



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

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

Hurricane Planning Commission Meeting Agenda

May 23, 2024
6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:

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

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located at approximately 2250 S 5140 W from A-5, agriculture one unit per 5 acres to RA-0.5, residential agriculture one unit per half acre. Parcel number H-4138-K
2. A Zone Change Amendment request located approximately 5210 W 2250 S from A-5, agriculture one unit per 5 acres, to RR, recreational resort. Parcel numbers H-4138-A, H-4138-G, H-4-2-15-112, and H-4138-F.

NEW BUSINESS

1. ZC24-05: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 2250 S 5140 W from

- A-5, agriculture one unit per 5 acres to RA-0.5, residential agriculture one unit per half acre. Parcel number H-4138-K. Dylan Stratton, Applicant. CivilScience, Agent.
2. ZC24-06 PSP24-09: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located approximately 5210 W 2250 S from A-5, agriculture one unit per 5 acres, to RR, recreational resort. Parcel numbers H-4138-A, H-4138-G, H-4-2-15-112, and H-4138-F. Chris Wyler, Applicant. CivilScience, Agent.
 3. CUP24-15: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 1833 W 200 S. Gary Maurin, Applicant
 4. PSP24-08: Discussion and consideration of a possible approval of a preliminary site plan for Hurricane Rehab Center, a treatment facility located at 860 N State St. Brandon Neil, Applicant. Civil Science, Agent.
 5. 2023-PP-14: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Hurricane Cliffs, a 30 lot subdivision located at 1100 W and north of Copper Rock Parkway. DAF Development, Applicant.
 6. PSP24-10: Discussion and consideration of a possible approval of a preliminary site plan for Sky Mountain-600 N, a mixed use development consisting of 27 townhome units and two commercial pads, located at 2260 W and 600 N. Paul Jensen, Applicant. Rosenberg Engineering, Agent.
 7. CUP24-16: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 1087 W 650 S. Shawn Bowen, Applicant.

Approval of Minutes:

1. February 29, 2024

Adjournment



Application

Application Accepted Date: 04/25/2024		Valuation		\$	0.00															
Type of Improvement: Zone Change Application		PERMIT FEES																		
Description: ZC A-5 to RA-0.5		Planning Fee		\$	500.00															
Tenant / Project Name: Dylan Stratton Parcel		Planning Fee		\$	500.00															
Bldg. Address: 2250 South 5140 West		Sub Total:		\$	500.00															
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	500.00															
Subdivision: Phase:		Amount Paid:		\$	500.00															
Block: Lot #: Parcel #: H-4138-K		Remaining Due:		\$	0.00															
Zone: A-5																				
Property Owner: Dylan Stratton																				
Permit Contact: Brandee Walker P:(435) 668-4023																				
Email: bwalker@civilsience.com																				
CONTACT INFORMATION																				
Engineer of Record: Civil Science																				
Email: bferrell@civilsience.com P: (435) 986-0100																				
General Contractor: Dylan Stratton																				
License #: P: (701) 570-0749																				
City: State: Zip:																				
Email:																				
APPLICATION DETAILS																				
																				
						APPROVALS														
						DATE INFO														
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center;">Setbacks</td> <td style="width: 15%; text-align: center;">Front:</td> <td style="width: 15%; text-align: center;">Rear:</td> <td style="width: 15%; text-align: center;">Left:</td> <td style="width: 15%; text-align: center;">Right:</td> </tr> <tr> <td style="text-align: center;">Min.</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">Actual:</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>						Setbacks	Front:	Rear:	Left:	Right:	Min.					Actual:				
Setbacks	Front:	Rear:	Left:	Right:																
Min.																				
Actual:																				
APPLICATION NUMBER: PLANZC24-05																				
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.																				
Applicant Name: Brandee Walker																				
Signature of Applicant/Authorized Agent or Owner: Date:																				
Application Approved By: Date:																				
Application Issued By: Date:																				
Receipt #:																				

Dylan Stratton Zone Change

This application is proposing to amend the current zone of A-5 to RA-0.5. The applicant wishes to build a home on the 2.67 acre parcel. This zone change application is to bring the parcel into zoning compliance. The proposed zoning is in harmony with the general plan and adjacent properties.



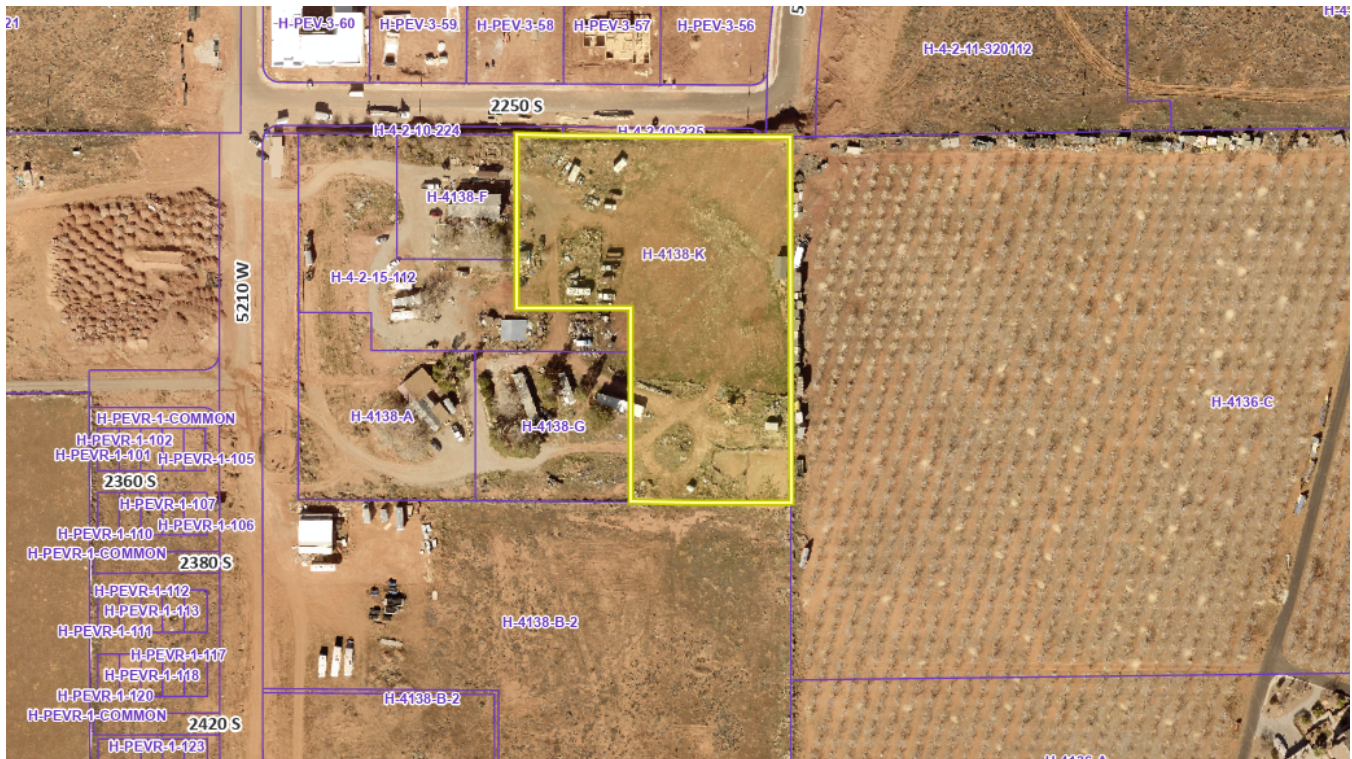
STAFF COMMENTS

Agenda Date:	05/23/2024
Application Number:	ZC24-05
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Dylan Stratton
Agent:	Brandee Walker
Request:	A Zone Change from A-5 to RA-0.5
Location:	2250 S 5140 W
Zoning:	A-5
General Plan Map:	Planned Community
Recommendation:	Deny due to unlawful division of land.
Report Prepared by:	Fred Resch III/Gary Cupp

Discussion:

The applicant is seeking a zone change from A-5, agricultural one unit per five acres, to RA-0.5, Residential Agricultural, one unit per half acre. This property is adjacent to Pecan Valley Resort and has a master planned roadway 5140 W along its eastern boundary. The property is currently 3.77 acres, which does not meet the current A-5 five-acre lot standard.

	Zoning	Adjacent Land Use
North	RR	Single Family Homes
East	RA-1	Pistachio Orchard
South	RR	Undeveloped property
West	A-5	Undeveloped property



To change the zoning on any parcel of land within the City of Hurricane, the following questions need to be addressed:

10-7-7: ZONING MAP AND TEXT AMENDMENTS:

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

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

JUC Comments:

- 1. Public Works:** Roadway dedication required. PUE required along neighboring property.
- 2. Power:** There exists conflicts with sewer from the end of 725 S to 300 W. Will improvements be made to finish 725 S to 300 W?
- 3. Sewer:** No exception to zone change

4. **Streets:** Okay
5. **Water:** Okay
6. **Engineering:** The applicant has been informed that 5140 W is a master planned roadway (a minor collector with a 12' trail on its east side, typical section: 67' wide). Higher densities near master plan roads help offset construction costs. Most facilities are adequate for the proposed zone and it's reasonable to expect that the property owner can shoulder the burden to rectify any deficiencies when they develop the property.
7. **Fire:** Okay
8. **Cable/Phone/Gas:** No comment
9. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments:

1. The applicant states their goal is to bring the property into zoning compliance. The subject property was subdivided by document [20240009437](#) without staff's approval ([HCC 10-39-4\(A\)](#)); as the property is traversed by a master planned road, this is of significant concern to staff. Furthermore, HCC 10-9-5 (E) states that reducing the lot area to make a lot nonconforming is a violation of this title and a Class B misdemeanor.
2. There is a 67'' master planned roadway (5140 W) that will need to be accounted for in any legal subdivisions of the property.
3. HCC 10-9-6 states:
 - a. *The City may deny or withhold all permits, certificates, or other forms of authorization pertaining to any land or improvements when an uncorrected violation exists pursuant to this title or to a condition or qualification of a permit, certificate, approval or other authorization previously granted by the City Council, Planning Commission, Appeals Board, or other City officer. The City may, instead of withholding or denying an authorization, grant such authorization subject to the condition that the violation be corrected. The provisions of this section shall apply regardless of whether the original applicant or current owner is responsible for the violation in question.*
4. Approval of the zone change may be seen as tacit approval by the City of the unlawful lot split and property transfer in violation of zoning ordinances, which could encourage other property owners to do the same.
5. Due to the unlawful lot split and property transfer that was conducted in violation of City zoning ordinances, the City cannot approve the zone change request until the land divisions are legalized or reversed.

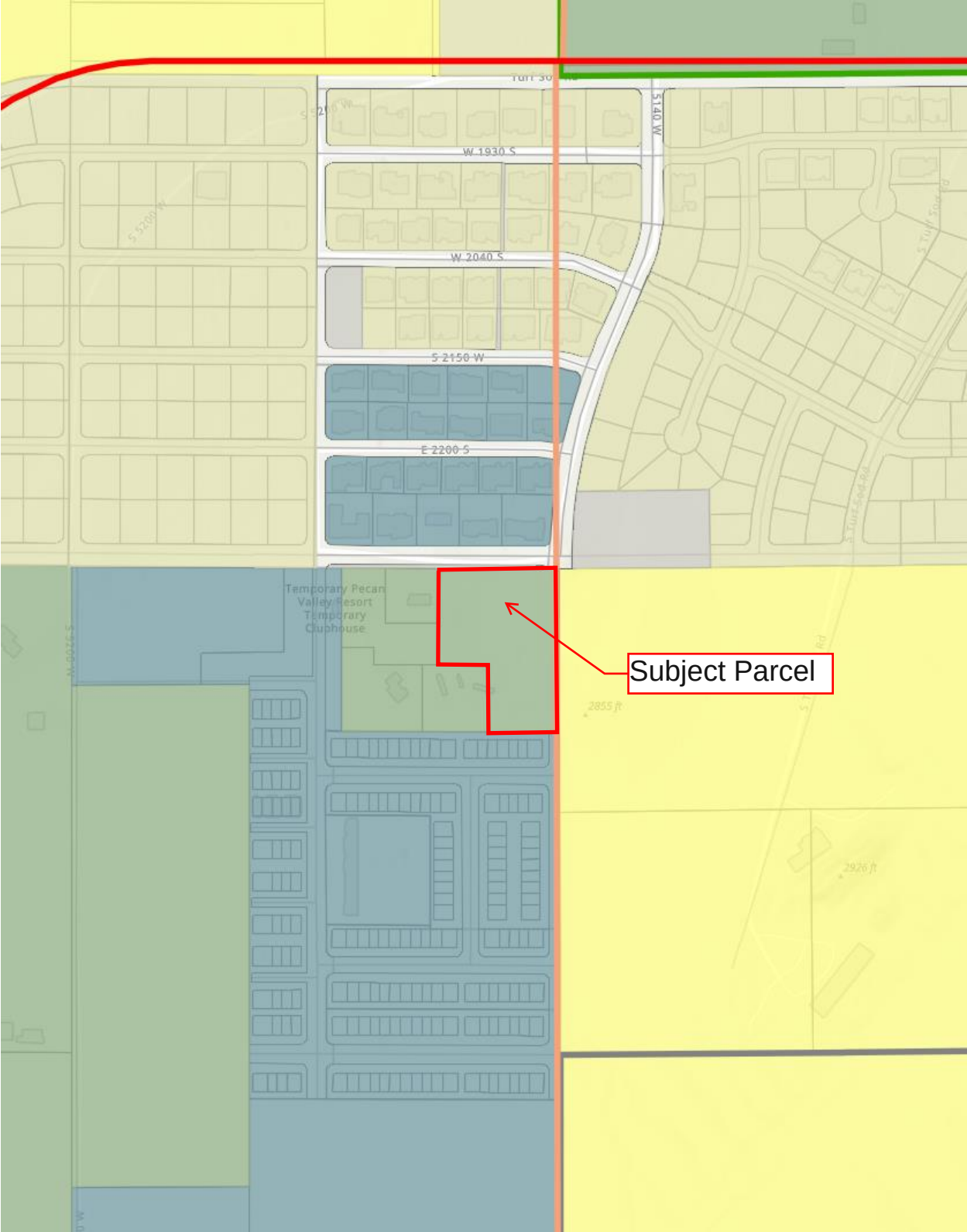


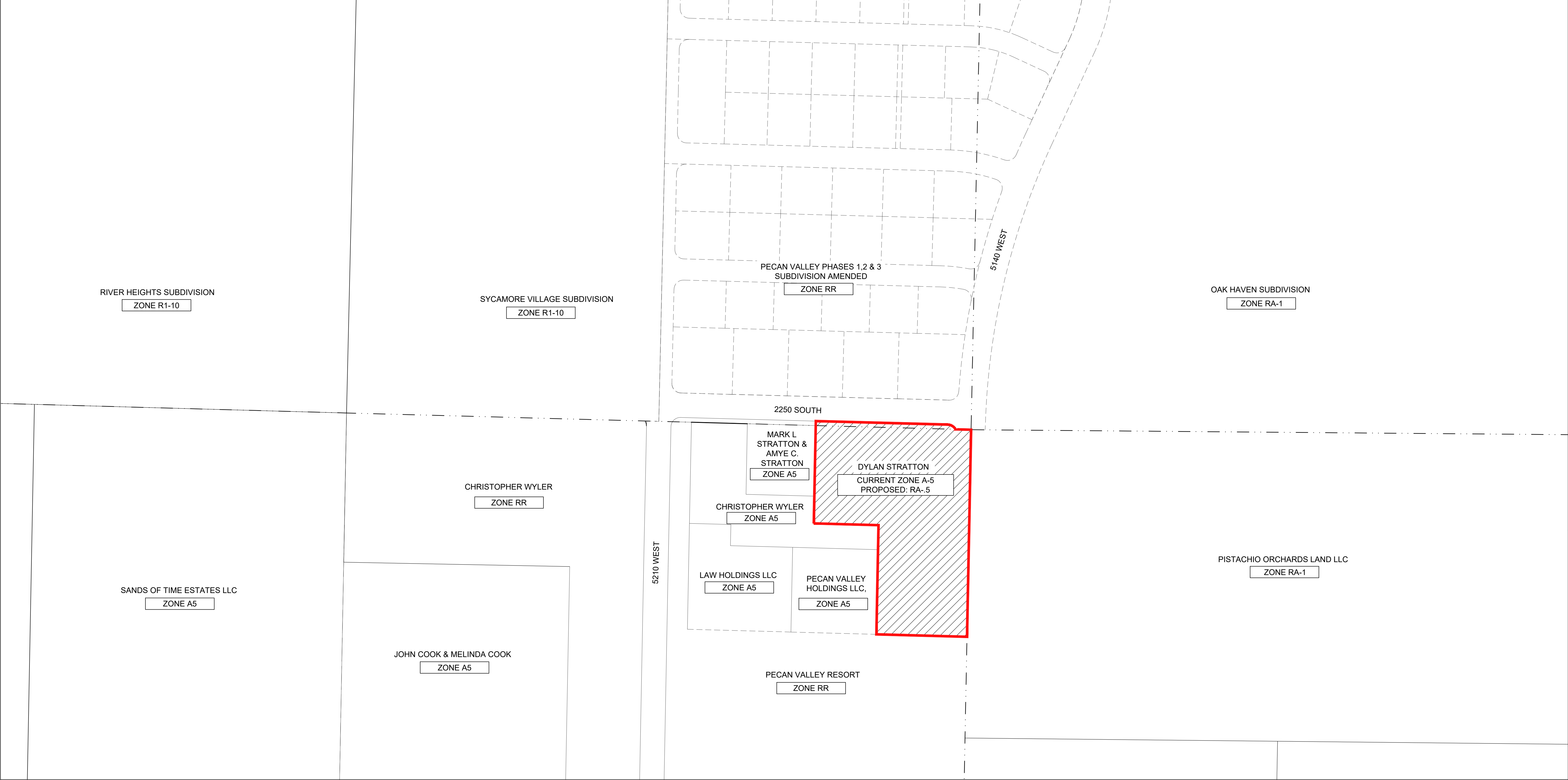
Findings:

Staff makes the following findings:

1. The subject property was unlawfully created and is therefore noncompliant with the current zoning ordinance section 10-39-4 in the Hurricane City Code; the violation will need to be corrected before the requested zone change can be properly considered.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code, and also consider any public comments. Staff recommends that this zone change request be denied at this time due to the unlawful division of the property.

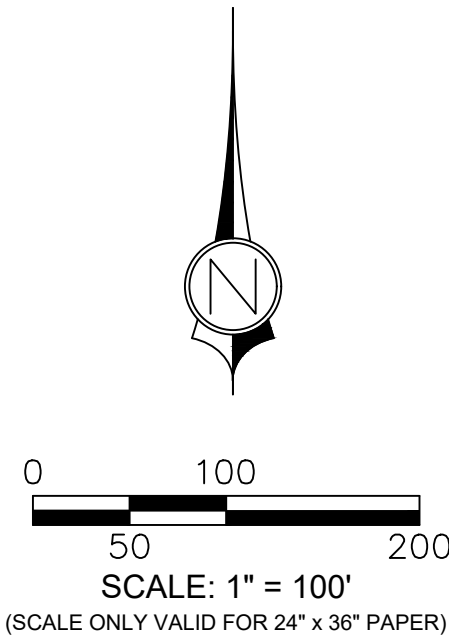
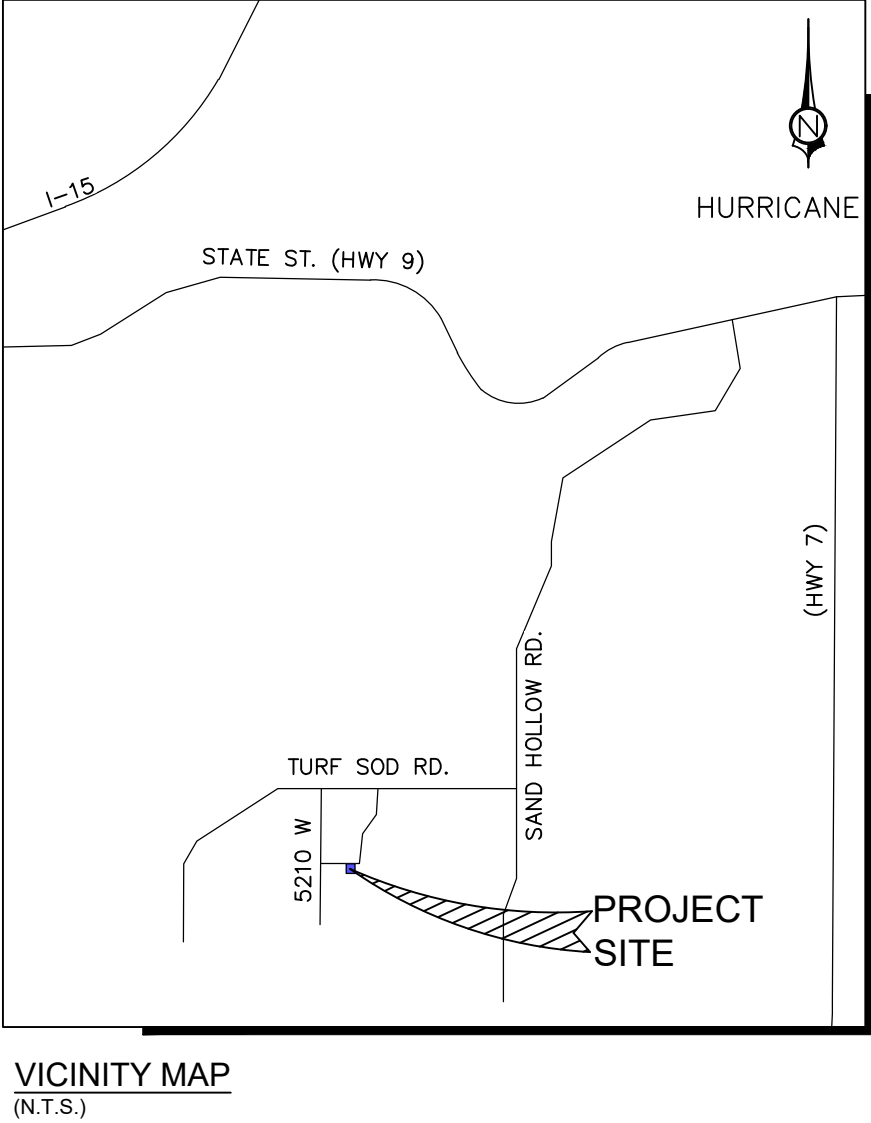




LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S 1°07'30" W 440.00 FEET ALONG THE EAST LINE OF SAID SECTION 15, TO THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20230023475, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE N 88°27'52" W 192.52 FEET ALONG THE NORTH LINE OF SAID PARCEL, TO THE SOUTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20220002045, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE N 1°07'30" E 232.00 FEET ALONG THE EAST LINE OF SAID PARCEL AND THE EXTENSION THEREOF; THENCE N 88°27'52" W 137.48 FEET, TO A POINT ON THE EXTENSION OF THE EAST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 641595, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE N 1°07'30" E 217.52 FEET ALONG SAID LINE AND THE EXTENSION THEREOF, TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF 2250 STREET; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S 88°28'33" E 280.14 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 20.46 FEET THROUGH A CENTRAL ANGLE OF 58°36'21", TO A POINT ON THE NORTH LINE OF SAID SECTION 15; THENCE S 88°27'52" E 32.86 FEET ALONG SAID NORTH LINE, TO THE POINT OF BEGINNING.

CONTAINS 116,093 SQ FT OR 2.67 ACRES MORE OR LESS



Applicant:
Dylan Stratton
PO Box 803
New Harmony, UT 84757

PRECISION HOMES -STRATTON PROPERTY
ZONE CHANGE EXHIBIT
LOCATED IN HURRICANE, UTAH

DRAWN BY: BRF
DATED: 04/25/2024



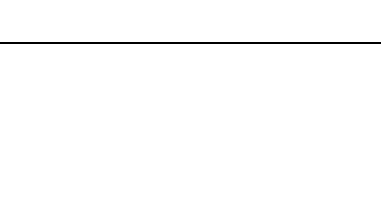
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

Application

Application Accepted Date: 04/26/2024		Valuation		\$	0.00															
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES																		
Description: Site Plan for RR zoning		Planning Fee		\$	200.00															
Tenant / Project Name: Pecan Valley Development		Planning Fee		\$	200.00															
Bldg. Address: 5210 West 2250 South		Sub Total:		\$	200.00															
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	200.00															
Subdivision: Pecan Valley Resort Phase: TBD		Amount Paid:		\$	200.00															
Block: Lot #: Parcel #: H-4138-A, H-4138-G		Remaining Due:		\$	0.00															
Zone: A-5 (RR)																				
Property Owner: Chris Wyler																				
Permit Contact: Brandee Walker P:(435) 668-4023																				
Email: bwalker@civilsience.com																				
CONTACT INFORMATION																				
Engineer of Record: Civil Science																				
Email: bwalker@civilsience.com P: (435) 668-4023																				
General Contractor: Pecan Valley Development LLC																				
License #: P: (435) 467-2216																				
Address: 5202 W 2250 S																				
City: Hurricane State: UT Zip: 84737																				
Email: wyltile@gmail.com																				
APPLICATION DETAILS																				
																				
APPROVALS																				
		DATE		INFO																
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Min.																				
Actual:																				
APPLICATION NUMBER: PLANPSP24-09																				
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.																				
Applicant Name: Brandee Walker																				
Signature of Applicant/Authorized Agent or Owner: Date:																				
Application Approved By: Date:																				
Application Issued By: Date:																				
Receipt #: 8.178297-04/26/24																				



Application

Application Accepted Date: 04/26/2024		Valuation		\$	0.00				
Type of Improvement: Zone Change Application		PERMIT FEES							
Description: Wyler & Stratton area Zone Change		Planning Fee		\$	500.00				
Tenant / Project Name: Pecan Valley Development ZC		Planning Fee		\$	500.00				
Bldg. Address: 5210 West 2250 South		Sub Total:		\$	500.00				
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	500.00				
Subdivision: Pecan Valley Resort Phase: TBD		Amount Paid:		\$	500.00				
Block: Lot #: Parcel #: H-4138-A, H-4138-G, H-4138-F		Remaining Due:		\$	0.00				
Zone: A-5									
Property Owner: Chris Wyler									
Permit Contact: Brandee Walker P:(435) 668-4023									
Email: bwalker@civilsience.com									
CONTACT INFORMATION									
Engineer of Record: Civil Science									
Email: bwalker@civilsience.com P: (435) 668-4023									
General Contractor: Pecan Valley Development LLC									
License #: P: (435) 467-2216									
Address: 5202 W 2250 S									
City: Hurricane State: UT Zip: 84737									
Email: wyltile@gmail.com									
APPLICATION DETAILS									
						APPROVALS			
						DATE			
		INFO							
		Setbacks							
		Front: Rear: Left: Right:							
		Min. Actual:							
		APPLICATION NUMBER: PLANZC24-06							
		This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.							
		Applicant Name: Brandee Walker							
		Signature of Applicant/Authorized Agent or Owner: Date:							
		Application Approved By: Date:							
		Application Issued By: Date:							
		Receipt #: 8.178280-04/26/24							

Pecan Valley Development – Zone Change

Narrative

The proposed zone change amendment is for a combined 2.925 acres within the Pecan Valley area located at approximately 2250 South 5210 West. The existing zoning is A-5 with the proposed zoning to be RR (recreation resort). The applicant has developed the RR lots due north, Pecan Valley Phase 3, as well as the RR multifamily property south, Pecan Valley Resort. The existing zoning to the west is RR which is also part of the master planned Pecan Valley development.

This zone change would help correct the agriculture 5 acre minimum as the parcels requesting the zone change together are less than the 5 acre minimum. The adjacent Stratton land to the east is currently seeking a zone change from the A-5.

Pecan Valley Development

Preliminary Site Plan

The applicant is seeking preliminary site plan approval for 3.37 acres of RR (proposed recreational resort) adjacent to the existing Pecan Valley and Pecan Valley Resort developments. This application proposes the amenities of pickle ball, parking, and 17 townhome units. With the PV Resort clubhouse and large pool & waterpark amenity being approximately 350 south of this parcel, the applicant feels the additional parking will offer both support for the pickle ball courts, clubhouse, pool & waterpark, as well as the existing RR large homes to the north of 2250 South.

This application proposes a density of 5.0 units per acre. All town home units have a 2-car garage and the large units on the end have increased driveways. This application provides an additional 92 surface stalls within the parking lot area, 38 stalls in the town home driveways, with 34 garage spaces totaling 164 parking spaces to compliment the existing resort community.

The 3.37 acres will be a part of the existing master planned Pecan Valley community and help provide the connectivity from the northern single family RR lots to the southern multifamily and resort amenities.

13
Return To:
City of Hurricane
Attention: Cindy Beteag
147 N 870 W
Hurricane, UT 84737

DOC # 20230000908

Agreement. Page 1 of 13
Gary Christensen Washington County Recorder
01/11/2023 11:38:04 AM Fee \$ 0.00
By HURRICANE CITY



**DEVELOPMENT AGREEMENT
FOR
PECAN VALLEY ZONE CHANGE**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of the 11 day of January, 2023 (the "Effective Date"), by and between HURRICANE CITY, a Utah municipal corporation, hereinafter referred to as "City," and PVH LLC, a Utah LLC, hereinafter referred to as "Developer." The City and Developer are hereinafter collectively referred to as "Parties."

RECITALS

A. Developer is the owner of approximately 18.09± acres of land located within Hurricane City as is more particularly described on EXHIBIT A, attached hereto and incorporated herein by reference (the "Property").

B. On November 17, 2022, the City Council approved a zone change as shown on the zoning map attached hereto as EXHIBIT B, subject to and conditioned upon the terms and conditions of this Agreement.

C. Developer has proposed, and City has approved, a Preliminary Site Plan attached hereto and incorporated herein as EXHIBIT B. The Preliminary Site Plan grants no vested entitlements and shall be subject to changes as listed within this agreement.

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

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

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

G. This Agreement is generally consistent with, and all preliminary and final plats within the Property are subject to and shall conform with, the City's General Plan, Zoning

Ordinances, and Subdivision Ordinances, and any permits issued by the City pursuant to City Ordinances and regulations.

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

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

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

AGREEMENT

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

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

2. General Terms: The City approves the zoning boundaries shown in EXHIBIT B with the following terms and conditions.

a. Planned Development Overlay. The area labeled as PDO in EXHIBIT B is approved but shall be limited to no more than 77 total units. These units shall only be used for long-term residential uses. Prior to any development, Developer shall file a new preliminary site plan that complies with Hurricane City Code and standards and obtain approval from the Hurricane City Planning Commission.

b. Recreation Resort. The area labeled as Pecan Valley Resort within EXHIBIT B is approved but shall contain no more than 236 units. Prior to any development, Developer shall file a new site plan that complies with Hurricane City Code 10-26 for review and obtain approval from the Planning Commission. The Developer shall provide new outdoor amenities within the southern section of the resort according to Hurricane standards or as otherwise approved by the Planning Commission. The Planning Commission may, but is not required to, consider amenities in other areas of the resort to offset required amenities.

c. Clubhouse and Amenity Center. In the first phase of any development within the Pecan Valley Resort, Developer shall develop a Clubhouse in the northeast of the development as shown in EXHIBIT B. The applicant shall follow all Hurricane City approval procedures, including a preliminary site plan, construction drawings, subdivision plans, final site plan, and building permits.

3. Nothing in this Agreement shall amend or replace any requirements by City, State, Federal, Fire, other local development agreements or restrictions, or other applicable regulations.

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

To the Developer: Pecan Valley Holdings LLC
Attention: Chris Wyler
5183 W 2040 S
Hurricane, UT 84737

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

5. Adequate Public Facilities.

a. This subsection 5 applies to any portion of the Property for which development has not already been approved by the City.

b. Developer understands, acknowledges and specifically agrees that: (a) power, water, and other utility services to the Property may not be currently available in sufficient capacity to serve some or all of the Property, and may not have been extended to the Property; (b) the granting of this zone change, approval of a preliminary plat, and review of construction drawings, does not in any way guarantee or warrant the availability and extension of power, water, or other utility services to the Property; (c) no application for any building or grading permit requiring the availability and extension of power, water, or other utility service for the specific property identified in the permit application, shall be filed, made, or approved until such time that such utilities or services are available and have been extended to the applicable property, as determined by City staff; and (d) Developer assumes all risk and liability associated with any development activity on the Property, including but not limited to all costs incurred for engineering, feasibility studies, etc., in the event that such services do not become available and are not extended to the Property.

c. The City may deny any application for preliminary plat(s), final plat(s), site plans, and/or building permit(s) if the City finds that (1) utilities, roadways, or other public facilities or infrastructure are inadequate to support the Property that is the subject of that application or (2) services are not in the vicinity of the Property that is the subject of that application. Notwithstanding the foregoing, the City may consider an application if the applicant can show that current utility systems, roadway systems, and other public facilities and infrastructure are adequate to meet the demand for the Property that is the subject of that application and the applicant can provide a plan on how to reasonably

connect the systems, facilities, and infrastructure to the property that is the subject of that application.

6. General Term and Conditions.

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

b. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (to the extent that assignment is permitted). Without limiting the generality of the foregoing, a "successor" includes a party that succeeds to the rights and interests of the Developer as evidenced by, among other things, such party's submission of land use applications to the City relating to the Property or the Project.

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

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

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

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

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

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

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

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

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

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

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

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



CITY:

CITY OF HURRICANE

ATTEST:

By:

City Recorder

Andy Beter

By:

Mayor

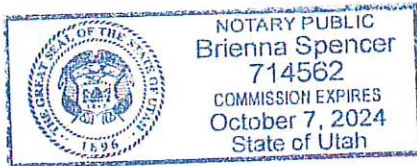
Kanetha Billings

DEVELOPER:

By: [Signature]
Name: Chris Wyler
Title: Member

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 11 day of January, 2023 personally appeared before me Chris Wyler, who being by me duly sworn, did say that he is the Member of PVH, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he executed the same.



Brienna Spencer
Notary Public
Residing at: Hurricane UT 84737

EXHIBIT A
Legal Description Parcel

PARCEL H-4138-E & H-4138-L
COMBINED LEGAL DESCRIPTION

BEGINNING AT A POINT N 88°41'43" W 645.27 FEET ALONG THE CENTER SECTION LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE EAST QUARTER CORNER OF SAID SECTION 15, POINT BEING ON THE WEST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20210017450, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE S 1°07'49" W 624.69 FEET ALONG SAID LINE, TO THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20220015183, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES, (1) S 47°49'50" W 237.76 FEET, (2) THENCE S 76°32'06" W 317.12 FEET, TO A POINT ON THE EAST 1/16TH LINE OF SAID SECTION 15, THENCE N 1°07'49" E 225.96 FEET ALONG SAID LINE, TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20170050011, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES, (1) S 88°52'21" E 226.17 FEET, (2) THENCE N 0°33'28" W 191.12 FEET, (3) THENCE N 66°45'54" W 220.69 FEET, TO A POINT ON THE SAID EAST 1/16TH LINE, THENCE N 1°07'48" E 444.19 FEET ALONG SAID LINE, TO THE CENTER EAST 1/16TH CORNER, THENCE N 1°05'38" E 947.24 FEET ALONG THE EAST 1/16TH LINE OF SAID SECTION 15, TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20140011171, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, THENCE S 88°55'08" E 479.95 FEET ALONG THE SOUTH LINE OF SAID PARCEL, TO A POINT ON THE WEST LINE OF SAID PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20210017450, THENCE S 1°05'47" W 949.11 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

CONTAINS 18.09 ACRES MORE OR LESS

EXHIBIT B
Zoning Amendment Preliminary Site Plan Map

EXHIBIT C
City Council Approval Minutes

Mr. Nelson. Councilman Hirschi confirmed there are five hundred units and expressed concern with the density. Mr. Brown noted that he discussed this with Mr. Nelson and felt this area is a good location for this type of development. Councilman Thomas noted that there is infrastructure in the area, and this is near other commercial uses.

Mayor Billings asked how the applicant intends to make this an affordable housing product. Mr. Brown reiterated that the applicant is willing to provide ten percent as affordable housing with a development agreement. Councilman Prete likes the project. It is time to proceed forward with the moderate-income housing plan. He confirmed that the applicant agrees to not exceed three stories and designate ten percent as affordable housing. He explained that these details must be worked out in a development agreement. He suggested continuing the item until the development agreement has been reviewed. He noted that this is the first applicant that has committed to deed-restricted affordable housing.

Joseph Prete motioned to continue the Zone Change Amendment request for Steward Land Holdings located at approx. 3112 West State Street from HC to PC to the next meeting to consider the request with a development agreement. Seconded by Kevin Thomas. Dave Sanders, Kevin Thomas, and Joseph Prete voting, aye. David Hirschi and Doug Heideman nay. Motion carried.

5. Consideration and possible approval of **allocating funds to the Tourism Board** - April Gates/Doug Heideman

April Gates stated that the Tri-State Jamboree donated money to help veterans. The Tourism Alliance is taking over the Tri-State Jamboree moving forward. Ms. Gates reported that the Tourism Board is requesting \$3,000 to help boost their website.

Kevin Thomas motioned to approve allocating \$3,000 to the Tourism Board. Seconded by Dave Sanders. Joseph Prete, Doug Heideman, David Hirschi, Kevin Thomas, and Dave Sanders voting aye. Motion carried unanimously.

6. Ordinance 2022-60: Consideration and possible approval of a proposed **Zone Change Amendment request located at approx. 5200 West and 2500 South from A-5, agriculture one unit per 5 acres, to RM-1/PDO, multifamily 6 units per acre with a Planned Development Overlay, and RR, recreation resort**. Parcel numbers: H-4138-B, H-4138-L, H-4138-E. Chris Wyler Applicant. Brandee Walker-Civil Science Agent.

Stephen Nelson explained that this is part of the Pecan Valley project. The applicant previously asked to expand the resort use and add a PDO. The Planning Commission recommended denial. After discussions with the applicant, the City Council felt a development agreement could be implemented to cap the density. He explained that the presented development agreement will require amenities in certain areas, an additional clubhouse in the southern area, and limits the

number of units. Mayor Billings asked when the clubhouse will be built. Mr. Nelson reported that the clubhouse will be built in the first phase. Councilman Thomas feels this is a good change that benefits the community. Councilman Sanders asked how the excavation process will affect the neighbors. Chris Wyler feels it will help the neighbors with the flood water. They have a four-foot storm drain going to the river, which will help with future flooding. Mr. Nelson explained that the Planning Commission recommended denial due to concerns regarding infrastructure in the area, the main sewer line, and the expansion of the resort area. He noted that the development agreement contains adequate public facilities language.

Kevin Thomas motioned to approve the Zone Change Amendment request located at approx. 5200 West and 2500 South from A-5, agriculture one unit per 5 acres, to RM-1/PDO, multifamily 6 units per acre with a Planned Development Overlay, and RR, recreation resort subject to a development agreement and staff and JUC comments; 1. Power: Dixie Power area. Still waiting on off-site improvements. Probably will have enough capacity when they get to this part. 2. Water: Need an updated water model. Water is in the area but could be limited with this increase. 3. Streets: Second access needed to handle high density traffic flow. 4. Sewer: A lot of off-site sewer will be needed for this property. May need a regional lift station. 5. Engineering: 5200 W is 5350 W. The property should be acquired to connect 5350 W through. The Hunter and Lowell Frei parcels should be accessible from a public street. 6. Fire: Water supply and access. 7. Gas: No concerns. 8. Cable: No comments. 9. Density: The applicant is proposing 4.2 units per acre, RM-1 zoning allows up to six units per acre. The applicant is proposing 71 long-term townhome units and 228 resort townhome units. 10. The applicant is proposing that the already approved parking lot and clubhouse area on the north end of Pecan Valley Resort be zoned RM-1 PDO. The applicant has indicated to staff that this would be a recreation/community center open to the public. 11. Amenities: The total Pecan Valley Resort area has 473 units. Per HCC 10-26-4: Two clubhouses with 2,000 sq ft of nonoffice space and four pools of at least 2,000 sq ft are required. Two clubhouses are shown and the Planning Commission has approved a larger pool amenity with enhanced features in the phase 1 amenity area. a. The Planning Commission may approve an alternative amenity package. Staff would be broadly supportive of some level of alternative compliance on this overall plan due to the fact that the code requiring amenities was passed during the design and construction of the overall resort area. The relevant codes are: i. Alternative compliance, such as splash pads, sports courts, and open space amenities may be considered by the Planning Commission to offset other amenities requirements. ii. Pools: Pools may be combined for an enhanced amenity area with the approval of the Planning Commission. b. Staff has serious concerns with counting the proposed recreation/community center as an amenity for the resort when it is not zoned Recreation Resort and instead zoned RM-1 PDO. Other resorts in the city have been required to provide all of their amenities within the recreation resort zoning and have not been allowed to count amenities in other zones. c. Another consideration is that HCC 10-26-4 states that: "These amenities should be centrally located and have walking trails or sidewalks for access. Where applicable, multiple amenities should be placed throughout the property to ensure equitable access." With this addition the amenities are clustered around the northern end of the property.

Some sort of amenity should be placed on the southern end of the property. 12. Parking: A full parking plan will be needed for the preliminary plat approval. Most units will have garages sized enough to meet the requirements of, "two parking spaces per unit or one space per bedroom, whichever is higher" (HCC 10-26-6 E) a. Previous submissions have indicated that 100 RV parking spaces are provided within the recreation resort zone. 94 spaces are required for the entire resort area. 13. While staff has no issues with long-term residential in this area staff has serious concerns with the plan as presented with regards to the integration of the two uses on the site plan. Staff has had problems in the already built portions of Pecan Valley where there is an approved resort on one street and long-term residential on another where people have bought in the long-term area thinking it was the short-term, which causes confusion for property owners and noise and parking issues for residents. This plan mitigates this from the previous plan by not having long-term and short-term units sharing a building but where they share a street and where the units will theoretically be identical looking the problems that exist in other phases of Pecan Valley will persist. 14. The applicant is proposing that 3.737 acres of resort zoning be removed from the northern property and 3.370 acres be added to the southern property. This change increases the number of approved resort units within Pecan Valley by 23 additional units. 15. Planned Development Overlays (PDO) are required to be a minimum of 5 acres. The proposed resort is a total of 3.737 acres. This zoning is attached to the resort and the other PDO. Generally speaking, the applicant is seeking to exchange property from Resort to PDO without changing the use and justifying an expansion of resort zoning. Because of this, staff would generally recommend that the clubhouse/fitness area remains in the same zone and that the Planning Commission consider the southern zone change independently. 16. Hurricane City Code 10-37-4 states: a. Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City. b. The City has generally interpreted this code to mean that developments should not be approved without an adequate, approved, and bonded for plan to install facilities and infrastructure to the property. The Sewer District has expressed concerns about sewer capacity. Also, the Fire District has serious concerns about increasing units and density along Turf Sod Road, which does not have a second access, and there are plans for an improved second access to the property to Dixie Springs Drive once connected to 5140 West. These plans have been signed, but the improvements have not been installed. Seconded by David Hirschi. Doug Heideman, Dave Sanders, David Hirschi, and Kevin Thomas voting aye. Joseph Prete, nay. Motion carried.



STAFF COMMENTS

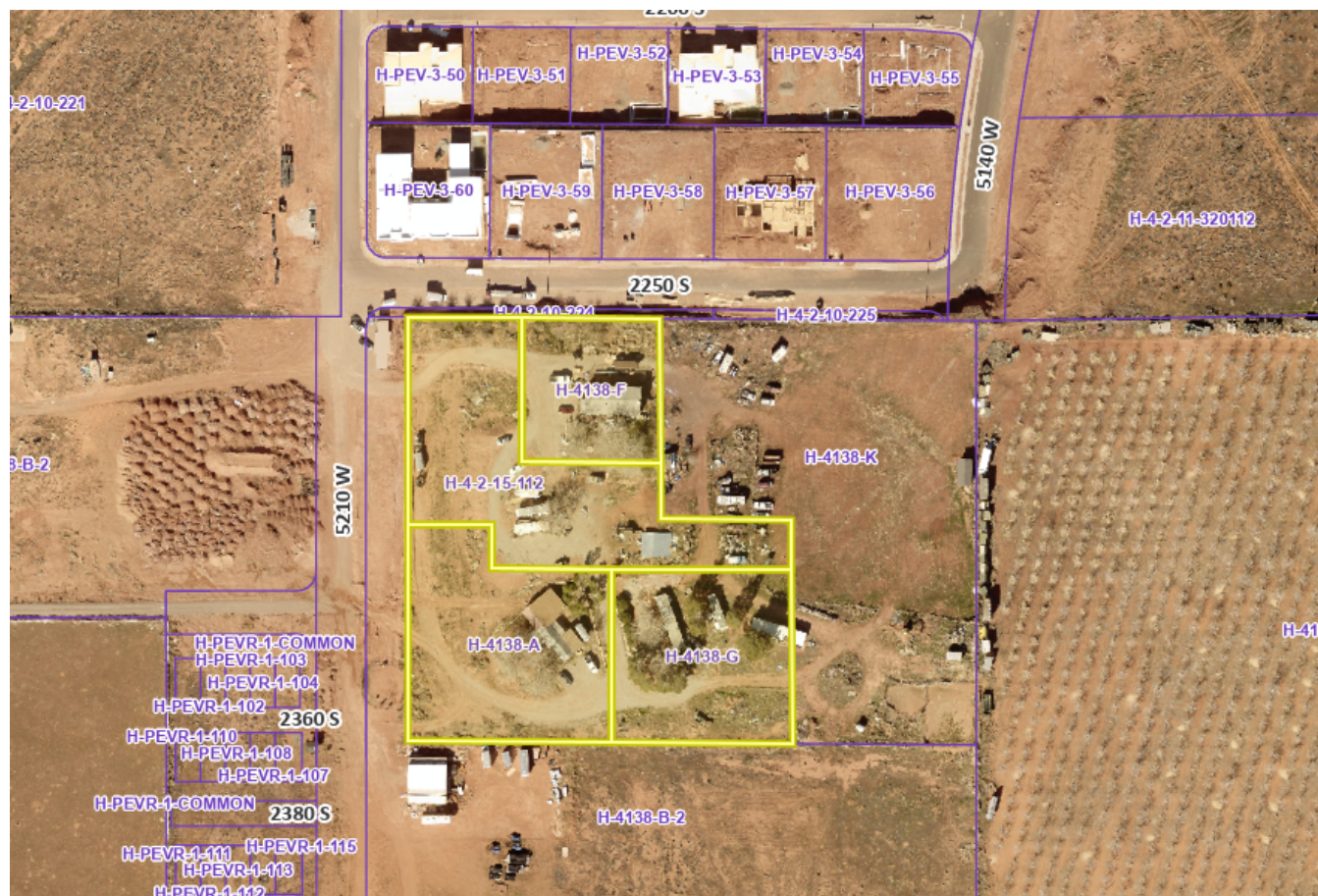
Agenda Date:	05/23/2024
Application Number:	ZC24-06 PSP24-09
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Chris Wyler
Agent:	CivilScience
Request:	A Zone Change from A-5 to RR
Location:	5210 W 2250 S
Zoning:	A-5
General Plan Map:	Planned Community
Recommendation:	Deny due to unlawful division of land.
Report Prepared by:	Fred Resch III/Gary Cupp

Discussion:

The applicant is seeking to add an additional 3.37 acres to the already approved Pecan Valley resort. This request proposes additional space parking for the nearby clubhouses and amenities as well as pickleball courts and 17 additional housing units.

	Zoning	Adjacent Land Use
North	RR	Pecan Valley Phase 3(single family homes)
East	A-5, RA-1	Undeveloped property, pistachio orchard
South	RR	Under development Pecan Valley Resort

West	RR	Under development Pecan Valley Resort
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Zone Change Factors:

As per Hurricane City Code 10-7-7:

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

- 1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
- 2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
- 3. The extent to which the proposed amendment may adversely affect adjacent property;*
and

4. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

JUC Comments:

Public Works: No comments

Power: Dixie Power area. No comments

Water: Okay

Streets: No comments

Sewer: No exception to the additional seventeen units.

Engineering: The preliminary site plan should indicate how the historic access to the neighboring parcel H-4138-G will be preserved or replaced (HCC 10-7-10(D)(2)). A portion of the area in this zone change exhibit was subdivided from a neighboring parcel without a plat or staff's approval (HCC 10-39-4(A)). Applicant needs to review our on-street parking ordinance (HCC 10-34-8(J)). Public street should be extended to property lines (HCS 2.1(bullet 2)) & turnaround can be protected by easement. The preliminary site plan shall include a preliminary storm drain plan (HCC 10-7-10(D)(2)(A)(5)) This project information causes viewers to consider that what's shown here is a separate project. "recreation resort zoning shall contain a minimum of five acres" - HCC 10-26-5(A)(3) a clubhouse is required for 0-99 units - HCC 10-26-4(A). A brief summary of the amenities being provided in other portions of the resort, a ratio of units per amenity, a comparison of entitled units to proposed units could go a long way.

Fire: Okay

Gas: No concerns.

Fiber: No comments

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

Staff Comments:

1. A previous requirement for approval of the Pecan Valley Phase 3 final plat that parcels H-4-2-10-224 and H-4-2-10-225 be quit-claimed to the City has not been completed. These parcels are sliver parcels that bound the north property lines of the subject property on 2250 S. The City should not consider any additional entitlements until these parcels are quit-claimed.
2. A portion (Parcel H-4-2-15-112) of the subject property was subdivided by document [20240009437](#) without staff's approval ([HCC 10-39-4\(A\)](#)); this is of significant concern to staff. Furthermore, HCC 10-9-5 (E) states that reducing the lot area to make a lot nonconforming is a violation of this title and a Class B misdemeanor.
3. HCC 10-9-6 states:
 - a. *The City may deny or withhold all permits, certificates, or other forms of authorization pertaining to any land or improvements when an uncorrected violation exists pursuant to this title or to a condition or qualification of a permit, certificate, approval or other authorization previously granted by the City Council, Planning Commission, Appeals Board, or other City officer. The City may, instead of withholding or denying an*

authorization, grant such authorization subject to the condition that the violation be corrected. The provisions of this section shall apply regardless of whether the original applicant or current owner is responsible for the violation in question.

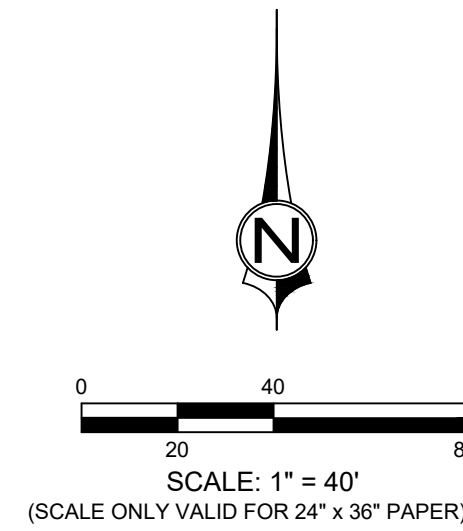
4. Approval of the zone change may be seen as tacit approval by the City of the unlawful lot split and property transfer in violation of zoning ordinances, which could encourage other property owners to do the same.
5. Due to the unlawful lot split and property transfer that was conducted in violation of City zoning ordinances, the City cannot approve the zone change request until the land divisions are legalized or reversed.

Findings:

Staff makes the following findings:

1. A previous requirement for approval of the Pecan Valley Phase 3 final plat that parcels H-4-2-10-224 and H-4-2-10-225 be quit-claimed to the City has not been completed. The City should not consider any additional entitlements until these parcels are quit-claimed as required by the Pecan Valley Phase 3 final plat.
2. The subject property was unlawfully created and is therefore noncompliant with the current zoning ordinance section 10-39-4 in the Hurricane City Code. The violation will need to be corrected before the requested zone change and preliminary site plan can be properly considered.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code, and also consider any public comments. Staff recommends that this zone change and preliminary site plan request be denied at this time due to the unlawful division of the property and due to outstanding quit-claims for sliver parcels H-4-2-10-224 and H-4-2-10-225.



TOTAL AREA: 3.37 ACRES
PROPOSED RR ZONING
UNITS: 17 TOWN HOMES
DENSITY: 5.0 DU/AC
AMENITY AREA: 0.81 ACRES
PARKING AREA: 0.66 ACRES

PECAN VALLEY DEVELOPMENT
PRELIMINARY SITE PLAN
(RECREATIONAL RESORT)



LOCATED IN
NE 1/4 OF SECTION 15, TOWNSHIP 42 SOUTH,
RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF23159
 DRAWN BY: BLW
 DATE: 4/25/2024
 SCALE OF SHEET
 OR SCALE: 1" = 40'

SHEET
1
— OF —
1

EXISTING ZONE: R1-10

LOT 60

LOT 59

PECAN VALLEY
PHASE 3
AMENDED

LOT 58

DT 57

LOT 56

EXISTING ZONE: RR

2250 SOUTH (52' PUBLIC STREET)

BEGINNING AT A POINT BEING WHICH IS N 88°27'52" W 330.00 FEET ALONG THE NORTH LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASIN MERIDIAN, FROM THE NORTHEAST CORNER OF SECTION 15, POINT ALSO BEING THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 614595, RECORDED AND ON FILE IN THE OFFICE OF SALT LAKE COUNTY, UTAH, AND RUNNING THENCE S 10°30'30" W 208.54 FEET ALONG THE EAST LINE OF SAID PARCEL AND THE EXTENSION THEREOF, THENCE S 88°52'50" E 137.48 FEET TO A POINT ON THE EXTENSION OF THE EAST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20220002045, RECORDED AND ON FILE IN THE OFFICE OF SALT LAKE COUNTY, THENCE S 10°30'30" W 232.00 FEET, TO A POINT ON THE NORTH LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20230023476, RECORDED AND ON FILE IN THE OFFICE OF SALT LAKE COUNTY, THENCE ALONG SAID PARCEL N 88°27'52" W 330.00 FEET TO THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY IN DOCUMENT NO. 20240004937, RECORDED AND ON FILE IN THE OFFICE OF SALT LAKE COUNTY, THENCE S 88°28'33" E 264.02 FEET THE NORTH LINE OF SAID PARCEL AND THE EXTENSION THEREOF, TO THE POINT OF BEGINNING.

CONTAINS 148,066 SQ FT OR 3.399 ACRES MORE OF LESS

EXISTING ZONE: PF

EXISTING ZONE: RR

5210 WEST
(52' PUBLIC STREET)

EXISTING ZONE: RR

PECAN VALLEY DEVELOPMENT LLC,
PARCEL NO.
H-4-2-15-112

EXISTING ZONE: A-5

PISTACHIO ORCHARDS LAND LLC
PARCEL NO.
H-4136-C
DOCUMENT NO.
20170025589

EXISTING ZONE: RA-1

LAW HOLDINGS LLC,
PARCEL NO.
H-4138-A

PECAN VALLEY HOLDINGS LLC,
PARCEL NO.
H-4138-G

SUBJECT PARCEL
3.399 ACRES

EXISTING ZONE: A-5
PROPOSED ZONE: RR

EXISTING ZONE: RR

APPLICANT
PECAN VALLEY DEVELOPMENT LLC
CHRIS WYLER
5202 W 2250 S
HURRICANE, UT 84737

LOCATED IN
NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, AND THE
SALT LAKE BASE AND MERIDIAN

ST. GEORGE, UT 84770
435.986.0100



PECAN VALLEY DEVELOPMENT
ZONE CHANGE
LOCATED IN HURRICANE, UTAH

QJ. #: FF23159
DRAWN BY: BLW
DATED: 5/07/2024
CHECKED BY: TWS
SHEET NO. OF SHEET
GRAPHIC SCALE: 1" = 40'

MEET
1
OF
1



Application

Application Accepted Date: 04/22/2024		Valuation		\$	0.00
Type of Improvement: Conditional Use Permit		PERMIT FEES			
Description: Metal detached structure.		Planning Fee		\$	250.00
Bldg. Address: 1833 W 200 S		Planning Fee		\$	250.00
City: Hurricane City State: UT Zip: 84737		Sub Total:		\$	250.00
Subdivision: N/A Phase:		Permit Total:		\$	250.00
Block: Lot #: Parcel #: H-3-1-33-3324		Amount Paid:		\$	250.00
Property Owner: Gary Maurin		Remaining Due:		\$	0.00
Permit Contact: Gary Maurin P:(801) 837-8187					
Email: grymaur@gmail.com					
CONTACT INFORMATION					
Engineer of Record: Cleary Building Corp					
General Contractor: Gary Maurin					
License #: P: (801) 837-8187					
Address: 1833 W 200 S					
City: Hurricane State: UT Zip: 84737					
Email: grymaur@gmail.com					
APPLICATION DETAILS					
APPROVALS					
DATE					
INFO					
Setbacks					
Front:					
Rear:					
Left:					
Right:					
Min.					
Actual:					
APPLICATION NUMBER: PLANCUP24-15					
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Gary Maurin					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By: Date:					
Application Issued By: Date:					
Receipt #: 8.178198-04/22/24					

Building a 15'4" tall 720 square foot metal garage. It'll be 5' from the back and side property lines.



STAFF COMMENTS

Agenda Date:	05/23/2024
Application Number:	CUP24-15
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Gary Maurin
Agent:	
Request:	Approval of a conditional use permit for a metal building
Location:	1833 W 200 S
Zoning:	R1-10
General Plan Map:	N/A
Recommendation:	Approve subject to staff comments
Report Prepared by:	Fred Resch III

Discussion: The applicant proposes constructing a metal accessory building 720 sq. ft. and 15'4" tall. Hurricane City Code (HCC) 10-13-4 allows the maximum height of an accessory building to be 16' tall and the maximum size of an accessory building to be 1200 sq. ft. A property owner also needs approval of a conditional use permit to be able to build a metal building. The standards to obtain a conditional use permit are as follows:

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

- 1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.*
- 2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2l of this section (section h applies):*

h. Standards for metal buildings:

(1) In residential (R-1) zones the height and size may not be greater than permitted in the zone.

(2) The building must meet the following design standards:

(A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

(B) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.

(C) Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.

*(D) In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco.
(Ord. 2017-14, 8-17-2017; amd. Ord. 2018-04, 4-5-2018)*



Findings:

1. The proposed building is 15'4" tall, a metal building is not allowed to exceed 16', and therefore this building complies.
2. The proposed building is 720 sq. ft., which complies with the 1,200 sq. ft. maximum size requirement.
3. The colors presented are compatible with surrounding structures and should be nonreflective.
4. Setbacks are being met.

Recommendation: Based on the above findings, staff recommends the conditional use permit for the proposed accessory building be approved.

N.

Existing Home

7304

24'

Cleary Building

5'

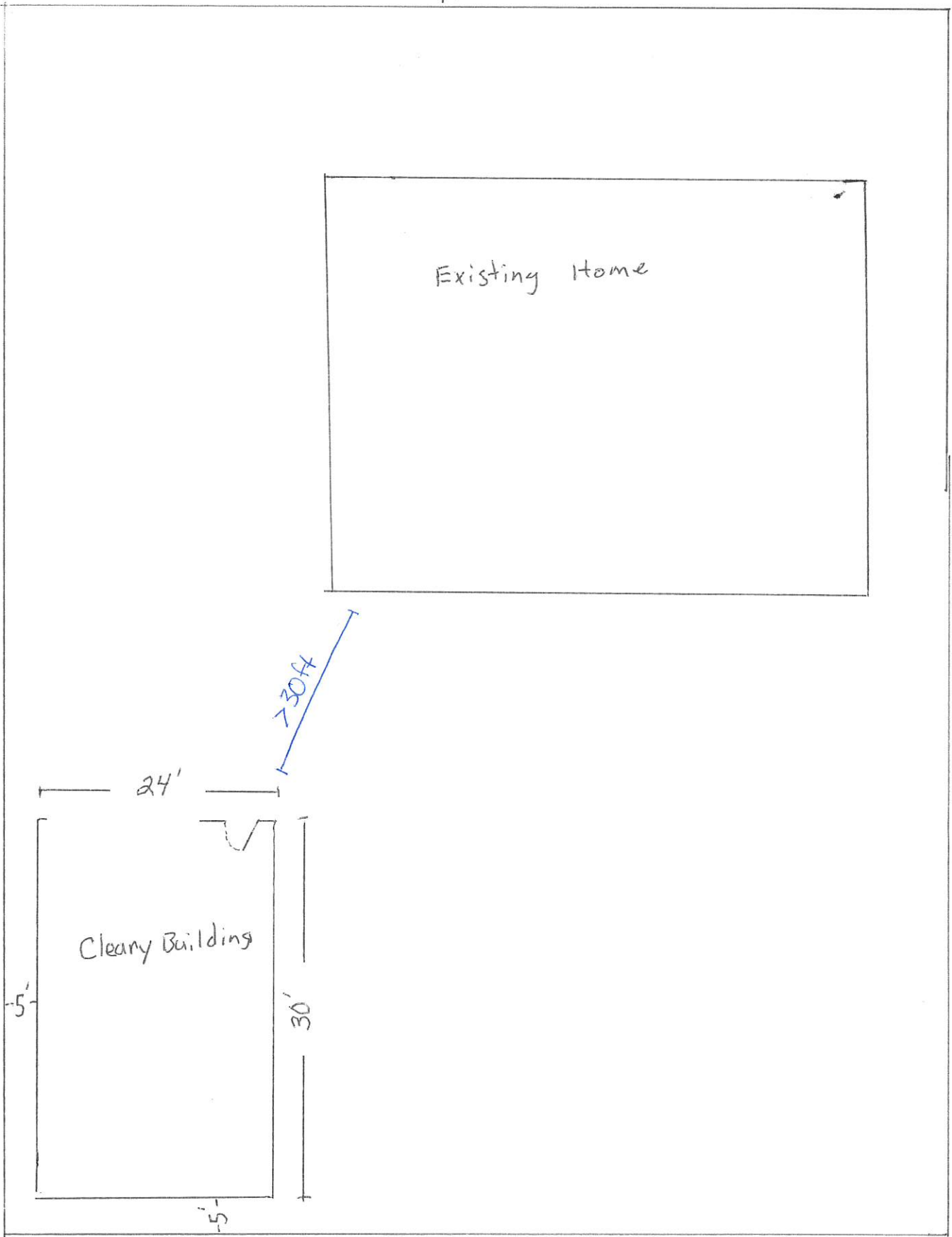
30'

5'

S.

W.

E.





Black



Charcoal
Gray



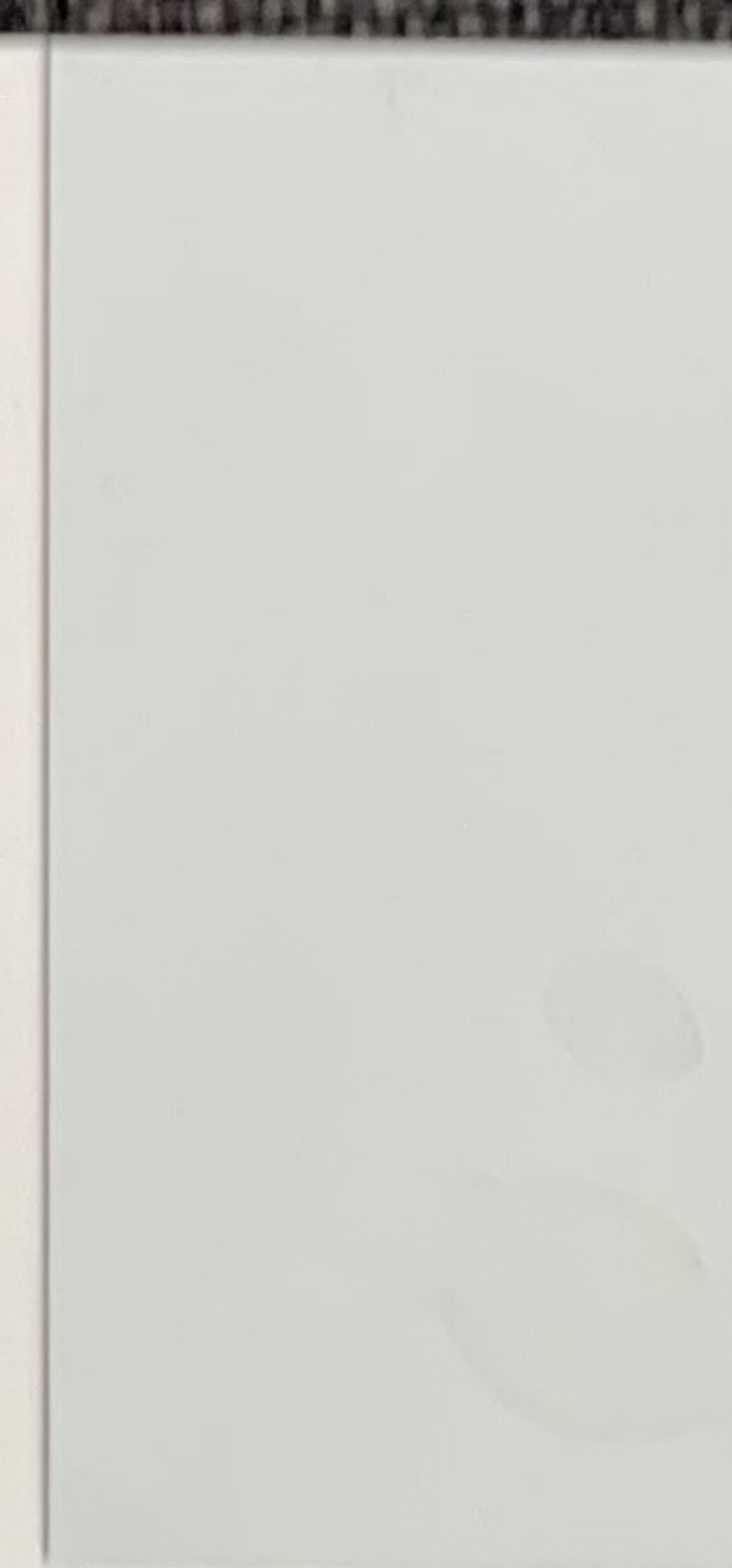
Light Gray



Gray



Alamo



Brilliant

Hickory Moss

Hunter

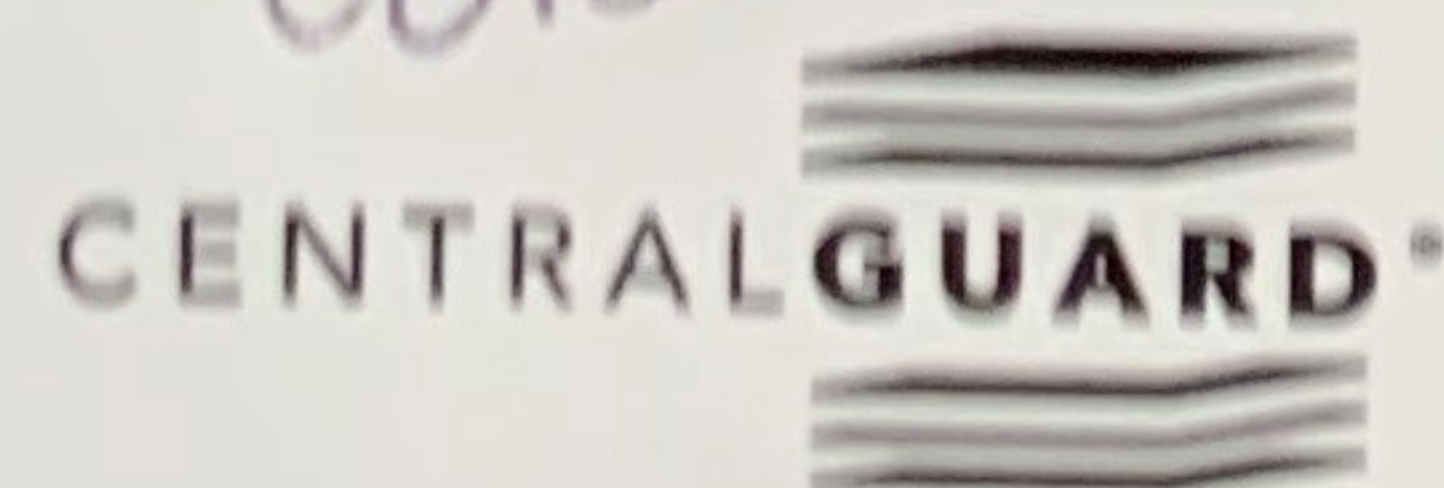
Colony

Deep Red

Rustic

Root
Trim
color

Walls



*Choose CentralGuard for the best
protection and a lifetime warranty.*

Panel-Loc PlusTM

Prime AZ50 Color Selection Tool





Application

[illegible]

Hurricane Rehabilitation Center

Preliminary Site Plan

The applicant wishes to construct an approximately 10,589 square foot commercial building at the intersection of 860 North and State Street. The majority of the building is intended to serve as a rehabilitation for alcohol and substance detox center. There will be an additional tenant site available for lease being approximately 3,600 square feet. The applicant is the landowner and will be managing the rehabilitation center. The rehabilitation portion will provide a care center for patients staying an average of 3-4 days. The center provides 12 beds.

The parking has been calculated for both medical and standard commercial/professional office at 1:250. The required amount of parking stalls is 43 as 44 are being provided.

Preliminary building renderings have been provided to the city.



STAFF COMMENTS

Agenda Date:	05/23/2024
Application Number:	PSP24-08
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Brandon Neil
Agent:	Brandee Walker
Request:	Approval of a Preliminary Site Plan
Location:	860 N State St
Zoning:	HC
General Plan Map:	Single Family
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a preliminary site plan for Hurricane Rehab Center, a rehabilitation facility, planned to be located along State St. immediately south of the Hurricane-La Verkin bridge. A 10,589 sq. ft. building is planned to be constructed with an adjacent parking lot.

