



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

March 20, 2025
5:00 PM

City Council Chambers 147 N 870 W, Hurricane

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

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 February 20, 2025 and March 6, 2025

Swearing in of Officer Megan Holcomb

Presentation and Update from Liberty Village including the placement of the Stand Your Ground statue on April 19th and the Liberty Bell on June 7th

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.

NEW BUSINESS

1. Consideration and possible approval of **Resolution 2025-19 appointing Dave Zundell** to the Airport Board

2. Consideration and possible approval of the **reassignment of Byron Stansfield's lease to his LLC** for a hangar pad located at the Hurricane Airport
3. Consideration and possible approval of **assigning Scott Freeman as an additional liaison** for the MOU with SUU
4. Consideration and possible approval of a **revised version of the Rules and Regulations** for the Hurricane City Municipal Airport updating noise abatement policies - Dave Houston
5. Consideration and possible approval of a **Proclamation regarding the discharge of fireworks**
6. Public Hearing to take comments on the following:
 - a. Storm Water Pollution Prevention Plan
 - b. Public safety impact fee facilities plan, impact fee analysis, and increase to public safety impact fee
 - c. Power impact fee facilities plan, impact fee analysis, and increase to power impact fee
7. Consideration and possible approval of **Ordinance 2025-03 Approving a Public Safety Impact Fee Facilities Plan, a Public Safety Impact Fee Analysis, and an Impact Fee for Public Safety on Development**
8. Consideration and possible approval of the **Storm Water Pollution Prevention Plan**
9. Presentation and **discussion with the Beautification Committee** regarding future projects
10. Consideration and possible approval of **contract award for the Goulds Wash well** drilling and well development project - Ken Richins
11. Consideration and possible approval of **contract award for the Sky Ranch area 2-million-gallon water tank** project - Ken Richins
12. Consideration and possible approval of **contract award for the Sky Ranch area 18" pipeline project** - Ken Richins
13. Consideration and possible **selection of a design consultant** for the Community Center Pickleball Courts - Darren Barney
14. Consideration and possible approval of **HIL25-01, a Request for an Exception to the Sensitive Lands Ordinance** for retaining walls located at 760 S 1480 W. Kendra Eliot, Applicant. Terry Spinks, Agent.
15. Consideration and possible approval of **Ordinance ZC25-06, a Zone Change Amendment** request located at 1485 W 400 S from Residential Agricultural RA-1 to Residential Agricultural RA-0.5 and Single Family Residential R1-15. Parcel number H-3-2-4-1416. Tonya Beutler, Applicant.
16. Consideration and possible approval of **LUCA25-01, a Land Use Code Amendment** to Title 10 Chapter 15 regarding Planned Commercial standards. - Gary Cupp
17. Continued **training** for Municipal Officials

18. Mayor, Council, and staff reports

19. 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 March 20, 2025

5:00 p.m. Pre-Meeting

6:00 p.m. Call to Order

Minutes of the Regular City Council Meeting for February 20, 2025 and March 6, 2025

Swearing in of Officer Megan Holcomb

Presentation and Update from Liberty Village including the placement of the Stand Your Ground statue on April 19th and the Liberty Bell on June 7th

New Business

1. Cathy Clark has resigned her position on the Airport Board and the board has recommended Dave Zundell in her place to the City Council. – Karrie Richardson
2. Byron Stansfield is changing his lease for Hanger 2S to be under his trust. The Airport Board unanimously recommends approval to City Council for this change. – Karri Richardson
3. Airport Board recommends adding an assistant liaison to Kaden Demille in the MOU so that any Airport Board member could communicate with SUU. They will send a letter to inform SUU of the changes in contact. Scott Freeman has been chosen as the assistant liaison. The board unanimously recommended approval to City Council on this change. – Karri Richardson
4. Scott Freeman presented revisions to the noise abatement policy to help reduce noise for residential areas. The red lines were reviewed and the board unanimously recommends approval of these changes to City Council. The Council incorporated the noise abatement policy into the Airport Rules and Regulations on March 6, 2025, so these changes to the policies require an update to the Rules and Regulations. – Karri Richardson
5. Hurricane City Code 4-11-4 specifies that the discharge of fireworks is subject to the conditions outlined in a proclamation issued by the Mayor on or before April 1 each year. This proclamation is based on fire conditions and the recommendations of the Fire Department and/or district. The ordinance provides the City Council with three options for conditions to choose from. Based on the recommendation of Chief Decker, the proposed proclamation will declare Condition 3, which permits fireworks only in four designated areas. This recommendation has been in place for at least ten years due to dry weather conditions. – Cindy Beteag
6. Public Hearing to comments on the following:

- a. Storm Water Pollution Prevention Plan
- b. Public safety impact fee facilities plan, impact fee analysis, and increase to public safety impact fee
- c. Power impact fee facilities plan, impact fee analysis, and increase to power impact fee

7. The Police Impact Fee Analysis (“IFA”) and Police Impact Fee Facilities Plan (“IFFP”) was prepared to meet the requirements of Utah Code §11-36a. Impact fees are a one-time fee charged to new development to help offset the capital costs associated with new growth in a community. Due to the rapid growth of our community and the subsequent growth of our police force, it has become necessary to update our capital facilities to accurately reflect the public safety needs in our area. Hurricane City has been operating on an impact fee analysis enacted back in 2008. Since then, our police department has more than doubled and our current facility is inadequate for the intended use. We are also seeing substantial development around our current facility which also has a limiting factor on our facility. Given the continued growth of Hurricane, calls for service will only increase moving forward. The City currently has no excess capacity in its existing police facilities and therefore is currently planning the construction of a new facility in the near future to meet the demands of new growth. – Kaden DeMille

8. On September 25, 2024, the City of Hurricane was served, by Certified Mail, an “Order” from the State of Utah, Division of Water Quality, MS4 Division.

The “Order” notified the city that the Administrator had elected to include the entire City of Hurricane under the designation of MS4 regulated.

The “Order” gave the city a deadline of 180 days to submit to the Division of Water Quality and “NOI” or Notice of Intent” said “NOI” should include the proposed Storm Water Management Plan adopted by the city.

The city procured the services of JUB Engineering to assist with the preparation of the Storm Water Management Plan and staff and JUB began working on the plan. The plan has been through several reviews and is being proposed for adoption at the City Council meeting on March 20, 2025.

State regulations require a “Public Hearing” to take input on the plan and a hearing has also been scheduled for March 20, 2025.

The “NOI” is due to the State of Utah, Division of Water Quality no later than March 24, 2025. – Mike Vercimak

9. The Beautification Committee is proposing to replace the "Welcome to Hurricane" sign located at the SR-7 and SR-9 interchange. The current sign, measuring approximately 38

square feet, is too small and difficult to read from SR-9. To address this, the Committee has obtained a preliminary bid of \$6,714.58 from FX Lighting for a new metal sign featuring the official city logo, measuring approximately 130 square feet. Attached to the packet is a rough estimation of what the new sign would look like.

The Committee is seeking guidance and direction from the Council on whether to proceed with this project. It's important to note that UDOT approval will be required to replace the sign; however, the City will be responsible for its installation and maintenance.

Additionally, the Beautification Committee would like to provide a brief overview of upcoming events and projects:

- SR-9 Cleanup: Scheduled for April 29th at 6:00 PM.
- Cemetery Cleanup: Scheduled for May 20th.

The Committee welcomes any additional ideas or suggestions from the Council for future events or projects. - Fred Resch III, City Planner

6 – 8. Mayor and Council members on 3/19/25 the Board of Water Resources will be meeting in St. George. At this meeting the Board is going to vote to commit funds for our upcoming water projects. If the board votes to commit the funds, we want to have three of our projects on the Council agenda for discussion and possible award of the contracts. The projects ready to award are.

- Goulds Wash well drilling and development bid to Gardener Brothers Drilling. Total bid price of \$680,728.
- Sky Ranch area 2-million-gallon water tank project to Interstate Rock Products in the amount of \$2,737,224.25.
- Sky Ranch area 18" pipeline project to Interstate Rock Products in the amount of \$1,032,382.19.

Attached are the bid tabulations and Engineers recommendations for all three projects.
– Ken Richins

9. Included in the packet are the advertisement and statements of qualifications (SOQ's) that the City received in response to our advertisement for the design of the Downtown Pickleball Courts Project. A 5-member selection committee that consisted of Darren Barney, Tiffani Wright, Chris Hansen, Mike Vercimak, and Arthur LeBaron has evaluated and scored the SOQ's and a summary of the scores is attached.

We received SOQ's from Civil Science and Sunrise Engineering. Both firms have St. George offices and have experience with the type of project that we envision downtown. Ultimately, Sunrise Engineering consistently came out with a higher score amongst the selection committee for this project.

It is recommended that the City Council award the selection to Sunrise Engineering. Once the selection is made, Staff will negotiate a scope and fee and come back to the Council with an agenda item to award a contract based on that negotiation. – Arthur LeBaron

10. The applicant is requesting an exception to the Sensitive Lands Ordinance, which limits the height of retaining walls or stacked rock walls to no more than 16 feet within a 50-foot horizontal distance. This request pertains to a retaining-wall extension that was constructed without building permits on Lot 50 of Scenic Pointe Phase 2, which was subject to the Sensitive Lands Ordinance when the subdivision was approved. The lot was originally designed as a walk-out-basement lot; however, the owner wanted a flat pad and constructed a two-tiered rockery-faced wall with a combined height of 15 feet to create a level lot. Taking into account the existing 5-foot walls on the adjacent lots, the combined wall height is 20 feet, which exceeds the 16-foot maximum by four feet. An exception to the height requirement may be granted by the City Council pursuant to Section 10-24-3(G)(1) of the Hurricane City Code if they determine, after a recommendation from the Planning Commission, that the four following conditions have been established:

- The non-compliant retaining wall is based on sound and generally accepted engineering and land development principles;
- The non-compliant retaining wall will result in equal or better protection than development under normal standards;
- The non-compliant retaining wall is consistent with the purposes of the Sensitive Lands ordinance; and
- The non-compliant retaining wall is consistent with the general plan policies affecting sensitive lands.

Findings.

The applicant has provided geotechnical and civil engineering reports certifying that the wall's construction meets the compaction requirements and design recommendations contained in the Scenic Point geotechnical recommendations. These reports have been reviewed and accepted by the Building Official. Planning staff have also reviewed the wall construction and have determined that it does not conflict with the intent or purpose of the Sensitive Lands Ordinance or with any provisions in the General Plan, and therefore find that the four conditions needed for approval of the requested exception have been satisfied.

3/13/2025 Planning Commission.

The Planning Commission reviewed and considered the exception request after discussion with staff, the applicant, and a neighboring property owner (Aaron Earles) who reported the unpermitted construction. The Planning Commission expressed

concern about setting a negative precedent by approving something that was constructed without permits or without going through the proper process, and they do not want to condone builders who "ask for forgiveness instead of permission." The applicants stated that they didn't know that building extensions to existing retaining walls that were previously constructed by the subdivision developer required building permits. The Commission discussed the option of denying the exception, but felt it would be unreasonable since the four conditions required for approving the exception have been adequately satisfied. The Commission unanimously recommended that the City Council approve the requested exception. – Gary Cupp

11. Summary. --Gary Cupp

The applicant requests a zone change from a single zoning designation to a dual zone; that is, from Residential Agricultural RA-1 to Single Family Residential R1-15 and Residential Agricultural RA-0.5 on 1 acre located at 1485 W 400 S. This request is in preparation for a future lot split that would result in a 15,026-square-foot lot zoned R1-15 and a 28,611-square-foot lot zoned RA-0.5. There is an existing home on the front portion of the lot where the proposed R1-15 zone would be, while the back half of the lot is proposed to be rezoned to RA-0.5.

Findings.

The application meets the standards within the General Plan and General Plan Map. Most of the surrounding development is large-lot single-family homes consistent with the proposed development.

The proposed amendment will not adversely impact the area since it conforms with the parameters and recommendations of the General Plan.

Services are adequate to serve the area and proposed project.

3/13/2025 Planning Commission.

The Planning Commission heard this item at the March 13, 2025, meeting. A public hearing was held and no comments or objections were received for this application. The Commission had no concerns about the request, but had clarification questions about the proposed split zone for the property. The Commission also had discussion about the planned lot split regarding the feasibility of creating a flag lot and meeting fire-turnaround requirements. They voted unanimously to approve the zone change since there is enough area on the 1-acre lot to meet all the lot-split requirements.

12. Discussion. --Gary Cupp

In response to direction by the City Council, the Planning Department has proposed updates to the requirements of the Planned Commercial zoning designation located in Chapter 15 of Title 10. The intent of the update is to increase the percentage requirement for the commercial component in the Planned Commercial zoning district.

For requests to rezone properties to the Planned Commercial designation, the current code standard requires a minimum 20 percent of the development area be used for commercial activities, and another 20 percent for long-term residential uses with the remaining 60 percent to be used for additional commercial, residential, or open space uses. The desire of the City Council is to encourage more commercial development to benefit the city and its residents; therefore, staff was directed to increase the minimum percentage for the commercial component of any proposed Planned Commercial developments to 70 percent. The residential minimum was not proposed to be changed and will stay at 20 percent, thus, leaving the remaining 10 percent of the development area for additional commercial, residential, or open space uses. The code update also proposes to reduce the building height maximum for the Planned Commercial and Pedestrian Oriented Commercial zones from 55 feet to 35 feet to match the standard in the other commercial zones.

3/13/2025 Planning Commission.

The Planning Commission heard this item at the March 13, 2025, meeting. A public hearing was held and no comments or objections to the proposed code update were received. The Commission discussed the requested ordinance amendment and expressed overall agreement with the intent of the proposed changes, but felt that increasing the commercial component to 70% seemed very high and would reduce the City's ability to get a variety of uses when a zone change to Planned Commercial is requested, and felt that the commercial component should be increased to 50% instead. They also felt that requiring "hard minimums" for this zone is not desirable and suggested building some flexibility into the code to be able to negotiate the percentages with applicants, at the City Council's discretion, if there were reasonable alternatives to the minimum percentages. The Planning Commission unanimously recommended that the land use code amendment be approved, but only by increasing the commercial component to 50% instead of 70%, and also making the percentage minimums flexible as opposed to a strict requirement, or by providing an exception option.

13. Continued training for Municipal Officials
14. Mayor, Council, and staff reports.
15. Closed Meeting upon request.

Minutes of the Hurricane City Council meeting held on February 20, 2025, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 5 p.m.

