



# 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

June 27, 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.

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#### 6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

#### NEW BUSINESS

1. FSP24-42: Discussion and consideration of a possible approval of a final site plan for Hurricane Heights Hobby Garages, a storage unit complex located at 700 W 400 N. CSB Development, Applicant. CivilScience - Brandee Walker, Agent.
2. AFP24-10: Discussion and consideration of a possible approval of an amended final plat for Canyons RV Phase 1 Amended and Extended, located at 100 N 2800 W. Western CRE, Applicant. Joby Venuti, Agent.

#### Planning Commission Business:

1. Discussion on future projects

#### Approval of Minutes:

1. June 6, 2024 special combined meeting minutes
2. June 13, 2024

## **Adjournment**



## Application

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                |  |    |        |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------|--|----|--------|--|--|--|--|--|
| Application Accepted Date: 06/04/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | Valuation      |  | \$ | 0.00   |  |  |  |  |  |
| Type of Improvement: Site Plan (Final)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | PERMIT FEES    |  |    |        |  |  |  |  |  |
| Description: Industrial Subdivision                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | Planning Fee   |  | \$ | 250.00 |  |  |  |  |  |
| Tenant / Project Name: Hurricane Heights Hobby Garages                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | Sub Total:     |  | \$ | 250.00 |  |  |  |  |  |
| Bldg. Address: 700 West 400 North                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | Permit Total:  |  | \$ | 250.00 |  |  |  |  |  |
| City: Hurricane City State: UT Zip: 84737                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | Amount Paid:   |  | \$ | 250.00 |  |  |  |  |  |
| Subdivision: Hurricane Heights Hobby Garages Phase:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | Remaining Due: |  | \$ | 0.00   |  |  |  |  |  |
| Block: Lot #: Parcel #: H-3-1-34-1401                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                |  |    |        |  |  |  |  |  |
| Zone: Industrial                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                |  |    |        |  |  |  |  |  |
| Property Owner: CSB Development HH LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                |  |    |        |  |  |  |  |  |
| 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: CSB Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                |  |    |        |  |  |  |  |  |
| License #: P: (801) 979-7700                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                |  |    |        |  |  |  |  |  |
| City: State: Zip:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                |  |    |        |  |  |  |  |  |
| Email: bwalker@civilsience.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                |  |    |        |  |  |  |  |  |
| APPLICATION DETAILS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                |  |    |        |  |  |  |  |  |
| # of Units: 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | custom text:   |  |    |        |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                |  |    |        |  |  |  |  |  |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                |  |    |        |  |  |  |  |  |
| APPROVALS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                |  |    |        |  |  |  |  |  |
| DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                |  |    |        |  |  |  |  |  |
| INFO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                |  |    |        |  |  |  |  |  |
| Setbacks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                |  |    |        |  |  |  |  |  |
| Front: Rear: Left: Right:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                |  |    |        |  |  |  |  |  |
| Min.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                |  |    |        |  |  |  |  |  |
| Actual:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                |  |    |        |  |  |  |  |  |
| APPLICATION NUMBER: PLANFSP24-42                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                |  |    |        |  |  |  |  |  |
| 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 #: 8.179085-06/04/24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                |  |    |        |  |  |  |  |  |

## Narrative

### **Hurricane Heights Hobby Garages**

The light industrial development consists of 33 individually owned hobby garages. The “lot area” of each unit is 1,375 square feet. Each unit will have an individual sewer, water, power, and gas service. The development is accessed from 400 North Street being a 56-foot public street designed to facilitate the desired use. The light industrial development buffers Scholzen’s from the existing residential Hurricane Heights single family and townhome communities.

Construction drawings have been approved by all staff, departments, and utility providers. A final plat application is being submitted concurrently with this application.





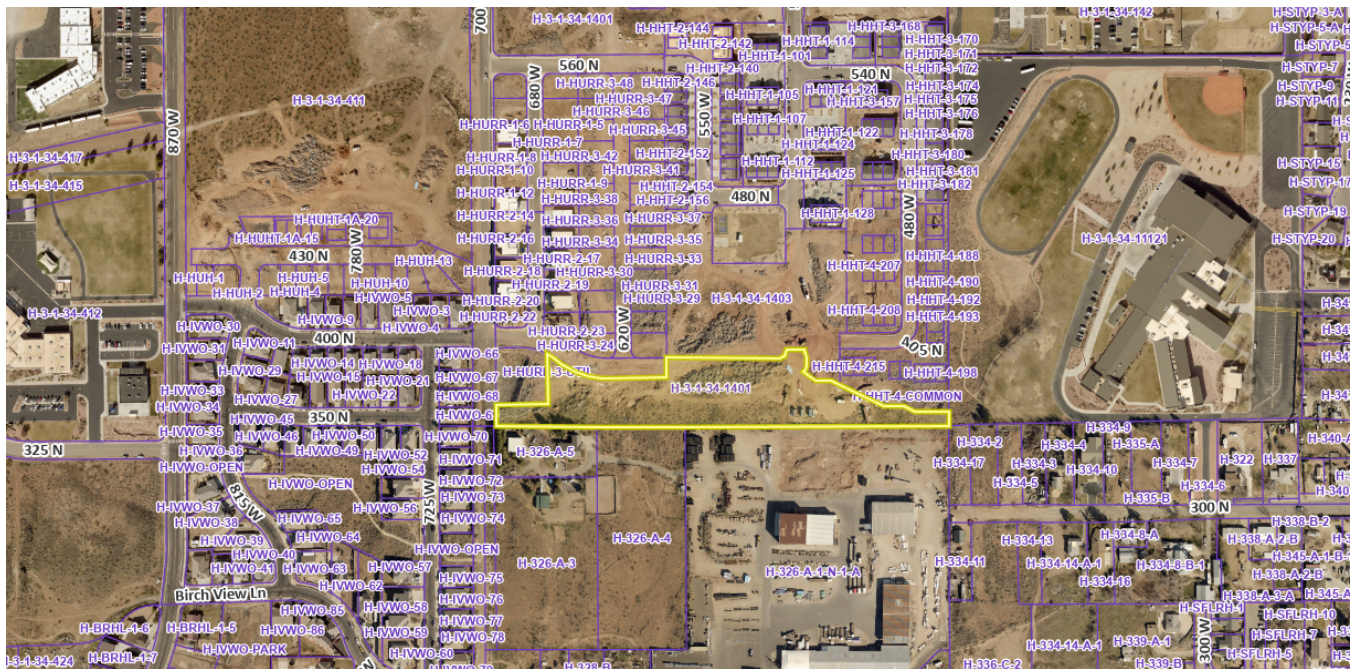
## STAFF COMMENTS

|                             |                                           |
|-----------------------------|-------------------------------------------|
| <b>Agenda Date:</b>         | <b>06/27/2024</b>                         |
| <b>Application Number:</b>  | FSP24-42                                  |
| <b>Type of Application:</b> | Final Site Plan Application               |
| <b>Action Type:</b>         | Administrative                            |
| <b>Applicant:</b>           | CSB Development                           |
| <b>Agent:</b>               | CivilScience-Brandee Walker               |
| <b>Request:</b>             | Approval of a Final Site Plan             |
| <b>Location:</b>            | 700 W 400 N                               |
| <b>Zoning:</b>              | M-1                                       |
| <b>General Plan Map:</b>    | Planned Community                         |
| <b>Recommendation:</b>      | Approve subject to staff and JUC comments |
| <b>Report Prepared by:</b>  | Fred Resch III                            |

**Discussion:** The applicant is seeking final site plan approval for the Hurricane Heights Hobby Garages development, located near 700 W just north of Scholzen Products. They are proposing 33 individually owned hobby garages (storage units). The property is zoned M-1, light industrial.

### JUC Comments

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



### Staff Comments: Final Site Plan

1. The proposed use of storage units is a permitted use in light industrial zoning.
2. No residential use is permitted in these units; the applicant has provided CC&Rs with their final plat application that will enforce this requirement.
3. The layout, setbacks, and sizes comply with zoning standards and the preliminary approval.
4. **Landscaping:** A landscaping plan has been provided. The plan shows one tree and three shrubs for every 35' of frontage, as required by code.
5. **Outdoor Lighting:** An outdoor lighting note has been provided. All outdoor lighting on the exterior of the buildings must meet HCC 10-33-7.
6. **Parking:** There is no office space planned on site, so no parking is required. There are seven guest parking spaces, and each unit has a driveway of approximately 19' by 20' which can accommodate two cars parked side by side. The parking shown is sufficient for the proposed storage unit use, but may not be sufficient for other uses should any future owners propose other business activities. Any changes in use will require approval of an updated parking plan.

**Staff Recommendation:** The Planning Commission should review this application based on standards within the Hurricane City Code, and staff recommends approval of the final site plan with the following conditions:

1. Staff shall review lighting fixtures prior to installation.
2. Subject to all staff and JUC comments.



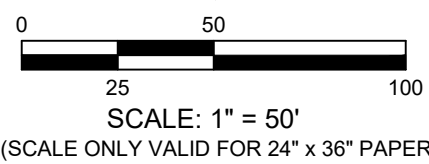
THE FOLLOWING IS A LIST OF PLANTS AND LANDSCAPE MATERIALS TO USE FOR THE SKY RIDGE APARTMENTS. PLANT AND LANDSCAPE MATERIAL NOT SHOWN ON THIS LIST MUST BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

GRASSES

BOULDER

1. NOTES SHALL BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH ALL WORK ELEMENTS SHOWN ON THE ENCLOSED PLANS.
2. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK. NOTIFY OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
3. REFER TO ENGINEERING PLANS FOR CONSTRUCTION AND GRADING CONSIDERATIONS OF THE SITE. CROSS REFERENCE WORK THAT MAY IMPACT IMPROVEMENTS SHOWN ON THESE DOCUMENTS.
4. LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE AND ALL GRADING AT "+/- 3"
5. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
6. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECT'S WORK.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATIONS OF UNDERGROUND SERVICES AND IMPROVEMENTS.
8. THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
9. PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK.
10. CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HAZARDOUS MATERIALS SHALL BE RE-INSPECTED DURING FINAL INSPECTION. ANY DAMAGED AREAS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED.
13. THE CONTRACTOR SHALL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, EMPLOYEE, AND SUBCONTRACTOR SUPERVISION FOR ITS PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.
14. THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RE-RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.
15. THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION SCHEDULING, COORDINATION AND MANAGEMENT OF SUBCONTRACTORS.
16. THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISK OF INJURY BY PROVIDING WARNING SIGNS, LIGHTS, BARRICADES, RAILINGS, FLAGMEN OR OTHER NECESSARY SAFEGUARD.
17. WHERE TWO OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS, CONFLICTING, MINIMUMS OR LEVELS OF QUALITY, THE MORE STRINGENT REQUIREMENTS OR THE HIGHER QUALITY LEVEL IS INTENDED, AND SHALL BE ENFORCED. CONFLICTING REQUIREMENTS SHALL BE REFERRED TO THE OWNER'S REPRESENTATIVE WHOSE INTERPRETATION SHALL BE FINAL.

1. LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
2. THE LANDSCAPE ARCHITECT/OWNER REPRESENTATIVE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.
3. LOCATE PLANTS AROUND OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
4. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
5. ALL STAKING OF TREES SHALL BE AS APPROVED BY LANDSCAPE ARCHITECT. ALL TREES TO BE STAKED SHALL BE STAKED OUTSIDE ROOTBALL. SEE TREE STAKING DETAIL FOR MORE INFORMATION. TREES SHALL BE A MINIMUM OF 3" FROM CURB OR SIDEWALK. SHRUBS SHALL BE 2" OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDSCAPE.
6. TREE LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATIONS SHALL BE MADE AT THIS TIME TO AVOID UNFAVORABLE CONDITIONS, AT NO ADDITIONAL COST.
7. INSTALL WEED BARRIER FABRIC BELOW ALL ROCK MULCHED LANDSCAPE AREAS. INSTALL FABRIC AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
8. SOIL MIX FOR ALL TREES, SHRUBS, & GROUND COVER SHALL BE : 3 PARTS TOPSOIL, 1 PART NUTRIENT GROUND BARK MULCH OR APPROVED EQUAL.
9. ROCK MULCH PRODUCTS ARE AVAILABLE FROM SUPPLIER ROWLAND STONE - 1203 WEST SUNSET BLVD ST. GEORGE, UTAH 84770. PHONE: (435) 673-2349. CONTACT SUPPLIER FOR PRICES AND AVAILABILITY. ALL SUBSTITUTIONS APPROVED BY LANDSCAPE ARCHITECT.
10. GRANULAR TOPDRESSING / ROCK MULCH SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.
11. LANDSCAPE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION.
12. GRADE NOTED ON LANDSCAPE PLAN SHALL BE FIELD VERIFIED/APPROVED BY LANDSCAPE ARCHITECT AND MODIFIED AS NECESSARY PRIOR TO CONCRETE HEADER/ MUD CURB INSTALLATION.
13. REFER TO GENERAL CONSTRUCTION NOTES FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.



## Lighting Plan

### **Hurricane Heights Hobby Garages**

The lighting will be provided on the exterior of the buildings. 400 North is a public street which provides standard street lighting. No additional light poles are being proposed within the development.

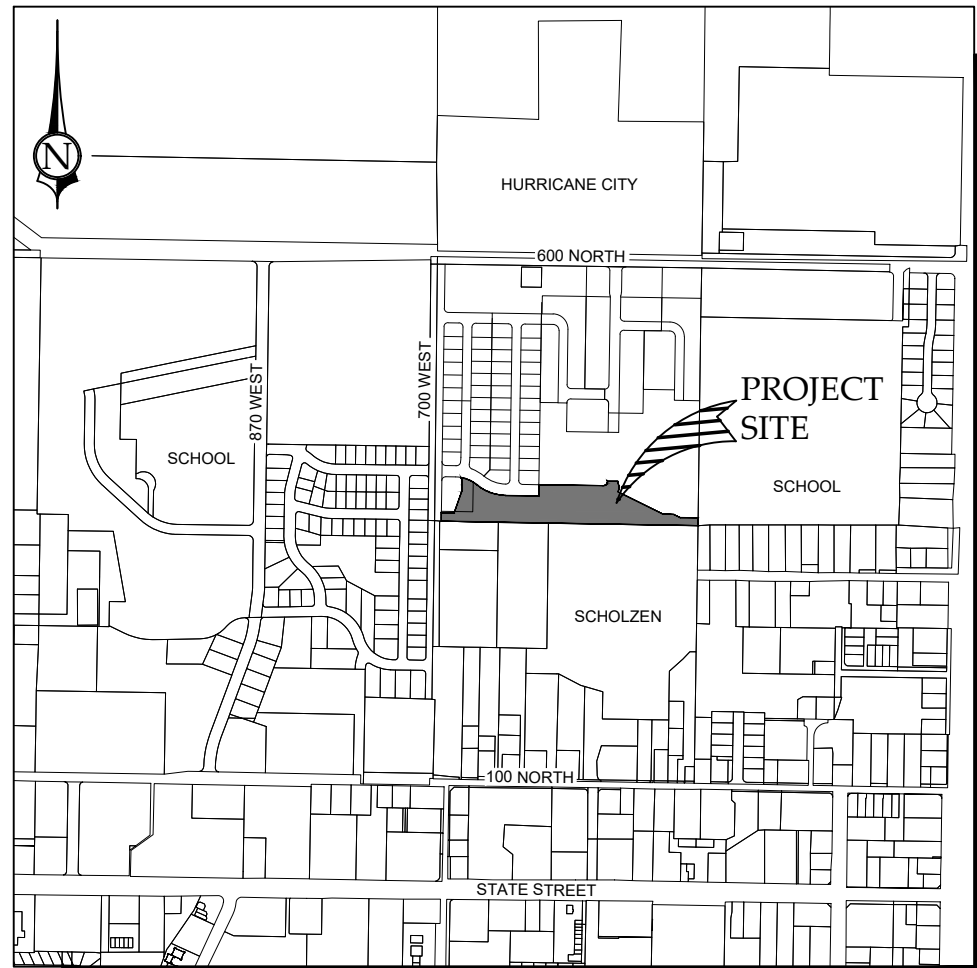














PARCEL NO. H-3-1-34-1401  
600 WEST & 400 NORTH  
SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST

700 WEST

580 WEST

620 WEST

550 WEST

480 WEST

400 NORTH

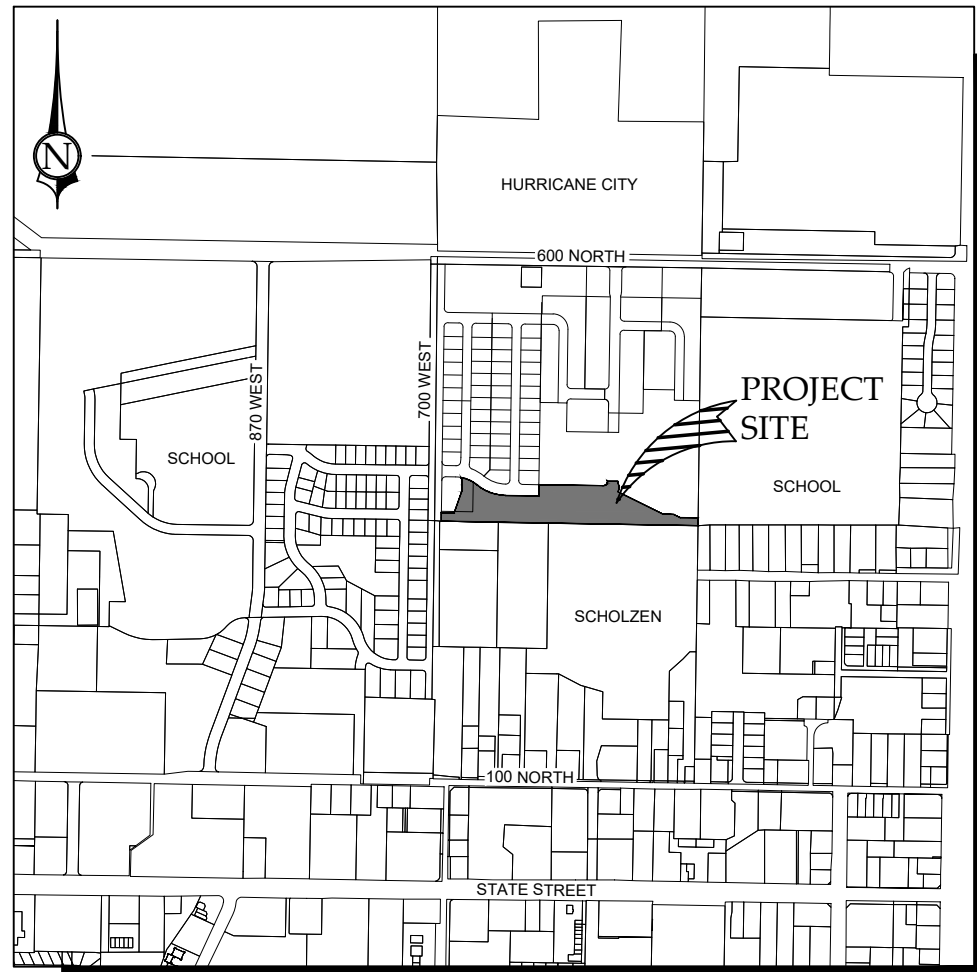
PROJECT SITE

SCHOLZEN'S

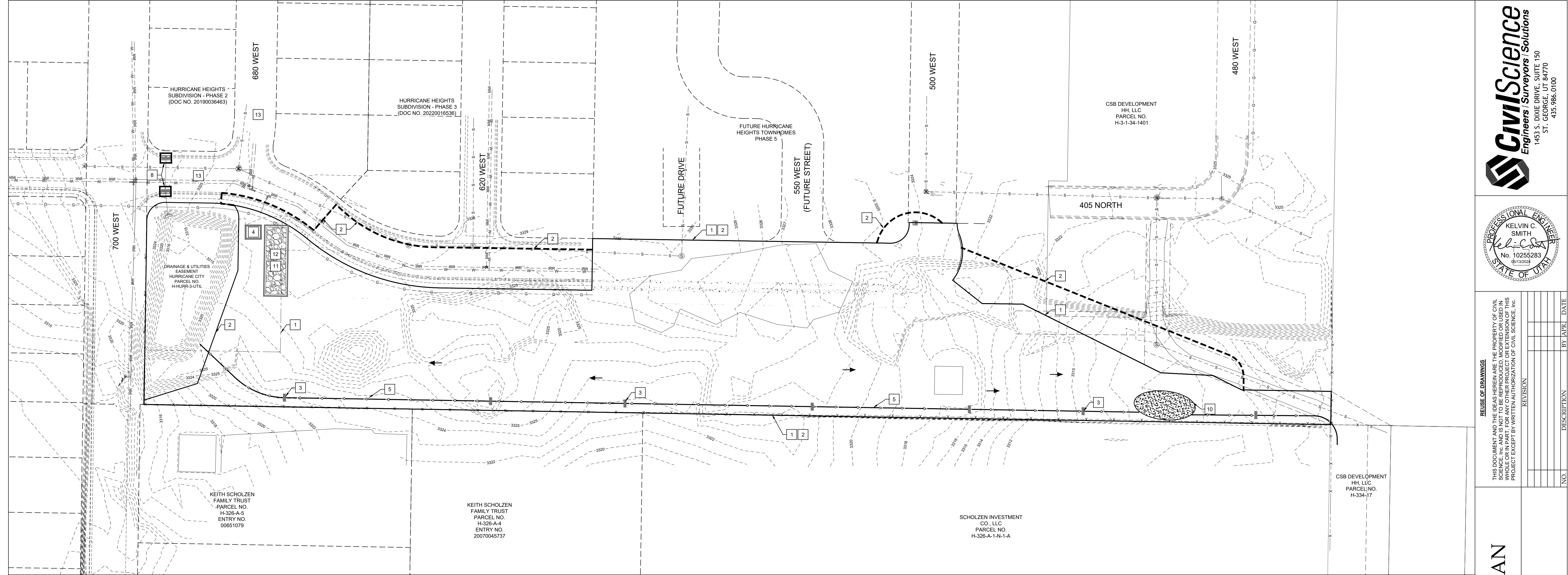
Plans do not show power to the project,

## C1









CONSTRUCTION NOTES:

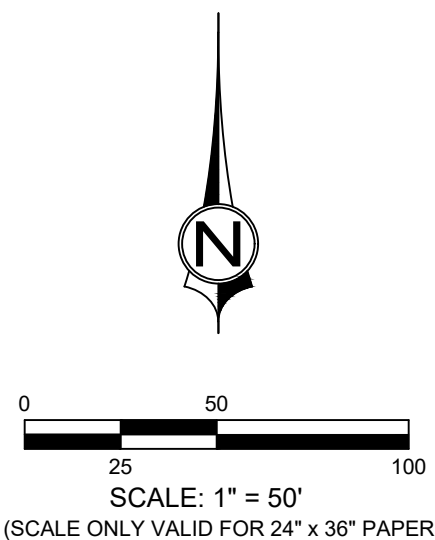
- AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED UPON INSPECTION OF PROPOSED FACILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE.
- ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.
- EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
- CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
- BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
- ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT INTO SERVICE DOWN-GRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.