JUC Comments

The following items will need to be addressed:

1. **Public Works:** Need to provide adequate parking for staff and visitors. Property dedication and improvements along 860 N if needed.
2. **Power:** Power is existing at the south corner of the property. Customers will be required to complete a construction application with all information... service size in amps and voltage specifically.
3. **Water:** Okay.
4. **Street:** No comments
5. **Sewer:** No exception
6. **Engineering:** Some *existing* features haven't been depicted in this drawing (e.g. 8' cross gutter, 16"Ø pressure sewer main, buried power, overhead power, guy wires and power pole, the bridges' median, jersey barriers, crash cushion, rip rap, and storm drain inlets). Accurate depictions of existing conditions is vital for scoping a project. The roadway improvements to State Street are expected to follow the ideal right of way width SR-9 major arterial downtown Hurricane cross

section on pg. 26 of the Active Transportation Plan (i.e. 8' sidewalk 5.5' from the back of the existing curb and gutter.) A short length of sidewalk between the public sidewalk on State Street and the internal walkways would do a lot for HCC 10-33-5(H). Engineering would support a proposal to declare surplus property and reconfigure public improvements for said property; the existing roadway is excessively wide, underutilized, and the use of 860 N isn't forecasted to perceptibly increase. Nevertheless, the applicant/property owner and the City Council must make the agreement (see HCC 1-10-2). Although the access is from the lesser-classified road and it appears the access is near the greatest distance possible from the intersection of SR-9 and 860 N it appears the access isn't fully compliant with HCS 3.2.4.2(H). The table of said city standard specifies that exceptions can only be approved by the city engineer upon submission of proper traffic justification. Retaining walls must be added to this plan to realize the proposed layout (HCC 10-7-10(D)(2)). Engineering would recommend that the property owner conveys the unbuildable areas of the site (areas with 30% and greater slope [HCC 10-24-6(A)] and areas within the Virgin River Floodway [HCC 10-28-3(D)] to Washington County, the neighboring property owner. The applicant's engineer must show and identify the unbuildable slope and 25' setback from the edge of the bluff (HCC 10-24-7(A)(9)(A))

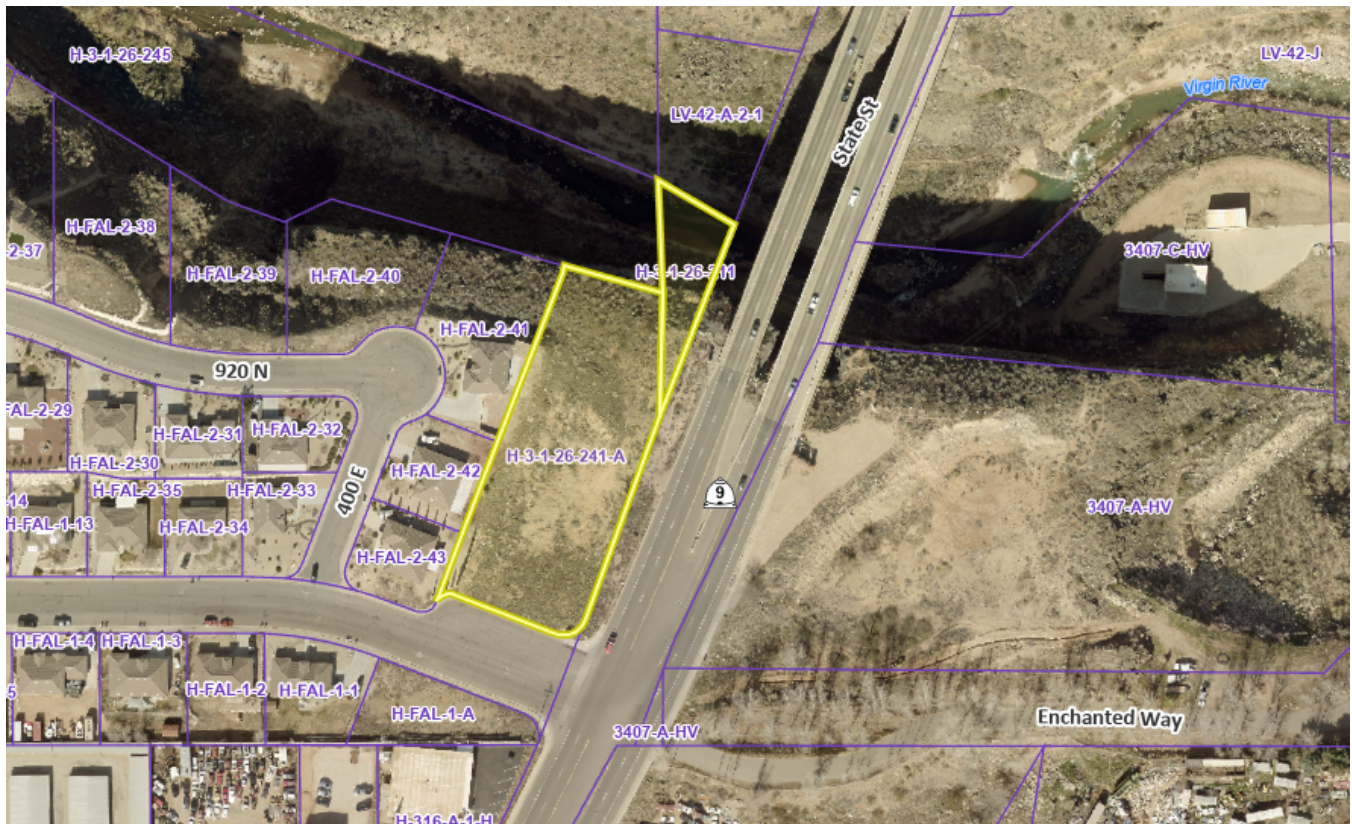
7. **Fire:** Okay

8. **Phone:** No comment

9. **Fiber:** No comments

10. **Gas:** No comment

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



Staff Comments: Preliminary Site Plan

1. The proposed use of a rehabilitation/treatment facility is permitted in the Highway Commercial zone.
2. Parking Requirement: Per HCC 10-34-10

Rehabilitation/treatment facility	0.5 space per bed	
Office, general	1 space per 250 square feet of gross floor area	8 spaces minimum

- 44 parking stalls are proposed. Under the ordinance cited above only 21 parking stalls are required.
3. Landscape: Hurricane City code requires that a landscape buffer of 10’ wide shall front each right-of-way.

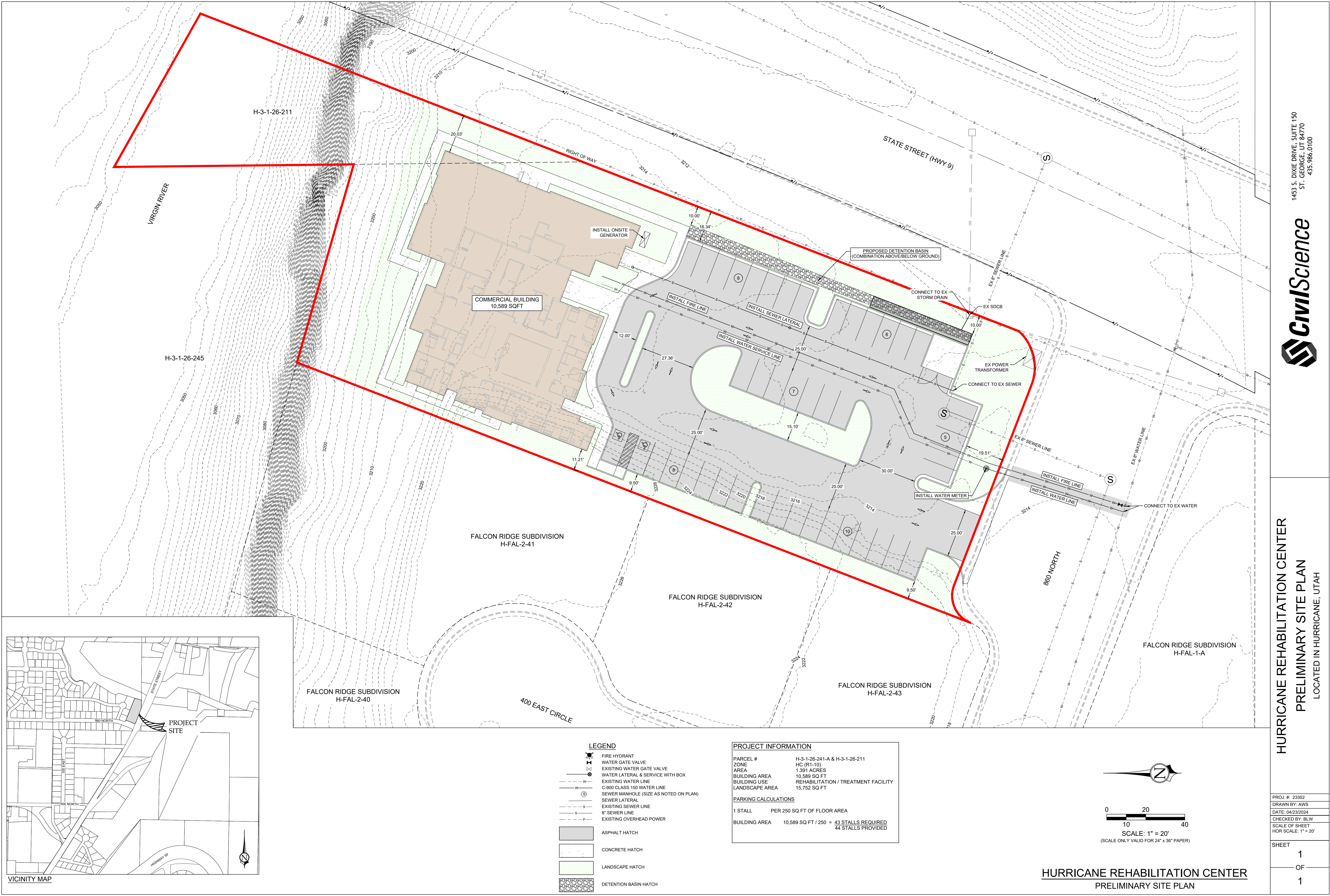
Sec. 10-32-5. Required landscaping.

A. General requirement. Landscaped areas may include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. All required landscape areas shall be occupied by plant material or ground cover.

B. Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:

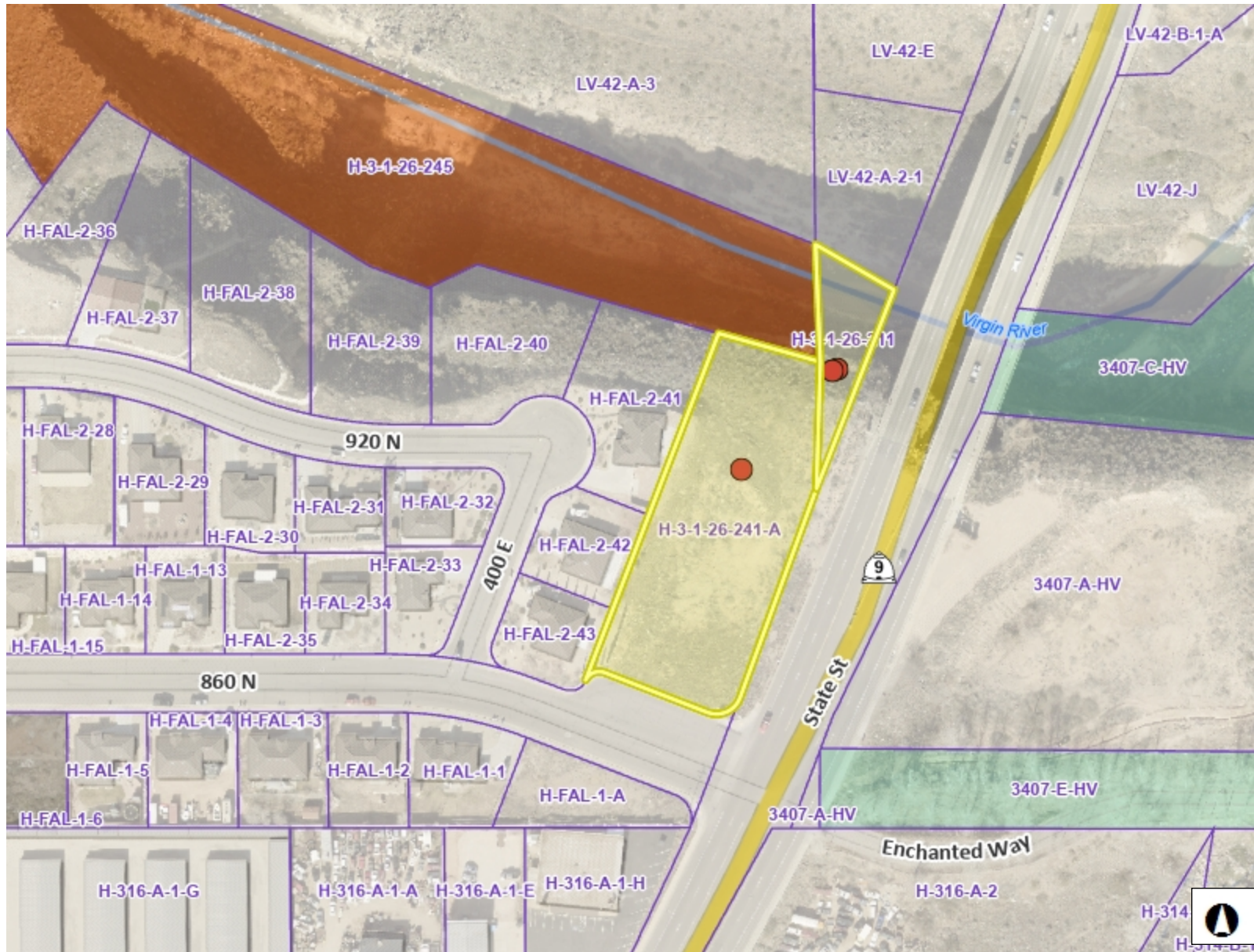
- 1. A ten-foot wide landscaped area on any commercial development.*
- 2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*
- 3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.*
 - a. A full landscape plan will be required with the final site plan. The applicant will need to ensure enough trees and shrubs will be provided.
4. This property backs up to the Virgin River and there are significant cliffs in the vicinity. As described in the Engineering JUC comment, special concern needs to be taken of the adjacent cliffside. Upon review of the site, the Planning Department believes the site is buildable, as there appears to be sufficient flat space before the cliff edge.
 - a. HCC 10-24-7: *All structures shall be set back a minimum of 25 feet from the edge of the bluff. Final setback to be based on geotechnical recommendations. "Bluff" means any slope of 20 percent or greater, which typically increases to a near sheer wall, typical of much of the Virgin River Bluff. It will be up to the applicant's engineer to determine where the edge of the bluff is at this property.*
5. Building renderings have been submitted, staff has no concerns with the renderings presented.
6. **It should be noted that pursuant to Hurricane City Code 10-7-10 (D)(2)(b): A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.**

Recommendation: The Planning Commission should review this application based on standards with Hurricane City Code. Staff recommends approval of this preliminary site plan subject to JUC and staff comments.





Hurricane Rehab Center



Legend

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

Notes

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

HURRICANE REHABILITATION CENTER

Fred Resch

From: Todd Getz <wtgdevelopment@gmail.com>
Sent: Wednesday, May 1, 2024 11:19 AM
To: Fred Resch
Cc: charles exceldesign.us
Subject: Re: Hurricane Cliffs preliminary plat
Attachments: image001.png

Hi, Fred. Yes, we need an extension. It has taken almost 3 years to get this through. We are doing the best we can on our end. Jeremy has it right now for final red lines. Please feel free to call me if you have any questions or concerns.

On Wed, May 1, 2024, 11:12 AM Fred Resch <fred@hurricane.utah.gov> wrote:

All,

The preliminary plat for Hurricane Cliffs was approved by the City Council on May 4th, 2023. Per Hurricane City Code 10-39-6:

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

We have not received a final plat application for this project yet, and we can't accept an application until construction drawings are signed. If you would like to be granted an extension from the Planning Commission, we must receive the request in writing by May 4th, 2024 to be on the Planning Commission agenda on May 23rd. Replying to this email will suffice. Let me know what your plans are.

Thanks,

Fred Resch III

City Planner

Hurricane City

P: (435) 635-2811 x 110

E: fred@hurricane.utah.gov (Note the new email)





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

APN: H-3394-A-2-A

DEVELOPMENT AGREEMENT FOR HURRICANE CLIFFS

This Development Agreement for Hurricane Cliffs ("Agreement") is made and entered as of the 4th day of May, 2023 (the "Effective Date"), by and between HURRICANE CITY, a Utah municipal corporation (hereinafter referred to as the "City") and DAF Development, LLC, a Utah limited liability company ("Developer"). The City and Developer are referred to collectively as the "Parties."

RECITALS

- A. Developer is the owner of land located within Hurricane City as is more particularly described on EXHIBIT A, attached hereto and incorporated by reference (the "Property").
- B. The Parties recognize the scarcity of resources available for further development, including the unavailability of water and power resources, which scarcity may or may not be remedied.
- C. On May 4, 2023, as an accommodation to the Developer, the Hurricane City Council conditionally approved the proposed preliminary plat, attached hereto as EXHIBIT B, on the condition and with the limitation that construction drawings for the Property could be reviewed, commented on, and redlined, but that no construction drawings could be approved or signed by the City until adequate public facilities were available, as well as other conditions, limitations, and requirements as stated in this Agreement.
- D. The terms of this Agreement set forth the conditions and limitations of the City Council's approval of the preliminary plat for the Property.

AGREEMENT

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

1. Incorporation. The above recitals are incorporated by reference herein.
2. Approval of Preliminary Plat. The City conditionally approves the preliminary plat attached hereto as EXHIBIT B for the Property, subject to the conditions, limitations, and terms of this Agreement.

3. Recognition of Lack of Public Facilities; No Entitlements; No Obligation by Hurricane City to Extend Services or Facilities. Developer understands, acknowledges, and specifically agrees that adequate public facilities are not available to serve the Property. Public facilities that shall be available before any form of approval of further development include, but are not limited to: (1) power capacity as calculated and determined by the City's Power Department; (2) power lines extended to the Property, which shall be the responsibility of the Developer; (3) availability of water supply from the City's water wholesaler, the Washington County Water Conservancy District; (4) adequacy of the City's water system to supply water flows and pressures as required by City standards and the Fire Code; (5) adequate floodway and stormwater facilities as required by City standards; (6) adequate police, emergency, and fire services for the Property; and (7) any other government-provided services generally necessary to support the construction and occupancy of residential or commercial structures. By approving the preliminary plat, the City in no way guarantees that public facilities will become available to serve the Property. The Parties agree that no entitlements are granted by the approval of the preliminary plat. The Parties acknowledge that making public facilities available to the Property is multi-faceted, involves public financing requirements, requires acquisition of private property rights, involves the potential exercise of governmental eminent domain powers, involves public policy considerations, involves factors that may be outside the immediate control of the City, and is subject to factors that cannot be known at this time. Therefore, the Developer specifically acknowledges and agrees that the City has no obligation to make public facilities or services available to the Property or to approve any further development of the Property.
4. No Further Applications or Approvals Until Adequate Public Facilities Exist. The City Public Works Director, in consultation with and after receiving recommendations from other relevant utility departments and staff members, shall determine when adequate public facilities have become available for the Property. Until the Public Works Director determines that adequate public facilities are available for the Property, City staff is not permitted to review or approve any form of development or construction on the Property (except that City staff can review, comment on, and redline Developer's construction drawings so long as no approvals or sign-offs are given by the City). The City Public Works Director's determination of the adequacy of public facilities as described in this Agreement shall constitute an administrative decision that may be appealed to the City's Appeals Board as described in Hurricane City Code Section 10-6-5 and the Utah Municipal Land Use, Development, and Management Act as set forth in Utah Code Annotated Title 10, Part 9a.
5. Complete Assumption of Risk by Developer; Indemnification. Developer understands and agrees that the conditional approval of the preliminary plat was only to accommodate Developer and allow the Developer to proceed with the review of construction drawings and for no other purpose. Developer acknowledges and agrees that any steps Developer takes in furtherance of the preliminary plat are a carefully calculated business decision laden with risk and liability because public facilities may never become available for development of the Property, and Developer knowingly and willingly assumes said risk and liability after having the opportunity to confer with Developer's own legal counsel regarding the same. The risks and liabilities assumed by the Developer include, but are not limited to, engineering costs, feasibility study costs, financing costs, legal costs,

warranty or representation as to when or if public facilities will become available to support development of the Property.

11. Authority. Each Party warrants and represents that they have the authority to execute this Agreement in the capacities indicated.

12. Representation by Counsel. Developer has had a full and fair opportunity to consult with its counsel regarding the terms and conditions of this Agreement, including the risks to Developer if Developer undertakes any development-related actions pertaining to the Property.

CITY:

Hurricane City

By: Nanette Billings

Mayor Nanette Billings

STATE OF UTAH)

:ss

COUNTY OF WASHINGTON)

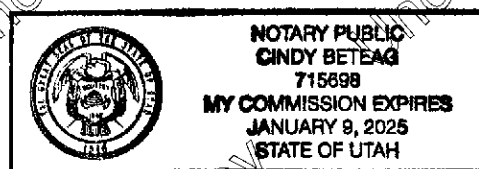
On the 17th day of August, 2023, personally appeared before me **Nanette Billings**, who being by me duly sworn, did say that she is the Mayor of Hurricane City, a Utah municipal corporation, and that the within and foregoing instrument was signed on behalf of said corporation with proper authority and duly acknowledged to me that she executed the same.

Andy Betang
Notary Public

Approved as to Form:

By: Dayton Hall

Dayton Hall, City Attorney



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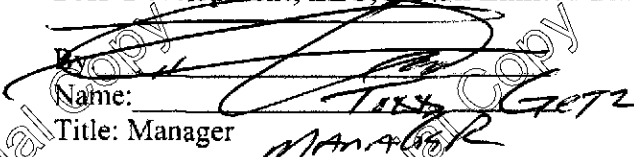
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DEVELOPER:

DAF Development, LLC, a Utah Limited Liability Company


Name: William Getz

Title: Manager

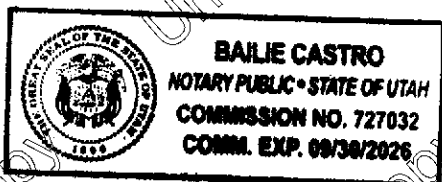
STATE OF UTAH)

:SS

COUNTY OF UTAH)

WASHINGTON

On the 17 day of August, 2023, personally appeared before me
William Getz, who being by me duly sworn, did say that s/he is the Manager of
DAF Development, LLC, a Utah Limited Liability Company, that the within and foregoing
instrument was signed on behalf of said limited liability company with proper authority, and did
duly acknowledge to me that s/he executed the same.



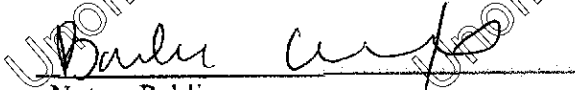

Notary Public

EXHIBIT A**Legal Description of Property:**

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

Beginning at a point North $0^{\circ}01'47''$ East along the $\frac{1}{4}$ Section line 1424.01 feet from the South $\frac{1}{4}$ corner of Section, 21, Township 42 South, Range 13 West, Salt Lake Base and Meridian, and running thence South $89^{\circ}51'42''$ East 1422.515 feet to the Westerly line of a 66.00 foot wide (proposed) public roadway; thence South $24^{\circ}28'23''$ West along said Westerly line 118.20 feet to the Northwest corner of Cliffdweller Ranch Phase 1 Subdivision according to the official recorded plat thereof; thence South $24^{\circ}28'23''$ West along the Westerly line of a public roadway 8.11 feet to the point of a 766.00 foot radius curve to the left; thence Southerly along the arc of said curve and Westerly roadway line 434.80 feet; thence South $58^{\circ}01'03''$ West 181.34 feet; thence North $89^{\circ}50'35''$ West 1156.105 feet to the $\frac{1}{4}$ Section line; thence North $01^{\circ}01'47''$ East 640.50 feet to the point of beginning.

Less and Excepting:

Beginning at a point North $89^{\circ}50'35''$ West 1330.27 feet along the Section Line and North 879.88 feet from the Southeast Corner of Section 21, Township 42 South, Range 13 West, Salt Lake Base and Meridian, said point being on the Westerly boundary line of Cliffdweller Ranch Phase 1 as recorded in the office of the Washington County Recorder and running thence South $58^{\circ}01'03''$ West 181.34 feet along the Southerly boundary of the Parcel described per Book 1058, Page 655; thence continuing along the said Parcel North $89^{\circ}50'35''$ West 510.50 feet; thence North $66^{\circ}41'12''$ East 718.69 feet to a point on a 766.00 foot radius curve to the left (center bears South $84^{\circ}10'54''$ East), said point also being on the Westerly boundary of said Cliffdweller Ranch Phase 1; thence Southeasterly along the arc of said curve 190.32 feet through a central angle of $14^{\circ}14'07''$ to the point of beginning.

liabilities associated with contractual relationships, and losses in property value. Developer agrees to indemnify and defend the City against any and all claims, liabilities, lawsuits, costs, or judgments against the City resulting from or relating to this Agreement and the actions or inactions of the Parties related thereto.

6. Compliance with City Code, City Standards, Manuals, and Specifications; and Staff

Comments. The City's approval of the preliminary plat is subject to compliance with all Staff and JUC comments as set forth in the Staff Report attached hereto as EXHIBIT C, including resolving concerns regarding storm water management. Regardless of the preliminary plat approval, Developer shall comply with all requirements of the City Code and the City's standards, manuals, and specifications as they exist at the time of final, unconditional approval.

- 7. Agreement to Run with the Land; Approval Expiration.** This Agreement shall be recorded in the Office of the Washington County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on all successors in the ownership of any portion of the Property. As required by Hurricane City Code, construction drawings must be signed and a complete application for final plat approval must be submitted to the City on or before May 4, 2024. The City Planning Commission may authorize a onetime extension of the preliminary plat not to exceed one year, provided that a written request for extension is received by the City before the one year time period has expired. The City has no obligation to grant any extension of the preliminary plat, and Developer has no entitlement to such, or any entitlement to approval of a new preliminary plat.
- 8. Offsite Improvements.** Developer understands and agrees that the location of the Property requires system improvements outside the Property and, except as required by law, Developer is not entitled to any credit or reimbursement for offsite or system improvements that the Developer chooses to install, construct, or purchase. Developer also understands and agrees that any offsite or system improvements shall be constructed, at a minimum, according to the City's specifications, and that Developer's decision whether to install offsite or system improvements is voluntary and said improvements, together with any improvements and dedications required by the City, are roughly proportional to the impact that the development of the remote Property will have on City infrastructure, facilities, and services.
- 9. Development Agreement Shall Remain in Effect Except as Amended.** The provisions of this Agreement supersede and amend any contrary or contradictory provisions within the Development Agreement. Except as amended by this Agreement, all provisions within the Development Agreement remain valid and binding on the Parties.
- 10. Scope and Limitations of Commitment.** Developer acknowledges and agrees that the terms of this Agreement regarding the lack of public facilities and the City's lack of obligation to provide those facilities and services in the future represent the actual agreement between the Parties. Statements or representations made by City staff or City officials outside this Agreement regarding public facilities, the City's positions regarding such, projected timelines to complete public facility projects, and other circumstances surrounding the terms of this Agreement are not binding on the City and cannot be relied on by Developer. This Agreement does not entitle Developer to any priority or special treatment related to the development of adequate public facilities. The City makes no

EXHIBIT B
Preliminary Plat:

LOCATED IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 13 EAST ON THE SALT LAKE BASE AND MERIDIAN

- [illegible]

DATE: 02/10/2009



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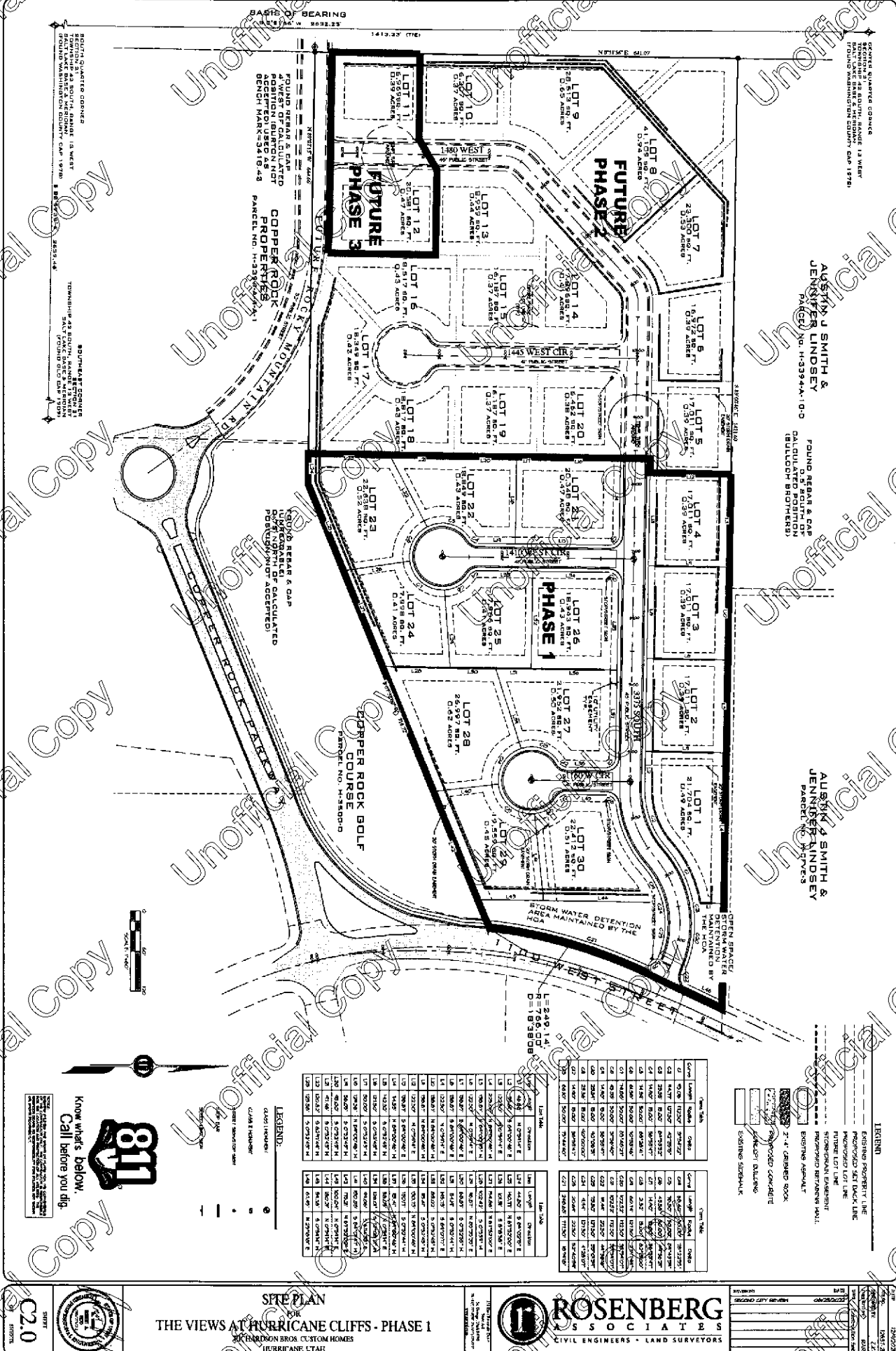
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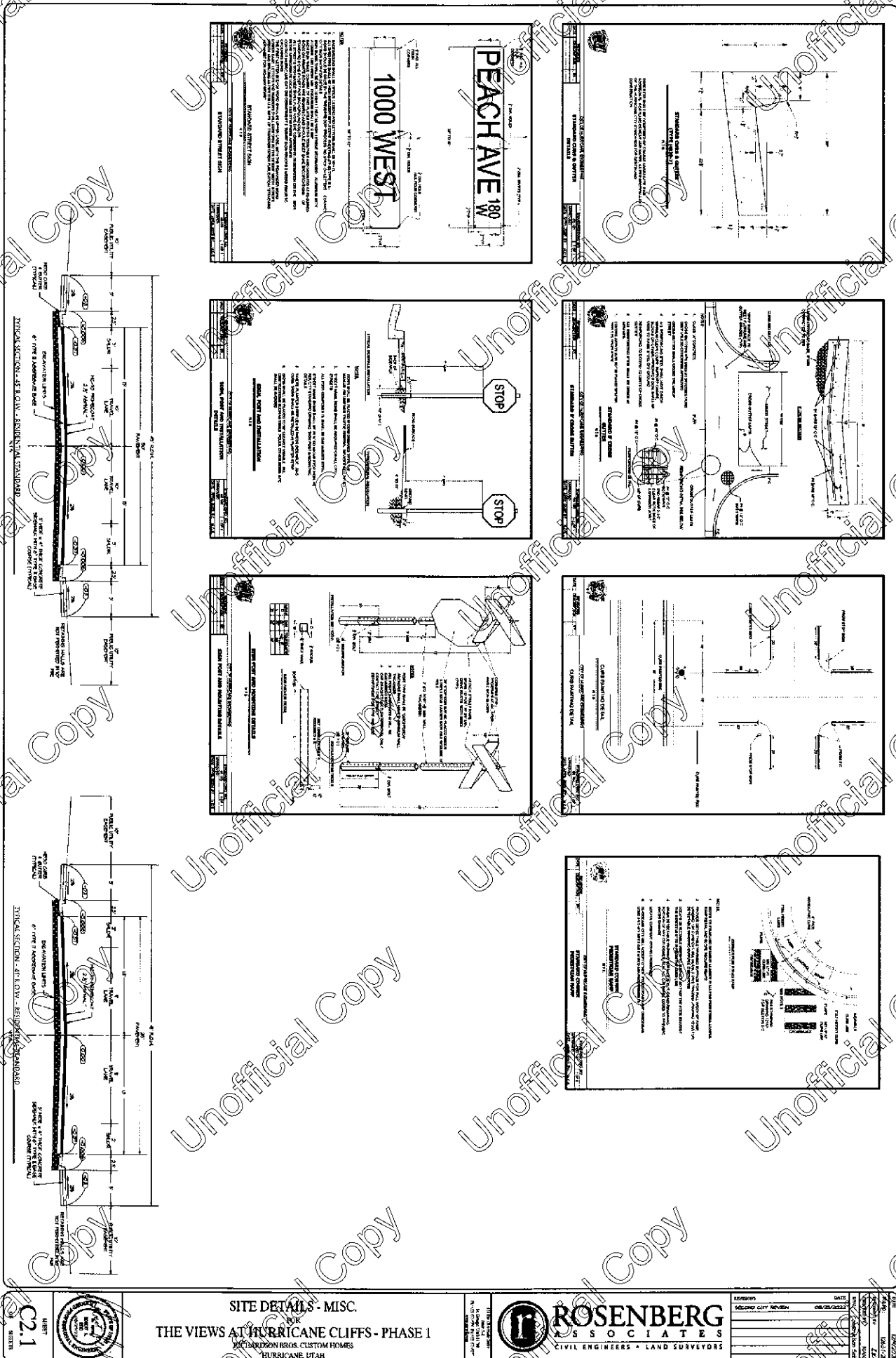
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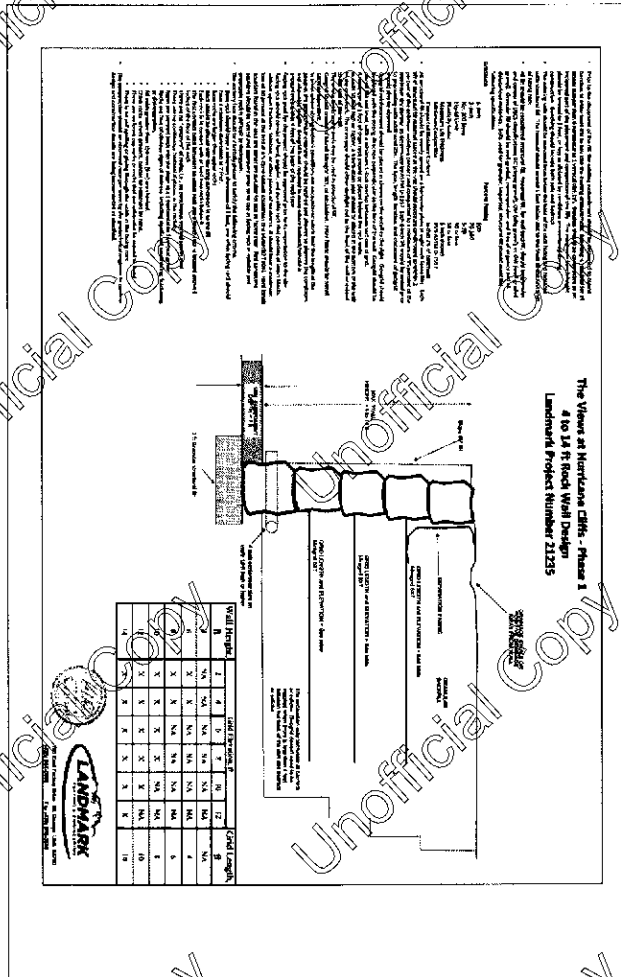
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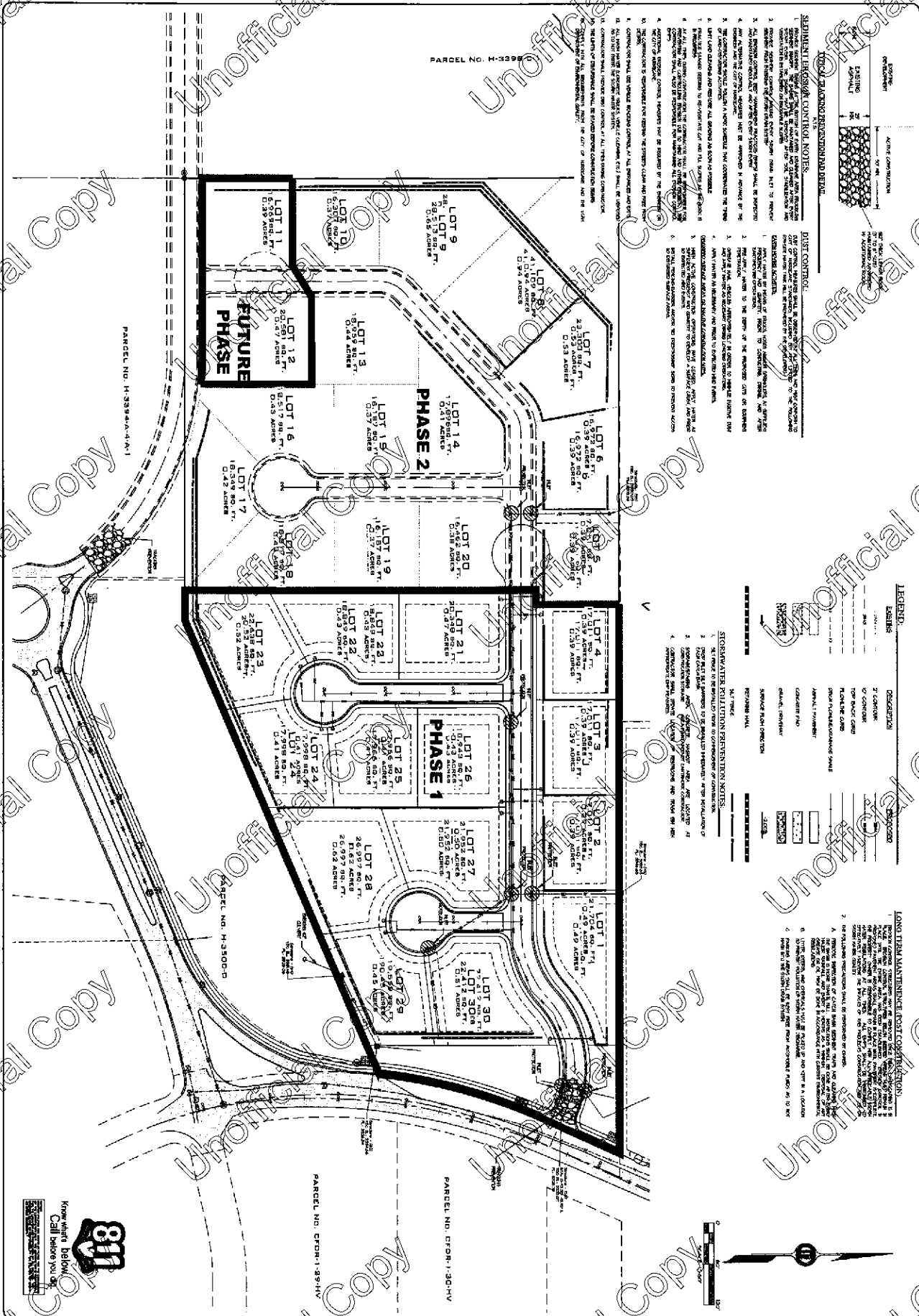
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SECOND CITY REVIEW 08/25/2021

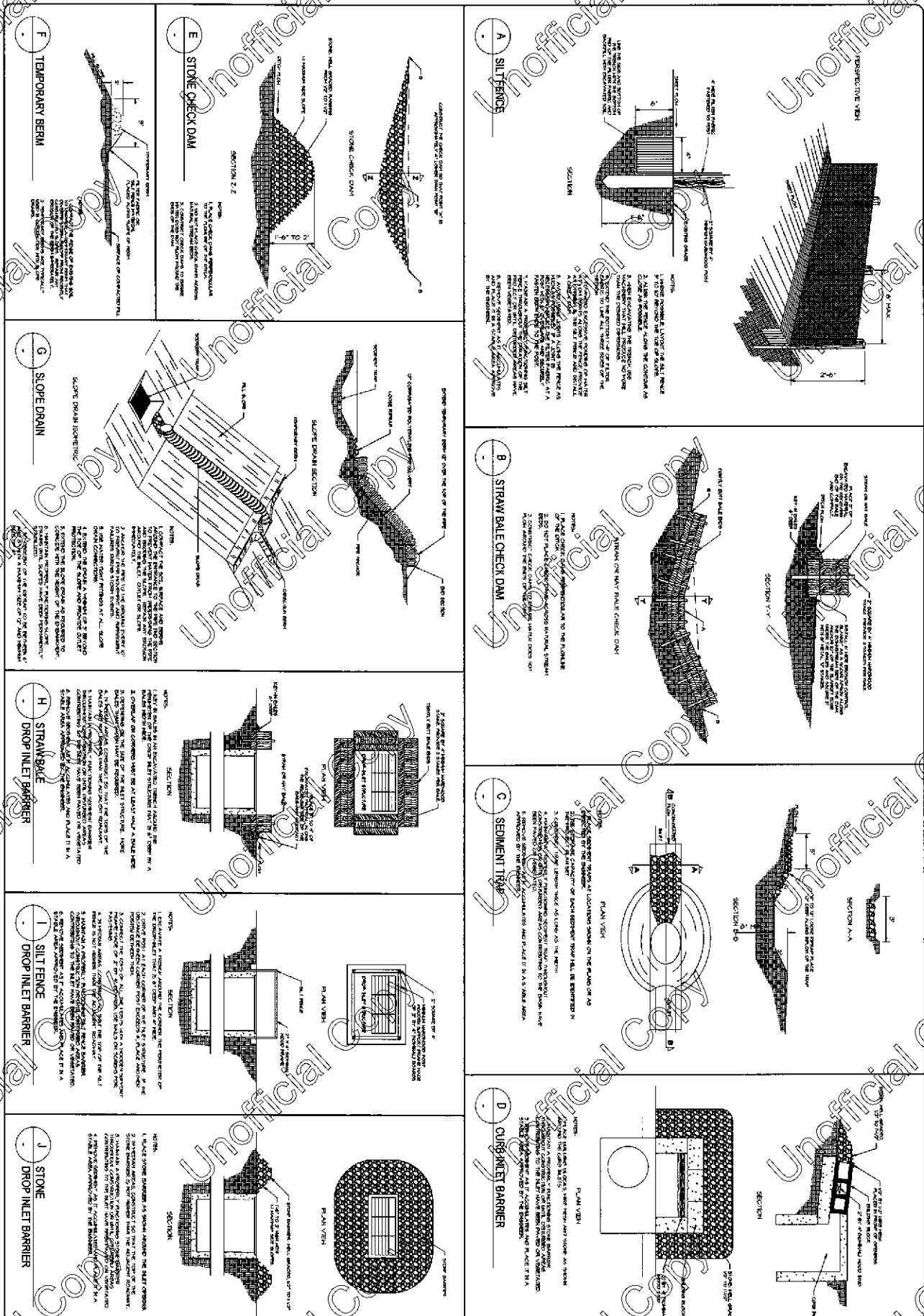


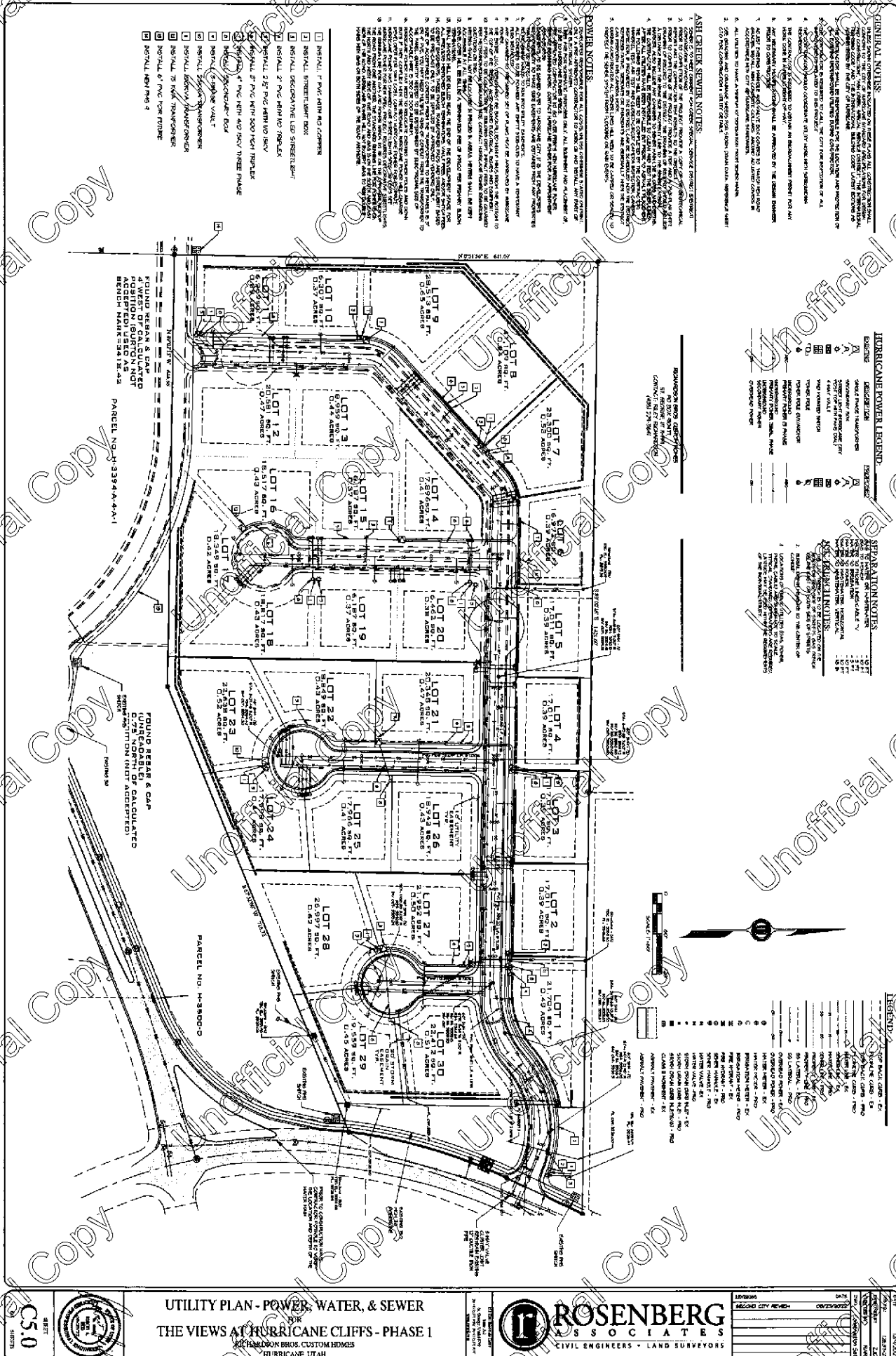


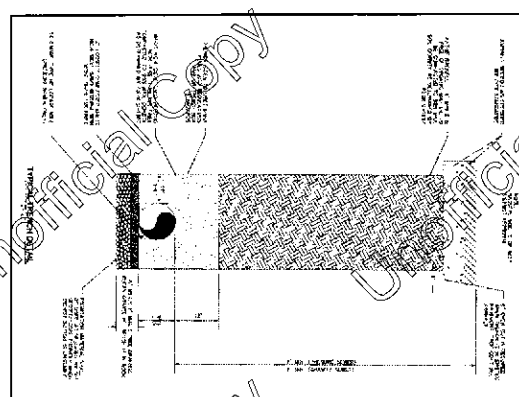
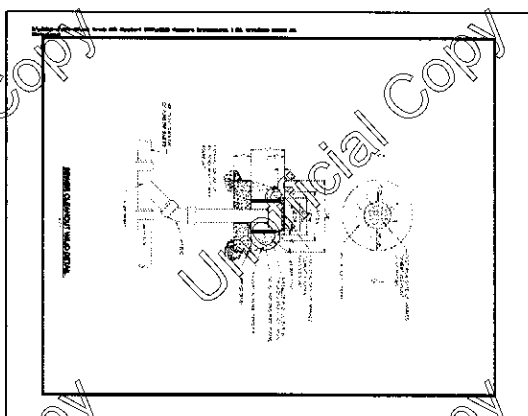
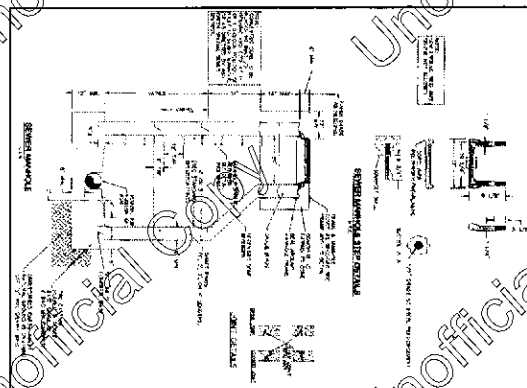
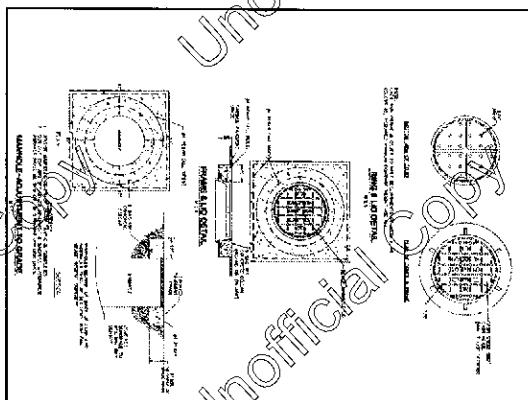
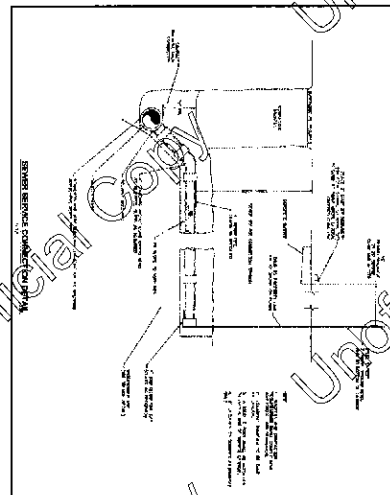
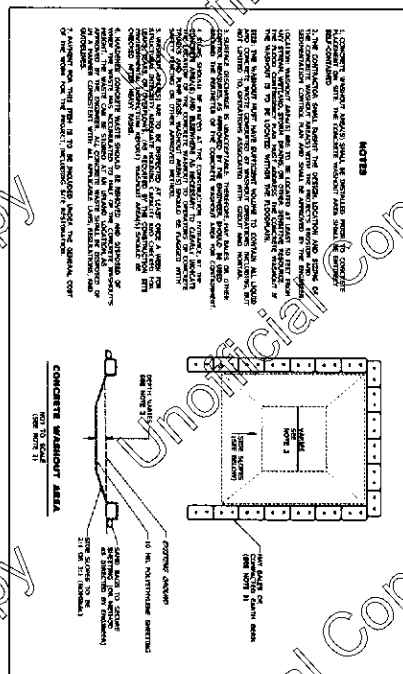
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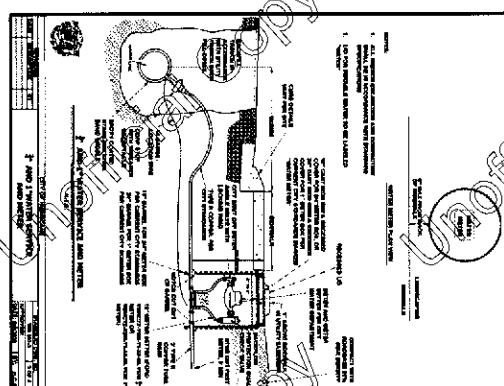
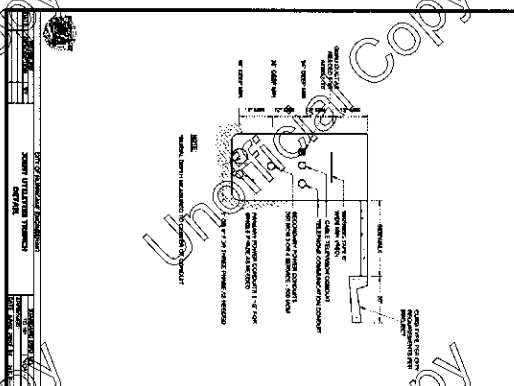
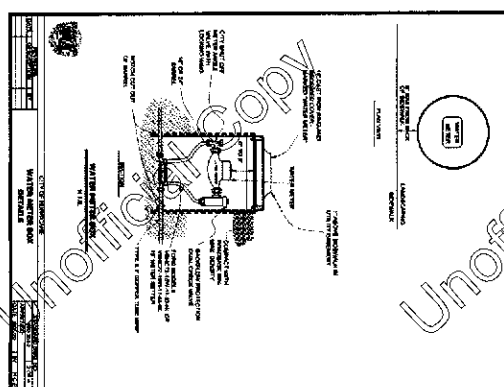
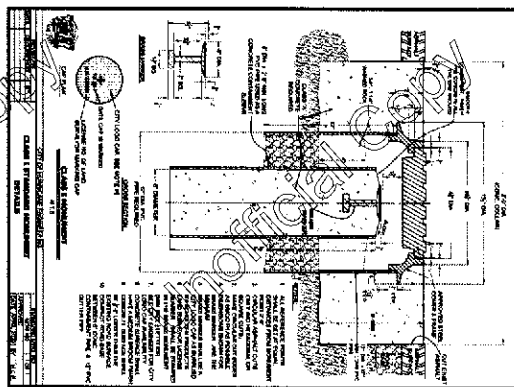
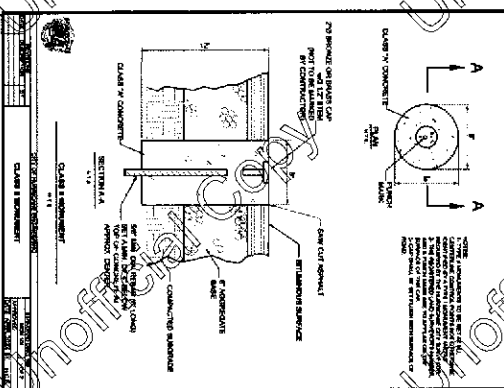
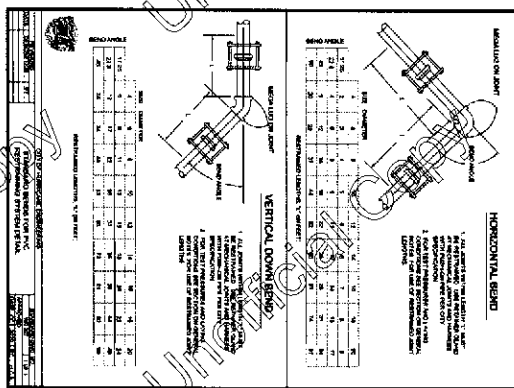
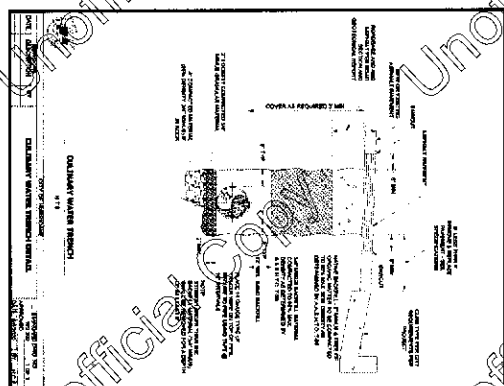
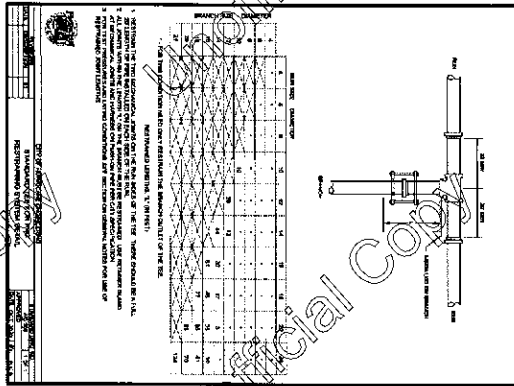


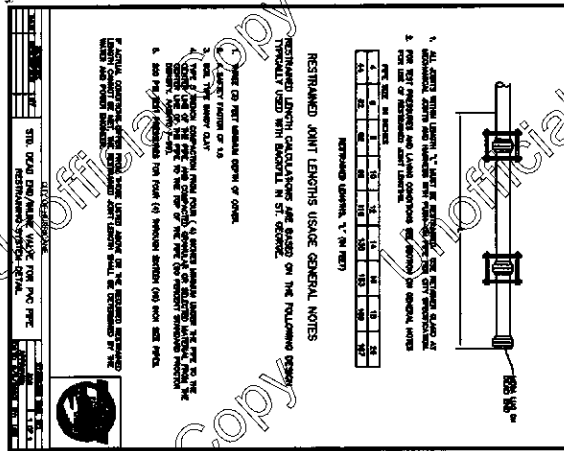
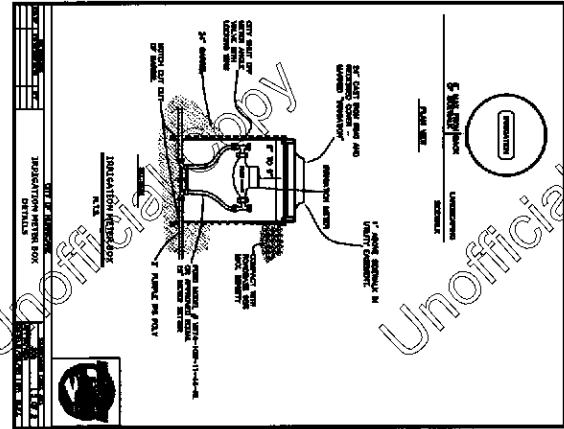
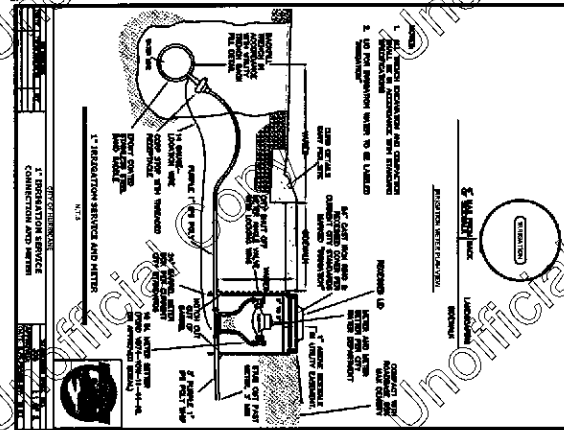
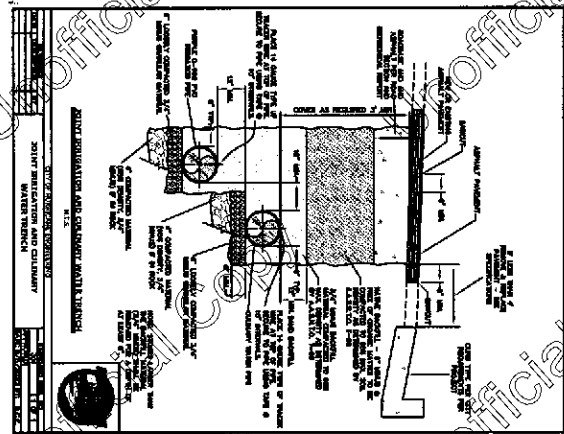
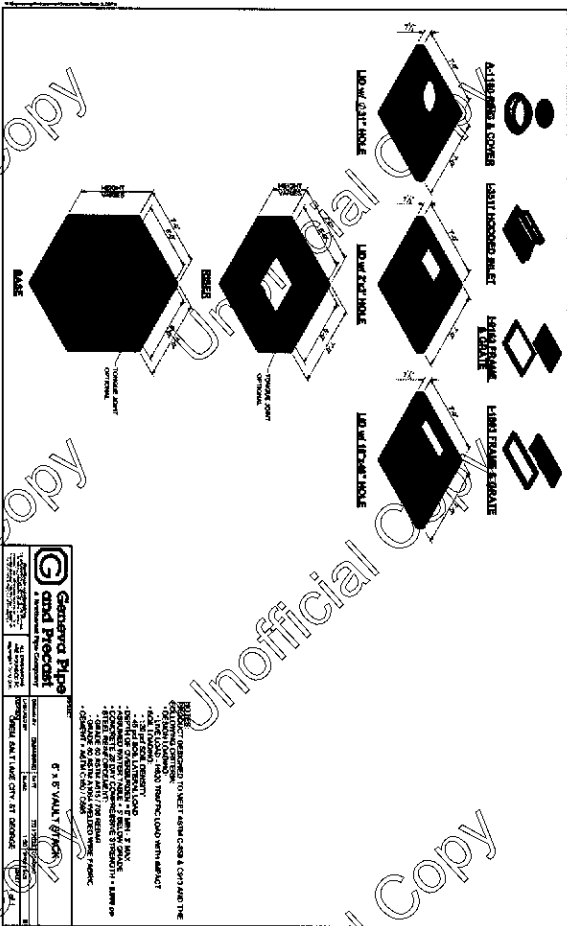
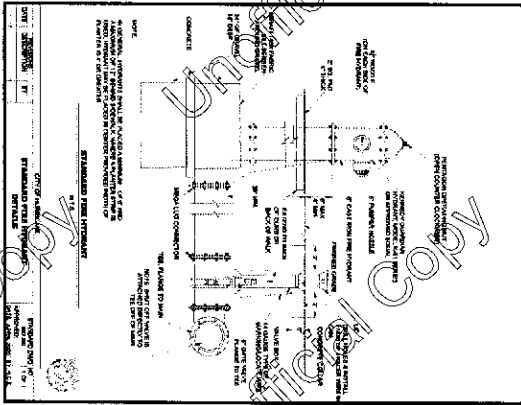


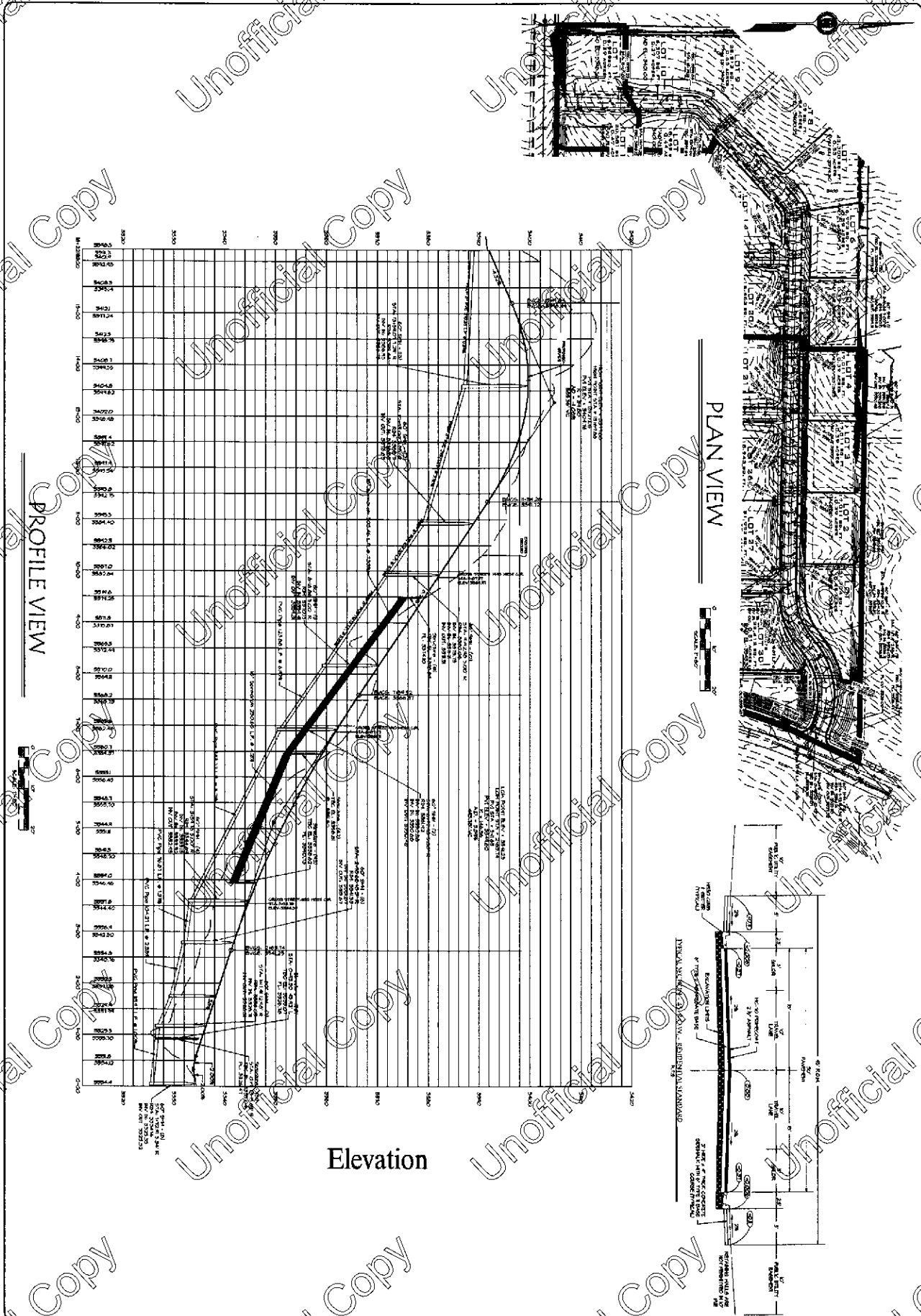




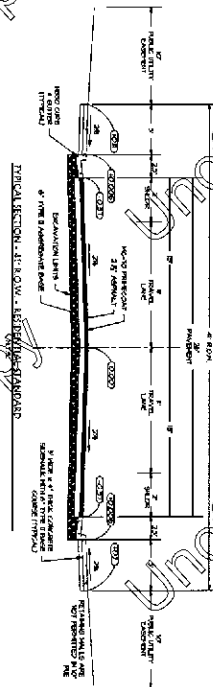
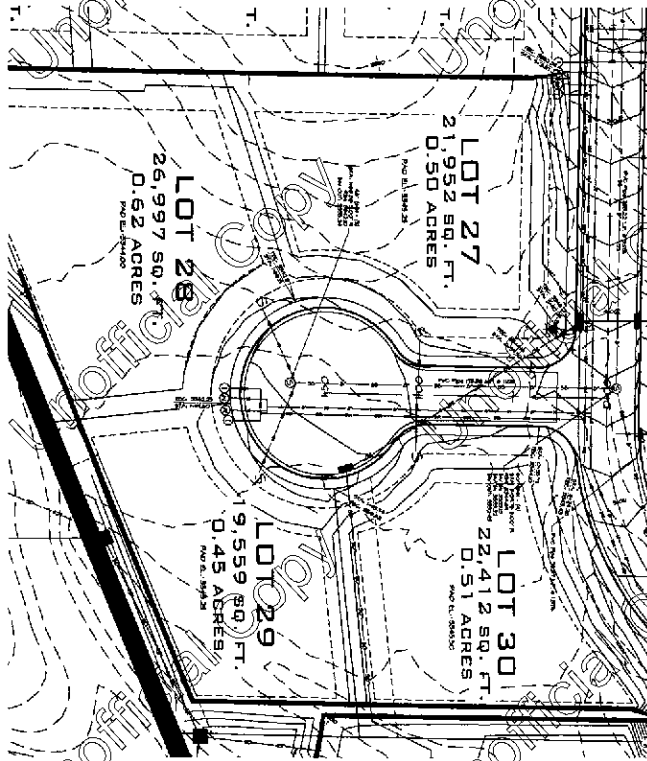