Members Present: Mayor Nanette Billings and **Council Members:** Kevin Thomas, Clark Fawcett, Drew Ellerman, and Joseph Prete.

Members Excused: David Hirschi

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, Police Chief Kurt Yates, Public Works Director Mike Vercimak, City Planner Gary Cupp, Assistant Planner Fred Resch III, Street Superintendent Weston Walker, Power Superintendent Scott Hughes, 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

Fred Resch III reported the cars have been moved back to the house on 920 West. He did go out and check, but he hasn't been able to contact them. He received a complaint regarding lighting at the storage units by Grandpa Ponds. Last week the Planning Commission approved three preliminary plats and the three zone changes on tonight's agenda. The previous Eagles Lounge that is on for zone change tonight received a parking exception for a restaurant.

Gary Cupp mentioned the Planning Commission has a small agenda next week. The planned commercial code changes will be moving forward. He adjusted the commercial ratio by increasing it to 40%. He explained that it is a minimum requirement but gives them flexibility to design it. Councilman Ellerman doesn't think that is enough. Councilman Thomas agreed. Mr. Cupp stated he is also working on the aircraft taking off and landing in all zones and mobile home/RV zones. Dayton Hall clarified that the current ordinance prohibits aircraft takeoffs and landings in commercial zones but is silent on the matter in other zones. He explained that the general rule is that something is only permitted if it is explicitly listed as a permitted use. However, while the ordinance prohibits it in one zone, it doesn't address it in others. This update aims to make the regulations consistent across all zones.

Weston Walker stated they have received the mulch machine for the wash and have already started. They began at 1150, and they are almost to the 180 West bridge. They should finish that area tomorrow and will be able to move on. They have hired for their open positions. They have started to spray weeds, fill potholes, and some road projects. A group of employees will tour our facilities tomorrow with the MS4 engineers to determine what needs to be done. Councilman Prete asked who maintains the vehicles and equipment. Mr. Walker explained each department is responsible for their own vehicles. They have a logbook that tracks his

department's vehicles. The Parks Department and Golf Maintenance do have a mechanic on staff.

Paige Chapman stated it is budget season, and they need to get the preliminary department head meeting set. Council decided March 24th at 3:30 p.m. Mrs. Chapman will send out an invite.

Chief Yates mentioned they have been doing community engagement with the senior citizens. They reviewed with them what scams were going on, and it was very well received. They are also trying to engage with the high school to get the youth involved. Mayor Billings would like to involve them in the Youth Prevention Coalition.

Ken Richins stated they had a bid opening on Tuesday for the last phase of the expansion project. The engineer's estimate was 8.8 million, but the team hasn't had a chance to get together to rate the bids. He stated they had some really good bids come in that were over two million under the engineer's estimate. Mayor Billings stated there is an item on the agenda for a parameters resolution but it can be tabled since we won't need additional funds. Mr. Richins explained they haven't got a water test out of the Sky Ranch Well due to some mechanical issues. Mayor Billings stated the Council will still need to award some bids for the irrigation project but that won't happen until we receive the funding from the NRCS. Mr. Richins stated they met with the Division of Water Resources today and he thinks we have everything in order for the project.

Larry Palmer reported they have received twelve single family, sixteen townhomes, and three commercial permits consisting of the old paparazzi being converted into a high school for Valley Academy, the Water District is building a pump station, and Rush Fun in Coral Junction.

Dayton Hall mentioned he is a member of the Municipal Attorney Association and last month when they met something came up about donations made by cities. He stated the City should act as a corporate entity and shouldn't spend money unless there is something of equal value. He hopes the Council is very specific about their analysis of issuing a donation. He mentioned a Supreme Court case that states "cities may appropriate money for corporate purpose only but a corporate purpose which may include any purpose that provides for the safety, health, prosperity, moral wellbeing, peace, order, comfort, or convenience of the inhabitants of the city. It doesn't have to be monetary, but it has to benefit the City. Mayor Billings suggested whoever is asking for a donation needs to provide what the benefit is for the City. Councilman Ellerman asked how RAP tax worked according to this. Mr. Hall explained that money is already earmarked for parks, art, or recreation but he thinks they need to do the same analysis. Kaden DeMille stated that money has been earmarked for the next ten years. Mr. Hall stated he didn't get to review the contract for the bike park until today and he is not comfortable with the language. He would like to make some changes before the Council votes on it.

Cindy Beteag stated we have received a ballot initiative titled Term Limits for Elected Municipal Officers. It is still being reviewed internally and hopefully they will be able to respond to the sponsors next week. Mr. Hall mentioned there are restrictions on the City Council discussing a ballot initiative unless they have met certain requirements.

Mayor Billings took new business 19 out of order and addressed it next. These minutes are in the order of the agenda.

6:00 p.m. - Call to Order –

Mayor Billings welcomed everyone and called the meeting to order. She introduced the 2025 Hurricane City Royalty as Miss Hurricane Emily Stewart, 1st Attendant Kay Annie Huntsman, 2nd Attendant Mckinely Segway, and Miss Congeniality Savana Rasmussen.

Prayer: Savana Rasmussen

Thought: Kay Annie Huntsman

Emily Stewart did a musical number that she wrote and then led the pledge.

Declaration of any conflicts of interest

Mayor Billings declared a potential conflict on item 16.

Minutes of the Regular City Council Meeting for February 6, 2025

Clark Fawcett motioned to approve February 6, 2025, minutes. Seconded by Drew Ellerman.

Motion carried unanimously.

Introduction of the 2025 Hurricane City Royalty and presentation of the 2024 scholarships - Dena Humphries

Mayor Billings expressed heartfelt gratitude to Ms. Stewart for her touching song. She proudly announced that the City has raised approximately \$383,000 for Veterans Park and invited the royalty to attend the upcoming ribbon-cutting ceremony. Mayor Billings also requested that Ms. Stewart perform her song at the park's dedication. She thanked the outgoing royalty for their dedication and support, highlighting several contributions they made to the community. Recognizing their many hours of service, Mayor Billings commended their efforts and presented each member with scholarship awards in appreciation of their time and commitment. She then welcomed the new royalty, presenting them with their official certificates.

Presentation by J-U-B Engineers to present the Storm Water Management Plan to comply with the MS4 requirements

Paul Taylor introduced himself as a retired civil engineer, formerly with J-U-B Engineers. He explained that J-U-B Engineers requested his assistance in helping the City comply with new requirements under the Utah Pollutant Discharge Elimination System (UPDES) program, part of the Clean Water Act. The program mandates the implementation of six minimum control measures, all aimed at improving water quality before it reaches the river. The City has five years to fully implement the program.

Mr. Taylor highlighted that this is an unfunded mandate, meaning the City must find its own way to finance the program, though J-U-B will provide guidance on potential funding strategies. Compliance also requires submitting an annual report to the State. Should the Environmental Protection Agency (EPA) determine that the State is not adequately enforcing these standards, they have the authority to step in and regulate directly.

The City received notification of these requirements in the spring of 2024 and formally challenged the mandate, but the challenge was denied. Although Hurricane City does not technically meet the criteria for this program, the State received enough complaints to warrant concern, leading to the rejection of the City's appeal. As a result, a Storm Water Management Plan (SWMP) must be adopted by March 31, 2025. The draft plan is currently under staff review.

Mr. Taylor explained that the SWMP outlines how the City will control pollution. Over the next five years, all City employees—including seasonal and part-time staff—will be required to undergo annual training, with detailed documentation of all related activities. The City will also need to conduct monthly inspections of every construction site. While developers must obtain permits through the State, the City will be responsible for performing these inspections. Additionally, a dedicated staff member will need to oversee the program.

To streamline efforts, surrounding communities have formed a coalition to conduct joint training sessions. Once the plan is submitted to the State, the City will have five years to fully implement it. Regular audits will offer feedback and guidance, and there are penalties for non-compliance if standards are willfully ignored.

Mr. Taylor noted that a public hearing will be required to inform residents of the new regulations. Councilman Thomas asked whether existing river contamination had been considered when determining Hurricane City's compliance status. Mr. Taylor responded that water quality tests are conducted every two years and that past improvements have already had a positive impact on the river's condition.

Public Forum – Comments From Public

A group of Intermediate School students introduced themselves as the Great Whites Robotics Team. They attended the meeting to ask the Council for support in encouraging local residents to plant drought-resistant plants. The team requested a spot in the City newsletter to share information with the community and sought additional suggestions from the Council on how to spread their message. Mayor Billings explained that the newsletter is reserved for official City news; however, if the team provides their information, it can be included within one of the department's reports. She also mentioned that Hurricane City has a Public Relations representative who can assist in promoting their initiative through social media.

OLD BUSINESS

1. Consideration and possible approval of updates to the Hurricane City Airport Rules and Regulations and the Minimum Standards for Commercial Aeronautical Activities

Mayor Billings read the following summary written by Dayton Hall that was provided in the packet. "This item was discussed by the Council on February 6, 2025, and the Council expressed various reservations regarding the amendments to the minimum standards for flight instruction in the Minimum Standards for Commercial Aeronautical Activities. There was not a consensus by the Council on how to revise the proposed language. In an attempt to capture the Council's desires, the following proposed changes have been incorporated into the Minimum Standards: (1) the existing requirement for 140 square feet of office space remains the same; (2) the flight instructor must provide or lease additional space for instruction, classroom training activities, and restroom facilities; and (3) the provision that space may be common with other users in the facility remains the same."

Scott Freeman acknowledged that while Mr. Hall's suggestions may indirectly address some concerns, there are additional steps that could more effectively tackle the issues at hand. He distributed his talking points, which included a diagram explaining how a flight pattern is defined. Mr. Freeman noted that there are only three towered airports in Utah, and Hurricane is not one of them. Without a control tower, pilots rely on self-announcing their positions and intentions. He explained that most training flights originating from Hurricane involve both takeoff and landing at the airport, with the majority of flight time occurring outside the airport's pattern area. To enhance safety and noise management, Mr. Freeman highlighted the installation of a traffic monitoring system at the airport as part of its noise abatement program. He noted that this program, along with the Memorandum of Understanding (MOU) with Southern Utah University (SUU), has been and continues to be successful. To further address safety concerns, he recommended adding a procedural element to the noise abatement policy, requiring each business owner to confirm they have read and understood the airport's policies, procedures, and regulations. He clarified that his suggestions had not yet been presented to the Airport Board but were ideas he was asked to develop. Mayor Billings referenced Mr. Vercimak's observation that traffic in the flight pattern tends to regulate itself since there is a natural limit to how many planes can safely operate within the pattern at one time. Councilman Prete inquired whether allowing four planes in the pattern was too many. Mr. Freeman responded that, in his opinion, four planes is a safe limit, but anything beyond that would pose a safety risk.

Mayor Billings acknowledged the productive discussion at the recent Airport Board meeting, noting that Mr. Freeman was selected as the board's spokesperson. She then asked the Council whether they wanted to retain the changes proposed by Mr. Hall. Mr. Hall explained that, in line with the Council's direction, he adjusted the office square footage requirement to be more restrictive. While the Federal Aviation Administration (FAA) has jurisdiction over airspace, the

City retains authority over business licensing. He clarified that the City could link its rules and regulations to business license holders. If the Council chooses to adopt Mr. Freeman's recommendations, Mr. Hall requested flexibility to revise the draft or suggested continuing the discussion to allow time for the changes to be reviewed. He also proposed the option of postponing the matter for a month so the Airport Board could provide further input. Dave Houston expressed that he was open to either approach, adding that flight instructors typically self-regulate based on the number of planes already in the pattern. He mentioned a conversation with FAA representative Kevin Keith, who explained that the City can regulate businesses through the adoption of minimum standards, allowing for as much flexibility or strictness as deemed necessary. However, Mr. Houston also cautioned that if the City imposes overly strict regulations, pilots could file complaints with the FAA, which would require the Council to justify any limitations placed on flight instructors. He further noted that the airport's capacity is naturally constrained by the number of available tie-down spaces, highlighting that there is no room for expansion.

Clark Fawcett motioned to continue the updates to the Hurricane City Airport Rules and Regulations and the Minimum Standards for Commercial Aeronautical Activities for two weeks to allow staff time to make the changes discussed tonight. Seconded by Joseph Prete. Motion carried unanimously.

NEW BUSINESS

1. Presentation from Tuacahn - Darrin Winn and Kevin Smith

Gary Cahoon, CFO of Tuacahn, addressed the Council to express his gratitude for their continued support. He noted that Tuacahn, as a nonprofit organization, relies heavily on donations and would not be able to operate without them. While they generate enough revenue to cover 90% of their expenses, community support remains vital. Mr. Cahoon highlighted Tuacahn's strong connection to Hurricane, noting that 11,000 tickets were purchased by Hurricane residents last year. Additionally, several of their employees live in Hurricane, and the organization frequently sources products from local businesses. He also pointed out Tuacahn's significant impact on regional tourism, sharing that 70% of their audience comes from outside Washington County, making them the second-largest driver of tourism in the area. Mr. Cahoon provided an overview of Tuacahn's upcoming season, which will feature outdoor productions of *The Little Mermaid*, *The Wizard of Oz*, and *Newsies*. While they will no longer offer an indoor summer show, they plan to stage a holiday production of *Elf* this winter, followed by *Million Dollar Quartet* at the start of the new year.

2. Consideration and possible approval of the revocation of the business license for IZ Towing -Cindy Beteag

The following summary was provided in the packet written by Cindy Beteag. “IZ Towing received a home-based business license in April 2023 for towing personal property. In May 2024, code enforcement began receiving complaints from neighbors about business vehicles being parked on the street. A notice was sent informing the owners that home-based businesses cannot use on-street parking for business vehicles. The owners met with staff to discuss the issue, and street parking ceased. In October, new complaints arose regarding someone living in a trailer in the driveway. A notice was sent to the owner, stating that occupied trailers are not permitted on residential properties. When the owner failed to respond and the trailer remained, a violation notice was issued in December, warning that the business license was at risk due to noncompliance with city ordinances. The notice included a deadline for removing the trailer or facing a revocation hearing. After no response from the owner, a revocation hearing notice was sent on January 28, 2025, providing another deadline for compliance. As of today, the trailer still appears to be occupied, with its pop-out extended and extension cords running to it.”

