



HURRICANE CITY UTAH

Mayor

Nanette Billings

City Manager

Kaden DeMille

City Council

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

Hurricane City Council Meeting Agenda

November 21, 2024

3:30 PM

City Council Chambers 147 N 870 W, Hurricane

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

3:30 p.m. Work Meeting

1. Tour of Hurricane City Police Station
2. Discussion on precedent imagery of future public service buildings

5:00 p.m. Pre-meeting

1. Agenda Summary

6:00 p.m. - Call to Order

Prayer

Thought

Pledge of Allegiance

Declaration of any conflicts of interest

Minutes of the Regular City Council Meeting for November 7, 2024

Presentation from the HHS Black Ops Robotics Club

Public Forum – Comments from Public

Please Note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda, public comments will be limited to 3 minutes per person per item. A spokesperson representing a group to summarize their concerns will be allowed 5 minutes to speak. Repetitious commentary will not be allowed. If you need additional time, please request agenda time with Cindy Beteag in writing before 12:00 p.m. the Tuesday one week before the Council meeting.

OLD BUSINESS

1. Consideration and possible approval for the **Street Department 5-year improvement plan** - Mike Vercimak
2. Resolution No. 2024-37: Consideration and **possible adoption of an update to the General Plan for a comprehensive amendment to the Future Land Use Map**

NEW BUSINESS

1. Consideration and possible approval of the **assignment of the hangar lease for pad 6 South 1 East** from the Norman R. and Patricia E Anderson Family Trust to Motive Aero LLC, a Wyoming Limited Liability Company - Lauren Burton
2. Consideration and possible approval of the **assignment of the hangar lease for pad 5 South 3 East** from Robert J. Davis to the Douglas Jones Revocable Trust
3. Consideration and possible approval of **awarding a contract for the construction of 2050 South Street** Improvements - Arthur LeBaron
4. Discussion regarding the **Parks, Trails, and Recreation Impact fee being charged to nonresidential** permits - Chase Stratton
5. Consideration and possible approval of an **adjustment to the Parks, Trails, and Recreation Impact fee** for Starbucks restaurant - Chase Stratton
6. Consideration and possible approval of LUCA24-05 a **Land Use Code Amendment to Title 10, Chapters 3, 15, and 51** regarding transient lodging facilities in commercial zones. Gary Cupp
7. Consideration and possible approval of LUCA24-06 a **Land Use Code Amendment to Title 10, Chapter 28** regarding development standards in rockfall zones. Gary Cupp
8. Consideration of and possible decision on a request for ZC24-09 a **Zone Change located at 259 N Main St** from Single Family Residential R1-10, one unit per 10,000 square feet, to Multiple Family RM-3, 15 units per acre. Interstate Homes LLC, Applicant.
9. Consideration of and possible decision on a request for ZC24-10 a **Zone Change located at 1015 W 250 N** from Single Family Residential R1-10, one unit per 10,000 square feet, to Residential Agricultural RA-0.5, one unit per half acre. Jaymie Wetzel, Applicant. Karl Rasmussen, Agent.
10. Consideration of and possible decision on a request for ZC24-11 a **Zone Change located at 1268 W 650 S** from Residential Agricultural RA-1, one unit per acre, to Single Family Residential R1-15, one unit per 15,000 square feet. CCH&N Holdings LLC, Applicant. Daryl Brown, Agent.
11. Discussion regarding **business license and day permit fees and refund procedures** - Cindy Beteag
12. Mayor, Council, and staff reports
13. Closed Meeting held pursuant to Utah Code section 52-4-205, upon request

Adjournment

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

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

_____ for the City Recorder

Agenda Summary for Hurricane City Council November 21, 2024

3:30 p.m. Work Meeting

Tour of Hurricane City Police Station

Discussion on precedent imagery of future public service buildings

5:00 p.m. Pre-Meeting

6:00 p.m. Call to Order

Minutes of the Regular City Meeting for November 7, 2024

Presentation from the HHS Black Ops Robotics Club

Old Business

1. This item was continued from the last meeting until all Council members were present.
Mayor and City Council,

As you may be aware, the 100 North Improvement project was the last project in our pipeline of future street improvement projects.

In an effort to keep the city moving forward with street improvements, Public Works convened a workshop comprised of Mayor Billings, Councilman Thomas, Arthur LeBaron, Kaden Demille, Weston Walker and myself.

During budget discussion this past spring the Council had 2 robust discussions about what roadways should be put on our 5-year plan and what priority they should have in the hierarchy of projects. The group used the list generated by those discussions along with the information received from the Public in two different polls that were taken about road projects and came up with a recommendation for the City Council.

Please find attached the list of projects the group arrived at and the priority of each project. Our analysis consisted of (1) the current condition of roads (2) result of improvements, i.e.: greater safety, connectivity, area of influence of each project, etc. (3) Right of Way acquisition required (4) relationship to other City projects, i.e.: pressurized irrigation expansion (5) engineering already done and (6) budget constraints. Our list also provided a short narrative about each project.

This list is provided as a basis for discussion, and we are hoping that the City Council will be able to reach an agreement on the project list so we may move forward with our planning.

If you have any questions, please feel free to contact me or any other member of the group.

Respectfully,
Mike Vercimak
Director of Public Works

2. This item was continued at the last meeting to give Councilman Ellerman a chance to review his requested revisions.
This item was continued on 10/3/2024 by the City Council to make further adjustments to the proposed Future Land Use Map in the General Plan. Staff has made the requested changes and is presenting an updated version of the map for this meeting. It has been discussed that a number of changes to the Future Land Use Map in the general plan be approved and adopted. The Future Land Use Map, often called a “General Plan Map”, is the guiding document for land use and zoning policy within the city. The currently proposed changes will align the map with existing zoning and development conditions in the city, and also, will reflect the city leadership’s stated policy preferences for future growth in key areas of the city.

Key Changes Proposed (updated changes in **bold**):

- Update the general plan designation for “The Fields” area from Single Family to Rural Residential.
- Update the general plan designation for the Sand Mountain area from Natural Open Space to Recreational Open Space.
- Expanded Industrial/Business designations.
- **Expanded Commercial designations along the Hwy 7 east corridor.**
- **Update portions of the Ash Creek Special Services District's property by the Hurricane treatment ponds from Agricultural to Planned Community to allow for future workforce housing.**

The Planning Commission gave a unanimous recommendation to adopt the proposed amendments.

Recommendation:

Staff recommends approval and adoption of the proposed amendments to the Future Land Use Map in the General Plan. --Gary Cupp

New Business

1. The Airport Board met on Tuesday, November 19th, and they unanimously recommended approval of this lease.

2. The Airport Board met on Tuesday, November 19th, and they unanimously recommended approval of this lease.
3. Ash Creek Special Service District is replacing the sewer line in 2050 South, which requires removal of asphalt, curb and gutter, and sidewalk. The storm drain that parallels the sewer has failed and needs to be replaced. This project will take advantage of the fact that Ash Creek will be replacing the surface improvements with their project.

11/20/2024 Update

The City received 6 bids. The bid tabulation is included as an attachment. The contractors were asked to provide bids for 3 different types of pipe so we could evaluate the pipe types and their respective costs. Since this project is in an area with highly collapsible soils we wanted to evaluate the cost of different pipe and water-tightness solutions. In the bid tabulation, there can be found 3 sheets: Base Bid, Alternate 1 and Alternate 2.

Staff preference for pipe material is PIP pipe, as it provides the best gasketed joints, particularly at inlet boxes. The bid for this pipe is Bid Alternate A. The low bidder is Trapp Construction at \$161,485.07. – Arthur LeBaron

4. On May 2, 2024, the Council unanimously approved the adoption of the Parks, Trails, and Recreation Master Plan, the Impact Fee Facility Plan, and the Impact Fee Analysis. Subsequently, on June 6, 2024, the Council voted to adopt a new impact fee for parks, trails, and recreation, setting it at 50% of the recommended amount needed to cover the planned improvements. The decision passed with one dissenting vote from Councilman Thomas. The amount of the impact fee is based on the number of Equivalent Residential Connections (ERCs) for the new development. To calculate the number of ERCs (and therefore the impact fee), the impact fee plans utilizes the size of the water meter provided to the proposed development because the water meter size is designed to match the number of ERCs. The impact fee as adopted applies to residential, commercial, and industrial developments. Mr. Stratton has requested this item be revisited to evaluate whether the fee is appropriate for nonresidential developments.
5. On June 6, 2024, the Council adopted the current Parks, Trails, and Recreation impact fee, calculated based on ERCs (Equivalent Residential Connections). This fee became effective 90 days after adoption. The ordinance includes a provision allowing the City to adjust the standard impact fee at the time it is charged. Such adjustments may be made only upon a specific written request from the individual or entity subject to the fee and must be considered by the Hurricane City Council during a regular meeting. Starbucks Restaurant has applied for a building permit and is requesting a 2" water meter. Under the current fee schedule, the Parks, Trails, and Recreation impact fee for a 2" meter is \$47,754.24. This impact fee has been paid, but Mr. Stratton has submitted a request to receive a refund of this fee, citing the limited impact this business will have

on parks, trails, and recreation. The matter is now before the Council for review and consideration.

For reference, the impact fee based on a 5/8" meter (1 ERC) would be \$4,663.50; the fee for a 3/4" meter (1.44 ERCs) would be \$6,715.44; and the fee for a 1" meter (2.56 ERCs) would be \$11,938.56. The \$47,754.24 fee for a 2" meter is based on a 2" meter serving 10.24 ERCs. It is highly unusual for a restaurant of this size to request a 2" meter.

6. The growth of short-term rentals has proliferated in the City, which has caused concerns about these uses replacing existing residential units with short-term uses, thus reducing existing housing stock in commercial zones. Concern was also voiced that these short-term vacation rentals only provide benefits or amenities for visitors and not the residents of Hurricane. After direction from the City Council, staff has prepared an ordinance update to specify that short-term rentals of ten rooms or less will not be permitted in commercial zones. This will still allow for more traditional hotel development, but will prohibit or strongly discourage the smaller-scale vacation rental developments that have proliferated in our commercial areas in the past few years. This item was heard on October 24, 2024, by the Planning Commission. The Commission was reluctant to disallow short-term rentals in commercial zones, because they felt that they may provide a needed housing option in the community, and may also be a viable incentive for revitalization of historic buildings in the downtown area. The Commission continued the item and requested that staff look into how short-term rentals might be allowed as a conditional use in commercial zones. Staff feels that the Commission's concerns are valid and their suggestions are worthy of further consideration. Staff recommends that the Commission's ideas will be better implemented under the forthcoming downtown zoning overlay that will guide development in the downtown area under the recently adopted Downtown Master Plan. At the November 14, 2024, Planning Commission meeting, staff informed the Commission that short-term rentals will be considered as a use that will be allowed under the new downtown zoning overlay that is now being developed. The Planning Commission agreed and unanimously recommended that the ordinance update, as presented, be approved by the City Council. --Gary Cupp
7. This proposed ordinance update is intended to clarify what has essentially been the City's procedure concerning development in geologic hazard zones since the City adopted the Utah Geological Survey Rockfall Hazard Map in 2014. The map is used to determine when professional reports should be required for development in possible rockfall zones. The practice of the city has been to require a site-specific geologic and geotechnical report be prepared when a development is located within an identified rockfall zone. The purpose of the report is to confirm the location of the rockfall hazard zone in relation to a project. Staff believes this process is appropriate for developments in these areas with special geological hazards; however, the ordinance does not clearly reflect the process, so it is proposed that the code be amended to clarify the requirement. The Planning Commission heard this item on November 14, 2024, and

voted 7 to 1 to recommend that the ordinance amendment be approved by the City Council. --Gary Cupp

8. The applicant is seeking a zone change from Single Family Residential R1-10 to Multiple Family RM-3 on 0.26 acres. This property is currently vacant and is located along Main St. within Downtown Hurricane. RM-3 zoning typically requires a full acre to be considered for a zone change; however, Hurricane City Code (HCC) 10-13-4 states: *"Minimum area shall not be required in downtown area as listed within the general plan map to allow for infill and redevelopment of the downtown area in order to accomplish goals within the City's general plan and supporting master plans."* Thus, the request for RM-3 zoning on the 0.26-acre parcel is not subject to the 1-acre minimum. Due to its small size, under RM-3 zoning only three units would typically be allowed on the property and the applicant is requesting a density bonus under the affordable housing ordinance in order to be allowed four units. The Planning Commission heard this item on November 14, 2024, and voted 5 to 3 to deny the zone change, citing that the request is not harmonious with surrounding development and will therefore have an adverse impact on the community. --Gary Cupp
9. The applicant is seeking a zone change on 1015 W 250 N from Single Family Residential R1-10 to Residential Agricultural RA-0.5 for the purpose of building a metal accessory dwelling unit of larger size and height than is allowed by R1-10 zoning standards. This property is 2.01 acres and is located west of the City Office, and is surrounded by the property that is intended to be developed by the City as part of the Civic Center Master Plan. The Planning Commission heard this item on November 14, 2024, and unanimously recommended that the zone change be approved by the City Council. -- Gary Cupp
10. The applicant is seeking a zone change from Residential Agricultural RA-1 to Single Family Residential R1-15 for the purpose of building a residential subdivision. This is a long narrow property (approximately 170' by 1350') that stretches north-south between 400 S and 650 S. The property is 5 acres and under normal R1-15 development, approximately 11 lots could be expected. However, due to the narrow configuration of the property, fewer lots are more likely. Several public comments in opposition to the zone change were received at the public hearing for the November 14, 2024, Planning Commission meeting. Concerns were expressed by the Planning Commission that a development plan was not presented with the application that could show how the applicant intended to develop or subdivide the property. In the weeks prior to the meeting, staff suggested to the applicant that a conceptual development plan would be helpful for the Commission to make a recommendation. The applicant agreed and informed staff that a site plan would be provided prior to the Planning Commission meeting, but one was never received. The Planning Commission voted 7 to 1 to deny the zone change, citing that it would have an adverse impact on the community; that it would not be harmonious with surrounding development in the area; and that there is a

lack of adequate public facilities, because the site is too narrow to accommodate a roadway that would likely be required if the site were to be developed. --Gary Cupp

11. In 2013, Hurricane City reduced its business license fees from \$100 to \$50 in response to Governor Herbert's call for more business-friendly policies. However, only regular business license fees were addressed, leaving day-use permit fees unchanged, meaning day permits currently cost the same as a regular license. Presently, the City charges \$50 for a business license and \$50 per day (or \$150 for eight consecutive days) for a day permit. While we aim to maintain a supportive environment for businesses, staff recommends raising the regular business license fee back to \$100 to offset rising costs and account for the additional work involved in ensuring timely renewals.

The renewal process involves several steps:

- A renewal notice is mailed 45 days before the expiration date.
- If unpaid by the renewal date, a courtesy renewal reminder is sent (though this is not required by code).
- Thirty days after expiration, if still unpaid, a delinquent notice is issued.
- If there's no response within the next 15 days, a failure-to-renew notice is sent, and the license is closed.

Each renewal requires detailed review to confirm compliance, and if any requirement is missing, a notice is sent to the business, detailing what is needed and the timeframe to complete it. Until all requirements are fulfilled, renewals are marked as pending and checked weekly, meaning staff may review the same renewal up to eight times within this period. A comparative chart of neighboring cities' fees is included in the packet. Another issue for consideration is the current refund process for businesses that pay the renewal fee but fail to meet all renewal requirements within the allotted time. Presently, if a business submits payment but does not complete the required steps, a refund check is issued, and the business must reapply if it intends to continue operating. This practice has led to challenges, including uncashed checks, returned payments, and compliance issues. Staff proposes a code change making the renewal fee nonrefundable if the business does not fulfill all requirements. If a renewal is denied due to non-compliance, the business would have to reapply and pay the full fees again, which may encourage more timely compliance. – Cindy Beteag

12. Mayor, Council, and staff reports.
13. Closed Meeting.

Minutes of the Hurricane City Council meeting held on November 7, 2024, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 5 p.m.

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

Also Present: City Attorney Dayton Hall, Police Chief Lynn Excell, Power Superintendent Scott Hughes, Public Works Director Mike Vercimak, City Planner Gary Cupp, Assistant Planner Fred Resch III, Street Superintendent Weston Walker, Recreation Director Tiffani Wright, Water Supervisor Kory Wright, City Engineer Arthur LeBaron, Building Official Larry Palmer, HR Director Sel Lovell, and City Recorder Cindy Beteag.

AGENDA

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

Mayor Billings, Kevin Thomas, and Clark Fawcett (online) were present for the pre-meeting.

Fred Resch III mentioned the Planning Commission approved the final site plan for Starbucks and a preliminary site plan for a commercial development with a hotel and three restaurant pads on the corner of Sand Hollow Road and SR-9.

Gary Cupp stated there are potentially seven items coming from the Planning Commission next week. They are working on multiple code updates. Mayor Billings suggested reviewing the flag lot standards instead of domestic lot splits.

Arthur LeBaron stated he attended Utah Transportation Conference this week where he was able to have a few key conversations. He mentioned on November 14th – 15th it is the Utah Transportation Commission meeting. UDOT staff has asked him to do a presentation on growth in the Sand Hollow area.

Weston Walker reported that street crews are currently focused on crack sealing roads scheduled for treatment in the spring. The team is finalizing mapping details and will share them with the Council as soon as possible. Additionally, the 600 North trail project is completing its punch list, and crews have been assisting with the Ash Creek project on 2050 S. Bids for the 2050 S. road work will be opened next week, with plans to award the bid at the upcoming council meeting. The road around Quail Lake is now open and operating smoothly. Mayor Billings noted the need to explore options for an additional connection near the new Ace Hardware location.

Mike Vercimak reported that since the last meeting, JUC has approved six sets of construction drawings, conducted two pre-construction meetings, and issued two notices to proceed. A pre-construction meeting for 100 North was held this week, where they discussed potentially beginning work before March. He requested that the 5-year plan discussion, listed on the agenda, be postponed until all council members are present. Mayor Billings thanked Mr. Vercimak, recognizing his extra efforts over the past month.

Sel Lovell mentioned open enrollment will be open the week of the 18th. They have a couple jobs open right now in power, police, parks, and streets and a custodian. The employee Christmas party will be December 20th at noon at the new gym.

Kory Wright provided an update on the well project, noting that they are nearly ready to drill a second test well at Sky Ranch. The initial well reached a depth of 800 feet but did not yield sufficient water. After hiring Willowstick to identify a more promising location, they secured an easement to move forward at the new site. While they are prepared to put the tank out for bid, they are waiting for funding and necessary approvals. This year has been favorable for water, with a decrease in leaks. He also mentioned concerns about the unsightly area near Fiiz caused by an accident, stating that they can start some cleanup while waiting on insurance. Progress on the Dixie well continues, with hopes to bring it online by April.

Tiffani Wright reported high turnout at the Community Center on Election Day, expressing gratitude to the police department for their presence during the event. She noted that the gym is already extremely busy and emphasized the need for an additional gym. She shared that the Pizza Wagon is relocating to Tom's Corner, with ongoing collaboration with the power department on infrastructure setup. The Christmas Tree Lighting is scheduled for December 2nd, followed by the Christmas Tree Festival from December 12th to 14th.

Scott Hughes mentioned most of the linemen are participating in the training and classes in St. George this week. They got flags up today for Veterans Day. Council should have received an invitation to the annual member meeting.

Matt Goodrich from Ash Creek Sewer District stated they are about halfway through their section of the 2050 S project and aim to finish by Thanksgiving, noting the pipe had to be raised by 4-5 inches. Sewer rates will increase by 5% in January. Progress is also ongoing at the Confluence Park Treatment Facility, with work underway on the tilt-up walls.

Larry Palmer reported they have issued sixteen single family permits, four commercial permits, and the gym permit is ready to be issued. Ace opened today and had a great turnout.

Chief Excell mentioned that arrests and fraud cases have increased, with detectives working hard to close cases, including collaborating with the FBI on a juvenile/adult burglary ring. They recently ordered an upgraded program from Express Bill Pay to enable online dog license renewals and document creation, aiming for a January launch. Officers were called during early voting to address issues and subsequently maintained a presence at the building throughout Election Day. The department currently has two officer vacancies. Chief Excell expressed appreciation to the Power Department for their help in fixing the flagpole and mentioned ongoing coordination with the Streets Department regarding signage by Valley Academy.

Mayor Billings stated the UTV Takeover and Trail Hero were a huge presence over the last month. She thanked Candace with the State Park for her efforts. The Legislature breakfast will be December 9th at 8 a.m. in the City Council Chambers. She asked for everyone to send her their list so she can get an agenda together for it. She received a card from Southern Utah Aviation Association thanking the Council for paying the money back to the FAA to allow the

AWASP system to move forward. She mentioned Leslie Fonger with Greater Zion reached out to her concerning the bike trail on BLM or Hurricane City property. They have been pursuing getting the NICA State Championship race back to this area. Mayor Billings stated her understanding was Council wanted the race on BLM land not the City's land by Frog Hollow. Mac Hall stated he and Arthur LeBaron went and looked at a couple areas. He told them they had some suggestions, but he never heard back from them. Mayor Billings will reconnect with Ms. Fonger and provide Mac Hall's contact information. She stated the Fire District had board meeting where they passed a resolution recommending a certified tax rate. Mayor Billings, Councilman Fawcett, the County Commissioners, Chief Decker, and some other mayors met about options for the District and support from Hurricane City. They need to get their budget approved before the end of the calendar year. Dayton Hall read the resolution. Mayor Billings mentioned Councilman Fawcett was the only nay vote on the board.

6:00 p.m. - Call to Order –

Mayor Billings welcomed everyone and called the meeting to order.

Drew Ellerman joined the meeting at 6:05 p.m. via telephone.

Prayer, Thought, and Pledge led by Dennis Leavitt.

Declaration of any conflicts of interest

None declared.

Minutes of the Regular City Council Meeting for October 3, 2024, and October 17, 2024, and special meeting October 25, 2024

Kevin Thomas motioned to approve the minutes as written. Seconded by Drew Ellerman.

Motion carried with Kevin Thomas, Clark Fawcett, and Drew Ellerman voting aye.

Presentation by United We Pledge - update on Liberty Village

Dennis Leavitt presented the master plan for Liberty Village, outlining each phase. He shared that Phases 1 and 2 are fully funded, with construction on utilities and roads currently underway. Key features will include the 13 Colonies Plaza, complete with a Liberty Bell replica and Independence Hall. Liberty Village plans to commemorate America's 250th anniversary with events at the County Fair. The main road, named Liberty Way, will lead into the development. He showcased a video of current progress and emphasized the project's debt-free approach, building as funds are secured. He expressed enthusiasm for the educational impact on Hurricane, highlighting a legacy plaque at the entrance to honor the City's history.

Joseph Prete joined the meeting at 6:25 p.m. via telephone.

Presentation and update regarding the Epson Tour Golf Tournament - Penny James Garcia

Penny James Garcia expressed gratitude to the City for its support of their event, which has significantly grown, drawing women from around the world. She requested increased support for 2025, highlighting that visitors often return to spend money in the area. The event

purchased media time on the Golf Channel, providing substantial exposure, and they're grateful for the partnership with Greater Zion. This event also offers unique opportunities to Hurricane residents. Partnering with local universities enabled student golfers to participate. The Legends Championship voted to return next year, allowing them to host a doubleheader again. The event's advertising reached 24 countries, providing valuable visibility for the City. She presented a sponsorship packet, proposing \$92,000 for the Epson tournament alone or \$100,000 for both tournaments.

Mayor Billings thanked Mr. Leavitt and Mrs. James Garcia for their presentations.

Public Forum – Comments From Public

No comments were made.

NEW BUSINESS

1. Consideration and possible award of a construction contract for the four-court gym - Arthur LeBaron

Drew Ellerman was excused at 6:50 p.m.

Arthur LeBaron reported that ten bids were received for the project, and he presented a ranking sheet for each bid. Bud Mahas Construction was the low bidder with the highest score, leading to a recommendation to award them the contract. This bid will cover the completion of all parking areas and came in slightly below the engineer's estimate.

Kevin Thomas motioned to award the bid to Bud Mahas in the amount of \$5,222,000. Seconded by Clark Fawcett. David Hirschi joined the meeting at 6:52 p.m. Motion carried with David Hirschi, Kevin Thomas, Clark Fawcett, and Joseph Prete voting aye.

2. Consideration and possible approval for the Street Department 5-year improvement plan - Mike Vercimak

Staff asked for this item to be continued until all the Council was present.

Kevin Thomas motioned to continue the Streets Department 5-year improvement plan to the next meeting. Seconded by David Hirschi. Motion carried with David Hirschi, Kevin Thomas, Clark Fawcett, and Joseph Prete voting aye.

3. Consideration and possible approval of LUCA24-07 a Land Use Code Amendment to Title 10, Chapter 15 to provide an exception to allow the takeoff and landing of aircraft in commercial zones for the purpose of medical transport at hospital facilities. Hurricane City Planning, Applicant.

Gary Cupp clarified that the proposed ordinance change was intended to add an exception for medical aircraft. The Planning Commission recommended approval but suggested the Council consider allowing private helipads on larger lots, which the Council discussed. Councilman Prete joined the meeting in person at 6:55 p.m. Dayton Hall explained that, as the current ordinance stands, helicopters are prohibited in commercial zones, but this new provision would provide an exception for medical aircraft. The residential code, however, does not currently specifically address helicopter usage, but helicopter usage is not identified as one of the permitted uses. If the Council prefers that helicopter usage remains prohibited in residential zones as currently enforced by the City, the prohibition should be specified in the code. Kevin Thomas noted that the Planning Commission also raised the topic of future drone deliveries, suggesting this could be considered in the current review. Councilman Prete suggested that drone delivery could be evaluated later if there is demand. Mr. Hall recommended passing the ordinance as written and revisiting the other issues with the Planning Commission, particularly with input from the Airport Board on drone use regulations. He confirmed that the Council has directed a review of helicopter regulations in residential zones, which will now go back to the Planning Commission for further discussion.

Steve Nation lives in Sky Ranch, and they have a private airport. He explained they currently in the County limits, but they would like to be annexed into the City. He asked if the Council is going to prohibit helicopters in residential zones that they allow them in private airports. That needs to be addressed while it is being discussed. Mr. Hall explained when property is annexed into the City, there is typically an annexation agreement to address those types of issues.

Kevin Thomas motioned to approve Ordinance 2024-13 amending Title 10, chapter 15 to provide an exception to allow the takeoff and landing of aircraft in commercial zones for the purpose of medical transport at hospital facilities. Seconded by Joseph Prete. Motion carried with David Hirschi, Kevin Thomas, Clark Fawcett, and Joseph Prete voting aye.

4. Consideration and possible approval of a power line extension for Cielo at Coral Canyon
- Cole West Home

Mayor Billings read the following summary written by Scott Hughes that was provided in the packet. "The Power Board is scheduled to review this item on Wednesday, November 6th. Since their meeting occurs after the deadline to post the City Council agenda, the item has been included with the expectation that a recommendation will be made. Any person, including any subdivider, who desires to have the power lines extended within the City may make application to the Power Board in writing. A description of such proposed extension accompanied by a map showing the location and size of the proposed line extension shall be submitted in writing which shall be reviewed by the Power Superintendent and taken to staff meeting for review before approaching the City Council.

Tony Carter outlined the plan for extending power near the Lone Rock Condos and Walmart Distribution Center. The extension will require an overhead power line across Old Hwy 91, after which it will transition to an underground line for approximately 2,500 feet. Mayor Billings noted that the Power Board has recommended approval. Clark Fawcett inquired if other utilities have been reviewed for potential concerns. Mr. Carter confirmed that, while they are still assessing, they have already received will-serve letters from Ash Creek and the Water department.

Joseph Prete motioned to approve the power line extension for Cielo at Coral Canyon. Seconded by Clark Fawcett. Motion carried with David Hirschi, Kevin Thomas, Clark Fawcett, and Joseph Prete voting aye.

5. Consideration and possible approval of a power line extension for Black Ridge Ph 2 - Wasatch Commercial Builders

Scott Hughes stated this application was tabled at the Power Board at the request of the applicant.

David Hirschi motioned to table the power line extension for Black Ridge Ph 2. Seconded by Joseph Prete. Motion carried with David Hirschi, Kevin Thomas, Clark Fawcett, and Joseph Prete voting aye.

6. Consideration and possible approval of a Resolution authorizing and approving the Millard County Power Project Power Sales Contract with Utah Associated Municipal Power Systems; and related matters - Scott Hughes

Mayor Billings read the following summary written by Scott Hughes that was provided in the packet. "The Power Department is constantly looking and researching with UAMPS and independently for electric resources. As our City continues to grow, and as old resources expire, we are in constant need of adding more resource supplies to our portfolio. After some research conducted by UAMPS, we have determined that there is a strong need for additional natural gas generation for most UAMPS members. We have begun to develop two projects, one being a base load combined cycle gas turbine and the other being a peak shaving internal combustion reciprocating gas plant. For a more in depth summary of these projects, please see the documents titled "Executive Summary Utah Associated Municipal Power Systems Millard County Power Project" and "Executive Summary Utah Associated Municipal Power Systems Power County Power Project" contained within this packet."

Scott Hughes reported that the Power Board recommended approval of both resolutions, with a recommendation to increase entitlement shares beyond the UAMPS suggestion of 10 megawatts for peak shaving and 12 megawatts for baseload. The board advised allocating 30 megawatts total, with 14 for baseload and 16 for peak shaving. He explained that the City has

236 been balancing its load through Rocky Mountain Power (PacifiCorp), but starting in Spring 2026,
237 with PacifiCorp joining the Extended Day Ahead Market (EDAM), the City will need to manage
238 its load independently. He presented graphs showing the contributions of gas-powered
239 projects, underscoring the necessity of additional resources. Kevin Thomas agreed that
240 increased diversity is beneficial, while Joseph Prete expressed caution, preferring not to
241 overcommit to leave room for future options, particularly if government policy changes on coal.
242 Mr. Hughes explained the original proposal was for 10 megawatts for the peaker project and 12
243 for the baseload project, but they have adjusted the plan to prioritize the peaker, allowing
244 flexibility to forgo it if not needed. Any surplus energy could potentially be sold on the market.
245 Mayor Billings asked about the City's commitment level. Mr. Hughes clarified that the peaker
246 plant is expected to run 40% of the time at around \$112 per megawatt, while the baseload is
247 projected to operate at 75%, costing about \$69 per megawatt. They are considering 16
248 megawatts from a Utah plant and 14 from an Idaho plant, with the peaker plant being slightly
249 more costly due to its intermittent use. To proceed with construction, the plants need to reach
250 85% subscription, and they are currently at 82%. Mr. Hughes mentioned an option to increase
251 shares if remaining participants are close to this threshold, though he does not anticipate this
252 need if Hurricane requests additional capacity. Mayor Billings asked about interim energy
253 sources. Mr. Hughes responded that they are exploring other resources and anticipate needing
254 to purchase market energy until these plants are operational, expected in 2029 and 2031.

255
256 Dayton Hall explained that if this agreement is approved, the City will commit to covering its
257 portion of development costs upon reaching the 85% subscription level. At the end of the
258 development phase, a committee, including Mr. Hughes as a voting member, will assess the
259 project to decide on continuation. The primary risk lies in funding a project that may ultimately
260 prove nonviable, though there are "off-ramp" options—though potentially costly. Mr. Hughes
261 clarified that during development, no immediate payments are required from the City, as the
262 project will be funded through bonds and lines of credit. Once operational, costs will be
263 covered through energy purchases, but should the project fail, the City would need to
264 contribute its share of development costs. UAMPS is securing financing as part of the
265 agreement. He noted that capital contributions can be made upfront, though they are forfeited
266 if payments are later defaulted. The Power Board has unanimously recommended approval and
267 advised increasing Hurricane's entitlement to 16 megawatts for the peaker and 14 for the
268 baseload. The City must approve this by month's end to avoid delaying participation for a year
269 until the next cluster study, which is needed for the two proposed projects. Mayor Billings
270 inquired about other cities with higher entitlements than Hurricane, and Mr. Hughes provided a
271 comparative chart. Councilman Thomas added that it's unfortunate some cities opted out of
272 the Nuscale project, which would have offered lower costs.

273
274 Kevin Thomas motioned to approve Resolution 2024-39 authorizing and approving the Millard
275 County Power Project Sales Contract at 16 megawatts. Seconded by Joseph Prete. Motion
276 carried with David Hirschi, Kevin Thomas, Clark Fawcett, and Joseph Prete voting aye.

- 278 7. Consideration and possible approval of a Resolution authorizing and approving the
279 Power County Power Project Power Sales Contract with Utah Associated Municipal
280 Power Systems; and related matters - Scott Hughes

281
282 Kevin Thomas motioned to approve Resolution 2024-40 authorizing and approving the Power
283 County Power Project Power Sales at 14 megawatts. Seconded by Joseph Prete. Motion carried
284 with David Hirschi, Kevin Thomas, Clark Fawcett, and Joseph Prete voting aye.

285 **OLD BUSINESS**

- 286 1. Resolution No. 2024-37: Consideration and possible adoption of an update to the
287 General Plan for a comprehensive amendment to the Future Land Use Map.

288 Mayor Billings read the following summary provided in the packet written by Gary Cupp. “This
289 item was continued on 10/3/2024 by the City Council to make further adjustments to the
290 proposed Future Land Use Map in the General Plan. Staff has made the requested changes and
291 is presenting an updated version of the map for this meeting. It has been discussed that a
292 number of changes to the Future Land Use Map in the general plan be approved and adopted.
293 The Future Land Use Map, often called a “General Plan Map”, is the guiding document for land
294 use and zoning policy within the city. The currently proposed changes will align the map with
295 existing zoning and development conditions in the city, and also, will reflect the city
296 leadership’s stated policy preferences for future growth in key areas of the city. Key Changes
297 Proposed (updated changes in bold):

- 298 • Update the general plan designation for “The Fields” area from Single Family to
299 Rural Residential.
- 300 • Update the general plan designation for the Sand Mountain area from Natural
301 Open Space to Recreational Open Space.
- 302 • Expanded Industrial/Business designations.
- 303 • Expanded Commercial designations along the Hwy 7 east corridor.
- 304 • Update portions of the Ash Creek Special Services District's property by the
305 Hurricane treatment ponds from Agricultural to Planned Community to allow for
306 future workforce housing.

307 The Planning Commission gave a unanimous recommendation to adopt the proposed
308 amendments. Recommendation: Staff recommends approval and adoption of the proposed
309 amendments to the Future Land Use Map in the General Plan.”

310 Gary Cupp explained that during the last discussion, Councilman Ellerman had requested
311 additional commercial zoning along SR-7. This proposal shows neighborhood commercial hubs
312 now being recommended along the roadway. Joseph Prete clarified that Councilman Ellerman
313 hasn’t reviewed or provided feedback on the latest plans yet. Mayor Billings noted that the
314 zoning for the Ash Creek Sewer District farm was updated to Planned Community at the
315 district's request. She also confirmed that a public hearing will be held on the 14th at the
316 Planning Commission meeting to discuss city-owned property west of the current building.
317 Kevin Thomas expressed confidence that Councilman Ellerman would support the updates, as

his previous requests were incorporated. Mayor Billings shared that she has applied for a grant to fund transmission lines along SR-7; although the funds were depleted this year, she plans to discuss future funding with legislators. She was advised that aligning the General Plan to designate this area for industrial use would strengthen the City's case for securing these funds.

Joseph Prete motioned to continue Resolution 2024-37 adoption of an update to the General Plan to the next meeting. Seconded by David Hirschi. Motion carried with David Hirschi, Kevin Thomas, Clark Fawcett, and Joseph Prete voting aye.

NEW BUSINESS CONTINUED

1. Mayor, Council, and staff reports

Mayor Billings reiterated the December 9th Legislator's breakfast and shared a thank-you letter received from the Southern Utah Aviation Board. She also mentioned plans to recommend to Greater Zion that the bike race be staged in Virgin, utilizing the existing trails. She distributed a resolution from the Fire District Board concerning a proposed tax increase. The County Commissioners are seeking feedback from Hurricane, especially since the City previously opposed a property tax increase. Councilman Fawcett is still reviewing the budget and plans to join ride-alongs before updating the Council. Mayor Billings acknowledged that once services are provided, it's challenging to reduce them; the Fire District has already staffed each station, and the community has come to expect this level of service. David Hirschi noted his recent property tax bill, pointing out he pays Hurricane City only \$50 more than the Fire District, despite the City managing multiple departments. Clark Fawcett shared that he's had additional budget discussions and has a meeting planned with Bill Holster regarding staffing. He recalled Commissioner Iverson mentioning a vote on the tax increase at their next meeting, with a general inclination toward approval. Joseph Prete expressed uncertainty about the proposed amount, noting the County may still adjust it. He acknowledged a trust gap between the City and the Fire District, emphasizing the need for increased transparency from the Fire District and more votes on the Fire Board to rebuild trust. Mayor Billings asked if the Council wanted to convene before the Commissioners' meeting. Councilman Hirschi suggested waiting for Councilman Fawcett's final report before scheduling a follow-up meeting, and the Council agreed.

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

A closed meeting was not held.

Adjournment: David Hirschi motioned to adjourn the meeting at 8:13 p.m. Seconded by Joseph Prete. Motion carried with David Hirschi, Kevin Thomas, Clark Fawcett, and Joseph Prete voting aye.



STAFF COMMENTS

Consideration and possible approval for the **Street Department 5-year improvement plan** -
Mike Vercimak

Discussion:

Mayor and City Council,

As you may be aware, the 100 North Improvement project was the last project in our pipeline of future street improvement projects.

In an effort to keep the city moving forward with street improvements, Public Works convened a workshop comprised of Mayor Billings, Councilman Thomas, Arthur LeBaron, Kaden Demille, Weston Walker and myself.

During budget discussion this past spring the Council had 2 robust discussions about what roadways should be put on our 5-year plan and what priority they should have in the hierarchy of projects. The group used the list generated by those discussions along with the information received from the Public in two different polls that were taken about road projects and came up with a recommendation for the City Council.

Please find attached the list of projects the group arrived at and the priority of each project. Our analysis consisted of (1) the current condition of roads (2) result of improvements, i.e.: greater safety, connectivity, area of influence of each project, etc. (3) Right of Way acquisition required (4) relationship to other City projects, i.e.: pressurized irrigation expansion (5) engineering already done and (6) budget constraints. Our list also provided a short narrative about each project.

This list is provided as a basis for discussion, and we are hoping that the City Council will be able to reach an agreement on the project list so we may move forward with our planning.

If you have any questions, please feel free to contact me or any other member of the group.

Respectfully,

Mike Vercimak

Director of Public Works

Findings:

Recommendation:

Attachments:

1. 5 year plan 2

5 Year Street Improvement Plan

Priority	Location	Analysis and Rationale
1	1400 West: SR-9 to 400S 150 South: 1515W to 400W	This project will provide another connection between SR-9 and 400S and will located at a signalized intersection. This will help to distribute north-south traffic and relieve some stress from SR-9- There will be right of way acquisition needed for this project.
2	100 South: Main to 300W	This project would be a rehabilitation project. Utilities would be evaluated and brought to standard, curb, gutter, sidewalk and asphalt pavement would be installed. Some Right-of-Way issues may be encounterd. Due to the location of the Recreation Center and the number of events that take place in the area makes this a candidate for the 5 year plan
3	Main Street: 600N to 975 N	This project will be a total rehabilitation of this section of Main Street. Utilities will be evaluated and replaced if needed. Roadway will be built to a uniform cross section. Off-site drainage improvements will be required as part of this project. This will complete an improved north-south connection from SR-9 to north city limit. This section of roadway is badly deteriorated chip seal. It is also very narrow and has no pedestrian facilities. Right-of-Way will need to be addressed on this project.
4	650 South: 700W to 1530W	The area fronting this portion of 650S has experienced substantial growth in the last few years and is experiencing increased travel demand. There are no pedestrian facilities on the roadway. This project would be a total rehabilitation of this roadway. Utilities would be evaluated and replaced if necessary. Drainage would be addressed for this area and curb, gutter, sidewalk would be installed. The biggest concern for this section of roadway is safety since the road surface is very narrow and there are no pedestrian facilities it is difficult to provide a safe path for vehicles and pedestrian especially school children. Right-of-Way will need to be addressed on this project

5 Year Street Improvement Plan

- | | | |
|---|--------------------------------|---|
| 5 | 700 West: Intersection of 400S | This project will consist of evaluating and constructing a new intersection at 400S-700W. It is uncertain at this time what the best approach will be but a roundabout at this location is high probability. Depending on design of this intersection, Right-of-Way considerations will probably need to be addressed. It is also incumbent on this project to wait until the EIS for the Gould's Wash drainage project is completed and the need for improvements to the wash have been considered and accounted for. |
| 6 | 900 South: 700W to 180W | Some of this roadway has been completed. The project will provide an east-west connection for the area and reduce travel demand on 400S. This will be a new build roadway for the most part and Right-of-Way will need to be acquired for this project. It will also provide a pedestrian way for children going to and from Three Falls Elementary. |
| 7 | 920 West: 400S to 1500S | Most of this roadway exists at the present time. 920 West will provide an important connection between 400S and 2060S and will relieve travel demand on 700W. This will be a total roadway rehabilitation project with the exception of a portion between 1300S and 1500S which will be a new build. Utilities will be evaluated and upgraded as needed and the road will be build to a standard road cross section providing for drainage and pedestrian ways. A storm drain that services this area will also need to be improved. Right-of-Way considerations will also be a part of this project. |
| 8 | 1150 West: 400S to 2300S | This project will be a mixture of new build roadway cross sections and partial build roadway. Considerations for utilities will be part of the project. Since this a large & considerable distance this project will probably need to be phased and built in sections. Right-of-Way considerations will be part of the project. It is shown in this 5 year projection and listed as number 8 priority so that possible design and preliminary engineering can get started sometime in this cycle. |



STAFF COMMENTS

Resolution No. 2024-37: Consideration and **possible adoption of an update to the General Plan for a comprehensive amendment to the Future Land Use Map**

Discussion:

Update for 11/21/2024:

This item was continued on 10/3/2024 by the City Council to make further adjustments to the proposed Future Land Use Map in the General Plan. Staff has made the requested changes and is presenting an updated version of the map for this meeting. It has been discussed that a number of changes to the Future Land Use Map in the general plan be approved and adopted. The Future Land Use Map, often called a “General Plan Map”, is the guiding document for land use and zoning policy within the city. The currently proposed changes will align the map with existing zoning and development conditions in the city, and also, will reflect the city leadership’s stated policy preferences for future growth in key areas of the city.

Key Changes Proposed (updated changes in **bold**):

- Update the general plan designation for “The Fields” area from Single Family to Rural Residential.
- Update the general plan designation for the Sand Mountain area from Natural Open Space to Recreational Open Space.
- Expanded Industrial/Business designations.
- **Expanded Commercial designations along the Hwy 7 east corridor.**
- **Update portions of the Ash Creek Special Services District’s property by the Hurricane treatment ponds from Agricultural to Planned Community to allow for future workforce housing.**

The Planning Commission gave a unanimous recommendation to adopt the proposed amendments.

Recommendation:

Staff recommends approval and adoption of the proposed amendments to the Future Land Use Map in the General Plan. --Gary Cupp

Findings:

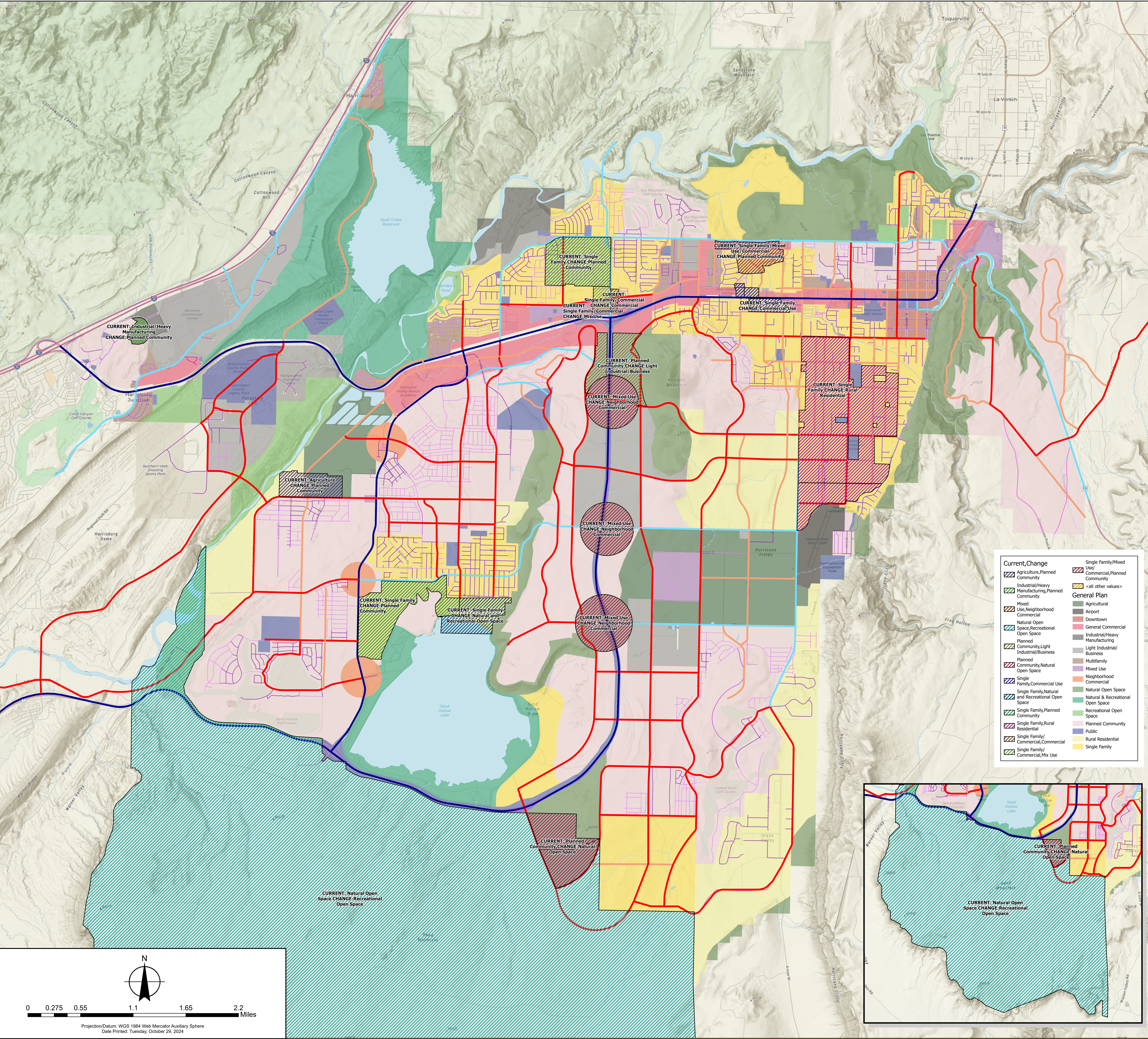
Recommendation:

Attachments:

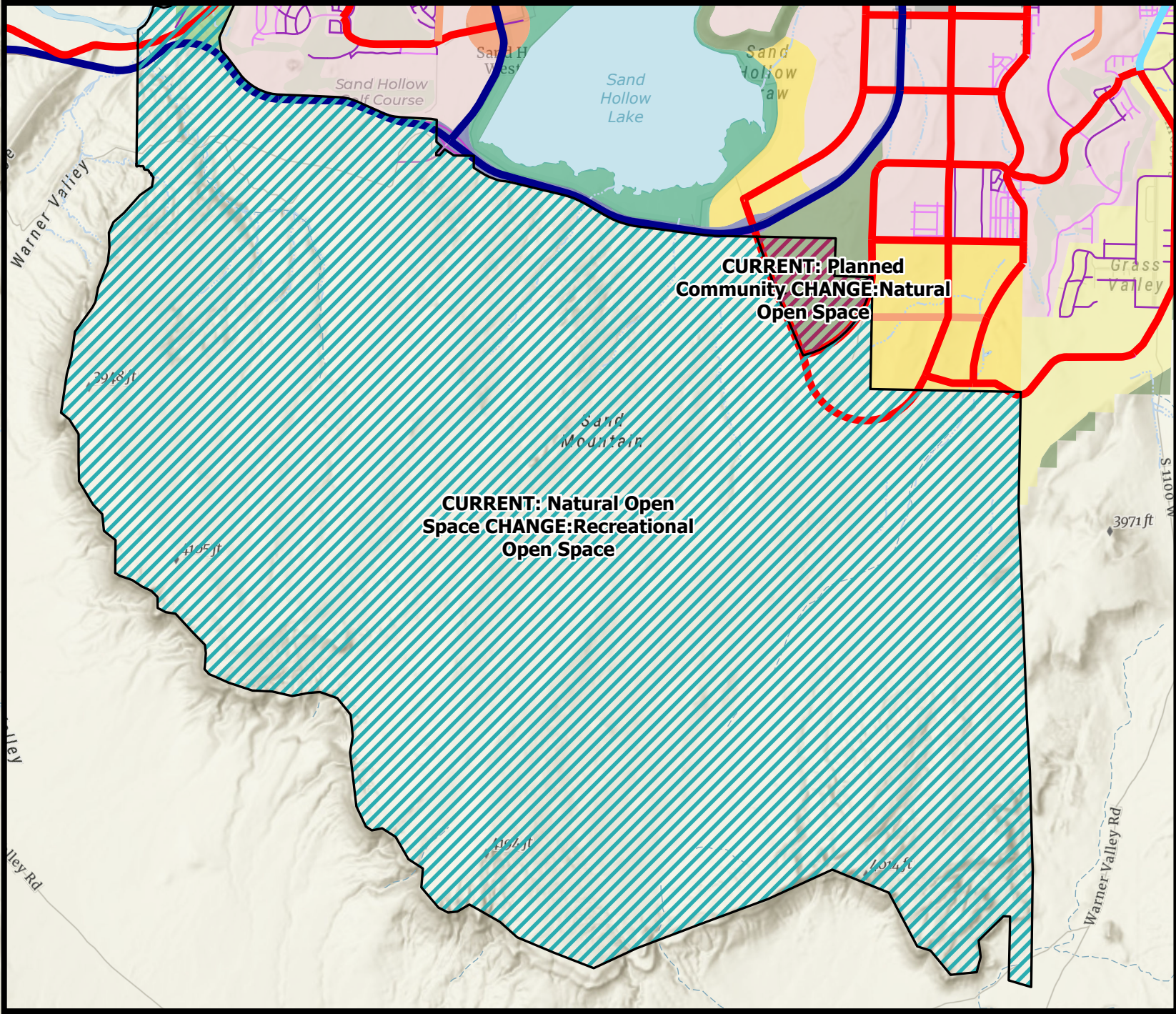
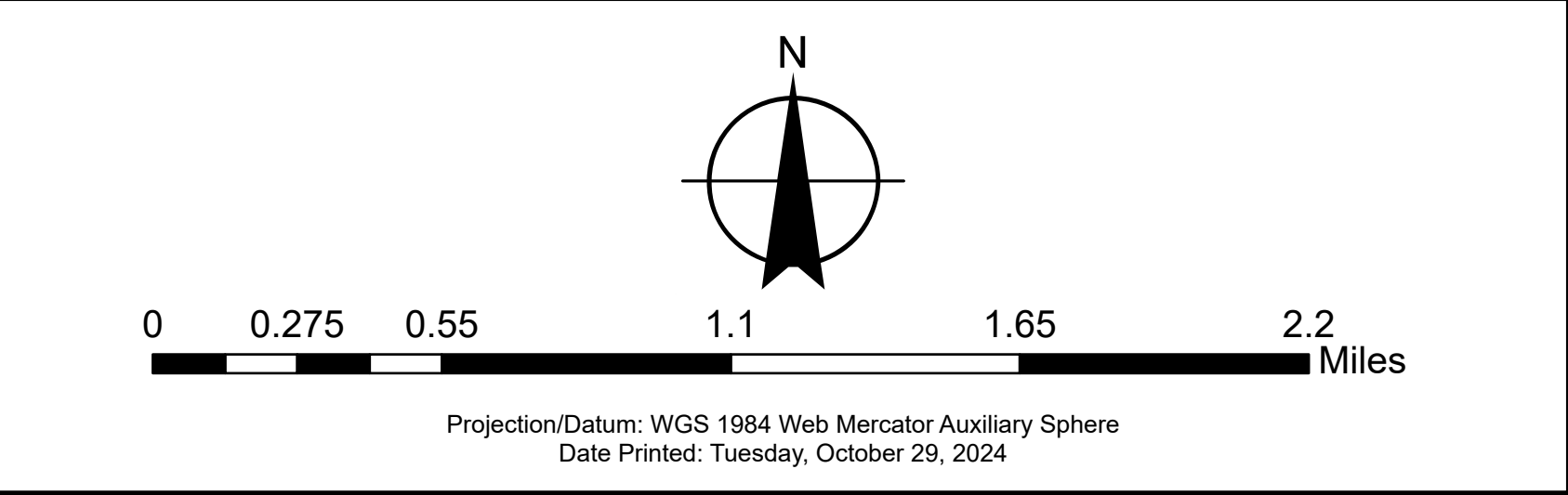
1. General Plan 36x36_Changes
2. Discussion of Updates
3. Future Land Use Map Amendments CC Staff Report
4. Resolution 2024-37 General Plan Future Land Use Map



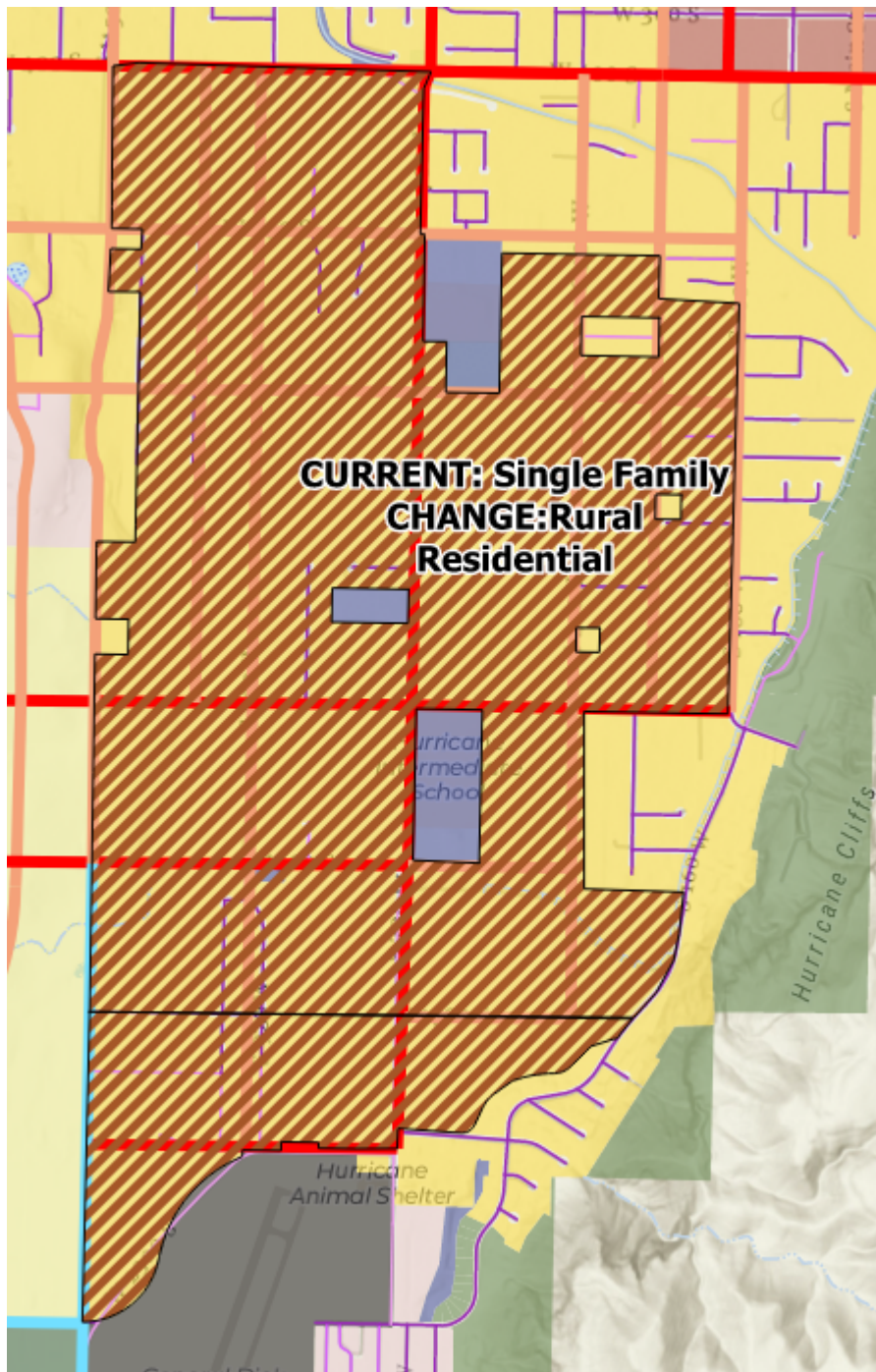
Future Land Use General Plan



Current, Change	Single Family/Mixed Use/Commercial, Planned Community
Agriculture, Planned Community	Single Family/Mixed Use/Commercial, Planned Community
Industrial/Heavy Manufacturing, Planned Community	<all other values>
Mixed Use, Neighborhood Commercial	General Plan
Natural Open Space, Recreational Open Space	Agricultural
Planned Community, Light Industrial/Business	Airport
Planned Community, Natural Open Space	Downtown
Single Family, Commercial Use	General Commercial
Single Family, Natural and Recreational Open Space	Industrial/Heavy Manufacturing
Single Family, Planned Community	Light Industrial/Business
Single Family, Rural Residential	Multifamily
Single Family/Commercial, Commercial	Mixed Use, Neighborhood Commercial
Single Family/Commercial, Mix Use	Natural Open Space
	Natural & Recreational Open Space
	Recreational Open Space
	Planned Community
	Public
	Rural Residential
	Single Family



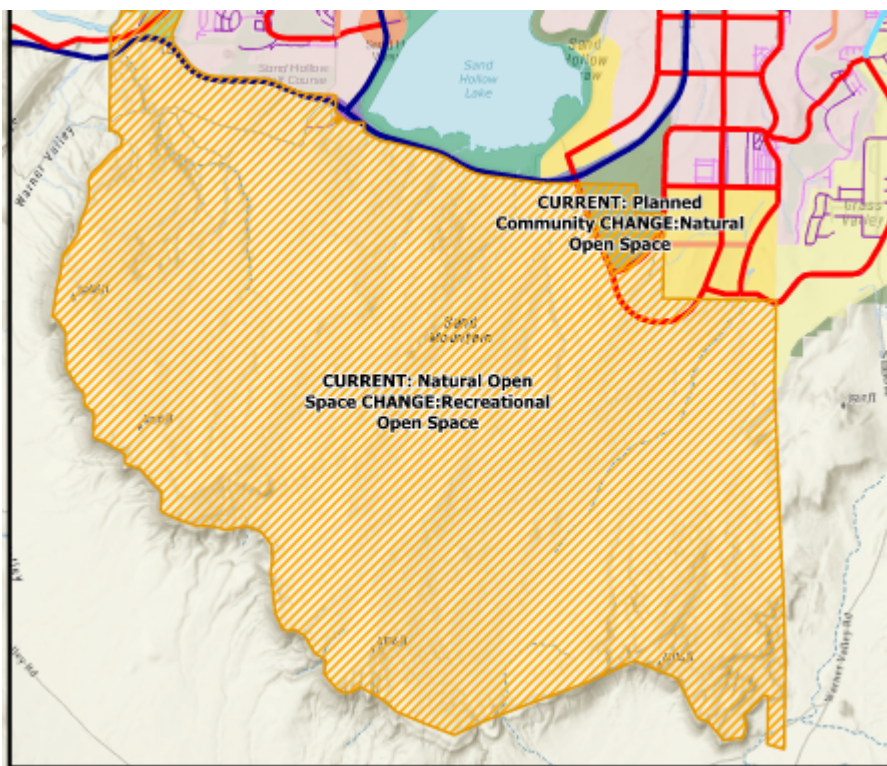
General Plan Updates: (Roughly clockwise from northeast)



Description: Changing the “Hurricane Fields” area from Single Family Residential (R1-6 to R1-15) to Rural Residential (RA-1 to RA-0.5).

Location: North boundary: 400 S from 1150 W to 700 W. 650 S from 1150 W to 180 W. East boundary: 180 W except for Robert’s Ranch. South boundary: North end of the airport to 2050 S. West boundary: approximately 1150 W.

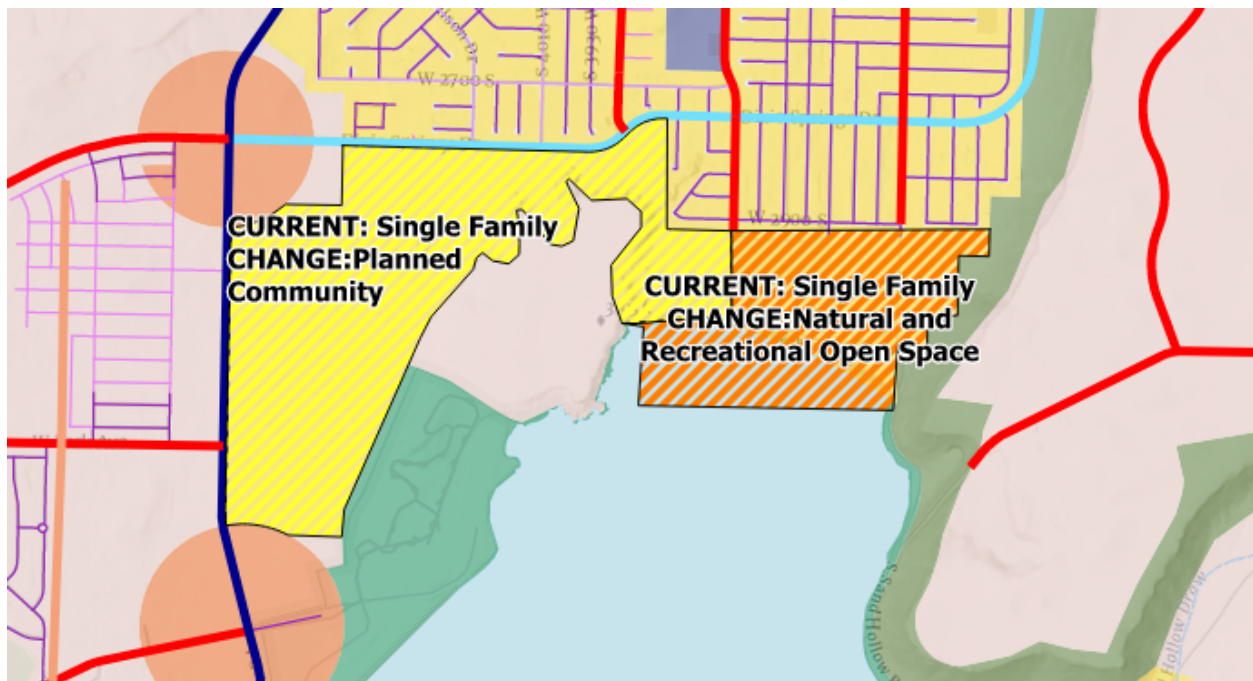
Reason: Matches the existing zoning in the area. Helps accomplish General Plan goals of “preserving agriculture”. This area was designated this way because it was seen as, with its proximity downtown and multiple schools and churches and with most utilities already in the area, an ideal place to encourage smaller scale single family developments. The City Council should consider its goals for this area and determine if this is the right approach to “preserving agriculture” as the General Plan intends.



Description: Changing the currently unmapped “Sand Mountain” area to Recreational Open Space.

Location: All of Sand Mountain from Sand Hollow State Park and Sand Hollow Resort to the Top of the World.

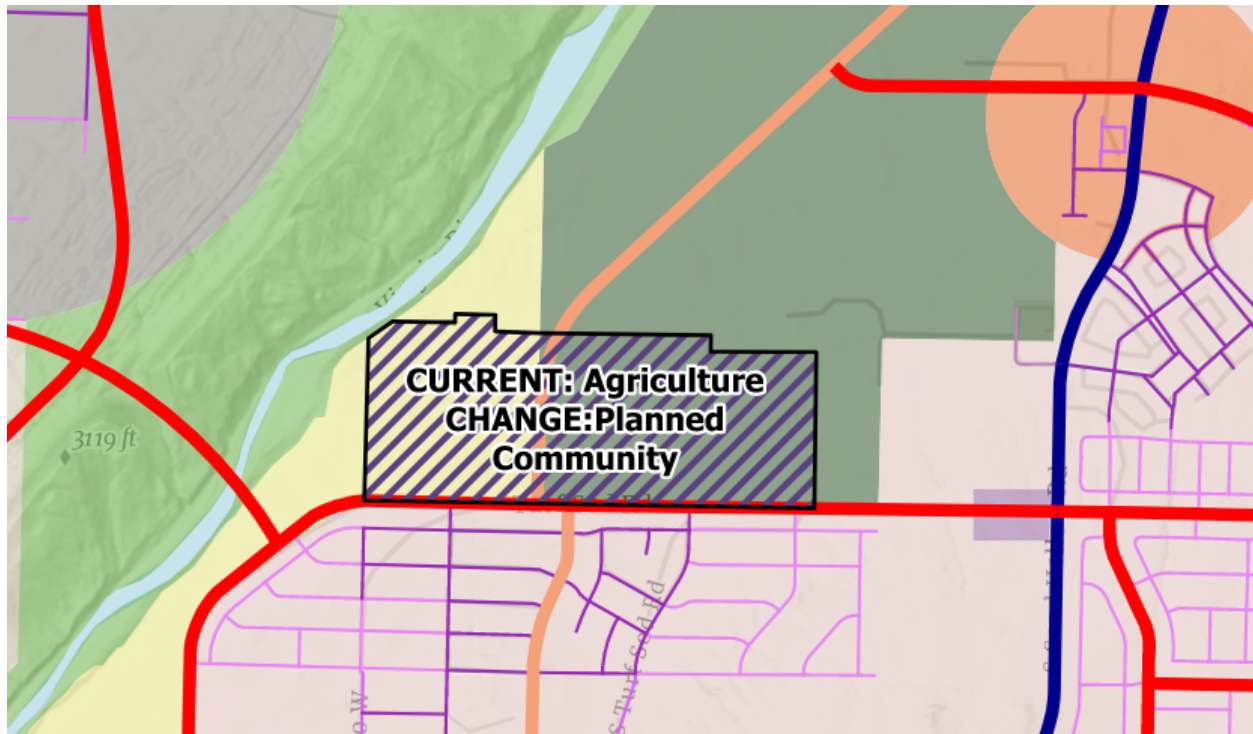
Reason: Sand Mountain is within Hurricane City’s annexation boundary. Sand Mountain is primarily owned by the Bureau of Land Management with 1200 acres of Utah Trust Lands Administration property and 80 acres of private property (of a total of approximately 17,000 acres). Staff do not believe that it is imminent that an annexation will occur however it has been deemed important for the City to symbolically make the statement that we believe Sand Mountain should be open for recreation uses in perpetuity.



Description: Changing the area south of Dixie Springs and north of Sand Hollow from Single Family to Planned Community and Natural and Recreational Open Space.

Location: South of Dixie Springs and north of Sand Hollow State Park.

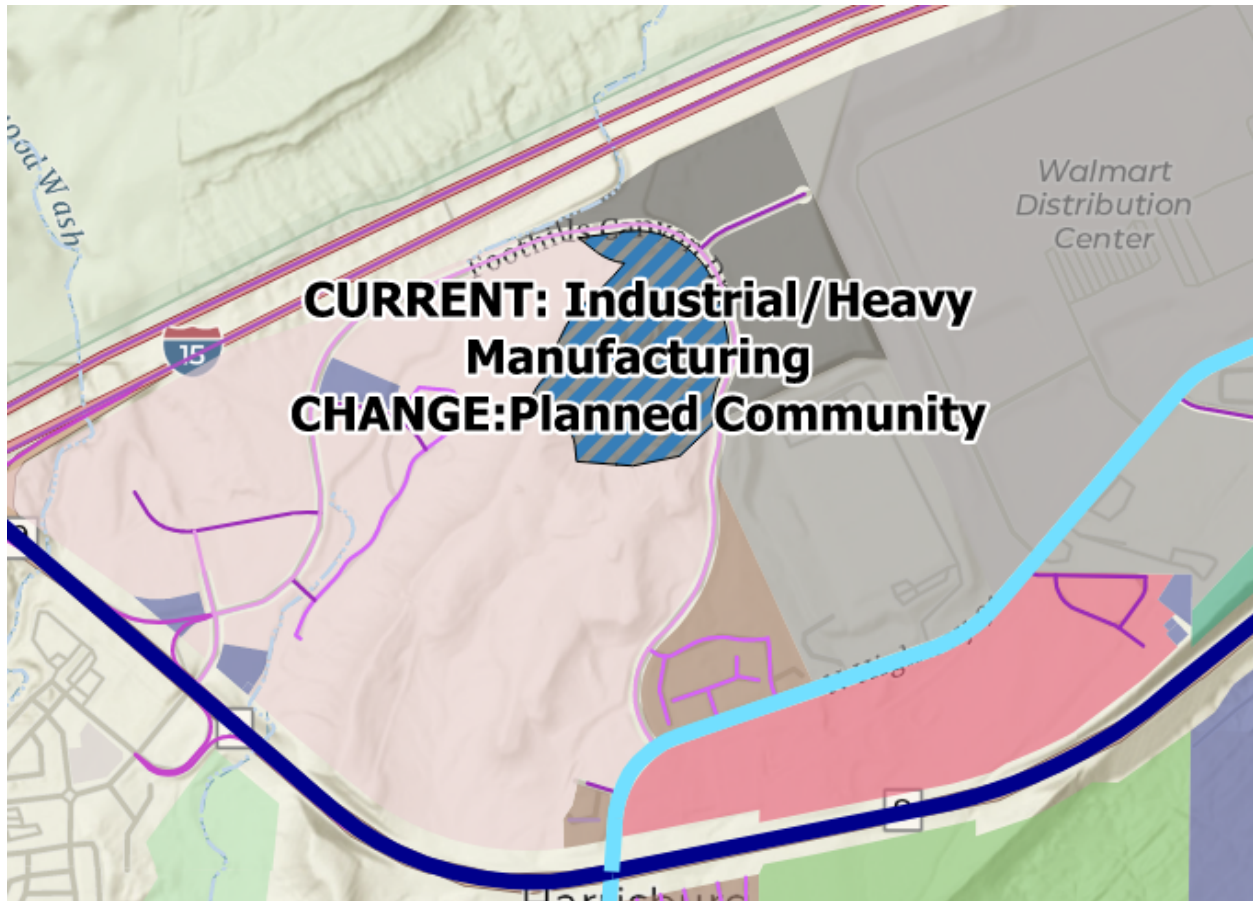
Reason: The east side of the change is a mapping error. This area consists of Dixie Springs Park and the North Dam, this is not an area for residential development. The west side of this change is proposed due to the possibility of commercial development along Sand Hollow Road. This property is owned by the Washington County Water Conservancy District and has been slated for possible development in the past.



Description: Changing property north of Turf Sod Road from Agricultural and Rural Residential to Planned Community.

Location: North of Turf Sod Road from Pecan Valley. West of Sand Hollow Road on Ash Creek's farm.

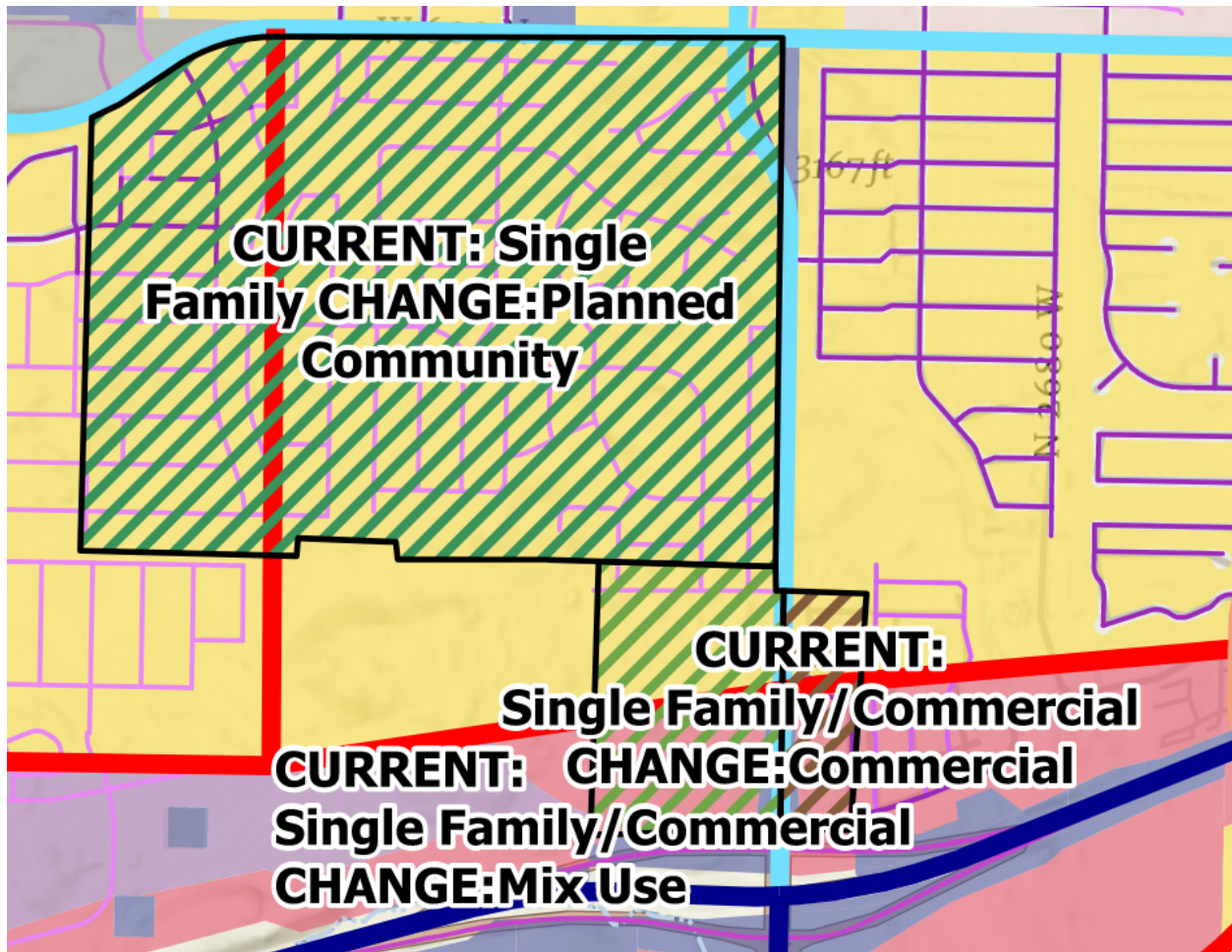
Reason: At the direction of Council from the September 19th City Council meeting, Planning staff reached out to Ash Creek Special Service District regarding future use of their property. They identified the highlighted area as an area they would like to provide employee housing in the future. This area is located along an established corridor in Turf Sod Road and is near existing residential developments. This would be a good location for this type of development. A zone change would still be required, however, this change to the General Plan Map will help facilitate this objective.



Description: Changing the current Sunroc gravel pit near the SR-9/I-15 interchange from "Industrial/Heavy Manufacturing" to "Planned Community".

Location: Along Foothills Canyon Road northeast of the State Liquor Store and across from Gilbert Development.

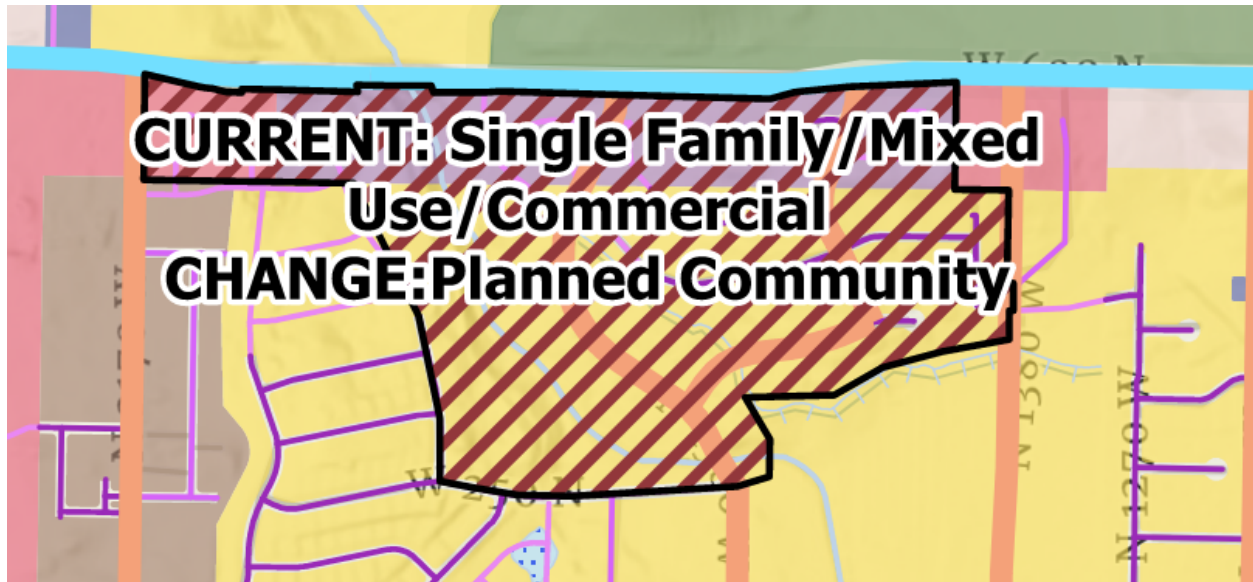
Reason: While this designation matches the current use of a gravel pit, it does not match the current zoning as part of the Coral Canyon PDO. This gravel pit use is projected to be completed in the coming months and will be developed as a mixed-use community as approved by zoning. A preliminary plat has been filed for the property which will be reviewed by the Planning Commission on November 14th.



Description: Changing the area along 2800 W from Single Family and Commercial to Planned Community and Mixed Use.

Location: South of 600 N. Mostly west of 2800 W. All the north side of the SR-9/SR-7 interchange.

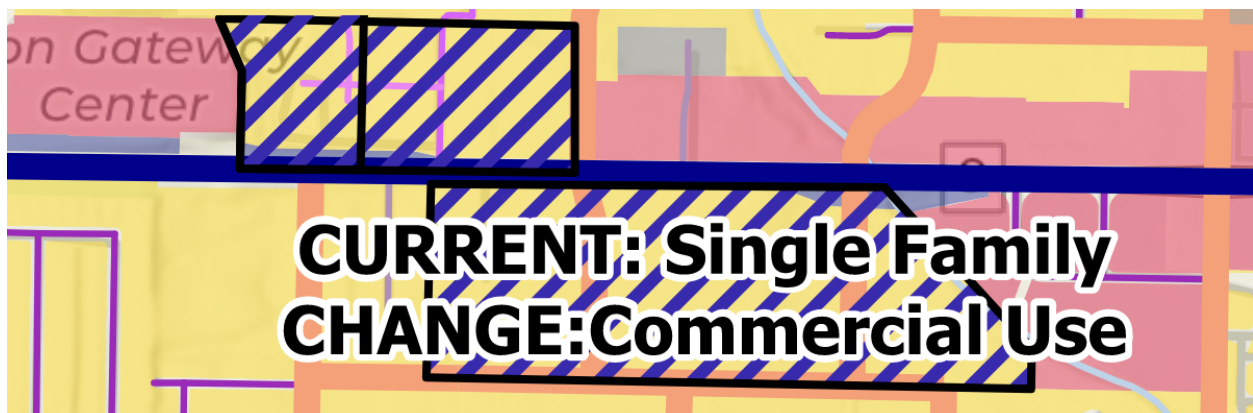
Reason: This change is to align this area with existing zoning. All developments in the north side of this area (Sky View, Sky Valley, Paraiso, Swiss Seven) have all received zone changes to R1-8 (PDO) and contain a mixture of housing types and uses. The southwest section of this change area is zoned Planned Commercial and is being changed to Mixed Use and is approved for a mixed-use development. The southeast section is mostly zoned commercial with a portion of the change area being zoned as part of Canyons RV, although the Council has discussed changing that zoning to commercial.



Description: Changing the area along 600 N near Gould's Wash from a mixture of designations to Planned Community.

Location: South of 600 N from 1380 W to 2170 W.

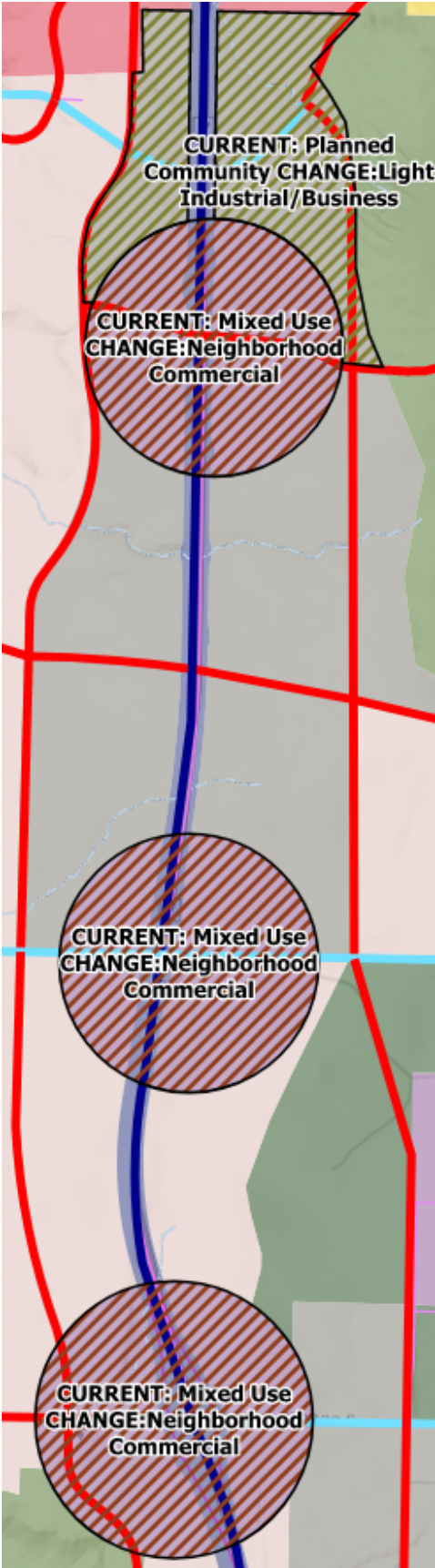
Reason: This change is to align this property with current zoning. All properties are zoned and being developed as residential developments.



Description: Changing the area along SR-9 between Gould's Wash and 1760 W from Single Family to Commercial.

Location: North side of SR-9 from 1580 W to the "Great Wall". South side of SR-9 from Gould's Wash to 1760 W.

Reason: Match current zoning of Highway Commercial for all properties.



Description: Increasing commercial and industrial designations along the SR-7 corridor.

Location: The Southern Parkway from just south of SR-9 to 3000 S.

Reason: The City Council and Mayor directed staff to make these changes to the map to encourage commercial and industrial development along the SR-7 corridor. As our existing industrial areas fill up, this area is the next best place for industrial and commercial development. There are no current zoning entitlements on this property and nearly all of it is owned by one property owner.



STAFF COMMENTS

Agenda Date:	11/21/2024 – City Council Meeting
Application Number:	N/A
Type of Application:	General Plan Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Approve and Adopt
Report Prepared By:	Gary Cupp

Updated Discussion:

This item was continued on 10/3/2024 by the City Council to make further adjustments to the proposed Future Land Use Map in the General Plan. Staff has made the requested changes and is presenting an updated version of the map for this meeting. It has been discussed that a number of changes to the Future Land Use Map in the general plan be approved and adopted. The Future Land Use Map, often called a “General Plan Map”, is the guiding document for land use and zoning policy within the city. The currently proposed changes will align the map with existing zoning and development conditions in the city, and also, will reflect the city leadership’s stated policy preferences for future growth in key areas of the city.

Key Changes Proposed (updated changes in **bold**):

- Update the general plan designation for “The Fields” area from Single Family to Rural Residential.
- Update the general plan designation for the Sand Mountain area from Natural Open Space to Recreational Open Space.
- Expanded Industrial/Business designations.
- **Expanded Commercial designations along the Hwy 7 east corridor.**
- **Update portions of the Ash Creek Special Services District’s property by the Hurricane treatment ponds from Agricultural to Planned Community to allow for future workforce housing.**

The Planning Commission gave a unanimous recommendation to adopt the proposed amendments.

Recommendation:

Staff recommends approval and adoption of the proposed amendments to the Future Land Use Map in the General Plan.

A RESOLUTION BY THE HURRICANE CITY COUNCIL
ADOPTING AN UPDATE TO THE GENERAL PLAN ADOPTING A COMPREHENSIVE
AMENDMENT TO THE FUTURE LAND USE MAP

WHEREAS Hurricane City desires to protect the health, safety, and welfare of its citizens;
and

WHEREAS the state gives Cities authority to control land uses within their borders; and

WHEREAS Hurricane City has a desire to update the Future Land Use Map; and

WHEREAS the Planning Commission gave a unanimous recommendation of approval; and

BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF HURRICANE, UTAH that
the attached Future Land Use Map be adopted by as part of Hurricane City's General Plan.

PASSED AND APPROVED this _____ day of _____, 2024

Nanette Billings, Mayor

ATTEST:

Cindy Beteag, City Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 21st day of November 2024. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Joseph Prete	___	___	___	___
Clark Fawcett	___	___	___	___
David Hirschi	___	___	___	___
Kevin Thomas	___	___	___	___
Drew Ellerman	___	___	___	___

Cindy Beteag



STAFF COMMENTS

Consideration and possible approval of the **assignment of the hangar lease for pad 6 South 1 East** from the Norman R. and Patricia E Anderson Family Trust to Motive Aero LLC, a Wyoming Limited Liability Company - Lauren Burton

Discussion:

The Airport Board met on Tuesday, November 19th, and they unanimously recommended approval of this lease.

Findings:

Recommendation:

Attachments:

1. 2018 Lease Agreement (Anderson)

HURRICANE AIRPORT LAND LEASE

AGREEMENT made on this 26th day of JUNE 2018, by and between the City of Hurricane, Utah hereinafter referred to as the "Lessor" and NORMAN R. and Patricia E. Anderson Family Trust hereinafter referred to as the "Lessee".

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

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

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

1. Subject to the terms and conditions stated herein, the Lessor hereby leases to the Lessee a certain parcel of real property 2600 square feet in size including five feet beyond the hangar pad on three sides excluding the front and located at 6 South 1 East Hurricane City Airport.
2. As more fully specified hereinafter, Lessee covenants to erect, construct, install and maintain continuous improvements on the leased premises including a private aircraft hangar and fixtures as may be necessary for the Lessee's aviation related operations.
3. The Lessee is hereby granted all rights and privileges to use all the common facilities, equipment, improvements and services which are now available and hereafter may be provided.
4. The Lessee agrees to abide by all pertinent rules and regulations set forth by the Federal Aviation Administration and The Hurricane Airport Authority.
5. The Lessee agrees to abide by all the provisions of the Code of Revised Ordinances of the City of Hurricane, Utah, and the Protective Covenants of the Hurricane City Airport, as the same now exist or as may be amended in the future.
6. The term of this lease agreement shall be for a period of twenty (20) years, commencing as of the date of execution of this agreement. Upon the expiration of said term, the Lessee shall have the first right of refusal to lease said premises for a period of (5) additional years, as may be negotiated by the parties.
7. The Lessee shall pay the Lessor an annual rental fee as follows:
 - a. The sum of Twelve cents (\$.12) per square foot per year.

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

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

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

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

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

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

Lessee: *Norman R. Anderson, TE*
2323 W Valley View Dr.
Hurricane, UT 84737
801-550-8682

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

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

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

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

LESSOR:

(SEAL)



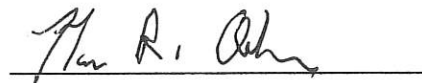

MAYOR CITY OF HURRICANE, UTAH

ATTEST



CITY RECORDER

LESSEE: BY





STAFF COMMENTS

Consideration and possible approval of the **assignment of the hangar lease for pad 5 South 3 East** from Robert J. Davis to the Douglas Jones Revocable Trust

Discussion:

The Airport Board met on Tuesday, November 19th, and they unanimously recommended approval of this lease.