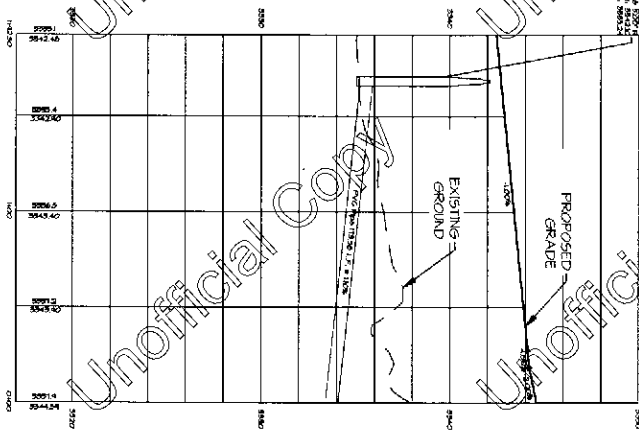




PLAN VIEW



PROFILE VIEW



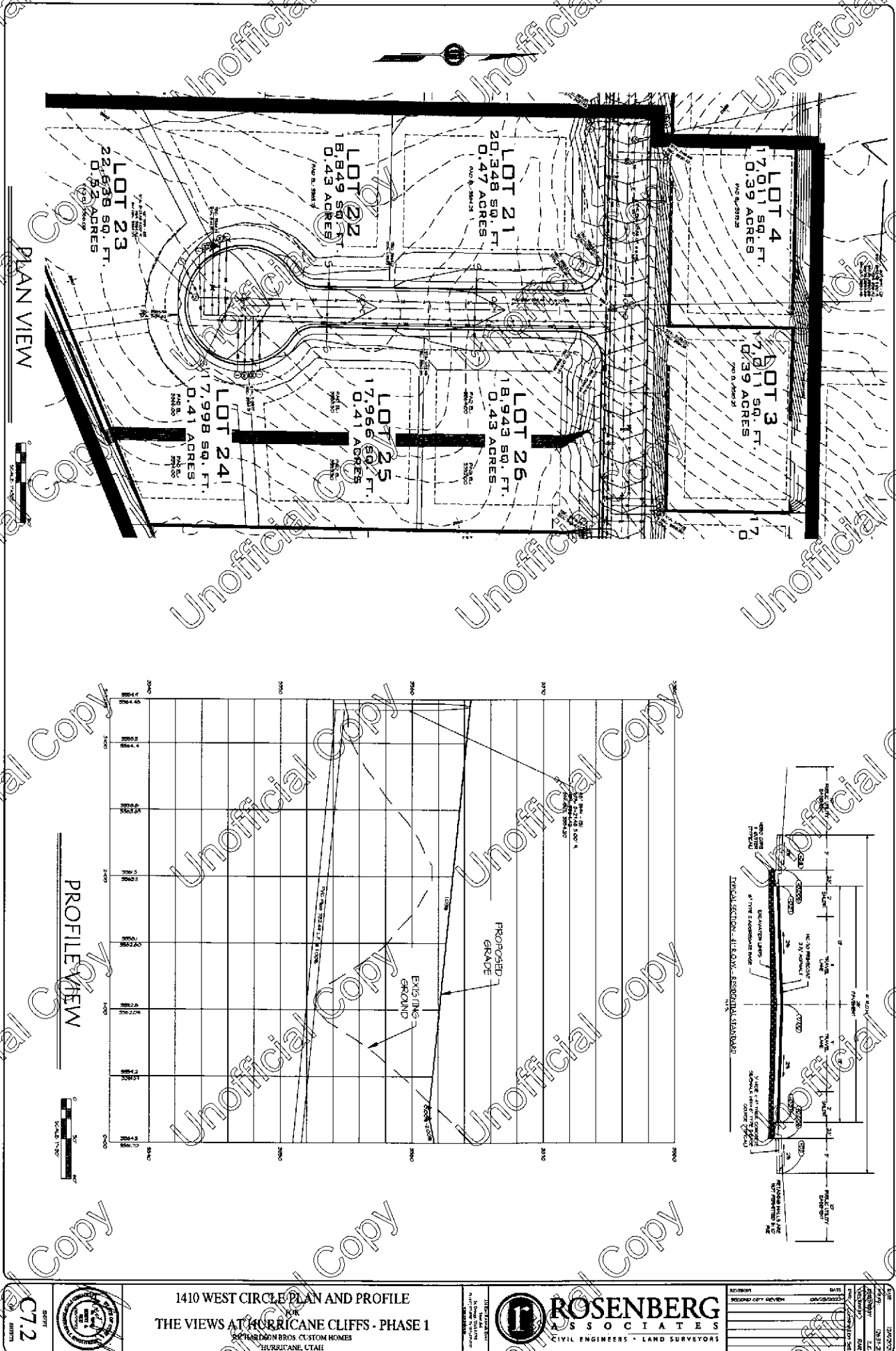
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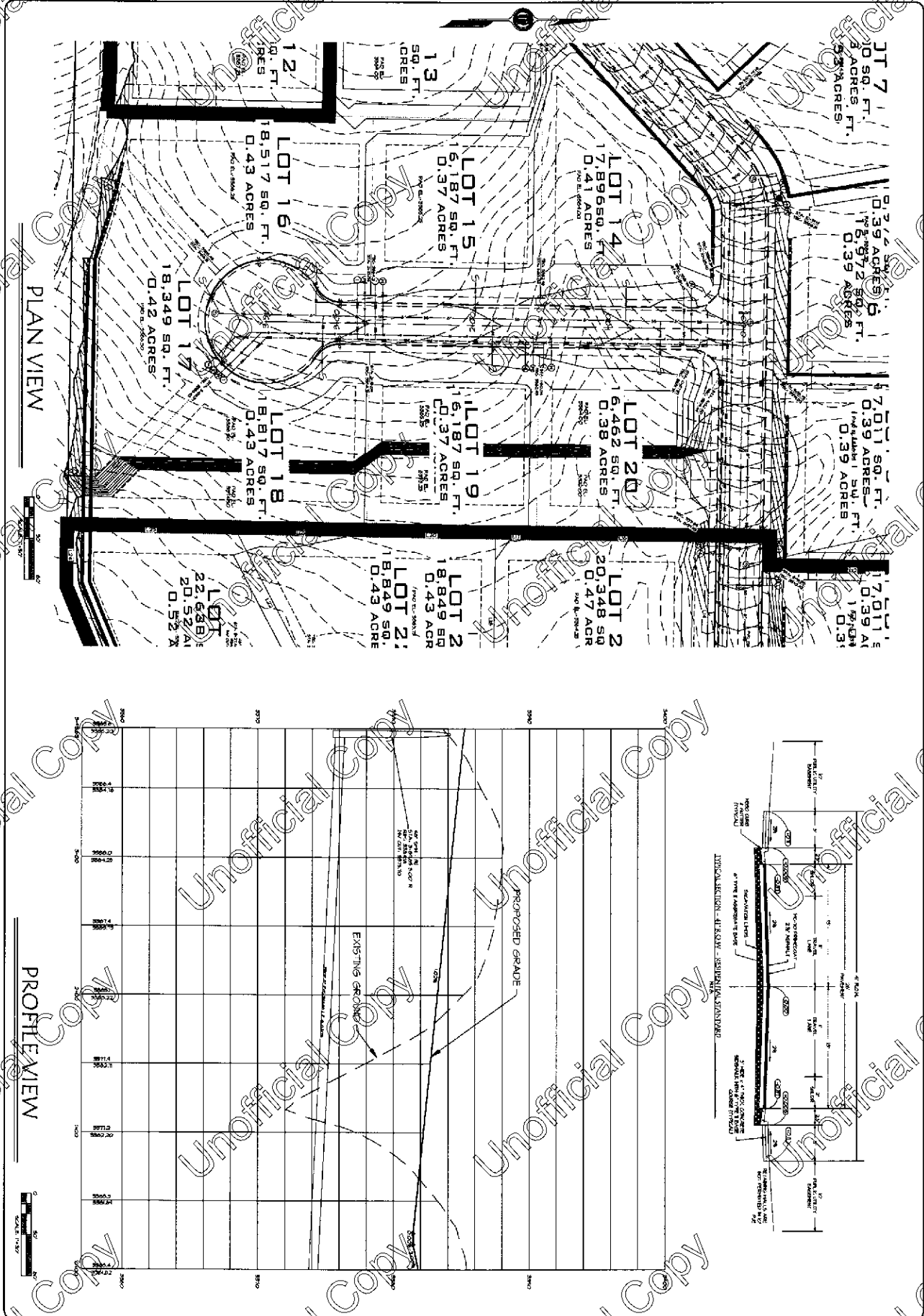


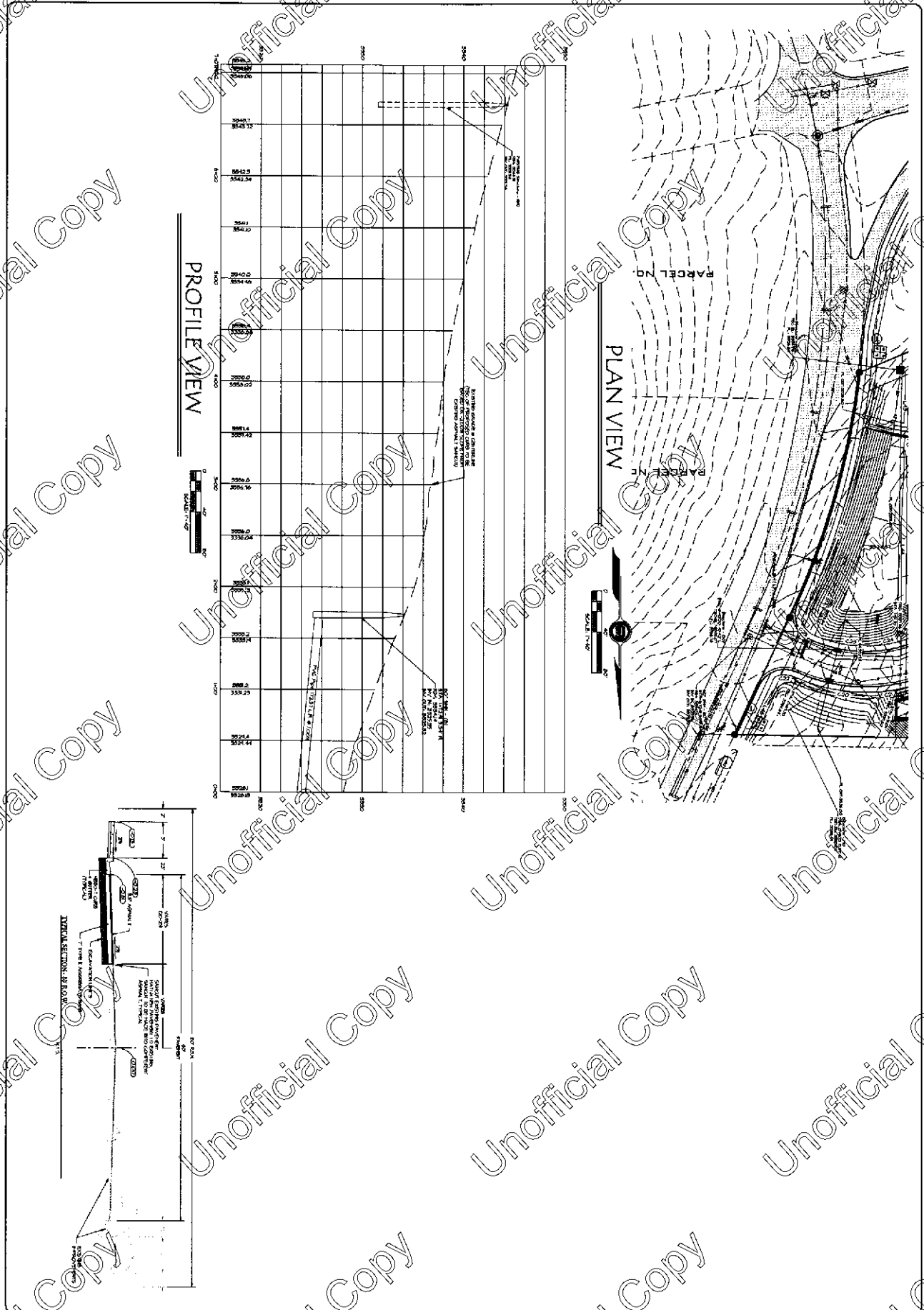
1160 WEST CIRCLE PLAN AND PROFILE
 THE VIEWS AT HURRICANE CLIFFS - PHASE 1
 RICHARDSON BROS. CUSTOM HOMES
 HURRICANE, UTAH

ROSENBERG
 ASSOCIATES
 CIVIL ENGINEERS • LAND SURVEYORS

REVISION	DATE	BY	CHK
1	08/25/2023	JLR	JLR
2	08/25/2023	JLR	JLR
3	08/25/2023	JLR	JLR
4	08/25/2023	JLR	JLR
5	08/25/2023	JLR	JLR
6	08/25/2023	JLR	JLR
7	08/25/2023	JLR	JLR
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10	08/25/2023	JLR	JLR







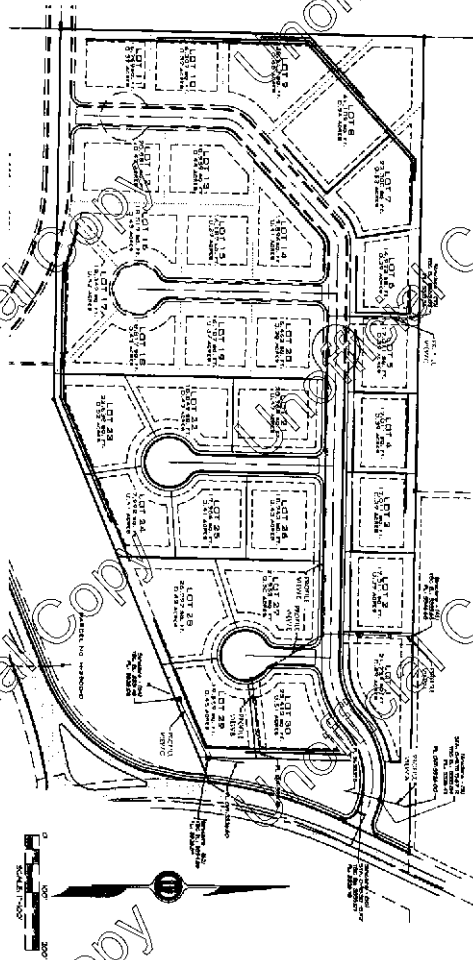
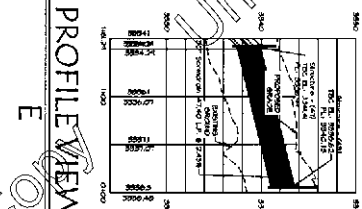
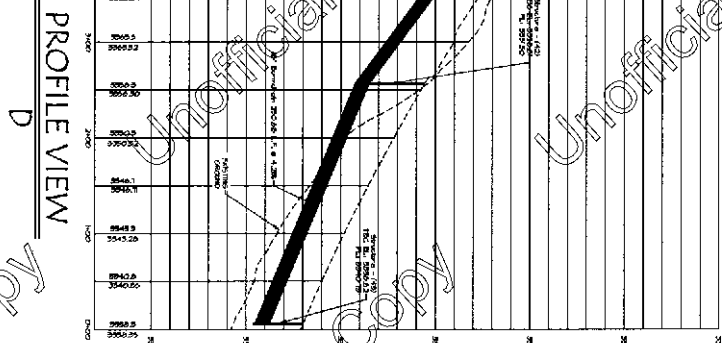
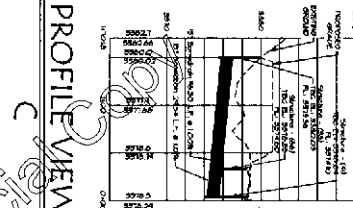
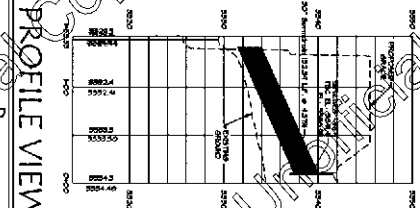
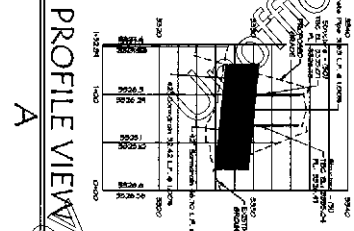
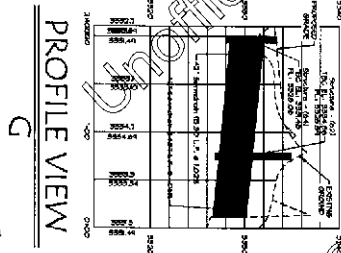
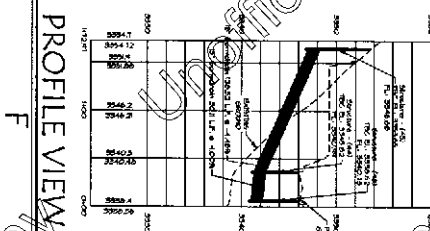


EXHIBIT C

Staff Report:



STAFF COMMENTS

Agenda Date:	05/04/2023
Application Number:	2023-PP-14
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	DAF Development LLC
Agent:	Rick Richardson
Request:	Approval of a Preliminary Plat
Location:	1100 W and just north of Copper Rock Parkway
Zoning:	R1-15
General Plan Map:	Residential

Planning Commission Recommendation

The Planning Commission recommended denying the proposed preliminary plat because of inadequate facilities and infrastructure.

Report Update 4/26/2023

Staff met with Hurricane Cliffs today, and they provided the following updates:

1. They have produced signed construction drawings to get sewer to the project. These plans only included the off-site sewer line and nothing internal to the development. It has been uploaded to the packet.
2. They have been unable to provide sign construction drawings for the subdivision but have provided additional documents that show the latest update to the project. This design work has been completed after several reviews with Hurricane City staff. The layout is a little different from the original preliminary plat, but not substantially. This layout was designed and phased to enhance utility access to the property to comply with staff comments.
3. Access to the north. The new design brought up a question about whether access should be granted to the north. The parcels to the north (three out of the four) have been subdivided and

have an existing subdivision plat on the property. The other parcel currently has a home located on the property. This is the main reason why the City did not require access to the north; however, staff has met with the applicant about concerns about access to 1100 W.

4. The applicant is working on getting the signed will-serve letters. Water has sent over a will serve letter, but the City has not received anything from sewer at the time of this report.
5. The applicant has raised concerns about a few developments in the area being approved with a development agreement. For example, the City Council approved Desert Sky and the resort development within Cordero, which are on the same power circuit, with a development agreement (attached). The City approved Bench Lake Townhomes (a townhome development just north of this application) with a preliminary plat based on an existing development agreement the limited approval with a lack of utilities and with a clear motion that the approval would not provide entitlements but would allow the developer to proceed with updates to the 1100 W and allow the applicant to work on construction drawings without any obligation for the City to sign them. This was done despite the staff's and the Planning Commission's recommendation to deny both of these plats. The applicant has requested that the City give them the same opportunity to continue to proceed forward as other developments in the area.
6. The applicant asked staff to express some of their concerns to the City Council: The applicant expressed concerns about not being able to move forward with the construction drawings when the drawings are nearly complete. They indicated they would want to get the preliminary plat approved to allow them to move forward with their drawings. They also indicated that they felt like they have been a good partner with the City in the past and would like to continue to be a good partner.

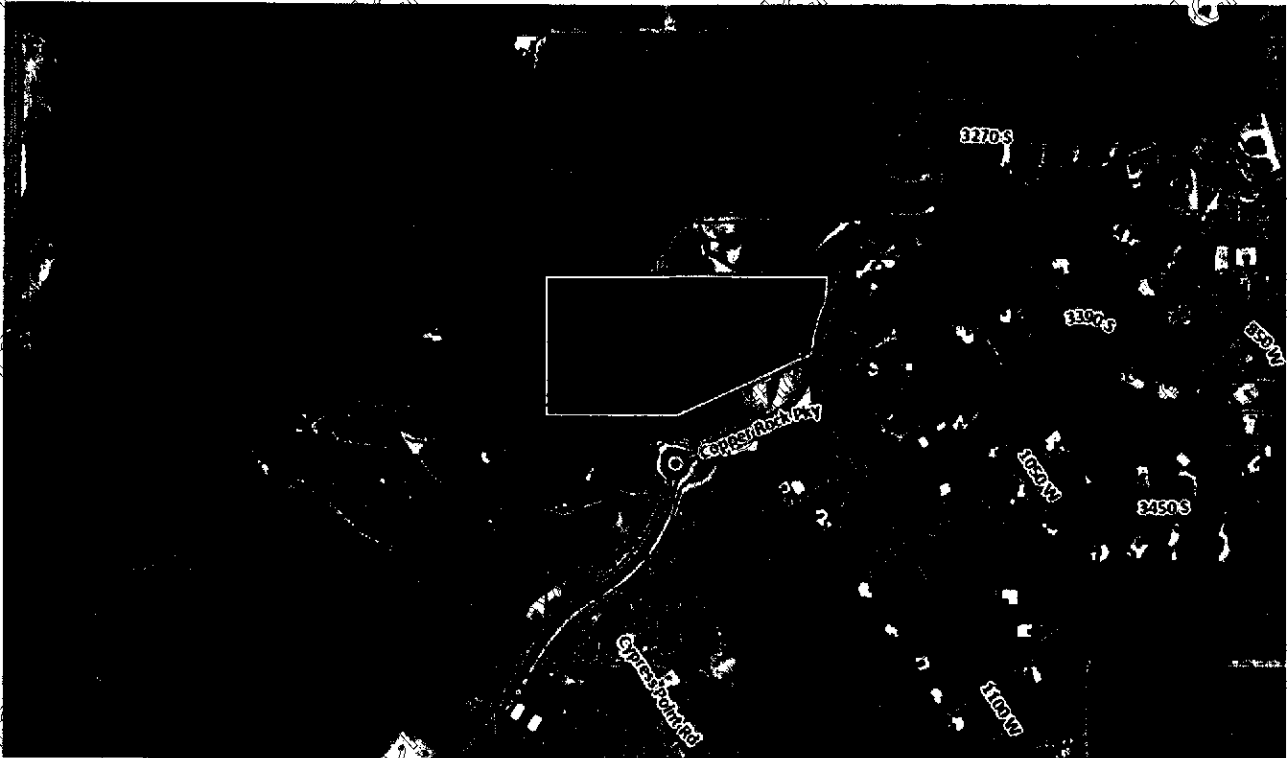
Discussion: The applicant is seeking a preliminary plat for 17.41 acres containing a total of 30 lots. This preliminary plat was originally approved in August 2021, under the name "Estates at Copper Rock" but that preliminary plat has since expired. Construction drawings were submitted in March 2022 and may have been partially signed off on at some point in the past however, the City has no record that they were ever fully signed off by Public Works and can't verify which departments have approved the drawing at the time of this report.

JUC Comments

JUC Comments are due back on April 26, 2023 this report will be updated at that time:

1. **Public Works:** Need approved second access and need water loop
2. **Power:** Would like the far west cul-de-sac to be connected to the Copper Rock property. Must provide proof of signatures before capacity is given to this subdivision. If no proof is given Power Department is unsure how to proceed with this project.
3. **Water:** Project will need a water model. Need more detail on water services, fire hydrants, valving, line sizing, irrigation etc. Need water loop
4. **Street:** Does there need to be a second access?
5. **Sewer:** 10" sewer in 1100 W will need to be installed to the existing line.
6. **Engineering:**
7. **Fire:** No hydrant locations shown. Must meet current IFC standards.
8. **Phone:** Add Centurylink notes for construction drawings.
9. **Cable:** Good to go
10. **Gas:** No comments

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



Staff Comments: Preliminary Plat

1. The lot layout and sizes comply with R1-15 zoning standards.
2. **The applicant has not provided a letter from the local sanitary sewer provider indicating service availability.** The City has received a letter from the water department.
3. The preliminary plat submitted a sensitive lands application with the original application, this approval has not expired. The submitted documents have been included in this packet.
4. The plat does not list if it is within a tortoise take area.
5. Utilities:
 - a. Hurricane City Code 10-37-4 states:
 - i. *Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public*

services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.

b. Hurricane City Code 9-6-3 states:

- i. A. Land shall be developed only where public facilities are in place or will be timely provided to serve proposed development at a level of service which meets the City's adopted level of service standards. For each proposed development the City may require an analysis to be completed to determine whether adequate public facilities are available to service the development and whether the development will change existing levels of service or will create a demand which exceeds acceptable levels of service for any public facility, including roadways, intersections, bridges, storm drainage facilities, water storage, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services.
- ii. B. A proposed development shall not be approved if demand for a public facility will exceed adopted level of service standards unless public facility improvements, reasonably calculated to raise service levels to adopted level of service standards, will be available to serve the development.
- c. Power has indicated to staff that they are concerned with the capacity of the power line in the area. The applicant has stated that power has approved the construction drawings, however power has not been able to confirm that. If the applicant or staff is able to obtain the signed construction drawings showing what departments have approved, then staff would recommend that the City honor those signatures.
- d. Staff also has an increasing concern about water availability in the area as well, and full water models will need to be provided to justify each subdivision. Hurricane City's water engineer has provided a map that shows this area as a Limited Culinary Distribution Capacity area.

6. The connection to Copper Rock shown on the plans is required for second access and water looping. The developers of Copper Rock have been slow to develop this part of the roadway and have not permitted the applicant to tie onto the water line. The applicant has submitted a phasing plan to allow them to move forward without the second access or water loop.

Recommendation: Staff recommends the City Council review this application based on standards with Hurricane City Code. There are concerns about infrastructure within this area. Staff recommends continuing the item until staff can confirm what departments have signed construction drawings, and to give the applicant time to get will serve letters submitted to the City.

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. 2023-PP-14

Receipt No. 8-168023

Hurricane CLIFFS

Name: DAF DEV, LLC -- Sky View Subdivision

Telephone: 435-229-3643

Address: 3499 E. Church Rocks Rd., St. George, UT 84790

Fax No. _____

Email: wtgdevelopment@gmail.com

Agent Email: charles@exceldesign.us

Agent (If Applicable): Charles Hammon

Telephone: 435-619-4586

Address/Location of Subject Property: Southwest corner of 2800 West and 600 North

Tax ID of Subject Property: H-3-1-31-1106, H-3-1-31-1107 & H-3-1-31-1108

Zone District: R1-8 with PDO

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

155 residential units

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

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

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

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

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

APPEALS

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
COUNTY OF) :SS

I (we), W. Todd Getz, 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.

DAF Development LLC
(Property Owner)

W. Todd Getz
(Property Owner)

Subscribed and sworn to me this 13 day of April 2023.

Brienna Spencer
(Notary Public)

Residing in: Washington County

My Commission Expires: 10/07/2024



Agent Authorization

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Charles Hammon 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:	05/23/2024
Application Number:	2023-PP-14
Type of Application:	Preliminary Plat Extension
Action Type:	Administrative
Applicant:	DAF Development LLC
Agent:	Rick Richardson
Request:	Extension of Preliminary Plat Approval
Location:	1100 W and just north of Copper Rock Parkway
Zoning:	R1-15
General Plan Map:	Planned Community
Recommendation:	Approve the extension of the preliminary plat approval
Report Prepared by:	Fred Resch III

Update for 05/23/2024: The applicant is requesting an extension of the final plat deadline for this project. Pursuant to city ordinance, a final plat must be submitted within one year of approval of a preliminary plat; however, the applicant can request a 1-year extension from the Planning Commission. This preliminary plat was approved by the City Council in May 2023 subject to a development agreement that limits their ability to move forward until power capacity in this area is resolved. The applicant has paid into the capacity plan to bring additional power to their location.

Construction drawings for this project have been submitted and are being reviewed by the Joint Utility Committee.

5/23/2024 Extension Recommendation: Staff recommends approval of the extension of this preliminary plat approval. Below is the original Planning Commission 2023 staff report. The project was approved by the City Council on May 4th, 2023.

Discussion: The applicant is seeking a preliminary plat for 17.41 acres containing a total of 30 lots. This preliminary plat was originally approved in August 2021, under the name “Estates at Copper Rock” but that preliminary plat has since expired. Construction drawings were submitted in March 2022 in and partially signed off on at some point in the past however the City has no record that they were ever fully signed off by Public Works and can’t verify which departments have approved the drawing at the time of this report.

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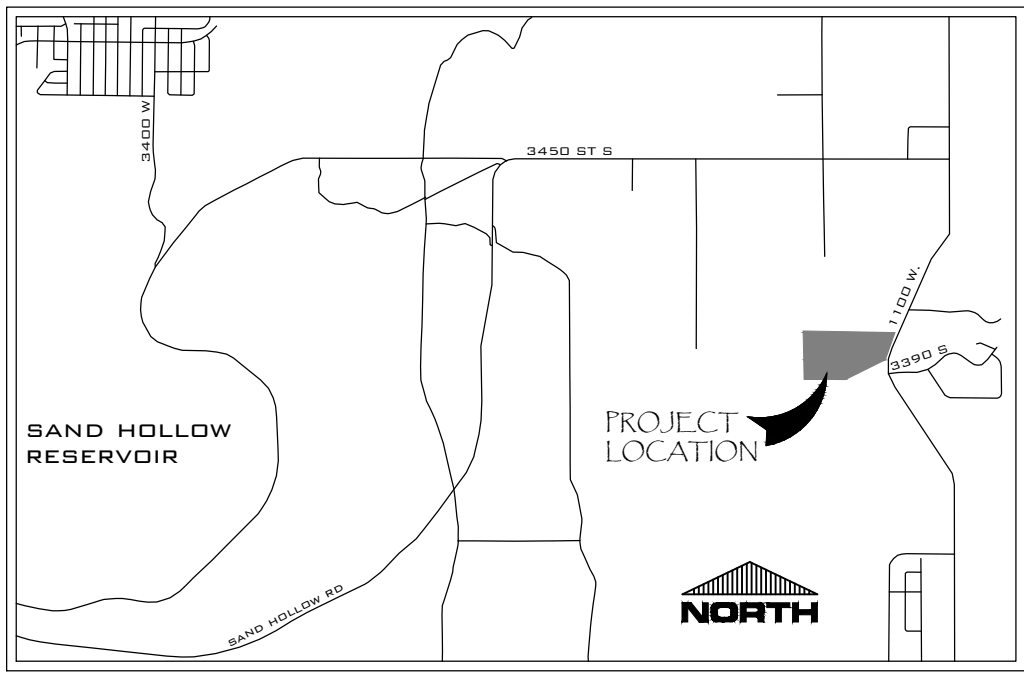
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 - b. Hurricane City Code 9-6-3 states:
 - i. *A. Land shall be developed only where public facilities are in place or will be timely provided to serve proposed development at a level of service which meets*

the City's adopted level of service standards. For each proposed development the City may require an analysis to be completed to determine whether adequate public facilities are available to service the development and whether the development will change existing levels of service or will create a demand which exceeds acceptable levels of service for any public facility, including roadways, intersections, bridges, storm drainage facilities, water storage, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services.

- ii. *B. A proposed development shall not be approved if demand for a public facility will exceed adopted level of service standards unless public facility improvements, reasonably calculated to raise service levels to adopted level of service standards, will be available to serve the development.*
 - c. Power has indicated to staff that they are concerned with the capacity of the power line in the area. The applicant has stated that power has approved the construction drawings, however power has not been able to confirm that. If the applicant or staff is able to obtain the signed construction drawings showing what departments have approved, then staff would recommend that the City honor those signatures.
 - d. Staff also has an increasing concern about water availability in the area as well, and full water models will need to be provided to justify each subdivision. Hurricane City's water engineer has provided a map that shows this area as a Limited Culinary Distribution Capacity area.
6. The connection to Copper Rock shown on the plans is required for second access and water looping. The developers of Copper Rock have been slow to develop this part of the roadway and have not permitted the applicant to tie onto the water line. The applicant has submitted a phasing plan to allow them to move forward without the second access or water loop.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends continuing the item until staff can confirm what departments have signed construction drawings, and to give the applicant time to get will serve letters submitted to the City.



VICINITY MAP
NO SCALE

GENERAL NOTES

1. THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
2. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
3. ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER AND CITY PRIOR TO CONSTRUCTION.
4. ALL WORK SHALL BE CONTAINED ON THE SUBJECT SITE ONLY. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF OF THE APPROVED PROJECT AREA.
5. THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFF SITE.
6. A WATER TRUCK SHALL BE USED ON SITE TO KET DOWN ALL EARTHWORK AND TO CONTROL AIRBORNE PARTICLES.
7. UNLESS SHOWN OTHERWISE ON THESE PLANS OR AS INDICATED IN THE PROJECT CONTRACT DOCUMENTS, ALL CONSTRUCTION SHALL CONFORM TO "THE CITY OF HURRICANE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION," "THE INTERNATIONAL PLUMBING CODE" AND "THE INTERNATIONAL BUILDING CODE" LATEST EDITIONS AS ADMINISTERED BY THE CITY OF HURRICANE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
9. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF HURRICANE, SPECIFICALLY APPENDIX "J" OF "THE INTERNATIONAL BUILDING CODE" LATEST EDITION.
10. PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION START. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT & GRADING PERMIT NUMBER.
11. PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
12. A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRADING, GRADING, OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICES INSPECTORS.
13. ALL WORK AND MATERIALS SHALL MEET CITY OF HURRICANE STANDARDS.
14. SITE GRADING WILL BE DONE FOR THE ENTIRE SITE, NOT BY PHASES.
15. ALL WORK AND MATERIALS SHALL COMPLY WITH THE RECOMMENDATION IN THE GEOTECHNICAL INVESTIGATION REPORT FOR THE COPPER ROCK ESTATES BY LANDMARK TESTING AND ENGINEERING, DATED APRIL 12, 2021.

ENGINEER'S ACKNOWLEDGEMENT

I, ROB REID, ST. GEORGE, UTAH DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HOLD CERTIFICATE OF REGISTRATION LICENSE NUMBER #1. I FURTHER CERTIFY THAT THE DESIGN OF THESE IMPROVEMENT PLANS WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THESE PLANS.

DATE: 02/11/2022

ROB REID CERTIFICATE No. #109106

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
C1.0	COVER SHEET
C2.0	SITE PLAN
C2.1	SITE DETAILS
C3.0	GRADING PLAN
C3.1	GRADING PLAN- DETAILS
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C5.0	UTILITY PLAN - WATER, POWER, & SEWER
C6.0	DETAILS - ASH CREEK
C6.1	DETAILS - HURRICANE CITY
C6.2	DETAILS - HURRICANE CITY
C7.0	PLAN AND PROFILE - 3375 S & 1480 W
C7.1	PLAN AND PROFILE - 1160 W CIR.
C7.2	PLAN AND PROFILE - 1410 W CIR.
C7.3	PLAN AND PROFILE - 1445 W CIR.
C7.4	PLAN AND PROFILE - 1100 WEST
C7.5	PLAN AND PROFILE - STORM DRAINS

CIVIL ENGINEER

ROBERT A. REID, P.E.
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8586
CONTACT: JEFF ALLEN

OWNER/DEVELOPER/CONTACT

WIG DEVELOPMENT
3491 EAST KIRK ROCKS DRIVE
ST. GEORGE, UT 84790
CONTACT: TODD GETZ
(435) 224-3643

PROJECT LOCATION

THE PROJECT IS LOCATED AT:
3370 SOUTH 1100 WEST
HURRICANE, UTAH

GEOTECHNICAL

LANDMARK TESTING & ENGINEERING
145 EAST FACTORY DRIVE
ST. GEORGE UT 84790
(435) 426-0566

ENERGY SERVICES

HURRICANE CITY POWER
1550 S. SAND HOLLOW RD.
HURRICANE, UTAH 84791
(435) 635-5536

WATER

HURRICANE CITY WATER
646 N. 600 N.
HURRICANE, UTAH 84791
(435) 635-4442

SEWER

ASH CREEK SPECIAL SERVICES DISTRICT
1550 S. SAND HOLLOW RD.
HURRICANE, UTAH 84791
(435) 635-2348

NATURAL GAS

DOMINION ENERGY
1155 EAST 300 NORTH
ST. GEORGE, UTAH 84710
(435) 231-4911

TELEPHONE

CENTURYLINK
546 N. 1400 E. (TRAILER)
ST. GEORGE, UTAH 84710
(435) 652-6553

CATV SERVICE

TDS TELECOM
412 WEST 1600 SOUTH
ST. GEORGE, UTAH 84710
(800) 422-5282



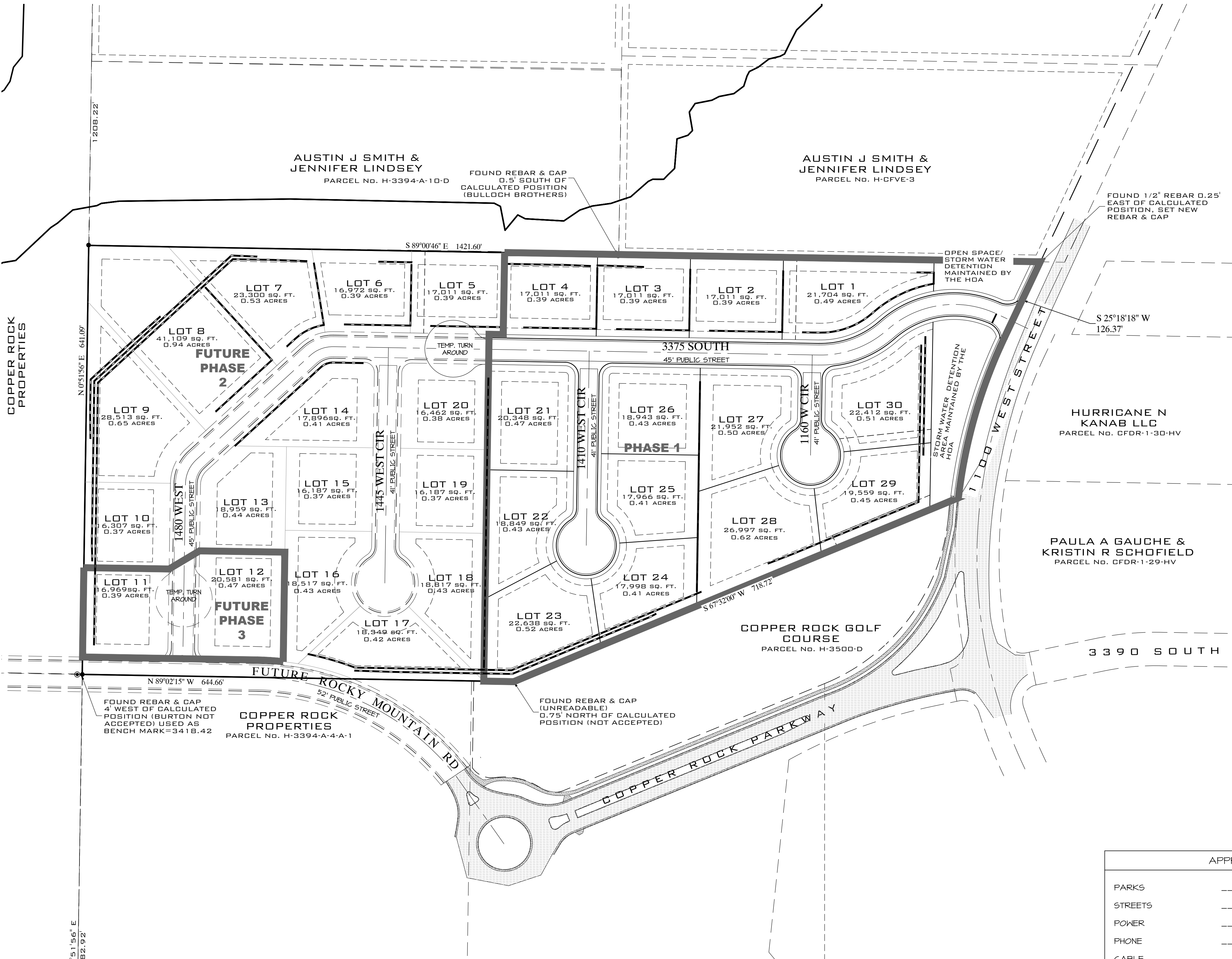
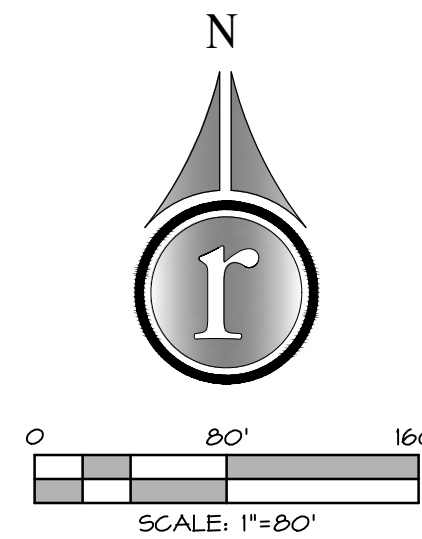
NOTES:
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APPROVALS

PARKS	_____
STREETS	_____
POWER	_____
PHONE	_____
CABLE	_____
GAS	_____
SEWER	_____
FIRE	_____
WATER	_____
CITY ENGINEERING	_____
PUBLIC WORKS	_____
NCWCD	_____

THE VIEWS AT HURRICANE CLIFFS SUBDIVISION

LOCATED IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH.

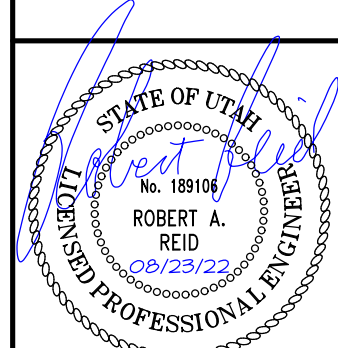


DATE:	12/4/2021
JOB NO.:	12637-21
DESIGNED BY:	ZJC
CHECKED BY:	RAR
DWG:	Construction Set
DATE:	08/23/2022
SECOND CITY REVIEW	
REVISIONS	



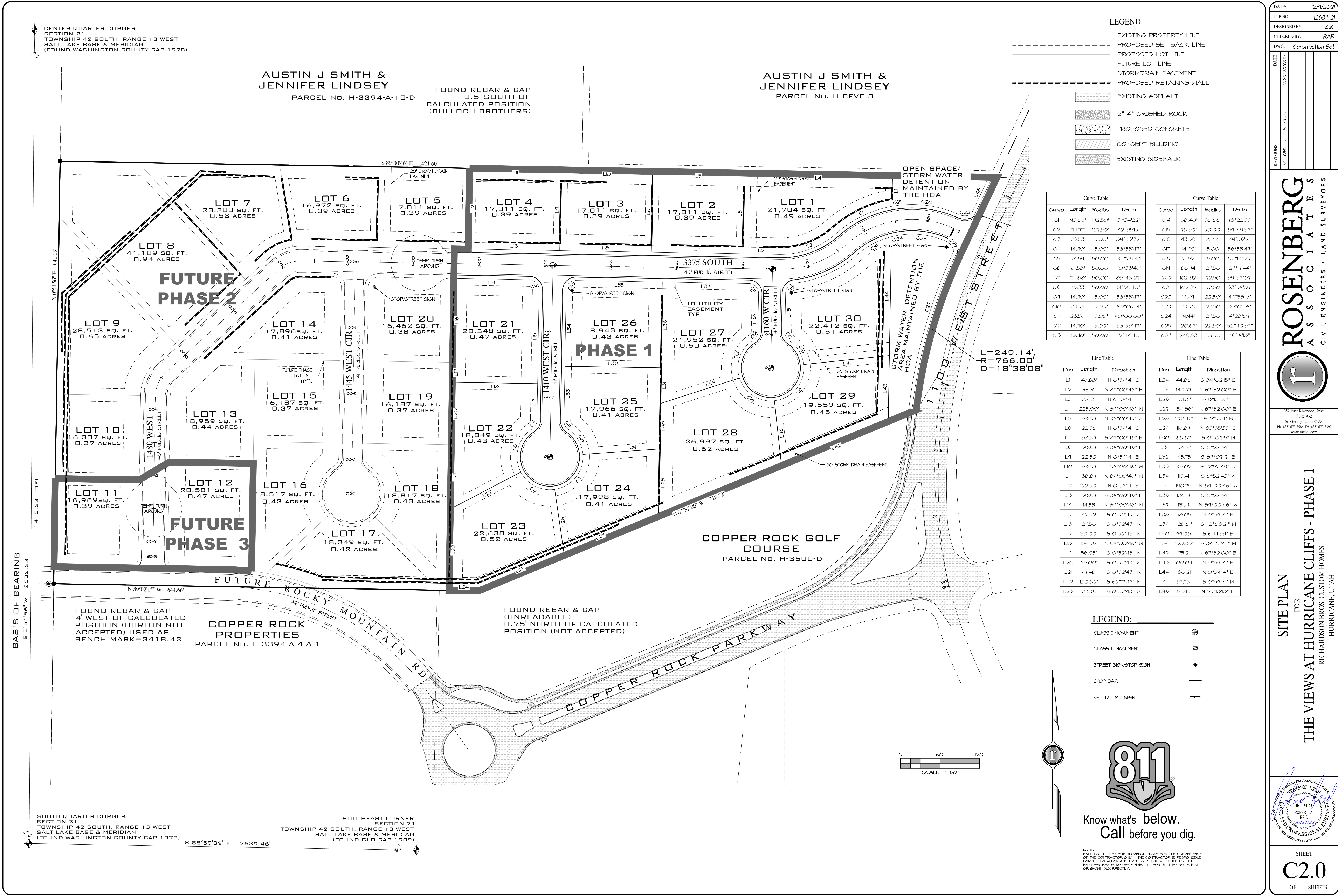
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St. George, Utah 84790
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www.racivil.com

COVER SHEET
FOR
THE VIEWS AT HURRICANE CLIFFS - PHASE 1
RICHARDSON BROS. CUSTOM HOMES
HURRICANE, UTAH



SHEET

C1.0



DATE: 12/14/2021
JOB NO.: 12637-21
DESIGNED BY: ZJC
CHECKED BY: RAR
DWG: Construction Set

REVISIONS
DATE: 08/23/2022
SECOND CITY REVIEW

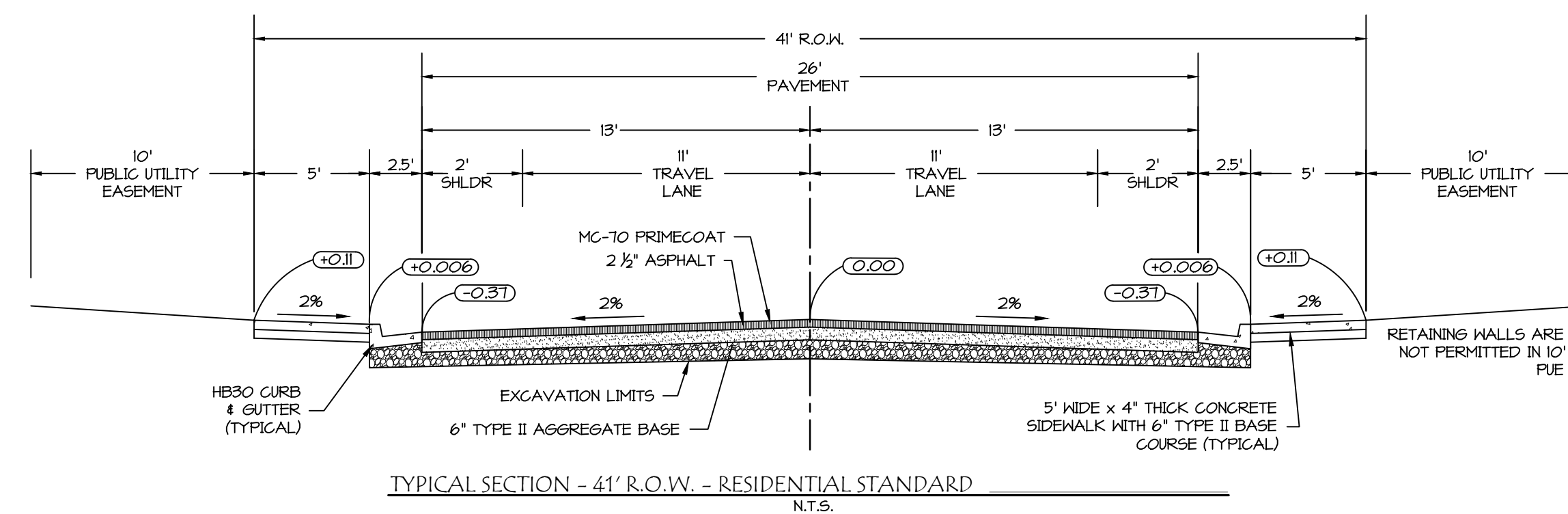
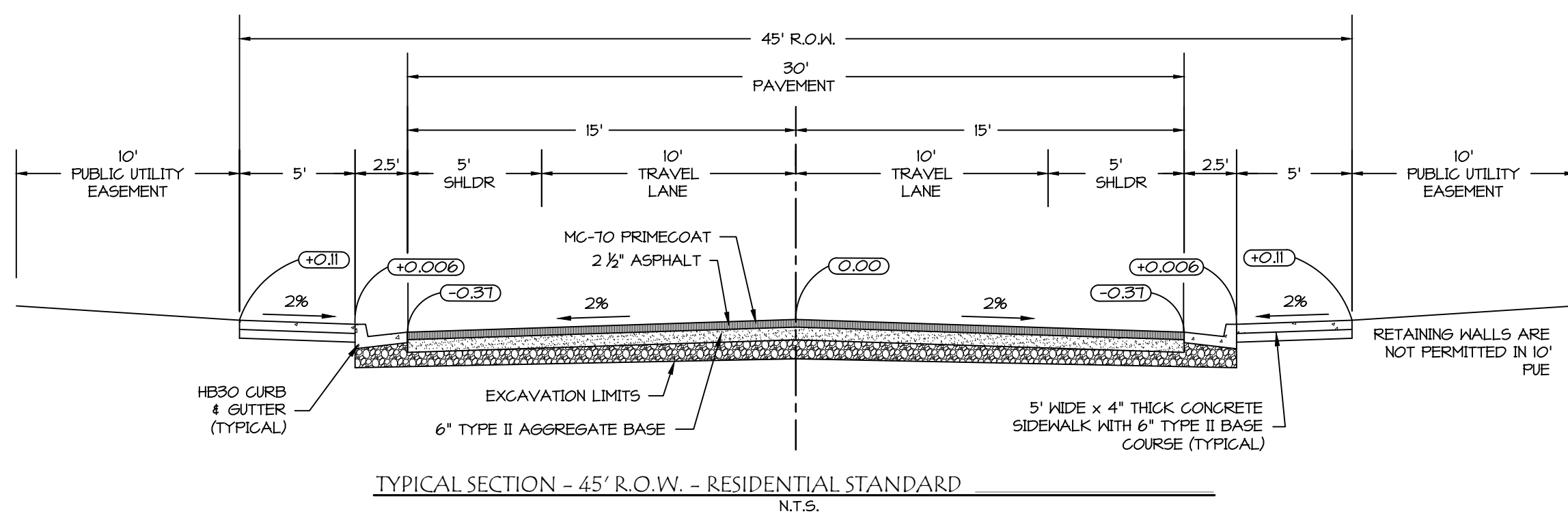
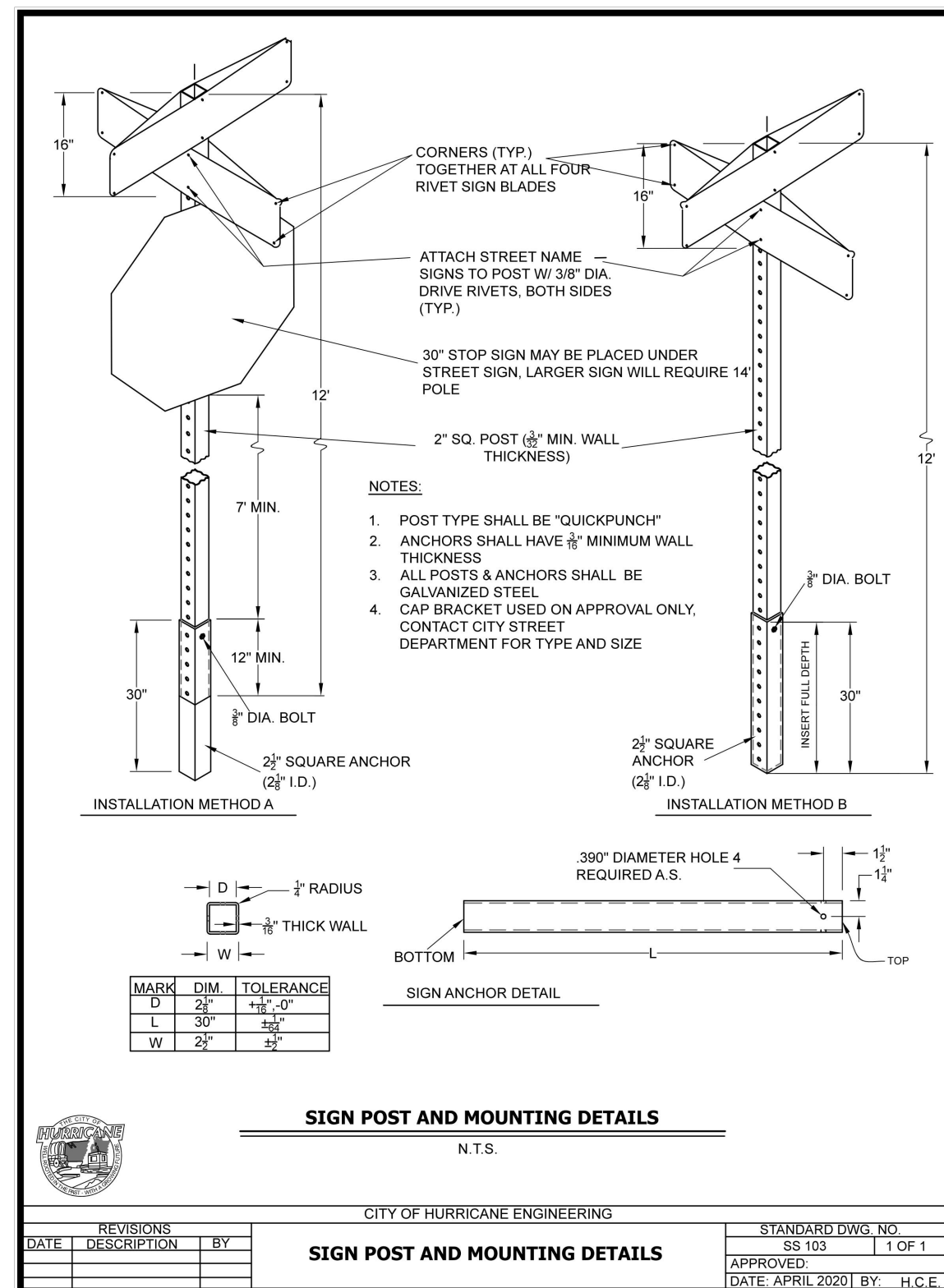
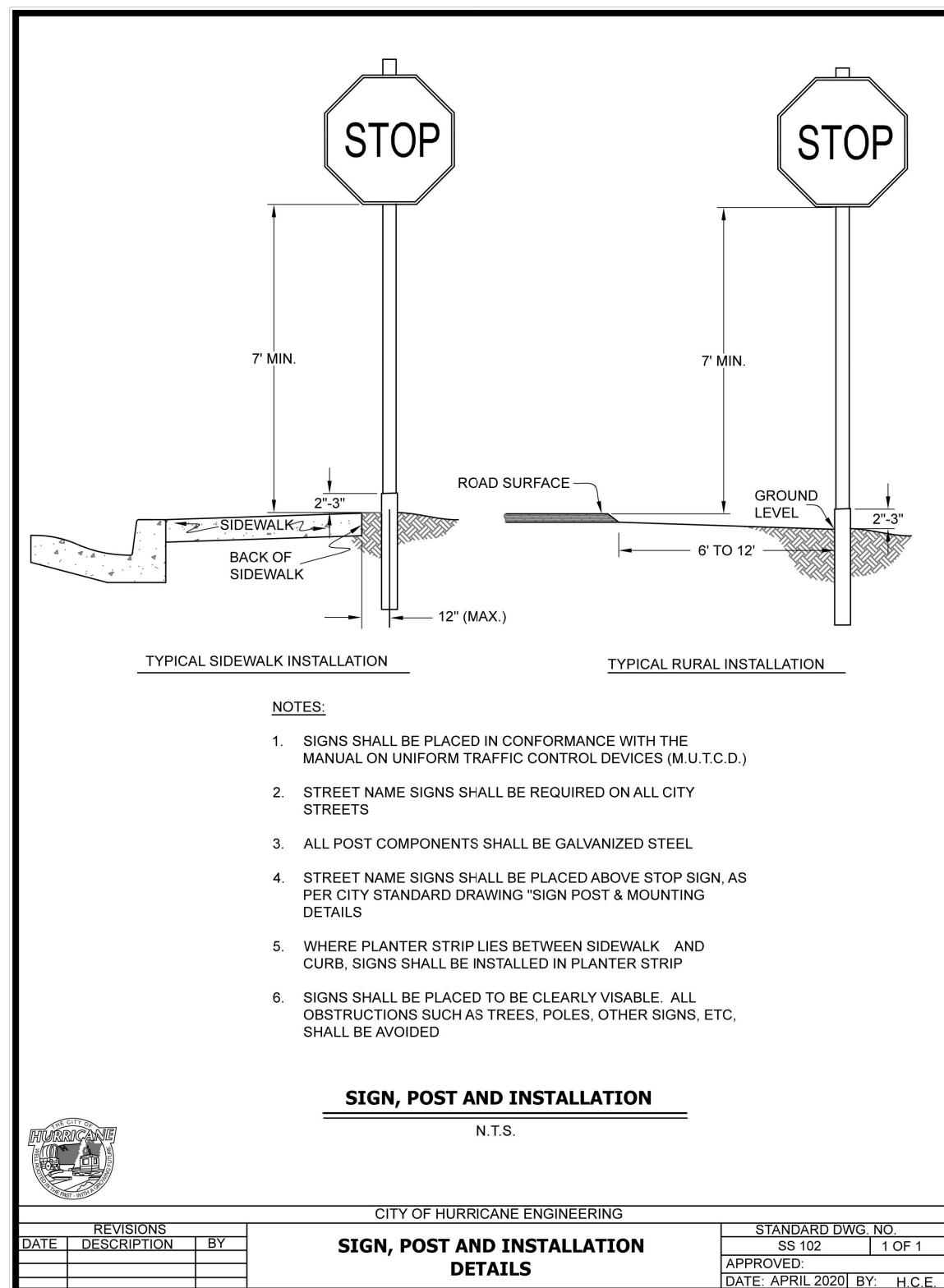
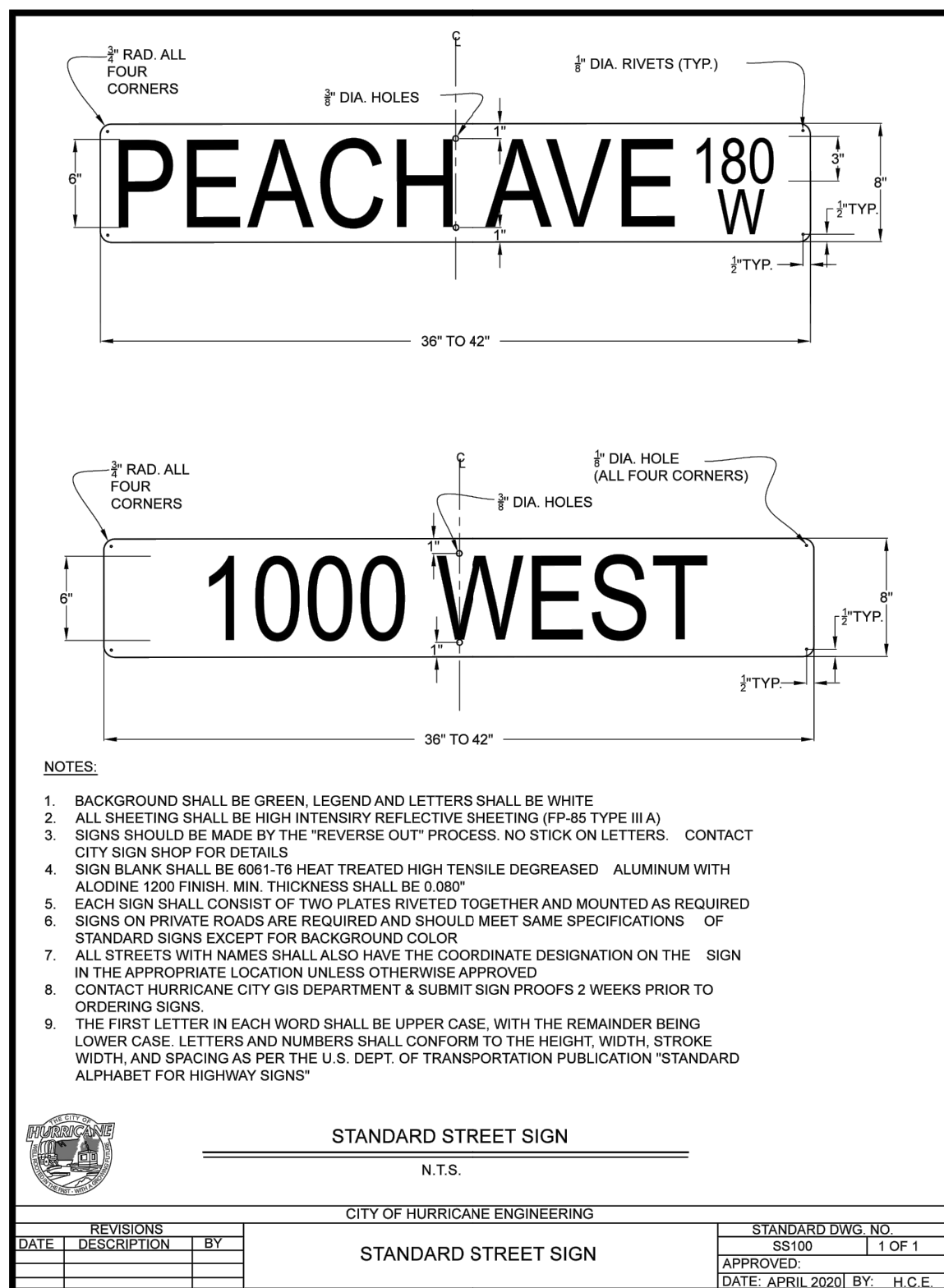
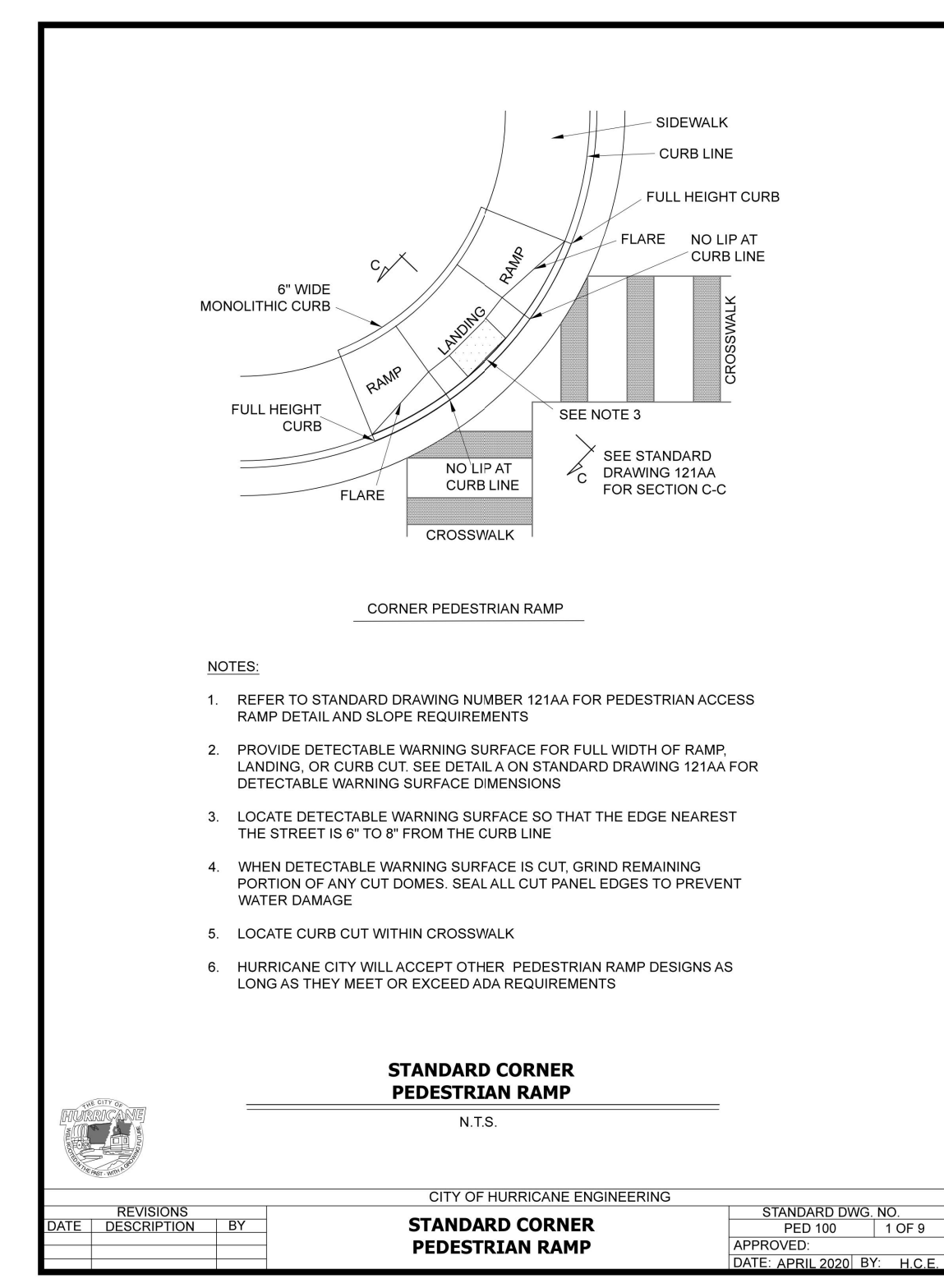
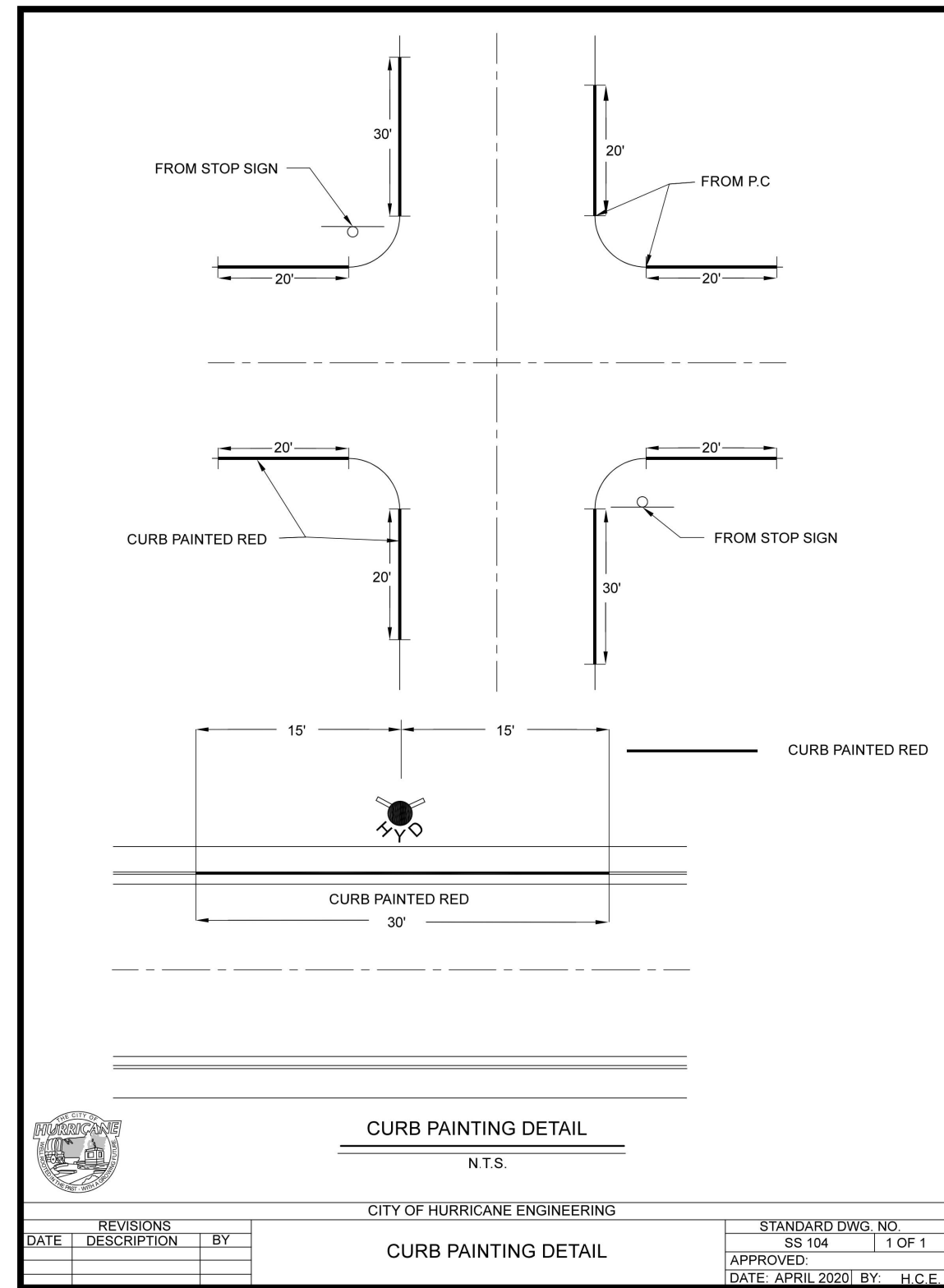
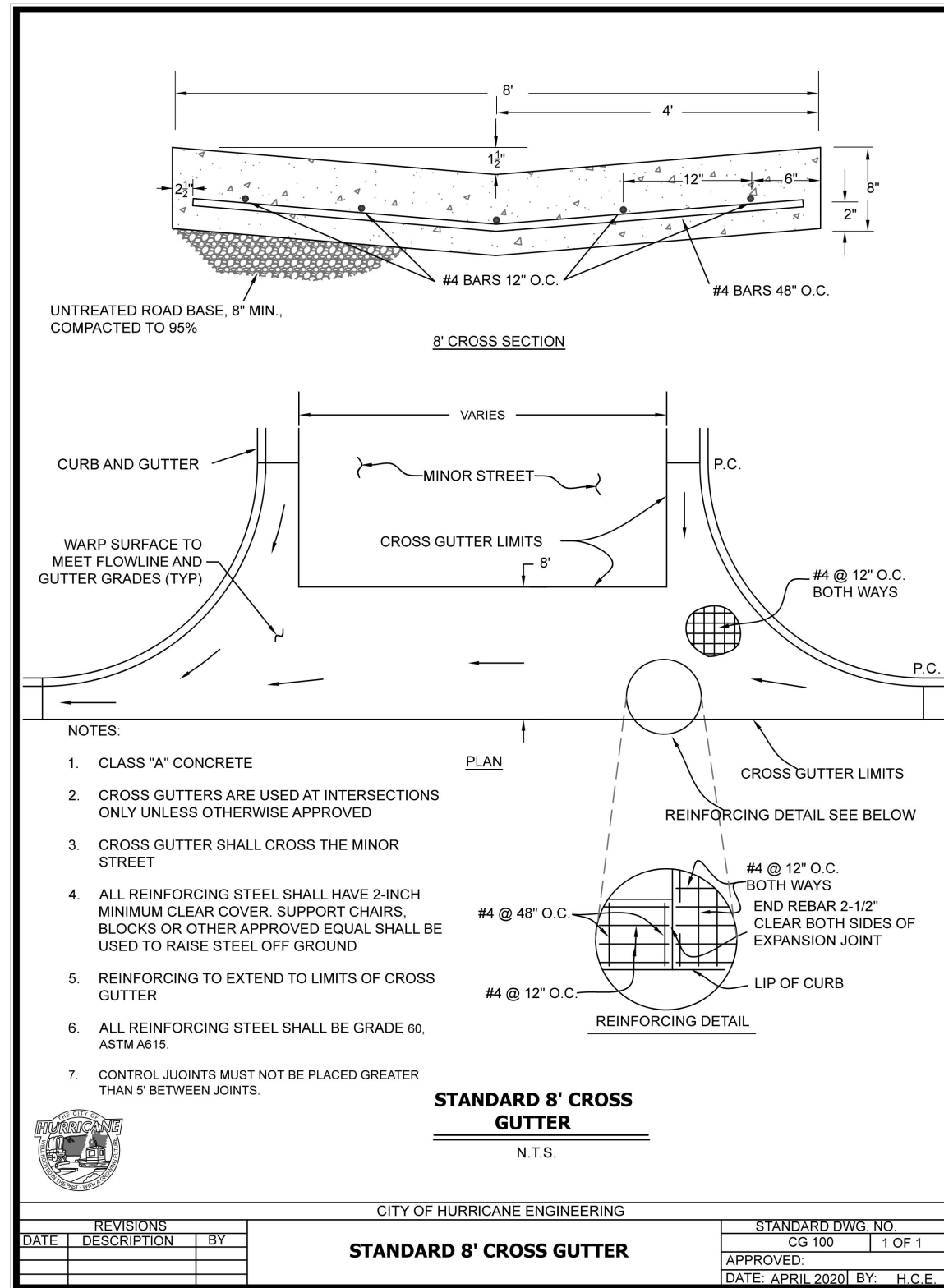
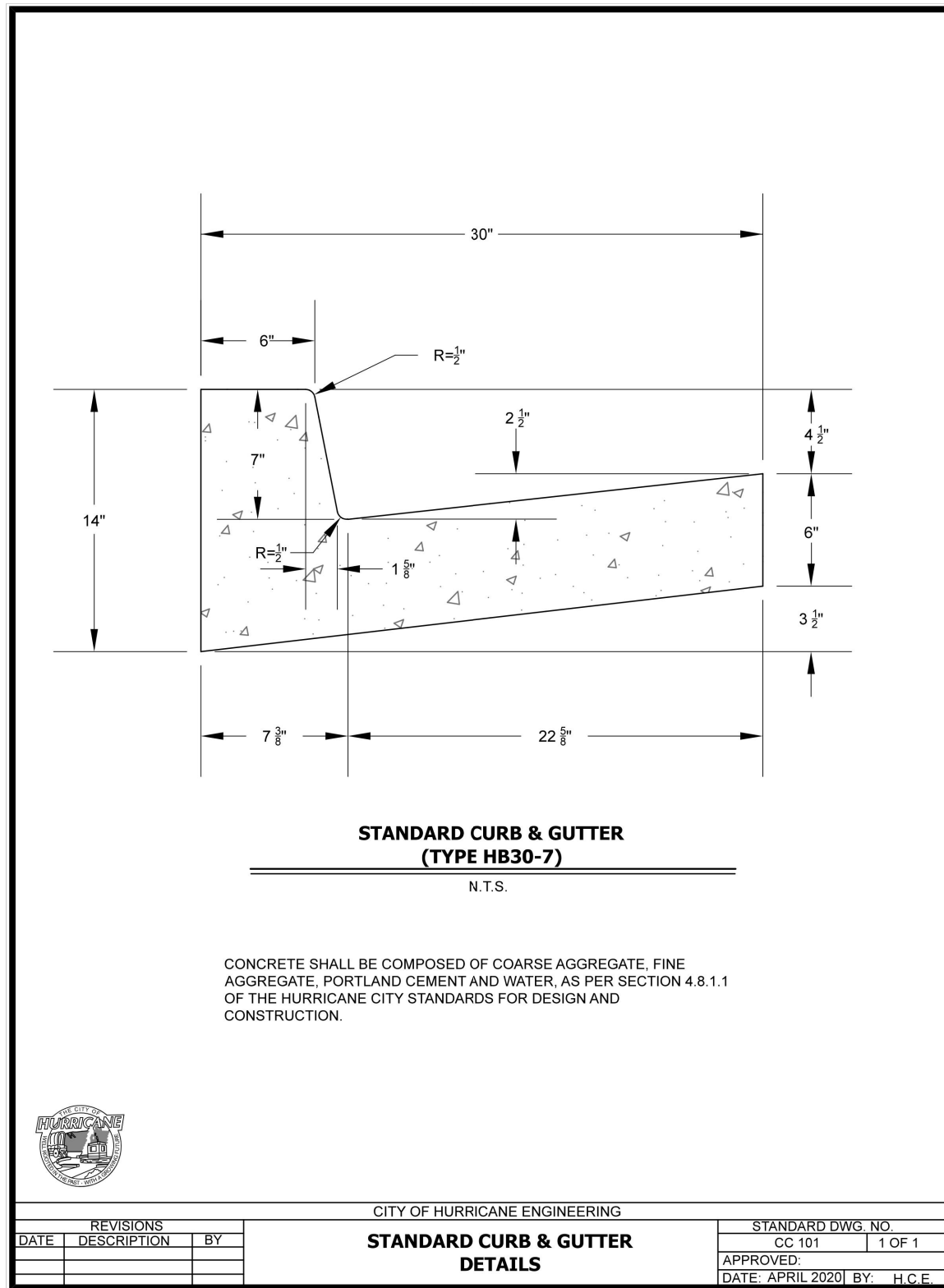
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Suite A-2
St. George, Utah 84790
Ph (435) 673-8386 Fa (435) 673-8397
www.roseberg.com

SITE PLAN
FOR
THE VIEWS AT HURRICANE CLIFFS - PHASE 1
RICHARDSON BROS. CUSTOM HOMES
HURRICANE, UTAH

STATE OF UTAH
No. 189106
ROBERT A. REID
08/23/22
PROFESSIONAL ENGINEER

SHEET
C2.0
OF SHEETS



DATE: 12/4/2021

JOB NO.: 12637-21

DESIGNED BY: ZJC

CHECKED BY: RAR

DWG: Construction Set

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SECOND CITY REVIEW

REVISIONS

ROSENBERG

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www.rsgill.com

SITE DETAILS - MISC.