Cindy Beteag explained that the issue began as a code enforcement matter. When the business owner did not comply, the case was sent to the business license office. Councilman Prete confirmed that the business owner was not present at the meeting. Mrs. Beteag said she has not received any response from the business owners since the letters were sent. The most recent letter was returned as unclaimed, so she followed up by emailing the address on file. Mayor Billings said she would like staff to make a direct effort to speak with the business owner in person before moving forward with revoking the license. Councilman Ellerman said the Council must be able to connect the business license to the code violations in order to justify a revocation. Mrs. Beteag explained that the business license chapter includes a rule requiring businesses to follow all City ordinances, and not doing so could result in the loss of their license. Councilman Fawcett said he did not want to see someone lose their business license over living in a trailer and suggested finding another way to handle the situation. Mrs. Beteag asked the Council how they wanted to enforce the rules if revoking the license was not their preferred solution. The Council agreed that staff should try to speak directly with the business owner to make sure they understand the violations and the process for resolving them before taking any further action.

Drew Ellerman motioned to continue the revocation hearing for two weeks and directed staff to go to their door to try to speak to the owners directly. Seconded by Joseph Prete. Motion carried unanimously.

Councilman Prete didn’t want a heavy hand with code enforcement. This feels a little heavy handed.

3. Consideration and possible approval of local consent for a beer garden at the Washington County Fair - Susi Lafaele

291 Mayor Billings read the following summary written by Cindy Beteag that was provided in the
292 packet. "Washington County is requesting local consent to operate a beer garden during the
293 Washington County Fair, scheduled for April 11-19. The Sheriff's Department will oversee law
294 enforcement at the event. The County has successfully hosted a beer garden at the fair for
295 several years without any reported issues. Both staff and law enforcement have no concerns
296 regarding the approval of local consent."

297
298 Susi Lafaele stated that they have been running this event for six years without any alcohol-
299 related issues. She noted that the Sheriff's Office actively regulates the event, ensuring alcohol
300 remains within the designated areas. She mentioned they will kick off the Fair by celebrating
301 America's 250th anniversary. Councilman Prete confirmed that the event will operate the same
302 way as in previous years. Ms. Lafaele outlined the beer garden's hours, running from 6 p.m. to
303 the last call at 9:30 p.m. She added that the beer is purchased from Carlson Distributing in
304 Hurricane and that individuals are limited to three drinks each.

305
306 Joseph Prete motioned to approve local consent for the Washington County Fair. Seconded by
307 Kevin Thomas. Motion carried unanimously.

308
309 **4. Consideration and possible approval of local consent for a beer garden at the Hurricane**
310 **Mountain Bike Festival - Michael Key**

311
312 Mayor Billings read the following summary written by Cindy Beteag that was provided in the
313 packet. "Silver Reef Brewing Co. is seeking local consent to operate a beer garden at the
314 Hurricane Mountain Bike Festival on March 28-29 at Quail Creek State Park. A map outlining the
315 designated area is attached. Both staff and law enforcement have reviewed the request and
316 have no objections to its approval."

317
318 Councilman Prete asked if this event had been held in the past. Michael Key explained that
319 while the event has taken place for many years, this is their first time hosting it. He mentioned
320 that they have their own security in place and that food will be provided. Most attendees will
321 be camping, and he added that they have never experienced any issues at the events they've
322 organized.

323
324 Kevin Thomas motioned to approve local consent for the Hurricane Mountain Bike Festival.
325 Seconded by Drew Ellerman. Motion carried unanimously.

326
327 **5. Consideration of a resolution authorizing the issuance and sale of water revenue bonds**
328 **and related matters**

329
330 Mayor Billings read the following summary written by Kaden DeMille that was provided in the
331 packet. In June 2024, the Hurricane City Council approved a parameters resolution authorizing
332 the issuance of bonds for completion of the Pressurized Irrigation Expansion System Project. At

that time, approval was given in the amount of \$14,000,000. As bids have come in, numbers have been refined and further direction from our project partners has resulted in the possible need for expansion of the financing parameters to complete the project. In anticipation of possible project overruns, staff built a buffer of approximately \$1,413,741 into the financing of the project. It appears there is a possibility that the currently approved amount will be insufficient. It is also quite entirely possible that that amount will be more than sufficient, and no further action will need to be taken by the council. The City will have a bid opening on the final phasing of the project on Tuesday February 18th where the numbers will be much more accurate. After that, we should have a better understanding of most of the costs associated with the project. It is important to note that the forward progress of any additional funding as a result of this agenda item is entirely contingent upon the City receiving additional funding through the NRCS. If that funding does not come through, there will not be financing available for that portion of the project and this additional requested amount will be void. To date, we do not know if the additional NRCS funding is approved. Staff's recommendation to the council is pending the bid opening on February 18th."

Kaden DeMille explained that the pressurized irrigation portion of the project came in under budget, while the costs for the tanks and wells were higher. He noted that not all the numbers are final yet, as the project is contingent on NRCS funding. He stated that, with the exception of the tank, the project can move forward, as the property still needs to be secured. He believes they can proceed without making any adjustments at this stage. Staff recommends tabling the item for now.

Kevin Thomas motioned to table the resolution authorizing the issuance and sale of water revenue bonds. Seconded by Clark Fawcett. Motion carried unanimously.

6. Consideration and possible approval of Ordinance ZC25-04, a request for a Zone Change Amendment from Light Industrial M-1 to Highway Commercial HC for the former Eagles Lounge property located at 495 E 800 N. Parcel H-316-A-1-H. Matt Lowe, Applicant. Clint Hancock, Agent.

Mayor Billings read the following summary written by Gary Cupp that was provided in the packet. "The applicant requests a zone change from Light Industrial M-1 to Highway Commercial HC for the former Eagle's Lounge property. The applicant has indicated that they would like to open a restaurant at the former private club location. The existing building on site, built in the late 1970s, is proposed to remain in place and be renovated. A public hearing was held at the February 13, 2025, Planning Commission meeting regarding the proposed zone change request and no public comments were received. The Planning Commission unanimously recommended approval of the zone change."

Councilman Fawcett asked how many parking spaces the project is short. Gary Cupp explained that 53 spaces are required, but they can only provide 29. They have requested a parking

modification, which was approved by the Planning Commission. Clint Hancock mentioned that they are still considering restaurant options and he believes they can make the space appealing. He added that if parking becomes an issue in the future, they could purchase the land to the north to expand the parking area. Mayor Billings noted that she has received three letters from other restaurants in Hurricane that have exceeded their sales expectations.

Kevin Thomas motioned to approve Ordinance ZC25-04. Councilman Ellerman asked the reasoning why Planning Commission gave parking exceptions. Gary Cupp explained Hurricane City code bases the parking calculations off of square footage. Councilman Ellerman thinks it would be better to calculate off of seats because square footage includes the whole footprint. Mr. Hancock stated there are two large offices that will stay, and they want to keep the stage and pool tables, so it won't seat as many people. Mr. Cupp mentioned the applicant submitted a parking study that did a good analysis to justify the parking exception. Seconded by Drew Ellerman. Motion carried unanimously.

7. Consideration and possible approval of Ordinance ZC25-02, a request for a Zone Change Amendment from Multiple Family Residential RM-2 to Multiple Family Residential RM-3 located at approximately 126 S 850 W. Parcels H-PMSD-4-A, H-3-1-34-3228 and H-3-34-3205. Interstate Homes, Applicant. Amanda Pectol, Agent.

Mitch Godfrey explained that they are looking to add two more units to the Pecan Apartments, with a duplex planned for the south parcel. They included the other two parcels in the zone change to allow for consolidation. Mayor Billings pointed out that a park is currently located on the parcel and asked why it was being removed. Mr. Godfrey responded that they believe the units would be a better use of the space, noting that there are sufficient amenities in the surrounding areas. Their plan is to combine all the parcels to accommodate the additional units. Councilman Prete inquired about the neighboring zones. Gary Cupp clarified that RM-2 is adjacent to the property, with an RM-3 development currently being built to the northwest.

Kevin Thomas motioned to approve Ordinance ZC25-02 a zone change request from RM-2 to RM-3 on parcels H-PMSD-4-A, H-3-1-34-3228 and H-3-34-3205. Seconded by Drew Ellerman. Motion carried unanimously.

8. Consideration and possible approval of Ordinance ZC25-03, a request for a Zone Change Amendment from Single Family Residential R1-10 to Single Family Residential R1-8 located at 380 W 500 S. Parcel H-TKRE-1-4. Don Behunin, Applicant.

Don Behunin explained that he is attempting to build an addition but is unable to meet the required setbacks. Councilman Ellerman expressed that he is opposed to spot zoning but believes there may be another solution. He asked how many feet would remain behind the addition. Mr. Behunin responded that there would be 11 feet behind the addition, whereas 20 feet is required under the current zoning. Councilman Ellerman suggested granting an

exception to the setback requirement rather than changing the zoning, as there is a wash behind the property, and nothing is likely to be built there. Gary Cupp noted that any exception would need to go before the Appeals Board. Mayor Billings stated that the Council has the authority to make exceptions. Mr. Cupp explained that the only difference between the two zones is the rear setback, so he did not consider spot zoning to be an issue. Councilman Ellerman proposed changing the entire cul-de-sac to R1-8 zoning instead of altering just one parcel. Mr. Behunin mentioned that he has spoken with his neighbors, and they have no objections to his addition, but they do not want their zoning changed. Dayton Hall stated that he didn't see a way for the Council to override the ordinance. Councilman Ellerman noted that he has seen exceptions made in the past but does not recommend doing so in most cases. Councilman Fawcett stated that if the code is clear, the Council cannot override it. While there is an appeals process, he expressed no concerns about changing the zone in this case.

Clark Fawcett motioned to approve ZC 25-03 a zone change request from R1-10 to R1-18 at 380 W 500 South. Second by Kevin Thomas. Motion carried with Kevin Thomas, Clark Fawcett, and Joseph Prete voting aye. Drew Ellerman voted nay because of spot zoning. Councilman Prete stated he is against spot zoning, but he can justify this one because of the surroundings.

9. Consideration and possible approval of a contract with the State of Utah Division of Outdoor Recreation regarding the connection from Sand Mountain to Sand Hollow State Park - Arthur LeBaron

Mayor Billings read the following summary written by Arthur LeBaron that was provided in the packet. "Hurricane City won a grant for \$2,000,000 to go towards construction of exit and entrance ramps for Exit 19 (3200 West) on SR-7. This is a smaller part of a larger project that includes providing a new entrance into Sand Hollow State Park at Exit 19. The contract that is before is required by the Utah State Division of Outdoor Recreation, Utah Outdoor Recreation Initiative in order to receive the funds. The contract spells out the City's obligations relative to spending the funds and how the funds will be administered. It is recommended that the City approve and execute the contract so we can receive the grant funds and move forward with the project."

Mayor Billings stated she talked to Scott Strong, Director of Parks, and he is in favor of the City being the project manager. They are trying to nail down the amount of property. Arthur LeBaron explained the State requires this contract before we can receive the money.

Clark Fawcett motioned to approve the contract with the State of Utah Division of Outdoor Recreation. Seconded by Kevin Thomas. Motion carried unanimously.

10. Consideration and possible approval of contract award for the Hurricane City 2025 Slurry Seal Project - Arthur LeBaron

459 Mayor Billings read the following summary written by Arthur LeBaron that was provided in the
460 packet. "Hurricane City budgets restricted funds each year for pavement management. Public
461 works has identified streets that should be slurry sealed in accordance with the City pavement
462 management plan. Five contractors responded to the City's advertisement for bids."

463 Arthur LeBaron corrected the summary stating the low bid was Asphalt Preservation at
464 \$813,056.50. We have used this company before, and they were reputable. They are based out
465 of Utah County. The engineer estimate was higher.

466
467 Clark Fawcett motioned to approve the contract for the Hurricane City 2025 Slurry Seal project
468 to Asphalt Preservation in the amount of \$813,056.50. Seconded by Drew Ellerman. Motion
469 carried unanimously by a roll call vote.

470
471 Mr. LeBaron stated the slurry seal project will include new roads in the Copper Rock
472 subdivision, a few cul-de-sacs on 400 S., the Zion Vista subdivision, Park Side and Brentwood
473 subdivisions, new streets in the Desert Sands subdivision, all new streets in Pecan Valley
474 subdivision, Dixie Springs Ph 2, and Red Stone Springs.

475
476 **11. Consideration and possible approval of contract award for the Hurricane City 2025 Chip**
477 **Seal Project - Arthur LeBaron**

478
479 Arthur LeBaron stated Interstate Rock was low bid at \$191,188, which was below the engineer
480 estimate. He stated they are focusing on the old streets downtown on the south side of State
481 Street. Weston Walker mentioned they did north south roads last year, so they are doing east
482 west roads this year.

483
484 Joseph Prete motioned to approve the contract for the Hurricane City 2025 Chip Seal Project to
485 Interstate Rock in the amount of \$191,188.88. Seconded by Drew Ellerman. Motion carried
486 unanimously.

487
488 **12. Consideration and possible approval of the Bike Park Build Agreement with Sensus Rad**
489 **Trails for the Hurricane Bike Park**

490
491 Mayor Billings read the following summary written by Arthur LeBaron that was provided in the
492 packet. "Professional Mountain Biker Tyler McCaul has approached the City about improving
493 the bike jump park that is located up at the Spilsbury Sports Complex. There are issues with the
494 current jumps, which have served the City well, but were not built in accordance with a master
495 plan for the area. The City has recently adopted a masterplan for the complex that shifts the
496 bike park to the East and complete rebuild has been proposed in order to be compatible with
497 the new master plan. Mr. McCaul has secured a \$20,000 grant from the Bronco Wild
498 Foundation and the City has awarded \$25,000 toward this effort for a total project budget of
499 \$45,000. Mr. McCaul has engaged with Cody Wilkins from Sensus RAD Trails to design and
500 construct the new jumps within the masterplanned location. Cody has indicated that between

the \$45,000, donations, and volunteers, he can construct the project. The project plans are in accordance with the Parks Department's master plan for the Spilsbury Sports Complex. The contract amount exceeds the \$25,000 threshold that requires public bidding. However, due to the specialized nature of the work, it is Staff's finding that it is appropriate to award the project the Sensus RAD Trails because of their unique qualifications. Approval of the agreement is recommended."