CONSTRUCTION KEYNOTES

- |    |                                                    |
|----|----------------------------------------------------|
| 1  | PROPERTY BOUNDARY                                  |
| 2  | LIMITS OF CONSTRUCTION                             |
| 3  | CHECK DAM (SEE DETAIL SHEET)                       |
| 4  | CONCRETE WASHOUT (SEE DETAIL SHEET)                |
| 5  | EARTH DIKES AND DRAINAGE SWALES (SEE DETAIL SHEET) |
| 6  | SILT FENCE (APWA #122)                             |
| 7  | RIP-RAP                                            |
| 8  | STORM DRAIN INLET PROTECTION (APWA #124)           |
| 9  | SEDIMENT BASIN                                     |
| 10 | SEDIMENT TRAP                                      |
| 11 | ENTRANCE / OUTLET TIRE WASH                        |
| 12 | TEMPORARY CONSTRUCTION ENTRANCE (PER DETAIL SHEET) |
| 13 | STREET SWEEPING AND VACUUMING                      |

CONSTRUCTION KEYNOTES

- |     |                                                                |
|-----|----------------------------------------------------------------|
| --- | EXISTING 2' CONTOUR                                            |
| --- | EXISTING 10' CONTOUR                                           |
| --- | LIMITS OF CONSTRUCTION                                         |
| --- | PROJECT BOUNDARY                                               |
| --- | EARTH DIKES AND DRAINAGE SWALES (BERM TO RETAIN 1.5' OF WATER) |
| --- | CHECK DAM                                                      |
| --- | FLOW DIRECTION                                                 |
| --- | STORM DRAIN INLET PROTECTION                                   |
| --- | TEMP. CONSTRUCTION EXIT                                        |



EROSION & DUST CONTROL PLAN  
HURRICANE HEIGHTS HOBBY GARAGES  
LOCATED IN HURRICANE, UT

|                 |            |
|-----------------|------------|
| PROJ. #:        | Fx. 22279  |
| DATE:           | 05/13/2024 |
| DESIGN BY:      | ZNI        |
| CHECKED BY:     | KCS        |
| SCALE OF SHEET: |            |
| HOR SCALE:      | 1" = 50'   |
| VER SCALE:      | N/A        |

SHEET  
C3

MAY 29 2024



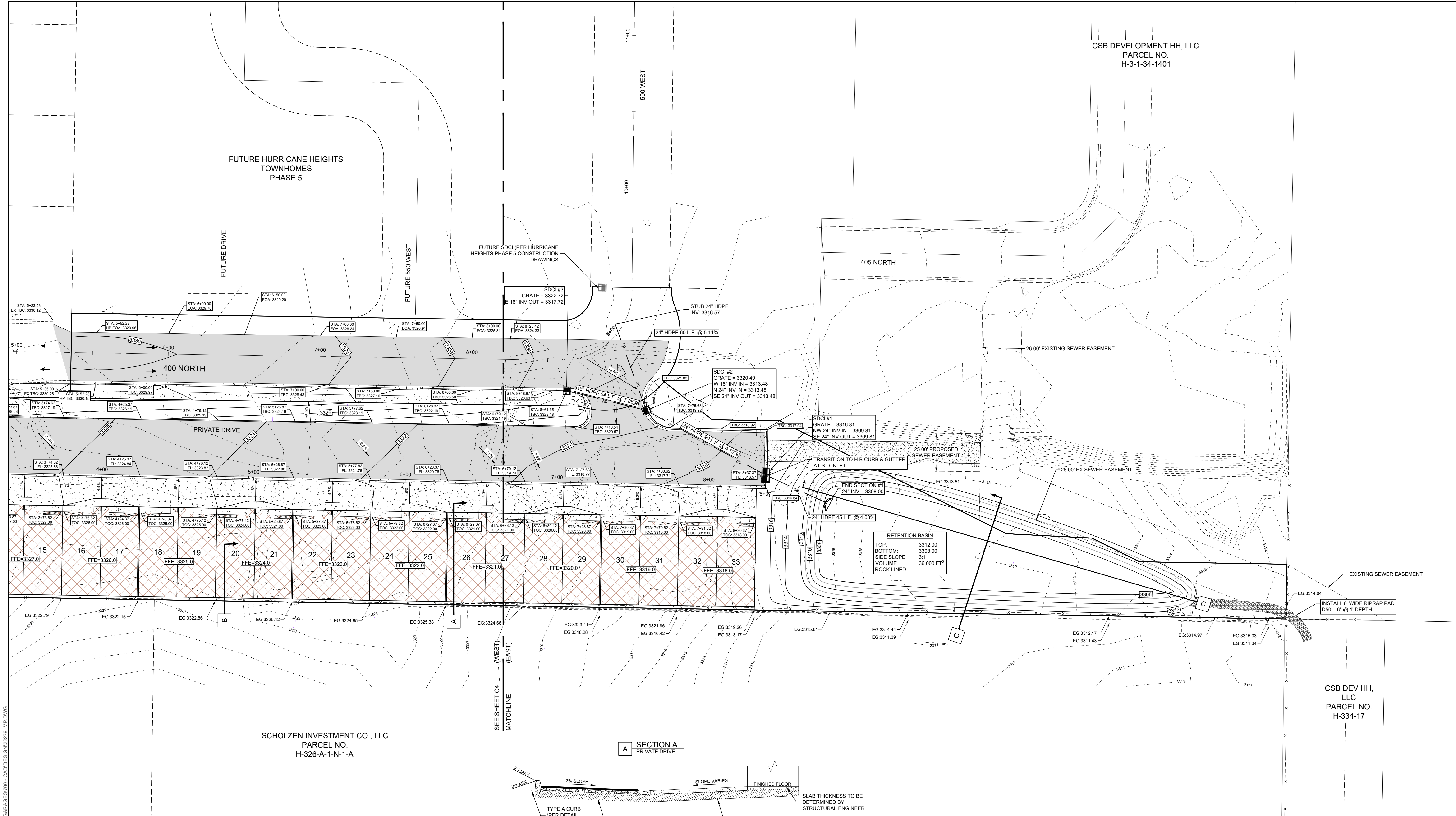
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C4





GRADING NOTES

IN NO CASE, SHALL RETAINING WALLS BE BUILT IN THE 10' PUE THAT IS ADJACENT TO ANY ROAD.

ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).

ALL EXCAVATION, 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.

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 EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF HURRICANE CITY AND APPENDIX J OF THE INTERNATIONAL BUILDING CODE, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

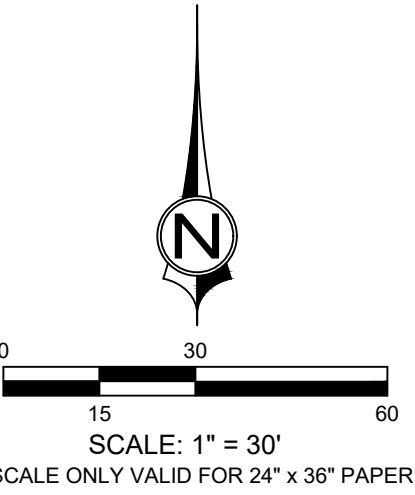
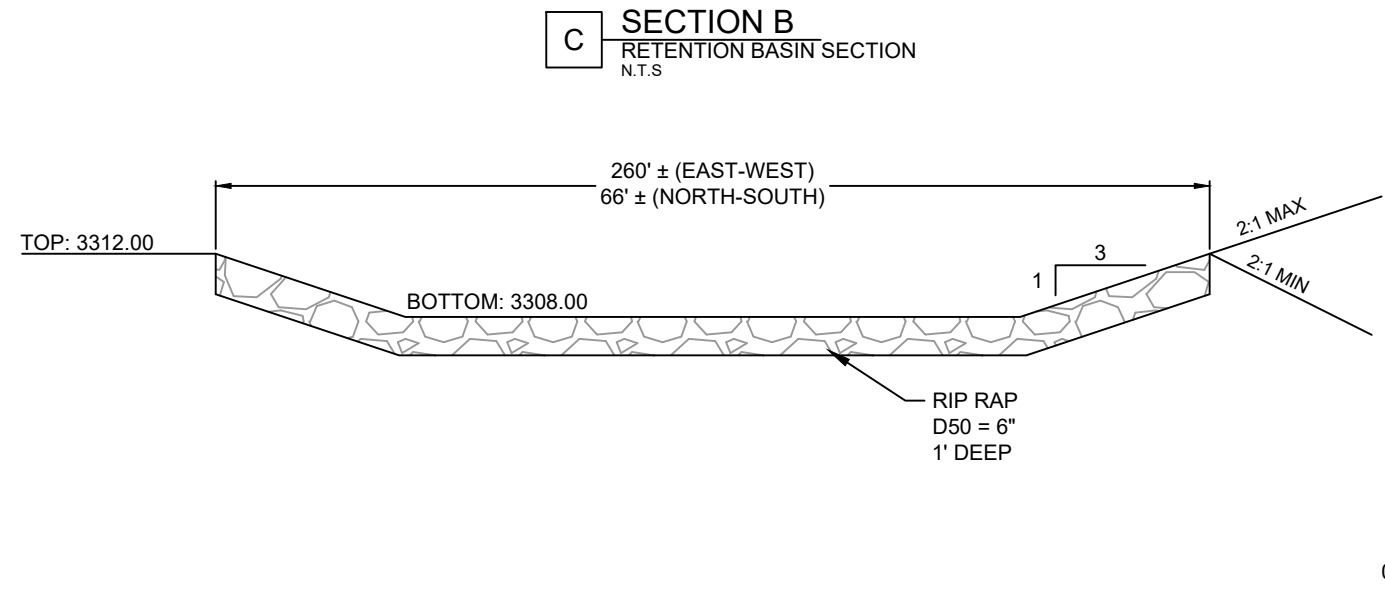
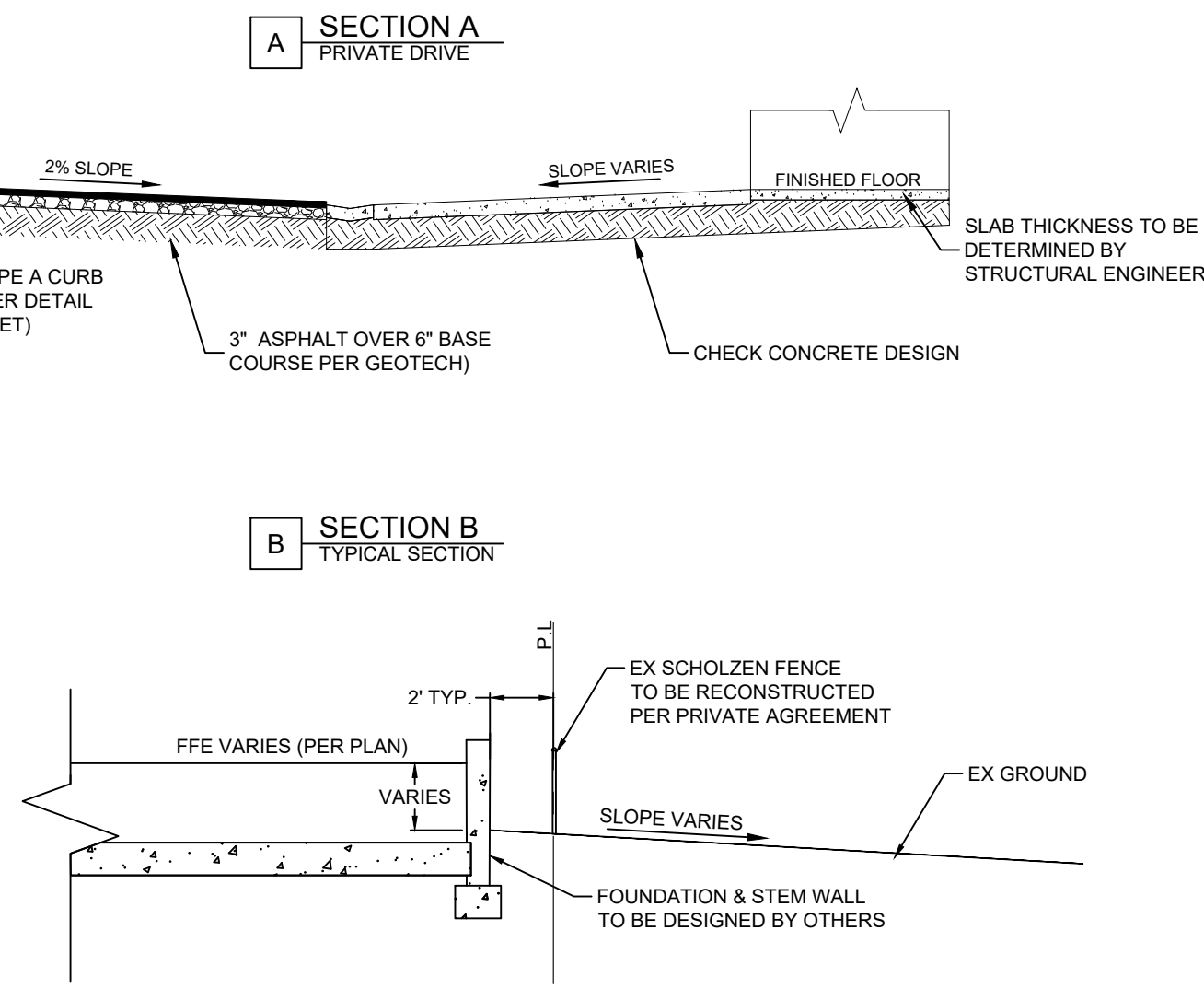
GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS AND A PAD CERTIFICATION IS REQUIRED FOR ALL FILL ON EACH PAD.

OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.

ALL STORM DRAIN LOCATED IN A PUBLIC STREET WILL PROVIDE EASEMENTS AT TIME OF FINAL PLAT

LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- EXISTING LOT LINES
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED STORM DRAIN LINE
- DRAINAGE FLOW DIRECTION
- FINISH PAD ELEVATION
- SPOT ELEVATION
- NEW ASPHALT
- NEW CONCRETE



GRADING AND DRAINAGE PLAN - EAST

HURRICANE HEIGHTS HOBBY GARAGES  
LOCATED IN HURRICANE, UT

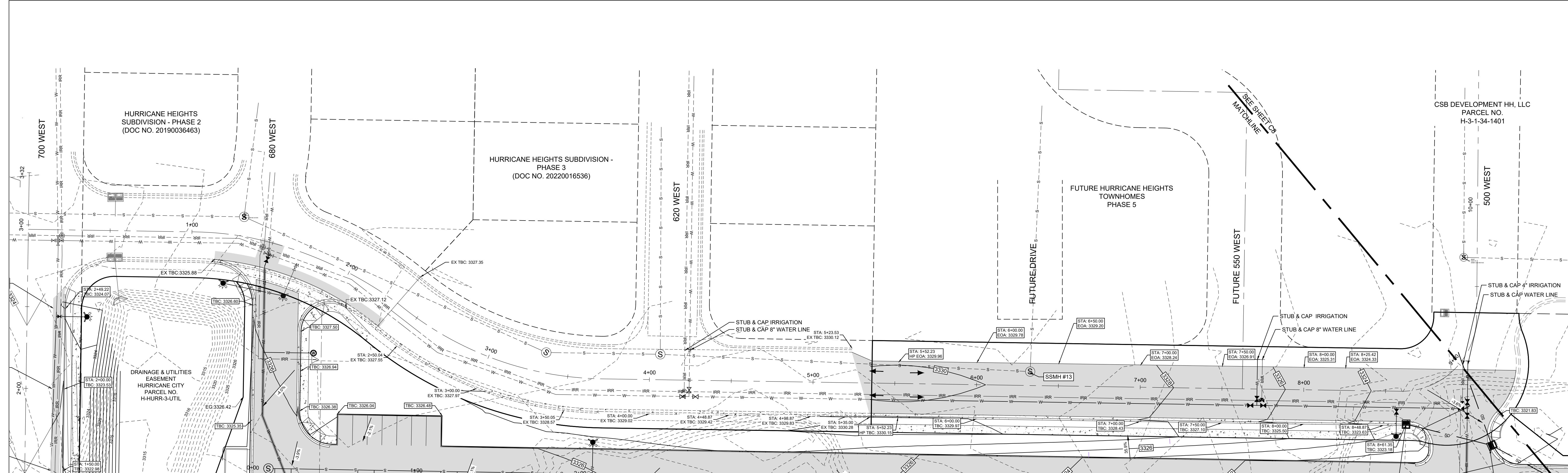


**CivilScience**  
Engineers | Surveyors | Solutions  
1453 S. DIXIE DRIVE, SUITE 150  
ST. GEORGE, UT 84770  
435.986.0100

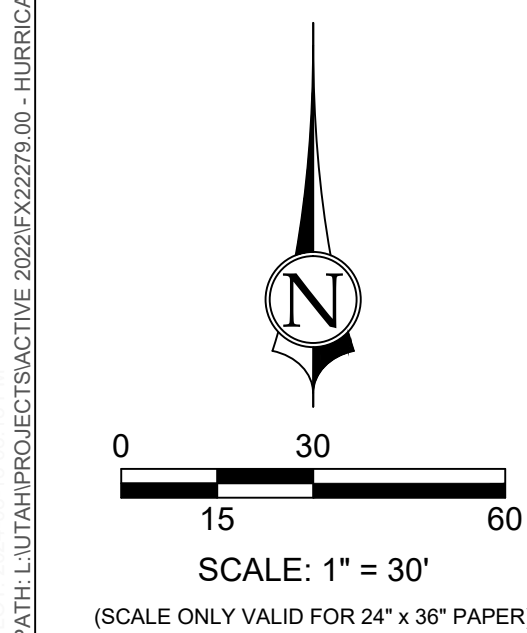
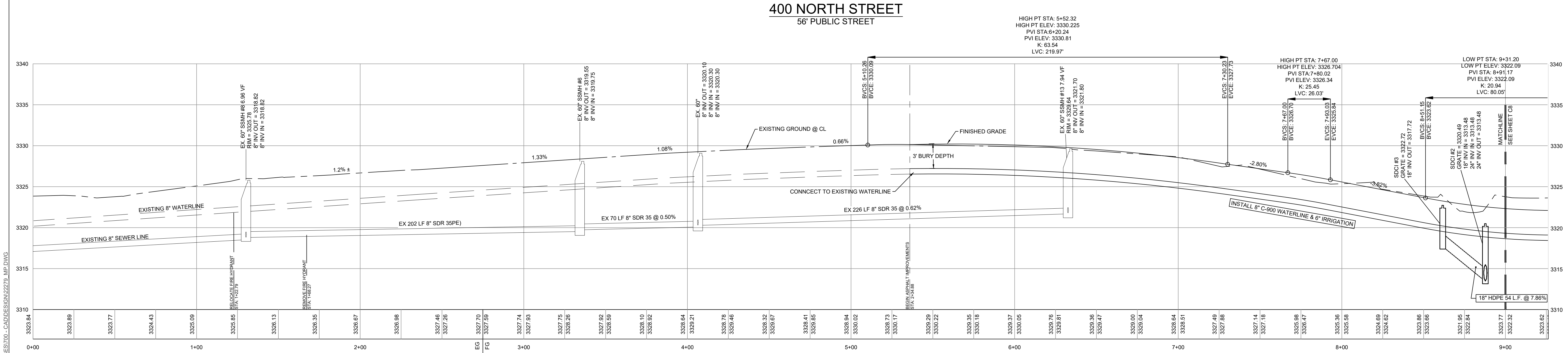
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| DATE:           | 05/13/2024 |
| DESIGN BY:      | ZNI        |
| CHECKED BY:     | KCS        |
| SCALE OF SHEET: | 1" = 30'   |
| HOR SCALE:      | 1" = 30'   |
| VER SCALE:      | N/A        |
| SHEET           | C5         |

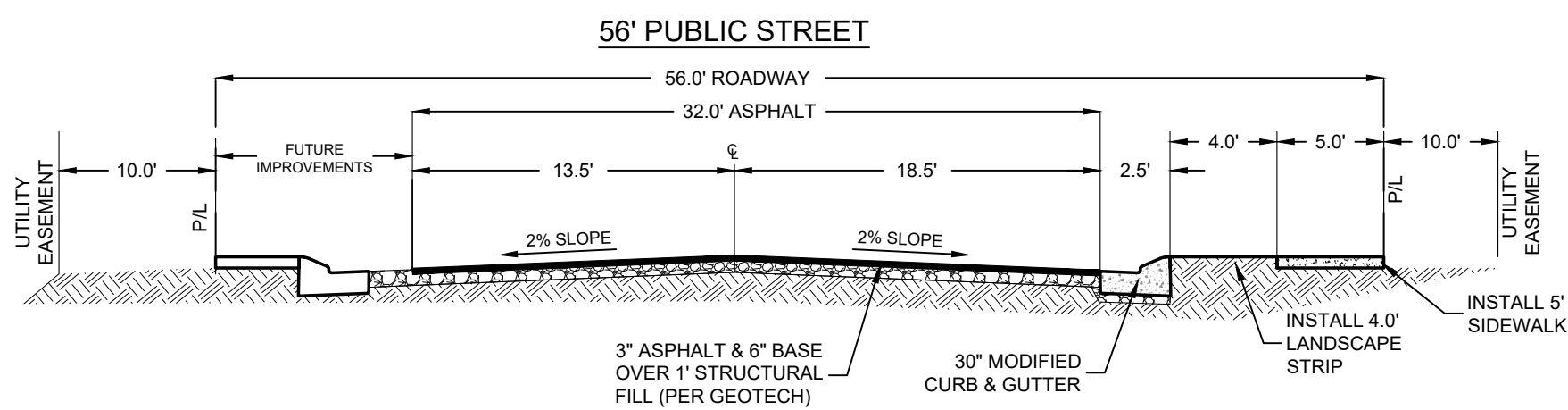




400 NORTH STREET  
56' PUBLIC STREET



| LEGEND |                         |
|--------|-------------------------|
|        | EXISTING GROUND CONTOUR |
|        | FINISH GRADE CONTOUR    |
|        | PROPOSED LOT LINE       |
|        | PROPOSED CURB & GUTTER  |
|        | EXISTING CURB & GUTTER  |
|        | DRAINAGE FLOW DIRECTION |
|        | SPOT ELEVATION          |
|        | LOCATION ELEVATION      |

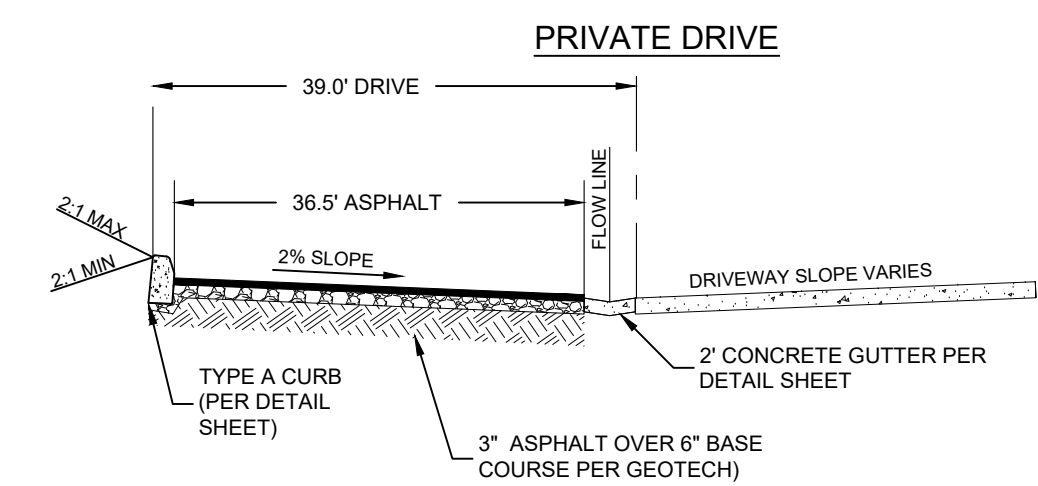
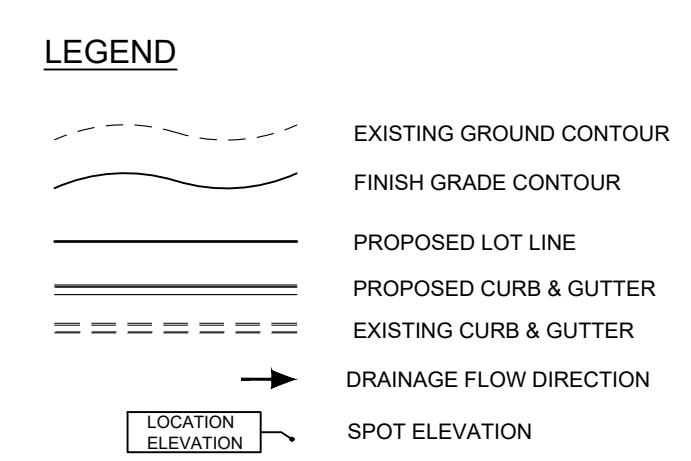
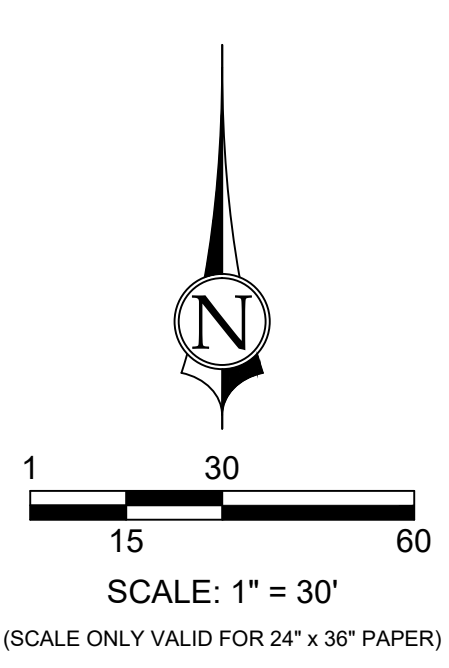
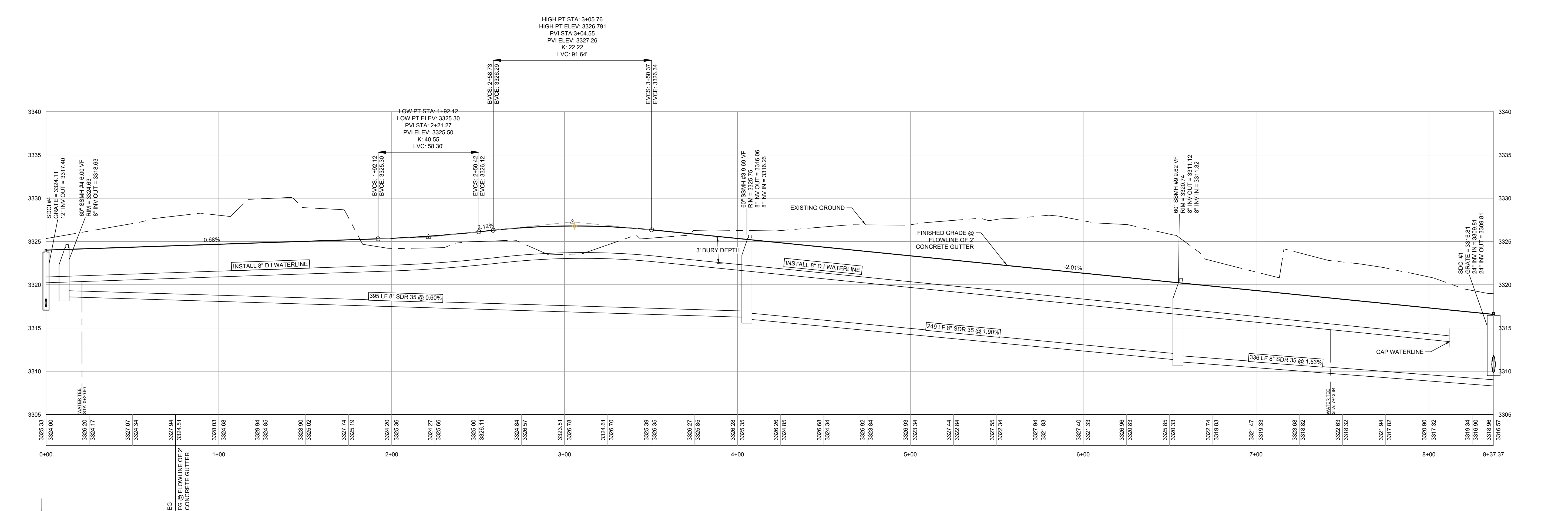