FOR

THE VIEWS AT HURRICANE CLIFFS - PHASE 1

RICHARDSON BROS. CUSTOM HOMES

HURRICANE, UTAH

STATE OF UTAH

NO. 189106

ROBERT A. REID

08/23/22

REGISTERED PROFESSIONAL ENGINEER

SHEET

C2.1

OF SHEETS

OWNER/DEVELOPER/CONTACT

MTG DEVELOPMENT
3441 EAST KIRK ROCKS DRIVE
ST. GEORGE, UT 84790
CONTACT: TODD GETZ
(435) 224-3643

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
ROBERT A. REID, P.E.
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8586

GRADING NOTES

- ALL EXCAVATIONS, GRADING, AND FILL OPERATIONS SHALL COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION FOR THE PROPOSED ESTATES AT COPPER ROCK SUBDIVISION, PREPARED BY LANDMARK TESTING AND ENGINEERING, DATED APRIL 12, 2021.
- THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
- ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER AND HURRICANE CITY PRIOR TO DELIVERY TO THE SITE. STRUCTURAL FILL SHOULD BE PLACED IN MAXIMUM EIGHT-INCH LOOSE LIFTS AND COMPACTED ON A HORIZONTAL PLANE. GRANULAR SOILS IN COMPACTED FILLS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
- ALL EXCAVATIONS, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.
- UNLESS SHOWN OTHERWISE ON THESE PLANS AND APPROVED BY HURRICANE CITY, ALL CONSTRUCTION SHALL CONFORM TO HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION LATEST EDITIONS AS ADMINISTERED BY HURRICANE CITY.
- A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING, OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICES INSPECTORS.
- OWNER IS RESPONSIBLE FOR ALL ON-SITE DETENTION AND DRAINAGE.
- RETAINING WALLS ARE NOT PERMITTED IN THE 10' PUE

EARTHWORK VOLUMES:

2D AREA (sq ft)	CUT (cu. yd)	FILL (cu. yd)	NET (cu. yd)(FILL)
712,003	91,800	103,761	12581

THE EARTHWORK CUT AND FILL VOLUMES SHOWN ON THIS PLAN ARE BASED ON THE VOLUME DIFFERENCES BETWEEN TWO DIGITAL TERRAIN MODELS (DTMs), OR SURFACES, THE EXISTING GROUND SURFACE AND THE PROPOSED FINISHED GRADE SURFACE. THE CONTRACTOR IS TO CALCULATE THE PROPOSED FINISHED SUB-GRADE SURFACE BY SUBTRACTING THE VOLUME OF THE PROPOSED IMPROVEMENTS, ASPHALT, CURBS AND GUTTERS, SIDEWALKS, WATERWAYS, HANDICAP RAMPS, AND BASE COURSE FROM VOLUME OF THE PROPOSED FINISHED GROUND SURFACE. THIS COMPARISON IS PRESENTED FOR REFERENCE ONLY AS THE FIRST STEP IN THE PROCESS OF PERFORMING THOROUGH EARTHWORK CALCULATIONS AND DOES NOT REFLECT OR REPRESENT A FINAL ESTIMATE OF ACTUAL EARTH TO BE MOVED. UPON REVIEW OF THE GEOTECHNICAL REPORT, THE CONTRACTOR RESPONSIBLE FOR EXCAVATION SHALL ACCOUNT FOR OVER-EXCAVATION, SCARPING, AND ADJUSTMENT FOR ALL IMPROVEMENTS NOT ACCOUNTED FOR IN THE FINISHED SUB-GRADE SURFACE, INCLUDING LANDSCAPING, BULKING AND/OR SHRINKAGE OF MATERIAL, IMPORT OF BEDDING MATERIAL AND OTHER MATERIALS, EXCAVATION AND COMPACTION OF UTILITY TRENCHES, AND OTHER FACTORS TO MAKE A FINAL DETERMINATION OF THE TOTAL EARTHWORK REQUIRED FOR THE PROJECT. IN SOME CASES, ADDITIONAL CONSULTATIONS WITH THE GEOTECHNICAL ENGINEER AND CIVIL ENGINEER MAY BE REQUIRED.

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED AS R1-H5: RESIDENTIAL
- THE SUBJECT PROPERTY DOES NOT FALL WITHIN THE TAKE AREA FOR THE MOJAVE DESERT TORTOISE
- RETAINING WALLS ARE NOT PERMITTED IN THE 10' PUE
- THERE IS A 10' SETBACK FOR STRUCTURES FROM ALL RETAINING WALLS

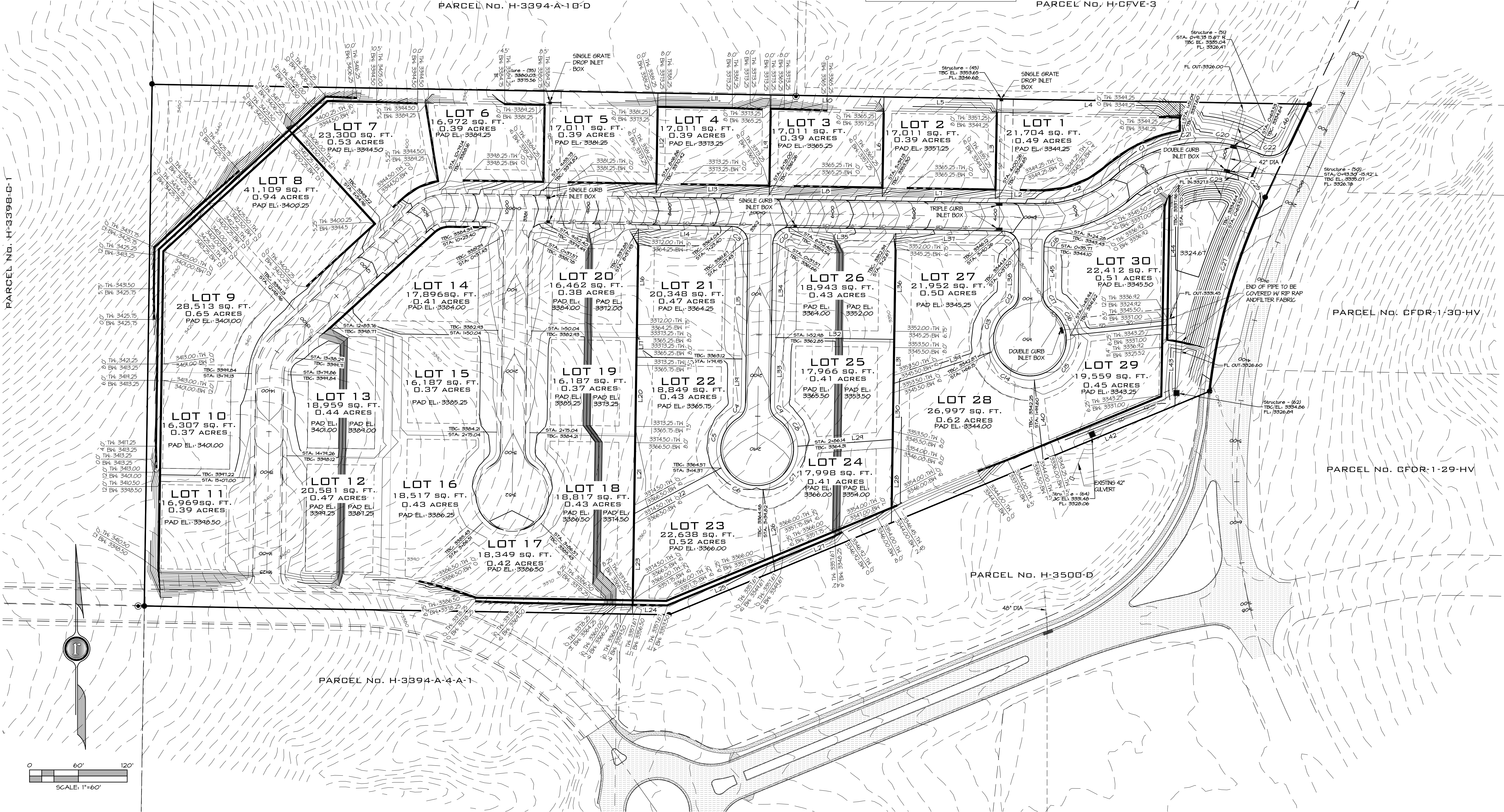


Know what's below.
Call before you dig.

NOTICE: EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

STAGE STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
3324.000	210.00	N/A	N/A	0.00	N/A	0.00
3325.000	4112.73	1.000	2141.31	2141.31	1012.17	1012.17
3326.000	6248.05	1.000	5505.34	7646.76	5445.70	7251.87
3327.000	8165.20	1.000	7531.62	15228.38	7522.72	14180.60
3328.000	8266.26	1.000	855.73	23744.10	853.32	23243.42
3329.000	4586.94	1.000	4226.60	32470.71	4224.26	32510.17
3330.000	10321.25	1.000	9457.04	42427.80	9454.80	42472.47
3331.000	11087.17	1.000	10707.21	53635.01	10704.96	53771.43
3332.000	11266.71	1.000	11476.94	65111.45	11474.73	64652.67
3333.000	12665.87	1.000	12266.24	77378.24	12264.12	76476.78

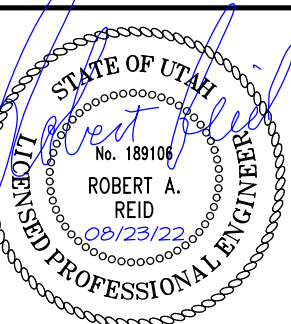


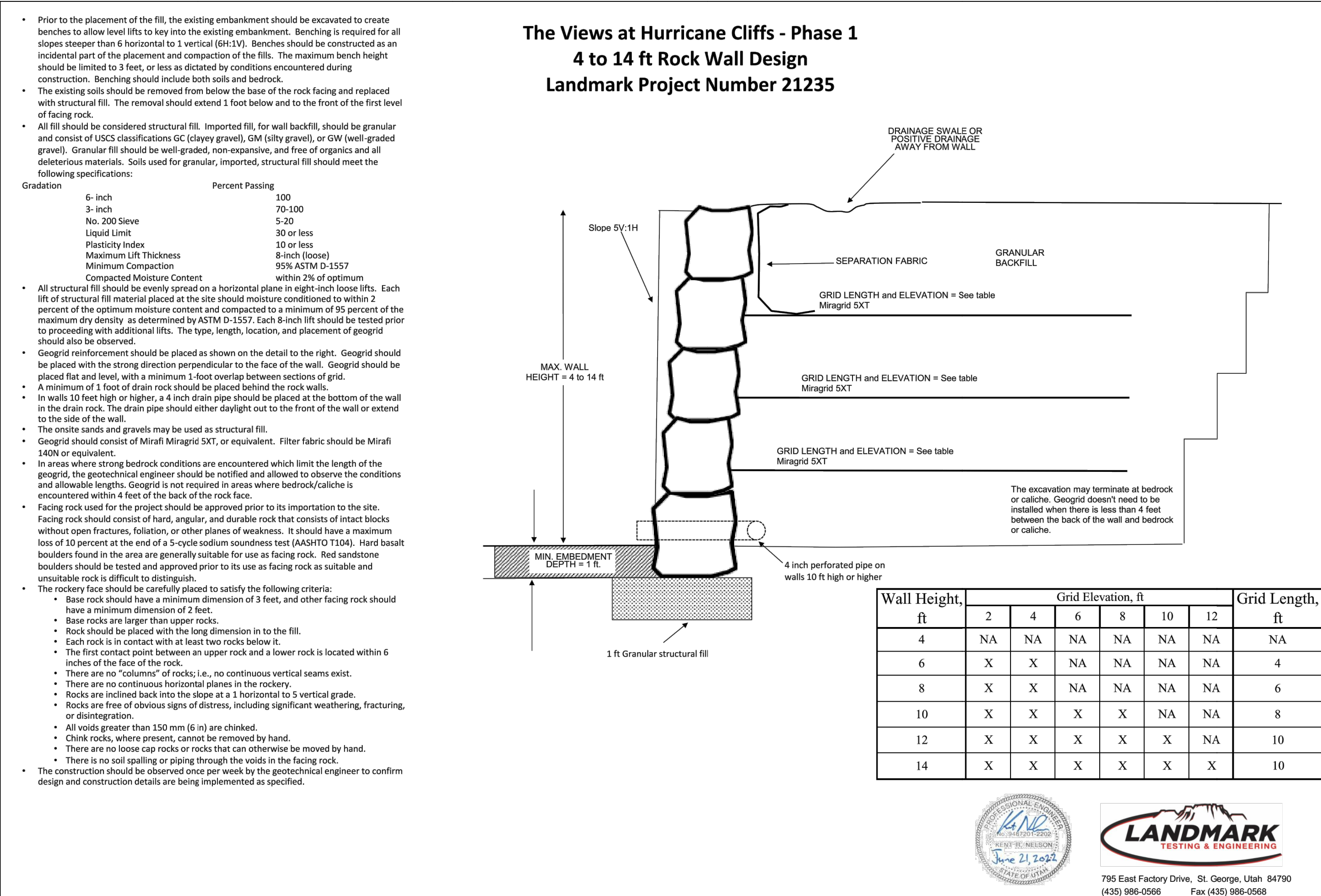
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REVISIONS:	SECOND CITY REVIEW

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GRADING & DRAINAGE PLAN
FOR
THE VIEWS AT HURRICANE CLIFFS - PHASE 1
RICHARDSON BROS. CUSTOM HOMES
HURRICANE, UTAH



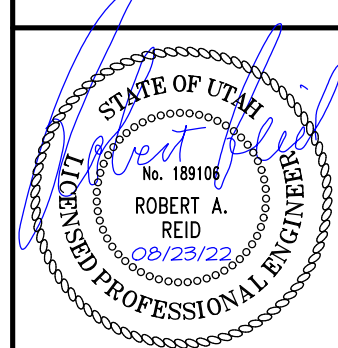


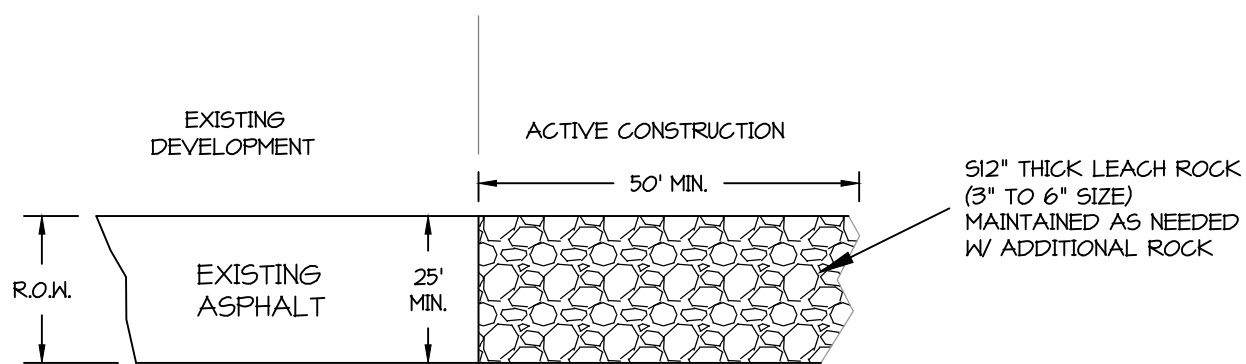
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St. George, Utah 84790
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www.rgsll.com

GRADING & DRAINAGE DETAIL
FOR
THE VIEWS AT HURRICANE CLIFFS - PHASE 1
RICHARDSON BROS. CUSTOM HOMES
HURRICANE, UTAH





Typical Tracking Prevention Pad Detail
N.T.S.

SEDIMENT EROSION CONTROL NOTES:

1. PROVIDE SEDIMENT BASINS AT THE BOTTOM OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEANED AFTER EVERY STORM EVENT. THE BASINS MAY BE REMOVED AFTER SOIL STABILIZATION AND VEGETATION IS ESTABLISHED ON ERODABLE SLOPES.
2. PROVIDE SEDIMENT CONTROL AROUND EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
3. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSPECTED AND MAINTAINED REGULARLY AND AFTER EVERY STORM EVENT.
4. ANY ALTERNATIVE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY THE ENGINEER AND THE CITY OF HURRICANE.
5. THE CONTRACTOR SHOULD FOLLOW A WORK SCHEDULE THAT COORDINATES THE TIMING OF LAND-DISTURBING ACTIVITIES.
6. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE.
7. PRACTICE STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS.
8. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL BMPs.
9. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE ENGINEER OR THE CITY OF HURRICANE.
10. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS.
11. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL ENTRANCES AND EXITS.
12. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED AS TO NOT ENTER THE STORM WATER SYSTEM.
13. CONTRACTOR SHALL PROVIDE DUST CONTROL AT ALL TIMES DURING CONSTRUCTION.
14. THE LIMITS OF DISTURBANCE SHALL BE STAKED BEFORE CONSTRUCTION BEGINS.
15. COMPLY WITH ALL REQUIREMENTS FROM THE CITY OF HURRICANE AND THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY.

DUST CONTROL:

DUST CONTROL MEASURES SHALL BE OBSERVED AT ALL TIMES AND MUST CONFORM TO CITY OF HURRICANE STANDARDS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING (ON-SITE WATER TANK WILL BE PROVIDED BY THE DEVELOPER):

EARTH MOVING ACTIVITIES:

1. APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS, AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING, AND AFTER EARTHMOVING OPERATIONS.
2. PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
3. OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.
4. APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

5. WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST, AND PRIOR TO EXPECTED WIND EVENTS.
6. INSTALL FENCING-BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

LEGEND:

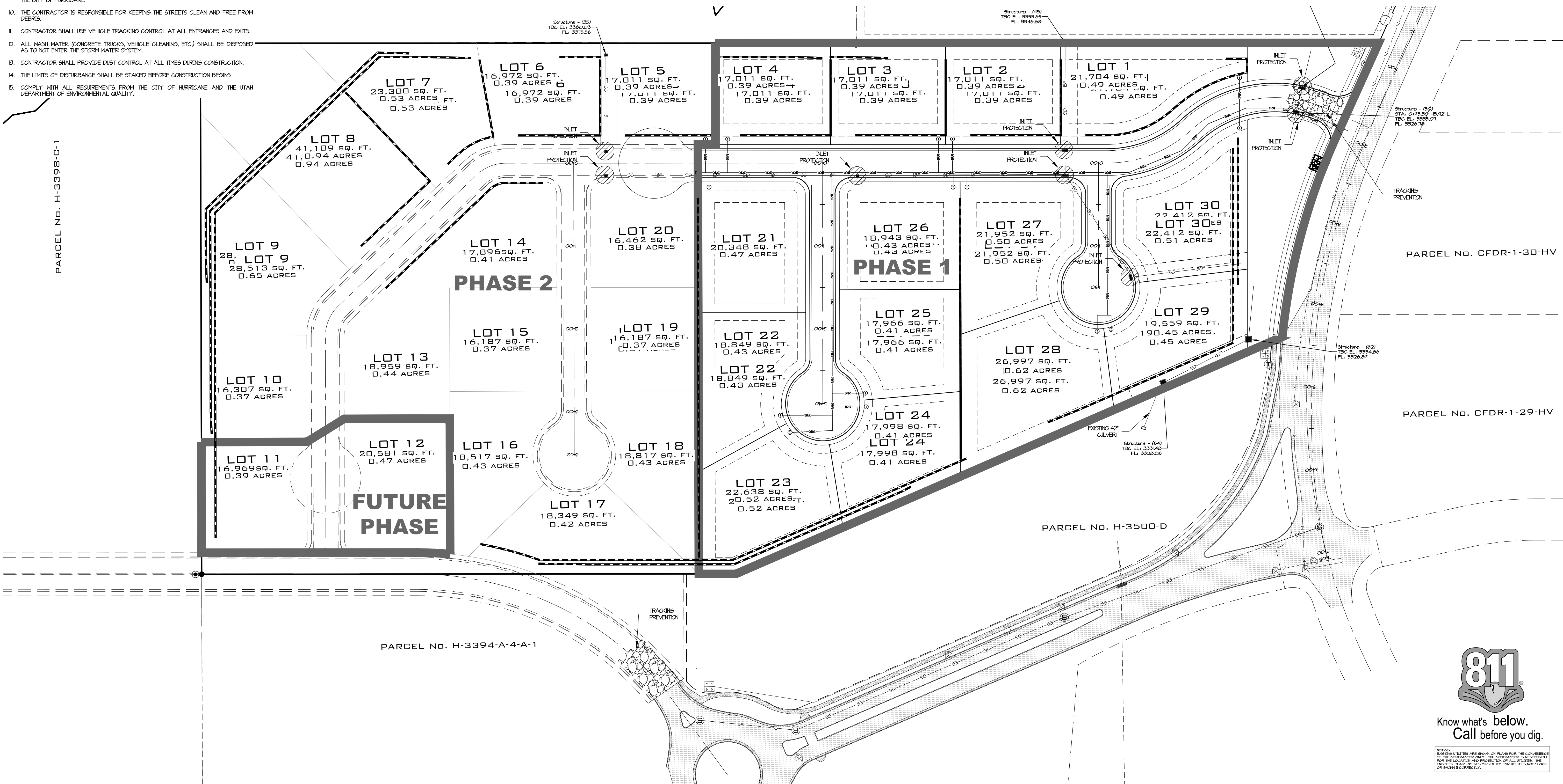
EXISTING	DESCRIPTION	PROPOSED
---	2' CONTOUR	---
---	10' CONTOUR	---
---	TOP BACK CURB	---
---	FLOWLINE CURB	---
---	DITCH FLOWLINE/DRAINAGE SHALE	---
---	ASPHALT PAVEMENT	---
---	CONCRETE PAD	---
---	GRAVEL DRIVEWAY	---
---	SURFACE FLOW DIRECTION	---
---	RETAINING WALL	---
---	SILT FENCE	---

STORMWATER POLLUTION PREVENTION NOTES:

1. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. DROP INLET SILT BARRIERS TO BE INSTALLED IMMEDIATELY AFTER INSTALLATION OF EACH CATCH BASIN.
3. STORAGE/STAGING AREA, CONCRETE WASHOUT AREA ARE LOCATED AT CONSTRUCTION STORAGE AREA MAINTAINED BY EARTHWORK CONTRACTOR.
4. CONTRACTOR SHALL UPDATE LOCATION OF RESTROOMS AND TRASH BIN WITH APPROPRIATE BMP MEASURES.

LONG TERM MAINTENANCE (POST CONSTRUCTION)

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDING AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE. THE PROPERTY OWNER IS RESPONSIBLE TO COMPLY WITH ALL APPLICABLE STORM WATER REGULATIONS AT ALL TIMES. ALL BMPs SHALL BE MAINTAINED TO EFFECTIVELY PREVENT THE IMPACTS OF THIS PROJECTS CONSTRUCTION AND USE ON STORM WATER QUALITY.
2. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED BY OWNER:
 - A. PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/2 FULL. INSPECTIONS SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
 - B. LITTER, DEBRIS, AND CHEMICALS MUST BE PICKED UP AND KEPT IN A LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE.
 - C. PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS AS TO NOT WASH INTO THE STORM DRAIN SYSTEM.



Know what's below.
Call before you dig.

NOTICE: UTILITY LOCATIONS ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

DATE:	12/14/2021
JOB NO.:	12637-21
DESIGNED BY:	ZJC
CHECKED BY:	RAR
DWG:	Construction Set
DATE:	08/23/2022
REVISIONS:	SECOND CITY REVIEW

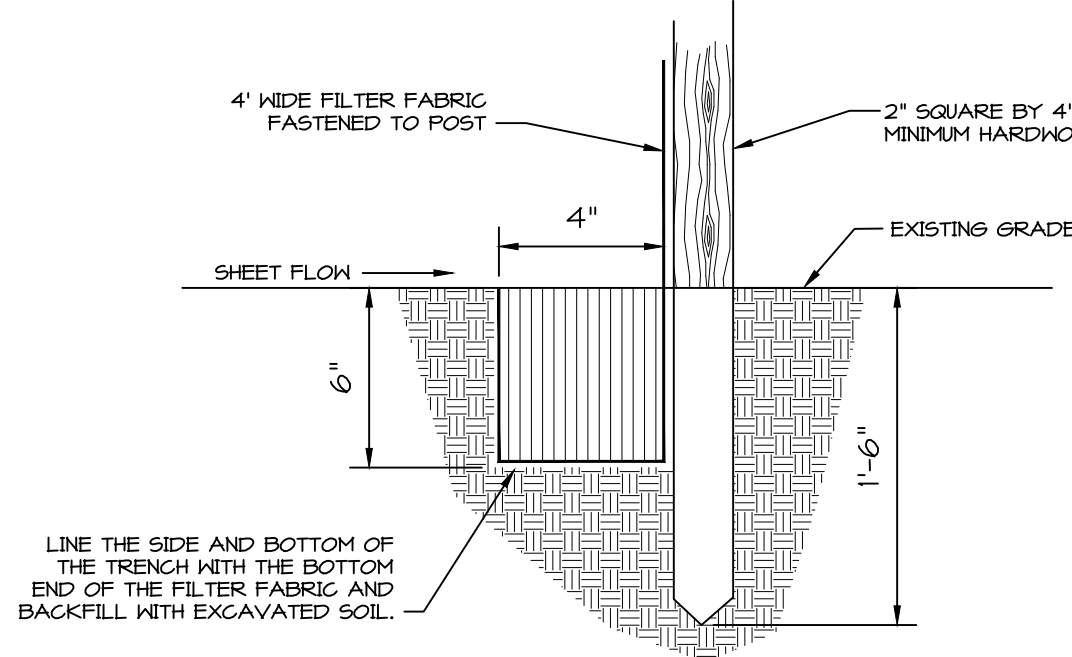
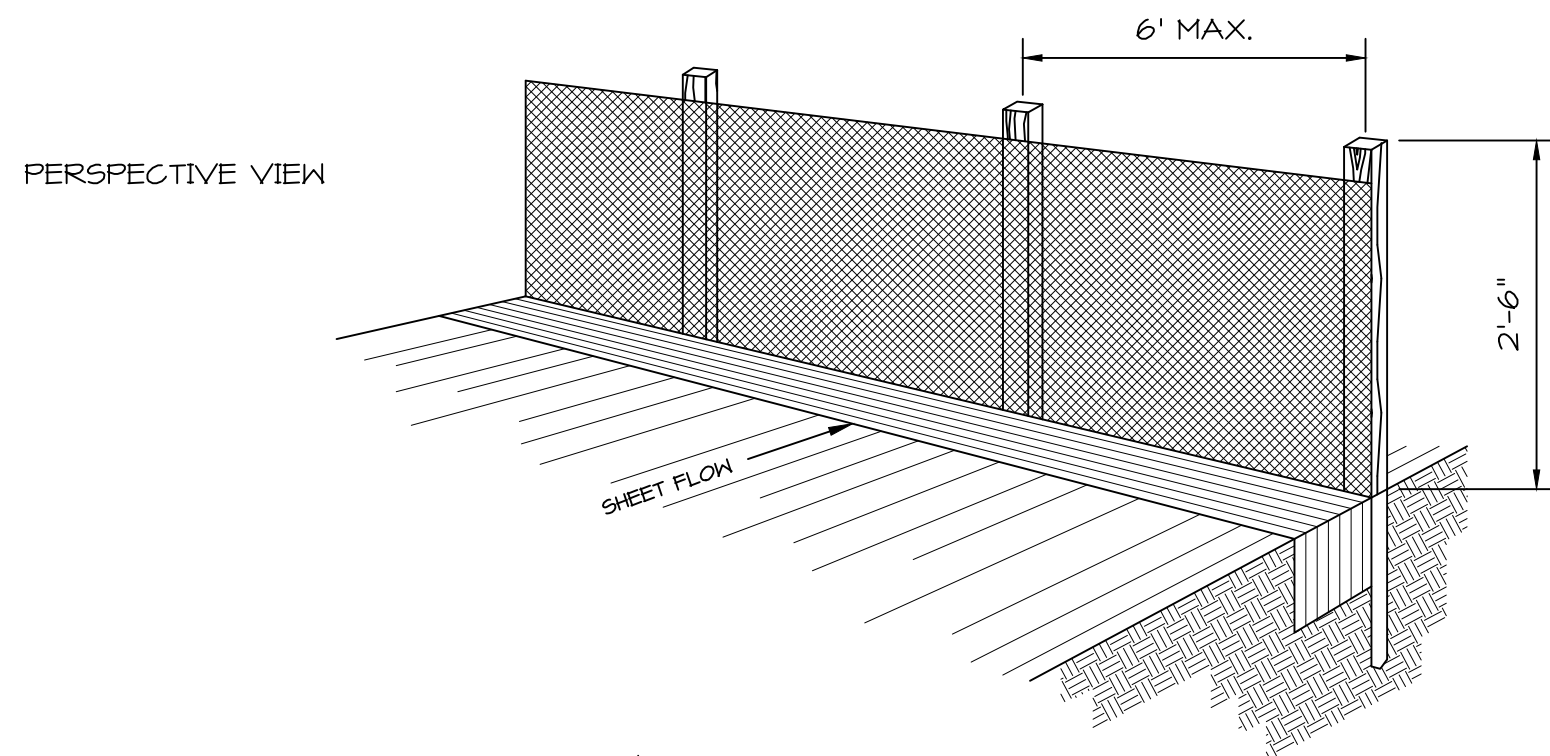
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EROSION CONTROL PLAN
FOR
THE VIEWS AT HURRICANE CLIFFS - PHASE 1
RICHARDSON BROS. CUSTOM HOMES
HURRICANE, UTAH

STATE OF UTAH
No. 189106
ROBERT A. REID
08/23/22
PROFESSIONAL ENGINEER

SHEET
C4.0
OF SHEETS

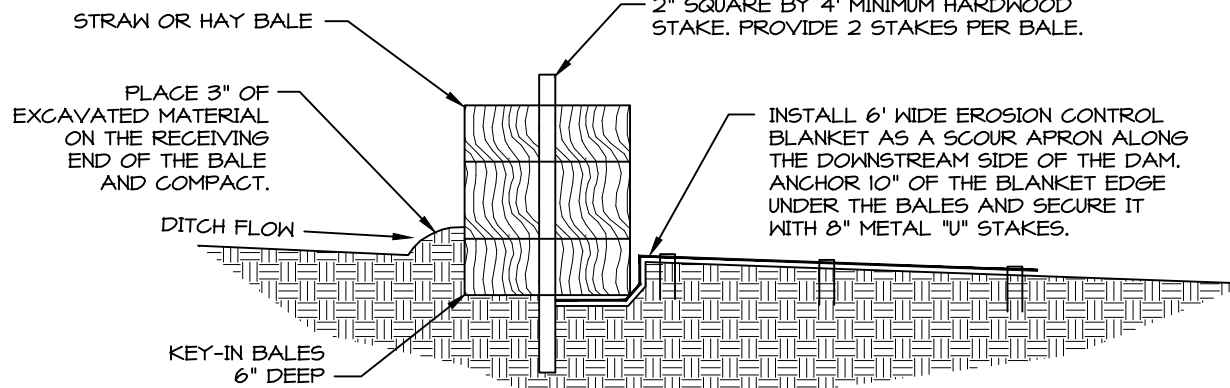


SECTION

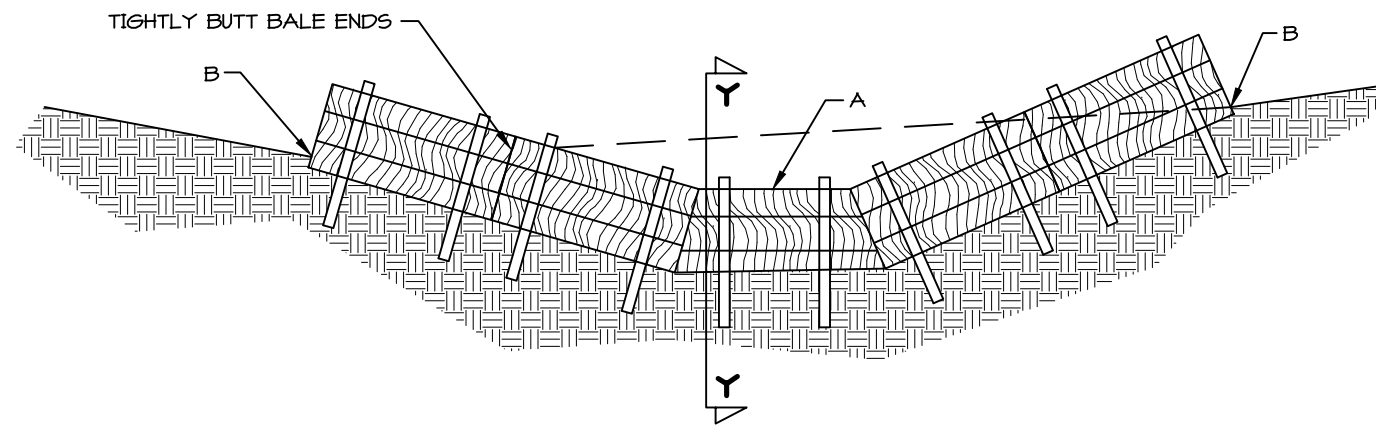
NOTES:

1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5' TO 10' BEYOND THE TOE OF SLOPE.
2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
4. EXTEND THE BOTTOM 1'-4" OF FILTER FABRIC TO LINE ALL THREE SIDES OF THE TRENCH.
5. TO AVOID EXCESSIVE PONDING OF WATER AT LOW POINTS ALONG THE FENCE, PROVIDE AN OPENING IN THE SILT FENCE AND INSTALL A CHECK DAM.
6. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE FILTER FABRIC AT A POST WITH 6" OVERLAPS AND SECURELY FASTEN BOTH ENDS TO THE POST.
7. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.
8. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVE BY THE ENGINEER.

A SILT FENCE



SECTION Y-Y

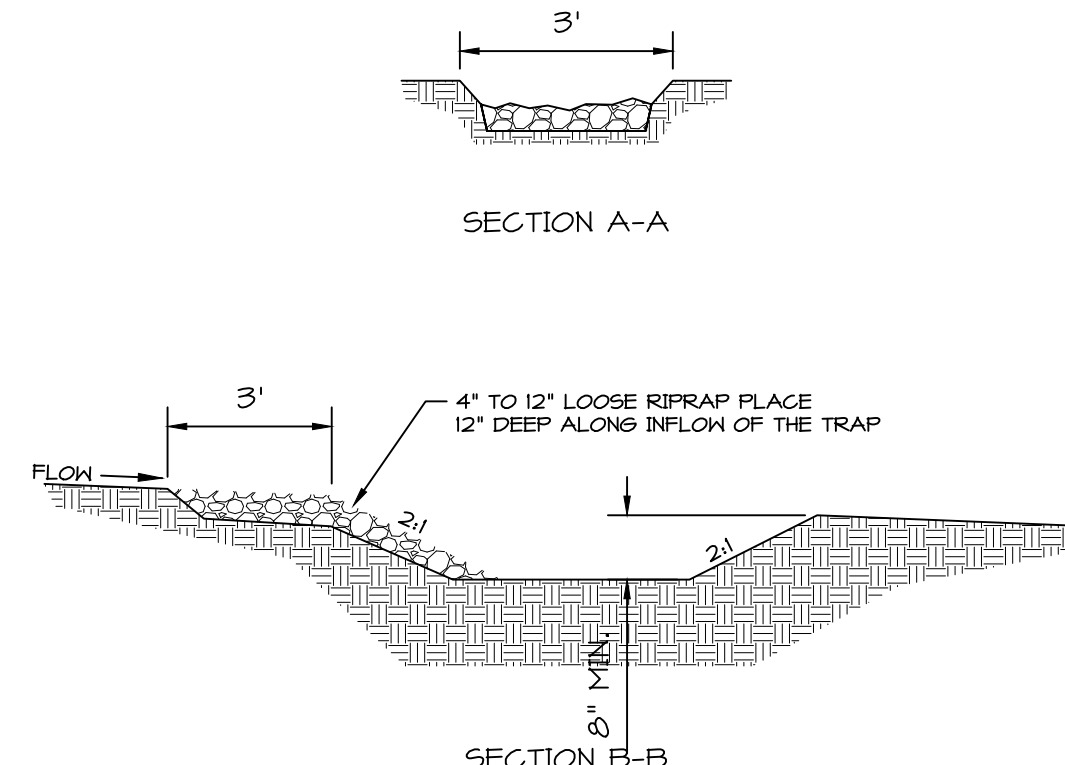


STRAW OR HAY BALE CHECK DAM

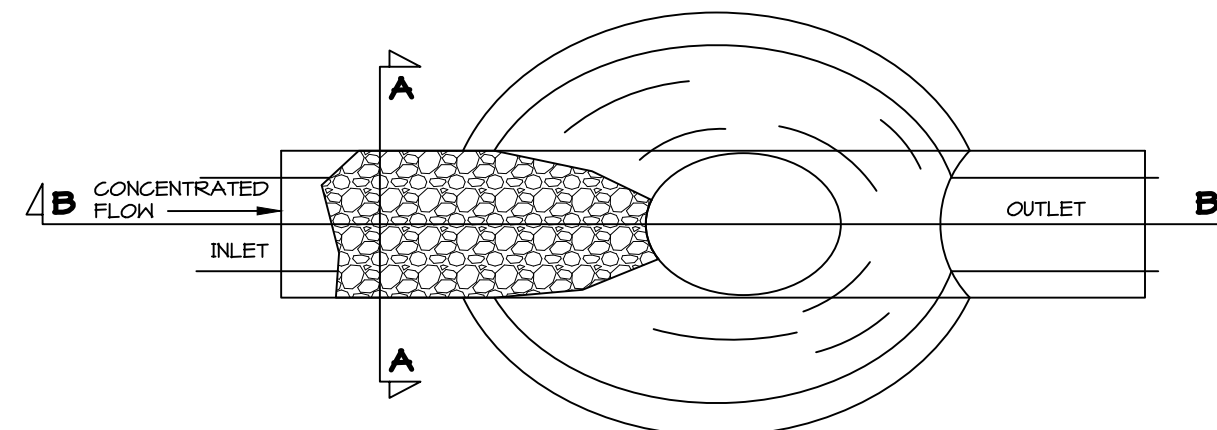
NOTES:

1. PLACE CHECK DAMS PERPENDICULAR TO THE FLOWLINE OF THE DITCH.
2. DO NOT PLACE CHECK DAMS ACROSS NATURAL STREAM BEDS.
3. CONSTRUCT CHECK DAMS TO ENSURE WATER DOES NOT FLOW AROUND THE ENDS OF THE DAM.

B STRAW BALE CHECK DAM



SECTION B-B

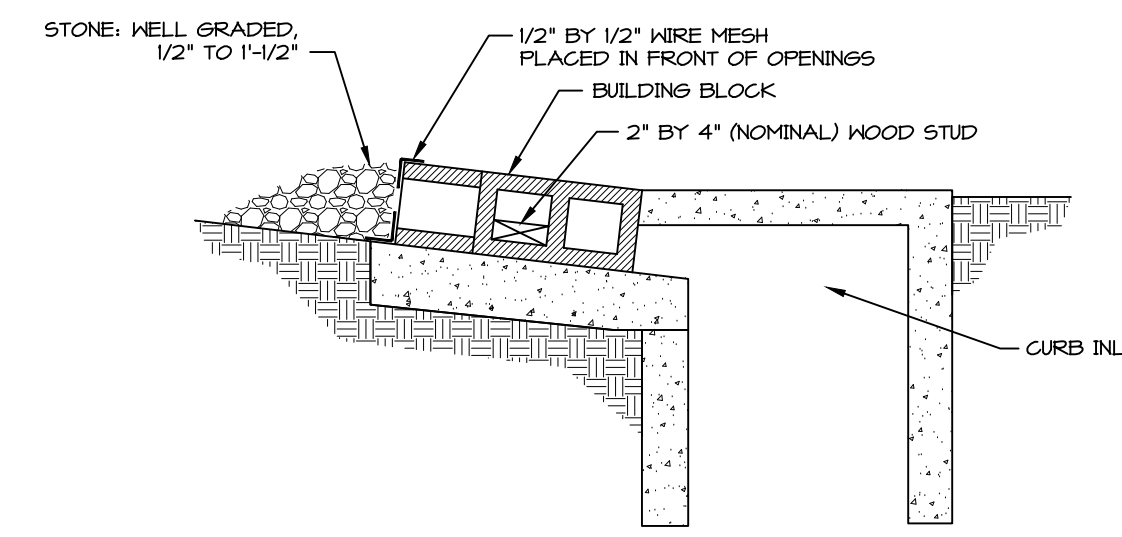


PLAN VIEW

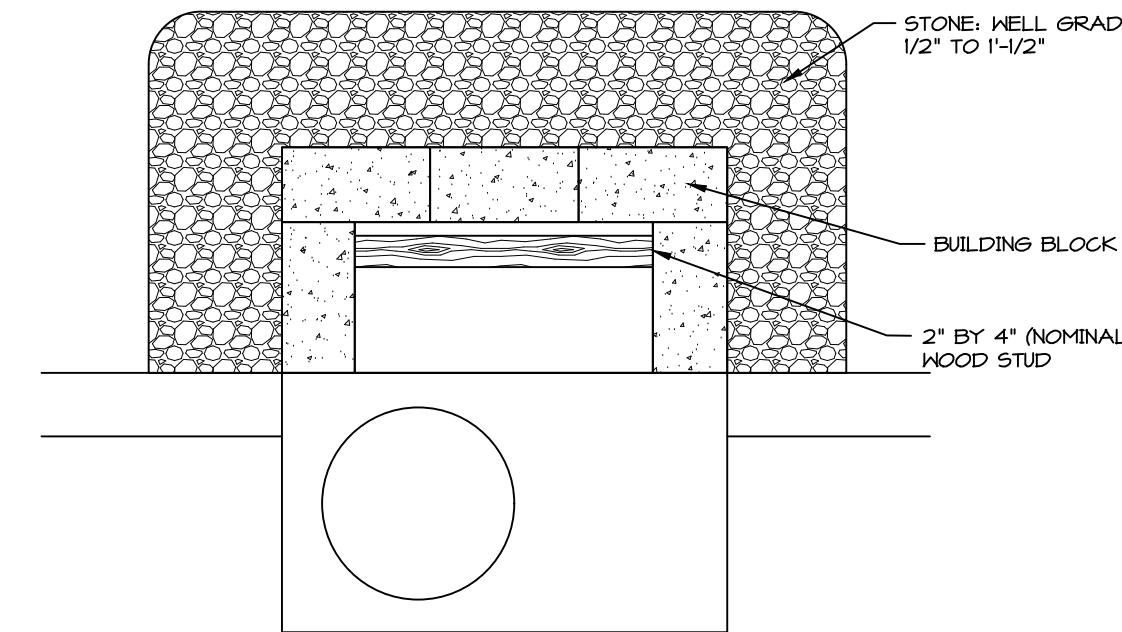
NOTES:

1. PLACE SEDIMENT TRAPS AT LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
2. THE STORAGE CAPACITY OF EACH SEDIMENT TRAP WILL BE IDENTIFIED IN THE PROJECT PLAN SET.
3. CONSTRUCT TRAP LENGTH TWICE AS LONG AS THE WIDTH.
4. MAINTAIN A PROPERLY FUNCTIONING SEDIMENT TRAP THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE BASIN HAVE BEEN PAVED OR VEGETATED.
5. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

C SEDIMENT TRAP



SECTION

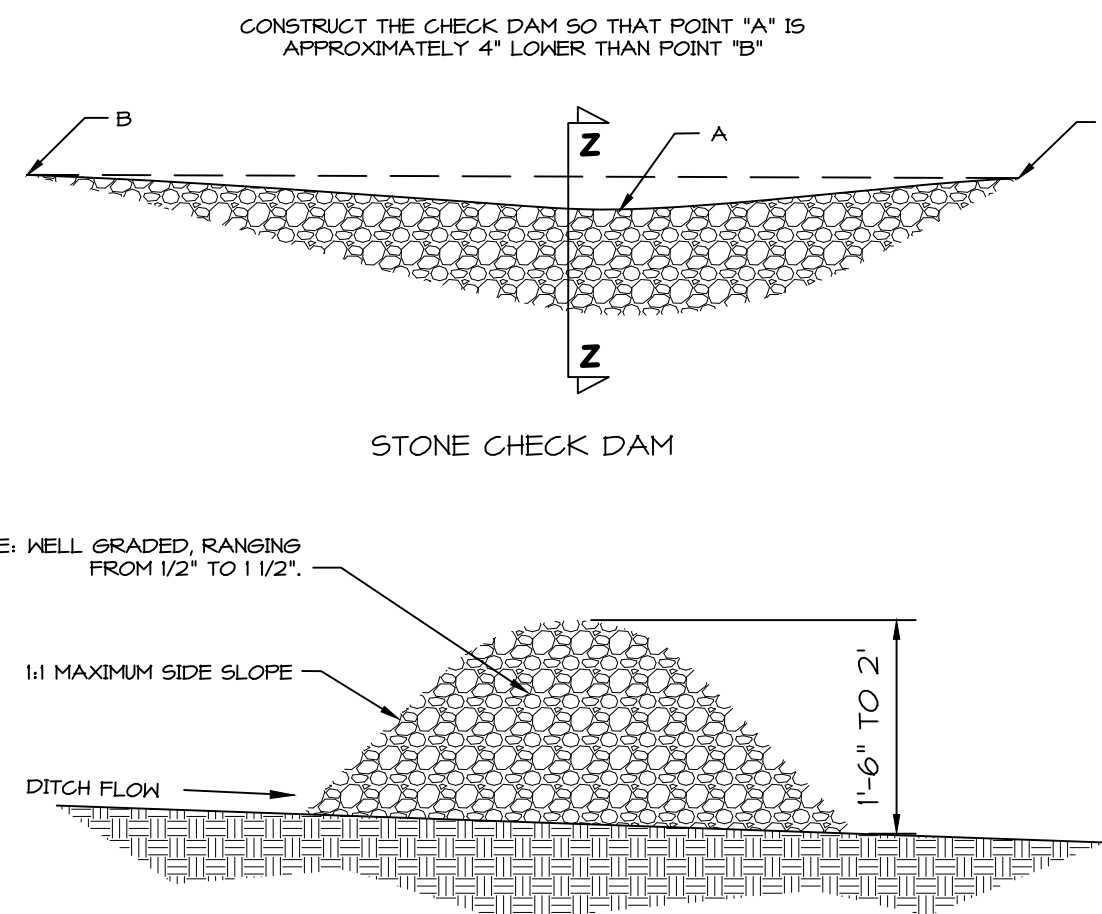


PLAN VIEW

NOTES:

1. PLACE BUILDING BLOCKS, WIRE MESH AND STONE AS SHOWN AROUND THE CURB INLETS.
2. MAINTAIN A PROPERLY FUNCTIONING STONE BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
3. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

D CURB INLET BARRIER

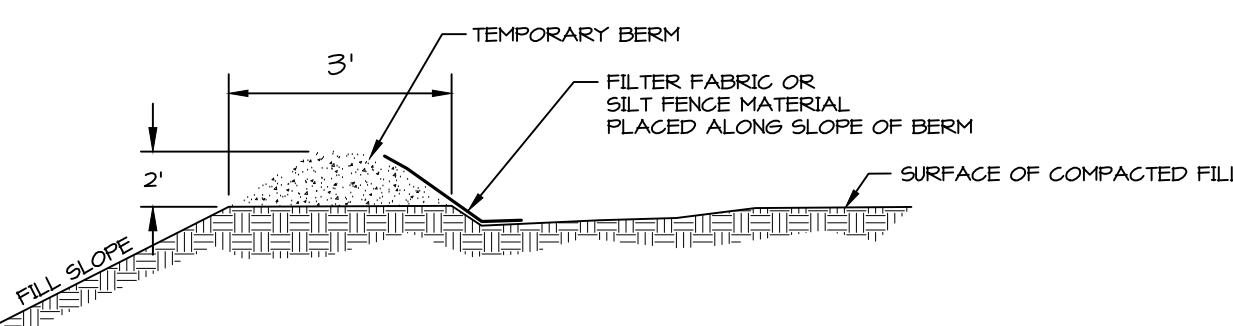


SECTION Z-Z

NOTES:

1. PLACE CHECK DAMS PERPENDICULAR TO THE FLOWLINE OF THE DITCH.
2. DO NOT PLACE CHECK DAMS ACROSS NATURAL STREAM BEDS.
3. CONSTRUCT CHECK DAMS TO ENSURE WATER DOES NOT FLOW AROUND THE ENDS OF THE DAM.

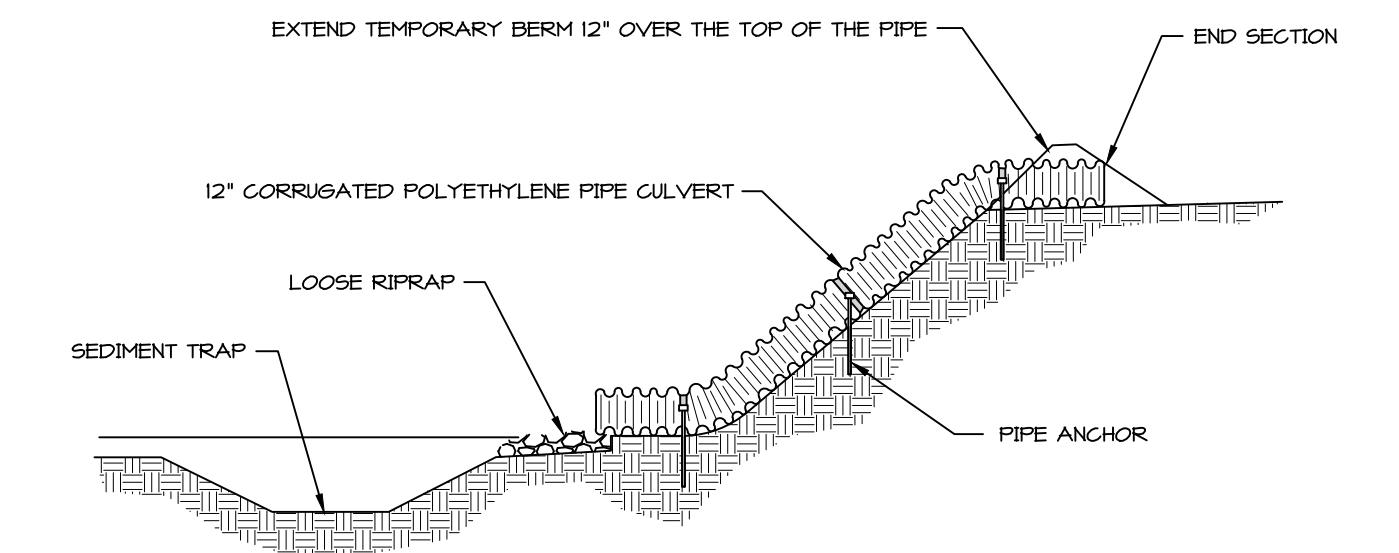
E STONE CHECK DAM



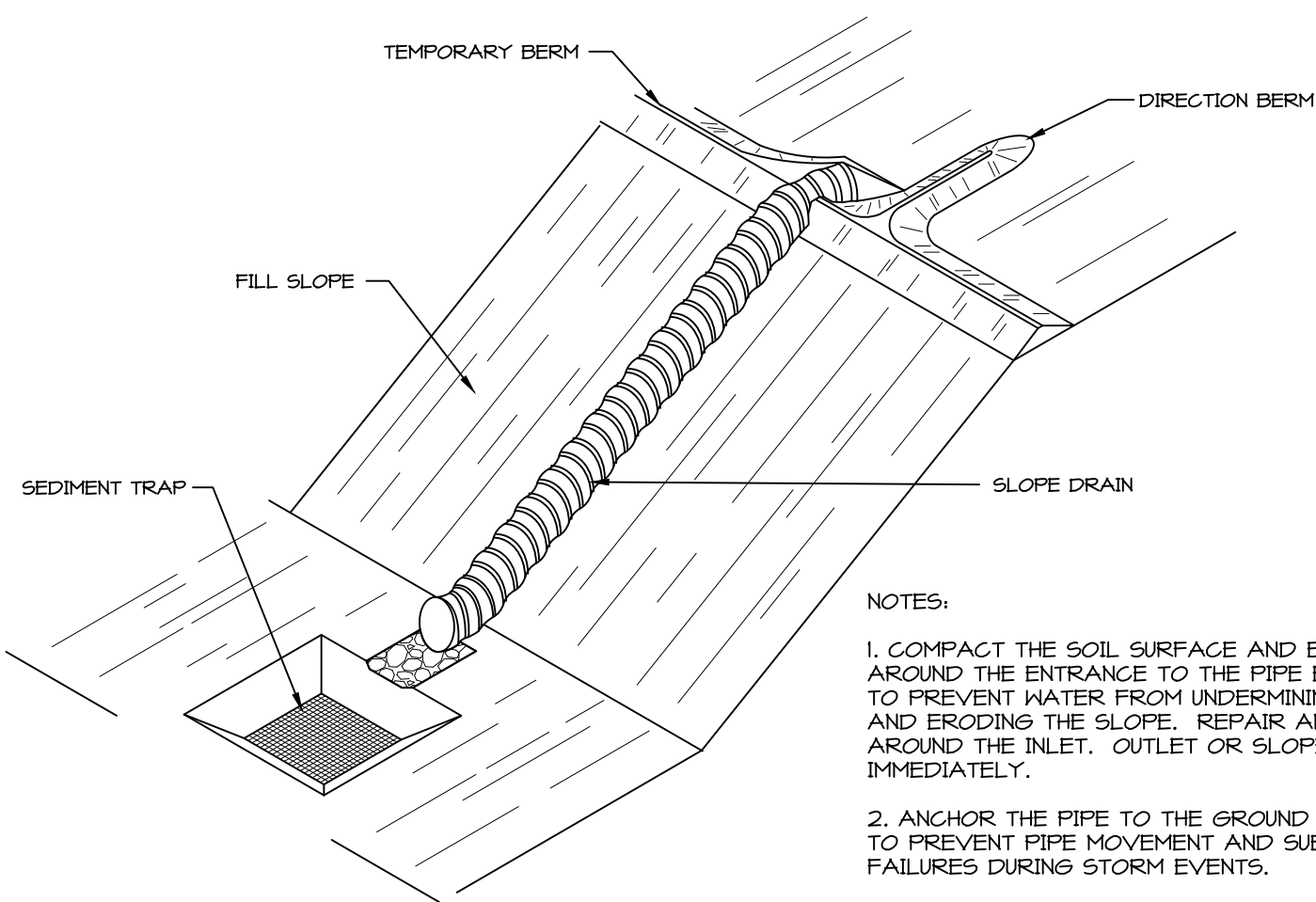
NOTES:

1. COMPACT THE RIDGE OF EXISTING SOIL TO PROVIDE A TEMPORARY BERM THAT DIVERTS STORM RUNOFF FROM RECENTLY CONSTRUCTED SLOPES. REPAIR ANY EROSION OF THE BERM IMMEDIATELY.
2. TEMPORARY BERMS ARE TYPICALLY USED IN CONJUNCTION WITH SLOPE DRAINS.

F TEMPORARY BERM



SLOPE DRAIN SECTION

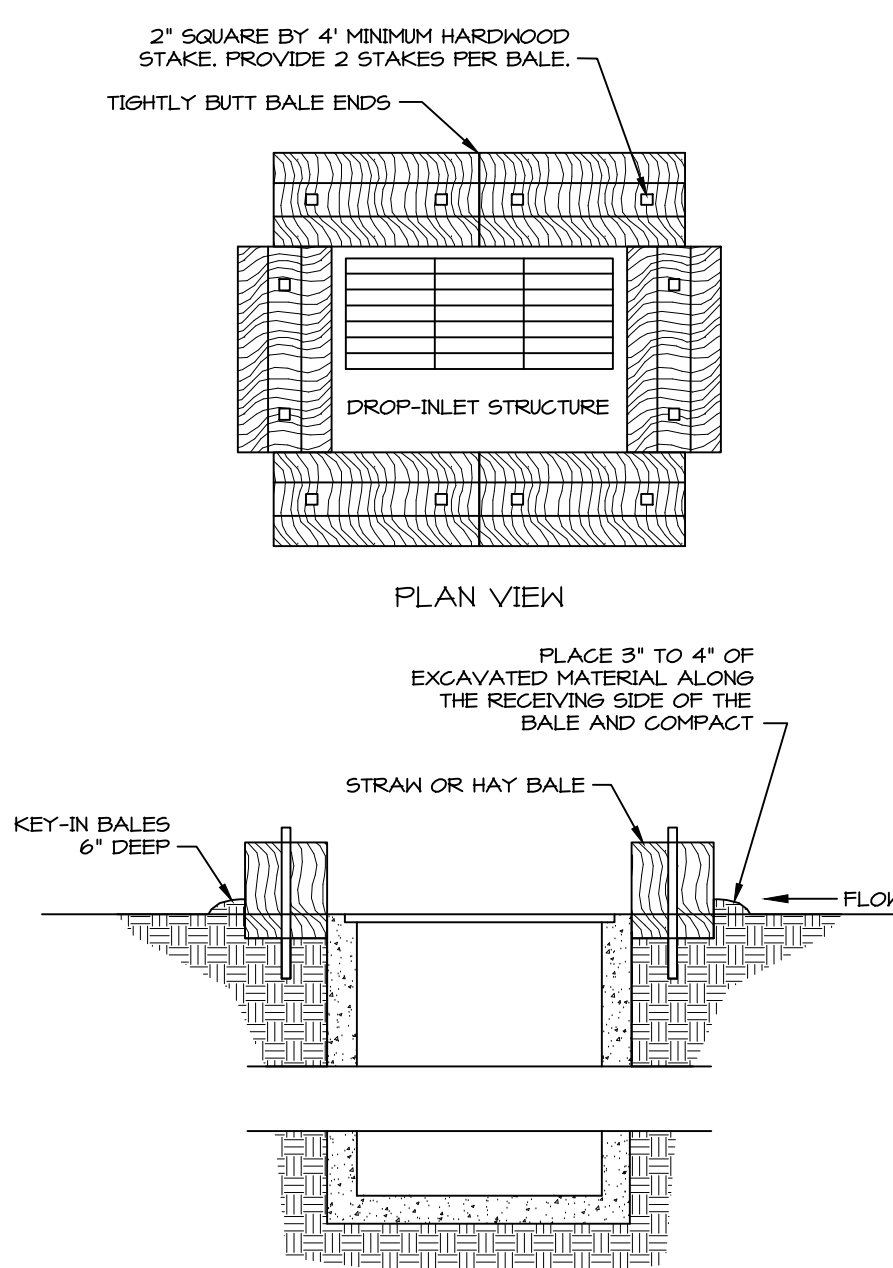


SLOPE DRAIN ISOMETRIC

NOTES:

1. COMPACT THE SOIL SURFACE AND BERMS AROUND THE ENTRANCE TO THE PIPE END SECTION TO PREVENT WATER FROM UNDERMINING THE PIPE AND ERODING THE SLOPE. REPAIR ANY EROSION AROUND THE INLET, OUTLET OR SLOPE IMMEDIATELY.
2. ANCHOR THE PIPE TO THE GROUND EVERY 10' TO PREVENT PIPE MOVEMENT AND SUBSEQUENT FAILURES DURING STORM EVENTS.
3. USE WATER-TIGHT FITTINGS AT ALL SLOPE DRAIN CONNECTIONS.
4. EXTEND THE DRAIN A MINIMUM OF 3' BEYOND THE TOE OF THE SLOPE AND PROVIDE OUTLET PROTECTION.
5. EXTEND THE SLOPE DRAIN AS REQUIRED TO COINCIDE WITH THE HEIGHT OF THE EMBANKMENT.
6. MAINTAIN PROPERLY FUNCTIONING SLOPE DRAINS UNTIL SLOPES HAVE BEEN PERMANENTLY STABILIZED.
7. 50 PERCENT OF THE RIPRAP TO BE BETWEEN 6" AND 8" WITH A MAXIMUM SIZE OF 12" AND MINIMUM SIZE OF 4".

G SLOPE DRAIN



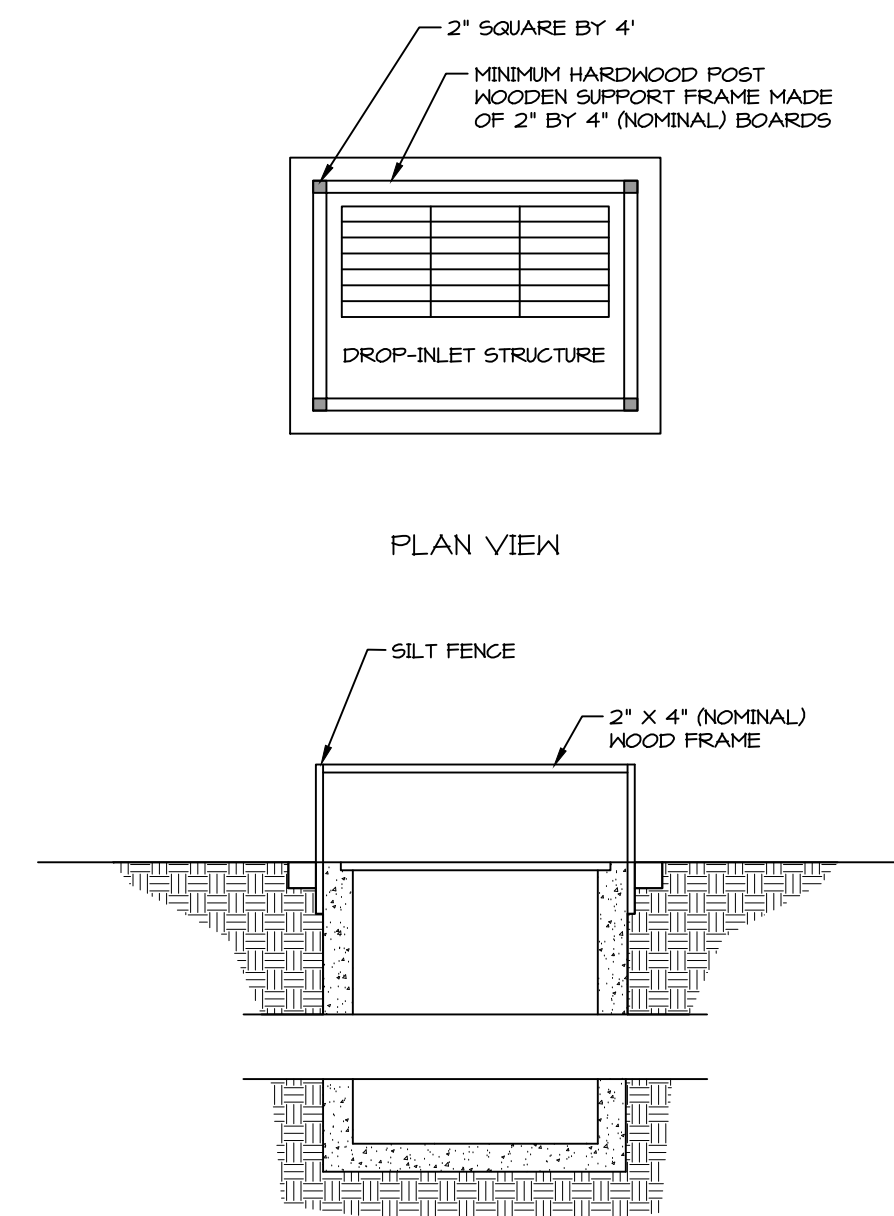
PLAN VIEW

SECTION

NOTES:

1. KEY-IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOPS OF THE BALES ARE NOT HIGHER THAN THE ADJACENT ROADWAY.
5. MAINTAIN A PROPERLY FUNCTIONING SEDIMENT BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

H STRAW BALE DROP INLET BARRIER



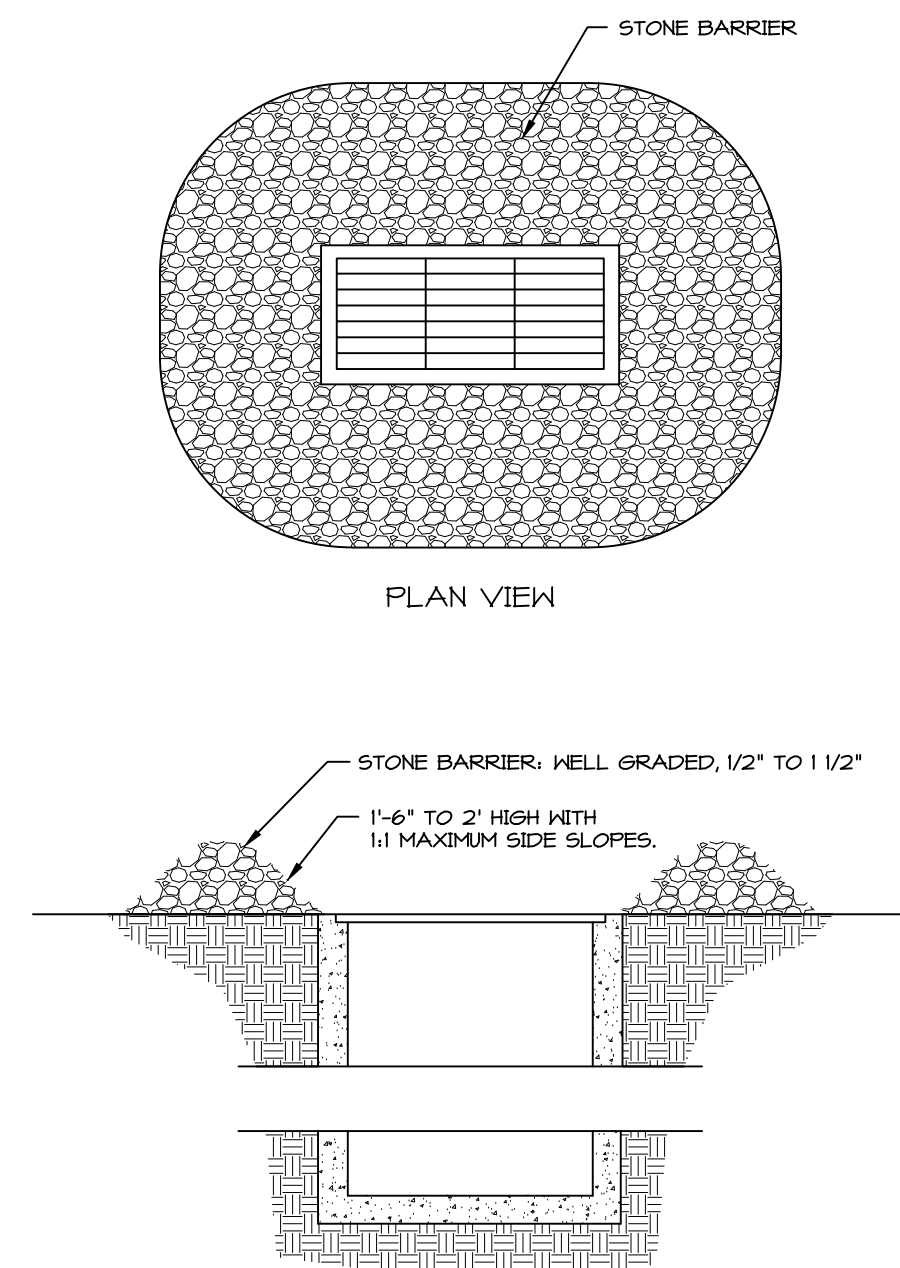
PLAN VIEW

SECTION

NOTES:

1. EXCAVATE A TRENCH AROUND THE CORNER THE PERIMETER OF THE DROP-INLET THAT IS 6" DEEP AND 4" WIDE.
2. DRIVE POST AT EACH CORNER OF THE INLET STRUCTURE. IF THE DISTANCE BETWEEN CORNER POST EXCEEDS 4', PLACE ANOTHER POST(S) BETWEEN THEM.
3. CONNECT THE TOPS OF ALL THE POSTS WITH A WOODEN SUPPORT FRAME MADE OF 2" BY 4" BOARDS. USE NAILS OR SCREENS FOR FASTENING.
4. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOP OF THE SILT FENCE IS NOT HIGHER THAN THE ADJACENT ROADWAY.
5. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

I SILT FENCE DROP INLET BARRIER



PLAN VIEW

SECTION

NOTES:

1. PLACE STONE BARRIER AS SHOWN AROUND THE INLET OPENING.
2. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOP OF THE STONE BARRIER IS NOT HIGHER THAN THE ADJACENT ROADWAY.
3. MAINTAIN A PROPERLY FUNCTIONING STONE BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
4. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

J STONE DROP INLET BARRIER

GENERAL NOTES:

- UNLESS SHOWN OTHERWISE INDICATED ON THESE PLANS ALL CONSTRUCTION SHALL CONFORM TO "THE CITY OF HURRICANE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION," "ASH CREEK SPECIAL SERVICE DISTRICT," "THE INTERNATIONAL PLUMBING CODE" AND "THE INTERNATIONAL BUILDING CODE" LATEST EDITIONS AS ADMINISTERED BY THE CITY OF HURRICANE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
- THE CONTRACTOR SHOULD COORDINATE UTILITY WORK WITH SURROUNDING NEIGHBORS.
- THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
- ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- ADJUST EXISTING MANHOLE AND VALVE BOX COVERS TO MATCH NEW ROAD GRADES. INSTALL NEW CONCRETE COLLARS AROUND ADJUSTED COVERS IN ACCORDANCE WITH CITY OF HURRICANE STANDARDS.
- ALL UTILITIES TO HAVE A MINIMUM 10' SEPARATION FROM SEWER MAINS.
- SEE GRADING AND DRAINAGE SHEETS FOR STORM DRAIN DATA, REFERENCE SHEET C7.0 FOR CONSTRUCTION & UTILITY DETAILS.