Arthur LeBaron explained that the invoice they received was for an amount lower than the actual cost of the job. He believes that's why Tyler McCaul is involved in the matter. He noted that the City would need to secure donations to fully achieve what is outlined in the master plan. As a result, the contract amount will need to change. Dayton Hall clarified that the agreement does not align with the actual deal and expressed a desire to clarify some of the language in the agreement before it is signed. Mr. LeBaron raised concerns about the time frame, citing time-sensitive procurement issues. Councilman Ellerman confirmed that the project will be built in the location shown on the master plan.

Clark Fawcett motioned to continue for two weeks to allow the City Attorney time to amend the document. Seconded by Joseph Prete. Motion carried unanimously.

13. Consideration and possible approval of awarding the contract for the Hurricane City Bradshaw Hotel Foundation Repair Project - Arthur LeBaron

Mayor Billings read the following summary written by Arthur LeBaron that was provided in the packet. "The Bradshaw Hotel is located at 95 South Main and is one of the most historic structures in Hurricane. The Bradshaw Hotel, which is owned and operated by the City as a museum, is experiencing differential settlement under the foundation of the northern annex and is in need of repair. The foundation has settled 6" at the northwest corner and 3" beneath the northeast corner. The City applied for a grant from the State Historic Preservation Office and was awarded \$20,000 to go toward the foundation repair. This grant requires a 50/50 match, so the City will need to spend \$20,000 additional to make full use of the grant. A bid package was advertised and the City received two proposals from qualified foundation repair contractors. Detailed bid proposals are attached. Both contractors examined the project with the City Engineer. The City received the following bid proposals: Davenport Foundation Repair \$53,785.78 and BASEco Sinking Foundation \$29,984.00. There are slight differences between the bids, but it is Staff's opinion that the bid from BASEco is the better value. Additional work will be required after the foundation repair is completed by others to restore concrete, landscaping, and the interior of the building. The City has budgeted funds to match the grant that can go toward these other items. Some of the items will be performed by Public Works crews while others will require work by contractors. It is recommended that the City award the project to BASEco in the amount of \$29,984.00."

Councilman Prete pointed out the hotel has about a hundred visitors a year. He thinks we should invest in improvements to the inside too. Kaden DeMille stated they would need to have a work meeting to address those issues.

Joseph Prete motioned to approve contract for the Hurricane City Bradshaw Hotel Foundation Repair Project to Baseco in the amount of \$29,984.00. Seconded by Kevin Thomas. Motion carried unanimously by a roll call vote.

14. Consideration and possible approval of the UDOT Master Landscape Maintenance Agreement - Arthur LeBaron

Mayor Billings read the following summary written by Arthur LeBaron that was provided in the packet. "Ace Hardware requested the City petition UDOT to allow them to landscape in the UDOT right-of-way. The City Engineer approached UDOT about this and was informed that the City would need to approve a master landscape agreement with UDOT prior to installing additional landscaping in the right-of-way. The agreement allows for a local jurisdiction (Hurricane City) to issue a permit for a property owner to beautify unimproved road right-of-way with landscaping, with certain conditions. It is good for the City when property owners desire to install landscaping to add appeal to their property along the State Highways. This agreement provides a framework for UDOT and the City to partner together and with the private sector to manage landscaping in the State right-of-way. It is recommended that the City approve the UDOT master landscape agreement."

Clark Fawcett motioned to approve the UDOT Master Landscape Maintenance Agreement. Seconded by Kevin Thomas. Motion carried unanimously.

15. Consideration and possible approval of adding a parking and backing policy to the employee handbook - Sel Lovell

Mayor Billings read the following summary written by Sel Lovell that was provided in the packet. "This policy was put forth by our insurance company for adoption by the City for continued participation in their Safety Incentive Program."

Sel Lovell explained that this notification will be sent out to all employees to inform them of the new requirements. Originally part of the safety program, the Trust is now expanding its program to include these measures as part of the insurance coverage. He mentioned that while the cones have not yet been purchased, they will be required. Mayor Billings noted that an exception will be needed for the police department. Kaden DeMille added that participating in the program will result in a 5% discount on liability insurance and workers' compensation, and after five years of participation, the City will receive 100% of the liability premium back. Councilman Ellerman asked who would be responsible for enforcement. Councilman Fawcett replied that unless there's an accident or issue, he doesn't believe the Trust would conduct

inspections. Mayor Billings stated that this program would help mitigate risks and reduce accidents. Mr. Lovell pointed out that if the City does not participate in this program, they would lose the safety program altogether. Councilman Prete expressed concerns that requiring this could lead to a loss of employees. Weston Walker shared that similar requirements were enforced at the mine he worked at, alongside other safety protocols.

Drew Ellerman motioned to approve the parking and backing policy to the employee handbook. Seconded by Clark Fawcett. Motion carried with Kevin Thomas, Clark Fawcett, and Drew Ellerman voting aye. Joseph Prete voted nay.

16. Discussion regarding the installation of overhead power on private property

Mayor Billings explained that the issue has come up because the Council has approved several contracts for power line extensions. Scott Hughes is moving forward with establishing standards and creating a list of qualified contractors to install the lines. Councilman Ellerman noted that in Washington, contractors must be on an approved list and complete required training. He mentioned that they try to avoid working on private property but acknowledged there isn't a lot of overhead space. Mayor Billings pointed out that it has been the practice for the power department to handle installation, so she questioned what changes would need to occur for other contractors to take on this task. Dayton Hall explained that there is nothing in the ordinance or policy about this; it has simply been the established practice. He suggested that they could put a policy in place, but it would likely be handled internally, and an internal discussion would be the best approach. Mayor Billings clarified that the eight contracts were approved a year ago and stated they could go out for bidding. She stated that she doesn't want the City's maintenance crews installing the lines and asked for the Council's input.

Mr. Hall pointed out that the agreements were drafted with the assumption that the City's crews would install the lines, and the price in the contracts was negotiated based on that. Money has already been received for the work. He suggested that in future contracts, they could offer bidding as an option. Mayor Billings expressed that she doesn't want it as an option but as the only option, stating that taxpayers shouldn't fund private development. Councilman Prete asked if this was becoming a common occurrence. Councilman Fawcett responded that it is, and while it might not be an issue for City projects, he believes it shouldn't apply to private development. Councilman Thomas agreed with Councilman Fawcett's viewpoint.

Mayor Billings declared a conflict of interest, as her son is a lineman. She referenced a situation with a water line that needed repair, where the City refused to fix it because it was on private property, noting that this situation is similar. Councilman Fawcett agreed and pointed out the importance of being consistent with other utilities, explaining that the water department doesn't install lines, and the street department doesn't build streets. He stated that the City handles maintenance but doesn't typically handle new installations unless they are for City purposes. Mayor Billings mentioned that the contracts require improvements to be completed within six months and suggested that if the power department cannot meet the deadline, they

should be given the option to go out to bid. Councilman Fawcett noted that if the money has already been received, the contracts should be grandfathered in. Mike Vercimak proposed allowing staff to work through the details and return to the Council in a month with a proposal. Councilman Fawcett agreed, adding that they need to review the lines the City has already installed and those projected in the future to assess where they are running and the staffing required. Councilman Prete expressed concern that this approach could cut off services the City currently provides. He noted that there is value in having a proficient crew in all areas. Mr. Hughes pointed out that most of the power grid is on private property, but Mayor Billings clarified that it is in a dedicated easement. Councilman Fawcett responded that an easement is not the same as private property, and they need more information to fully understand the situation. Mayor Billings recommended continuing the discussion for another month and having staff bring back a proposal with their recommendations. The Council agreed to continue the discussion until the second meeting in March or the first meeting in April. Mayor Billings suggested focusing on developing standards and creating a list of qualified contractors first.

17. Continued training for Municipal Officials

Kevin Thomas motioned to continue training for two weeks. Seconded by Joseph Prete. Motion carried unanimously.

18. Mayor, Council, and staff reports

None

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

Kevin Thomas motioned to go into a closed session at 5:40 p.m. to discuss pending litigation. Seconded by Joseph Prete. Motion carried unanimously.

Kevin Thomas motioned to go out of a closed session at 5:49 p.m. Seconded by Joseph Prete. Motion carried unanimously.

Mike Vercimak stated staff is on top of the MS4 requirements. Everything is on track to meet the requirements.

Adjournment: Joseph Prete motioned to adjourn at 9:26 p.m. Seconded by Drew Ellerman. Motion carried unanimously.

Minutes of the Hurricane City Council meeting held on March 6, 2025, 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, Drew Ellerman, and Joseph Prete.

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, Police Chief Kurt Yates, 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, City Engineer Arthur LeBaron, HR Director Sel Lovell, and City Recorder Cindy Beteag. Mike Chandler. Paige Chapman

AGENDA

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

Fred Resch III stated that the Beautification Committee met on Monday to discuss plans for installing a larger "Welcome to Hurricane" sign on the SR-7 overpass. They have requested time to present their ideas to the Council and will attend the next meeting. The SR-9 cleanup is scheduled for April 29th at 6 p.m. Additionally, the Planning Commission approved the preliminary plat for a 100-unit patio home subdivision near Desert Sands and the final site plan for Washington County's new parks and emergency operations center by the fairgrounds. Mayor Billings noted she received a call regarding multiple cars parked on 920 West and asked Mr. Resch to follow up on the matter.

Gary Cupp mentioned there weren't any planning applications that went to JUC this week. They are continuing to work on the code updates.

Councilman Prete confirmed the City was on track for the MS4 requirements that were presented at the last meeting. Mayor Billings announced Weston Walker was hired to be the assistant Public Works Director. Sam Lyttle will be the new Street's Superintendent, Roger Blazer will be the MS4 Coordinator, and Hayden Roberts will be promoted to a foreman in the Streets Department. She explained these changes are due to the MS4 requirements and staff will work together to ensure they are met.

Mayor Billings inquired whether a conditional use permit could be utilized to permit a farm store on Jeremy Johnson's property. Mr. Cupp clarified that the current code does not provide a provision for this, and a code amendment would be necessary. Mayor Billings then asked the Council if they would support such an initiative. Mr. Cupp responded that it might be possible to expand the allowed uses in agricultural zones to include a small farm store. Cindy Beteag raised additional concerns, noting that the business had not applied for a building permit, a business license, or a Department of Agriculture permit. Mr. Cupp reiterated that the property is currently zoned as residential agriculture. The Council expressed general support for exploring options to accommodate this proposal. Dayton Hall acknowledged that there is broad support for agriculture but raised concerns about the property's existing code violations. He

clarified that the issue was with the property itself, not the proposed business. He also mentioned staff has met with the owner who is considering a potential zone change that would cluster mobile homes in the center with agricultural use surrounding them. Discussions with the property owner are ongoing to bring the property up to code.

Arthur LeBaron provided an update on several ongoing projects, beginning with the Frog Hollow Dam Rehabilitation. He shared progress photos and noted that the project is expected to be completed by July. The 100 North project is also underway, with natural gas crews currently replacing their line. Meanwhile, the 1100 West widening project has begun. Mr. LeBaron reminded the Council that the Storm Water Management Plan, which outlines key deadlines, is scheduled for discussion on the next agenda and must be adopted by the end of the month. At Mayor Billings' request, he agreed to email the plan to the Council immediately. Additionally, Mr. LeBaron mentioned that he has requested a proposal from Abe Hepworth regarding the bell tower. He concluded by reporting that all concrete has been poured for the floors of the four-court gym.

Weston Walker reported that cleanup efforts along the wash are progressing, reaching the bridge on 1580 West. He also mentioned the relocation of mailboxes along 600 North near Peregrine Pointe due to complications with road restriping. Slurry seal projects are scheduled to begin at the end of April, though the date for the chip seal has not yet been confirmed. In response to Councilman Prete's inquiry about updates on new developments, Mr. Walker noted that the Coral Cliffs Fun Center recently went through the Joint Utility Committee (JUC) review but deferred to Larry Palmer for information on other ongoing projects.

Mike Vercimak added that they are busy working to get the MS4 plan squared away. Development is keeping his department busy.

Tiffani Wright mentioned that Brian Hinton from the Sons of Utah Pioneers (SUP) informed her they received approval to proceed with the Bell Tower lights installation, which is scheduled for April. She noted that the gym floors have been poured, though rain delayed additional work planned for today. Looking ahead, she mentioned a busy weekend with several events, including Rocky Mountain Baseball, the Farmer's Market, a half marathon starting and finishing at the Community Center, and soccer games.

Sel Lovell stated there is a police position and a parks mechanic position open. He stated the City has started Healthy Hurricane again to remind employees their health is important. March Madness brackets will be sent out soon.

Paige Chapman mentioned she sent an email about the budget meeting and what they wanted for dinner that night. It will be on the 24th at 3:30 p.m.

Chief Yates stated that Red Rock Media contacted him regarding the upcoming 4th of July event. He advised them to coordinate with the State Park to confirm their participation and hosting plans. He also addressed a recent string of business burglaries, noting that the suspect was tracked down and arrested, with over \$50,000 worth of stolen merchandise recovered thanks to collaboration with LaVerkin and the County. Chief Yates commended Sergeant Stacey

Gubler for leading the investigation. He mentioned that the department remains busy with various community events and highlighted a 25% increase in accidents. He announced that testing for the open position will take place on March 31st.

Mike Chandler reported that the Confluence Park Treatment Plant is now 50% complete. He acknowledged the recent burglaries, noting that the police successfully resolved the cases and recovered some of the stolen items. He also mentioned their participation in the City's 100 North project and highlighted ongoing efforts to connect the sewer line near Canyons RV.

Mayor Billings announced that Scott Hughes has accepted a position in Washington City. Scott Hughes expressed his gratitude for the support he received throughout his career. He also mentioned that a new employee has been hired and will be introduced at the next Council meeting. He reminded the Council about the upcoming UAMPS annual member conference in August, which will be held in Tahoe. Additionally, he highlighted the Toolkit Workshop scheduled for April 16th in St. George, where they will focus on the Extended Day-Ahead Market (EDAM). The workshop will cover upcoming EDAM regulations set to take effect in the spring of 2026.

Dave Houston reported they are still cleaning up weeds around the airport. He is currently attending the Utah Airport Operators meeting.

6:00 p.m. - Call to Order –

Mayor Billings welcomed everyone and called the meeting to order.

Prayer and Pledge led by David Hirschi

Swearing in of Officer James Ober

Chief Yates introduced Officer Ober who came from California where he retired from the Department of Fish and Wildlife as a Lieutenant. He is very well educated and has a master's degree in genetics. He has also served in the US Air Force. He and his family live here in Hurricane. Officer Ober was sworn in by City Recorder Cindy Beteag.