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PLAN & PROFILE  
400 NORTH STREET  
HURRICANE HEIGHTS HOBBY GARAGES  
LOCATED IN HURRICANE, UT

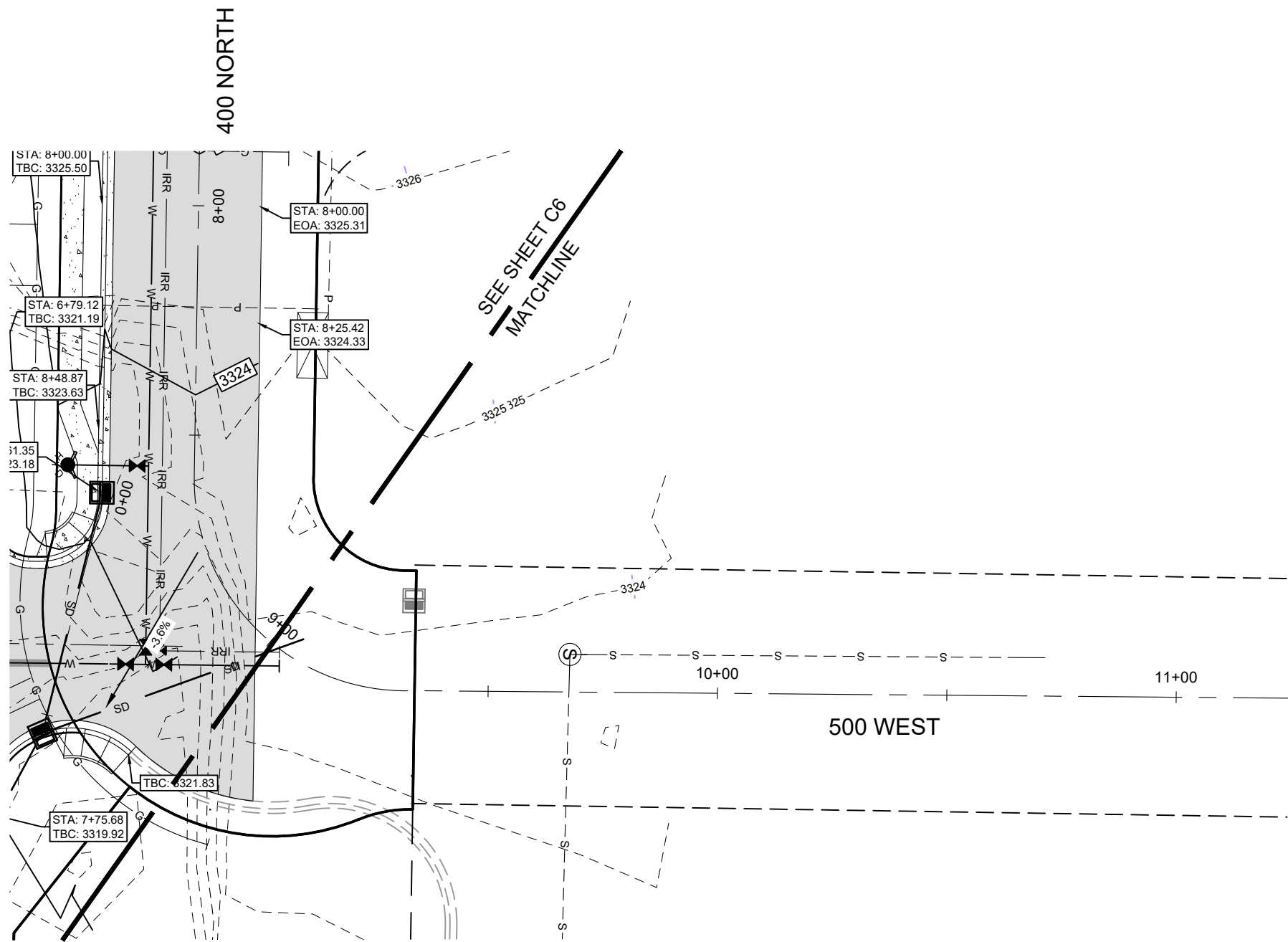
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| VER SCALE:      | 1" = 10'            |
| SHEET           | C6                  |



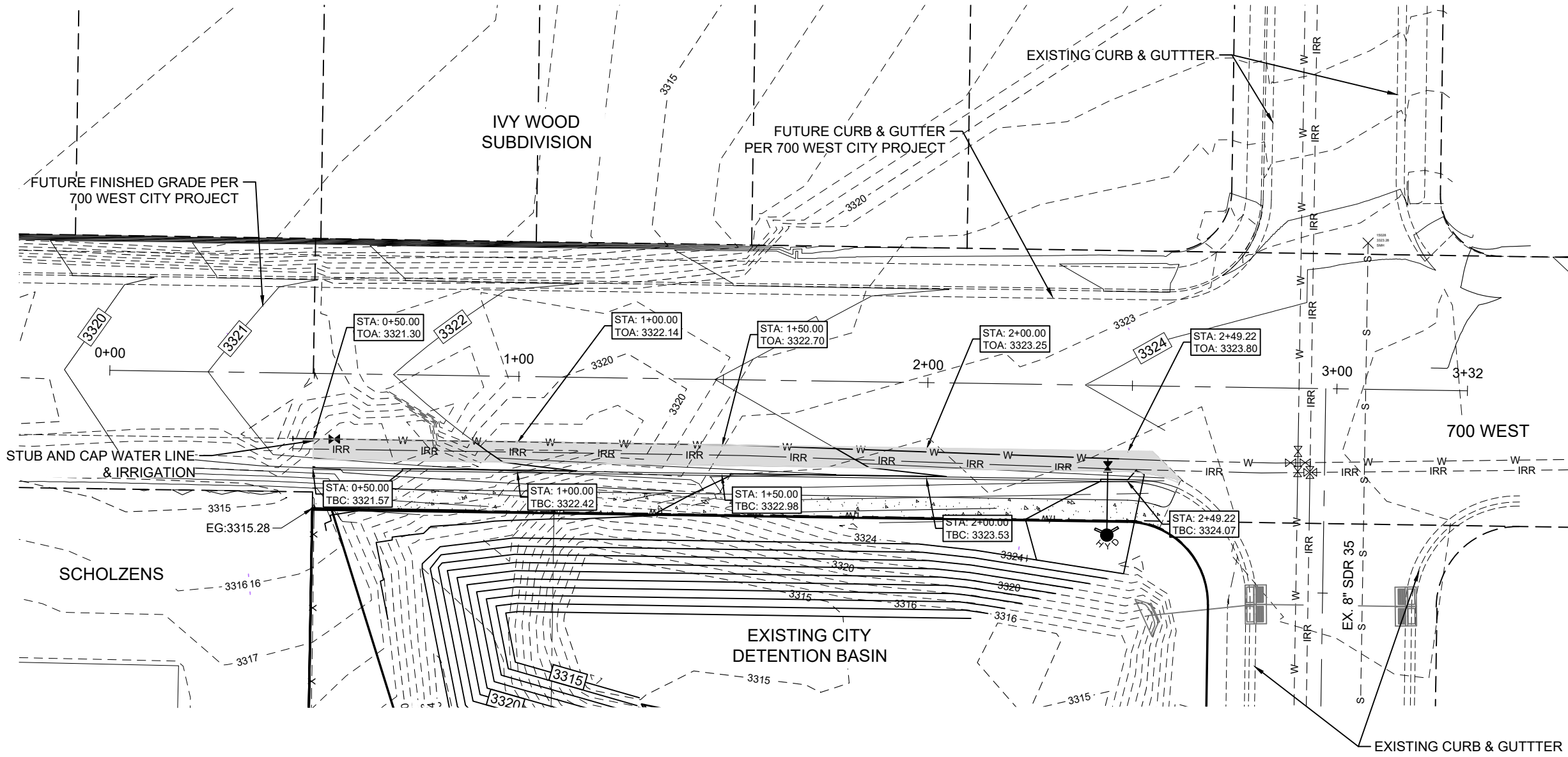
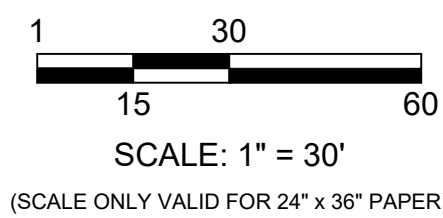
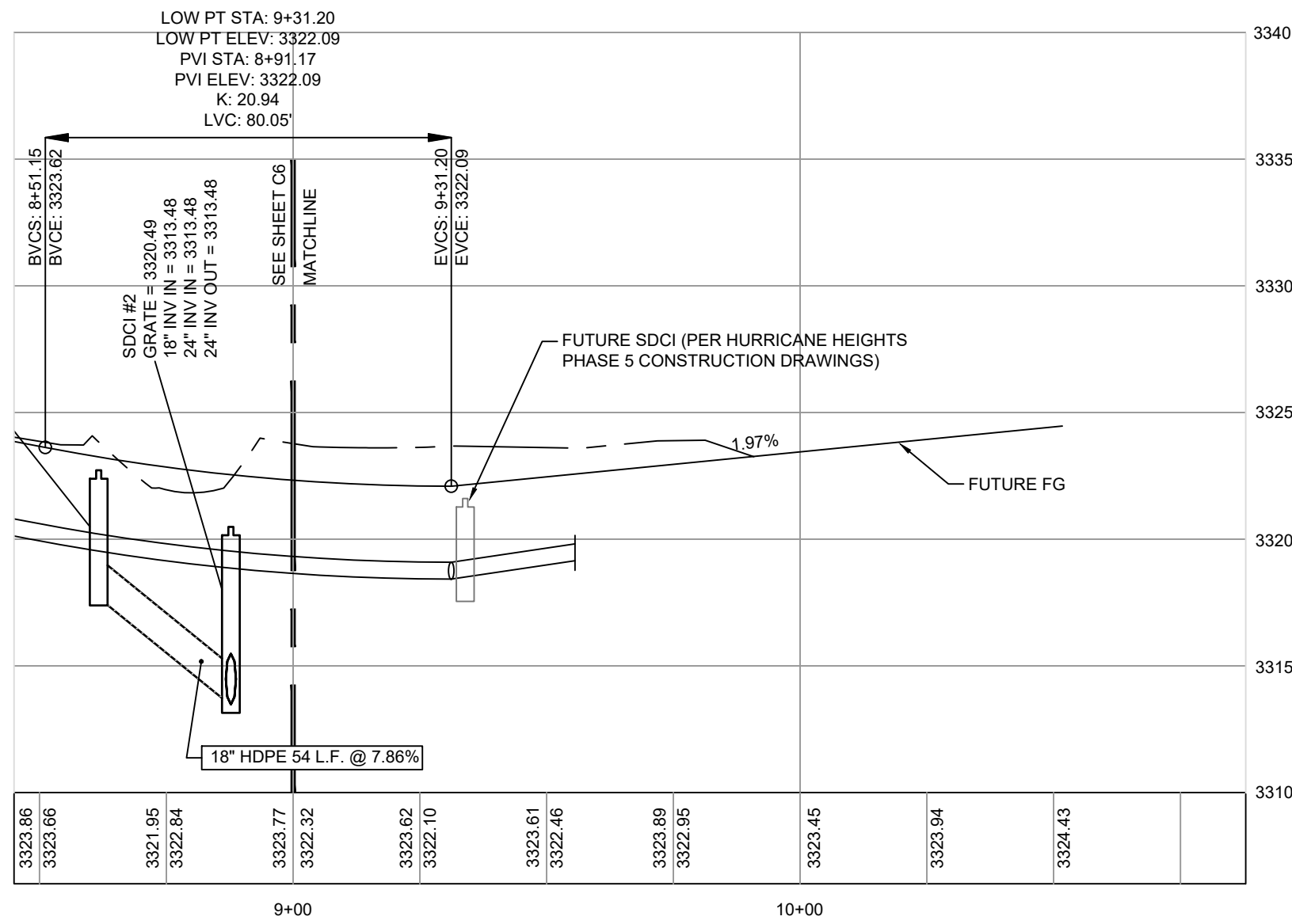




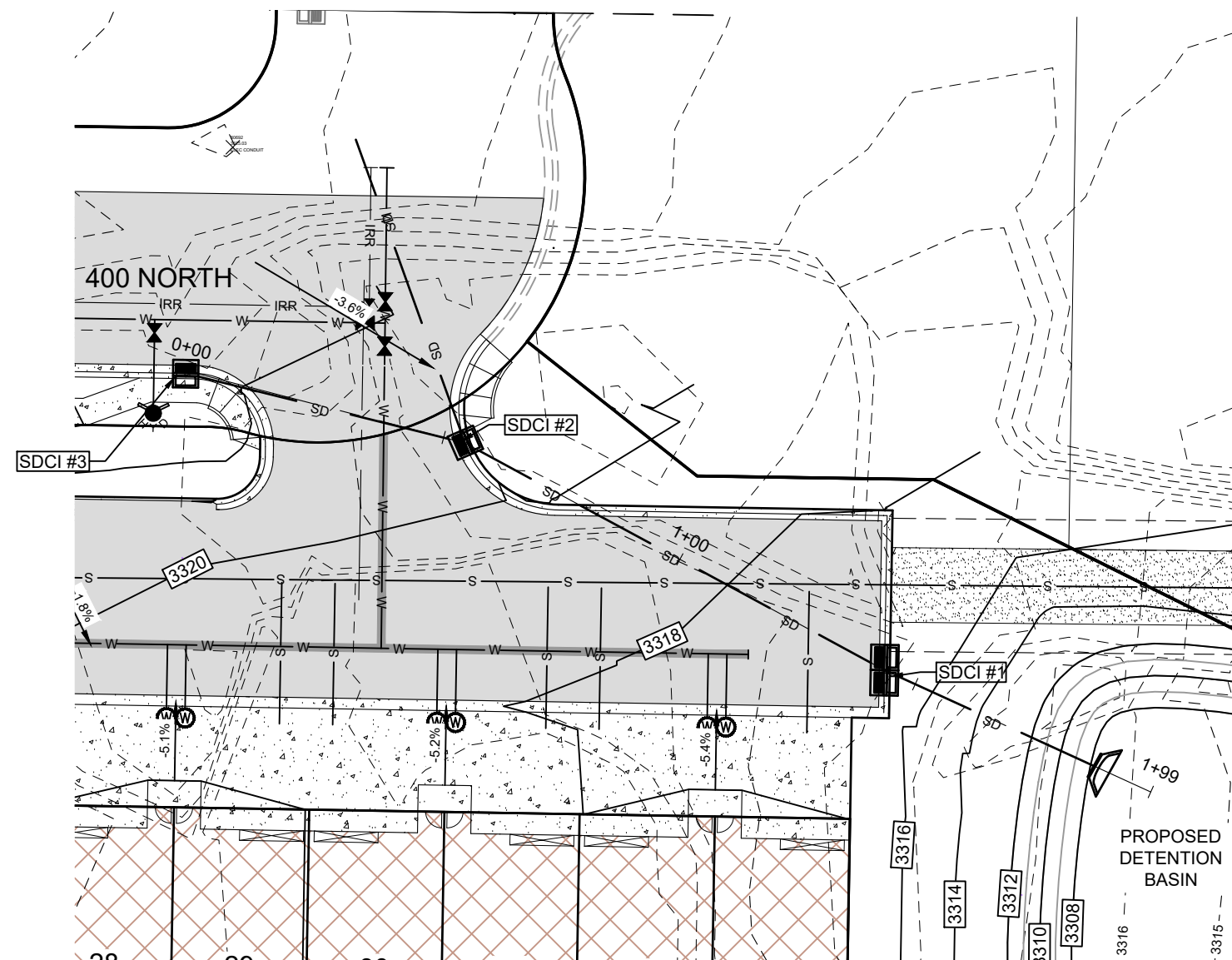
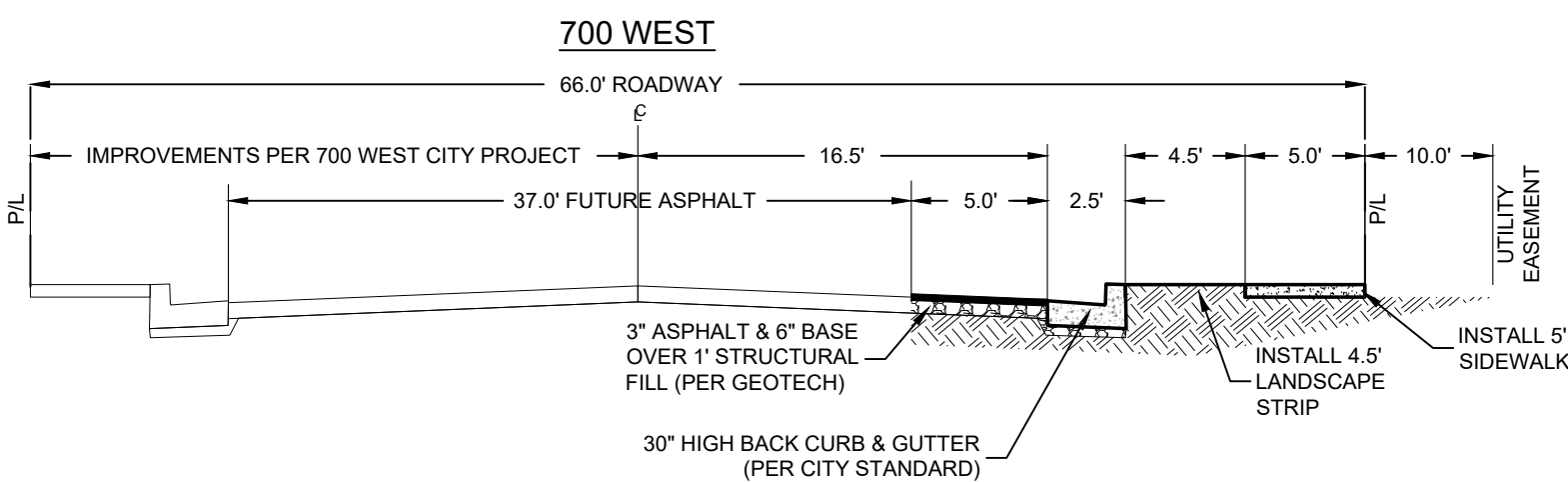
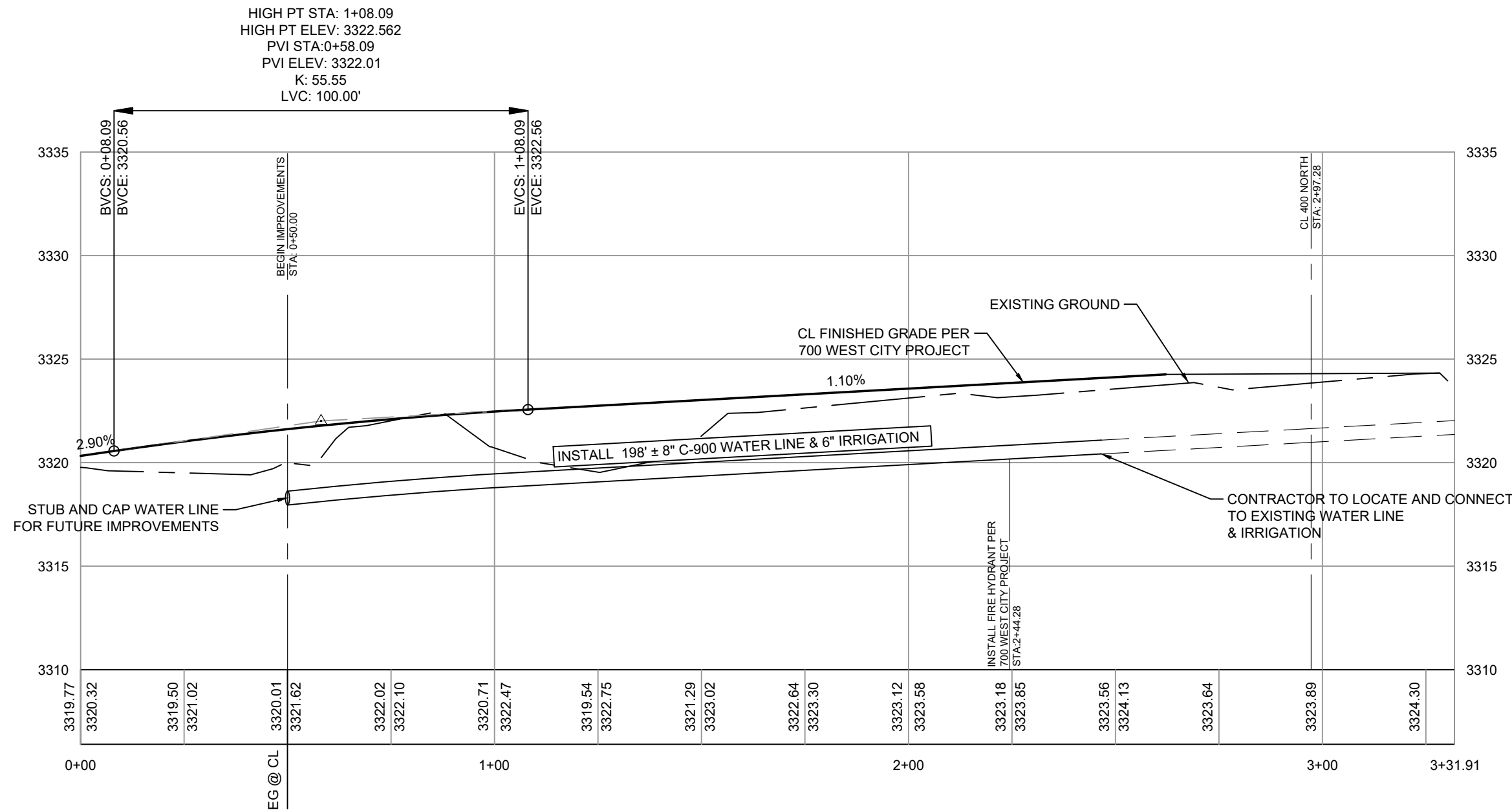
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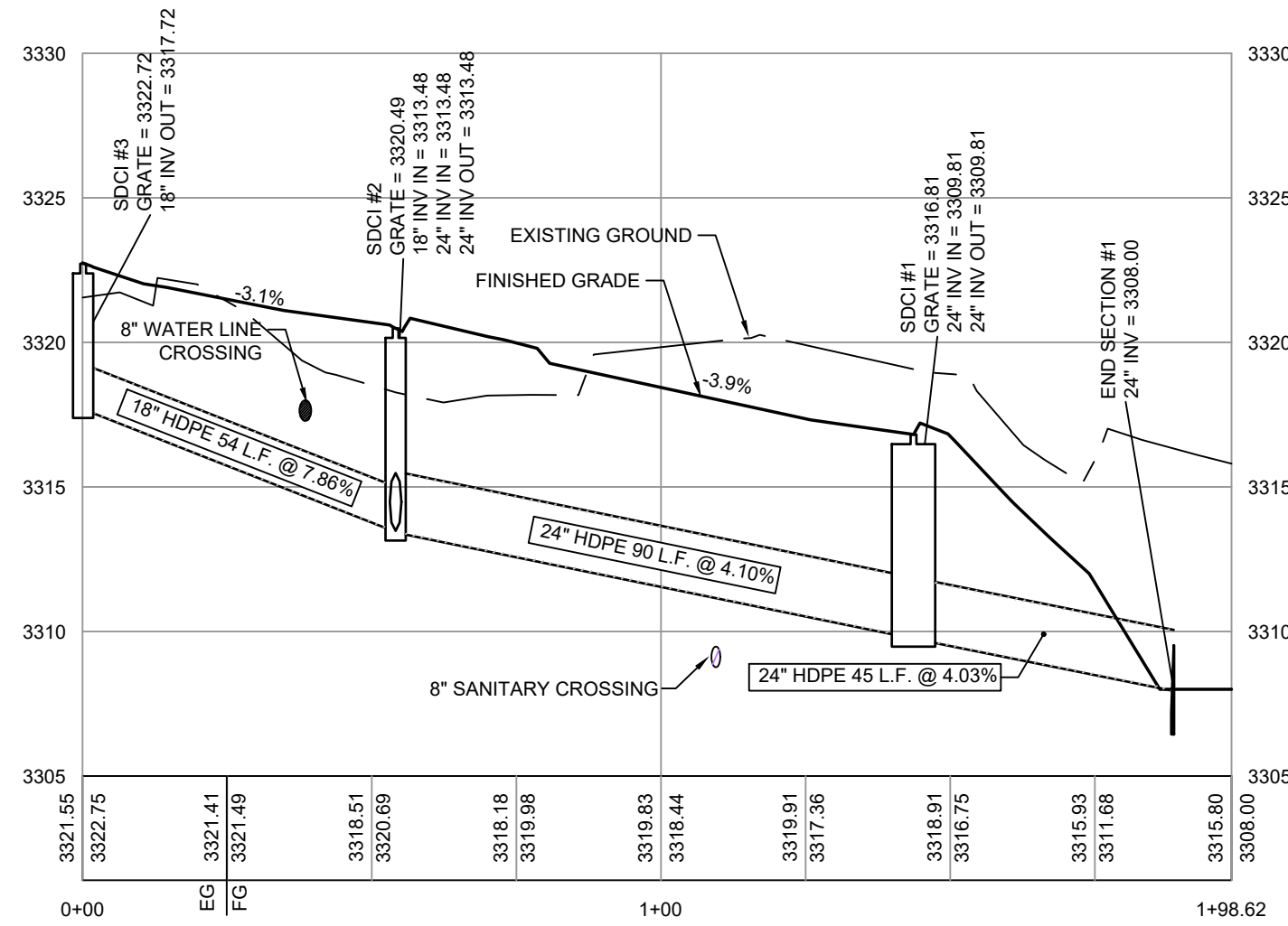
500 WEST  
66' PUBLIC STREET