ASH CREEK SEWER NOTES:

- SEWER IS TO MEET CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 2x3' PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER. ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
- THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR: MANDREL TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION, IF PROVIDED BY THE DISTRICT, CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE ON TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
- DURING CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

POWER NOTES:

- DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
- ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
- LINE ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF, TO BE TO HURRICANE POWER SPECS.
- PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536
- EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
- NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
- ALL CONDUITS TO BE FOAMED. ANY EMPTY STUB-OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
- ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
- THE ENTIRE J.U.C. TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH, ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
- IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.
- METERS SHALL NOT BE LOCATED IN FENCED IN AREAS. METERS SHALL BE KEPT ACCESSIBLE AT ALL TIMES.
- DEVELOPER WILL BE BILLED A TERMINATION FEE OF \$49.00 PER PRIMARY ELBOW TERMINATIONS.
- FINAL INVOICE WILL BE BILLED NEAR THE END OF THE DEVELOPMENT STAGE FOR ALL PREVIOUS MENTIONED ELBOW TERMINATIONS, VAULT FEES, AND/OR SWITCH FEES.
- CURRENT BASEMENTS, THREE PHASE TRANSFORMER PADS AND STREETLIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
- SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANELS IS 3" OR 4" PVC. YOU MAY NEED MULTIPLE RUNS OF CONDUIT FROM THE TRANSFORMER TO THE PANEL. QUANTITY NEEDED TO BE DETERMINED BY ELECTRICIAN. SIZE OF ACCEPTABLE WIRE IS 350 OR 500 ALUMINUM.
- HURRICANE POWER MAY NEED TO RELOCATE EXISTING POWER POLES AND DOWN GUYS IF THEY CONFLICT WITH THE SIDEWALK. HURRICANE POWER WILL CHARGE DEVELOPER FOR THAT COST. CONTACT HURRICANE POWER FOR ESTIMATE.
- HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPEC. TO LED'S SEE HURRICANE POWER FOR NEW SPEC. PROJECT REQUIRES DECORATIVE STREETLIGHTS. THE RUNNING LINE FOR GAS AND POWER NEEDS TO BE ON THE OPPOSITE SIDE OF THE ROAD FROM ONE ANOTHER. THE STANDARD RUNNING LINE FOR POWER IS ON THE NORTH AND WEST SIDE OF THE ROAD AND GAS IS ON THE SOUTH AND EAST SIDE OF THE ROAD. HURRICANE POWER WILL NOT EXCEPT GAS TO RUN DOUBLE MAINS WITH GAS ON BOTH SIDES OF THE ROAD ANYMORE.

- INSTALL 1" PVC WITH #10 COPPER
- INSTALL STREETLIGHT BOX
- INSTALL DECORATIVE LED STREETLIGHT
- INSTALL 2" PVC WITH 1/0 TRIPLEX
- INSTALL 2 1/2" PVC WITH 1/0 15KV
- INSTALL 3" PVC WITH 500 MCM TRIPLEX
- INSTALL 4" PVC WITH 4/0 15KV THREE PHASE
- INSTALL SECONDARY BOX
- INSTALL 3-PHASE VAULT
- INSTALL 25KVA TRANSFORMER
- INSTALL 100KVA TRANSFORMER
- INSTALL 75 KVA TRANSFORMER
- INSTALL 6" PVC FOR FUTURE
- INSTALL NEW PMS 9

HURRICANE POWER LEGEND:

EXISTING	DESCRIPTION	PROPOSED
	SINGLE PHASE TRANSFORMER	
	SECONDARY BOX	
	STREET LIGHT (HURRICANE CITY POST TOP WITH FANS DIAL)	
	4-WAY VAULT	
	PAD MOUNTED SWITCH	
	POWER POLE	
	POWER POLE GUY/ANCHOR	
	UNDERGROUND PRIMARY POWER (3 PHASE)	
	UNDERGROUND PRIMARY POWER (SINGL. PHASE)	
	UNDERGROUND SECONDARY POWER	
	OVERHEAD POWER	

SEPARATION NOTES

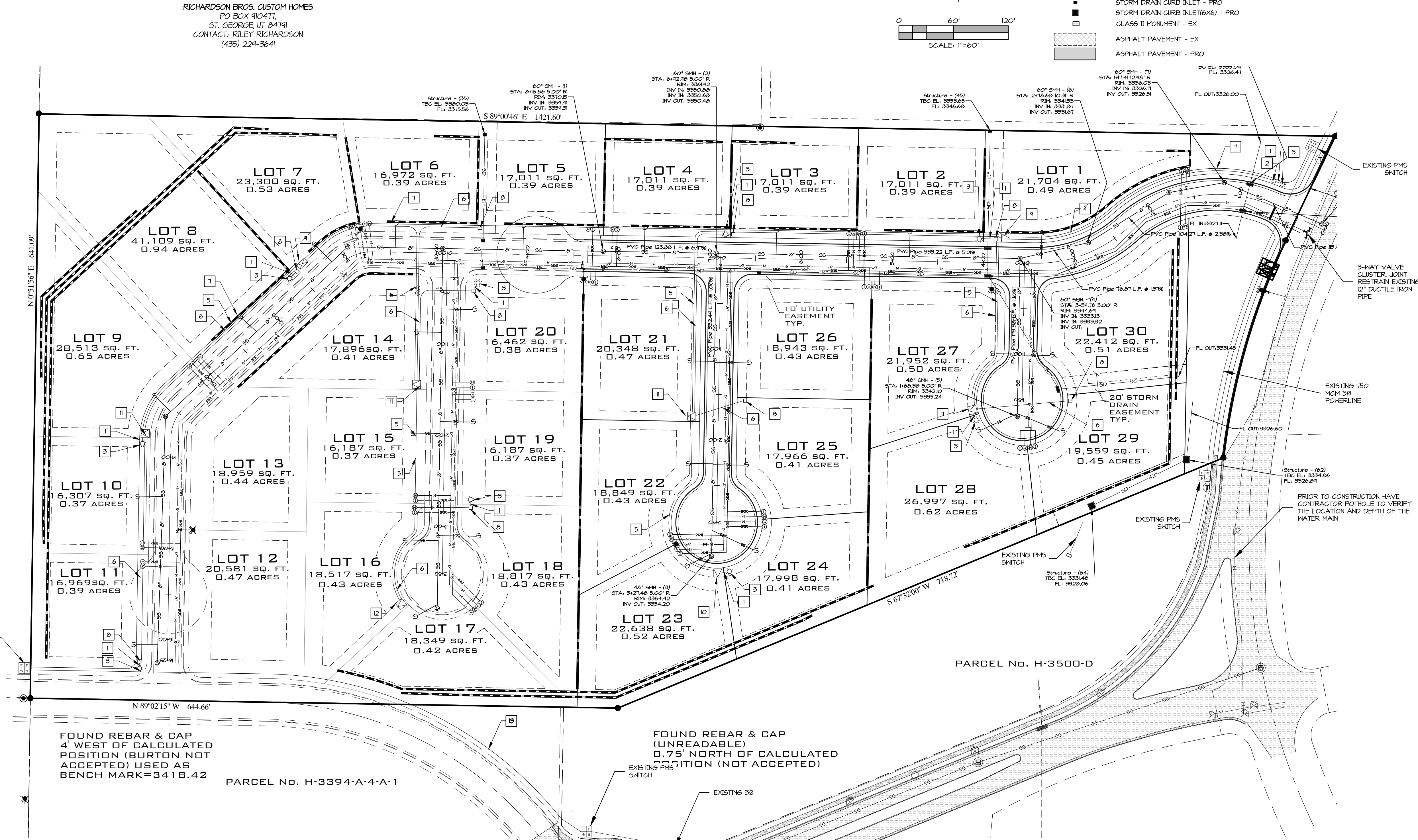
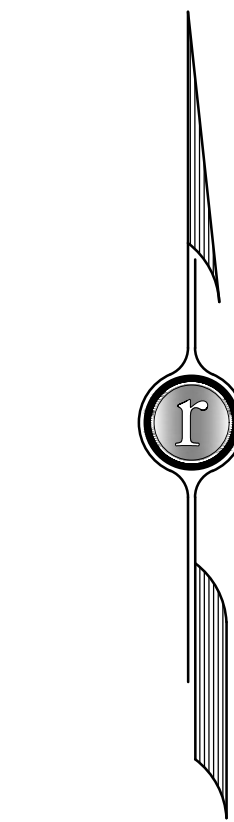
GAS TO WATER OR WASTEWATER	- 10 FT
GAS TO POWER	- 10 FT
WATER TO PHONE LINES/CABLE TV	- 5 FT
WATER TO IRRIGATION	- 5 FT
WATER TO POWER	- 10 FT
WATER TO WASTEWATER: HORIZONTAL	- 10 FT
WATER TO WASTEWATER: VERTICAL	- 18 IN

JUC TRENCH NOTES:

- THE J.U.C. TRENCH IS TO BE LOCATED ON THE NORTH OR WEST SIDE OF STREETS. GAS TRENCH ON THE EAST OR SOUTH SIDE OF STREETS
- BURIAL DEPTH MEASURE TO THE CENTER OF CONDUIT
- LOCATIONS OF PUBLIC UTILITIES (GAS, POWER, PHONE, CABLE) ARE SHOWN NOT TO SCALE. TYPICAL STANDARD SEPARATIONS ARE REQUIRED. LATITUDE MAY BE USED WITHIN THE REQUIREMENTS OF THE INDIVIDUAL UTILITY.

LEGEND:

	TOP BACK CURB - EX
	FLOWLINE CURB - EX
	TOP BACK CURB - PRO
	FLOWLINE CURB - PRO
	WATER LINE - EX
	SEWER LINE - EX
	WATER LINE - PRO
	SEWER LINE - PRO
	PROPERTY LINE - EX
	PROPERTY LINE - PRO
	SS LATERAL - EX
	SS LATERAL - PRO
	OVERHEAD POWER - EX
	OVERHEAD POWER - PRO
	WATER METER - EX
	WATER METER - PRO
	IRRIGATION METER - EX
	IRRIGATION METER - PRO
	FIRE HYDRANT - EX
	FIRE HYDRANT - PRO
	SEWER MANHOLE - EX
	SEWER MANHOLE - PRO
	WATER VALVE - EX
	WATER VALVE - PRO
	STORM DRAIN CURB INLET - EX
	STORM DRAIN CURB INLET - PRO
	STORM DRAIN CURB INLET(6x6) - PRO
	CLASS II MONUMENT - EX
	ASPHALT PAVEMENT - EX
	ASPHALT PAVEMENT - PRO



FOUND REBAR & CAP
4' WEST OF CALCULATED
POSITION (BURTON NOT
ACCEPTED) USED AS
BENCH MARK=3418.42

FOUND REBAR & CAP
(UNREADABLE)
0.75' NORTH OF CALCULATED
POSITION (NOT ACCEPTED)

DATE: 12/1/2021
JOB NO.: 12637-21
DESIGNED BY: ZJC
CHECKED BY: RAR
DWG: Construction Set

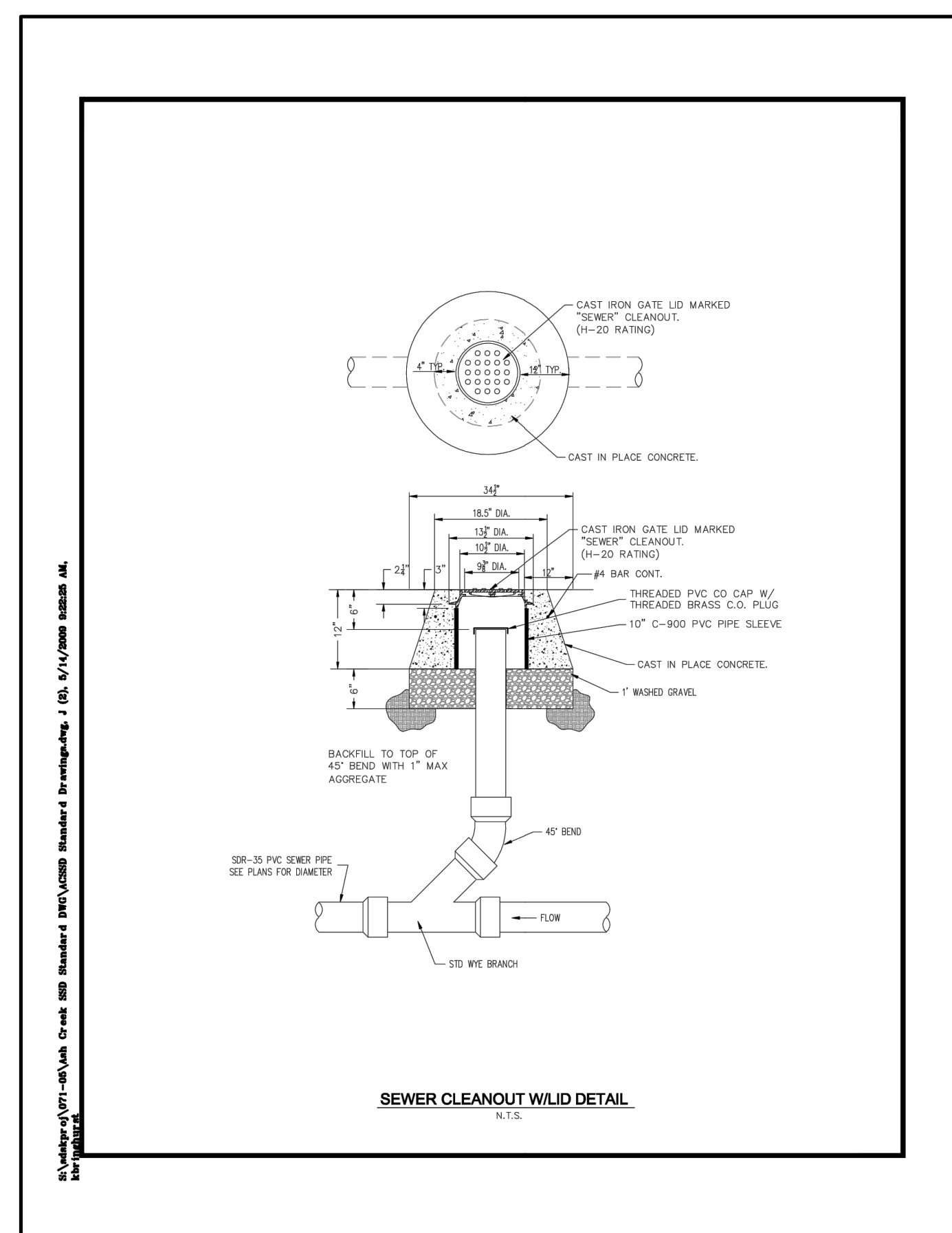
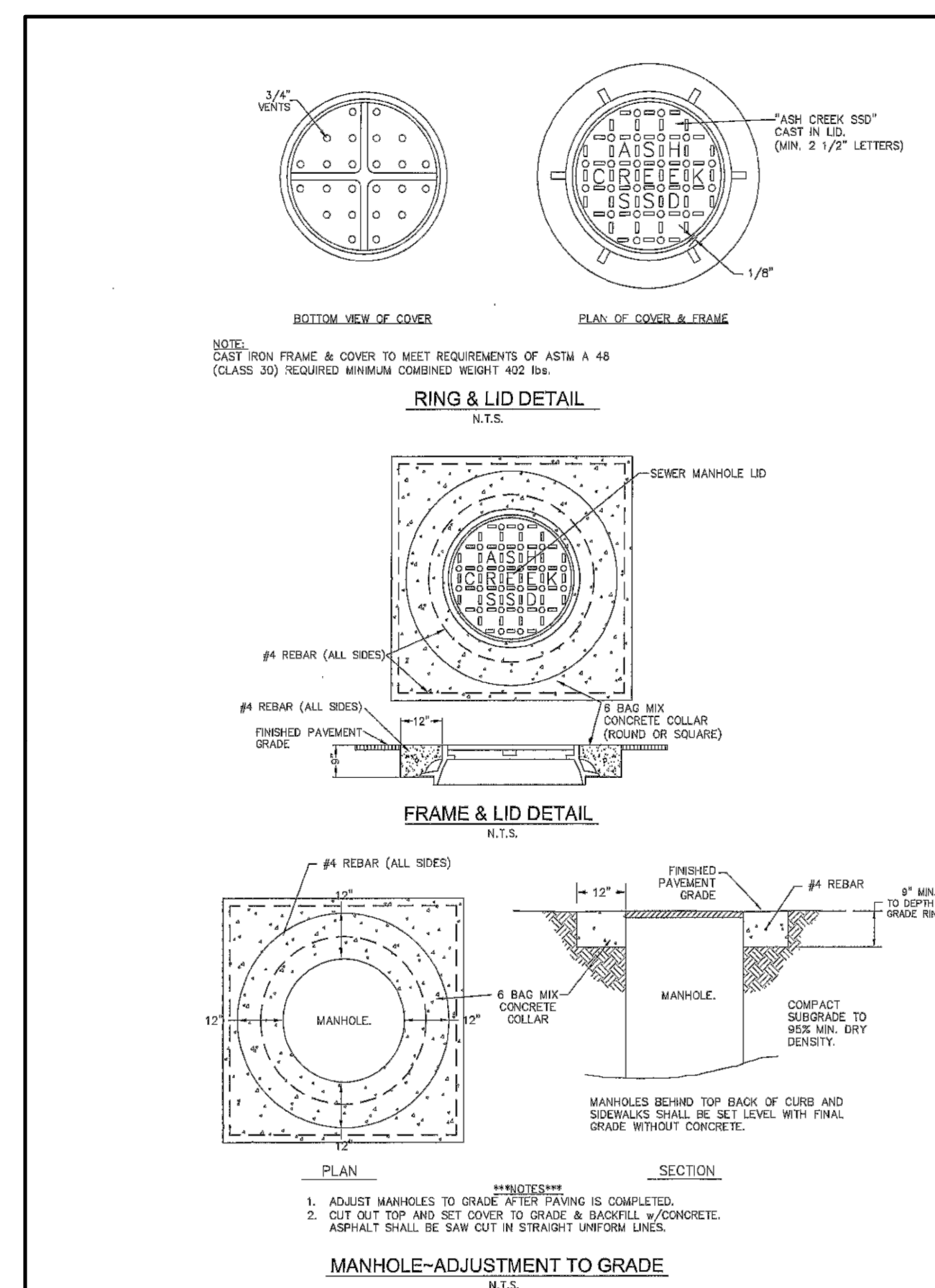
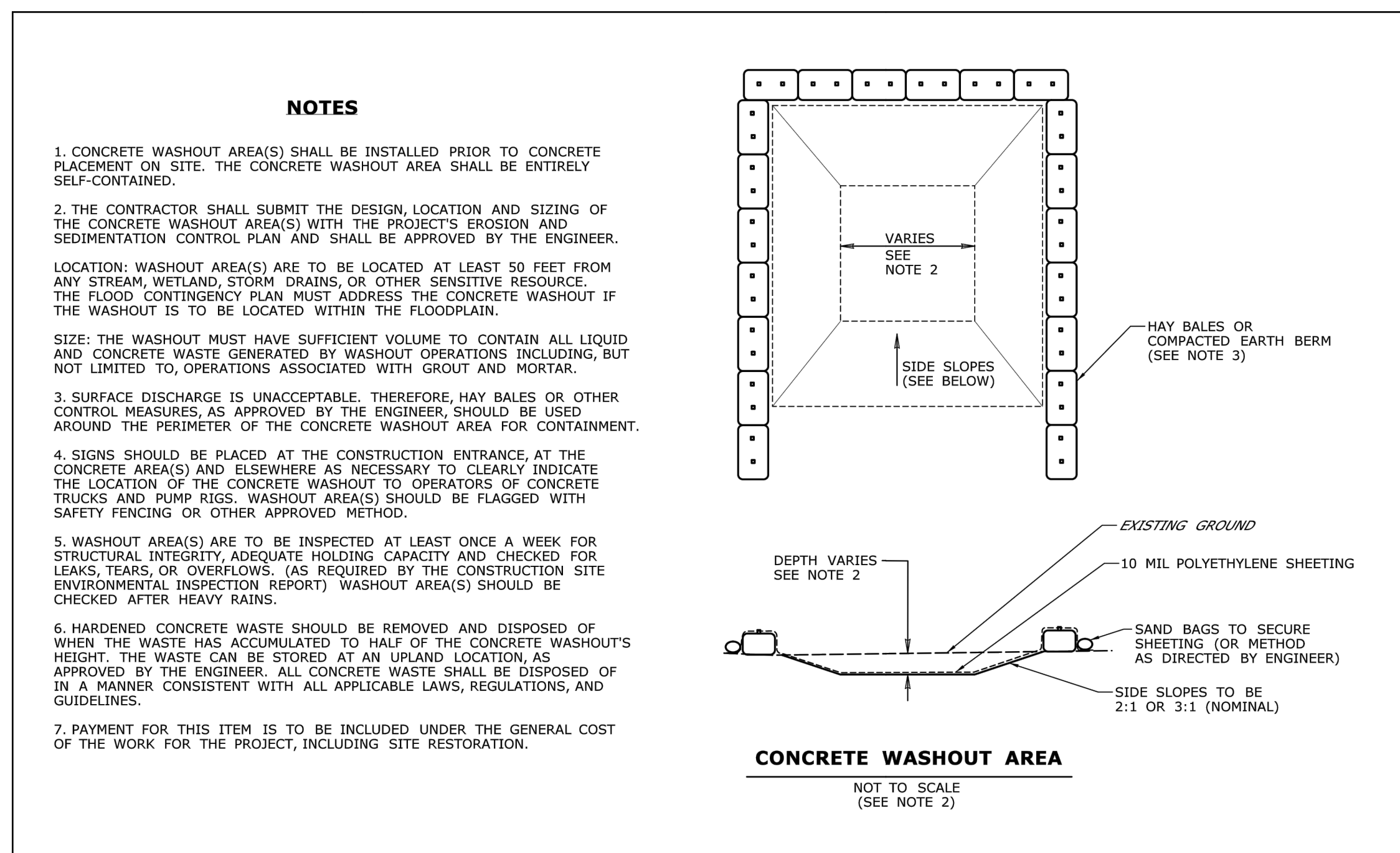
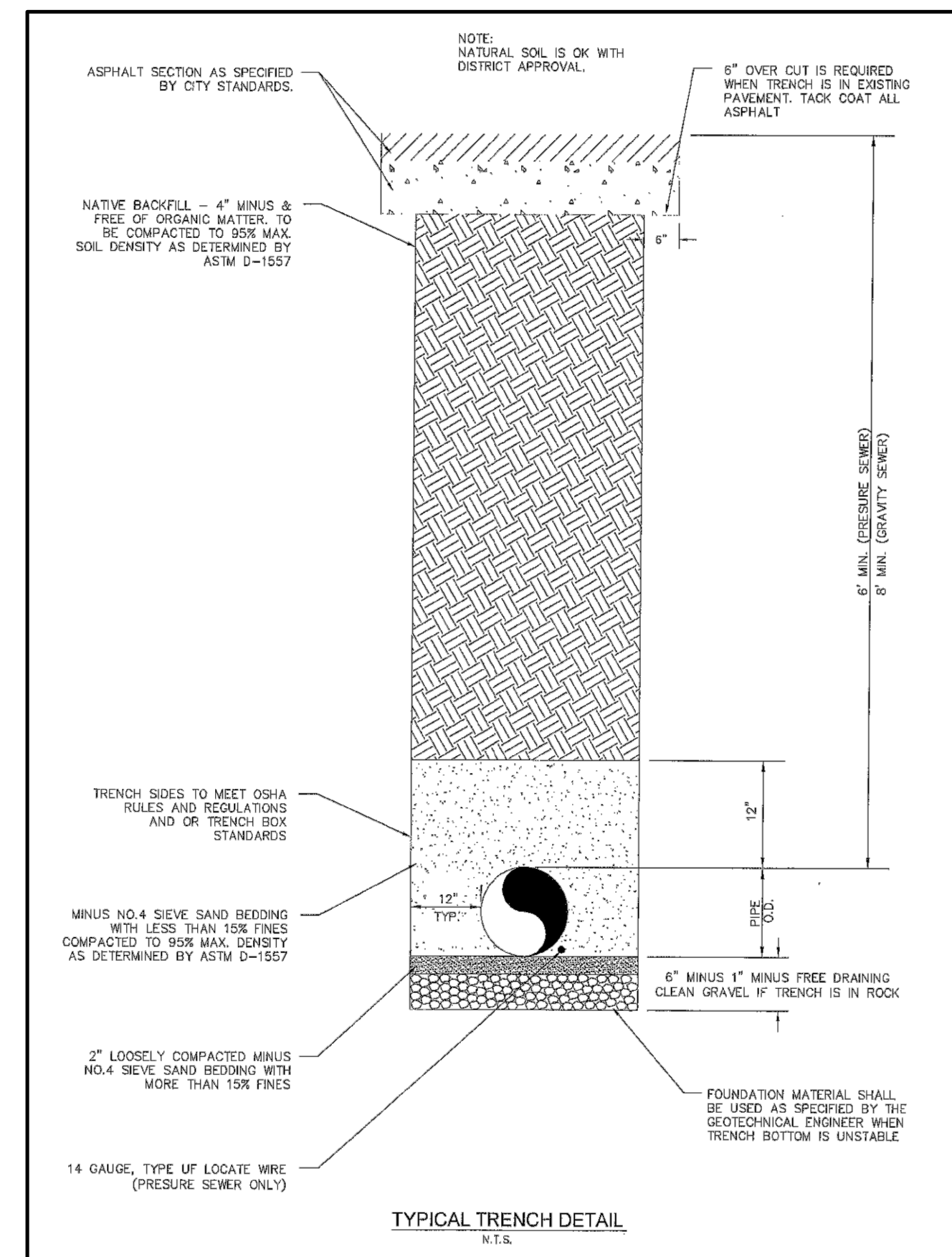
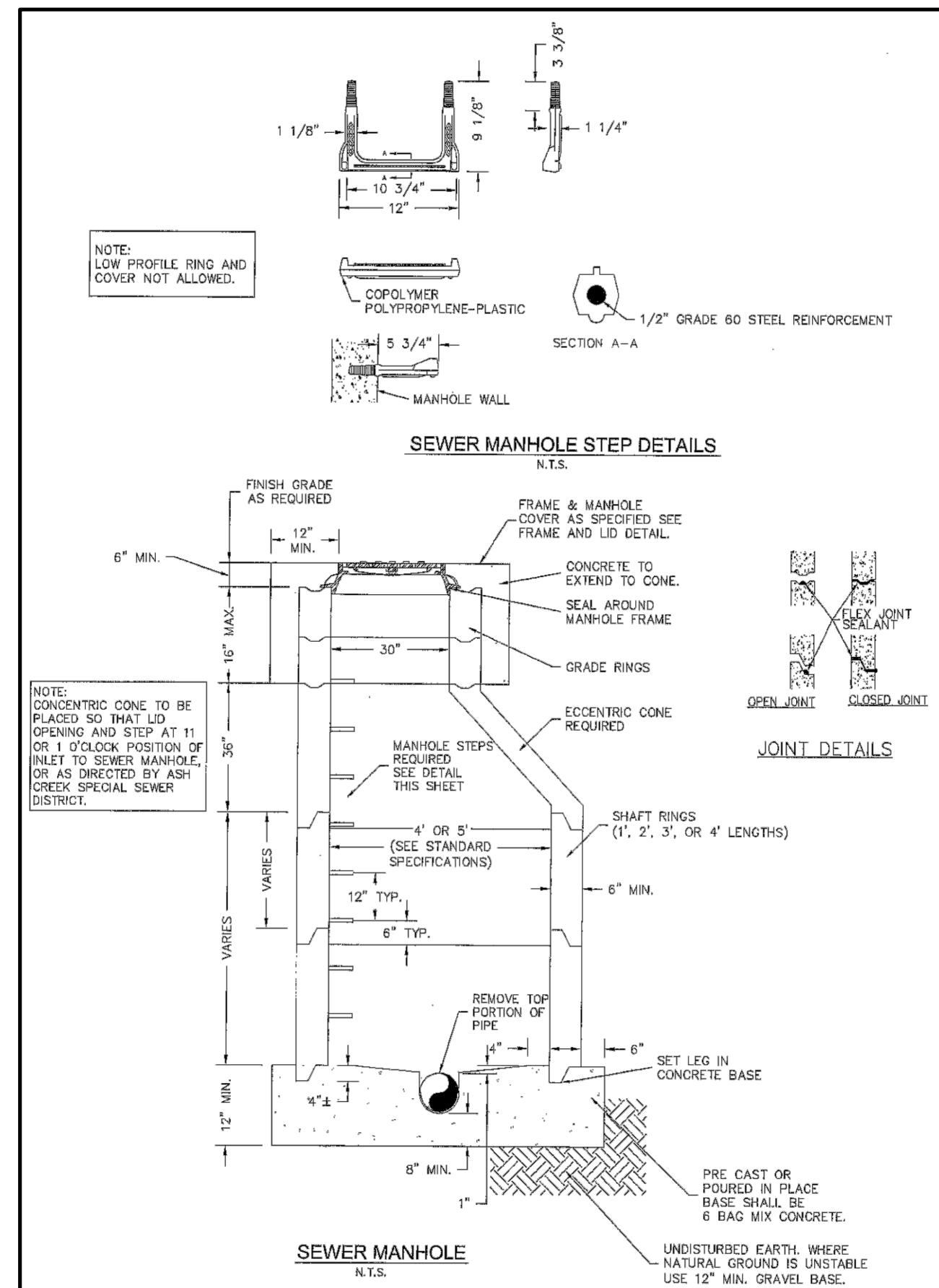
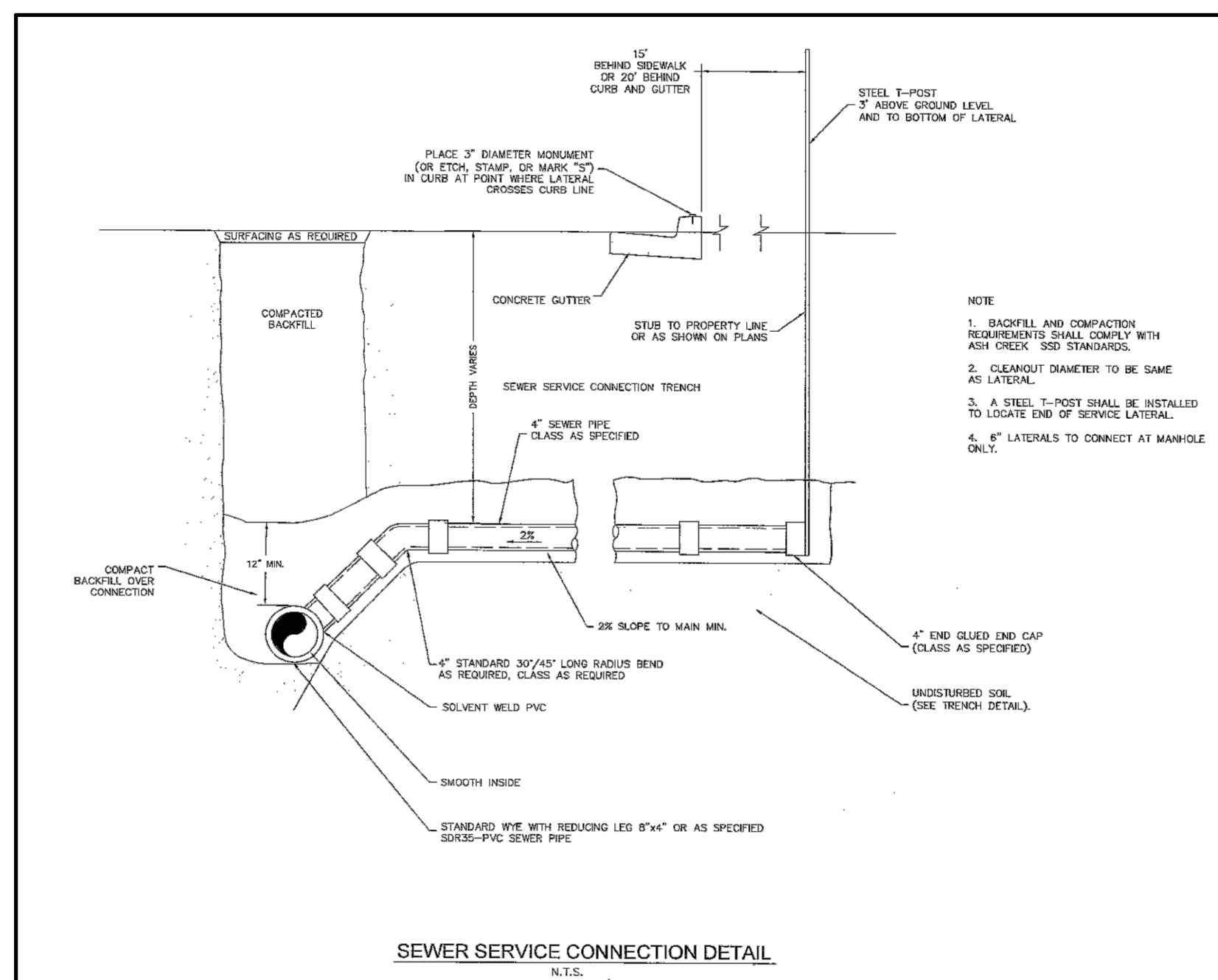
DATE: 08/23/2022
SECOND CITY REVIEW
REVISIONS

ROSENBERG
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CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive
Suite A-2
St. George, Utah 84790
Ph (435) 673-8386 Fx (435) 673-8397
www.rosenberg.com

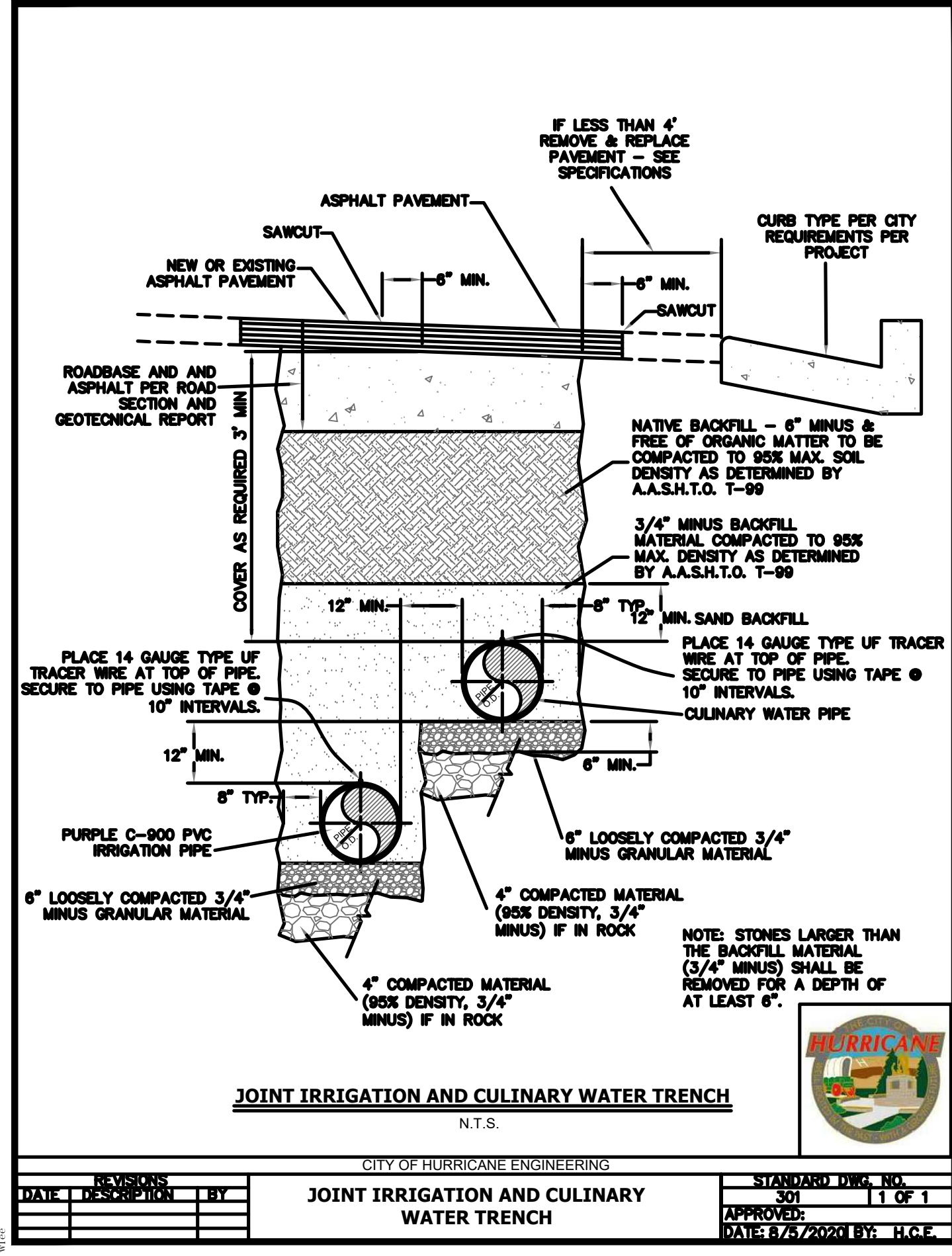
UTILITY PLAN - POWER, WATER, & SEWER
FOR
THE VIEWS AT HURRICANE CLIFFS - PHASE 1
RICHARDSON BROS. CUSTOM HOMES
HURRICANE, UTAH

STATE OF UTAH
No. 18916
ROBERT A. REID
08/23/22
REGISTERED PROFESSIONAL ENGINEER

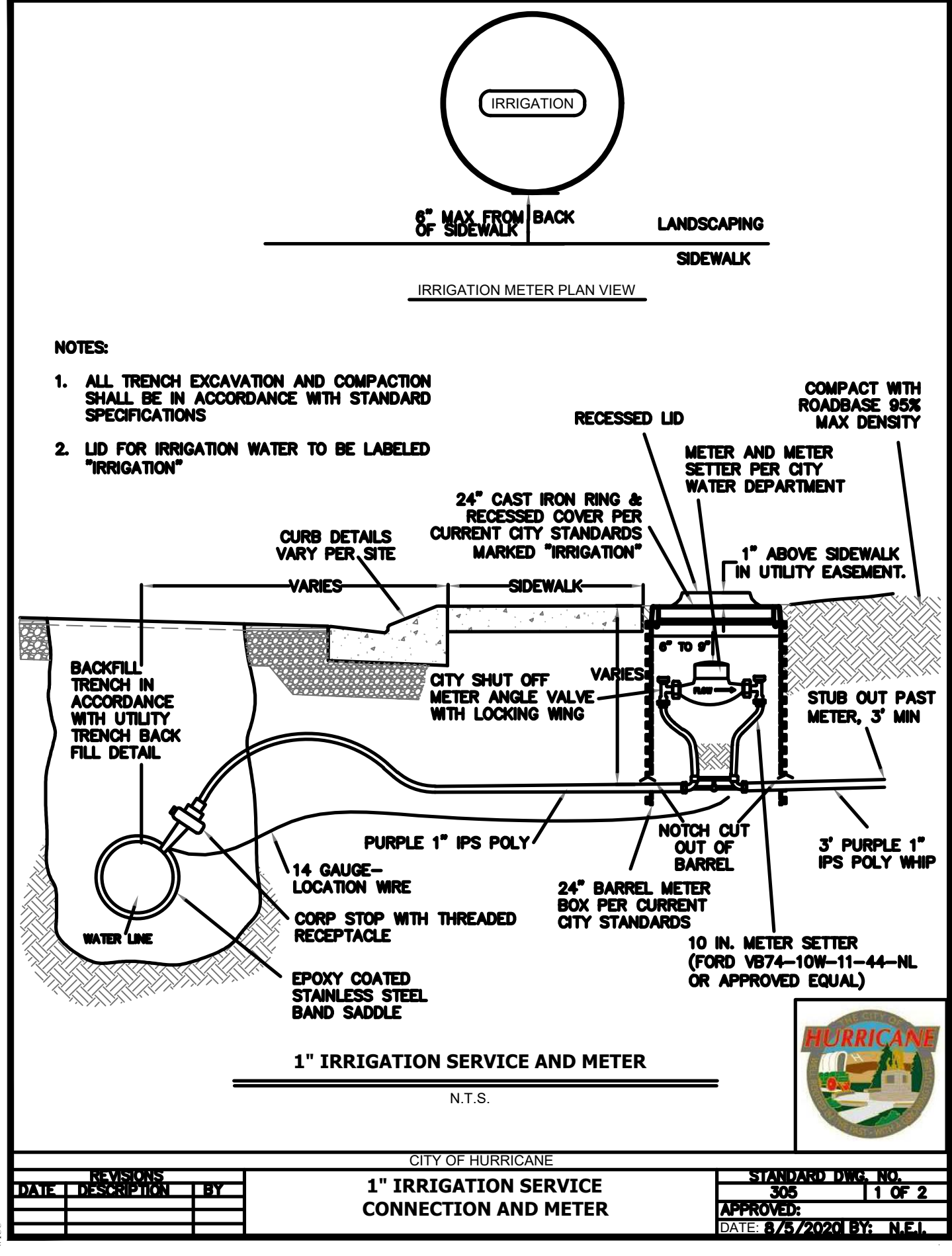
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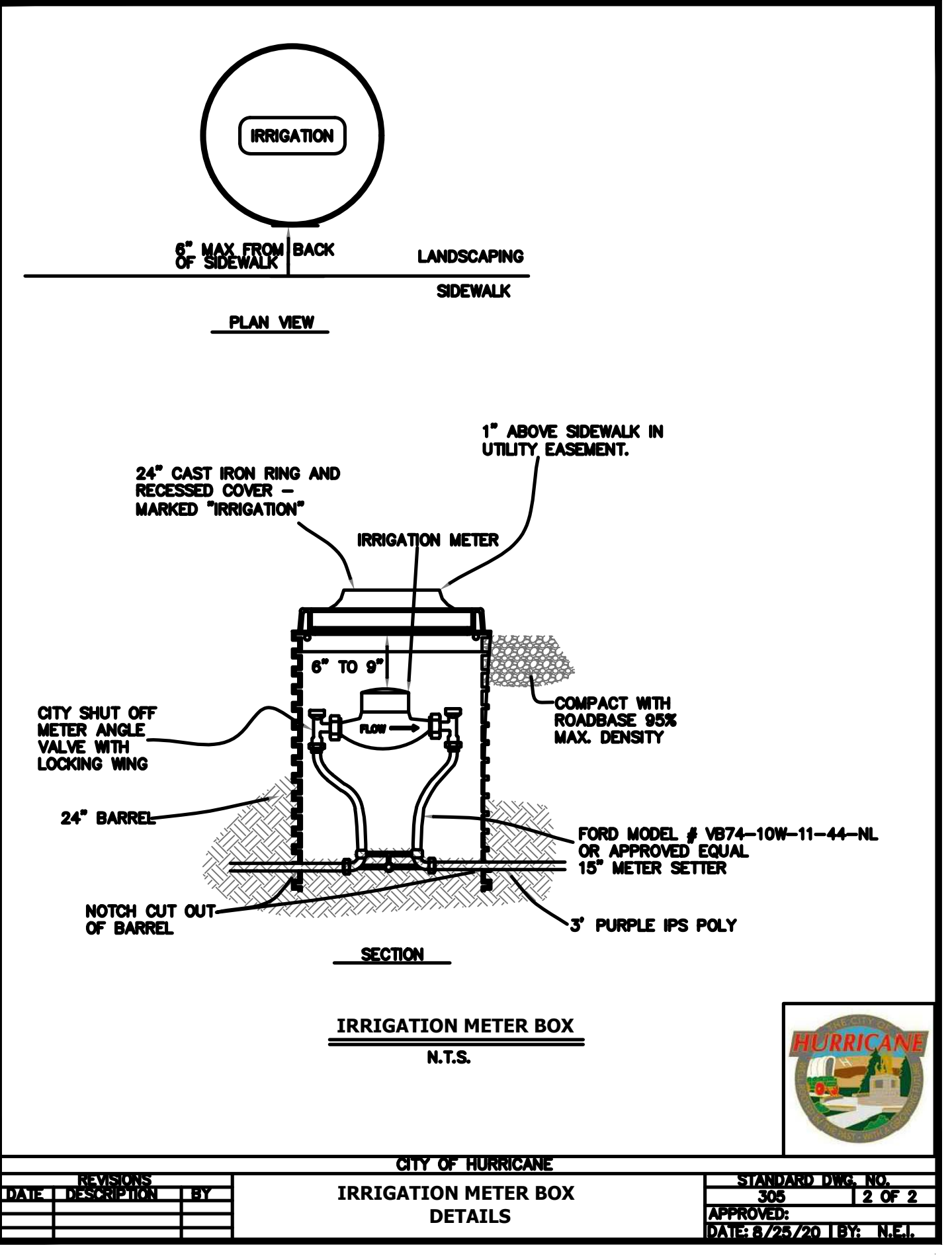
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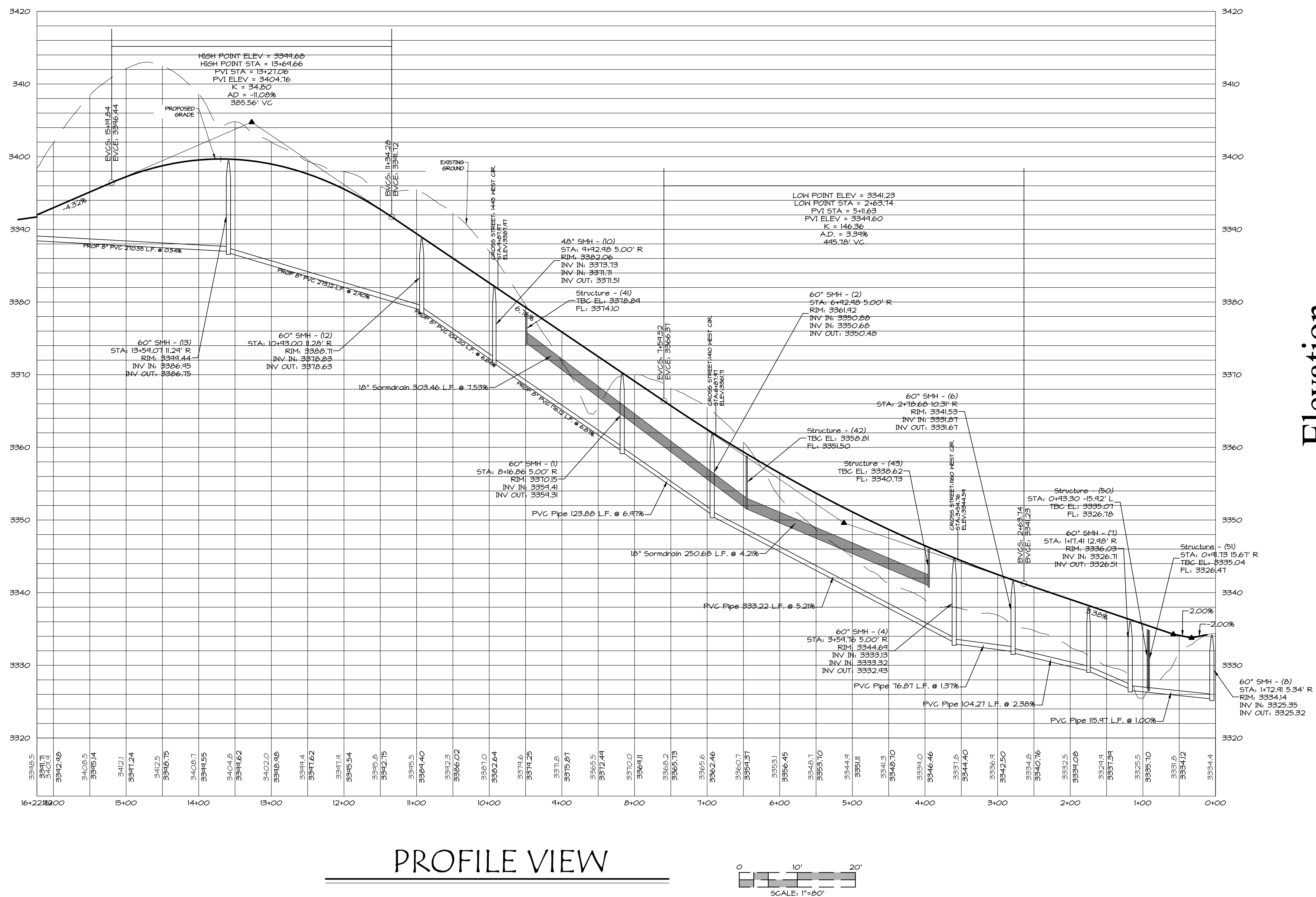
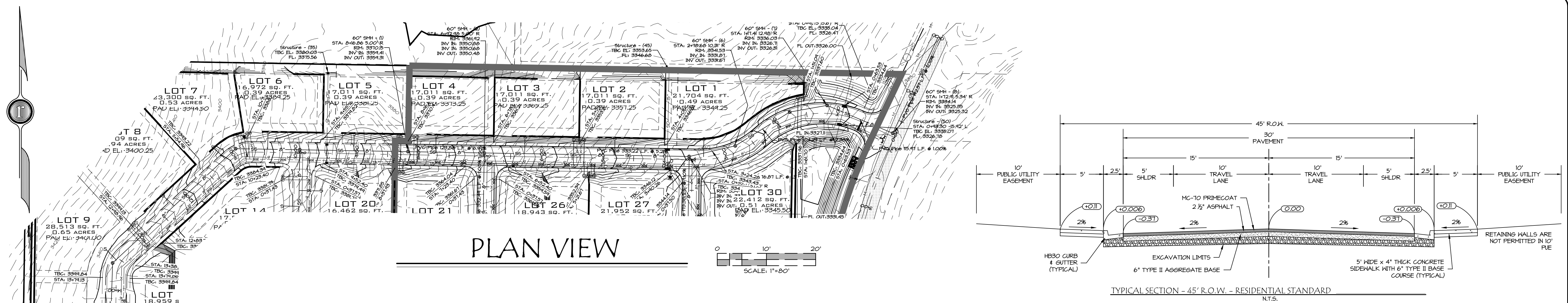


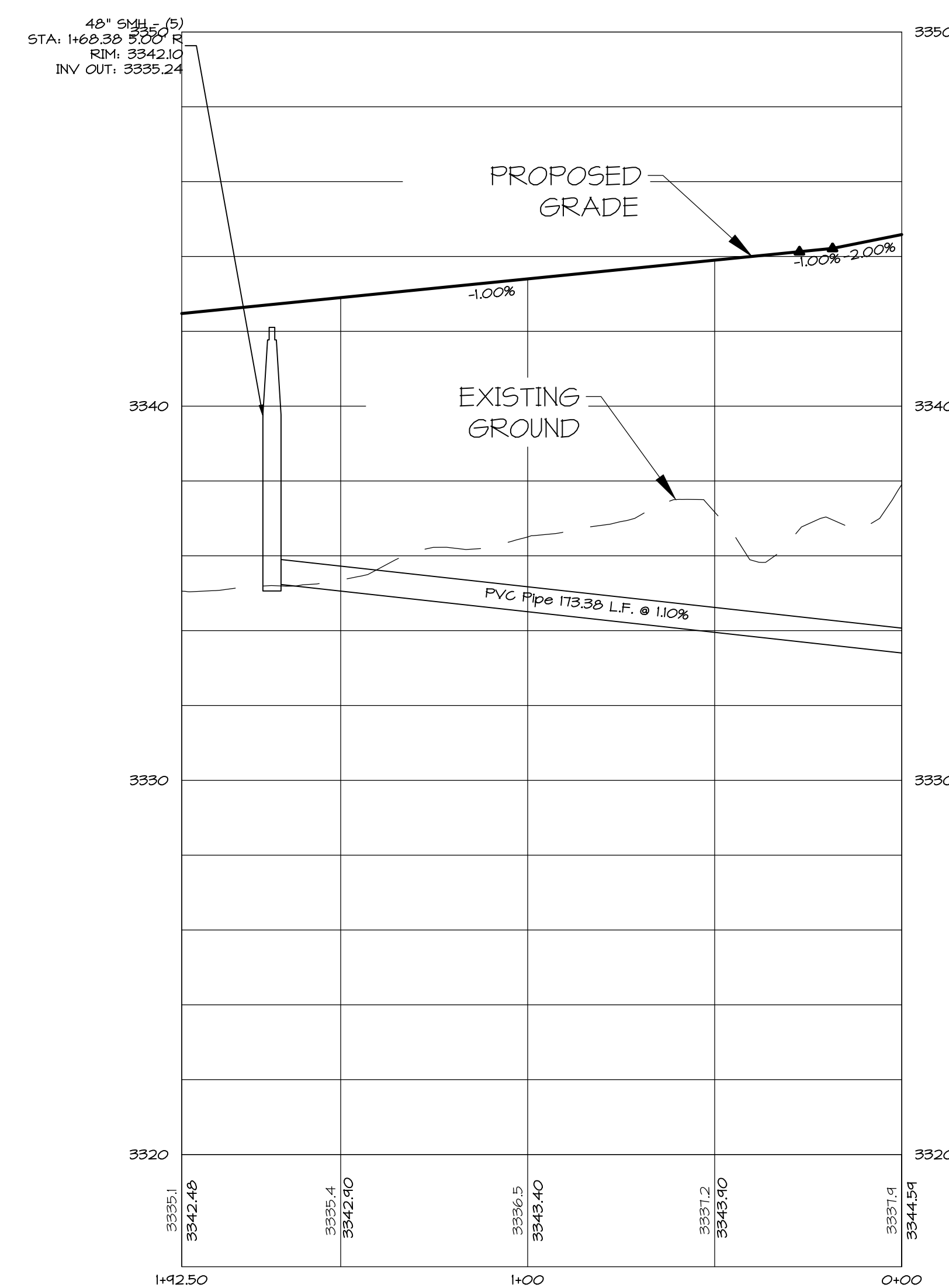
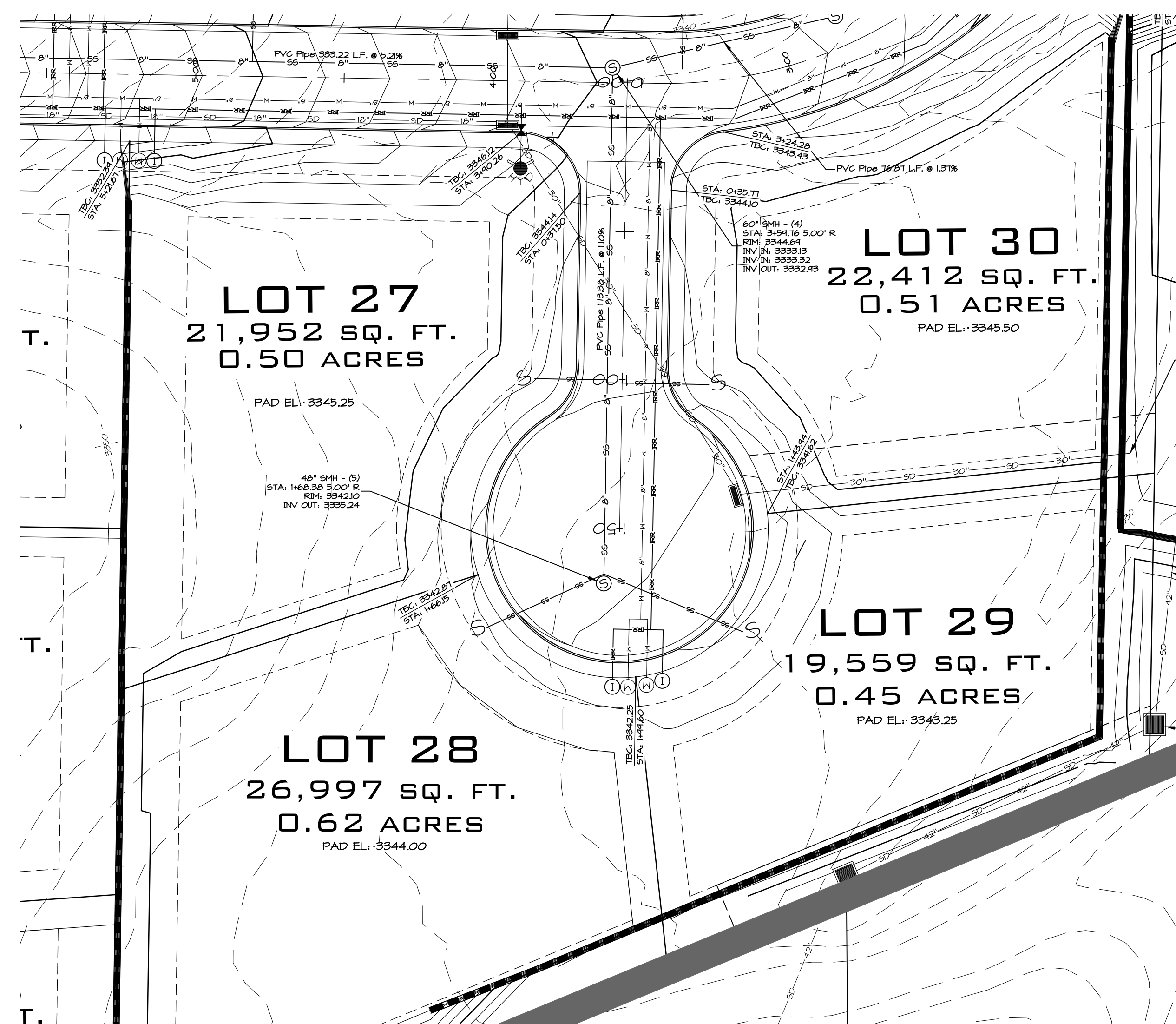
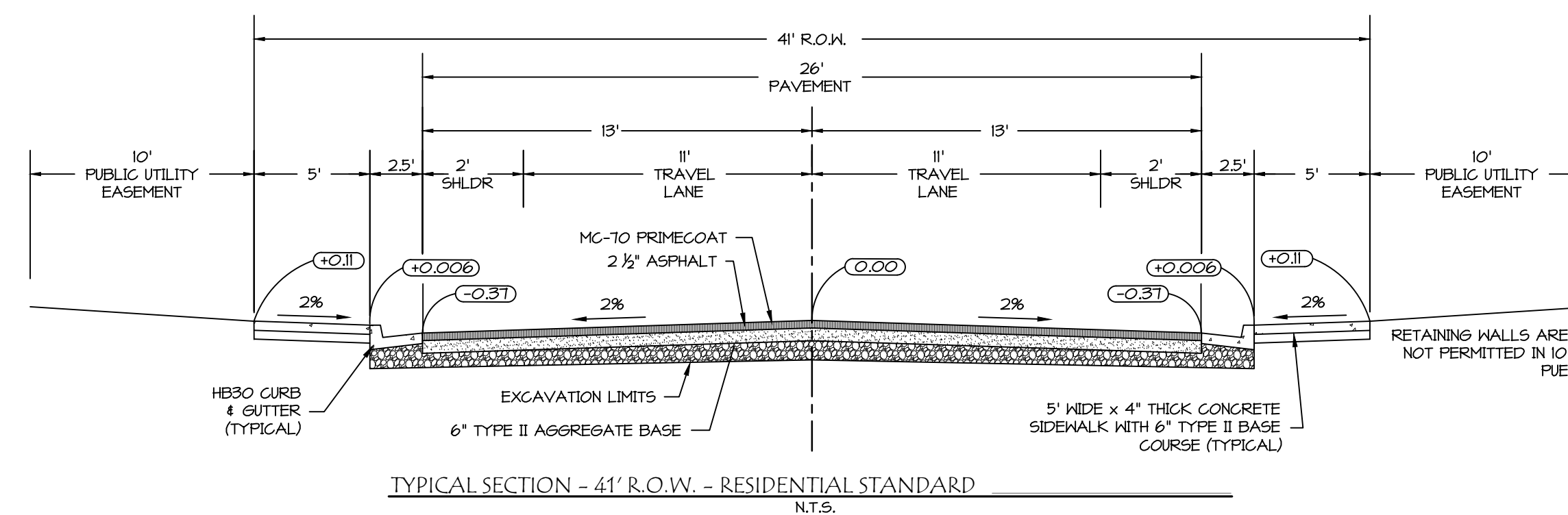
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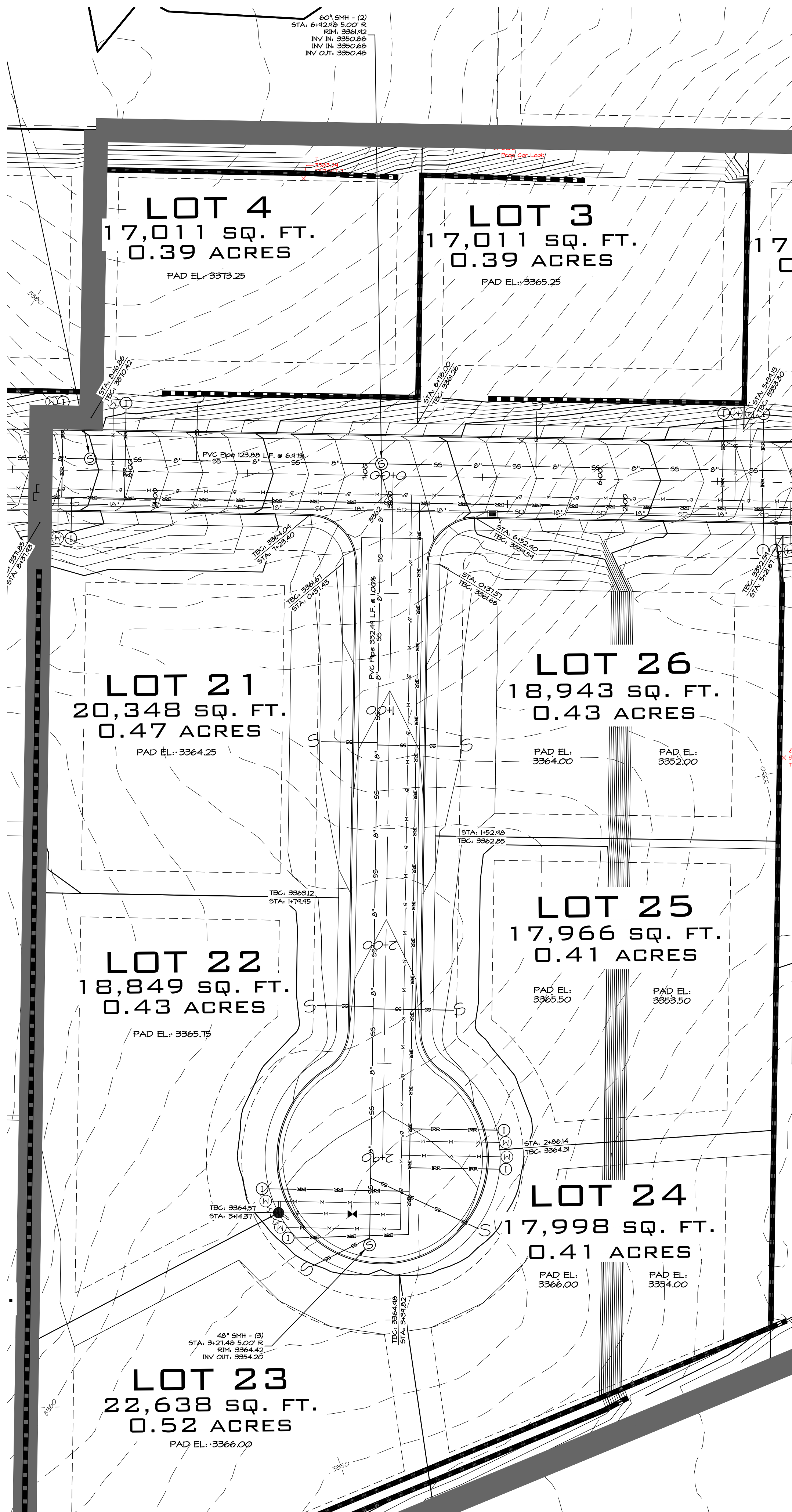