Introduction of K9 Handler Weston Marshall with K9 Gee

Chief Yates introduced Officer Marshall who is a transfer from Gunnison where he was the K9 handler. He explained Officer Torres, who was the previous handler, was promoted and Officer Marshall was able to step in and fill the role as the new K9 handler with his three years of experience. He has certified in narcotics and will be going to post soon. Gee is now five and has been a great dog. Officer Marshall stated he has been doing law enforcement for 17 years. He has worked with dogs his whole career. He is thankful for the opportunity to be here and work with Gee.

Mayor Billings thanked Sargent Stacey Gubler for his diligent work in solving the burglary case.

Declaration of any conflicts of interest

None declared.

Public Forum – Comments From Public

Andrea Kaz addressed the Council regarding an incident over Valentine's weekend involving an out-of-state individual selling puppies. She explained that while St. George and Hurricane simply asked the person to leave, LaVerkin was able to take action due to an existing ordinance. The puppies had no proof of vaccinations or licenses, and she emphasized that it is illegal to cross state lines to sell animals. She expressed concern that the seller's willingness to travel such a distance highlights a larger issue. She urged the Council to consider creating an ordinance to prevent similar situations, stressing that animal dumping is a growing problem and local shelters are already at capacity. She asked the Council to revisit this matter to protect the community and its animals.

OLD BUSINESS

1. Consideration and possible approval of updates to the Hurricane City Airport Rules and Regulations and the Minimum Standards for Commercial Aeronautical Activities

Mayor Billings read the following summary written by Dayton Hall that was provided in the packet. "This item was discussed on February 6th and again on February 20th, after the item had been discussed by the Airport Board on February 18th. One of the key points of discussion by the Council on February 20th was restricting training aircraft within the flight pattern to no more than four; requiring business license and hangar lease applicants to confirm they will comply with the rules, regulations, and minimum standards; and requiring flight instructors to ensure students' compliance with the rules and regulations. The City Attorney has incorporated these requirements into the prior draft of the Rules and Regulations and Minimum Standards. Within the City Council packet there is a draft of the documents showing the redlined additions to the prior drafts, as well as a clean copy of the documents with the changes incorporated in a form ready to be adopted."

Clark Fawcett motioned to approve the Hurricane City Airport Rules and Regulations and the Minimum Standards for Commercial Aeronautical Activities. Seconded by Kevin Thomas. Motion carried with David Hirschi, Kevin Thomas, Clark Fawcett, and Drew Ellerman voting aye. Joseph Prete voted nay.

2. Consideration and possible approval of the revocation of the business license for IZ Towing -Cindy Beteag

Mayor Billings read the following summary written by Cindy Beteag that was provided in the packet. "This item was discussed and continued on February 20, 2025. Council had directed staff to contact the property owner, however, the owner proactively visited the City Office the day after the meeting to address the matter. As of today, the issue has been fully resolved, and a revocation hearing is no longer necessary. Staff recommends that the Council table this item."

Joseph Prete motioned to table the revocation hearing for IZ Towing. Seconded by Kevin Thomas. Motion carried unanimously.

3. Consideration and possible approval of the Bike Park Build Agreement with Sensus Rad Trails for the Hurricane Bike Park

Mayor Billings read the following summary written by Dayton Hall that was provided in the packet. “The Council discussed this item on February 20th and were generally in favor. However, there were issues with the prices in the contract not being current, and the City Attorney had concerns about some of the provisions in the contract. The contract, including the project price and indemnification provisions, has now been updated and is in a form approved by the City Attorney.”

Dayton Hall explained that an additional grant of \$15,000 was secured from the County so he wanted to clarify that the City was only providing \$25,000 of its own funds and there were \$20,000 and \$15,000 coming from other grants. The other change was the Indemnification provisions were rewritten so they are fair to both sides. He understands the contractor has agreed with the revisions. Arthur LeBaron added the contractors were happy with Mr. Hall’s revisions.

Kevin Thomas motioned to approve the Bike Park Build Agreement with Sensus Rad Trails. Seconded by David Hirschi. Motion carried unanimously.

NEW BUSINESS

1. Discussion regarding a new Power impact fee study and Capital Facilities Plan - Scott Hughes

Mayor Billings stated this was discussed at Power Board yesterday. She noted that the last study was conducted in 2018, when the Council adopted the fees at 75%, and in 2023, they adjusted them to 100%. Matt Levorsen from IPP explained the impact fee process, which involves a two-part approach: an engineering system study to forecast the power load over the next ten years, followed by a financial analysis to calculate the necessary fees. He presented projections showing an anticipated 6% annual increase in the current power load. Mr. Levorsen also provided a summary of approved projects, along with cost estimates and necessary system upgrades, totaling approximately \$40 million. In response to Councilman Thomas’s question about whether AI-related power demands were considered, Mr. Levorsen clarified that such loads would typically come from data centers, which are not included in the current project plans.

Fred Philpot from Public Finance Advisors highlighted the importance of recognizing that the assumptions made in the study about future projections could change, meaning the study would need to be updated as trends evolve. He noted that most entities revise their impact fee studies every 3-5 years and pointed out the impact of recent high inflation. He explained that

two documents are required for adopting impact fees: the Impact Facilities Plan and the Impact Fee Study. Mr. Philpot outlined the six key elements that should be considered when adopting an impact fee: determining demand, providing an inventory of existing facilities, establishing existing and future levels of service, identifying facilities needed for growth, considering all revenue sources, and conducting a proportionate share analysis. He referenced a map showing the areas served by Hurricane Power and explained the process of calculating the cost per kilowatt. The proposed impact fee for a 200-amp service reflects a 132% increase, though the Council can choose to adopt the recommended fee, approve a lower amount, or reject the study. Regardless of the Council's decision, Mr. Philpot emphasized that the infrastructure costs would need to be addressed.

Councilman Prete asked whether similar fee increases had been seen in other communities. Mr. Philpot responded that entities that had not updated their fees in many years were seeing these kinds of jumps. Councilman Prete also clarified that large approved projects, which haven't yet started paying impact fees, would be subject to the higher rate if it's adopted. Mayor Billings explained that the next step would be a public hearing, with the possibility of modifying the plan later if needed. She stressed the importance of investing in the necessary infrastructure over the next ten years, ensuring that development would pay for itself. Dayton Hall added that this matter had been discussed by the Power Board and recommended postponing a Council vote for four weeks to allow the Power Board to make a formal recommendation. The Council agreed to hold a public hearing at the next meeting but postponed any action until the first meeting in April.

2. Consideration and possible approval of Resolution 2025-18 Vacating and Abandoning a Sewer Line Easement - Dayton Hall

Mayor Billings read the following summary written by Dayton Hall that was provided in the packet. "This item is a proposal to abandon a sewer line easement. The easements were previously granted to both Ash Creek SSD and Hurricane City. Ash Creek SSD is in the process of abandoning its interest in the easement, as it is no longer needed, and Ash Creek has requested that the City also abandon its interest in the easement. Staff recommend approval."

Dayton Hall explained the sewer line will go in the public street in a recorded subdivision. Ash Creek requested the City to abandon this because they were named in the original document. Ash Creek plans on abandoning the easement at their next meeting.

Joseph Prete motioned to approve Resolution 2025-18 vacating and abandoning a sewer line easement. Seconded by David Hirschi. Motion carried unanimously.

3. Consideration and possible approval of Ordinance ZC25-05 request from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre located at 952 S 920 W. Parcel number H-NTW-2. Christine Stratton, Applicant. Nicholette Parker, Agent.

Mayor Billings read the following summary written by Fred Resch III that was provided in the packet. “The applicant requests a zone change from Residential Agricultural RA-1 to Residential Agricultural RA-0.5 on 1.86 acres located on the west side of 920 W and south of 900 S. The applicant has stated that their purpose is to facilitate a lot split to build an additional home, although the RA-0.5 zoning could allow up to three homes on this property. The Planning Commission unanimously recommended approval of the zone change as presented. A public hearing was held and no public comments or objections were received. Staff and JUC comments are generally supportive of the zone change request. Engineering and Public Works brought up the need for widening and improvements along 920 W, a master-planned minor collector. The Planning Commission discussed this concern briefly, however, coordination on road improvements will need to be resolved at the amended final plat stage and the Planning Commission ultimately recommended approval unanimously.”

Councilman Prete stated he would prefer to limit it to two lots. Councilman Ellerman pointed out the minimum lot width is 100’ so they couldn’t do three lots. Fred Resch III explained a flag lot would be permitted. Dayton Hall stated a development agreement could be requested to limit the number of lots. Councilman Thomas stated he has no objections to approve it as presented.

Kevin Thomas motioned to approve Ordinance ZC25-05 a zone change request from RA-1 to RA-0.5 located at 952 S 920 West. Seconded by Drew Ellerman. Motion carried with David Hirschi, Kevin Thomas, Clark Fawcett, and Drew Ellerman voting aye. Joseph Prete voted nay.

Councilman Prete explained he voted nay because they asked for a lot split, but this zone change gave them more than what they are asking for. Mr. Cupp stated they didn’t have enough acreage to do a lot split so that is why they requested the zone change.

4. Continued training for Municipal Officials

The next two training videos were played regarding hiring an independent auditor and separation of duties between the clerk and treasurer.

5. Mayor, Council, and staff reports

Dayton Hall mentioned he looked up contract with Red Rock Media. It was a three-year contract so this is the last year of the contract.

Cindy Beteag shared that the Lieutenant Governor’s office has funded a platform called Civic Roundtable for all election officers. She highlighted its value and expressed her hope that it will continue to be funded in the future. She mentioned that discussions are ongoing about who will fund the platform moving forward and encouraged the Council to support it if they are approached about it.

Councilman Fawcett raised concerns about how the water supply is tracked, particularly regarding water promises made during the approval of subdivisions. He pointed out that the District only guarantees water once a building permit is issued but questioned how that could work if a subdivision is approved and developed, only for applicants to be told later that the water is no longer available when they attempt to pull permits. He expressed concerns about the process. Councilman Ellerman responded by stating that the District tracks all approved plats and believes they are more aware of water availability than is being acknowledged. Mayor Billings clarified that the agreement states the District is responsible for providing the water source, and their twenty-year plan takes into account projected growth. Mike Vercimak added that the District includes a disclaimer with every approved subdivision, stating that there is no guarantee of water availability. Dayton Hall inquired about the agenda item regarding providing water to members outside the existing agreement. Councilman Fawcett explained that there were two groups—one near Toquerville and the other near Leeds—seeking water service. The District was willing to provide service to these areas but required them to connect to the sewer system. Leeds decided not to pursue that option. He described the process that must be followed before the District can provide service to these areas. Mr. Hall expressed concerns about fairness, as

Joseph Prete noted that the legislative session ends tomorrow and requested an update at a future meeting on any changes that might affect the City. Mayor Billings responded that Five Counties will be meeting before the next City meeting, where they will discuss relevant legislative updates. Dayton Hall shared that he and Kaden DeMille have attended some of the Legislative Policy Committee (LPC) meetings, but he wasn't prepared to present a comprehensive list of bills impacting the City. He mentioned that he would be attending additional training sessions and could provide an update afterward. Mr. DeMille added that the League of Cities and Towns typically provides a summary of the legislative changes.

Mayor Billings stated the State of the City will be on April 28th at 6 p.m.

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

No closed meeting was held.

Adjournment: David Hirschi motioned to adjourn at 7:46 p.m. Seconded by Drew Ellerman. Motion carried unanimously.



STAFF COMMENTS

Item: Consideration and possible approval of Resolution 2025-19 appointing Dave Zundell to the Airport Board.

Discussion: Cathy Clark has resigned her position on the Airport Board and the board has recommended Dave Zundell in her place to the City Council. – Karrie Richardson

Findings:

Recommendation:

**A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, APPOINTING
AIRPORT AUTHORITY BOARD MEMBERS.**

WHEREAS, Hurricane City has adopted Hurricane City Code Title 2, Chapter 1: Airport Board Authority;

WHEREAS, Hurricane City Code creates a City Airport Authority Board (“Board”) to serve as an advisory Board to the City Council, with the Board consisting of seven voting members, with each member serving a four-year term;

WHEREAS, the Mayor, with advice and consent of the City Council, may reappoint current Board Members to service for successive terms, or appoint new Board members to fill expired terms;

BE IT HEREBY RESOLVED by the City Council of Hurricane City, Utah, as follows:

1. Dave Zundell is hereby appointed to the Airport Board to fill a vacant position, with a term commencing immediately and expiring on February 1, 2026.

PASSED AND APPROVED the 20th day of March 2025.

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 20th day of March 2025. 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
David Hirschi	_____	_____	_____	_____
Kevin Thomas	_____	_____	_____	_____
Clark Fawcett	_____	_____	_____	_____
Drew Ellerman	_____	_____	_____	_____
Joseph Prete	_____	_____	_____	_____

Cindy Beteag



STAFF COMMENTS

Item: Consideration and possible approval of the **reassignment of Byron Stansfield's lease to his LLC** for a hangar pad located at the Hurricane Airport.

Discussion: Byron Stansfield is changing his lease for Hanger 2S to be under his trust. The Airport Board unanimously recommends approval to City Council for this change. — Karri Richardson

Findings:

Recommendation:

HURRICANE AIRPORT LAND LEASE

AGREEMENT made on this 7th day of August 2018, by and between the City of Hurricane, Utah hereinafter referred to as the "Lessor" and Bryon Stansfield, 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 1700 square feet in size including five feet beyond the hangar pad on three sides excluding the front and located at 800 W 2300 S 2 South 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: *Byron Stanfield*
134 MANZANITA DRIVE
Springdale, UTAH
Cell # 435-619-84767
0158

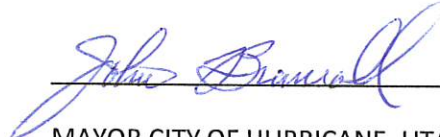
20. Any approval required of Lessor by the terms of this lease shall not be unreasonable withheld.
21. This lease contains the entire agreement between the parties and cannot be changed or modified except by written instrument signed by both parties. This lease and the terms and conditions thereof apply 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)

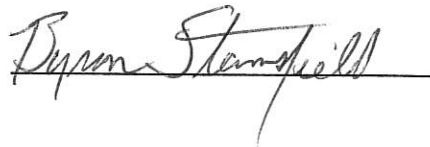


ATTEST



CITY RECORDER

LESSEE: BY





STAFF COMMENTS

Item: Consideration and possible approval of **assigning Scott Freeman as an additional liaison** for the MOU with SUU.