700 WEST  
66' PUBLIC STREET



STORM DRAIN  
OFFSITE UTILITIES



STORM DRAIN NOTE:  
ALL STORM DRAIN LOCATED IN A PUBLIC STREET WILL PROVIDE EASEMENTS AT TIME OF FINAL PLAT

- LEGEND
- EXISTING GROUND CONTOUR
  - FINISH GRADE CONTOUR
  - FUTURE FINISH GRADE CONTOUR PER 700 WEST PROJECT
  - PROPERTY BOUNDARY
  - PROPOSED LOT LINES
  - EXISTING LOT LINES
  - PROPOSED CURB & GUTTER
  - EXISTING CURB & GUTTER
  - PROPOSED STORM DRAIN LINE



Know what's below.  
Call before you dig.

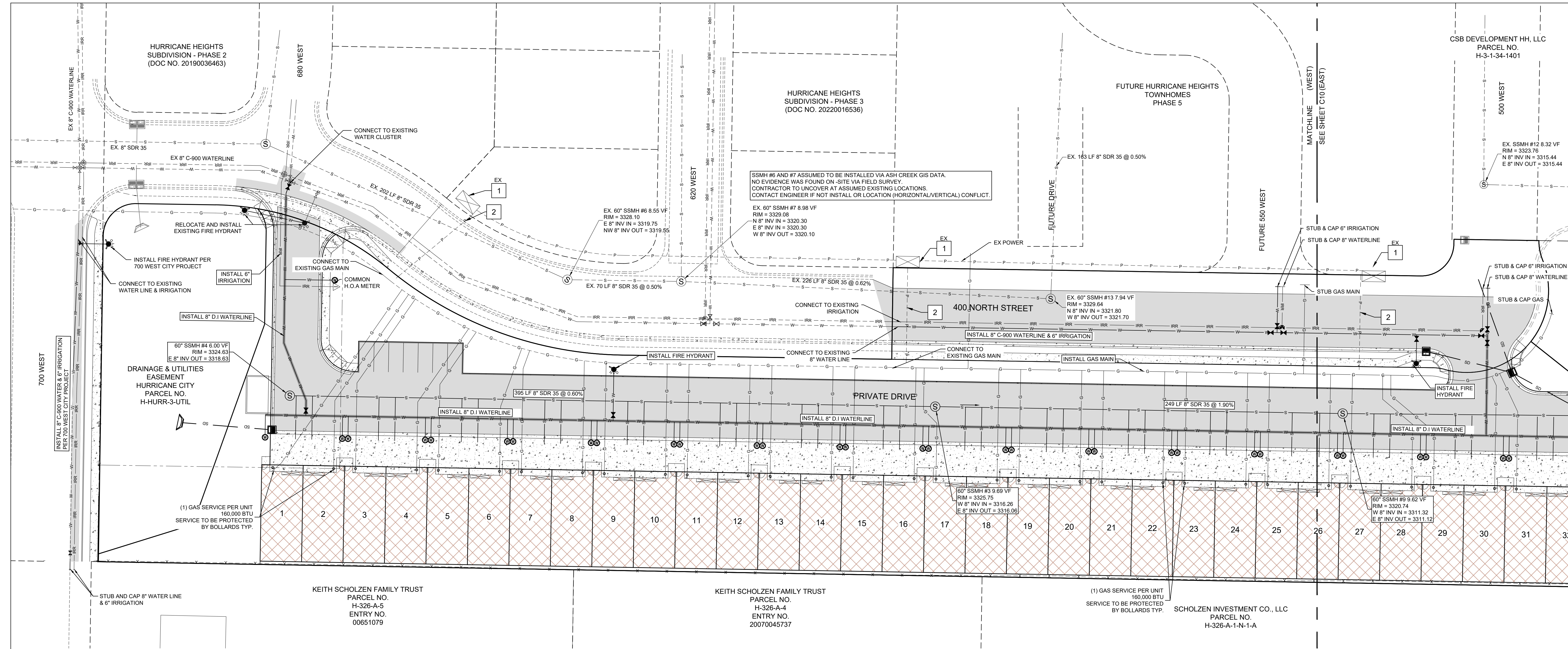
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PLAN & PROFILE  
500 WEST & STORM DRAIN & 700 WEST  
HURRICANE HEIGHTS HOBBY GARAGES  
LOCATED IN HURRICANE, UT

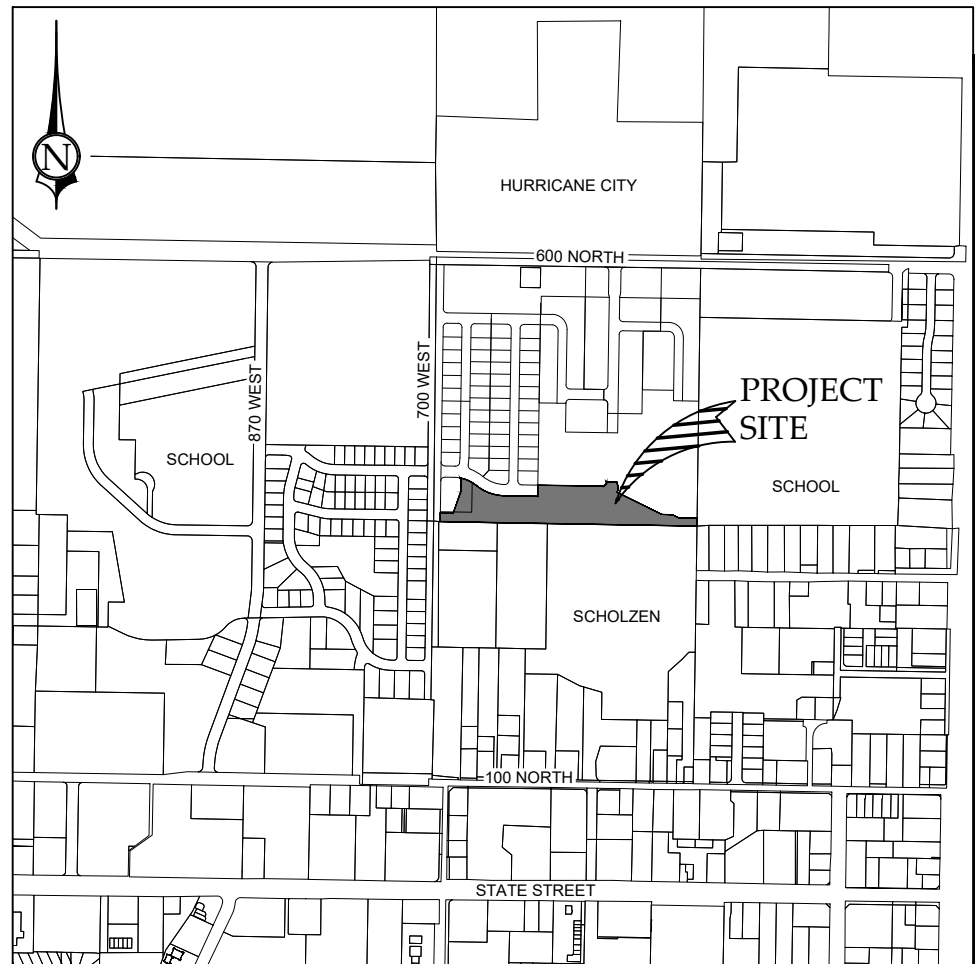
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| PROJ. #:       | Fx 22279   |
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| SCALE OF SHEET |            |
| HOR SCALE:     | 1" = 30'   |
| VER SCALE:     | 1" = 10'   |

SHEET  
C8





### VICINITY MAP (N.T.S.)



### LEGEND

- |  |                                       |  |                              |
|--|---------------------------------------|--|------------------------------|
|  | FIRE HYDRANT                          |  | EXISTING POWER POLE          |
|  | WATER GATE VALVE                      |  | ELECTRICAL SWITCH            |
|  | EXISTING WATER GATE VALVE             |  | ELECTRICAL 4 WAY VAULT       |
|  | 3/4\"/>                               |  | ELECTRICAL TRANSFORMER       |
|  | EXISTING WATER LINE                   |  | ELECTRICAL STREET LIGHT BOX  |
|  | C-900 CLASS 150 WATER LINE            |  | POWER SERVICE                |
|  | 8\"/>                                 |  | STREET LIGHT (SEE NOTE)      |
|  | SEWER MANHOLE (SIZE AS NOTED ON PLAN) |  | SECONDARY POWER LINE         |
|  | 4\"/>                                 |  | PRIMARY POWER LINE           |
|  | EXISTING SEWER LINE                   |  | INSTALL CRASH RATED BOLLARDS |
|  | 8\"/>                                 |  | INSTALL GAS LINE             |
|  | TRIANGULAR IRRIGATION VALVE           |  | EXISTING GAS LINE            |
|  | IRRIGATION LATERAL WITH 1\"/>         |  |                              |
|  | 6\"/>                                 |  |                              |

### DOMINION ENERGY NOTES:

- DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH 435-231-8971.
- DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
- IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E 350 N - ST GEORGE).
- ALL OF THE 15' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 15' WIDTH TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. "NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ONIN A PUE" DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION."
- ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS, AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
- PROPERTY LOT LINES, BACK OF CURB, AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
- POWER, WATER, SEWER LINES, CULVERTS, OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
- FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
- CONTACT JC HALL, (435) 210-0729, AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
- "IMPORTANT NOTICE" GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE, AND THE 15' UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
- HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 324-3370, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

### HURRICANE CITY WATER NOTES:

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

### TDS BROADBAND NOTES:

- THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
- TDS WILL PLACE CONDUITS IN AN OPEN JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-298-1415 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
- CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-298-1415.
- RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
- ANY MODIFICATION AFTER CONDUCTIBLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

### ASH CREEK SPECIAL SERVICE DISTRICT NOTES:

- SEWER IS TO MEET THE 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 2'x3' PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER, ALSO INCLUDE ANY CHANGES TO 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: MANHOLE TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION IF PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
- DURING CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.
- NOTE FOR THE LOT OWNER: SEWER DEPTHS ARE NOT DEEP ENOUGH TO DRAIN BASEMENTS TO THE SEWER MAIN WITHOUT A PUMP AND THE SEWER LATERAL END SHOULD BE FIELD VERIFIED FOR DEPTH TO DRAIN A SLAB ON GRADE HOME. LOTS MAY NEED TO BE BUILT UP.
- SEWER CROSSING: PER NOTE (SLEEVE SEWER MAINS & LATERALS WHERE 18" CLEARANCE ARE NOT MET OR WHEN SEWER IS ABOVE WATER, 20" LONG CENTERED AT WATER LINE.)
- NO SEWERS UNDER 9" DEEP UNLESS APPROVED BY ASH CREEK SSD 435-636-2248.
- ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS.

### CENTURYLINK TELEPHONE NOTES (COMMERCIAL):

- DEVELOPER TO PROVIDE ALL TRENCH AND CENTURYLINK WILL PROVIDE 4" CONDUIT. CONTACT LUS @ 435-632-6553 1 WEEK IN ADVANCE.
- INSIDE TERMINATION: DEVELOPER TO PROVIDE 4'x8" PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL.
- OUTSIDE TERMINATION: DEVELOPER TO PROVIDE 30" x 30" x 10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL.
- CONTACT CENTURYLINK ENGINEER AT 435-668-7445 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS.
- ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

### INFOWEST, CATV/FIBER OPTIC NOTES:

- DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT.
- ALL MODIFICATION REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
- INFOWEST WILL PROVIDE ALL CONDUITS. CALL 435-272-3559 OR EMAIL JUC@INFOWEST.COM FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO OPENING THE TRENCH.
- FOR COMMERCIAL PROJECTS WITH AN MFCOMM ROOM, DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF THE BUILDING.
- ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAS TRENCHING 435-272-3559 OR JUC@INFOWEST.COM.
- RELOCATION OF NEW OR EXISTING INFOWEST FACILITIES IS BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

### HURRICANE CITY 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.
- 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.
- ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
- METERS MUST BE KEPT ACCESSIBLE AT ALL TIMES.
- DEVELOPER WILL BE BILLED A TERMINATION FEE 99 DOLLARS PER PRIMARY ELBOW TERMINATIONS.
- HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPEC. TO LED'S SEE HURRICANE POWER FOR NEW SPEC.
- LIGHTS WILL BE DECORATIVE POST TOP INSIDE SUBDIVISION.
- ALL UNDERGROUND POWER LINES WILL NEED TO BE ALONGSIDE A PERMANENT ROAD WAY AND THE POWER LINE NEEDS TO BE INSTALLED ON THE WEST AND NORTH SIDE OF THE ROAD.
- NO DOUBLE MAIN GAS LINES. GAS MAIN WILL BE INSTALLED EAST AND SOUTH SIDE OF ROAD OPPOSITE SIDE OF THE ROAD FROM POWER.
- A FINAL INVOICE FEE FOR THE PROJECT WILL BE SENT AT TIME OF PUNCHLIST.
- NO RETENTION PONDS INSIDE OF THE PUE.
- METER PACK MUST HAVE A MAIN DISCONNECT.
- IMPACT FEES WILL BE CHARGED BY INDIVIDUAL METER (BREAKER SIZE).
- POWER HAS NOT YET BEEN DESIGNED. A POWER DESIGN WILL BE REQUIRED FROM THE OWNER BEFORE ANY POWER IS GIVEN.

- EXISTING 3 PHASE SECTIONALIZING VAULT
- EXISTING 4" PVC STUB

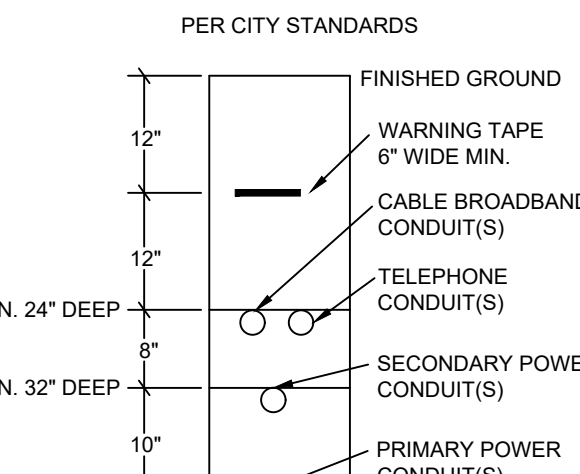
### STREET LIGHT NOTE

- DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL STREET LIGHTS ON PRIVATE STREETS/DRIVES IF DESIRED. (SEE HURRICANE CITY POWER STANDARDS DR-8 & DR-9)

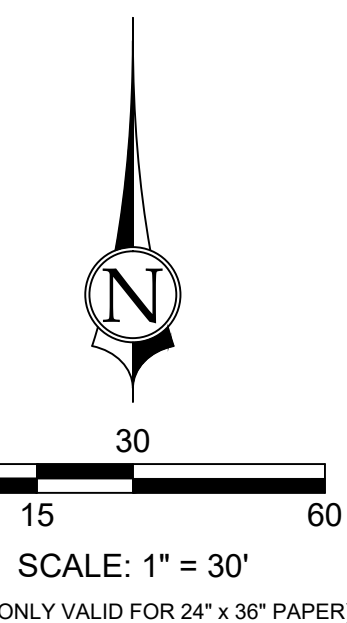
### PUBLIC UTILITY EASEMENT NOTE:

10' PUBLIC UTILITY EASEMENT EXISTS ON EACH SIDE OF PUBLIC RIGHT OF WAY

### JOINT UTILITY TRENCH DETAIL



TRENCHING, BEDDING, AND COMPACTION SHALL CONFORM TO CURRENT SGENS AND CITY STANDARDS. SEE SGENS DETAILS D13-D15 IN UNDERGROUND STANDARDS. PROVIDE COMPACTION TEST RESULTS TO CITY. COPY SGENS ON POWER RELATED TESTING.



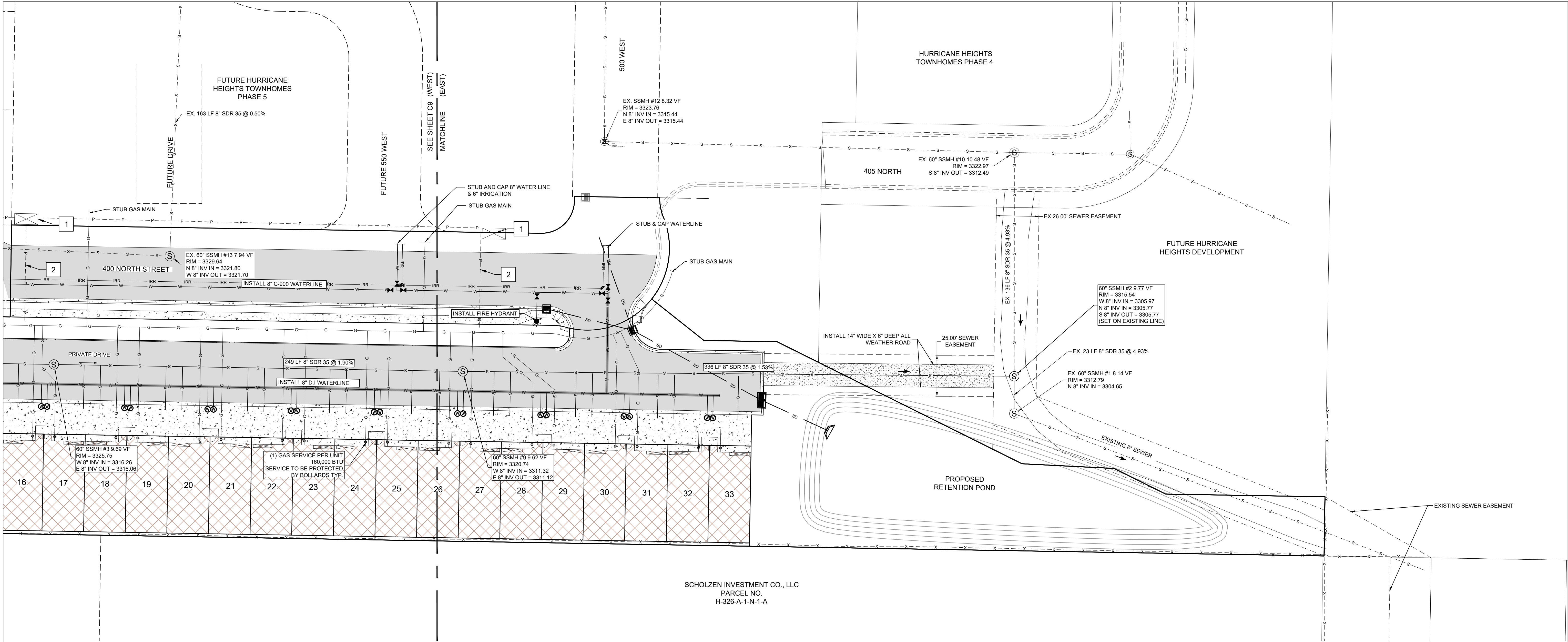
PROPERTY OWNER  
CSB DEVELOPMENT HH, LLC  
765 SOUTH SKYLINE DRIVE  
SALEM, UT 84653  
PARCEL: H-3-1-34-1401