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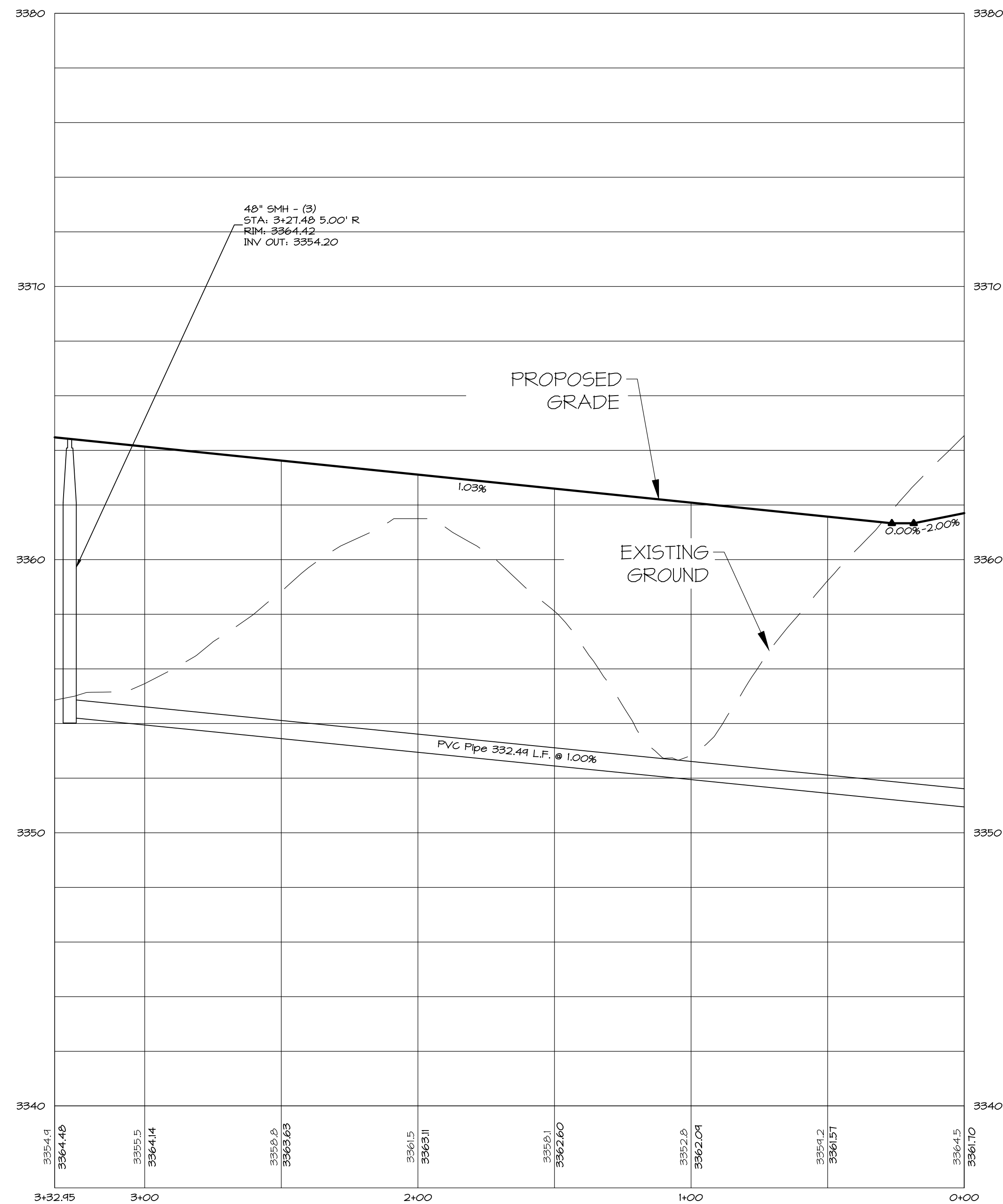
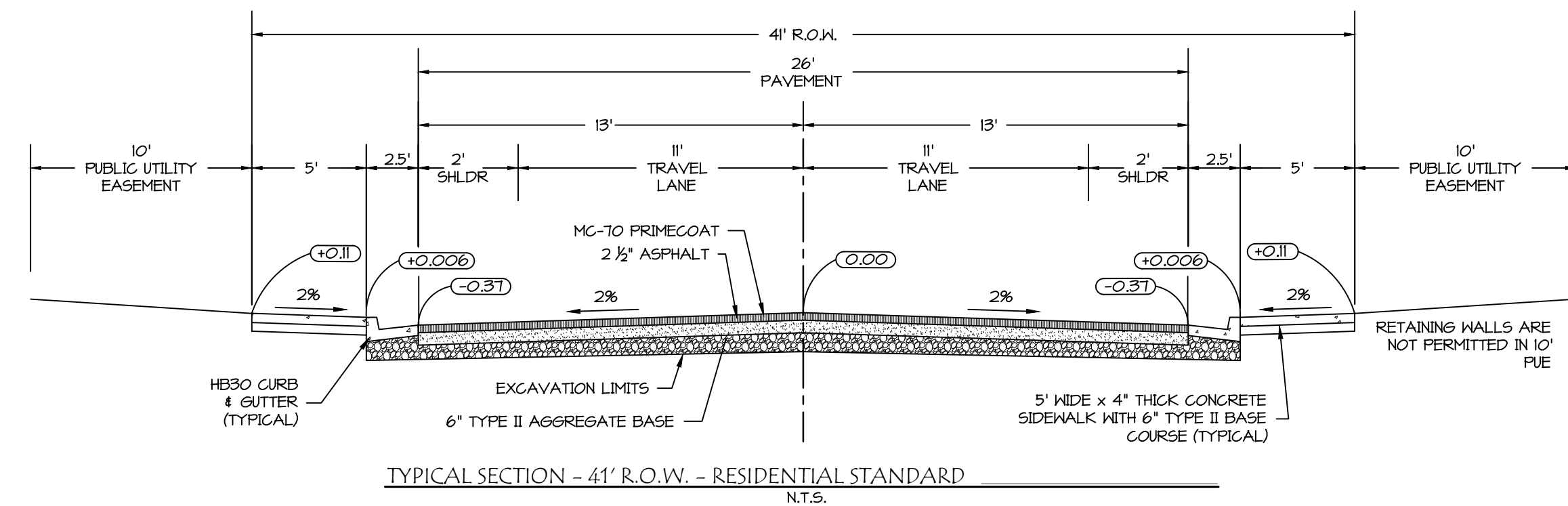
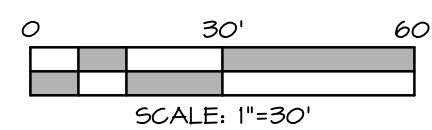




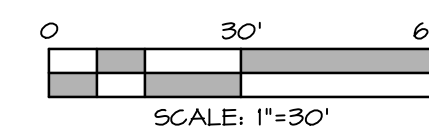




PLAN VIEW



PROFILE VIEW

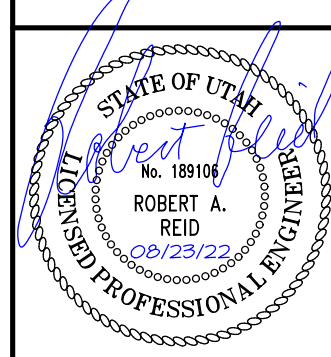


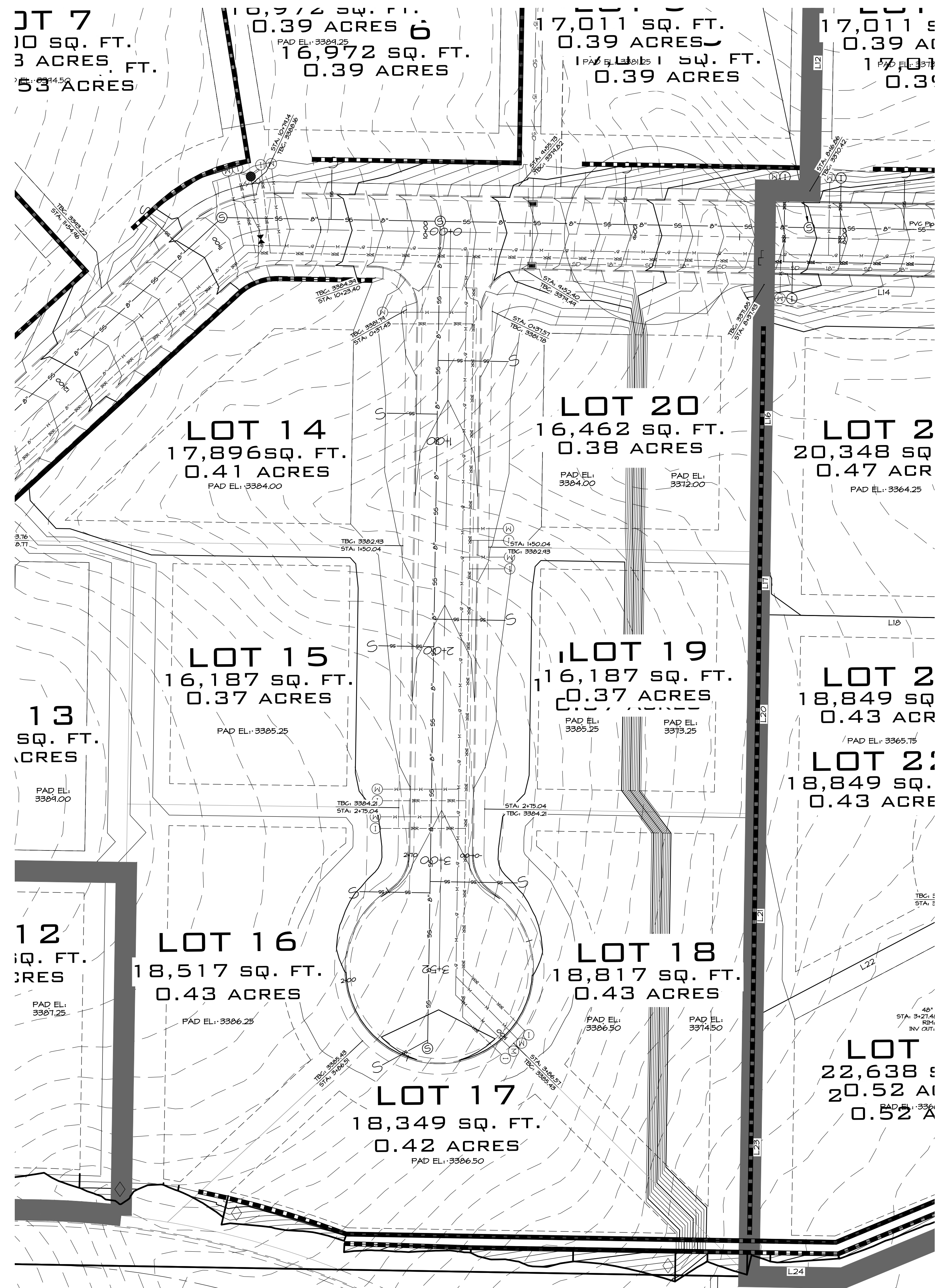
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JOB NO.:	12637-21
DESIGNED BY:	ZJC
CHECKED BY:	RAR
DWG:	Construction Set
DATE:	08/23/2022
REVISIONS:	SECOND CITY REVIEW

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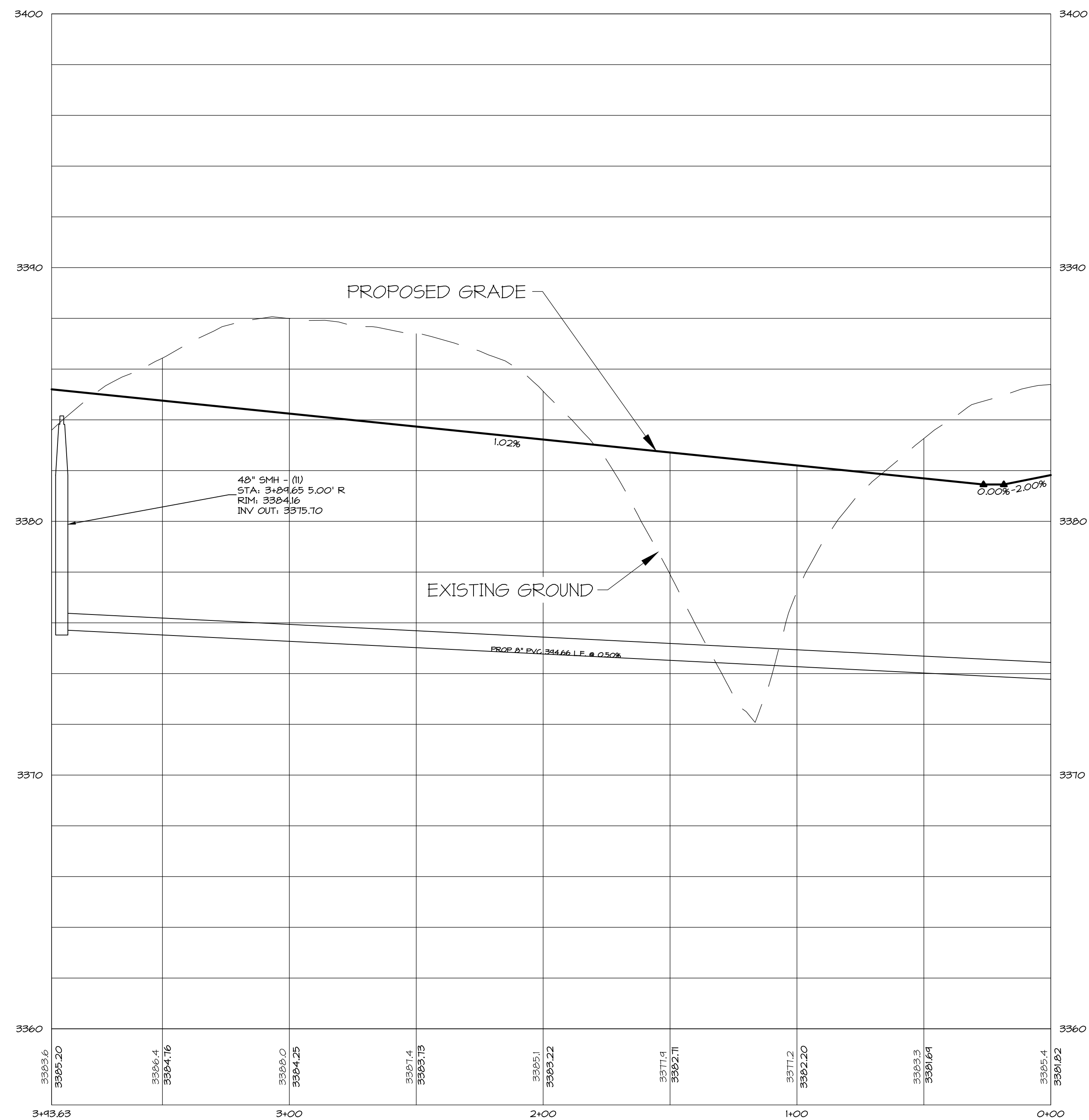
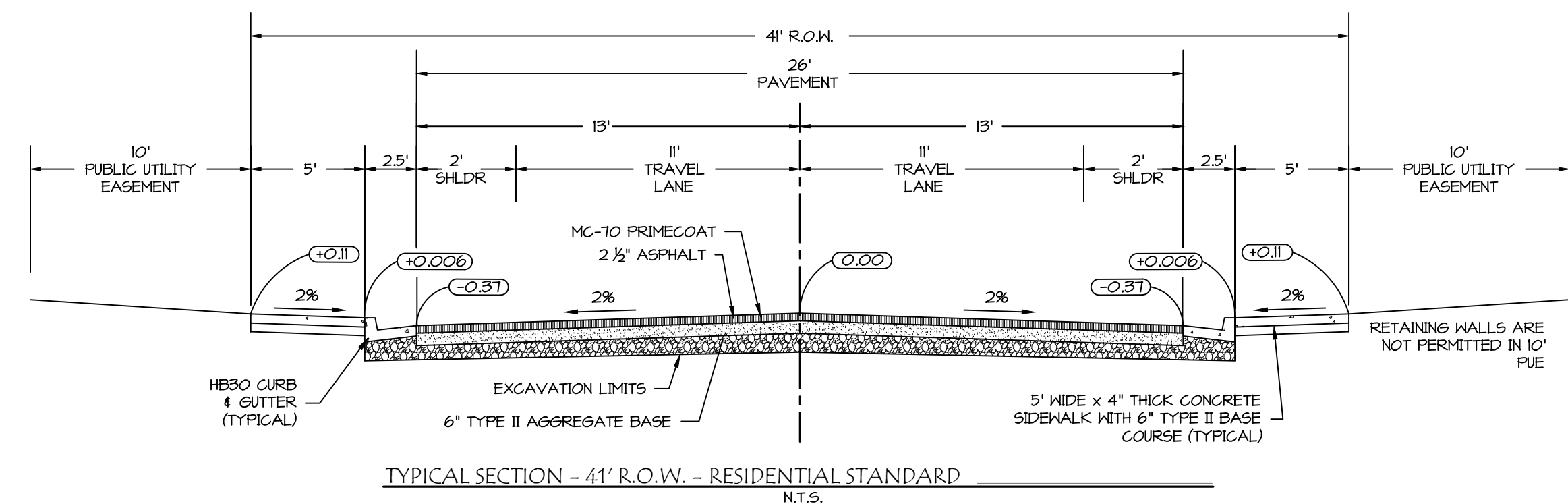
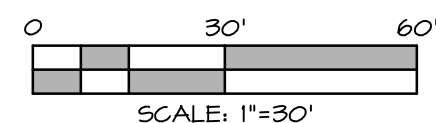
352 East Riverside Drive
Suite A-2
St. George, Utah 84790
Ph (435) 675-8386 Fax (435) 675-8397
www.rnsll.com

1410 WEST CIRCLE PLAN AND PROFILE
FOR
THE VIEWS AT HURRICANE CLIFFS - PHASE 1
RICHARDSON BROS. CUSTOM HOMES
HURRICANE, UTAH

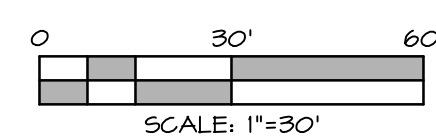




PLAN VIEW



PROFILE VIEW



DATE:	12/14/2021
JOB NO.:	12637-21
DESIGNED BY:	ZJC
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DWG:	Construction Set
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SECOND CITY REVIEW:	

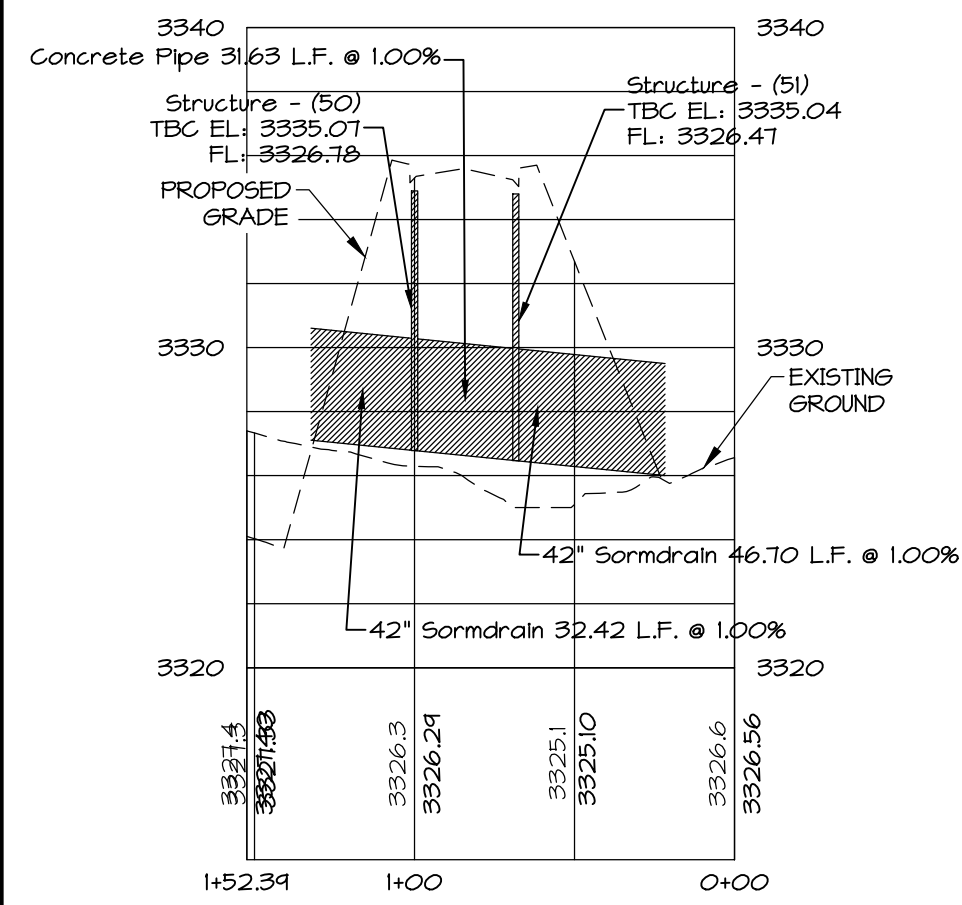
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1445 WEST CIRCLE PLAN AND PROFILE
FOR
THE VIEWS AT HURRICANE CLIFFS - PHASE 1
RICHARDSON BROS. CUSTOM HOMES
HURRICANE, UTAH

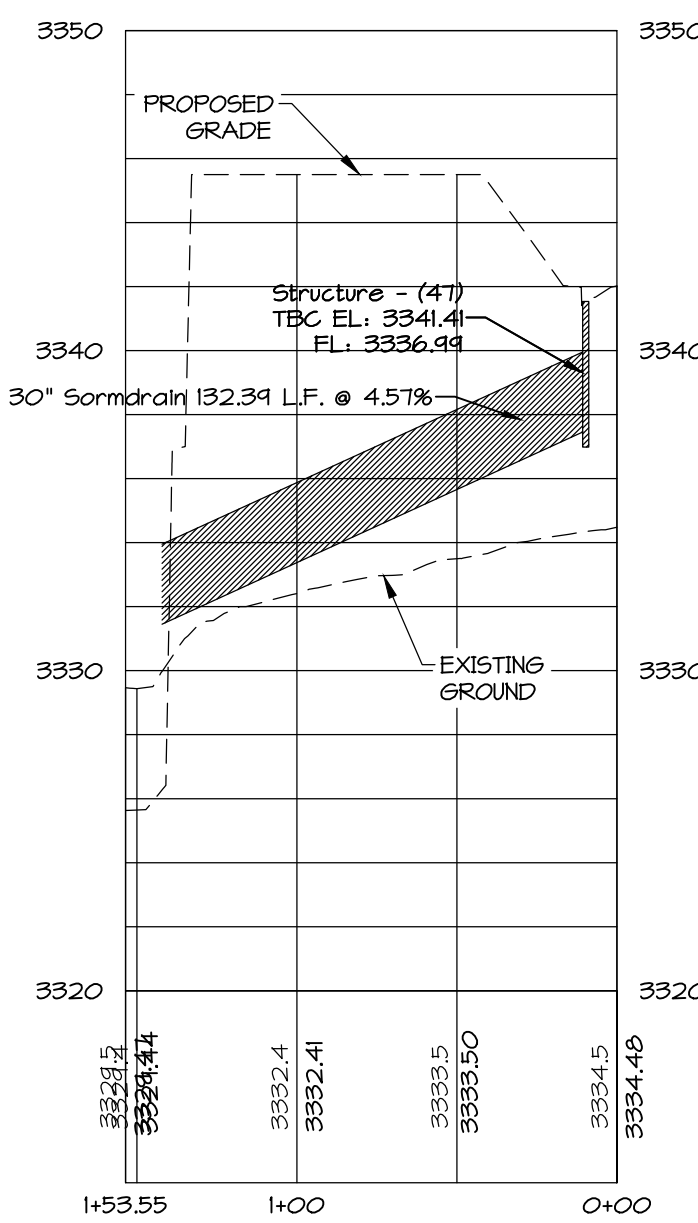
STATE OF UTAH
No. 189106
ROBERT A. REID
08/23/22
PROFESSIONAL ENGINEER





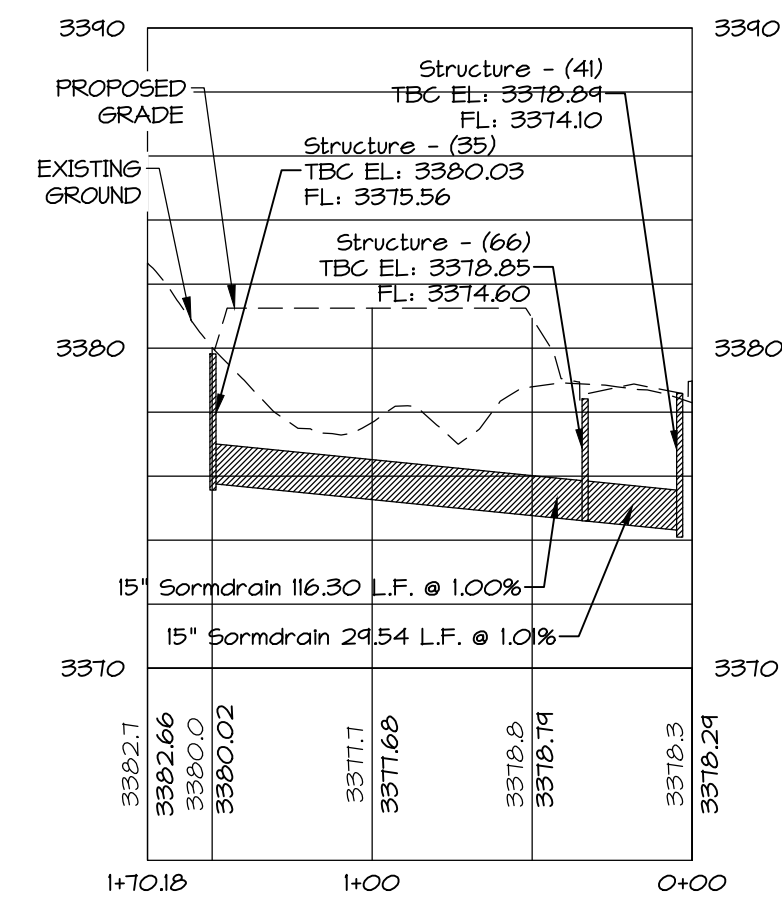
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A



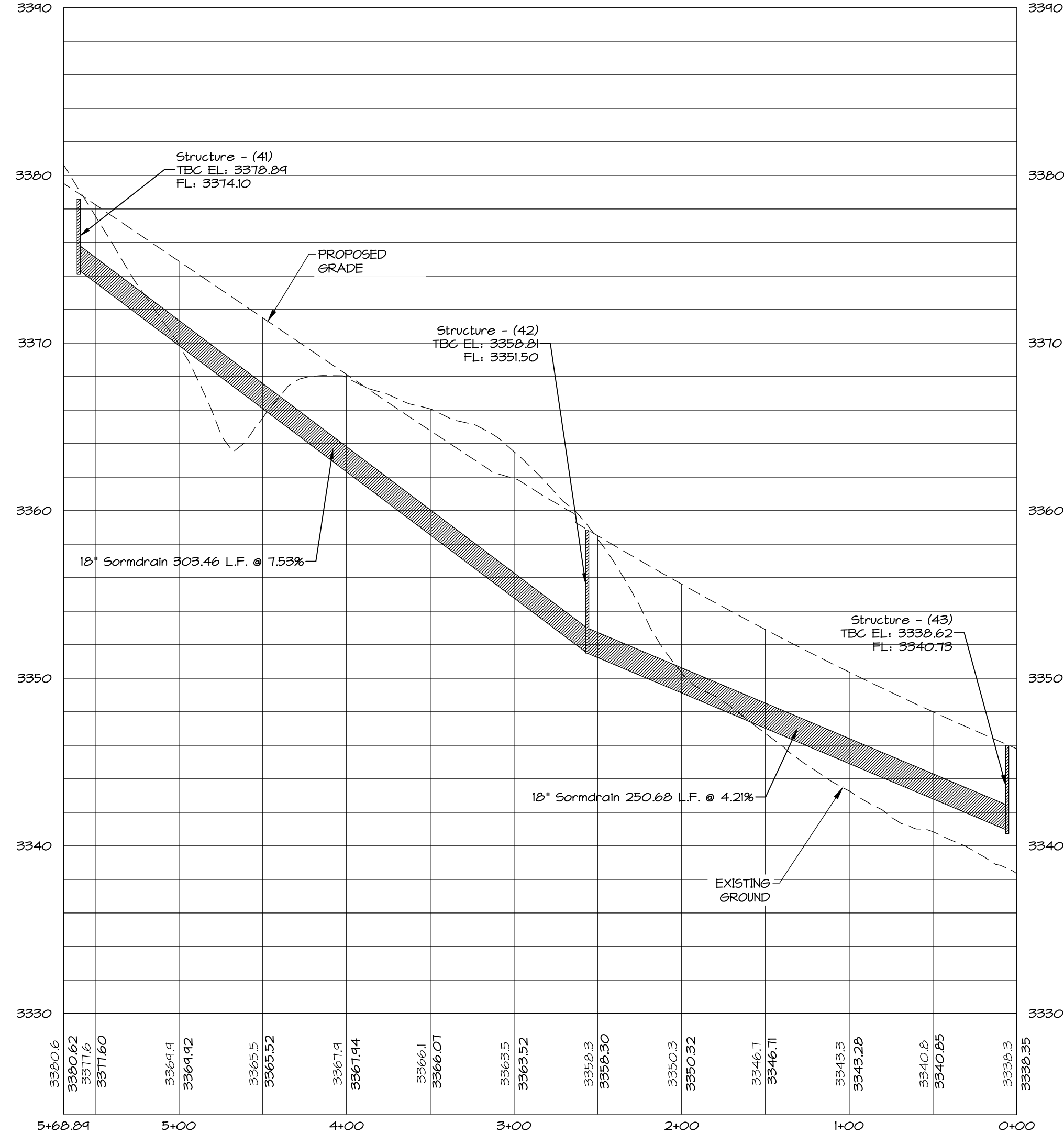
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B



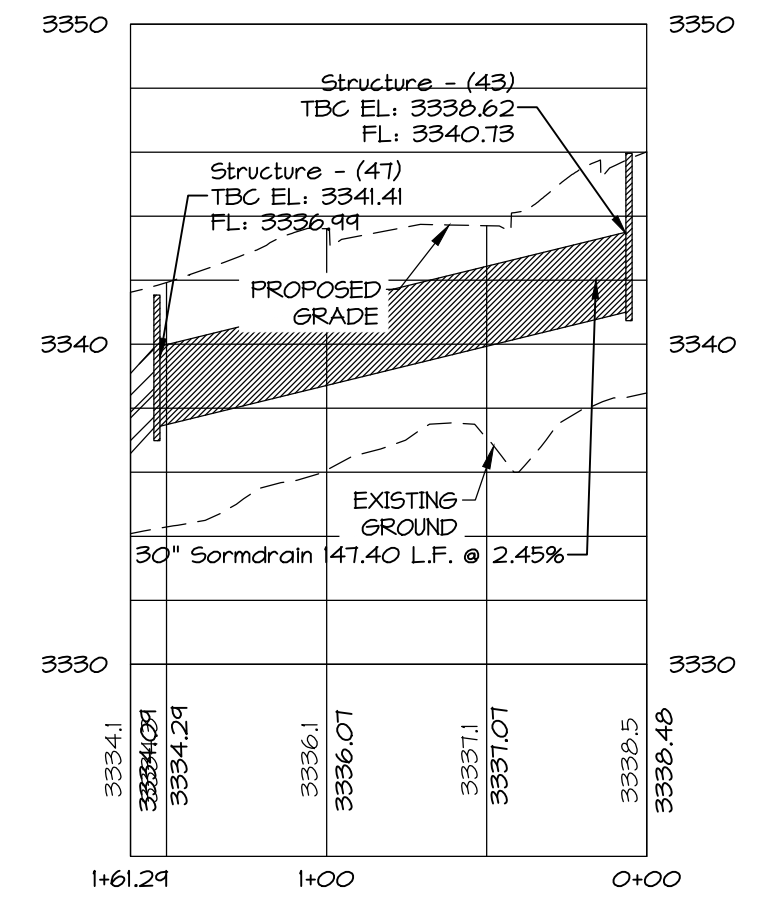
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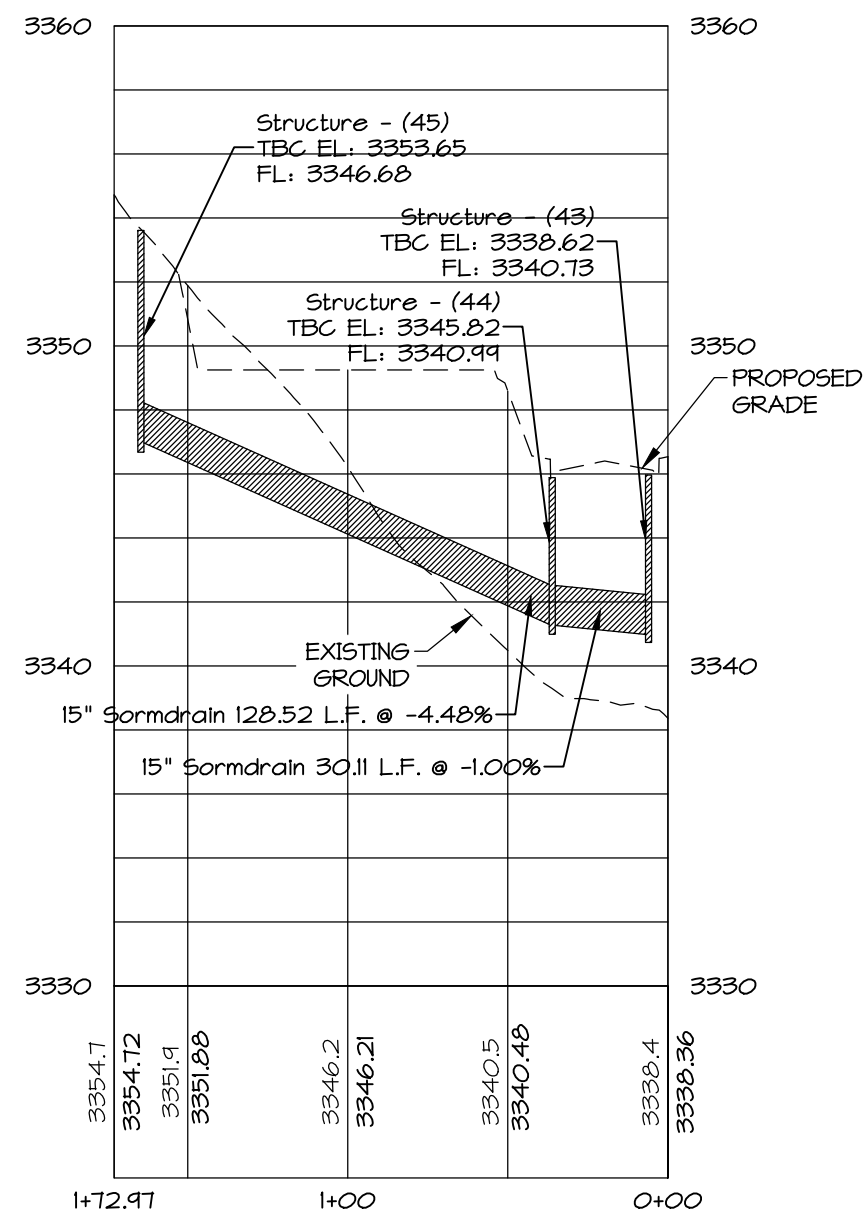
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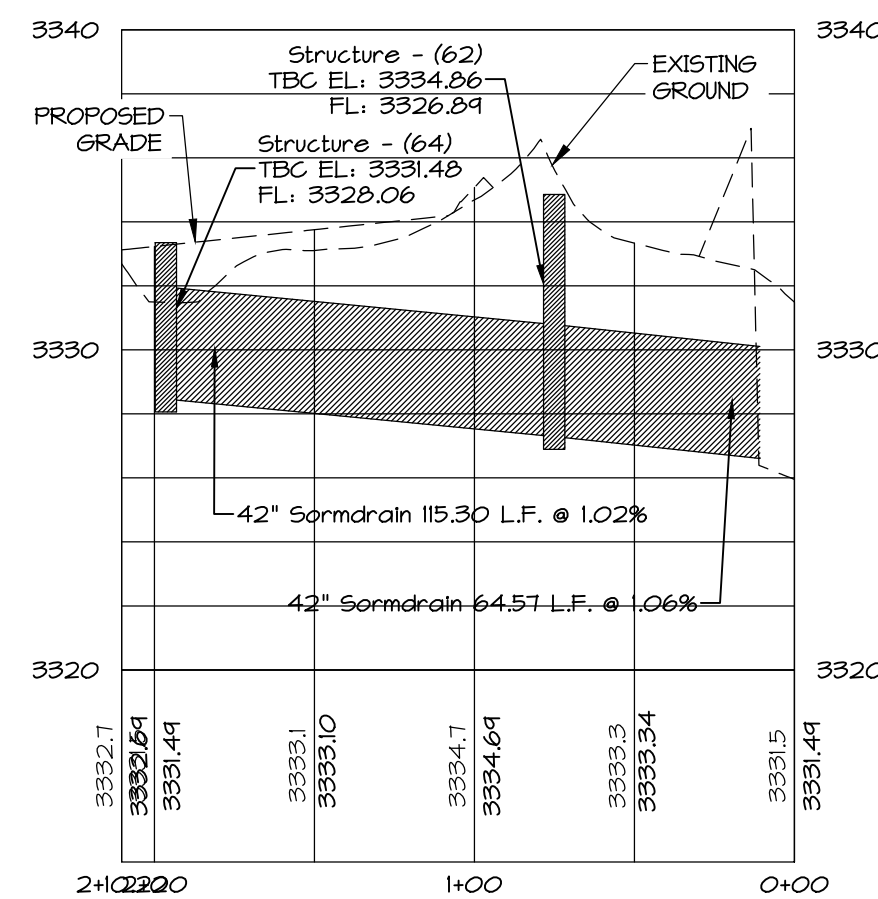
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E



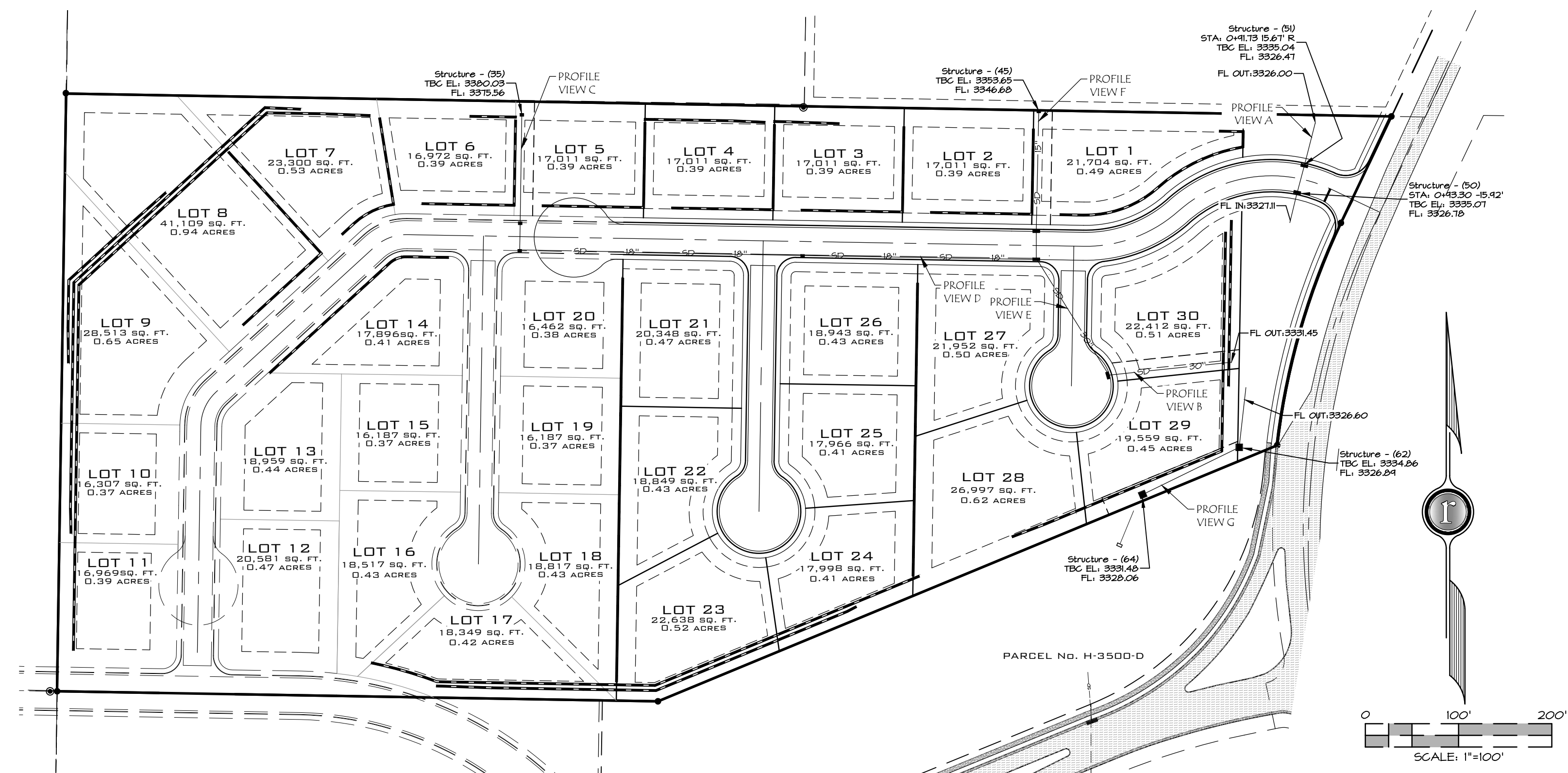
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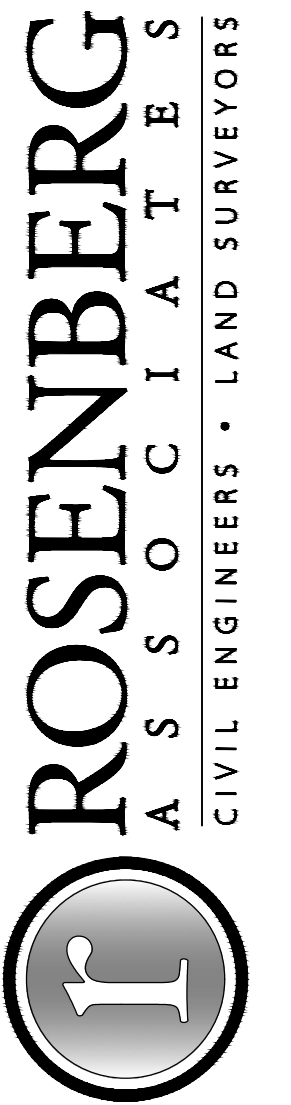


PROFILE VIEW

G

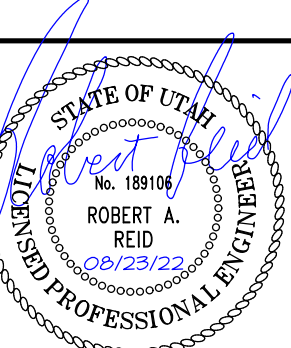


DATE:	12/9/2021
JOB NO.:	12637-21
DESIGNED BY:	ZJC
CHECKED BY:	RAR
DWG:	Construction Set
DATE:	08/23/2022
REVISIONS:	SECOND CITY REVIEW



352 East Riverside Drive
Suite A-2
St. George, Utah 84790
Ph (435) 673-8386 Fa (435) 673-8397
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PLAN & PROFILE-STORM DRAINS
FOR
THE VIEWS AT HURRICANE CLIFFS - PHASE 1
RICHARDSON BROS. CUSTOM HOMES
HURRICANE, UTAH



SHEET
C7.5
OF SHEETS

1. UNLESS SHOWN OTHERWISE INDICATED ON THESE PLANS ALL CONSTRUCTION SHALL CONFORM TO "THE CITY OF HURRICANE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION," "ASH CREEK SPECIAL SERVICE DISTRICT," "THE INTERNATIONAL PLUMBING CODE" AND "THE INTERNATIONAL BUILDING CODE" LATEST EDITIONS AS ADMINISTERED BY THE CITY OF HURRICANE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
3. THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THE PROJECT.
4. THE CONTRACTOR SHOULD COORDINATE UTILITY WORK WITH ADJACENT NEIGHBORS.
5. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
6. ANY NECESSARY NOTIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
7. ADJUST EXISTING MANHOLE AND VALVE BOX COVERS TO MATCH NEW ROAD GRADIES. INSTALL NEW CONCRETE COLLARS AROUND ADJUSTED COVERS IN ACCORDANCE WITH CITY OF ARIZONA STANDARDS.
8. ALL UTILITIES TO HAVE A MINIMUM OF PROTECTION FROM SEVERE HAIL.
9. SEE GRADING AND DRAINAGE SHEETS FOR STORM DRAIN DATA. REFERENCE SHEET C10 FOR CONSTRUCTION UTILITY DETAILS.

1. SEWER IS NOT MEANT CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
2. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOLOGICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
3. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 24 HOUR PLAN DRAWING OF RESULTS TO THE DISTRICT. THE DRAWING OF RESULTS SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER. ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SIZES AND DEPTHS.
4. THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO FINAL PLACEMENT.
5. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR.
a. ALL SEWER LINES MUST BE TESTED WITH A CAMERA.
b. IN ADDITION, FIVE (5) FEET OF THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE, TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
6. DURING CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

7. DEVELOPERS RESPONSIBLE FOR ALL COSTS UNLESS OTHERWISE STATED ON PRIME OR A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
8. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT, UP TO 10% TO REMAIN AT DEVELOPER'S RISK.
9. PRE-APPROVED CONTRACTOR TO BE 60% OVER PRICES WITH HARGREAVE POWER BEFORE BEGINNING WORK. HARGREAVE POWER FOR AN APPROXIMATE 400-450 KW.
10. EXISTENTS TO BE SHOWN OVER TO HARGREAVE CITY. IS THE DEVELOPERS RESPONSIBLE TO HAVE SUCH EXISTENTS ARE OBTAINED FROM ANY PROPRIETIES THAT MAY BE AFFECTED?
11. NO REMAINING WAYS TO RUN INTO UTILITY EXISTENTS.
12. ALL CONDITIONS TO REMAIN ANY PLAYS MUST HAVE A TEMPORARY PLAN CONTAINED.
13. AGREEMENTS TO THE SHOWN SET OF BLUE PRINTS MUST BE APPROVED BY HARGREAVE CITY.
14. THE ENTIRE JAIL, TRENCH MUST BE BACKFILLED WITH 10 INCHES FROM THE BOTTOM TO THE TOP OF THE TRENCH ALSO BY EXCAVATING BODIES AND EQUIPMENT.
15. IMPACT POINTS TO BE COLLECTED BY ELECTRICAL DESIGN. IMPACT POINTS TO BE CHARGED FOR BY THE OWNER, BUREAU OF PUBLIC WORKS. HARGREAVE POWER REGARDING EXISTENTS ON THE JAIL.
16. METERS SHALL NOT BE LOCATED IN TRENCH IN AREAS METERS SHALL BE KEPT ACCESSIBLE AT ALL TIMES.
17. DEVELOPER SHALL BE LIABLE A TERMINATION FEE PER PRIMARY ELSON TERMINAL.
18. DEPENDENT ON TRANSPORTATION LOCATOR HARGREAVE MAY KEEP BOLLARDS TO PROTECT IT FROM TRAFFIC. CONTRACTOR HARGREAVE POWER REGARDING EXISTENTS ON THE JAIL.
19. EXISTENTS BOLLARDS, THREE-PAVE TRANSPORTATION PAVES AND STREETLIGHT BASES TO BE SHOWN. THESE MUST BE USED BY THE DEVELOPER ON VARIOUS TYPES OF THE JAIL.
20. HARGREAVE POWER HAS CHANGED OR HARGREAVE POWER TO 10% LISTS SEE HARGREAVE POWER FOR THE JAIL.
21. THE RUNNING LINE HAS GAS AND POWER NEEDS TO BE ON THE OPPOSITE SIDE OF THE ROAD. THE POWER AND EXCAVATING RUNNING LINE FOR POWER ON THE NORTH AND WEST SIDE OF THE ROAD AND GAS ON THE SOUTH AND EAST SIDE OF THE ROAD. HARGREAVE POWER WILL NOT ALLOW GAS TO RUN DOUBLE MAINS WITH GAS ON BOTH SIDES OF THE ROAD.
22. A SLOPE FENCE IF THE JAIL BE INVOLED.
23. THE SLOPE FENCE WILL BE INVOLED.
24. IMPACT FENCE AND INVOLED WILL BE PAID BEFORE EXCAVATING THE JAIL.

RICHARDSON BROS. CUSTOM HOMES
PO BOX 910477,
ST. GEORGE, UT 84791
CONTACT: RILEY RICHARDSON
(435) 224-3641

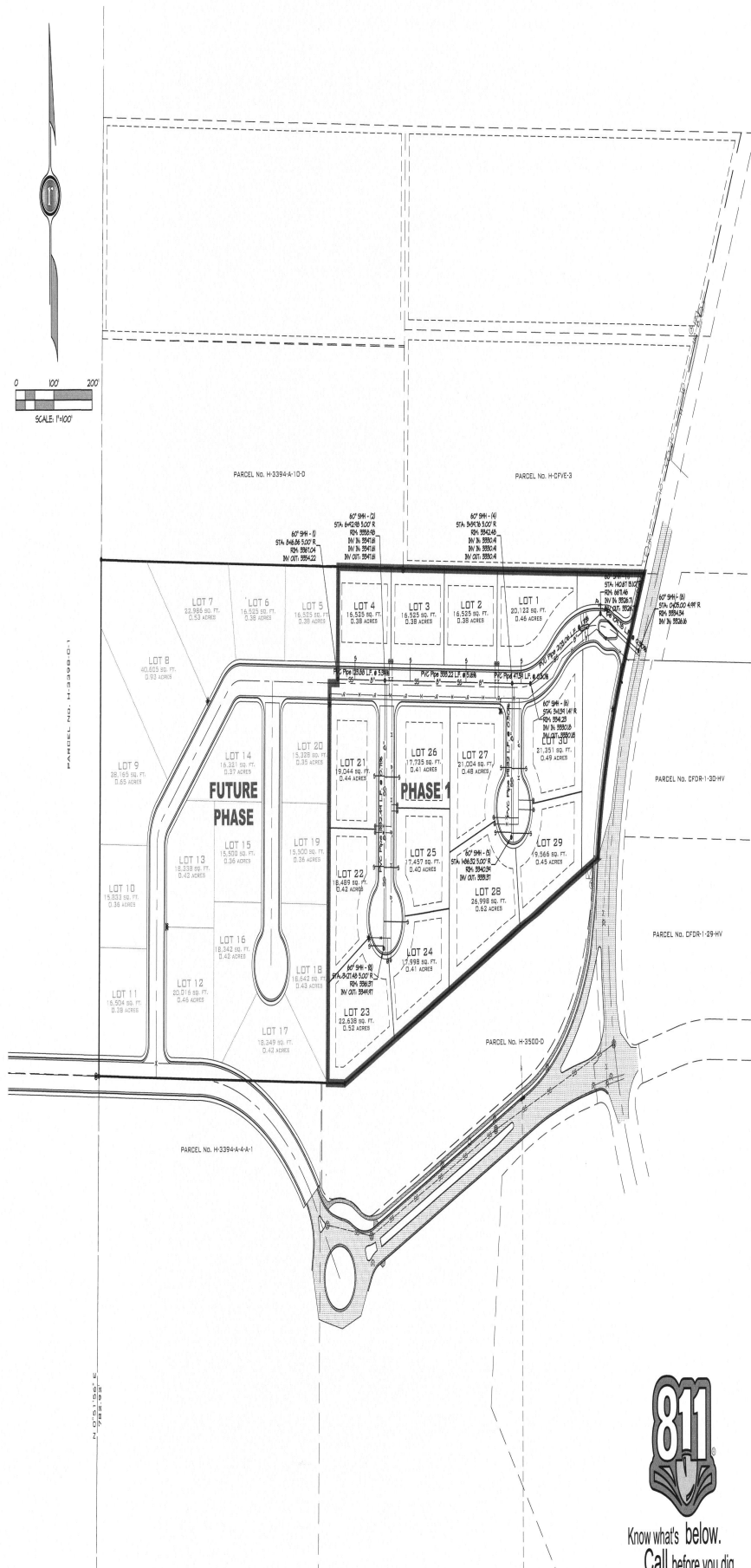
ROBERT A. REID, P.E.
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8586
CONTACT: JEFF ALLEN

EXISTING	DESCRIPTION	PROPOSED
	SINGLE PHASE TRANSFORMER	
	SECONDARY BOX	
	STREET LIGHT HARVARE CITY POST TOP WITH FANS DIAL	
	4-WAY VAULT	
	PAD MOUNTED SWITCH	
	POWER POLE	
	POWER POLE W/ OVERHEAD	
	UNDERGROUND PRIMARY POWER (3 PHASE)	
	UNDERGROUND PRIMARY POWER (SINGLE PHASE)	
	UNDERGROUND SECONDARY POWER	
	OVERHEAD POWER	

GAS TO WATER OR WASTEWATER	- 10 FT
GAS TO POWER	- 10 FT
WATER TO PHONE LINES/CABLE TV	- 5 FT
WATER TO IRRIGATION	- 5 FT
WATER TO POWER	- 10 FT
WATER TO WASTEWATER: HORIZONTAL	- 10 FT
WATER TO WASTEWATER: VERTICAL	- 10 IN

1. THE JUG TRENCH IS TO BE LOCATED ON THE NORTH OR WEST SIDE OF STREETS. GAS TRENCH ON THE EAST OR SOUTH SIDE OF STREETS
2. BURIAL DEPTH MEASURE TO THE CENTER OF CONDUIT
3. LOCATIONS OF PUBLIC UTILITIES (GAS, POWER, PHONE CABLE) ARE SHOWN NOT TO SCALE. TYPICAL STANDARD SEPARATIONS ARE REQUIRED. LATITUDE MAY BE USED WITHIN THE REQUIREMENTS OF THE INDIVIDUAL UTILITY.

	TOP BACK CURB - EX
	FLANKING CURB - EX
	TOP BACK CURB - PRO
	FLANKING CURB - PRO
	SEWER LINE - EX
	WATER LINE - EX
	SEWER LINE - PRO
	WATER LINE - PRO
	PROPERTY LINE - EX
	PROPERTY LINE - PRO
	50' LATERAL - EX
	50' LATERAL - PRO
	OVERHEAD POWER - EX
	OVERHEAD POWER - PRO
	METER WATER - EX
	METER WATER - PRO
	REGISTRATION METER - EX
	REGISTRATION METER - PRO
	PRE-PAID METER - EX
	PRE-PAID METER - PRO
	SEWER MANHOLE - EX
	SEWER MANHOLE - PRO
	WATER VALVE EX
	WATER VALVE PRO
	STORM DRAIN CURB INLET - EX
	STORM DRAIN CURB INLET - PRO
	GLASS FRONTAGE - EX
	GLASS FRONTAGE - PRO
	ASPHALT PAVEMENT - EX
	ASPHALT PAVEMENT - PRO
	CONCRETE PAD - EX
	CONCRETE PAD - PRO



Know what's below.
Call before you dig.

NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE
OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE
FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE
ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN
OR SHOWN INCORRECTLY.

[illegible]

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if

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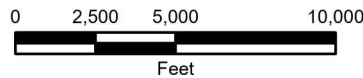
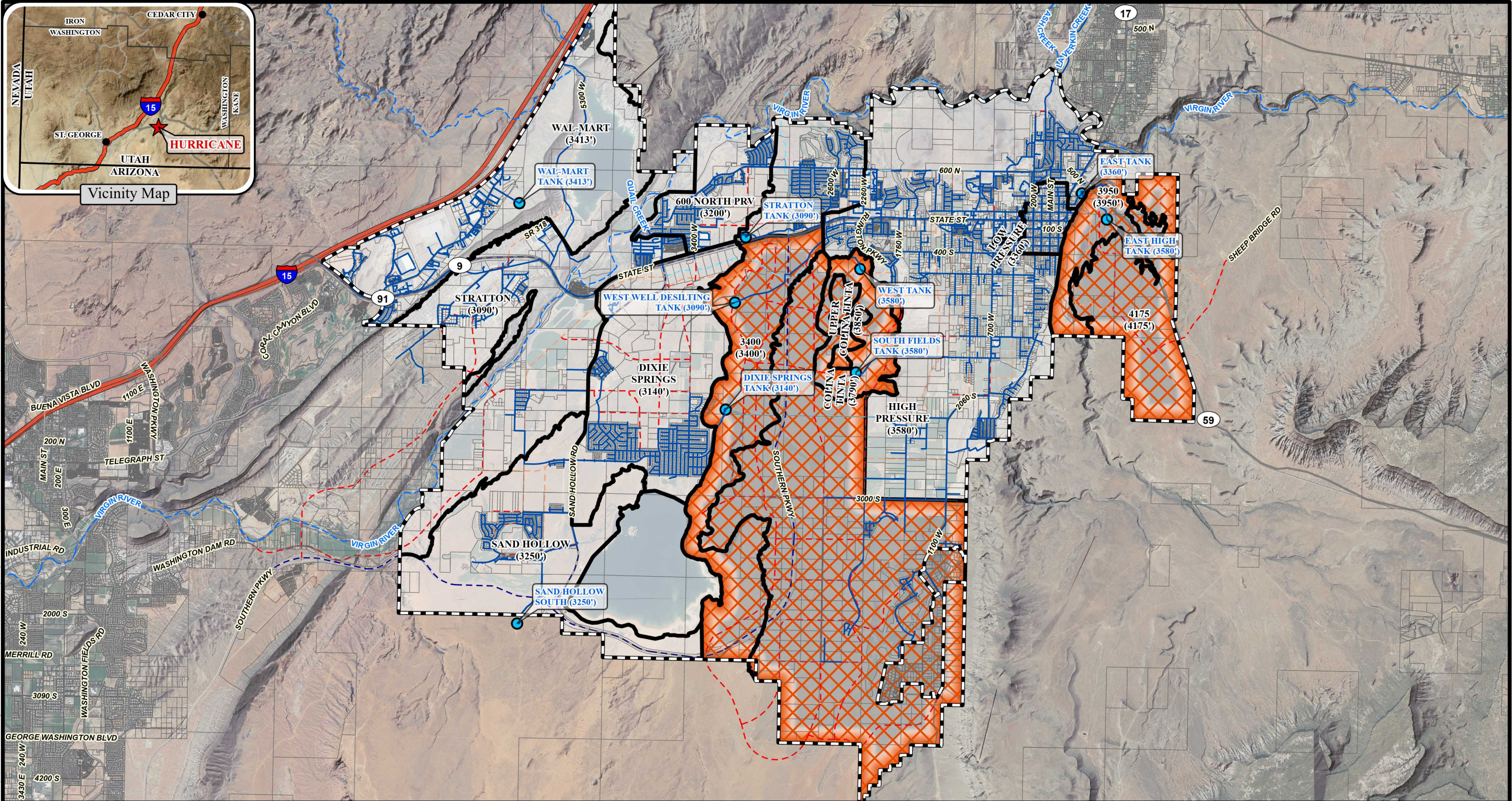
UTILITY PLAN - POWER, WATER, & SEWER
FOR
THE VIEWS AT HURRICANE CLIFFS - PHASE 1
RICHARDSON BRON, CUSTOM HOMES
HURRICANE, UTAH



SHEET
C5.0
OF SHEETS



Vicinity Map



Legend

Hurricane Municipal Boundary

Washington County Parcels

Pressure Zone Boundaries

Approximate Extent of Limit Culinary Distribution

Existing Culinary Water

Existing Tank

Master Planned Roads

Major Arterial (106' ROW)

Minor Arterial (90' ROW)

Major Collector (70' ROW)

Minor Collector (60' ROW)



1 of 1

Approximate Areas of Limited Distribution Capacity

Hurricane, Utah

Spatial Reference: Utah State Plane NAD 83, feet

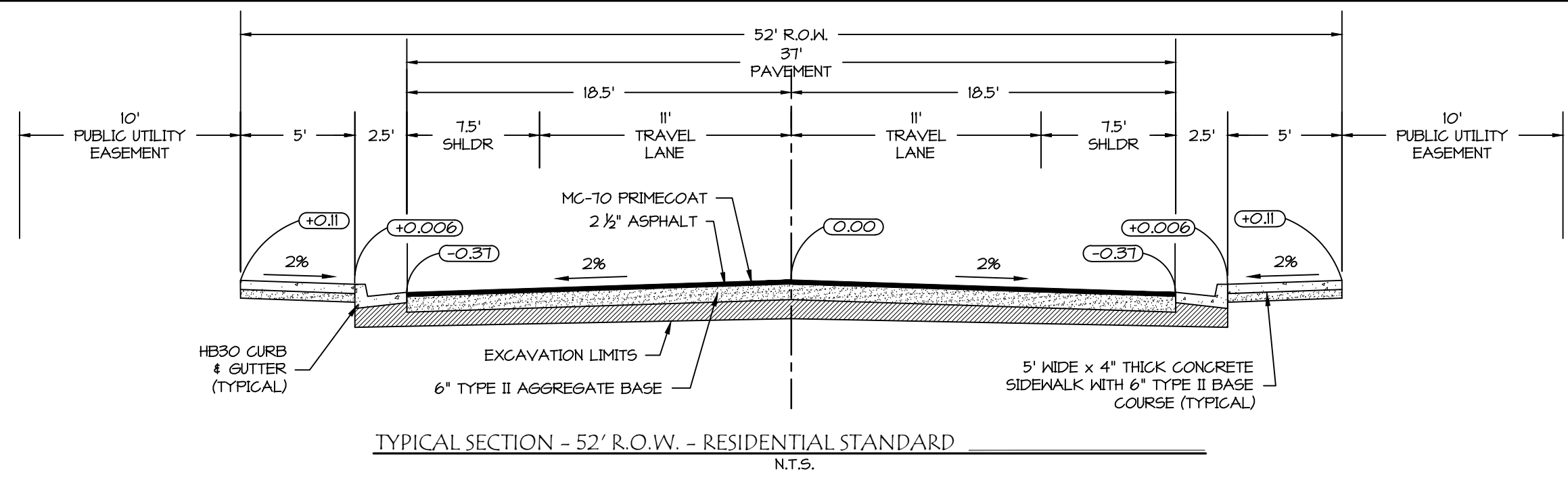
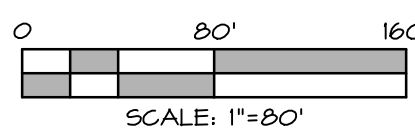
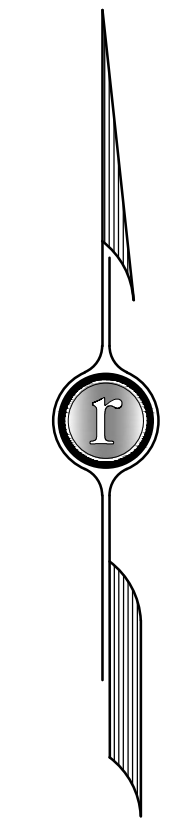
Drawn By: JRH

Scale: 1" = 6,000 feet

Date: October 2022

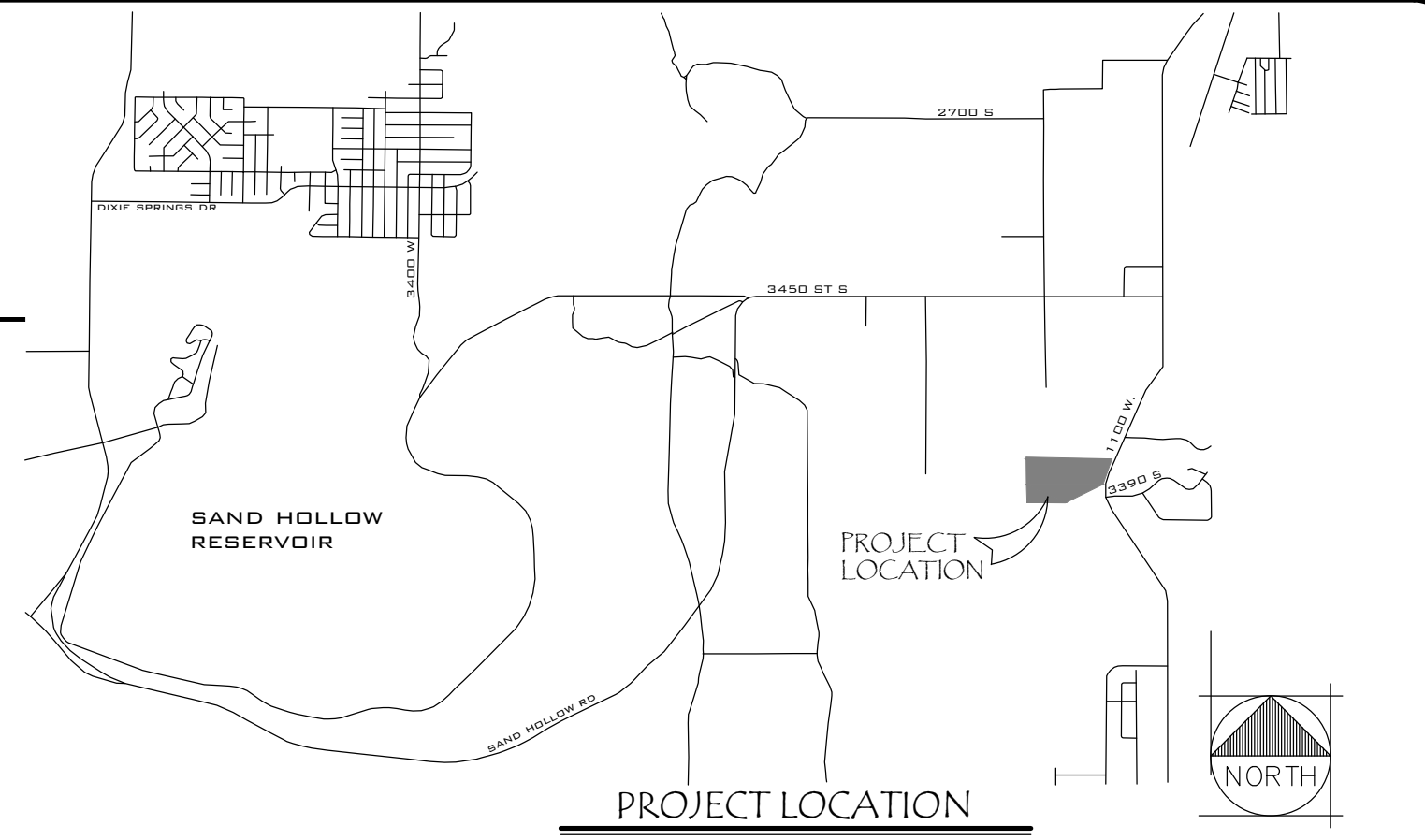


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ESTATES AT COPPER ROCK PRELIMINARY PLAT

LOCATED IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE
SALT LAKE BASE AND MERIDIAN
IN THE CITY OF HURRICANE, WASHINGTON COUNTY, UTAH.
DEVELOPED BY: RICHARDSON BROS. CUSTOM HOMES



LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	2' CONTOUR	---
---	10' CONTOUR	---
---	TOP BACK CURB	---
---	FLOWLINE CURB	---
---	WATER LINE (8" DIA)	---
---	SEWER LINE (8" DIA)	---
---	DITCH FLOWLINE/DRAINAGE SWALE	---
---	FENCE LINE (CHAIN LINK)	---
---	FENCE LINE (BARB WIRE)	---
---	FENCE LINE (WOOD/OTHER)	---
---	PROPERTY LINE	---
---	R.O.W./EASEMENT LINE	---
---	FIRE HYDRANT	---
---	SEWER MANHOLE	---
---	SEWER CLEAN OUT	---
---	WATER VALVE	---
---	WATER METER	---
---	ASPHALT PAVEMENT	---
---	CONCRETE PAD	---
---	GRAVEL DRIVEWAY	---
---	SURFACE FLOW DIRECTION	---
---	STORM DRAIN DROP INLET	---
---	STORM DRAIN CURB INLET	---
---	STORM DRAIN MANHOLE	---
---	RETAINING WALL	---

ZONE R1-15	
AVERAGE LOT AREA:	15,000 SQ.FT.
MIN. LOT AREA:	12,000 SQ.FT.
MIN. FRONTAGE:	40'
SETBACKS:	
FRONT:	25'
REAR:	20'
SIDE:	10'
STREETSIDE:	20'

SITE INFORMATION:	
CURRENT ZONE: R1-15	
TOTAL AREA: 17.41 AC (758,244 SQ.FT.)	
TOTAL LOTS: 30	
TOTAL LOTS (30) AREA: 13.50 AC (588,371 SQ.FT.) = 71.51%	
TOTAL PUBLIC STREET (R.O.W.) AREA: 3.41 AC (148,640 SQ.FT.) = 19.60%	
AVERAGE LOT SIZE: 588,371/30 = 19,612 SQ.FT.	

NOTES:
- LOTS TO BE GRADED ON A PER LOT BASIS;
- GRADING TO BE UNIQUE FOR EACH HOME DESIGN.
- THIS PROJECT IS NOT LOCATED WITHIN A DESERT TORTOISE TAKE AREA.

OWNER/DEVELOPER/CONTACT

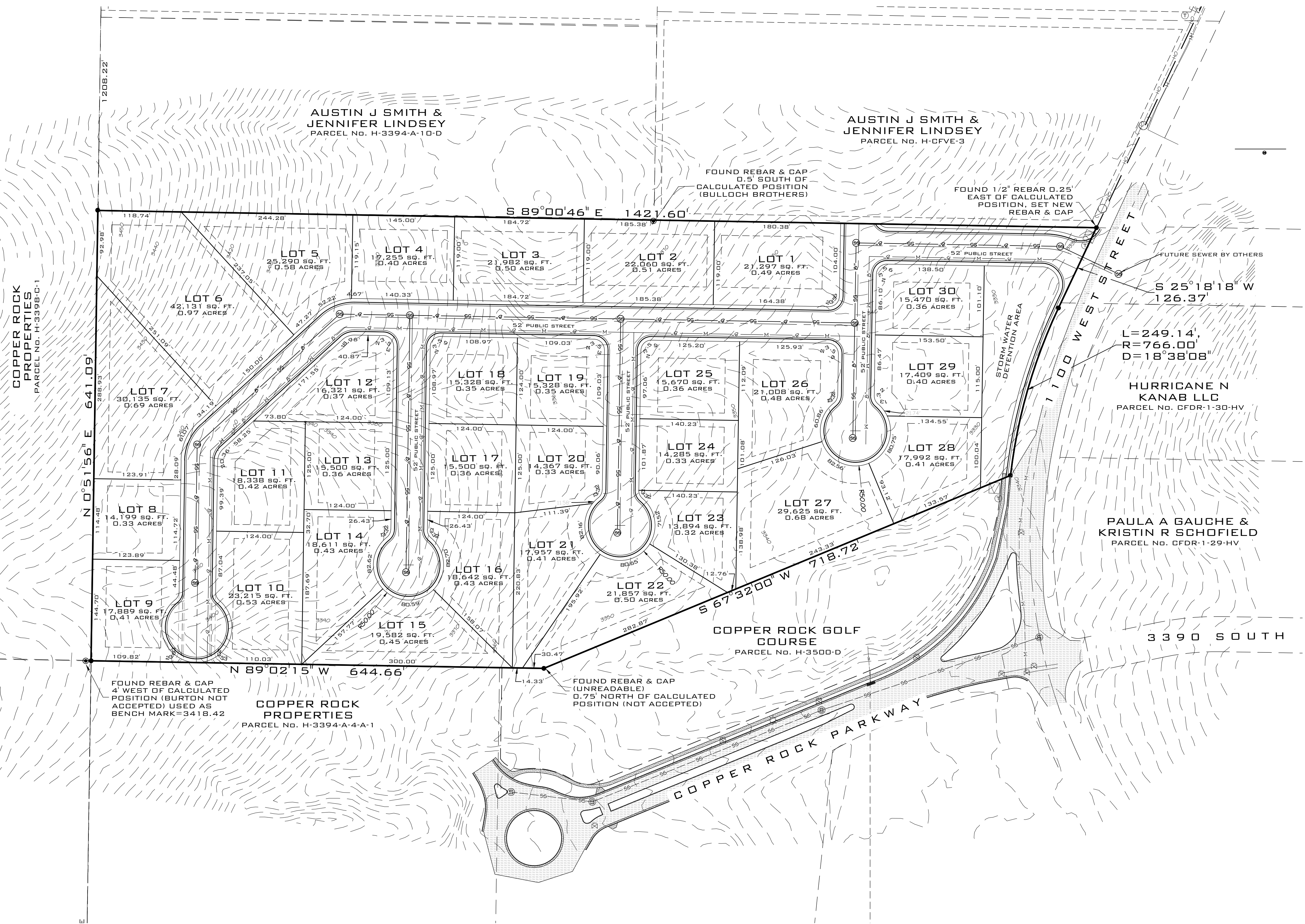
THE DEVELOPER FOR THIS PROJECT IS
RICHARDSON BROS. CUSTOM HOMES
CONTACT: RILEY RICHARDSON
PO BOX 410471
ST. GEORGE, UTAH 84791

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: ROBERT A. REID, P.E. OR DEL WETENKAMP
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790 (435) 673-8586

GEOTECHNICAL ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
LANDMARK TESTING & ENGINEERING
CONTACT: STEVEN WELLS, P.E.
745 EAST FACTORY DRIVE
ST. GEORGE, UTAH 84790 (435) 986-0566



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PRELIMINARY PLAT
FOR
ESTATES AT COPPER ROCK
HURRICANE, UTAH



Application

Application Accepted Date: 05/03/2024		Valuation		\$	0.00					
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES								
Description: Mixed use subdivision (commercial and residential)		Planning Fee		\$	200.00					
Tenant / Project Name: Sky Mountain - 600 North Commercial and Retail Homes		Planning Fee		\$	200.00					
Bldg. Address: 2260 West 600 North		Sub Total:		\$	200.00					
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	200.00					
Subdivision: Phase:		Amount Paid:		\$	200.00					
Block: Lot #: Parcel #: H-3-1-29-2211-RD2 & H-3-1-29-2212-RD2		Remaining Due:		\$	0.00					
Zone: PC										
Property Owner: Paul Jensen										
Permit Contact: Del Wetenkamp P:(435) 673-8586										
Email: delw@racivil.com										
CONTACT INFORMATION										
Engineer of Record: Rosenberg Associates - Rob Reid										
Email: robr@racivil.com P: (435) 673-8586										
General Contractor: Rob Reid										
License #: 189106 P: (435) 673-8586										
Address: 352 East Riverside Drive, Suite A-2										
City: St. George State: Utah Zip: 84790										
Email: robr@racivil.com										
APPLICATION DETAILS										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANPSP24-10										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.										
Applicant Name: Del Wetenkamp										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #:										

600 North – Commercial & Patio Homes

Paul Jenson is proposing a Planned Community development on parcels H-3-1-29-2211-RD2 & H-3-1-29-2212-RD2 in Hurricane City for 4.06 acres. Zoned PC. The property is located off 600 North Street along the south side of the Sky Mountain Golf Course.