Discussion: Airport Board recommends adding an assistant liaison to Kaden Demille in the MOU so that any Airport Board member could communicate with SUU. They will send a letter to inform SUU of the changes in contact. Scott Freeman has been chosen as the assistant liaison. The board unanimously recommended approval to City Council on this change. — Karri Richardson

Findings:

Recommendation:

The City of Hurricane would like to express our gratitude for SUU's continued adherence to the terms of the MOU which has now been in place for over 2 years. The resulting noise reduction from SUU aircraft and subsequent citizen complaints have been significant. In addition to adhering to all aspects of the MOU, many pilots make an obvious effort to fly a wider and higher pattern in order to avoid flying over the homes that exist close to the airport. From our experience, if all pilots were consistent in doing this, noise complaints would all but disappear.

The effort to fly wider patterns as described above seems dependent on the individual CFI and/or pilot. From our experience, we estimate that approximately 75% of SUU pilots consistently fly noise reduction patterns. Repeated voices on the radio become familiar, and it is very consistent which pilots make the effort to reduce noise. Since it seems to fulfill the training requirements for the 75%, having the remaining 25% of pilots also do so would be extremely appreciated and lead to significantly reduced noise complaints.

Something that we can do that may be helpful to everyone is to provide a simple single page summary sheet to help with noise abatement awareness for the Hurricane area. This sheet could be a communication tool to be given to existing and new flight instructors and student pilots as well as being displayed in a common area. It is hoped that this sheet will make communication easier at SUU and lead to consistency among flight instructors and pilots. Please find the provided summary sheet for your consideration with this letter.

Again, the efforts being made by SUU to reduce noise while utilizing the airspace around the Hurricane airport are very much appreciated. Hopefully, this summary sheet will be a resource that will help continue a positive relationship to even a higher level of cooperation.

Sincerely,

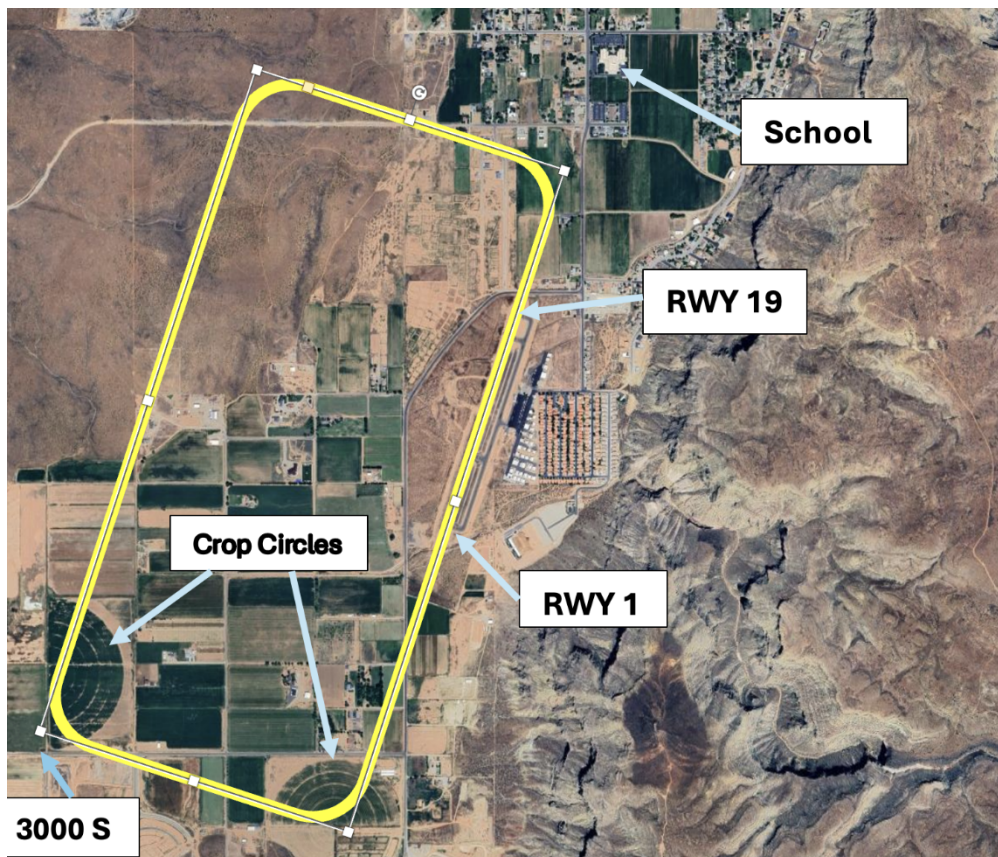
SUU-HURRICANE CITY NOISE ABATEMENT SUMMARY SHEET

MEMORADUM OF UNDERSTANDING SIGNIFICANT TERMS

- Maximum of two rotary wing aircraft conducting pattern work at a time
- Conduct flights between the hours of 7:30 am and 7:30 pm local time
- No pattern work on Sundays
- Use reasonable efforts to avoid populated areas and fly within the geofenced area (see MOU for geofence map)

ADDITIONAL REQUESTED PATTERN PROFILE THAT SIGNIFICANTLY REDUCES NOISE OVER RESIDENTIAL PROPERTIES (see diagram below)

- Fly patterns at 1000' agl when possible
- Turn crosswind past 3000 South (the road that heads west toward the Sand Hollow area) using the crop circle as a guide
- Turn downwind at the crop circle west of 1500 West
- Turn base to avoid residential neighborhoods to the north of the airport as much as practical
- Fly a square pattern to avoid cutting pattern corners
- Fly in reverse for Runway 1 pattern





STAFF COMMENTS

Item: Consideration and possible approval of a **revised version of the Rules and Regulations** for the Hurricane City Municipal Airport updating noise abatement policies.

Discussion: Scott Freeman presented revisions to the noise abatement policy to help reduce noise for residential areas. The red lines were reviewed and the board unanimously recommends approval of these changes to City Council. The Council incorporated the noise abatement policy into the Airport Rules and Regulations on March 6, 2025, so these changes to the policies require an update to the Rules and Regulations— Karri Richardson

Findings:

Recommendation:

Hurricane City Municipal Airport Hurricane, Utah

Rules and Regulations

Adopted and Approved
March 620, 2025
Hurricane City Council

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PURPOSE

These Rules and Regulations, hereafter referred to as “regulations”, have been adopted by the Hurricane City Council and approved through *resolution* by this council. These regulations are designed to establish the structure necessary to ensure the continued viability and safety of the airport for its users and for the citizens of Hurricane.

These Standards are intended to be reasonable, non-arbitrary and non-discriminatory. These standards apply equally to everyone using the airport and shall be observed, abided by, and obeyed.

All aeronautical activities, operations, piloting of aircraft, business, and other activities at the airport shall be conducted in accordance with these rules and regulations, Hurricane City’s Minimum Standards for Commercial Aeronautical Activities, other Hurricane City Codes, Federal Aviation Administration, Utah Department of Transportation, and National Fire Prevention Association standards as appropriate.

DEFINITIONS

As used in this chapter, the following words and terms shall have the meanings ascribed to them in this section:

ACCIDENT - An occurrence associated with the operation of an aircraft which any person suffers death or serious injury or in which the aircraft receives substantial damage.

AERIAL APPLICATIONS - The business of making aerial applications of fire retardants, fertilizers, pesticides, seeding or other dusts or sprays.

AGL – refers to actual altitude above average elevation of terrain or “above ground level”.

AIR SALES OPERATOR - A person, firm or corporation engaged in the business of buying, selling and exchanging new or used aircraft.

AIR TAXI OPERATOR - A person, firm or corporation engaged directly in air transportation of passengers and/or property subject to the provisions of FAR Part 119 and FAR part 135 of the federal aviation regulations and holding any required certification from the Federal Aviation Administration the state of Utah.

AIRCRAFT - Any device used or intended to be used for flight in the air, including, but not limited to, airplanes, ultralights, balloons, and gliders of all types.

AIRCRAFT HANGAR – A building on the airport with the primary purpose of storing an aircraft.

AIRCRAFT RADIO - Instrument, Propeller and Accessories Shop - A person, firm or corporation engaged in FAA approved aircraft, radio, and instrumentation or propeller business, including sales, service, repair, exchange and installation of new and/or used aircraft radio equipment, instruments or propellers and parts.

AIRPORT - All City owned or leased real or personal property comprising the Hurricane City Municipal Airport as now existing or as the same may hereafter be expanded and developed.

AIRPORT BUILDING STANDARDS – The Hurricane City Airport Minimum Building Standards as adopted and amended from time to time.

AIRPORT MANAGER - The duly appointed manager of the Hurricane City Airport or his/her designee.

AIRPORT MINIMUM STANDARDS – The Hurricane City Airport Minimum Standards for Commercial Aeronautical Services, as adopted and amended from time to time.

AOA - Airport Operations Area

BASED AIRCRAFT – Any aircraft habitually parked or stored on the airport, whether in a hangar or without. This also includes any aircraft or similar vehicle transported onto the airport and assembled and flown from the airport.

CITY – Hurricane City.

CITY COUNCIL – The governing body of the municipality which owns the Airport and is the final authority in all matters of policy.

COMMERCIAL ACTIVITY - The conduct of any aspect of a business or concession on the airport for revenue, whether intended to be profit producing or nonprofit.

CONTROLLED ACCESS AREA - All areas of the airport enclosed by fence or other barrier and to which vehicular access may be obtained only through electronically activated gates.

FAA – The Federal Aviation Administration or duly designated representative thereof.

FIXED BASE OPERATOR (FBO) - A person, firm or corporation subject to the provisions of a lease engaging in the delivery of fuel and oil products into aircraft, in addition to at least two of the following services:

- The sales, service, exchange, renting or leasing of new and used aircraft, and/or aircraft parts, accessories and hardware;
- The repair, overhaul, maintenance and modification of general aviation aircraft and/or aircraft equipment using FAA certified mechanic(s) or under the provisions of an FAA approved Part 145 repair station;
- The conduct of FAA approved pilot flight and ground school training under the provisions of FAR Part 61 or FAR Part 141;
- Charter flight services which may include aerial photography, advertising, map making and aerial application services.

FLIGHT SCHOOL OPERATOR - A person, firm or corporation engaged in an FAA approved pilot flight training school under the provisions of FAR Part 61 or FAR Part 141, limited to dual and solo flight training in fixed and/or rotary wing aircraft and such related ground school instruction as is necessary to prepare a student pilot to take a written examination and practical test for pilot certificate or appropriate aircraft rating from the FAA.

FUEL HANDLING - The transportation, delivery, fueling and draining of fuel or fuel waste products.

FUEL STORAGE AREA - Any portion of the airport designated temporarily or permanently by the Airport Manager as areas in which AvGas or any type of fuel may be stored or loaded.

GENERAL AVIATION SPECIALTY SHOPS - Aircraft Maintenance: A person, firm or corporation engaged in the business of providing FAA approved routine, normal and preventive maintenance of general aviation aircraft.

LAW ENFORCEMENT OFFICER (LEO) – Any sworn peace officer, City Police, County Sherriff, UHP, or similar law enforcement personnel that may be on the Airport in the line of assigned duty.

MOVEMENT AREA - The runways, taxiways and other areas of an airport which are used for taxiing or hover taxiing, air taxiing, takeoff and landing of aircraft, exclusive of loading ramps and aircraft parking areas.

OPERATIONAL AREA - Any place on the airport not leased or designated to anyone for occupancy.

PARK OR PARKING - The standing of an aircraft or vehicle, whether occupied or not.

PUBLIC AREA - Those areas normally used by the general public, including structures and facilities such as roadways, sidewalks and terminal buildings that are maintained and kept at the airport for use by the general public.

SASO – A specialized aeronautical service provider performing less than full FBO services.

SELF-SERVICE – The fueling, washing, servicing, repair, touch-up painting or maintenance of an aircraft performed by the owner or operator of the aircraft by themselves, and using his or her own tools and equipment. Self-Service cannot be contracted out to another party. Maintenance, preventive maintenance, repair, alterations, is authorized under Self-Service provided the Self-Service is performed in accordance with FAR Parts 43, 65, 91, or 103 as, appropriate to the aircraft.

SIDA - Security Identification Display Area

THROUGH-the-FENCE OPERATIONS – “Through-the-fence” are those activities permitted by an airport sponsor through an agreement that permits access to the public landing area by independent entities or operators offering an aeronautical activity or to owners of aircraft based on land adjacent to, but not part of, the airport property.

Recreational, light sport and glider aircraft that are designed to be transported by a trailer shall not be considered through-the-fence operations as long as NO commercial activity takes place.

Training Aircraft – Any aircraft being operated as part of an FAA approved pilot flight training school under the provisions of FAR Part 61 or FAR Part 141.

AIRPORT MANAGER

The City Council may employ a qualified individual to manage, direct, and coordinate the operations and maintenance of the airport in order to ensure compliance with all federal, state and city regulations. The Airport Manager is authorized to take all reasonable actions necessary to protect and safeguard the public while present at the airport and to oversee all airport operations consistent with these standards. The Airport Manager shall coordinate airport affairs with the Federal Aviation Administration, Utah Department of Transportation Aeronautical Division and other applicable agencies to ensure that the ongoing needs of the airport are met.

PERMISSION TO USE AIRPORT CONDITIONAL

Any permission granted by the City, directly or indirectly, expressed or by implication, to enter upon or use the airport or any part thereof, including, but not limited to, operators, crew members and passengers, spectators, sightseers, pleasure and commercial vehicles, officers and employees of airlines, lessees and other persons occupying space at the airport, persons doing business with the airport, its lessee, sub lessee and permit tees, and all other persons whatsoever whether or not of the type indicated, is conditioned upon compliance with this chapter and any rules, regulations or procedures promulgated hereunder; entry upon or into the airport by any person shall be deemed to constitute an agreement by such person to comply with this chapter and such rules, regulations and procedures. The City reserves the right to deny any or all usage of the airport to any person or persons for cause.

APPROVAL OF AVIATION OPERATIONS

Any person wishing to commence commercial activities or operations at the airport shall submit all information and material in accordance with Section II of the Airports Minimum Standards for Commercial Aeronautical Activities as well as a City business license application to the Airport Manager. If the application is complete, the Airport Manager will forward the complete materials to the business licensing officer. If the application is incomplete, the Airport Manager will advise the applicant in writing of the deficiencies within ten (10) business days.