Findings:

Recommendation:

Attachments:

1. 180901 Airport Lease Agreement for Bruce Tuttle

HURRICANE AIRPORT LAND LEASE

AGREEMENT made on this 1st day of September 2018, by and between the City of Hurricane, Utah hereinafter referred to as the "Lessor" and Bruce Tuttle, hereinafter referred to as the "Lessee".

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

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

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

1. Subject to the terms and conditions stated herein, the Lessor hereby leases to the Lessee a certain parcel of real property 2650 square feet in size including five feet beyond the hangar pad on three sides excluding the front and located at 800 West 2300 South 5 South 3 East Hurricane City Airport.
2. As more fully specified hereinafter, Lessee covenants to erect, construct, install and maintain continuous improvements on the leased premises including a private aircraft hangar and fixtures as may be necessary for the Lessee's aviation related operations.
3. The Lessee is hereby granted all rights and privileges to use all the common facilities, equipment, improvements and services which are now available and hereafter may be provided.
4. The Lessee agrees to abide by all pertinent rules and regulations set forth by the Federal Aviation Administration and The Hurricane Airport Authority.
5. The Lessee agrees to abide by all the provisions of the Code of Revised Ordinances of the City of Hurricane, Utah, and the Protective Covenants of the Hurricane City Airport, as the same now exist or as may be amended in the future.
6. The term of this lease agreement shall be for a period of twenty (20) years, commencing as of the date of execution of this agreement. Upon the expiration of said term, the Lessee shall have the first right of refusal to lease said premises for a period of (5) additional years, as may be negotiated by the parties.
7. The Lessee shall pay the Lessor an annual rental fee as follows:
 - a. The sum of Twelve cents (\$0.12) per square foot per year.

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

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

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

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

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

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

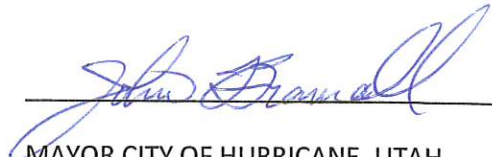
20. Any approval required of Lessor by the terms of this lease shall not be unreasonable withheld.
21. This lease contains the entire agreement between the parties and cannot be changed or modified except by written instrument signed by both parties. This lease and the terms and conditions thereof apply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

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

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

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

LESSOR:


MAYOR CITY OF HURRICANE, UTAH

(SEAL)



ATTEST



CITY RECORDER

LESSEE: BY





STAFF COMMENTS

Consideration and possible approval of **awarding a contract for the construction of 2050 South Street** Improvements - Arthur LeBaron

Discussion:

Ash Creek Special Service District is replacing the sewer line in 2050 South, which requires removal of asphalt, curb and gutter, and sidewalk. The storm drain that parallels the sewer has failed and needs to be replaced. This project will take advantage of the fact that Ash Creek will be replacing the surface improvements with their project.

11/20/2024 Update

The City received 6 bids. The bid tabulation is included as an attachment. The contractors were asked to provide bids for 3 different types of pipe so we could evaluate the pipe types and their respective costs. Since this project is in an area with highly collapsible soils we wanted to evaluate the cost of different pipe and water-tightness solutions. In the bid tabulation, there can be found 3 sheets: Base Bid, Alternate 1 and Alternate 2.

Findings:

Staff preference for pipe material is PIP pipe, as it provides the best gasketed joints, particularly at inlet boxes. The bid for this pipe is Bid Alternate A. The low bidder is Trapp Construction at \$161,485.07.

-Arthur LeBaron

Recommendation:

It is recommended that the project be awarded to Trapp Construction in the amount of \$161,485.07.

-Arthur LeBaron

Attachments:

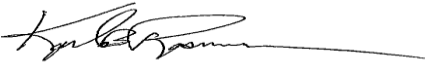
1. Hurricane City 2050 S. Bid Tabulation

PROJECT: Hurricane City 2050 South Storm Drain Project 2024

DATE: 11-20-24 @ 2 PM

BID TAB: 2050 South Storm Drain Project Base BID

				ENGINEER'S ESTIMATE		1 TRAPP		2 INTERSTATE ROCK PRODUCTS		3 Mountain States Contractors Inc.		4 SUNROC		5 WHITTAKER		6 BECK	
ITEM NO.	ITEM DESCRIPTION	BID QUANTITY	UNITS	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents
1	15" STORM HP PIPE	363	LF	\$ 60.00	\$ 21,780.00	\$ 51.25	\$ 18,603.75	\$ 100.00	\$ 36,300.00	\$ 77.23	\$ 28,034.49	\$ 75.00	\$ 27,225.00	\$ 104.00	\$ 37,752.00	\$ 140.00	\$ 50,820.00
2	ASPHALT PAVEMENT, 3" THICK	11000	SF	\$ 3.00	\$ 33,000.00	\$ 2.75	\$ 30,250.00	\$ 2.10	\$ 23,100.00	\$ 2.66	\$ 29,260.00	\$ 2.30	\$ 25,300.00	\$ 2.65	\$ 29,150.00	\$ 4.20	\$ 46,200.00
3	ROAD BASE, 8" THICK	12100	SF	\$ 1.50	\$ 18,150.00	\$ 1.15	\$ 13,915.00	\$ 1.15	\$ 13,915.00	\$ 1.75	\$ 21,175.00	\$ 1.50	\$ 18,150.00	\$ 2.00	\$ 24,200.00	\$ 3.85	\$ 46,585.00
4	CONCRETE STORM DRAIN DROP INLETS	2	EA	\$ 6,000.00	\$ 12,000.00	\$ 2,912.31	\$ 5,824.62	\$ 3,450.00	\$ 6,900.00	\$ 4,524.87	\$ 9,049.74	\$ 4,400.00	\$ 8,800.00	\$ 6,800.00	\$ 13,600.00	\$ 6,200.00	\$ 12,400.00
5	CONCRETE CURB & GUTTER	453	LF	\$ 35.00	\$ 15,855.00	\$ 41.00	\$ 18,573.00	\$ 37.00	\$ 16,761.00	\$ 48.57	\$ 22,002.21	\$ 37.00	\$ 16,761.00	\$ 37.50	\$ 16,987.50	\$ 50.00	\$ 22,650.00
6	MANHOLE & VALVE COLLARS	1	EA	\$ 1,000.00	\$ 1,000.00	\$ 1,200.00	\$ 1,200.00	\$ 730.00	\$ 730.00	\$ 1,027.85	\$ 1,027.85	\$ 950.00	\$ 950.00	\$ 780.00	\$ 780.00	\$ 1,250.00	\$ 1,250.00
7	SIDEWALK	1815	SF	\$ 6.00	\$ 10,890.00	\$ 10.10	\$ 18,331.50	\$ 10.00	\$ 18,150.00	\$ 8.92	\$ 16,189.80	\$ 9.75	\$ 17,696.25	\$ 10.60	\$ 19,239.00	\$ 8.00	\$ 14,520.00
8	DRIVEWAY APPROACHES	2	EA	\$ 2,500.00	\$ 5,000.00	\$ 1,475.00	\$ 2,950.00	\$ 6,300.00	\$ 12,600.00	\$ 2,174.45	\$ 4,348.90	\$ 3,700.00	\$ 7,400.00	\$ 2,400.00	\$ 4,800.00	\$ 2,200.00	\$ 4,400.00
9	REMOVALS & CLEANUP- REMOVE CONCRETE, ASPHALT	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 20,784.00	\$ 20,784.00	\$ 8,520.00	\$ 8,520.00	\$ 20,321.78	\$ 20,321.78	\$ 24,000.00	\$ 24,000.00	\$ 16,500.00	\$ 16,500.00	\$ 32,500.00	\$ 32,500.00
10	MOBILIZATION & TRAFFIC CONTROL	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 14,579.67	\$ 14,579.67	\$ 16,700.00	\$ 16,700.00	\$ 28,135.56	\$ 28,135.56	\$ 39,000.00	\$ 39,000.00	\$ 37,000.00	\$ 37,000.00	\$ 17,500.00	\$ 17,500.00
11	SUBGRADE PREPARATION	14400	SF	\$ 0.05	\$ 720.00	\$ 0.98	\$ 14,112.00	\$ 0.88	\$ 12,672.00	\$ 0.84	\$ 12,096.00	\$ 0.50	\$ 7,200.00	\$ 0.20	\$ 2,880.00	\$ 3.50	\$ 50,400.00
12	SAWCUT ASPHALT	625	LF	\$ 2.00	\$ 1,250.00	\$ 1.20	\$ 750.00	\$ 0.73	\$ 456.25	\$ 2.75	\$ 1,718.75	\$ 3.80	\$ 2,375.00	\$ 2.30	\$ 1,437.50	\$ 2.00	\$ 1,250.00
TOTAL of ITEMS (Items 1 thru 12)					\$ 134,645.00		\$ 159,873.54		\$ 166,804.25		\$ 193,360.08		\$ 194,857.25		\$ 204,326.00		\$ 300,475.00



I _____ certify that the above tabulation is correct

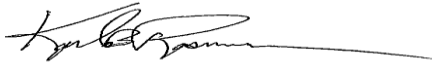
and represents the bids accepted by the CITY OF HURRICANE.

PROJECT: Hurricane City 2050 South Storm Drain Project 2024

DATE: 11-20-24 @ 2 PM

BID TAB: 2050 South Storm Drain Project Alternate A- PIP Pipe

				ENGINEER'S ESTIMATE		1 TRAPP		2 INTERSTATE ROCK PRODUCTS		3 Mountain States Contractors Inc.		4 SUNROC		5 WHITTAKER		6 BECK	
ITEM NO.	ITEM DESCRIPTION	BID QUANTITY	UNITS	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents
1	15" STORM HP PIPE	363	LF	\$ 60.00	\$ 21,780.00	\$ 47.50	\$ 17,242.50	\$ 98.50	\$ 35,755.50	\$ 73.66	\$ 26,738.58	\$ 72.00	\$ 26,136.00	\$ 98.00	\$ 35,574.00	\$ 144.00	\$ 52,272.00
2	ASPHALT PAVEMENT, 3" THICK	11000	SF	\$ 3.00	\$ 33,000.00	\$ 2.75	\$ 30,250.00	\$ 2.10	\$ 23,100.00	\$ 2.66	\$ 29,260.00	\$ 2.30	\$ 25,300.00	\$ 2.65	\$ 29,150.00	\$ 4.20	\$ 46,200.00
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4	CONCRETE STORM DRAIN DROP INLETS	2	EA	\$ 6,000.00	\$ 12,000.00	\$ 4,398.70	\$ 8,797.40	\$ 4,500.00	\$ 9,000.00	\$ 3,579.71	\$ 7,159.42	\$ 3,200.00	\$ 6,400.00	\$ 5,600.00	\$ 11,200.00	\$ 6,150.00	\$ 12,300.00
5	CONCRETE CURB & GUTTER	453	LF	\$ 35.00	\$ 15,855.00	\$ 41.00	\$ 18,573.00	\$ 37.00	\$ 16,761.00	\$ 48.57	\$ 22,002.21	\$ 37.00	\$ 16,761.00	\$ 37.50	\$ 16,987.50	\$ 50.00	\$ 22,650.00
6	MANHOLE & VALVE COLLARS	1	EA	\$ 1,000.00	\$ 1,000.00	\$ 1,200.00	\$ 1,200.00	\$ 730.00	\$ 730.00	\$ 1,027.85	\$ 1,027.85	\$ 950.00	\$ 950.00	\$ 780.00	\$ 780.00	\$ 1,250.00	\$ 1,250.00
7	SIDEWALK	1815	SF	\$ 6.00	\$ 10,890.00	\$ 10.10	\$ 18,331.50	\$ 10.00	\$ 18,150.00	\$ 8.92	\$ 16,189.80	\$ 9.75	\$ 17,696.25	\$ 10.60	\$ 19,239.00	\$ 8.00	\$ 14,520.00
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TOTAL of ITEMS (Items 1 thru 12)					\$ 134,645.00		\$ 161,485.07		\$ 168,359.75		\$ 190,173.85		\$ 191,368.25		\$ 199,748.00		\$ 301,827.00



I _____ certify that the above tabulation is correct

and represents the bids accepted by the CITY OF HURRICANE.

PROJECT: Hurricane City 2050 South Storm Drain Project 2024

DATE: 11-20-24 @ 2 PM

BID TAB: 2050 South Storm Drain Project Alternate B

				ENGINEER'S ESTIMATE		1 TRAPP		2 INTERSTATE ROCK PRODUCTS		3 Mountain States Contractors Inc.		4 SUNROC		5 WHITTAKER		6 BECK	
ITEM NO.	ITEM DESCRIPTION	BID QUANTITY	UNITS	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents
1	15" STORM HP PIPE	363	LF	\$ 60.00	\$ 21,780.00	\$ 52.65	\$ 19,111.95	\$ 110.00	\$ 39,930.00	\$ 98.65	\$ 35,809.95	\$ 102.00	\$ 37,026.00	\$ 160.00	\$ 58,080.00	\$ 135.00	\$ 49,005.00
2	ASPHALT PAVEMENT, 3" THICK	11000	SF	\$ 3.00	\$ 33,000.00	\$ 2.75	\$ 30,250.00	\$ 2.10	\$ 23,100.00	\$ 2.66	\$ 29,260.00	\$ 2.30	\$ 25,300.00	\$ 2.65	\$ 29,150.00	\$ 4.20	\$ 46,200.00
3	ROAD BASE, 8" THICK	12100	SF	\$ 1.50	\$ 18,150.00	\$ 1.15	\$ 13,915.00	\$ 1.15	\$ 13,915.00	\$ 1.75	\$ 21,175.00	\$ 1.50	\$ 18,150.00	\$ 2.00	\$ 24,200.00	\$ 3.85	\$ 46,585.00
4	CONCRETE STORM DRAIN DROP INLETS	2	EA	\$ 6,000.00	\$ 12,000.00	\$ 4,398.70	\$ 8,797.40	\$ 4,500.00	\$ 9,000.00	\$ 5,324.20	\$ 10,648.40	\$ 4,700.00	\$ 9,400.00	\$ 7,250.00	\$ 14,500.00	\$ 6,500.00	\$ 13,000.00
5	CONCRETE CURB & GUTTER	453	LF	\$ 35.00	\$ 15,855.00	\$ 41.00	\$ 18,573.00	\$ 37.00	\$ 16,761.00	\$ 48.57	\$ 22,002.21	\$ 37.00	\$ 16,761.00	\$ 37.50	\$ 16,987.50	\$ 50.00	\$ 22,650.00
6	MANHOLE & VALVE COLLARS	1	EA	\$ 1,000.00	\$ 1,000.00	\$ 1,200.00	\$ 1,200.00	\$ 730.00	\$ 730.00	\$ 1,027.85	\$ 1,027.85	\$ 950.00	\$ 950.00	\$ 780.00	\$ 780.00	\$ 1,250.00	\$ 1,250.00
7	SIDEWALK	1815	SF	\$ 6.00	\$ 10,890.00	\$ 10.10	\$ 18,331.50	\$ 10.00	\$ 18,150.00	\$ 8.92	\$ 16,189.80	\$ 9.75	\$ 17,696.25	\$ 10.60	\$ 19,239.00	\$ 8.00	\$ 14,520.00
8	DRIVEWAY APPROACHES	2	EA	\$ 2,500.00	\$ 5,000.00	\$ 1,475.00	\$ 2,950.00	\$ 6,300.00	\$ 12,600.00	\$ 2,174.45	\$ 4,348.90	\$ 3,700.00	\$ 7,400.00	\$ 2,400.00	\$ 4,800.00	\$ 2,200.00	\$ 4,400.00
9	REMOVALS & CLEANUP- REMOVE CONCRETE, ASPHALT	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 20,784.00	\$ 20,784.00	\$ 8,520.00	\$ 8,520.00	\$ 20,321.78	\$ 20,321.78	\$ 24,000.00	\$ 24,000.00	\$ 16,500.00	\$ 16,500.00	\$ 32,500.00	\$ 32,500.00
10	MOBILIZATION & TRAFFIC CONTROL	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 14,579.67	\$ 14,579.67	\$ 16,700.00	\$ 16,700.00	\$ 28,135.56	\$ 28,135.56	\$ 39,000.00	\$ 39,000.00	\$ 37,000.00	\$ 37,000.00	\$ 17,500.00	\$ 17,500.00
11	SUBGRADE PREPARATION	14400	SF	\$ 0.05	\$ 720.00	\$ 0.98	\$ 14,112.00	\$ 0.88	\$ 12,672.00	\$ 0.84	\$ 12,096.00	\$ 0.50	\$ 7,200.00	\$ 0.20	\$ 2,880.00	\$ 3.50	\$ 50,400.00
12	SAWCUT ASPHALT	625	LF	\$ 2.00	\$ 1,250.00	\$ 1.20	\$ 750.00	\$ 0.73	\$ 456.25	\$ 2.75	\$ 1,718.75	\$ 3.80	\$ 2,375.00	\$ 2.30	\$ 1,437.50	\$ 2.00	\$ 1,250.00
TOTAL of ITEMS (Items 1 thru 12)					\$ 134,645.00		\$ 163,354.52		\$ 172,534.25		\$ 202,734.20		\$ 205,258.25		\$ 225,554.00		\$ 299,260.00


I _____ certify that the above tabulation is correct

and represents the bids accepted by the CITY OF HURRICANE.



STAFF COMMENTS

Discussion regarding the **Parks, Trails, and Recreation Impact fee being charged to nonresidential** permits - Chase Stratton

Discussion:

On May 2, 2024, the Council unanimously approved the adoption of the Parks, Trails, and Recreation Master Plan, the Impact Fee Facility Plan, and the Impact Fee Analysis. Subsequently, on June 6, 2024, the Council voted to adopt a new impact fee for parks, trails, and recreation, setting it at 50% of the recommended amount needed to cover the planned improvements. The decision passed with one dissenting vote from Councilman Thomas. The amount of the impact fee is based on the number of Equivalent Residential Connections (ERCs) for the new development. To calculate the number of ERCs (and therefore the impact fee), the impact fee plans utilizes the size of the water meter provided to the proposed development because the water meter size is designed to match the number of ERCs. The impact fee as adopted applies to residential, commercial, and industrial developments. Mr. Stratton has requested this item be revisited to evaluate whether the fee is appropriate for nonresidential developments.

Findings:

Recommendation:

Attachments:

1. email from Chase Stratton
2. St. George Parks & Rec Impacte Fee Facilities Pland and Analysis
3. Washington City Parks & Rec Impacte Fee Facilities Pland and Analysis

Cindy Beteag

From: Chase Stratton <chase.stratton@interstaterock.com>
Sent: Wednesday, November 20, 2024 9:40 AM
To: Cindy Beteag
Subject: City Council - 11/21/2024
Attachments: St. George Parks & Rec Impacte Fee Facilities Pland and Analysis.pdf; Washington City Parks & Rec Impacte Fee Facilities Pland and Analysis.pdf

Cindy,

I'm not sure if packets have already gone out or not, but here is some additional information regarding the impact fee discussion item.

- Washington City's Impact Fee Facility Plan / Analysis - Specifically Pages 7, 24 (Highlighted in yellow)
- St. George City's Impact Fee Facility Plan / Analysis - Specifically Pages 4, 18 (Highlighted in yellow)

Both of these cities only have impact fees on residential units.

Thanks,

Chase Stratton
Interstate Rock Products
Cell: 435.773.3666
Office: 435.635.2628

IMPACT FEE FACILITIES PLAN (IFFP) & IMPACT FEE ANALYSIS (IFA)

PURSUANT TO 11-36A, UTAH CODE

PARKS AND RECREATION FACILITIES

JANUARY 2021

CITY OF ST. GEORGE, UTAH





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IFFP AND IFA CERTIFICATION

IFFP CERTIFICATION

LYRB certifies that the attached impact fee facilities plan:

1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and,
3. complies in each and every relevant respect with the Impact Fees Act.

IFA CERTIFICATION

LYRB certifies that the attached impact fee analysis:

1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
3. offsets costs with grants or other alternate sources of payment; and,
4. complies in each and every relevant respect with the Impact Fees Act.

LYRB makes this certification with the following caveats:

1. All of the recommendations for implementations of the IFFP made in the IFFP documents or in the IFA documents are followed by City Staff and elected officials.
2. If all or a portion of the IFFP or IFA are modified or amended, this certification is no longer valid.
3. All information provided to LYRB is assumed to be correct, complete, and accurate. This includes information provided by the City as well as outside sources.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

SECTION 1: EXECUTIVE SUMMARY

The purpose of the Parks & Recreation Impact Fee Facilities Plan ("IFFP"), with supporting Impact Fee Analysis ("IFA"), is to fulfill the requirements established in Utah Code Title 11 Chapter 36a, the "Impact Fees Act", and assist the City of St. George (the "City") to plan necessary capital improvements for future growth. This document will address the future parks and recreation infrastructure needed to serve the City through the next six to ten years, as well as the appropriate impact fees the City may charge to new growth to maintain the level of service ("LOS").

- ☞ **Service Area:** The parks and recreation service area ("Service Area") is defined as all areas within the City.
- ☞ **Demand Analysis:** The demand unit used in this analysis is population. The City's 2019 population is estimated at approximately 100,822. The future population in the Service Area is used to determine the additional parks and recreational needs. Based on conservative growth estimates, the Service Area should reach a population of approximately 142,898 residents by 2029 resulting in an estimated population increase of 42,076 over the next ten years. As a result of new growth, the City will need to construct additional parks and recreation facilities to maintain the existing LOS.
- ☞ **Level of Service:** The LOS for the analysis is based on maintaining the existing Level of Investment ("LOI") in current parks and recreation facilities. The LOS consists of two components – the land value per capita and the improvement value per capita (or the cost to purchase land and make improvements in today's dollars). The LOS is shown in more detail in **SECTIONS 4 AND 5**.
- ☞ **Excess Capacity:** A buy-in component is considered in this analysis and includes the cost of several recreational facilities and a maintenance building. These costs are spread across the estimated population that accrues over the useful life of each facility and results in a buy-in component of \$26 per resident.
- ☞ **Capital Facilities:** The City has plans to invest approximately \$227M in capital facilities in the next ten years. The LOI related to the anticipated population growth over the next ten years is \$65M. The LOI approach allows the City to use impact fees to acquire additional parks and recreation land, fund new park improvements and amenities, or make improvements to existing park facilities identified in the capital improvement plan ("CIP") and this document.
- ☞ **Funding of Future Facilities:** Impact fees will continue to be a significant source of funding for parks and recreation infrastructure as they are an appropriate and fair mechanism for funding growth-related infrastructure.

For the purposes of the impact fee calculations, this analysis isolates the "City Funded" facilities. This represents the land and improvements funded with general fund dollars and excludes land and improvement costs that were donated or gifted to the City. This results in a lower impact fee LOS than what was presented in the Master Plan, since a portion of the facilities were gifted to the City or funded with alternative mechanisms. In order to maintain the Master Plan LOS, the City will need to continue to identify alternative funding mechanisms.

PROPOSED PARKS AND RECREATION IMPACT FEE

The methodology utilized in this analysis is based on the increase, or **growth**, in residential demand. The current standard of practice in Utah is to assess park and recreation impact fees only to residential development. The growth-driven method utilizes the existing LOS and perpetuates that LOS into the future. Under this methodology, impact fees are calculated to ensure new development provides sufficient investment to maintain the current LOS standards in the community. This approach is often used for public facilities that are not governed by specific capacity limitations and do not need to be built before development occurs (i.e. park facilities).

PROPOSED PARKS AND RECREATION IMPACT FEE

Using the growth-driven methodology, the fee per capita is \$1,572,581 as shown in **TABLE 1.1**. Based on the per capita fee, the proposed impact fee per household ("HH") is illustrated in **TABLE 1.2**.

TABLE 1.1: IMPACT FEE VALUE PER CAPITA (INCLUDING BUY-IN COMPONENT)

TYPE OF IMPROVEMENT	EXISTING LOS PER 1,000 POPULATION	LAND COST PER ACRE/MILE	IMPROVEMENT VALUE PER ACRE	TOTAL COST PER ACRE	COST PER 1,000 POPULATION	PER CAPITA
Neighborhood Parks	0.90	\$100,000	\$351,833	\$451,833	\$406,248	\$406
Community Parks	1.75	\$100,000	\$432,336	\$532,336	\$931,913	\$932
Undeveloped Park Land	0.60	\$100,000	\$0	\$100,000	\$59,798	\$60
Trails	0.28	\$0	\$471,840	\$471,840	\$131,444	\$131
Trailheads	0.04	\$100,000	\$258,553	\$358,553	\$15,683	\$16



TYPE OF IMPROVEMENT	EXISTING LOS PER 1,000 POPULATION	LAND COST PER ACRE/MILE	IMPROVEMENT VALUE PER ACRE	TOTAL COST PER ACRE	COST PER 1,000 POPULATION	PER CAPITA
Excess Capacity Buy-In						\$26
Professional Expenses ¹				\$28,879		\$1
Impact Fee per Capita						\$1,572

TABLE 1.2: PARK IMPACT FEE SCHEDULE

IMPACT FEE PER HOUSEHOLD (HH)	PERSONS PER HH	IMPACT FEE PER CAPITA	LOI FEE PER HH	EXISTING FEE PER HH	% CHANGE	\$ CHANGE
Single Family	3.03	\$1,572	\$4,763	\$2,182	118%	\$2,582
Multi Family	2.29	\$1,572	\$3,600	\$1,426	152%	\$2,174

Persons per HH Source: American Community Survey 5-Year Estimates, LYRB

NON-STANDARD PARK IMPACT FEES

The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon public facilities.² The adjustment for Non-Standard Park Impact Fees could result in a different impact fee if the City determines that a particular user may create a different impact than what is standard for its land use. The non-standard impact fee is calculated based on the following formula:

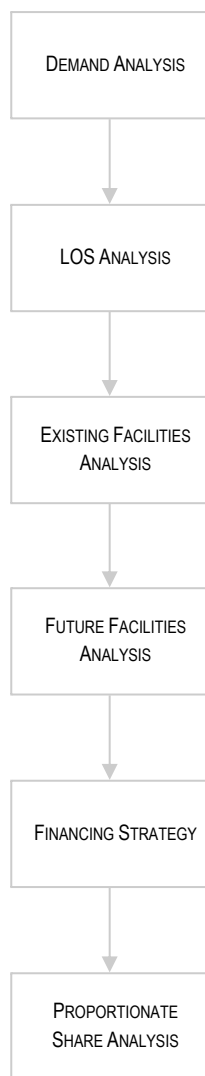
Estimate of Total Population Increase from Development x Estimate of Impact Fee Per Capita (\$1,572) = Impact Fee

¹ This is the actual cost to update the IFFP and IFA. The City can use this portion of the impact fee to reimburse itself for the expense of updating the IFFP and IFA. The cost is divided over the new population in the next six years.

² UC 11-36a-402(1)(c)

SECTION 2: GENERAL IMPACT FEE METHODOLOGY

FIGURE 2.1: IMPACT FEE METHODOLOGY



The purpose of this study is to fulfill the requirements of the Impact Fees Act regarding the establishment of an IFA³. The IFFP is designed to identify the demands placed upon the City's existing facilities by future development and evaluate how these demands will be met by the City. The IFFP is also intended to outline the improvements which are intended to be funded by impact fees. Conservation Technix Inc. recently assisted the City with updating the Parks, Recreation, Arts & Trails Master Plan ("Master Plan") which the City adopted in July 2019. The IFFP has been created based upon the adopted Master Plan. The IFA is designed to proportionately allocate the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered. Each component must consider the historic level of service ("LOS") provided to existing development and ensure that impact fees are not used to raise that LOS. The following elements are important considerations when completing an IFFP and IFA:

DEMAND ANALYSIS

The demand analysis serves as the foundation for the IFFP. This element focuses on a specific demand unit related to each public service – the existing demand on public facilities and the future demand as a result of new development that will impact public facilities. For the purposes of this analysis, the demand unit used for parks and recreation is the City's population.

LEVEL OF SERVICE ANALYSIS

The demand placed upon existing public facilities by existing development is known as the existing LOS. Through the inventory of existing facilities, combined with population growth assumptions, this analysis identifies the LOS which is provided to a community's existing residents and ensures that future facilities maintain these standards.

EXISTING FACILITY INVENTORY

In order to quantify the demands placed upon existing public facilities by new development activity, the IFFP provides an inventory of the City's existing system improvements. The inventory does not include project improvements. The inventory of existing facilities is important to properly determine the excess capacity of existing facilities and the utilization of excess capacity by new development. Any excess capacity identified within existing facilities can be apportioned to future new development.

FUTURE CAPITAL FACILITIES ANALYSIS

The demand analysis, existing facility inventory and LOS analysis allow for the development of a list of capital projects necessary to serve new growth and to maintain the existing system. This list includes any excess capacity of existing facilities as well as future system improvements necessary to maintain the LOS. Any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities.

FINANCING STRATEGY – CONSIDERATION OF ALL REVENUE SOURCES

This analysis must also include a consideration of all revenue sources, including impact fees, debt issuance, alternative funding sources, and the dedication (aka donations) of system improvements, which may be used to finance system improvements.⁴ In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.⁵

PROPORTIONATE SHARE ANALYSIS

The written impact fee analysis is required under the Impact Fees Act and must identify the impacts placed on the facilities by development activity and how these impacts are reasonably related to the new development. The written impact fee analysis must include a proportionate share analysis, clearly detailing each cost component and the methodology used to calculate each impact fee. A local political subdivision or private entity may only impose impact fees on development activities when its plan for financing system

³ UC 11-36a-301,302,303,304

⁴ UC 11-36a-302(2)

⁵ UC 11-36a-302(3)



improvements establishes that impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future (UCA 11-36a-302).

SYSTEM VS. PROJECT IMPROVEMENTS

System improvements are defined as existing and future public facilities designed and intended to provide services to service areas within the community at large.⁶ Project improvements are improvements and facilities that are planned and designed to provide service for a specific development (resulting from a development activity) and considered necessary for the use and convenience of the occupants or users of that development.⁷ References to facilities, amenities, projects, etc. within this analysis are referring to System Improvements unless otherwise stated.

⁶ UC 11-36a-102(20)

⁷ UC 11-36a102(13)

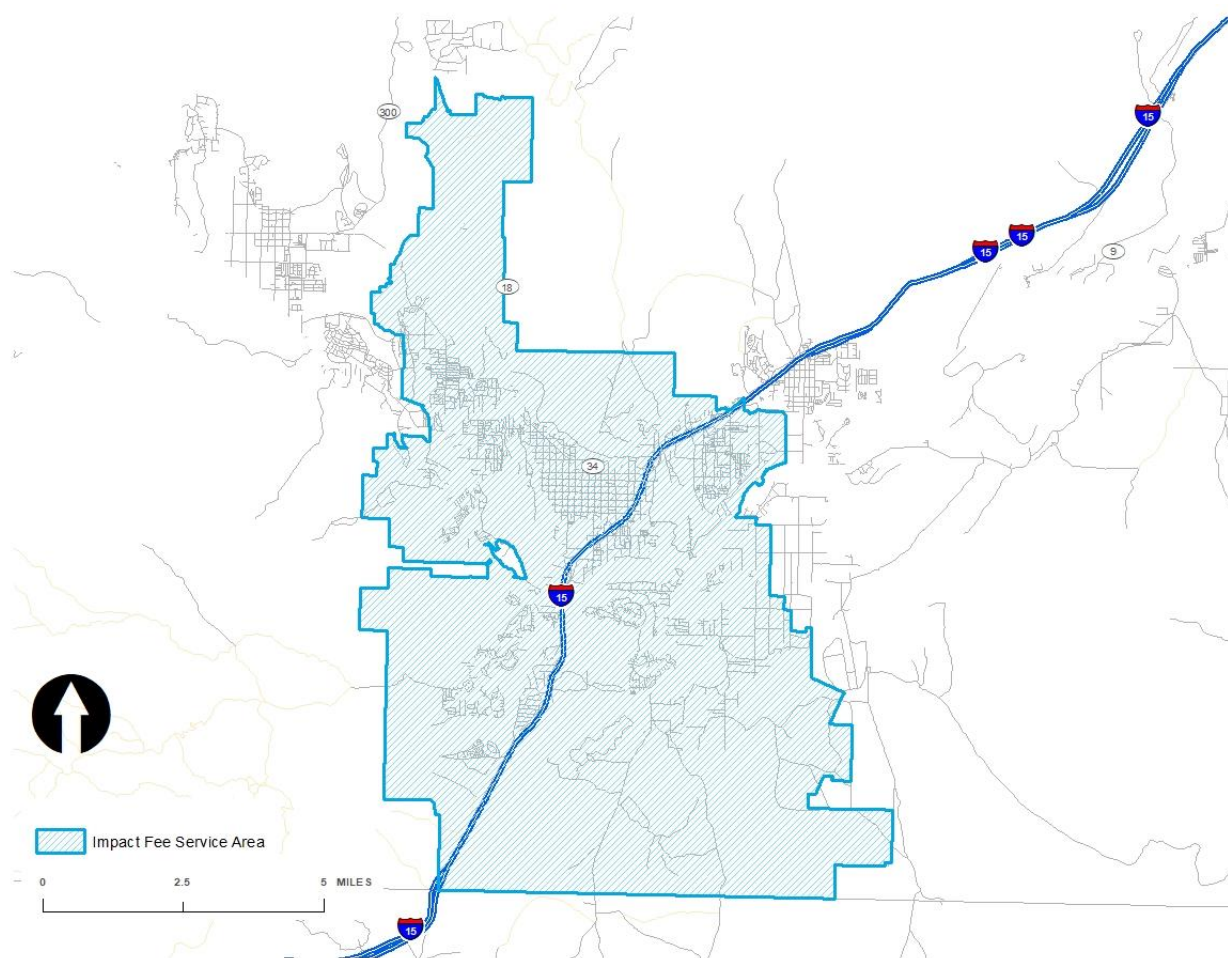
SECTION 3: OVERVIEW OF CITY AND DEMAND ANALYSIS

St. George is located near the tri-state junction of Utah, Arizona and Nevada. The city lies near the convergence of three distinct geological areas: the Mojave Desert, Colorado Plateau, and Great Basin. St. George was ranked eighth in economic growth according to WalletHub.⁸ St. George remains an attractive location for retirement, with “55 Places” placing the city at No. 4 out of the top 20 places to retire in the nation.⁹ St. George also ranked third in the top 10 metropolitan areas for growth between 2017 and 2018, according to the US Census¹⁰ and was declared the fastest growing metropolitan area in the U.S. in 2019. The St. George area is well known for its natural environment and proximity to several state and national parks. The City’s focus on parks and trails facilities, which provide quality of life experiences and complements its location to its natural surroundings, is one of the primary factors driving new development.

SERVICE AREA

Utah Code requires the impact fee enactment to establish one or more service areas (“Service Area”) within which impact fees will be imposed.¹¹ This Service Area includes all areas within the City, as shown in **FIGURE 3.1** below.

FIGURE 3.1: ST GEORGE PARKS AND RECREATION SERVICE AREA



⁸ <https://wallethub.com/edu/fastest-growing-cities/7010/>

⁹ <https://www.55places.com/blog/the-20-best-places-to-retire-in-2018>

¹⁰ <https://www.census.gov/newsroom/press-releases/2019/estimates-county-metro.html>

¹¹ UC 11-36a-402(a)



The purpose of this document is to establish a LOS based on the facilities and amenities provided to development within the Service Area. The LOS for parks and recreation is based on the City's residential population in the Service Area. The LOS consists of two components – the land value per capita and the improvement value per capita (or the cost to purchase the land and make improvements in today's dollars), resulting in a total value per capita for parks and recreation. The City has some storm water detention land on City park land. Typically, storm water detention land is excluded from the calculation of the LOS so as to avoid any double counting of value (recovering the value of this land through both the storm water and parks impact fees). However, the City has not accounted for the value of this land in their storm water impact fee, thus it has been included in the calculation of the park impact fee.

DEMAND UNITS

The demand unit used in this analysis is population. The population projections are based on several sources including Census data, the State of Utah Governor's Office of Management and Budget (GOMB), building permits, and planning projections provided by the City. According to these projections, the City's current population is approximately 100,822.

TABLE 3.1: POPULATION PROJECTIONS

YEAR	POPULATION	% CHANGE
2019	100,822	
2020	103,851	3.00%
2021	107,600	3.61%
2022	111,484	3.61%
2023	115,509	3.61%
2024	119,679	3.61%
2025	123,999	3.61%
2026	128,475	3.61%
2027	133,113	3.61%
2028	137,919	3.61%
2029	142,898	3.61%

The future population in the Service Area is used to determine the additional parks and recreational needs to serve the additional population. The LOS standards for each of these types of improvements has been calculated, and a blended LOS determined for the future population, giving the City flexibility to provide the types of improvements that are desired by the residents to the future population. If growth projections and land use planning changes significantly in the future, the City will need to update the parks and recreation projections, the IFFP, and the impact fees.

Based on an annual growth rate of 3.61 percent, the service area should reach approximately 142,898 residents by 2029. As a result of this growth, the City will need to construct additional parks and recreation facilities to maintain the existing level of service.

SECTION 4: EXISTING FACILITIES INVENTORY

EXISTING FACILITIES

The City's existing parks inventory is shown in **TABLES 4.1** and **4.2**. The improvement costs for parks and recreation are based on the existing improvements to each type of facility and are calculated on a per acre basis. The cost of land was set by City Staff and is very conservative in comparison to land values throughout the Service Area.

FACILITIES CATEGORY DEFINITIONS

The following definitions are taken from the St. George Parks, Recreation, Arts, & Trails Master Plan adopted in July 2019.

COMMUNITY PARKS

Community Parks are owned and maintained by the City and generally range in size from 20-50 acres. These parks serve several neighborhoods with a service area of one to two miles, or more in some cases. Community Parks provide a variety of amenities and special facilities, including sport fields, swimming pools and recreation centers, skate parks, etc. Community parks also provide a broad variety of activities and recreation opportunities. These parks are typically highly developed and should provide for a variety of amenities as required for neighborhood parks as well as additional special facilities.

NEIGHBORHOOD PARKS

Neighborhood Parks are typically 4-10 acres of developed park land, depending on land availability. Neighborhood parks are typically located within or adjacent to residential neighborhoods or developments and serve an area of ½ mile radius. Neighborhood parks are easily accessed by walking or biking. Neighborhood parks include restrooms, picnic shelter, playground structure, open grass areas, minimal parking, and an additional neighborhood-desired amenity.

UNDEVELOPED PARK LAND

Undeveloped Park Land is park area which has been acquired for either passive or active park space, but has not been formally planned, designed or received any park related improvements. In short, the undeveloped park property exists in a relatively undeveloped state.

TRAILS

Trails are an integral part of the public infrastructure in St. George where the climate provides for year-round trail use. Trails can connect a community and enhance the community's sense of place. Trails in St. George provide a defining connection to the natural environment.

TRAILHEADS

Safe, convenient entryways to the trail network expand access for users and are a necessary component of a strong, successful system. A trailhead typically includes parking, kiosks, and signage; and may include site furnishings such as trash receptacles, benches, restrooms, drinking fountains and bicycle parking.

For the purposes of the impact fee calculations, this analysis isolates the "City Funded" facilities. This represents the land and improvements funded with general fund dollars and excludes land and improvement costs that were donated or gifted to the City. The City funded acreage and estimated improvement value illustrated below will be the basis for the LOS analysis discussed in **SECTION 5**.

TABLE 4.1: ACREAGE OF EXISTING PARKS, TRAILS, AND OPEN SPACES

FACILITY TYPE	TOTAL	NON CITY-FUNDED	CITY FUNDED	% CITY OWNED	CITY OWNED & FUNDED	ESTIMATED LAND VALUE	2019 EST. IMPROV. VALUE
Neighborhood Parks (Acres)	167.50	68.67	98.83	92%	90.65	\$9,065,000	\$31,893,687
Community Parks (Acres)	396.00	206.50	189.50	93%	176.50	\$17,650,000	\$76,307,283
Undeveloped Park Land (Acres)	114.95	54.66	60.29	100%	60.29	\$6,029,000	-
Trails (Miles)	60.40	32.31	28.09	100%	28.09	-	\$13,252,460
Trailheads (Acres)	6.21	1.80	4.41	100%	4.41	\$441,000	\$1,140,219
Total						\$33,185,000	\$122,593,649

Estimated trail land value is included in the improvement value.

Existing parks include a variety of services including playgrounds, sports courts, open turf, baseball fields, basketball courts,



outdoor lighting, pavilion and picnic spaces, restrooms, skate parks, tennis courts and other amenities.

TABLE 4.2: EXISTING PARK FACILITY IMPROVEMENTS

AMENITY	COUNT OF AMENITY	AMENITY	COUNT OF AMENITY
Covered Pavilions - Large	13.00	Walking Path - Miles (Asphalt)	8.24
Covered Pavilions - Medium	34.00	Walking Path - Miles (Concrete)	3.82
Fishing	4.00	Walking Path - Miles Natural	0.76
Parking Spaces	2,687.00	Climbing Wall	3.00
Drinking Fountain	73.00	Amphitheatre	7.00
Playground	35.00	Skate Park	1.00
Dog Park	2.00	Ponds	9.00
Restroom - 2 Family Units	24.00	Information Kiosk	14.00
Restroom - 4 Family Units	5.00	Swing Bay	43.00
Restroom - 6 Family Units	2.00	Concession Stands	6.00
Restroom - Men's and Women's	8.00	Back Stops	8.00
Restroom - Men's and Women's W/ Family Units	3.00	Bench Swings	10.00
Sand Volleyball Courts	21.00	Pickleball Courts W/ Lights	34.00
Basketball Courts	15.00	Sand Based Soccer Fields W/ Lights	5.00
Tennis Courts	14.00	Soccer Fields Included in Open Grass Areas	11.00
Horseshoe Pits	31.00	Futsal	1.00
Softball Fields W/ Lights	14.00	Open Grass Area (Acres)	179.28
Splash Pad	6.00		

BUY-IN COMPONENT

In addition to the park acreage and amenities mentioned above, the City also supports several recreation facilities that are utilized by existing residents; however, the facilities will serve the Service Area into the future. Generally, these facilities are unique and are designed to serve both existing and new development. As a result, new development will pay a proportionate share of the existing facilities and will be treated as a buy-in component, rather than purchasing new facilities. In addition, a buy-in will not reduce the LOS, but will provide a repayment source for costs already incurred. **Appendix A** provides a detailed list of all existing facilities and amenities which have been determined to have excess capacity. **TABLE 4.3** summarizes those facilities and amenities listed in **Appendix A**.

TABLE 4.3: EXISTING RECREATION FACILITIES (BUY-IN COMPONENT)

BUY-IN DETERMINATION	COST	% INCLUDED IN IFA	BUY-IN COMPONENT	POPULATION SERVED	PER PERSON
Recreation Center	\$1,944,729	45.5%	\$885,320	128,475	\$6.89
Hydro Tube for Public Swimming Pool	\$199,652	100.0%	\$199,652	111,484	\$1.79
Maintenance Building	\$178,091	100.0%	\$178,091	205,079	\$0.87
Public Swimming Pool	\$3,913,350	50.0%	\$1,956,675	119,679	\$16.35
Total Buy-In	\$6,235,823		\$3,219,739		\$25.90

Source: St George City, LYRB
Figures may differ due to rounding.

LAND VALUES

A comparison of Washington County land records shows an average cost of \$90,000 to \$97,000 per acre (based on recently constructed/developed parks and land records obtained from Washington County Assessor's Office as of November 2018). This analysis assumes a cost per acre of \$100,000 per acre. It should be noted that current costs are used strictly to determine the actual cost, in today's dollars, of duplicating the current LOS for future development in the City and does not reflect the value of the existing improvements within the City.

MANNER OF FINANCING EXISTING PUBLIC FACILITIES

The City's existing parks and recreation infrastructure has been funded through a combination of general fund revenues, donations, and impact fees. All park land and improvements funded through donations have been excluded from the impact fee calculations unless the developer received a density credit in return for their donation.

SECTION 5: LEVEL OF SERVICE ANALYSIS

LEVEL OF SERVICE STANDARDS

The level of service (“LOS”) for this analysis is based on maintaining the existing level of investment (“LOI”) in current parks and recreation facilities. The LOS consists of two components: the land value per capita and the improvement value per capita funded by the City (or the cost to purchase the land and make improvements in today’s dollars), resulting in a total value per capita for parks and recreation.

Using the estimated land values and improvement values per type of park shown in **TABLE 4.1** and the existing estimated population of 100,822 for 2019, the value per capita (or LOS) is calculated. This approach uses an estimated land value and construction costs improvements in today’s dollars to determine the current value. It is assumed that the City will maintain, at a minimum, the current set LOS standard.

TABLES 5.1 through 5.3 below show the LOS for parks and recreation in the defined service area, broken down by type of park.

TABLE 5.1: EXISTING LEVEL OF SERVICE

PARK TYPE	IMPACT FEE LOS PER 1,000 POPULATION	LAND VALUE	IMPROVEMENT VALUE
Neighborhood Parks (Acres)	0.90	\$9,065,000	\$31,893,687
Community Parks (Acres)	1.75	\$17,650,000	\$76,307,283
Undeveloped Park Land (Acres)	0.60	\$6,029,000	-
Regional Trails (Miles)	0.19	-	\$13,252,460
Trailheads (Acres)	0.04	\$441,000	\$1,140,219
		\$33,185,000	\$122,593,649

TABLE 5.2: EXISTING LEVEL OF SERVICE (PER CAPITA)

PARK TYPE	COMBINED VALUE	CURRENT POPULATION	TOTAL VALUE PER CAPITA
Neighborhood Parks (Acres)	\$40,958,687	100,822	\$406
Community Parks (Acres)	\$93,957,283	100,822	\$932
Undeveloped Park Land (Acres)	\$6,029,000	100,822	\$60
Trails (Miles)	\$13,252,460	100,822	\$131
Trailheads (Acres)	\$1,581,219	100,822	\$16
	\$155,778,649		\$1,545

For the purposes of the impact fee calculations, this analysis isolates the “City Funded” facilities. This represents the land and improvements funded with general fund dollars and excludes land and improvement costs that were donated or gifted to the City. This results in a lower impact fee LOS than what was presented in the Master Plan, since a portion of the facilities were gifted to the City or funded with alternative mechanisms. In order to maintain the Master Plan LOS the City will need to continue to identify alternative funding mechanisms.

TABLE 5.3: EXISTING LEVEL OF SERVICE (PER ACRE)

PARK TYPE	IMPACT FEE LOS	EST. LAND VALUE	LAND VALUE PER ACRE/MILE	EST. IMPROV VALUE	IMPROV VALUE PER ACRE/MILE	TOTAL VALUE PER ACRE/MILE
Neighborhood Parks (Acres)	90.65	\$9,065,000	\$100,000	\$31,893,687	\$351,833	\$451,833
Community Parks (Acres)	176.50	\$17,650,000	\$100,000	\$76,307,283	\$432,336	\$532,336
Undeveloped Park Land (Acres)	60.29	\$6,029,000	\$100,000	-	-	\$100,000
Regional Trails (Miles)	28.09	-	-	\$13,252,460	\$471,840	\$471,840
Trailheads (Acres)	4.41	\$441,000	\$100,000	\$1,140,219	\$258,553	\$358,553
Total		\$33,185,000		\$122,593,649		

Typically, land associated with trails is excluded in this analysis as it is often included in the improvement cost per mile and in some cases is part of rights of way that do not have a land cost incurred by the City.

The calculation of impact fees relies upon the information contained in this analysis. The timing of construction for development-



related park facilities will depend on the rate of development and the availability of funding. For purposes of this analysis, a specific construction schedule is not required since the construction of park facilities can lag development without impeding continued development activity. This analysis assumes that construction of needed park facilities will proceed on a pay-as-you-go basis, and assumes a standard annual dollar amount the City should anticipate collecting and plan to expend on park improvements.

SECTION 6: CAPITAL FACILITY ANALYSIS

Future planning for park land is an ongoing process based on the changes in population and community preference. The City will purchase and improve parks and recreational facilities to maintain the level of service defined in this document. A summary of the City's desired improvements is found below **TABLE 6.1**. The estimated future investment in **TABLE 6.1** excludes buy-in to existing facilities. This Service Area includes all areas within the City. **TABLE 6.1** further illustrates the estimated population growth during the planning horizon in the Service Area, and the estimated future investment needed. Actual future improvements will be determined as development occurs, and the opportunity to acquire and improve park land arises. It is important to note that fees can be used for public facilities that have a useful life of ten or more years that are owned or operating on behalf of the City.

TABLE 6.1: ILLUSTRATION OF ST. GEORGE PARKS AND RECREATION FUTURE IMPROVEMENTS

TYPE OF IMPROVEMENT	POPULATION INCREASE IFFP HORIZON	LEVEL OF INVESTMENT PER CAPITA	ESTIMATED FUTURE INVESTMENT
City-Wide Service Area	42,076	\$1,545	\$65,011,034

Future investment will be used to acquire additional parks and recreation land and fund new park improvements and amenities which have a life expectancy of ten (10) years or more or add capacity to existing park facilities. The following types of improvements may be considered, if they have a useful life of ten or more years and add capacity to the system:

- ☐ Land Acquisition
- ☐ Sod and Irrigation Improvements
- ☐ Pavilions
- ☐ Restrooms and other Parks and Recreation Buildings
- ☐ Barbecues (Built-In)
- ☐ Drinking Fountains
- ☐ Playgrounds
- ☐ Trailways/Trailheads
- ☐ Volleyball Courts
- ☐ Tennis Courts
- ☐ Basketball Courts
- ☐ Other Recreational Courts and Facilities
- ☐ Baseball/Softball Field Facilities
- ☐ Multi-Purpose Fields
- ☐ Field Lighting
- ☐ Concession/ Buildings
- ☐ Parking
- ☐ Skate Parks
- ☐ Urban Fishing
- ☐ Dog Parks
- ☐ Benches
- ☐ Ponds
- ☐ Amphitheaters
- ☐ Splash Pads
- ☐ Bike Parks
- ☐ Pickleball Courts
- ☐ Other Park and Recreation Amenities

It is important to note that impact fees can only be used for public facilities that have a useful life of ten or more years that are owned or operating on behalf of the City.¹² The Impact Fee Act does not allow impact fees to cure deficiencies in a public facility serving existing development; or to raise the established level of service of a public facility serving existing development.

¹² UC 11-36a-102(16)



Additionally, the City has adopted the following Capital Improvement Plan:

TABLE 6.2: ILLUSTRATION OF ST GEORGE PARKS AND RECREATION CAPITAL IMPROVEMENT PLAN

TYPE	2020	2021	2022	2023	2024	2025	2026-2030	TOTAL
Acquisitions	1,173,000	721,000	870,000	437,000	2,799,000	727,000	6,564,000	13,291,000
Neighborhood Parks	1,200,000	-	6,365,000	8,224,000	3,489,000	2,550,000	18,497,000	40,325,000
Community Parks	150,000	2,200,000	-	1,311,000	17,259,000	-	29,588,000	50,508,000
Improvements & Upgrades	375,000	-	300,000	200,000	300,000	200,000	-	1,375,000
Trails	3,995,000	3,167,000	1,268,000	1,921,000	1,619,000	1,823,000	10,305,000	24,098,000
Special Use Art Facilities	-	-	10,928,000	-	-	-	-	10,928,000
Recreation Facilities	-	-	-	-	-	-	38,100,000	38,100,000
Special Use Recreation Facilities	-	-	-	-	-	-	9,003,000	9,003,000
Park Repairs & Improvements	1,883,000	1,177,000	1,237,000	1,181,000	1,277,000	1,183,000	2,584,000	10,522,000
Total	\$8,776,000	\$7,265,000	\$20,968,000	\$13,274,000	\$26,743,000	\$6,483,000	\$114,641,000	\$198,150,000

As shown, the City intends to invest almost \$200M capital needs through 2030 (\$227M in construction year costs).

It is important to note that capital projects related to curing deficiencies are not impact fee eligible. Provided in **TABLE 6.3**, is an estimate of construction year costs, based on two percent annual inflation. In addition, impact fee eligible projects are also identified.

TABLE 6.3: ILLUSTRATION OF CONSTRUCTION YEAR COSTS AND IMPACT FEE ELIGIBLE AMOUNTS

TYPE	ELIGIBILITY	2020	2021	2022	2023	2024	2025	2026-2030	TOTAL
Acquisitions	Yes	1,196,460	750,128	923,251	473,023	3,090,322	818,720	7,844,588	15,096,492
Neighborhood Parks	Yes	1,224,000	-	6,754,589	8,901,922	3,852,138	2,871,714	22,105,627	45,709,990
Community Parks	Yes	153,000	2,288,880	-	1,419,069	19,055,331	-	35,360,399	58,276,678
Improvements & Upgrades	No	382,500	-	318,362	216,486	331,224	225,232	-	1,473,806
Trails	Yes	4,074,900	3,294,947	1,345,612	2,079,352	1,787,507	2,052,994	12,315,429	26,950,741
Special Use Art Facilities	No	-	-	11,596,881	-	-	-	-	11,596,881
Recreation Facilities	No	-	-	-	-	-	-	45,533,027	45,533,027
Special Use Recreation Facilities		-	-	-	-	-	-	10,759,418	10,759,418
Park Repairs & Improvements	No	1,920,660	1,224,551	1,312,714	1,278,352	1,409,911	1,332,250	3,088,119	11,566,558
Total		8,951,520	7,558,506	22,251,409	14,368,204	29,526,433	7,300,911	137,006,607	226,963,591
Impact Fee Eligible		\$6,648,360	\$6,333,955	\$9,023,452	\$12,873,366	\$27,785,297	\$5,743,428	\$88,385,461	\$156,793,319

While **TABLE 6.3** includes a list of known projects and total cost relative to maintain the Master Plan LOS, the impact fee is based on the City-funded LOS, which is lower than the Master Plan LOS. **TABLE 6.1** specifies the portion of funding which may come from Impact Fees towards the Capital Improvement Plan on parks, recreation facilities, open space, and trails.¹³

The City may need to acquire additional parks and recreation land, fund new park improvements and amenities, or make improvements to existing park facilities to add capacity to the system not identified above. In addition, in order to achieve the Master Plan LOS, alternative funding mechanisms will need to be identified.

¹³ UC 11-36a-102(16)

SYSTEM VS. PROJECT IMPROVEMENTS

System improvements are defined as existing and future public facilities designed and intended to provide services to service areas within the community at large.¹⁴ Project improvements are improvements and facilities that are planned and designed to provide service for a specific development and considered necessary for the use and convenience of the occupants or users of that specific development.¹⁵ The Impact Fee Analysis may only include the costs of impacts on system improvements related to new growth within the proportionate share analysis.

Only park facilities that serve the entire community are included in the LOS. The following facility types are considered system improvements, as defined in **SECTION 4**:

- ☐ Neighborhood Parks;
- ☐ Community Parks;
- ☐ Undeveloped Park Land;
- ☐ Trailheads; and,
- ☐ Trails.

HISTORIC FUNDING OF FACILITIES

The City's existing parks and recreation infrastructure has been funded through a variety of funding mechanisms, including impact fees, general fund revenues and grants and donations.

GENERAL FUND REVENUES

General fund revenues include a mix of property taxes, sales taxes, federal and state grants, and any other available general fund revenues. All land and improvements funded with general fund monies can be included in the impact fee calculations, as these amenities were funded by existing residents.

GRANTS AND DONATIONS FUNDING

The City also received grants monies and donations to fund parks and recreation facilities. All land and improvements funded with grant monies and donations received are excluded in the impact fee calculations.

FUNDING OF FUTURE FACILITIES

The IFFP must also include a consideration of all revenue sources, including impact fees and the dedication of system improvements, which may be used to finance system improvements.¹⁶ In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.¹⁷

PROPERTY TAX REVENUES

Property tax revenues are not specifically identified in this analysis as a funding source for capital projects, but interfund loans may be made from the general fund which will ultimately include some property tax revenues. Interfund loans will be repaid once sufficient impact fee revenues have been collected.

GRANTS AND DONATIONS

The City does not anticipate any donations from new development for impact fee funded system improvements related to park facilities. A donor and the City may enter into a Development Agreement which may entitle the donor to a reimbursement for the negotiated value of system improvements funded through impact fees if donations are made by new development.

The City may receive grant monies to assist with park and trail construction and improvements. This analysis has removed all funding that has come from federal grants and donations to ensure that none of those infrastructure items are included in the LOS. Therefore, the City's existing LOS standards have been funded by the City's existing residents. Funding the future improvements through impact fees places a similar burden upon future users as that which has been placed upon existing users through impact fees, property taxes, user fees, and other revenue sources.

IMPACT FEE REVENUES

Impact fees are charged to ensure that new growth pays its proportionate share of the costs for the development of public

¹⁴ UC 11-36a-102(20)

¹⁵ UC 11-36a102(13)

¹⁶ UC 11-36a-302(2)

¹⁷ UC 11-36a-302(3)

infrastructure. Impact fee revenues can also be attributed to the future expansion of public infrastructure if the revenues are used to maintain an existing level of service. Increases to an existing level of service cannot be funded with impact fee revenues. Analysis is required to accurately assess the true impact of new development upon the City infrastructure and to prevent existing users from subsidizing growth.

DEBT FINANCING

In the event the City has not amassed sufficient impact fees to pay for the construction of time sensitive or urgent capital projects needed to accommodate new growth, the City must look to revenue sources other than impact fees for funding, which includes debt financing. The Impact Fees Act allows for the costs related to the financing of future capital projects to be legally included in the impact fee. This allows the City to finance and quickly construct infrastructure for new development and reimburse itself later from impact fee revenues for the costs of issuing debt. However, the City does not anticipate utilizing debt financing for this 10-Year Plan and therefore no financing costs are included in this analysis.

EQUITY OF IMPACT FEES

Impact fees are intended to recover the costs of capital infrastructure that relate to future growth. The impact fee calculations are structured for impact fees to fund 100 percent of the growth-related facilities identified in the proportionate share analysis as presented in the impact fee analysis. Even so, there may be years that impact fee revenues cannot cover the annual growth-related expenses. In those years, growth-related projects may be delayed, or other revenues such as general fund revenues or other fund's revenues and/or fund balance reserves may be used to make up any annual deficits. Any borrowed funds are to be repaid in their entirety through subsequent impact fees.

NECESSITY OF IMPACT FEES

An entity may only impose impact fees on development activity if the entity's plan for financing system improvements establishes that impact fees are necessary to achieve parity between existing and new development. This analysis has identified the improvements to public facilities and the funding mechanisms to complete the suggested improvements. Impact fees are identified as a necessary funding mechanism to help offset the costs of new capital improvements related to new growth. In addition, alternative funding mechanisms are identified to help offset the cost of future capital improvements.

SECTION 7: PARKS AND RECREATION IMPACT FEE CALCULATION

The calculation of impact fees relies upon the information contained in this analysis. Impact fees are calculated based on many variables centered on proportionality share and LOS. The following describes the methodology used for calculating impact fees in this analysis.

PROPOSED PARKS AND RECREATION IMPACT FEE

GROWTH-DRIVEN (PERPETUATION OF EXISTING LOS)

The methodology utilized in this analysis is based on the increase, or growth, in residential demand. The growth-driven method utilizes the existing LOS and perpetuates that LOS into the future. Impact fees are then calculated to provide sufficient funds for the City to expand or provide additional facilities, as growth occurs within the community. Under this methodology, impact fees are calculated to ensure new development provides sufficient investment to maintain the current LOS standards in the community. This approach is often used for public facilities that are not governed by specific capacity limitations and do not need to be built before development occurs (i.e. park facilities).

Using the growth-driven methodology, the fee per capita is \$1,572 as shown in TABLE 7.1. Based on the per capita fee, the proposed impact fee per household ("HH") is illustrated in TABLE 7.2.

TABLE 7.1: IMPACT FEE VALUE PER CAPITA (INCLUDING BUY-IN COMPONENT)

TYPE OF IMPROVEMENT	EXISTING LOS PER 1,000 POPULATION	LAND COST PER ACRE/MILE	IMPROVEMENT VALUE PER ACRE	TOTAL COST PER ACRE	COST PER 1,000 POPULATION	PER CAPITA
Neighborhood Parks	0.90	\$100,000	\$351,833	\$451,833	\$406,248	\$406
Community Parks	1.75	\$100,000	\$432,336	\$532,336	\$931,913	\$932
Undeveloped Park Land	0.60	\$100,000	\$0	\$100,000	\$59,798	\$60
Trails	0.28	-	\$471,840	\$471,840	\$131,444	\$131
Trailheads	0.04	\$100,000	\$258,553	\$358,553	\$15,683	\$16
Excess Capacity Buy-In						\$26
Professional Expenses ¹⁸				\$28,891		\$1
Impact Fee Per Capita						\$1,572

TABLE 7.2: PARK IMPACT FEE SCHEDULE (INCLUDING BUY-IN COMPONENT)

IMPACT FEE PER HOUSEHOLD (HH)	PERSONS PER HH	IMPACT FEE PER CAPITA	LOI FEE PER HH	EXISTING FEE PER HH	% CHANGE	\$ CHANGE
Single Family	3.03	\$1,572	\$4,763	\$2,182	118%	\$2,582
Multi Family	2.29	\$1,572	\$3,600	\$1,426	152%	\$2,174

Persons per HH Source: American Community Survey 5-Year Estimates, LYRB

NON-STANDARD PARK IMPACT FEES

The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon public facilities.¹⁹ The adjustment for a Non-Standard Park Impact Fees could result in a different impact fee if the City determines that a particular user may create a different impact than what is standard for its land use. The non-standard impact fee is calculated based on the following formula:

Estimate of Total Population Increase from Development x Estimate of Impact Fee per Capita (\$1,572) = Impact Fee

CONSIDERATION OF ALL REVENUE SOURCES

The Impact Fees Act requires the proportionate share analysis to demonstrate that impact fees paid by new development are the most equitable method of funding growth-related infrastructure. See SECTION 6 for further discussion regarding the consideration of revenue sources.

¹⁸ This is the actual cost to update the IFFP and IFA. The City can use this portion of the impact fee to reimburse itself for the expense of updating the IFFP and IFA. The cost is divided over the new population in the next six years.

¹⁹ UC 11-36a-402(1)(c)

EXPENDITURE OF IMPACT FEES

Legislation requires that impact fees should be spent or encumbered within six years after each impact fee is paid. Impact fees collected in the next five to six years should be spent only on impact fee eligible projects to maintain the LOS.

PROPOSED CREDITS OWED TO DEVELOPMENT

Credits may be applied to developers who have constructed and donated system facilities to the City that are included in the IFFP in-lieu of impact fees. Credits for system improvements may be available to developers up to, but not exceeding, the amount commensurate with the LOS identified within this IFA. Credits will not be given for the amount by which system improvements exceed the LOS identified within this IFA. This situation does not apply to developer exactions or improvements required to offset density or as a condition of development. Any project that a developer funds must be included in the IFFP if a credit is to be issued.

In the situation that a developer chooses to construct system facilities found in the IFFP in-lieu of impact fees, the decision must be made through negotiation with the developer and the City on a case-by-case basis.

GROWTH-DRIVEN EXTRAORDINARY COSTS

The City does not anticipate any extraordinary costs necessary to provide services to future development.

SUMMARY OF TIME PRICE DIFFERENTIAL

Although the Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation, an inflation component was considered in the cost estimates in this study. When determining the level of investment all costs are represented in today's dollars.



APPENDIX A: EXISTING RECREATION FACILITIES USED FOR BUY-IN

DESCRIPTION	DATE ACQUIRED	ACQUISITION COST
HYDROTUBE	6/30/1991	50,000.00
REFURBISH HYDROTUBE	6/30/1994	9,750.00
HYDROTUBE POND CEMENT WORK	6/30/1997	399.00
HYDROTUBE RENOVATION (GEN FUND)	6/30/2013	107,018.32
PHASE THREE OF CITY POOL HYDROTUBE PROJECT	6/30/2017	32,485.00
REC CENTER IMPROVEMENTS	6/30/1996	11,413.31
REC CENTER (CAP PROJ FUND)	6/30/1996	82,393.35
REC CENTER ROOF REPAIRS	6/30/1997	550.00
REC CENTER SOUND BARRIERS	6/30/1997	4,600.00
RECREATION CENTER ADDITION	6/30/1997	47,120.00
REC CENTER SHELVES (GEN FUND)	6/30/1998	1,198.00
REC CENTER PHASE II (BOND FUND)	6/30/1998	75,273.76
REC CENTER PHASE II (BOND FUND)	6/30/1998	999,423.33
REC CENTER IMPROVEMENTS (GEN FUND)	6/30/2001	6,229.21
REC CENTER STORAGE SHED	6/30/2002	28,846.31
RECREATION CENTER IMPROVEMENTS	6/30/2008	57,246.11
REC CENTER MAJOR RENOVATION	6/30/2014	257,771.10
RECREATION CENTER IMPROVEMENTS	6/30/2015	84,807.41
RECREATION CENTER REMODEL	6/30/2016	94,764.04
RE-ROOFING PROJECT REC CENTER	6/30/2016	140,170.00
REC CENTER FLOOR REPAIR (GEN FUND)	2/6/2017	52,923.18
CANYONS MAINTENANCE BUILDING	6/30/2005	178,090.85
YEAR-ROUND SWIMMING FACILITY	6/30/1997	256,568.29
YEAR-ROUND SWIMMING FACILITY	6/30/1998	2,757,922.92
SWIMMING POOL	6/30/1999	19,797.21
YEAR ROUND SWIMMING FACILITY (BOND)	6/30/1999	750,646.84
YEAR-ROUND SWIMMING FACILITY (BOND)	6/30/2000	20,460.47
OUTDOOR POOL IMPROVEMENTS	6/30/2000	6,855.24
YEAR-ROUND SWIMMING FACILITY (BOND)	6/30/2001	46,772.69
OUTDOOR POOL IMPROVEMENTS	6/30/2001	29,608.00
OUTDOOR POOL IMPROVEMENTS	6/30/2008	18,356.72
16 FT DIVING BOARD	6/30/2013	6,362.07
TOTAL		\$6,235,822.73



APPENDIX B: INVENTORY OF EXISTING PARK FACILITIES

TABLE B.1: ILLUSTRATION OF EXISTING NEIGHBORHOOD PARK INVENTORY

Park Name	Total Acreage	City Funded Acreage	Land Value	Covered Pavilions Large	Covered Pavilions Medium	Fishing	Parking Spaces	Drinking Fountains	Play-ground	Dog Park	Restroom 2 Family Units	Restroom 4 Family Units	Restroom 6 Family Units	Restroom M & W	Restroom M & W w/Family Units	Sand Volleyball	Basketball Post Tension Full Court	Tennis Post Tension w/Lights	Horseshoe Pits	Softball Fields w/Lights	Splash Pad	Walking Path – Miles (Asphalt)
Neighborhood Parks			\$100,000	\$200,000	\$110,000	\$16,200	\$5,000	\$3,200	\$300,000	\$35,000	\$130,000	\$200,000	\$300,000	\$200,000	\$400,000	\$50,000	\$75,000	\$254,000	\$10,000	\$829,000	\$500,000	\$274,560
1100 East Park	1.50	1.50	\$150,000	-	1.00	-	-	1.00	1.00	-	-	-	-	-	-	1.00	1.00	-	-	-	-	-
2450 East Park	10.00	10.00	\$1,000,000	-	1.00	-	26.00	1.00	1.00	-	1.00	-	-	-	-	1.00	1.00	-	-	-	-	0.40
Black Hill Park	2.00	2.00	\$200,000	-	-	-	-	1.00	1.00	-	-	-	-	-	-	-	-	-	-	-	-	-
Blake Memorial Park	6.00	-	-	-	1.00	-	-	1.00	1.00	-	1.00	-	-	-	-	-	-	-	-	-	-	-
Bloomington Hills North Park	11.00	-	-	-	1.00	-	-	1.00	1.00	-	-	-	-	-	-	-	1.00	-	-	-	-	0.60
Bloomington Hills Park	2.50	-	-	-	1.00	-	-	1.00	1.00	-	-	-	-	-	-	-	1.00	-	-	-	-	-
Brooks Nature Park	3.00	3.00	\$300,000	-	1.00	-	8.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Christensen Park	6.00	-	-	1.00	-	-	11.00	1.00	1.00	-	1.00	-	-	-	-	1.00	1.00	-	1.00	-	-	0.20
College Park	1.00	1.00	\$100,000	-	-	-	-	1.00	1.00	-	-	-	-	-	-	-	1.00	-	-	-	-	-
Cox Park	4.50	2.25	\$225,000	1.00	-	-	10.00	1.00	1.00	-	1.00	-	-	-	-	1.00	1.00	2.00	-	-	-	-
Crimson Ridge Park	4.00	1.38	\$138,000	1.00	-	-	11.00	1.00	1.00	-	1.00	-	-	-	-	-	-	-	-	-	-	0.34
Crosby Family Confluence Park	11.50	11.50	\$1,150,000	1.00	-	-	59.00	1.00	-	-	-	1.00	-	-	-	-	-	-	-	-	-	-
Crosby Linear Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.60
Dixie Downs Park	4.50	-	-	-	1.00	-	27.00	1.00	1.00	-	1.00	-	-	-	-	-	-	-	-	-	-	0.30
Firehouse Park	4.50	4.50	\$450,000	-	1.00	-	11.00	1.00	1.00	1.00	1.00	-	-	-	-	-	-	-	-	-	-	-
Forest Park	3.50	-	-	-	1.00	1.00	5.00	1.00	1.00	-	1.00	-	-	-	-	-	-	-	-	-	-	-
Larkspur Park	4.50	-	-	-	-	-	15.00	1.00	1.00	-	1.00	-	-	-	-	2.00	-	2.00	-	-	-	0.17
Mathis Park	19.00	5.70	\$570,000	-	1.00	-	78.00	1.00	1.00	-	-	-	-	1.00	-	-	-	-	-	-	-	0.34
Middleton Park	1.00	-	-	-	1.00	-	-	1.00	1.00	-	1.00	-	-	-	-	-	1.00	-	-	-	-	-
Millcreek Park	5.08	5.08	\$508,000	-	1.00	-	9.00	1.00	1.00	-	1.00	-	-	-	-	-	1.00	-	-	-	-	-
Petroglyph Park	0.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sandtown Park	6.50	6.50	\$650,000	-	1.00	-	79.00	1.00	1.00	-	-	-	-	1.00	-	-	-	-	-	-	-	0.21
Shadow Mountain Park	4.50	4.50	\$450,000	-	1.00	-	8.00	1.00	1.00	-	1.00	-	-	-	-	1.00	1.00	-	-	-	-	0.30
Silkwood Park	3.50	-	-	-	1.00	-	9.00	1.00	1.00	-	1.00	-	-	-	-	1.00	1.00	-	-	-	-	-
Slick Rock Park	7.50	7.50	\$750,000	1.00	-	-	9.00	1.00	-	-	1.00	-	-	-	-	-	-	-	-	-	-	0.30
Springs Park	12.00	-	-	-	1.00	-	8.00	1.00	1.00	-	1.00	-	-	-	-	-	1.00	-	-	-	-	0.30
St. James Park	20.00	20.00	\$2,000,000	1.00	-	-	52.00	1.00	-	-	1.00	-	-	-	-	-	-	-	-	-	-	0.35
Sunset Park	8.00	4.24	\$424,000	-	2.00	-	12.00	2.00	2.00	-	2.00	-	-	-	-	1.00	-	-	-	1.00	-	-
Total Neighborhood Parks	167.58	90.65	\$9,065,000	6.00	18.00	1.00	447.00	26.00	23.00	1.00	18.00	1.00	-	2.00	-	9.00	12.00	4.00	1.00	1.00	-	4.41

The City Funded Acreage does not include donated acreage.



TABLE B.1: ILLUSTRATION OF EXISTING NEIGHBORHOOD PARK INVENTORY (CONT.)

Park Name	Walking Path – Miles (Concrete)	Walking Path – Miles (Natural)	Climbing Wall	Amphitheatre	Skate Park	Ponds	Information Kiosk	Swing Bay	Concession Stands	Back Stops	Bench Swings	Pickleball Post Tension w/Lights	Sand Based Soccer Fields w/Lights	Soccer Fields Included in Open Grass Acres	Futsal	Open Grass Area (Acres)	Total Improvements	Design/Engineering Cost (%)	Total Improvement Cost	Construction Improvements % City Funded	City Funded Improvements
Neighborhood Parks (cont.)	\$422,400	\$10,000	\$144,198	\$37,427	\$273,129	\$300,000	\$9,500	\$20,000	\$190,666	\$4,725	\$12,750	\$65,000	\$843,000	\$0	\$53,000	\$140,000					
1100 East Park	0.16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.60	\$689,784	\$90,155	\$779,939	100%	779,939
2450 East Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.80	\$1,720,024	\$224,807	\$1,944,831	100%	\$1,944,831
Black Hill Park	-	-	-	-	-	-	-	-	-	-	2.00	-	-	-	-	0.70	\$426,700	\$55,770	\$482,470	98%	\$472,820
Blake Memorial Park	-	-	-	-	-	-	-	2.00	-	-	-	-	-	-	-	0.80	\$695,200	\$90,863	\$786,063	100%	\$786,063
Bloomington Hills North Park	-	-	-	-	-	-	-	2.00	-	-	-	-	-	-	-	10.40	\$2,148,936	\$280,866	\$2,429,802	100%	\$2,429,802
Bloomington Hills Park	-	-	-	-	-	-	-	2.00	-	-	-	-	-	-	-	2.70	\$906,200	\$118,440	\$1,024,640	100%	\$1,024,640
Brooks Nature Park	-	0.30	-	1.00	-	1.00	-	-	-	-	-	-	-	-	-	0.05	\$497,427	\$65,014	\$562,441	100%	\$562,441
Christensen Park	-	-	-	-	-	-	-	1.00	-	1.00	-	-	-	1.00	-	4.30	\$1,504,837	\$196,682	\$1,701,519	98%	\$1,667,489
College Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.80	\$490,200	\$64,069	\$554,269	90%	\$498,842
Cox Park	0.34	-	-	-	-	-	-	2.00	-	-	-	-	-	-	-	2.90	\$1,905,816	\$249,090	\$2,154,906	100%	\$2,154,906
Crimson Ridge Park	-	-						2.00								2.20	\$1,068,191*	\$40,144*	\$1,108,335	100%	\$1,108,335
Crosby Family Confluence Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.72	\$799,000	\$75,905	\$874,905	33%	\$288,719
Crosby Linear Park	-	-														-	\$157,371*	\$14,545*	\$171,916	FEMA Funds	\$0
Dixie Downs Park	-	-	-	-	-	-	-	1.00	-	2.00	-	-	-	1.00	-	5.00	\$1,490,018	\$194,745	\$1,684,763	100%	\$1,684,763
Firehouse Park	0.30	-	-	-	-	-	-	3.00	-	-	-	-	-	-	-	3.80	\$1,351,920	\$176,696	\$1,528,616	80%	\$1,222,893
Forest Park	0.23	-	-	-	-	1.00	-	1.00	-	-	-	-	-	-	-	0.22	\$1,032,352	\$134,928	\$1,167,280	40%	\$466,912
Larkspur Park	-	-	-	-	-	-	-	1.00	-	-	-	-	-	-	-	2.40	\$1,518,875	\$198,517	\$1,717,392	100%	\$1,717,392
Mathis Park	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00	-	5.00	\$1,916,550	\$182,072	\$2,098,623	80%	\$1,678,898
Middleton Park	-	-	-	-	-	-	-	1.00	-	-	-	-	-	-	-	0.60	\$722,200	\$94,392	\$816,592	100%	\$816,592
Millcreek Park	0.23	-						-								0.84	\$945,495*	\$81,745*	\$1,027,240	100%	\$1,027,240
Petroglyph Park												-	-	-	-		\$0	\$0	\$0	100%	\$0
Sandtown Park	0.21	0.21	-	-	-	-	-	-	-	-	-	-	-	2.00	-	6.50	\$2,066,662	\$270,113	\$2,336,774	100%	\$2,336,774
Shadow Mountain Park	-	-	-	-	-	1.00	-	1.00	-	-	-	-	-	-	-	1.00	\$1,250,568	\$163,449	\$1,414,017	100%	\$1,414,017
Silkwood Park	0.25	-		1.00				-								1.15	\$547,865*	\$24,371*	\$572,236	100%	\$572,236
Slick Rock Park	-	-	1.00	-	-	-	-	-	-	-	-	-	-	-	-	-	\$604,766	\$79,043	\$683,809	50%	\$341,904
Springs Park	-	-	-	-	-	1.00	-	1.00	-	-	2.00	-	-	-	-	0.50	\$1,156,068	\$151,098	\$1,307,166	70%	\$915,016
St. James Park	-	-					1.00							2.00		7.00	\$715,009*	\$22,676*	\$737,685	100%	\$737,685
Sunset Park	0.25	-	-	-	-	-	-	3.00	-	1.00	-	-	-	1.00	-	4.80	\$2,867,725	\$374,812	\$3,242,537	100%	\$3,242,537
Total Neighborhood Parks	1.97	0.51	1.00	2.00	-	4.00	1.00	23.00	-	4.00	4.00	-	-	8.00	-	70.78	\$31,195,759	3,715,007	34,910,766		\$31,893,687
The City Funded Acreage does not include donated acreage *Recently constructed Facility – Actual Costs Used																					



TABLE B.2: ILLUSTRATION OF EXISTING COMMUNITY PARK INVENTORY

Park Name	Total Acreage	City Funded Acreage	Land Value	Covered Pavilions Large	Covered Pavilions Medium	Fishing	Parking Spaces	Drinking Fountains	Play-ground	Dog Park	Restroom 2 Family Units	Restroom 4 Family Units	Restroom 6 Family Units	Restroom M & W	Restroom M & W w/Family Units	Sand Volleyball	Basketball Post Tension Full Court	Tennis Post Tension w/Lights	Horseshoe Pits	Softball Fields w/Lights	Splash Pad	Walking Path – Miles (Asphalt)
Community Parks			\$100,000	\$200,000	\$110,000	\$16,200	\$5,000	\$3,200	\$300,000	\$35,000	\$130,000	\$200,000	\$300,000	\$200,000	\$400,000	\$50,000	\$75,000	\$254,000	\$10,000	\$829,000	\$500,000	\$274,560
Bloomington Park	26.50	-	-	-	1	-	253	-	1	-	-	-	-	-	-	-	1	-	-	2	-	-
Bloomington Park Pickleball				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bloomington Little League Ballfield				-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-
Canyons Complex	40.00	-	-	-	2	1	342	2	1	-	-	-	-	1	-	-	-	-	-	7	-	-
Centennial Park	13.00	-	-	-	1	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	0.60
Cottonwood Cove Park	19.00	-	-	1	1	-	90	4	1	-	-	1	-	-	-	1	-	-	-	-	-	-
Dixie Sunbowl	5.50	5.50	\$550,000	-	-	-	-	2	-	-	-	-	-	2	-	-	-	-	-	-	-	-
Hela Seegmiller Historic Farm	30.00	-	-	1	-	-	77	2	-	-	1	-	-	-	-	-	-	-	-	-	-	-
Hidden Valley Park	12.50	-	-	-	1	-	51	2	1	-	-	1	-	-	-	1	1	2	-	-	1	0.02
JC Snow Park	14.00	3.50	\$350,000	1	2	-	177	8	1	1	-	-	-	1	-	2	-	-	30	-	-	-
Pioneer Park	44.00	-	-	1	-	-	86	2	-	-	1	-	-	-	-	-	-	-	-	-	-	-
Royal Oaks Park	9.00	-	-	-	2	-	13	3	1	-	1	-	-	-	-	-	1	-	-	-	-	0.94
Snake Hollow Bike Park	80.00	80.00	\$8,000,000	1	-	-	-	2	-	-	-	1	-	-	-	-	-	-	-	-	-	0.68
The Fields / Phase I – Softball	14.50	14.50	\$1,450,000	-	1	-	101	1	1	-	-	-	-	1	-	-	-	-	-	4	-	-
The Fields / Phase II – Soccer	35.00	35.00	\$3,500,000	-	1	-	417	2	1	-	-	-	1	-	-	-	-	-	-	-	2	0.30
The Fields / Little Valley Phase II – Soccer Reconstruction				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.27
The Fields / Phase III – Pickleball				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
The Fields / Little Valley Phase IV – Pickleball				-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	0.06
The Fields / Little Valley Phase VI – Volleyball				-	-	-	-	-	-	-	-	-	-	-	-	4	-	-	-	-	-	-
The Fields / Little Valley Phase V – Soccer				-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	0.27
Thunder Junction All Abilities Park	8.00	8.00	\$800,000	1	-	-	134	2	1	-	-	-	-	-	1	-	-	-	-	-	1	-
Thunder Junction Concession Stands	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Thunder Junction Improvements (Parking Lot)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tonaquint Park / Nature Center	22.50	22.50	\$2,250,000	-	1	-	102	4	1	-	1	-	-	-	-	1	-	8	-	-	-	0.69
Vernon Worthen Park	9.00	-	-	1	1	-	-	5	1	-	-	-	-	1	-	3	-	-	-	-	-	-
Vernon Worthen Park redesign	-	-	-	-	-	-	104	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-
Skyline Pond	3.00	-	-	-	-	1	15	1	-	-	2	-	-	-	-	-	-	-	-	-	-	-
Tawa Pond	2.50	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Town Square	7.50	7.50	\$750,000	-	2	-	278	2	-	-	-	1	-	-	-	-	-	-	-	-	2	-
Zion Plaza (downtown pocket park)	0.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Community Parks	396.00	176.50	\$17,650,000	7.00	16.00	3.00	2,240.00	47.00	12.00	1.00	6.00	4.00	2.00	6.00	3.00	12.00	3.00	10.00	30.00	13.00	6.00	3.83

The City Funded Acreage does not include donated acreage



TABLE B.2: ILLUSTRATION OF EXISTING COMMUNITY PARK INVENTORY (CONT.)

Park Name	Walking Path – Miles (Concrete)	Walking Path – Miles (Natural)	Climbing Wall	Amphitheatre	Skate Park	Ponds	Information Kiosk	Swing Bay	Concession Stands	Back Stops	Bench Swings	Pickleball Post Tension w/Lights	Sand Based Soccer Fields w/Lights	Soccer Fields Included in Open Grass Acres	Futsal	Open Grass Area (Acres)	Total Improvements	Design/ Engineering Cost (%)	Total Improvement Cost	Construction Improvements % City Funded	City Funded Improvements
Community Parks	\$422,400	\$10,000	\$144,198	\$37,427	\$273,129	\$300,000	\$9,500	\$20,000	\$190,666	\$4,725	\$12,750	\$65,000	\$843,000	\$0	\$53,000	\$140,000					
Bloomington Park	-	-	-	-	-	-	1	2	-	-	-	-	-	-	-	8.90	\$4,848,500	\$460,608	\$5,309,108	50%	\$2,654,554
Bloomington Park Pickleball	-	-	-	-	-	-	-	-	-	-	-	4	-	-	-	-	\$123,424*	\$14,195*	\$137,619	100%	\$137,619
Bloomington Little League Ballfield	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	0.96	\$365,485*	\$84,201*	\$449,686	100%	\$449,686
Canyons Complex	0.73	-	-	-	-	1	-	-	2	-	-	-	-	-	-	26.50	\$13,375,284	\$1,270,652	\$14,645,936	100%	\$14,645,936
Centennial Park	-	-	-	1	-	-	-	-	-	3	-	-	-	3	-	11.00	\$1,872,738	\$244,767	\$2,117,505	100%	\$2,117,505
Cottonwood Cove Park	-	-	1	-	-	-	-	4	-	-	4	-	-	-	-	0.90	\$1,843,998	\$175,180	\$2,019,178	25%	\$504,794
Dixie Sunbowl	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	2.00	\$1,067,732	\$101,435	\$1,169,167	100%	\$1,169,167
Hela Seegmiller Historic Farm	-	0.25	-	-	-	1	-	-	-	-	-	-	-	-	-	0.20	\$1,279,756*	\$121,143*	\$1,400,899	100%	\$1,400,899
Hidden Valley Park	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	2.30	\$2,516,891	\$239,105	\$2,755,996	100%	\$2,755,996
JC Snow Park	-	-	-	-	1	-	1	2	-	-	-	-	-	-	1	7.90	\$3,867,229	\$367,387	\$4,234,616	80%	\$3,387,693
Pioneer Park	-	-	-	2	-	-	1	-	-	-	-	-	-	-	-	-	\$883,884	\$83,969	\$967,853	50%	\$483,926
Royal Oaks Park	-	-	-	-	-	-	-	1	-	-	2	-	-	-	-	2.19	\$1,409,786	\$184,259	\$1,594,045	100%	\$1,594,045
Snake Hollow Bike Park	-	-	-	-	-	-	5	-	-	-	-	-	-	-	-	0.24	\$1,755,474*	\$117,456*	\$1,872,930	68%	\$1,273,592
The Fields / Phase I – Softball	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	9.00	\$6,024,866	\$572,362	\$6,597,228	100%	\$6,597,228
The Fields / Phase II – Soccer	-	-	-	-	-	-	1	2	-	-	-	-	5	-	-	14.00	\$10,228,268	\$971,685	\$11,199,953	100%	\$11,199,953
The Fields / Little Valley Phase II – Soccer Reconstruction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.70	\$1,586,679*	\$125,480*	\$1,712,159	100%	\$1,712,159
The Fields / Phase III – Pickleball	-	-	-	-	-	-	-	-	-	-	-	24	-	-	-	-	\$1,560,000	\$148,200	\$1,708,200	93%	\$1,582,993
The Fields / Little Valley Phase IV – Pickleball	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.09	\$1,280,979*	\$128,502*	\$1,409,481	100%	\$1,409,481
The Fields / Little Valley Phase VI – Volleyball	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.60	\$232,549*	\$0*	\$232,549	100%	\$232,549
The Fields / Little Valley Phase V – Soccer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.90	\$2,347,094*	\$188,477*	\$2,535,571	100%	\$2,535,571
Thunder Junction All Abilities Park	0.16	-	1	-	-	-	2	3	-	-	-	-	-	-	-	0.23	\$5,107,717*	\$180,282*	\$5,287,999	100%	\$5,287,999
Thunder Junction Concession Stands	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	\$33,727*	\$0*	\$33,727	100%	\$33,727
Thunder Junction Improvements (Parking Lot)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.64	\$46,449*	\$0*	\$46,449	100%	\$46,449
Tonaquint Park / Nature Center	-	-	-	1	-	1	1	1	-	-	-	-	-	-	-	1.80	\$4,389,738	\$417,025	\$4,806,764	70%	\$3,364,734
Vernon Worthen Park	-	-	-	-	-	-	-	2	-	-	-	6	-	-	-	5.60	\$2,310,000	\$219,450	\$2,529,450	100%	\$2,529,450
Vernon Worthen Park redesign	0.40	-	-	-	-	1	-	-	-	-	-	-	-	-	-	0.35	\$1,592,787*	\$91,235*	\$1,684,022	100%	\$1,684,022
Skyline Pond	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	\$954,400	\$90,668	\$1,045,068	100%	\$1,045,068
Tawa Pond	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	\$625,700	\$59,442	\$685,142	100%	\$685,142
Town Square	0.56	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.50	\$3,456,936	\$328,409	\$3,785,345	100%	\$3,785,345
Zion Plaza (downtown pocket park)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0	\$0	\$0	100%	\$0
Total Community Parks	1.85	0.25	2.00	5.00	1.00	5.00	13.00	20.00	6.00	4.00	6.00	34.00	5.00	3.00	1.00	108.50	\$76,988,071	\$6,985,572	\$83,973,643		\$76,307,283
The City Funded Acreage does not include donated acreage *Recently constructed Facility – Actual Costs Used																					



TABLE B.3: INVENTORY OF EXISTING UNDEVELOPED LAND

PARK NAME	TOTAL ACREAGE	CITY FUNDED ACREAGE	LAND VALUE
Undeveloped Park Land			\$100,000
Fossil Falls	10.10	10.10	\$1,010,000
Kiwanis/Foremaster Park	16.00	-	-
Las Colinas	6.74	-	-
Southwest Bloomington Park	7.63	-	-
Temple Springs Park	5.00	-	-
Tonaquint Rock Park	2.59	-	-
Ft Pearce South Park	13.04	13.04	\$1,304,000
Slick Rock Park Ph II	12.44	12.44	\$1,244,000
Brigham Road Detention Basin	1.64	1.64	\$164,000
Desert Canyons	10.00	-	-
Curly Hollow/Tonaquint Park	23.07	23.07	\$2,307,000
Sun River – Atkinville Wash Park	6.70	-	-
Total Undeveloped Park Land	114.95	60.29	\$6,029,000



APPENDIX C: INVENTORY OF EXISTING TRAIL FACILITIES

TABLE C.1: EXISTING TRAILS INVENTORY

DESCRIPTION	TYPE	TOTAL	PAVED	NATURAL SURFACE	% CITY FUNDED	% INCLUDED IN IMPACT FEE	CITY FUNDED IMPACT FEE ELIGIBLE PAVED MILES	CITY FUNDED IMPACT FEE ELIGIBLE NATURAL MILES	IMPACT FEE ELIGIBLE PAVED IMPROVEMENT COST	IMPACT FEE ELIGIBLE NATURAL IMPROVEMENT COST	TOTAL ELIGIBLE IMPROVEMENT COST	DESIGN COSTS	TOTAL IMPROVEMENT COST
Cost per Unit									\$550,000	\$37,000		9%	
400 South Underpass	Paved	0.10	0.10	-	100%	100%	0.10	-	\$55,000	\$0	\$55,000	\$5,173	\$60,173
30000 East	Paved	1.00	1.00	-	100%	100%	1.00	-	\$550,000	\$0	\$550,000	\$51,728	\$601,728
Atkinville	Paved	0.70	0.70	-	100%	100%	0.70	-	\$385,000	\$0	\$385,000	\$36,209	\$421,209
Bluff Street	Paved	1.50	1.50	-	100%	100%	1.50	-	\$825,000	\$0	\$825,000	\$77,591	\$902,591
Desert Canyons Parkway	Paved	0.90	0.90	-	100%	100%	0.90	-	\$495,000	\$0	\$495,000	\$46,555	\$541,555
Enterprise Drive	Paved	0.60	0.60	-	100%	100%	0.60	-	\$330,000	\$0	\$330,000	\$31,037	\$361,037
Ft. Pearce Wash	Paved	0.30	0.30	-	0%	0%	-	-	\$0	\$0	\$0	\$0	\$0
Halfway Wash	Paved	1.70	1.70	-	35%	35%	0.21	-	\$114,538	\$0	\$114,538	\$10,772	\$125,310
Hidden Valley	Paved	1.00	1.00	-	0%	0%	-	-	\$0	\$0	\$0	\$0	\$0
Hilton Drive	Paved	1.30	1.30	-	50%	50%	0.33	-	\$178,750	\$0	\$178,750	\$16,811	\$195,561
Horesman Park Drive	Paved	0.70	0.70	-	100%	100%	0.70	-	\$385,000	\$0	\$385,000	\$36,209	\$421,209
Larkspur	Paved	1.00	1.00	-	100%	100%	1.00	-	\$550,000	\$0	\$550,000	\$51,728	\$601,728
Mall Drive	Paved	1.00	1.00	-	100%	100%	1.00	-	\$550,000	\$0	\$550,000	\$51,728	\$601,728
Middleton Wash	Paved	1.50	1.50	-	50%	50%	0.38	-	\$206,250	\$0	\$206,250	\$19,398	\$225,648
Red Hills Parkway	Paved	3.40	3.40	-	100%	100%	3.40	-	\$1,870,000	\$0	\$1,870,000	\$175,874	\$2,045,874
Rimrock	Paved	0.30	0.30	-	0%	0%	-	-	\$0	\$0	\$0	\$0	\$0
River Road	Paved	1.40	1.40	-	100%	100%	1.40	-	\$770,000	\$0	\$770,000	\$72,419	\$842,419
Sand Hallow Wash	Paved	1.00	1.00	-	50%	50%	0.25	-	\$137,500	\$0	\$137,500	\$12,932	\$150,432
Santa Clara River	Paved	3.20	3.20	-	50%	50%	0.80	-	\$440,000	\$0	\$440,000	\$41,382	\$481,382
Seegmiller	Paved	0.10	0.10	-	100%	100%	0.10	-	\$55,000	\$0	\$55,000	\$5,173	\$60,173
Slick Rock	Paved	0.70	0.70	-	50%	50%	0.18	-	\$96,250	\$0	\$96,250	\$9,052	\$105,302
Snow Canyon	Paved	3.00	3.00	-	95%	95%	2.71	-	\$1,489,125	\$0	\$1,489,125	\$140,052	\$1,629,177
Southern Corridor	Paved	0.40	0.40	-	100%	100%	0.40	-	\$220,000	\$0	\$220,000	\$20,691	\$240,691
Springs Park	Paved	0.30	0.30	-	100%	100%	0.30	-	\$165,000	\$0	\$165,000	\$15,518	\$180,518
Sr 18	Paved	7.40	7.40	-	20%	20%	0.30	-	\$162,800	\$0	\$162,800	\$15,311	\$178,111
Virgin River North	Paved	7.00	7.00	-	50%	50%	1.75	-	\$962,500	\$0	\$962,500	\$90,523	\$1,053,023
Virgin River South	Paved	6.10	6.10	-	50%	50%	1.53	-	\$838,750	\$0	\$838,750	\$78,884	\$917,634
Web Hill	Paved	0.30	0.30	-	50%	50%	0.08	-	\$41,250	\$0	\$41,250	\$3,880	\$45,130
Gas Line	Natural	1.00	-	1.00	0%	0%	-	-	\$0	\$0	\$0	\$0	\$0
Halfway Wash	Natural	0.80	-	0.80	100%	100%	-	0.80	\$0	\$29,600	\$29,600	\$2,784	\$32,384
Hidden Valley	Natural	0.30	-	0.30	0%	0%	-	-	\$0	\$0	\$0	\$0	\$0
Kentucky Lucky Chicken	Natural	4.10	-	4.10	100%	100%	-	4.10	\$0	\$151,700	\$151,700	\$14,267	\$165,967
Temple Quarry	Natural	1.90	-	1.90	0%	0%	-	-	\$0	\$0	\$0	\$0	\$0
Webb Hill	Natural	0.40	-	0.40	100%	100%	-	0.40	\$0	\$14,800	\$14,800	\$1,392	\$16,192
Hidden Valley	Sidwalk Connection	0.30	0.30	-	0%	0%	-	-	\$0	\$0	\$0	\$0	\$0
Horseman Park	Sidwalk Connection	0.40	0.40	-	100%	0%	-	-	\$0	\$0	\$0	\$0	\$0
Santa Clara River	Sidwalk Connection	0.10	0.10	-	100%	0%	-	-	\$0	\$0	\$0	\$0	\$0
Virgin River North	Sidwalk Connection	2.00	2.00	-	100%	0%	-	-	\$0	\$0	\$0	\$0	\$0
3000 East	Equestrian	0.20	-	0.20	100%	100%	-	0.20	\$0	\$7,400	\$7,400	\$696	\$8,096
Little Valley	Equestrian	0.90	-	0.90	100%	100%	-	0.90	\$0	\$33,300	\$33,300	\$3,132	\$36,432
Seegmiller	Equestrian	0.10	-	0.10	100%	100%	-	0.10	\$0	\$3,700	\$3,700	\$348	\$4,048
Total		60.40	50.70	9.70			21.59	6.50	\$12,422,713	\$277,500	\$12,113,213	\$1,139,248	\$13,252,460

Land not included because most trails are constructed on rights-of-way that have not been purchased by the City.