The proposed development request is for 28 lots on the 4.06 acres, with a zoning of PC (27 Residential and 1 Commercial Lot).

The property is bordered by 600 North Street to the south and open space & Golf Course to the north and east.

Refer to the included Site Plan exhibit for additional information and illustration.



STAFF COMMENTS

Agenda Date:	05/23/2024
Application Number:	PSP24-10
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Paul Jenson
Agent:	Rosenberg Associates-Rob Reid
Request:	Approval of a Preliminary Site Plan
Location:	2260 W 600 N
Zoning:	PC ¹
General Plan Map:	Planned Community
Recommendation:	Table item to address staff & JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant is seeking preliminary site plan approval for a mixed-use development located near the intersection of 2260 W and 600 N and adjacent to Hole 13 at the Sky Mountain Golf Course. The Planned Commercial zoning is already in place as part of Sky Mountain master plan. They are proposing 27 townhome units and commercial pads along 600 N.

¹ Parcel H-3-1-29-2212-RD2 is shown as R1-8 PDO on the zone map, this is an error that is being corrected by our GIS Department
05/23/2024

for arterials.” The proposed streets aren't appropriately sized for the number of units (see unit counts per road cross section below exhibit B table 1A, HCS 3.2.2). It seems the pavement at the access aligned with 2260 W should be made sufficiently wide for a receiving lane and two departure lanes (see notes 2 & 3 below exhibit B table 1A). "widening may be required at intersections for turning movements" "each [right-of-way] may be increased when required by a traffic impact study." "Shared/joint driveways providing access to adjacent developments, and interconnections between sites, are required for all development proposals on arterial and collector roadways." -Transportation Master Plan pg. 112. it appears the subject property, H-3-1-29-2211-RD2, reserved an easement for the installation and maintenance of all utilities over, under, and across the neighboring property, H-3-1-29-226-RD2 (see quit claim deed 00918544) could a shared driveway/access be classified a utility? HCS 3.2.4.6(A), "sidewalks shall be required in all residential and commercial developments." Engineering would encourage the applicant to partner with Hurricane City to construct sidewalk across the city owned parcel, H-3-1-29-225-RD2, to reach existing sidewalk at 2460 W (HCS 2.1(bullet 1), "required improvements shall extend from the nearest acceptable point of existing improvements.") Public utilities cannot be covered by a structure. Water mains on private property must be ductile iron (HCS 4.4.1.4(C)).

7. **Fire:** Second access required.
8. **Cable/Phone/Gas/Fiber:** No comments
9. **WCWCD:** Please add our notes to the plan set. WCWCD has a 48 inch water line on the south side of 600 N as well as another 48-inch water line on the north side of 600 N. Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.
10. **GIS:** Street numbers are: 2260 W, 2350 W, 660 N, and 630 N

Staff Comments: Preliminary Site Plan

1. The Planned Commercial zone requires that at least 20% of the development site be commercial and 20% of the development site be residential. Per their site information data 45% of the area is residential and 12% of the area is commercial. While this would not meet the zoning code, they are counting roadways and open space separately, which is not the correct way of calculating the site breakdown. Staff has discussed this with the applicant and believes once the site data is recalculated this code will be met. (HCC 10-15-8(D))

2. Parking:

<i>Dwelling, multiple-family:</i>		

2 or more bedroom units	2 spaces per dwelling unit	
Retail or office, general	1 space per 250 square feet of gross floor area	

Table 10-34-1

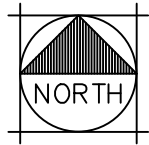
- a. The townhouse units will most likely have driveways and garages to meet this code.
- b. Per this code 46 parking spaces are required and 76 are provided.
3. Access placement along 600 N to be coordinated through Engineering.
4. A full landscaping plan will need to be provided with the final site plan and show proper tree and shrub placement along 600 N.
5. **Open Space and Amenities:** Per HCC 10-33-5(E) open space needs to be 15% of the site and for the number of units provided at least one amenity needs to be provided. This is not currently depicted on the site plan, although as mentioned in Staff Comment 1 there are some discrepancies in the site data information.
6. The applicant has indicated to staff they will update the site plan once the staff and JUC comments are received.
7. **It should be noted that pursuant to Hurricane City Code 10-7-10 (D)(2)(b): *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.***

Findings:

1. Staff finds that the concerns regarding traffic and street-design standards raised by the Engineering Department have the potential to require significant changes to the project and should be clarified prior to approval.
2. The proposed site plan does not reflect the minimum required percentage of commercial uses for the site; only 12% is shown where a minimum of 20% is required.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends that this preliminary site plan be tabled to allow the applicant time to address the deficiencies cited in the staff and JUC comments.

Z:\14000\14999\14212-24 Sky Mountain 600 North\DWG\14212-24 Preliminary Site Plan.dwg, Cover Sheet 5/2/2024 11:39:55 AM, del



SCALE: NONE
VICINITY MAP
HURRICANE, UTAH

**SKY MOUNTAIN
GOLF COURSE**

600 NORTH

600 NORTH

2670 WEST

2600 WEST

2480 WEST

2460 WEST

2260 WEST

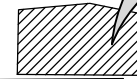
2770 WEST

HIGHWAY 9
to HURRICANE

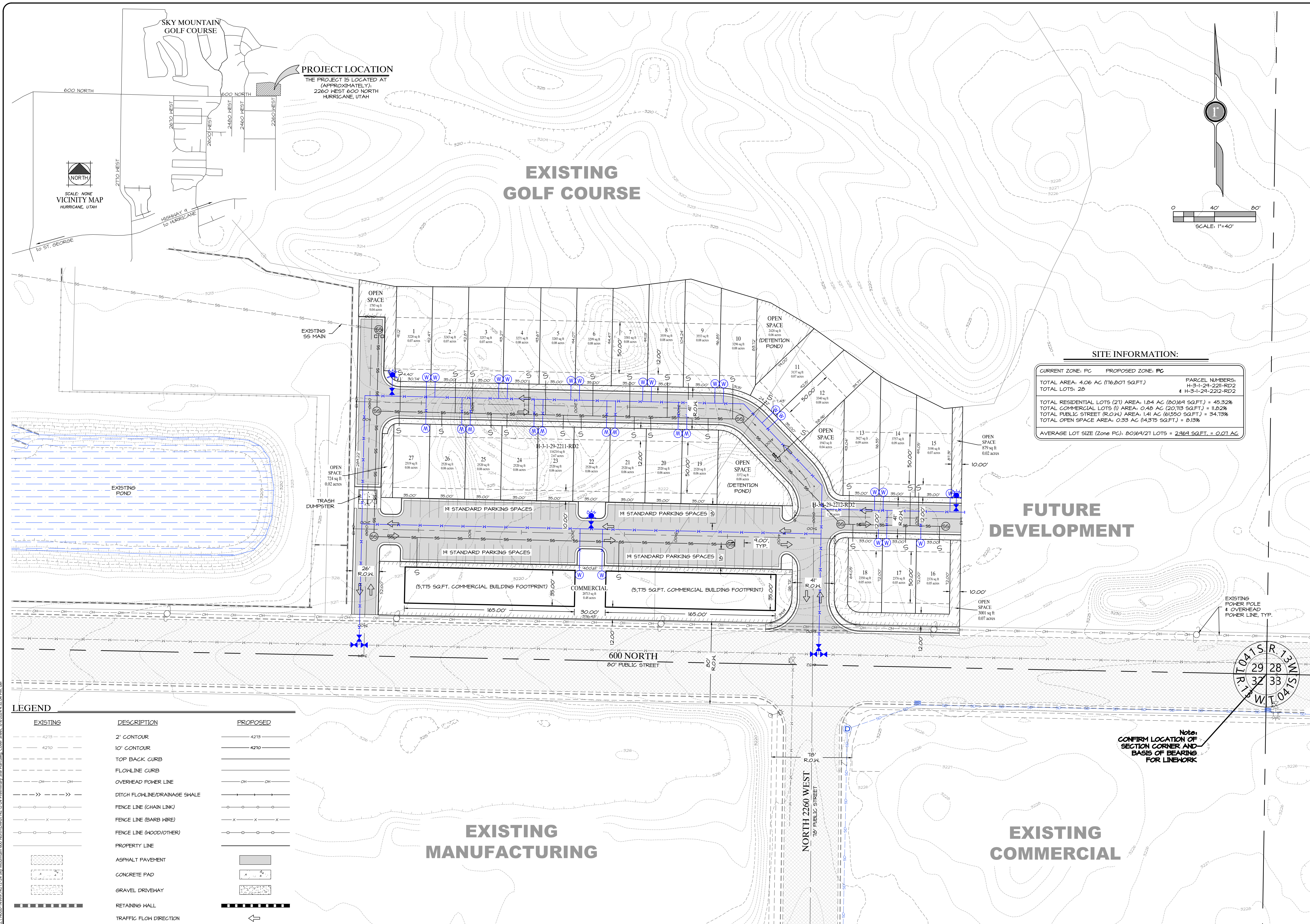
to ST. GEORGE

PROJECT LOCATION

THE PROJECT IS LOCATED AT
(APPROXIMATELY):
2260 WEST 600 NORTH
HURRICANE, UTAH



Z:\14000-14999\14212-24 Sky Mountain 600 North\DWG\14212-24 Preliminary Site Plan.dwg, Cover Sheet, 5/9/2024, 4:52:04 PM, del



DATE: 05/04/2024
JOB NO: 14212-24
DESIGNED BY: DSN
CHECKED BY: RAR
DWG: Prelim. Site Plan
DATE: _____
REVISIONS: _____

ROSENBERG
A S S O C I A T E S
CIVIL ENGINEERS • LAND SURVEYORS

552 East Riverside Drive
Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.raclm.com

PRELIMINARY SITE PLAN
FOR
600 NORTH - COMMERCIAL & PATIO HOMES
HURRICANE
UTAH

SHEET
1
1 OF 1 SHEETS



Application

Application Accepted Date: 05/14/2024		Valuation		\$	0.00
Type of Improvement: Conditional Use Permit		PERMIT FEES			
Description:		Planning Fee		\$	250.00
Tenant / Project Name: Shawn Bowen		Planning Fee		\$	250.00
Bldg. Address: 1087 W. 650 S.		Sub Total:		\$	250.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	250.00
Subdivision: N/A Phase:		Amount Paid:		\$	250.00
Block: Lot #: Parcel #: H-3-2-3-4314-H-1		Remaining Due:		\$	0.00
Property Owner: Shawn Bowen					
Permit Contact: Shawn Bowen P:(435) 703-0162					
Email: sahwn_86@live.com					
CONTACT INFORMATION					
Engineer of Record: Krystal Shimabukuro					
Email: krystals@racivil.com P: (435) 673-8586					
General Contractor: Shawn Bowen					
License #: P: (435) 703-0162					
Address: 1087 W 650 S					
City: Hurricane State: UT Zip: 84737-2419					
Email: sahwn_86@live.com					
APPLICATION DETAILS					
DRAFT					
APPROVALS		DATE	INFO		
Setbacks	Front:	Rear:	Left:	Right:	
Min.					
Actual:					
APPLICATION NUMBER:				PLANCUP24-16	
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Brienna Spencer					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By:				Date:	
Application Issued By:				Date:	
Receipt #:					

Shawn Bowen

Email: sahwn_86@live.com

Phone: 435-703-0162

2. Project title:

Garage on property

We sit on a half acre lot. Half of it we store all of our trailers and toys on. Utilizing our spare, we plan to build a garage to store everything in to make the lot cleaner looking and help with anymore sun damage on our trailers. It is important to us to have a clean, appealing property. With everything stored away and out of site, that is our goal. The garage will have a craft room for my wife and storage for seasonal decor. The goal is to build a new garage that fits our needs and remove the damaged one that is on our property.

We have done all the research into finding the garage we need. We have talked to all the neighbors and they all agree that this is great idea.

Agenda Date:	05/23/2024
Application Number:	CUP24-16
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Shawn Bowen
Agent:	
Request:	A conditional use permit for an accessory building of greater height and size
Location:	1087 W 650 S
Zoning:	RA-0.5
General Plan Map:	N/A
Recommendation:	Approve subject to staff comments
Report Prepared by:	Fred Resch III

Discussion: The applicant proposes constructing a 3000 sq. ft. and 20'+ tall barn. Hurricane City Code (HCC) 10-14-4 allows the maximum size and height of an accessory building to be no more than 2,000 sq. ft. in size and 20 feet high. A property owner needs approval of a conditional use permit to build an accessory building of greater height and size.

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

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

- 1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.*
- 2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2l of this section (sections e and f apply):*

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

- (1) The height may not be greater than two stories or one and one-half times the average height of the immediately adjacent buildings, whichever is greater, and the building must be of compatible architecture with immediately adjacent buildings.*
- (2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.*

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

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

f. Standards for greater size than permitted by this Code.

(1) The greater size building desired must be of compatible architecture with immediately adjacent buildings.

(2) At least 50 percent of the lot on which the building is located must remain free of buildings.

(3) The building must be for a use permitted in the zone in which it is located.

Findings:

1. The proposed building is not greater than two stories or 55 feet.
2. The proposed building will be of compatible architecture with the neighboring house.
3. The proposed site plan shows the building as 4' from the side property line. This needs to be increased to 5'; it appears they have sufficient space to comply on the other side of the property.
4. The building is for a permitted use in this zoning.

Recommendation: Staff recommends approval of the conditional use permit subject to staff comments and subject to compliance with the 5' side-yard setback requirements.

- 1) Manufacturer's standard specifications apply unless stipulated in the contract documents, verification of your purchase order and shown within the approval drawings submitted to you from the manufacturer.
- 2) Manufacturer's design, fabrication quality criteria, standard practices, standard materials including primer coatings, and panel finish shall govern the specifications with any other interpretations to the contrary not withstanding. It is understood by all parties that the Project Consultant/End Use Final Owner is responsible for clarification of inclusions or exclusions from specifications and/or architectural plans.
- 3) In case of discrepancies between manufacturer's plans and other trades including but not limited to foundation and architechtrual plans; manufacturers' plans will govern. (Section 3. AISC Codes of Standard Practices March 2000.)
- 4) Approval of manufacturers' drawings and calculations constitutes acceptance of manufacturer's interpretations, assumptions of design loads and contract documents. (Section 4. AISC Code of standard Practices March 2000.)
- 5) The Project Consultant/End Use Final Owner is responsible for overall project coordination. This includes all interface, compatibility and design considerations covering any materials not supplied or manufactured by Sunward Corporation. This is the ultimate responsibility of the Project Consultant / End Use Final Owner.
- 6) These drawings are subject to the terms of the manufacturer's Engineer's Letter of Certification. Adequacy of the design loads for the area is the responsibility of the Project Consultant/Final Owner. Drawings are sealed only to certify that the structural components to be furnished meet the design loads requested and listed in the Engineer Letter of Certification.
- 7) It is recommended that a qualified Registered Professional Engineer design the foundation. The manufacturer is not responsible for concrete design. See section A3 – Foundations, Metal Building Manufacturers Associations Metal Building Systems Manual.
- 8) Notice to the erectors: Normal erection procedures include corrections, which involve time to determine cause, downtime, use of rental or owned equipment, travel and communication with the manufacturer's service department. Normal erection procedures also include moderate amounts of reaming, field welding (if required by design), cutting, shimming, touch-up painting. These items are not subject to claim for back charges.
- 9) Any change or correction not reported prior to the work being performed will not be eligible for reimbursement. At no time shall an erector alter the structural design without prior approval from the manufacturer's design engineer and service department. Acceptance of correction procedures will not imply acceptance of a back charge unless such changes are accepted in writing; including pay rates, proposed man-hours. Downtime, equipment costs, supervision, overhead, profit, liquidated damages and consequential costs expense are not subject to claim.
- 10) The terms of the claim shall be in accordance with Section IV Common Industry Practices. Section 6. Erection and other fieldwork. Specifically, Section 6.10. "Correction of errors and repairs" of the Metal Building Manufactures Associations Metal Building Systems

Manual. For a claim form contact the customer services department of the manufacturer @ (701) 252-7390.

- 11) Claims must include written documentation, photographic documentation that shows detail, (part numbers, work performed) and any other pertinent information of completed work.
- 12) **Warning:** In no case should galvalume zinc steel panels be used in conjunction with lead or copper. Both have harmful corrosive effects on the galvalume zinc panels. Even run off from copper should be avoided.
- 13) **Safety:** It is strongly recommended that a safe working job site is a priority to the workforce. **Warnings:** Heights can be dangerous and all safety equipment that is applicable should be used. The manufacturer is not responsible for the work site safety or erection and has not investigated or recommended the erectors for its products. As such, the manufacturer is held harmless for erection quality, accidents, safety and possible OSHA violations. Find out more about OSHA regulations by visiting www.osha.gov.
- 14) A325 Bolt tightening requirement. It is the responsibility of the erector to insure proper bolt tightness. See Bolt Tightening method in Erection Manual and general notes of the drawing.
- 15) Protection of primer. The manufacturer's standard primer applied to the structural components is not intended for exterior use or extended exposure to the elements. To protect the primer (structural components "Red Iron") should be covered so they are not exposed to water prior to erection. Water can cause the components to rust. It is recommended that the primed structural components be protected especially if they are not going to be erected immediately. There is no warranty on primer paint against flaking, peeling, fading or shipping abrasions. Touch-up paint will be provided for primer.
- 16) Insurance: It is recommended by the Manufacturer, and Project Consultant/ Final Owner agrees to maintain adequate coverage to insure against risk of loss from the time risk of loss passes, during unloading, delivery, and storage, through construction and after construction. Project Consultant/Final Owner understands that buildings are vulnerable to wind, water damage, and vandalism, before and during construction, and Project Consultant/Final Owner agrees to indemnify and hold Manufacturer harmless for any such damage or costs arising from same.
- 17) All claims for shortages or goods damaged during shipping must be noted on the Bill of Lading to qualify for repair, replacement or reimbursement.
- 18) Inventory must be performed at time of delivery. If inventory is refused then it shall waive project consultant's right for future claims.
- 19) Dunnage shall remain the property of the trucking company.
- 20) Storage of materials. All materials, especially non-painted galvalume or galvanized panels must be protected. If this material is allowed to get wet or moisture is permitted to form (condensation) between the materials serious deterioration of the finish will occur. For your protection, if these

materials get wet, separate and dry all materials immediately. Metal shavings left on the panel finish will also cause panel finish deterioration.

- 21) The manufacturer's limited warranty does not provide for weather tightness. It is the ultimate responsibility of the erector to install the building materials in a manner that provides weather tightness. If the contractor / final owner / erector feels a condition exists that does not allow for weather tightness then additional materials or sealant can be requested. The proper amount of downspouts is the final owner's responsibility. All closures shall be installed. Especially at low pitch roof valleys, eave overhangs, valley gutters; sealant should be installed top and bottom of the closure. In some cases, metal closures should be considered at optional pricing. To help prevent water backup under the ends of roof panels, gutters, valleys and valley gutter should be kept clear of ice and snow, by installation of heated devices and/or snow jacks that prevent sliding snow, which are not included in the purchase to the manufacturer.
- 22) The project consultant/final owner is the entity, whether an individual or a company, which orders and purchases the appropriate building materials from the manufacturer for resale. The contractor or erector is the entity hired to construct or supervise construction of metal building materials, and any other construction facets of a building project as determined by the contract between the erector or contractor and the party retaining it. Neither the project consultant/final owner, erector, nor contractor are agents, representatives or employees of the manufacturer. The project consultant/final owner, erector or contractor maintain independent businesses over which the manufacturer has no control.

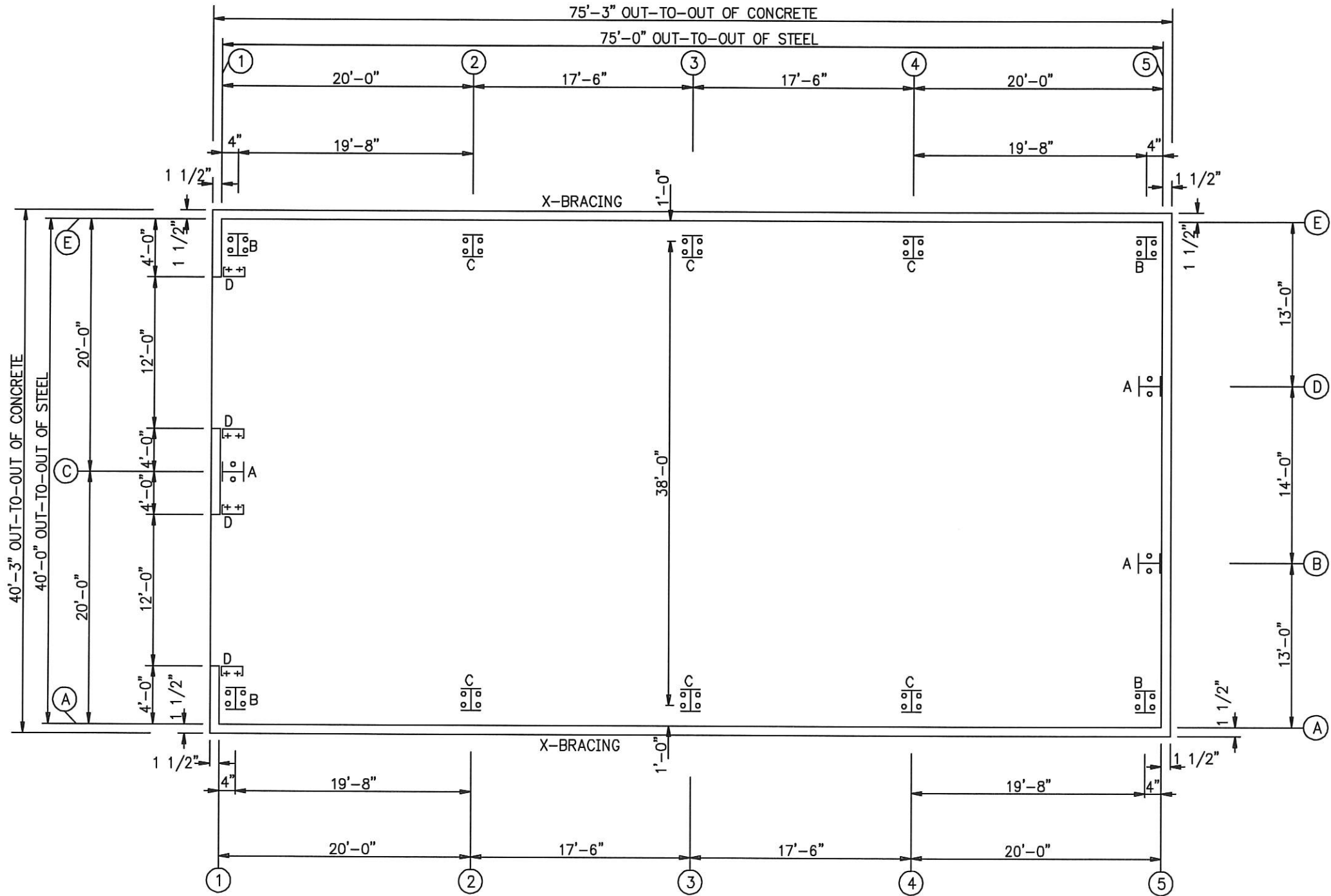
This is the case even when a final owner has contacted the manufacturer or the service center directly and obtained the names of one or more erectors in an area from whom he may purchase the manufacturer's products. The provision of such names is not a recommendation or guarantee of the skill, ability or good business methods of any given erector.

Important notice to bidder for installation of building components

Please be advised when providing a quotation for erection of the material, all accessories to be supplied may not be shown on the permit, approval or erection drawings. Please contact the project consultant/final owner for a complete accessory/option list and/or obtain and compare the manufacturer's verification of the purchase order with the drawings. This includes framed openings and walk-in doors, which in many cases are field located by the erector.

	
PROJECT CONSULTANT/FINAL OWNER	
RESPONSIBILITIES	
05/09	
	SUNWARD CORPORATION 700 13th Ave. SE P.O. Box 110 Jamestown, ND 58402 (701) 252-7390
	DS SB

○ Dia= 3/4"
+ Dia= 1/2"



ANCHOR BOLT SETTING PLAN
NOTE: ALL BASE PLATES AT ELEVATION 100'-0" (UNLESS NOTED)

SHEETING	GA.	TYPE	COLOR	TRIM	COLOR	TRIM	COLOR
ROOF	26	HI-RIB	RT = Rustic Red	EAVE	RT = Rustic Red	WAINSCOT TRANSITION	
WALL	26	HI-RIB	CH = Charcoal Gray	GABLE	RT = Rustic Red	WAINSCOT CORNER	
WAINSCOT				CORNER	RT = Rustic Red	RIDGE CAP/TRIM	RT = Rustic Red
EAVE SOFFIT				FRAMED OPENING	RT = Rustic Red	SOFFIT - EAVE	
GABLE SOFFIT				BASE	CH = Charcoal Gray	SOFFIT - GABLE	
LINER				GUTTER		LINER	
PARTITION				DOWNSPOUT		PARTITION	

MANUFACTURER (ND FACILITY) IS AN APPROVED FABRICATOR WITH THE FOLLOWING CERTIFICATIONS.

IAS AC472 # MB-216 & MB-104
CSA A660 / CSA W47.1 DIVISION 2
CLARK COUNTY, NV / #00205, SAN BERNARDINO COUNTY, CA / #285
CITY OF HOUSTON / #729
CITY OF LOS ANGELES TYPE I FABRICATOR / LWS / HSS / #1015
CITY OF PHOENIX / #C17-2022

MANUFACTURER (SC FACILITY) IS AN APPROVED FABRICATOR WITH THE FOLLOWING CERTIFICATIONS.

IAS AC472 # MB-216 & MB-105
CERTIFICATE OF COMPETENCY: MIAMI-DADE COUNTY / #23-1002.01
CITY OF HOUSTON / #729A
CITY OF PHOENIX / #C16-2022

VERIFY WIDTH AND LENGTH DIMENSIONS
CHECK YOUR ANCHOR BOLT SETTING PLAN TO MAKE CERTAIN THAT ALL THE DIMENSIONS SHOWN AGREE WITH THE DIMENSIONS ON YOUR SALES ORDER. DIMENSIONS SHOWN ON THE SALES ORDER REFER TO STEEL LINES (OUTSIDE FACE OF GIRTS/FRAMING) OF THE BUILDING.

▲

▲

▲

Sunward Steel Buildings

BUYER : Shawn Bowen

CUST. : Shawn Bowen

SITE : Hurricane, UT

DESCR.: See Elevations

SCALE : NONE

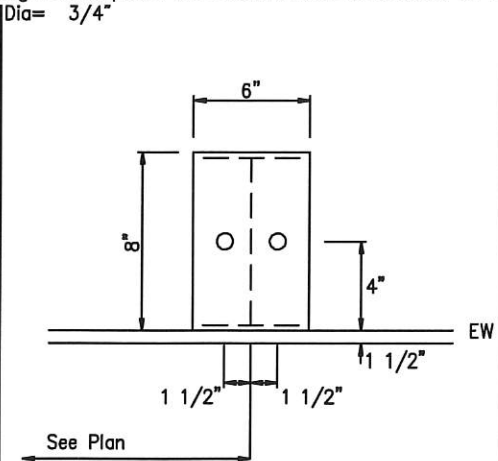
JOB# : 120085

DRAWN BY: JD

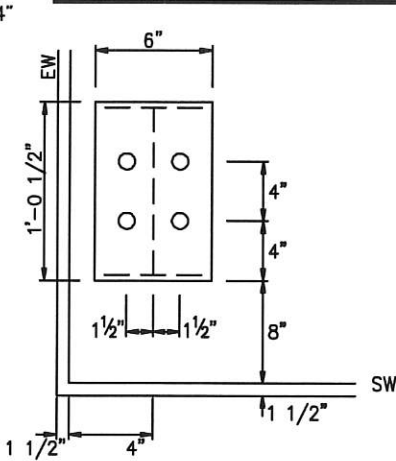
CHECK BY: VB

DES. ENG. :

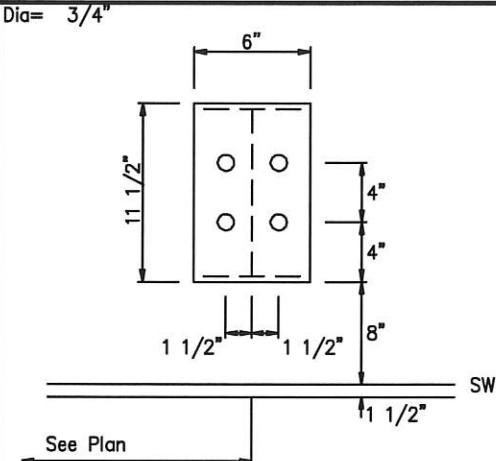
SHEET NO. A1 OF 4



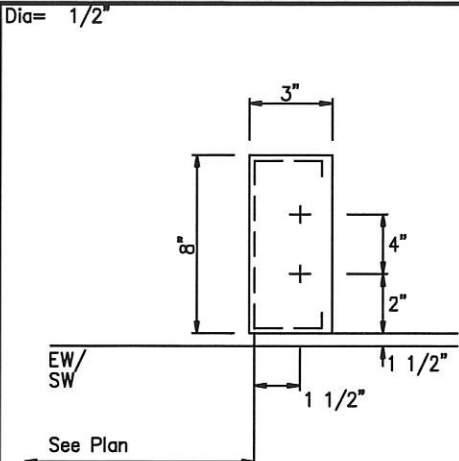
DETAIL A



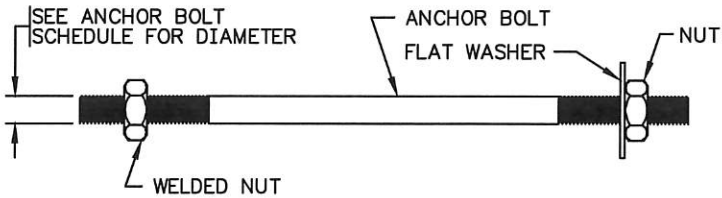
DETAIL B



DETAIL C



DETAIL D



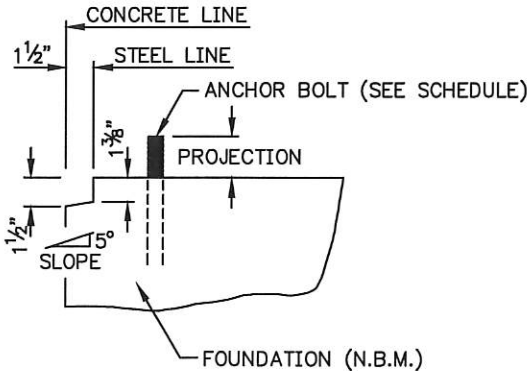
ANCHOR BOLTS, BOLT LENGTHS, NUTS, AND WASHERS ARE NOT BY THE METAL BUILDING MANUFACTURER; SEE GENERAL NOTES.

ANCHOR BOLT SCHEDULE

Qty	Locate	Dia (in)	Type	Proj (in)
+ 8	Jamb	1/2"	A307	1.50
○ 6	Endwall	3/4"	Gr36	2.00
○ 40	Frame	3/4"	Gr36	2.00

SHEETING NOTCH & BOLT PROJECTION

— OMIT NOTCH AT DOOR OPENING(S) AND AS SHOWN ON ANCHOR BOLT SETTING PLAN.

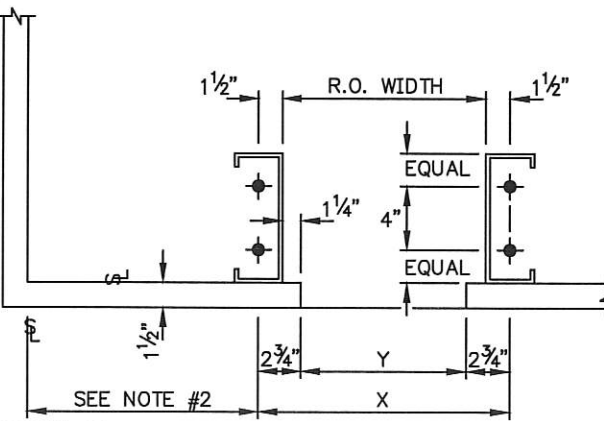


DETAIL X

FIELD LOCATED WALKDOOR DETAIL

DOOR SIZE	3070	4070	6070
R.O. WIDTH	3'-4"	4'-4"	6'-4"
X	3'-7"	4'-7"	6'-7"
Y	3'-1 1/2"	4'-1 1/2"	6'-1 1/2"

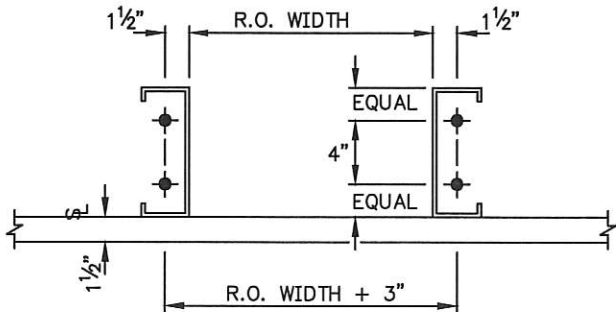
— SEE NOTE #3 FOR ANCHOR BOLT REQUIREMENTS.



DETAIL Y

FIELD LOCATED WINDOW DETAIL

— USE THIS DETAIL FOR OTHER FRAMED OPENINGS THAT ARE SET ON CONCRETE.
— SEE NOTE #3 FOR ANCHOR BOLT REQUIREMENTS.



DETAIL Z

WALKDOOR AND WINDOW FRAMED OPENING NOTES

- 1) SOME DETAILS SHOWN MAY NOT APPLY TO YOUR BUILDING. REFER TO YOUR SALES ORDER FOR THE OPTIONS WHICH ARE INCLUDED.
- 2) FIELD LOCATE WALKDOOR IN ONE FOOT INCREMENTS STARTING AT STEEL LINE. EXAMPLE: 1'-8 1/2", 2'-8 1/2", 3'-8 1/2", ETC.
- 3) USE (4) 1/2" Ø EXPANDED ANCHORS OR EQUAL PER OPENING. ANCHORS ARE TO BE DESIGNED AND SUPPLIED BY OTHERS.

Sunward Steel Buildings

BUYER : Shawn Bowen
CUST. : Shawn Bowen
SITE : Hurricane, UT
DESCR.: See Elevations
SCALE : NONE
JOB# : 120085

DRAWN BY: JD
4/ 8/24
CHECK BY: VB
4/ 9/24
DES. ENG. :
SHEET NO. A2 OF 4

NOTES FOR REACTIONS

1. All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
2. Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
3. Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
4. Building reactions are based on the following building data.

Width (ft)

= 40

Length (ft)

= 75

Eave Height (ft)

= 20 / 20

Roof Slope (rise/12)

= 3.0:12 / 3.0:12

DESIGN CODES/LOADS:

Building Code

= IBC 21

Local Code (if applicable)

= IBC 21

Risk Category

= II - Normal

Dead Load (psf)

= 2.20

Collateral Load (psf)

= 5.00

Live Load (psf)

= 20.00

Live Load Reduced?

= No

SNOW LOADS:

Roof Snow Load (psf), Pf

= 21.00

Ground Snow Load (psf), Pg

=30.00

Importance - Snow

= 1.00

Snow Exposure, Ce

= 1.00

Thermal Factor, Ct

= 1.00

Sloped Factor, Cs

= 1.00

WIND LOADS:

Wind Speed, V_{ultimate} (mph)

= 115

Wind Speed, V_{asd} (mph)

= 89

Comp/Cladding, Pressure (psf)

= 27.8

Comp/Cladding, Suction (psf)

= -30.1

Importance - Wind

= 1.00

Wind Exposure

= C

Closed/Open

= Enclosed

Internal Pressure Coeff.

= 0.18 / -0.18

Ground Elevation Factor

= 0.89

SEISMIC INFORMATION:

Seismic, S_s

= 0.619

Seismic, S₁

= 0.203

Seismic, S_{ds}

= 0.539

Seismic, S_{d1}

= 0.297

Importance - Seismic

= 1.00

Seismic Response Coeff, C_s

= 0.166

Response Modification Coeff, R

= 3.25

Longitudinal Base Shear (kips)

= 5.37

Transverse Base Shear (kips)

= 5.45

Site Class

= d

Seismic Design Category

= D

Analysis Procedure:

Equivalent Lateral Force

Seismic Force Resisting Systems:

Steel Ordinary Moment Frame (OMF)

Steel Ordinary Concentrically Braced Frame (OCBF)

5. Loading conditions are:

- 1 Dead+Collateral+Snow
- 2 Dead+Collateral+0.75Snow+0.45Wind_Left1
- 3 Dead+Collateral+0.75Snow+0.45Wind_Right1
- 4 0.6Dead+0.6Wind_Left1
- 5 0.6Dead+0.6Wind_Right1
- 6 0.6Dead+0.6Wind_Left2
- 7 0.6Dead+0.6Wind_Right2
- 8 0.6Dead+0.6Wind_Long1L
- 9 0.6Dead+0.6Wind_Long2L
- 10 1.08Dead+1.08Collateral+0.7Seismic_Right
- 11 0.6Dead+0.6Wind_Right2+0.6Wind_Suction
- 12 0.6Dead+0.6Wind_Right2+0.6Wind_Pressure

ENDWALL COLUMN:

Frm Line	Col Line	Dead Vert	Wind Press Horz	Wind Suct Horz	Sels Long Horz
1	C	0.3	-5.3	5.8	0.1
5	B	0.2	-3.3	3.6	0.1
5	D	0.2	-3.3	3.6	0.1

BASIC COLUMN REACTIONS (k)

Wind Suct Horz	Sels Long Horz
5.8	0.1
3.6	0.1
3.6	0.1

ENDWALL COLUMN:

MAXIMUM REACTIONS

Frm Line	Col Line	Column_Reactions(k)					
		Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin
1	C	11	3.5	0.2	12	-3.2	0.2
		10	0.0	0.3			
5	B	11	2.2	0.1	12	-2.0	0.1
		10	0.0	0.3			
5	D	11	2.2	0.1	12	-2.0	0.1
		10	0.0	0.3			

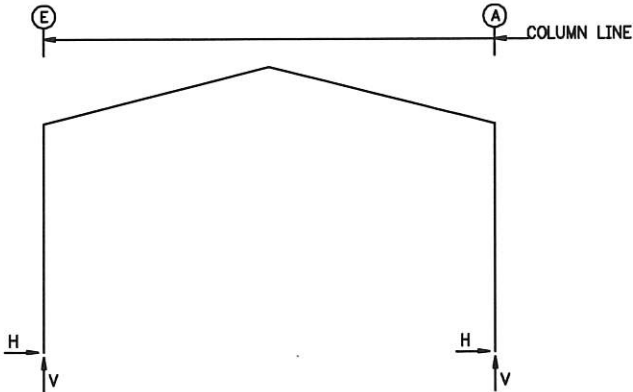
BUILDING BRACING REACTIONS

Loc	Wall Line	Col Line	± Reactions(k)				Panel Shear (lb/ft)	Sels	Note
			Wind Horz	Wind Vert	Seismic Horz	Seismic Vert			
	1	A	2,3	4.0	4.2	3.5	3.7		(h)
	5	E	3,2	4.0	4.2	3.5	3.7		(h)

(h)Rigid frame at endwall

Reactions for seismic represent shear force, Eh

FRAME LINES: 1 2 3 4 5



RIGID FRAME: MAXIMUM REACTIONS

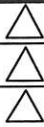
Frm Line	Col Line	Column_Reactions(k)					
		Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin
1*	E	3	1.9	4.0	6	-2.1	-2.0
		1	1.4	6.3	4	-1.8	-3.0
1*	A	7	2.1	-2.0	2	-1.9	4.0
		1	-1.4	6.3	5	1.8	-3.0
1*	Frame lines: 1 5						

RIGID FRAME: MAXIMUM REACTIONS

Frm Line	Col Line	Column_Reactions(k)					
		Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin
2*	E	3	3.3	7.2	6	-3.0	-2.5
		1	2.7	11.1	8	1.1	-5.6
2*	A	7	3.0	-2.5	2	-3.3	7.2
		1	-2.7	11.1	9	-1.1	-5.6
2*	Frame lines: 2 3 4						

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	Dead		Collateral		Live		Snow		Wind_Left1		Wind_Right1	
1*	E	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
1*	A	0.2	1.0	0.2	1.0	0.9	4.1	1.0	4.3	-3.2	-6.0	1.7	-2.8
		-0.2	1.0	-0.2	1.0	-0.9	4.1	-1.0	4.3	-1.7	-2.8	3.2	-6.0
Frame Line	Column Line	Wind_Left2		Wind_Right2		Wind_Long1		Wind_Long2		Seismic_Left		Seismic_Right	
1*	E	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
1*	A	-3.7	-4.3	1.3	-1.0	0.9	-3.6	0.6	-3.2	-0.5	-0.5	0.5	0.5
		-1.3	-1.0	3.7	-4.3	-0.6	-3.2	-0.9	-3.6	-0.5	0.5	0.5	-0.5
Frame Line	Column Line	MIN_SNOW		F1UNB_SL_L		F1UNB_SL_R							
1*	E	Horz	Vert	Horz	Vert	Horz	Vert						
1*	A	0.9	4.1	0.8	4.1	0.8	2.4						
		-0.9	4.1	-0.8	2.4	-0.8	4.1						
Frame Line	Column Line	Dead		Collateral		Live		Snow		Wind_Left1		Wind_Right1	
2*	E	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
2*	A	0.3	1.4	0.5	1.9	1.8	7.4	1.9	7.8	-4.5	-8.7	4.5	-4.3
		-0.3	1.4	-0.5	1.9	-1.8	7.4	-1.9	7.8	-2.5	-4.3	4.5	-8.7
Frame Line	Column Line	Wind_Left2		Wind_Right2		Wind_Long1		Wind_Long2		Seismic_Left		Seismic_Right	
2*	E	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
2*	A	-5.3	-5.6	1.6	-1.1	1.6	-10.8	0.9	-10.1	-0.8	-0.8	0.8	0.8
		-1.6	-1.1	5.3	-5.6	-0.9	-10.1	-1.6	-10.8	-0.8	0.8	0.8	-0.8
Frame Line	Column Line	Seismic_Long		MIN_SNOW		F2UNB_SL_L		F2UNB_SL_R					
2*	E	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert				
2*	A	0.0	-3.7	1.8	7.4	1.6	7.6	1.6	4.4				
		0.0	-3.7	-1.8	7.4	-1.6	4.4	-1.6	7.6				
1*	Frame lines:	1 5											
2*	Frame lines:	2 3 4											



Sunward Steel Buildings

BUYER : Shawn Bowen

CUST. : Shawn Bowen

SITE : Hurricane, UT

DESCR.: See Elevations

SCALE : NONE

JOB# : 120085

DRAWN BY: JD

4/ 8/24

CHECK BY: VB

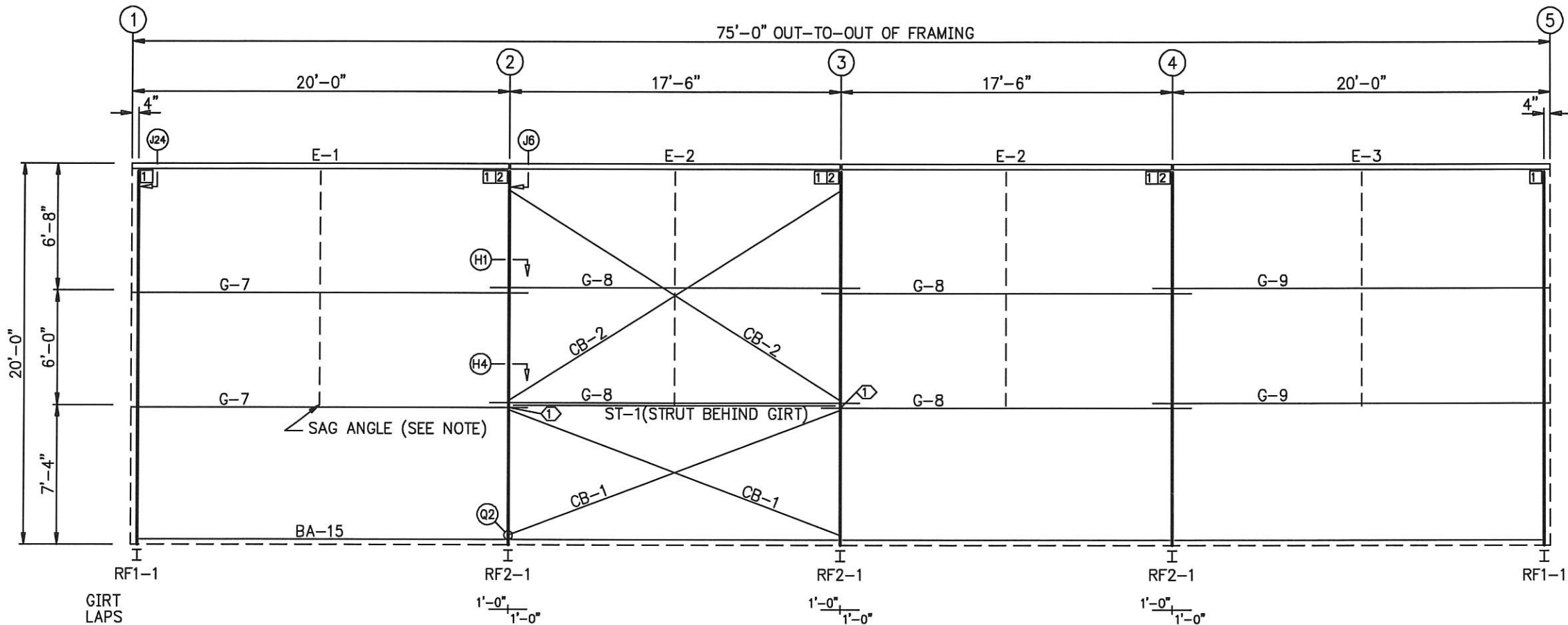
4/ 9/24

DES. ENG. :

SHEET NO. A4 OF 4

CONNECTION PLATES FRAME LINE A	
□ID	MARK/PART
1	FC060
2	ESA-1

MEMBER TABLE	
FRAME LINE A	
MARK	PART
E-1	8C16
E-2	8C16
E-3	8C16
G-7	8Z16
G-8	8Z16
G-9	8Z16
ST-1	HSS 4x4x ³ / ₁₆ " TUBE
CB-1	5/16" CABLE
CB-2	5/16" CABLE



ELEVATION AT: FRAME LINE A

OVERHEAD DOOR NOTE:

BUILDING IS DESIGNED TO HAVE ADEQUATE HEADROOM FOR A STANDARD LIFT SECTIONAL DOOR, UNLESS NOTED OTHERWISE ON THE DRAWINGS. IF USING ANY OTHER TYPE OF DOOR (FOR EXAMPLE: HYDRAULIC, BI-FOLD, SLIDING, COIL/ROLL-UP, ETC.) THEN PLEASE PROVIDE REQUIRED HEADROOM TO ENSURE PROPER DOOR CLEARANCES.

SAG ANGLE NOTES:

(MARK: PBA-10, SIZE: 1"x1"x16 GAGE)

IF SHOWN, LOCATE PBA-10 AS INDICATED ON DRAWINGS.
ONE ROW IS AT MIDPOINT OF BAY, TWO ROWS ARE
AT 1/3 POINTS OF BAY, THREE ROWS ARE AT 1/4
POINTS OF BAY.

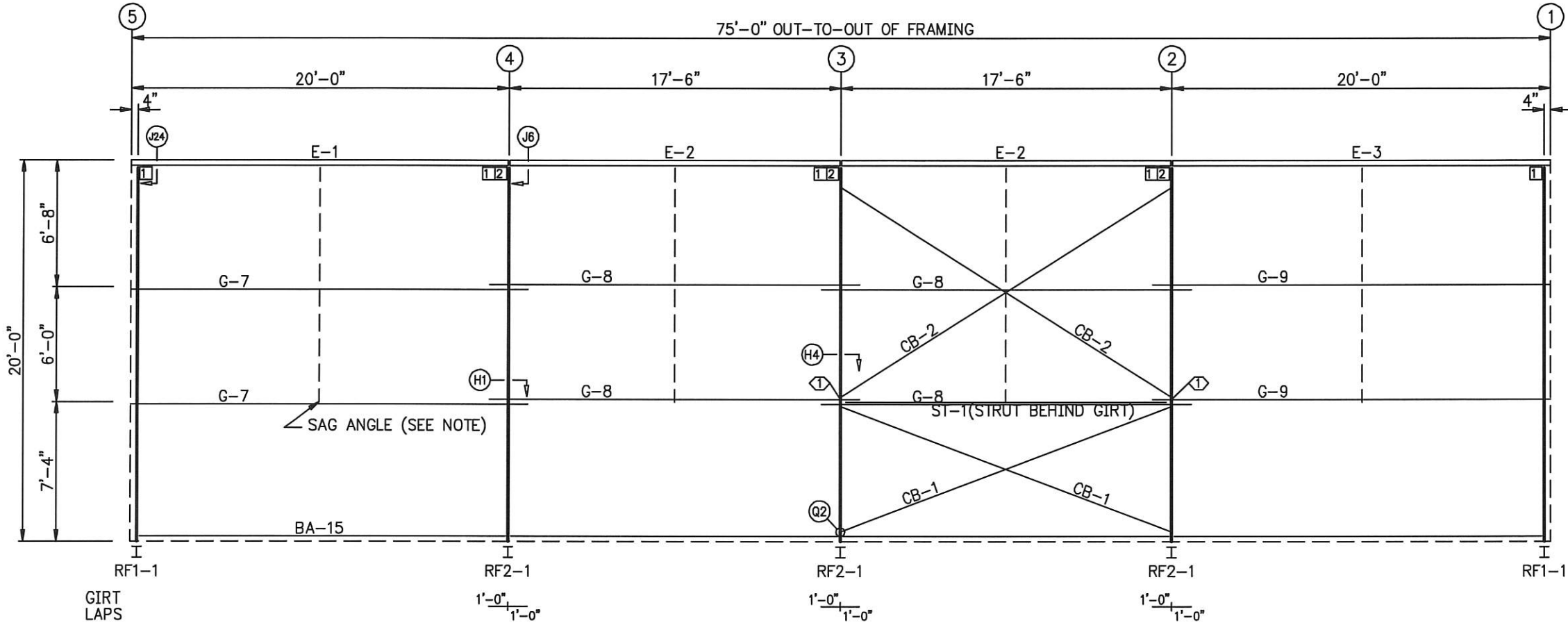
LEGEND	A—	SPECIAL ANGLE	EC—	ENDWALL COLUMN	R—	RAFTER	ZA—	"Z" SHEETING ANGLE	N.S.	NEAR SIDE
	AB—	ANGLE BRACE	ER—	ENDWALL RAFTER	RB—	ROOF BEAM			O.C.	ON CENTER
	BA—	BASE/SHEETING ANGLE	FB—	FLANGE BRACE	RCH—	RAKE CHANNEL			O.H.	OPPOSITE HAND
	BCH—	BASE CHANNEL	FC---	FRAMING CLIP	RF—	RIGID FRAME	A.F.F.	ABOVE FINISH FLOOR	R.O.	ROUGH OPENING
	BM—	BEAM	G—	GIRT	SA—	SHEETING ANGLE	A.S.	AS SHOWN	SIM.	SIMILAR
	BR—	BRACKET	H—	HEADER/SILL	SC—	SIDEWALL/STUB/ SOLDIER COLUMN	B _l	BUILDING LINE	§	STEEL LINE
	BS—	BOSS	J—	JAMB			C _l	CENTER LINE	T.B.D.	TO BE DETERMINED
	CB—	CROSS BRACE	MB—	MEZZANINE BEAM	SJ—	SUBJAMB	F.F.	FINISH FLOOR		
	CL—	SPECIAL CLIP	MC—	MEZZANINE/MANSARD COLUMN	SR—	SUPPORT RAFTER	F.O.	FRAMED OPENING	T.O.B.	TOP OF BEAM
	DH—	DOOR HEADER			T—	TRIM	F.O.C.	FACE OF COLUMN	T.O.J.	TOP OF JOIST
	DJ—	DOOR JAMB	MJ—	MEZZANINE JOIST	TC—	TUBE COLUMN	F.S.	FAR SIDE	TYP.	TYPICAL
	E—	EAVE STRUT	P—	PURLIN	TR—	SPECIAL TRIM	N.A.	NOT APPLICABLE	U.N.	UNLESS NOTED
	EE—	EAVE EXTENSION	PC—	PIPE/PARAPET COLUMN	TS—	TUBE STRUT	N.B.M.	NOT BY METAL BUILDING MANUFACTURER		
	EB—	EXTENSION BEAM	PS—	PURLIN/PIPE STRUT	WF—	WIND FRAME				

  		Sunward Steel Buildings	
BUYER : Shawn Bowen		DRAWN BY: JD	
CUST. : Shawn Bowen		4/ 8/24	
SITE : Hurricane, UT		CHECK BY: _____	
DESCR.: See Elevations		DES. ENG. : _____	
SCALE : NONE		_____	
JOB# : 120085		SHEET NO. E1 OF 9	

SPECIAL BOLTS					
○ ID	QUAN	TYPE	DIA	LENGTH	WASH
1	4	A325	5/8"	1 1/2"	0

CONNECTION PLATES	
FRAME LINE E	
□ ID	MARK/PART
1	FC060
2	ESA-1

MEMBER TABLE	
FRAME LINE E	
MARK	PART
E-1	8C16
E-2	8C16
E-3	8C16
G-7	8Z16
G-8	8Z16
G-9	8Z16
ST-1	HSS 4x4x ³ / ₁₆ " TUBE
CB-1	5/16" CABLE
CB-2	5/16" CABLE



ELEVATION AT: FRAME LINE E

OVERHEAD DOOR NOTE:

BUILDING IS DESIGNED TO HAVE ADEQUATE HEADROOM FOR A STANDARD LIFT SECTIONAL DOOR, UNLESS NOTED OTHERWISE ON THE DRAWINGS. IF USING ANY OTHER TYPE OF DOOR (FOR EXAMPLE: HYDRAULIC, BI-FOLD, SLIDING, COIL/ROLL-UP, ETC.) THEN PLEASE PROVIDE REQUIRED HEADROOM TO ENSURE PROPER DOOR CLEARANCES.

SAG ANGLE NOTES:

(MARK: PBA-10, SIZE: 1"x1"x16 GAGE)
IF SHOWN, LOCATE PBA-10 AS INDICATED ON DRAWINGS. ONE ROW IS AT MIDPOINT OF BAY, TWO ROWS ARE AT 1/3 POINTS OF BAY, THREE ROWS ARE AT 1/4 POINTS OF BAY.

Sunward Steel Buildings

BUYER : Shawn Bowen
CUST. : Shawn Bowen
SITE : Hurricane, UT
DESCR.: See Elevations
SCALE : NONE
JOB# : 120085

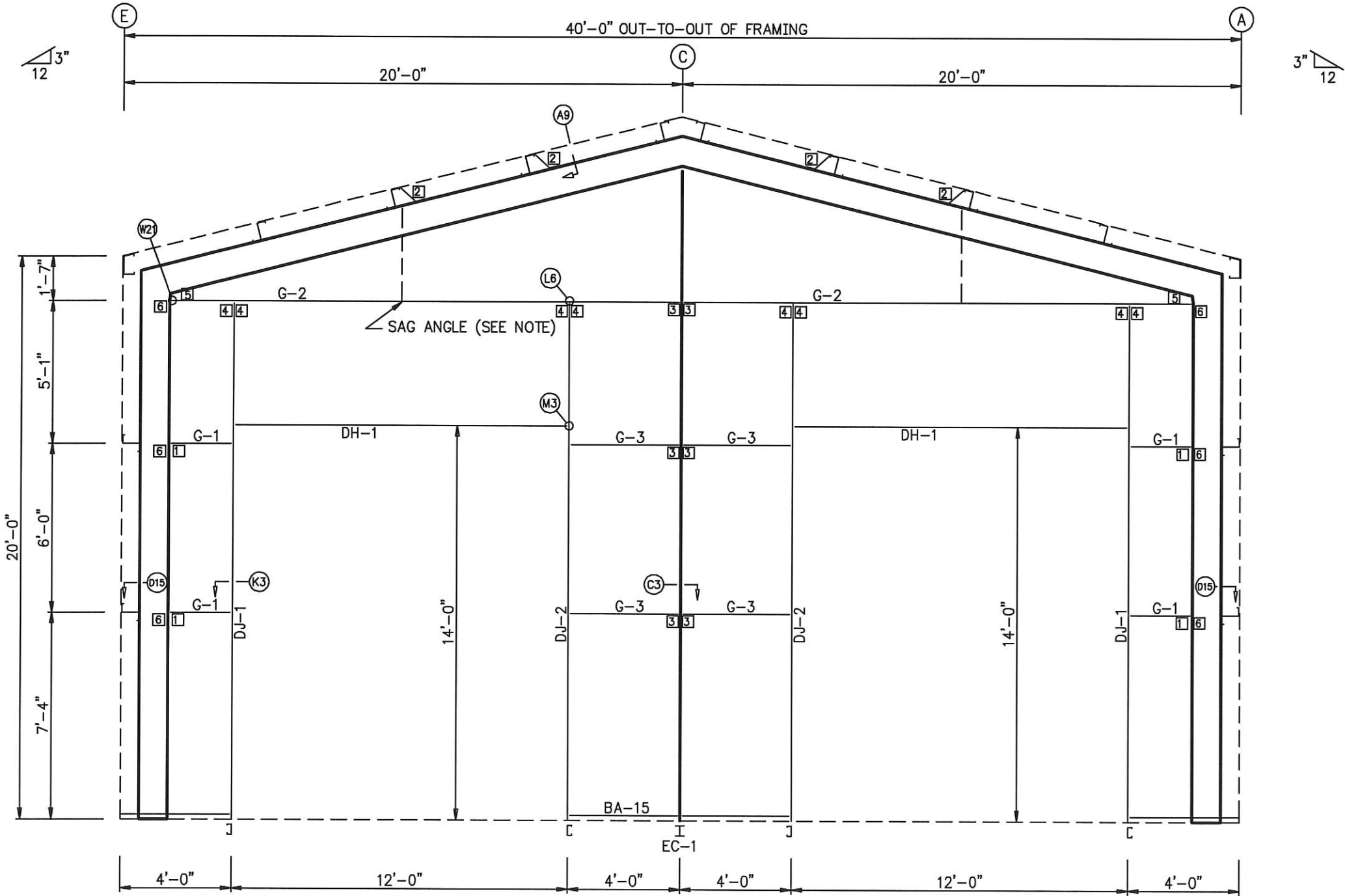
DRAWN BY: JD
4/ 8/24
CHECK BY: _____
DES. ENG.: _____
SHEET NO. E2 OF 9

MEMBER TABLE	
LINE 1	
PART	MATERIAL
EC-1	W08542
DJ-1	8C14
DJ-2	8C14
DH-1	8C16
G-1	8Z16
G-2	8Z13
G-3	8Z16

CONNECTION PARTS	
LINE 1	
ID	PART
1	FC031
2	FC007
3	FC033
4	FC087
5	FC048
6	ZA-45

OVERHEAD DOOR NOTE:
BUILDING IS DESIGNED TO HAVE ADEQUATE HEADROOM FOR A STANDARD LIFT SECTIONAL DOOR, UNLESS NOTED OTHERWISE ON THE DRAWINGS. IF USING ANY OTHER TYPE OF DOOR (FOR EXAMPLE: HYDRAULIC, BI-FOLD, SLIDING, COIL/ROLL-UP, ETC.) THEN PLEASE PROVIDE REQUIRED HEADROOM TO ENSURE PROPER DOOR CLEARANCES.

SAG ANGLE NOTES:
(MARK: PBA-10, SIZE: 1"x1"x16 GAGE)
IF SHOWN, LOCATE PBA-10 AS INDICATED ON DRAWINGS. ONE ROW IS AT MIDPOINT OF BAY, TWO ROWS ARE AT 1/3 POINTS OF BAY, THREE ROWS ARE AT 1/4 POINTS OF BAY.



ELEVATION AT: LINE 1

BUILT-UP MEMBER ID, WHERE FORMAT IS: WAABCD

SHAPE = I

EXAMPLE: W 0 8 5 4 2

- W = WELDED MEMBER TYPE
AA = MEMBER DEPTH IN INCHES
B = FLANGE WIDTH IN INCHES, 5=5", 6=6", 8=8", 0=10", 2=12"
C = FLANGE THICKNESS IN 1/16 INCH UNITS,
3=3/16", 4=1/4", 6=3/8", 8=1/2", 0=5/8", 2=3/4"
D = WEB THICKNESS IN 1/16 INCH UNITS,
2=.112", 3=.179", 4=.250", 5=.3125", 6=.375"

COLD FORMED MEMBER ID, WHERE FORMAT IS: ABCC

SHAPE = C, Z or I

EXAMPLE: 8 C 1 6

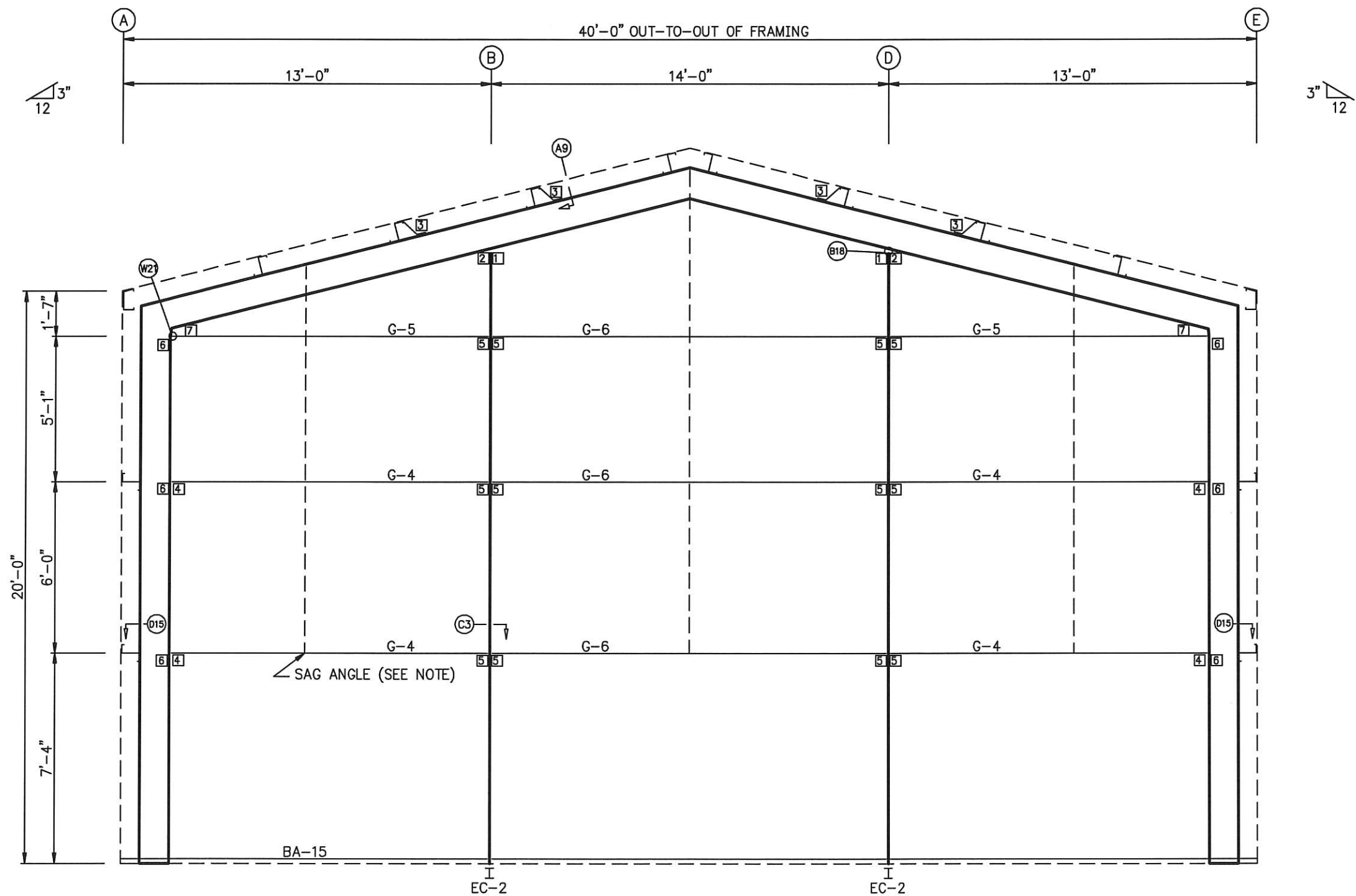
- A = DEPTH IN INCHES: 4=4", 8=8", 10=10", 12=12"
B = MEMBER TYPE: C=Cee, Z=Zee, D=Back to Back Cee
(FLANGE WIDTH PER TYPE: 4Z= 2 1/2", 8Z= 2 3/4", 10Z= 2 3/4", 12Z= 2 3/4",
4C= 2 1/2", 8C= 3", 10C= 3", 12C= 3")
CC = MATERIAL GAGE (THICKNESS)



Sunward Steel Buildings

BUYER : Shawn Bowen
CUST. : Shawn Bowen
SITE : Hurricane, UT
DESCR.: See Elevations
SCALE : NONE
JOB# : 120085

DRAWN BY: JD
4/ 8/24
CHECK BY: _____
DES. ENG.: _____
SHEET NO. E3 OF 9



MEMBER TABLE	
LINE 5	
PART	MATERIAL
EC-2	W08542
G-4	8Z16
G-5	8Z16
G-6	8Z16

CONNECTION PARTS	
LINE 5	
ID	PART
1	FC126
2	FC125
3	FC007
4	FC031
5	FC033
6	ZA-45
7	FC048

OVERHEAD DOOR NOTE:
BUILDING IS DESIGNED TO HAVE ADEQUATE HEADROOM FOR A STANDARD LIFT SECTIONAL DOOR, UNLESS NOTED OTHERWISE ON THE DRAWINGS. IF USING ANY OTHER TYPE OF DOOR (FOR EXAMPLE: HYDRAULIC, BI-FOLD, SLIDING, COIL/ROLL-UP, ETC.) THEN PLEASE PROVIDE REQUIRED HEADROOM TO ENSURE PROPER DOOR CLEARANCES.