The business licensing officer will collect payment from the applicant upon receipt of a complete application. The application will then be reviewed to ensure that all licensing requirements are met including but not limited to the following:

1. Verification of professional license (if applicable).
2. Business name registered with the Department of Commerce.
3. A passed fire inspection is completed.

4. An active sales tax number for the City is provided (if applicable).
5. For any new construction a certificate of occupancy must be issued first.

RULES AND REGULATIONS

The rules and regulations within this document shall govern the conduct of all persons at the airport, whether engaged in aeronautical activities or otherwise:

A. Compliance with State and Other Regulations

1. No person shall navigate, land aircraft upon, or conduct any aircraft operations on or from the airport other than in conformity with FAA rules and regulations.
2. All vehicles operated on airport property within the controlled access area shall be maintained in a safe operating condition in accordance with the Utah Department of Transportation (UDOT) codes and standards. All fuel trucks operating on the airport must meet UDOT standards and adhere to the Uniform Fire Code (UFC), National Fire Protection Agency (NFPA) or any City Fire regulations.

B. Vehicle Operations

1. Only bona fide emergency vehicles, airport maintenance vehicles, and those vehicles belonging to aircraft owners, and/or operators, and hangar owners may be operated on the ramp, taxiway, runway portions of the airport. With the operations of ground vehicles on the taxiway or runway being further restricted to those situations necessary to respond to an emergency, airport maintenance, or to the positioning of or retrieval of gliders or ultralight aircraft. In all cases the operator of a ground vehicle will give the right of way to all pedestrians and all aircraft taxing, taking off or landing.
2. No vehicles shall ever be parked unattended on the runway, nor shall any vehicle ever be parked unattended on any portion of any taxiway or ramp such as to deny or restrict the free passage of any aircraft to/from any hangar, tiedown or parking spot.
3. No motor home, travel trailer, boat trailer, horse trailer, utility trailer, any other type of powered or unpowered vehicle, shall be stored at the airport; provided, however, that the following are permitted: 1. Trailers specially designed and constructed to store/transport gliders and ultralight aircraft; 2. Mobile refueling equipment used for refueling aircraft by an authorized fuel provider; 3. Trailers and equipment used by airport personnel for airport maintenance activities; 4. Operational automobiles parked in long term parking; 5. City Public Facilities storage. If stored in public view, these items may only be stored in those areas that have been designated by the Airport Manager.
4. No bicycles, motorbikes, motorcycles, or all-terrain vehicles shall be

operated on any portion of the runway, taxiway, or ramp except where such operation is approved by the Airport Manager and is conducted by the owner/operator of any aircraft or lessee of any hangar at the airport.

5. Except for emergency response vehicles and aircraft in the act of taking off or landing, no person may operate a motor vehicle on any portion of the airport at a speed greater than 15 MPH, nor may any person operate any vehicle in a careless or reckless fashion.
6. General vehicle parking on the airport will only be in those locations designated by the Airport Manager. Lease holders may park in areas adjacent to their leased facilities, when in the opinion of the Airport Manager, such parking will not create a hazard or conflict with any airport operation or activity. The Airport Manager will have the authority to move, or have moved, at the vehicle owner's expense, any vehicle parked in an inappropriate location.

C. Security:

1. The Airport Manager as well as hangar owners should be aware of those people who are on the airport as visitors. Visitors should be questioned as to the reason for their presence at the airport. The Hurricane City Police Department should be immediately notified of any suspicious person/s or activities.

D. Aircraft Operation:

1. Every person operating an aircraft shall comply with and operate such aircraft in accordance with these Rules and Regulations, and all pertinent rules and regulations of the Federal Aviation Administration (FAA), UDOT/Aero and any other appropriate governmental agencies. Every person operating an aircraft is responsible for the safety of his/her operation and for the safety of others exposed to such operation, and therefore shall exercise good operating procedures at all times. Aircraft shall not be operated carelessly or negligently nor in disregard of the rights and safety of others.
2. The City Airport is a non-towered airport. Even though radio communications are not required, it is highly recommended that pilots have radio equipment permitting two-way communication to monitor the airport common traffic advisory frequency (CTAF) while in the vicinity of the airport.
3. All aircraft shall comply with the FAA Federal Aviation Regulations (FAR) and follow the appropriate taxiway and runway guidance markings and

lighting when operating on the airport.

4. Any aircraft weighing more than 12,500 lbs. aircraft gross weight is prohibited on the runway, taxiways or apron, unless approved by the Airport Manager.
5. Under no circumstances shall any person approach any aircraft, other than a pilot or certified aircraft mechanic, whether it is fixed wing or rotorcraft, until all blades or propellers have come to a complete stop. The only exception will be hot fueling in compliance with the operators hot fueling safety procedures.
6. Except in an emergency, rotorcraft are not permitted to perform autorotations to a running or skidding landing, or any other type of running or skidding landing, on any taxiway, runway, or other paved surface at the airport.
7. Lighter than air or hot air balloons are not permitted to land or take off from the airport without prior approval from the Airport Manager.
8. Parachuting activity over or onto the airport shall be conducted in accordance with all relevant requirements of FAR Part 105.
9. Ultralight operations at the Hurricane Airport shall be conducted in accordance with all relevant requirements of FAR Part 103, except for such deviations from that part as may be authorized by an FAA issued Grant of Exception.
10. The traffic pattern and rules for operating in that traffic pattern for the Hurricane Airport are as follows:
 - a. The recommended primary runway shall be runway 19. The traffic pattern shall be a right-hand pattern and shall be flown by the powered aircraft (other than ultralights and similar aircraft) at an altitude of at least 800 to 1,000 feet above the published field elevation.
 - b. The traffic pattern for runway 1 shall be a standard left hand pattern and shall be flown by powered aircraft (other than ultralights and similar aircraft) at an altitude of at least 800 to 1,000 feet above the published field elevation.
 - c. The traffic pattern for ultralights, powered parachutes, and similar aircraft shall be the same as for other powered aircraft except it shall be flown at an altitude of at least 500 feet above the published field elevation.
 - d. When departing south on runway 19 turn a right crosswind prior to the gravel pit (located left of runway centerline) to avoid a traffic conflict with any traffic from Sky Ranch.

Hurricane Airport is an uncontrolled airport, therefore pilots shall adhere to the “see and avoid ” concept. The CTAF for radio equipped aircraft is currently 123.05 mhz.

11. Use of an aviation transceiver to broadcast intentions is encouraged.
12. Aircraft are prohibited from taking off or landing anywhere on the Airport property other than the paved runway. Two exceptions to this rule are: 1. Helicopters may sidestep onto a paved taxiway provided the helicopter does not interfere with the normal movement of aircraft on the taxiway, and 2. Aircraft in an emergency situation. 3. Powered parachutes in approved taxiway by manager.

E. Aircraft Parking

1. All aircraft will be parked in areas designated by the Airport Manager. Each aircraft owner or operator occupying a hangar or tie down is responsible for adequately securing his/her own aircraft.
2. Helicopter operations shall be limited to areas designated by the Airport Manager.
3. Major repairs to aircraft or engines in a private hangar *shall not* be made unless it's in accordance with FAR Parts 43, 65, 91, or 103.
4. Minor general maintenance or repairs to personal aircraft such as oil changes is permitted as applicable in FAA Part 43, appendix A(C)
5. No derelict, non flyable or un-airworthy aircraft will be permitted to tie down anywhere within at the airport for longer than a 30 day period without the permission of the Airport Manager. Aircraft in violation of this paragraph may be removed by the Airport Manager at the owner's expense.
6. The city assumes no responsibility for damages by a third party or theft to aircraft or vehicles operated or parked at the airport. Transient and long term aircraft parking fees are set from time to time by the Airport Manager and the City Council.

F. Hangar Use

1. The primary purpose of an aircraft hangar is the storage of aircraft. An office, restroom, or similar facility may be contained within a hangar, but not to such extent that an aircraft cannot then be stored within the hangar.
2. Residential occupancy of a hangar of any length of time by any person(s) is prohibited with the exception of the Airport Manager.

G. Safety Prohibitions

1. All persons using the Airport or the facilities of the Airport in any way must exercise the utmost care to guard against fire and injuries to persons and property. The following are not authorized on the City Airport:
 - a. Smoking within fifty feet (50') of any aircraft, fuel truck or fuel storage tank of any kind.
 - b. Refueling or defueling of any aircraft is prohibited in any hangar.
 - c. Refueling during an electrical storm is prohibited.
 - d. While fueling aircraft, electronic devices such as cell phones, two way radio's, pagers, etc., shall not be worn or used until all fueling operations have been completed.
 - e. Hot fueling aircraft while the propellers or blades are in motion is permitted if the operator complies with the provisions of the FAA's operators hot fueling safety procedures.
 - f. Fueling shall be done in strict accordance with NFPA 407 requirements, City fire codes, and/or other applicable fire or hazardous materials regulations.
 - g. Self-fueling one's own aircraft from drums, small containers, or fuel systems is not permitted at the Airport unless verification has been completed by the Airport Manager that the following items have been received; appropriate insurance coverage has been obtained for conducting self-fueling operations including adding the City as an additional insured on such insurance coverage and completing an indemnification agreement with the City.
 - h. Fuel services shall be administered only by an authorized fuel provider that adheres to the Airport Minimum Commercial Aeronautical Standards. All fuel for aircraft must be purchased from an authorized fuel provider on the airport unless approved by the Airport Manager and the requirements of G.1.g. are complied with.
 - i. "Flagging" and/or "Hawking" is prohibited at the Airport. For the purposes of these regulations, this is defined as: Any method or means used from any location to attract incoming aircraft for the purposes of selling fuel or providing other services (except the use of fixed signs, such signage to be approved by the Airport Manager.)
 - j. Flying any type of drone or model aircraft at the airport is prohibited unless prior approval is given by the Airport Manager. Each drone or model aircraft operator must have in his/her possession a remote pilot certificate issued by the FAA, as applicable, and must adhere to the provisions of FAR Part 107 or Part 101 depending on the type of operation being conducted.

- k. No parachutes, powered or otherwise, shall depart from or land at the Hurricane City American Legion Equestrian Park located adjacent to the Airport.
2. The following is prohibited in aircraft storage hangars:
- a. Starting or taxiing an aircraft
 - b. Refueling of any aircraft
 - c. Major aircraft repairs and alterations as defined by the FAA may be completed by individuals (SASO operations or aircraft owners) that hold the Proper FAA credentials and/or certifications to do so. Hangar owners may construct a homebuilt aircraft in their hangar with the approval of the Airport Manager. Self-serve minor maintenance is limited to preventative maintenance as outlined in FAR Parts 43, 65, 91, or 103 as applicable. All safety rules and regulations as described in this document as well as the City's Minimum Standards for the Airport, shall be complied with.
 - d. Painting is prohibited. Self-service touch-up painting may be authorized with prior approval from the Airport Manager.
 - e. Welding is prohibited.
 - f. Open flame tools are prohibited.
 - g. Storage of any Hazardous Materials other than oily waste rags is prohibited. Suitable small metal receptacles with self closing covers shall be provided by tenants for the storage of such items.
 - h. Open storage of flammable materials is prohibited. One (1) suitable fire safe container, no larger than four (4) feet in width, and eight (8) feet in height, and complies with OSHA, UL, or NFPA Standards, may be used to store limited amounts of flammable materials such as small spray paint cans, that may be needed to support self-service maintenance requirements.
3. The City is authorized to conduct inspections of all areas leased to hangar tenants, including inspections of the interiors of hangars. A tenant's refusal to allow such inspections shall constitute a violation of these Rules and Regulations.

H. Accidents/Incidents

Persons involved in an aircraft accident affecting airport operations or damaging city property shall make a full verbal report to the Airport Manager or his/her designee within one hour after the accident. The report must include names and addresses, time, place, cause, injuries and other information requested by the Airport Manager. When a written report of an accident is required by the FAA or NTSB, a copy of such report shall be submitted to the Airport Manager. At accident

scenes, aircraft owners (and) the pilots or agents will promptly remove disabled aircraft, parts and accident debris unless directed by the Airport Manager, FAA, NTSB, or local authorities to delay such action pending an accident investigation. Damage sustained to the airport facility, grounds or buildings will be assessed as a claim against the responsible party.

I. Nuisances

1. Dismantled aircraft, aircraft parts, dismantled or inoperative aircraft or any other unsafe, un-kept, unsightly miscellaneous item or items in disrepair shall not be left over a period of 30 days in open view. This includes all movement areas as well as non-movement areas. If the Airport Manager determines that a violation has occurred, he shall so advise the owner. If not corrected within thirty (30) days, the Airport Manager may remove such items and bill the owner or operator for associated costs. Conditions involving safety issues shall be corrected within twenty-four (24) hours.
2. Any person, including the operators of an aircraft, causing overflowing of fuel and / or spilling of excess oil or grease on any apron will notify the Airport Manager immediately. The involved person shall be responsible for cleaning such areas and repair any damage thereto.
3. At no time shall engines be "run up" when other aircraft, hangars, shops, buildings or persons are in the path of the propulsion stream. Any person operating any vehicle or aircraft (including fixed wing and rotor) shall be responsible for damage or cleanup caused by such operations (i.e., scattering of debris from prop blast or rotor down wash).

J. Pedestrians

1. Hangar owners and aircraft operators may walk on any runway or taxiway when necessary to gain access to an aircraft, glider, or ultralight. This also applies to pilots and ground crew when involved in the launch or recovery of such aircraft; and for airport maintenance and debris removal, and to emergency personnel in the performance of their duties. Anyone walking on the runway shall remain alert for any aircraft operating in the traffic pattern.
2. On all areas of the airport, pedestrians will give way to all moving aircraft.

K. Operators to keep the Rules and Regulations Availability

All commercial operators with valid leases to perform aeronautical business on the airport shall keep a current copy of these rules and regulations prominently posted in their place of business and available for viewing to all who enter the facilities. It is the responsibility of all owners of aircraft based at the airport and pilots who regularly use the airport to be familiar with the contents of this document. The operators bear the responsibility for compliance and ignorance is not an excuse

for violation of any part of these rules and regulations.

L. Refuse

No person shall throw, dump or deposit any waste, refuse or garbage on the airport. All waste, refuse or garbage from airport operators or construction crews shall be placed and kept in closed garbage containers and all operating areas shall be kept in a safe, neat, clean and orderly manner at all times and in such manner as to minimize any hazards. Garbage containers and temporary restroom facilities must be in place before any construction starts.