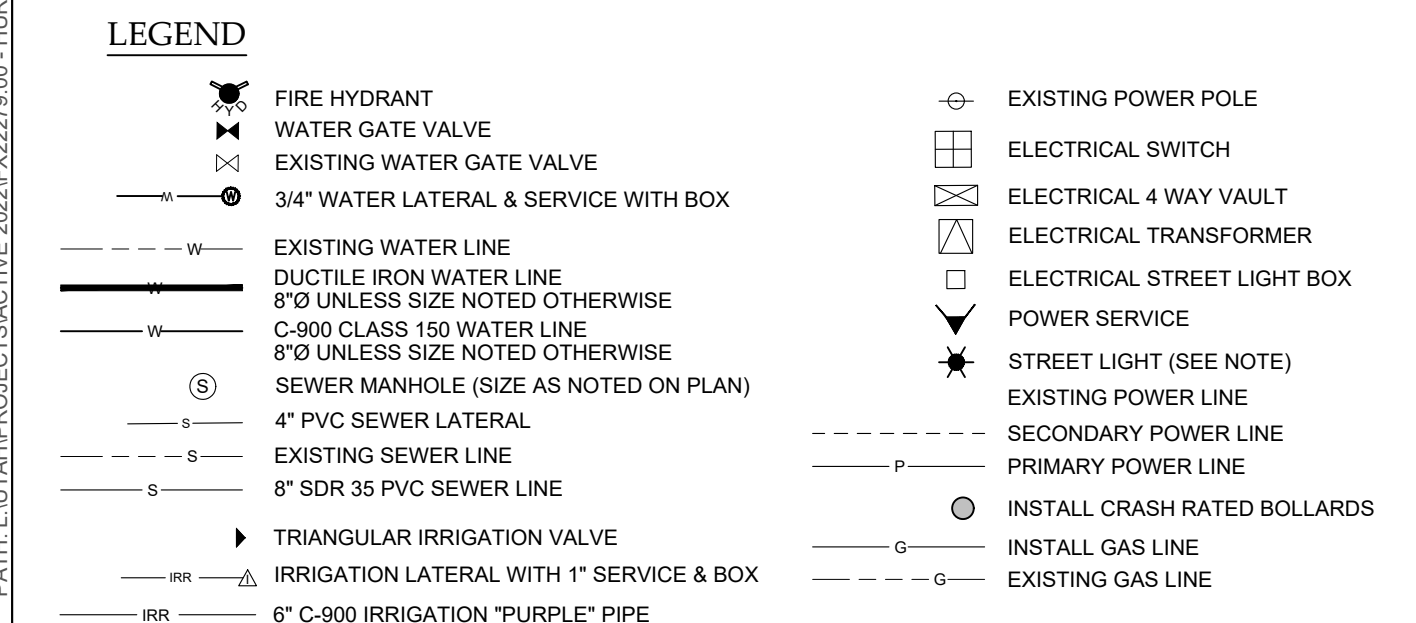
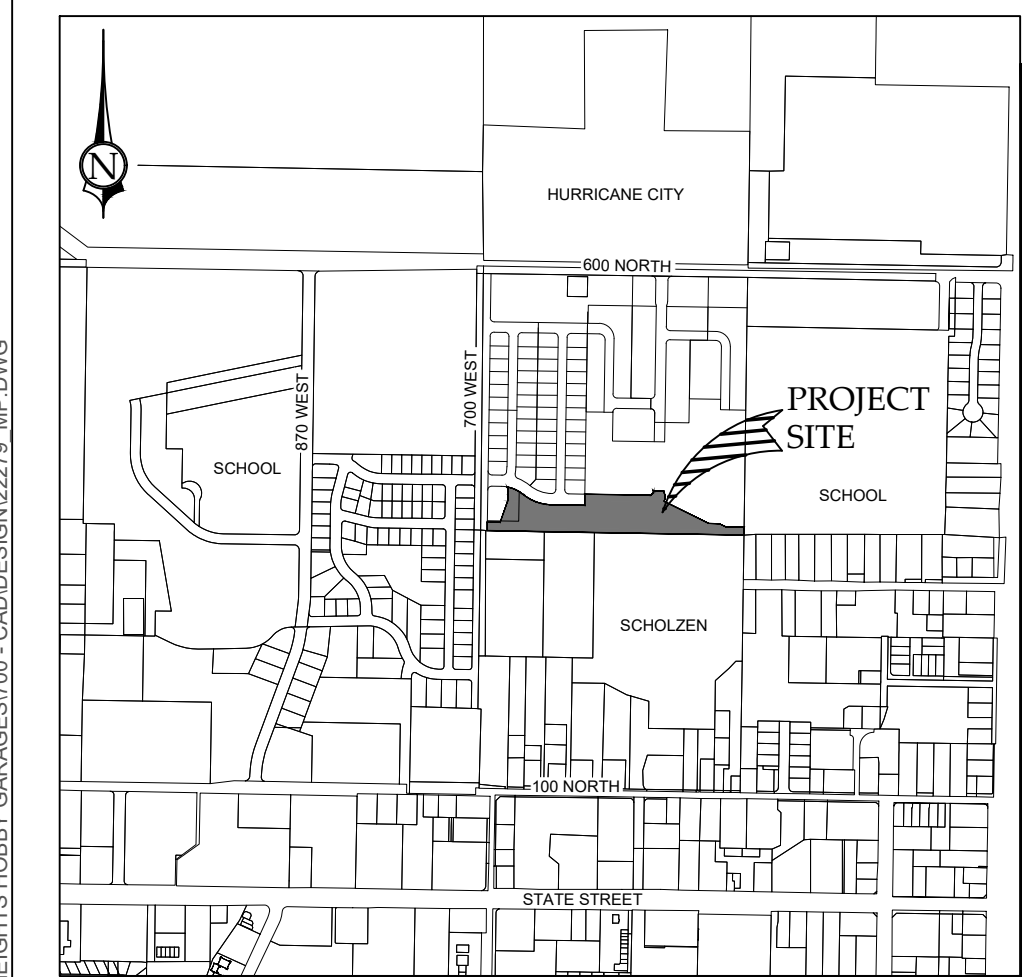
Know what's below.  
Call before you dig.

| REUSE OF DRAWINGS                                                                                                                                                                                                                                       |             | REVISION |      |
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VICINITY MAP  
(N.T.S.)



**DOMINION ENERGY NOTES:**

- DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH 435-231-8971.
- DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
- IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E 350 N - ST GEORGE).
- ALL OF THE 15' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 15' WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. "NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ONIN A PUE" DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.
- ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS, AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
- PROPERTY LOT LINES, BACK OF CURB, AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
- POWER, WATER, SEWER LINES, CULVERTS, OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
- FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
- CONTACT JC HALL, (435) 210-0729, AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
- "IMPORTANT NOTICE" GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE, AND THE 15' UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
- HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 324-3370, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

**HURRICANE CITY WATER NOTES:**

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

**TDS BROADBAND NOTES:**

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

**ASH CREEK SPECIAL SERVICE DISTRICT NOTES:**

- SEWER IS TO MEET THE 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 2'X3' PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER, ALSO INCLUDE ANY CHANGES TO 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. 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.
- NOTE FOR THE LOT OWNER: SEWER DEPTHS ARE NOT DEEP ENOUGH TO DRAIN BASEMENTS TO THE SEWER MAIN WITHOUT A PUMP AND THE SEWER LATERAL END SHOULD BE FIELD VERIFIED FOR DEPTH TO DRAIN A SLAB ON GRADE HOME. LOTS MAY NEED TO BE BUILT UP.
- SEWER CROSSING: PER NOTE (SLEEVE SEWER MAINS & LATERALS WHERE 18" CLEARANCE ARE NOT MET OR WHEN SEWER IS ABOVE WATER, 20' LONG CENTERED AT WATER LINE.)
- NO SEWERS UNDER 9" DEEP UNLESS APPROVED BY ASH CREEK SSD 435-635-2248.
- ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS.

**CENTURYLINK TELEPHONE NOTES (COMMERCIAL):**

- DEVELOPER TO PROVIDE ALL TRENCH AND CENTURYLINK WILL PROVIDE 4" CONDUIT. CONTACT LUS @ 435-632-6553 1 WEEK IN ADVANCE.
- INSIDE TERMINATION: DEVELOPER TO PROVIDE 4'X8" PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL.
- CONTACT CENTURYLINK ENGINEER AT 435-668-7445 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS.
- ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

**INFOWEST, CATV/FIBER OPTIC NOTES:**

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

**HURRICANE CITY POWER NOTES:**

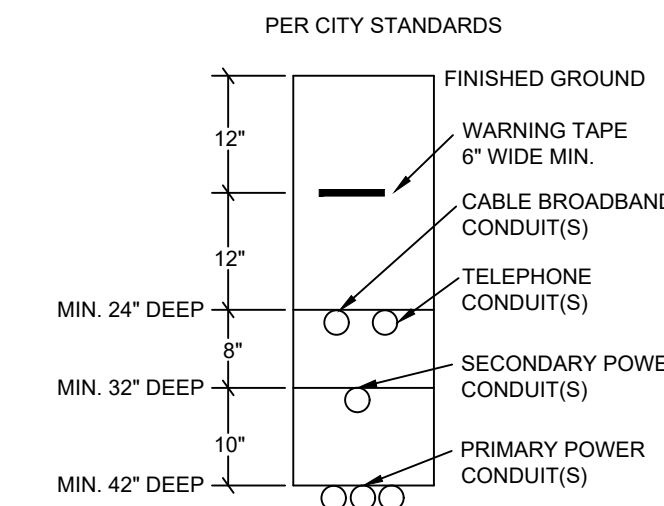
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**PUBLIC UTILITY EASEMENT NOTE:**  
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**JOINT UTILITY TRENCH DETAIL**



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**PROPERTY OWNER**  
CSB DEVELOPMENT HH, LLC  
765 SOUTH SKYLINE DRIVE  
SALEM, UT 84653  
PARCEL: H-3-1-34-1401



Know what's below.  
Call before you dig.



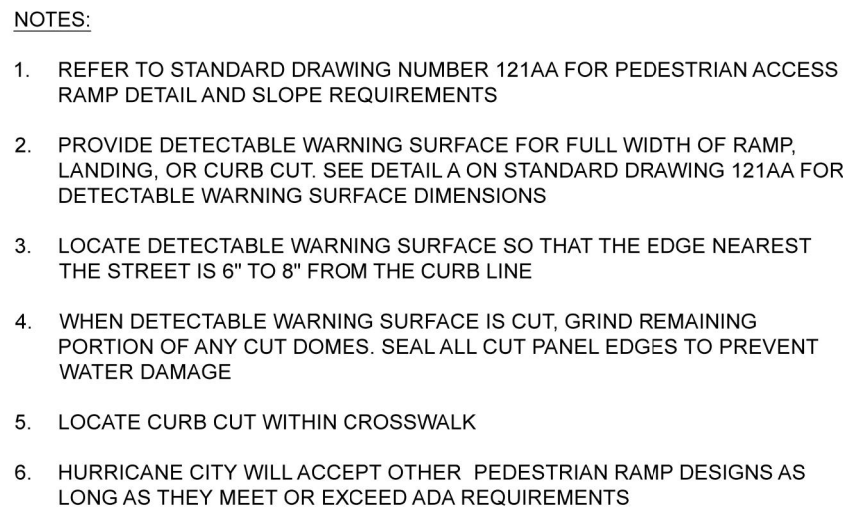
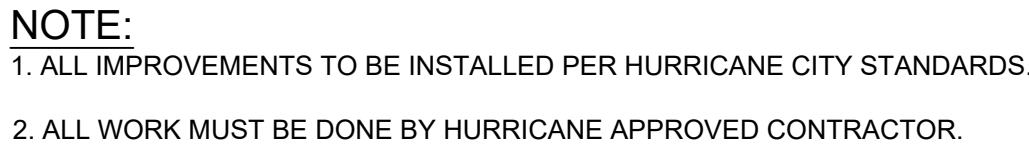
| REUSE OF DRAWINGS                                                                                                                                                                                                                                       |             | REVISION |      |
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UTILITY PLAN - EAST  
HURRICANE HEIGHTS HOBBY GARAGES  
LOCATED IN HURRICANE, UT

|                 |            |
|-----------------|------------|
| PROJ. #:        | Fx 22279   |
| DATE:           | 05/13/2024 |
| DESIGN BY:      | ZNI        |
| CHECKED BY:     | KCS        |
| SCALE OF SHEET: | 1" = 30'   |
| VER SCALE:      | N/A        |
| SHEET           |            |

C10







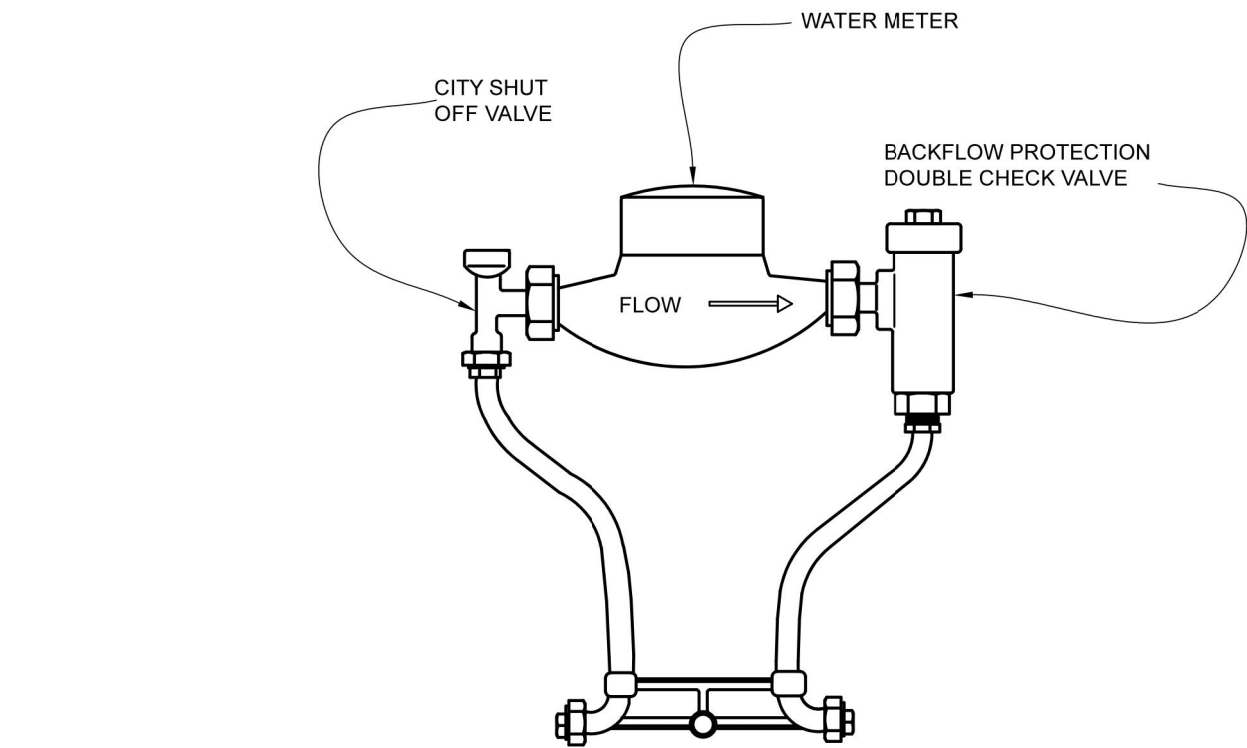








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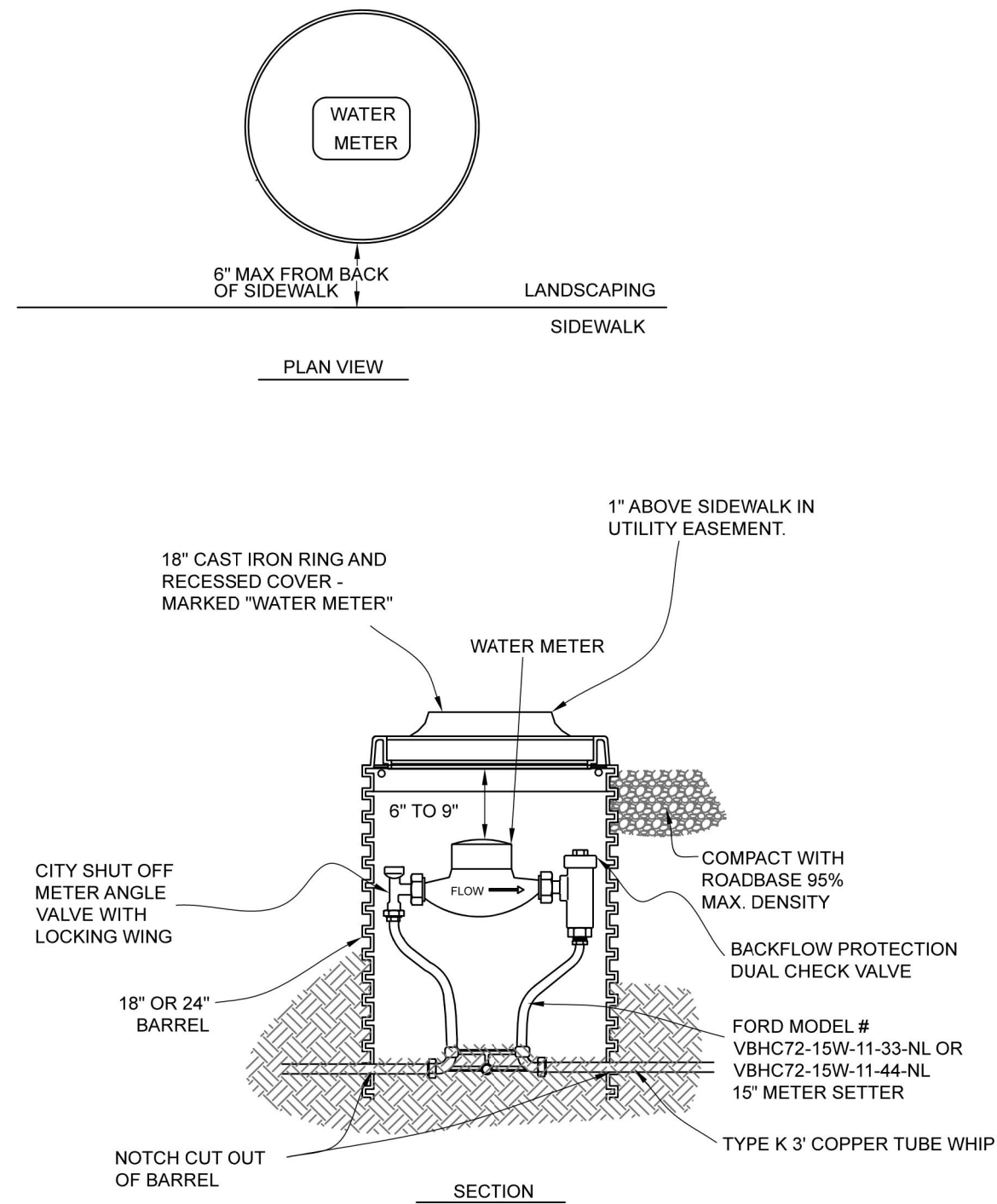
| APPROVED<br>METER SETTERS |                     |
|---------------------------|---------------------|
| SIZE                      | FORD MODEL NUMBER   |
| 3/4"                      | VBHC72-15W-11-33-NL |
| 1"                        | VBHC72-15W-11-44-NL |
| 1 1/2"                    | VBHH76-15B-44-66-NL |
| 2"                        | VBHH77-15B-44-77-NL |

**WATER METER SETTER**  
N.T.S.



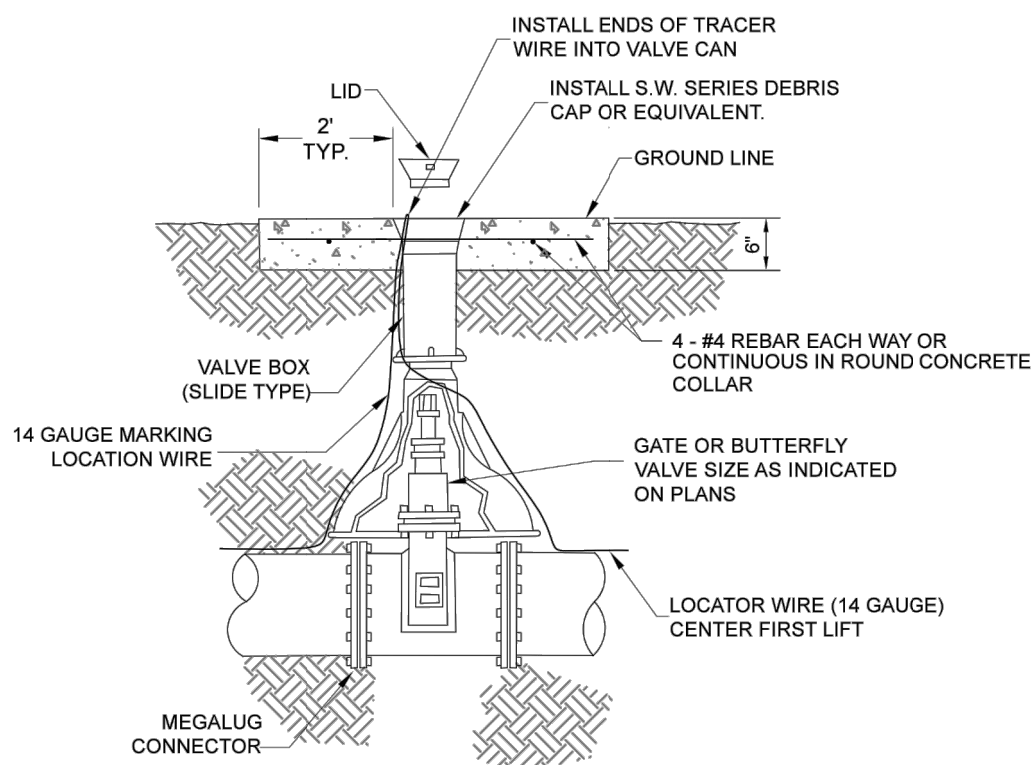
| CITY OF HURRICANE |             |    | STANDARD DWG. NO. |            |
|-------------------|-------------|----|-------------------|------------|
| REVISIONS         |             |    | WD 303-1          | 1 OF 4     |
| DATE              | DESCRIPTION | BY | APPROVED:         |            |
|                   |             |    | DATE: 8/5/2020    | BY: H.C.E. |

**WATER METER SETTER  
DETAILS**



| CITY OF HURRICANE |             |    | STANDARD DWG. NO. |            |
|-------------------|-------------|----|-------------------|------------|
| REVISIONS         |             |    | WD 303-2          | 2 OF 4     |
| DATE              | DESCRIPTION | BY | APPROVED:         |            |
|                   |             |    | DATE: 8/05/20     | BY: H.C.E. |

**WATER METER BOX  
DETAILS**

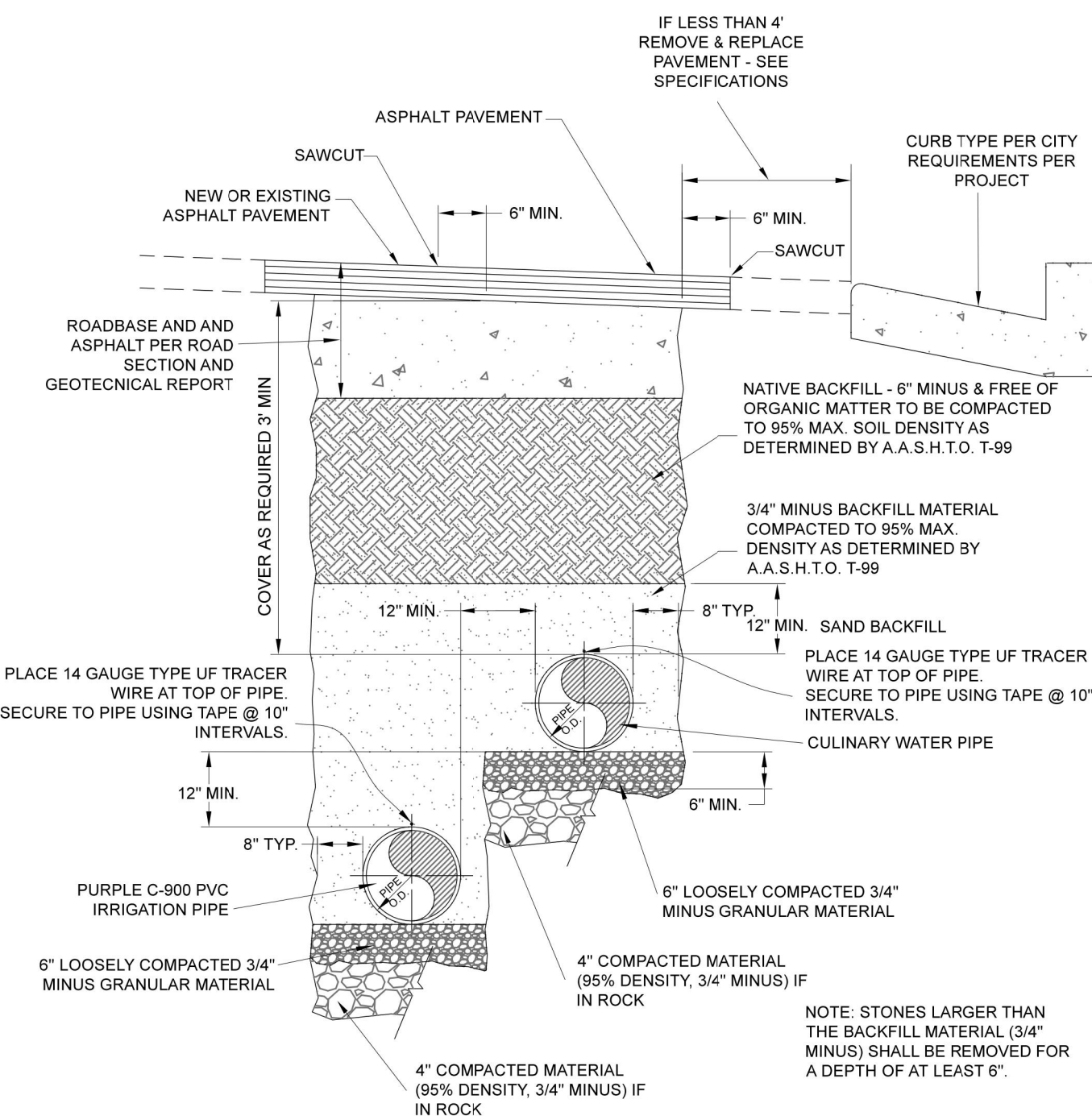


- NOTES:**
- PAD SHALL EXTEND 2'-0" BEYOND EACH VALVE BOX
  - MARK CONCRETE COLLAR ON WATER VALVE BOXES WITH ARROW INDICATING DIRECTION OF FLOW & SIZE OF LINE



| CITY OF HURRICANE |             |    | STANDARD DWG. NO. |            |
|-------------------|-------------|----|-------------------|------------|
| REVISIONS         |             |    | WD 316            | 1 OF 1     |
| DATE              | DESCRIPTION | BY | APPROVED:         |            |
|                   |             |    | DATE: 8/4/2021    | BY: H.C.E. |