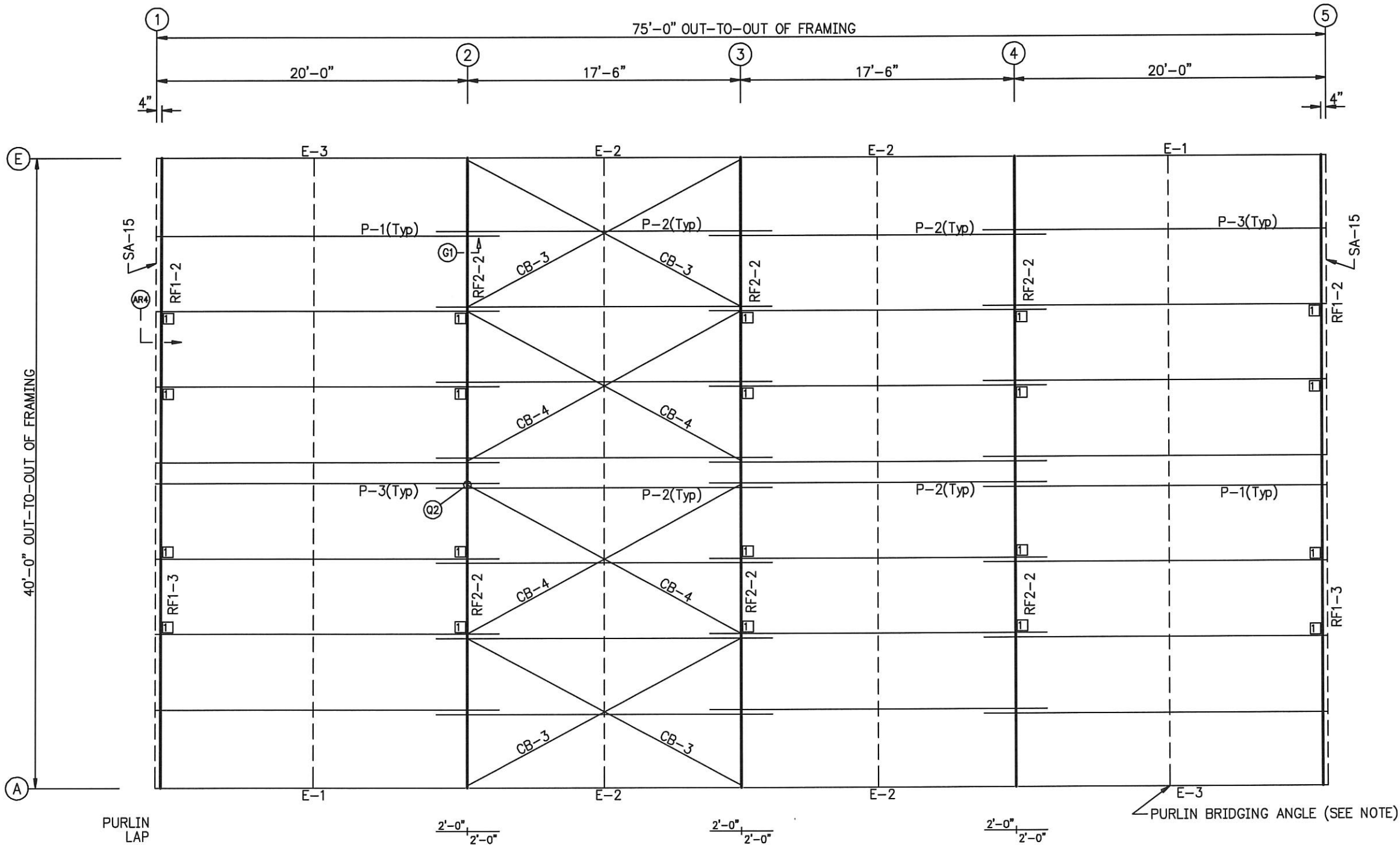
SAG ANGLE NOTES:
(MARK: PBA-10, SIZE: 1"x1"x16 GAGE)
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Sunward Steel Buildings

BUYER: Shawn Bowen
CUST. : Shawn Bowen
SITE : Hurricane, UT
DESCR.: See Elevations
SCALE : NONE
JOB# : 120085

DRAWN BY: JD
4/ 8/24
CHECK BY: _____
DES. ENG.: _____
SHEET NO. E4 OF 9



ROOF FRAMING PLAN

MEMBER TABLE	
ROOF PLAN	
MARK	PART
P-1	8Z13
P-2	8Z14
P-3	8Z13
E-1	8C16
E-2	8C16
E-3	8C16
CB-3	5/16" CABLE
CB-4	5/16" CABLE

CONNECTION PLATES	
ROOF PLAN	
ID	MARK/PART
1	FC007

PURLIN CLIP NOTES:

- 1) PURLIN CLIP(S) AS REQUIRED, SEE ROOF FRAMING PLAN.
- 2) SEE DETAIL SECTIONS "A_" ON ENDWALL ELEVATIONS FOR PURLIN TO RAFTER DETAILS.
- 3) LOCATE PURLIN CLIP INSIDE OF ROOF PURLIN.

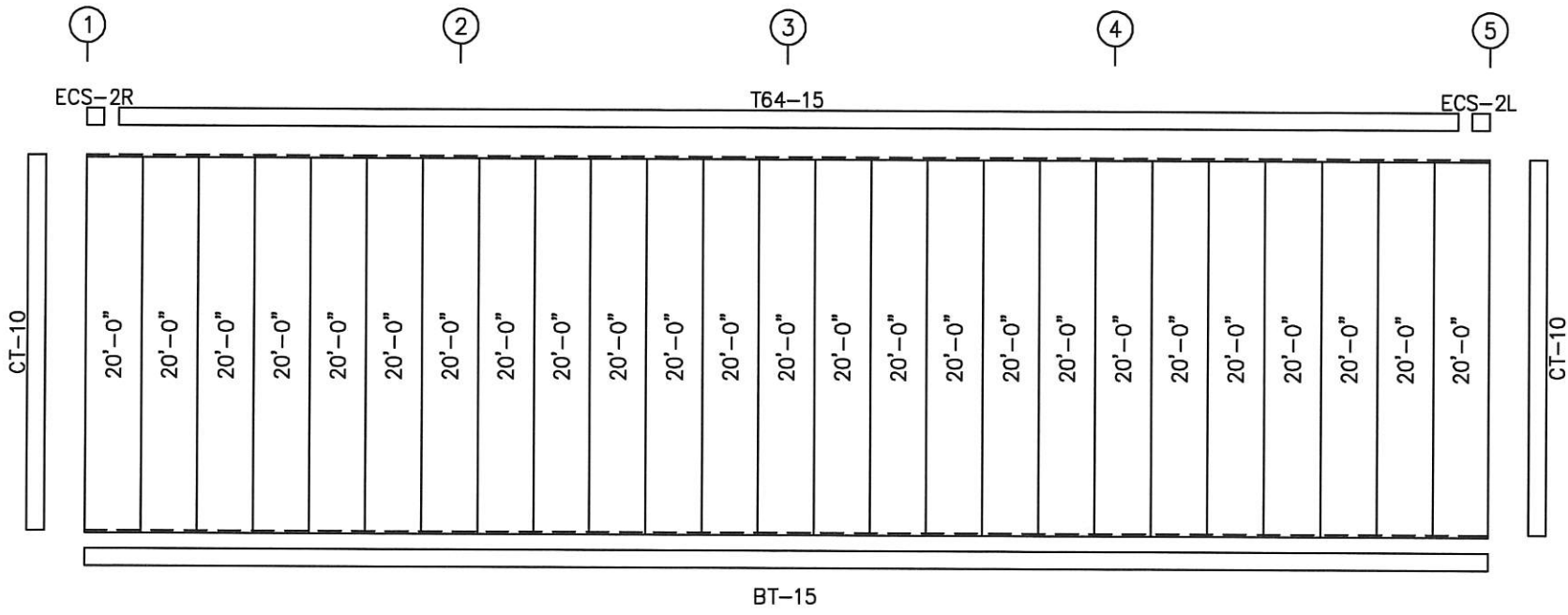
PURLIN BRIDGING ANGLE NOTES:

(MARK: PBA-10, SIZE: 1"x1"x16 GAGE)
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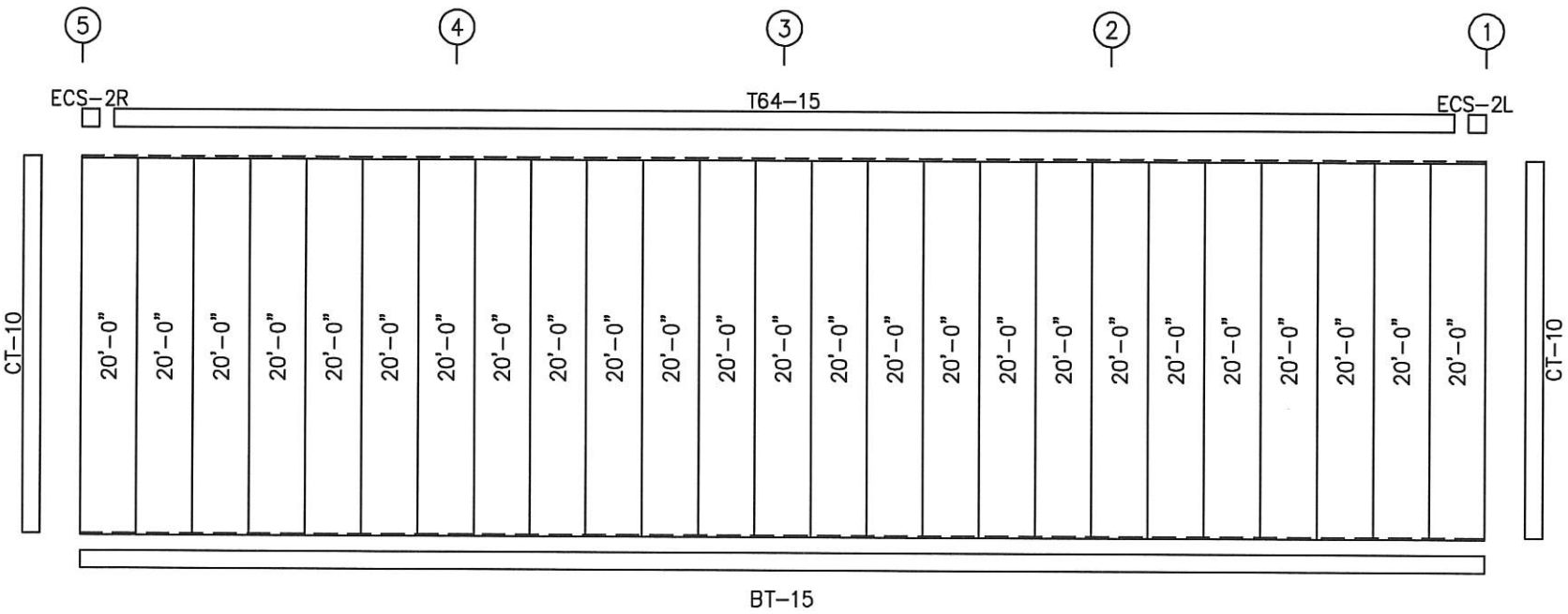
Sunward Steel Buildings

BUYER : Shawn Bowen
CUST. : Shawn Bowen
SITE : Hurricane, UT
DESCR.: See Elevations
SCALE : NONE
JOB# : 120085

DRAWN BY: JD
4/ 8/24
CHECK BY: _____
DES. ENG.: _____
SHEET NO. E5 OF 9



ELEVATION AT: FRAME LINE A
26 Ga. HR



ELEVATION AT: FRAME LINE E
26 Ga. HR

TRIM TABLE FRAME LINE A & E			
◇ID	PART	LENGTH	DETAIL
	T64-15	182"	TRIM_70
	ECS-2R		TRIM_83
	ECS-2L		TRIM_83
	CT-10	122"	TRIM_30
	BT-15	182"	TRIM_5

IMPORTANT NOTE!
TRIM OVERLAP TO BE 1½" (MAXIMUM). REFER TO PAGE 32 OF THE BUILDING ERECTION MANUAL.

- SHEETING NOTES:**
- 1) WALL SHEETS TO BE FIELD CUT AT FRAMED OPENINGS AS REQUIRED.
 - 2) ROOF PITCHES GREATER THAN 1:12 REQUIRE WALL SHEETS TO BE FIELD CUT AT THE SLOPE OF BUILDING.

▲

▲

▲

Sunward Steel Buildings

BUYER : Shawn Bowen

CUST. : Shawn Bowen

SITE : Hurricane, UT

DESCR.: See Elevations

SCALE : NONE

JOB# : 120085

DRAWN BY: JD

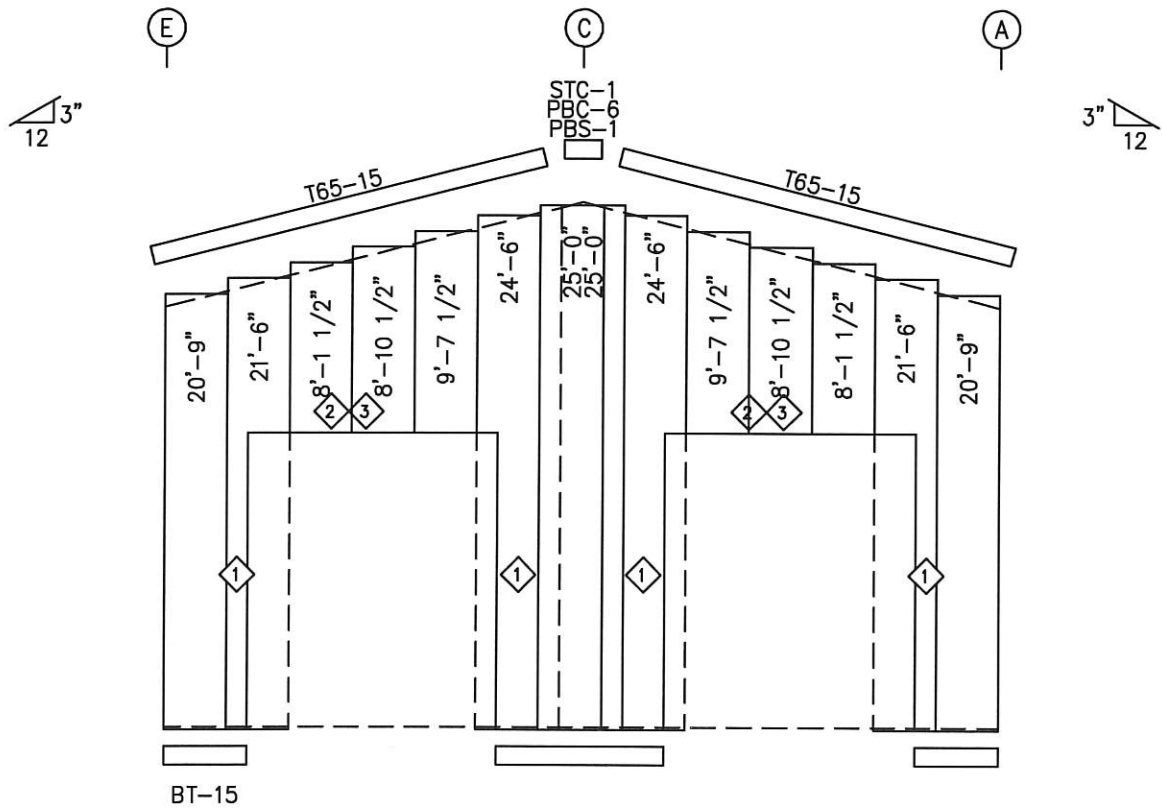
4/ 8/24

CHECK BY: _____

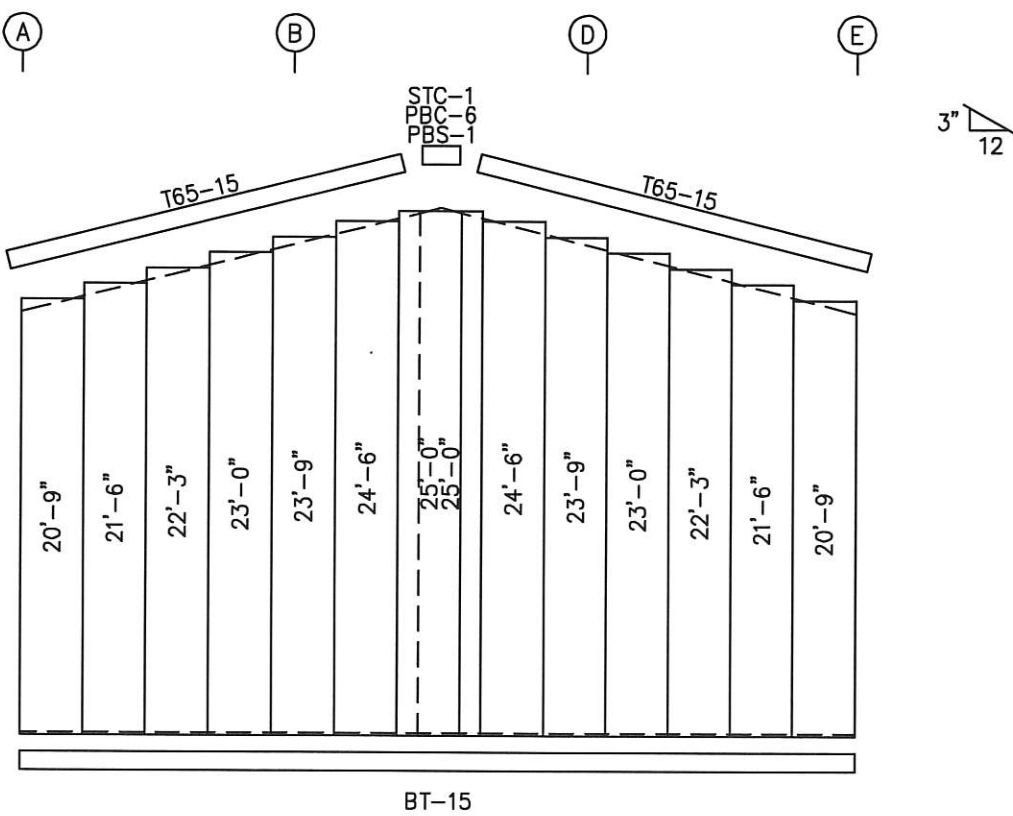
DES. ENG.: _____

SHEET NO. E6 OF 9

TRIM TABLE			
LINE 1 & 5			
ID	MATERIAL	LENGTH	DETAIL
	T65-15	182"	TRIM_72
	PBS-1		TRIM_76
	BT-15	182"	TRIM_5
1	JT-158	182"	TRIM_10
2	HDT-15	182"	TRIM_9
3	HT-158	182"	TRIM_9



ELEVATION AT: LINE 1
26 Ga. HR



ELEVATION AT: LINE 5
26 Ga. HR

IMPORTANT NOTE!
TRIM OVERLAP TO BE 1½" (MAXIMUM). REFER TO PAGE 32 OF THE BUILDING ERECTION MANUAL.

- SHEETING NOTES:**
- 1) WALL SHEETS TO BE FIELD CUT AT FRAMED OPENINGS AS REQUIRED.
 - 2) ROOF PITCHES GREATER THAN 1:12 REQUIRE WALL SHEETS TO BE FIELD CUT AT THE SLOPE OF BUILDING.

Sunward Steel Buildings

BUYER : Shawn Bowen
CUST. : Shawn Bowen
SITE : Hurricane, UT
DESCR.: See Elevations
SCALE : NONE
JOB# : 120085

DRAWN BY: JD
4/ 8/24
CHECK BY: _____
DES. ENG.: _____
SHEET NO. E7 OF 9

SPLICE PLATE & BOLT TABLE

Mark	Qty		Int	Type	Dia	Length	Width	Thick	Length
	Top	Bot							
SP-1	4	4	0	A325	3/4"	2"	6"	1/2"	1'-7 5/8"

▽ FLANGE BRACES: BOTH SIDES (U.N.) OR
PIECE MARK FOLLOWED BY (1)= 1 SIDE ONLY

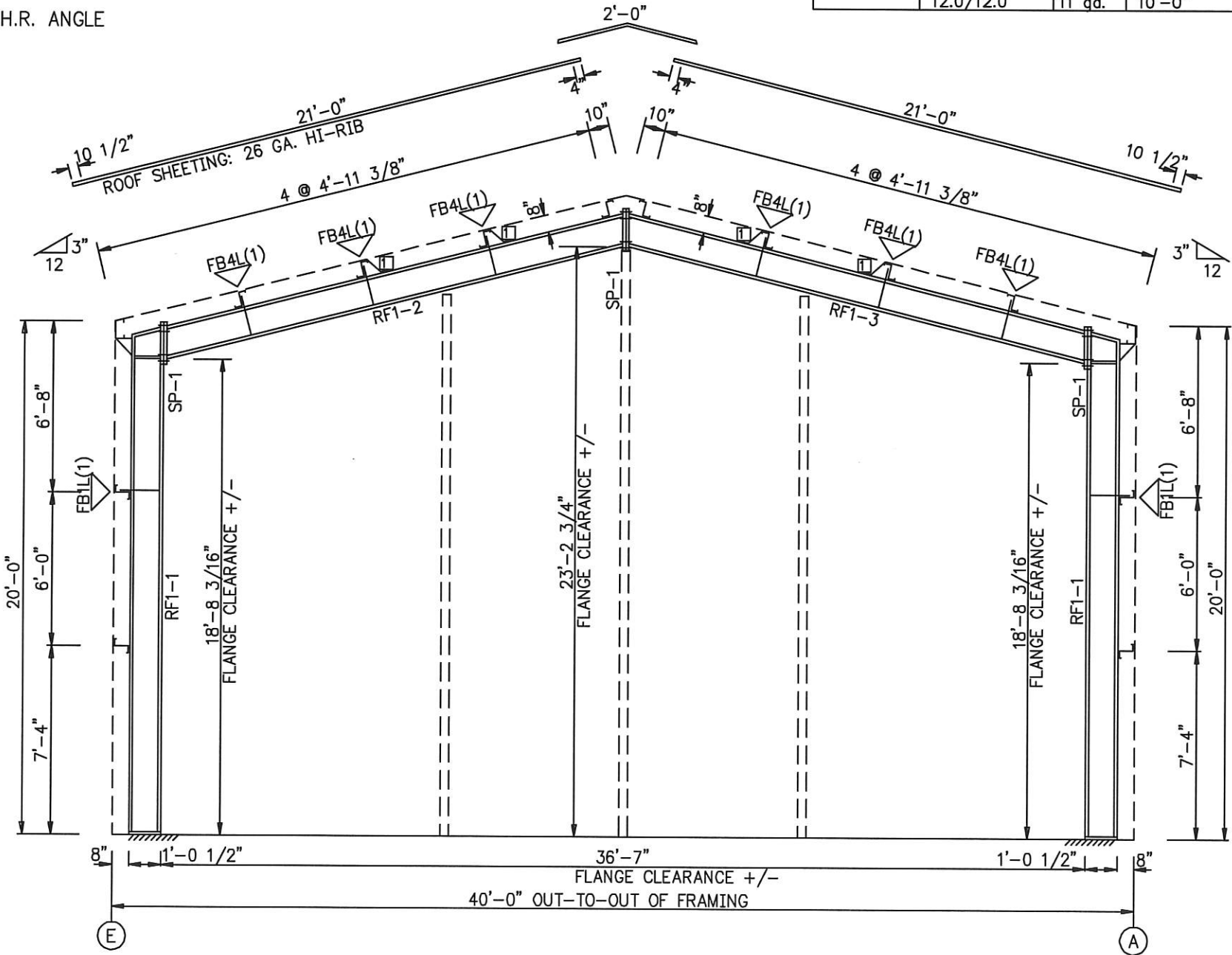
FBxL= 1 1/2"x 1 1/2"x 1/8" H.R. ANGLE

MEMBER TABLE

Mark	Web Depth		Web Plate		Outside Flange W x Thk x Length	Inside Flange W x Thk x Length
	Start/End	Thick	Length			
RF1-1	12.0/12.0	11 ga.	10'-0"		5 x 1/4" x 19'-5"	5 x 1/4" x 18'-4 3/16"
	12.0/12.0	11 ga.	8'-4 3/16"		5 x 1/4" x 1'-0 9/16"	
	12.0/12.0	0.179	1'-3 7/8"			
RF1-2	12.0/12.0	11 ga.	10'-0"		5 x 1/4" x 18'-8 7/8"	5 x 1/4" x 18'-8 7/8"
	12.0/12.0	11 ga.	8'-11 15/16"			
RF1-3	12.0/12.0	11 ga.	8'-11 15/16"		5 x 1/4" x 18'-8 7/8"	5 x 1/4" x 18'-8 7/8"
	12.0/12.0	11 ga.	10'-0"			

CONNECTION PLATES

ID	Mark/Part
1	FC007



RIGID FRAME ELEVATION: FRAME LINE 1 5

△

△

△

Sunward Steel Buildings

BUYER : Shawn Bowen
CUST. : Shawn Bowen
SITE : Hurricane, UT
DESCR.: See Elevations
SCALE : NONE
JOB# : 120085

DRAWN BY: JD
4/ 8/24
CHECK BY: _____
DES. ENG.: _____
SHEET NO. E8 OF 9

SPLICE PLATE & BOLT TABLE

Mark	Qty		Int	Type	Dia	Length	Width	Thick	Length
	Top	Bot							
SP-1	4	4	0	A325	3/4"	2"	6"	1/2"	1'-9 11/16"

FLANGE BRACES: BOTH SIDES (U.N.) OR
PIECE MARK FOLLOWED BY (1)= 1 SIDE ONLY

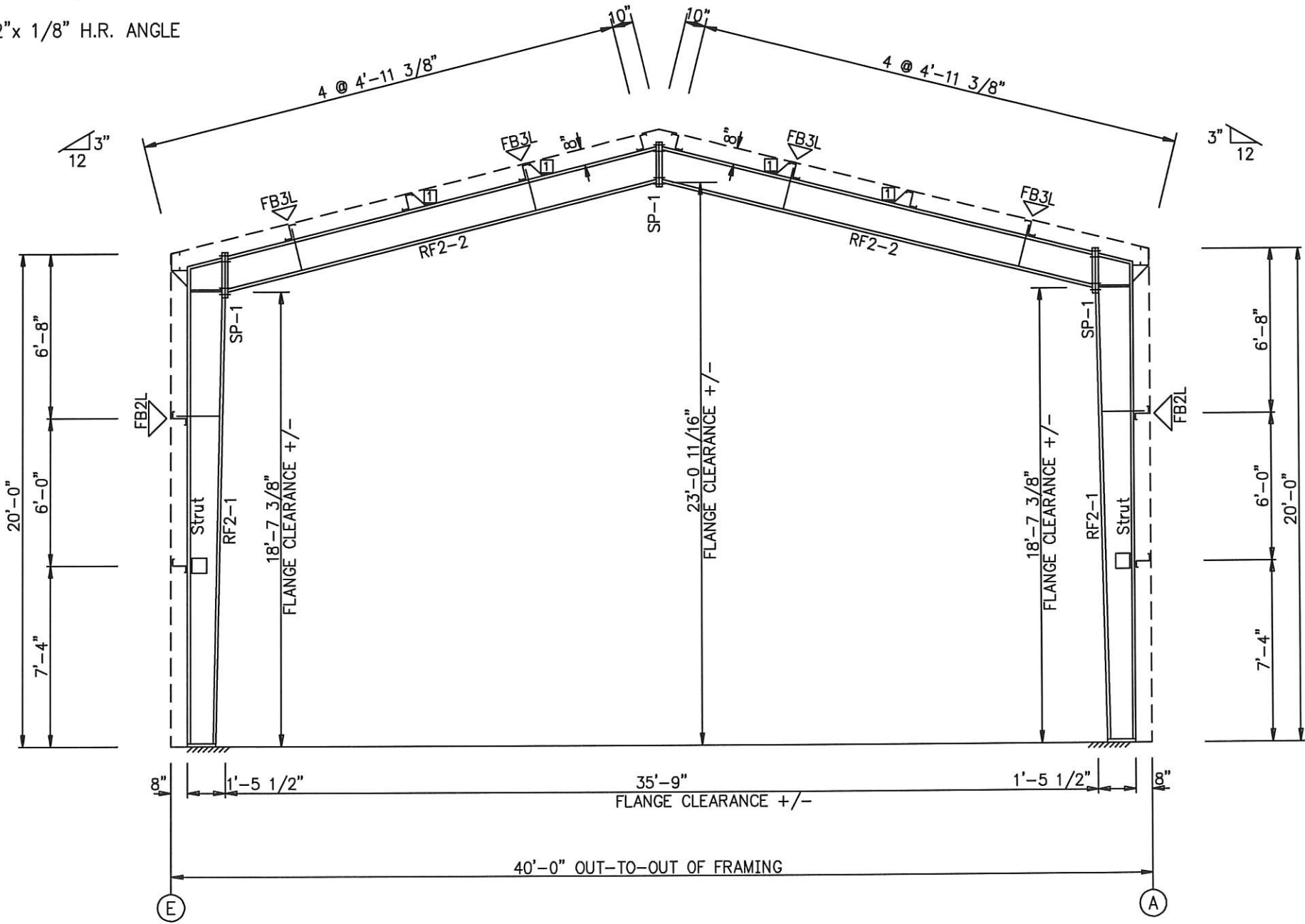
FBxL= 1 1/2"x 1 1/2"x 1/8" H.R. ANGLE

MEMBER TABLE

Mark	Web Depth		Web Plate		Outside Flange W x Thk x Length	Inside Flange W x Thk x Length
	Start/End	Thick	Length	Length		
RF2-1	11.0/14.3	11 ga.	10'-0"		5 x 1/4" x 19'-5"	5 x 1/4" x 18'-3 7/16"
	14.3/17.0	11 ga.	8'-3 3/8"		5 x 1/4" x 1'-5 11/16"	
	17.0/17.0	0.179	1'-5 15/16"			
RF2-2	14.0/14.0	11 ga.	10'-0"		5 x 1/4" x 18'-3 3/4"	5 x 1/4" x 18'-3 3/4"
	14.0/14.0	11 ga.	8'-7 5/16"			

CONNECTION PLATES

ID	Mark/Part
1	FC007



RIGID FRAME ELEVATION: FRAME LINE 2 3 4

△

△

△

Sunward Steel Buildings

BUYER: Shawn Bowen

CUST. : Shawn Bowen

SITE : Hurricane, UT

DESCR.: See Elevations

SCALE : NONE

JOB# : 120085

DRAWN BY: JD

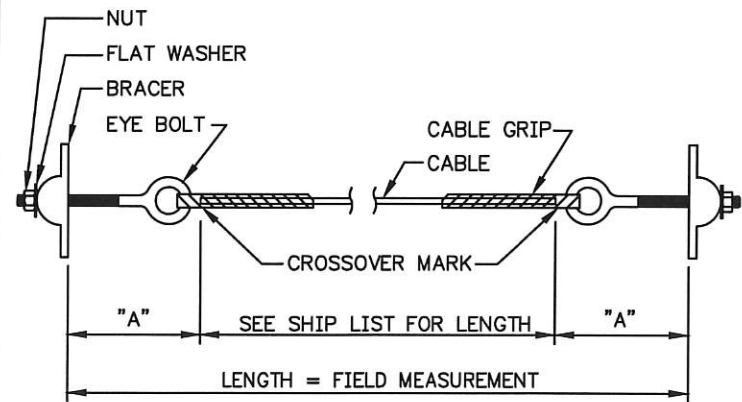
CHECK BY:

DES. ENG. :

SHEET NO. E9 OF 9

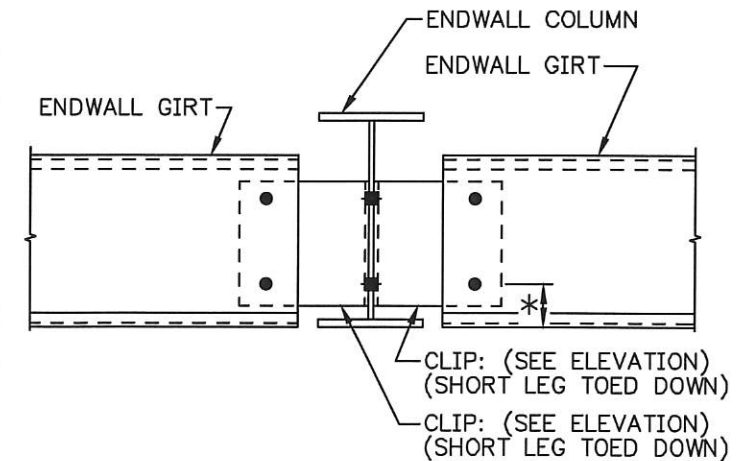
REFERENCE CHART

CABLE	5/16"	3/8"	1/2"
EYE BOLT	5/8"	3/4"	7/8"
"A" DIM.	9"	10"	12"



CABLE BRACING ASSEMBLY

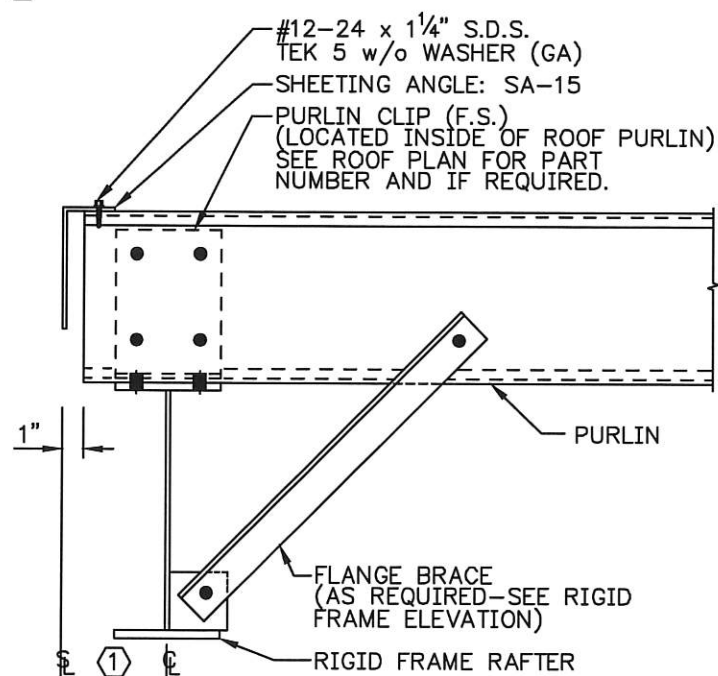
GIRT SIZE(S) * DIM.	
8" C or Z	2"
10" C or Z	3"
12" C or Z	4"



GIRTS TO ENDWALL COLUMN

C3

①=SEE ROOF FRAMING PLAN.

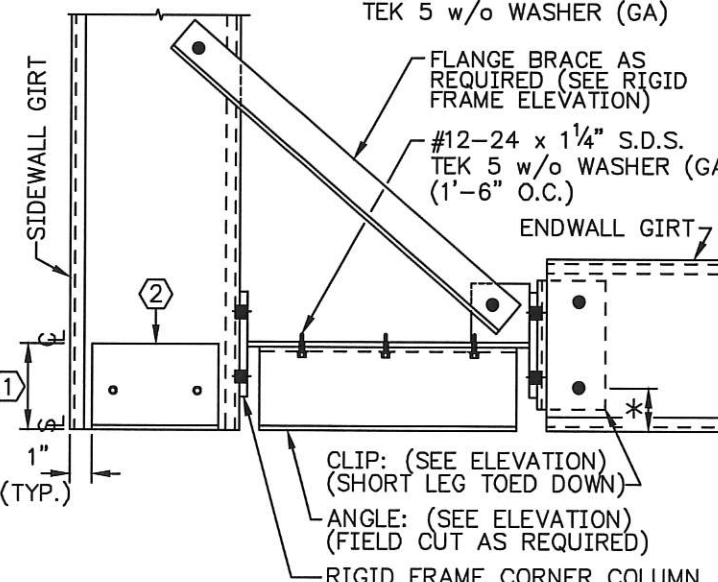


PURLIN TO RAFTER

A9

GIRT SIZE(S) * DIM.	
8" C or Z	2"
10" C or Z	3"
12" C or Z	4"

①=SEE ELEVATIONS AND ROOF FRAMING PLAN.
②=BASE ANGLE: BA-15 (FIELD CUT TO LENGTH) w/ (2)#12-24 x 1 1/4" S.D.S. TEK 5 w/o WASHER (GA)

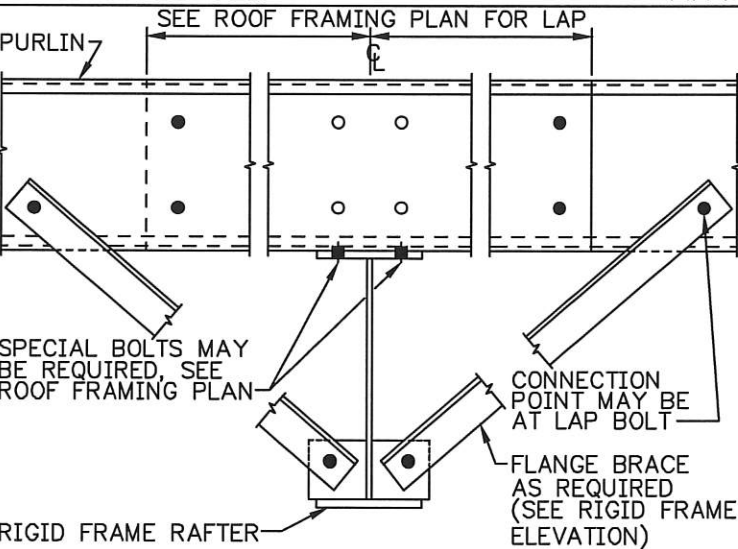


GIRTS TO R.F. CORNER COLUMN

D15

ANTI-ROLL CLIP

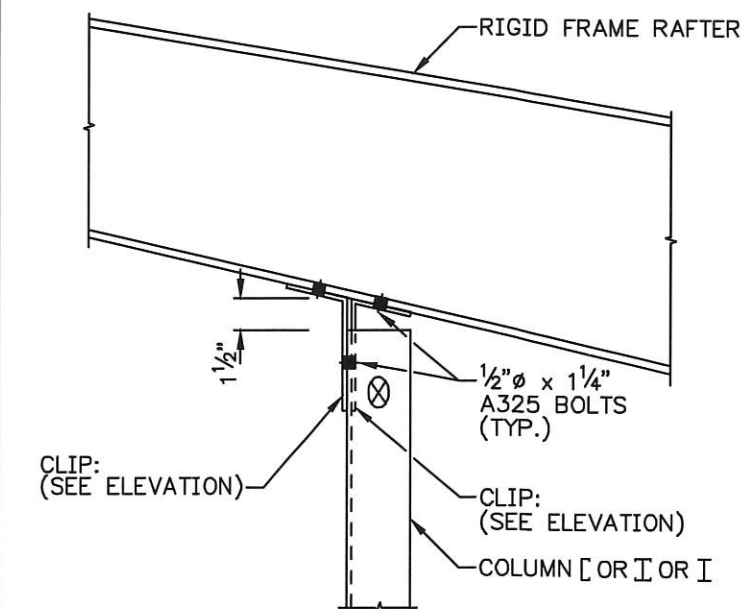
AR4



(6) BOLTS WITHOUT FLANGE BRACE.
(8) BOLTS WITH FLANGE BRACE AT LAP.
(10) BOLTS WITH FLANGE BRACE.
(● = INDICATES BOLT REQUIRED, ○ = OPEN, NO BOLTS)
SPECIAL BOLTS MAY BE REQUIRED AT FLANGE BRACE(S), SEE RIGID FRAME ELEVATION.

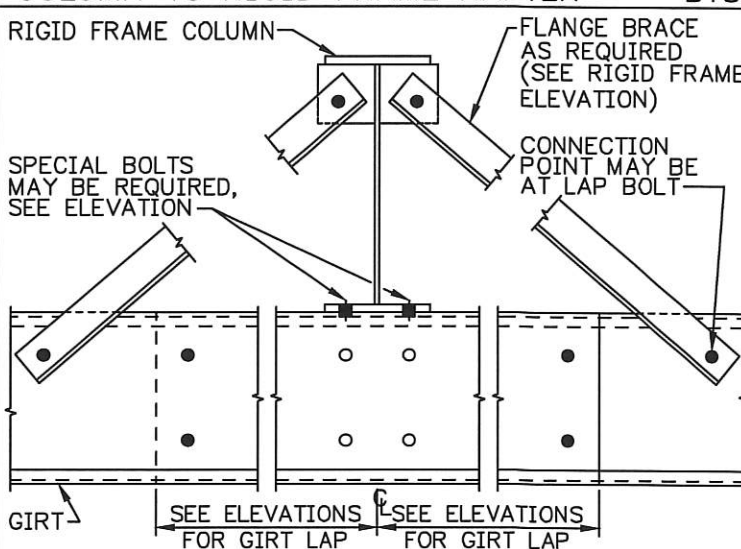
PURLIN OVERLAP

G1



COLUMN TO RIGID FRAME RAFTER

B18

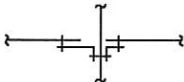


GIRT OVERLAP

H1

GENERAL NOTES:

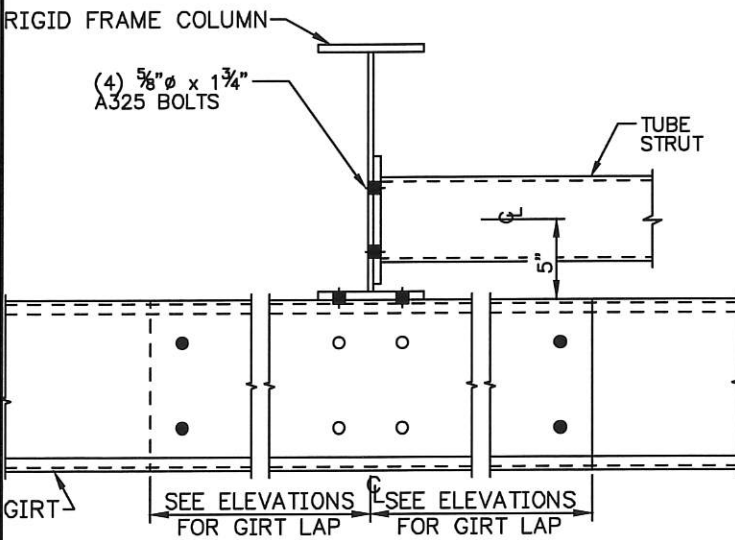
- 1) ALL BOLTS ARE TO BE 1/2" x 1 1/4" A307 UNLESS NOTED.
- 2) VIEW IS FROM OUTSIDE OF THE BUILDING UNLESS NOTED.
- 3) ALL DIMENSIONS ARE +/-.
- 4) MATCH SHOP MARK "X" IF SHOWN.
- 5) SEE ELEVATIONS AND PLANS FOR MEMBER SIZE(S); THE DETAILS SHOWN MAY NOT INDICATE ACTUAL SIZE.
- 6) SEE RIGID FRAME ELEVATION(S) FOR PURLIN AND GIRT ORIENTATION.
- 7) FRAMING CLIPS ARE TYPICALLY TOED DOWN UNLESS NOTED ON THE DRAWINGS.



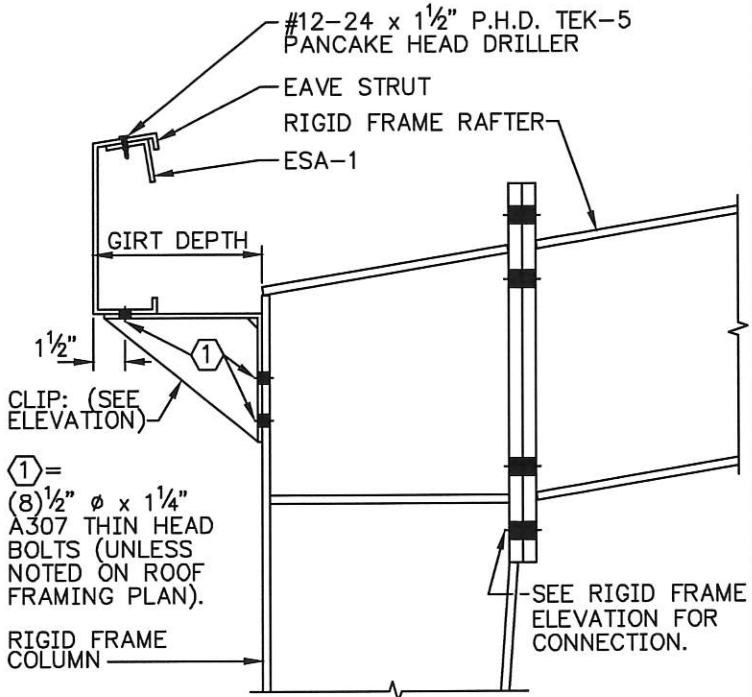
Sunward Steel Buildings

BUYER: Shawn Bowen
CUST.: Shawn Bowen
SITE: Hurricane, UT
DESCR.: See Elevations
SCALE: NONE
JOB#: 120085

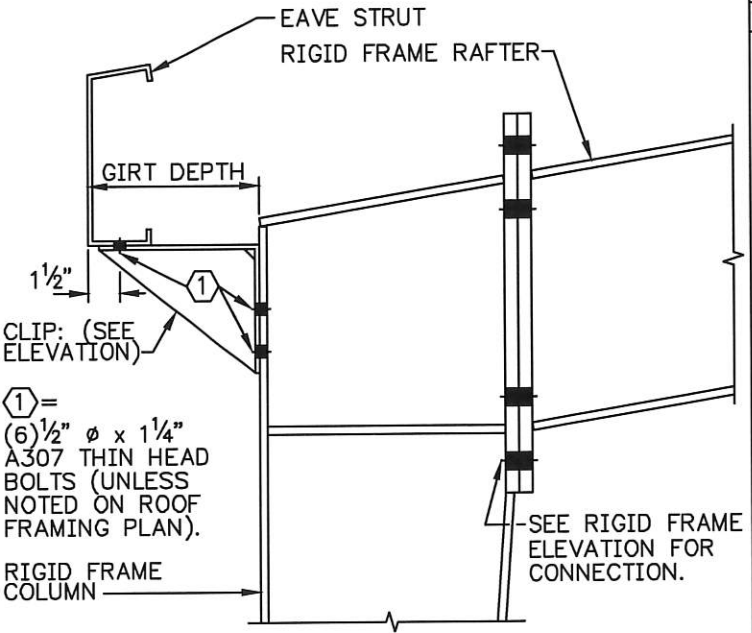
DRAWN BY: JD
4/ 8/24
CHECK BY: _____
DES. ENG.: _____
SHEET NO. G1 OF 6



(● = INDICATES BOLT REQUIRED, ○ = OPEN, NO BOLTS)
GIRT OVERLAP H4

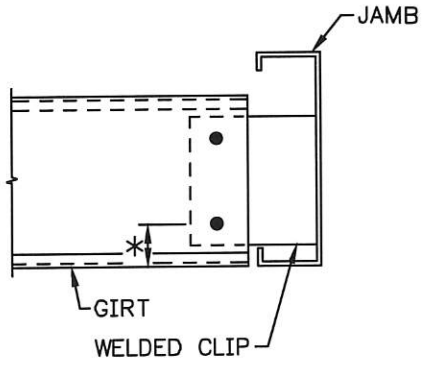


EAVE STRUT TO RIGID FRAME J6

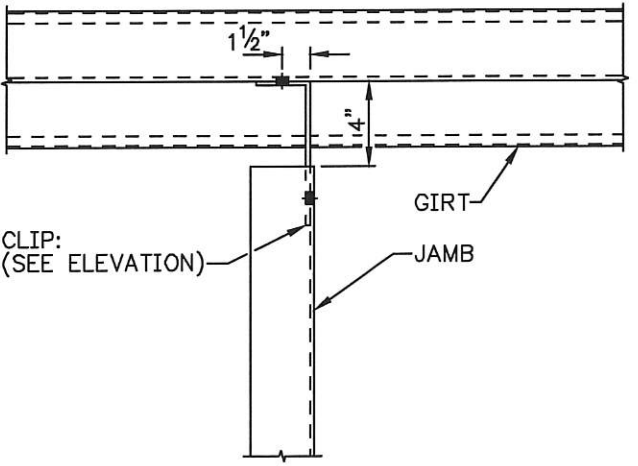


EAVE STRUT TO RIGID FRAME J24

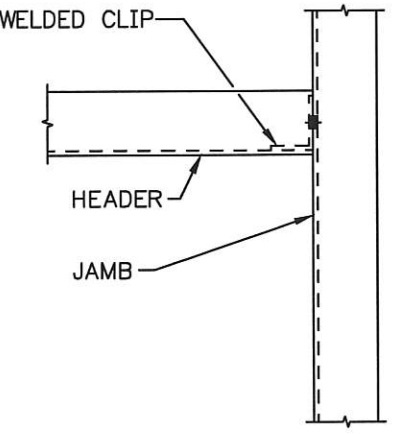
GIRT SIZE(S)	* DIM.
8" C or Z	2"
10" C or Z	3"
12" C or Z	4"



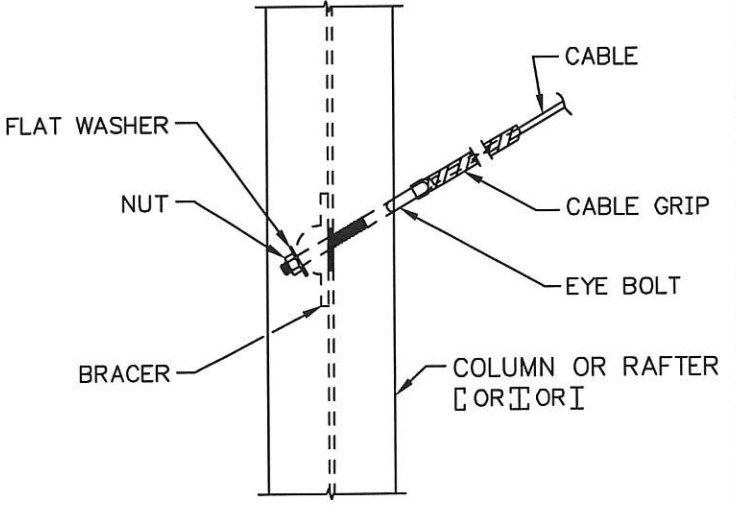
GIRT TO JAMB K3



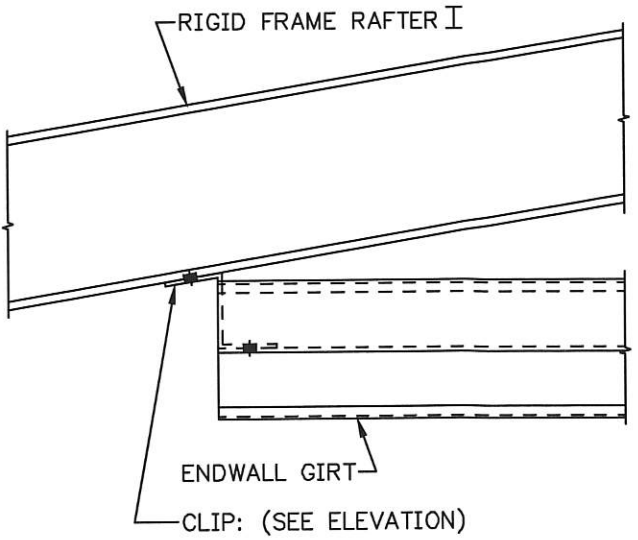
JAMB TO GIRT L6



HEADER TO JAMB M3



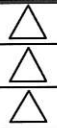
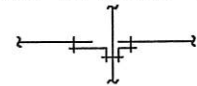
BRACING AT FRAME MEMBERS Q2



GIRT TO ENDWALL RAFTER W21

GENERAL NOTES:

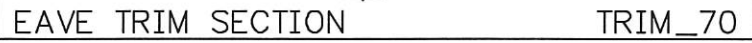
- 1) ALL BOLTS ARE TO BE 1/2" x 1 1/4" A307 UNLESS NOTED.
- 2) VIEW IS FROM OUTSIDE OF THE BUILDING UNLESS NOTED.
- 3) ALL DIMENSIONS ARE +/-.
- 4) MATCH SHOP MARK "⊗" IF SHOWN.
- 5) SEE ELEVATIONS AND PLANS FOR MEMBER SIZE(S); THE DETAILS SHOWN MAY NOT INDICATE ACTUAL SIZE.
- 6) SEE RIGID FRAME ELEVATION(S) FOR PURLIN AND GIRT ORIENTATION.
- 7) FRAMING CLIPS ARE TYPICALLY TOED DOWN UNLESS NOTED ON THE DRAWINGS.



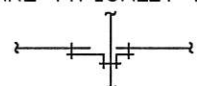
Sunward Steel Buildings

BUYER : Shawn Bowen
CUST. : Shawn Bowen
SITE : Hurricane, UT
DESCR. : See Elevations
SCALE : NONE
JOB# : 120085

DRAWN BY: JD
4/ 8/24
CHECK BY: _____
DES. ENG. : _____
SHEET NO. G2 OF 6

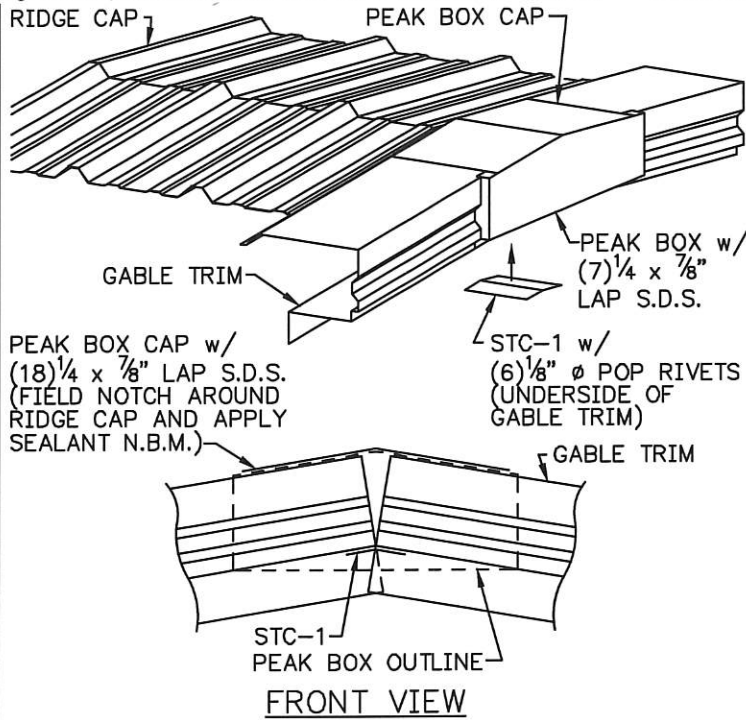


- 1) ALL BOLTS ARE TO BE $\frac{1}{2}" \phi \times 1\frac{1}{4}"$ A307 UNLESS NOTED.
- 2) VIEW IS FROM OUTSIDE OF THE BUILDING UNLESS NOTED.
- 3) ALL DIMENSIONS ARE $+/-$.
- 4) MATCH SHOP MARK " $\otimes$ " IF SHOWN.
- 5) SEE ELEVATIONS AND PLANS FOR MEMBER SIZE(S);
THE DETAILS SHOWN MAY NOT INDICATE ACTUAL SIZE.
- 6) SEE RIGID FRAME ELEVATION(S) FOR PURLIN AND GIRT
ORIENTATION.
- 7) FRAMING CLIPS ARE TYPICALLY TOED DOWN UNLESS NOTED ON
THE DRAWINGS.



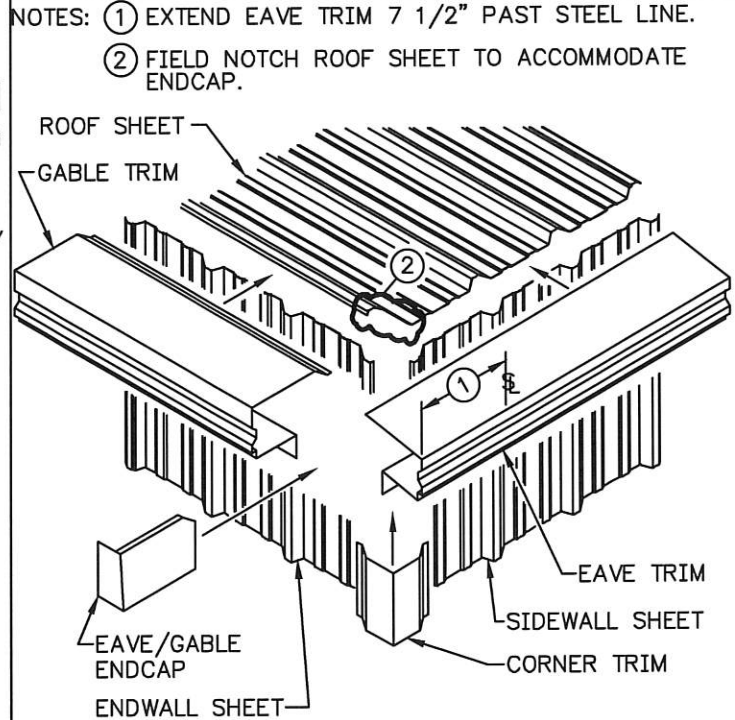
BUYER : Shawn Bowen
CUST. : Shawn Bowen
SITE : Hurricane, UT
DESCR: See Elevations
SCALE : NONE
JOB# : 120085

DRAWN BY: JD
4/ 8/24
CHECK BY: _____
DES. ENG. : _____
SHEET NO. G3 OF 6



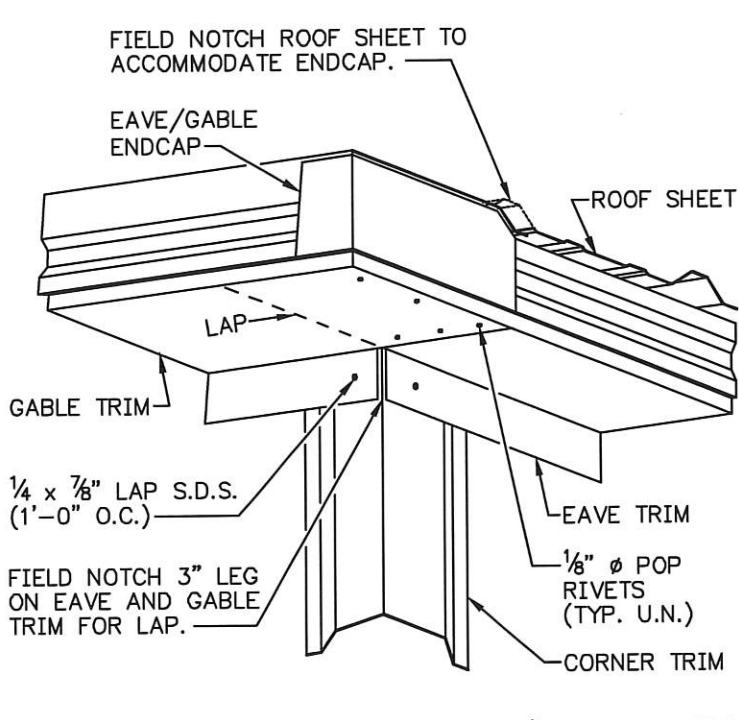
PEAK BOX

TRIM_76



CORNER DETAIL (TOP VIEW)

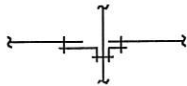
TRIM_83



CORNER DETAIL (BOTTOM VIEW) TRIM_83A

GENERAL NOTES:

- 1) ALL BOLTS ARE TO BE 1/2" Ø x 1 1/4" A307 UNLESS NOTED.
- 2) VIEW IS FROM OUTSIDE OF THE BUILDING UNLESS NOTED.
- 3) ALL DIMENSIONS ARE +/-.
- 4) MATCH SHOP MARK "⊗" IF SHOWN.
- 5) SEE ELEVATIONS AND PLANS FOR MEMBER SIZE(S); THE DETAILS SHOWN MAY NOT INDICATE ACTUAL SIZE.
- 6) SEE RIGID FRAME ELEVATION(S) FOR PURLIN AND GIRT ORIENTATION.
- 7) FRAMING CLIPS ARE TYPICALLY TOED DOWN UNLESS NOTED ON THE DRAWINGS.



Sunward Steel Buildings

BUYER : Shawn Bowen
CUST. : Shawn Bowen
SITE : Hurricane, UT
DESCR.: See Elevations
SCALE : NONE
JOB# : 120085

DRAWN BY: JD
4/ 8/24
CHECK BY: _____
DES. ENG.: _____
SHEET NO. G4 OF 6

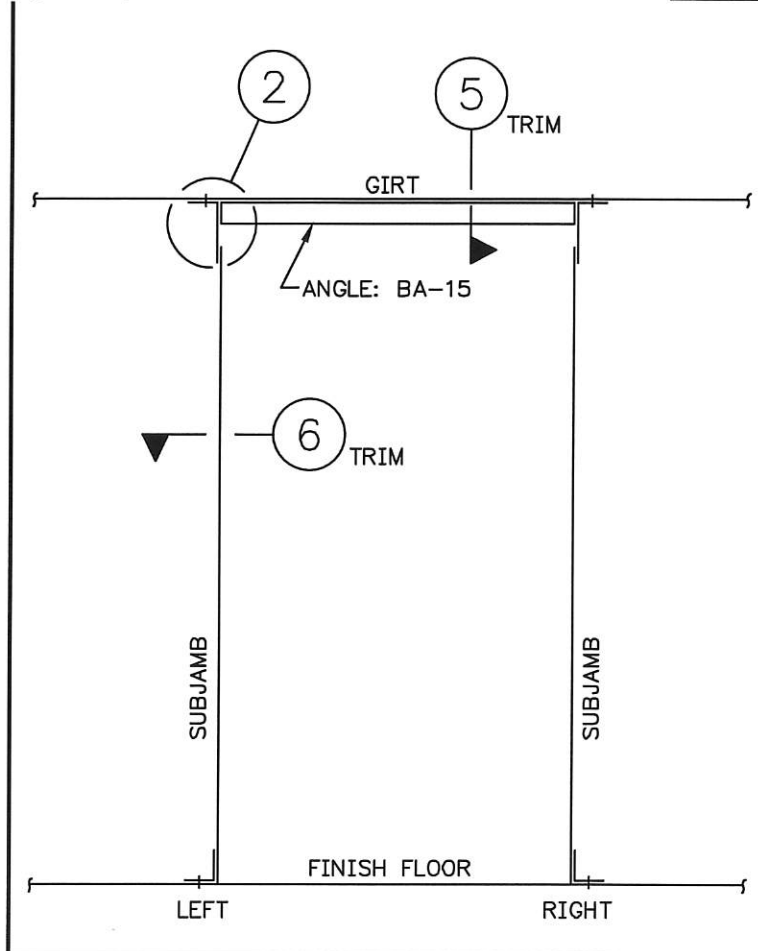
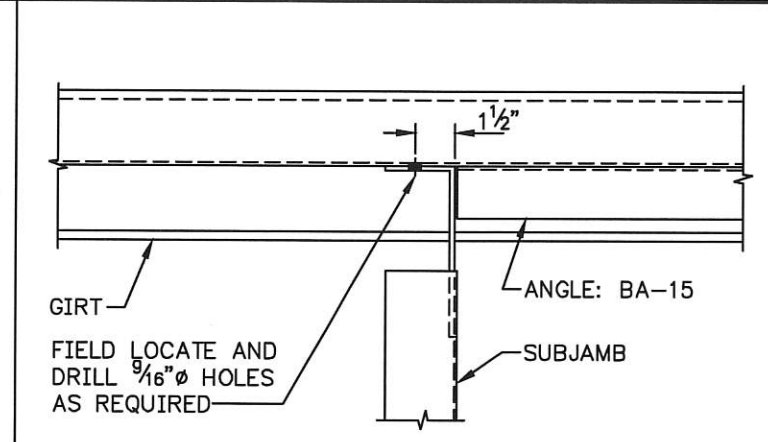
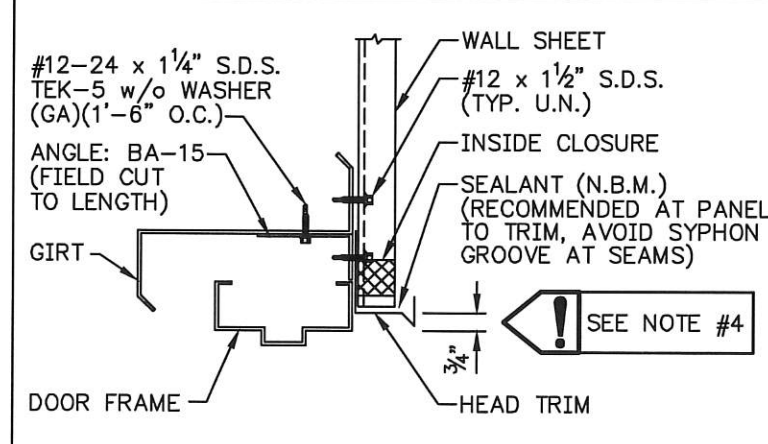
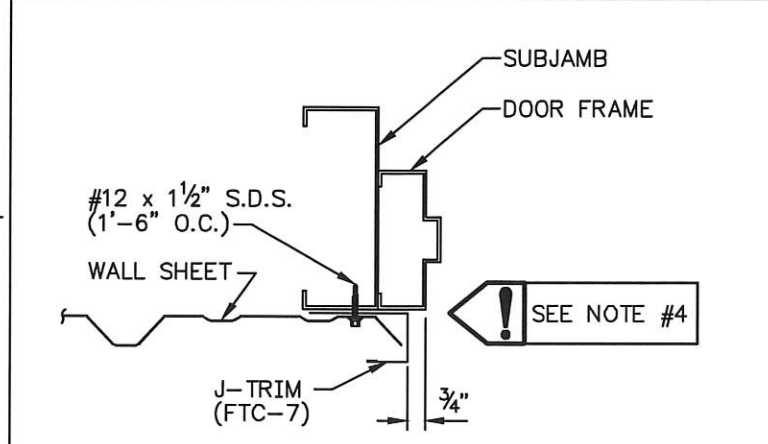
									
WALKDOOR SUBJAMB TO GIRT		1	SUBJAMB TO GIRT		2	3		4	
					5				
					6				
			HEADER TRIM		5	SUBJAMB TRIM		6	7
					9	10		11	

Diagram illustrating the connection between the Endwall Rafter and the Endwall Girtd. The connection is made using an Angle (PBA-10) which is field cut and bent as required. The angle is secured to the Endwall Rafter using #12-24 x 1 1/4" S.D.S. TEK 5 w/o WASHER (GA)(TYP).

Diagram illustrating the connection of an endwall girder to a main roof girder using a PBA-10 angle.

Labels and components shown:

- ENDWALL RAFTER
- ENDWALL GIRT
- ANGLE: PBA-10 (FIELD CUT AND BEND AS REQ'D)
- #12-24 x 1 1/4" S.D.S. TEK 5 w/o WASHER (GA)(TYP)
- Vertical dimension line labeled L

Diagram illustrating the installation of a ridge cap/roof sheet (skylight) using a LAP S.D.S. fastener and mastic tape at the roof seams.

Labels in the diagram include:

- LAP S.D.S.
- RIDGE CAP/ ROOF SHEET (HR) (SKYLIGHT)
- RIDGE CAP/ ROOF SHEET (HR) (SKYLIGHT)
- USE $\frac{1}{8}$ " x $\frac{1}{2}$ " MASTIC TAPE AT ALL ROOF SEAMS AS SHOWN - REMOVE PAPER BACKING.

Diagram illustrating the assembly of a wall sheet (wall-light) showing dimensions and components:

- MIN. LAP**: Minimum lap dimension, indicated as 6" (overall), 4" (upper section), and 2" (lower section).
- WALL SHEET (WALL-LIGHT)**: The main vertical component.
- GIRT**: The horizontal support structure.
- LAP S.D.S. (@ EACH RIB)**: Lap S.D.S. (Screw Driving Screws) at each rib.
- S.D.S.**: Screw Driving Screws.

Diagram illustrating the connection of two wall sheets using a Lap S.D.S. (Screw Driving System). The diagram shows two 'WALL SHEET (HR)' components joined by a central vertical line representing the 'LAP S.D.S.'.

FASTENER APPLICATION AT EXTERIOR SHEETING

SEE ROOF FRAMING PLAN FOR GIRT AND PURLIN ORIENTATION.

1'-6" 1'-6" 1'-6" 1'-6" 1'-6" 1'-6" 1'-6" 1'-6" 1'-6" 1'-6" 1'-6" 1'-6" ETC.

1'-0"

6" 1'-6" ETC.

ANGLE: PBA-10
(1" x 1" x 16 GAGE)
TO BE INSTALLED BEFORE
APPLYING ROOF SHEETING.
(SEE ROOF FRAMING PLAN
FOR LOCATION)

- #12 x 1½"
SELF DRILLING SCREW (S.D.S.)

1/4 x 7/8" LAP S.D.S.
(AT EACH HI-RIB
OF RIDGE CAPS)

-#12-24 x 1 1/4" S.D.S.
TEK 5 w/o WASHER (GA)

WALL FASTENER SPACING AT HI-RIB SHEETING (HR)

ROOF FASTENER SPACING AT HI-RIB SHEETING (HR)

HI-RIB PANEL SECTION (TYPE HR) (SEE PAGE A1 FOR GAUGE)

ROOF SHEET

- 1/8" x 1/2" MASTIC TAPE

BEARING LEG -

MASTIC TAPE APPLICATION AT ROOF SHEET EAVES AND RIDGE CAP

9

GENERAL NOTES:

- 1) VIEW IS FROM OUTSIDE OF BUILDING (U.N.)
- 2) ALL DIMENSIONS ARE +/-.
- 3) SOME DETAILS THAT ARE SHOWN MAY NOT APPLY TO YOUR BUILDING. REFER TO YOUR SALES ORDER FOR THE OPTIONS THAT ARE INCLUDED.
- 4) FOR INTERIOR SHEETING FASTENER APPLICATION SEE "LINER APPLICATION" PAGES, DO NOT USE THIS PAGE.

INSULATION NOTE:

- 1) MORE THAN 6" OF FIBERGLASS INSULATION IS NOT RECOMMENDED BETWEEN THE GIRTS/PURLINS AND SHEETING.

Sunward Steel Buildings

BUYER : Shawn Bowen
CUST. : Shawn Bowen
SITE : Hurricane, UT
DESCR.: See Elevations
SCALE : NONE
JOB# : 120085

DRAWN BY: JD
4/ 8/24
CHECK BY: _____
DES. ENG.: _____
SHEET NO. G6 OF 6

↑ 12' from edge
of property

↔ 4'
from
edge

NEW Garage

75' L X 40' W X 20' H

← 19' from edge
of property
to road

Garage that will be taken
down after new one is
built.

House

Shed

**Hurricane Planning Commission
Meeting Minutes
February 29, 2024**

Minutes of the Hurricane City Planning Commission meeting held on February 29, 2024, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Ralph Ballard, Michelle Cloud (online), Brad Winder, and Kelby Iverson.

Members Excused: Rebecca Bronemann, Shelley Goodfellow, and Paul Farthing

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, and Planning Technician Brienna Spencer.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Ralph Ballard

Prayer and/or thought by invitation led by Brad Winder

Declaration of any conflicts of interest

NEW BUSINESS

1. PSP24-02: Discussion and consideration of a possible approval of a preliminary site plan for Liberty Village Phase 1, an educational development located at 2820 S 2300 W. Liberty Village, Applicant. Brett John, Agent.

Brad Winder asked about the fire department comment number 7 and if it has been resolved. Gary Cupp stated that it has not been resolved yet but it'll be resolved during the construction drawing process.

Ralph Ballard asked if there are any additional issues that have not been resolved. Mr. Cupp shared that there are a number of comments and concerns that have not been addressed but during the construction drawing process, those will all be worked out prior to approvals. Dayton Hall shared that a preliminary site plan gives no vested rights. During the review process, it allows staff to voice concerns prior to construction drawings but as they move forward the rest of the issues will be resolved prior to final signatures. Mr. Ballard asked how the state changes apply to this new process. Mr. Hall stated that the updates to the state code only apply to residential neighborhoods. Kelby Iverson asked about the lack of infrastructure. Does this not apply to this scenario? Mr. Hall shared that the City Council took some comments from other departments that deal with the infrastructure and asked them for their feedback. It was determined that this specific development was comparable to a single lot building permit. It's when the subdivision happens that the infrastructure will be an issue because the density is being increased by creating more lots in the area. The Council issued a decision in writing to treat this as a one parcel building permit and allow them to move forward. Mr. Ballard asked if this is impact based? Mr. Hall confirmed that is correct and how the Council viewed it. Mr. Ballard confirmed that this phase one is minimal impact.

50 *Kelby Iverson motioned to approve PSP24-02 as presented, subject to staff and JUC comments. Brad*
51 *Winder seconded the motion. Unanimous.*

52
53 *Ralph Ballard motioned to adjourn the meeting. Kelby Iverson seconded the motion. Unanimous.*

54
55 **Adjournment**

DRAFT