TABLE C.1: EXISTING TRAILHEAD INVENTORY

TRAILHEADS		LAND ACREAGE	LAND DONATION (ACTUAL LAND)	FINAL CITY OWNED ACREAGE	% CITY FUNDED	LAND VALUE	TRAILHEAD PARKING	TRAILHEAD DRINKING WATER	TRAILHEAD INFO KIOSK	TRAILHEAD BENCHES	IMPROVEMENT COST	DESIGN COSTS	TOTAL IMPROVEMENT COST
Cost per Unit						\$100,000	\$5,000	\$3,200	\$9,500	\$1,000		9%	
Man O War Trailhead	Trailhead	3.00	-	3.00	100%	\$300,000	27.00	1.00	1.00	-	\$147,700	\$13,891	\$161,591
Riverside	Trailhead	0.70	0.70	-	100%	\$0	70.00	-	1.00	1.00	\$360,500	\$33,905	\$394,405
St. James Trailhead (part of future park)	Trailhead	1.00	-	1.00	100%	\$100,000	51.00	-	1.00	-	\$264,500	\$24,876	\$289,376
Sand Hollow Wash Trailhead (part of Sand Hollow Aquatic Center parking lot)	Trailhead	0.30	0.30	-	100%	\$0	25.00	-	1.00	-	\$134,500	\$12,650	\$147,150
Tawa Pond Trailhead (part of Tawa Pond Park)	Trailhead	0.40	0.40	-	100%	\$0	-	-	1.00	-	\$9,500	\$893	\$10,393
Temple Quarry Trailhead	Trailhead	0.40	0.40	-	100%	\$0	9.00	-	-	2.00	\$47,000	\$4,420	\$51,420
Webb Hill Trailhead	Trailhead	0.41	-	0.41	100%	\$41,000	13.00	-	1.00	4.00	\$78,500	\$7,383	\$85,883
Unspent Impact Fee Fund Balance	Trailhead	-	-	-		\$0	-	-	-	-	\$0	\$0	\$0
Total		6.21	1.80	4.41			195.00	1.00	6.00	7.00	\$1,042,200	\$98,019	\$1,140,219



APPENDIX D: LIST OF MASTER PLAN CAPITAL PROJECTS

TABLE D.1: MASTER PLAN CAPITAL PROJECTS

MP Code	Project Name	2020	2021	2022	2023	2024	2025	2026-2030	TOTAL
Acquisition (Category Qualifies for Impact Fee Expenditures Based on Growth Related Facilities)									
N-A	Atkin	-	412,000	-	-	-	-	-	\$412,000
N-D	Cottam Cove	-	-	-	-	-	-	478,000	\$478,000
N-T	Tonaquint 1	-	-	-	437,000	-	-	-	\$437,000
N-U	Tonaquint 2	-	-	-	-	-	-	478,000	\$478,000
N-V	Tonaquint 3	-	-	-	-	-	-	492,000	\$492,000
N-P	The Ledges 1	-	-	-	-	-	-	492,000	\$492,000
N-R	The Ledges 3	-	-	-	-	-	-	507,000	\$507,000
N-S	The Trails	-	-	-	-	-	-	507,000	\$507,000
	Southern Hills 1	-	-	-	-	450,000	-	-	\$450,000
	Southern Hills 2	-	-	-	-	-	-	538,000	\$538,000
	Southern Hills 3	-	-	-	-	-	-	538,000	\$538,000
	Moorland Park	400,000	-	-	-	-	-	-	\$400,000
C-H	Tonaquint Community 1	-	-	-	-	-	-	2,534,000	\$2,534,000
	Santa Clara Trail - Cottonwood Cove to Sand Hollow Wash	-	309,000	-	-	-	-	-	\$309,000
	Arts Center location	773,000	-	-	-	-	-	-	\$773,000
	Community Rec Ceter	-	-	-	-	2,349,000	-	-	\$2,349,000
	Pickleball Complex (2nd or extension)	-	-	-	-	-	727,000	-	\$727,000
	Special Use Rec Facilities	-	-	870,000	-	-	-	-	\$870,000
	SUBTOTAL	\$1,173,000	\$721,000	\$870,000	\$437,000	\$2,799,000	\$727,000	\$6,564,000	\$13,291,000
Master Planning & Development - NEIGHBORHOOD PARKS (4 ACRES) (Category Qualifies for Impact Fee Expenditures Based on Growth Related Facilities)									
N-A	Atkin	-	-	-	1,311,000	-	-	-	\$1,311,000
N-B	Banded Hills	-	-	-	-	1,688,000	-	-	\$1,688,000
N-C	Brigham Road Basin	-	-	-	656,000	-	-	-	\$656,000
N-D	Cottam Cove	-	-	1,273,000	-	-	-	-	\$1,273,000
N-K	Las Colinas	-	-	-	2,542,000	-	-	-	\$2,542,000
N-E	Desert Canyon 1 (Developer build BASIC park)	-	-	424,000	-	-	-	-	\$424,000
N-F	Desert Canyon 2 (Developer build BASIC park)	-	-	-	-	450,000	-	-	\$450,000
N-G	Desert Canyon 3 (Developer build BASIC park)	-	-	-	-	-	-	492,000	\$492,000
N-H	Desert Canyon 4 (Developer build BASIC park)	-	-	-	-	-	-	492,000	\$492,000
N-I	Ft. Pearce South Area	-	-	-	-	-	-	3,230,000	\$3,230,000
N-J	Hidden Valley Neighborhood	-	-	-	1,311,000	-	-	-	\$1,311,000
N-L	Red Cliffs	-	-	-	-	-	1,159,000	-	\$1,159,000
N-T	Tonaquint 1	-	-	-	-	1,351,000	-	-	\$1,351,000
N-U	Tonaquint 2	-	-	-	-	-	1,391,000	-	\$1,391,000
N-V	Tonaquint 3	-	-	-	-	-	-	1,520,000	\$1,520,000
N-W	Tonaquint Rock Park	-	-	-	1,093,000	-	-	-	\$1,093,000
N-M	Sun River South (Atkinville Wash)	1,200,000	-	-	-	-	-	-	\$1,200,000
N-N	Sun River West	-	-	-	-	-	-	1,566,000	\$1,566,000
N-Q	The Ledges 1	-	-	1,273,000	-	-	-	-	\$1,273,000
N-R	The Ledges 2	-	-	-	-	-	-	1,566,000	\$1,566,000
N-P	The Ledges 3	-	-	-	-	-	-	1,566,000	\$1,566,000
N-S	The Trails	-	-	-	-	-	-	1,613,000	\$1,613,000
	Southern Hills 1	-	-	-	1,311,000	-	-	-	\$1,311,000
	Southern Hills 2	-	-	-	-	-	-	1,613,000	\$1,613,000
	Southern Hills 3	-	-	-	-	-	-	1,613,000	\$1,613,000
	Moorland Park	-	-	1,273,000	-	-	-	-	\$1,273,000
	Desert Color 1	-	-	-	-	-	-	1,613,000	\$1,613,000
	Desert Color 2	-	-	-	-	-	-	1,613,000	\$1,613,000



MP Code	Project Name	2020	2021	2022	2023	2024	2025	2026-2030	TOTAL
C-C	Fossil Falls (Neighborhood or Community)	-	-	2,122,000	-	-	-	-	\$2,122,000
	SUBTOTAL	\$1,200,000	\$0	\$6,365,000	\$8,224,000	\$3,489,000	\$2,550,000	\$18,497,000	\$40,325,000
Master Planning & Development - COMMUNITY PARKS (10 ACRES +) (Category Qualifies for Impact Fee Expenditures Based on Growth Related Facilities)									
C-H	Tonaquint Community 1	-	-	-	-	-	-	6,531,000	\$6,531,000
C-F	The Lakes	-	-	-	-	9,145,000	-	-	\$9,145,000
C-D	Kiwanis	-	-	-	-	2,250,000	-	8,450,000	\$10,700,000
C-B	Desert Canyon	-	-	-	-	-	-	4,361,000	\$4,361,000
C-G	The Ledges	-	-	-	-	-	-	3,914,000	\$3,914,000
C-E	Slick Rock	-	-	-	-	2,364,000	-	-	\$2,364,000
	Desert Color	-	-	-	-	-	-	4,032,000	\$4,032,000
C-A	Curly Hollow	150,000	2,200,000	-	-	3,500,000	-	2,300,000	\$8,150,000
	West of Tech Ridge	-	-	-	1,311,000	-	-	-	\$1,311,000
	SUBTOTAL	\$150,000	\$2,200,000	\$0	\$1,311,000	\$17,259,000	\$0	\$29,588,000	\$50,508,000
Master Planning & Development - IMPROVEMENTS & UPGRADES (Not Impact Fee Eligible)									
	Park loop pathways	-	-	-	200,000	-	200,000	-	\$400,000
	Bloomington Hills North Park (Long)	375,000	-	-	-	-	-	-	\$375,000
	Bloomington Hills Park	-	-	300,000	-	300,000	-	-	\$600,000
	SUBTOTAL	\$375,000	\$0	\$300,000	\$200,000	\$300,000	\$200,000	\$0	\$1,375,000
Master Planning & Development - TRAILS (Category Qualifies for Impact Fee Expenditures Based on Growth Related Facilities)									
	VR South Trail - Bloomington Park to I-15	-	500,000	-	500,000	-	200,000	-	\$1,200,000
	VR South Trail - Springs Park to Mall Drive (Ph 3)	-	536,000	-	-	-	-	-	\$536,000
	Fort Pearce Wash 1 (St James Park to Desert Canyon)	-	-	-	1,093,000	-	-	-	\$1,093,000
	Fort Pearce Wash 2 (St James Park to Desert Canyon)	-	-	-	-	-	-	1,194,000	\$1,194,000
	Fort Pearce Wash 3 (St James Park to Desert Canyon)	-	-	-	-	-	-	1,194,000	\$1,194,000
	Fort Pearce Wash 4 (St James Park to Desert Canyon)	-	-	-	-	-	-	1,230,000	\$1,230,000
	Santa Clara Trail - Cottonwood Cove to Sand Hollow Wash	125,000	534,000	526,000	-	-	-	-	\$1,185,000
	Virgin River North to Virgin River South at SunRiver	-	-	-	-	100,000	-	1,242,000	\$1,342,000
	Banded Hills Trail 1	550,000	-	-	-	-	-	-	\$550,000
	Banded Hills Trail 2	-	-	-	-	-	-	1,267,000	\$1,267,000
	VR South Trail - Fossil Falls to MGF (Missing Link)	2,000,000	-	-	-	-	-	-	\$2,000,000
	VR South Trail - Rustic Trailhead to Springs Park	450,000	-	-	-	-	-	-	\$450,000
	Halfway Wash to RCDR Trail	-	412,000	-	-	-	-	-	\$412,000
	Middleton Wash Trail 1	-	-	-	328,000	-	-	-	\$328,000
	Middleton Wash Trail 2	-	-	-	-	-	580,000	-	\$580,000
	Seegmiller Canal Trail	750,000	-	-	-	-	-	-	\$750,000
	Slick Rock Trail along Riverside Dr	-	-	159,000	-	-	-	-	\$159,000
	Rim Rock Trail	-	927,000	-	-	-	-	-	\$927,000
	Copper Cliffs Trail	120,000	-	-	-	-	-	-	\$120,000
	Tech Ridge Trails	-	-	-	-	-	-	633,000	\$633,000
	Black Hill Trail	-	258,000	-	-	-	-	-	\$258,000
	Tonaquint Trail System	-	-	-	-	-	-	2,154,000	\$2,154,000
	Plantations Dr Trails	-	-	-	-	281,000	-	-	\$281,000
	1385 North Trail	-	-	-	-	-	-	326,000	\$326,000
	700 North Trail	-	-	-	-	-	-	326,000	\$326,000
	Northern Corridor Trail	-	-	-	-	1,238,000	-	-	\$1,238,000
	Desert Canyons Trails 1	-	-	583,000	-	-	-	-	\$583,000
	Desert Canyons Trails 2	-	-	-	-	-	1,043,000	-	\$1,043,000
	Desert Canyons Trails 3	-	-	-	-	-	-	739,000	\$739,000
	SUBTOTAL	\$3,995,000	\$3,167,000	\$1,268,000	\$1,921,000	\$1,619,000	\$1,823,000	\$10,305,000	\$24,098,000
Master Planning & Development - SPECIAL USE FACILITIES (Not Impact Fee Eligible)									
	Arts Center Design/Development	-	-	10,928,000	-	-	-	-	\$10,928,000
	SUBTOTAL	-	-	\$10,928,000	-	-	-	-	\$10,928,000



MP Code	Project Name	2020	2021	2022	2023	2024	2025	2026-2030	TOTAL
Master Planning & Development - RECREATION FACILITIES (Not Impact Fee Eligible)									
	Community Rec Center	-	-	-	-	-	-	38,100,000	\$38,100,000
	SUBTOTALS	-	-	-	-	-	-	\$38,100,000	\$38,100,000
Special Use – RECREATION FACILITIES (Category Qualifies for Impact Fee Expenditures Based on Growth Related Facilities)									
	Special Use Rec Facilities	-	-	-	-	-	-	9,003,000	\$9,003,000
	SUBTOTALS	-	-	-	-	-	-	\$9,003,000	\$9,003,000
Park Repairs & Improvements (Not Impact Fee Eligible)									
	ADA Accessibility Improvements	580,000	-	615,000	-	653,000	-	734,000	\$2,582,000
	Restroom renovations	-	200,000	100,000	-	100,000	-	-	\$400,000
	Playground shade structures	600,000	600,000	-	-	-	-	-	\$1,200,000
	Shelter/pavilion renovations	-	340,000	-	361,000	-	383,000	-	\$1,084,000
	Barbeque grill replacements	33,000	-	-	-	-	-	-	\$33,000
	Picnic table replacements	-	15,000	-	20,000	-	-	-	\$35,000
	Bench replacements	20,000	-	-	-	-	-	-	\$20,000
	Bleacher retrofit/replacements	300,000	-	-	-	-	-	-	\$300,000
	Play equipment upgrades/replacement	-	-	300,000	300,000	300,000	300,000	1,500,000	\$2,700,000
	Sport court resurfacing	-	22,000	22,000	-	24,000	-	150,000	\$218,000
	Springs Park	-	-	200,000	-	200,000	-	200,000	\$600,000
	Bloomington Park	-	-	-	500,000	-	500,000	-	\$1,000,000
	VR South Trail Repairs - Bloomington Park to SunRiver	350,000	-	-	-	-	-	-	\$350,000
	SUBTOTAL	\$1,883,000	\$1,177,000	\$1,237,000	\$1,181,000	\$1,277,000	\$1,183,000	\$2,584,000	\$10,522,000
Grand Total		\$8,776,000	\$7,265,000	\$20,968,000	\$13,274,000	\$26,743,000	\$6,483,000	\$114,641,000	\$198,150,000



Washington City, Utah

Parks & Recreation Master Plan & Impact Fee Facilities Plan/impact Fee Analysis

November 13, 2019





PARKS & RECREATION MASTER PLAN

(IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS)

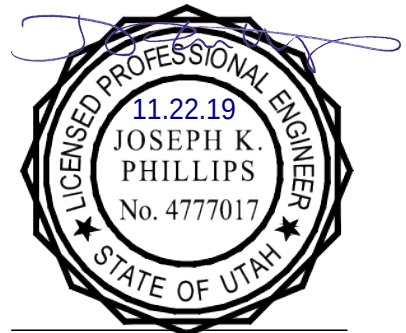
NOVEMBER 2019

MAYOR..... Ken Neilson
COUNCIL MEMBERTroy Belliston
COUNCIL MEMBERJeff Turek
COUNCIL MEMBERDan Cluff
COUNCIL MEMBER Kolene Granger
COUNCIL MEMBER Douglas Ward
CITY MANAGER..... Roger Carter
LEISURE SERVICES DIRECTOR Barry Blake

PREPARED BY:



11 North 300 West
Washington, UT 84780
TEL: 435-652-8450
FAX: 435-652-8416



Joseph K. Phillips, P.E.
Principal Engineer
State of Utah No. 4777017

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I. EXECUTIVE SUMMARY

The following section is for summary purposes only. Detailed information regarding the numbers and figures presented herein are provided in the body of this the Washington City Parks and Recreation Master Plan (Impact Fee Facilities Plan and Impact Fee Analysis).

A. USER ANALYSIS

Washington City has experienced tremendous growth, presenting both challenges and opportunities as the City strives to maintain a high quality of life in regards to parks and recreation for their citizens. A population and growth projection gives the City an idea of what future demands will be required and how the City should plan through that period. The following points have been calculated and presented in this study:

- Growth Rate Of 3% Per Year
- 10-Year Planning Horizon Or Period
- Existing Estimated Projections For 2018:
 - Population = 27,363
 - Households = 8,926
 - Housing Units = 11,006
- Future Estimated Projections For 2028:
 - Population = 36,774
 - Households = 11,996
 - Housing Units = 14,791

B. INVENTORY

Providing an accurate inventory is essential to determining the existing Level of Service (LOS) for the community. In order to accomplish this a complete inventory was collected from City staff which includes quantitative information. The inventory compilation is a three-step process: preliminary data collection, site visits, and data review and compilation. Once this is complete, an existing LOS can be calculated as presented in this plan:

- Existing Facilities:
 - 13 Parks = 112.15 acres

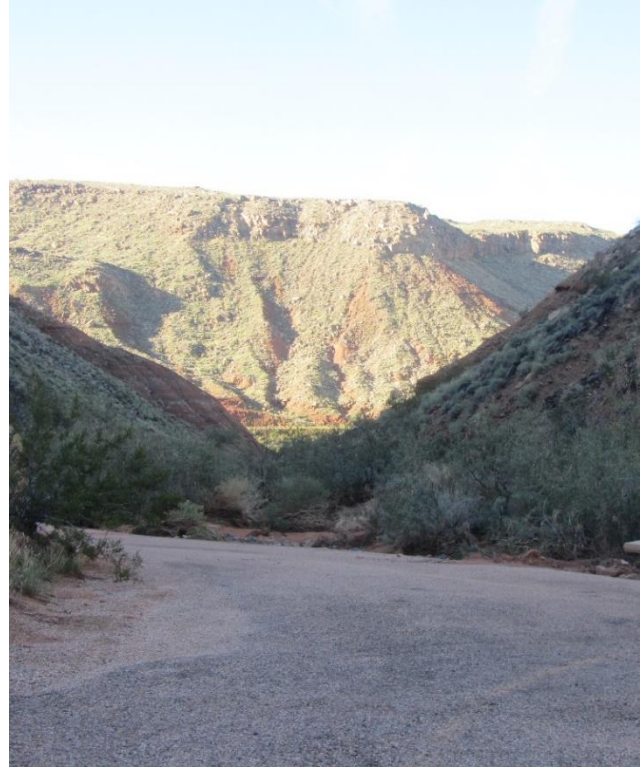


Figure I-1: Hell Hole Trail

- 20 Trail Systems = 19.09 miles
- 1 Recreation Facility = 110,000 sf
- Eligible LOS:
 - Parks = 3.69 acres/1000 people
 - Trails = 0.70 miles/1000 people
 - Recreation Facility = 3,108 sf/1000 people

C. DEMAND ANALYSIS

The demand analysis focuses on the desired or target LOS and the future LOS needed to maintain the current or existing LOS. Discussion on what the target LOS, as well as the future demands due to growth are outlined in the plan.

- Target LOS:
 - Previous Plans Show NRPA Guideline of 6.0 acres/1000 people
 - Assumed Target LOS = 6.0 acres/1,000 people
 - Total Apparent LOS = 6.76 acres/1,000 people is greater than target LOS of 6.0.
- Growth Demand for Planning Horizon:
 - Parks = 34.7 acres

- Trails = 6.6 *miles*
- Recreation Facility = 29,250 *sf*

D. IMPACT FEE FACILITIES PLAN

The facilities plan provides further analysis of the future LOS needed and then outlines an action plan and recommended capital improvements to guide the Leisure Services Department and the City for the next ten years.

- Park Facilities Plan
 - 21 Parks or Phases Identified = 196.9 *acres*
 - 14 Parks or Phases for 10-Year = 27.2 *acres*
 - Minimum City Park Size = 4.0 *acres*
- Trail Facilities Plan
 - 41 Trail Systems Identified = 73.28 *miles*
 - 12 Trail Systems for 10-Year = 6.6 *miles*
 - Trail Material = Asphalt
 - Minimum Trail Width = 10.0 *feet*
- Recreation Facility Plan
 - Total Size = 110,000 *sf*
 - General Population Capacity = 60,000
 - City Population at Capacity = 37,200
 - Current Excess Capacity = 28,144 *sf*
 - Target LOS = 2,983 *sf/1000 people*
 - Excess Capacity in 10-Year = 319 *sf*

E. IMPACT FEE ANALYSIS

Impact Fees are a major current source of funding capital projects. It is important to direct these



Figure I-2: Community Center Court

funds toward parks and recreation improvements that will meet future needs of the community and be in compliance with the facilities plans detailed in this report. Collection and expenditure of Impact Fees shall be in accordance with Utah Code 11-36a-101.

- Existing Impact Fee = \$3,700 *per ERU*
- Unit Costs for New Infrastructure
 - Parks = \$291,096 *per acre*
 - Trails = \$667,398 *per mile*
 - Recreation Facility (Actual Cost) = \$179.00 *per sf*
- Total Impact Fee Eligible Costs = \$22,900,255
- Proposed Maximum Allowable Impact Fee = **\$6,050 *per household***



Figure I-3: Green Spring Park

II. INTRODUCTION

This Section reviews the purpose and scope of this capital facilities plan and analysis, provides background information, identifies the plan's area or limits, and considers connections with adjacent entities related to parks and recreation facilities in Washington City.

A. PURPOSE AND SCOPE

In February 2014, Washington City commissioned Sunrise Engineering, Inc. to conduct a parks and recreation Impact Fee Facilities Plan and Impact Fee Analysis. The City understands the importance of an early planning process to aid in the creation of a comprehensive community-wide park system fulfills the current and future recreational needs of Washington City residents. In January 2018, Washington City commissioned Sunrise Engineering Inc. to update the 2014 Impact Fee Facilities Plan and Impact Fee Analysis.

Parks and recreation facilities are an integral part of the community. The location and attributes of a park and recreational facility can have a vast impact on the type and course of growth in the community. Likewise, these facilities can enhance

the quality of life, and contribute positively to a neighborhood's aesthetics.

As directed by the City, the specific objectives of this plan are to analyze population growth rates and projections, identify existing parks and recreation facilities, establish a facilities plan to accommodate future growth, and perform a financial and Impact Fee Analysis. Ultimately, the goal of this plan is to provide a general guide to the City for making decisions pertaining to future parks and recreation development and to help avoid mistakes attributed to the lack of proper planning.

B. BACKGROUND INFORMATION

Washington City is located in Southern Utah along the I-15 corridor in the south-central portion of Washington County.

The terrain surrounding the City of Washington is characterized by mild to steep slopes. Several bluffs are located within the City, providing natural barriers and potential open areas. The City is divided by a major waterway, the Virgin River, which flows generally northwest to southeast through the center of Washington City. Several



—Figure II-1: Virgin River

natural drainages run north to south through the City and run into the Virgin River, Mill Creek being one of them.

Washington City is characterized by its semi-arid climate which is typically hot and relatively dry in the summer months and mild in the winter months. The average annual rainfall is approximately 8.85 inches, with higher rainfall accumulation occurring primarily in the winter months.

Due to the area's temperate climate and location, Washington City has experienced moderate to high growth rates over the past 30 years, including a dramatic growth increase between 2004 and 2006, which slowed shortly thereafter due to a downfall in the economy. However, in recent years growth rates have increased considerably in Washington City. The City's estimated population in 2017 was 26,566.

As with any other community, growth and development in the area have fostered the need for additional parks and recreation facilities to support the population increase.

C. ANALYSIS AREA

The master plan area is generally contained within the existing Washington City limits; see the Appendix A map titled, "*Location Map*" (Fig 1).

The northern portion of the City is almost entirely comprised of the Red Cliffs Desert Reserve; no development is expected in the region, but it was necessary to coordinate connections as the Reserve provides additional recreation opportunities to the citizens of the City.

Washington City abuts St. George City, the largest city in the county, to the west. Considerations were made in this plan to connect to their facilities to the west, south and wherever seemed appropriate.

To the east, a significant portion of this land will be developed and is outside the current City limits, but this land plays a significant role in making connections to Hurricane City and several recreation spots in Washington County including Sand Hollow State Park.

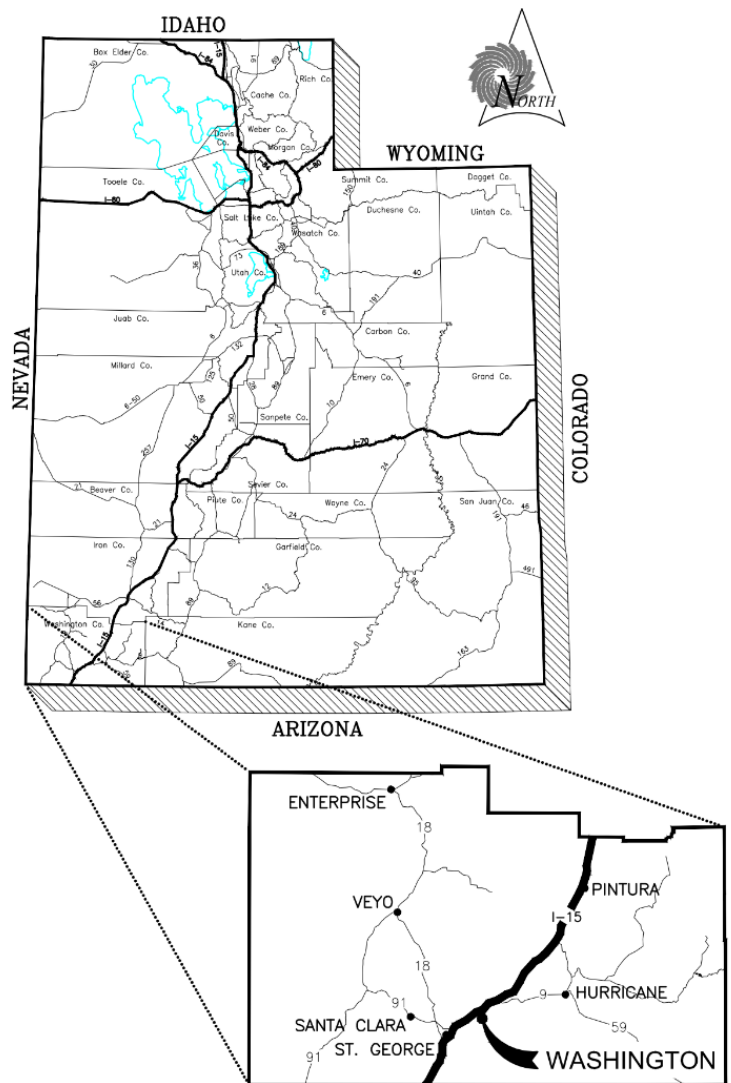


Figure II-2 Area Map

III. USER ANALYSIS

An important element in any community plan is a user analysis or a projection of the City's population growth rate. This projection gives the planner an idea of the future demands the City should plan for throughout the planning period. This section summarizes how the growth rate, planning period, population projections and capacity were calculated or obtained.

A. GROWTH RATE

To determine the level of service standard, projections for the population and growth rate must be calculated. Projecting the future population can be a subjective process, especially with fluctuating growth trends Washington City has seen in recent years. With this in mind, Table III-1 below summarizes periods of historic growth rates from official census data obtained from 1970 to 2010.

Table III-1: Historic Growth Rates

DESCRIPTION	YEAR PERIOD	GROWTH
20-year Historic	1970-1990	9.0%
20-year Historic	1980-2000	5.0%
20-year Historic	1990-2010	7.8%
30-year Historic	1970-2000	8.3%
30-year Historic	1980-2010	6.2%
40-year Historic	1970-2010	8.4%

Washington City has grown significantly since 1970, but the overall growth rate for no less than a 20-year period has been between 5% and 9%. In discussion with the City, a greater population base has been established and the City expects the growth rate to slow. The assumed growth rate for the study will be 3% per year. This growth rate corresponds with estimated growth rates from the City's latest master plans and Impact Fee Analyses (i.e. Culinary Water Master Plan update, 2017).

B. LENGTH OF PLANNING HORIZON

It is typical for an Impact Fee Facilities Plan to use a 10 or 20-year planning horizon or period.

For example, the first year of a 10-year planning horizon would be the year of 2018 with the last year being 2028.

This plan will assume a 10-year planning horizon based upon the following points:

- The City must expend or encumber the Impact Fees for a permissible use within six years of their receipt.
- Assumptions, understandings, data, objectives, goals, etc. can vary widely within a 10-year period.

Table III-2: Population Projections

YEAR	SOURCE	POPULATION	GROWTH
2000	Census	8,186	6.9%
2001	Census	8,815	7.7%
2002	Census	9,661	9.6%
2003	Census	10,496	8.6%
2004	Census	11,558	10.1%
2005	Census	13,693	18.5%
2006	Census	15,310	11.8%
2007	Census	16,614	8.5%
2008	Census	17,716	6.6%
2009	Census	18,355	3.6%
2010	Census	18,761	2.2%
2011	Census Est.	19,985	6.5%
2012	Census Est.	20,888	4.5%
2013	Estimate	21,724	4.0%
2014	Estimate	22,810	5.0%
2015	Estimate	23,950	5.0%
2016	Estimate	25,148	5.0%
2017	Estimate	26,566	3.0%
2018	Estimate	27,363	3.0%
2019	Estimate	28,184	3.0%
2020	Estimate	29,029	3.0%
2021	Estimate	29,900	3.0%
2022	Estimate	30,797	3.0%
2023	Estimate	31,721	3.0%
2024	Estimate	32,673	3.0%
2025	Estimate	33,653	3.0%
2026	Estimate	34,663	3.0%
2027	Estimate	35,702	3.0%
2028	Estimate	36,774	3.0%

C. POPULATION PROJECTION

An essential element in development of this Facilities Plan is the projection of the City's assumed growth rate to an anticipated planning horizon. The future population for each year was then calculated using the compound interest formula and inserting the projected growth rate, the existing population, and the length of the planning horizon.

$$F = P(1 + i)^n$$

Where,

F = Future Population
P = Present Population
i = Growth Rate (3%)
n = Years

This plan has considered official census data from 2000 to 2010, census estimates for 2011 and 2012, and estimates from 2013 to 2017, using the compound interest formula, to calculate the

current and projected populations as shown in Table III-2 and Figure III-1.

D. POPULATION CAPACITY

While population data for this study has been taken from the Census, it is important to note the population figures presented in this plan may not fully reflect the population capacity of Washington City as it relates to total housing units.

For example, the 2010 Census reports 7,546 total housing units but only 6,120 are occupied with the remaining 1,426 being vacant. These vacant homes have been categorized as follows: for rent, rented but not occupied, for sale, sold but not occupied, for seasonal, recreational, or occasional use, and vacant. With regards to Washington City specifically, the majority of vacant homes fall within the seasonal, recreational, or occasional use category.

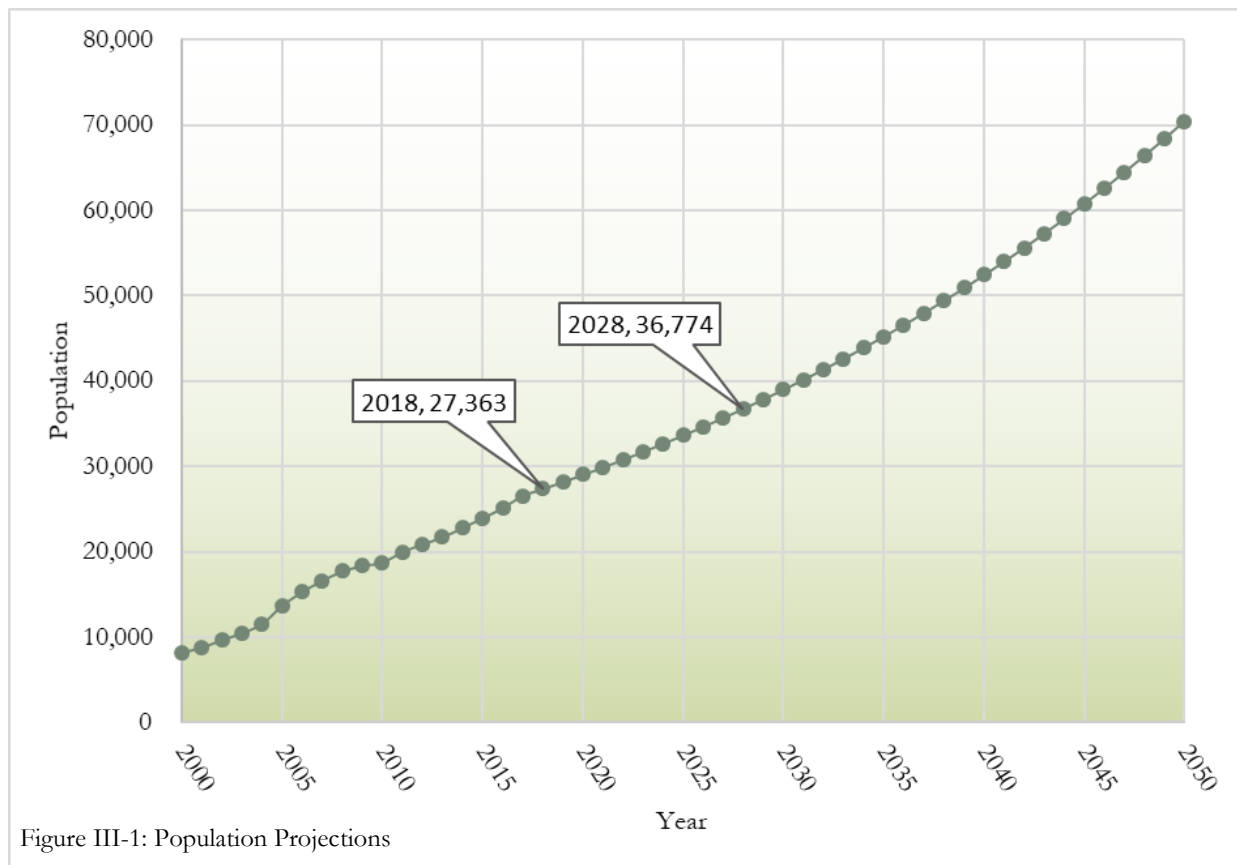


Figure III-1: Population Projections

The population capacity for the 2010 Census can be determined by taking the 2010 population divided it by the number of housing units occupied and then multiplying by the total housing units as shown in the following equation.

2010 Population Capacity:

$$\left(\frac{18,761 \text{ people}}{6,120 \text{ units occupied}} \right) 7,546 \text{ units total} = \mathbf{23,132 \text{ people}}$$

For non-Census years, the ratio of total housing units to occupied housing units will be assumed to remain constant. This ratio will be multiplied by the projected population to determine the population capacity for that year. Calculations for the current and projected population capacity are illustrated in the following equations.

Current Population Capacity (2018):

$$\left(\frac{7,546 \text{ units total}}{6,120 \text{ units occupied}} \right) 27,363 \text{ people} = \mathbf{33,739 \text{ people}}$$

10-year Population Capacity (2028):

$$\left(\frac{7,546 \text{ units total}}{6,120 \text{ units occupied}} \right) 36,774 \text{ people} = \mathbf{45,342 \text{ people}}$$



Figure III-2: Veterans Park

The number of total housing units, or household capacity, for a given year can be determined taking the total population capacity and dividing it by the average household size of 3.0655.

$$\left(\frac{18,761 \text{ people}}{6,120 \text{ units occupied}} \right) = 3.0655 \text{ people/unit}$$

Total Housing Units (2018):

$$\frac{33,739 \text{ people}}{3.0655 \text{ people/unit}} = \mathbf{11,006 \text{ units total}}$$

10-year Total Housing Units:

$$\frac{45,342 \text{ people}}{3.0655 \text{ people/unit}} = \mathbf{14,791 \text{ units total}}$$

More details on the population and growth projections are found in Appendix B.

E. NON-RESIDENTIAL UNITS

Consistent with previous parks and recreation plans, the number of commercial, industrial, business, and non-residential units were not considered a part of this plan or analysis because their impact on the recreation within the City, at this time, are considered to be negligible.

At such time as it becomes apparent that these non-residential type units have impact on the parks and recreation facilities of Washington City, the City may seek to perform additional analysis or impose an Impact Fee, but at this time no fee will be assessed.

IV. INVENTORY

This section seeks to inventory the existing parks and recreation facilities within Washington City, establish guidelines, standards, classifications and existing LOS to be used throughout the facilities plan and in future parks and recreation planning. Information was gathered from the City's GIS department along with various site investigations and with information provided by City personnel.

A. EXISTING FACILITIES

As of 2018, there were 13 existing parks, 20 trail systems, and one community center which are under the management of the Washington City Leisure Services Department. Maps of these parks, trail systems, and community center are found in Appendix A maps titled “Existing Inventory Map” (FIG 2-A1 through FIG 2-C1).

The following Table IV-1 summarizes the acreage and names of the parks included in the existing facilities inventory:

Table IV-1: Existing Parks

PARK NAME	CLASSIFICATION	AREA (acres)
Ball Fields Park	Community Park	14.73
Dog Town Park	Neighborhood Park	1.78
Green Spring Park	Neighborhood Park	8.60
Heritage Park	Neighborhood Park	12.32
Highland Park	Neighborhood Park	7.17
Nisson Park	Neighborhood Park	7.32
Pine View Park	Neighborhood Park	7.91
Razor Ridge Park	Neighborhood Park	3.28
Sienna Hills Park	Neighborhood Park	4.82
Sullivan Park Phase I	Community Park	10.58
Sullivan Park Phase II	Community Park	26.19
Treasure Valley Park	Neighborhood Park	4.62
Veterans Park	Neighborhood Park	2.83
Total		112.15

Table IV-2 shows the City's trails systems and their associated lengths that are part of the existing facilities inventory:

Table IV-2: Existing Trails

TRAIL SYSTEM NAME	LENGTH (miles)
Coral Canyon Trail	4.22
Cottonwood Trail	1.12
Hell Hole Trail	0.45
Henry Walker Homes Trail	1.19
High Point Trail	0.33
Highland Park Loop Trail	2.36
Highland Park South Loop Trail	0.69
Little San Francisco Trail	0.17
Main Street Trail	0.27
Meadows Park Trail	0.13
Millcreek Trail	0.52
North Green Springs Trail	1.15
School Yard Trail	0.25
Sienna Hills Park Trail	0.29
Silver Mine Trail	0.15
Stucki Farms Trail	0.58
Telegraph Trail	0.54
Treasure Valley Trail	0.56
Virgin River Trail	3.17
Washington Parkway Trail	0.93
Total	19.09

The Washington City Community Center was built in 2008 and provides recreational opportunities for the surrounding communities with amenities such as personal fitness, group exercise, recreational sports, youth and adult sports programs, aquatic facilities and lessons, special events and activities, etc. The facility is 110,000 square feet and is located on approximately nine acres.

The Washington City Cemetery is not included as part of this inventory, nor will it be included as part of this plan, but planning, operation and maintenance of the cemetery facility falls under the management of the Leisure Services Department.

B. NRPA GUIDELINES

The National Recreation and Park Association (NRPA) has identified and established standards for the development of park facilities to help communities set guidelines for the types, sizes, proximity, and number of recreational facilities that should be provided for the community (see Appendix C). The NRPA cautions communities that these standards are only guidelines, and that each community can adjust these standards to meet their individual requirements.

Washington City is located in a region known for a variety of outdoor recreational opportunities. Its close proximity to golf courses, state parks, national parks, national forests, etc. add to the recreational needs of the community. Therefore, it may not be necessary for the City to strictly adhere to these guidelines, however, these standards and guidelines are beneficial in planning and developing a recreational facilities plan.

Considering the unique features Washington City has, combined with the NRPA's standard guidelines, recommendations for the planning, development, and facility guidelines have been set forth in this plan.

C. PARK CLASSIFICATION

The City of Washington has various recreational demands and several types of facilities to meet these demands. Using the NRPA's standards as a basis, the following park classifications have been identified as types of recreational facilities that help meet the recreational demand of the community. The following is a description of each type of classification, general parameters that

apply to the classification, specific examples of the classification, and if the classification is applicable to the overall LOS used in the Impact Fee Analysis.

i. Private Park/Facility

Description: The private park/facility is the smallest park classification and is used to address limited or isolated recreational needs for private communities. They are generally developed within a residential area for the exclusive use of residents and are maintained through a neighborhood association. Even though all parks within this classification are private they still serve the recreational needs of the local neighborhoods, however, they are not a complete substitute for public recreation space.

Location: Central to a neighborhood or servicing a specific recreational need or taking advantage of a unique opportunity. Often times location of these private parks/facilities will be determined by the developer with the City often time negotiating final location.

Access: By way of interconnecting trails, sidewalks, or low-volume residential streets.

Desirable Size: 0.25 – 1 acre

Area Served: ¼ mile radius



Figure IV-1: Private Park

Examples: Private parks, private clubhouses, Coral Canyon Community Center

Application of LOS: Considered in Total LOS but not in Apparent LOS nor Existing LOS

ii. Neighborhood Park

Description: The neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. This type of park provides activities for all age groups and addresses the specific recreational needs of the nearby neighborhood it serves. Facilities may include play structures, picnic areas, shaded seating, soft and hard surface courts, restrooms, trails, and large informal open areas for unorganized play activities. Typically, parks in this classification have no lighted athletic fields for team competition, and no schedule for organized programs.

Location: Centrally located within its service area and uninterrupted by non-residential roads and other physical barriers.

Access: By way of interconnecting trails, sidewalks, or low volume residential streets.

Desirable Size: 4 – 10 acres

Area Served: ½ mile radius

Examples: Highland Park, Nisson Park, Pine



Figure IV-2: Nisson Park

View Park

Application of LOS: Yes

iii. School – Park

Description: The school-park combines the resources of two public agencies and provides a range of recreational services and facilities to several neighborhoods that are served by a school. Depending on circumstances, school-park sites often complement open space and could possibly serve in a number of capacities, such as a neighborhood park or youth athletic field. Even though all parks within this classification are determined by the school district and location of schools, it is important to understand these schools serve the recreational needs of surrounding neighborhoods.

Location: Adjacent to a school facility.

Access: By way of interconnecting trails, sidewalks, and streets. Should have direct access from a collector level (larger) street.

Desirable Size: Dependent upon school district

Area Served: 1 mile or boundary of school

Examples: Horizon, Riverside, Washington, and Coral Canyon Elementary Schools.



Figure IV-3: Riverside Elementary

Application of LOS: Considered in Total LOS but not in Apparent LOS nor Existing LOS

iv. Community Park

Description: The community park may be larger in size and serves a broader purpose than the neighborhood parks. Their focus is on meeting a wide range of recreational activities for several neighborhoods or sections of the community. They allow for group activities and offer other recreational opportunities not feasible – nor perhaps desirable – at the neighborhood level. Community parks can accommodate special events and gatherings and can provide for a broad variety of activities and recreation opportunities. Community parks may be highly developed with amenities such as playgrounds, lighted athletic fields, programmed sports which accommodate specific needs of user groups and athletic associations based on demand and program offering, or they may include large open spaces with sensitive environments such as wildlife habitat, river corridors, and flood plains, greenways, and other protected open space and sensitive lands.

Location: Community parks should be viewed as a strategically located community-wide facility rather than serving a defined neighborhood or area. They should not be adjacent to residential areas unless buffering (topographic breaks, vegetation, walls, etc.) is used, but more importantly the quality of the natural resource base should play a significant role in site selection. Identifying location of these facilities is critical to avoid long term conflicts.

Access: The site should be serviced by a collector level street and not through a residential road. Given that a community park will be likely used for types of league play and tournaments, access routes from outside the community should also be considered. The site should be easily accessible by way of interconnecting trails, as well.

Desirable Size: 10 – 40+ acres

Area Served: 1.5 mile radius

Examples: Sullivan Virgin River Park, Ball Fields Park

Application of LOS: Yes



Figure IV-4: Sullivan Virgin River Park

v. Trail

Description: Trails or trail systems are generally transportation corridors for non-motorized modes of transportation such as walking, jogging, running, and cycling and provide valuable recreation and transportation opportunities for residents and visitors. They are used to interconnect parks, neighborhoods, downtown, and bordering cities and sites. Providing a community wide system of interconnectivity of trails, corridors, pathways, parks is an essential part of the park system and a way to preserve significant unique features of the community.

Location: Generally located in natural corridors such as along stream and river banks and along washes. Care should be taken to ensure preservation and enhancement of these natural corridors and habitat to maintain the fragile ecosystem in which they are placed.

Access: These trails should be serviced mainly by other park classifications to capitalize on existing facilities or features. Some trails may require controlled access to preserve environmental features. All trails should interconnect and have access points to parks, residential roads, local connectors, and main thoroughfares.

Desirable Size: 10 feet in width, length varies

Area Served: Washington City and surrounding region

Examples: Coral Canyon Trail, Virgin River Trail, Cottonwood Trail

Application of LOS: Yes



Figure IV-5: Virgin River Trail

vi. Recreation Facility

Description: The recreation facility represents the contribution of a public community center to the park and recreation system and the recreational opportunities such facility provides to members of the community. The characteristics of a recreation center can be as follows: aquatic facilities including swimming pools, lap pools, water features, splash pads, slides, etc. health and fitness areas including weight rooms, aerobics rooms, tracks, etc. court facilities including tennis,

racquetball, basketball, gymnastics, pickleball, rock climbing, etc.

Location: Centrally located within the community and should be identified prior to development to avoid conflicts.

Access: The site should be serviced by a collector level street and not through a residential road. It should be easily accessible throughout its service area by way of interconnecting trails and sidewalks.

Desirable Size: 50,000 – 125,000 sf

Area Served: 4+ mile radius

Examples: Washington City Community Center

Application of LOS: Yes



Figure IV-6: Community Center

vii. Regional Park

Description: The regional park classification is a large recreation area that serves an entire city or region. The regional park often includes multiple special use facilities including golf courses, lakes, nature centers, campgrounds, state parks, national parks and a broad expanse of natural scenery or open space. Regional parks are designed accommodate large numbers of people for a variety of day use activities.

Location: Often developed around a unique or significant resource or to emphasize a regional recreational interest. They also serve as a buffer and separation between communities or other areas.

Access: Typically regional parks are serviced by a main arterial

Desirable Size: Variable, large scale

Area Served: Washington City, Washington County, Southern Utah

Examples: Green Springs and Coral Canyon Golf Courses, Red Cliffs Desert Reserve, Nearby State and National Parks

Application of LOS: No

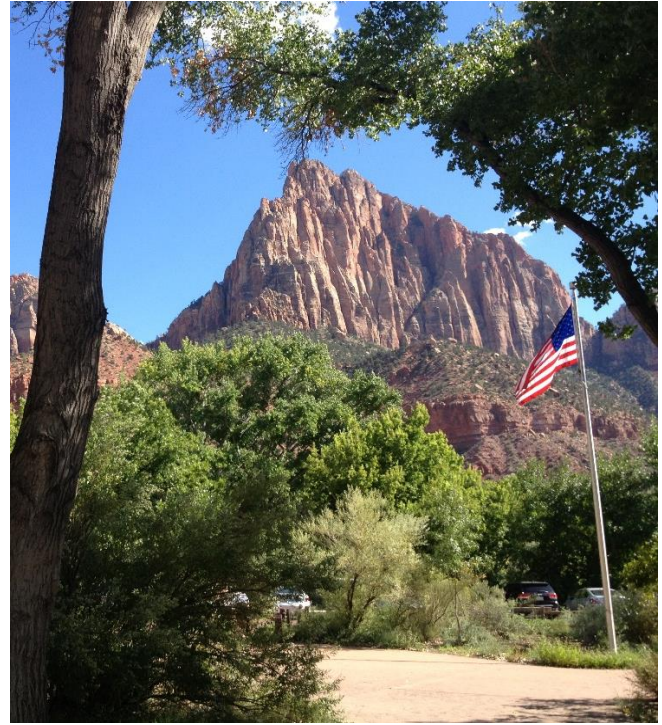


Figure IV-7: Zion National Park

Table IV-3: Washington City Parks & Recreation Classifications

CLASSIFICATION	DESCRIPTION	TYPICAL SIZE	AREA SERVED	APPLICATION OF LOS		
				Apparent	Eligible	Total
Private Park/Facility	Used to address limited or isolated recreational needs for private communities.	0.25 - 1 acre	0.15 mile radius			X
Neighborhood Park	Remain the basic unit of the park system and serves as the recreational and social focus of the neighborhood.	4 - 10 acres	0.50 mile radius	X	X	X
School Park	Often complement open space and could possibly serve in number of capacities such as a neighborhood park or youth athletic field.	Dependent upon school district	1 mile radius or boundary of school			X
Community Park	Serves broader purpose than neighborhood park. Focus is on meeting a wide range of recreational activities (passive, active, programmed sports, league play, tournaments, etc.) for the several neighborhoods or the entire community.	10 - 40+ acres	1.5 mile radius	X	X	X
Trail	Serves as transportation corridors for non-motorized modes of transportation. Used to interconnect parks, neighborhoods, downtown, and bordering cities and sites.	10 width, length varies	Washington City and surrounding region	X	X	X
Recreation Facility	Represents the contribution of a public community center to the park and recreation system and the recreational opportunities. Characteristics often include aquatic, health, fitness, and court type programs and facilities.	50,000 - 125,000 square feet	4+ mile radius	X	X	X
Regional Park	Large recreation area that serves an entire city or region. Often includes multiple special use facilities and accommodates large numbers of people for a variety of day use activities.	Variable, large scale	Washington City and County, Southern Utah			

Table IV-4: Existing Park LOS

D. EXISTING LEVEL OF SERVICE

Establishing an existing LOS is a fundamental part of an Impact Fee Facilities Plan and Impact Fee Analysis. Specific terms used in this plan to characterize a level of service are defined as follows:

Apparent LOS: the current “felt” level of service or what an existing user feels in regard to using parks, trails and recreational facilities. Does not include private and school parks.

Eligible LOS: the level of service considered Impact Fee eligible or that level of service which has been achieved at the expense of existing residents.

Target LOS: the level of service the City desires to attain categorized by parks, trails and recreation facilities.

Total Apparent LOS: similar to apparent LOS but includes private and school parks and private trails.

It is important to realize that the apparent LOS and eligible LOS are both considered a form of

PARK NAME	CLASSIFICATION	AREA (acres)	LEVEL OF SERVICE (LOS)		
			APPARENT (acres/ 1000 people)	ELIGIBLE (%)	ELIGIBLE (acres/ 1000 people)
Ball Fields Park	Community Park	14.73	0.538	100%	0.538
Dog Town Park	Neighborhood Park	1.78	0.065	100%	0.065
Green Spring Park	Neighborhood Park	8.60	0.314	100%	0.314
Heritage Park	Neighborhood Park	12.32	0.450	100%	0.450
Highland Park	Neighborhood Park	7.17	0.262	100%	0.262
Nisson Park	Neighborhood Park	7.32	0.267	100%	0.267
Pine View Park	Neighborhood Park	7.91	0.289	69.7%	0.202
Razor Ridge Park	Neighborhood Park	3.28	0.120	100%	0.120
Sienna Hills Park	Neighborhood Park	4.82	0.176	100%	0.176
Sullivan Park Phase I	Community Park	10.58	0.387	100%	0.387
Sullivan Park Phase II	Community Park	26.19	0.957	67%	0.637
Treasure Valley Park	Neighborhood Park	4.62	0.169	100%	0.169
Veterans Park	Neighborhood Park	2.83	0.104	100%	0.104
Total		112.15	4.10	90.0%	3.69

existing LOS but are at the same time different based on the definitions above. Based on the aforementioned inventory, guidelines, and classifications, the existing LOS for Washington City will be divided into three major classifications: Parks, Trails, and Recreation Facilities. Also of interest are the private parks that are not owned nor maintained by the City, but that nonetheless serve residents of the City.

i. Parks

The existing LOS for parks will be based upon an acreage per thousand people (acres/1,000 people) and will be divided into two sub-classifications: neighborhood parks and community parks.

To calculate an apparent LOS the area of each park is divided by the current estimated population and then multiplied by 1,000 as illustrated in the following equation.

$$\frac{\text{Area of Park}}{27,363} \times 1,000 = \text{Apparent LOS}$$

The eligible LOS is then calculated based upon any capital down and/or debt service that has been paid. In other words, any outstanding debt service on an existing park is not considered eligible to be used in the Impact Fee calculations. In the case of Washington City, Pine View Park



Figure IV-8: Dog Town Park

and Sullivan Park Phase II are the only parks with existing debt service.

$$\text{Apparent LOS} \times (\% \text{ Eligible}) = \text{Eligible LOS}$$

Finally, a figure of **3.69** (acres/1,000 people) is calculated by the summation of the eligible LOS as shown in Table IV-4.

ii. Trails

The existing LOS for trails will be based upon a mileage per thousand people (miles/1,000 people) and is calculated in a similar manner as the parks. Because Washington City does not have any debt service on trails all the existing trails are 100% eligible as illustrated in Table IV-5, thus a figure of **0.70** (miles/1,000 people) is calculated.

iii. Recreation Facility

The existing LOS for a recreation facility will be based upon a square footage per thousand people (SF/1,000 people).

In the same manner as the parks and trails, the apparent LOS for the recreation facility is calculated as shown in the following equation.

$$\frac{110,000 \text{ SF}}{27,363 \text{ people}} \times 1,000 = 4,020 \text{ SF/1,000 people}$$

This apparent LOS is then multiplied by a percentage to obtain the eligible LOS which in the case of the community center includes the amount of the capital down payment summed with the amount of existing

Table IV-5: Existing Trail LOS

TRAIL SYSTEM NAME	CLASSIFICATION	LENGTH (miles)	LEVEL OF SERVICE (LOS)		
			APPARENT (miles/ 1000 people)	ELIGIBLE	
				(%)	(miles/ 1000 people)
Coral Canyon Trail	Trail	4.22	0.154	100%	0.154
Cottonwood Trail	Trail	1.12	0.041	100%	0.041
Hell Hole Trail	Trail	0.45	0.016	100%	0.016
Henry Walker Homes Trail	Trail	1.19	0.044	100%	0.044
High Point Trail	Trail	0.33	0.012	100%	0.012
Highland Park Loop Trail	Trail	2.36	0.086	100%	0.086
Highland Park South Loop Trail	Trail	0.69	0.025	100%	0.025
Little San Francisco Trail	Trail	0.17	0.006	100%	0.006
Main Street Trail	Trail	0.27	0.010	100%	0.010
Meadows Park Trail	Trail	0.13	0.005	100%	0.005
Millcreek Trail	Trail	0.52	0.019	100%	0.019
North Green Springs Trail	Trail	1.15	0.042	100%	0.042
School Yard Trail	Trail	0.25	0.009	100%	0.009
Sienna Hills Park Trail	Trail	0.29	0.010	100%	0.010
Silver Mine Trail	Trail	0.15	0.006	100%	0.006
Stucki Farms Trail	Trail	0.58	0.021	100%	0.021
Telegraph Trail	Trail	0.54	0.020	100%	0.020
Treasure Valley Trail	Trail	0.56	0.021	100%	0.021
Virgin River Trail	Trail	3.17	0.116	100%	0.116
Washington Parkway Trail	Trail	0.93	0.034	100%	0.034
Total		19.09	0.70	100%	0.70

debt service paid to date. This eligible LOS was calculated to be **3,108** (SF/1,000 people) as shown in Table IV-6.

In summary, the figures presented in this section establish a baseline for determining future demand contributed to growth within Washington City and is considered a vital step in any Impact Fee Facilities Plan and Impact Fee Analysis.

iv. Private Parks, School Parks, & Golf Course

One aspect of the Total Apparent LOS or total “felt” LOS is the affect of parks not owned nor maintained by the City. A list of these privately-owned parks and school parks is included in

Table IV-6: Existing Recreation Facility LOS

FACILITY NAME	CLASSIFICATION	AREA (SF)	LEVEL OF SERVICE (LOS)		
			APPARENT (SF/ 1000 people)	ELIGIBLE	
				(%)	(SF/ 1000 people)
Community Center	Recreation Facility	110,000	4,020	77.3%	3,108
Total		110,000	4,020	77.3%	3,108

Appendix I. These parks will not be included in the Impact Fee calculations; however, they will be considered when comparing the LOS to the target LOS.

As can be seen in Appendix I, the total private park area is 24.61 acres and the total area of school properties is 129.06 acres. This report will assume that 61% of the school area is considered recreational area. This is based on evaluating a representative group of the school parks in the City.

The school fields were also assumed to be available to the public a total of 61% of the year. The total apparent LOS was further reduced by multiplication of this factor.

The additional LOS for private parks and school parks are calculated in a similar manner to that of existing parks by dividing by the population.

Private Parks:

$$\frac{24.61 \text{ acres}}{27,363} \times 1,000 = 0.90 \frac{\text{acres}}{1,000 \text{ people}}$$

School Parks:

$$\frac{129.06 \text{ acres} \times 0.61 \times 0.61}{27,363} \times 1,000 = 1.76 \frac{\text{acres}}{1,000 \text{ people}}$$

The golf course is owned and maintained by the City and also provides a benefit to City residents. The total area of the golf course is estimated as 157.82 acres. While the golf course provides a potential benefit to residents, the LOS will not be calculated as it is outside the scope of this report. The City does not intend to add any additional golf courses in the future.

v. Private Trails

Like private parks, private trails were identified throughout the City. These private trails were identified by comparing the existing trails map with other all the trails identified in the City. The total number of private trails found is 0.83 miles. This number should be verified and updated. Calculating the additional LOS for private trails results in an additional 0.03 miles of trail per 1,000 people.



Figure IV-9: Ball Fields Park

V. DEMAND ANALYSIS

This section sets forth goals set by Washington City concerning parks and recreation in the community, establishes a targeted LOS desired by Washington City and quantifies the future demands on parks, trails and recreation facilities necessary to maintain the existing LOS.

A. TARGET LEVEL OF SERVICE

For the target LOS to be established it is necessary to understand the existing LOS that is being provided to the citizens of Washington City. The existing LOS was analyzed in the previous section and Table V-1 summarizes the results. The table does not consider private and school parks which will be considered later in this section.

Table V-1: Existing LOS Summary

CATEGORY	EXISTING LOS		UNIT
	APPARENT	ELIGIBLE	
Park	4.10	3.69	(acres/1,000 people)
Community Park	1.88	1.56	
Neighborhood Park	2.22	2.13	
Trail	0.70	0.70	(miles/1,000 people)
Recreation Facility	4,020	3,108	(SF/1,000 people)

In reviewing previous capital facilities plans completed in 2008 and 1998, and also the general plan, the target LOS for Washington City has been 6.0 acres of park per 1,000 residents, a standard previously suggested by the NRPA. Of important note, any increase from the existing LOS to a higher target LOS requires funding from other fees besides Impact Fees (i.e. user fees).

Since these plans have been completed, Washington City has completed several trail systems, and built a recreational facility that serve the recreational needs of the community, but do not correlate with the NRPA standard of 6 acres of park per 1,000 residents. In discussion with City staff, it is recommended that Washington City determine an adequate target LOS for their

parks and recreational facilities based upon the following points:

- NRPA standards are only guidelines, and that each community can adjust these guidelines to meet their individual requirements
- NRPA standards are tailored more for an urban environment
- Washington City is located in an ideal location for outdoor recreation and access to numerous regional-type parks
- Many of the recreational facilities such as trails, Community Center, regional parks, golf courses, etc. are not accounted for in the 6.0 acres of park per 1,000 residents, but enhance the recreational opportunities for Washington City residents

The determination of an accurate target LOS for Washington City could be made through a public survey process or other avenue.

For the purpose of this study, the target LOS for the parks and trails classifications will equal the

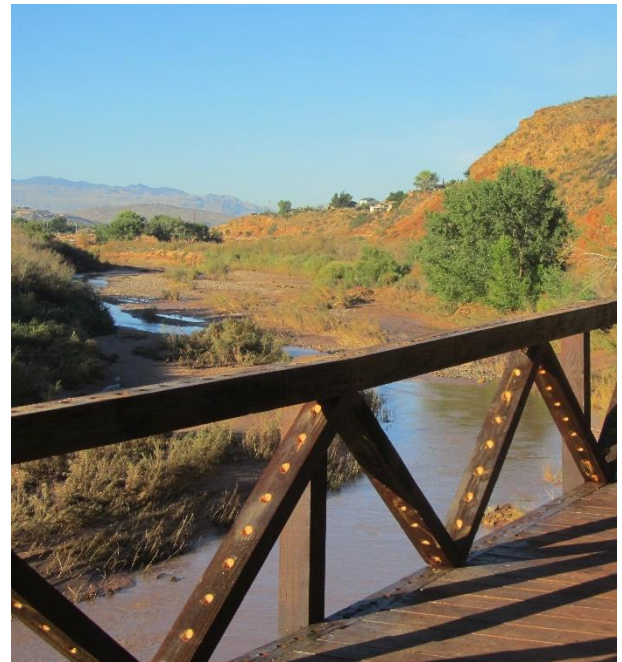


Figure V-1: Virgin River Trail Boardwalk

recommended value of 6 acres of park per 1,000 residents. The parks included in the Total Apparent LOS (Apparent LOS as well as the school and private parks) will all be included in the calculations to compare against the target LOS.

Table V-2 below shows a comparison between the Total Apparent Level of Service with the target LOS as presented in this plan. The LOS for private and school parks as presented in section IV are shown in the table. As can be seen, the target LOS is currently being met.

Table V-2: Total Apparent LOS Comparison to Target LOS

CATEGORY	LOS	UNIT
Apparent LOS	4.10	(acres/1,000 people)
Private Parks LOS	0.90	
School Parks LOS	1.76	
Total Apparent LOS	6.76	
Target LOS	6.00	

In addition to the Total Apparent LOS listed above, the Green Springs Golf Course, owned and maintained by the City, also provides recreational opportunities to residents.

The target LOS trails has not been set in this Plan. However, for future comparison, the total apparent LOS calculated is the sum of the apparent LOS (0.70 acres) and the private trails LOS (0.03 acres). The Trails total apparent LOS was calculated as 0.73 acres.

The target LOS for a recreation facility is calculated in a subsequent section.

B. GROWTH DEMANDS

The additional growth demand or impact in terms of additional population is calculated by taking the difference between future population at the end of the planning horizon (2028) and the current population (2018) as shown in the equation.



Figure V-2: Boilers Park Conceptual Plan

$$36,774 \text{ people} - 27,363 \text{ people} = 9,411 \text{ people}$$

Once the population increase due to growth is calculated then this figure is simply multiplied by the eligible LOS to obtain the future demand due to growth as shown in these equations. These values will be used in the Impact Fee calculations.

Parks:

$$9,411 \text{ people} \left(\frac{3.69 \text{ acres}}{1,000 \text{ people}} \right) = 34.7 \text{ acres}$$

Trails:

$$9,411 \text{ people} \left(\frac{0.70 \text{ miles}}{1,000 \text{ people}} \right) = 6.6 \text{ miles}$$

Recreation Facility:

$$9,411 \text{ people} \left(\frac{3,108 \text{ SF}}{1,000 \text{ people}} \right) = 29,250 \text{ SF}$$

These figures will be the basis for the Impact Fee Facilities Plan and Impact Fee Analysis.

VI. IMPACT FEE FACILITIES PLAN

A main reason Washington City has experienced tremendous growth in the past 40 years is the quality of life it offers. The City has the responsibility of providing proper planning so that this level of quality is maintained and enhanced. This section identifies proposed or future parks, trails, and recreation facilities and provides recommendations based upon the planning horizon for implementation of these facilities and ultimately accomplishing the goal of maintaining the existing LOS and quality of life regarding parks and recreation found in Washington City.

A. PARK FACILITIES PLAN

This park capital facilities plan provides Washington City with direction in terms of park development to meet future demands and satisfy the recreational needs of the community. In order to meet the future demand, 19 parks, with corresponding classification and approximate acreage, have been identified in Table VI-1.

Roughly 59.9 acres of neighborhood park and 137.0 acres of community park for a total of 196.9 acres of park have been identified. Maps of these parks can be found in Appendix A maps titled “Proposed Facilities Plan Map” (FIG 5-A1 through FIG 5-C1).

In certain instances, neighborhood parks are the responsibility of new development, to match the demand created by the development. These parks are sometimes built by the developer and then turned over to the City. If this is the case, the City requires a minimum of 4.0 acres of park to be built. In exchange for the park built to City standards, the City may give an Impact Fee credit for the facility to the developer. This process benefits both parties given that the new development is more appealing with a neighborhood

Table VI-1: Proposed Parks

PARK NAME	CLASSIFICATION	AREA (acres)
Washington Fields Park Complex Ph 1	Community Park	13.5
Washington Fields Park Complex Ph 2	Community Park	13.4
Washington Fields Park Complex Ph 3	Community Park	13.4
Boilers Park/Trailhead	Neighborhood Park	2.5
Buena Vista Park	Neighborhood Park	4.1
Cottonwood Coral Canyon Park	Community Park	24.3
Dino Cliffs Trailhead/Park	Neighborhood Park	2.5
Grapevine Crossing Trailhead/Park	Neighborhood Park	2.5
Gypsum Park	Community Park	72.5
Harmons Farm Park	Neighborhood Park	4.0
Hellhole Park/Trailhead	Neighborhood Park	2.5
Henry Walker Homes Park	Neighborhood Park	4.0
Highlands South Park	Neighborhood Park	7.0
Ice House Trailhead/Park	Neighborhood Park	2.5
Mill Creek Gorge Park	Neighborhood Park	4.5
Mill Creek Trailhead/Park	Neighborhood Park	2.5
Prospector Trailhead/Park	Neighborhood Park	2.5
Shooting Star Park	Neighborhood Park	6.2
SITLA Block North Park	Neighborhood Park	5.0
Staheli Farm Park	Neighborhood Park	5.0
Veterans Park Ph. II	Neighborhood Park	2.7
Total		196.9

park and the City acquires the park acreage required to be constructed by this plan and new development.

Table VI-2: Proposed Parks in Planning Horizon (10-yr)

PARK NAME	AREA (acres)	10-YR PLANNING HORIZON		
		Potential Construction Year	Impact Fee Eligible (%)	Area to be Constructed (acres)
Washington Fields Park Complex Ph 1	13.5	2022	100.0%	13.49
Washington Fields Park Complex Ph 2	13.4	2025		
Washington Fields Park Complex Ph 3	13.4	2027		
Boilers Park/Trailhead	2.5	2019	100.0%	2.53
Dino Cliffs Trailhead/Park	2.5	2024		
Grapevine Crossing Trailhead/Park	2.5	2022		
Hellhole Park/Trailhead	2.5	2019	100.0%	2.50
Highlands South Park	7.0	2026		
Ice House Trailhead/Park	2.5	2024		
Mill Creek Gorge Park	4.5	2024		
Mill Creek Trailhead/Park	2.5	2020	100.0%	2.50
Prospector Trailhead/Park	2.5	2024		
Shooting Star Park	6.2	2019	100.0%	6.20
Veterans Park Ph. II	2.7	2023		
Total	78.1			27.2

SECTION VI – IMPACT FEE FACILITIES PLAN

In the case of community parks, the City will generally be responsible for the development and construction of these types of facilities, since they typically serve multiple neighborhoods and often require a great deal of planning in order to be strategically located to serve the entire community.

Of the 196.9 acres of park identified in this plan, 78.1 acres or twelve parks have been included in the 10-year planning horizon. A potential construction year and a percent Impact Fee eligible is shown for these twelve parks in Table VI-2. A map titled “10 Year Proposed Facilities Plan Map” (FIG 4) focusing on these specific parks is found in Appendix A.

The Washington Fields Park Complex is listed as three phases. A potential location for the project is shown on the exhibits. The actual location of each phase will be determined by community needs and land availability.

It is important to note that Pine View Park was built in 2007 and Sullivan Soccer Complex Ph. II was built in 2016, but since there is still outstanding debt service to be paid on these parks, a percentage of its acreage can still be eligible for Impact Fees.

B. TRAIL FACILITIES PLAN

This section of the facilities plan provides Washington City with direction in terms of trail development to meet future demands and emphasizes safe travel for pedestrians to and from parks and around the community. The focus is as much on transportation as it is on recreation. The identified 41 trail systems, with corresponding classifications and approximate lengths have been shown in Table VI-3.

A total of approximately 73.28 miles of new trails, trail extensions, and trail systems have been identified and maps of each of these trails are

Table VI-3: Proposed Trails

TRAIL SYSTEM NAME	CLASSIFICATION	LENGTH (miles)
3050 East	Trail	0.45
3650 S Trail	Trail	2.49
390 South Trail	Trail	0.48
Buena Vista Trail	Trail	1.28
Canal Trail	Trail	7.57
Coral Canyon Trail Connector	Trail	1.28
Cottonwood Wash Trail	Trail	1.74
Dino Cliffs Trail	Trail	0.51
Foothills Trail	Trail	2.81
Future Trail 82	Trail	0.94
Grapevine Trail	Trail	1.52
Green Spring Drive	Trail	2.60
Hell Hole Trail	Trail	0.26
Henry Walker Homes Trail	Trail	0.20
Highland Park Loop Trail	Trail	3.32
Hurricane City Connector	Trail	0.61
Indian Springs Trail	Trail	0.30
Little San Francisco Trail	Trail	0.13
Main Street Trail	Trail	2.03
Millcreek Trail	Trail	2.48
North Green Springs Trail	Trail	0.32
North SITLA Block Trail	Trail	3.05
Northern Parkway Trail	Trail	2.54
Pine View Park Trail	Trail	0.48
Punchbowl Trail	Soft Trail	2.11
Riveredge Road/Apache Drive	Trail	0.23
Riverside School Trail	Trail	1.61
Shinob Kibe	Soft Trail	0.65
Sienna Hills Park Trail	Trail	0.48
SITLA North Block Trail	Trail	0.62
South Nichols Peak Trail	Trail	1.69
Southern Parkway Trail	Trail	6.41
St. George City Connector	Trail	3.20
Staheli Farms Trail	Trail	0.36
Stucki Farms Trail	Trail	6.41
Telegraph Trail	Trail	3.54
Three Rivers Trail System	Trail	0.36
Virgin River Trail	Trail	3.83
Warm Spring Park Trail	Trail	0.66
Washington Parkway Trail	Trail	0.75
Washington Fields Park Complex Trail	Trail	0.98
Total		73.28

found in Appendix A maps titled “Proposed Facilities Plan Map” (FIG 5-A1 through FIG 5-C1).

In many instances, these trails will come with the arrival of new development. These trails are sometimes built by the developer and then turned over to the City. If this is the case, the City requires the trail material to be asphalt, which

complies with their standard specifications, and the trail must be ten feet in width at a minimum. In exchange for a length of trail constructed to City standards, the City may give an Impact Fee credit for the trail length to the developer. This process benefits both parties given that the new development is more appealing with a network of trails and ties into the City trail system and the City obtains the constructed trail mileage needed by this plan and new development.

As a part of this plan update, the City has added proposed trails within BLM property and is working with the Red Cliffs Desert Reserve to improve existing trails within the City boundaries. Given the natural character of these areas, it is recommended that the City develop a standard for soft/unpaved trails. The unpaved trails would be approved by City Council for construction within the Reserve and BLM properties only. The unpaved trails might also be accompanied with improvements such as trail heads, trail signage, parking lots, kiosks, etc.

With trail improvements, the City may focus their efforts on implementing the major connections or trunk lines of the community trail system and let development drive the need, planning, and construction of the secondary trails.

Of the 73.28 miles of trail identified in this plan, 6.6 miles have been included to be built within the 10-year planning horizon. Since trail construction is driven on the impact of new development, it is difficult to identify which trail systems will be built within the planning horizon. For the purpose of this study, it is assumed that 0.66 miles of trail will be built each year in the planning horizon for a summation at the end of 10 years of 6.6 miles of trail to maintain the existing LOS.

C. RECREATION FACILITY PLAN

The final part of the facilities plan provides Washington City with an analysis of their existing recreational facility (Community Center), the

capacity of said facility, and will give direction concerning expansion and improvements to the Community Center or new recreation facility to meet future demands.

Built in 2008, the Washington City Community Center is the only recreation facility within the City and has a footprint of 110,000 square feet. According to Mark Wilson Architects, the building has the capacity to serve a population of 60,000 people. In order to understand how the capacity of the existing building relates to the population and users, there are three issues to consider:

Current Community Center Usage: Data was obtained for the 2014 Impact Fee Facilities Plan from Community Center staff and shown updated in Table VI-4. It was assumed that the percentage of total users that are Washington City residents (62.0%) and that the percentage of Washington City's population using the Community Center (14.2%) would remain constant from 2014 through the current 10-year planning horizon. Application of this breakdown of usage was used to keep impact fees paid by new residents from paying to serve non-residents' use of the Community Center.

Table VI-4: Community Center User Data

USERS	AMOUNT	UNIT
Washington City	1,404	Memberships
	3,994	People
	62.0%	% Residents
	14.2%	% of Population Using Community Center
Other	861	Memberships
	2,448	People
	38.0%	% Non-Residents
Total	2,265	Memberships
	6,442	People
	2.84	People/Membership

Equivalent Population Served: Since the Community Center serves other users outside Washington City, it is necessary to include those users in the capacity calculation and it is done by taking the other users and dividing it by the percent of population using the facility to obtain a population served by other users. This figure is then added to the current Washington City population to get a current equivalent population served as illustrated in the following equations.

$$\frac{2,448 \text{ other users}}{14.2\%} = 17,239 \text{ population}$$

$$\begin{aligned} &17,286 \text{ population} \\ &+ 27,363 \text{ current population} \\ &= \mathbf{44,649 \text{ equivalent population}} \end{aligned}$$

In simple terms, the current Community Center is serving the equivalent of a population of 44,649 people.

Community Center Capacity Absorption: Once the current equivalent population is calculated, the percentage of excess capacity to be used by future population is determined by the following equation.

$$1 - \frac{44,649 \text{ population}}{60,000 \text{ population}} = 25.6\%$$

Using this percentage, an excess capacity can be calculated in building square footage, population, Washington City residents, and other residents as presented in Table VI-5.

Table VI-5: Excess Capacity

EXCESS CAPACITY	AMOUNT
Building Square Footage	28,144
Population	15,351
Washington City Residents	9,518
Other Residents	5,833

To calculate the Washington City population at which full capacity absorption occurs, the excess capacity population for Washington City residents is simply added to the current population.

$$\begin{aligned} &9,518 \text{ excess capacity population} \\ &+ 27,363 \text{ current population} \\ &= \mathbf{36,881 \text{ population}} \end{aligned}$$

Hence, the target LOS is calculated as shown in the equation below.

$$\begin{aligned} &\frac{110,000 \text{ SF}}{36,881 \text{ population}} \times (1,000) \\ &= \mathbf{2,983 \text{ SF/1,000 people}} \end{aligned}$$

After the target LOS has been established this figure can be used to calculate the required square footage of recreation facility for a given year.

Community Center capacity required at end of planning horizon (2028):

$$\begin{aligned} &\frac{36,774 \text{ population}}{1,000} \times 2,983 \text{ SF/1,000 people} \\ &= \mathbf{109,681 \text{ SF}} \end{aligned}$$

And excess capacity at end of planning horizon (2028):

$$110,000 \text{ SF} - 109,681 \text{ SF} = \mathbf{319 \text{ SF}}$$

In basic terms, the existing Community Center has enough excess capacity to last through the 10-year planning horizon without requiring additional square footage to be added. However, the following year (2029) the Community Center will have reached its full capacity at which time the City may consider further expansion of the Community Center or construction of a new recreation facility. For more detailed analysis of the Community Center, please refer to Appendix D.



Figure VI-1: Pine View Park

capacity and therefore extend its full capacity date. For the purpose of this plan, the assumption was made that all programs within the Community Center are operating at a high level of efficiency.

D. ADDITIONAL CONSIDERATIONS

To help the City envision the level of service throughout the community, a set of maps titled “*Theoretical Service Area Map*” (FIG 3-A through FIG 3-G) have been provided in Appendix A. These maps show the service area for the park classifications explained in Section IV.

When the service areas for multiple components, both existing and proposed, are plotted on a map a radius emerges that represents the cumulative service provided by that classification upon a geographic area. These maps can be used to determine if there any areas with a higher/lower levels of service, which in turn can be used in the park planning process.

Understand that all parts of the community will have different levels of service. For example, commercial and industrial areas might reasonably be expected to have lower levels of service for parks and recreation opportunities than residential areas.

The Washington City Leisure Services Department provides many types of programs including aquatics, activities, adult sports, youth sports, fitness and wellness, gymnastics, special events, etc. at the Community Center.

Theoretically, if the Leisure Services Department were to maximize their programming efficiency, the facility would have the ability to hold a higher

VII. IMPACT FEE ANALYSIS

A final component to any community plan is an Impact Fee Analysis or a calculation of costs attributed to growth within the planning horizon window. This calculation is considered an Impact Fee or a payment of money imposed upon future development activity as a condition of development approval. This section includes a cost analysis of proposed improvements, Impact Fee calculations, a cash flow analysis, and an Impact Fee certification.

A. EXISTING IMPACT FEE

As a result of the 2014 Impact Fee Facilities Plan and Impact Fee Analysis, the maximum allowable Impact Fee for parks and recreation was \$4,658 per residential unit. The actual Impact Fee that was adopted by City officials and is the current Impact Fee assessed is \$3,700. Commercial and industrial properties are not charged a parks and recreation Impact Fee.

B. COST ANALYSIS

An important part of calculating any Impact Fee is understanding and estimating the costs associated with new infrastructure. The total cost for each classification has been divided into three cost categories:

Construction: the cost for construction was obtained from recent bid tabulations provided by Washington City, St. George City and Sunrise Engineering for parks, trails and recreation facilities.

Incidentals: incidental costs such as planning engineering design and construction services, bidding and negotiating, inspection, preliminary engineering, environmental compliance, geotechnical reporting and testing, survey, origination fees, permitting, etc. were based upon



Figure VII-1: Razor Ridge Park

previous projects completed by Washington City and Sunrise Engineering.

Land: land costs for parks were based upon current market conditions for raw land. Based upon the cross-sectional area of a typical trail it was assumed a width of 20 feet for a typical trail easement with a cost of 75% that of park land due to the fact that trail are generally located on land less functional than parks.

The final unit costs calculated for each classification, including an Impact Fee Facilities Plan and Impact Fee Analysis (IFFPA) update cost, are summarized in the Table VII-1. Detailed calculations on how these unit prices were calculated is found in Appendix E.

Table VII-1: Unit Cost Summary

COST CATEGORY	PARK	TRAIL	RECREATION FACILITY	IFFPA
	(\$/acre)	(\$/mile)	(\$/SF)	(2 each)
Construction	\$ 236,968	\$ 528,713	\$ 158.00	-
Incidentals	\$ 29,128	\$ 92,686	\$ 21.00	
Land	\$ 25,000	\$ 46,000	-	
Total	\$ 291,096	\$ 667,398	\$ 179.00	\$ 70,000

SECTION VII – IMPACT FEE ANALYSIS

Table VII-2: Proposed Parks in Planning Horizon (10-yr) Detailed Cost Summary

PARK NAME	AREA (acres)	10-YR PLANNING HORIZON					
		Potential Construction Year	Impact Fee Eligible (%)	Area to be Constructed (acres)	ESTIMATED PROJECT COST	INFLATED PROJECT COST	INCLUDING FINANCING
Washington Fields Park Complex Ph 1	13.5	2022	100.0%	13.49	\$ 3,926,885	\$ 4,419,743	\$ 5,670,277
Washington Fields Park Complex Ph 2	13.4	2025			\$ -	\$ -	\$ -
Washington Fields Park Complex Ph 3	13.4	2027			\$ -	\$ -	\$ -
Boilers Park/Trailhead	2.5	2019	100.0%	2.53	\$ 999,530	\$ 1,029,516	\$ 1,320,810
Dino Cliffs Trailhead/Park	2.5	2024			\$ -	\$ -	\$ -
Grapevine Crossing Trailhead/Park	2.5	2022			\$ -	\$ -	\$ -
Hellhole Park/Trailhead	2.5	2019	100.0%	2.50	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000
Highlands South Park	7.0	2026			\$ -	\$ -	\$ -
Ice House Trailhead/Park	2.5	2024			\$ -	\$ -	\$ -
Mill Creek Gorge Park	4.5	2024			\$ -	\$ -	\$ -
Mill Creek Trailhead/Park	2.5	2020	100.0%	2.50	\$ 727,740	\$ 772,059	\$ 990,508
Prospector Trailhead/Park	2.5	2024			\$ -	\$ -	\$ -
Shooting Star Park	6.2	2019	100.0%	6.20	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000
Veterans Park Ph. II	2.7	2023			\$ -	\$ -	\$ -
<i>Existing Debt</i>							
Pine View Park	5.5	2007	30.3%	1.67			\$ 325,265
Sullivan Soccer Complex Ph II	17.4	2016	33.5%	5.83			\$ 1,525,450
Total	78.1			34.7	\$ 8,204,155	\$ 8,771,319	\$ 12,382,310

Parks Cost: Once park unit costs were calculated, they were then applied to the 10-year park facilities plan to obtain a total cost for parks as shown in Table VII-2.

The total estimated Impact Fee eligible cost for parks is **\$12,382,310**.

Trails Cost: Due to the trails facilities plan assuming 0.66 miles of trail will be built each year in the planning horizon, a simple calculation of multiplying the growth demand by the unit cost of trail and then applying the compound interest formula for inflation a total estimated Impact Fee eligible cost for trails is **\$5,201,133**. The trails

projects are assumed to be self-funded.

Recreation Facility Cost: Because the existing Community Center was built in 2008, actual costs were used to formulate the unit cost for a recreation facility.