**MAIN LINE VALVE**



| CITY OF HURRICANE ENGINEERING |             |    | STANDARD DWG. NO. |            |
|-------------------------------|-------------|----|-------------------|------------|
| REVISIONS                     |             |    | WD 301            | 1 OF 1     |
| DATE                          | DESCRIPTION | BY | APPROVED:         |            |
|                               |             |    | DATE: 8/5/2020    | BY: H.C.E. |

**JOINT IRRIGATION AND CULINARY  
WATER TRENCH**

| REUSE OF DRAWINGS                                                                                                                                                                                                                                       |             |    |      |
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**STANDARD DETAILS**  
**HURRICANE HEIGHTS HOBBY GARAGES**  
**LOCATED IN HURRICANE, UT**

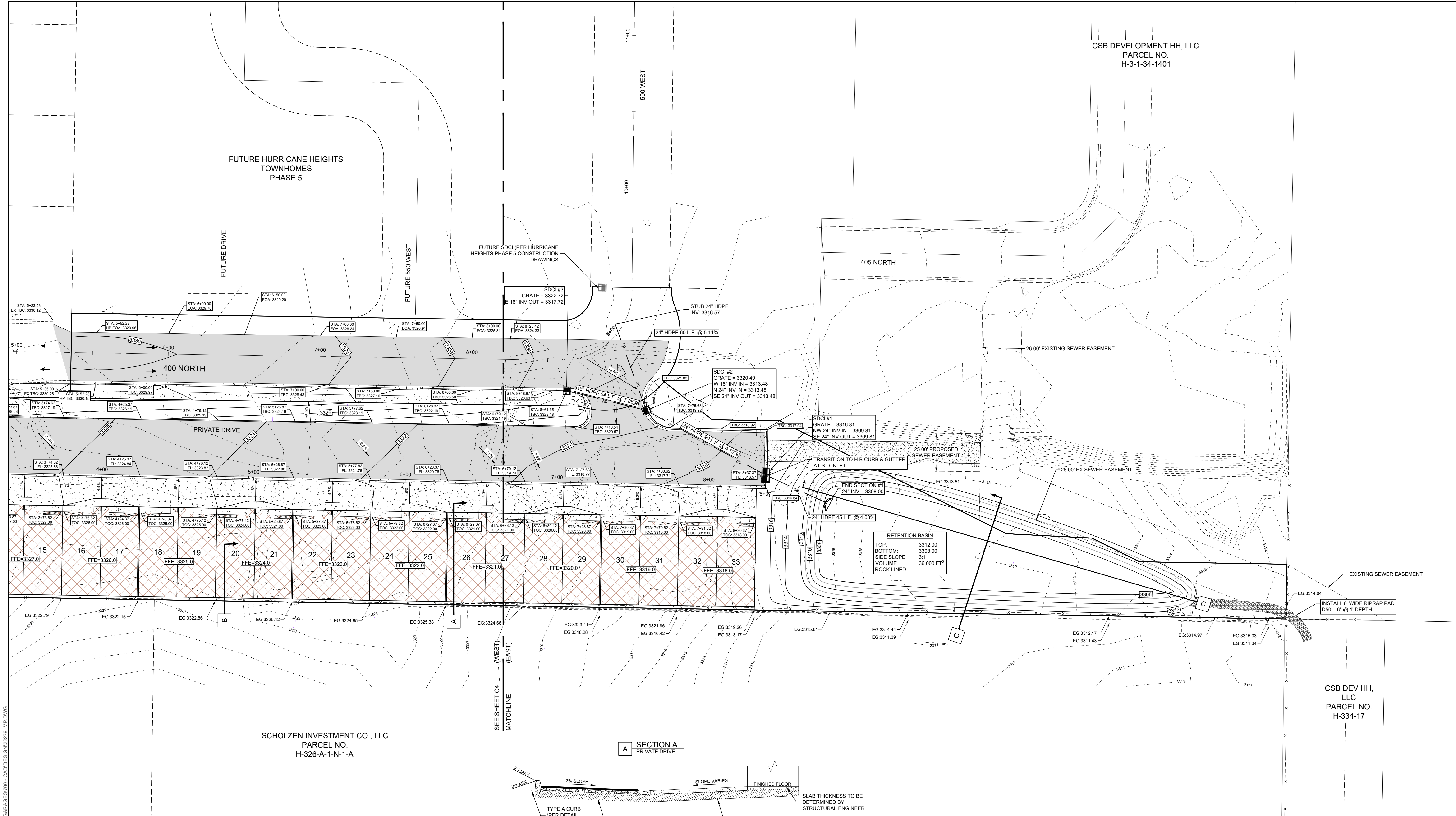
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| CHECKED BY:     | KCS        |
| SCALE OF SHEET: |            |
| HOR SCALE:      | N/A        |
| VER SCALE:      | N/A        |

SHEET









GRADING NOTES

IN NO CASE, SHALL RETAINING WALLS BE BUILT IN THE 10' PUE THAT IS ADJACENT TO ANY ROAD.

ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).

ALL EXCAVATION, 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.

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 EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF HURRICANE CITY AND APPENDIX J OF THE INTERNATIONAL BUILDING CODE, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

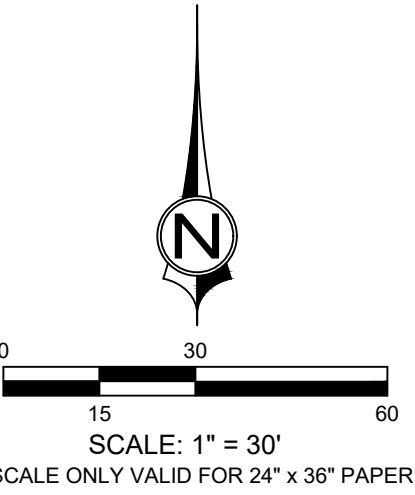
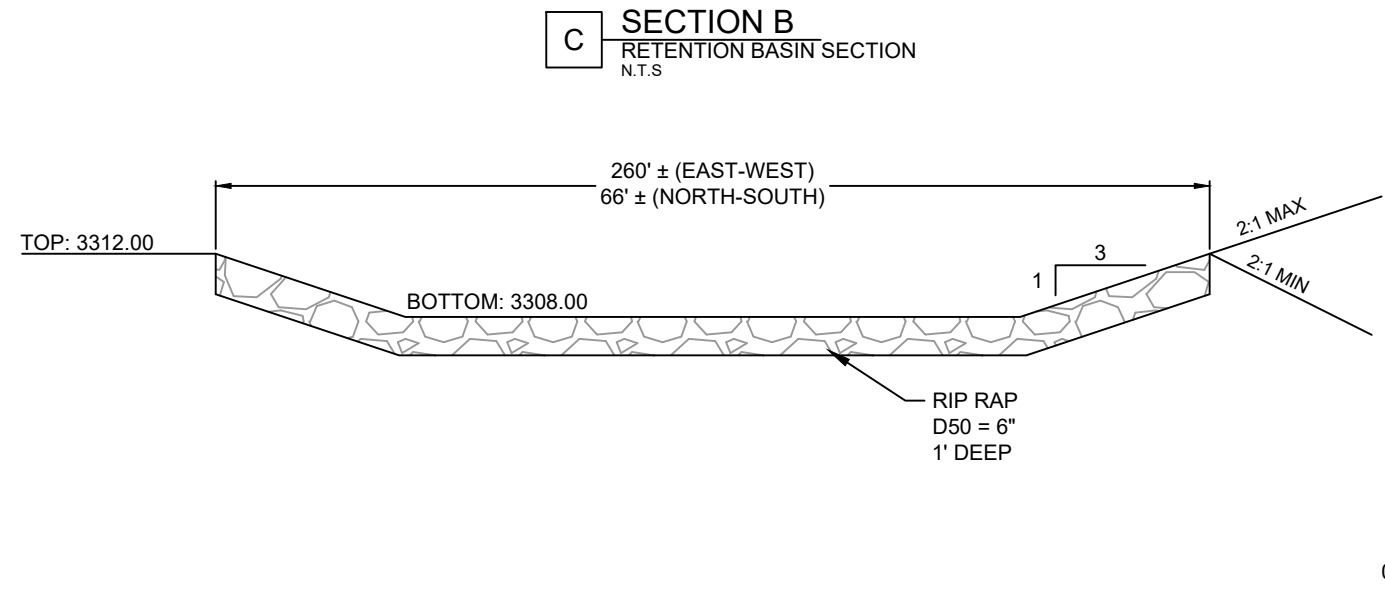
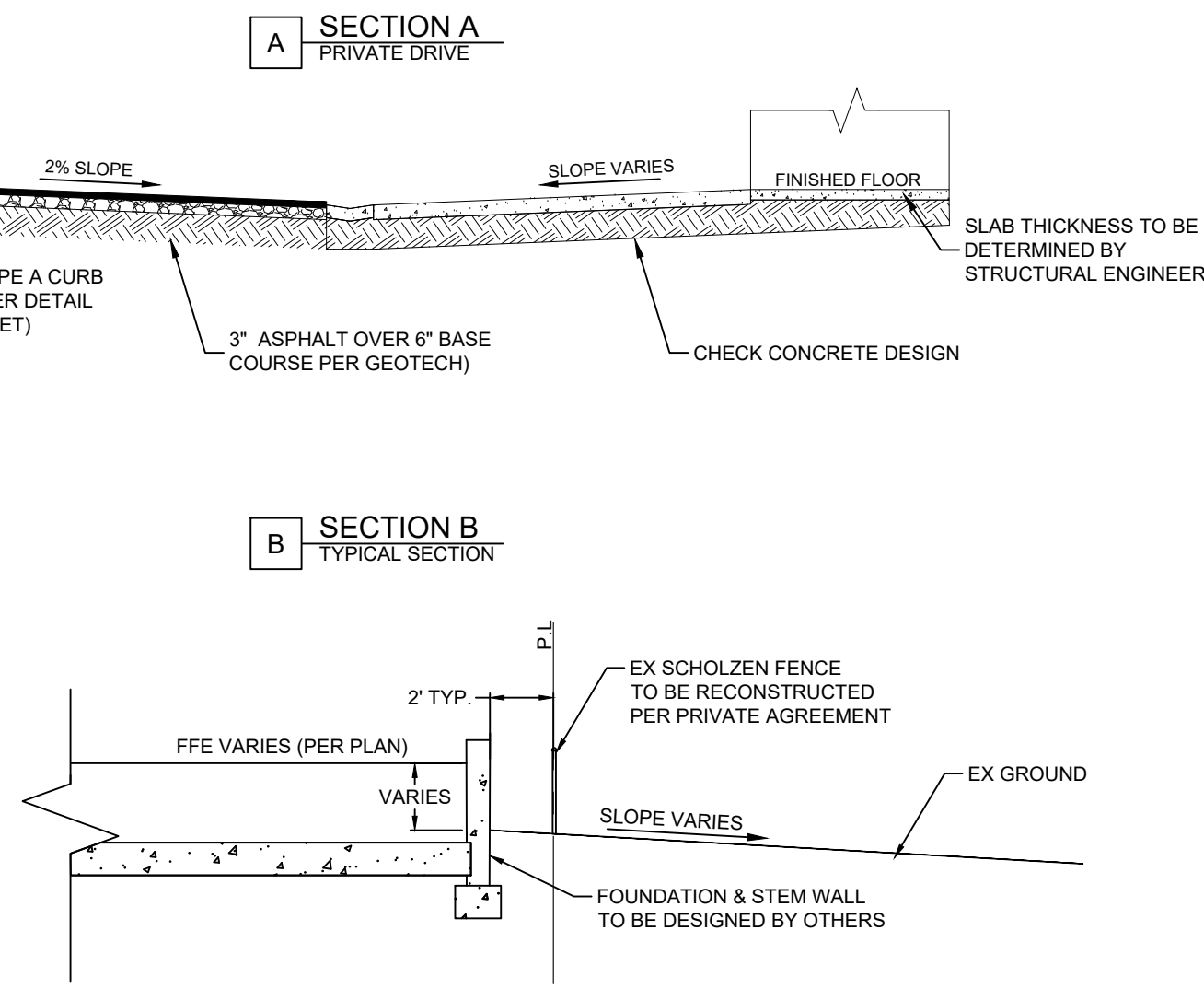
GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS AND A PAD CERTIFICATION IS REQUIRED FOR ALL FILL ON EACH PAD.

OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.

ALL STORM DRAIN LOCATED IN A PUBLIC STREET WILL PROVIDE EASEMENTS AT TIME OF FINAL PLAT

LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- EXISTING LOT LINES
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED STORM DRAIN LINE
- DRAINAGE FLOW DIRECTION
- FINISH PAD ELEVATION
- SPOT ELEVATION
- NEW ASPHALT
- NEW CONCRETE



GRADING AND DRAINAGE PLAN - EAST

HURRICANE HEIGHTS HOBBY GARAGES  
LOCATED IN HURRICANE, UT



| REUSE OF DRAWINGS                                                                                                                                                                                                                                       |             |    |      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----|------|
| THIS DOCUMENT AND THE IDEAS HEREIN ARE THE PROPERTY OF CIVIL SCIENCE, INC. AND IS NOT TO BE REPRODUCED, MODIFIED OR USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF CIVIL SCIENCE, INC. |             |    |      |
| REVISION                                                                                                                                                                                                                                                |             |    |      |
| NO.                                                                                                                                                                                                                                                     | DESCRIPTION | BY | DATE |
|                                                                                                                                                                                                                                                         |             |    |      |
|                                                                                                                                                                                                                                                         |             |    |      |
|                                                                                                                                                                                                                                                         |             |    |      |
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|                 |            |
|-----------------|------------|
| PROJ. #:        | Fx 22279   |
| DATE:           | 05/13/2024 |
| DESIGN BY:      | ZNI        |
| CHECKED BY:     | KCS        |
| SCALE OF SHEET: | 1" = 30'   |
| VER SCALE:      | N/A        |
| SHEET           |            |

C5



**Application**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                                                     |       |       |        |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------|-------|-------|--------|--|--|--|--|--|
| Application Accepted Date: 06/17/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | Valuation                                                                           |       | \$    | 0.00   |  |  |  |  |  |
| Type of Improvement: Subdivision (Final Plat Amendment)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | PERMIT FEES                                                                         |       |       |        |  |  |  |  |  |
| Description: Amendment of 168 lots on 16.86 acres to better ali                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | Planning Fee                                                                        |       | \$    | 150.00 |  |  |  |  |  |
| Tenant / Project Name: Canyons RV Resort                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | Planning Fee                                                                        |       | \$    | 150.00 |  |  |  |  |  |
| Bldg. Address: 100N 2800W                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | Sub Total:                                                                          |       | \$    | 150.00 |  |  |  |  |  |
| City: Hurricane City State: UT Zip: 84737                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | Permit Total:                                                                       |       | \$    | 150.00 |  |  |  |  |  |
| Subdivision: Canyons RV Resort Phase: 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | Amount Paid:                                                                        |       | \$    | 150.00 |  |  |  |  |  |
| Block: Lot #: 200-238 Parcel #: Multiple                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | Remaining Due:                                                                      |       | \$    | 0.00   |  |  |  |  |  |
| Zone: MH/RV                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |  |       |       |        |  |  |  |  |  |
| Property Owner: Western Commercial Real Estate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                                                                     |       |       |        |  |  |  |  |  |
| Permit Contact: Joby Venuti P:(435) 632-5629                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                                                     |       |       |        |  |  |  |  |  |
| Email: joby@netutah.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                     |       |       |        |  |  |  |  |  |
| CONTACT INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                     |       |       |        |  |  |  |  |  |
| Engineer of Record: Brandon Anderson - Rosenberg                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                     |       |       |        |  |  |  |  |  |
| Email: brandona@racivil.com P: (435) 673-8586                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                     |       |       |        |  |  |  |  |  |
| General Contractor: Western CRE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                                                     |       |       |        |  |  |  |  |  |
| License #: P: (435) 632-5629                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                                                     |       |       |        |  |  |  |  |  |
| City: State: Zip:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                     |       |       |        |  |  |  |  |  |
| Email: joby@netutah.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                     |       |       |        |  |  |  |  |  |
| APPLICATION DETAILS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                     |       |       |        |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                     |       |       |        |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                                                     |       |       |        |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                                                     |       |       |        |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                                                     |       |       |        |  |  |  |  |  |
| Setbacks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | Front:                                                                              | Rear: | Left: | Right: |  |  |  |  |  |
| Min.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                     |       |       |        |  |  |  |  |  |
| Actual:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                     |       |       |        |  |  |  |  |  |
| APPLICATION NUMBER: PLANAFP24-10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                     |       |       |        |  |  |  |  |  |
| <small>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.</small> |  |                                                                                     |       |       |        |  |  |  |  |  |
| Applicant Name: Joseph Venuti                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                     |       |       |        |  |  |  |  |  |
| Signature of Applicant/Authorized Agent or Owner: Date:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                     |       |       |        |  |  |  |  |  |
| Application Approved By:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                     | Date: |       |        |  |  |  |  |  |
| Application Issued By:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                     | Date: |       |        |  |  |  |  |  |
| Receipt #:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                     |       |       |        |  |  |  |  |  |



The proposed amendment to the Canyons RV Resort Final Plat is being made to better align the property with the Hurricane City General Plan.

1. The boundary of the subdivision will change, but the size will stay the same; it is currently 168 lots on 16.86 acres, and will remain 168 lots on 16.86 acres. The attached exhibit shows the area(s) being changed.
2. It aligns the 5.2 acres of future commercial property more along 100N than 2800 W, which allows safer access into the future commercial property.
3. The subdivision is in MH/RV zoning and has a Planned Development Overlay. The applicant is requesting clarification on the 900 s.f. section of the code 10-43-6, paragraph D-1.

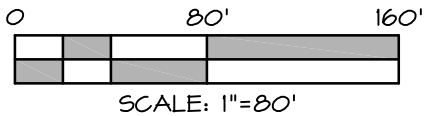
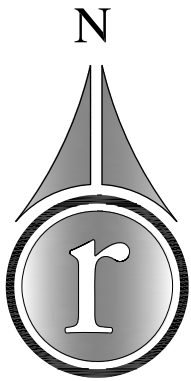


DATE: 3/26/2024  
DB NO.: 10361-22-012  
DESIGNED BY: JLW  
CHECKED BY: RMA  
Canyons RV Amended

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

Layout Exhibit  
FOR  
Canyons RV  
Amendment  
Hurricane, Utah

1  
1 SHEETS





**Exhibit "A"**

Beginning at a point being South 00°04'34" West 75.81 feet along the section line and East 235.84 feet from the West Quarter Corner of Section 32, Township 41 South, Range 13 West, Salt Lake Base & Meridian, and running;

thence South 89°55'26" East 426.69 feet to the northwest corner of Lot 126, The Canyons R.V. Resort Phase #1 Amended & Extended;

thence South 00°04'34" West 172.00 feet along the westerly line of said Lot 126 to the southwest corner of Lot 152 of said The Canyons R.V. Resort Phase #1 Amended & Extended;

thence South 89°52'53" East 24.45 feet along the southerly line of said Lot 152 to the northwest corner of Lot 148, said The Canyons R.V. Resort Phase #1 Amended & Extended;

thence South 15°04'34" West 72.47 feet along the westerly line to the southwest corner of said Lot 148, said point also being on the northerly line of Ash Street;

thence North 89°53'20" West 29.69 feet along said northerly line of Ash Street;

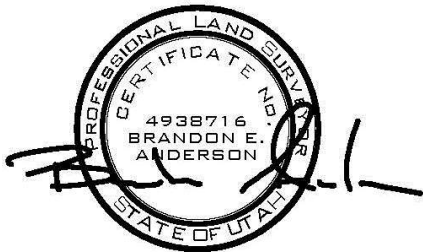
thence South 27°05'24" West 35.92 feet to the southerly line of said Ash Street;

thence South 00°04'34" West 70.00 feet;

thence North 89°55'26" West 386.37 feet;

thence North 00°04'34" East 344.00 feet to the Point of Beginning.

Containing 143,986 square feet or 3.31 acres.



April 17, 2024



**Exhibit "A"**

Beginning at a point on the westerly line of The Canyons R.V. Resort Phase #1, Amended & Extended, as found on file as Entry No. 20190039485 with the Washington County Recorder's Office, said point being South 00°04'34" West 420.03 feet along the section line and East 399.84 feet from the West Quarter Corner of Section 32, Township 41 South, Range 13 West, Salt Lake Base & Meridian, and running;

thence South 89°55'26" East 182.00 feet to and along the northerly line to the northeast corner of Lot 168 of The Canyons R.V. Resort Phase #1, Amended & Extended, Partial Amendment A as found on file as Entry No. 20220009373;

thence South 00°04'37" West 305.00 feet to the southeast corner of Lot 161, said The Canyons R.V. Resort Phase #1, Amended & Extended, Partial Amendment A, said point being on the northerly line of 100 North Street;

thence North 89°55'27" West 182.00 feet along said northerly line of 100 North Street to the southwest corner of Lot 18, said The Canyons R.V. Resort Phase #1, Amended & Extended;

thence North 00°04'34" East 305.00 feet along the westerly line of said The Canyons R.V. Resort Phase #1, Amended & Extended to the Point of Beginning.

Containing 55,511 square feet or 1.27 acres.



May 10, 2024



**Exhibit "A"**

Beginning at a point on the easterly line of 2800 West Street, said point being South 00°04'34" West 195.57 feet along the section line and East 50.00 feet from the West Quarter Corner of Section 32, Township 41 South, Range 13 West, Salt Lake Base & Meridian, and running;

thence South 89°55'26" East 165.84 feet;

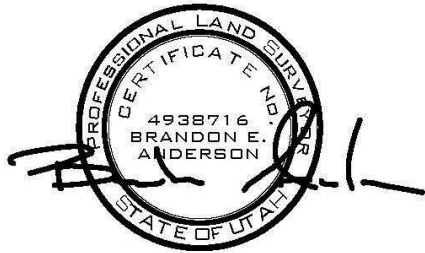
thence Northeasterly 31.42 feet along an arc of a 20.00 foot radius curve to the left (center bears North 00°04'34" East, long chord bears North 45°04'30" East 28.28 feet with a central angle of 90°00'07");

thence South 00°04'27" West 80.00 feet;

thence Northwesterly 31.42 feet along an arc of a 20.00 foot radius curve to the left (center bears North 89°55'33" West, long chord bears North 44°55'30" West 28.28 feet with a central angle of 89°59'53");

thence North 89°55'26" West 165.84 feet to said easterly line of 2800 West Street;

thence North 00°04'34" East 40.00 feet along said easterly line of 2800 West Street to the Point of Beginning.