The total estimated Impact Fee eligible project cost for a recreation facility is simply obtained by multiplying the growth demand by the unit cost of a recreation facility to equal **\$5,235,663**.

IFFPA Update Cost: This plan is recommended to be updated at least every five years. Therefore, two updates are anticipated during the planning

Table VII-3: Total Estimated Impact Fee Eligible Costs

DESCRIPTION	PARK	TRAIL	RECREATION FACILITY	IFFPA UPDATE	TOTAL
Unit	acres	miles	square feet		
Eligible LOS (<i>unit/1,000 people</i>)	3.69	0.70	3,108		
Growth Demand or Impact	34.7	6.6	29,250		
Estimated Project Cost	\$ 10,054,870	\$ 4,404,830	\$ 5,235,663	\$ 70,000	\$ 19,765,363
Estimated Inflation Cost	\$ 567,164	\$ 796,303	\$ -	\$ 11,149	\$ 1,374,616
Estimated Financing Cost	\$ 1,760,276	\$ -	\$ -	\$ -	\$ 1,760,276
Total Estimated Impact Fee Eligible Project Cost (w/ Inflation & Financing)	\$ 12,382,310	\$ 5,201,133	\$ 5,235,663	\$ 81,149	\$ 22,900,255

horizon. These updates to this plan are considered 100% Impact Fee eligible and total estimated Impact Fee eligible cost for IFFPA updates is **\$81,149**.

A summary of all estimated Impact Fee eligible costs are shown in Table VII-3 for a total amount of **\$22,900,255**.

C. MAXIMUM ELIGIBLE IMPACT FEE

The demand analysis, included in Section V, outlined the demand or impact to be placed on the Washington City parks and recreation facilities by growth and development. These demands will result in a decrease in existing LOS if additional facilities are not constructed within the planning horizon.

The Impact Fee Facilities Plan, located in Section VI, provides planned improvements or means whereby Washington City will be able to meet those demands and maintain the existing LOS relating to parks, trails, and recreation facilities.

The aforementioned cost analysis provides estimated costs for those planned improvements and gives a detailed perspective of how much all these facilities will cost.

The general idea behind calculating the maximum allowable Impact Fee amount is relatively simple: the total Impact Fee eligible expenses are divided by the total additional growth or in this case the growth in households as calculated in Section III. The calculations for determining the maximum allowable Impact Fee amount are shown in the equation and Table VII-4 below.

Table VII-4: Maximum Allowable Impact Fee

DESCRIPTION	AMOUNT
Total Impact Fee Eligible Cost	\$22,900,255
Existing Households (2018)	11,006
Future Households (2028)	14,791
Growth in Households	3,785
Maximum Allowable Impact Fee	\$6,050

$$\frac{\$22,900,255}{3,785 \text{ households}} = \$6,050 \text{ per household}$$

This figure represents the maximum amount that can be charged per household. The City Council may set a lower actual Impact Fee, but it may not exceed this maximum amount.

A cash flow spreadsheet has been completed to show the collection and expenditure of Impact Fee funds and is found in Appendix F.

D. IMPACT FEE RELATED ITEMS

In general, it is beneficial to update this Impact Fee Facilities Plan and Impact Fee Analysis at least every five years or more frequently if unusual growth or changes affect the assumptions and data in this plan. It is assumed that this plan will be updated as recommended.

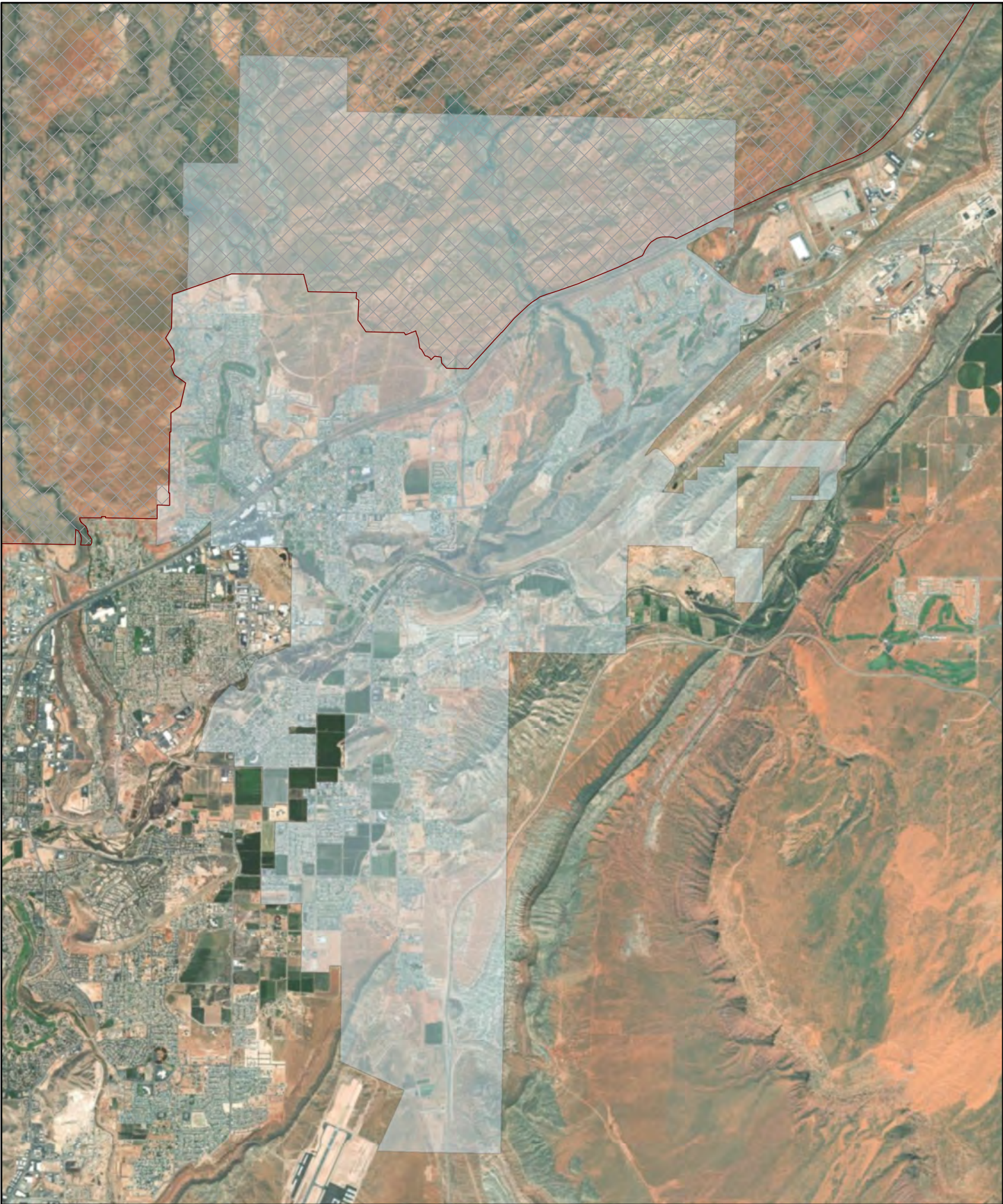
There are few items relating to Impact Fees that Washington City must consider when planning for, collecting, and expending Impact Fees in accordance with Utah Code 11-36a-101.

City staff must understand that Impact Fees can only be expended for a system improvement that is identified in the Impact Fee Facilities Plan and that is for the specific facility type for which the fee was collected. Impact Fees must be expended or encumbered for a permissible use within six years of their receipt unless 11-36a-602(2)(b) applies. Also, Impact Fees must be accounted for property (track each fee in and out) in accordance with Utah Code 11-36a-601.

In accordance with Utah Code 11-36a-306, a certification of Impact Fee Analysis is located in Appendix G.

The impact Fee ordinance adopted by Washington City will be attached as Appendix H following enactment of an Impact Fee amount by the City Council.

APPENDIX A – MAPS



0 3,250 6,500
Feet
1 in = 6,500 feet



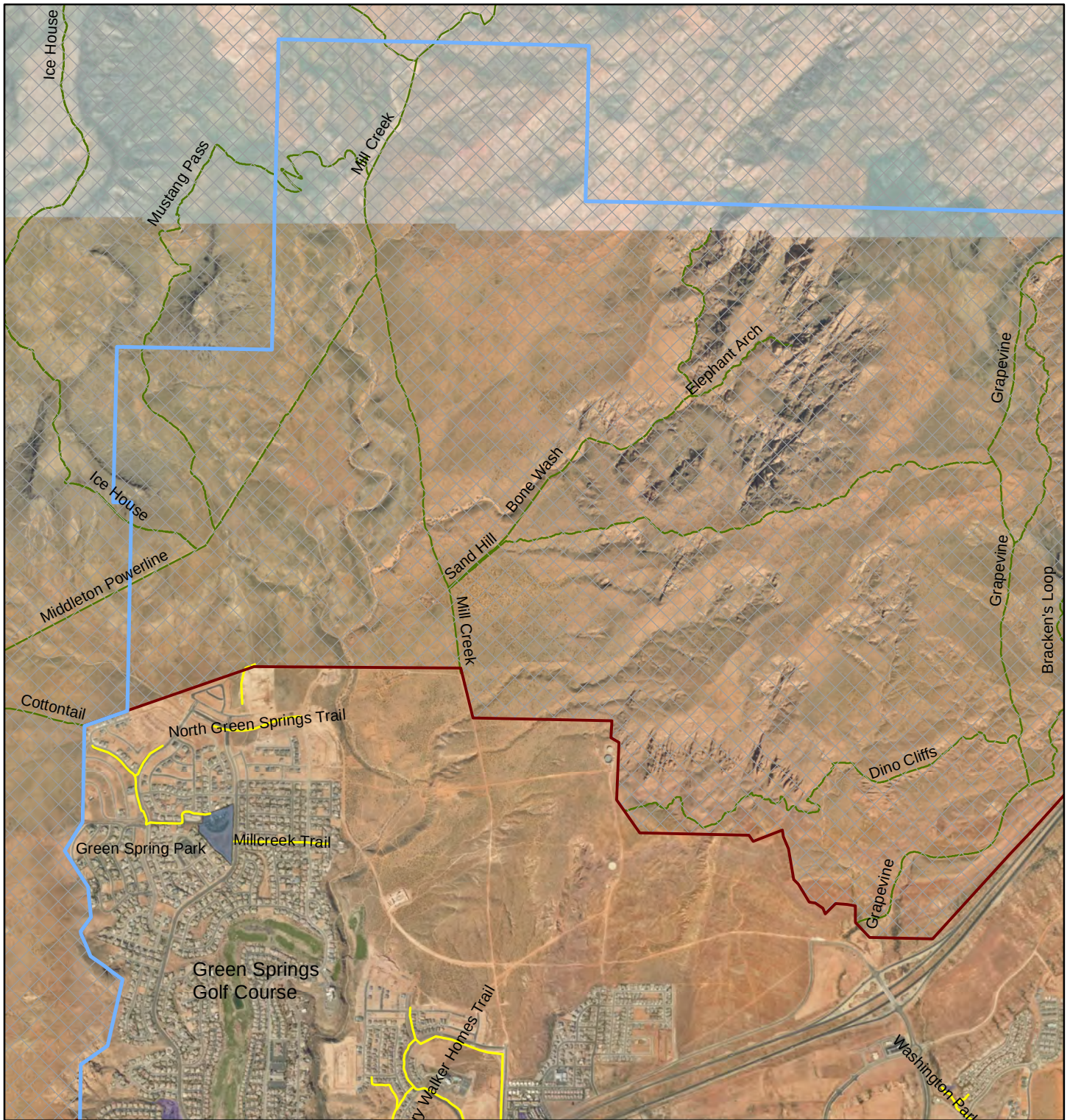
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WASHINGTON CITY

PARKS AND RECREATION
MASTER PLAN
LOCATION MAP

SET NO.	DESIGNED	DRAWN	CHECKED
06221	BJS	BJS	KJP

FIG 1



MAP LEGEND

Trails

— Existing Trails

— Red Cliffs Area Trails

Parks

Existing Neighborhood Park

Private Park

Red Cliffs Desert Reserve

— City Boundary

A1	A2
B1	B2
C1	

0 1,200 2,400

Feet

1 in = 2,400 feet

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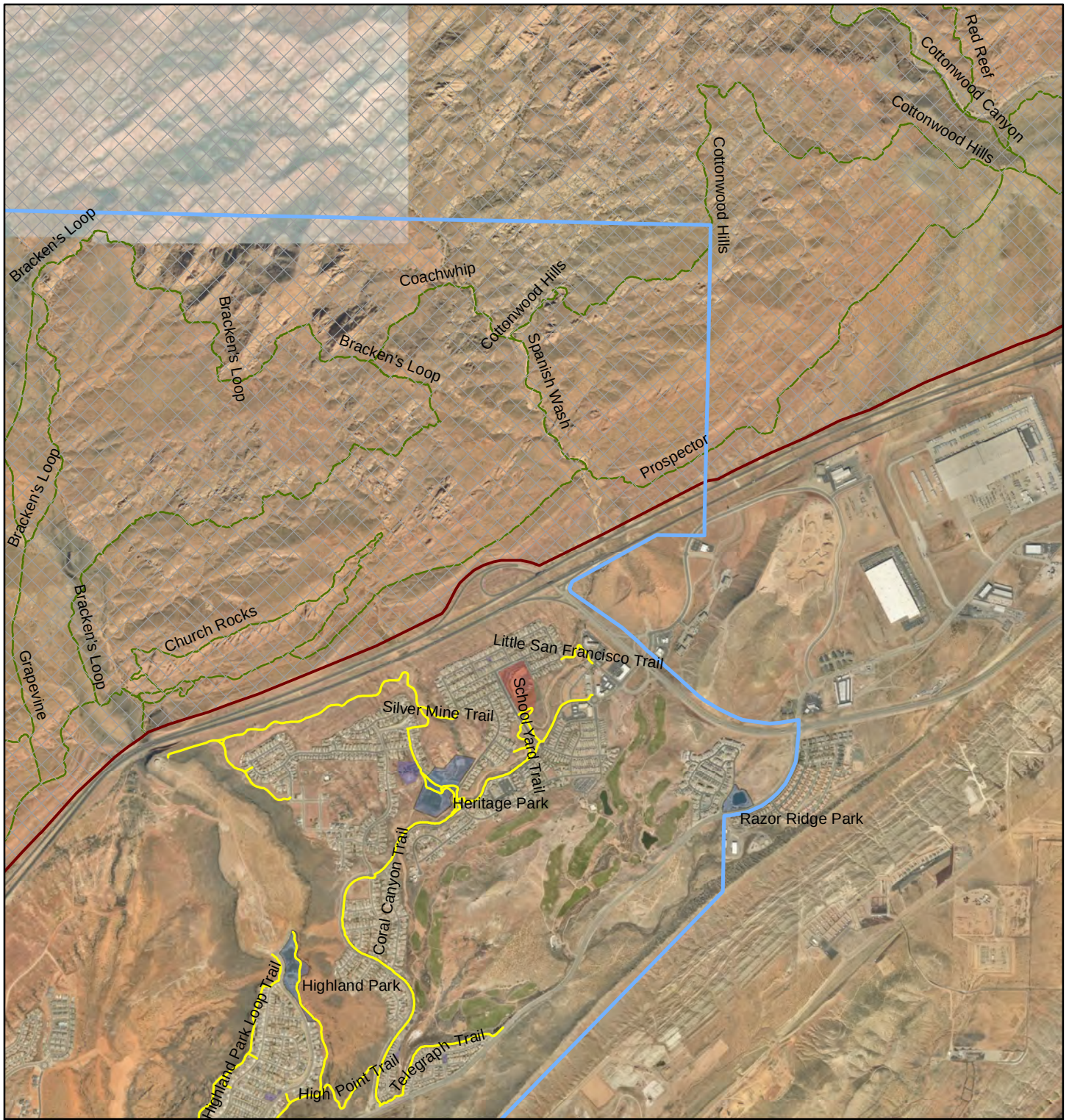
WASHINGTON CITY

PARKS AND RECREATION

MASTER PLAN

EXISTING INVENTORY MAP

3E1 NO.	DESIGNED	DRAWN	CHECKED	FIG 2-A1
06221	BJS	BJS	JKP	



MAP LEGEND

Trails

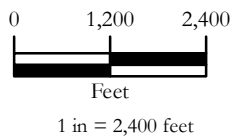
- Existing Trails
- Red Cliffs Area Trails

Parks

- Existing Neighborhood Park
- Private Park
- School Park

Red Cliffs Desert Reserve
 City Boundary

A1	A2
B1	B2
C1	



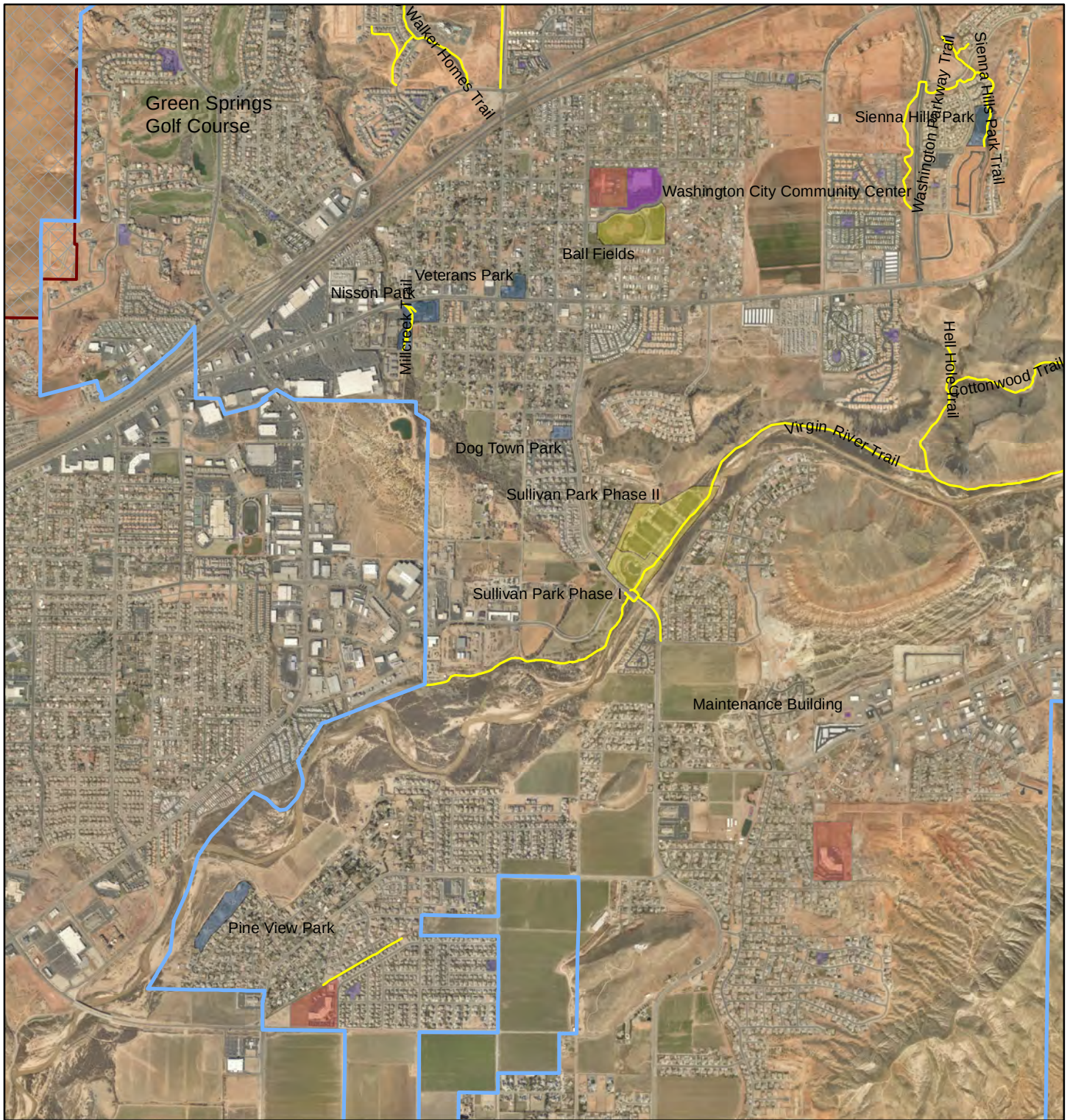
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WASHINGTON CITY

PARKS AND RECREATION MASTER PLAN

EXISTING INVENTORY MAP

SEE NO.	DESIGNED	DRAWN	CHECKED	
06221	BJS	BJS	JKP	FIG 2-A2



MAP LEGEND

Trails

Existing Trails

Parks

Existing Community Park



Existing Neighborhood Park



Private Park



School Park



Recreation Facility



Red Cliffs Desert Reserve



City Boundary

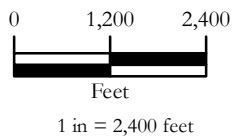
A1

A2

B1

B2

C1



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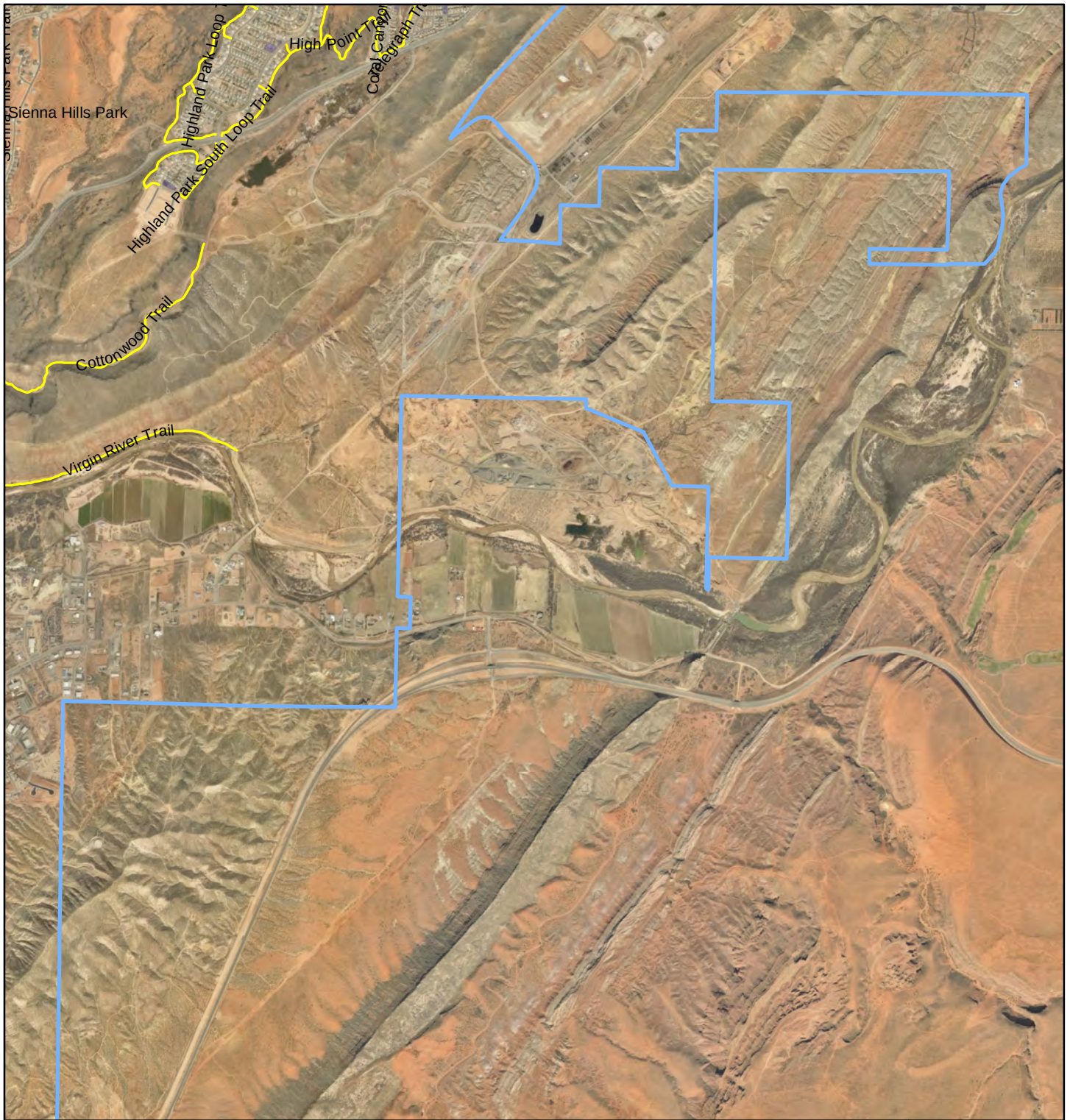
WASHINGTON CITY

PARKS AND RECREATION MASTER PLAN

EXISTING INVENTORY MAP

SEE NO.	DESIGNED	DRAWN	CHECKED
06221	BJS	BJS	JKP

FIG 2-B1



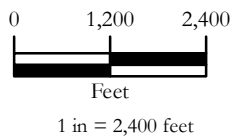
MAP LEGEND

Trails
 Existing Trails

Parks
 Existing Neighborhood Park

Private Park
 City Boundary

A1	A2
B1	B2
C1	



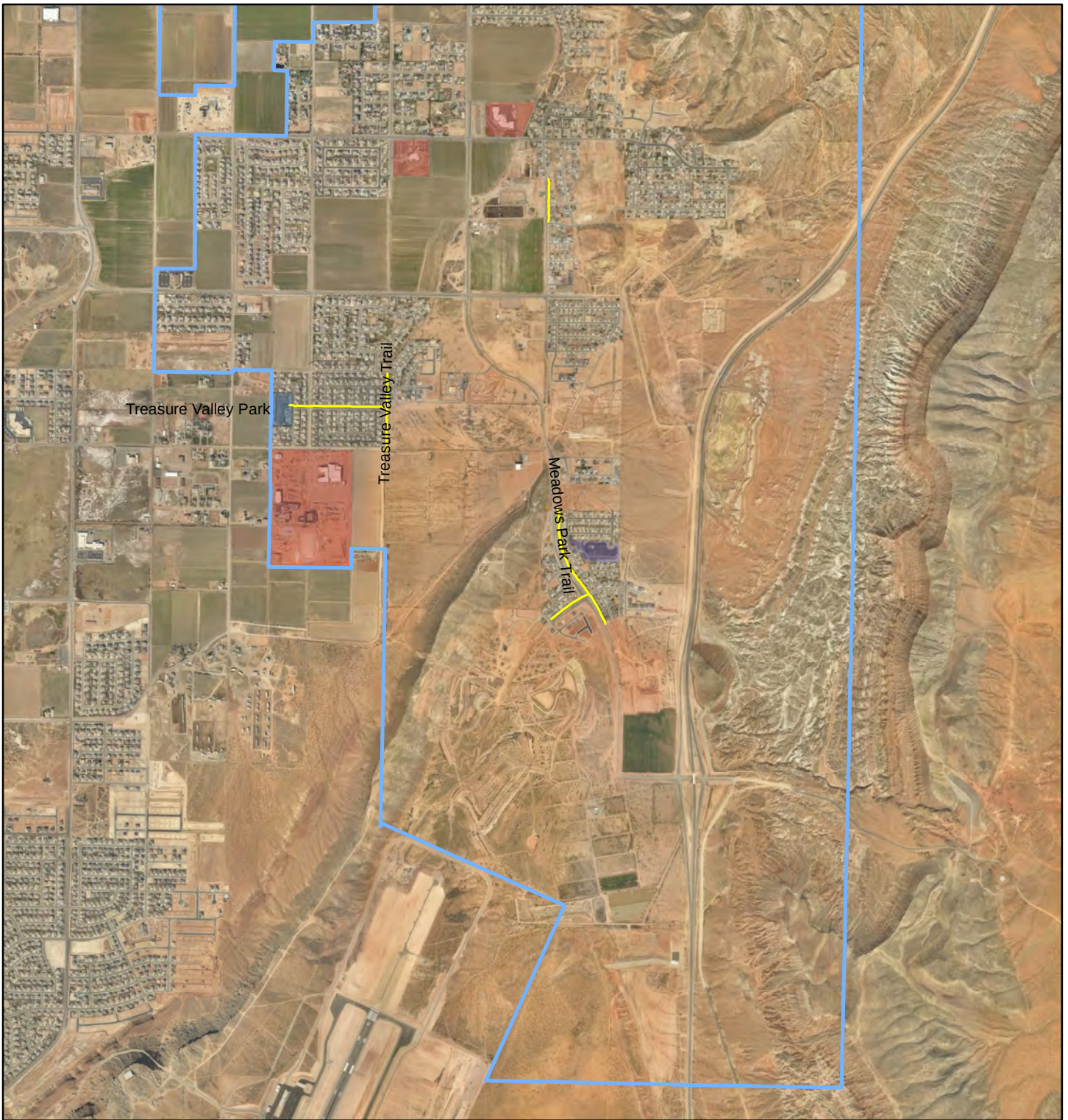
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EXISTING INVENTORY MAP

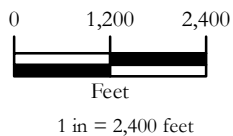
SEE NO.	DESIGNED	DRAWN	CHECKED	FIG 2-B2
06221	BJS	BJS	JCP	



MAP LEGEND

- Trails
- Existing Trails
- Parks
- Existing Neighborhood Park
 - Private Park
 - School Park
 - City Boundary

A1	A2
B1	B2
C1	



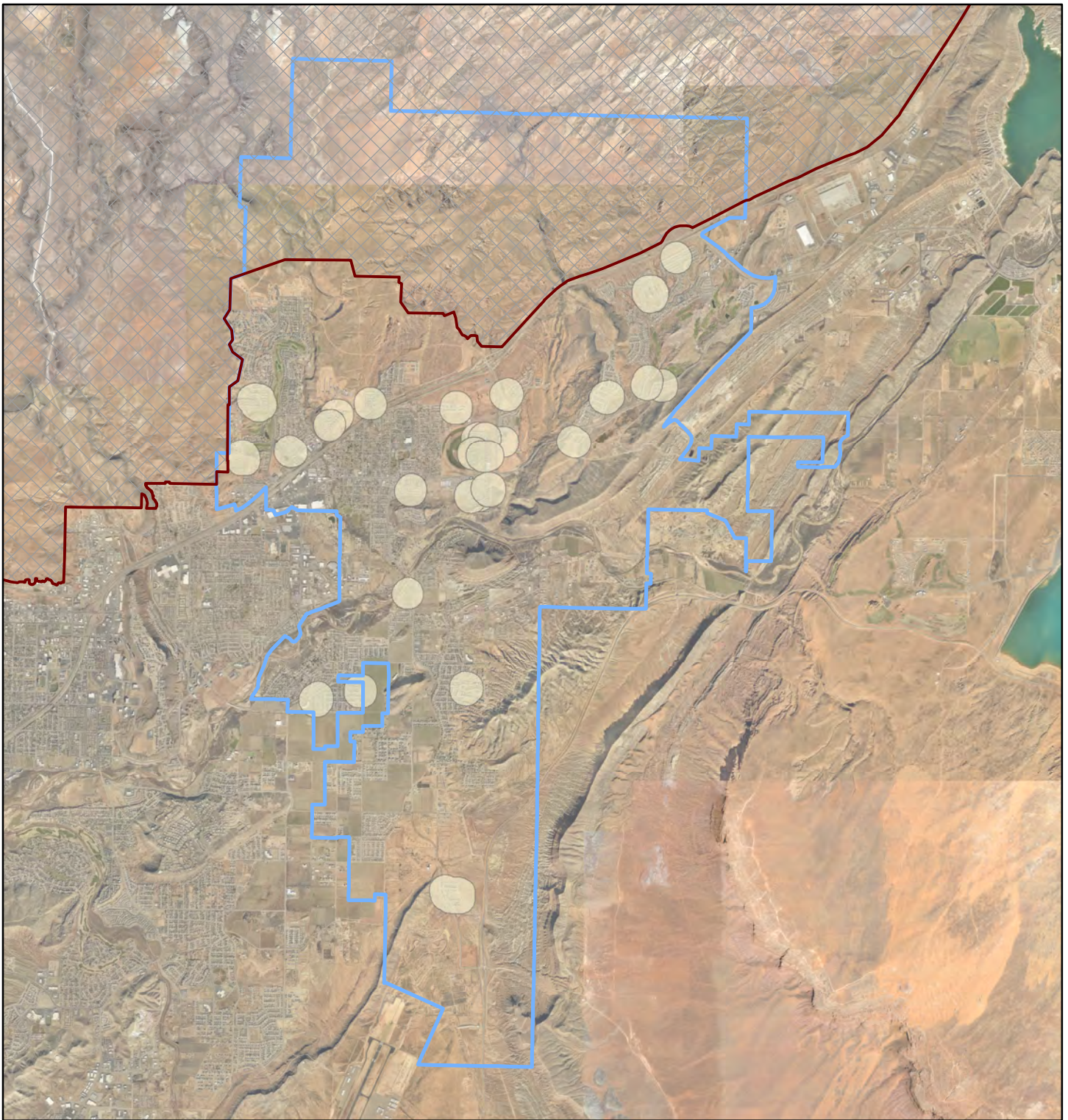
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PARKS AND RECREATION MASTER PLAN

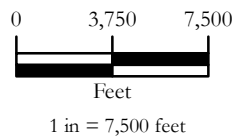
EXISTING INVENTORY MAP

SEE NO.	DESIGNED	DRAWN	CHECKED	FIG 2-C1
06221	BJS	BJS	JKP	



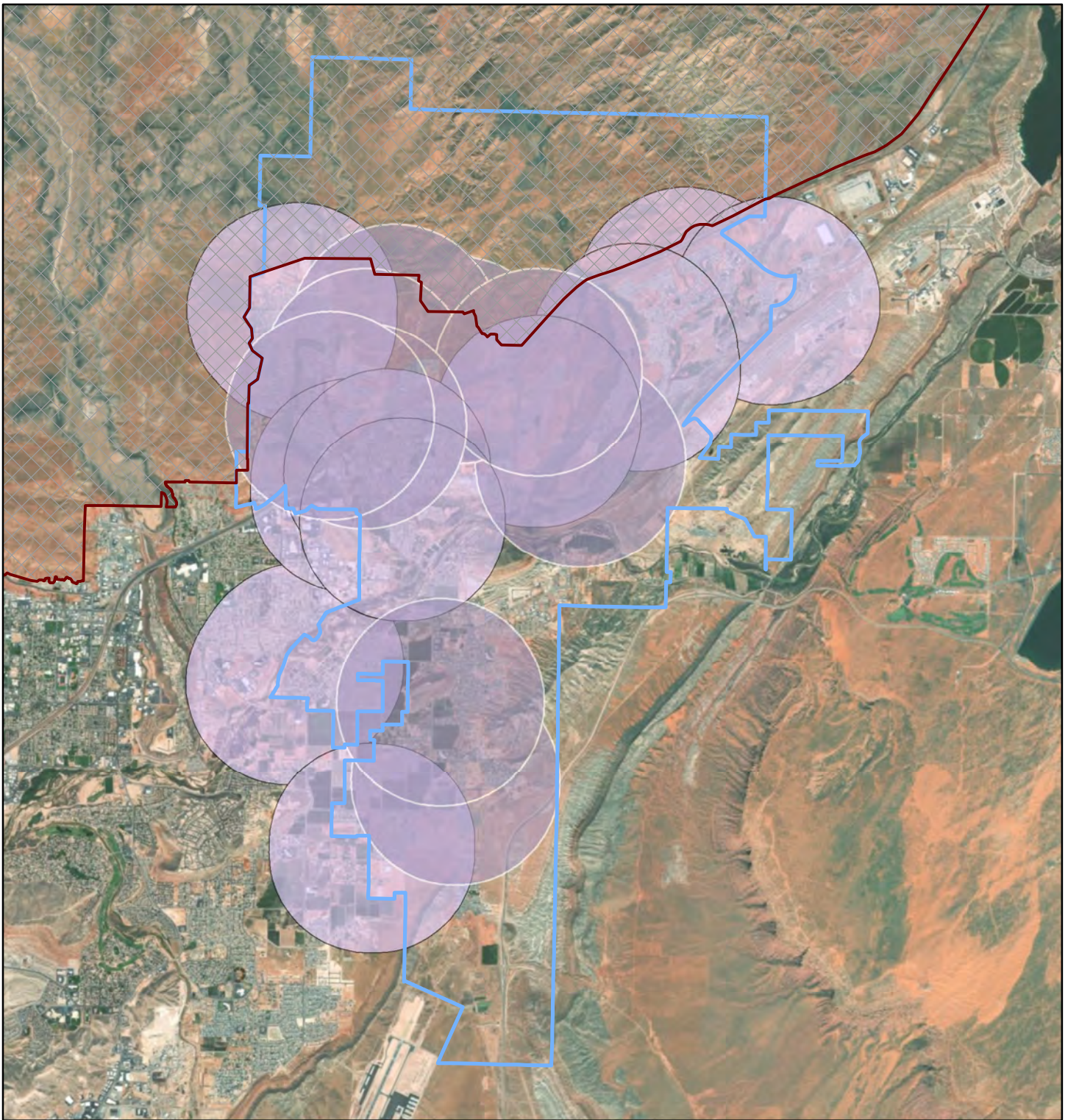
MAP LEGEND

-  Existing Private Park Service Area .15 Mile
-  Red Cliffs Desert Reserve
-  City Boundary



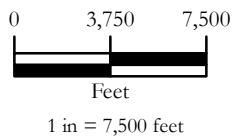
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PARKS AND RECREATION MASTER PLAN				
THEORETICAL SERVICE AREA MAP				
3E1 NO. 06221	DESIGNED BJS	DRAWN BJS	CHECKED JKP	FIG 3-A



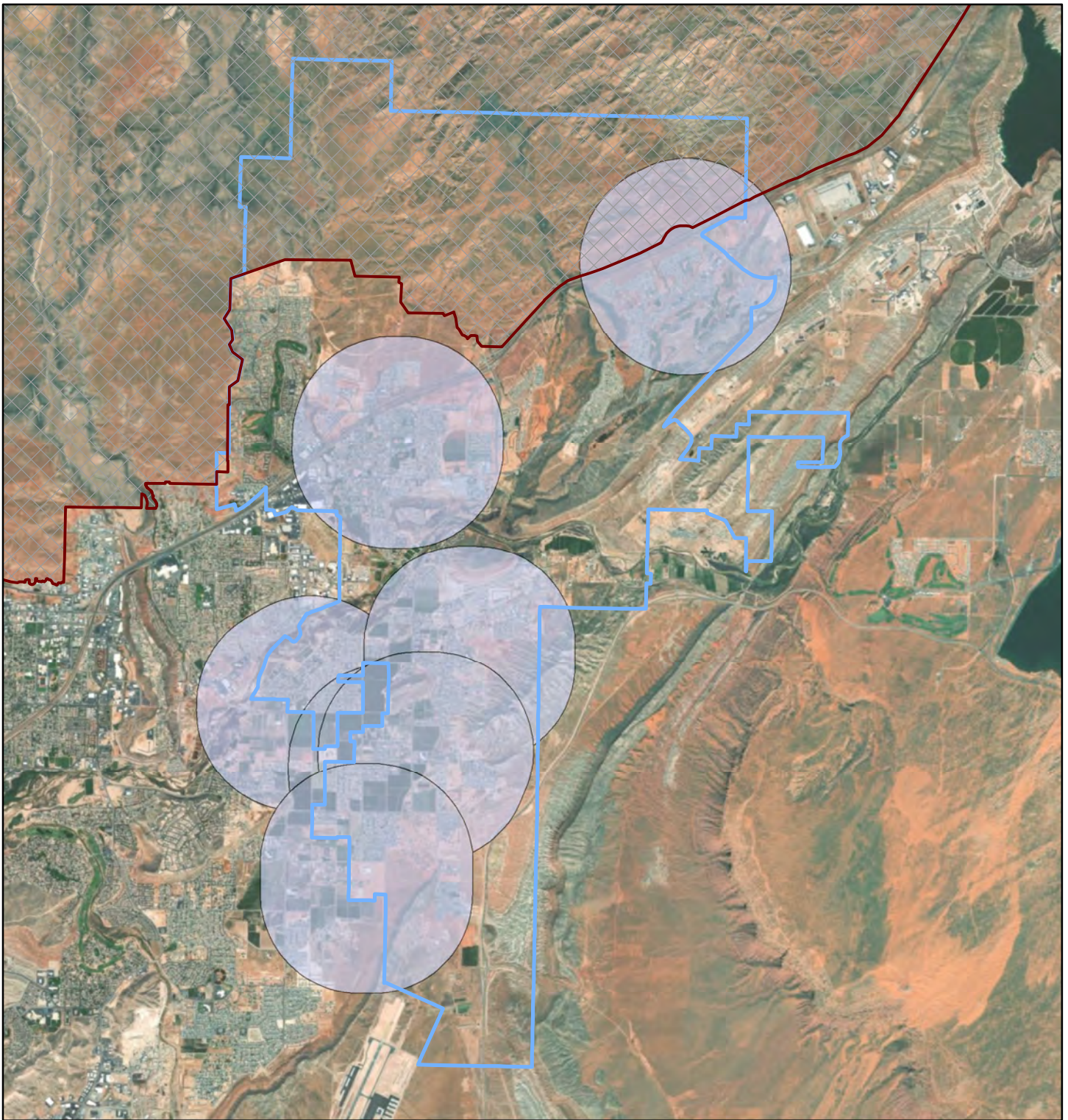
MAP LEGEND

-  Existing Neighborhood Park Service Area 1 Mile
-  Proposed Neighborhood Park Service Area 1 Mile
-  Red Cliffs Desert Reserve
-  City Boundary



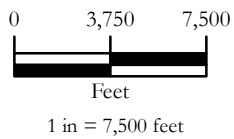
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PARKS AND RECREATION MASTER PLAN				
THEORETICAL SERVICE AREA MAP				
3E1 NO. 06221	DESIGNED BJS	DRAWN BJS	CHECKED JKP	FIG 3-B



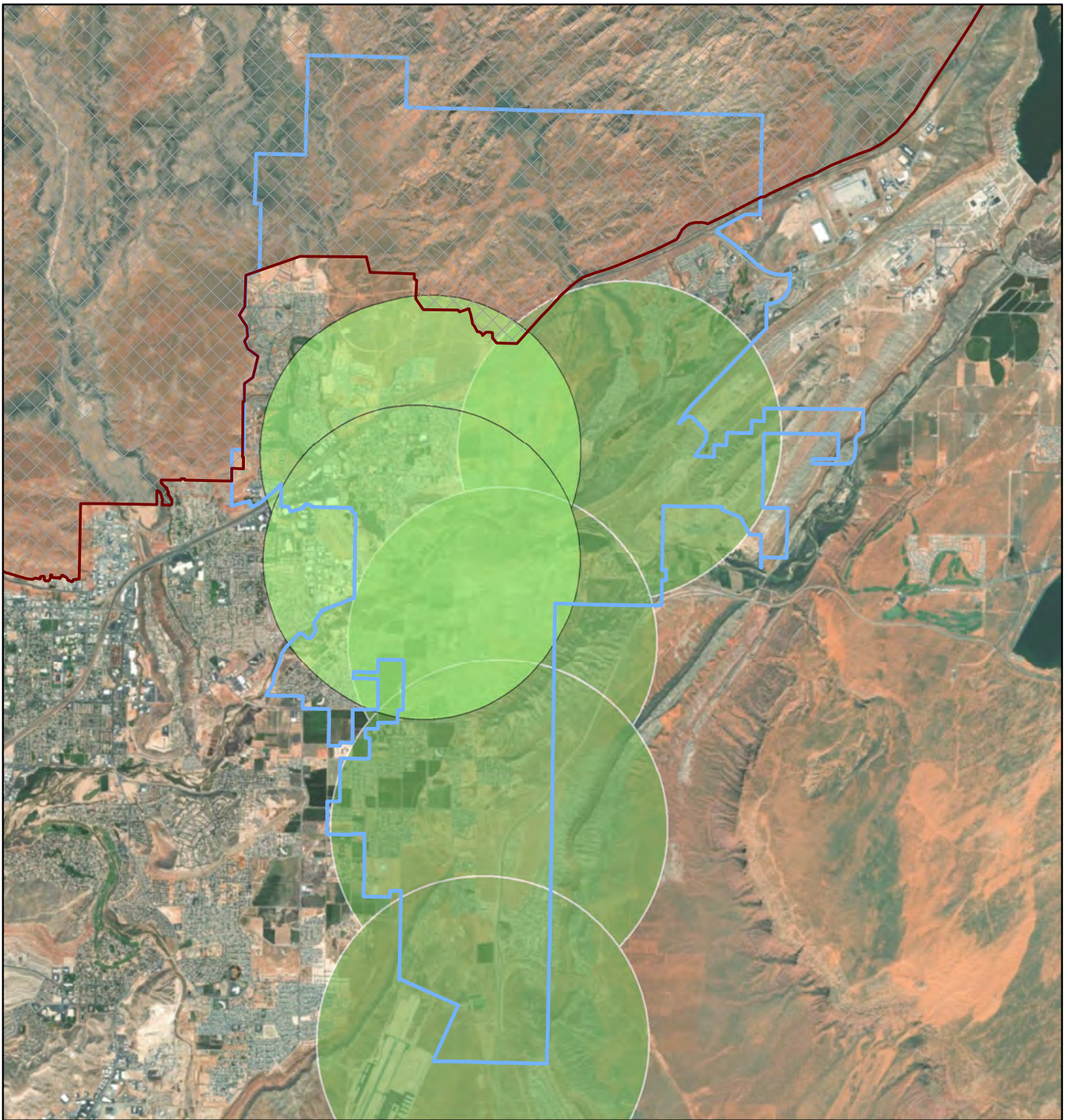
MAP LEGEND

-  Existing School Park Service Area 1 Mile
-  Red Cliffs Desert Reserve
-  City Boundary



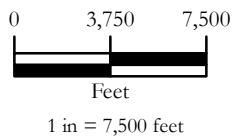
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PARKS AND RECREATION MASTER PLAN				
THEORETICAL SERVICE AREA MAP				
3E1 NO. 06221	DESIGNED BJS	DRAWN BJS	CHECKED JKP	FIG 3-C



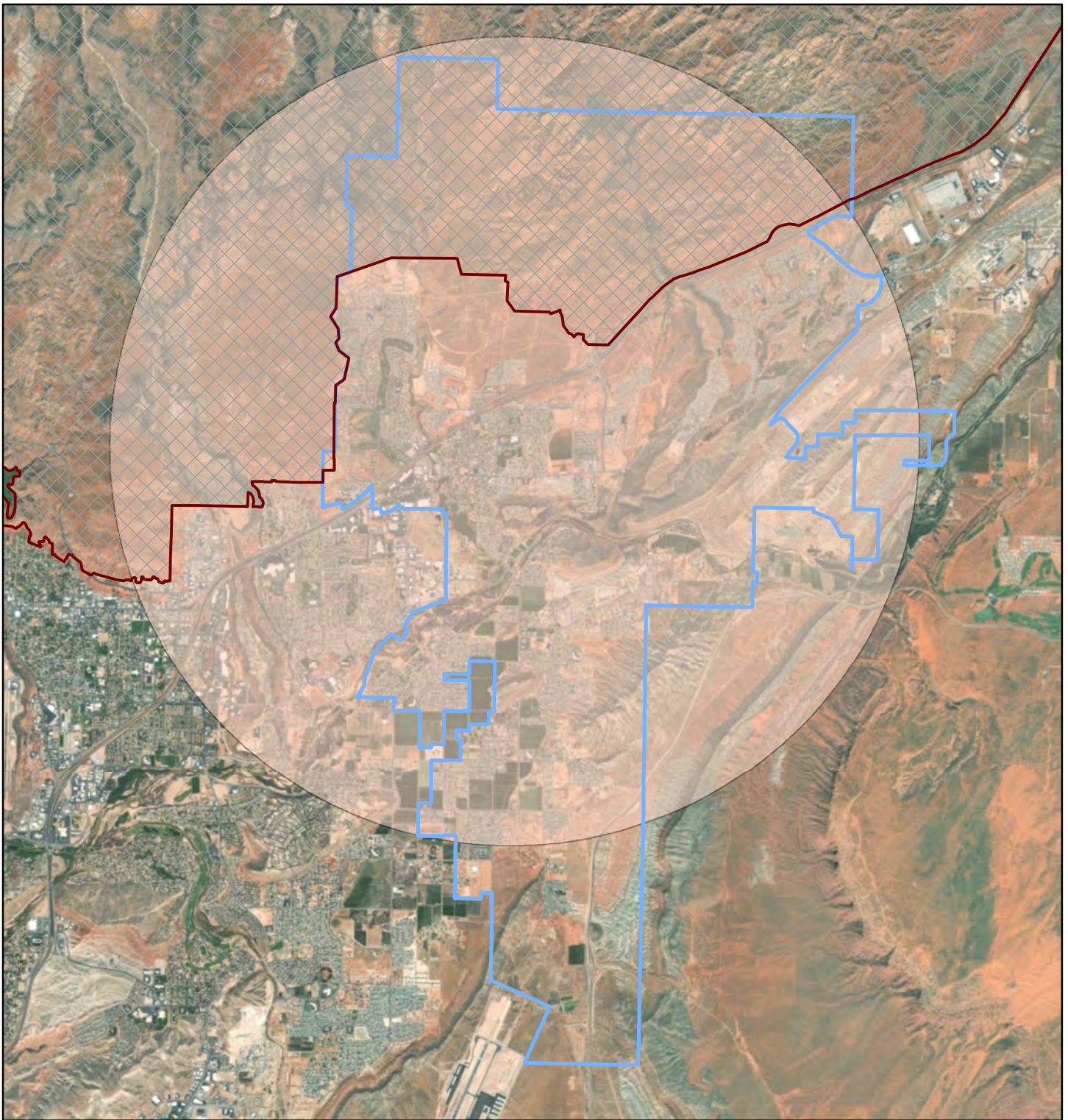
MAP LEGEND

-  Existing Community Park Service Area 1.5 Miles
-  Proposed Community Park Service Area 1.5 Miles
-  Red Cliffs Desert Reserve
-  City Boundary



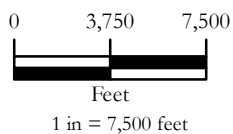
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THEORETICAL SERVICE AREA MAP				
SEE NO. 06221	DESIGNED BJS	DRAWN BJS	CHECKED JKP	FIG 3-D



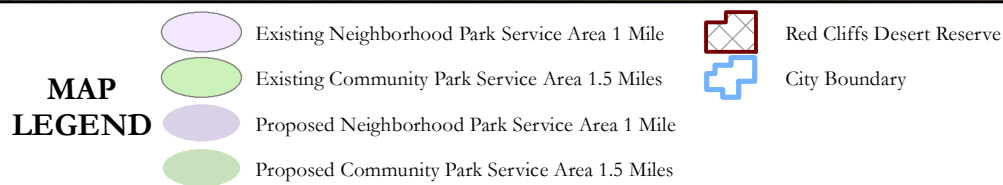
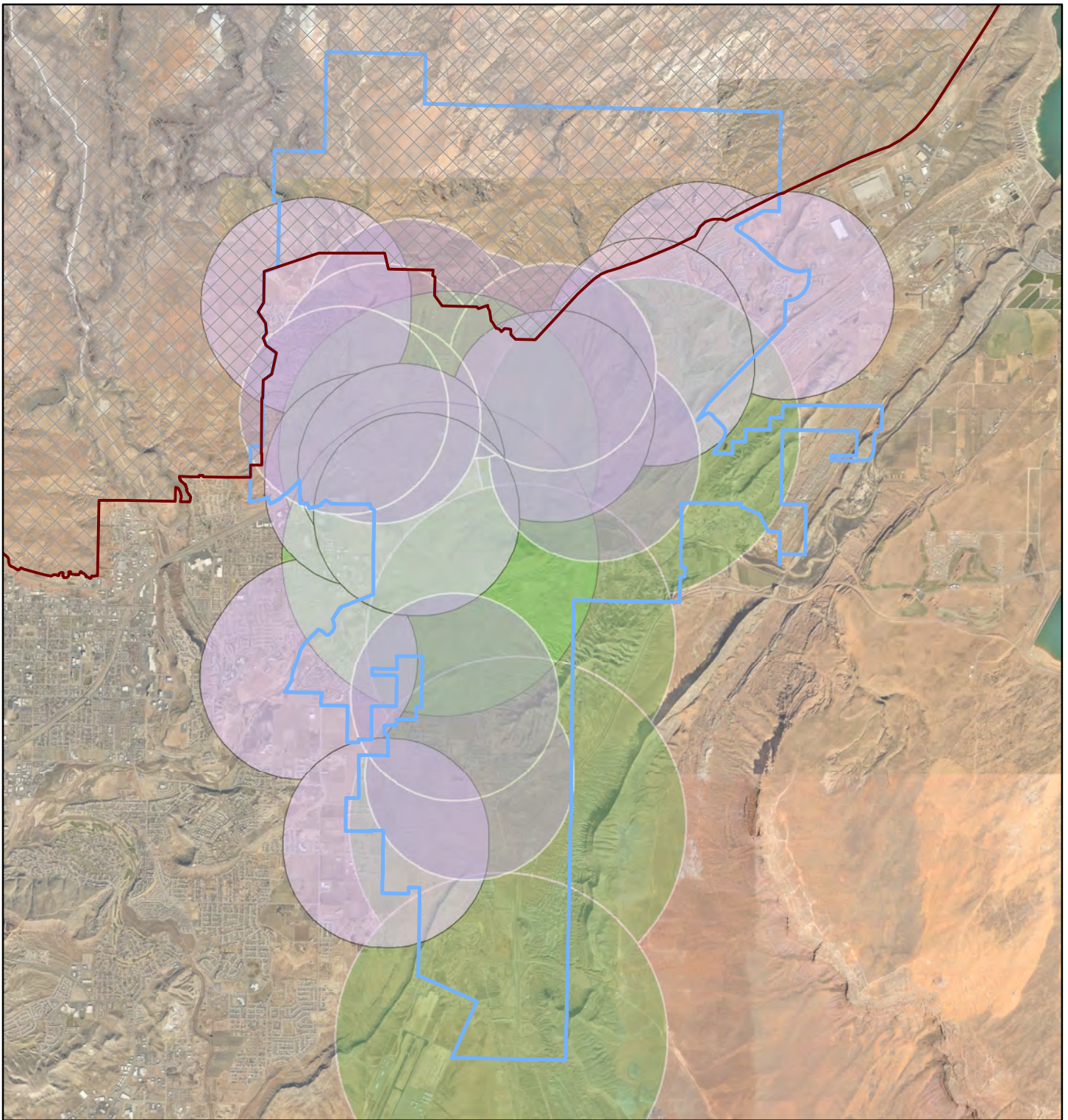
MAP LEGEND

-  Existing Recreation Facility Service Area 4 Miles
-  Red Cliff Desert Reserve
-  City Boundary

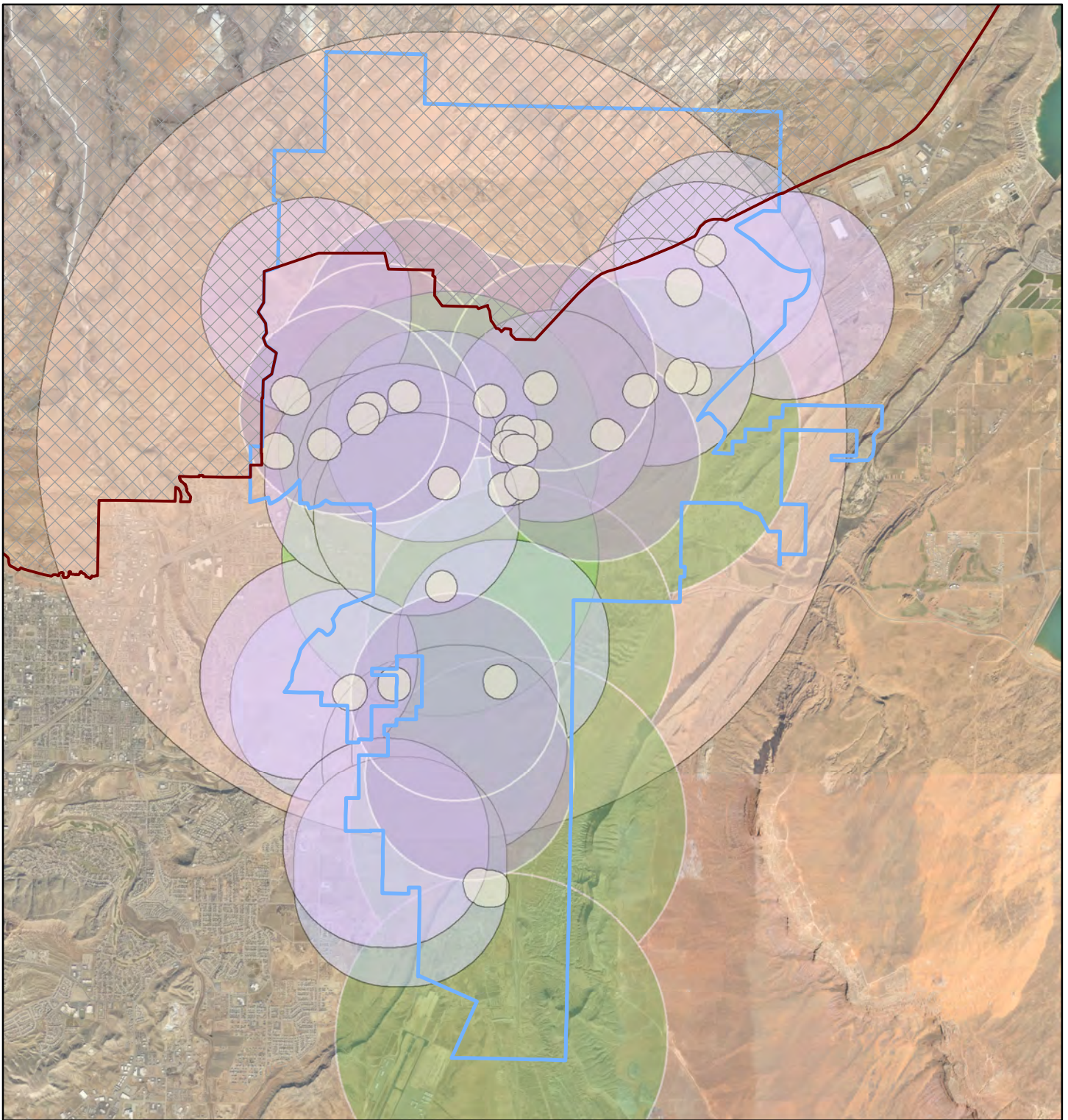


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THEORETICAL SERVICE AREA MAP				
SEE NO. 06221	DESIGNED BJS	DRAWN BJS	CHECKED JKP	FIG 3-E

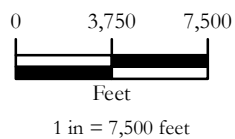


 0 3,750 7,500  Feet 1 in = 7,500 feet		 11 NORTH 300 WEST WASHINGTON, UTAH 84780 TEL 435.652.8450 - FAX 435.652.8416 www.sunrise-eng.com	WASHINGTON CITY											
			PARKS AND RECREATION MASTER PLAN THEORETICAL SERVICE AREA MAP <table border="1" data-bbox="1128 1963 1526 1995"> <tr> <td>SEE NO.</td> <td>DESIGNED</td> <td>DRAWN</td> <td>CHECKED</td> <td></td> </tr> <tr> <td>06221</td> <td>BJS</td> <td>BJS</td> <td>JKP</td> <td>FIG 3-F</td> </tr> </table>					SEE NO.	DESIGNED	DRAWN	CHECKED		06221	BJS
SEE NO.	DESIGNED	DRAWN	CHECKED											
06221	BJS	BJS	JKP	FIG 3-F										



MAP LEGEND

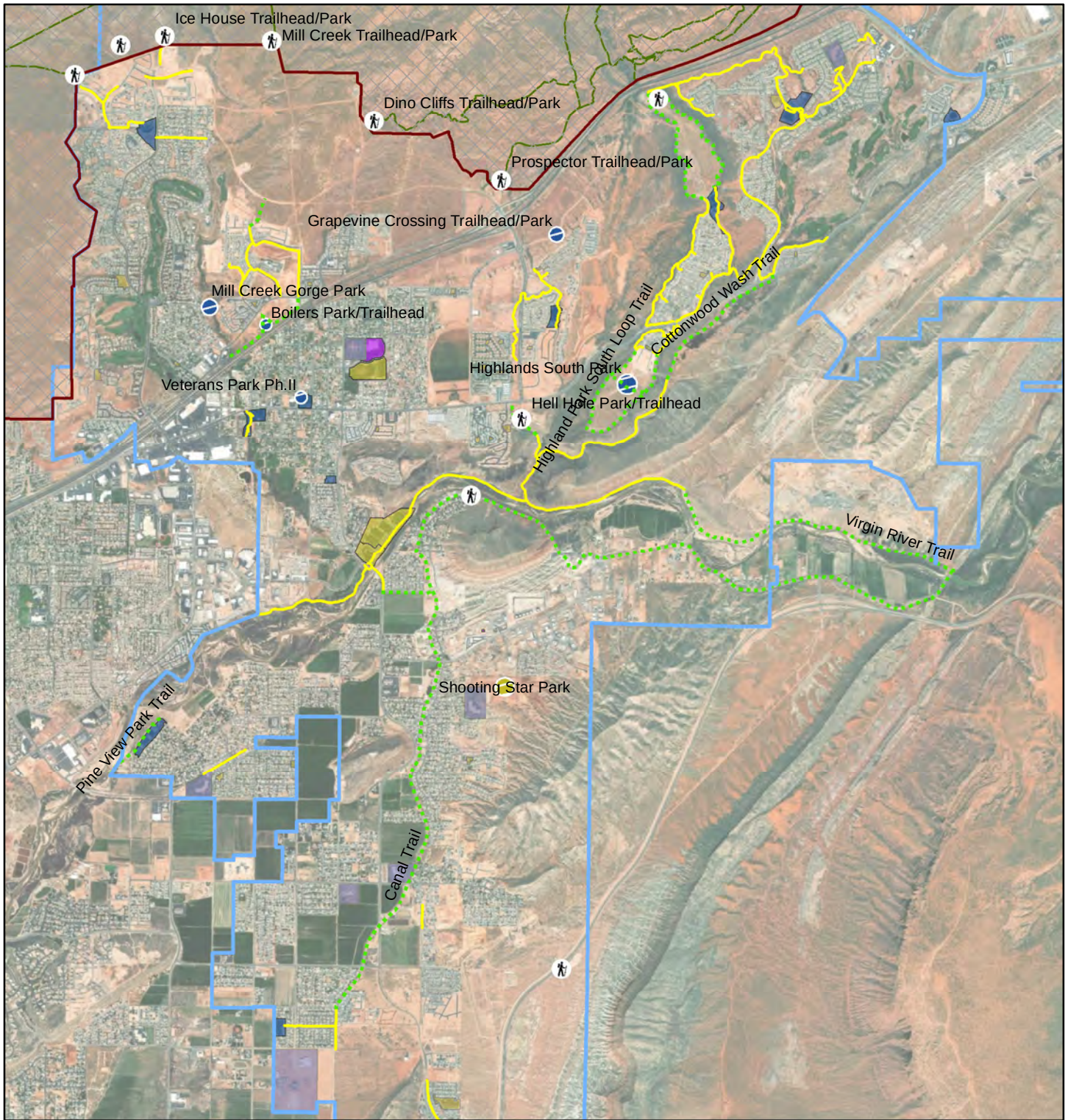
- | | | |
|--|---|---|
|  Existing Private Park Service Area .15 Mile |  Existing Recreation Facility Service Area 4 Miles |  City Boundary |
|  Existing Neighborhood Park Service Area 1 Mile |  Proposed Neighborhood Park Service Area 1 Mile | |
|  Existing School Park Service Area 1 Mile |  Proposed Community Park Service Area 1.5 Miles | |
|  Existing Community Park Service Area 1.5 Miles |  Red Cliffs Desert Reserve | |



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WASHINGTON CITY PARKS AND RECREATION MASTER PLAN THEORETICAL SERVICE AREA MAP

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06221	BJS	BJS	JKP	



Trailhead
 Existing Trails
 Proposed Trails
 Existing Community Park

Existing Neighborhood Park
 Private Park
 School Park
 Recreation Facility

Proposed Community Park
 Proposed Neighborhood Park
 Proposed Recreation Facility
 Red Cliffs Desert Reserve

City Boundary

MAP LEGEND

0 2,250 4,500
Feet
1 in = 4,500 feet

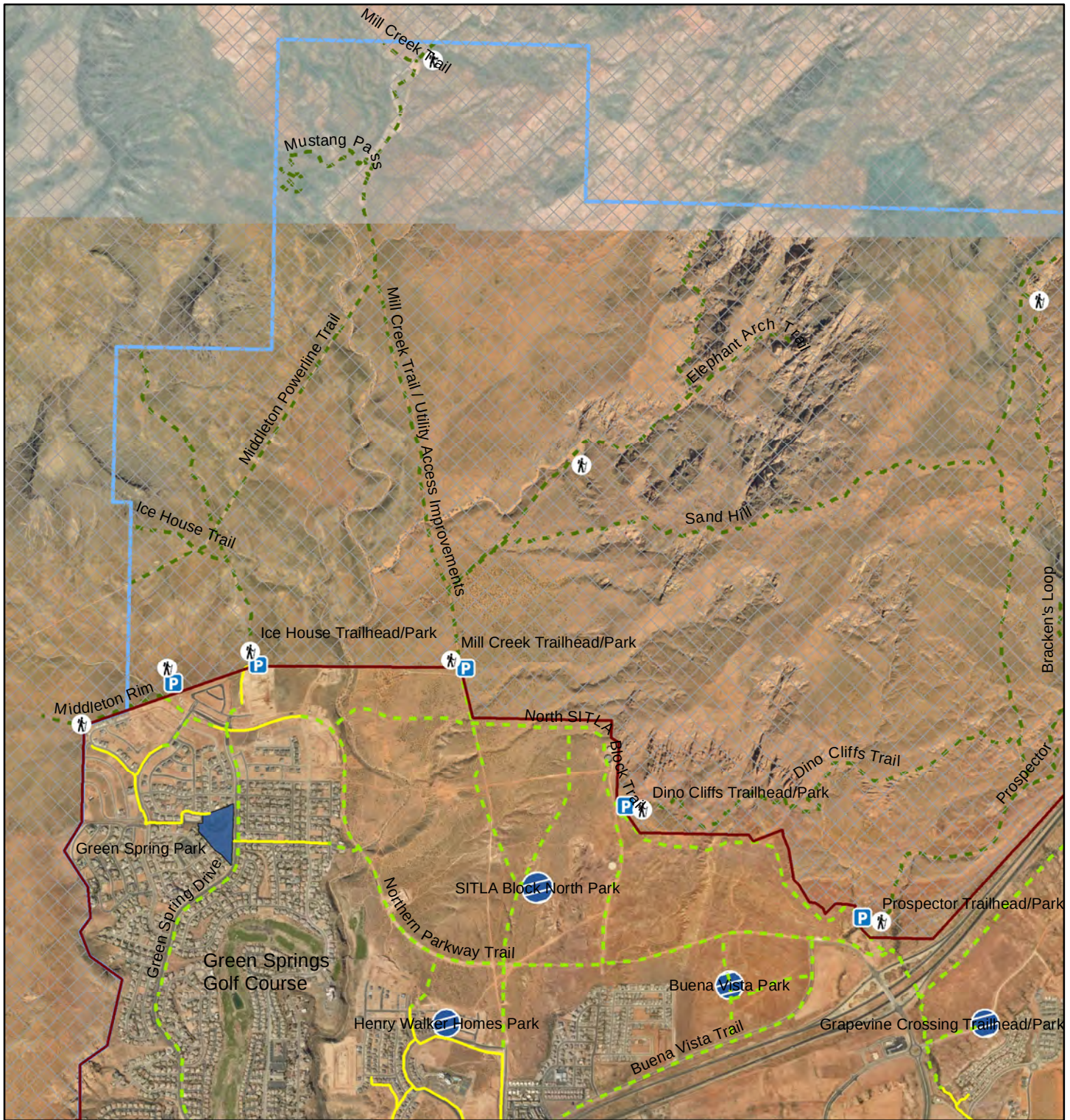
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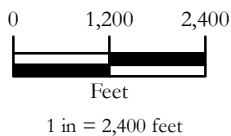
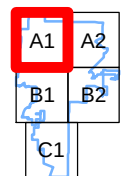
**WASHINGTON CITY
PARKS AND RECREATION
MASTER PLAN
10 YEAR PROPOSED
FACILITIES PLAN MAP**

SEE NO.	DESIGNED	DRAWN	CHECKED	FIG 4
06221	BJS	BJS	JKP	



MAP LEGEND

- Parking Lot
- Trailhead
- Existing Trails
- Proposed Trails
- Red Cliffs Area Trails
- Existing Neighborhood Park
- Proposed Neighborhood Park
- Red Cliffs Desert Reserve
- City Boundary



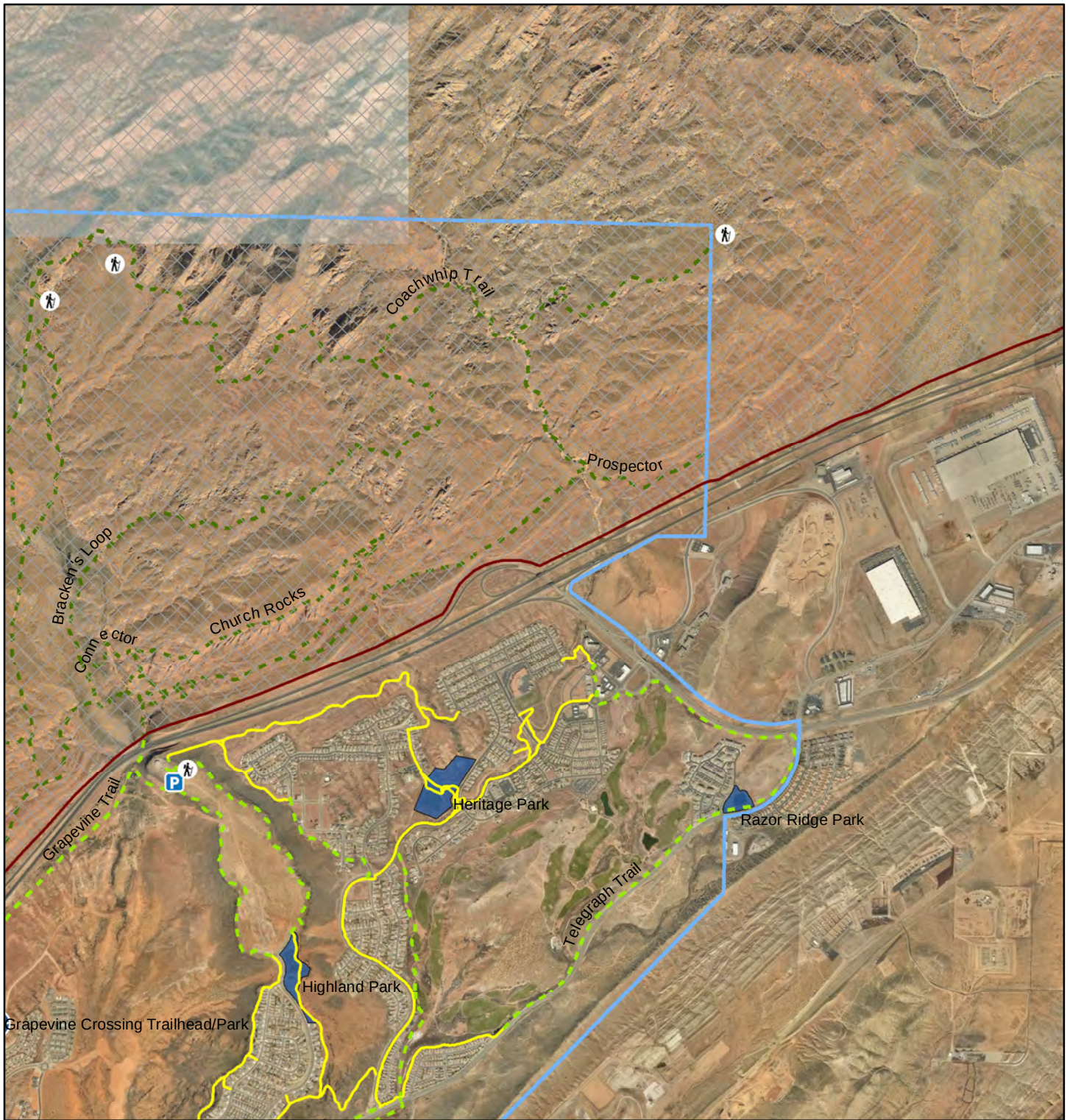
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PARKS AND RECREATION MASTER PLAN

PROPOSED FACILITIES PLAN MAP

SEE NO.	DESIGNED	DRAWN	CHECKED	
06221	BJS	BJS	JKP	FIG 5-A1

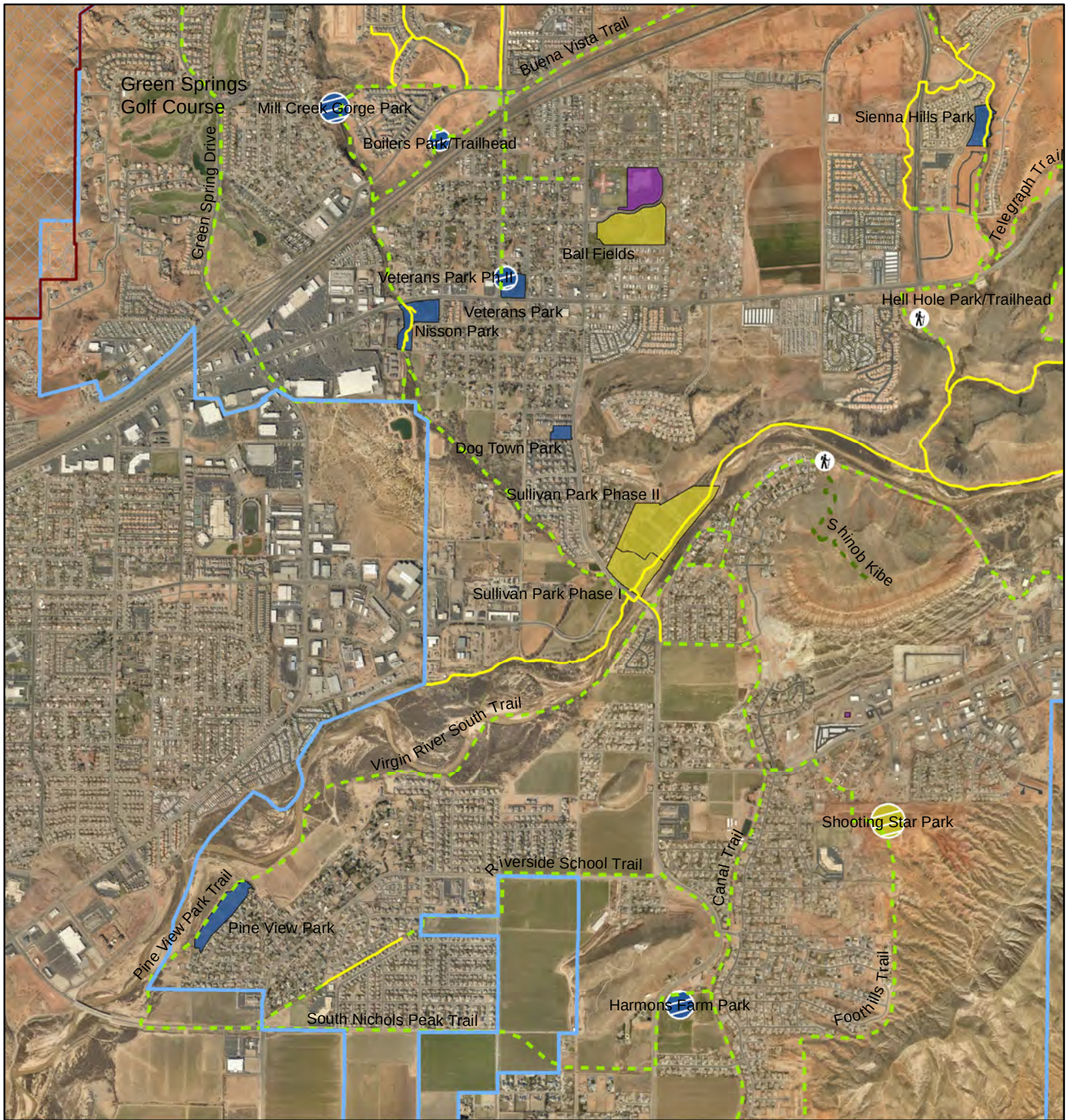


MAP LEGEND

- Parking Lot
- Trailhead
- Existing Trails
- Proposed Trails
- Red Cliffs Area Trails
- Existing Neighborhood Park
- Proposed Neighborhood Park
- Red Cliffs Desert Reserve
- City Boundary

A1	A2
B1	B2
C1	

0 1,200 2,400 Feet 1 in = 2,400 feet	Washington City Where Dixie Begins	SUNRISE ENGINEERING 11 NORTH 300 WEST WASHINGTON, UTAH 84780 TEL 435.652.8450 - FAX 435.652.8416 www.sunrise-eng.com	WASHINGTON CITY PARKS AND RECREATION MASTER PLAN PROPOSED FACILITIES PLAN MAP <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">SHEET NO.</td> <td style="width: 15%;">DESIGNED</td> <td style="width: 15%;">DRAWN</td> <td style="width: 15%;">CHECKED</td> <td style="width: 40%;">FIG 5-A2</td> </tr> <tr> <td>06221</td> <td>BJS</td> <td>BJS</td> <td>JKP</td> <td></td> </tr> </table>	SHEET NO.	DESIGNED	DRAWN	CHECKED	FIG 5-A2	06221	BJS	BJS	JKP	
SHEET NO.	DESIGNED	DRAWN	CHECKED	FIG 5-A2									
06221	BJS	BJS	JKP										



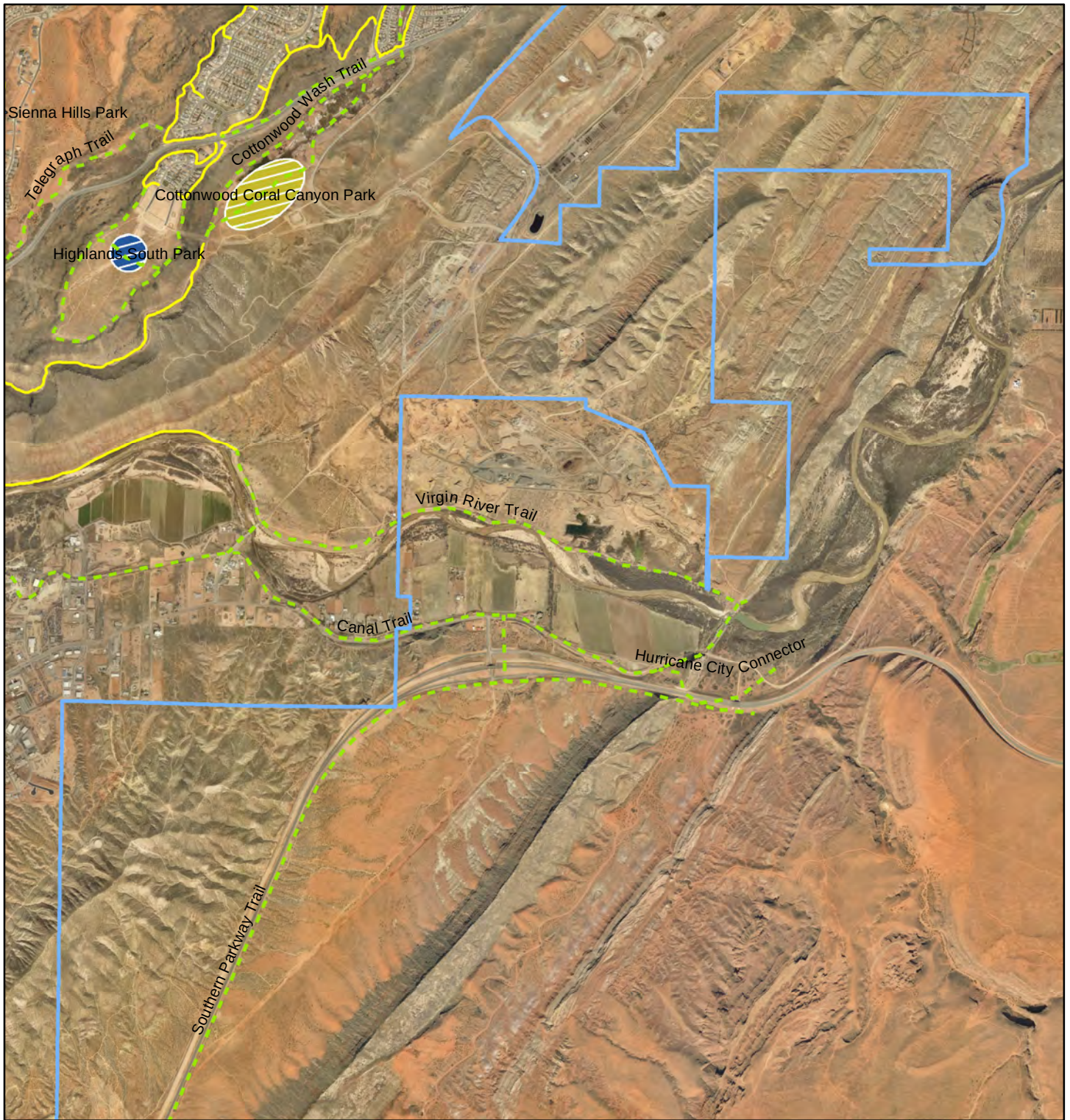
MAP LEGEND

- Trailhead
- Existing Trails
- Proposed Trails
- Red Cliffs Area Trails

- Existing Community Park
- Existing Neighborhood Park
- Proposed Community Park
- Proposed Neighborhood Park

- Recreation Facility
- Red Cliffs Desert Reserve
- City Boundary

A1	A2
B1	B2
C1	



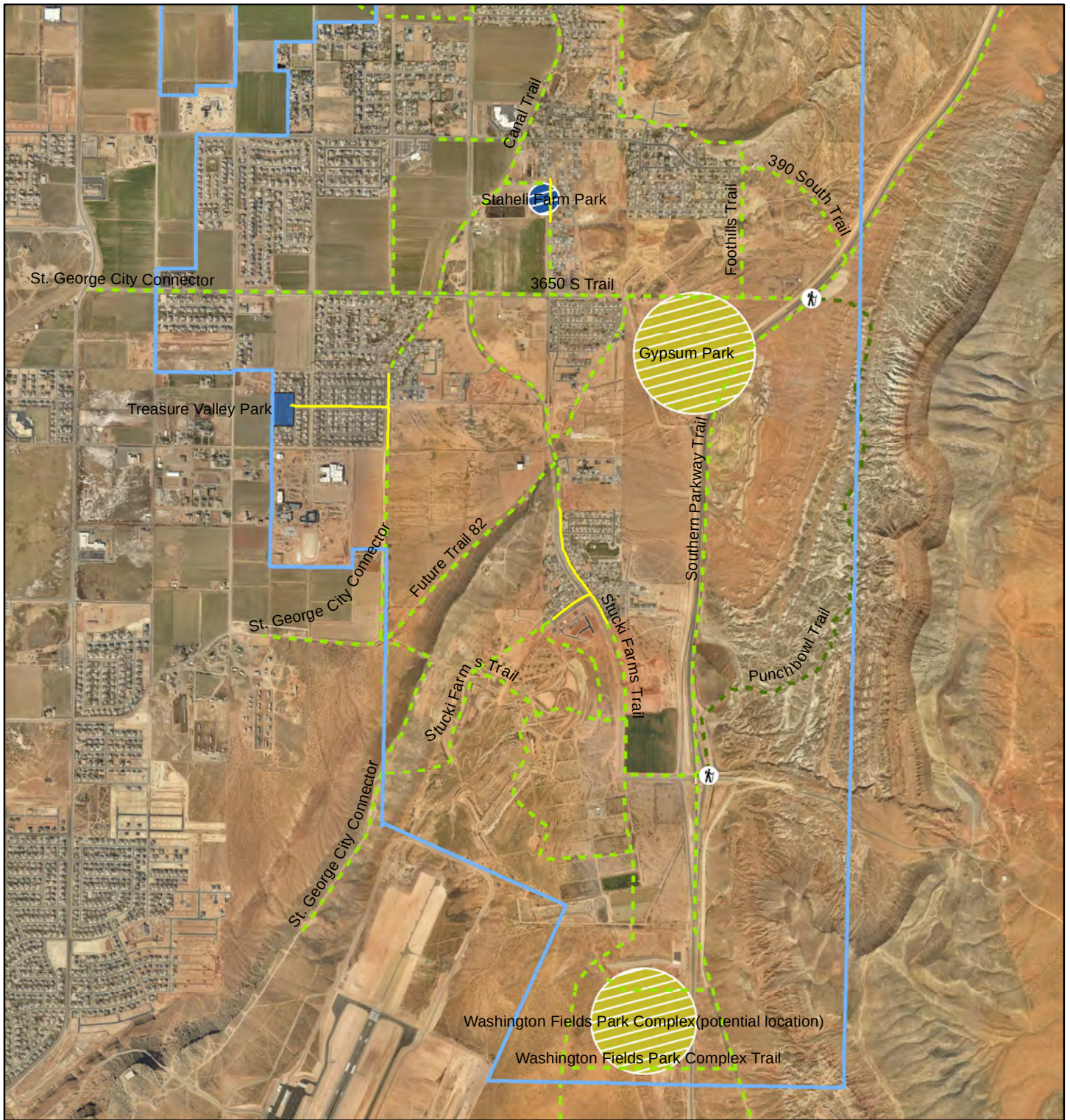
MAP LEGEND

- Existing Trails
- - - Proposed Trails
- Existing Neighborhood Park
- Proposed Community Park

- + Proposed Neighborhood Park
- City Boundary

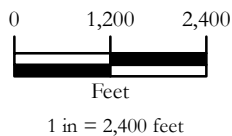
A1	A2
B1	B2
C1	

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SEE NO.	DESIGNED	DRAWN	CHECKED	FIG 5-B2									
06221	BJS	BJS	JKP										



- MAP LEGEND**
- Trailhead
 - Existing Trails
 - Proposed Trails
 - Red Cliffs Area Trails
 - Existing Neighborhood Park
 - Proposed Community Park
 - Proposed Neighborhood Park
 - City Boundary

A1	A2
B1	B2
C1	



11 NORTH 300 WEST
WASHINGTON, UTAH 84780
TEL 435.652.8450 - FAX 435.652.8416
www.sunrise-eng.com

WASHINGTON CITY

PARKS AND RECREATION MASTER PLAN

PROPOSED FACILITIES PLAN MAP

SEL NO.	DESIGNED	DRAWN	CHECKED	
06221	BJS	BJS	JCP	FIG 5-C1

APPENDIX B – POPULATION AND GROWTH PROJECTIONS

Census Data (Historic)		
Year	Population	Growth (%)
1970	750	
1980	3,092	15.2%
1990	4,198	3.1%
2000	8,186	6.9%
2010	18,761	8.6%
Census Estimates (Projected)		
Year	Population	Growth (%)
2011	19,985	6.5%
2012	20,888	4.5%
2020	26,727	3.6%
2030	38,110	3.6%
2040	50,496	2.9%
2050	64,192	2.4%
2060	79,020	2.1%
Growth Rates		
Description	Years	Growth (%)
20-year Historic	1970-1990	9.0%
20-year Historic	1980-2000	5.0%
20-year Historic	1990-2010	7.8%
30-year Historic	1970-2000	8.3%
30-year Historic	1980-2010	6.2%
40-year Historic	1970-2010	8.4%
20-year Projected	2010-2030	3.6%
30-year Projected	2010-2040	3.4%
40-year Projected	2010-2050	3.1%

HOUSING OCCUPANCY		
Total housing units	7,546	100%
Occupied housing units	6,120	81%
Vacant housing units	1,426	19%
Person per Household	3.0655	-

Washington City Population & Growth Projections					
Year	Population	Population Capacity	Occupied Households	Household Capacity	Growth Rate (%)
1970	750				
1980	3,092				15.2%
1990	4,198				3.1%
2000	8,186				6.9%
2001	8,815				7.7%
2002	9,661				9.6%
2003	10,496				8.6%
2004	11,558				10.1%
2005	13,693				18.5%
2006	15,310				11.8%
2007	16,614				8.5%
2008	17,716				6.6%
2009	18,355				3.6%
2010	18,761	23,132	6,120	7,546	2.2%
2011	19,985	24,642	6,519	8,038	6.5%
2012	20,888	25,755	6,814	8,402	4.5%
2013	21,724	26,785	7,086	8,738	4.0%
2014	22,810	28,125	7,441	9,174	5.0%
2015	23,950	29,531	7,813	9,633	5.0%
2016	25,148	31,007	8,203	10,115	5.0%
2017	26,566	32,756	8,666	10,685	3.0%
2018	27,363	33,739	8,926	11,006	3.0%
2019	28,184	34,751	9,194	11,336	3.0%
2020	29,029	35,793	9,470	11,676	3.0%
2021	29,900	36,867	9,754	12,026	3.0%
2022	30,797	37,973	10,046	12,387	3.0%
2023	31,721	39,112	10,348	12,759	3.0%
2024	32,673	40,286	10,658	13,142	3.0%
2025	33,653	41,494	10,978	13,536	3.0%
2026	34,663	42,739	11,307	13,942	3.0%
2027	35,702	44,021	11,646	14,360	3.0%
2028	36,774	45,342	11,996	14,791	3.0%
2029	37,877	46,702	12,356	15,235	3.0%
2030	39,013	48,103	12,726	15,692	3.0%
2031	40,183	49,546	13,108	16,162	3.0%
2032	41,389	51,033	13,501	16,647	3.0%
2033	42,631	52,564	13,906	17,147	3.0%
2034	43,910	54,141	14,324	17,661	3.0%
2035	45,227	55,765	14,753	18,191	3.0%
2036	46,584	57,438	15,196	18,737	3.0%
2037	47,981	59,161	15,652	19,299	3.0%
2038	49,421	60,936	16,121	19,878	3.0%
2039	50,903	62,764	16,605	20,474	3.0%
2040	52,430	64,647	17,103	21,088	3.0%
2041	54,003	66,586	17,616	21,721	3.0%
2042	55,623	68,584	18,145	22,373	3.0%
2043	57,292	70,641	18,689	23,044	3.0%
2044	59,011	72,761	19,250	23,735	3.0%
2045	60,781	74,943	19,827	24,447	3.0%
2046	62,605	77,192	20,422	25,181	3.0%
2047	64,483	79,508	21,035	25,936	3.0%
2048	66,417	81,893	21,666	26,714	3.0%
2049	68,410	84,350	22,316	27,516	3.0%
2050	70,462	86,880	22,985	28,341	3.0%

APPENDIX C – NRPA STANDARDS AND GUIDELINES

PARKS AND OPEN SPACE CLASSIFICATIONS				
Classification	General Description	Location	Size Criteria	Application of LOS
Mini-Park	Used to address limited, isolated or unique recreational needs	Less 1/4 mile distance in residential setting	Between 2500 sq. ft. and one acre in size	No
Neighborhood Park	Neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. Focus is on informal activity and passive recreation.	1/4 mile to 1/2 mile distance and uninterrupted by non-residential roads and other physical barriers	5 acres is considered minimum size. 5 to 10 acres is optimal	Yes
School-Park	Depending on circumstances, combining parks with school sites can fulfill the space requirements for other classes of parks, such as neighborhood, community, sports complex, and special use.	Determined by location of school district property	Variable depends on function	No
Community Park	Serves broader purpose than neighborhood park. Focus is on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces.	Determined by the quality and suitability of the site. Usually serves two or more neighborhoods within a 1/2 to 3 mile distance	As needed to accommodate desired uses. Usually between 30 and 50 acres	Yes
Large Urban Park	Large Urban parks serve a broader purpose than community parks and are used when community and neighborhood parks are not adequate to serve the needs of the community. Focus is on meeting community-based recreational needs as well as preserving unique landscapes and open spaces.	Determined by the quality and suitability of the site. Usually serves the entire community.	As needed to accommodate desired uses. Usually a minimum of 50 acres with 75 or more acres being optimal	No
Natural Resource Areas	Lands set aside for preservation of significant natural resources, remnant landscapes, open space and visual aesthetics or buffering.	Resource availability and Opportunity	Variable	No
Greenways	Effectively tie the park system components together to form a continuous park environment.	Resource availability and Opportunity	Variable	No
Sports Complex	Consolidates heavily programmed athletic fields and associated facilities to larger and fewer sites strategically located throughout the community.	Strategically located Community-wide facilities	Determined by projected demand usually a minimum of 25 acres with 40 to 80 acres being optimal	No
Special Use	Covers a broad range of parks and recreation facilities oriented toward single-purpose use.	Variable – dependent on specific use	Variable	Depends on type of use
Private Park/Recreation Facility	Parks and recreational facilities that are privately owned yet contribute to the public park and recreation system.	Variable – dependent on specific use	Variable	Yes

PATHWAY CLASSIFICATIONS		
Classification	General Description	Description of Each Type
Park Trail - Type I	Multi-purpose trails located within greenways, parks and natural resource areas. Focus is on recreational value and harmony with the natural environment.	Separate/single-purpose hard-surfaced trails for pedestrians or bicyclists/in-line skates.
Park Trail - Type II		Multipurpose hard-surfaced trails for pedestrians and bicyclists/in-line skaters.
Park Trail - Type III		Nature trails for pedestrians, which may use either hard or soft surfaces.
Connector Trails - Type I	Multipurpose trails that emphasize safe travel for pedestrians to and from parks and around the community. Focus is as much on transportation as it is on recreation.	Separate/single-purpose hard-surfaced trails for pedestrians or bicyclists/in-line skates located in independent Rights-of-ways (ROWS) e.g., old railroad ROW.
Connector Trails - Type II		Separate/single-purpose hard-surfaced trails for pedestrians or bicyclists/in-line skates. Typically, located within road ROW.
On-Street Bikeways - Bike Route	Paved segments of roadways that serve as a means to safely separate bicyclists from vehicular traffic.	Designated portions of the roadway for the preferential or exclusive use of bicyclists.
On-Street Bikeways - Bike Lane		Shared portions of the roadway that provide separation between motor vehicles and bicyclists, such as paved shoulders.
All-Terrain Bike Trail	Off-road trail for all terrain (mountain) bikes.	Single-purpose loop trails usually located in larger parks and natural resource areas.
Cross-Country Ski Trail	Trails developed for traditional and skate-style cross-country skiing	Loop trails usually located in larger parks and natural resource areas.
Equestrian Trails	Trails developed for horseback riding.	Loop trails usually located in larger parks and natural resource areas. Sometimes developed as multipurpose with hiking and all-terrain biking where conflicts can be controlled.

Suggested Outdoor Facility Development Standards

Activity Format	Recommended Size and Dimensions	Recommended Space Requirements	Recommended Orientation	Service Radius and Location Notes
Badminton	Singles—17' x 44' Doubles—20' x 44' with 5' unobstructed area on both sides.	1622 sq. ft.	Long axis north - south	1/4 - 1/2 mile. Usually in school recreation center or church facility. Safe walking or biking or biking access.
Basketball 1. Youth 2. High school 3. Collegiate	46' - 50' x 84' 50' x 84' 50' x 94' with 5' unobstructed space all sides.	2400-3036 sq. ft. 5040-7280 sq. ft. 5600-7980 sq. ft.	Long axis north - south	1/4 - 1/2 mile. Same as badminton. Outdoor courts in neighborhood/community parks, plus active recreation areas in other park settings.
Handball (3-4 wall)	20' x 40' with a minimum of 10' to rear of 3-wall court. Minimum 20' overhead clearance.	800 sq. ft. for 4-wall, 1000 sq. ft. for 3-wall.	Long axis is north - south. Front wall at north end.	15 - 30 min. travel time, 4-wall usually indoor as part of multi-purpose building. 3-2 all usually in park or school setting.
Ice hockey	Rink 85' x 200' (Min. 85' x 185') Additional 5000 22,000 sq. ft. including support area.	22,000 sq. ft. including support area.	Long axis is north - south if outdoors.	1/2 - 1 hour travel time. Climate important consideration affecting no. of units. Best as part of multi-purpose facility.
Tennis	36' x 78'. 12 ft. clearance on both ends.	Min. of 7,200 sq. ft. single court area (2 acres per complex).	Long axis north - south.	1/4 - 1/2 mile. best in batteries of 2 - 4. Located in neighborhood/community park or near school site.
Volleyball	30' x 60'. Minimum of 6' clearance on all sides.	Minimum 4,000 sq. ft.	Long axis north - south.	1/2 - 1 mile.
Baseball 1. Official 2. Little League	Baselines - 90' Pitching dist. - 60.5' Foul lines - min. 320' Center field - 400'+ Baselines - 60' Pitching distance-46' Foul lines - 200' Center field - 200'-250'	3.0 -3.85 A min. 1.2 A min.	Locate home plate so pitcher is not throwing across sun, and batter not facing it. Line from home plate through pitchers mound to run east-northeast.	1/4-1/2 mile. Part of neighborhood complex. Lighted fields part of community complex.
Field Hockey	180' x 300' with a minimum of 10' clearance on all sides	Minimum 1.5 A	Fall season - Long axis northwest or southeast. For longer periods, north/south	15-30 minute travel time. Usually part of baseball, football, soccer complex in community park or adjacent to high school.
Football	160' x 360' with a minimum of 6' clearance on all sides.	Minimum 1.5 A	Same as field hockey.	15 - 30 min. travel time. Same as field hockey.
Soccer	195' to 225' x 330' to 360' with 10' minimum clearance on all sides.	1.7 - 2.1 A.	Same as field hockey.	1 - 2 miles. Number of units depends on popularity. Youth popularity. Youth soccer on smaller fields adjacent to fields or neighborhood parks.

Golf - driving range	900' x 690' wide. Add 12' width each additional tee.	13.5 A for min. of 25 tees.	Long axis is southwest -northeast with golfer driving northeast.	30 minute travel time. Park of golf course complex. As separate unit may be privately operated.
1/4 mile running track	Over-all width - 276' length -600'. Track width for 8 - 4 lanes is 32'.	4.3 A	Long axis in sector from north to south to northwest - southeast, with finish line at north end.	15-30 minute travel time. Usually part of a high school or community park complex in combination with football, soccer, etc.
Softball	Baselines - 60' pitching dist. - 45' men. 40' women Fast pitch field radius from plate - 225' Slow pitch - 275' (men) 250' (women).	1.5 - 2.0 A	Same as baseball. indimensions for 16".	1/4 - 1/2 mile. Slight difference May also be used for youth baseball.
Multiple use court (basketball, tennis, etc.)	120' x 80'	9,840 sq. ft.	Long axis of court with primary use north and south.	1 - 2 miles, in neighborhood or community parks.
Archery range	300' length x minimum 10' between targets. Roped, clear area on side of range minimum 30', clear space behind targets minimum of 90' x 45' with bunker.	Minimum 0.65 A	Archer facing north + or - 45 degrees.	30 minutes travel time. Part of a regional/metro complex.
Golf				
1. Par 3 (18 hole)	Average length varies -600 - 2700 yards.	50 - 60 A	Majority of holes on north/south axis	1/2 - 1 hour travel time
2. 9-hole standard	Average length 2250 yards.	Minimum of 50 A		9-hole course can accomodate 350 people/day.
3. 18-hole standard	Average length 6500 yards.	Minimum 110 yds		500 - 550 people/day. Course may be located in community, district or regional/metro park.
Swimming pools	Teaching - min. 25 yds x 45' even depth of 3-4 ft. Competitive - min. 25 m x 16 m. Min. of 25 sq. ft. water surface per swimmer. Ration of 2 to 1 deck to water.	Varies on size of pool and amenities. Usually 1 - 2 A sites.	None, but care must be taken in siting life stations in relation to afternoon sun	15 to 30 minute travel time. Pools for general community use should planned for teaching competitive and recreational purposes with enough to accomodate 1m and 3m diving boards. Located in community park or school site.
Beach areas	Beach area should have 50 sq. ft. of land and 50 sa. ft. of water per user. Turnover rate is 3. There should be a 3 -4 A supporting area per A of beach.	N/A	N/A	1/2 to 1 hour travel time. Should have a sand bottom with a maximum slope of 5%. Boating areas completely segregated from swimming areas. In regional/metro parks.

APPENDIX D – COMMUNITY CENTER CALCULATIONS

Community Center Size	110,000	square feet (data provided by project architect)
Design Population Service Capacity	60,000	population (data provided by project architect)
Design Level of Service	1,833	calculated, square feet per 1,000 population
Current Washington City Population	27,363	per growth curve
Current Community Center Usage:	~	
<i>Total Current Memberships</i>	2,265	data provided by Washington City Community Center (forecast from 2014)
<i>Average Users per Membership</i>	2.84	calculated, users
<i>Total Individuals Using Community Center</i>	6,442	data provided by Washington City Community Center
<i>% of Memberships Based in Washington City</i>	62.0%	memberships located in Washington City zip codes
<i>Washington Residents Using Center</i>	3,994	calculated, users
<i>% of Memberships Based outside Washington City</i>	38.0%	memberships located outside Washington City zip codes
<i>Other Residents Using Center</i>	2,448	calculated, users
Equivalent Population Served:	~	
<i>Washington Population Served</i>	27,363	current estimated Washington City population
<i>Washington Residents Using Center</i>	3,994	calculated, see above
<i>% of Washington City Population Using Center</i>	14.162%	calculated as residents using center divided by current population
<i>Other Residents Using Center</i>	2,448	calculated, see above
<i>Other Population Served</i>	17,286	calculated as other residents using center divided by 14.2% usage rate
<i>Total Population Served in 2018</i>	44,649	equals Washington City population served plus other population served
Community Center Capacity Absorption:	~	
<i>% of Capacity Used by Existing Population</i>	74.4%	calculated as total population served in 2018 divided by design service capacity
<i>% of Capacity To Be Used by Future Population</i>	25.6%	calculated as the difference between design service capacity and current usage
<i>Excess Capacity in Building Square Footage</i>	28,144	calculated as the difference between design service capacity and current usage
<i>Excess Capacity in Population</i>	15,351	calculated as the excess square footage capacity divided by the design level of service
<i>Excess Capacity for Washington City Residents</i>	9,518	calculated assuming Washington City residents will use 62.0% of the excess capacity
<i>Excess Capacity for Other Residents</i>	5,833	calculated assuming other residents will use 38.0% of the excess capacity
Washington City Population at Full Capacity Absorption	36,881	calculated as the existing population plus the excess capacity for Washington City residents
Year in which Full Capacity of Community Center Absorbed	2028	year in which full capacity of community center is being used
Year at End of Planning Period	2028	end of 10-year planning horizon
Washington City Population at End of Planning Period	36,774	per growth curve
Apparent Washington City Level of Service	4,020	calculated as community center size divided by current Washington City population
Existing Washington City Level of Service	3,108	calculated as apparent level of service multiplied by percent eligible level of service (66.6%)
Target Washington City Level of Service	2,983	calculated as community center size divided by Washington City population at full capacity absorption
Community Center Capacity Required at End of Planning Period	109,681	calculated as target level of service multiplied by Washington City population at end of planning period
Excess Capacity at End of Planning Period	319	calculated as the difference in the required capacity at end of planning period minus existing capacity

APPENDIX E – UNIT COST CALCULATIONS

PARKS								
Owner	Name	Year	Project Type	Project Costs			Total Acreage	Cost / Acre
				Construction	Incidentals	Total		
St. George City	Sunset Park Phase II	2018	New Facility	\$ 1,000,000.00	\$ 102,900.00	\$ 1,102,900.00	4.3	\$ 256,488.37
St. George City	Little Valley Phase II	2017	Reconstruction	\$ 1,638,992.61	\$ 123,800.00	\$ 1,762,792.61	10.8	\$ 163,221.54
St. George City	Little Valley Sports Field	2016	New Facility	\$ 2,894,600.00	\$ 195,700.00	\$ 3,090,300.00	11.5	\$ 268,721.74
Washington City	Sullivan Soccer Park, Phase II	2016	New Facility	\$ 4,362,000.00	\$ 235,000.00	\$ 4,597,000.00	26.2	\$ 175,458.02
Lincoln County	Pioneer Park Phase I & II	2014	Upgrade	\$ 749,700.00	\$ 157,700.00	\$ 907,400.00	3.2	\$ 283,562.50
St. George City	Royal Oaks Park	2014	New Facility	\$ 412,000.00	\$ 72,225.41	\$ 484,225.41	1.0	\$ 484,225.41
St. George City	Silkwood Park	2014	New Facility	\$ 385,300.00	\$ 67,544.78	\$ 452,844.78	1.5	\$ 301,896.52
St. George City	Sunset Park	2014	Upgrade	\$ 560,900.00	\$ 98,328.24	\$ 659,228.24	2.4	\$ 274,678.43
White Pine County	Preston Park	2013	New Facility	\$ 155,400.00	\$ 36,500.00	\$ 191,900.00	0.7	\$ 274,142.86
White Pine County	North Ely Park	2013	New Facility	\$ 162,400.00	\$ 44,100.00	\$ 206,500.00	1.0	\$ 206,500.00
White Pine County	Bianchi Park	2013	Upgrade	\$ 153,600.00	\$ 22,100.00	\$ 175,700.00	0.6	\$ 292,833.33
White Pine County	McGill Park	2013	Upgrade	\$ 255,100.00	\$ 36,800.00	\$ 291,900.00	1.3	\$ 224,538.46
White Pine County	Steptoe Park	2013	Upgrade	\$ 103,200.00	\$ 14,900.00	\$ 118,100.00	0.4	\$ 295,250.00
White Pine County	Courthouse Park	2013	Upgrade	\$ 229,500.00	\$ 48,100.00	\$ 277,600.00	1.3	\$ 213,538.46
St. George City	Little Valley Pickleball	2012	New Facility	\$ 813,800.00	\$ 90,500.00	\$ 904,300.00	2.5	\$ 361,720.00
Lincoln County	Pioche Park Phase II	2012	Upgrade	\$ 758,000.00	\$ 167,500.00	\$ 925,500.00	2.7	\$ 342,777.78
Washington City	Sullivan Virgin River Phase I	2011	New Facility	\$ 1,497,200.00	\$ 262,465.74	\$ 1,759,665.74	10.6	\$ 166,006.20
Lincoln County	Rachel Park	2011	Upgrade	\$ 239,600.00	\$ 52,600.00	\$ 292,200.00	1.5	\$ 194,800.00
City of Caliente	Dixon Park	2008	New Facility	\$ 2,180,900.00	\$ 287,000.00	\$ 2,467,900.00	5.3	\$ 465,641.51
City of Caliente	Super Park	2008	New Facility	\$ 784,900.00	\$ 181,000.00	\$ 965,900.00	3.0	\$ 321,966.67
City of Caliente	Rose Park	2008	Upgrade	\$ 394,900.00	\$ 85,000.00	\$ 479,900.00	1.3	\$ 369,153.85
Washington City	Green Springs Park	2007	New Facility	\$ 834,300.00	\$ 146,256.46	\$ 980,556.46	8.6	\$ 114,018.19
Subtotal				\$ 20,566,292.61	\$ 2,528,020.64	\$ 23,094,313.25	101.7	\$ 227,082.73
Cost / Acre				\$ 202,225.10	\$ 24,857.63	\$ 227,082.73		
Average Construction Year				2013				
Cost / Acre Including Inflation (2018 Costs)				3.0%	\$ 236,967.76	\$ 29,128.21	\$ 266,095.97	

TRAILS								
Owner	Name	Year	Project Costs			Total Miles	Cost / Mile	Cost / SF
			Construction	Incidentals	Total			
Washington City	Three Rivers Trail Connection	2014	\$ 1,200,000.00	\$ 210,365.28	\$ 1,410,365.28	2.32	\$ 607,916.07	\$ 11.51
Washington City	Three Rivers Trail Reconstruction	2011	\$ 220,800.00	\$ 38,707.21	\$ 259,507.21	0.38	\$ 685,099.04	\$ 12.98
Washington City	Mill Creek Trail	2011	\$ 38,560.00	\$ 6,759.74	\$ 45,319.74	0.10	\$ 453,197.38	\$ 8.58
Washington City	Virgin River Trail	2010	\$ 101,200.00	\$ 17,740.81	\$ 118,940.81	0.50	\$ 237,881.61	\$ 4.51
St. George City	Virgin River Trail, South C	2013	\$ 121,500.00	\$ 21,299.48	\$ 142,799.48	0.50	\$ 285,598.97	\$ 5.41
Subtotal			\$ 1,682,060.00	\$ 294,872.52	\$ 1,976,932.52	3.80	\$ 520,411.40	\$ 8.60
Cost / Mile			\$ 442,788.61	\$ 77,622.79	\$ 520,411.40			
Average Construction Year			2012					
Cost / Mile Including Inflation (2018 Costs)			3.0%	\$ 528,712.76	\$ 92,685.67	\$ 621,398.43		

APPENDIX F – CASH FLOW SPREADSHEET

Cashflow Analysis - Washington City Parks & Recreation Impact Fee Fund											
Year	Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Revenues											
Total Households		11336	11676	12026	12387	12759	13142	13536	13942	14360	14791
New Households		330	340	350	361	372	383	394	406	418	431
Impact Fees Collected		\$ 1,997,565	\$ 2,057,492	\$ 2,119,216	\$ 2,182,793	\$ 2,248,277	\$ 2,315,725	\$ 2,385,197	\$ 2,456,753	\$ 2,530,455	\$ 2,606,369
Expenses											
Existing Recreation Center Debt		\$ 451,068	\$ 462,793	\$ 474,350	\$ 486,737	\$ 499,946	\$ 513,966	\$ 527,785	\$ 542,404	\$ 557,813	\$ -
Pine View Park Existing Debt		\$ 4,374	\$ 64,676	\$ 63,880	\$ 64,142	\$ 64,129	\$ 64,065	\$ -	\$ -	\$ -	\$ -
Sullivan Park Phase II Existing Debt		\$ 507,902	\$ 508,620	\$ 508,928	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Washington Fields Park Complex Ph 1	2022				\$ 283,514	\$ 283,514	\$ 283,514	\$ 283,514	\$ 283,514	\$ 283,514	\$ 283,514
Boilers Park/Trailhead	2019	\$ 66,040	\$ 66,040	\$ 66,040	\$ 66,040	\$ 66,040	\$ 66,040	\$ 66,040	\$ 66,040	\$ 66,040	\$ 66,040
Hellhole Park/Trailhead	2019	\$ 62,500	\$ 62,500	\$ 62,500	\$ 62,500	\$ 62,500	\$ 62,500	\$ 62,500	\$ 62,500	\$ 62,500	\$ 62,500
Mill Creek Trailhead/Park	2020		\$ 49,525	\$ 49,525	\$ 49,525	\$ 49,525	\$ 49,525	\$ 49,525	\$ 49,525	\$ 49,525	\$ 49,525
Shooting Star Park	2019	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
Trails		\$ 453,697	\$ 467,308	\$ 481,328	\$ 495,767	\$ 510,640	\$ 525,960	\$ 541,738	\$ 557,991	\$ 574,730	\$ 591,972
Impact Fee Update						\$ 35,000					\$ 46,149
Exepenses Paid From											
Impact Fees		\$ 1,610,582	\$ 1,746,463	\$ 1,771,551	\$ 1,573,226	\$ 1,636,296	\$ 1,630,570	\$ 1,596,103	\$ 1,626,974	\$ 1,659,123	\$ 1,164,701
Difference		\$ 386,983	\$ 311,028	\$ 347,666	\$ 609,566	\$ 611,981	\$ 685,155	\$ 789,094	\$ 829,778	\$ 871,332	\$ 1,441,668

APPENDIX G – IMPACT FEE CERTIFICATION

CERTIFICATION OF IMPACT FEE ANALYSIS BY CONSULTANT

In accordance with Utah Code Annotated § 11-36a-306, Joseph K. Phillips, P.E., on behalf of Sunrise Engineering, Inc., make the following certification:

I certify that the attached impact fee facilities plan and impact fee analysis:

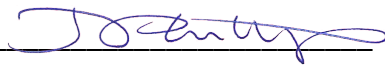
1. Includes only the costs of public facilities that are:
 - a. Allowed under the Impact Fees Act; and
 - b. Actually incurred; or
 - c. Projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents; or
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and that methodological standards set forth by the Federal Office of Management and Budget for federal grant reimbursement;
3. Offsets costs with grants or other alternate sources of payment; and
4. Complies in each and every relevant respect with the Impact Fees Act.

Joseph K. Phillips, P.E., makes this certification with the following qualifications:

1. All of the recommendations for implementation of the Impact Fee Facilities Plan ("IFFP") made in the IFFP documents or in the Impact Fee Analysis documents are followed in their entirety by the Washington City, Utah, staff, and elected officials.
2. If all or a portion of the IFFP or Impact Fee Analyses are modified or amended, this certification is no longer valid.
3. All information provided to Sunrise Engineering, Inc., its contractors or suppliers, is assumed to be correct, complete and accurate. This includes information provided by Washington City, Utah, and outside sources.

4. The undersigned is trained and licensed as a professional engineer and has not been trained or licensed as a lawyer. Nothing in the foregoing certification shall be deemed an opinion of law or an opinion of compliance with law which under applicable professional licensing laws or regulations or other laws or regulations must be rendered by a lawyer licensed in the State of Utah.
5. The foregoing Certification is an expression of professional opinion based on the undersigned's best knowledge, information and belief and shall not be construed as a warranty or guaranty of any fact or circumstance.
6. The foregoing certification is made only to Washington City, Utah, and may not be used or relied upon by any other person or entity without the expressed written authorization of the undersigned.

Sunrise Engineering, Inc.

By: 

Dated: November 22, 2019

APPENDIX H – IMPACT FEE ORDINANCE

The Impact Fee Ordinance is Washington City Ordinance 2019-19.

APPENDIX I – LIST OF PRIVATE PARKS

Class	Name/Location	Acres
School Park	Coral Canyon Elementary	8.60
School Park	Washington Elementary	10.09
School Park	Riverside Elementary	11.64
School Park	Horizon Elementary	15.18
School Park	St. George Academy	9.12
School Park	Majestic Fields Elementary	10.31
School Park	Crimson Cliffs Middle School	64.11
		<u>129.06</u>
Private Park	Fourteenth Fairway Dr.	0.30
Private Park	Cottonwood Wash Dr.	0.25
Private Park	Highland Parkway & Desert Cliff Dr.	0.65
Private Park	Rock Creek Dr.	0.44
Private Park	End of Catalpa Dr.	0.45
Private Park	2500 South	1.06
Private Park	20 East & Primrose Ln.	0.75
Private Park	Petroglyphs Alley	0.15
Private Park	Turnbury Ln.	0.46
Private Park	Vista View Dr.	3.03
Private Park	Grasslands Parkway	2.80
Private Park	Sendero Dr.	0.29
Private Park	Oak Grove Dr.	0.34
Private Park	Dover Ln.	0.39
Private Park	Queen Way	0.81
Private Park	King's Highway Rd.	0.68
Private Park	Pointsettia Cir.	0.23
Private Park	Wildflower Cir.	0.55
Private Park	Ridge Point Dr.	1.07
Private Park	Horizon West Dr.	0.31
Private Park	High Ridge Dr.	0.73
Private Park	Lions Head Dr.	1.45
Private Park	Stoneledge Cir.	0.38
Private Park	Abundant Way	0.19
Private Park	Main St. (La Venita Condos)	0.37
Private Park	Sunrise Dr.	0.56
Private Park	River Park Dr.	0.10
Private Park	4535 South (Meadows Park)	5.84
		<u>24.61</u>
Golf Course	Green Springs Golf Course	61.81
Golf Course	Green Springs Golf Course	15.46
Golf Course	Green Springs Golf Course	51.86
Golf Course	Green Springs Golf Course	14.19
Golf Course	Green Springs Golf Course	14.51
		<u>157.82</u>



STAFF COMMENTS

Consideration and possible approval of an **adjustment to the Parks, Trails, and Recreation Impact fee** for Starbucks restaurant - Chase Stratton

Discussion:

On June 6, 2024, the Council adopted the current Parks, Trails, and Recreation impact fee, calculated based on ERCs (Equivalent Residential Connections). This fee became effective 90 days after adoption. The ordinance includes a provision allowing the City to adjust the standard impact fee at the time it is charged. Such adjustments may be made only upon a specific written request from the individual or entity subject to the fee and must be considered by the Hurricane City Council during a regular meeting.

Starbucks Restaurant has applied for a building permit and is requesting a 2" water meter. Under the current fee schedule, the Parks, Trails, and Recreation impact fee for a 2" meter is \$47,754.24. This impact fee has been paid, but Mr. Stratton has submitted a request to receive a refund of this fee, citing the limited impact this business will have on parks, trails, and recreation. The matter is now before the Council for review and consideration.

For reference, the impact fee based on a 5/8" meter (1 ERC) would be \$4,663.50; the fee for a 3/4" meter (1.44 ERCs) would be \$6,715.44; and the fee for a 1" meter (2.56 ERCs) would be \$11,938.56. The \$47,754.24 fee for a 2" meter is based on a 2" meter serving 10.24 ERCs. It is highly unusual for a restaurant of this size to request a 2" meter.

Findings:

Recommendation:

Attachments:

1. ERC Factors
2. Ordinance 2024-08 Amending the impact fees for Parks and Recreation

Equivalent Residential Connection (ERC) Factors

It is recommended that recreation impact fees be based on water meter size, as represented in the ERC Factors Table.

Project Phasing

It is assumed that Hurricane City will construct improvements as impact fee funds are collected. This assumes that parks and trails and recreation facilities will be constructed at a pace that best suits Hurricane City staff and the recreation needs of the City. It should be noted that growth in the study area may occur at a rate faster or slower than that predicted in the cash flow analysis. If growth occurs at a faster rate, more funds will be available to construct projects at an expedited schedule. On the other hand, if growth is slower than expected, implementation of the projects should be delayed until the population base can fund the improvements.

Meter Size	Area (sq. in.)	ERC's
5/8"	0.307	1.00
3/4"	0.442	1.44
1"	0.785	2.56
1-1/2"	1.767	5.67
2"	3.142	10.24
3"	7.069	23.04
4"	12.566	40.96
6"	28.274	92.16
8"	50.266	163.84

Equivalent Residential Connection (ERC) Factors

Impact Fee Analysis

The proposed recreation impact fee was calculated based on the estimated costs, existing LOS, inflation, and impact fee eligibility. Project impact fee eligibility is based on whether the project exceeds or maintains the established LOS. For the purpose of this study, all proposed project costs are impact fee eligible because they maintain the existing LOS.

Equivalent residential connection (ERC) values were taken from the latest water impact fee analysis. The conversion presented therein and used here is **1.865 people per ERC**.

The maximum allowable impact fee for an equivalent residential connection is **\$5,023.06**.

As required by the Utah Impact Fees Act, an Impact Fee Certification is included in Appendix E. It states that this analysis was done in accordance with the Impact Fees Act and its requirements.

Rules regarding the use of impact fees are covered by the Impact Fees Act. Generally, impact fees may only be used for facility improvements that are required to service new development within the existing level of service or expected service requirements and are included in this Impact Fee Facilities Plan. Impact fees must be used within six years of payment, or they must be paid back.

Comparable Impact Fees

For comparison, the recreation impact fees of several nearby and/or similar cities are provided in the table below.

City	Currently Adopted	Maximum Allowable
Cedar City	\$1,350.00	\$3,392.00
Kanab	\$2,081.46	\$4,162.92
Logan	\$1,292.00	\$1,292.00
Spanish Fork	\$4,795.00	\$8,946.04
St George	\$4,525.00	\$4,763.00
Washington	\$4,800.00	\$6,050.00

For comparison, Hurricane's currently adopted impact fee at the time of this analysis is **\$3,109.00**, and the maximum allowable impact fee calculated as part of this analysis is **\$5,023.06**.

Comparable Impact Fees

**AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH
AMENDING THE IMPACT FEES FOR PARKS, TRAILS, AND RECREATION**

WHEREAS the City of Council of Hurricane, Utah has by ordinance previously imposed impact fees to provide funding for parks and recreation to serve property and residents within Hurricane City; and

WHEREAS the City has undertaken a study for the purpose of preparing an Impact Fee Facilities Plan for Parks, Trails, and Recreation in accordance with the Utah Impact Fee Act contained in Utah law, which identifies the demands placed upon existing facilities and services by new development activity and the proposed means by which the City will meet those demands; and

WHEREAS the Hurricane City Council desires to give formal acceptance and approval of the Hurricane City Parks, Trails, and Recreation Master Plan, which includes an Impact Fee Facilities Plan (referred to collectively as the “Plan”), which is attached herewith and incorporated herein; and

WHEREAS the City Council finds and determines that the Plan establishes a need to impose impact fees on development activity in order to achieve an equitable allocation to the costs borne in the past and to be borne in the future; and

WHEREAS the City desires to assess and impose impact fees based upon the Plan and the analysis contained therein; and

WHEREAS a public hearing, after public notice as required by law, has been held by the Hurricane City Council on the 2nd day of May 2024, to take comments on the Plan, a copy of which has been available at the Hurricane City Office and the Hurricane Branch of the Washington County Library for a period of 10 days prior to the public hearing; and

WHEREAS the City Council adopted the Plan on the 2nd day of May 2024 at a regularly scheduled public meeting, which Plan included an Impact Fee Facilities Plan and Impact Fee Analysis.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of Hurricane, Utah as follows:

2. Based upon the analysis and computations set forth in the Plan previously approved, the City hereby adopts an impact fee of \$4,663.50 per equivalent residential connection.

3. In order to ensure that impact fees are imposed fairly and in order to respond to unusual circumstances in specific cases, the City may adjust the standard impact fee at the time the fee is charged. Such adjustment shall be made only upon specific written request to the City

by persons subject to payment of such fees and after consideration of the matter by the City at a regular meeting of the Hurricane City Council.

4. The City may adjust the amount of impact fees to be paid on any specific development, including bona fide and deed restricted low-income housing, based upon studies and data submitted by the developer evidencing that the impact fee imposed is unfair or not reasonably related to the impacts caused by such new development. The application to adjust fees, together with any supporting data and studies, shall be submitted to the City staff for review and recommendation to the City Council. Within 30 days, the City Council shall consider all pertinent information and make any adjustments deemed appropriate at a regular meeting of the City Council.

5. The City may grant to a developer who constructs facilities included in the Impact Fee Facilities Plan impact fee credits in accordance with Title 9, Chapter 6 of the Hurricane City Code.

6. The City will respond to a request by a state entity, school district, or charter school for an individualized review of the fees charged to their facilities. Said response shall be completed within 30 days of the request.

7. All fees received by the City pursuant to this Ordinance shall be used, accounted for, and, as appropriate, refunded, in compliance with Utah Code Title 11, Chapter 36, Impact Fees Act, Part 6, Impact Fee proceeds

BE IT FURTHER ORDAINED that this ordinance shall take effect 90 days from the date of adoption, as required by law.

PASSED AND APPROVED THIS 6th DAY OF JUNE 2024.

ATTEST:



Nanette Billings, Mayor

Cindy Beteag, Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 6th day of June 2024. Whereupon a motion to adopt and approve said Resolution was made by David Hirsch and seconded by Joseph Preke. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
David Hirschi	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Kevin Thomas	<u> </u>	<u>X</u>	<u> </u>	<u> </u>
Clark Fawcett	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
Drew Ellerman	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Joseph Prete	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

Cindy Beteag
Cindy Beteag, Recorder



HURRICANE CITY
UTAH

HURRICANE CITY

PARKS, TRAILS, AND RECREATION MASTER PLAN

2024



PREPARED BY





HURRICANE CITY

UTAH

Mayor: Nanette Billings **City Manager:** Kaden DeMille

Hurricane City Council

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

Hurricane City Staff

Gary Cupp | Tiffani Wright | Darren Barney | Fred Resch



Civil Science Project Team

Cody Howick | Jeff Peay | Kelvin Smith | Jordan Goff

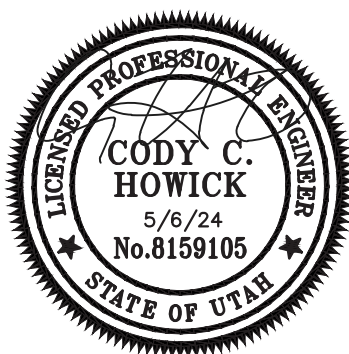


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EXECUTIVE SUMMARY

User Analysis

The primary objective of this study is to establish plans to guide the development of future Hurricane City parks, trails, and recreation facility improvements through analyzing the existing conditions and 10-year conditions, as well as addressing longer term (20-year) conditions. The outcomes of the study include recommended improvements, estimated project costs, maximum allowable impact fee, and projected cash flow for Hurricane's recreation services.

Inventory

Hurricane City has a historic annual growth rates of 4%-8%. Projected annual growth rates for this study are shown as 5.17%.

2023 estimated population – 24,697

2033 estimated population – 40,885

2043 estimated population – 67,684

Existing Facilities Inventory

Hurricane City currently operates and maintains 21 existing parks and three recreational facilities (the community center, fine arts center, and swimming pool).

- Existing LOS for Parks is 4.23 ac/1,000 people
- Existing LOS for Trails is 0.05 miles/1,000 people
- Existing LOS for Recreation Facilities is 2,457 sq-ft/1,000 people

System Analysis

The Level of Service (LOS) demands (in acres/1,000 people, miles/1,000 people, and square feet/1,000 people) for the 10-year and 20-year planning horizon are shown in the table below. It shows the eligible park area, recreation facility area, trail miles, and impact fee facilities plan updates, as well as estimated costs for each.

Financial Viability

The estimated costs of recommended improvements based on park area, recreation facility area, trail length, and impact fee facilities plan updates came to \$43,599,597.67 for 10 years and \$141,038,261.34 for 20 years. An equivalent residential connection (ERC) conversion of 1.865 was used, based on the latest water impact fee analysis. The maximum allowable impact fee for an equivalent residential connection is \$5,023.06.

Average Costs		Population	
Per Acre of Park	\$393,644	2023 population	24,697
Per Mile of Trail	\$695,420	2033 population	40,885
Per SF of Rec Facility	\$300	2043 population	67,684

	Developed Park [ac]	Recreation Facility [sf]	Paved Trails [mi]	IFFPA Update (every 5 years)	Total Costs
Level of Service (ac, sf, or mi/1000 ppl)	4.23	2,457	0.05		

10-yr Pop. Increase: **16,188**

10-yr Demand Increase	68.49	39,769	0.74	2 (at \$40,000 ea.)	
Est. 10-yr Cost (at 3% for 5 yr)	\$29,766,540.91	\$13,172,450.55	\$567,683.20	\$92,923.01	\$43,599,597.67

20-yr Pop. Increase: **42,987**

20-yr Demand Increase	181.87	105,606	1.96	2 (at \$40,000 ea.)	
Est. 20-yr Cost (at 3% for 15 yr)	\$96,354,949.61	\$42,639,513.03	\$1,837,603.06	\$206,195.64	\$141,038,261.34

New ERCs	8,680
Maximum Allowable Impact Fee	\$5,023.06

Impact Fee Calculation

SECTION 2

INTRODUCTION

Purpose and Scope

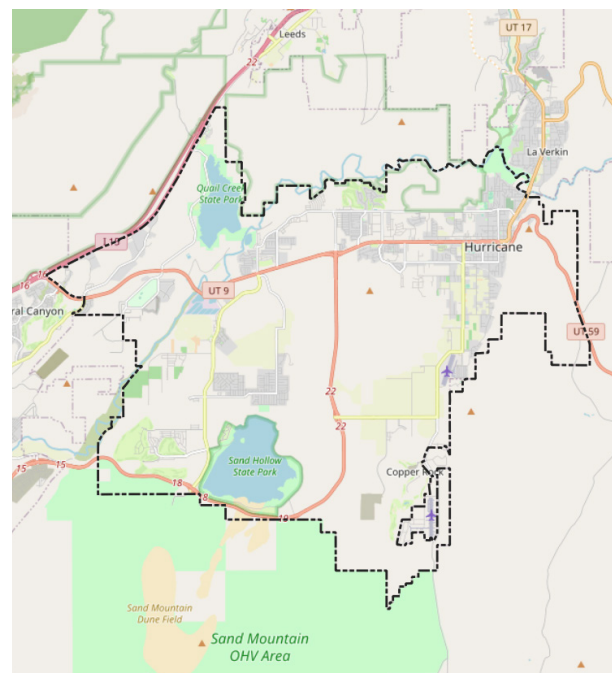
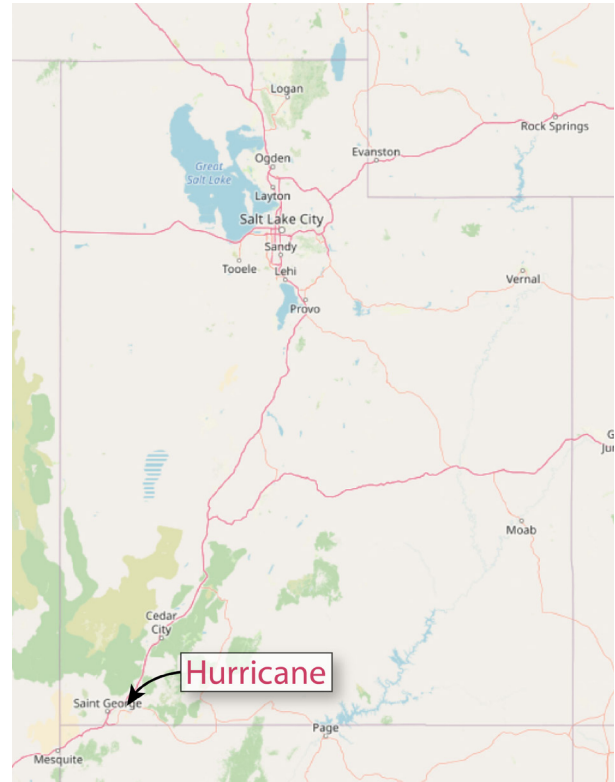
In August of 2023, the Hurricane City engaged the services of Civil Science, Inc. for the purpose of undertaking a comprehensive evaluation of the master plan and impact fees associated with parks, trails, and recreational facilities and programs. Recognizing the vital role of an early planning process, the city aims to ensure the effective fulfillment of both present and future recreational requirements for its residents through the development of an inclusive park and trail system spanning the entire community.

Parks, trails, and recreational facilities constitute a fundamental component of any community. Their strategic placement and characteristics can have a significant impact on the trajectory and nature of development within a community. These amenities also play a pivotal role in enhancing the overall quality of life and contributing significantly to the aesthetic appeal of a neighborhood.

As directed by the city, the specific objectives of this plan are to:

- Analyze population growth rates and projections
- Identify existing parks and trails facilities
- Establish a facilities plan and master plan to accommodate future growth
- Perform a financial and impact fee analysis

The overall goal of this plan is to provide a general guide to the City for making decisions pertaining to future park, trail, and recreation facility development and recreation development for City sponsored programs.



Vicinity and Location of Hurricane City

Background Information

Hurricane City is in Washington County in southern Utah, to the east of Washington City and to the south of La Verkin and Toquerville. The terrain around Hurricane consists of a diverse array of buttes, canyons, and other geological features. The City borders Quail Creek State Park to the north and Sand Hollow State Park to the south. The Virgin River runs along the north edge of the city, flanked by dramatic cliffs and sweeping views of Red Cliffs Desert Reserve.

Hurricane has an arid climate that is typically hot and dry in the summer months and mild in the winter months, with an annual average high temperature of 77°F, an annual average low temperature of 48°F, and annual average precipitation of 16.19 inches (<https://www.usclimatedata.com/climate/hurricane/utah/united-states/usut0343>).

Analysis Area

The master plan area is generally contained within the existing Hurricane City limits and addresses level of service and impacts for 10- and 20-year horizons, as well as planning for full buildout.

Hurricane abuts Quail Creek State Park, the Virgin River and Red Cliffs Desert Reserve to the north, Washington City to the west, Sand Hollow State Park to the south, BLM land to the east, and La Verkin to the north-east. Considerations were made in this plan to connect to their trail facilities wherever it seemed appropriate. While outward geographical growth of the city is not expected or planned for in this report, there are significant areas of agricultural and undeveloped land within current Hurricane City limits that are likely to be developed.

BENEFITS OF PARKS, TRAILS, AND RECREATION

Parks and trails have numerous benefits to communities. Many needs that cities and communities are facing can be addressed through parks. These include:

Economic development

Parks create local job opportunities and can increase municipal revenues. A healthy network of parks and trails also helps to attract homebuyers and affluent retirees and positively affects home values.

Creating safer neighborhoods

Parks can offer a sense of belonging and have been linked with decreased rates of aggression. Parks can function as community gathering places that help build community ties and produce stronger, safer neighborhoods.

Green infrastructure

Green infrastructure in parks can be a cost-effective way to manage stormwater and other forms of public infrastructure. Cities can use parks to protect ecological functions and biodiversity through interconnected natural areas.

Helping children learn

City parks offer places for children to learn and explore in healthy, safe ways, and can even help children to begin to engage with their wider community through programs like community art installations.

Cultural and sports programs

Parks can act as venues for cultural activities and sports tournaments. In addition to providing recreation opportunities for residents and visitors, these types of events can be a major economic benefit to cities.

Heat and air quality management

Urban areas experience the urban heat island effect, where hard surfaces create artificially higher temperatures. Parks can help cool temperatures through shading and evapotranspiration. Parks and green spaces can also help sequester carbon and other air pollutants.

Improving property values

Parks tend to improve the property values of nearby homes. This is especially true for multifamily development or homes on smaller lots, where residents without their own yards and recreation amenities are willing to pay a higher premium for proximity to parks.

Improving Public Health with Parks and Trails

One of the biggest benefits from public parks and trails is improvements to public health. The CDC states:

“Having access to places for physical activity, such as parks and trails, encourages community residents to participate in physical activity and do so more often. The closer you live to a park, the more likely you are to walk or bike to those places, and use the park for exercise.”

Physical activity can help to:

- Control your weight
- Reduce your risk of cardiovascular disease
- Reduce your risk of type 2 diabetes
- Reduce your risk for some cancers
- Strengthen your bones and muscles
- Improve your mental health and mood
- Improve your ability to do daily activities and prevent falls, if you're an older adult
- Increase your chances of living longer

SECTION 3

USER ANALYSIS

An important element in any community plan is a user analysis or a projection of the City’s population growth rate. This projection gives the planner an idea of the future demands the City should plan for throughout the planning period. This section summarizes how the growth rate, planning period, population projections and capacity were calculated or obtained.

Planning Horizon

This analysis considers three planning horizons: existing conditions, 10-year, and 20-year scenarios. The existing condition scenario evaluates the facilities based on the number of Equivalent Residential Connections (ERCs) the City currently serves. The 10-year and 20-year planning horizons evaluate potential deficiencies and plan for improvements needed to resolve any of those deficiencies.

Growth Rate

Projecting the City’s population and growth rate are essential to the development of a facilities plan. Projecting the number of future connections, or population, is a subjective process. This study uses several resources for this projection including census figures and sewer and water connections to evaluate growth trends and provide a projection of how growth occurs. Census data and annual growth rates from 1980 to 2020 are included in the table of historic growth rates. The table of historic growth rates also shows the historic 10-year, 20-year, 30-year, and 40-year average annual growth rates for the dates specified. These historic rates serve as a comparison with projected growth rates.

Description	Year Period	Population	Growth
10-year Historic	1980	2,660	-
10-year Historic	1990	3,915	3.9%
10-year Historic	2000	8,250	7.7%
10-year Historic	2010	13,748	5.2%
10-year Historic	2020	20,036	3.8%
20-year Historic	1980-2000	-	5.82%
20-year Historic	1990-2010	-	6.48%
20-year Historic	2000-2020	-	4.54%
30-year Historic	1980-2010	-	5.63%
30-year Historic	1990-2020	-	5.59%
40-year Historic	1980-2020	-	5.18%

Housing Occupancy	
Occupied Housing Units	68%
Person per Household	2.74
Households	6817

Historic Growth Rates

Equivalent Residential Connections (ERCs)

Calculating an ERC provides a way to compare residential to non-residential users. ERC values are based on water use and are shown in this plan as building area. See the latest Hurricane Water Impact Fee Facilities Plan and Analysis for more information on how this is calculated. It was calculated that 1 ERC equals 1.865 people. Annual population, ERC, and growth rate projections for the 20-year planning horizon are available in the table of projected growth and ERCs.

Year	Source	Population	Growth	ERCs
2010	Census	13,748	-	7,372
2011	Estimate	14,017	1.96%	7,516
2012	Estimate	14,311	2.10%	7,673
2013	Estimate	14,571	1.82%	7,813
2014	Estimate	15,006	2.99%	8,046
2015	Estimate	15,485	3.19%	8,303
2016	Estimate	16,163	4.38%	8,666
2017	Estimate	17,150	6.11%	9,196
2018	Estimate	18,184	6.03%	9,750
2019	Estimate	19,074	4.89%	10,227
2020	Estimate	20,036	5.04%	10,743
2021	Estimate	21,822	8.91%	11,701
2022	Estimate	23,077	5.75%	12,374
2023	Projected	24,697	7.02%	13,242
2024	Projected	25,974	5.17%	13,927
2025	Projected	27,317	5.17%	14,647
2026	Projected	28,729	5.17%	15,404
2027	Projected	30,214	5.17%	16,201
2028	Projected	31,776	5.17%	17,038
2029	Projected	33,419	5.17%	17,919
2030	Projected	35,147	5.17%	18,846
2031	Projected	36,964	5.17%	19,820
2032	Projected	38,875	5.17%	20,845
2033	Projected	40,885	5.17%	21,922
2034	Projected	42,999	5.17%	23,056
2035	Projected	45,222	5.17%	24,248

Equivalent Residential Connections (Continued on following page)

Year	Source	Population	Growth	ERCs
2036	Projected	47,560	5.17%	25,501
2037	Projected	50,019	5.17%	26,820
2038	Projected	52,605	5.17%	28,206
2039	Projected	55,325	5.17%	29,665
2040	Projected	58,185	5.17%	31,198
2041	Projected	61,193	5.17%	32,811
2042	Projected	64,357	5.17%	34,508
2043	Projected	67,684	5.17%	36,292

Equivalent Residential Connections (Continued from previous page)

SECTION 4

COMMUNITY ENGAGEMENT

Community engagement was a critical component in the development of the Parks, Trails, and Recreation Master Plan. Several methods of engagement were used to ensure that all Hurricane residents had the opportunity to contribute their thoughts, concerns, and insight to the future of parks, trails, and recreation in their community. The three primary methods of community involvement were the community survey, partnering meetings, and public open houses. The survey had the widest reach, being sent to all Hurricane residents, and any residents that wished to have more active involvement in the process or had specific questions had the opportunity to attend the public open house. The partnering meetings provided a venue to receive focused input from community group representatives and other important partners.

Partnering Meeting #1

The first partnering meeting was attended by representatives from several community groups and government agencies including the Southern Utah Bicycle Alliance, Southern Utah Baseball, and Red Cliffs Desert Reserve, Washington County and local skatepark and bike park advocates. A presentation was given that reviewed the master planning process and the current distribution and level of service of parks, trails, and recreation facilities in Hurricane. The presentation included maps of the location of existing facilities in Hurricane, and of what areas of the city are serviced by those facilities.

The main outcomes from the partnering meeting are provided below:

- More trail connectivity and safer trails throughout the city. The highest priorities are connecting the Zion Corridor through to Southern Parkway and tying into the trail connection that the County will be building at Legacy Park (the fairgrounds).
- More skateparks throughout the city, possibly as small “skate spots” integrated into other parks.

Open House #1

The first open house was well attended, with about 20 attendees, most of whom were Hurricane residents. After viewing a short presentation similar to the one presented at Partnering Meeting #1 attendees were able to voice their concerns and questions in small groups. Maps were provided at each table, and many attendees expressed desires for particular facilities in certain parts of Hurricane, which were noted on the maps.

Overall, the attendees at the open house wanted:

- More paved, shared-use trails. Priorities were east-west connection across the city, linking Dixie Springs

and Pecan Valley areas into the rest of the city, and continuing the 400 S trail. There was also some interest in equestrian trails that connect to the equestrian park (rim trail).

- A community park somewhere in the vicinity of State St and 2260 W.
- More parks in the Pecan Valley area.
- Reducing conflict with ATVs on roads and trails around Sand Hollow.
- More pickleball courts.
- Current parks to be better maintained.

Community Survey

In addition to being distributed through the mail, the community survey was distributed at the first open house. In total, there were 228 responses to the survey, which is about 1% of the population of Hurricane. Below is a summary of survey results, organized by category. The full survey results are available in Appendix B.

Parks

Residents want more parks overall. In questions where residents selected which types of parks they believe are most important to develop, they focused on large, natural open spaces/community parks and linear parks along rivers and washes. There were many written responses that requested more sports facilities, including softball, tennis, and pickleball. Several requests were also made for more skateparks. Residents in less central parts of town would like to see parks more evenly distributed, and there is a general concern with the maintenance/condition of the current parks.

Trails

Residents are very concerned about the lack of safe routes for biking and walking. Many respondents cited safety

concerns with riding bikes along roads, and asked for more dedicated, paved trails. Several people wanted to see a trail system more like what is available in St George or Washington.

Recreation Facilities

Overall, residents are not satisfied with the current state of recreation facilities in Hurricane and would like to see them improved, expanded, or replaced. People felt that the current facilities do not meet the needs of the community. The state of the pool and the recreation center were specific items of concern, and there were several requests for a new recreation center and an indoor pool.

Dogs and Dog Parks

Residents disagreed about whether dogs should be allowed/ encouraged in parks and trails in Hurricane, with some residents sharing that they wished dogs would be banned from all parks and trails and others expressing a desire to have more dog friendly areas. The biggest point that most people agreed on is that the current dog park is not in good condition, and some people shared that they wished there was a dog park in Hurricane more like the Dog Town Park in Washington.

Managing Growth

Many people were concerned about rapid growth in Hurricane and emphasized the importance of maintaining recreation and open space and keeping a small-town feel. Outdoor recreation is important to many Hurricane residents, and people wanted to make sure that they didn't lose access to open recreation areas as more development happens.

Partnering Meeting #2

The second partnering meeting was attended by representatives from community groups and government agencies including Washington County and local skatepark and bike park advocates.

A presentation was given that reviewed the results from the public survey and the proposed parks and trails plans. This included maps or the proposed systems. The attendees maintained similar priorities to those shared at the first partnering meeting, especially about increasing trail connectivity and skate/bike parks.

Open House #2

The second open house had more attendees than the first, with about 30 people. A presentation was given similar to the one given at Partnering Meeting #2. The emphasis was on presenting the proposed parks and trail system to the public. Attendees had the opportunity to ask questions and voice concerns.

The main topics of discussion were:

- There were several questions about how impact fees work – what they can and cannot be used for under state law, and how Hurricane is planning to use them.
- Several attendees were concerned that the city is putting too much funding towards increasing the amount of parks, trails, and recreation facilities, rather than on maintaining what the city already has.
- There was also significant concern about how the public can be involved in the detailed planning of parks, trails, and recreation facilities. Some attendees were frustrated that they had not been consulted about the construction of the new sports building at American Legion Park. There was discussion about how residents can attend city council meetings to influence these decisions, however, it became clear that residents desire more ways to be involved in the design of facilities that they will be funding through their tax dollars.
- Attendees wanted to make sure that bike trails would be separated from the road, rather than just being a bike lane attached to the road.
- Attendees representing the skating community emphasized the benefits of skateparks and skate features to the community, especially to the youth and to families.



Open House #2

SECTION 5

CLASSIFICATIONS AND INVENTORY

This section seeks to inventory the existing parks and recreation facilities within Hurricane City, establish guidelines, standards, classifications, and existing LOS to be used throughout the facilities plan and in future parks and recreation planning. Information was gathered from the City's GIS department along with various site investigations and with information provided by City personnel.

Parks, Trails, and Recreation Facilities Classification

Hurricane City has various recreational demands and several types of facilities to meet these demands. The following park and trail classifications have been identified as types of recreational facilities that help meet the recreational demand of the community. The following is a description of each type of classification, general parameters that apply to the classification, specific examples of the classification, and if the classification is applicable to the overall LOS used in the impact fee analysis.

Public Involvement Process

While the classifications below provide guidelines and minimum requirements, the public input about the distribution and quantity of facilities and many of the concerns that residents expressed in the community survey and the public meetings was incorporated into the plan to be addressed at the site scale. This includes desires such as having certain sports facilities, crime prevention through environmental design, and park character.



Grandpa's Pond Park

CITY-OWNED FACILITIES			
	Description	Typical Size	Area Served
Neighborhood Park	Remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood.	4-10 acres	0.5-mile radius
Community Park	Serves broader purpose than neighborhood park. Focus is on meeting a wide range of recreational activities (passive, active, programmed sports, league play, tournaments, etc.) for the several neighborhoods or the entire community.	10-40+ acres	2-mile radius
Special Use Park	Covers a broad range of parks and recreation facilities oriented toward a specific use.	<1 acre	Hurricane and surrounding region
Paved Trail	Serves as paved transportation corridors for non-motorized modes of transportation. Used to interconnect parks, neighborhoods, downtown, and bordering cities and sites.	10' or 12' width, length varies	Hurricane and surrounding region
Unimproved Trail	Nature trails for pedestrians or cyclists, typically unpaved. Does not count towards trails level of service.	Width varies, length varies	Hurricane and surrounding region
Recreation Facility	Facilities for recreation opportunities not commonly available in parks or trail, such as swimming pools and indoor fitness areas.	Area varies	Hurricane and surrounding region

NON-CITY-OWNED FACILITIES			
	Description	Typical Size	Area Served
Private Park/Facility	Used to address limited or isolated recreational needs for private communities.	0.25-1 acre	0.15-mile radius
School Park	Often complement open space and could possibly serve in number of capacities such as a neighborhood park or youth athletic field.	Dependent upon school district	1 mile radius or boundary of school
Regional Park	Large recreation area, such as a state or national park, that serves an entire region. Often includes multiple special use facilities and accommodates large numbers of people for a variety of activities.	Variable, large scale	Hurricane and surrounding region

Classification Summary

City Owned Parks

Neighborhood Park

Description: The neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. This type of park provides activities for all age groups and addresses the specific recreational needs of the nearby neighborhood it serves. Facilities may include play structures, picnic areas, shaded seating, soft and hard surface courts, restrooms, trails, and large informal open areas for unprogrammed play activities. Typically, parks in this classification have no lighted athletic fields for formal team competition, and no schedule for organized programs. These parks are intended for use by local neighborhood residents and are not intended to draw large numbers of residents to the area, unlike parks that have sports fields, splash pads, or large sports court amenities.

Location: Centrally located within its service area and uninterrupted by non-residential roads and other physical barriers.

Access: By way of interconnecting trails, sidewalks, or low volume residential streets.

Desirable Size: 4 – 10 acres

Area Served: 0.5 mile radius

Examples: Stout Park, Zions Gate Park, Sky Ridge Park, Santa Fe Park

Application of LOS: Yes

Required Elements for New Neighborhood Parks:

- Restroom
- Picnic Shelter
- Playground Structure
- Open Grass Areas
- Shaded Areas
- 8-10 Parking Spaces
- Park Furniture
- At least one of the following:
 - Basketball standard
 - Tennis court
 - Volleyball court
 - Sport court (multi-use)
 - Paved walking trail
 - Climbing wall
 - Other neighborhood-desired facility



Santa Fe Park

Community Park

Description: Community parks are larger in size and serve a broader purpose than neighborhood parks. Their focus is on meeting a wide range of recreational activities for several neighborhoods or sections of the community. They allow for group activities and offer other recreational opportunities not feasible – nor perhaps desirable – at the neighborhood level. Community parks can accommodate special events and gatherings and can provide for a broad variety of activities and recreation opportunities. Community parks may be highly developed with amenities such as playgrounds, lighted athletic fields, programmed sports which accommodate specific needs of user groups and athletic associations based on demand and program offering, or they may include large open spaces with sensitive environments such as wildlife habitat, river corridors, and flood plains, greenways, and other protected open space and sensitive lands.

Location: Community parks should be viewed as a strategically located community-wide facility rather than serving a defined neighborhood or area. They should not be adjacent to residential areas unless buffering (topographic breaks, vegetation, walls, etc.) is used, but more importantly the quality of the natural resource base should play a significant role in site selection. Identifying the location of these facilities is critical to avoid long term conflicts and negative impacts to the community.

Access: Community parks should be serviced by a collector level street and not through a residential road. Given that a community park will likely be used for league sports and tournaments, access routes from outside the community should also be considered. Multiple access points in and out of parking areas should be provided to facilitate vehicular movements during events. The site should be easily accessible by way of interconnecting trails, as well.

Desirable Size: 10 – 40+ acres

Area Served: 2-mile radius

Examples: Grandpa's Pond Park, Spilsbury/American Legion Sports Complex, Dixie Springs Park, Hurricane Equestrian Park

Application of LOS: Yes

Required Elements for New Community Parks:

- Restrooms
- Picnic Shelters
- Shaded Areas
- Appropriate Number of Parking Spaces (off-street parking to handle events)
- Sports Fields/Courts
- Walking Paths
- Playground



Spilsbury/American Legion Sports Complex

Special Use Park

Description: Special use parks are usually implemented to serve specific needs, such as access to trails or for a historical marker. Improved trailheads, linear parks, and small picnic areas are included in the special use park classification. They are sometimes located within public easements.

Location: Dependent on use, often adjacent to trails

Access: By way of interconnecting trails, sidewalks, and streets.

Desirable Size: Varies, usually <1 acre

Area Served: Hurricane City and surrounding region

Examples: Hurricane Heritage Wayside Park, Main Street Trailhead, Vlassek Park, Cherry Heights Linear Park

Application of LOS: Yes



Cherry Heights Linear Park

Paved Trail

Description: Paved trails or trail systems are generally transportation corridors for non-motorized modes of transportation such as walking, jogging, running, and cycling and provide valuable recreation and transportation opportunities for residents and visitors. They are used to interconnect parks, neighborhoods, downtown, and bordering cities and sites.

Location: Generally located in natural corridors such as along streams and riverbanks and along washes. Paved trails are also often located in utility corridors. Care should be taken to ensure preservation and enhancement of these natural corridors and habitat to maintain the fragile ecosystem in which they are placed.

Access: These trails should be serviced mainly by other park classifications to capitalize on existing facilities or features. Some trails may require controlled access to preserve environmental features. All trails should interconnect and have access points to parks, residential roads, local connectors, and main thoroughfares.

Desirable Size: 12 feet in width for connector trails shown on active transportation plan, 10 feet in width for internal neighborhood trails, length varies.

Area Served: Hurricane City and surrounding region

Examples: 400 S Trail

Application of LOS: Yes



400 South Trail

Unimproved Trail

Description: Unimproved trails emphasize a relationship with the natural environment. These are most often located within natural resource areas and greenways. Since regional and state parks often develop and maintain these types of trails, the need for them at the local level is often limited. They can provide a different opportunity for interconnectivity between other parts of the park system more oriented on the natural environment rather than parks.

Location: Generally located in natural corridors or in large natural recreation areas. Care should be taken to ensure preservation and enhancement of these natural corridors and habitat to maintain the fragile ecosystem in which they are placed.

Access: These trails should be serviced mainly by other park classifications to capitalize on existing facilities or features. Some trails may require controlled access to preserve environmental features. Trails could interconnect and have access points to parks and residential roads.

Desirable Size: Width varies from 3' wide single-track trails to larger 10' wide trails. The width of the trail should match the environment and the intended use (mountain bike, hiking, etc.). The length of unimproved trails varies.

Area Served: Hurricane City and surrounding region

Examples: Red Rock Walking Trail, Quail Lake Bike Trails

Application of LOS: No

Recreation Facility

Description: Recreation facilities provide additional recreational opportunities to the community not available in parks or trails. Amenities available in a recreation center can be as follows: aquatic facilities including swimming pools, lap pools, water features, splash pads, slides, etc., health and fitness areas including weight rooms, aerobics rooms, tracks, court facilities including tennis, racquetball, basketball, gymnastics, pickleball, rock climbing, etc.

Location: Centrally located within the community and should be identified prior to development to avoid conflicts.

Access: The site should be serviced by a collector level street and not through a residential road. It should be easily accessible from throughout its service area by way of interconnecting trails and sidewalks.

Desirable Size: 25,000 - 50,000 square feet

Area Served: 4+ mile radius

Examples: Hurricane Community Center, Hurricane City Pool

Application of LOS: Yes



Quail Creek Hiking and Mountain Bike Trails

Non-City Owned Parks

Private Park/Facility

Description: The private park/facility is the smallest park classification and is used to address limited or isolated recreational needs for private communities. They are generally developed within a residential area for the exclusive use of residents and are maintained through a neighborhood association. Even though all parks within this classification are private they still serve the recreational needs of the local neighborhoods, however, they are not a complete substitute for public recreation space.

Location: Central to a neighborhood or servicing a specific recreational need or taking advantage of a unique opportunity. Often the location of these private parks/facilities will be determined by the developer with the city negotiating the final location.

Access: By way of interconnecting trails, sidewalks, or low-volume residential streets.

Desirable Size: 0.25 – 1 acre

Area Served: 0.15-mile radius

Examples: Private parks, private clubhouses

Application of LOS: No

School-Park

Description: The school-park combines the resources of two public agencies and provides a range of recreational services and facilities to several neighborhoods that are served by a school. Depending on circumstances, school-park sites often complement open space and could possibly serve in several capacities, such as a neighborhood park or youth athletic field. Even though all parks within this classification are determined by the school district and location of schools, it is important to understand these schools serve the recreational needs of surrounding neighborhoods. This classification also includes private and charter schools. Some communities have agreements with local school districts for shared use of fields and courts and supporting amenities.

Location: Adjacent to a school facility.

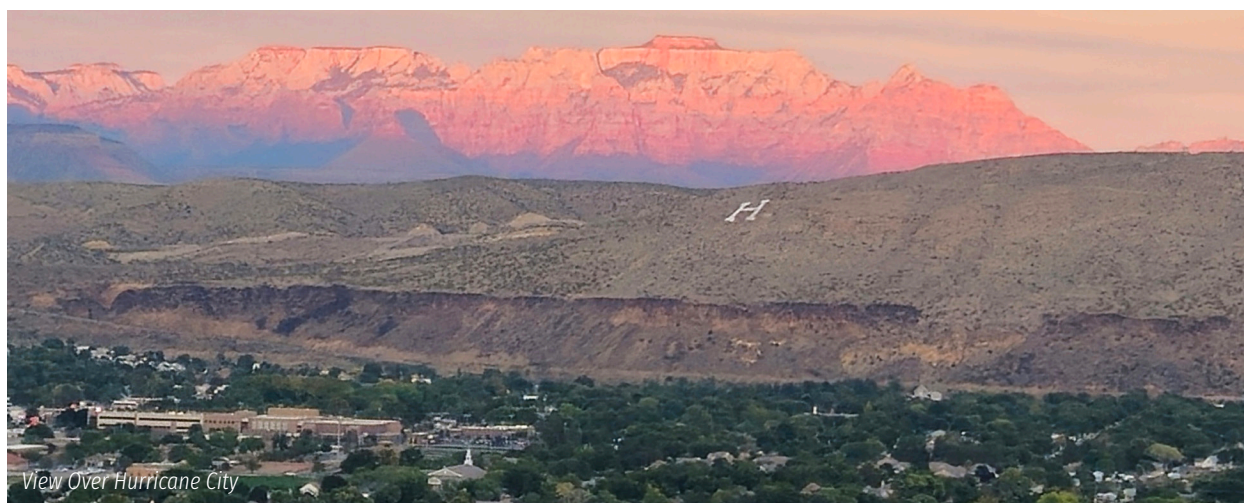
Access: By way of interconnecting trails, sidewalks, and streets. Should have direct access from a collector level (larger) street.

Desirable Size: Dependent upon school district

Area Served: 1 mile or boundary of school

Examples: Elementary, Middle, and High Schools

Application of LOS: No



Regional Park

Description: Regional parks are large recreation areas that serve an entire city or region. The classification of regional parks includes special use facilities such as golf courses, lakes, nature centers, campgrounds, state parks, national parks and other broad expanses of natural scenery or open space. Regional parks are designed to accommodate large numbers of people for a variety of day use activities.

Location: Often developed around a unique or significant resource or to emphasize a regional recreational interest. They also serve as a buffer and separation between communities or other areas.

Access: Typically, regional parks are serviced by a main arterial

Desirable Size: Variable, large scale

Area Served: Hurricane City and Washington County, Southern Utah

Examples: Sky Mountain Golf Course, Sand Hollow Resort Golf Courses, Red Cliffs Desert Reserve, Quail Creek State Park, Sand Hollow State Park, Zion National Park



Sand Hollow State Park



Zion National Park

SECTION 6

EXISTING FACILITIES

This section provides an inventory of all existing City of Hurricane parks, trails, and recreation facilities, including what amenities are at each facility, and the condition of each facility.

Park Name	Acres	Classification
American Legion Park	13.01	Community Park
Bowery Canal Trailhead	0.03	Special Use Park
Cherry Heights Linear Park	1.63	Special Use Park
Community Center Park	5.93	Community Park
Dixie Springs Park	15.04	Community Park
Grandpa's Pond Park	36.61	Community Park
Hall Park	0.78	Neighborhood Park
Hurricane Bike Park	2.63	Community Park
Hurricane Dog Park	1.51	Neighborhood Park
Hurricane Equestrian Park	6.82	Community Park
Hurricane Heritage Wayside Park	0.35	Special Use Park
Main Street Trailhead	0.23	Special Use Park
Pioneer Park	1.26	Neighborhood Park
Santa Fe Park	0.66	Neighborhood Park
Sky Ridge Park	1.26	Neighborhood Park
Spilsbury Sports Complex	8.80	Community Park
Stout Park	2.85	Neighborhood Park
Three Falls Park	4.44	Neighborhood Park
Three Falls Trailhead	0.01	Special Use Park
Vlassek Park	0.13	Special Use Park
Zion's Gate Park	0.51	Neighborhood Park

Existing Park Acreage and Classification

Trail Name	Trail Area	User	Miles	Paved
2800 W Trail	Hurricane	Hike/Bike	0.7	Yes
400 S Trail	Hurricane	Hike/Bike	0.5	Yes
Bowery Canal Trail	Hurricane Cliffs	Hike	0.8	No
Ivy Wood Trail	Hurricane	Hike/Bike	0.2	No
Rock n Roll	Quail Lake	Hike/Bike	2.2	No
Rythm Blues	Quail Lake	Hike/Bike	2.2	No
Rythm Blues Upper	Quail Lake	Hike/Bike	1.9	No

Existing Trails Lengths and Information

Recreation Facility Name	Square Feet
Hurricane Community Center	30,103
Hurricane Fine Arts Center	20,000
Hurricane City Pool	10,570

Existing Recreation Facility Square Footage

	Parking (# of stalls)	Covered Pavilion	Picnic Tables	Barbecues	Park Benches	Electrical Outlets	Restrooms	Drinking Fountains	Playground	Sand Volleyball Courts	Basketball Courts	Pickleball Courts	Tennis Courts	Horseshoe Pits	Softball Fields	Baseball Fields
American Legion Park	100	0	0	0	0	6	0	1	0	0	0	0	0	0	1	1
Bowery Canal Trailhead	5	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0
Cherry Heights Linear Park	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0
Community Center Park	277	2	42	0	15	115	6	4	2	0	1	6	0	0	0	0
Dixie Springs Park	93	4	22	0	15	8	3	1	3	0	1	2	0	0	0	0
Grandpa's Pond Park	62	3	29	2	12	8	4	2	1	0	0	0	0	0	0	0
Hall Park	6	1	4	1	3	6	2	1	1	0	0	0	0	0	0	0
Hurricane Bike Park	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hurricane Dog Park	8	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0
Hurricane Equestrian Park	496	1	12	0	0	8	2	2	1	0	0	0	0	0	0	0
Hurricane Heritage Wayside Park	12	1	0	0	3	0	0	0	0	0	0	0	0	0	0	0
Main Street Trailhead	7	0	0	0	2	0	1	1	0	0	0	0	0	0	0	0
Pioneer Park	20	1	12	3	2	8	2	1	1	0	0	0	0	0	0	0
Santa Fe Park	10	1	7	1	2	2	0	1	1	0	1	0	0	2	0	0
Sky Ridge Park	29	1	10	0	9	2	2	2	1	0	0	2	0	0	0	0
Spilsbury Sports Complex	250	0	4	0	0	5	2	3	0	0	0	0	0	12	1	2
Stout Park	15	1	2	0	8	4	0	1	1	1	0	0	0	0	0	0
Three Falls Park	55	0	4	0	4	2	3	1	0	0	0	0	0	0	0	0
Three Falls Trailhead	6	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Vlassek Park	4	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
Zion's Gate Park	5	1	5	1	1	2	0	1	1	0	0	0	0	0	0	0

Existing Park Amenities (continued on following page)

	Soccer Fields	Open Grass Area	Concessions Stand	Walking Path	Hiking Trail	Trailhead	Urban Fishing	Splash Pad	Corn Hole	Dog Park	Disk Golf	Pond	Skate Park	Pump Track/Bike Area	Amphitheater	ADA Compliance
American Legion Park	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bowery Canal Trailhead	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
Cherry Heights Linear Park	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Community Center Park	0	4	0	0	0	0	0	1	5	0	0	0	0	0	0	1
Dixie Springs Park	0	2	0	1	0	0	0	1	0	2	0	0	0	0	0	1
Grandpa's Pond Park	0	3	0	1	0	0	1	0	0	0	1	1	0	0	0	1
Hall Park	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Hurricane Bike Park	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
Hurricane Dog Park	0	2	0	0	0	0	0	0	0	2	0	0	0	0	0	0
Hurricane Equestrian Park	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	1
Hurricane Heritage Wayside Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Main Street Trailhead	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
Pioneer Park	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Santa Fe Park	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Sky Ridge Park	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Spilsbury Sports Complex	0	3	1	0	0	0	0	0	0	0	0	0	0	1	0	0
Stout Park	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Three Falls Park	3	1	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Three Falls Trailhead	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
Vlassek Park	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Zion's Gate Park	0	1	0	1	0	0	0	0	0	2	0	0	0	0	0	1

Existing Park Amenities (continued from previous page)

	Restroom(s)	Pavilion(s)	Playground(s)	General/ Landscape Areas /Grass
American Legion Park	NA	NA	NA	2
Bowery Canal Trailhead	NA	NA	NA	2
Cherry Heights Linear Park	NA	NA	NA	2
Community Center Park	3	2	3	2
Dixie Springs Park	1	1	1	2
Grandpa's Pond Park	2	2	1	2
Hall Park	3	2	1	2
Hurricane Bike Park	NA	NA	NA	NA
Hurricane Dog Park	NA	1	NA	3
Hurricane Equestrian Park	1	1	1	2
Hurricane Heritage Wayside Park	NA	1	NA	2
Main Street Trailhead	2	NA	NA	2
Pioneer Park	3	1	2	2
Santa Fe Park	NA	2	2	2
Sky Ridge Park	2	2	2	2
Spilsbury Sports Complex	3	NA	NA	2
Stout Park	NA	3	3	2
Three Falls Park	2	NA	NA	2
Three Falls Trailhead	NA	NA	NA	2
Vlassek Park	NA	3	NA	2
Zion's Gate Park	NA	3	1	2

Key:

1. Pristine, like new
2. Mild wear
3. Heavy wear/damage/weathering

Existing Parks Condition

SECTION 7

LEVEL OF SERVICE (LOS) ANALYSIS

Establishing an existing LOS is a fundamental part of an impact fee facilities plan and analysis. Specific terms used in this plan to characterize a level of service are defined as follows:

Existing LOS: the current level of service of parks, trails, and recreational facilities

Target LOS: the level of service the city desires to attain

The existing LOS calculations only count developed park acreage and do not include undeveloped city-owned property. Impact fees may be used to fund future development of any undeveloped acreage. For example, if the city owns a parcel of land and half of that parcel is developed as a park, only the developed half will be counted towards the current level of service and impact fees may be used to expand the park and develop the other half of the parcel.

Based on the inventory, guidelines, and classifications, the existing LOS for Hurricane City will be divided into three major classifications: Parks, Trails, and Recreation Facilities

Parks

The existing LOS for parks will be based upon an acreage per thousand people (acres/1,000 people). To calculate the existing LOS the area of each park is summed up then the total developed acreage is divided by the estimated 2023 population and then multiplied by 1,000, as illustrated is the following equation:

$$\frac{\text{area of parks}}{\text{population of Hurricane}} (1,000) = \text{existing LOS}$$

This yields level of service of **4.23** acres/1,000 people:

$$\frac{104.5 \text{ acres of park}}{24,697 \text{ people}} (1,000) = 4.23 \text{ acres per 1,000 people}$$

Trails

The existing LOS for trails will be based upon miles per thousand people (miles/1,000 people). To calculate the existing LOS the mileage of trails is divided by the estimated 2023 population and then multiplied by 1,000, as illustrated is the following equation:

$$\frac{\text{miles of trail}}{\text{population of Hurricane}} (1,000) = \text{existing LOS}$$

This yields a level of service of **0.05** miles/1,000 people:

$$\frac{1.1 \text{ miles of trail}}{24,697 \text{ people}} (1,000) = 0.05 \text{ miles per 1,000 people}$$

Recreation Facilities

The existing LOS for recreation facilities will be based upon square footage per thousand people (sf/1,000 people). This was calculated as interior square footage for the Community Center and the Fine Arts Center and as the interior area and swimming area of the pool. To calculate the existing LOS the total square footage is divided by the estimated 2023 population and then multiplied by 1,000, as illustrated is the following equation:

$$\frac{SF \text{ of recreation facility}}{\text{population of Hurricane}} (1,000) = \text{existing LOS}$$

This yields a level of service of **2,456.70** sf/1,000 people:

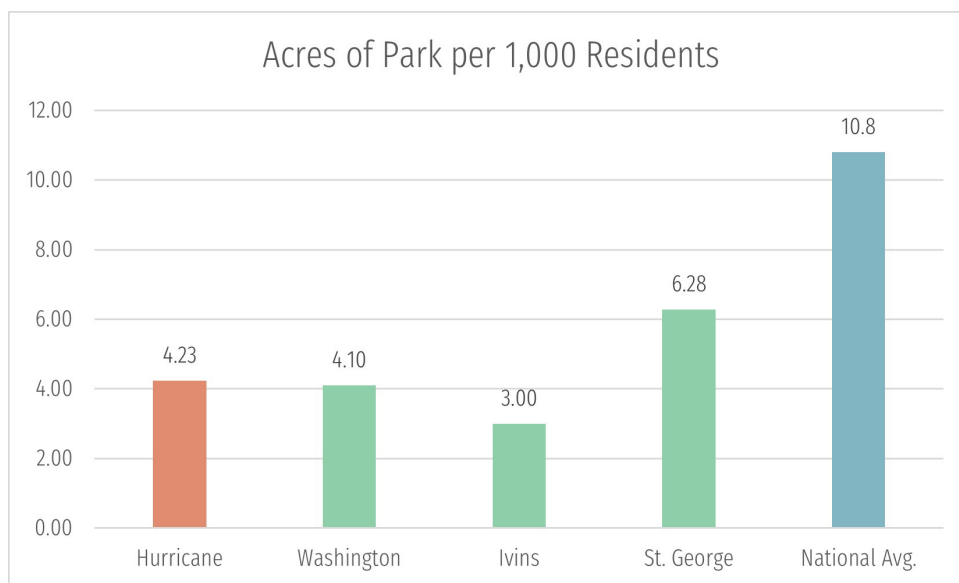
$$\frac{60,673 \text{ SF of recreation facility}}{24,697 \text{ people}} (1,000) = 2,456.70 \text{ SF per 1,000 people}$$

Comparative Performance Review

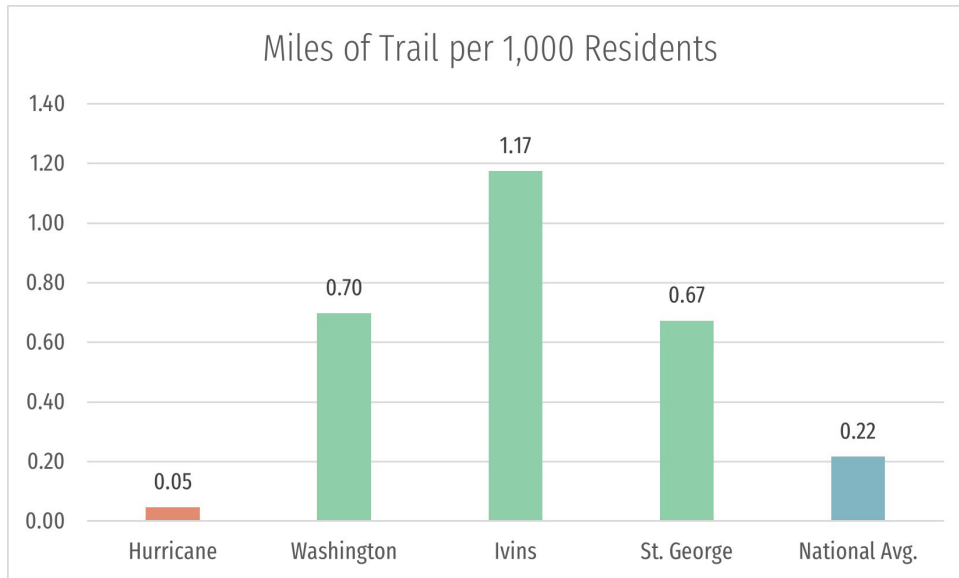
Comparing metrics with similar cities can be a useful way to see where improvements are most needed. This report compares the level of service provided for parks and trails in Hurricane with both adjacent communities and national averages. National average data was taken from the National Recreation and Parks Association (NRPA) 2023 Agency Performance Review.

Although historically, many parks and recreation master plans have relied on standards from the NRPA to set target levels of service and guide future parks and trails development, the NRPA currently advises against this approach, stating the following:

“The 2023 NRPA Agency Performance Review does not present park and recreation “standards,” nor do the benchmarks represent any standards against which every individual park and recreation agency should measure itself. In fact, NRPA does not have a set of specific standards. The reason for this is simple: there is not one single set of standards for parks and recreation because different agencies serve different communities that have unique needs, desires and challenges.”



In comparison to other surrounding cities, Hurricane has a high LOS for parks, in large part due to its well-developed system of large community parks. Hurricane has a lower LOS than the national average for similar sized cities, but this comparison can be misleading because of Hurricane's unique surroundings. Nearby regional parks such as Sand Hollow State Park, Quail Creek State Park, and Zion National Park provide many opportunities for recreation and are not accounted for in the level of service, so the availability of outdoor recreation in Hurricane is potentially higher than or equal to many other cities with higher levels of service.



Hurricane has substantially less miles of trail per capita than neighboring cities. Although Hurricane's LOS is nearly a quarter of the national average for similar size cities, the LOS of surrounding cities as well as the feedback received in public meetings and the public survey show that trails are a high priority for southern Utah residents. This data suggests that developing more miles of trail should be considered an important priority when evaluating future parks, trails, and recreation projects in Hurricane.

Target Level of Service

After presenting the existing LOS data to Hurricane City Staff, they made the decision to make the target LOS equal to the existing LOS for parks and recreation facilities. However, public sentiment and city staff decision is to increase the target LOS for trail miles to 0.75 miles per thousand people (0.75 mi/1000 ppl). This increase in trail miles would bring the paved trail level of service for Hurricane within an average range for other southern Utah cities such as St. George, Washington, and Ivins. The City will need to take into account that any increase from the existing LOS to a higher target LOS will require funding from other fees besides impact fees (i.e. user fees, grants, general fund). As new developments are built, requiring trails to be built according to the maps shown in this plan will also help increase the trails LOS.

SECTION 8

RECREATION PROGRAMS

Hurricane City currently offers the following recreation programs:

Group Fitness Classes

Senior Group Fitness Classes

Esports

Youth Esports

Youth Flag Football

Youth Golf

Youth Tennis

Youth Cross Country

Youth Soccer

Youth Soccer - Adaptive

Youth Volleyball

Youth Volleyball - Adaptive

Youth Basketball

Youth Basketball - Adaptive

Youth Baseball/Softball

Girl's Softball Tournament

Youth Club Volleyball

Girl's Competitive Basketball

Youth Tackle Football

Adaptive Kid Zone

Slow Pitch Men's Softball

Adult Pickleball

Adult Kickball

Women's Volleyball

Tumbling

Jiu Jitsu

Karate

Art Classes

Swim Lessons

Adaptive Swim Lessons

Aquatic Day Camp

Scout Swimming

Tiger Sharks Swim Team

Water Fitness Classes

Hurricane Theatrical

The public survey was informative about what kind of recreation programs residents would like to see, as well as changes that they would like to the way recreation programs are run (For full survey results, please see Appendix B.) Some common requests included:

- **Yoga classes**
- **More adult classes/programs**
- **Water fitness**
- **More class availability for youth classes**
- **More programs in the evenings**



IMPACT FEE FACILITIES PLAN

Growth Demands

The impact that development has on recreation facilities is two-fold: space and access. To achieve the target access to all areas of the City, parks and trails should be regularly spaced throughout the City and be incorporated into neighborhoods. Buffer maps in Appendix A show current spacing and accessibility of the recreation facilities.

Parks, Trails, and Recreation Facilities Plan

This recreation impact fee facilities plan provides Hurricane City with direction in terms of park, trail, and recreation facility development to meet future demands and satisfy the recreational needs of the community.

These recommendations reflect the current needs of the City and projected needs in the near future. It may be necessary to revise these priorities to accommodate new development or unforeseen issues or demands. However, all parks, trails, and recreation facilities built should contribute to Hurricane’s long-range planning goals and to the overall proposed systems outlined in this document.

Parks

To meet future demand, locations for a total of approximately 36 new parks have been identified. A map of all proposed parks is shown in Appendix A. The table below shows the top priorities for parks to develop in the next six years.

PARKS			
Priority #	Name	Est. Acres	Projected Cost
1	Sand Hollow Community Park	20	\$7,872,882.80
2	N-13 (placeholder name - see map)	5	\$1,968,220.68
3	Sand Cove Park	5	\$1,968,220.68
4	Thrill Park	6	\$2,361,864.82

Proposed Parks Priorities

In certain instances, neighborhood parks are the responsibility of new development, to match the demand created by the development. These parks are sometimes built by the developer and then turned over to the City. When this is the case, the City may require a minimum park acreage and standard be built based on typical neighborhood park requirements. In exchange for the park built to City standards, the City may give an impact fee credit for the facility to the developer. This process benefits both parties given that the new development is more appealing to potential buyers with a neighborhood park and the City acquires the park acreage required to be constructed by this plan and new development.

There are several development agreements in place with the City, and it will be important to ensure that the required parks and trails are installed as part of those developments.

These developments include:

- Sand Cove
- Black Ridge
- Sand Hollow Gateway
- Marla Phase 2
- Copper Rock

In the case of community parks, the City will generally be responsible for the development and construction of these types of facilities, since they typically serve multiple neighborhoods and often require a great deal of planning to be strategically located to serve the entire community.

Trails

The trail facilities plan provides Hurricane City with direction in terms of trail development to meet future demands and emphasizes safe travel for pedestrians and cyclists to and from parks and around the community. The focus is as much on transportation as it is on recreation.

To meet the future demand, approximately 159.3 miles of proposed trails, including paved and unpaved trails, have been located throughout Hurricane. A map of all proposed parks is shown in Appendix A. The table below shows the top priorities for trails to develop in the next six years.

In many instances, these trails will come with the arrival of new development. These trails are sometimes built by the developer and then turned over to the City. When this is the case, the City will require the trail material to be asphalt, which complies with their standard specifications, and the trail must be 12 feet in width for connector trails shown on active transportation plan or 10 feet in width for internal neighborhood trails. In exchange for a length of trail constructed to City

TRAILS			
Priority #	Name	Miles	Projected Cost
1	Three Rivers Trail: Grandpa's Pond to 200 W	4.8	\$3,338,015
2	Sand Hollow Road Trails: State St to Southern Pkwy	4.8	\$3,338,015
3	1100 W Trail: 3000 S to 2050 S	1.0	\$695,420
4	Confluence Park Connection: Main St Trailhead to Virgin River	1.3	\$904,046
5	Southern Pkwy ROW Trail: State St to City Boundary	9.8	\$6,815,115
6	Virgin River Trail: State St to WCWCD Diversion	9.1	\$6,328,321

Proposed Trails Priorities

standards, the City may give an impact fee credit for the trail length to the developer or assist with the added cost if the trail is provided in place of a required concrete sidewalk.

This process benefits both parties given that the new development is more appealing with a network of trails and ties into the City trail system and the City obtains the constructed trail mileage needed by this plan and new development.