May 10, 2024



WEST 1/4 COR. SEC. 32,  
T41S, R13W, S.L.B.&M.  
(1978 BLM BRASS CAP)

BASIS OF BEARING  
N 0°04'34" E 2640.33' (PLAT)

2800 WEST STREET  
(A PUBLIC STREET)

SCOTT C & CAROL S HILL  
PARCEL No. H-3-1-32-341

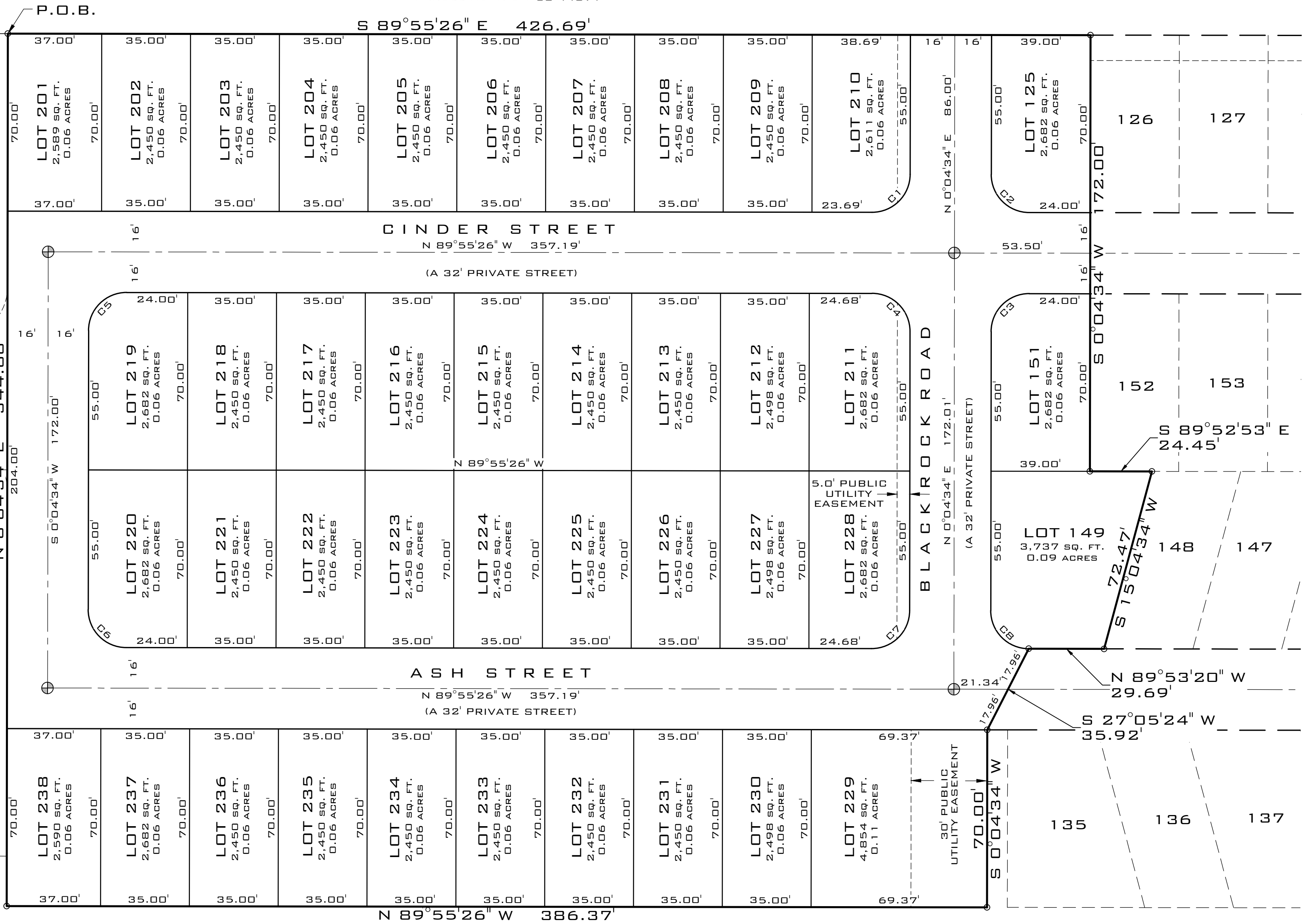
40' PUBLIC UTILITY &  
ACCESS EASEMENT  
ENTRY NO.

SCOTT C & CAROL S HILL  
PARCEL No. H-3-1-32-342

FOREFRONT LLC  
PARCEL No. H-3-1-32-343

SUNWOOD HOMES OF SOUTHERN UTAH INC.

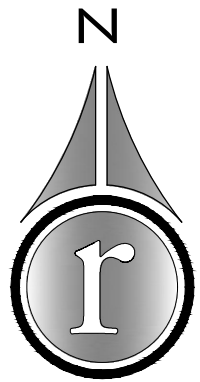
PARCEL NO. H-3-1-32-44071



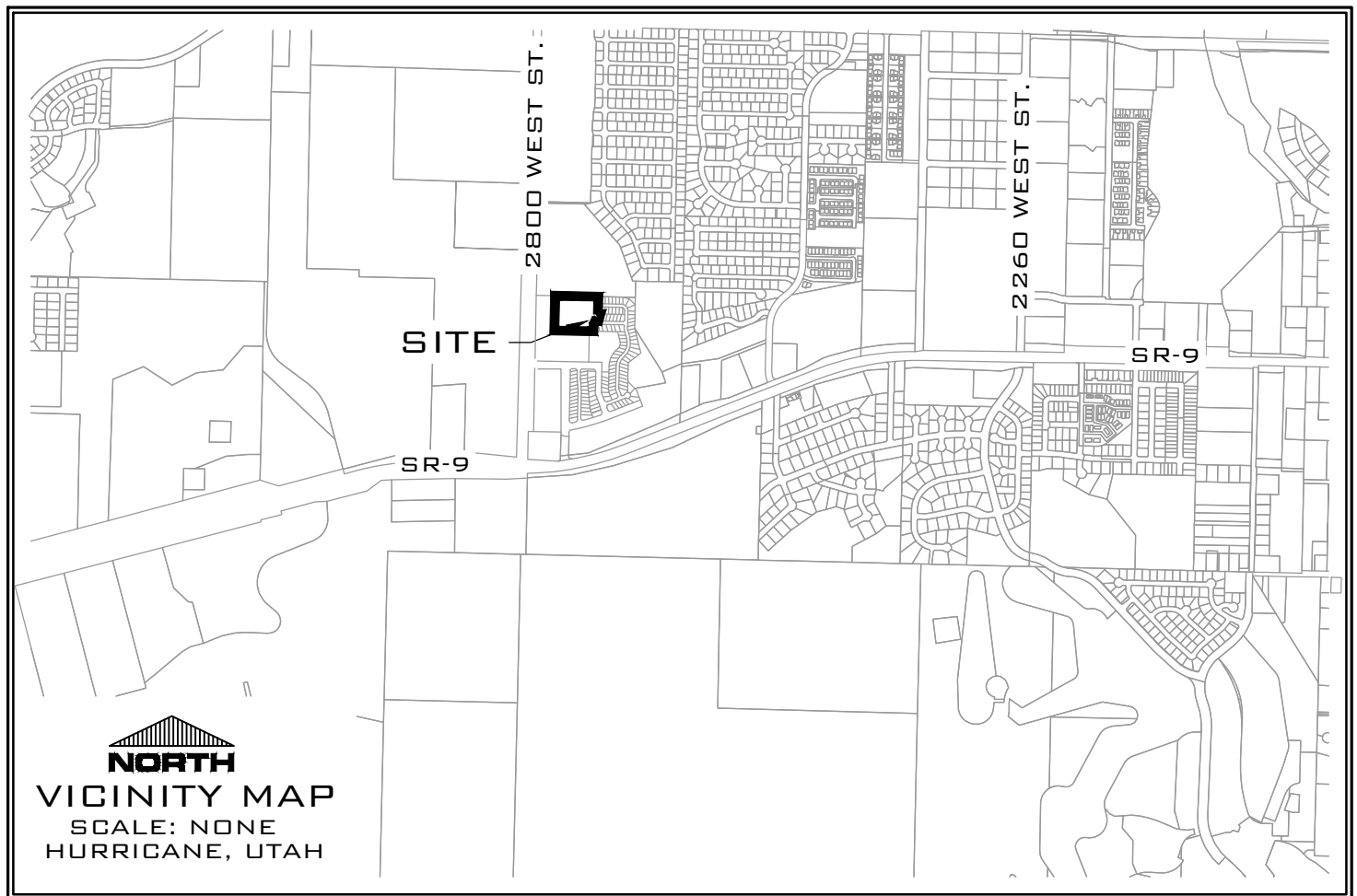
| CURVE TABLE |        |        |           |
|-------------|--------|--------|-----------|
| CURVE       | LENGTH | RADIUS | DELTA     |
| C1          | 23.56' | 15.00' | 90°00'00" |
| C2          | 23.56' | 15.00' | 90°00'00" |
| C3          | 23.56' | 15.00' | 90°00'00" |
| C4          | 23.56' | 15.00' | 90°00'00" |
| C5          | 23.56' | 15.00' | 90°00'00" |
| C6          | 23.56' | 15.00' | 90°00'00" |
| C7          | 23.56' | 15.00' | 90°00'00" |
| C8          | 23.56' | 15.00' | 90°00'00" |

LEGEND:

- NOTHING SET OR FOUND
- ◆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- ⊕ TO BE SET STANDARD CITY SURVEY MONUMENT - CLASS I



0 30 60  
SCALE: 1"=30'

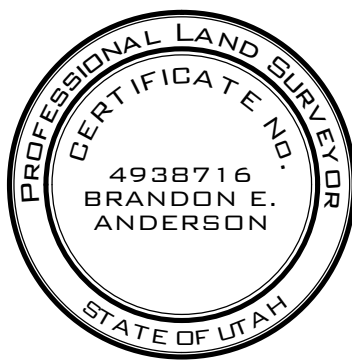


SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PRIVATE STREETS, AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

THE CANYONS R.V. RESORT PHASE #1 - AMENDED & EXTENDED  
- PARTIAL AMENDMENT - B -

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.



DATE:

BRANDON E. ANDERSON

CERTIFICATE No. 4938716

LEGAL DESCRIPTION:

BEGINNING AT A POINT BEING SOUTH 00°04'34" WEST 75.81 FEET ALONG THE SECTION LINE AND EAST 235.84 FEET FROM THE WEST QUARTER CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE SOUTH 89°55'26" EAST 426.69 FEET TO THE NORTHWEST CORNER OF LOT 126, THE CANYONS R.V. RESORT PHASE #1 AMENDED & EXTENDED;  
THENCE SOUTH 00°04'34" WEST 172.00 FEET ALONG THE WESTERLY LINE OF SAID LOT 126 TO THE SOUTHWEST CORNER OF LOT 152 OF SAID THE CANYONS R.V. RESORT PHASE #1 AMENDED & EXTENDED;  
THENCE SOUTH 89°52'53" EAST 24.45 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 152 TO THE NORTHWEST CORNER OF LOT 148, SAID THE CANYONS R.V. RESORT PHASE #1 AMENDED & EXTENDED;  
THENCE SOUTH 15°04'34" WEST 72.47 FEET ALONG THE WESTERLY LINE TO THE SOUTHWEST CORNER OF SAID LOT 148, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF ASH STREET;  
THENCE NORTH 89°53'20" WEST 29.69 FEET ALONG SAID NORTHERLY LINE OF ASH STREET;  
THENCE SOUTH 27°05'24" WEST 35.92 FEET TO THE SOUTHERLY LINE OF SAID ASH STREET;  
THENCE SOUTH 00°04'34" WEST 70.00 FEET;  
THENCE NORTH 89°55'26" WEST 386.37 FEET;  
THENCE NORTH 00°04'34" EAST 344.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 143,986 SQUARE FEET OR 3.31 ACRES.

AMENDMENT NOTE:

THE PURPOSES OF THIS AMENDMENT IS TO RELOCATE AND RECONFIGURE THE PRIVATE STREETS AND LOTS. THE LOTS AFFECTED 1-18, 115-125, 149, 151, 161-169 HAVE ALSO BEEN RENUMBERED AS NOTED WITH THE EXCEPTION OF LOTS 125, 151 & 149. THE AREA THAT WAS WITHIN THE PREVIOUS SUBDIVISIONS WILL BE REMOVED BY DEED BY A SEPARATE DOCUMENT. NO OTHER CHANGES ARE MADE WITH THIS PLAT.

GENERAL NOTES AND RESTRICTIONS:

- THIS SUBDIVISION CONTAINS PRIVATE STREETS AND DRAINAGE. PRIVATE STREETS AND DRAINAGE INFRASTRUCTURE ARE NOT OWNED, MAINTAINED, OR REPAIRED BY HURRICANE CITY. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS AND DRAINAGE WITHIN THIS SUBDIVISION.
- THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY HURRICANE CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, SEWER, DRAINAGE, AND POWER IMPROVEMENTS.
- IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY HURRICANE CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING WATER, SEWER, DRAINAGE, AND POWER IMPROVEMENTS.
- BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AREAS AND PRIVATE DRIVES WITHIN THIS SUBDIVISION FOR THE INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER, POWER, SEWER, AND DRAINAGE IMPROVEMENTS.
- ALL POWER, SEWER, AND WATER IMPROVEMENTS ARE PUBLIC, UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY HURRICANE CITY. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.
- THERE WILL BE A 5.0' PUBLIC UTILITY EASEMENT ALONG THE EASTERLY LINE OF LOTS 210, 211 & 228 AS NOTED.

(A PLANNED UNIT DEVELOPMENT)

THE CANYONS  
R.V. RESORT

PHASE # 1

\* AMENDED & EXTENDED \*  
PARTIAL AMENDMENT - B

LOCATED IN SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13  
WEST SALT LAKE BASE AND MERIDIAN  
HURRICANE CITY, WASHINGTON COUNTY, UTAH.

SHEET 1 OF 2

SW COR. SEC. 32,  
T41S, R13W, S.L.B.&M.  
(1978 BLM BRASS CAP)



352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790  
PH (435) 673-8566 FX (435) 673-8397 - WWW.RADCIVIL.COM

FPLAT-AMD-PARTIAL-B  
FILE NUMBER: 10361-22-012  
DATE: 3/29/2024  
SCALE: 1" = 30'

B.E.A.  
DRAWN:  
B.E.A.  
CHECKED:

ENGINEER'S APPROVAL

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

ENGINEER  
HURRICANE CITY

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

CITY ATTORNEY  
HURRICANE CITY

ASH CREEK SPECIAL SERVICE DISTRICT

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

ASH CREEK SPECIAL SERVICES DISTRICT

APPROVAL AND ACCEPTANCE BY THE  
HURRICANE CITY, UTAH

WE, THE MAYOR AND CITY COUNCIL OF THE HURRICANE CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

ATTEST: CITY RECORDER  
HURRICANE CITY

MAYOR  
HURRICANE CITY

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

WASHINGTON COUNTY RECORDER



OWNER'S DEDICATION:\_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PRIVATE STREETS, AND EASEMENTS TO BE HEREAFTER KNOWN AS:

THE CANYONS R.V. RESORT PHASE #1 - AMENDED & EXTENDED  
- PARTIL AMENDMENT - B -

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AREAS AS MORE FULLY PROVIDED IN THE SUPPLEMENTAL CD & RS RECORDED AS ENTRY NO. 20200067730, INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHTS AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO HURRICANE CITY, FOR PERPETUAL USE OF THE PUBLIC, ALL EASEMENTS AS SHOWN, ALONG WITH PUBLIC UTILITY EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_.

THE CANYONS RV HOMEOWNERS ASSOCIATION

\_\_\_\_\_  
PRESIDENT (PRINT)  
THE CANYONS RV HOMEOWNERS ASSOCIATION,  
A UTAH NON-PROFIT CORPORATION.

CAROL S. HILL

\_\_\_\_\_  
INDIVIDUAL

FOREFRONT LLC

\_\_\_\_\_  
MANAGER (PRINT)

LOUANA BULLOCK

\_\_\_\_\_  
INDIVIDUAL

WESTERN COMMERCIAL  
REAL ESTATE PLLC

\_\_\_\_\_  
MANAGER (PRINT)

SCOTT C. HILL

\_\_\_\_\_  
INDIVIDUAL

BEAVERTAIL INC.

\_\_\_\_\_  
PRESIDENT (PRINT)

TAMRA BULLOCK

\_\_\_\_\_  
INDIVIDUAL

ACKNOWLEDGMENT:\_\_\_\_\_

STATE OF UTAH }  
COUNTY OF WASHINGTON } S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR \_\_\_\_\_, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

FULL NAME SIGNATURE: \_\_\_\_\_

FULL NAME PRINT: \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

EXPIRATION DATE: \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED  
IN THE STATE OF \_\_\_\_\_

(STAMP NOT REQUIRED PER  
UTAH CODE 46-1-16 (6) IF  
ABOVE INFORMATION IS  
FILLED IN)

ACKNOWLEDGMENT:\_\_\_\_\_

STATE OF UTAH }  
COUNTY OF WASHINGTON } S.S.

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ABOVE INFORMATION IS  
FILLED IN)



352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790  
PH (435) 673-8566 FX (435) 673-8397 - WWW.RADCIVIL.COM

|                                     |                    |                    |
|-------------------------------------|--------------------|--------------------|
| FPLAT-AMD-PARTIAL-B<br>FILE NUMBER: | 3/29/2024<br>DATE: | B.E.A.<br>DRAWN:   |
| 10361-22-012<br>JOB NUMBER:         | 1" = 30'<br>SCALE: | B.E.A.<br>CHECKED: |





## STAFF COMMENTS

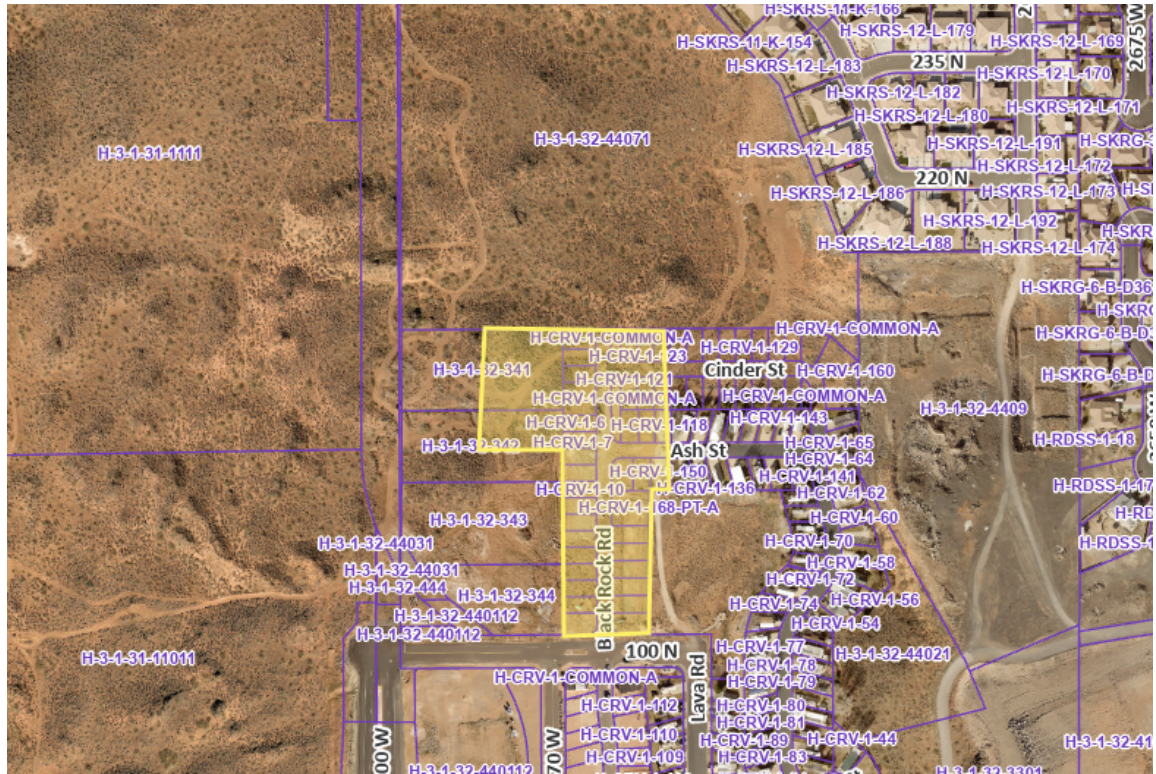
|                             |                                      |
|-----------------------------|--------------------------------------|
| <b>Agenda Date:</b>         | <b>06/27/2024</b>                    |
| <b>Application Number:</b>  | AFP24-10                             |
| <b>Type of Application:</b> | Amended Final Plat                   |
| <b>Action Type:</b>         | Administrative                       |
| <b>Applicant:</b>           | Western Commercial Real Estate, PLLC |
| <b>Agent:</b>               | Joseph Venuti                        |
| <b>Request:</b>             | Approval of an Amended Final Plat    |
| <b>Location:</b>            | 2800 W 100 N                         |
| <b>Zoning:</b>              | MH/RV                                |
| <b>General Plan Map:</b>    | Single Family                        |
| <b>Recommendation:</b>      | Continue this item                   |
| <b>Report Prepared by:</b>  | Fred Resch III                       |

**Discussion:** The applicant has applied to amend the final plat for Canyons RV Resort Phase 1 to realign the roadways and adjust the locations of some of the undeveloped recorded lots. The number of lots is not changing, just the placement and the alignment of roadways. Canyons RV was originally approved in the 1980s and the original developer went bankrupt without fulfilling all of their original obligations. The applicant has indicated they wish to develop these lots with stick built single family homes instead of the originally approved RV lots as permitted under HCC 10-43-6(D)(1). The site is zoned Mobile Home/RV Park (MH/RV).

### JUC Comments

1. Due to the Juneteenth holiday, JUC comments were not available at the time this report was prepared and are expected to be received on June 26th, 2024. This report will be updated and provided to the applicant and Planning Commission at that time.





*Map is approximate*

## Staff Comments

1. The plat meets amended final plat standards contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2023. The following are the key items:
  - a. Depicts only the portion of the subdivision that is proposed to be amended.
  - b. Includes a plat name distinguishing the amended plat from the original plat.
  - c. Describes the differences between the amended plat and the original plat.
  - d. Includes an amendment note and references to the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. Because of the nature of the plat amendment where improvements are required a full set of construction drawings, reviewed by the JUC, will be required for recordation of this final plat amendment.
4. The applicant should provide the purpose for the 40' public utility and access easement connecting to 2800 W. The applicant should be aware that 2800 W is a master planned minor arterial roadway and access is strictly controlled along its length. Accesses should line up with the proposed access on the west side of the road.
5. The applicant has also requested clarification, specifically in regards to building heights and size limitations, in HCC 10-43-6(D)(1) which allows for stick built dwelling units in recorded RV park subdivisions. Upon finding the minutes from the City Council meeting at which this ordinance was passed, there appears to be a codification error; the correct ordinance should read: "...a site built dwelling unit up to 900 square feet inclusive of covered porches **not exceeding 15' high** shall be permitted on a deeded RV lot included in an RV subdivision recorded in the office of the County Recorder before January 2020 that is served by an individual water meter and individual power meter and that does not result in coverage of more than 50% of the lot in



*structures.” (emphasis added) The motion in the minutes further reads: “Nanette Billings made a motion to approve the Land Use Code Amendment amending 10-43-6-D, Development Standards in Park Model Parks with the 15’ height restriction. Seconded by Dave Sanders. Motion approved with Nanette Billings, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.” Therefore, the buildings are limited to a maximum height of 15 feet and should not exceed 900 square feet in size.*

**Recommendation:** The Planning Commission review this application based on Hurricane City and State Code standards. Without the JUC comments at the time of this writing, staff recommends continuing this item. Although, if the forthcoming JUC comments are supportive of the plat amendment, then staff would recommend approval.



WEST 1/4 COR. SEC. 32,  
T41S, R13W, S.L.B.&M.  
(1978 BLM BRASS CAP)

BASIS OF BEARING  
N 0°04'34" E 2640.33' (PLAT)

2800 WEST STREET  
(A PUBLIC STREET)

SCOTT C & CAROL S HILL  
PARCEL No. H-3-1-32-341

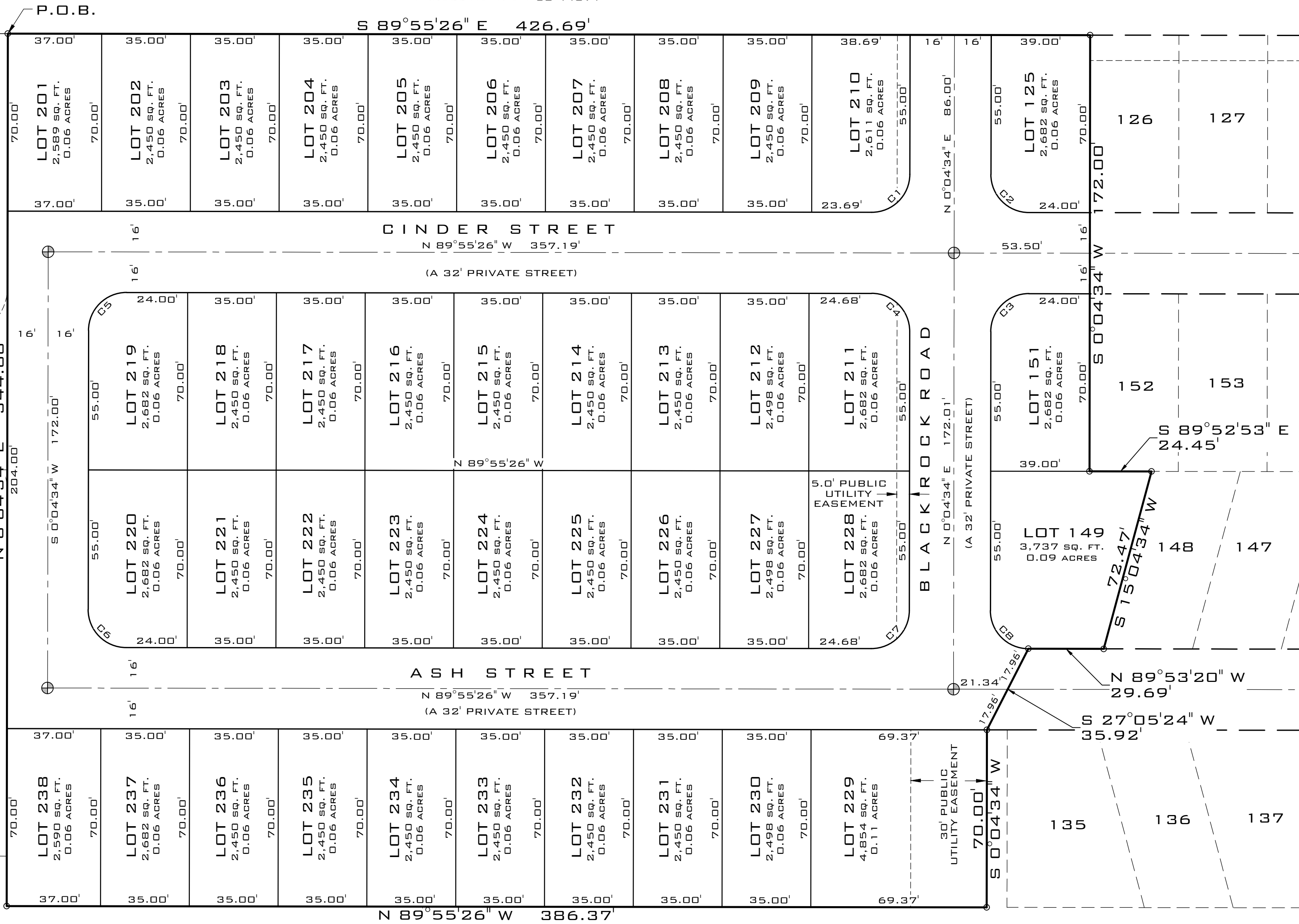
40' PUBLIC UTILITY &  
ACCESS EASEMENT  
ENTRY NO.

SCOTT C & CAROL S HILL  
PARCEL No. H-3-1-32-342

FOREFRONT LLC  
PARCEL No. H-3-1-32-343

SUNWOOD HOMES OF SOUTHERN UTAH INC.

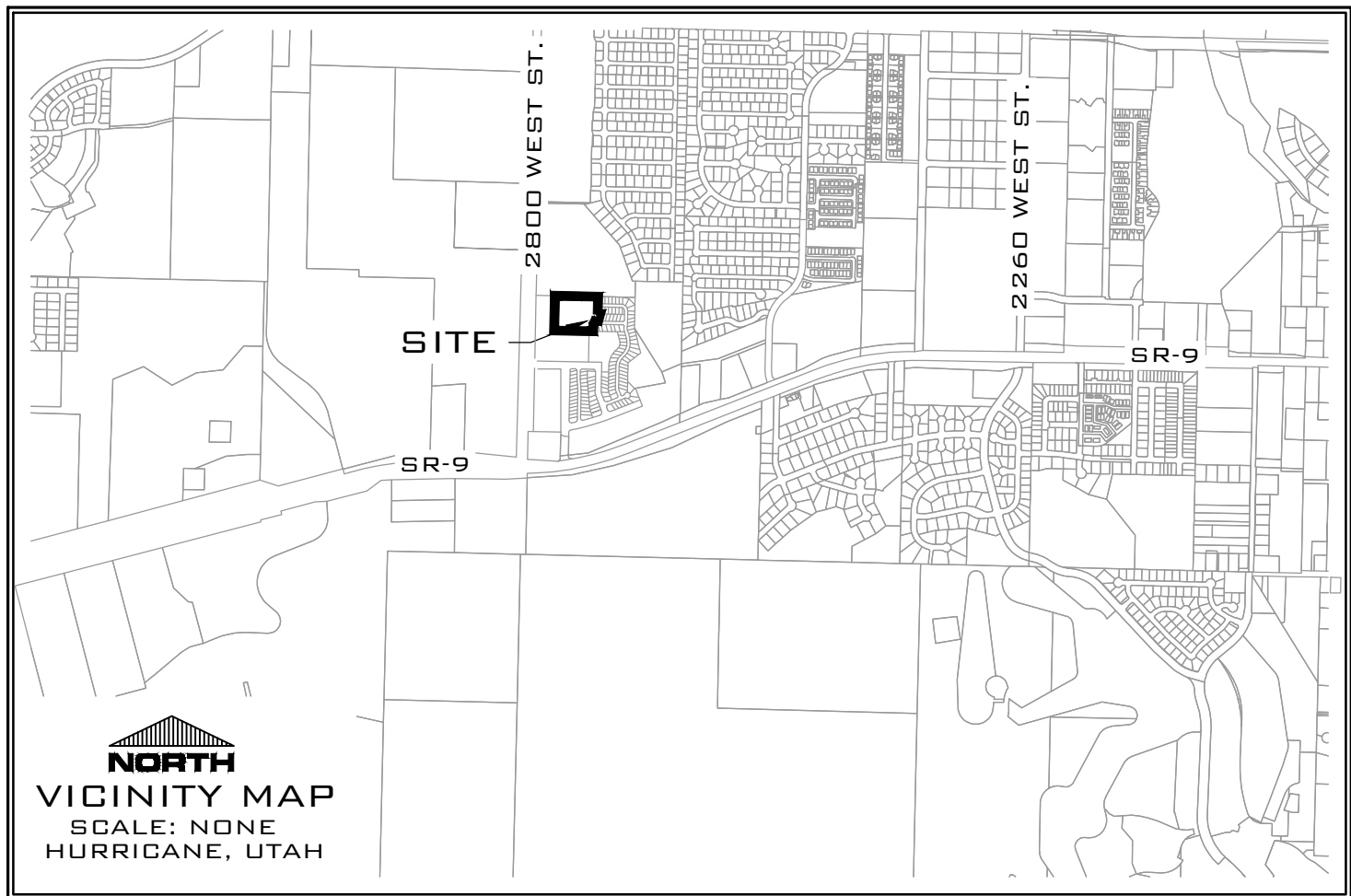
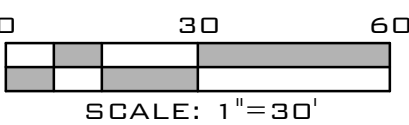
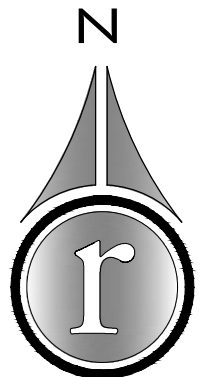
PARCEL NO. H-3-1-32-44071



| CURVE TABLE |        |        |           |
|-------------|--------|--------|-----------|
| CURVE       | LENGTH | RADIUS | DELTA     |
| C1          | 23.56' | 15.00' | 90°00'00" |
| C2          | 23.56' | 15.00' | 90°00'00" |
| C3          | 23.56' | 15.00' | 90°00'00" |
| C4          | 23.56' | 15.00' | 90°00'00" |
| C5          | 23.56' | 15.00' | 90°00'00" |
| C6          | 23.56' | 15.00' | 90°00'00" |
| C7          | 23.56' | 15.00' | 90°00'00" |
| C8          | 23.56' | 15.00' | 90°00'00" |

LEGEND:

- NOTHING SET OR FOUND
- ◆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- ⊕ TO BE SET STANDARD CITY SURVEY MONUMENT - CLASS I

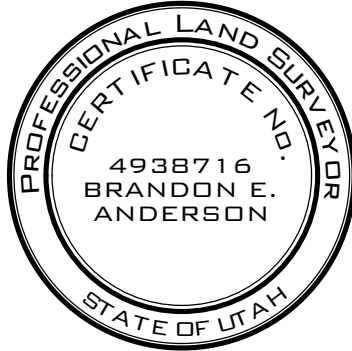


SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PRIVATE STREETS, AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

THE CANYONS R.V. RESORT PHASE #1 - AMENDED & EXTENDED  
- PARTIAL AMENDMENT - B -

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.



DATE:

BRANDON E. ANDERSON

CERTIFICATE No. 4938716

LEGAL DESCRIPTION:

BEGINNING AT A POINT BEING SOUTH 00°04'34" WEST 75.81 FEET ALONG THE SECTION LINE AND EAST 235.84 FEET FROM THE WEST QUARTER CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE SOUTH 89°55'26" EAST 426.69 FEET TO THE NORTHWEST CORNER OF LOT 126, THE CANYONS R.V. RESORT PHASE #1 AMENDED & EXTENDED;  
THENCE SOUTH 00°04'34" WEST 172.00 FEET ALONG THE WESTERLY LINE OF SAID LOT 126 TO THE SOUTHWEST CORNER OF LOT 152 OF SAID THE CANYONS R.V. RESORT PHASE #1 AMENDED & EXTENDED;  
THENCE SOUTH 89°52'53" EAST 24.45 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 152 TO THE NORTHWEST CORNER OF LOT 148, SAID THE CANYONS R.V. RESORT PHASE #1 AMENDED & EXTENDED;  
THENCE SOUTH 15°04'34" WEST 72.47 FEET ALONG THE WESTERLY LINE TO THE SOUTHWEST CORNER OF SAID LOT 148, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF ASH STREET;  
THENCE NORTH 89°53'20" WEST 29.69 FEET ALONG SAID NORTHERLY LINE OF ASH STREET;  
THENCE SOUTH 27°05'24" WEST 35.92 FEET TO THE SOUTHERLY LINE OF SAID ASH STREET;  
THENCE SOUTH 00°04'34" WEST 70.00 FEET;  
THENCE NORTH 89°55'26" WEST 386.37 FEET;  
THENCE NORTH 00°04'34" EAST 344.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 143,986 SQUARE FEET OR 3.31 ACRES.

AMENDMENT NOTE:

THE PURPOSES OF THIS AMENDMENT IS TO RELOCATE AND RECONFIGURE THE PRIVATE STREETS AND LOTS. THE LOTS AFFECTED 1-18, 115-125, 149, 151, 161-169 HAVE ALSO BEEN RENUMBERED AS NOTED WITH THE EXCEPTION OF LOTS 125, 151 & 149. THE AREA THAT WAS WITHIN THE PREVIOUS SUBDIVISIONS WILL BE REMOVED BY DEED BY A SEPARATE DOCUMENT. NO OTHER CHANGES ARE MADE WITH THIS PLAT.

GENERAL NOTES AND RESTRICTIONS:

- THIS SUBDIVISION CONTAINS PRIVATE STREETS AND DRAINAGE. PRIVATE STREETS AND DRAINAGE INFRASTRUCTURE ARE NOT OWNED, MAINTAINED, OR REPAIRED BY HURRICANE CITY. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS AND DRAINAGE WITHIN THIS SUBDIVISION.
- THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY HURRICANE CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, SEWER, DRAINAGE, AND POWER IMPROVEMENTS.
- IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY HURRICANE CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING WATER, SEWER, DRAINAGE, AND POWER IMPROVEMENTS.
- BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AREAS AND PRIVATE DRIVES WITHIN THIS SUBDIVISION FOR THE INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER, POWER, SEWER, AND DRAINAGE IMPROVEMENTS.
- ALL POWER, SEWER, AND WATER IMPROVEMENTS ARE PUBLIC, UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY HURRICANE CITY. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.
- THERE WILL BE A 5.0' PUBLIC UTILITY EASEMENT ALONG THE EASTERLY LINE OF LOTS 210, 211 & 228 AS NOTED.

(A PLANNED UNIT DEVELOPMENT)

THE CANYONS  
R.V. RESORT

PHASE # 1

\* AMENDED & EXTENDED \*  
PARTIAL AMENDMENT - B

LOCATED IN SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13  
WEST SALT LAKE BASE AND MERIDIAN  
HURRICANE CITY, WASHINGTON COUNTY, UTAH.

SHEET 1 OF 2

SW COR. SEC. 32,  
T41S, R13W, S.L.B.&M.  
(1978 BLM BRASS CAP)



352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790  
PH (435) 673-8566 FX (435) 673-8397 - WWW.RADIVIL.COM

FPLAT-AMD-PARTIAL-B  
FILE NUMBER: 10361-22-012  
DATE: 3/29/2024  
SCALE: 1" = 30'

B.E.A.  
DRAWN:  
B.E.A.  
CHECKED:

ENGINEER'S APPROVAL

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ENGINEER  
HURRICANE CITY

APPROVAL AS TO FORM

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HURRICANE CITY

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HURRICANE CITY

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THE CANYONS R.V. RESORT PHASE #1 - AMENDED & EXTENDED  
- PARTIL AMENDMENT - B -

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AREAS AS MORE FULLY PROVIDED IN THE SUPPLEMENTAL CD & RS RECORDED AS ENTRY NO. 20200067730, INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHTS AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO HURRICANE CITY, FOR PERPETUAL USE OF THE PUBLIC, ALL EASEMENTS AS SHOWN, ALONG WITH PUBLIC UTILITY EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_.

THE CANYONS RV HOMEOWNERS ASSOCIATION

\_\_\_\_\_  
PRESIDENT (PRINT)  
THE CANYONS RV HOMEOWNERS ASSOCIATION,  
A UTAH NON-PROFIT CORPORATION,

CAROL S. HILL

\_\_\_\_\_  
INDIVIDUAL

FOREFRONT LLC

\_\_\_\_\_  
MANAGER (PRINT)

LOUANA BULLOCK

\_\_\_\_\_  
INDIVIDUAL

WESTERN COMMERCIAL  
REAL ESTATE PLLC

\_\_\_\_\_  
MANAGER (PRINT)

SCOTT C. HILL

\_\_\_\_\_  
INDIVIDUAL

BEAVERTAIL INC.

\_\_\_\_\_  
PRESIDENT (PRINT)

TAMRA BULLOCK

\_\_\_\_\_  
INDIVIDUAL

ACKNOWLEDGMENT:\_\_\_\_\_

STATE OF UTAH }  
COUNTY OF WASHINGTON } S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR \_\_\_\_\_, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

FULL NAME SIGNATURE: \_\_\_\_\_

FULL NAME PRINT: \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

EXPIRATION DATE: \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED  
IN THE STATE OF \_\_\_\_\_

(STAMP NOT REQUIRED PER  
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352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790  
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|                                     |                    |                    |
|-------------------------------------|--------------------|--------------------|
| FPLAT-AMD-PARTIAL-B<br>FILE NUMBER: | 3/29/2024<br>DATE: | B.E.A.<br>DRAWN:   |
| 10361-22-012<br>JOB NUMBER:         | 1" = 30'<br>SCALE: | B.E.A.<br>CHECKED: |



**Hurricane Planning Commission**  
**Special Meeting Minutes**  
June 6, 2024

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Minutes of the Hurricane City Planning Commission meeting held on June 6, 2024, at 2:30 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

**Members Present:** Mark Sampson, Shelley Goodfellow, and Michelle Cloud.

**Members Excused:** Brad Winder, Rebecca Bronemann, Kelby Iverson, Ralph Ballard, and Paul Farthing

**Staff Present:** Planning Director Gary Cupp and Fred Resch III

**2:30 p.m. Combined Field Trip with the City Council**

The commissioners took a field trip to tour the Zion Tiny Homes development in Apple Valley, Utah.

**Adjournment**



**Hurricane Planning Commission  
Meeting Minutes  
June 13, 2024**

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Minutes of the Hurricane City Planning Commission meeting held on June 13, 2024, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

**Members Present:** Mark Sampson, Paul Farthing, Ralph Ballard, Michelle Cloud, Brad Winder, and Kelby Iverson.

**Members Excused:** Shelley Goodfellow and Rebecca Bronemann

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

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

1. Recap the Spring APA conference

Fred Resch III gave a quick summary of the APA conference a few months ago. There was a lot of discussion about the housing market. There was essentially a decade missed in the housing market after the crash in 2008. The commissioners and staff discussed the current housing situation in Hurricane City and how quickly homes are being built. Ralph Ballard asked about water. Dayton Hall shared that the water district is working on it. We currently have 3700 units that are build ready, more than 5000 that are almost ready for approval of construction drawings, more than 9500 units with development agreements, and more than 1300 units that are within a PID that could be built once the infrastructure is put in. That is just in Hurricane city plus all the surrounding areas. The water conservancy district has started to take measures to account for all of that growth for the next 20 years.

2. Discussion on future projects

Fred Resch III gave a quick rundown of future projects and their priorities of them. First are state priorities. Hurricane has been designated as an MS-4 community which increases the mandatory requirements for storm water control. The city has hired a consultant to create a storm drain master plan to get us into compliance. The subdivision process has been updated which will require us to change our ordinance yet again. We have until November 30, 2024 to update this ordinance. A draft has already been prepared and should be coming before the commission soon for consideration. A water use general plan element needs to be adopted to address regional and statewide water conservation goals. We have until December 31, 2025 to comply. HB206 amends provisions relating to noticing and land use requirements in "airport influence areas". Hurricane is required to adopt an overlay for all areas extending 5,000 feet from the airport runway and notify all developers and builders withing the overlay area of aircraft overflights and noise. This has already been implemented internally. We have until December 31,2024 to adopt this. In 2017, the state code changed the definitions and terms of different types of childcares or daycare to three categories: childcare center, licensed family childcare, and residential certificate childcare. At the time, our code was updated to match the definitions as outlined in the state code but the change was not reflected in the use table in the commercial and residential chapters. We need to go in and clean these up to make sure everything matches. The commissioners would like to know how many licensed daycares and preschools we have in the city. Our moderate-income housing implementation plan needs some updates to match the expected and reached timelines. Staff plan to have this before the next meeting but we may not hit that deadline. The second is council and planning commission priorities. Staff and the commission have discussed several updates to the



general plan map. The council has directed staff to prepare an update with regards to the R1-4 zone and where it fits in the current designation scheme. The mayor and some council members have requested a change with regards to vacation rentals in commercial zones. The concern is that vacation rentals are taking up the commercial zoned property that could be used for retail. Currently vacation rentals are permitted in commercial zones as "hotel/motel". The state code doesn't allow us to have a different process for smaller subdivisions not counting lot splits. A minor subdivision would be laying out the process for determining appropriate required improvements for subdivisions under 5 lot. Lastly is internal priorities. Our sensitive lands ordinance is outdated and needs to be clarified and updated. Hurricane is home to many beautiful natural features and we need an ordinance to protect these features and prevent unsightly scarring. There need to be clearer criteria. Our sign code is overly long and confusing. It needs updates mostly for clarity. Some aspects may violate the first amendment. Mark Sampson asked what would come first. Mr. Resch III stated that the airport ordinance and a few others will be coming very quickly. Gary Cupp shared that we are working on developing a civic center master plan which will include a new city office and police station with the police station having priority. Kelby Iverson asked what the civic center will include. Mr. Cupp shared that it'll be the city office, police station, maybe some recreation, commercial, and residential. Mr. Iverson asked how it'll all be funded. Mr. Cupp stated that the new city office will be funded by the city but we are looking at other funding options by investors or grants.

**6:00 p.m. - Call to Order**

Roll Call

Pledge of Allegiance by Paul Farthing

Prayer and/or thought by invitation by Kelby Iverson

*Michelle Cloud motioned to approve the agenda as presented. Paul Farthing seconded the motion. Unanimous.*

Declaration of any conflicts of interest

**NEW BUSINESS**

**1. PSP24-11: Discussion and consideration of a possible approval of a preliminary site plan for Wasatch Trailer Sales, a commercial development located at 250 N Foothills Canyon Dr. Wasatch Trailer Sales-Todd Campbell, Applicant. Karl Rasmussen, Agent.**

Jeff Thomas shared that Wasatch Trailers wants to build a location here. The concerns have been addressed with the updated plan and the additional concerns will be addressed during the construction drawing process. Mark Sampson asked staff if this has sufficed all concerns. Fred Resch III stated he's not sure it addresses all his concerns but it's good enough to be approved by the commission. Kelby Iverson asked what type of business this is. Mr. Thomas shared that they sell a lot of different types of trailers so the business will be great for tax revenue for the city. Mr. Sampson asked about the concern of the building being set too far back. Mr. Resch III stated that there are concerns with the distance being too far from a fire hydrant but it'll be hashed out during the construction process.

*Paul Farthing motioned to approve PSP24-11 subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.*



**2. PSP24-12: Discussion and consideration of a possible approval of a preliminary site plan for Starbucks, a restaurant located at 765 W State St. Stratton Land Holdings, Applicant. Chase Stratton, Agent.**

Chase Stratton shared that they have been working with Starbucks for a little over a year on this project. This is the site layout that worked the best. Michelle Cloud mentioned the concerns from engineering. Jeremy Pickering shared that he and Chase have been having conversations about this and he thinks they can work through all the concerns. He feels the preliminary site plan is the perfect opportunity to bring up a lot of the concerns to start the expectation process. Mark Sampson asked what would happen to the pizza wagon. Mr. Stratton is not sure where they will be going but he hopes they can figure out a place to put them. Mr. Sampson asked if traffic studies have been done for this lot to keep the traffic from backing up onto state street. Is UDOT okay with this access point? Mr. Stratton shared that he would assume that would be addressed during the construction process.

*Michelle Cloud motioned to approve PSP24-12 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.*

**3. PP24-18: Discussion and consideration of a possible approval of a preliminary plat for Strawberry Fields Estates, a 57-lot residential subdivision located at the southwest corner of Bash Parkway and Gateway Blvd. Lifetime Homes-Jimmy DeGraffenreid, Applicant. Karl Rasmussen, Agent**

Jeff Thomas reminded the commission that this has already had approval and an extension. It has just taken longer to get the roadways in. However, we are finally there. The infrastructure is all there and they are ready to get moving with construction drawings. Fred Resch III stated this was approved and they got the extension but because they still have not applied for final plat, their preliminary plat is expired. They are basically restarting the process. There are no substantial changes. Dayton Hall asked for an update for the utility connections to the property. Mr. Thomas shared that the concerns from public works have been addressed. There was a water loop put in and the curb, gutter, and side walk are in with pavement planned for next week.

*Kelby Iverson motioned to approve PP24-18 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.*

*Paul Farthing motioned to adjourn. Michelle Cloud seconded the motion. Unanimous.*

*Kelby Iverson immediately motioned to go back into session. Paul Farthing seconded. The consensus was unanimous.*

Mark Sampson briefed the commissioners on the field trip to Apple Valley to see the Zion Tiny Homes development. He thinks the product is a really good idea and could potentially help provide affordable housing within our city. The R1-4 zone was discussed briefly.

*Kelby Iverson motioned to adjourn. Paul Farthing seconded. Unanimous.*

**Adjournment**