Recreation Facilities

The City's current efforts to provide increased recreation facility access to residents are focused on the American Legion/ Spilsbury Sports complex, where two new indoor sports building are planned to be constructed. There are also plans for a pool expansion project that will add three lanes and a covering to the pool, as well as an expansion to the pool building.

The eligible percentages for the pool expansion project were calculated as follows:

The pool currently has five lanes, and the expansion will add three more lanes, bringing it to eight lanes total. This means that the pool expansion and the building expansion/renovation needed to support the additional lanes is 3/8 impact fee eligible, or 37.5%.

The pool covering will allow the pool to be used year round. In Hurricane, approximately three months of the year (Dec, Jan, Feb) have an average high temperature of under 60 degrees. Since the pool covering will expand the usable months of the pool to include the three months when it is too cold for most people to swim outside, the pool covering is 3/12 eligible, or 25%.

RECREATION FACILITIES					
Priority #	Name	Sq. Ft	Projected Cost	% Eligible	Eligible Cost
1	2-Gym Building at American Legion Park	15,000	\$2,250,000	100%	\$2,250,000
2	4-Gym Building at American Legion Park	35,000	\$6,700,000	100%	\$6,700,000
3	Pool Expansion Project - Pool & Building	-	\$5,500,000	37.5%	\$2,062,500
4	Pool Expansion Project - Pool Covering	-	\$7,500,000	25%	\$1,875,000

Proposed Recreation Facility Priorities

Recommendations

In order to maintain the existing LOS in regard to all parks, trails, and recreation facilities over the 10-year planning horizon, it is estimated to cost approximately \$43,599,597 for recreation facilities including parks, trails, trailheads, and recreation facilities. The table of costs of improvements shows expanded calculations for the 10-year and 20-year planning horizons and total impact fee eligible costs. Increasing the trails LOS, as noted in the Target Level of Service section, will require funding other than impact fees.

Additional Considerations

Constructing facilities larger than the calculated LOS means that they would be partially impact fee eligible and not have all costs covered by impact fees. All parts of the community will have different levels of service. For example, commercial and industrial areas might reasonably be expected to have lower levels of service for parks and trails opportunities than residential areas.

It is important to recognize that adopting the full maximum allowable impact fee is necessary to maintain the current level of service using impact fees. If a lower than maximum allowable impact fee is adopted, this will mean that either the level of service will drop as the population grows, or other funding will need to be used to maintain the level of service.

SECTION 10

FINANCIAL VIABILITY

The costs of recommended improvements are based on park area, recreation facility area, trail length, and impact fee facilities plan updates and are presented in table of costs of improvements.

Average Costs		Population	
Per Acre of Park	\$393,644	2023 population	24,697
Per Mile of Trail	\$695,420	2033 population	40,885
Per SF of Rec Facility	\$300	2043 population	67,684

	Developed Park [ac]	Recreation Facility [sf]	Paved Trails [mi]	IFFPA Update (every 5 years)	Total Costs
Level of Service (ac, sf, or mi/1000 ppl)	4.23	2,457	0.05		

10-yr Pop. Increase: **16,188**

10-yr Demand Increase	68.49	39,769	0.74	2 (at \$40,000 ea.)	
Est. 10-yr Cost (at 3% for 5 yr)	\$29,766,540.91	\$13,172,450.55	\$567,683.20	\$92,923.01	\$43,599,597.67

20-yr Pop. Increase: **42,987**

20-yr Demand Increase	181.87	105,606	1.96	2 (at \$40,000 ea.)	
Est. 20-yr Cost (at 3% for 15 yr)	\$96,354,949.61	\$42,639,513.03	\$1,837,603.06	\$206,195.64	\$141,038,261.34

New ERCs	8,680
Maximum Allowable Impact Fee	\$5,023.06

Impact Fee Calculation

These costs capture anticipated construction costs including mobilization, construction layout, demolition, material and labor costs, surface restoration, professional services, incidentals, engineering, and contingency.

Equivalent Residential Connection (ERC) Factors

It is recommended that recreation impact fees be based on water meter size, as represented in the ERC Factors Table.

Project Phasing

It is assumed that Hurricane City will construct improvements as impact fee funds are collected. This assumes that parks and trails and recreation facilities will be constructed at a pace that best suits Hurricane City staff and the recreation needs of the City. It should be noted that growth in the study area may occur at a rate faster or slower than that predicted in the cash flow analysis. If growth occurs at a faster rate, more funds will be available to construct projects at an expedited schedule. On the other hand, if growth is slower than expected, implementation of the projects should be delayed until the population base can fund the improvements.

Meter Size	Area (sq. in.)	ERC's
5/8"	0.307	1.00
3/4"	0.442	1.44
1"	0.785	2.56
1-1/2"	1.767	5.67
2"	3.142	10.24
3"	7.069	23.04
4"	12.566	40.96
6"	28.274	92.16
8"	50.266	163.84

Equivalent Residential Connection (ERC) Factors

Impact Fee Analysis

The proposed recreation impact fee was calculated based on the estimated costs, existing LOS, inflation, and impact fee eligibility. Project impact fee eligibility is based on whether the project exceeds or maintains the established LOS. For the purpose of this study, all proposed project costs are impact fee eligible because they maintain the existing LOS.

Equivalent residential connection (ERC) values were taken from the latest water impact fee analysis. The conversion presented therein and used here is **1.865 people per ERC**.

The maximum allowable impact fee for an equivalent residential connection is **\$5,023.06**.

As required by the Utah Impact Fees Act, an Impact Fee Certification is included in Appendix E. It states that this analysis was done in accordance with the Impact Fees Act and its requirements.

Rules regarding the use of impact fees are covered by the Impact Fees Act. Generally, impact fees may only be used for facility improvements that are required to service new development within the existing level of service or expected service requirements and are included in this Impact Fee Facilities Plan. Impact fees must be used within six years of payment, or they must be paid back.

Comparable Impact Fees

For comparison, the recreation impact fees of several nearby and/or similar cities are provided in the table below.

City	Currently Adopted	Maximum Allowable
Cedar City	\$1,350.00	\$3,392.00
Kanab	\$2,081.46	\$4,162.92
Logan	\$1,292.00	\$1,292.00
Spanish Fork	\$4,795.00	\$8,946.04
St George	\$4,525.00	\$4,763.00
Washington	\$4,800.00	\$6,050.00

For comparison, Hurricane's currently adopted impact fee at the time of this analysis is **\$3,109.00**, and the maximum allowable impact fee calculated as part of this analysis is **\$5,023.06**.

Comparable Impact Fees

Cash Flow Analysis

A recreation system cash flow analysis for a 20-year planning horizon was completed to show how the 10-year planning horizon improvement projects could be implemented, to analyze the continued viability of proposed user rates, and to show possible trends in impact fee and cash fund balances. Initial data for the cash flow analysis was taken from fiscal years 2021-2023 Hurricane City budget reports. Values projected through the analysis are based on growth, interest, and inflation trends determined during the process of the study. It should be noted that the analysis is a general forecast only and will vary with the speed and pattern of development in the City. The entire cash flow analysis printout is given in Appendix C.

The upper section of the cash flow printout, entitled “Revenue”, contains the basic data upon which many of the values in the cash flow spreadsheet are generated. Of note are the projected growth trends, the assumed inflation rates, impact fees, general fund cash allocations, and the projected ERC quantities for the coming fiscal years. Most of the revenue in later parts of the cash flow spreadsheet is generated from the impact fees and general fund allocations.

The next section is the expenses section which seeks to quantify all the expenses incurred by the recreation department. Included in the expenses section are the operation and maintenance costs, recreation program costs, and staff salary and benefits. The difference between the total revenues and total expenses is the net cash flow for the department.

Total revenues and total expenses are then broken down into impact fee and cash fund categories. This was done to help show adequate funds would be available over the course of the projection period.

Included at the end of the cash flow analysis is a system improvement implementation schedule for the next twenty years which shows how the impact fee facilities plan improvement projects were incorporated into the cash flow analysis.

Other Financing Options

Within the state of Utah, there are a variety of funding sources available to communities developing their parks, trails, and recreational facilities. There are specific requirements that apply to each of these that should be considered when using them as funding sources. Some of the grants require matching funds and others require substantial commitments related to tracking, monitoring, and reporting that involve staff oversight and involvement. The following list is a summary of potential funding sources in addition to Park Impact Funds (PIF).

- Capital Improvement Funds (CIF)
- Recreations, Arts, Parks Taxes (RAP Tax)
- Park and Recreational Infrastructure Bonding
- Community Development Block Grants (CDBG)
- Alternative Transportation Grants
 - UDOT
 - TIGER
 - RAISE
- Federal Highways
- Safe Schools (last mile program)

Working with developers as they provide required infrastructure based on development agreements is also another key consideration when developing parks, trails, and recreational infrastructure. Agreements can include development of infrastructure, land acquisitions and donations, and easements for trails and amenity connections between residential zones and park facilities. Often, a 12' wide paved shared use trail can be installed in place of a 6' wide sidewalk for a similar cost where the masterplan indicates that the trail is required. These park, trails, and recreational amenities are considered an added benefit to those living in these newly developed communities and a positive by developers when attracting prospective home buyers to their residential and commercial developments projects.

SECTION 11

PUBLIC SIGNAGE

It is recommended that Hurricane establish a standard design for each type of sign below. Examples from other cities of each type of sign are shown, along with guidance on best practices for signage design.

Wayfinding

Wayfinding signage is usually the first type of signage that residents or visitors will encounter when navigating to parks or recreation facilities, or simply to other parts of the city. Wayfinding signage is typically located along roads and is intended to provide guidance and direction for drivers navigating to various destinations. This type of signage may direct to places within the city, such as key community infrastructure, city offices, hospitals, airports, libraries, parks and trails, as well as to regional destinations like national parks.

Wayfinding signage may also be used to reinforce the character of certain neighborhoods or historic areas.



Examples of Wayfinding Signage

Trails

Trail signs are often similar to wayfinding signs, but are intended primarily for trail users (pedestrians, bicyclists, etc.), rather than being primarily for guiding vehicular traffic. Trail signage will often indicate how many miles away various destinations and trail connections are. Trail signage will also often include signs for trail rules and etiquette.

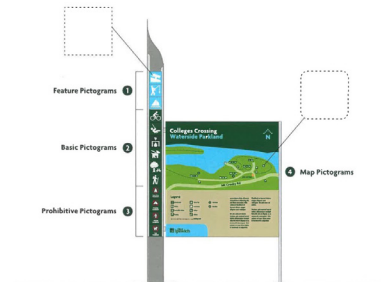


Examples of Trail Signage

Parks and Recreation Facilities

Parks and recreation facilities usually have the largest signs. These large, monument-type signs reinforce the city identity and help users know what park or facility they are at. These types of signs are a great opportunity to show the character of the city and build continuity across diverse types of facilities.

Parks will usually also include a small sign(s) with park rules.



Examples of Parks and Recreation Facility Signage

Interpretive Signs

Interpretive signage may be included as a part of parks, trails, or other facilities. Interpretive signs provide additional information about specific topics, including history, cultural significance, wildlife, plants, geology, and hazards. Interpretive signs may be incorporated into kiosks or other structures or be freestanding. As shown here, there are many options for incorporating art and city branding and identity into interpretive signs.



Examples of Interpretive Signage

SECTION 12

WATER CONSERVATION

As development in the West and especially in Southern Utah continues to put strain on our limited water resources, it is important to conserve water whenever possible. While parks and other public facilities are a crucial part of building a healthy, vibrant community, they also use significant amounts of water. Fortunately, there are many measures that can be taken to reduce the amount of water used at public parks and other facilities while still providing an exemplary experience for residents.

Hurricane City passed a water conservation ordinance January 4th, 2024. It outlines the importance of water conservation in Southern Utah and places several requirements on water use in Hurricane. Some notable requirements from that ordinance related to this report are:

- Requires all plants used to be drought tolerant.
- Does not permit grass outside of active recreation areas.
- Secondary water must be used for landscape irrigation in commercial development if available.
- Prohibits the development of new or the expansion of existing golf courses that use water from the city, Washington County Water Conservancy District, or a canal or irrigation company.
- Prohibits the creation of artificial lakes or water parks as part of new private development using water from the city, Washington County Water Conservancy District, or a canal or irrigation company.

Please see the full text of the ordinance for full requirements, exceptions, and other important content (<https://www.cityofhurricane.com/DocumentCenter/View/1921/Ordinance-2024-02-Water-Efficiency-Standards?bidId=>).

The list below is a compilation of best practices that may be used to reduce water use on city properties, especially public parks. These recommended practices would be in addition to the requirements from the 2023 water conservation ordinance. Please note that some practices may only be feasible to apply to new facilities, while others may be applied to existing park infrastructure.

- The use of rain sensors to prevent unnecessary running of irrigation systems during or after rain events.
- When lawn is used, use drought tolerant grass species.
- Require all landscape and irrigation designers and installers employed on city projects to hold state and local licenses, ensuring competency in the design and construction of landscapes and irrigation systems.
- Group plants with similar water needs together into hydrozones to avoid overwatering low-water plants or underwatering higher-water plants. Different hydrozones should be irrigated through separate control valves.
- Do not include lawn in landscaping of detention basins unless the basin will also function as an active recreation area.
- Use drip irrigation for plants in non-grass areas.
- Use high-efficiency spray nozzles for sprinkler applications.
- Use rigid lateral lines with flexible material (swing joints) to reduce potential for breakage and leaks.
- Only water 2-3 days per week. More water will be required in the summer than in the winter. In December and January it is often not necessary to water at all.
- Water during the early hours of the morning, when evapotranspiration rates are lowest and wind impacts are typically reduced.

SECTION 13

TRAIL RULES

The following are recommendations for possible trail rules to be posted on a sign at each trail and/or trailhead.

- No motorized vehicles, except for e-bikes, electric scooters, and similar vehicles. All trail users shall observe a speed limit of 15 miles per hour.
- Bicyclists or people riding scooters or other vehicles shall yield to pedestrians.
- Pets must be on a leash no longer than 8 feet.
- Owners are responsible for removing all pet waste from the trail.
- No littering – dispose of trash properly.
- Announce intention to pass. Keep right and pass on left.
- Move off the trail when stopped to avoid blocking the trail.
- No artificially amplified sound systems or speakers are permitted without prior approval.
- Respect private property – remain on the trail.
- Lights are recommended for safety if using the trails before dawn or after dark.
- The sale, consumption, or possession of alcoholic beverages, tobacco, or drugs and gambling of any kind is prohibited in all parks, trails, and other recreational facilities.
- No unauthorized weapons of any kind are permitted in all parks, trails, and other recreational facilities.
- No vending or sales of any kind are permitted without prior approval.
- No glassware of any kind is permitted.
- In case of emergency, call 911.

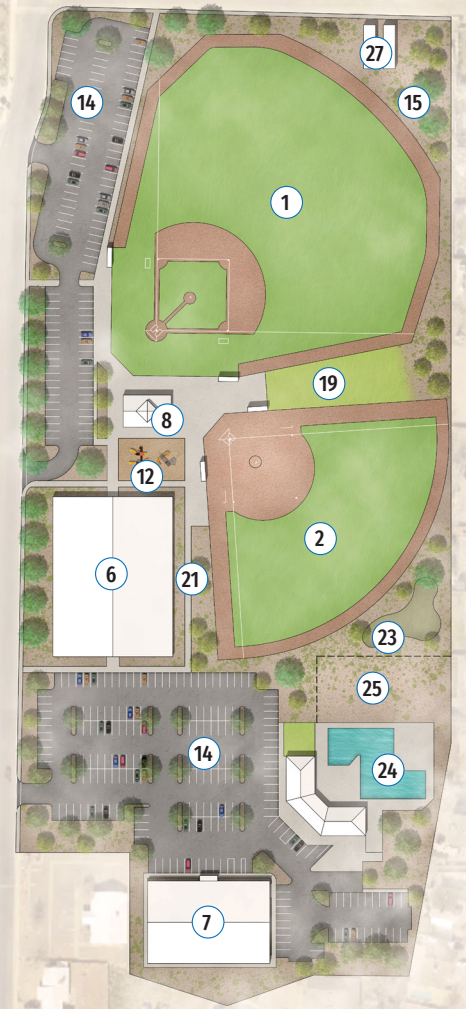
Please note that other governing agencies may have additional or different rules that they require to be posted at trailheads adjacent to lands that they manage.

SECTION 14

Spilsbury / American Legion Concept Plan

LEGEND

- | | |
|--|--|
| 1 Existing Baseball Field | 15 Landscape Area, Typ. |
| 2 Existing Softball Field | 16 Bike Park |
| 3 Existing Little League Field | 17 Bike Park Pump Track |
| 4 Proposed Softball Field | 18 Relocated Horseshoe Pits |
| 5 Proposed Little League Field | 19 Open Grass Area |
| 6 New Sports Building A | 20 Paved Plaza |
| 7 New Sports Building B | 21 Concrete Paths w/ Seating Areas, Typ. |
| 8 Restrooms, Concessions, and Press Box | 22 12' Paved Trail |
| 9 Picnic Pavilions | 23 Retention Basin |
| 10 Restrooms | 24 Existing Hurricane City Pool |
| 11 Relocated Stout Park Pavilion | 25 Area for Future Pool Expansion |
| 12 Playground | 26 Existing Hurricane Dog Park |
| 13 Storage Area with Office/Storage Building | 27 Batting Cages |
| 14 Parking Lot | |



The concept plan for the Spilsbury/American Legion Park Sports Complex is primarily designed to meet the growing needs of the community for organized sports fields and facilities. Adding more sports fields will make it possible to offer more recreation programs for youth and adults. The concept plan also includes two sports buildings to allow space for basketball and other indoor sports. In addition to added fields and facilities for organized sports, the plan includes open grass areas, picnic pavilions, an improved bike park, additional parking, and restroom facilities.

City parks and recreation staff were involved throughout the concept planning process to ensure that the amenities included in the plan meet Hurricane's needs and will bring the maximum value possible to the community.

0 240' 480'



CONCLUSION

A Vision for Hurricane's Parks and Recreation

The Parks, Trails, and Recreation Master Plan for Hurricane, Utah, represents a collaborative effort aimed at enhancing the city's outdoor spaces and recreational opportunities. Through a comprehensive planning process involving input from stakeholders, residents, and experts, this document outlines a strategic vision for the development and improvement of parks, trails, and recreational facilities.

The master planning process involved extensive research, data analysis, and community engagement to understand current needs and future aspirations. Input from residents, stakeholders, and city officials was instrumental in shaping the goals and priorities outlined in this plan. By considering factors such as population growth, demographic trends, and environmental considerations, the plan aims to create well planned and thoughtfully considered recreational spaces for all residents.

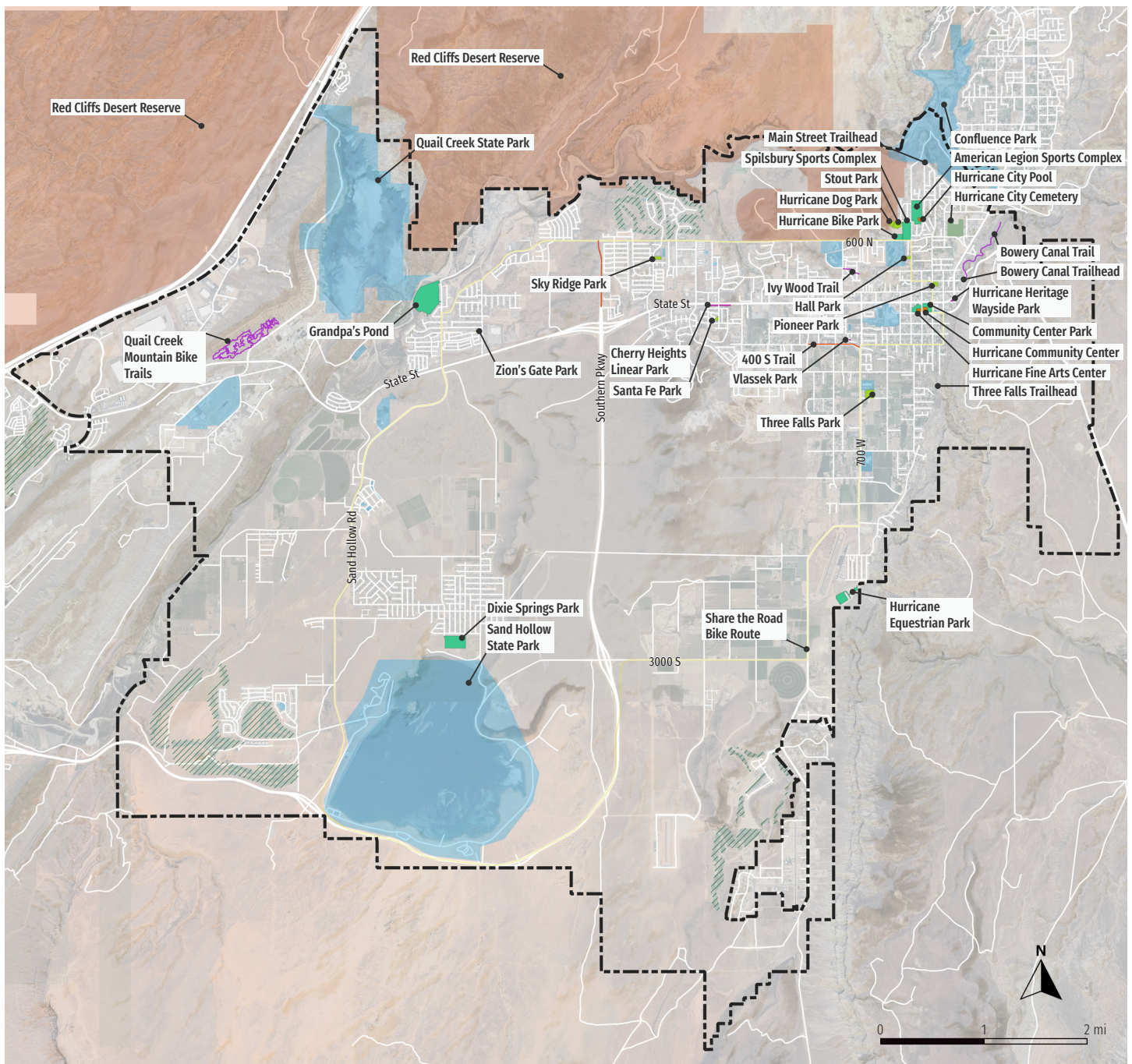
Moving forward, detailed design work will be undertaken to refine concepts and create specific plans for individual parks, trails, and recreation facilities. The detailed design phase will involve collaboration between city planners, landscape architects, engineers, and other professionals to translate the vision outlined in this plan into tangible projects. Each park, trail, and recreational facility will be designed with careful consideration for functionality, aesthetics, accessibility, and sustainability. This process ideally may include opportunities for further input from the community to ensure that the final designs meet the growing needs and preferences of Hurricane's residents.

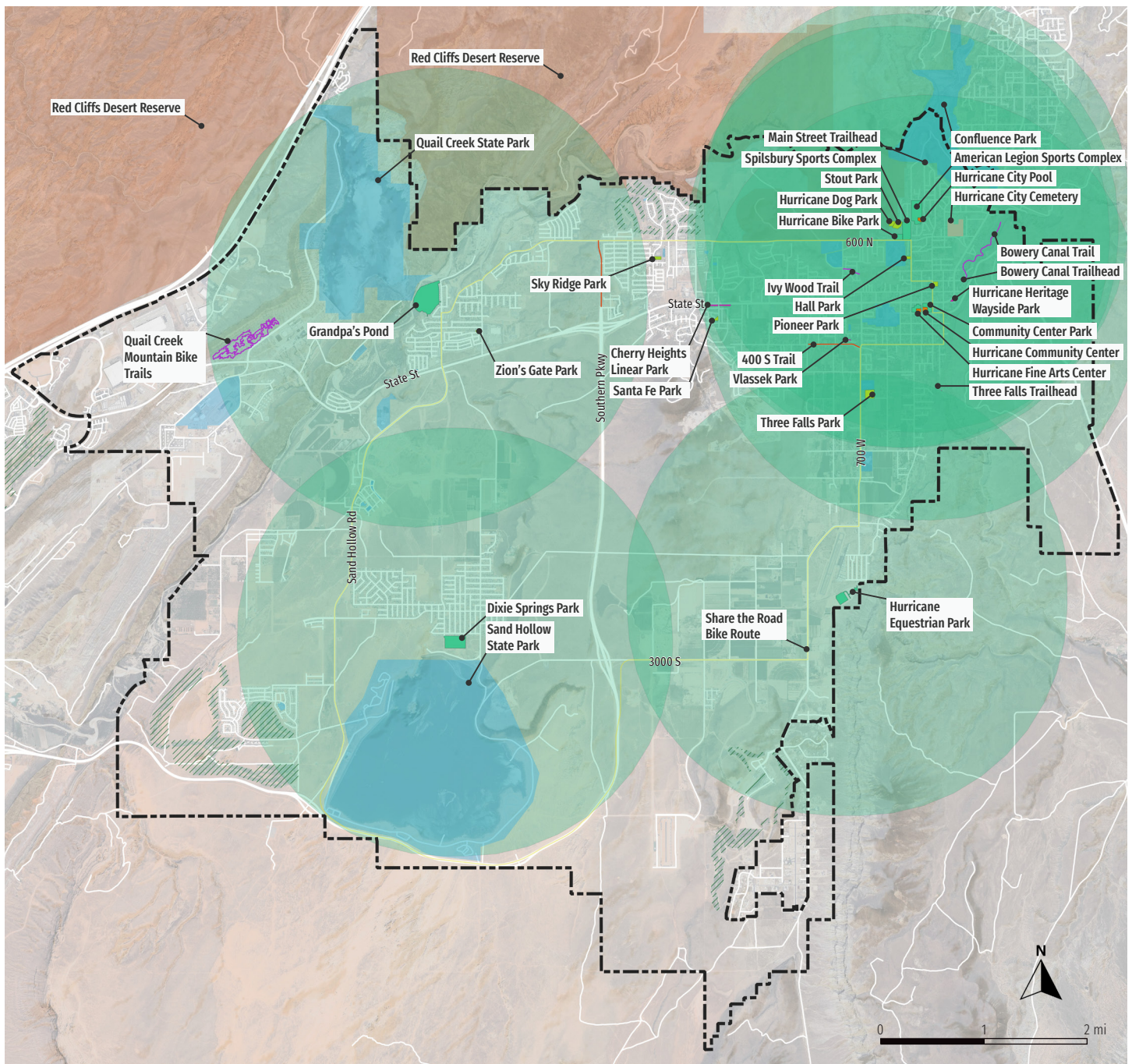
The Parks, Trails, and Recreation Master Plan represents a commitment to creating vibrant outdoor spaces that promote health, well-being, and community engagement. By working together and remaining dedicated to the goals outlined in this plan, Hurricane can continue to be a place where residents of all ages and backgrounds can connect with nature, enjoy recreational activities, and form strong ties to the community for generations to come.



APPENDIX A

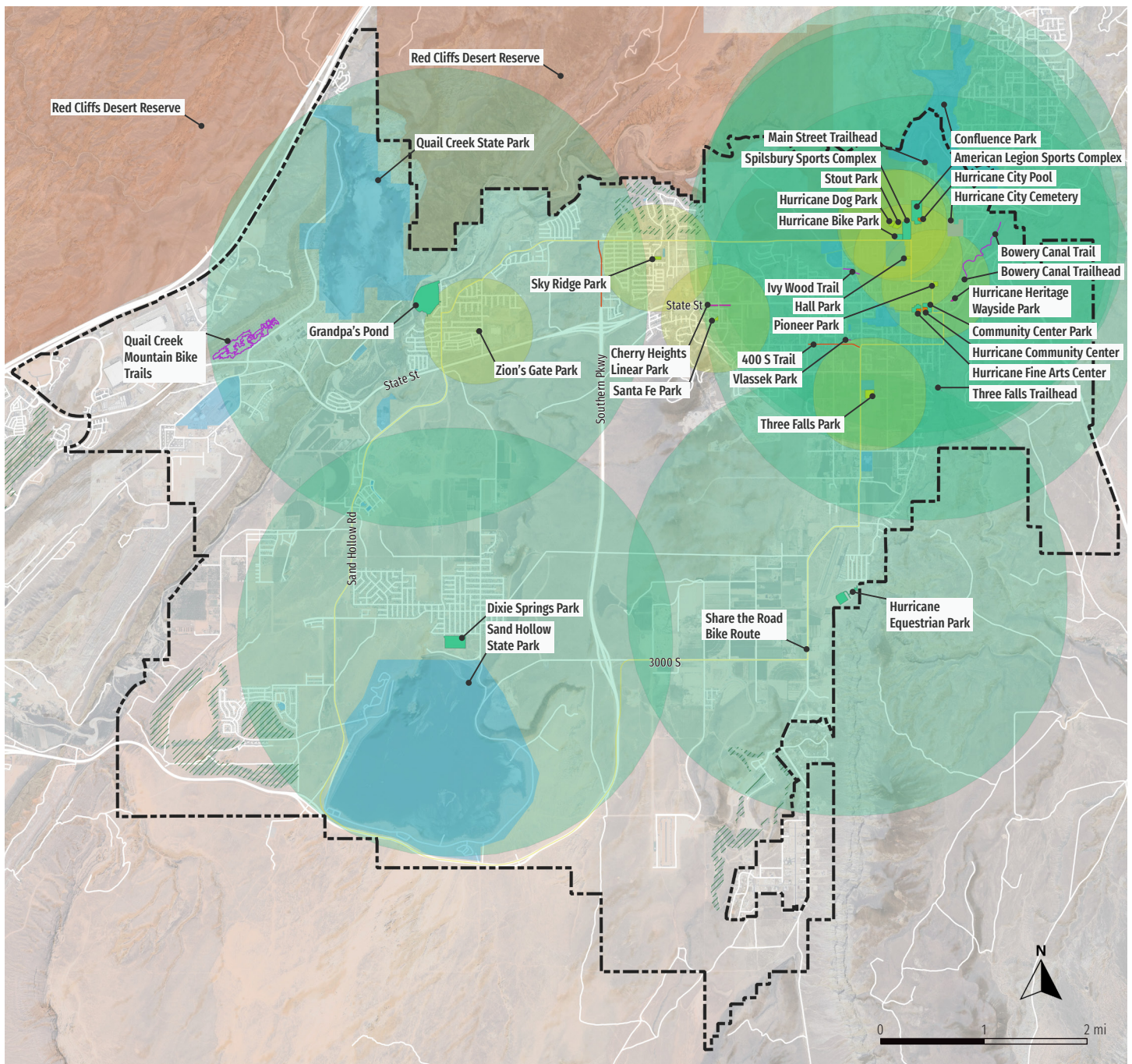
MAPS



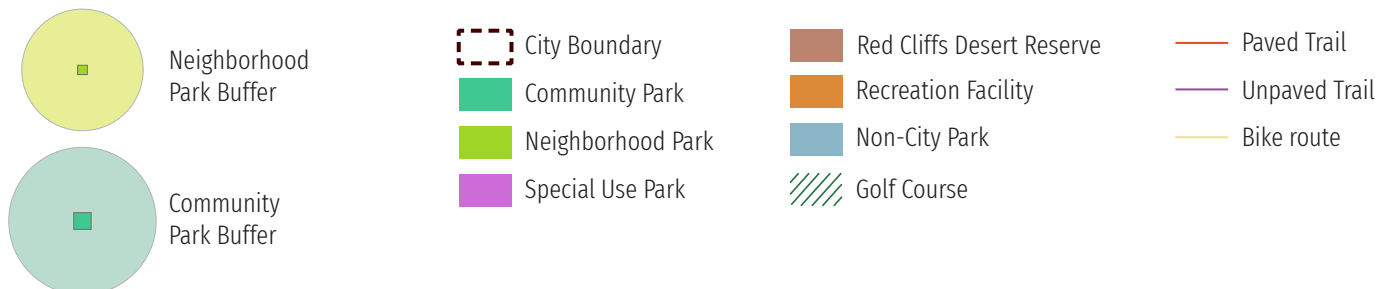


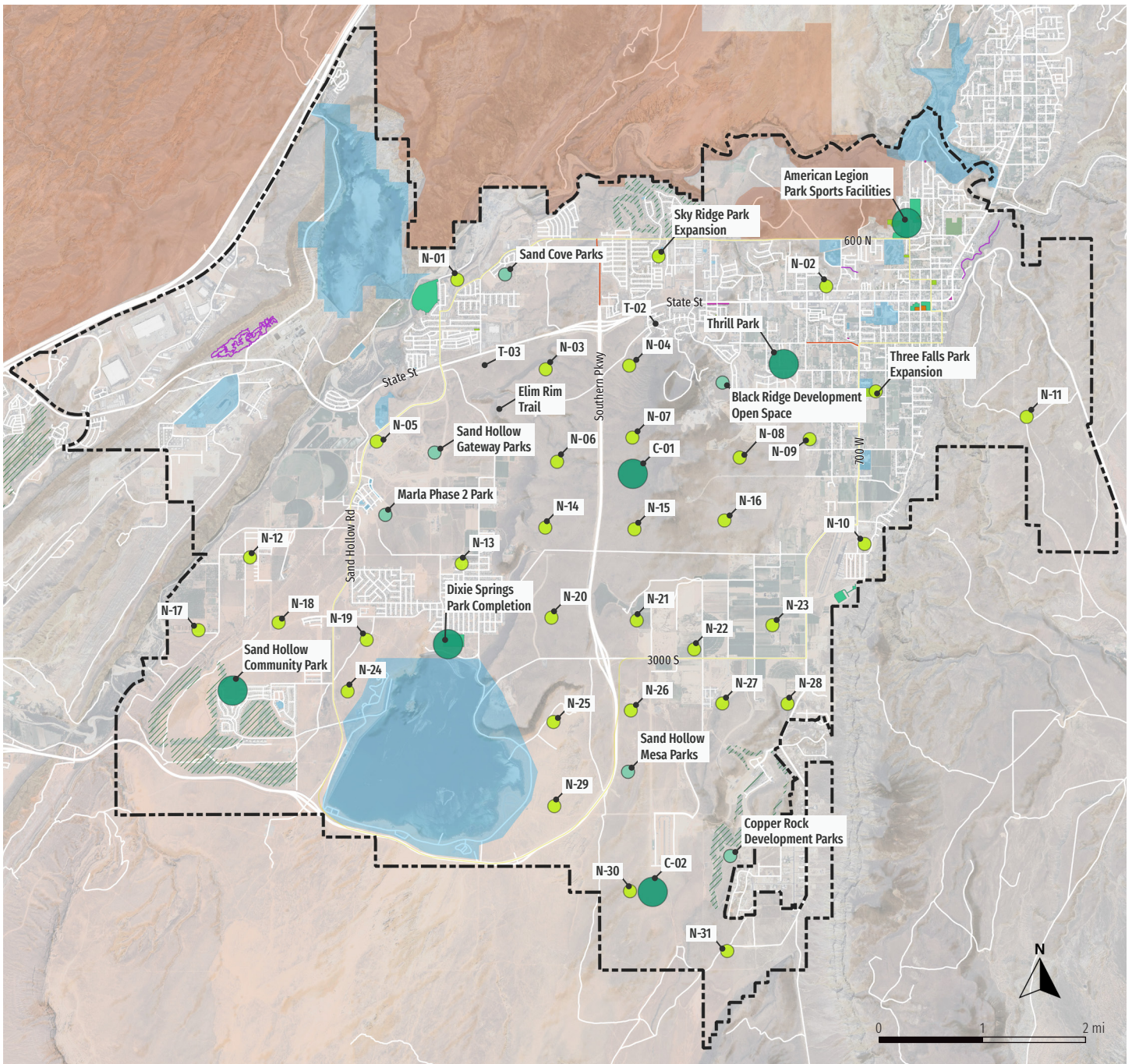
Existing Community Park Buffers





Existing Park Buffers





Proposed Parks

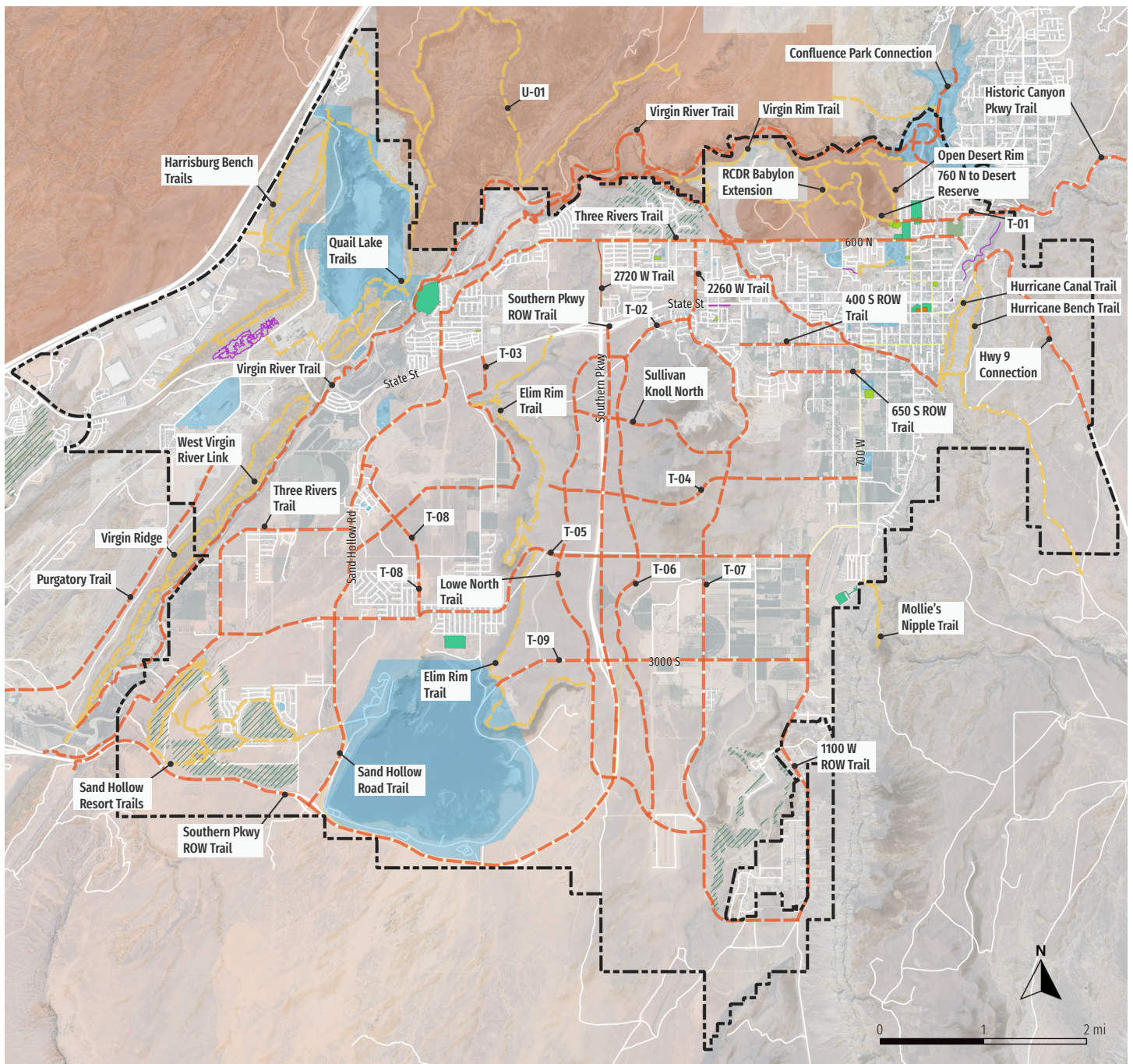
Proposed

- Community Park
- Neighborhood Park
- Development Agreement Park
- Paved Trail
- Unpaved Trail

Existing

- City Boundary
- Community Park
- Neighborhood Park
- Special Use Park
- Red Cliffs Desert Reserve
- Recreation Facility
- Non-City Park
- ▨ Golf Course
- Paved Trail
- Unpaved Trail
- Bike route

Note: Sand Hollow Gateway Parks and Marla Phase 2 are not impact fee eligible because they are being constructed as part of a Public Infrastructure District



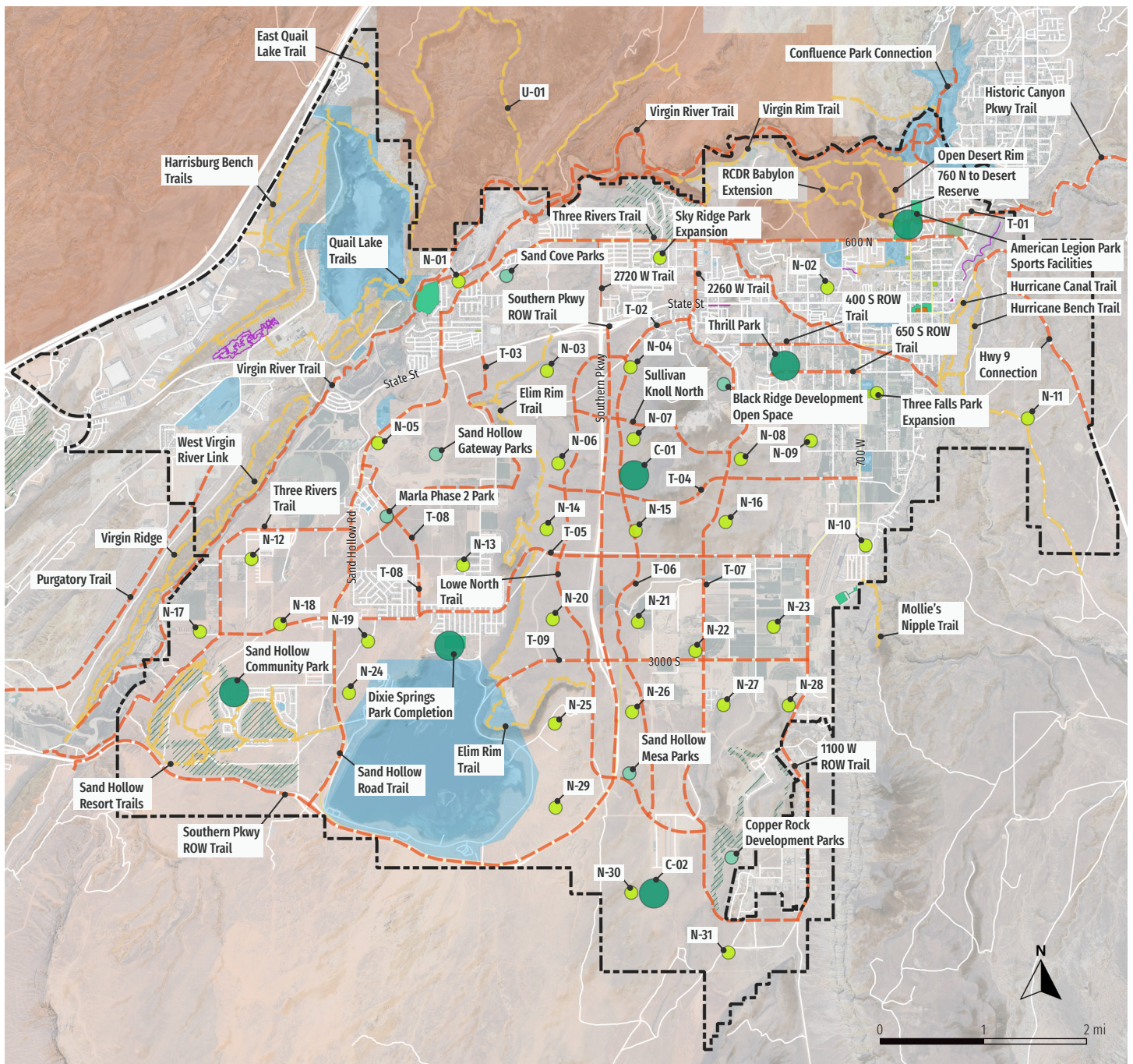
Proposed Trails

Proposed

- Community Park
- Neighborhood Park
- Development Agreement Park
- Paved Trail
- Unpaved Trail

Existing

- City Boundary
- Community Park
- Neighborhood Park
- Special Use Park
- Red Cliffs Desert Reserve
- Recreation Facility
- Non-City Park
- ▨ Golf Course
- Paved Trail
- Unpaved Trail
- Bike route



Proposed Parks and Trails Map

Proposed

- Community Park
- Neighborhood Park
- Development Agreement Park
- Paved Trail
- Unpaved Trail

Existing

- City Boundary
- Community Park
- Neighborhood Park
- Special Use Park
- Red Cliffs Desert Reserve
- Recreation Facility
- Non-City Park
- ▨ Golf Course
- Paved Trail
- Unpaved Trail
- Bike route

Note: Sand Hollow Gateway Parks and Marla Phase 2 are not impact fee eligible because they are being constructed as part of a Public Infrastructure District

APPENDIX B

UNIT COST CALCULATIONS

PARKS

Park Name	Year	Owner	Project Type	Construction Cost	Incidentals	Project Total Cost	Acres	Cost per Acre
Green Springs Park	2007	Washington City	New Facility	\$ 834,300.00	\$ 146,256.46	\$ 980,556.46	8.6	\$ 114,018.19
Dixon Park	2008	City of Caliente	New Facility	\$ 2,180,900.00	\$ 287,000.00	\$ 2,467,900.00	5.3	\$ 465,641.51
Super Park	2008	City of Caliente	New Facility	\$ 784,900.00	\$ 181,000.00	\$ 965,900.00	3	\$ 321,966.67
Rose Park	2008	City of Caliente	Upgrade	\$ 394,900.00	\$ 85,000.00	\$ 479,900.00	1.3	\$ 369,153.85
Sullivan Virgin River Phase I	2011	Washington City	New Facility	\$ 1,497,200.00	\$ 262,465.74	\$ 1,759,665.74	10.6	\$ 166,006.20
Rachel Park	2011	Lincoln County	Upgrade	\$ 239,600.00	\$ 52,600.00	\$ 292,200.00	1.5	\$ 194,800.00
Little Valley Pickleball	2012	St. George City	New Facility	\$ 813,800.00	\$ 90,500.00	\$ 904,300.00	2.5	\$ 361,720.00
Pioche Park Phase II	2012	Lincoln County	Upgrade	\$ 758,000.00	\$ 167,500.00	\$ 925,500.00	2.7	\$ 342,777.78
Sky Ridge Park	2012	Hurricane City	New Facility	\$ 274,043.15	\$ 41,106.47	\$ 315,149.62	1.3	\$ 250,118.75
White Pine County	2013	White Pine County	New Facility	\$ 155,400.00	\$ 36,500.00	\$ 191,900.00	0.7	\$ 274,142.86
North Ely Park	2013	White Pine County	New Facility	\$ 162,400.00	\$ 44,100.00	\$ 206,500.00	1.0	\$ 206,500.00
Bianchi Park	2013	White Pine County	Upgrade	\$ 153,600.00	\$ 22,100.00	\$ 175,700.00	0.6	\$ 292,833.33
McGill Park	2013	White Pine County	Upgrade	\$ 255,100.00	\$ 36,800.00	\$ 291,900.00	1.3	\$ 224,538.46
Steptoe Park	2013	White Pine County	Upgrade	\$ 103,200.00	\$ 14,900.00	\$ 118,100.00	0.4	\$ 295,250.00
Courthouse Park	2013	White Pine County	Upgrade	\$ 229,500.00	\$ 48,100.00	\$ 277,600.00	1.3	\$ 213,538.46
Pioneer Park Phase I & II	2014	Lincoln County	Upgrade	\$ 749,700.00	\$ 749,700.00	\$ 1,499,400.00	3.2	\$ 468,562.50
Royal Oaks Park	2014	St. George City	New Facility	\$ 412,000.00	\$ 72,225.41	\$ 484,225.41	1.0	\$ 484,225.41
Silkwood Park	2014	St. George City	New Facility	\$ 385,300.00	\$ 67,544.78	\$ 452,844.78	1.5	\$ 301,896.52
Sunset Park	2014	St. George City	Upgrade	\$ 560,900.00	\$ 98,328.24	\$ 659,228.24	2.4	\$ 274,678.43
Grandpa's Pond Park	2015	Hurricane City	New Facility	\$ 1,465,661.60	\$ 219,849.24	\$ 1,685,510.84	15.3	\$ 110,164.11
Crimson Ridge Park	2018	St. George City	New Facility	\$ 1,145,893.70	\$ 171,884.06	\$ 1,317,777.76	4.3	\$ 306,459.94
Snake Hollow Bicycle Skills Park Phase 1	2018	St. George City	New Facility	\$ 2,337,520.60	\$ 350,628.09	\$ 2,688,148.69	10.4	\$ 259,223.60
Atkinville Wash Park	2019	St. George City	New Facility	\$ 1,224,001.00	\$ 183,600.15	\$ 1,407,601.15	2.9	\$ 485,379.71
Boilers Park	2020	Washington City	New Facility	\$ 1,523,000.00	\$ 228,450.00	\$ 1,751,450.00	2.7	\$ 643,915.44
Fish Rock Park	2021	St. George City	New Facility	\$ 1,522,311.70	\$ 228,346.76	\$ 1,750,658.46	2.8	\$ 625,235.16
Hurricane Equestrian Park	2021	Hurricane City	New Facility	\$ 1,804,900.00	\$ 123,900.00	\$ 1,928,800.00	6.8	\$ 283,647.06
Fossil Falls Park	2022	St. George City	New Facility	\$ 2,585,362.55	\$ 387,804.38	\$ 2,973,166.93	4.5	\$ 660,703.76
Washington City Dog Park Exp	2023	Washington City	Upgrade	\$ 873,182.00	\$ 130,977.30	\$ 1,004,159.30	1.6	\$ 643,691.86
Subtotal				\$ 25,426,576.30	\$ 4,529,167.08	\$ 29,955,743.38	101.41	\$ 9,640,789.56
Cost / Acre				\$ 295,392.40	\$ 44,661.94	\$ 295,392.40		
Avg. Construction Year				2014				
Cost / Acre Including Inflation				3.0%	\$	393,644.14		

TRAILS

Trail Name	Year	Owner	Project Type	Construction Cost	Incidentals	Total Project Cost	Miles	Cost Per Mile
Three Rivers Trail Connection	2014	Washington City	New Facility	\$ 1,200,000.00	\$ 210,365.28	\$ 1,410,365.28	2.32	\$ 607,916.07
Three Rivers Trail Reconstruction	2011	Washington City	New Facility	\$ 220,800.00	\$ 38,707.21	\$ 259,507.21	0.38	\$ 685,099.04
Mill Creek Trail	2011	Washington City	New Facility	\$ 38,560.00	\$ 6,759.74	\$ 45,319.74	0.10	\$ 453,197.38
Virgin River Trail	2010	Washington City	New Facility	\$ 101,200.00	\$ 17,740.81	\$ 118,940.81	0.50	\$ 237,881.61
Virgin River Trail, South C	2013	St. George City	New Facility	\$ 121,500.00	\$ 21,299.48	\$ 142,799.48	0.50	\$ 285,598.97
Virgin River Gap Trail	2019	St. George City	New Facility	\$ 835,713.40	\$ 125,357.01	\$ 961,070.41	1.07	\$ 898,196.64
600 N Trail	2023	Hurricane City	New Facility	\$ 484,179.00	\$ 72,626.85	\$ 556,805.85	1.80	\$ 309,336.58
Subtotal				\$ 3,001,952.40	\$ 492,856.38	\$ 3,494,808.78	6.67	\$ 3,477,226.29
Cost / Mile				\$ 524,054.57	\$ 73,904.94	\$ 524,054.57		
Avg. Construction Year				2014				
Cost / Mile Including Inflation				3.0%	\$	695,419.87		

APPENDIX C

CASH FLOW SPREADSHEET

Title	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Revenue										
Total ERCs	11,701	12,374	12,869	13,383	13,918	14,475	15,054	15,656	16,283	16,934
New ERCs		673	495	515	535	557	579	602	626	651
Impact Fees Collected	\$ 2,279,987	\$ 1,795,254	\$ 945,980	\$ 2,664,584	\$ 2,768,063	\$ 2,881,890	\$ 2,995,717	\$ 3,114,718	\$ 3,238,893	\$ 3,368,241
Service Fees	\$ 512,378	\$ 511,271	\$ 619,460	\$ 638,044	\$ 657,185	\$ 676,901	\$ 697,208	\$ 718,124	\$ 739,668	\$ 761,858
General Fund Allocations	\$ 5,875,036	\$ 5,100,058	\$ 4,866,661	\$ 5,012,661	\$ 5,163,040	\$ 5,317,932	\$ 5,477,470	\$ 5,641,794	\$ 5,811,048	\$ 5,985,379
Other Revenues	\$ 18,598	\$ 332,451	\$ 170,984	\$ 176,113	\$ 181,396	\$ 186,838	\$ 192,444	\$ 198,217	\$ 204,163	\$ 210,288
Total Operating Revenue	\$ 6,406,012	\$ 5,943,780	\$ 5,657,104	\$ 5,826,818	\$ 6,001,622	\$ 6,181,671	\$ 6,367,121	\$ 6,558,135	\$ 6,754,879	\$ 6,957,525
Expenses										
General	\$ 1,134,219	\$ 1,209,928	\$ 1,485,987	\$ 1,530,566	\$ 1,576,483	\$ 1,623,778	\$ 1,672,491	\$ 1,722,666	\$ 1,774,346	\$ 1,827,576
Capital Projects	\$ -	\$ -	\$ 766,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Expenses	\$ 1,134,219	\$ 1,209,928	\$ 2,252,240	\$ 1,530,566	\$ 1,576,483	\$ 1,623,778	\$ 1,672,491	\$ 1,722,666	\$ 1,774,346	\$ 1,827,576
Accounts										
Net Cash	\$ 5,271,793	\$ 4,733,851	\$ 3,404,865	\$ 4,296,251	\$ 4,425,139	\$ 4,557,893	\$ 4,694,630	\$ 4,835,469	\$ 4,980,533	\$ 5,129,949
Operating Account Balance	\$ -	\$ 4,733,851	\$ 8,138,716	\$ 12,486,659	\$ 16,911,798	\$ 21,469,691	\$ 26,164,321	\$ 30,999,790	\$ 35,980,322	\$ 41,110,271
Impact Fee Balance	\$ 4,713,783	\$ 5,569,047	\$ 4,895,198	\$ 4,895,198	\$ 4,895,198	\$ 4,895,198	\$ 4,895,198	\$ 4,895,198	\$ 4,895,198	\$ 4,895,198
Project Costs										
Project Cost	\$ -	\$ -	\$ -	\$ 894,288	\$ 2,664,584	\$ 2,768,063	\$ 2,881,890	\$ 2,995,717	\$ 3,114,718	\$ 3,238,893
Non-Impact Fee Eligible Cost	\$ -	\$ -	\$ -	\$ (51,692)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Impact Fee Eligible Cost	\$ 2,067,350	\$ 3,135,250	\$ 1,121,405	\$ 945,980	\$ 2,664,584	\$ 2,768,063	\$ 2,881,890	\$ 2,995,717	\$ 3,114,718	\$ 3,238,893
Project Name(s)										

2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
17,493	18,070	18,666	19,283	19,919	20,576	21,255	21,957	22,681	23,429	24,203	25,002	25,827
559	577	596	616	636	657	679	701	724	749	773	799	825
\$ 2,892,238	\$ 2,985,369	\$ 3,083,674	\$ 3,187,153	\$ 3,290,632	\$ 3,399,285	\$ 3,513,112	\$ 3,626,939	\$ 3,745,940	\$ 3,875,289	\$ 3,999,463	\$ 4,133,986	\$ 4,268,509
\$ 784,713	\$ 808,255	\$ 832,503	\$ 857,478	\$ 883,202	\$ 909,698	\$ 936,989	\$ 965,099	\$ 994,052	\$ 1,023,873	\$ 1,054,589	\$ 1,086,227	\$ 1,118,814
\$ 6,164,940	\$ 6,349,889	\$ 6,540,385	\$ 6,736,597	\$ 6,938,695	\$ 7,146,856	\$ 7,361,261	\$ 7,582,099	\$ 7,809,562	\$ 8,043,849	\$ 8,285,164	\$ 8,533,719	\$ 8,789,731
\$ 216,597	\$ 223,095	\$ 229,788	\$ 236,681	\$ 243,782	\$ 251,095	\$ 258,628	\$ 266,387	\$ 274,378	\$ 282,610	\$ 291,088	\$ 299,821	\$ 308,815
\$ 7,166,251	\$ 7,381,238	\$ 7,602,675	\$ 7,830,756	\$ 8,065,678	\$ 8,307,649	\$ 8,556,878	\$ 8,813,584	\$ 9,077,992	\$ 9,350,332	\$ 9,630,842	\$ 9,919,767	\$ 10,217,360
\$ 1,882,404	\$ 1,938,876	\$ 1,997,042	\$ 2,056,953	\$ 2,118,662	\$ 2,182,222	\$ 2,247,688	\$ 2,315,119	\$ 2,384,572	\$ 2,456,110	\$ 2,529,793	\$ 2,605,687	\$ 2,683,857
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 1,882,404	\$ 1,938,876	\$ 1,997,042	\$ 2,056,953	\$ 2,118,662	\$ 2,182,222	\$ 2,247,688	\$ 2,315,119	\$ 2,384,572	\$ 2,456,110	\$ 2,529,793	\$ 2,605,687	\$ 2,683,857
\$ 5,283,847	\$ 5,442,363	\$ 5,605,633	\$ 5,773,802	\$ 5,947,017	\$ 6,125,427	\$ 6,309,190	\$ 6,498,466	\$ 6,693,419	\$ 6,894,222	\$ 7,101,049	\$ 7,314,080	\$ 7,533,503
\$ 46,394,118	\$ 51,836,481	\$ 57,442,114	\$ 63,215,917	\$ 69,162,933	\$ 75,288,360	\$ 81,597,550	\$ 88,096,015	\$ 94,789,435	\$ 101,683,657	\$ 108,784,706	\$ 116,098,786	\$ 123,632,288
\$ 4,895,198	\$ 4,895,198	\$ 4,895,198	\$ 4,895,198	\$ 4,895,198	\$ 4,895,198	\$ 4,895,198	\$ 4,895,198	\$ 4,895,198	\$ 4,895,198	\$ 4,895,198	\$ 4,895,198	\$ 4,895,198
\$ 3,368,241	\$ 2,892,238	\$ 2,985,369	\$ 3,083,674	\$ 3,187,153	\$ 3,290,632	\$ 3,399,285	\$ 3,513,112	\$ 3,626,939	\$ 3,745,940	\$ 3,875,289	\$ 3,999,463	\$ 4,133,986
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 3,368,241	\$ 2,892,238	\$ 2,985,369	\$ 3,083,674	\$ 3,187,153	\$ 3,290,632	\$ 3,399,285	\$ 3,513,112	\$ 3,626,939	\$ 3,745,940	\$ 3,875,289	\$ 3,999,463	\$ 4,133,986

APPENDIX D

SURVEY METHODS AND FULL RESULTS

Methods

Survey Format

The survey included 13 questions about respondents' use of parks, trails, and recreation facilities and their preferences for future development of such facilities, as well as 14 questions about the demographics of survey respondents. There was also a final question for respondents to leave any additional comments. Instructions on how to return the survey were available at the top of the form.

Survey Distribution and Collection

The community survey was distributed to residents through several channels. Surveys were made available on the city website on October 16, 2023 and paper copies were mailed out with utility bills to all residents shortly thereafter. Paper surveys were also handed out at the first partnering meeting and open house on November 7. There was a final effort to distribute surveys at the city Christmas tree lighting on November 27 before the deadline to submit surveys on November 30, 2023.

Paper surveys were able to be returned at the first public open house, to the city planning office, and at the Christmas tree lighting. If residents opted for the online option, they could fill out the survey in PDF form. The survey could then be emailed to the city.

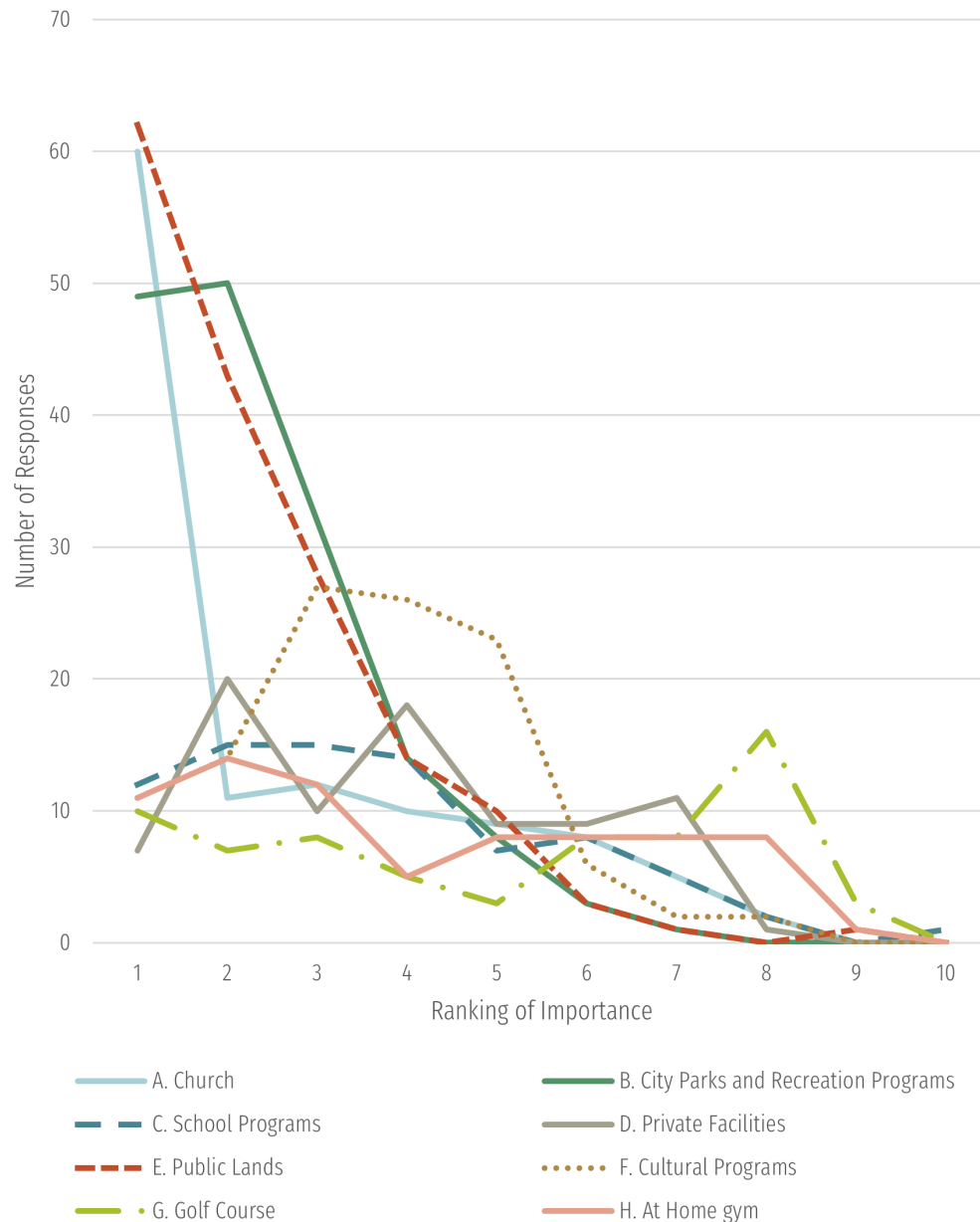
Data Processing and Representation

On questions that allowed for multiple boxes to be checked, such as selecting which facilities and programs that respondents participate in or visit, graphs display a total number of boxes checked for each item. For questions that should only have one response, such as where the options are "Yes", "No", and "Don't Know", the figures show the percentage of respondents who checked each option as a portion of the whole. On Question 12, where respondents were asked to rank which types of parks are most important to develop in Hurricane, a higher response (meaning more important to develop) was given a higher weight in influencing the response score shown on the figure, with the highest response giving seven points to the score of that category and the lowest response giving one point.

In several places on the survey, respondents were given the opportunity to enter text responses. Where this was available, all responses given are listed below the results for that question. Responses are included exactly as they were entered or written including any spelling or grammatical mistakes, except that profanity has been redacted and replaced by [expletive]. If a portion of a handwritten response was illegible, that is indicated by [illegible].

Survey Results

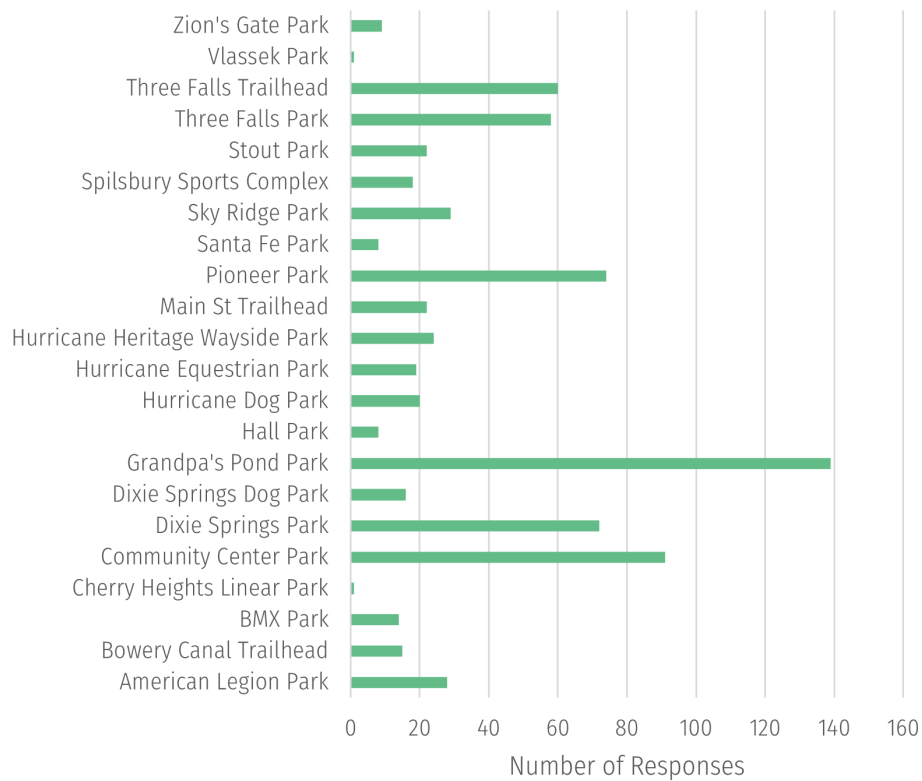
1. Please rank, in order of importance, how your household leisure and recreational needs are met (1 = 1st choice, 2 = 2nd choice, etc.)



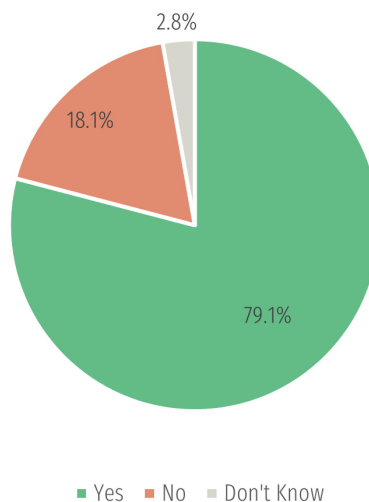
Responses to “Other” (For 1. Please rank, in order of importance, how your household leisure and recreational needs are met)

Equestrian Park	Skate Parks	Zion NP
UYSA Soccer Club	PB Courts	Bike Paths
Skate Parks	Pickleball Courts	Dog Park @ Dixie Springs
Neighborhood walks	Events at Community Center (like Peach Days)	My own Land
Indoor Pool	Dog Walking	Dog Parks
Park/Pickleball/ Dog Park	Library	Do what we do

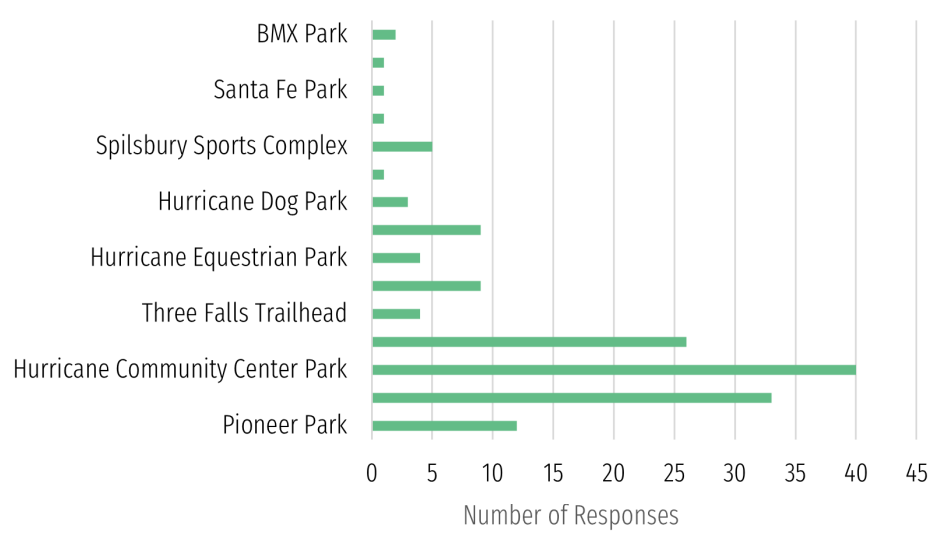
2. Which of the following parks are used most by your household? (Please check all that apply)



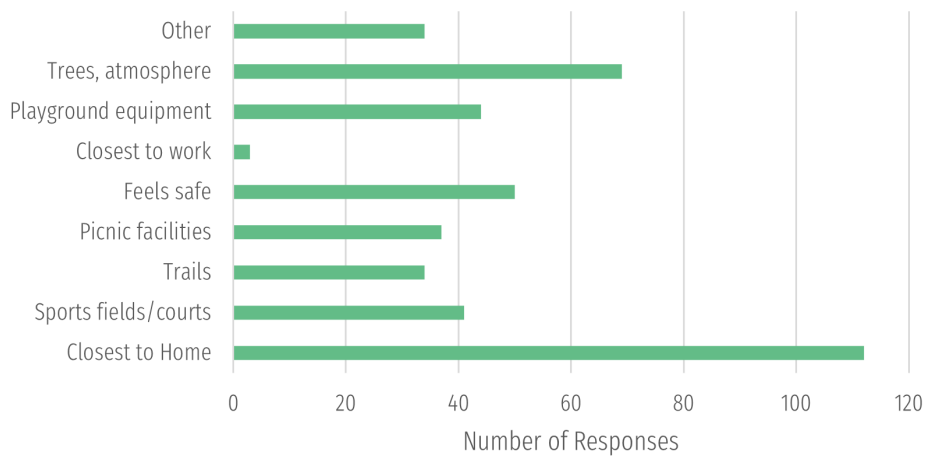
3. From your perspective, is it important to have public parks within walking distance of your neighborhood (within 1/2 mile or 10 minutes)?



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



Why do you use this park most often?



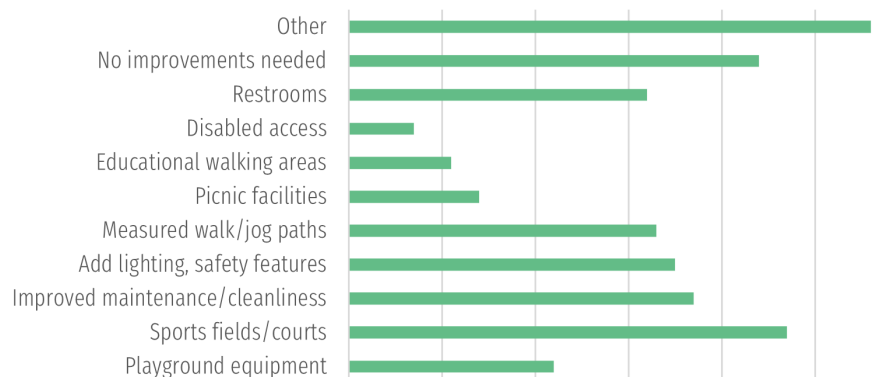
Responses to “Other” (For *Why do you use this park most often?*)

Park Chosen	Response to “Other”
Grandpa’s Pond	Photography
Community Center Park	all other courts are being used
Grandpa’s Pond	Water, Ducks & Path
Grandpa’s Pond	Wildlife there
Hurricane Equestrian Park	Functional
Grandpa’s Pond	Can walk my Dog
Sky Ridge Park	Pickleball
Dixie Springs	Has dog Park, pickleball & walking trails
none	Forest Service BLM
Community Center Park	community center

(Continued) Responses to “Other” (For *Why do you use this park most often?*)

Park Chosen	Response to “Other”
Grandpa’s Pond	Nice walking trails
Community Center Park	Splash Pond
Dixie Springs Park	Splash Pad
Hurricane Dog Park	It’s a dog park
Hurricane Dog Park	Need more Dog Parks
Community Center Park	Pickleball
Grandpa’s Pond	Love it!
Grandpa’s Pond	Water
none	Fitness
Grandpa’s Pond	Walking Trail
Grandpa’s Pond	Water
none	Municiple & Rec Center
Grandpa’s Pond	Rest Rooms
none	Dixie springs
Grandpa’s Pond	Dogs Allowed
none	Hurricane Trailhead
Dog Park in Washington	I have to go to Washington
none	rec center - waiting for classes
Community Center Park	Activities
none	Hiking/Walking
Dixie Springs Park	Pickleball Court
Community Center Park	Close to other activities
Grandpa’s Pond	Don’t use naymore - Too many dogs
Community Center Park	Festivals
Community Center Park	Community Activites
Pioneer Park	Dog Walks
Community Center	Quilt guild meets there

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



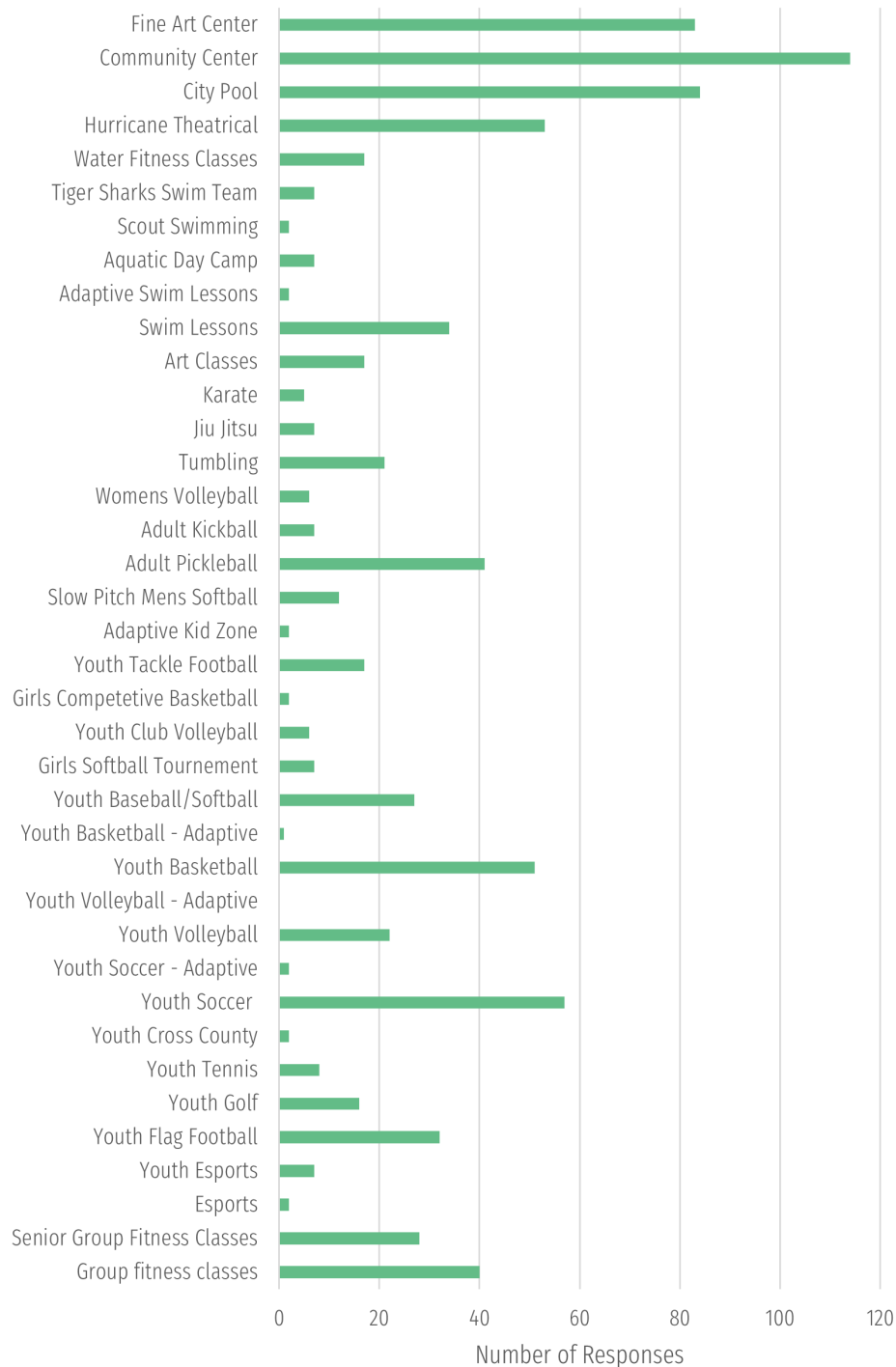
Responses to “Other” (For 5. *What improvements should be made to the park you use most often?*)

Park Chosen	Response to “Other”
Community Center Park	please fix the cracks in the pickleball courts someone is going to get hurt restrooms need to be cleaned regularly
Dixie Springs Park	I use natural BLM parks most
<i>none</i>	Bike & Walking Paths increased
Equestrian Park	Expand Participant Trailer Parking
Dixie Springs Park	Trail Access
[illegible]	Broken in mutiple places
Dixie Springs Park	Skate Parks
Grandpa’s Pond	Control of goatherds (sticker plants)
Dixie Springs Park	Don’t water dog park so often when it’s cold- muddy
Sky Ridge Park	Pickleball Courts-cracked need repaired
<i>none</i>	Parking @ Community Center
<i>none</i>	Parking
Dixie Springs Park	Skatepark
Community Center Park	Trails not road connecting
Community Center Park	Child Safety Fence
Community Center Park	Fitness Equipment
Hurricane Dog Park	More Dog Parks
Hurricane Dog Park	Prettier Dog Parks
<i>none</i>	A sidewalk to get there
Pioneer Park	Shade cover on entire playground equipment
Community Center Park	Clean Restrooms
<i>none</i>	Don’t Use
<i>none</i>	Less People
Grandpa’s Pond	Bike paths along Virgin River
Pioneer Park	Frontage on Pioneer Blvd. between 1800 W & 2000 W - Pine trees should not have been cut down w/o local input
<i>none</i>	Adult 50+ Fitness Park
Community Center Park	Spray for bugs
Grandpa’s Pond	Pioneer Park
Grandpa’s Pond	Another platform near water
Grandpa’s Pond	Pickleball
American Legion Sports Complex	Concession Added to Legion
Grandpa’s Pond	Wider fencing at the water bridge
Grandpa’s Pond	Some trees were infested (with moth sacks?) & died on the N/W side. Spraying them annually would help.
<i>none</i>	Sky Mtn GC is very nice
Grandpa’s Pond	Cleaner Pond
<i>none</i>	Gym & Workout Facilities
Dixie Springs Park	At Dog Parks
<i>none</i>	More Hiking& Bike Trails
Hurricane Equestrian Park	Re-route mollies nipple trail so it is longer & not so steep
<i>none</i>	Dog Park Hurriocane - Improve
Dixie Springs Park	Fitness Course
<i>none</i>	More Trees, Green spaces
	More appealing main street

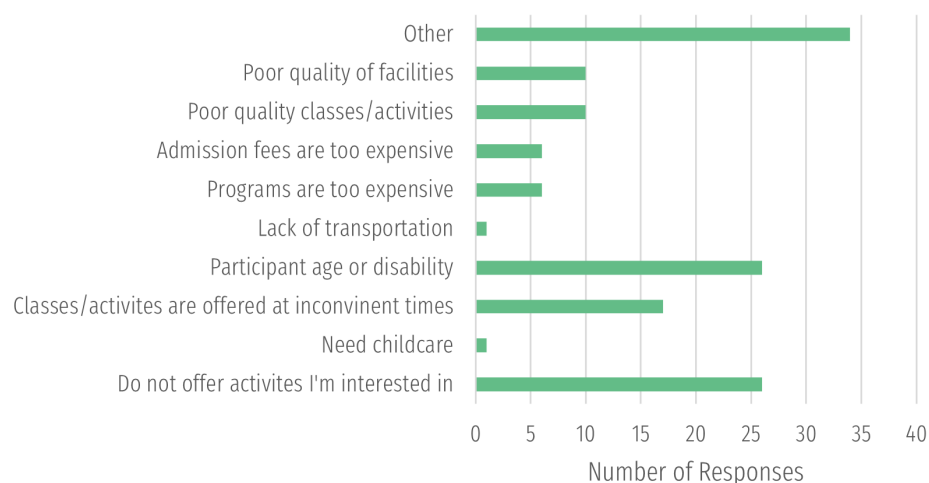
(Continued) Responses to “Other” (For 5. *What improvements should be made to the park you use most often?*)

Park Chosen	Response to “Other”
Grandpa’s Pond	It’s fine just the way it is
<i>none</i>	More Trails/more paths & Shade trees
Grandpa’s Pond	Some Parks missing infant seat swings
Santa Fe Park	Enforce no dogs to eliminate dog poop.
<i>none</i>	Allow Dogs
Stout Park	Trails & Better Parking
<i>none</i>	The verbally abusive chubby guy walking his pitbull didn’t have a leash on the dog - He carried it. Keep dogs off trails
Grandpa’s Pond	Add’l Trails along river
Community Center Park	Trail Marquee at 3 Falls
Pioneer Park	Pickelball Courts
<i>none</i>	Walking Trails
<i>none</i>	Shade Trees
<i>none</i>	Closer to JK Ranch & Airport
American Legion Sports Complex	Fitness equipment
Community Center Park	Bike/Walk paths from parks
Three Falls Park	The path around the perimeter is broken up
Dixie Springs Park	Skate Parks
BMX Park	Better sanctioned/fencing
Three Falls Park	Ga Ga Ball Court

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



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



Responses to "Other" (For 6b. If you do not participate in any of the above activities or use any of the facilities, why not?)

Times don't work for me	Membership at [illegible]
At this time, not interested in classes.	Travel time from home to city center is 10 minutes
Work long hours; hike on BLM or State Parks when available	Other Activities
Personal Time Constraints	Don't use any
Not Interested	Pool too crowded & don't offer classes
Part time Resident	Not here often enough
Not aware of much of what is listed as available - better marketing?	not full time resident
Not in habit	Sr.
I live in Zion's Gate (Too Far)	Most likely to hike & bike
Like to bike & hike	Don't know enough about the programs
Please reset clocks, smells, old, falling apart	Need Adult Coed Volleyball
No park close enough	Need Indoor Pool
OHV @ Sand Hollow	Not Needed
Too lazy	Don't need them
I have other things I do. Single Adult /no children	Dog Parks are not safe, the signs do not make sense.
No Interest	Distance to Rec Center
Pool closed in Winter - Need year round	My work & play schedule
I watch the grandkids	Another Pickleball Court
Too many people	Horse Arena gone! :(
Time	Always sharing fields with schools
Not enough time as parents	Lack of Awareness of what is offered.
Update & enlarge facility	Too far away from where I live

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

New Activities Needed

More adult activities	Not enough Dog Parks
More evening activities	Cycling
Knitting Classes	Walking
Photography Classes	Pilates
Tech/Stem Classes	More Yoga
Gardening Classes	Evening Sr. Exercise
Language Classes	Eric Dodge Line Dancing
Adult Education	Winter Water Aerobics
Classes that combine young & old	More Hiking
Bouldering	Rock Walls
Flexibility for Adults	Walking Paths
Skate Park	A variety of exercise machines
Paved Trails	More baseball tournaments
Mountain Bike Trails	Larger & Modern Community Center w/ gym, art, dance, cooking classes
Less Kids per swim class	More Parks
Handicap Trails	Yoga
Amature Golf League	Women's mtb club
More Biking Paths	Organized Hiking Groups
Bowling Leagues	Youth Mountain Biking
Year round swimming	Year round Indoor Pool
Cheer Team	More Paved Trails
Toddler/Parent classes in evening	Bingo
Paved Walking	Photography
Biking Trail System-Separated from Roadways	Bird Watching
Skate Boarding Camp	Bocce Ball
Pickle Ball Courts	Year round Pool
Soccer Fields	Adult Gym
Bigger City Pool	Adult Pool w/ Classes
More Asphalt Trails	Rec Center
Women's Softball	Pool
biking routes without traffic	Trails
Trails	Water Fitness
Trails	more bike trails
Finish 5k trail	more hike trails
Walking Trails	paved hiking
Paved Bike Paths	paved biking
Pickleball courts lighted	Self Defense
Dog Park	Mountain Trails
outdoor workout equip.	Make more trails
more live music	preserve open space
open mic	Workout facility
Indoor Swimming	Adult Volleyball
Raquetball Courts	Indoor Pool
Boccee Ball	Year round pool
Cycling	Rec Center
Bocce Ball/Horsehoes	Toddler Programs
Classes after work hours	

New Activities Needed (continued)

Yoga	Water Fitness
Spanish Programs	Yoga Inside
Shooting	Mountain Bike Trail
Archery	Walking Trail
Bingo	Kindergarten Football
Offroad Racing	Skate Park/Events
Hikes	BMX Events
Spiritual Classes	Bike paths
Walking Paths	Ga Ga Ball
Bicycle Paths	Mountain Biking
Park w/ an interior dog park & no dogs allowed outside it.	Biking
Paved Bike Trails	More Trails
Bike & Walking Trails	Hockey
Gymnastics	Bowling
Horse Trails	Bowling
Basketball	Adult Ballet
More Golf	More Hiking Trails
Upgrade Softball	Indoor Pool
LeCross	Running Trails
Water Slide	Bike Trails
Step Class	

New Facilities Needed

walking and bike paths needed in the Dixie Springs area	Continue 600 N Path
Soccer Fields w/ Lights	Skate Parks
Football Fields w/ Lights	Skate Sports
Baseball Fields w/ Lights	Skate [illegible]
Indoor swimming Pool	trails, trails trails!
A garden Park/Trail	More childcare
Trails that lead to lakes	Pool
Bridge Trailheads	Community Center
Parkour Playgrounds	Community Center
Indoor Pool	Pool
Weight Room	Bathrooms
Fix Pickleball Courts at Community Center	New Pool
Large Trailhead sign at Hurricane Canal Trailhead	New Pool
More Trails	600 N Trail
Rec Center	Skatepark
Indoor Pool	Bike Park
Tennis Courts	Pump Track
Paved Bike Paths	Paved Trails
would love an informational sign about wildlife that inhabit	Trail from Sky
Grandpa's Pond	Ridge area to main city
6+ Basketball Gyms	Separate Bike Trails
2nd Access to Equestrian Park	Non street walk/bike
Handicap Trails	Pickle ball Courts
We have 2 courses	More Bike Trails
Safer Paths on Streets	New Pickleball Courts
Bowling Alley	Connected Trails System
Covered Swimming Pool	Trees along Trails
Indoor Pool	Connected Trails System
Bike park w/ trails for kids	Paved Bike Trails

New Facilities Needed (continued)

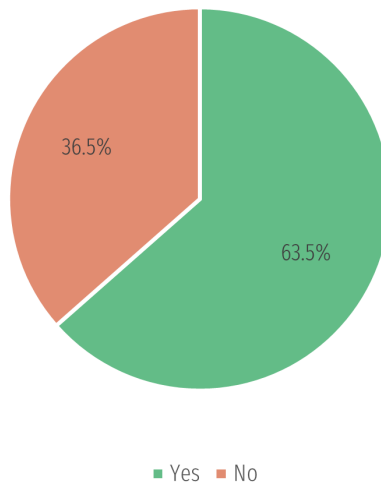
Safety at Existing Parks	Inddor Pool/Indoor Walking
Improvements at existing rec center	Municiple Center
Deicated Skate park	Indoor Pool
More bike lane/walking paths	Fitness Center
Better parking	Rec Center
Paved Trails	New Pool
Bocce Ball	Connecting
Urban Bike Paths	Indoor Pool
Mountain Bike Park	Water Park
Courts in Park	Indoor Swimming
Paved City Trails	Rec Center
Skate Park	Hiking/Walking Paved
Connected Bike Paths	Improve Dog park
Connected Walk Paths	Gym
Covered/Indoor Pool	Indoor Pool
Weight Room	New Rec Center
Gyms	Indoor Pool
Indoor Swimming Pool	Walking Paths
Indoor Courts	Hiking Trails
Jump House	biking paths
Bike Trail	Toddler Safe Playground
4 Seasons Pool/Lazy River	Walking Trail
Pickleball Courts	Bowling Alley
Pickleball Courts	Motorcycle Park
Enclosed Pool	Skate/BMX Park
More complete bike trails	Gym
More Vegetation	More Trails, Less Dogs
new baseball complex	Shooting Pen
new basketball facility	More walking Paths
New Rec Center	Swimming Pool - Indoor
Bocce Ball Court	Paved Bike Trails
Something for active seniors	New Horse Arena
Pickle ball	Bike Trails
Indoor basketball	Walking Trails
football fields	Parks
Comprehensive Recreation Center	Rec Center
Bike Trails	Walking Trails
Swimming Pool	Basketball
Sandbox	Softball
Meditation Garden	Gym
Hiking trails	Water Slides
pickleball courts	Indoor Pool
better mtb park (like St. George)	Parkour
Lined Virgin River Trails system	More Parks
More Ball Fields	Softball Fields
Year round swimming	Walk/bike Paths from Toquerville to DMV
Climbing wall (Changeable)	More Fields
Batting Cage (Rentable)	Walking Path on 400 S (West of 700W)
More paved bike trails	Sidewalks
Trail off 1380 W to BLM for Trail Riders	Skate Park
More Bike Paths (asphalt)	Skate Park
Community Rec/Pool	BMX Park (better)

New Facilities Needed (continued)

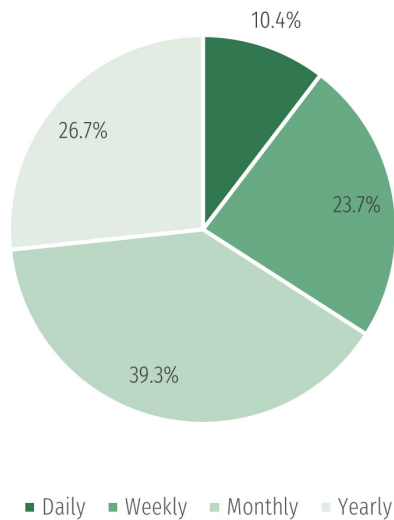
more pickleball courts
bike paths
Court
Trails
Bike Path
Paved Track
Skate Park
More Baseball Fields
More Soccer Field

More Sports Courts
batting cages
wlk/jog paths
Batting Cages
more pickleball
Indoor Soccer Court
Indoor Pool
More Bike Paths

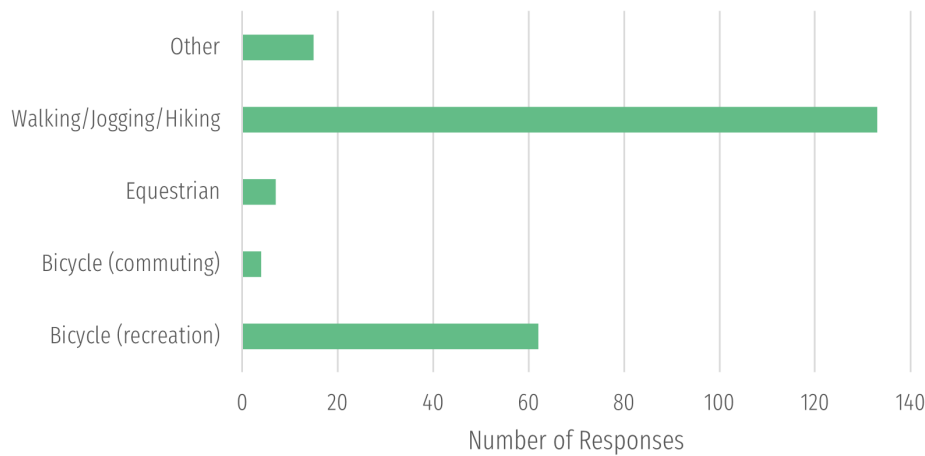
8. Does your family use the City's trail system?



If yes, how often?



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

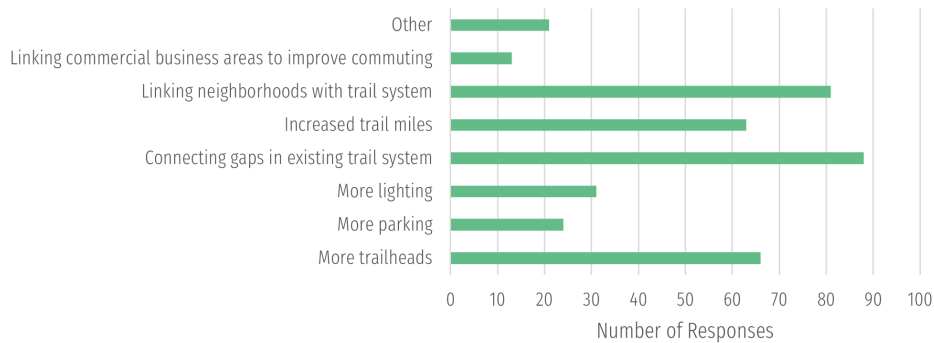


Responses to "Other" (For *Please check the reasons why you use the trails*)

Photography
 Bike Trail from Dixie Springs to State St.
 Only use when family comes to town
 Wouldn't consider it a trail
 The Trails System needs more publicity. I would love to use it but I don't know anything about it
 None Complete
 The trails systems do not connect throughout the town.
 Dog exercise
 I would use bike trails more often if there were more paved trails safe from road.
 Dog exercise
 Dog Accessible
 Trails are subpar
 Didn't know there was a Trail System
 We use Virgin River Trails Weekly.
 Can't really use bike trails because there aren't any.
 Dog
 So many horse owners on 1380 W & we have to trotter out to ride so sad! Help us out
 Wheelchair
 Wheelchair
 Scooters
 Dog Walks
 Trail Running
 I hope somebody looks at this
 Rec Activities should cover their own cost. It should not be a tax to the community
 Running
 Quarterly
 Dog Walks
 We go to St. George & Use their bike trails because we don't have any
 Don't know of them
 Education

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

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

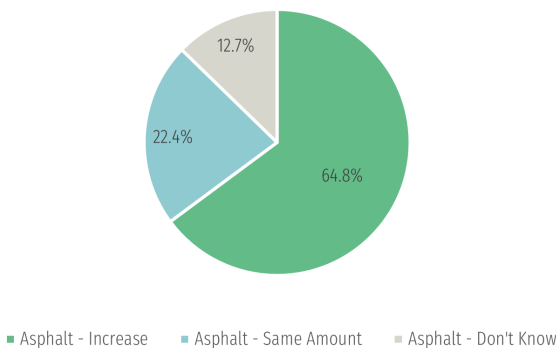


Responses to "Other" (For *Please check the reasons why you use the trails*)

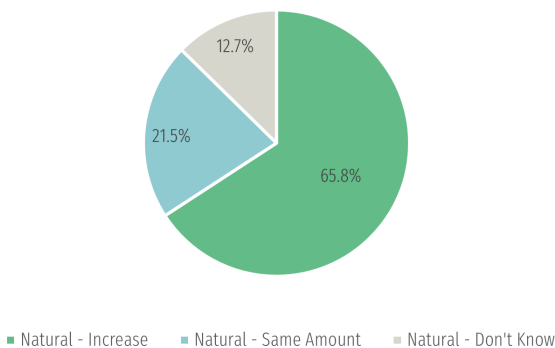
make walking trails near Dixie Springs
I usually use BLM or State Parks preferring natural open spaces
need more maps info on existing trails
Better trail from town to Gould System
More walking trails in town
Paved Trails
Lighting
Separate from Traffic
PB Courts
Go biking w/ kids w/o getting ran over
Make Hurricane walkable city
I don't walk or Hike anymore
More Dog Friendly Trails
parking lot patrolled by Police to prevent crime
Connect to St. George
Dog Park
More trees & Grass
Advertise it where it is.
Less Pavement
Need more neighborhood trails that connect throughout city
If there is a well at 3 falls trail head, they should close the wash entrance
Don't do anything
Increase out awareness
Connect Bike paths
Real Trails in the turtle reserve

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

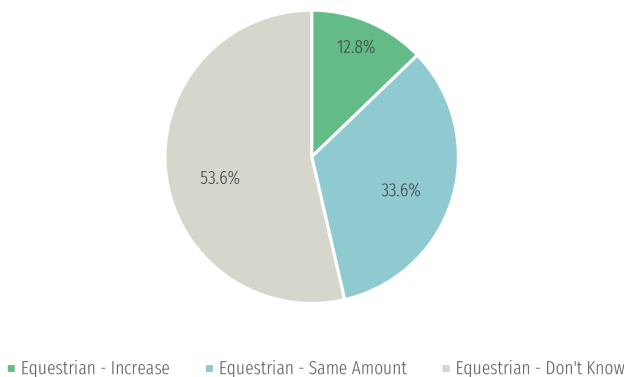
Asphalt Trails - Increase or Keep Same Amount



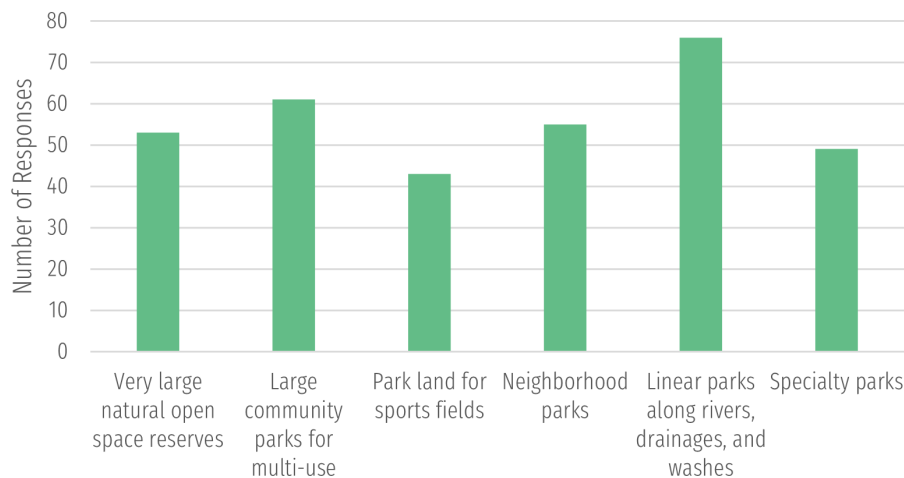
Natural Trails - Increase or Keep Same Amount



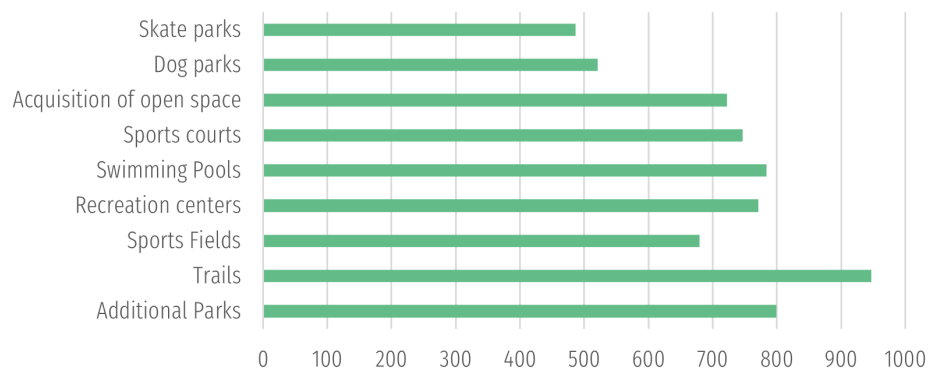
Equestrian Trail - Increase or Keep Same Amount



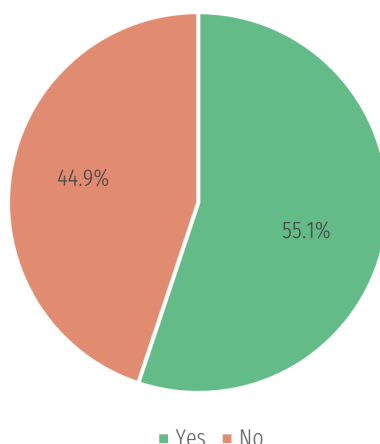
11. What type of park land is most needed in Hurricane? (Please pick up to two (2) choices.)



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



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



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

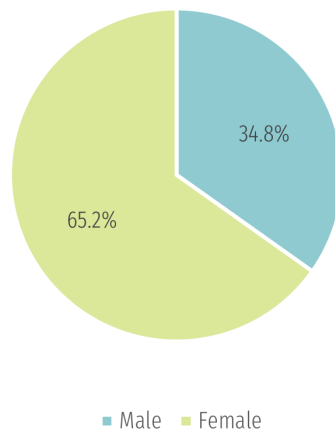
more adult evening activities, like dancing, arts, a ceramics class would be awesome
 there's not enough pickleball courts to meet the need now that pickleball has become so popular
 Need more times for clases . The classes fill up to fast , so a lot of kids can't attend.
 The Pickleball courts at the Rec Center are really cracked badly. Repairs and/or replacement is needed
 Hurricane really needs tennis courts!!! Please! High school no longer option as they posted no trespassing signs.
 Finish the landscaping around Dixie Springs Park
 We need a concrete Skate Park & smaller skate park w/ camps for kids. It's an olympic sport now.
 More Pickle ball courts-at least 4 at a park
 Indoor Pool & Pickleball
 Existing facilities are run down
 No parks available out in pecan valley
 A Rec Center would be great but we the people have spoke. We can't afford it!
 More after hours bars

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

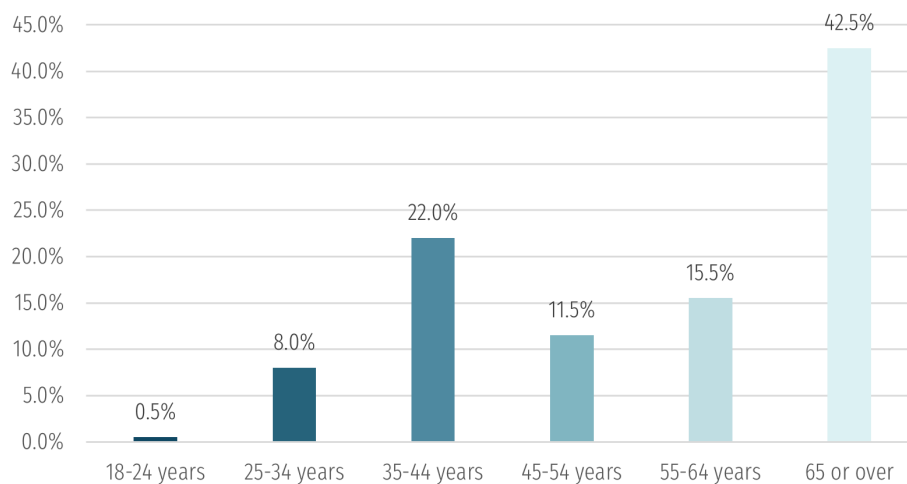
can't use Silver Sneakers at Rec Center Classes
More bike trails needed, safe from vehicle traffic, more walking trails needed.
We need New & Better Pickleball Courts
An Indoor swimming facility should be part of the plan.
Better parking near community center for events
Better trails. More music/festivals. Farmers market w/ not just crafts
Better trail maintenance needed. More off road cycling trails needed. Need paved dedicated cycling paths along 600 & Hwy 9
There are no classes available for people that work
It obviously must increase as we continue to grow
Unavailable for Family functions
Earlier group classes
Earlier classes for working adults
Continuous bike & walk paths please! A patch here & there is not a trails system.
The growth does not meet the amount of classes that are available to the kids. also need more advertising or word of mouth to let people know what is coming up.
Have to go to Washington Rec
If Hurricane is going to continue to allow so much building then we need adequate facilities so travel to surrounding cities not ness.
Not Seniors
Pools needed & exercise gym classes in municipal center
The pool is in bad condition, we need a nice Rec Center
Limited amount of money based on current economy
The Department is Great, the facilities are dated & in vast need of improvements
Increase open space
More Adult Sports Programs Needed
Need a real Rec Center
Clean the Weeds off sidewalks
Year round pool larger rec center w/ better classes general to demographics of city population
As Indicated
Include Seniors
More Sports fields would ultimately bring more revenue to our town
More available time
Rec Center: Not everyone wants to drive into town & deal w/ traffic & parking
More needed with current growth
Larger selection of classes & gyms for adults
They do well with the facilities they have
different - non-[illegible] Classes. I want to teach a class but I am not an employee of the City so I can't
St. George offers so much more than we do.
Growing quickly, need to prepare for the growth
Better & more maintained facilities, better run sports programs
Our needs - yes
Does not have own indoor courts, pool is too small. Gym does not exist
The ball fields are always given a priority to other sports. We need to be able to play softball on our fields
connect existing trail systems & maintain pickleball courts
Not enough fields
A local Skate Park would help meet more needs
Need a Skate Park & BMX Park
There is no where safe to ride bikes
Could use more fields/complexes
I think it does a great job with given resources, always room to improve.
Needs better soccer fields

Demographics Questions Results

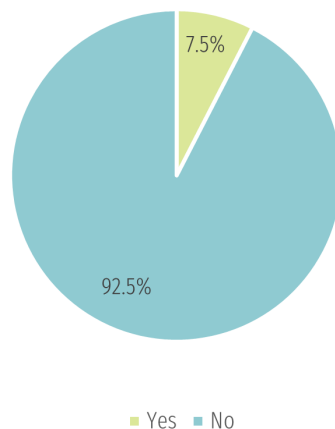
1. Please indicate your gender:



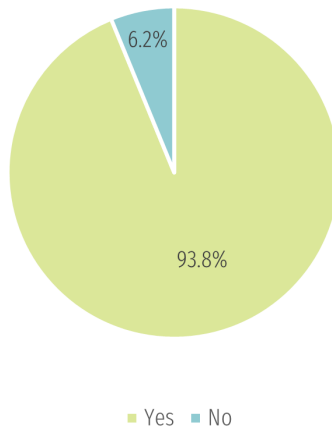
2. Please indicate your age:



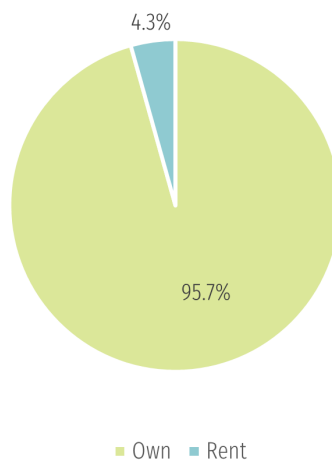
3. Are you a college student?



4. Do you live in Hurricane year round?



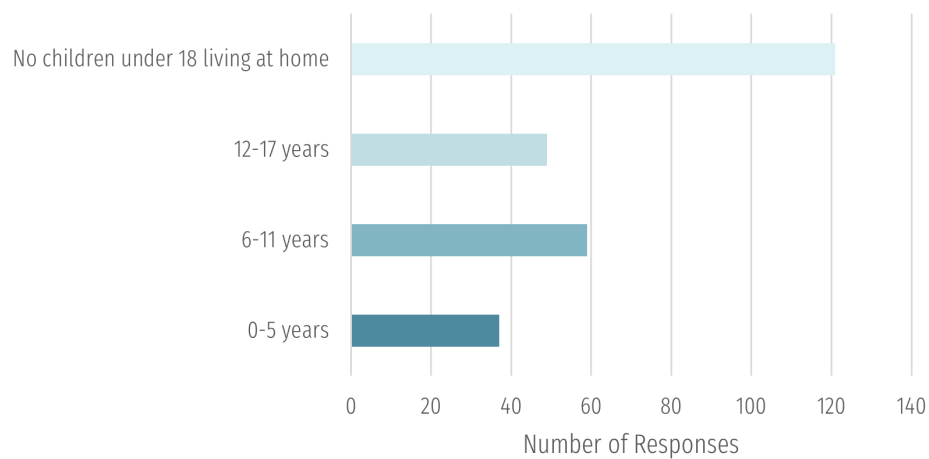
5. Do you own or rent?



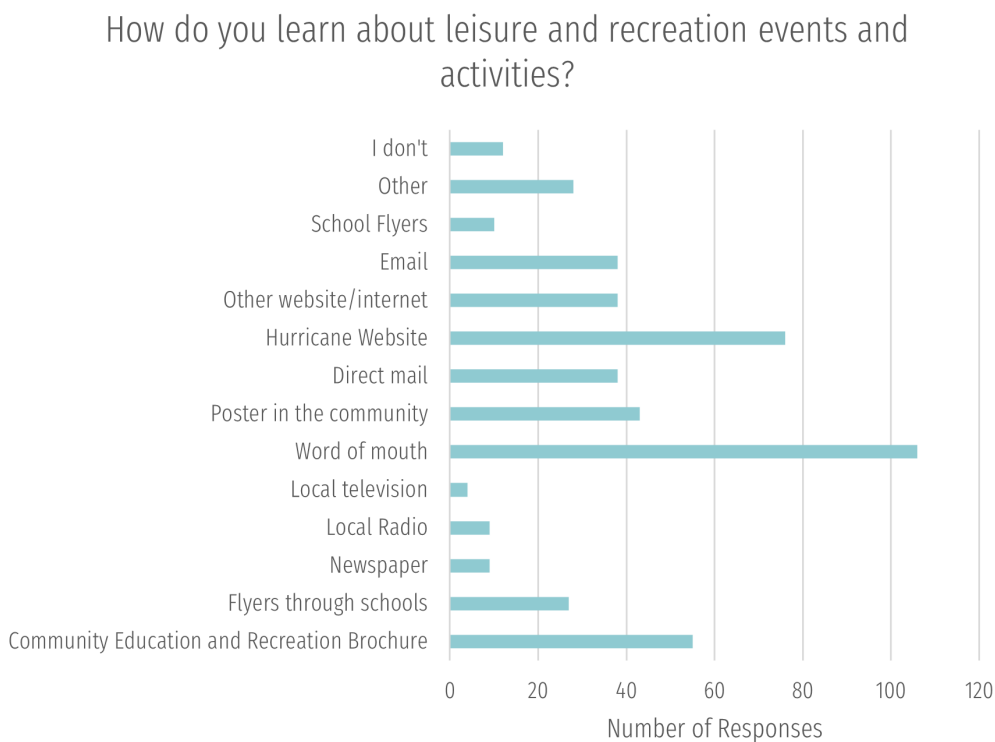
6. How long have you lived in Hurricane?

Average years lived in Hurricane: **12**

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



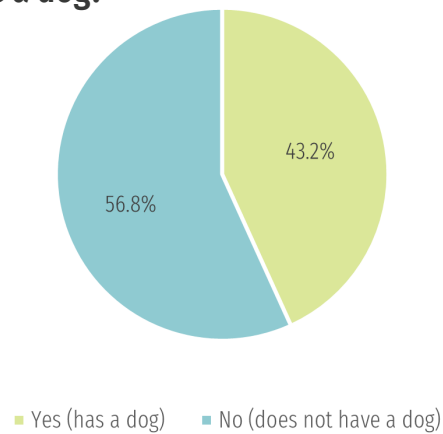
8. How do you learn about leisure & recreation events and activities?



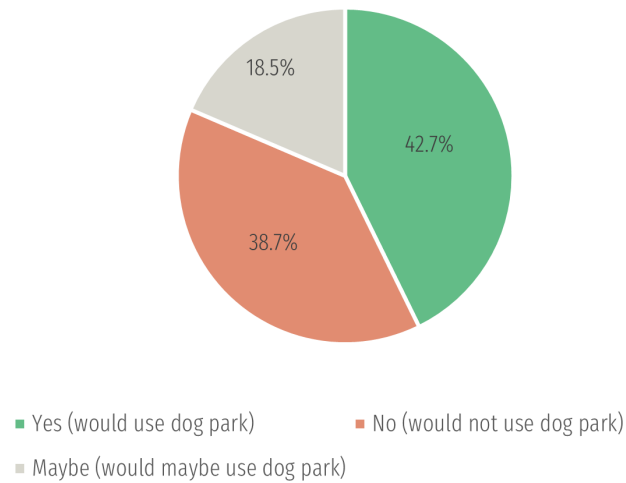
Responses to “Other” (8. How do you learn about leisure & recreation events and activities?)

- | | |
|--|-------------------------------------|
| Social Media | City Mailer |
| Facebook | Facebook, City News |
| Social Media | Need better communication |
| Facebook | Text |
| City Employee | Hurricane Texts |
| Social Media | Web Search |
| Facebook | Utility Bill |
| Social Media | Facebook |
| Daughter & Son in law are educators here in town | Social Media |
| Social Media | Accidental |
| Annual book with all activities listed | Senior Center |
| HPD / Facebook | Facebook |
| Neighbors | I think communication could improve |
| Digistal Billboard at Community Center | Hurricane Rec Website |
| St. George News Online | Friends |

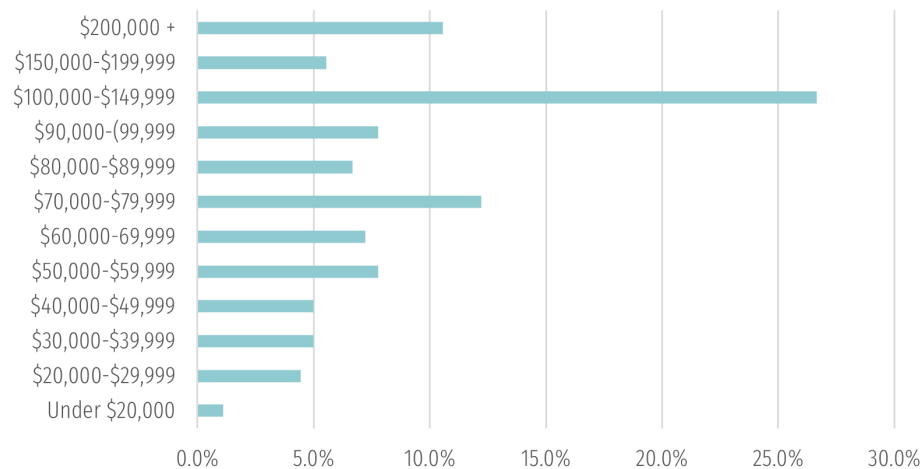
9. Does your household have a dog?



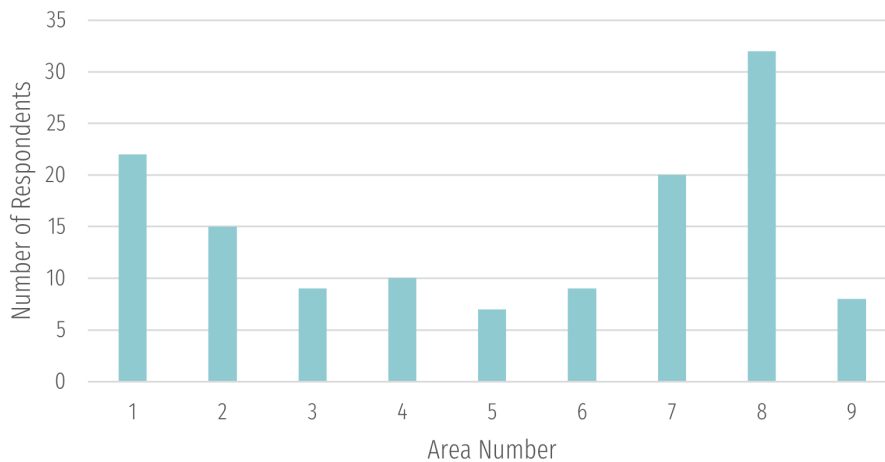
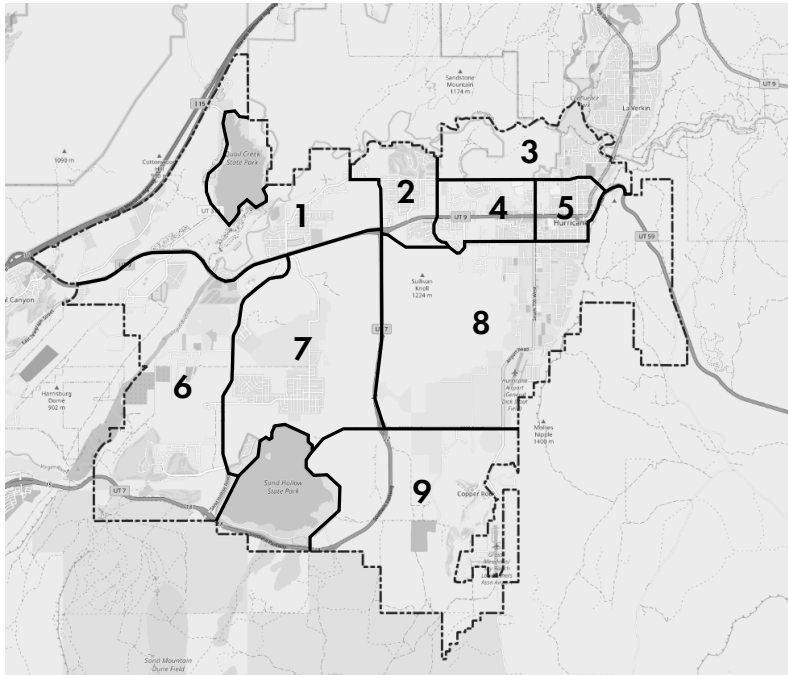
If yes, would you use a city dog park if one were available near you?



13. What is your approximate annual household income?



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



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

I havent been to the dog park in a few years because it was horrible. There is an amazing dog park in Washington off the [expletive] road. Wish we had one like that.

please consider older age groups not just chिल्dren when adding new activities or programs please build more public pickleball courts

The city & schools need work more together to use what we have. The School facilities & Fields could be better utilized if the I'd like to see near Hurricane an Aquarium, a small zoo, and a childrens museum. Mostly because I want children to learn more about animals and not only desert animals but from other habitats. I'd like to see parks and trails full of trees and have access to bathrooms and parking. A train park would be nice to have near by.

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

Working full time now so have limited time for Parks & Rec activities but plan to retire soon & participate. Interest in art, Music I would bike a lot more if there were a dedicated bike trail from Dixie Springs to the Virgin River Trail in Long Valley or to Wal-Mart area. I feel that the lanes are unsafe/ too narrow and the traffic too fast or unpredictable on Sand Hollow or Flora Tech. The Dixie Springs park is a wonderful neighborhood park, particularly for families. I normally hike (daily) in nature: West Cinder Knoll, Red Cliffs; Zion's Gate; Sand Hollow. Also hike often at Confluence Park, Main St. trailhead. No improvements desired-- want just the natural environment.

Thank you for posting this survey

I love participating in community recreation. I love the affordability. I love that my kids can learn to be good citizens through involvement in city program. I think it's great that so many more kids are participating. The struggle has been with actually enrolling them in programs. For dance and tumbling, if you don't do it ASAP you won't get in. I don't like that I can't sign them up for their tumbling/jiu jitsu online. I have to call which is a pain. I would love to see more outdoor recreation. My kids have to go to St. George for things like bouldering. I would LOVE to see an indoor pool with a baby/toddler friendly area. I would also like it for swim lessons. Several of our lessons were cancelled last summer because of rain.

Please fix the pickle ball courts at the rec center

There is a retention pond behind our subdivision that is owned by the city. It's over 6 acres and would be a great area to develop into a soccer field or some other kind of recreational area other than what it is currently being used as. Counsel Heideman and Fred Ruesch has more information on the property.

Please consider those residents that don't participate in traditional sports programs. Please add more mountain bike trails and a skate park

We need tennis courts!!! The high school posted no trespassing signs on their courts. We would love some city tennis courts since there are zero options in Hurricane now. We would also like more paved bike paths to use in Hurricane. We utilize the St. George and Washington paths. Hurricane needs some! We would like a lined paved bike path all along 600N.

Connect Grandpa's Pond Trail to Quail! Build a bridge to carry hikers over the river to the trails at Quail. Open pit mining has no place in residential neighborhoods. Putting an end to blasting in these areas would be the single best upgrade to our retirement experience!

More Bike Trails

You would get a much better response & save time by using Qualtrics or Google Forms to collect this information but thanks for doing it.

Map is so small I can't tell but I live behind Tractor Supply to the north. I would love the walking path on 600 N to continue to give safer options for walking/biking to school

Please build skate parks. [illegible]

The Zions gate park near my house, the lights are always off. I know how to turn them on and off so whenever I go by and see a family there I ask them if they'd like me to turn them on. There should be an easier way to turn those lights on because no one ever knows how.

We don't hear about any City programs or events unless we search the City website, which we don't often think to do. Maybe a city newsletter would be nice to announce events & promote resources & programs.

Would dearly love bicycle routes. The current bike routes are on busy roads w/ sporadic shoulders. If you want a long bike ride, options are dangerous. Wish we had a bike path along the river like St. George/Washington.

Thank for all you do!

Keep up the good work! We appreciate your efforts

Please complete trails & clean up piles of dirt etc.

Pecan Valley is in dire need of trails (paved) parks to include bathrooms, dog parks, etc. Something like Dixie Springs walking trails

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

Parking needed at community center. No commercial by the community center or near it

Parking around community center needs to be increased.

Wheels parks will get my kids & many other kids out of the house & doing something active. Many kids need this for their mental health & development.

More Parking at community Center. No commercial development at community center.

600 N State Street & other streets are too dangerous to ride bikes on so we have to take bikes to places like Sullivan soccer park, Santa Clara, Virgin park.

More paved bike paths needed safe from vehicle traffic. More walking paths, both paved & unpaved. Year round pool would be a great thing.

We need more & Better Pickleball Courts.

Maintenance of trails & trails standards need to be addressed from policy perspective. Is this something that parks should be in charge of? In other jurisdictions they have staff that are solely responsible for planning & building trails.

Love living in Hurricane & not in favor of what seems to be uncontrolled growth.

*Pedestrian /Vehicle separation @ parks (i.e fenced play areas w/ access management) *Clear lines of sight (i.e border planting & siting areas between attractions) *Dense low level lighting (avoid harsh shadows & light pollution)

Improve Existing - Safety at Parks/Traffic

Key to longevity is an active lifestyle. - A walkable city, parks w/ fitness equipment & regular instruction on how to use equipment. - this can help the aging community, keep the young active & reduce health issues by making the community healthy "Watch Blue Zones on Netflix"

I wish that Hurricane would look at what Irvine & St. George have done to make cycling a safe way to travel around the city. We need more paved cycling paths so our community can reach the downtown area by bicycle from outlying neighborhoods. Having this available would improve the overall health of our residence. Many of our hiking/cycling paths have eroded & are not safe for beginning cyclist.

When my grandkids visit we use the Sky Ridge Park

Hurricane is huge; remembering there are many residents outside of downtown Hurricane would be great.

Need classes after 5pm, need more dog parks as they are not convenient for everyone. One by the equestrian park would be amazing.

More dog friendly areas. Hurricane City does not love dogs.

We applaud the good job the employees do on keeping the parks common areas & cemetery looking so good, neat, weeded & mowed. Remove non-functional grass areas - such as areas between sidewalk & roads - Use re-use water on areas when & where possible

Tiffany & Jennifer Rock! - Debbie Garrett is amazing

A year round pool should be available in a community this size. It isn't a money maker - it's a gift to our children & grand children - Seniors

I think the parks should be made available to families who wish to use them for family gatherings, reunions, etc...

We don't need anymore parks for [illegible] For people to muck up. We don't have enough water to water grass in another park. - This town needs a regular grocery store. Supermarket.

Can't figure out map. I border Washington on Telegraph.

A single page newsletter would be great - Noting forthcoming events & general park & rec info. You need a PR Manager that's connected with the community.

Where are the existing trails?

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

Create paved Virgin River Trails from Washington to LaVerkin. Paved trails to & around sand hollow lake.

Please connect Trails. Please fix pickleball courts

We need safe bike trails & walking. Asphalt trails to walk & bike would be like heaven. See St. George for example ramp funds could surely help

The recreation staff in Hurricane are wonderful. - We really need an improved baseball complex/ hosting regular tournaments would pay for itself.

People need breathing room, don't over build - Add restaurants - no more convenient or drive throughs

There are open spaces that attract a lot of trash. Access not easy but doable.

The area between SR 9 & SR7 seems as though it should be a safety concern based on all the activities that are going on at any given time. The growth is moving at a rapid pace adding even more concern. Need paved trails all along that route.

I feel that a bike trail is needed out in my area. many people ride out here and a trail would allow safety and access to town. I like that we as a community are asked what is or needs. When I take my grandchildren to the water park or swimming pool it is standing room only. another and/or a covered year round pool would be awesome. i would like to see some sort of activities for or youth 13-16 those that cannot drive, but need to have a place to hang out and be safe.

It would be awesome to connect a trails system to the Virgin River Trail System. It would be nice to be able to have a path for an ebike to safely commute into Washington & St. George. It would also be great to have a mountain bike park (maybe use system by Quail) to build a great mtb bike park w/ beginner-expert runs. With well designed drops to practice on. Like Snake Hollow in St. George.

I know there is a lot of maintenance, but also a pretty steady revenue stream from tournament weekend baseball/softball tournament use of fields and sales of concessions. We live in an area where the lease of the fields themselves to tournaments being hosted is an option year-round almost. The new Sport Court addition is FANTASTIC! Thank you for working hard to do the best you can with the money you have. It's not unnoticed.

Would love to have more asphalt trails for biking with my kids. We go to Washington/St. George to have safe asphalt trails that are a good distance away from cars - Some of our favorite trails are Washington Canyon Park & Hell Hole Trailhead and Snowcanyon trails

Thanks!

My property taxes have gone up 30% in 6 years. Spend our money wisely.

We have needed a trail to 1380 W for so many years, we need it now. Not later. We are all local people with horses and want to ride out from where we live. Thank you!

Keep BLM & Open Space available for Rec use. We don't move here because we want City life.

More accessible paved trails for wheelchair access. Free state park entrance for wheelchairs.

More lighting in parking lots

Sand Hollow

I have been using the pool program for years. We have a problem getting life guards & one of the doors has been broken forever & soap dispenser in showers.

Just more or better up keep of said areas. Maintenance is average to poor in many places that are community based. Overall - pretty good - we love Hurricane and will be full time residents soon.

Can't be in the sun at outdoor pool - Skin Cancer

Thanks for adding lighting at Dixie Springs Pickleball Courts

All of Hurricane not just my area

I love climbing Mollie's Nipple but it is so steep I frequently fall coming down. Decrease the grade. You've got the nice parking area now make it a little easier to access.

Just keep dogs & children in mind and activities for seniors.

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

Provided it is kept clean & free of dog poop. The current dog park is usually a mess, covered in poop because people don't clean up after their dogs.

We would like to see more open spaces & Less mass housing projects

It would be really awesome to get adult coed volleyball or mens and/or women's as well and a trail race in Hurricane

The L & R Dept. is adequate for those that need public support, facilities. Additional facilities would only serve the few & burden the many

The city has plenty of parks and recreation areas. We need to just maintain what we have. We want to keep the current atmosphere of this city. Spend money on streets and not parks.

Walking/Biking Paths please!! Make the canal into a walking /running path

The dog park should indicate small dogs under 25lbs - Large dogs -(Dog Town Park)

Consider building a park on Rlington Parkway just south of S. Valley View Dr. Currently its just a plot of cement. Would love a park with Shade/infant toddler swings & gazebos.

Baseball Field needs safer parking, could be done easily & cheaply why has it not been?

We did not choose to live here when its being turned into one big RV Park. The Traffic, congestion etc, along with the rude people make us want to sell and move the [expletive] out. Wish we had not built here.

No More dogs on trails, Dog Owners do not follow rules. No more dog parks - [expletive] smells and flies and Barking

Need Shooting Range (Over 200 yds)

We need lots of asphalt/concrete walk trails that connect all parts of the city. Especially need them along sand hollow road and Highway 9

After the pitbull event last spring, I tried walking on the dirt roads near the new water park, but they were often muddy. Please provide a walking trail west of the Walmart where dogs are barred or bar them from the Grandpa's Pond Trail, there is plenty of grassy area for them. Little dogs are slow & people give them too much leash or don't use one.

The parks dept. does a great job keeping our parks clean & well supplied. Thank you!

As far as comments, I think it would be so so nice to have a paved biking/walking trail like St. George has. We have a beautiful area with lots of areas that would be fun to ride on a biking trail around. Sand Hollow would be a great place to have a paved bike trail around so you don't get hit by a car when riding. There is hardly any shoulder to ride on there.

Too many dogs

60 East is not a dog park, people use the road for their dogs and don't have a leash or pick up the poop!

I can't read that map. We are near 400 South.

A clip board for this survey.

[illegible] A good survey would allow electronic response from many more residents.

Main Street

I am a fitness person and did not find the programs a good fit. I appreciate the effort though. Good ideas but not implemented well.

Build a Skate Park & BMX Park

Need a bigger recreation Center. Using an old school does not meet our City.

Sky Ranch Airport Area

Open the road between community center at least on weekends

Put a nice softball /sports complex in. Host tournament & Provide more space for various sports. Easy access from SR 7.

Maybe we could vote to use some of the recreation tax for sidewalks

The City of Hurricane desperately needs a skate/bmx park and better fenced (keep dirt bikes off) bmx jumps

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

I wish Hurricane would hook into the Virgin River Trail for walking & biking. Also, more areas to ride bikes. With the amount of people hit, it is dangerous to ride around here. Very little room on the left side of the road & most streets have high speed limits. We have to put our bikes in our vehicles to get to the bike paths. We use the trails system to hike & get exercise. Not enough near us & we have to travel several miles to get there. Grandp's Pond needs to be monitored better. There are drinking parties down by the river with loud music & trash. we have seen homeless people there too so I don't feel safe to send grandkids.

Courts, Pickelball courts, walking paths

I walk every morning and crossing state street can be scary. I would love long state trails to walk on

Our family loves the sports complex and fields. We would love to see more & see more local events/activities because we have the facilities & we would like our sports programs to grow in the community

More Trails, More Parks Please!

I enjoy biking so a more connected bike trail system would be nice. Also, more pickel ball courts. Thank you! I think you're doing a great job!

APPENDIX E

IMPACT FEE CERTIFICATION

Certification of Impact Fee Analysis

In accordance with Utah Code Title 11-36a-306 Cody Howick, P.E., on behalf of Civil Science, Inc., make the following certification:

I certify that the attached impact fee facilities plan and impact fee analysis:

1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
or
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
3. offsets costs with grants or other alternate sources of payment; and
4. complies in each and every relevant respect with the Impact Fees Act.

This Certification is made with the following assumptions:

1. All data provided to Civil Science, Inc. is assumed to be correct, complete, and accurate.
2. Any changes to the impact fee facilities plan and impact fee analysis after the issuance of this certification will void same certification.
3. The undersigned is trained and licensed as a professional engineer and has not been trained or licensed as a lawyer. Nothing in the foregoing certification shall be deemed an opinion of law or an opinion of compliance with law which under applicable professional licensing laws

or regulations or other laws or regulations must be rendered by a lawyer licensed in the State of Utah.

4. This certification expresses professional opinion base on the undersigned best knowledge and understanding, and shall not be taken as a guarantee, warranty, or fact.

Civil Science, Inc.

By: _____

A handwritten signature in blue ink, appearing to be 'G. H. O.', written over a horizontal line.

Dated: 5/6/2024



STAFF COMMENTS

Consideration and possible approval of LUCA24-05 a **Land Use Code Amendment to Title 10, Chapters 3, 15, and 51** regarding transient lodging facilities in commercial zones. Gary Cupp

Discussion:

The growth of short-term rentals has proliferated in the City, which has caused concerns about these uses replacing existing residential units with short-term uses, thus reducing existing housing stock in commercial zones. Concern was also voiced that these short-term vacation rentals only provide benefits or amenities for visitors and not the residents of Hurricane. After direction from the City Council, staff has prepared an ordinance update to specify that short-term rentals of ten rooms or less will not be permitted in commercial zones. This will still allow for more traditional hotel development, but will prohibit or strongly discourage the smaller-scale vacation rental developments that have proliferated in our commercial areas in the past few years. This item was heard on October 24, 2024, by the Planning Commission. The Commission was reluctant to disallow short-term rentals in commercial zones, because they felt that they may provide a needed housing option in the community, and may also be a viable incentive for revitalization of historic buildings in the downtown area. The Commission continued the item and requested that staff look into how short-term rentals might be allowed as a conditional use in commercial zones. Staff feels that the Commission's concerns are valid and their suggestions are worthy of further consideration. Staff recommends that the Commission's ideas will be better implemented under the forthcoming downtown zoning overlay that will guide development in the downtown area under the recently adopted Downtown Master Plan. At the November 14, 2014, Planning Commission meeting, staff informed the Commission that short-term rentals will be considered as a use that will be allowed under the new downtown zoning overlay that is now being developed. The Planning Commission agreed and unanimously recommended that the ordinance update, as presented, be approved by the City Council. --Gary Cupp

Findings:

Recommendation:

Attachments:

1. (redline) CHAPTER_51.____TRANSIENT_LODGING_FACILITIES
2. (redline) Sec._10_3_4.____Definitions_of_words_and_phrases.
3. LUCA24-05 Vacation Rentals in Commercial Zones_CC staff report
4. (redline) CHAPTER_15.____COMMERCIAL_ZONES
5. Ordinance 2024-14_Amending Title 10, Chapters 3, 15, and 51 regarding transient Lodging in Commercial Zones

CHAPTER 51. TRANSIENT LODGING FACILITIES¹

Sec. 10-51-1. Purpose.

The purpose of this chapter is to establish use and development regulations for transient lodging facilities to ensure their compatibility with adjoining uses, particularly when located in a residential zone.

(Ord. No. 2022-62, 2-16-2023)

Sec. 10-51-2. Definitions.

Terms and phrases used in this chapter are found in chapter 3 of this title.

(Ord. No. 2022-62, 2-16-2023)

Sec. 10-51-3. Management.

A. Each bed and breakfast inn, boarding house, hostel, hotel, or motel must maintain a management office on the premises at all times that is under the immediate supervision of a manager or attendant. The management office shall remain continuously open and staffed whenever guests are registered or present or when the facility is open to receive guests.

~~B. Short-term rental complexes must have management located within Hurricane City boundaries and be available at all times to respond to complaints or issues related to the complex. A phone number for management must be posted within each unit and be given to the City with the business license application. Management shall inform the City if the contact phone number is updated.~~

~~C.B.~~ Residential hosting facilities shall be managed by the resident owner and meet accessory dwelling unit standards in title 10, chapter 41 of this Code.

(Ord. No. 2022-62, 2-16-2023)

Sec. 10-51-4. Disclosure of available rooms.

Each transient lodging facility shall disclose to the business license officer the current number of rooms available and/or held out for public accommodation, or, in the case of short-term rentals, the total number of people the dwelling can safely accommodate:

1. At the time of initial licensure or license renewal; and
2. Within 72 hours of any change in the number of such available rooms or accommodation of guests.

¹Editor's note(s)—Ord. No. 2022-62, adopted February 16, 2023, repealed ch. 51, §§ 10-51-1—10-51-5, and enacted a new ch. 51 as set out herein and later amended. Former ch. 51 pertained to bed and breakfast and residential hosting facilities and derived from Ord. 2015-12, adopted December 17, 2015; Ord. 2017-14, adopted August 17, 2017; Ord. 2018-04, adopted April 5, 2018; and Ord. No. 2022-10, adopted May 19, 2022.

(Ord. No. 2022-62, 2-16-2023)

Sec. 10-51-5. Display of license; guest register.

- A. Business license required. No transient lodging facility shall be occupied or used until such time that the owner has obtained a business license in accordance with this section's provisions. A current, valid business license shall be posted in a conspicuous place in each transient lodging facility.
- B. A register of all guests shall be kept at all times on the transient lodging facility premises, except for short-term rentals ~~or short-term rental complexes~~. The guest register shall contain in ink the following information about each guest for which the transient lodging facility affords accommodations:
 - 1. Name and permanent address.
 - 2. Dates of arrival at the transient lodging facility and departure from the transient lodging facility.
 - 3. License plate number, state of licensure, make, type, and color of all motor vehicles.
 - 4. Verification of a form of picture identification, including, but not limited to, driver's license, passport, or state issued identification card showing current name, address, and age of person registering and indicating which type of identification was verified and the identification number shown on said identification.
- C. The guest register required by this section shall be kept current and shall be immediately available at all times for inspection upon the demand of police officers or City officials.

(Ord. No. 2022-62, 2-16-2023)

Sec. 10-51-6. Occupancy.

It shall be unlawful for any transient lodging facility unit to be occupied by a greater number of persons than that which it is designed or furnished to accommodate.

(Ord. No. 2022-62, 2-16-2023)

Sec. 10-51-7. Responsibility for minors.

No transient lodging facilities unit shall be rented, leased, or registered to any person under the age of 18 years. Each person to whom a lodging unit is rented, leased, or registered shall be responsible for any minors occupying such unit and shall remain on the transient lodging facility premises at all times while there are minors occupying such unit.

(Ord. No. 2022-62, 2-16-2023)

Sec. 10-51-8. Length of stay.

No person shall occupy any unit or combination of units at any one transient lodging facility for longer than 30 consecutive days, and no transient lodging facility shall permit any person to occupy any unit or combination of units on the facility premises for longer than 30 consecutive days. This section shall not apply to federal, state, or municipal law enforcement or emergency personnel, or to transient lodging facilities renting, leasing, or registering units to such personnel. Short-term rental properties within residential and recreation resort zones may be occupied for longer than 30 days but must still comply with all short-term rental regulations.

(Ord. No. 2022-62, 2-16-2023)

Sec. 10-51-9. Sanitary facilities.

- A. Each unit within a transient lodging facility held out for public accommodation must comply with the minimum rules established by the state department of health.
- B. It shall be unlawful to rent, lease, or otherwise hold out for public accommodation any transient lodging facility unit that does not have:
 - 1. A complete operable bathroom, including flush toilet, sink, and bath or shower in working order; and
 - 2. For each guest, an adequate daily supply of at least the following sanitary supplies:
 - a. Hot and cold running water;
 - b. Soap;
 - c. Towels;
 - d. Toilet paper; and
 - e. Clean linen.
- C. Each transient lodging facility shall be cleaned after the departure of each guest and before the arrival of any subsequent guest.

(Ord. No. 2022-62, 2-16-2023)

Sec. 10-51-10. Inspections.

Each transient lodging facility shall comply and cooperate with any fire, land use, code enforcement, building, health, or other inspection conducted by municipal officials, with or without notice. Each short-term rental unit shall be inspected by the Fire Marshal or their representative each year prior to the renewal of the business license for the short-term rental.

(Ord. No. 2022-62, 2-16-2023)

Sec. 10-51-11. Duty to report.

Any owner, manager, or attendant of any facility covered by this section shall report promptly to the proper authorities any violations of a municipal ordinance or any violation of law which he or she has reason to believe was or is being committed on the premises.

(Ord. No. 2022-62, 2-16-2023)

Sec. 10-51-12. General development and maintenance standards.

- A. *Maintenance standards.* Any property that contains a dwelling which is licensed as transient lodging facilities shall conform to the following standards:
 - 1. Structures shall be properly maintained, painted and kept in good repair, and grounds and landscaped areas shall be properly maintained and watered in order that the use in no way detracts from the general appearance of the area;

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2. For short-term rentals, the use of a dwelling as a short-term rental shall not in any way change the appearance of the dwelling or property for residential purposes; and
 3. Each sleeping room must meet current international residential codes for egress and be equipped with smoke and CO2 detectors. A fire exiting route plan and maximum occupancy number must be posted in each sleeping room.
- B. *Prevention of noise, nuisance, or trespass at short-term rentals.* The owner of any short-term rental shall be responsible to ensure that guests or occupants do not:
1. Create noises that by reason of time, nature, intensity, or duration are out of character with noises customarily heard in the surrounding residential neighborhood.
 2. Disturb the peace of surrounding residential property residents by engaging in shouting, fighting, playing of loud music, racing of cars or recreational vehicles on streets, engaging in outside recreational activities after 10:00 p.m., or other similar activities.
 3. Interfere with the privacy of surrounding residents or trespass onto surrounding properties.
 4. Allow pets or animals to create noise, roam the streets, trespass on neighboring properties, or create a mess that is not cleaned up by the owner or custodian of the pet or animal.
 5. Engage in any disorderly or illegal conduct, including illegal consumption of drugs and alcohol.
- C. *Required posting.* The following information must be posted in a clear, concise, and unambiguous manner and in a conspicuous location inside any dwelling licensed as a short-term rental:
1. A copy of the short-term rental business license.
 2. The name, address, and phone number of the owner or property manager.
 3. The location of all fire extinguishers.
 4. A list of all rules applicable for short-term rentals.
 5. The maximum occupancy of the short-term rental and the maximum number of vehicles allowed.
- D. *Miscellaneous rules and regulations.* The following rules and regulations shall apply to any property for which a transient lodging facilities license has been issued:
1. Outdoor pools, hot tubs, or spas shall not be used between the hours of 11:00 p.m. and 6:00 a.m.
 2. Maximum occupancy in any dwelling licensed as a short-term rental shall be ten persons at any one time. If, however, the property has a fire sprinkler system or other fire suppression system acceptable to the Hurricane Valley Fire District, a greater occupancy may be approved. Maximum occupancy of the dwelling must be included in the regulations sign.
 3. The owner of any property containing a dwelling licensed as a short-term rental shall cause to be displayed in a City approved location on the exterior of the property an approved sign containing the name and 24-hour per day, 365-day per year telephone number of the owner or other party designated by the owner as property manager who will be responsible for receiving and resolving complaints regarding activities on the property and the conduct of its occupants and guests. The sign shall not exceed 12 inches by 18 inches and shall be the only sign other than an address permitted on a short-term rental property.
 4. The owner or property manager shall provide information on current occupants to police, emergency, or City personnel as requested. The owner or other person designated as the property manager shall respond to complaints and concerns within one hour of any phone call or other notification. Failure of the owner or property manager to respond in a timely manner may result in a violation and possible fines to the business license holder and property owner.

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5. The requirements of this section shall be in effect throughout the time a short-term rental license is in effect on the property, regardless of whether the property is occupied by the owner, nonpaying guests of the owner, or paying guests of the owner. The City finds that, given the practical difficulty of determining whether or not the occupants are paying guests, enforcement of the requirements contained in this section shall be based on whether the property is licensed as a short-term rental.
 6. An inspection of a short-term rental property for compliance with these regulations shall be performed prior to the issuance of a business license and shall be required each year before renewal of the business license. Additional inspections may be performed with 24-hour notice to the license holder/property manager if deemed necessary by the City.
 7. The owner of any dwelling licensed as a short-term rental shall be required to collect and remit on a timely basis transient lodging taxes pursuant to Utah law.

(Ord. No. 2022-62, 2-16-2023)

Sec. 10-51-13. Whole home vacation rentals and other short-term rental standards.

- A. *Purpose.* Regulations and restrictions imposed by this section are in recognition of the premise that short-term rentals provide lodging for a transient population that may or may not honor neighborhood mores or exhibit neighborly consideration to the same extent as permanent residents. The requirements listed in subsections D, E, and F of this section are based on a desire to maintain the overall residential character of neighborhoods and the purpose of single-family residential zones to promote safe locations for residential uses.
- B. *Business license required.* No dwelling in any permitted zone shall be occupied or used as short-term rental until such time that the owner has obtained a business license issued in accordance with the provisions of this section.
- C. *Conditions for issuance of a business license for a short-term rental.* Where a new short-term rental business is permitted, issuance of a short-term rental business license by the business license officer shall be subject to the following:
 1. A complete application for a short-term rental business license shall have been submitted in accordance with section 3-1-5, and which shall also include:
 - a. The name, address, and phone number of the owner or other person designated by the owner as the property manager who shall be responsible for ensuring compliance with the rules and regulations specified in this section, and
 - b. A valid state tax number for remittance of transient lodging taxes.
 2. The dwelling unit for which the business license is sought shall be located in a permitted zone according to this title, have been built to meet building and fire codes for transient occupancy, and have been issued a certificate of occupancy.
 3. Portions of a single-family dwelling may not be used as a short-term rental unless located within a recreation resort zone or appropriately licensed as a residential hosting facility in accordance with the regulations for that use. A whole home vacation rental and a residential hosting facility located in a residential zone may not be located in the same single-family dwelling.
 4. In permitted single-family zones, the owner of a single-family dwelling for which a short-term rental business license is sought shall not hold a business license to operate another short-term rental within the City limits. For purposes of this subsection, "owner" means any individual, corporation, partnership, limited liability company, trust or other entity which has a legal or equitable ownership

interest in the single-family dwelling, or any individual who has an ownership or beneficial interest in any corporation, partnership, limited liability company, trust, or other entity which has a legal or equitable ownership interest in the single-family dwelling.

D. *Prohibition of additional whole home vacation rental licenses within single-family zones as described in title 10, chapters 13 and 14 of this Code.*

1. From the effective date of this ordinance, no new or additional whole home vacation rentals shall be permitted or licensed within any single-family zones as described in title 10, chapters 13 and 14 of this Code.
2. Whole home vacation rentals with current, valid business licenses shall be permitted to continue to operate and to receive annual renewals of the business licenses, subject to the requirements and conditions of this section and all city, state, and federal rules, regulations, laws, and statutes.
3. In the event of a sale or other transfer of property for which the owner holds a current, valid business license to operate a whole home vacation rental, the purchaser or transferee of the property shall apply for a new license within 45 days of the date of purchase or transfer. If the purchaser or transferee fails to submit a complete business license application within 45 days of the date of purchase or transfer, or if the applicant fails to complete the licensing process within six months after submitting the application, the purchaser or transferee shall not be issued a whole home vacation rental business license.
4. The revocation or non-renewal of a whole home vacation rental business license pursuant to this Code shall terminate any rights of the license holder and property owner to operate a whole home vacation rental at the property.

E. *Parking regulations.* The following parking regulations apply to property licensed as a whole home vacation rental:

1. No tenant, guest, or other person visiting a whole home vacation rental shall park on a public street.
2. Off-street parking shall be provided on the same lot as the dwelling that is licensed as a whole home vacation rental.
3. Off-street parking shall be provided at one vehicle per bedroom. Tandem spaces on a driveway may be used.
4. No off-street parking space may be located in front of the living area of the dwelling unless there is a circular driveway.
5. The number of vehicles permitted for the occupants of a whole home vacation rental shall be restricted to the number of off-street parking spaces provided by the owner.
6. No tenant, guest, or other person visiting a whole home vacation rental shall park or allow to be parked recreational vehicles or trailers of any kind on the public street.
7. Owner shall supply a parking plan that complies with this section with the business license application.

F. *Transferee probation period and local management.*

1. *Transferee probation.* A new whole home vacation rental business license issued to a purchaser or transferee of a property pursuant to subsection (D)(3) of this section shall be subject to a six-month probation period, with the probation period beginning on the date the new license is issued. In the event of two or more violations of this section committed by an owner or guest, or any combination of the two, the City Planning Director shall revoke the license by issuing a written notice of revocation to the owner. The revocation of the license by the City Planning Director is an administrative decision that may be appealed to the City Appeals Board as set forth in section 10-6-5.

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2. *Local management.* To ensure the proper and timely management of whole home vacation rentals, whole home vacation rental business licenses issued to a purchaser or transferee of a property pursuant to subsection (D)(3) of this section shall be managed by either:
 - a. A property management company licensed by Hurricane City with a staffed office within city limits; or
 - b. An owner who is a resident of Hurricane City.

(Ord. No. 2022-62, 2-16-2023; Ord. No. 2023-20, 12-7-2023)

Sec. 10-51-14. Residential hosting facilities.

- A. *Conformity with standards and business license required.* No residential hosting facility shall be established unless:
 1. The facility can meet the development standards of this chapter;
 2. A business license has been issued in accordance with the regulations in title 3 of this Code;
 3. Operation of a residential hosting facility without a current City business license is considered a violation and each day of operation shall be considered a separate offense.
- B. *Development standards; residential hosting facilities.* The development standards set forth in this section shall apply to all residential hosting facilities.
 1. *Location.* A residential hosting facility shall be located in a single-family residential structure deemed suitable for habitation.
 2. *Number of accessory dwelling units (ADU).* Only one ADU may be used as a residential hosting facility on any one lot, as those terms are defined in title 10, chapter 3 and chapter 41 of this Code.
 3. *Accessory dwelling units.* The use of an ADU for a residential hosting facility shall be governed by this chapter, chapter 10-41, and other applicable chapters.
 4. *Guestrooms.* Rentable guestrooms shall be limited to not more than four bedrooms in the entirety of one ADU. The total number of occupants, including an owner, owner's family, and guests occupying the home at one time shall be no more than ten. Maximum occupancy must be posted in each rentable guestroom.
 5. *Number of bookings.* No more than one booking is allowed and no more than one party may occupy any residential hosting facility at any one time.
 6. *Current codes.* Guestrooms must meet current international residential codes for egress and be provided with smoke and CO2 detectors. A fire exiting route plan must be posted in each sleeping guestroom.
 7. *Meals.* If meals are offered, meals shall be served only to overnight guests.
 8. *Landscaping.* Landscaping shall be provided and maintained to minimize impact on neighboring properties, to retain the residential character, and to provide a visual buffer for on-site parking in relation to adjacent properties and the street.
 9. *Parking.* The following parking regulations apply to residential hosting facilities:
 - a. Two off-street parking spaces shall be provided for the owner.
 - b. One space shall be provided per guestroom.
 - c. Off-street parking shall be provided on the same lot as the residential hosting facility.

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- d. Tandem parking is permitted for one space only. Spaces that are located directly in front of the garage doors may not be counted as off-street parking.
 - e. Off-street parking may not be provided within the front yard setback other than the existing driveway.
 - f. No tenant, guest, or other person visiting a residential hosting facility shall park on a public street.
 - g. The number of vehicles permitted for the occupants of a residential hosting facility shall be restricted to the number of off-street parking spaces provided by the owner.
 - h. No tenant, guest, or other person visiting a residential hosting facility shall park or allow to be parked recreational vehicles or trailers of any kind on the public street.
 - i. Owner shall supply a parking plan that complies with this section with the business license application.
9. *Signs.* Only one sign not larger than one foot by two foot in size may be used to advertise a residential hosting facility. The sign may not be illuminated unless by a single down facing low wattage fixture.
10. *Street standards.* A residential hosting facility shall be located on a street that meets fire code requirements.
11. *Structural modifications.* A valid building permit is required before any structural modifications or additions may be made to a building to be used pursuant to this chapter. A business license to operate a residential hosting facility shall not be issued for a property that was modified or added to without a valid building permit. A previously-issued business license shall be subject to revocation pursuant to title 3 of this Code upon evidence that the structure was modified or added to without a valid building permit. Provided, however, that a business license may be issued or maintained for a structure that was modified or constructed without a building permit if all applicable fines are paid and the Building Official is provided with adequate evidence to the satisfaction of the Official that the modification or construction was done in compliance with the building code and fire code.
12. *Other regulations.* A residential hosting facility is subject to all other applicable sections of this Code, including, but not limited to, building and fire codes, transient lodging facility regulations, and transient room tax requirements.

(Ord. No. 2022-62, 2-16-2023)

Sec. 10-51-15. Recreation resort units.

Recreation resort short-term rental units shall be subject to the provision of this chapter.

(Ord. No. 2022-62, 2-16-2023)

Sec. 10-51-16. Development standards; bed and breakfast inn.

A bed and breakfast inn may be established in any zone where allowed as a permitted or conditional use, and shall conform to applicable commercial construction codes, zoning requirements, state health department requirements, and the requirements of any other applicable codes and/or ordinances adopted by the City.

(Ord. No. 2022-62, 2-16-2023)

Sec. 10-51-17. Penalty; suspension or revocation of license.

A. Enforcement provisions.

1. Any owner of any dwelling within the City who allows or permits occupation of said dwelling as a short-term rental without having first obtained a business license in accordance with the provisions of this section shall be in violation of this section and shall be subject to a civil citation with a penalty of \$750.00 per day as set forth in section 1-4-5 of this Code. A violator of this paragraph shall also be guilty of an infraction, which shall be punishable by a fine of up to \$750.00 for each such violation.
2. Any owner of any dwelling within the City, who, having first obtained a business license for use or occupation of said dwelling as a short-term rental, thereafter operates or permits the operation of said short-term rental in violation of the terms and provisions of this section shall be subject to a civil citation with a penalty of \$750.00 per day as set forth in section 1-4-5 of this Code. A violator of this paragraph shall also be guilty of an infraction and shall be punished by a fine of up to \$750.00 for each such violation.
3. Any person who occupies a short-term rental as a guest and who violates any local ordinance or state law shall be subject to arrest, issuance of a citation, or other civil or criminal process in accordance with all state, federal or local statutes, rules, or ordinances.
4. Violation of any provision of this section regulating short-term rentals shall constitute a separate offense for each day said violation occurs or continues.
5. In the event of three or more violations of this section committed by an owner or guest, or any combination of the two, within any 12-month period, the City Planning Director is authorized to revoke the short-term business license by issuing a written notice of revocation to the owner. The revocation of a short-term business license by the City Planning Director is an administrative decision that may be appealed to the City Appeals Board as set forth in section 10-6-5.
6. In the event of a license being revoked for violations of this chapter, the owner of the property in question shall not be issued a new short-term rental business license for a period of one year, provided that a new license is otherwise permitted and available.

B. In addition to the denial, suspension, revocation, or refusal to renew a license as outlined in this chapter, any licensee who shall operate a transient lodging facility in violation of this chapter, and/or any person designated by the licensee as the manager or person in charge of daily operation of said facility who shall permit or allow said facility to operate in violation of this chapter, shall be guilty of an infraction and shall be punished for each offense by a fine as provided in section 1-4-1 of this Code.

(Ord. No. 2022-62, 2-16-2023; Ord. No. 2023-20, 12-7-2023)

Sec. 10-3-4. Definitions of words and phrases.

As used in this title, the words and phrases defined in this section shall have the following meanings unless the context clearly indicates a contrary meaning. Words not included herein but defined in the building code shall be construed as defined therein.

Hotel means an establishment with or without fixed cooking facilities in individual rooms offering transient lodging accommodations to the general public, and which may provide additional services such as restaurants and meeting rooms. Hotels shall contain ~~ten~~four or more sleeping rooms.

Motel means any building or group of buildings containing ~~ten~~four or more sleeping rooms, with or without fixed cooking facilities, designed for temporary occupancy by tourists or transients, with a garage attached or parking space conveniently located to each unit.

Short-term rental means a structure, room, or space that qualifies as a transient lodging facility, but excluding hotels and motels.

~~*Short-term rental complex* means any group of two to three short-term rental units within commercial zones.~~



STAFF COMMENTS

Agenda Date:	11/21/2024 – City Council Meeting
Application Number:	LUCA24-05
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10 with regards to vacation rentals in commercial zones.
Recommendation:	Approve
Report Prepared By:	Gary Cupp

Discussion:

Historically, short-term rentals (vacation rentals, Airbnbs, Vrbos, etc.) have been permitted in commercial zones as being substantially similar to a hotel or motel use as permitted under Hurricane City Code (HCC) section 10-15-3. This has allowed for the proliferation of a large number of vacation rental developments throughout the City, and especially in the downtown area. There has been some concern expressed, with examples cited from some of our neighboring communities, that these developments are taking up commercial space that could be used for retail and restaurant uses that provide amenities, not just to tourists but also to benefit the residents of Hurricane, which these types of short-term rentals may not. The growth of short-term rentals has also created concerns about short-term rental uses replacing existing residential units with commercial uses, thus reducing existing housing stock in commercial zones. After direction from the City Council, staff has prepared an ordinance update to specify that short-term rentals of ten rooms or less are not permitted in commercial zones. This will still allow for more traditional hotel development but will prohibit or strongly discourage the smaller-scale vacation rental developments that have proliferated in our commercial areas in the past few years.

This item was heard on October 24, 2024, by the Planning Commission. The Commission was reluctant to disallow short-term rentals in commercial zones, because they may provide a needed housing option in the community, and may also be a viable incentive for revitalization of historic buildings in the

downtown area. The Commission continued the item and requested that staff look into how short-term rentals might be allowed as a conditional use in commercial zones. Staff feels that the Commission's concerns are valid and their suggestions are worthy of further consideration. In fact, the Commission's ideas will be better implemented under the forthcoming downtown zoning overlay that will guide development in the downtown area under the Downtown Master Plan. At the November 14, 2014 Planning Commission meeting, staff informed the Commission that short-term rentals will be considered as a use that will be allowed under the new downtown zoning overlay that is now being developed. The Planning Commission unanimously recommends that the ordinance update, as presented, be approved by the City Council.

Recommendation: Staff recommends approval of the revised ordinance.

CHAPTER 15. COMMERCIAL ZONES

Sec. 10-15-1. Purpose.

See section 10-11-2 of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. No. 2022-12, 5-5-2022)

Sec. 10-15-2. Scope.

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

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. No. 2022-12, 5-5-2022)

Sec. 10-15-3. Uses allowed.

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

TABLE 10-15-1
PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES

Use	Zones				
	NC	GC	HC	PC	POC
Residential uses:					
Building, accessory	P	N	N	P	P
Dwelling, multiple-family ⁴	C	C	C	P	P
Dwelling, single-family ⁴	N	N	N	P	N
Dwelling, temporary	N	N	N	N	N
Dwelling, two-family ⁴	N	N	N	P	P
Manufactured home	N	N	N	N	N
Manufactured/mobile home park	N	N	N	N	N
Protective housing facility	N	N	N	N	N
Rehabilitation/treatment facility	N	P	P	P	P
Residential facility for elderly persons ¹	P	N	N	P	P
Residential facility for persons with a disability ¹	P	N	N	P	P
Residential facility for troubled youth	N	N	N	N	N
Transitional housing facility	N	N	N	N	N
Public and civic uses:					

Auditorium or stadium	N	P	P	P	N
Bus terminal	N	P	P	P	N
Cemetery	P	P	P	P	P
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P
Convalescent care facility	N	P	P	P	N
Cultural service	P	P	P	P	P
Golf course	P	P	P	P	P
Government service	N	P	P	P	N
Hospital	N	P	P	P	N
Operations center	N	P	P	P	P
Park	P	P	P	P	P
Post office	P	P	P	P	P
Protective service	P	P	P	P	P
Reception center	C	P	P	P	P
Utility, major ³	N	N	N	C	C
Utility, minor ³	P	P	P	P	P
Utility substation ³	P	P	P	P	P
Commercial uses:					
Agricultural sales and service	N	P	P	P	N
Animal hospital	P	P	P	P	N
Bail bond service	N	P	P	P	N
Bank or financial institution	P	P	P	P	P
Bed and breakfast, home	N	N	N	N	N
Bed and breakfast inn	P	P	P	P	N
Business equipment rental, services, and supplies	P	P	P	P	P
Car wash	P	P	P	P	P
Child care center	P	P	P	P	P
Club, private	N	P	P	P	N
Construction sales and service	N	P	P	N	N
Convenience store	P	P	P	P	P
Funeral home	N	P	P	P	N
Garden center	P	P	P	P	P
Gas and fuel, storage and sales	N	N	C	N	N
Gasoline service station	P	P	P	P	N
Hostel	N	P	P	P	N
Hotel	N	P	P	P	N
Kennel, commercial	C	C	C	C	C
Laundry or dry cleaning, limited	P	P	P	P	P
Licensed family child care ²	P	N	N	P	N
Liquor store	N	P	P	P	N
Media service	P	P	P	P	P
Medical or dental laboratory	N	P	P	P	N
Medical service	P	P	P	P	P
Motel	N	P	P	P	N
Office, general	P	P	P	P	P
Parking garage, public	N	P	P	P	P

Parking lot, public	N	P	P	P	P
Pawnshop	N	N	P	P	N
Personal care service	P	P	P	P	P
Personal instruction service	P	P	P	P	P
Printing and copying, limited	P	P	P	P	P
Printing, general	N	P	P	P	P
Produce stand	P	P	P	P	P
Recreation and entertainment, indoor	P	P	P	P	P
Recreation and entertainment, outdoor	N	P	P	P	N
Recreational vehicle park	N	N	P	N	N
Repair service	P	P	P	N	P
Research service	N	P	P	N	N
Residential certificate child care ²	P	N	N	P	N
Restaurant, fast food	P	P	P	P	P
Restaurant, general	P	P	P	P	P
Retail, general	P	P	P	P	P
Secondhand store	P	P	P	P	P
Shopping center	P	P	P	P	P
<u>Short-term rental</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Takeoff and landing of aircraft	N	N	N	N	N
Tattoo establishment	P	P	P	N	N
Tavern	N	P	P	P	N
Temporary trailer	P	P	P	P	P
Transportation service	N	P	P	N	N
Vehicle and equipment rental or sale	N	P	P	N	N
Vehicle and equipment repair, general	N	P	P	N	N
Vehicle repair, limited	N	P	P	N	P
Veterinary service	P	P	P	N	N
Warehouse, self-service storage	P	P	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title				
Industrial uses:					
Laundry services	N	N	N	P	N
Wholesale and warehousing, general	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See chapter 45 of this title.
4. In the area designated as downtown district on the general plan map, existing single family residential uses may continue as permitted residential uses. Use and development standards for an R-1-8 zone shall apply. Existing approved multi-family and two family uses may continue as permitted residential uses. Use and development standards for an RM-3 zone would apply.

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

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in commercial zones shall include, but not be limited to, the following:

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

Accessory dwelling units for security and maintenance personnel.

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

Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

Recreational areas and facilities for the use of employees.

Recycling collection stations.

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

Temporary uses, subject to applicable standards of chapter 48, temporary uses, of this title.

(Ord. 2012-8, 10-18-2012; Ord. 2016-11, 11-17-2016; Ord. 2017-14, 8-17-2017; Ord. No. 2021-05, 6-3-2021; Ord. No. 2022-12, 5-5-2022; Ord. No. 2024-06, 6-6-2024; Ord. No. 2024-12, 8-15-2024)

Sec. 10-15-4. Development standards.

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

TABLE 10-15-2
DEVELOPMENT STANDARDS IN COMMERCIAL ZONES

Development standard	Zones				
	NC	GC	HC	PC	POC
Lot standards:					
Minimum lot area	No requirement	No requirement	No requirement	5 acres (see note 3)	5 acres
Minimum lot width	No requirement	No requirement	No requirement	No requirement	No requirement
Building standards:					
Maximum height, main building ¹	35 feet	35 feet	35 feet	55 feet	55 feet
Maximum height, accessory building	20 feet	20 feet	20 feet	20 feet	20 feet
Setback standards—front yard:					
All buildings ²	20 feet	20 feet	20 feet	12 feet, corner lots 20 feet	20 feet
Setback standards—rear yard:					
Main building	New building on a lot abutting an existing agricultural or				

Accessory building	residential use: 10 feet. Otherwise: no requirement.				
Setback standards—interior side yard:					
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet. Otherwise: No requirement				
Accessory building					
Setback standards—street side yard:					
Main building	20 feet	20 feet	20 feet	20 feet	20 feet
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted

Notes:

1. Except as otherwise permitted by subsection 10-15-7A of this chapter.
2. Except as modified by the provisions of subsection 10-37-12F, "Setback Measurement", of this title.
3. An area less than five acres may be zoned for planned commercial use if the City Council finds that the zoning meets the following:
 - a. The zone change meets the standards within section 10-7-7 of this Code.
 - b. The property is incorporated into an existing commercial or multi-family development, and the proposed change will further the purpose of the planned commercial zone.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. No. 2022-12, 5-5-2022)

Sec. 10-15-5. Regulations of general applicability.

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

- A. Design and compatibility standards: see chapter 33 of this title.
- B. Landscaping and screening: see chapter 32 of this title.
- C. Motor vehicle access: see chapter 35 of this title.
- D. Natural resource inventory: see chapter 31 of this title.
- E. Off street parking: see chapter 34 of this title.
- F. Signs: see chapter 36 of this title.
- G. Supplementary development standards: see chapter 37 of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. No. 2022-12, 5-5-2022)

Sec. 10-15-6. Regulations for specific uses.

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

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. No. 2022-12, 5-5-2022)

Sec. 10-15-7. Special regulations.

- A. *Increased height.* Notwithstanding the height limitations shown in section 10-15-4, table 10-15-2 of this chapter a greater building height may be allowed in a commercial zone for a commercial use pursuant to a conditional use permit.
- B. *Use within an enclosed building.* Each use specified in section 10-15-3, table 10-15-1 of this chapter shall be conducted completely within a completely enclosed building, except for the parking of motor vehicles and services to persons therein.
- C. *Dust, odor, smoke, noise, and vibration.* Each use specified in section 10-15-3, table 10-15-1 of this chapter shall be free from objectionable dust, odor, smoke, noise, and vibration.
- D. *Highway commercial zone location.* For property abutting SR-9, the highway commercial zone shall begin at the highway right-of-way line and shall extend a distance of 500 feet from the state highway right-of-way line.

(Ord. 2014-13, 11-20-2014; Ord. 2020-12, 3-5-2020; Ord. No. 2022-12, 5-5-2022; Ord. No. 2023-15, 8-17-2023)

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH AMENDING TITLE 10, CHAPTERS 3, 15, AND 51 WITH REGARDS TO TRANSIENT LODGING IN COMMERCIAL ZONES

WHEREAS, the City Council of Hurricane, Utah desires to amend Title 10, Chapters 3, 15, and 51 of the Hurricane City Code governing commercial zones and transient lodging; and

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

WHEREAS, the Planning Commission of Hurricane City has recommended approval of the changes;

BE IT HEREBY ORDAINED by the City Council of Hurricane, Utah that Title 10, Chapter 3, Section 4 of the Hurricane City Code is amended to read as follows:

As used in this title, the words and phrases defined in this section shall have the following meanings unless the context clearly indicates a contrary meaning. Words not included herein but defined in the building code shall be construed as defined therein.

...

Hotel means an establishment with or without fixed cooking facilities in individual rooms offering transient lodging accommodations to the general public, and which may provide additional services such as restaurants and meeting rooms. Hotels shall contain ten or more sleeping rooms.

...

Motel means any building or group of buildings containing ten or more sleeping rooms, with or without fixed cooking facilities, designed for temporary occupancy by tourists or transients, with a garage attached or parking space conveniently located to each unit.

...

Short-term rental means a structure, room, or space that qualifies as a transient lodging facility, but excluding hotels and motels.

...

BE IT HEREBY FURTHER ORDAINED, by the City Council of Hurricane, Utah that Title 10, Chapter 15, Section 10-15-3 of the Hurricane City Code is amended to read as follows:

Sec. 10-15-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within commercial zones shall be as set forth in table 10-15-1 of this section. Permitted and conditional uses

are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-15-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-15-1
PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES

Use	Zones				
	NC	GC	HC	PC	POC
Residential uses:					
Building, accessory	P	N	N	P	P
Dwelling, multiple-family ⁴	C	C	C	P	P
Dwelling, single-family ⁴	N	N	N	P	N
Dwelling, temporary	N	N	N	N	N
Dwelling, two-family ⁴	N	N	N	P	P
Manufactured home	N	N	N	N	N
Manufactured/mobile home park	N	N	N	N	N
Protective housing facility	N	N	N	N	N
Rehabilitation/treatment facility	N	P	P	P	P
Residential facility for elderly persons ¹	P	N	N	P	P
Residential facility for persons with a disability ¹	P	N	N	P	P
Residential facility for troubled youth	N	N	N	N	N
Transitional housing facility	N	N	N	N	N
Public and civic uses:					
Auditorium or stadium	N	P	P	P	N
Bus terminal	N	P	P	P	N
Cemetery	P	P	P	P	P
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P
Convalescent care facility	N	P	P	P	N
Cultural service	P	P	P	P	P
Golf course	P	P	P	P	P
Government service	N	P	P	P	N
Hospital	N	P	P	P	N
Operations center	N	P	P	P	P
Park	P	P	P	P	P
Post office	P	P	P	P	P
Protective service	P	P	P	P	P
Reception center	C	P	P	P	P
Utility, major ³	N	N	N	C	C
Utility, minor ³	P	P	P	P	P

Utility substation ³	P	P	P	P	P
Commercial uses:					
Agricultural sales and service	N	P	P	P	N
Animal hospital	P	P	P	P	N
Bail bond service	N	P	P	P	N
Bank or financial institution	P	P	P	P	P
Bed and breakfast, home	N	N	N	N	N
Bed and breakfast inn	P	P	P	P	N
Business equipment rental, services, and supplies	P	P	P	P	P
Car wash	P	P	P	P	P
Child care center	P	P	P	P	P
Club, private	N	P	P	P	N
Construction sales and service	N	P	P	N	N
Convenience store	P	P	P	P	P
Funeral home	N	P	P	P	N
Garden center	P	P	P	P	P
Gas and fuel, storage and sales	N	N	C	N	N
Gasoline service station	P	P	P	P	N
Hostel	N	P	P	P	N
Hotel	N	P	P	P	N
Kennel, commercial	C	C	C	C	C
Laundry or dry cleaning, limited	P	P	P	P	P
Licensed family child care ²	P	N	N	P	N
Liquor store	N	P	P	P	N
Media service	P	P	P	P	P
Medical or dental laboratory	N	P	P	P	N
Medical service	P	P	P	P	P
Motel	N	P	P	P	N
Office, general	P	P	P	P	P
Parking garage, public	N	P	P	P	P
Parking lot, public	N	P	P	P	P
Pawnshop	N	N	P	P	N
Personal care service	P	P	P	P	P
Personal instruction service	P	P	P	P	P
Printing and copying, limited	P	P	P	P	P
Printing, general	N	P	P	P	P
Produce stand	P	P	P	P	P
Recreation and entertainment, indoor	P	P	P	P	P
Recreation and entertainment, outdoor	N	P	P	P	N
Recreational vehicle park	N	N	P	N	N

Repair service	P	P	P	N	P
Research service	N	P	P	N	N
Residential certificate child care ²	P	N	N	P	N
Restaurant, fast food	P	P	P	P	P
Restaurant, general	P	P	P	P	P
Retail, general	P	P	P	P	P
Secondhand store	P	P	P	P	P
Shopping center	P	P	P	P	P
Short-term rental	N	N	N	N	N
Takeoff and landing of aircraft	N	N	N	N	N
Tattoo establishment	P	P	P	N	N
Tavern	N	P	P	P	N
Temporary trailer	P	P	P	P	P
Transportation service	N	P	P	N	N
Vehicle and equipment rental or sale	N	P	P	N	N
Vehicle and equipment repair, general	N	P	P	N	N
Vehicle repair, limited	N	P	P	N	P
Veterinary service	P	P	P	N	N
Warehouse, self-service storage	P	P	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title				
Industrial uses:					
Laundry services	N	N	N	P	N
Wholesale and warehousing, general	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See chapter 45 of this title.
4. In the area designated as downtown district on the general plan map, existing single family residential uses may continue as permitted residential uses. Use and development standards for an R-1-8 zone shall apply. Existing approved multi-family and two family uses may continue as permitted residential uses. Use and development standards for an RM-3 zone would apply.

BE IT HEREBY FURTHER ORDAINED, by the City Council of Hurricane, Utah that Title 10, Chapter 51, Section 10-51-3 of the Hurricane City Code is amended to read as follows:

Sec. 10-51-3. Management.

- A. Each bed and breakfast inn, boarding house, hostel, hotel, or motel must maintain a management office on the premises at all times that is under the immediate supervision of a manager or attendant. The management office shall remain continuously open and

staffed whenever guests are registered or present or when the facility is open to receive guests.

- B. Residential hosting facilities shall be managed by the resident owner and meet accessory dwelling unit standards in title 10, chapter 41 of this Code.

BE IT HEREBY FURTHER ORDAINED, by the City Council of Hurricane, Utah that Title 10, Chapter 51, Section 10-51-5 of the Hurricane City Code is amended to read as follows:

Sec. 10-51-5. Display of license; guest register.

- A. Business license required. No transient lodging facility shall be occupied or used until such time that the owner has obtained a business license in accordance with this section's provisions. A current, valid business license shall be posted in a conspicuous place in each transient lodging facility.
- B. A register of all guests shall be kept at all times on the transient lodging facility premises, except for short-term rentals. The guest register shall contain in ink the following information about each guest for which the transient lodging facility affords accommodations:
 - 1. Name and permanent address.
 - 2. Dates of arrival at the transient lodging facility and departure from the transient lodging facility.
 - 3. License plate number, state of licensure, make, type, and color of all motor vehicles.
 - 4. Verification of a form of picture identification, including, but not limited to, driver's license, passport, or state issued identification card showing current name, address, and age of person registering and indicating which type of identification was verified and the identification number shown on said identification.
- C. The guest register required by this section shall be kept current and shall be immediately available at all times for inspection upon the demand of police officers or City officials.

NOW THEREFORE, BE IT ORDAINED BY THE HURRICANE CITY COUNCIL OF HURRICANE CITY, UTAH THAT:

- 1. All ordinances, resolutions, and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution, or ordinance, or part thereof.
- 2. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Hurricane City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given

independence from the invalid provisions or applications, and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.

3. This Ordinance shall, after adoption and approval, take effect immediately upon publication or posting as required by law.

PASSED AND APPROVED this 21st day, November 2024.

Hurricane City

Nanette Billings, Mayor

Attest:

Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 21st day of November 2024. Whereupon a motion to adopt and approve said Ordinance was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
David Hirschi	_____	_____	_____	_____
Kevin Thomas	_____	_____	_____	_____
Clark Fawcett	_____	_____	_____	_____
Drew Ellerman	_____	_____	_____	_____
Joseph Prete	_____	_____	_____	_____

Cindy Beteag, Recorder



STAFF COMMENTS

Consideration and possible approval of LUCA24-06 a **Land Use Code Amendment to Title 10, Chapter 28** regarding development standards in rockfall zones. Gary Cupp

Discussion:

This proposed ordinance update is intended to clarify what has essentially been the City's procedure concerning development in geologic hazard zones since the City adopted the Utah Geological Survey Rockfall Hazard Map in 2014. The map is used to determine when professional reports should be required for development in possible rockfall zones. The practice of the city has been to require a site-specific geologic and geotechnical report be prepared when a development is located within an identified rockfall zone. The purpose of the report is to confirm the location of the rockfall hazard zone in relation to a project. Staff believes this process is appropriate for developments in these areas with special geological hazards; however, the ordinance does not clearly reflect the process, so it is proposed that the code be amended to clarify the requirement. The Planning Commission heard this item on November 14, 2024, and voted 7 to 1 to recommend that the ordinance amendment be approved by the City Council. --Gary Cupp

Findings:

Recommendation:

Attachments:

1. (Redlined)
CHAPTER_28.____DEVELOPMENT_IN_AREAS_OF_SPECIAL_CONSIDERATION
2. Ordinance 2024-15_Amending Title 10, Chapter 28 regarding development standards in rockfall zones
3. LUCA24-06 Rockfall Zones CC Staff Report

CHAPTER 28. DEVELOPMENT IN AREAS OF SPECIAL CONSIDERATION

Sec. 10-28-1. Purpose.

To further the health, safety, and welfare of the inhabitants of the City and developers of project within the City, development in areas of special consideration shall be undertaken in accordance with the requirements of this chapter to minimize danger to persons and property and to ensure development of lasting value.

(Ord. 2014-6, 5-1-2014)

Sec. 10-28-2. Natural hazards and adverse construction conditions.

A. *Report required.*

1. A geotechnical report shall be prepared by a state licensed professional engineer who is trained and experienced in the practice of geotechnical engineering a geologist licensed to practice in the state whenever a proposed building permit in an area that has not been reviewed under this chapter or a development project is located on land which falls within any of the identified natural hazards or adverse construction conditions shown on the maps associated with the Geologic Hazards and Adverse Construction Conditions, St. George—Hurricane Metropolitan Area, Washington County, Utah, 2008, by William R. Lund, Tyler R. Knudsen, Garrett S. Vice, and Lucas M. Shaw, Special Study 127 Utah Geological Survey, a division of the Utah Department of Natural Resources.

B. *Report requirements.* The geotechnical report shall include the following:

1. *Conditions and features.* A general description of the topography, drainage conditions and surface vegetation. The report shall include surface features such as rock outcroppings, existing structures, debris, and unstable or wet conditions.
2. *Location map.* A location map showing the footprints of the planned improvements and the exploration locations with elevations.
3. *Subsurface condition evaluation.* An evaluation of the subsurface conditions, including a complete record of the explorations, laboratory test results, and the elevation of the water table, if encountered.
4. *Potential geotechnical constraints.* Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units, shallow groundwater, and windblown sand), and recommendations for their mitigation.
5. *Springs and seeps.* The locations of any springs and seeps on the project site, and recommendations concerning the effects of the springs and seeps on the proposed development.
6. *Geotechnical recommendations.* Specific geotechnical recommendations for the design and construction of the proposed project, which shall include the following:
 - a. A general assessment of the requirements needing to be met to develop the proposed site.
 - b. Site preparation and grading, and the suitability of the on site soils for use as structural fill.
 - c. Stable cut and fill slopes, including recommendations concerning the effects of material removal and the introduction of water, both on and off site.

-
- d. Recommendations for foundation type and design criteria, including, but not limited to, bearing capacity of natural or compacted soils, provisions to mitigate the effects of expansive, compressible or collapsible soils, differential settlement and varying soil strength, and the effects of adjacent loads.
 - e. Anticipated total and differential settlement.
 - f. Special design and construction considerations, as necessary, such as the excavation and replacement of unsuitable materials, excavation difficulties, stabilization, or special foundation provisions for problem soil conditions.
 - g. Design criteria for restrained and unrestrained retaining walls.
 - h. Soil corrosion.
 - i. Moisture protection and surface drainage.
7. *Design recommendations for walls and fill slopes.* Detailed design recommendations for any planned rocky walls, mechanically stabilized earth (MSE) walls, and/or reinforced fill slopes.
8. *Slope stability analysis.* A detailed slope stability analysis may be required if potentially unstable rock or soil units or slope creep has been identified on the site. The analysis should include, but not be limited to, a determination of shear strength and in some instances residual shear strength, soil saturation, and treatment methods required to provide a minimum safety factor of 1.5 for any slope within the project boundary.
9. *Inspection and certification.* It is strongly recommended that the geotechnical firm for the project also provide inspection, testing, and verification services for all grading, foundations, pavement sections, retaining structures, utility line placement, and backfill and any other construction relating to geotechnical aspects of the development. For real property for which development has proceeded on the basis of a geologic or geotechnical report which has been accepted by the City, no final inspection of a subdivision or other improvements shall be completed or certificate of occupancy issued or performance bond released until the engineering geologist or geotechnical engineering firm who prepared and approved the report provides a letter of compliance, in writing, that the completed improvements and structures conform to the descriptions and requirements contained in said report including any approved revisions.
- €10.** *Geology report.* The Geologic Hazards and Adverse Construction Conditions, St. George—Hurricane Metropolitan Area Washington County, Utah document and maps prepared by the Utah Geological Survey (current edition) shall be reviewed when considering a site for development. A state licensed professional engineering geologist or a state licensed professional engineer who is trained and experienced in the practice of geotechnical engineering shall prepare the geology report. The geology report may be included in the geotechnical report, and shall include the following:
- 1a.** The location and boundaries of the project site and its general geologic setting.
 - 2b.** A description of the specific geologic conditions at the site.
 - 3c.** Identification of potential geologic hazards (such as faults, landslides, rockfall, flooding and liquefaction).
 - 4d.** Conclusions and recommendations regarding the effects of the geologic conditions and any potential hazards on the proposed development, and recommendations to minimize any hazard to life or property, or any adverse impact on the natural environment.
- DC.** *Development standards.* The following minimum standards shall apply to minimize the effect of geologic hazards:

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(Supp. No. 3, Update 4)

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1. No structures shall be built on or within ten feet of any known fault line, or such ~~greater~~ distance as may be recommended by a licensed engineering geologist.
 2. No structure or improvement shall be allowed on any area known to be within an active landslide area.
 3. Problems associated with development on or near perched groundwater and shallow groundwater shall be mitigated.
 4. No structure shall be allowed in any rockfall zone as determined by Utah Geological Survey Special Study 127 unless a site-specific study as outlined in subsections A and B above finds that the proposed structure is not located in a rockfall zone. The site-specific study may redefine the rockfall zone boundary. The adequacy, implementation, and acceptance of the site-specific study shall be determined by the City Engineer or designee. Platted developments must depict the rockfall zone boundary, as may be amended pursuant to this paragraph, on the recorded plat.
 5. A waiver of liability shall be signed by the property owner and recorded with the county recorder in a form approved by the City Attorney, for any parcel where the ~~geotechnical geologist~~ report identifies the potential existence of any of the above hazards.

(Ord. 2014-6, 5-1-2014)

Sec. 10-28-3. Floodplains and streams.

- A. *Floodplain study required.* Whenever a proposed building permit or development project is located within 200 feet of Frog Hollow Wash an engineering analysis shall be prepared which identifies the effect of the 100-year flood or floodway on the building or project site. This 100-year identification shall not be required when a flood study has previously been completed for the area by a licensed civil engineer, and when said study clearly identifies the 100-year flood elevations and floodway for the area and project site.
- B. *Habitable floor elevation.* Building permits and development plans found to be located within a 100-year floodplain shall be conditioned to require the location of the ground floor of any building a minimum of one foot above the identified 100-year flood. Prior to issuance of final occupancy of any building, a certification shall be prepared by a licensed surveyor or civil engineer, providing the elevation of the lowest habitable floor, noting that the lowest habitable floor is at least one foot above the identified 100-year flood. No buildings shall be allowed within an identified floodway.
- C. *Special flood hazard areas.* Development within a special flood hazard area or within 150 feet of a special flood hazard area without an identified floodway as identified on an official flood insurance rate map issued by the Federal Emergency Management Agency shall be required to meet all the requirements of chapter 40, flood damage prevention, of this title.
- D. *Prohibited activities.* No person shall disturb, remove, fill, dredge, clear, destroy or alter any stream corridor or identified floodway, except as may be expressly allowed by a valid stream channel alteration permit issued by the state department of natural resources.
- E. *Required setbacks.* Setbacks for any building, structure or improvement located within or adjacent to a stream corridor shall comply with the most restrictive setback requirements of either the zoning district in which it is located, the requirements of the state department of natural resources, or the requirements of the U.S. Army Corps of Engineers.
- F. *Runoff controls.* All construction and development projects located adjacent to any stream corridor shall apply best management practices as may be required by a federal or state agency with jurisdiction.
- G. *Management recommendations.* The City Council, Planning Commission, or Zoning Administrator, as applicable, may request recommendations from any federal, state, or local agencies, or other professionals, prior to deciding on an application required for any permit or approval.

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(Supp. No. 3, Update 4)

(Ord. 2014-6, 5-1-2014)

Sec. 10-28-4. Wetlands.

- A. *Applicant responsibility.* The applicant shall be responsible to contact the U.S. Army Corps of Engineers to determine if a project site contains any wetlands, and obtain necessary permits and meet permit specified requirements as may be necessary. A copy of the permit shall be provided to the Zoning Administrator prior to issuance of a notice to proceed.

(Ord. 2014-6, 5-1-2014)

Sec. 10-28-5. Important archaeological sites.

The intent of this requirement is to avoid the unnecessary or inadvertent disturbance of prehistoric or historic human remains and to preserve important archaeological site locations wherever possible. Density transfer and/or including the site in an open space set aside are encouraged as a way to avoid disturbance of important sites.

Location of known important archaeological sites is on file with the City Planning Department. Local landowners are likely aware of substantial sites on their land and should include these in the planning process for a parcel.

(Ord. 2014-6, 5-1-2014)

Title 10 - LAND USE REGULATIONS
CHAPTER 28. DEVELOPMENT IN AREAS OF SPECIAL CONSIDERATION

Ordinance No. 2024-15

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH AMENDING TITLE 10, CHAPTER 28 WITH REGARDS TO DEVELOPMENT STANDARDS IN ROCKFALL ZONES

WHEREAS, the City Council of Hurricane, Utah desires to amend Title 10, Chapter 28 of the Hurricane City Code governing development in areas of special consideration; and

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

WHEREAS, the Planning Commission of Hurricane City has recommended approval of the changes;

BE IT HEREBY ORDAINED by the City Council of Hurricane, Utah that Title 10, Chapter 28 of the Hurricane City Code is amended to read as follows:

CHAPTER 28. DEVELOPMENT IN AREAS OF SPECIAL CONSIDERATION

Sec. 10-28-1. Purpose.

To further the health, safety, and welfare of the inhabitants of the City and developers of project within the City, development in areas of special consideration shall be undertaken in accordance with the requirements of this chapter to minimize danger to persons and property and to ensure development of lasting value.

(Ord. 2014-6, 5-1-2014)

Sec. 10-28-2. Natural hazards and adverse construction conditions.

A. *Report required.*

1. A geotechnical report shall be prepared by a state licensed professional engineer who is trained and experienced in the practice of geotechnical engineering whenever a proposed building permit in an area that has not been reviewed under this chapter or a development project is located on land which falls within any of the identified natural hazards or adverse construction conditions shown on the maps associated with the Geologic Hazards and Adverse Construction Conditions, St. George—Hurricane Metropolitan Area, Washington County, Utah, 2008, by William R. Lund, Tyler R. Knudsen, Garrett S. Vice, and Lucas M. Shaw, Special Study 127 Utah Geological Survey, a division of the Utah Department of Natural Resources.

B. *Report requirements.* The geotechnical report shall include the following:

1. *Conditions and features.* A general description of the topography, drainage conditions and surface vegetation. The report shall include surface features such as rock outcroppings, existing structures, debris, and unstable or wet conditions.
2. *Location map.* A location map showing the footprints of the planned improvements and the exploration locations with elevations.
3. *Subsurface condition evaluation.* An evaluation of the subsurface conditions, including a complete record of the explorations, laboratory test results, and the elevation of the water table, if encountered.
4. *Potential geotechnical constraints.* Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units, shallow groundwater, and windblown sand), and recommendations for their mitigation.
5. *Springs and seeps.* The locations of any springs and seeps on the project site, and recommendations concerning the effects of the springs and seeps on the proposed development.
6. *Geotechnical recommendations.* Specific geotechnical recommendations for the design and construction of the proposed project, which shall include the following:
 - a. A general assessment of the requirements needing to be met to develop the proposed site.
 - b. Site preparation and grading, and the suitability of the on site soils for use as structural fill.
 - c. Stable cut and fill slopes, including recommendations concerning the effects of material removal and the introduction of water, both on and off site.
 - d. Recommendations for foundation type and design criteria, including, but not limited to, bearing capacity of natural or compacted soils, provisions to mitigate the effects of expansive, compressible or collapsible soils, differential settlement and varying soil strength, and the effects of adjacent loads.
 - e. Anticipated total and differential settlement.

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- f. Special design and construction considerations, as necessary, such as the excavation and replacement of unsuitable materials, excavation difficulties, stabilization, or special foundation provisions for problem soil conditions.
 - g. Design criteria for restrained and unrestrained retaining walls.
 - h. Soil corrosion.
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9. *Inspection and certification.* It is strongly recommended that the geotechnical firm for the project also provide inspection, testing, and verification services for all grading, foundations, pavement sections, retaining structures, utility line placement, and backfill and any other construction relating to geotechnical aspects of the development. For real property for which development has proceeded on the basis of a geologic or geotechnical report which has been accepted by the City, no final inspection of a subdivision or other improvements shall be completed or certificate of occupancy issued or performance bond released until the engineering geologist or geotechnical engineering firm who prepared and approved the report provides a letter of compliance, in writing, that the completed improvements and structures conform to the descriptions and requirements contained in said report including any approved revisions.
10. *Geology report.* The Geologic Hazards and Adverse Construction Conditions, St. George—Hurricane Metropolitan Area Washington County, Utah document and maps prepared by the Utah Geological Survey (current edition) shall be reviewed when considering a site for development. A state licensed professional engineering geologist or a state licensed professional engineer who is trained and experienced in the
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practice of geotechnical engineering shall prepare the geology report. The geology report may be included in the geotechnical report, and shall include the following:

- a. The location and boundaries of the project site and its general geologic setting.
- b. A description of the specific geologic conditions at the site.
- c. Identification of potential geologic hazards (such as faults, landslides, rockfall, flooding and liquefaction).
- d. Conclusions and recommendations regarding the effects of the geologic conditions and any potential hazards on the proposed development, and recommendations to minimize any hazard to life or property, or any adverse impact on the natural environment.

B. *Development standards.* The following minimum standards shall apply to minimize the effect of geologic hazards:

1. No structures shall be built on or within ten feet of any known fault line, or such distance as may be recommended by a licensed engineering geologist.
2. No structure or improvement shall be allowed on any area known to be within an active landslide area.
3. Problems associated with development on or near perched groundwater and shallow groundwater shall be mitigated.
4. No structure shall be allowed in any rockfall zone as determined by Utah Geological Survey Special Study 127 unless a site-specific study as outlined in subsections A and B above finds that the proposed structure is not located in a rockfall zone. The site-specific study may redefine the rockfall zone boundary. The adequacy, implementation, and acceptance of the site-specific study shall be determined by the City Engineer or designee. Platted developments must depict the rockfall zone boundary, as may be amended pursuant to this paragraph, on the recorded plat.
5. A waiver of liability shall be signed by the property owner and recorded with the county recorder in a form approved by the City Attorney, for any parcel where the geotechnical report identifies the potential existence of any of the above hazards.

(Ord. 2014-6, 5-1-2014)

Sec. 10-28-3. Floodplains and streams.

- A. *Floodplain study required.* Whenever a proposed building permit or development project is located within 200 feet of Frog Hollow Wash an engineering analysis shall be prepared which identifies the effect of the 100-year flood or floodway on the building or project site. This 100-year identification shall not be required when a flood study has previously been completed for the area by a licensed civil engineer, and when said study clearly identifies the 100-year flood elevations and floodway for the area and project site.
- B. *Habitable floor elevation.* Building permits and development plans found to be located within a 100-year floodplain shall be conditioned to require the location of the ground floor of any building a minimum of one foot above the identified 100-year flood. Prior to issuance of final occupancy of any building, a certification shall be prepared by a licensed surveyor or civil engineer, providing the elevation of the lowest habitable floor, noting that the lowest habitable floor is at least one foot above the identified 100-year flood. No buildings shall be allowed within an identified floodway.
- C. *Special flood hazard areas.* Development within a special flood hazard area or within 150 feet of a special flood hazard area without an identified floodway as identified on an official flood insurance rate map issued by the Federal Emergency Management Agency shall be required to meet all the requirements of chapter 40, flood damage prevention, of this title.
- D. *Prohibited activities.* No person shall disturb, remove, fill, dredge, clear, destroy or alter any stream corridor or identified floodway, except as may be expressly allowed by a valid stream channel alteration permit issued by the state department of natural resources.
- E. *Required setbacks.* Setbacks for any building, structure or improvement located within or adjacent to a stream corridor shall comply with the most restrictive setback requirements of either the zoning district in which it is located, the requirements of the state department of natural resources, or the requirements of the U.S. Army Corps of Engineers.
- F. *Runoff controls.* All construction and development projects located adjacent to any stream corridor shall apply best management practices as may be required by a federal or state agency with jurisdiction.
- G. *Management recommendations.* The City Council, Planning Commission, or Zoning Administrator, as applicable, may request recommendations from any federal, state, or local agencies, or other professionals, prior to deciding on an application required for any permit or approval.

(Ord. 2014-6, 5-1-2014)

Sec. 10-28-4. Wetlands.

- A. *Applicant responsibility.* The applicant shall be responsible to contact the U.S. Army Corps of Engineers to determine if a project site contains any wetlands, and obtain necessary permits and meet permit specified requirements as may be necessary. A copy of the permit shall be provided to the Zoning Administrator prior to issuance of a notice to proceed.

(Ord. 2014-6, 5-1-2014)

Sec. 10-28-5. Important archaeological sites.

The intent of this requirement is to avoid the unnecessary or inadvertent disturbance of prehistoric or historic human remains and to preserve important archaeological site locations wherever possible. Density transfer and/or including the site in an open space set aside are encouraged as a way to avoid disturbance of important sites.

Location of known important archaeological sites is on file with the City Planning Department. Local landowners are likely aware of substantial sites on their land and should include these in the planning process for a parcel.

(Ord. 2014-6, 5-1-2014)

NOW THEREFORE, BE IT ORDAINED BY THE HURRICANE CITY COUNCIL OF HURRICANE CITY, UTAH THAT:

1. All ordinances, resolutions, and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution, or ordinance, or part thereof.
2. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Hurricane City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications, and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.

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3. This Ordinance shall, after adoption and approval, take effect immediately upon publication or posting as required by law.

PASSED AND APPROVED this 21st day, November 2024.

Hurricane City

Nanette Billings, Mayor

Attest:

Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 21st day of November 2024. Whereupon a motion to adopt and approve said Ordinance was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
David Hirschi	___	___	___	___
Kevin Thomas	___	___	___	___
Clark Fawcett	___	___	___	___
Drew Ellerman	___	___	___	___
Joseph Prete	___	___	___	___

Cindy Beteag, Recorder



STAFF COMMENTS

Agenda Date:	11/21/2024 – City Council Meeting
Application Number:	LUCA24-06
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10, Chapter 28 with regards to rockfall zones.
Recommendation:	Approve
Report Prepared By:	Gary Cupp

Discussion:

This proposed ordinance update is intended to clarify what has essentially been the City's procedure concerning development in geologic hazard zones since the City adopted the Utah Geological Survey Rockfall Hazard Map in 2014. The map is used to determine when professional reports should be required for development in possible rockfall zones. The practice of the city has been to require a site-specific geologic and geotechnical report be prepared when a development is located within an identified rockfall zone. The purpose of the report is to confirm the location of the rockfall hazard zone in relation to a project. Staff believes this process is appropriate for developments in these areas with special geological hazards; however, the ordinance does not clearly reflect the process, so it is proposed that the code be amended to clarify the requirement.

The Planning Commission heard this item on November 14, 2024, and 7 to 1 that the ordinance amendment be approved by the City Council.



STAFF COMMENTS

Consideration of and possible decision on a request for ZC24-09, a **Zone Change located at 259 N Main St** from Single Family Residential R1-10, one unit per 10,000 square feet, to Multiple Family RM-3, 15 units per acre. Interstate Homes LLC, Applicant.

Discussion:

The applicant is seeking a zone change from Single Family Residential R1-10 to Multiple Family RM-3 on 0.26 acres. This property is currently vacant and is located along Main St. within Downtown Hurricane. RM-3 zoning typically requires a full acre to be considered for a zone change; however, Hurricane City Code (HCC) 10-13-4 states: *"Minimum area shall not be required in downtown area as listed within the general plan map to allow for infill and redevelopment of the downtown area in order to accomplish goals within the City's general plan and supporting master plans."* Thus, the request for RM-3 zoning on the 0.26-acre parcel is not subject to the 1-acre minimum. Due to its small size, the RM-3 zoning only three units would typically be allowed on the property and the applicant is requesting a density bonus under the affordable housing ordinance in order to be allowed four units. The Planning Commission heard this item on November 14, 2024, and voted 5 to 3 to deny the zone change, citing that the request is not harmonious with surrounding development and will therefore have an adverse impact on the community. --Gary Cupp

Findings:

Recommendation:

Attachments:

1. ZC24-09_
2. Main St Narrative
3. Proposed zoning
4. 259 N Main St SITE PLAN
5. ZC24-09 Interstate Homes CC Staff Report
6. Ordinance ZC24-09 Interstate Homes



Application

Application Accepted Date: 09/16/2024		Valuation		\$	0.00				
Type of Improvement: Zone Change Application		PERMIT FEES							
Description: We would like to build a duplex and a single famil		Planning Fee		\$	500.00				
Bldg. Address: 259 N. Main Street		Planning Fee		\$	500.00				
City: Hurricane City State: UT Zip: 84737		Sub Total:		\$	500.00				
Subdivision: Phase:		Permit Total:		\$	500.00				
Block: Lot #: Parcel ID #: H-212-C		Amount Paid:		\$	500.00				
Zone: R1-10		Remaining Due:		\$	0.00				
Property Owner: Interstate Homes, LLC									
Permit Contact: Amanda Pectol P:(435) 635-2944									
Email: team@myinterstatehome.com									
CONTACT INFORMATION									
General Contractor: Interstate Homes, LLC									
License #: P: (435) 635-2944									
Address: 52 S. 850 W. 202A									
City: Hurricane State: UT Zip: 84737									
Email: team@myinterstatehome.com									
APPLICATION DETAILS									
						APPROVALS		DATE	INFO
Setbacks		Front:	Rear:	Left:	Right:				
Min.									
Actual:									
APPLICATION NUMBER: PLANZC24-09									
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.									
Applicant Name: Amanda Pectol									
Signature of Applicant/Authorized Agent or Owner: Date:									
Application Approved By: Date:									
Application Issued By: Date:									
Receipt #:									



At Interstate Homes, we are aware of the housing-crisis facing our country, state, and local communities and the dire need for starter homes. We have made it a goal to do our part in solving this problem in our community.

We feel a natural first step in accomplishing this goal is to find property close to schools and jobs so we can develop and build affordable housing. That's what makes this property, 259 N Main St, ideal.

We are hopeful, with your blessing of a zone change, we can build 4 housing units on this property. We understand with the size of this lot and density allowance only 3 units would be permitted, however, we plan to deed-restrict the 4th unit to be classified as "affordable-housing", following the 80% AMI requirements and utilize the 15% density bonus. Our organization already has 8 units we rent out in Hurricane at an affordable rate, so we plan to utilize that experience on this project, which will continue the progress that the neighboring properties have already made in providing affordable housing in our developing downtown area.

We appreciate your consideration and look forward to working with you to solve this dire housing challenge.

Kind regards,

The Interstate Homes Team

Municipal Boundary

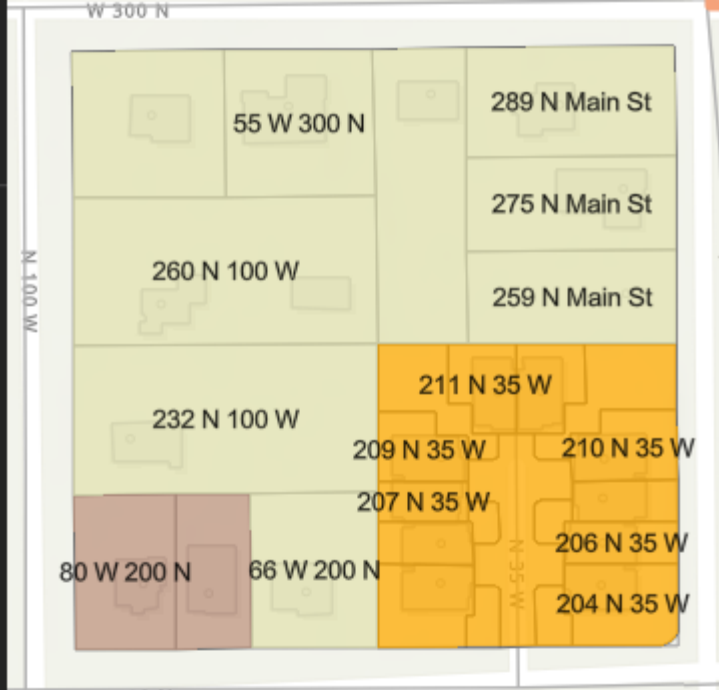


ZoningGroupOnline

Airport Control Zone

Future Road Network

-  Major Arterial (106' ROW)
-  Minor Arterial (90' ROW)
-  Major Collector (70' ROW)
-  Minor Collector (60' ROW)



Municipal Boundary



ZoningGroupOnline

Airport Control Zone

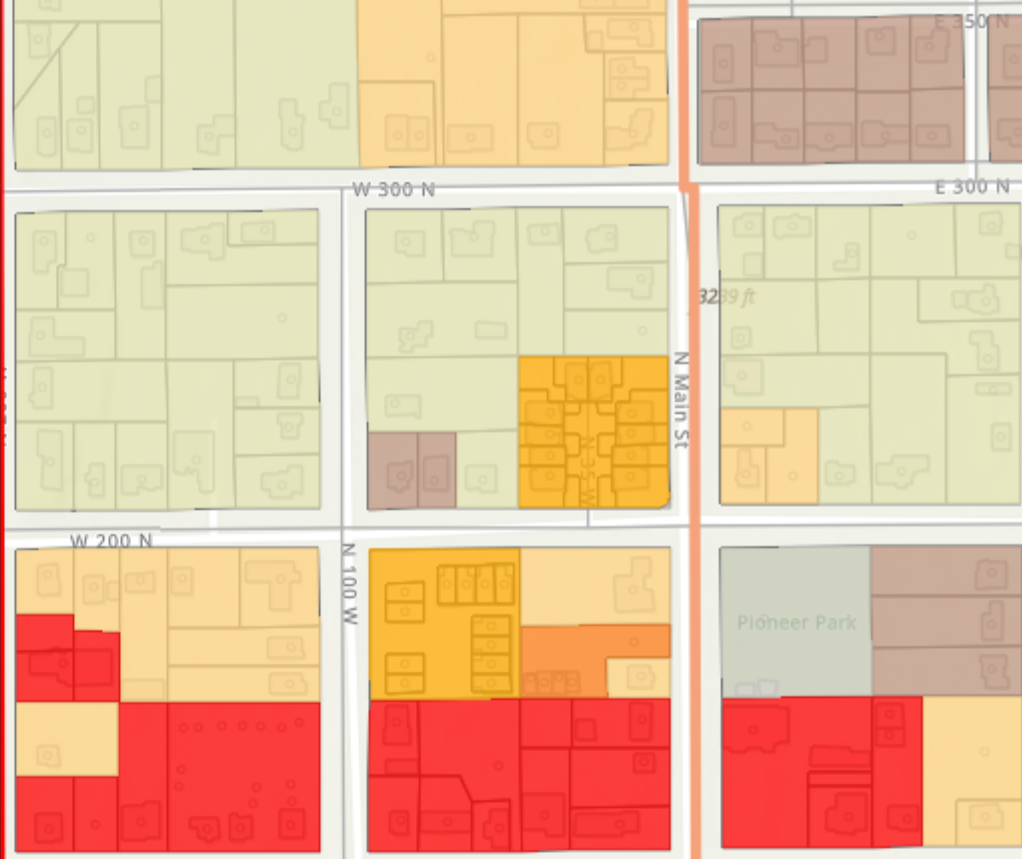
Future Road Network

-  Major Arterial (106' ROW)
-  Minor Arterial (90' ROW)
-  Major Collector (70' ROW)
-  Minor Collector (60' ROW)

Zoning Overlays

Overlay Type

-  Agricultural Protection Overlay
-  Extraction Industries Overlay
-  Planned Development Overlay
-  Critical Infrastructure Materials Overlay



Zoning

Classification

-  A-10: Agricultural - 1 Unit Per 10 Acres
-  A-5: Agricultural - 1 Unit Per 5 Acres
-  RR: Recreational Resort Zone
-  OS: Open Space
-  RA-1: Residential Agricultural - 1 Unit Per Acre
-  RA-0.5: Residential Agricultural - 2 Units Per Acre
-  R1-15: Residential - 1 Unit Per 15,000 Sq. Ft.
-  R1-10: Residential - 1 Unit Per 10,000 Sq. Ft.
-  R1-8: Residential - 1 Unit Per 8,000 Sq. Ft.
-  R1-6: Residential - 1 Unit Per 6,000 Sq. Ft.
-  RM-1: Multi-Family - 6 Units Per Acre
-  RM-2: Multi-Family - 10 Units Per Acre
-  RM-3: Multi-Family - 15 Units Per Acre
-  MH/RV: Mobile Home - RV
-  GC: General Commercial
-  PC: Planned Commercial
-  HC: Highway Commercial
-  NC: Neighborhood Commercial
-  BMP: Business/Manufacturing Park
-  M-1: Light Industrial
-  M-2: Heavy Industrial
-  Public Facility



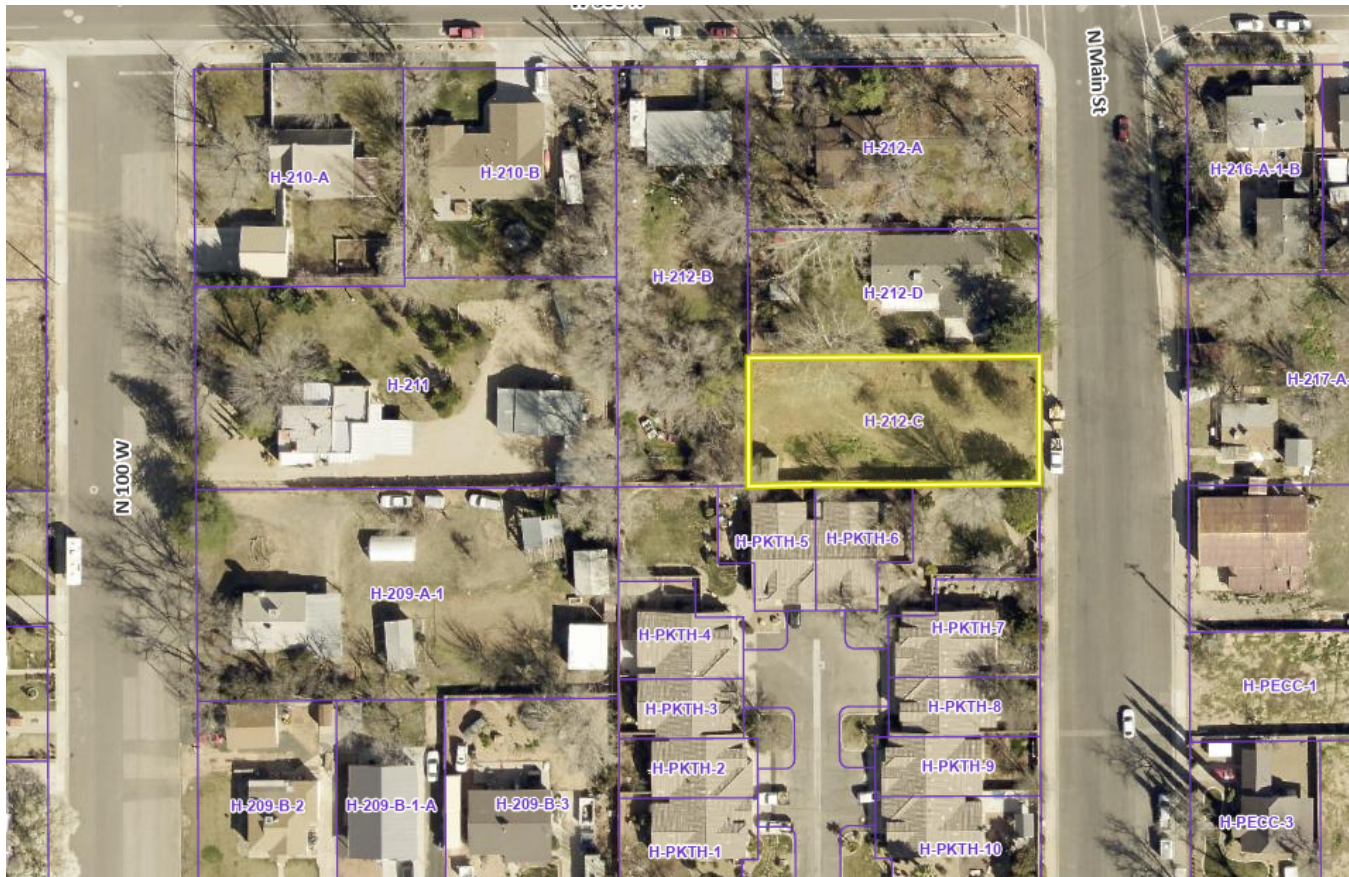
STAFF COMMENTS

Agenda Date:	11/21/2024 – City Council Meeting
Application Number:	ZC24-09
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Interstate Homes LLC
Agent:	n/a
Request:	Approval of a Zone Change from R1-10 to RM-3.
Location:	259 N Main St
Zoning:	R1-10
General Plan Map:	Downtown
Recommendation:	Approve
Report Prepared by:	Gary Cupp

Discussion:

The applicant is seeking a zone change from Single Family Residential R1-10 to Multiple Family RM-3 on 0.26 acres. This property is currently vacant and is located along Main St. within Downtown Hurricane. RM-3 zoning typically requires a full acre to be considered for a zone change; however, Hurricane City Code (HCC) 10-13-4 states: *“Minimum area shall not be required in downtown area as listed within the general plan map to allow for infill and redevelopment of the downtown area in order to accomplish goals within the City's general plan and supporting master plans.”* Thus, the request for RM-3 zoning on the 0.26-acre parcel is not subject to the 1-acre minimum. Due to its small size, the RM-3 zoning only three units would typically be allowed on the property and the applicant is requesting a density bonus under the affordable housing ordinance in order to be allowed four units. The Planning Commission heard this item on November 14, 2024, and voted 5 to 3 to deny the zone change, citing that the request is not harmonious with surrounding development and will therefore have an adverse impact on the community.

	Zoning	Adjacent Land Use
North	R1-10	Single family homes
East	R1-10, RM-1	Single family homes
South	RM-2	Multifamily developments
West	R1-10	Single family homes



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

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

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

- 1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
- 2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*

3. *The extent to which the proposed amendment may adversely affect adjacent property; and*
4. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

1. Is the proposed amendment consistent with the City's General Plan's goals, objectives, and policies?

Response: The General Plan Map shows this area as a part of our Downtown. The 2021 General Plan defines the Downtown as follows:

Downtown

This land use is concentrated in Hurricane's historic downtown district. Desired uses downtown include retail, residential, dining, public, and entertainment. Development in this area should build on Hurricane's unique character and heritage, reusing existing buildings where possible. This area is held to a higher standard of design and strives to create a safe and inviting environment for pedestrians.

This property is located in the heart of downtown Hurricane in close vicinity to commercial and civic uses. The property is also a popular part of town that the city has desired to revitalize in the past. The General Plan calls on the city to “*protect and revitalize*” the historic downtown. New infill development bringing a variety of income levels and employment opportunities can be a way to revitalize downtown.

Some of the General Plan's Policies with regards to the historic downtown are:

Policy 3.2. Hurricane supports infill development and redevelopment in the Downtown.

Policy 3.4. Downtown Hurricane is intended to function as a mixed use village with effective pedestrian and bicycle connectivity to the surrounding neighborhoods.

Policy 3.5. Hurricane supports the development of unique shops, restaurants, professional offices, financial institutions in the Downtown, and supports additional residential options, including lofts, apartments, and townhouses.

The 2023 Downtown Master Plan encourages the City to: “*Provide zoning changes allowing a variety of residences in Downtown and surrounding area*” and “[*provide*] *a missing middle housing option*” This amendment would support this General Plan policy.

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

Response: There are already multifamily developments on this block and the block to the south, thus, this amendment will be harmonious with the character of the existing development.

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

Response: Adding four new units to a currently vacant property is unlikely to cause an adverse effect on adjacent property. The property has proper access to Main St. and is set back from Main St., which lends to decrease any effect on the neighboring properties.

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

Response: Facilities and services are adequate for this development. JUC had no concerns about availability.

Other Considerations

Site Plan Design:

A preliminary site plan application will be required prior to site development if this zone change is approved. The deed restriction for the fourth unit to be deemed an affordable unit, will have to be finalized prior to issuance of a building permit or a certificate of occupancy (whichever is most appropriate). As noted under the JUC comments below, the shape of the property will necessitate an off-street parking lot/aisle. This property is a good location for “missing middle housing” or multifamily typologies that are similar in size and character to the adjacent single family homes.



JUC Comments:

Public Works: No comments.

Power: Power will need to be upgraded to current standards, an underground power line will need to be dug across the roadway with the transformer upgraded. All measures will be taken to assure the neighbors will keep current power or be placed underground to the home at the applicant's cost.

Water: If units are separate owners a water meter will be required for each unit.

Streets: Is access from Main St going to be adequate for future plans on the property?

Sewer: Ash Creek has no issue with the zone change. It should be noted that there is only 1 existing lateral stubbed to the property. Additional laterals may need to be installed depending on the nature of the project.

Engineering: The applicant should be able to secure or construct adequate facilities when they select a specific use. Existing utilities are in Main Street and the site's location near a public park and the middle school make it desirable for higher density. The applicant would benefit from reviewing HCC 10-34-8(B) which states, "Except for parking for a single- family or two-family dwelling and townhouses,

access to a parking space or parking lot shall be from a parking lot aisle and not directly from a public street. Every parking lot shall have access to a public street.”

Fire: Okay.

Fiber: No comments.

Gas: Enbridge Gas is okay with this. 12” main in Main St.

Findings:

Staff makes the following findings:

1. The application meets many of the standards within the General Plan and General Plan Map in that it provides needed infill development.
2. This zone change is harmonious with the overall surrounding development in that there are several multiple family developments in proximity.
3. The proposed amendment will not have an adverse impact on the area, and only a limited number of units are proposed to be added.
4. Services are adequate to serve the property.

Recommendation: Staff recommends approval subject to staff and JUC comments.

ORDINANCE NO ZC24-09

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE
FOR PARCEL H-212-C FROM SINGLE FAMILY RESIDENTIAL 10 (R1-10) TO MULTIPLE
FAMILY 3 (RM-3)

WHEREAS, Utah Code 10-9a allows Cities to regulate land use within their boundaries; and

WHEREAS, the proposed amendment is generally compatible with the current General Plan;
and

WHEREAS, the proposed amendment is generally in harmony with the overall character of
the proposed surrounding development; and

WHEREAS, the proposal will not have an adverse impact on the surrounding area; and

WHEREAS, there are adequate facilities to support the proposed zone change; and

WHEREAS, the Planning Commission gave a positive recommendation on the proposed
zone change.

BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF HURRICANE CITY THAT:

That parcel H-212-C is rezoned from Single Family Residential 10 (R1-10) to Multiple Family 3 (RM-3).

PASSED AND APPROVED on this 21st day of November 2024.

Hurricane City

Nanette Billings, Mayor

Attest:

Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 21st day of November 2024. Whereupon a motion to adopt and approve said Ordinance was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
David Hirschi	_____	_____	_____	_____
Kevin Thomas	_____	_____	_____	_____
Clark Fawcett	_____	_____	_____	_____
Drew Ellerman	_____	_____	_____	_____
Joseph Prete	_____	_____	_____	_____

Cindy Beteag, City Recorder

EXHIBIT A
ZONING MAP



STAFF COMMENTS

Consideration of and possible decision on a request for ZC24-10, a **Zone Change located at 1015 W 250 N** from Single Family Residential R1-10, one unit per 10,000 square feet, to Residential Agricultural RA-0.5, one unit per half acre. Jaymie Wetzel, Applicant. Karl Rasmussen, Agent.

Discussion:

The applicant is seeking a zone change on 1015 W 250 N from Single Family Residential R1-10 to Residential Agricultural RA-0.5 for the purpose of building a metal accessory dwelling unit of larger size and height than is allowed by R1-10 zoning standards. This property is 2.01 acres and is located west of the City Office, and is surrounded by the property that is intended to be developed by the City as part of the Civic Center Master Plan. The Planning Commission heard this item on November 14, 2024, and unanimously recommended that the zone change be approved by the City Council. --Gary Cupp

Findings:

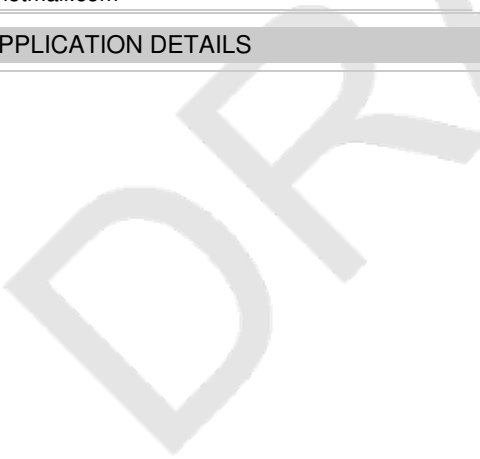
Recommendation:

Attachments:

1. ZC24-10_
2. Narrative
3. Zone Change Map
4. ZC24-10 Wetzel CC Staff Report
5. Ordinance ZC24-10 Wetzel



Application

Application Accepted Date: 09/26/2024		Valuation		\$	0.00					
Type of Improvement: Zone Change Application		PERMIT FEES								
Description: Change to RA-.5		Planning Fee		\$	500.00					
Tenant / Project Name: Jaymie Wetzel Barn		Planning Fee		\$	500.00					
Bldg. Address: 1015 W 250 N		Sub Total:		\$	500.00					
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	500.00					
Subdivision: Phase:		Amount Paid:		\$	500.00					
Block: Lot #: Parcel ID #: H-3-1-34-4316		Remaining Due:		\$	0.00					
Zone: R1-10										
Property Owner: Jaymie Wetzel										
Permit Contact: Karl Rasmussen P:(435) 680-0816										
Email: karl@pv-eng.com										
CONTACT INFORMATION										
Engineer of Record: Karl Rasmussen										
Email: karl@pv-eng.com P: (435) 668-8307										
General Contractor: Jaymie Wetzel										
License #: P: (435) 467-3991										
Address: 1015 W 250 N										
City: Hurricane State: UT Zip: 84737										
Email: jwetzel1122@hotmail.com										
APPLICATION DETAILS										
										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANZC24-10										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.										
Applicant Name: Treasa Anderson										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By:			Date:							
Application Issued By:			Date:							
Receipt #:										

NARRATIVE

Jaymie Wetzel Property

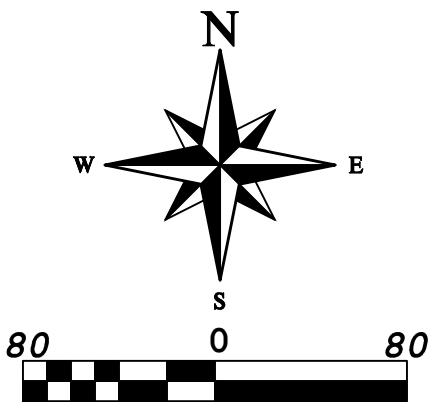
- Jaymie Wetzel requests a Zone Change on the property located at 1015 W 250 N, Hurricane, UT. It is currently zoned A-10. It is requesting that it be changed to RA-0.5.

ZONE CHANGE MAP FOR:
JAYMIE WETZEL

1015 W 250 N
HURRICANE CITY, WASHINGTON COUNTY, UTAH
PARCEL H-3-1-34-4316 2.22 ACRES

LEGEND

- PROPERTY LINE
ADJACENT PROPERTY LINE

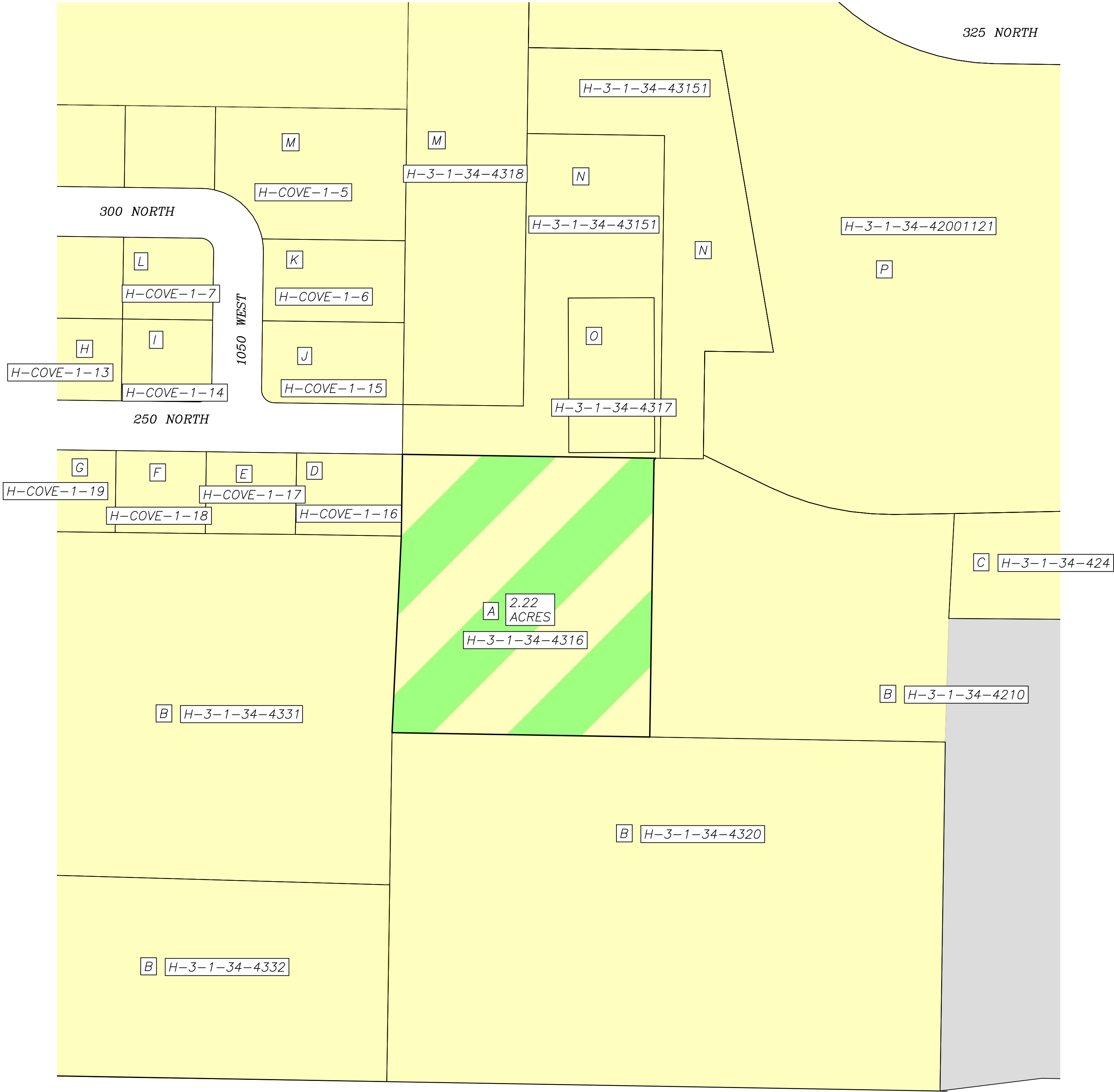


- R1-10: RESIDENTIAL - 1 UNIT PER 10,000 SQ. FT.
PF: PUBLIC FACILITY
RA-10 TO RA-0.5:
ZONE CHANGE FROM RA-10: RESIDENTIAL - 1 UNIT PER 10,000 SQ. FT.
ZONE CHANGE INTO RA-0.5: RESIDENTIAL AGRICULTURAL - 1 UNIT PER ACRE

- A-8TXL LLC, C/O: MATTHEW WETZEL
B-HURRICANE CITY
C-EXCELL MATTHEW W & ANGIE
D-BROUGH KEVIN
E-COLLARD JASON & KAMI
F-BAGLEY LAYNE
G-SHOUSE GARY & DONNA
H-PICKETT VICKY TR
I-BELKA RAYMOND JAMES & LINDA DIANE TRS
J-BARTON DAVID G
K-BROWN ROBERT GENE TR
L-WILSON TERRAL K
M-M & S RANCH LLC
N-HALL MAC J TR
O-HALL DARRELL M & SARAH KAY
P-VALLEY ACADEMY INC

H-3-1-34-4316 LEGAL DESCRIPTION

BEGINNING SOUTH 89°52'11" EAST, ALONG THE SOUTH LOT LINE, 660.49 FEET FROM THE SOUTHWEST CORNER OF LOT FIVE (5), BLOCK SIXTEEN (16), HURRICANE FIELD SURVEY, AND RUNNING THENCE SOUTH 0°02'22" WEST, 252.38 FEET; THENCE SOUTH 89°52'11" EAST, 300.00 FEET; THENCE NORTH 0°02'22" EAST, 322.34 FEET; THENCE SOUTH 90°00' WEST, 300.00 FEET; THENCE SOUTH 0°02'22" WEST, 69.28 FEET TO THE POINT OF BEGINNING.



REVISIONS		DATE	BY
DESCRIPTION			
NO			

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

ZONE CHANGE MAP FOR:
JAYMIE WETZEL
1015 W 250 N
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	9/26/2024
SCALE	1"=80'
JOB NO.	738-001
SHEET NO:	1 OF 1



STAFF COMMENTS

Agenda Date:	11/21/2024 – City Council Meeting
Application Number:	ZC24-10
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Jaymie Wetzel
Agent:	Karl Rasmussen
Request:	Approval of a Zone Change from R1-10 to RA-0.5.
Location:	1015 W 250 N
Zoning:	R1-10
General Plan Map:	Planned Community
Recommendation:	Approve
Report Prepared by:	Gary Cupp

Discussion:

The applicant is seeking a zone change on 1015 W 250 N from Single Family R1-10 to Residential Agriculture RA-0.5 for the purpose of building a metal accessory dwelling unit of larger size and height than is allowed by R1-10 zoning standards. This property is located west of the City Office and is surrounded by property that is intended to be developed by the City as part of the City Center Master Plan. The property is 2.01 acres, for which the RA-0.5 zoning would allow potential for further subdivisions of the property. The Planning Commission heard this item on November 14, 2024, and unanimously recommended that the zone change be approved by the City Council.

	Zoning	Adjacent Land Use
North	R1-10	Single Family Homes, some agricultural use
East	R1-10, PF	Undeveloped property, single family homes, Hurricane City Office

South	R1-10	Undeveloped property (future Hurricane Civic Center)
West	R1-10	Single Family Homes, undeveloped property (future Hurricane Civic Center)



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

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

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

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

1. Is the proposed amendment consistent with the goals, objectives, and policies of the City's General Plan?

Response: The General Plan Map shows this area as a Planned Community. The 2020 general plan states the following for the Single Family designation:

Master planned communities should be complete communities that offer a mixture of housing types and supporting uses such as neighborhood and supporting commercial uses, offices, churches, schools, and parks. Development in this designation should take into account the character of existing surrounding development.

Based on the description cited above, the proposed zone change to RA-0.5 does not strictly comply with the general plan designation of the site. However, the General Plan does allow for, and calls for, the City to preserve existing agriculture and “*work with landowners to provide regulatory agricultural protections where desired and feasible.*” The existing use of the property does not appear to strictly be agricultural but the large, two-acre property is used in a way that is compatible with the nearby agricultural uses in the area.

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

Response: The surrounding properties are zoned either R1-10 or Public Facility and consist mostly of single-family homes or open fields. The proposed RA-0.5 zoning designation would be compatible with the current existing development in the vicinity, although it is important to note that as the City develops the Civic Center Master Plan, there will be less open land in this area, but the anticipated varied-use character of the civic center development will be harmonious and compatible with this proposal.

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

Response: The proposed zone change is compatible with the overall zoning of the area and sufficiently meets the intent, goals, and objectives of the general plan. Furthermore, the single-family nature of the development proposed for the site is harmonious with the existing development patterns in the surrounding neighborhood; therefore, this action will not adversely affect adjacent properties.

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

Response: See JUC comments below. Staff does not anticipate concerns about utility availability.

JUC Comments:

1. **Public Works:** No comments.
2. **Power:** No comments.
3. **Sewer:** 8” sewer line across the property.
4. **Streets:** Okay with zone change.
5. **Water:** Okay.
6. **Engineering:** Engineering asserts that the existing private right of way for the subject property is inadequate for a zone change. Public right of way must be extended by the neighboring property

owners for the applicant to provide themselves adequate facilities. Although the property touches a public street at a point, it does not front a public street.

7. **Fire:** Any additional homes will require an approved turnaround per 2021 IFC appendix D. 2. Any additional homes will require fire hydrants space no further than 250' from the home per 2021 IFC appendix C.
8. **Gas:** Okay with Enbridge Gas. If building anything additional please request a setback request.

Staff Comments:

1. The property is bordered on three sides by City-owned property intended to be developed as part of the Civic Center Master Plan. The plan intends that the civic center be influenced by the agricultural heritage of Hurricane, and the applicant's proposed plans to build a barn near their property line adjacent to the future City Hall would not conflict with the objectives of the master plan. The anticipated varied-use character of the master plan development will be harmonious with this proposal.
2. The current property under consideration does not currently have access from a public street. Hurricane City Code (HCC) 10-37-13 states that building permits shall not be issued for lots with access only on a private right-of-way. The Civic Center Master Plan contemplates the City will execute the long-planned connection of 250 N through to 1150 W. Staff believes it is prudent and good planning practice to require that the roadway frontage be required to be dedicated to the City at this time as a condition of approval for the requested zone change. To delay could hinder the development of the Civic Center and possibly incur additional expense that would be borne by the public.

Findings:

Staff makes the following findings:

1. The application meets the standards within the General Plan and General Plan Map.
2. Most of the surrounding development is large lot single family homes.
3. The proposed amendment will not have an adverse impact on the area.
4. Services are adequate to serve the area and proposed project, with the exception of proper access to a public street, which must be resolved as a condition of approval for this zone change.

Recommendation: Staff recommends approval to the City Council, subject to staff and JUC comments, and subject to right-of-way dedications to bring the property into compliance with City codes and standards.

ORDINANCE NO ZC24-10

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE
FOR PARCEL H-3-1-34-4316 FROM SINGLE FAMILY RESIDENTIAL 10 (R1-10) TO
RESIDENTIAL AGRICULTURAL 0.5 (RA-0.5)

WHEREAS, Utah Code 10-9a allows Cities to regulate land use within their boundaries; and

WHEREAS, the proposed amendment is generally compatible with the current General Plan;
and

WHEREAS, the proposed amendment is generally in harmony with the overall character of
the proposed surrounding development; and

WHEREAS, the proposal will not have an adverse impact on the surrounding area; and

WHEREAS, there are adequate facilities to support the proposed zone change; and

WHEREAS, the Planning Commission gave a positive recommendation on the proposed
zone change.

BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF HURRICANE CITY THAT:

That parcel H-3-1-34-4316 is rezoned from Single Family Residential 10 (R1-10) to Residential
Agricultural 0.5 (RA-0.5).

PASSED AND APPROVED on this 21st day of November 2024.

Hurricane City

Nanette Billings, Mayor

Attest:

Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 21st day of November 2024. Whereupon a motion to adopt and approve said Ordinance was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
David Hirschi	_____	_____	_____	_____
Kevin Thomas	_____	_____	_____	_____
Clark Fawcett	_____	_____	_____	_____
Drew Ellerman	_____	_____	_____	_____
Joseph Prete	_____	_____	_____	_____

Cindy Beteag, City Recorder

EXHIBIT A
ZONING MAP



STAFF COMMENTS

Consideration of and possible decision on a request for ZC24-11, a **Zone Change located at 1268 W 650 S** from Residential Agricultural RA-1, one unit per acre, to Single Family Residential R1-15, one unit per 15,000 square feet. CCH&N Holdings LLC, Applicant. Daryl Brown, Agent.

Discussion:

The applicant is seeking a zone change from Residential Agricultural RA-1 to Single Family Residential R1-15 for the purpose of building a residential subdivision. This is a long narrow property (approximately 170' by 1350') that stretches north-south between 400 S and 650 S. The property is 5 acres and under normal R1-15 development, approximately 11 lots could be expected. However, due to the narrow configuration of the property, 11 units would most likely be infeasible. Several public comments in opposition to the zone change were received at the public hearing for the November 14, 2024, Planning Commission meeting. Concerns were expressed by the Planning Commission that a development plan was not presented with the application that could show how the applicant intended to develop or subdivide the property. In the weeks prior to the meeting, staff suggested to the applicant that a conceptual development plan would be helpful for the Commission to make a recommendation. The applicant agreed and informed staff that a site plan would be provided prior to the Planning Commission meeting, but one was never received. The Planning Commission voted 7 to 1 to deny the zone change, citing that it would have an adverse impact on the community; that it would not be harmonious with surrounding development in the area; and that there is a lack of adequate public facilities, because the site is too narrow to accommodate a roadway that would likely be required if the site were to be developed. --Gary Cupp

Findings:

Recommendation:

Attachments:

1. ZC24-11_
2. Narrative
3. Property Map
4. Ordinance ZC24-11 CCH&N Holdings
5. ZC24-11 CCH&N Holdings CC staff report
6. 1268 W 650 S_Conceptual Subdivision



Application

Application Accepted Date: 10/10/2024		Valuation		\$	0.00
Type of Improvement: Zone Change Application		PERMIT FEES			
Description: Proposed Zone Change from RA-1 to R1-15		Planning Fee		\$	500.00
Tenant / Project Name: CCH&N Holdings, LLC Zone Change		Planning Fee		\$	500.00
Bldg. Address: 1268 W 650 S		Sub Total:		\$	500.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	500.00
Subdivision: Phase:		Amount Paid:		\$	500.00
Block: Lot #: Parcel ID #: H-3-2-4-1113		Remaining Due:		\$	0.00
Zone: RA-1					
Property Owner: CCH&N Holdings, LLC (Chris Weimholt)					
Permit Contact: Daryl T. Brown P:(435) 586-3004					
Email: daryl@wecinc.com					
CONTACT INFORMATION					
Engineer of Record: Tim Watson					
Email: tim@wecinc.com P: (435) 586-3004					
General Contractor: Daryl Brown					
License #: 11864106 P: (435) 586-3004					
Address: 472 N 2150 W, Suite 7					
City: Cedar City State: UT Zip: 84721					
Email: daryl@wecinc.com					
APPLICATION DETAILS					
					
Setbacks		Front:	Rear:	Left:	Right:
Min.					
Actual:					
APPLICATION NUMBER:					PLANZC24-11
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: Daryl Brown					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By:				Date:	
Application Issued By:				Date:	
Receipt #: 8.182685-10/10/24					



Zone Change Narrative

PROJECT: **CCH&N Holdings, LLC – Zone Change**

DATE: **October 8, 2024**

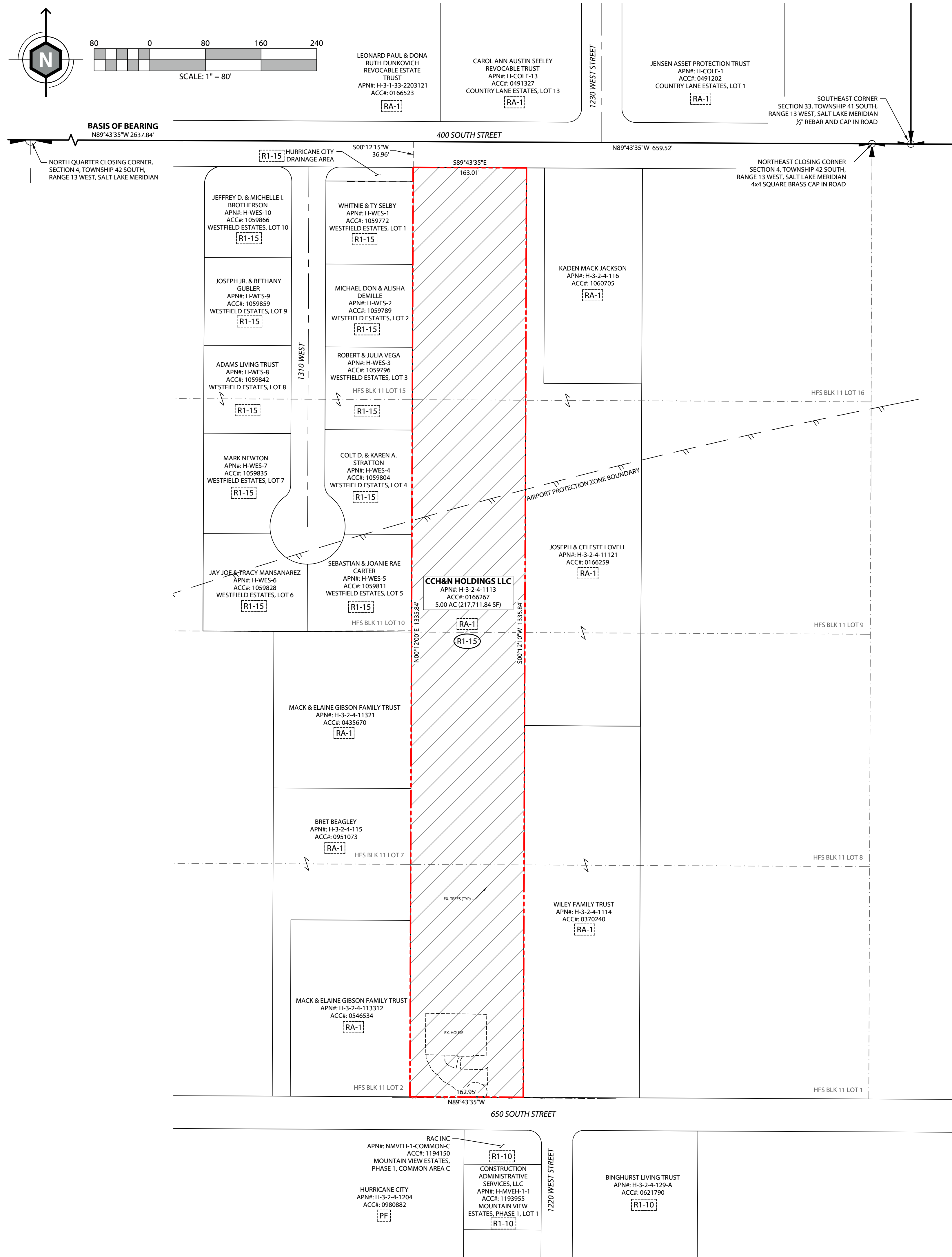
Portion of Lots 1, 8, 9, & 16, Blk 11, Hurricane Field Surv

1268 W 650 S, Hurricane City, Utah

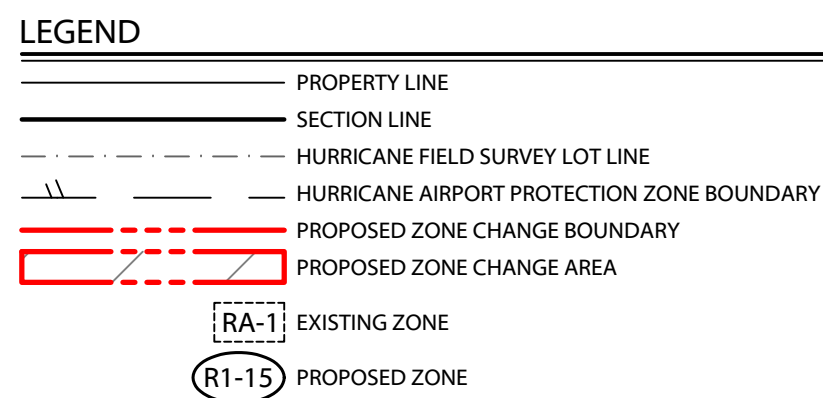
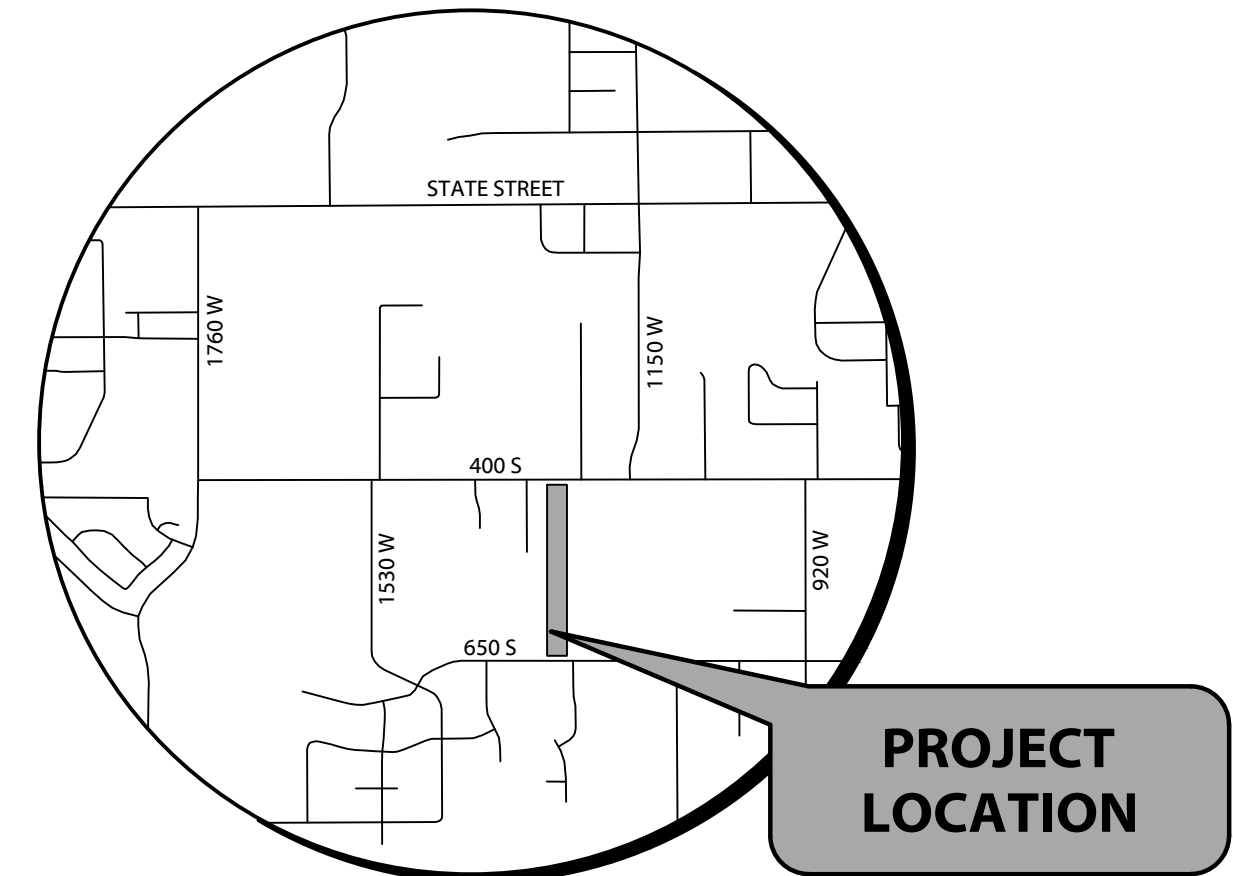
WEC Project #: 24-7190

REMARKS:

A Zone Change from **RA-1** to **R1-15** is being proposed for Parcel H-3-2-4-1113, a 5 acre parcel, for the purpose of creating a future subdivision, including residential lots that will comply with the proposed zone. The subject parcel is located at 1268 W 650 S, and fronts on both 400 S & 650 S. The requested Zone Change matches the zoning for Westfield Estates Subdivision, a residential subdivision contiguous with the west boundary of the subject property. See the Zone Change Map for details.



ZONE CHANGE
CCH&N HOLDINGS, LLC
PORTION OF LOTS 1, 8, 9, & 16, BLOCK 11, HURRICANE FIELD SURVEY
WITHIN THE NE 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH



- NOTES
- REZONE ADDRESS: 1268 W 650 S, HURRICANE, UT
 - REZONE PARCELS
 - REZONE LAND AREA: 5.00 ACRES
 - CURRENT ZONING CLASSIFICATION: RA-1, RESIDENTIAL-AGRICULTURE 1
 - PROPOSED ZONING CLASSIFICATION: R1-15, SINGLE-FAMILY RESIDENTIAL 15
 - THIS PROPERTY IS LOCATED IN THE VICINITY OF THE HURRICANE MUNICIPAL AIRPORT OR OTHER PUBLIC OR PRIVATE AIRPORT, IN WHICH NORMAL AVIATION USES AND ACTIVITIES EXIST.
 - AIRPORT PROTECTION ZONE BOUNDARY LOCATION AS SHOWN HEREON.
 - THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO 650 SOUTH STREET AND 400 SOUTH STREET, (2) PUBLICLY DEDICATED STREETS.

ZONE CHANGE BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 16, BLOCK 11, HURRICANE FIELD SURVEY; SAID CORNER BEING N89°43'35"W 659.52 FEET ALONG THE SECTION LINE, AND 500°12'00"W 36.96 FEET FROM THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE MERIDIAN; THENCE ALONG THE NORTHERLY LINE OF SAID LOT S89°43'35"E 163.01 FEET; THENCE DEPARTING SAID LOT LINE 500°12'10"W 1335.84 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, SAID BLOCK 11; THENCE ALONG SAID LOT LINE N89°43'35"W 162.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WESTERLY LINE OF SAID LOT N00°12'00"E 1335.84 FEET TO THE POINT-OF-BEGINNING (P.O.B.) CONTAINING 5.00 ACRES.

BASIS OF BEARING

THE BASIS OF BEARING IS N89°43'35"W FROM THE NORTHEAST CLOSING CORNER TO THE NORTH QUARTER CLOSING CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE MERIDIAN.

SURVEYOR'S CERTIFICATE

I, DARYL T. BROWN, PROFESSIONAL LAND SURVEYOR No. 11864106, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, DO HEREBY CERTIFY THE FOLLOWING:

- THIS ZONE CHANGE PLAT, IN ACCORDANCE WITH SECTION 17-23-17, REPRESENTS THE RESULTS OF A SURVEY CONDUCTED BY MYSELF AND UNDER MY DIRECT SUPERVISION AT THE REQUEST OF MR. CHRIS WEIMHOLT.
- THE LAND SURVEYED LIES IN HURRICANE CITY, UTAH, WHICH IS WITHIN A PORTION OF THE NW 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE MERIDIAN, AND WAS COMPLETED SEPTEMBER 2024.
- THE MONUMENTS SHOWN ON THIS MAP ARE OF THE CHARACTER SHOWN AND OCCUPYING THE POSITION INDICATED AND ARE OF SUFFICIENT NUMBER TO DEFINE THE SAID BOUNDARY.

DARYL T. BROWN, P.L.S.

October 1, 2024
DATE

PROFESSIONAL LAND SURVEYOR
10/01/2024
No. 11864106
DARYL TAFITI BROWN
STATE OF UTAH

NARRATIVE

THIS ZONE CHANGE PLAT COMPLETED AT THE REQUEST OF MR. CHRIS WEIMHOLT TO IDENTIFY THE SUBJECT REZONE BOUNDARY AS PART OF A PREVIOUSLY COMPLETED RECORD OF SURVEY FOR THE SUBJECT PROPERTY.

THE EAST-WEST LINES OF THE SUBJECT BLOCK 11 WERE ESTABLISHED BY PROPORTIONATE METHODS, AND THE NORTH-SOUTH LINES OF SAID BLOCK MATCH THE RECORD DISTANCES.

NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.



WATSON
ENGINEERING
COMPANY, INC.

472 N 2150 W, Suite 7
Cedar City, UT 84721

Tel. (435) 586-3004

www.wecinc.com

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Watson Engineering Co.

ZONE CHANGE
CCH&N HOLDINGS, LLC
PORTION OF LOTS 1, 8, 9, & 16, HURRICANE FIELD SURVEY
WITHIN SEC. 4, T. 42 S., R. 13 W., S.L.M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DRAWN BY:
D. T. BROWN

CHECKED BY:
T. G. WATSON

DATE:
October 1, 2024

SCALE:
1:80

WATSON PROJECT No.:
24-7190

FILE:
WEIMHOLT - HURRICANE REZONE.DWG

ORDINANCE NO ZC24-11

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE
FOR PARCEL H-3-2-4-1113 FROM RESIDENTIAL AGRICULTURAL 1 (RA-1) TO SINGLE
FAMILY RESIDENTIAL 15 (R1-15)

WHEREAS, Utah Code 10-9a allows Cities to regulate land use within their boundaries; and

WHEREAS, the proposed amendment is generally compatible with the current General Plan;
and

WHEREAS, the proposed amendment is generally in harmony with the overall character of
the proposed surrounding development; and

WHEREAS, the proposal will not have an adverse impact on the surrounding area; and

WHEREAS, there are adequate facilities to support the proposed zone change; and

WHEREAS, the Planning Commission gave a positive recommendation on the proposed
zone change.

BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF HURRICANE CITY THAT:

That parcel H-3-2-4-1113 is rezoned from Residential Agricultural 1 (RA-1) to Single Family
Residential 15 (R1-15).

PASSED AND APPROVED on this 21st day of November 2024.

Hurricane City

Nanette Billings, Mayor

Attest:

Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 21st day of November 2024. Whereupon a motion to adopt and approve said Ordinance was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
David Hirschi	_____	_____	_____	_____
Kevin Thomas	_____	_____	_____	_____
Clark Fawcett	_____	_____	_____	_____
Drew Ellerman	_____	_____	_____	_____
Joseph Prete	_____	_____	_____	_____

Cindy Beteag, City Recorder

EXHIBIT A
ZONING MAP



STAFF COMMENTS

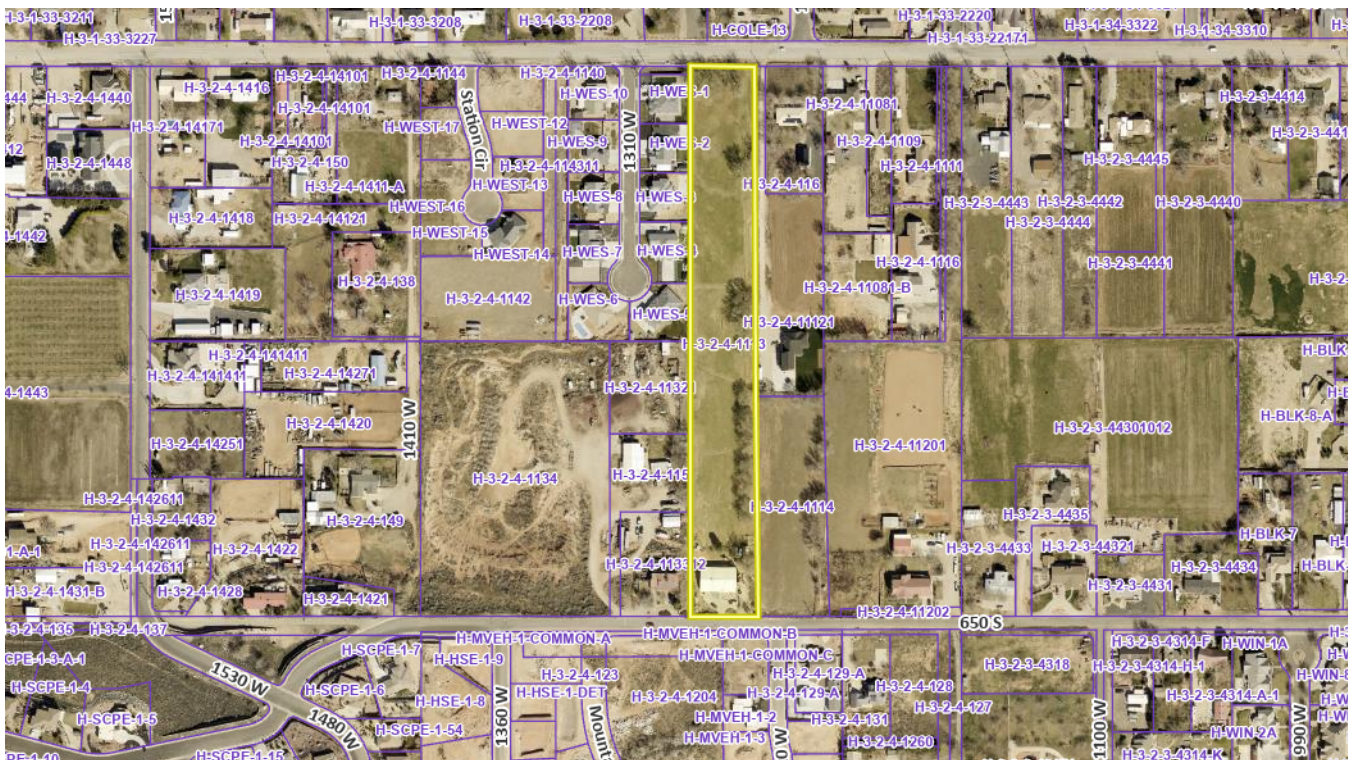
Agenda Date:	11/21/2024 – City Council Meeting
Application Number:	ZC24-11
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	CCH&N Holdings LLC
Agent:	Daryl Brown
Request:	Approval of a Zone Change from RA-1 to R1-15.
Location:	1268 W 650 S
Zoning:	RA-1
General Plan Map:	Single Family
Recommendation:	Approve
Report Prepared by:	Gary Cupp

Discussion:

The applicant is seeking a zone change from Residential Agricultural RA-1 to Single Family Residential R1-15 for the purpose of building a residential subdivision. This is a long narrow property (approximately 170' by 1350') that stretches north-south between 400 S and 650 S. The property is 5 acres and under normal R1-15 development, approximately 11 lots could be expected. However, due to the narrow configuration of the property, fewer lots are more likely. Several public comments in opposition to the zone change were received at the public hearing for the November 14, 2024, Planning Commission meeting. Concerns were expressed by the Planning Commission that a development plan was not presented with the application that could show how the applicant intended to develop or subdivide the property. In the weeks prior to the meeting, staff suggested to the applicant that a conceptual development plan would be helpful for the Commission to make a recommendation. The applicant agreed and informed staff that a site plan would be provided prior to the Planning Commission meeting, but one was never received. The Planning Commission voted 7 to 1 to deny the zone change, citing that it would have an adverse impact on the community; that it would not be harmonious with surrounding development in the area; and that there is a lack of adequate public facilities, because the

site is too narrow to accommodate a roadway that would likely be required if the site were to be developed.

	Zoning	Adjacent Land Use
North	RA-1,	Single Family Homes, agricultural property
East	R1-15, RA-1	Single Family Homes
South	R1-10	Single Family Homes
West	RA-1	Single Family Homes, some agriculture



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

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

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

1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;

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

1. Is the proposed amendment consistent with the City's General Plan's goals, objectives, and policies?

Response: The General Plan Map shows this area as a Single Family. The 2020 General Plan defines Single Family as follows:

These uses should be located near supporting community uses such as, but not limited to churches, schools, and parks. Appropriate densities for this land use include R1-15, R1-10, R1-8, and R1-6.

This proposed zone change complies with the General Plan Map. In fact, the current RA-1 zoning is inconsistent with the existing Single Family general plan designation of the site and, therefore, the requested zone change would bring the property's zoning into conformance with the general plan for this area. This area is also close to parks, schools, and churches as is also recommended by the general plan for this zoning designation.

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

Response: The proposed zone change will allow for single-family homes to be built on larger single-family lots. This is compatible with the existing surrounding development. The applicant's request is for the largest single-family zoning class outside of the agriculture and residential agriculture zones and, which would be harmonious with other properties in the vicinity.

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

Response: The proposed zone change is within the densities approved by the general plan for the area. R1-15 zoning would allow for up to 11 units on the property, although 11 units would most likely be infeasible based on the site configuration. No development is proposed at this time, but any subdivision requests could be designed to provide additional connections between 400 S and 650 S which could benefit connectivity in the area.

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

Response: Power, water, and sewer are at or near the property and should be readily accessible. Some aspects of facility availability will be determined based on the design of the proposed subdivision. 650 S is not currently at its full build-out and may require upgrades and reconfiguration beyond the impact of this development.

JUC Comments:

These comments will need to be addressed

1. **Public Works:** Most utilities located in 400 S and 650 S although upgrades to existing utilities may be required for this property. Would need to make the appropriate improvements on 400 S as well as on 650 S. Additional property dedication may be required for 400 S and 650 S. Drainage study will be required. Should look at shared access with Lovell property.
2. **Power:** Requires an easement for the entire length of parcel. May be required to upgrade portions of the powerlines along either 400 S or 650 S to accommodate added load. Must fill out the power line extension application form. Must provide load calculations.
3. **Sewer:** 8" sewer main with easement running along east side of property. Ash Creek was under the assumption this would be a future road-is this still the plan.
4. **Streets:** Access for this type of zoning may create problems.
5. **Water:** Okay.
6. **Engineering:** The applicant must know that due to the narrowness of the property, Hurricane City development standards (namely access [see HCS section 3.2.2 & HCC 10-39-11]), and the location of existing utilities and nearby master planned roads, developing the subject property will likely require the neighbors' participation (regardless of its zone). Per Hurricane City maps, an 8" sanitary sewer crosses the property, overhead power is on 400 South and 650 South. The existing water main in 400 S is a 14" ductile iron pipe, and the water main in 650 S is just a 6" PVC pipe. Reconstruction of 650 South has recently been suggested by Hurricane City for prioritization. The owner can likely provide itself the necessary infrastructure and development of the property may provide Hurricane City the opportunity to partner in improving the adjacent roads.
7. **Fire:** Homes will be required to be within 250' of a fire hydrant. 2021 IFC appendix C 2. Any roadway over 150' will need an approved fire department turnaround. 2021 IFC appendix D.
8. **Gas:** Okay.
9. **Cable/Phone/WCWC:** No comments.

Staff Comments:

1. As stated above, this is a long narrow piece of property, approximately 155' by 1335', which can make development of this property challenging under R1-15 development standards. R1-15 development standards include:

<i>Average lot area 2</i>	<i>15,000 sq. ft.</i>
<i>Minimum lot area or acreage</i>	<i>12,000 sq. ft.</i>
<i>Minimum lot width and/or project frontage</i>	<i>90 ft.</i>
<i>Building standards:</i>	
<i>Maximum height, main building 3</i>	<i>35 ft.</i>

<i>Maximum height, accessory building 4</i>	<i>16 ft.</i>
<i>Maximum size, accessory building</i>	<i>1,200 sq. ft.</i>
<i>Building coverage:</i>	<i>50% of lot</i>
<i>Distance between buildings</i>	<i>10 ft.</i>
<i>Setback standards—front yard:</i>	
<i>Any building 5</i>	<i>25 ft.</i>
<i>Setback standards—rear yard:</i>	
<i>Main building</i>	<i>20 ft.</i>
<i>Accessory building, including private garage 6</i>	<i>See note 9</i>
<i>Setback standards—interior side yard:</i>	
<i>Main building</i>	<i>10 ft.</i>
<i>Setback standards—street side yard:</i>	
<i>Main building 7</i>	<i>20 ft.</i>

2. No preliminary layout has been provided and none is required at this stage. The standards above will need to be met with any proposed subdivision. Any future site development or subdivision proposals would have to meet all city standards, particularly those relating to access and road widths as highlighted by the city engineer.

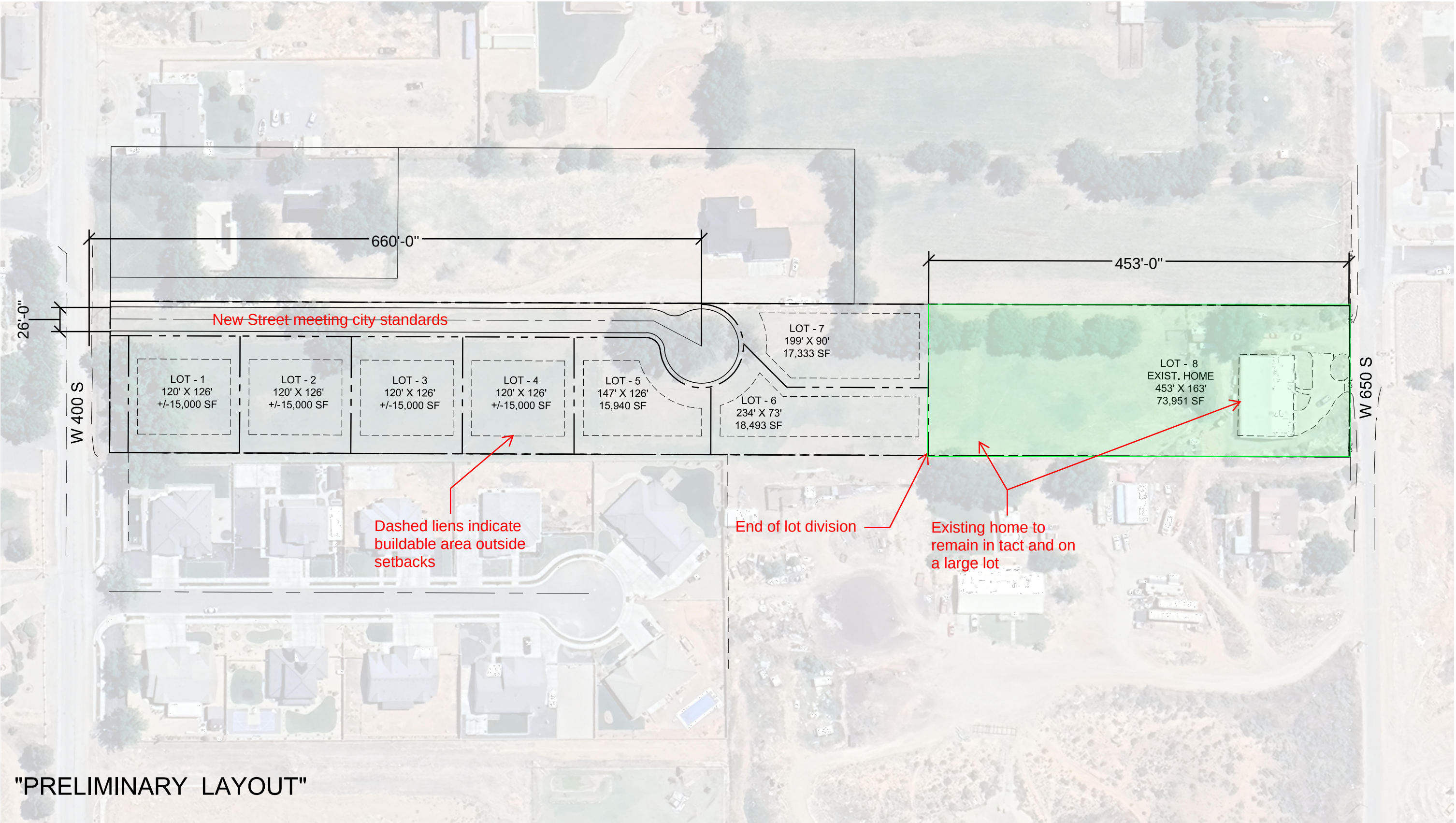
Findings:

Staff makes the following findings:

1. The application meets the standards within the General Plan and General Plan Map by remedying an existing inconsistency between zoning and the General Plan, thus the zone change is desirable to correct this existing inconsistency. Even if the property is never developed, the zone change is nonetheless preferable in that it will correct this inconsistency.
2. Any future site development or subdivision proposals would have to meet all city standards, particularly those relating to access and road widths as highlighted by the city engineer.
3. Most of the surrounding development is large lot single-family homes.

4. The proposed amendment will not adversely impact the area due the limited number of units possible with the current lot configuration, which would lend to mitigate any impacts.
5. Services are adequate to serve the area of the proposed project or can be provided in a timely manner.

Recommendation: Approval of the zone change would harmonize with the General Plan's intent for the area; although, any future development may be challenging based on comments received from the JUC.



1268 W 650 S - CONCEPTUAL SUBDIVISION

HURRICANE, UT

CONCEPTUAL 07/10/2024



STAFF COMMENTS

Discussion regarding **business license and day permit fees and refund procedures** -
Cindy Beteag

Discussion:

In 2013, Hurricane City reduced its business license fees from \$100 to \$50 in response to Governor Herbert's call for more business-friendly policies. However, only regular business license fees were addressed, leaving day-use permit fees unchanged, meaning day permits currently cost the same as a regular license. Presently, the City charges \$50 for a business license and \$50 per day (or \$150 for eight consecutive days) for a day permit. While we aim to maintain a supportive environment for businesses, staff recommends raising the regular business license fee back to \$100 to offset rising costs and account for the additional work involved in ensuring timely renewals.

The renewal process involves several steps:

1. A renewal notice is mailed 45 days before the expiration date.
2. If unpaid by the renewal date, a courtesy renewal reminder is sent (though this is not required by code).
3. Thirty days after expiration, if still unpaid, a delinquent notice is issued.
4. If there's no response within the next 15 days, a failure-to-renew notice is sent, and the license is closed.

Each renewal requires detailed review to confirm compliance, and if any requirement is missing, a notice is sent to the business, detailing what is needed and the timeframe to complete it. Until all requirements are fulfilled, renewals are marked as pending and checked weekly, meaning staff may review the same renewal up to eight times within this period. A comparative chart of neighboring cities' fees is included in the packet.

Another issue for consideration is the current refund process for businesses that pay the renewal fee but fail to meet all renewal requirements within the allotted time. Presently, if a business submits payment but does not complete the required steps, a refund check is issued, and the business must reapply if it intends to continue operating. This practice has led to challenges, including uncashed checks, returned payments, and compliance issues. Staff proposes a code change making the renewal fee nonrefundable if the business does not fulfill all requirements. If a renewal is denied due to non-compliance, the business would have to reapply and pay the full fees again, which may encourage more timely compliance. - Cindy Beteag

Findings:

Recommendation:

Attachments:

1. Business license fees comparison

City	Commercial	Add on fee	Home	
LaVerkin	\$ 100/45		\$65/45	New/Renewal
Toquerville	\$50			
Apple Valley	\$250		Non impact \$0/Impact \$150	
Washington	\$100	Commercial & Industrial		
	\$50	General Business		
St. George	\$50	\$10 per full time employee	\$50	(\$350 max)
Santa Clara	\$50			
Ivins	\$75		\$50	
Cedar City	\$43	\$13 per employee		
Enoch	\$75		\$25	
Virgin	\$100/50		\$100/50	New/Renewal
Springdale	\$100		\$0	
Leeds	\$65		\$25	
Parawon	\$50			