M. Construction

In addition to the requirements of this paragraph, all construction at the Airport shall comply with the City's generally applicable ordinances, standards, and regulations governing such construction. Before any construction project begins on the airport, the contractor or his/her designated project supervisor will be required to attend a one hour training class on Airport Familiarization and Safety. The contractor is required to have in place one port a potty and one enclosed refuse dumpster prior to the start of construction per City Building Ordinance. The Airport Manager or his designee will attend the pre-inspection meeting to discuss the operations at the Airport. Attendance at the post inspection by the Airport designee will also be required before any final inspection is approved.

N. Special Events

Special events include but are not limited to the following:

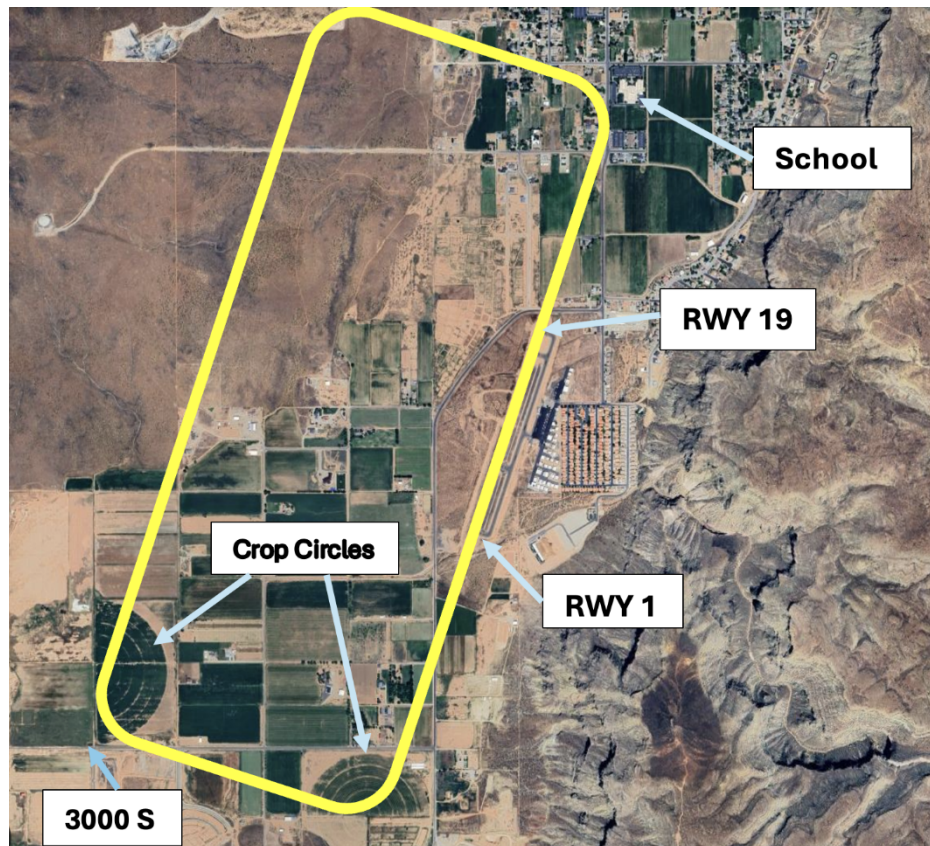
Air shows	War bird shows
Balloon festivals	Fly-in meets or open house
Air races	Parachute team demonstrations

These special events require written permission and approval from the Airport Manager.

O. Noise Sensitive Areas

1. In addition to complying with FAR Part 91.119 for maintaining minimum altitudes over congested areas such as the residential areas of the City, pilots are expected to use good judgment and flight procedures that result in minimum noise over noise-sensitive areas.
2. Noise abatement procedures. The following procedures are adopted to abate excessive noise at the airport:
 - a. Runway 19 should be used whenever wind conditions allow for safe landing and takeoff operations. If departing to the north using Runway 1, a left crosswind turn should be executed as soon as safely practical to avoid unnecessary overflight of residential areas.

- b. All aircraft shall make a practical effort to reach pattern altitude (1000' AGL) before turning downwind. All aircraft departing the airport pattern area are to make a reasonable effort to climb to a minimum altitude of 1000' AGL before doing so utilizing the standard pattern legs as defined in Section 4-3-3 of the Aeronautical Information Manual (AIM).
- c. All arriving aircraft utilizing the traffic pattern are to maintain a minimum of 1000' AGL until established in the pattern per guidelines found in the AIM.
- d. With safety of flight as the primary factor (current weather, aircraft and pilot capabilities, etc.), the pattern profile described in the diagram below is adopted and will substantially reduce noise over existing residential properties. Helicopters shall make a practical effort to vary the downwind distance from the runway when performing repetitive pattern work in order to reduce sustained ground noise under a particular flight path. See AIM 4-3-3(b).



- e. Simulated forced landings and/or auto-rotations should not initiate until the aircraft reaches the typical pattern altitude of 1000' AGL.
- f. Unless otherwise approved by the Airport Manager or a Memorandum of Understanding agreement between the City and the applicable entity, repetitive aircraft training operations should be limited to (2) 30 minute sessions within a 24 hour period Monday through Saturday for helicopters and/or aircraft that exceed 80 (eighty) decibel levels per

noise measurement levels determined and defined in FAA Circular AC 36-1H. Repetitive pattern work for these aircraft is not to be flown on Sundays. This restriction shall not apply in emergencies, where necessitated by safety considerations, or when required by the Federal Aviation Administration.

- g. Aircraft are not to be started, run-up, or depart the Airport between sunset and sunrise other than to make an immediate departure from the airport area.
- h. All aircraft arriving between sunset and sunrise to be limited to one (1) full stop approach and landing sequence. Due to the absence of airport lighting systems at the Hurricane City Airport, it is requested for safety considerations that no landings occur during nighttime hours between the end of evening civil twilight and the beginning of morning civil twilight, as published in the American Air Almanac, converted to local time per the FAA definition found in FAR 1.1.
- i. Repetitive pattern work, touch and go's, stop and go's, low approaches, or practice autorotations are not to be conducted between sunset and sunrise.

EXCEPTIONS

The following categories of aircraft are exempt from airport noise abatement guidelines:

- a. Aircraft operated by or under contact of the United States of America, any State, county, city, subdivision or special district of a state including military, firefighting, search & rescue, disaster relief, and medical evacuation flights;
- b. Aircraft used for emergency purposes during an emergency officially proclaimed by competent authority pursuant to the laws of the United States, the State of Utah, Washington County, or Hurricane City;
- c. Civil Air Patrol aircraft when engaged in actual search and rescue missions;
- d. Aircraft which have declared an inflight emergency;
- e. Aircraft operating as air ambulance for medical purposes.
- f. Aircraft engaged in take-offs or landings while conducting tests under the direction of the Airport Director.

P. SELF-SERVICES

The owner of an aircraft located on the airport is permitted to wash and to perform minor repairs and alterations to his/her own aircraft, provided there is no attempt to perform such services for others.

Commercial Activities

1. **No person shall operate a Commercial Activity of any nature that is based at or operated from the Airport unless the conduct of that activity has been approved by the City. A business not directly involved in any form of Aeronautical activity may be allowed only if such business would serve and support the airport and the flying community (e.g. an airport restaurant).**
2. **Any Commercial Activity based out of the airport shall require a business license from the City in addition to a commercial lease signed for the facility from which the Commercial Activity or business will be conducted.**
3. **All Commercial Activity must comply with all Federal, State and local regulations and with the City's Minimum Standards for Commercial Aeronautical Activities.**

Q. STORAGE AND MAINTENANCE

Aircraft storage hangars shall be used primarily for aircraft storage. No uncovered trash containers shall be maintained in any outside area, and areas to be used for trash or garbage containers shall be only those areas designated by the Airport Manager. All hangars and other premises including an area five (5) feet from the outside hangar wall on the airport shall be maintained by the lessee in a condition as to repair, cleanliness and general maintenance that is equal to the level of maintenance maintained by the City in comparable areas. Fuel and oil storage facilities must be approved by and in a location designated by the Airport Manager. Such storage shall comply with any regulations adopted pursuant to the Airports Commercial Standards, Rules and Regulations, as well as applicable federal, state and local fire codes pertaining to fire safety, including, but not limited to, the City Building Code, and the Uniform Fire Code.

R. STRUCTURE DESIGN

In order to assure an aesthetic appearance and harmonious design of airport improvements, new construction and remodeling or repainting of existing structures shall comply with the Airport Building Standards.

S. COMMERCIAL STANDARDS

In addition to compliance with the regulations set forth herein, the City Council has adopted Minimum Standards for Commercial Aeronautical Activities at the Airport to carry out the purposes of this chapter and serve the best interests of the City. Such standards shall be made available to all members of the public, both at the city recorder's office and from the Airport Manager. Failure to comply with such standards shall be considered a violation of this chapter, and the Airport Manager may deny the use and privileges of the airport to any such violator, subject to the appeal rights contained in the Enforcement; Appeal section of this chapter.

T. Training Aircraft Congestion

To reduce the possibility of excessive traffic pattern congestion and therefore enhance traffic pattern safety, the maximum number of training aircraft in the traffic pattern at any time is limited to 4. Any training aircraft with the intent to enter the traffic pattern when there are already 4 training aircraft present shall remain clear of the traffic pattern until the above requirement can be met.

U. ENFORCEMENT; APPEAL

The primary concern of Airport Management is the safe and efficient operations of the Airport.

A. Citations

The City may issue citations for violations of this chapter, including the rules and regulations contained in this chapter, and/or promulgated pursuant to the Commercial Standards of this Chapter. The city may take enforcement action as set forth herein or it may initiate legal action as it may deem appropriate.

B. Appeal

Any person who feels aggrieved by staff enforcement of this chapter, rules and regulations promulgated hereunder, or the Minimum Standards for Commercial Aeronautical Activities promulgated hereunder, may Appeal any decision. Appeals shall be made in writing to the City Manager, who after due consideration, shall rule on the matter. Final appeal may be made to the Mayor and City Council. The sole exception to the appeal process herein provided shall apply to criminal citations under state or city traffic law and emergency or safety issues.



STAFF COMMENTS

Item: Consideration and possible approval of a Proclamation regarding the discharge of fireworks.

Discussion: Hurricane City Code 4-11-4 specifies that the discharge of fireworks is subject to the conditions outlined in a proclamation issued by the Mayor on or before April 1 each year. This proclamation is based on fire conditions and the recommendations of the Fire Department and/or district. The ordinance provides the City Council with three options for conditions to choose from. Based on the recommendation of Chief Decker, the proposed proclamation will declare Condition 3, which permits fireworks only in four designated areas. This recommendation has been in place for at least ten years due to dry weather conditions. – Cindy Beteag

Findings:

Recommendation:

PROCLAMATION

REGULATING AND RESTRICTING THE DISCHARGE OF FIREWORKS WITHIN HURRICANE CITY

Whereas the Hurricane City Mayor is authorized by Hurricane City Code section 4-11-4 to place conditions on the discharge of fireworks based on fire conditions and recommendations from the Hurricane Valley Fire Special Service District; and

Whereas the fire danger in Hurricane City is deemed to be High; and

Whereas fireworks are known to be one of the causes of wildfire; and

Whereas the conditions are not expected to improve over the next months; and

Whereas brush and structural fires constitute a threat to life and property in Hurricane City; and

Whereas the celebrations of July 4th and July 24th are traditionally associated with the use of fireworks; and

Whereas it is in the best interests of the City, its residents, businesses, and visitors that the dangers and potential damage and/or injury associated with fires be minimized by the exercise of caution and advanced planning calculated to help reduce the threat of such potential dangers and harm; and

Whereas under the City's generally applicable ordinances fireworks may only be discharged as follows:

- July: Beginning on July 2 and ending on July 5 and beginning on July 22 and ending on July 25 between the hours of eleven o'clock (11:00) A.M. and eleven o'clock (11:00) P.M. except that on July 4 and July 24 the hours are eleven o'clock (11:00) A.M. to twelve o'clock (12:00) midnight;
- New Year's Eve: Beginning at eleven o'clock (11:00) A.M. on December 31 and ending at one o'clock (1:00) A.M. on the following day.
- Chinese New Year's Eve: Beginning at eleven o'clock (11:00) A.M. on the Chinese New Year's Eve and ending at one o'clock (1:00) a.m. on the following day.

Now, Therefore, in addition to the generally applicable restrictions set forth in Hurricane City Code section 4-11-5, I, Nanette Billings, Mayor of Hurricane City, do **PROCLAIM** that Condition 3 as set forth below is immediately in effect within the City limits of Hurricane City.

Condition 3:

1. Fireworks in July may be discharged only in the following locations:
 - a. Spilsbury Park ball fields.
 - b. American Legion ball field.
 - c. Three Falls Park.
 - d. Dixie Springs Park.

Furthermore, Hurricane City is permitted to discharge commercial fireworks on July 4th at the Sand Hollow State Park.

Proclaimed this 20th day of March 2025.

Nanette Billings, Mayor

Attest: _____

Cindy Beteag, Recorder



STAFF COMMENTS

Item: Consideration and possible approval of Ordinance 2025-03 Approving a Public Safety Impact Fee Facilities Plan, a Public Safety Impact Fee Analysis, and an Impact Fee for Public Safety on Development.

Discussion: The Police Impact Fee Analysis ("IFA") and Police Impact Fee Facilities Plan ("IFFP") was prepared to meet the requirements of Utah Code §11-36a. Impact fees are a one-time fee charged to new development to help offset the capital costs associated with new growth in a community. Due to the rapid growth of our community and the subsequent growth of our police force, it has become necessary to update our capital facilities to accurately reflect the public safety needs in our area. Hurricane City has been operating on an impact fee analysis enacted back in 2008. Since then, our police department has more than doubled and our current facility is inadequate for the intended use. We are also seeing substantial development around our current facility which also has a limiting factor on our facility. Given the continued growth of Hurricane, calls for service will only increase moving forward. The City currently has no excess capacity in its existing police facilities and therefore is currently planning the construction of a new facility in the near future to meet the demands of new growth. – Kaden DeMille

Findings:

Recommendation:

**AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH
APPROVING A PUBLIC SAFETY IMPACT FEE FACILITIES PLAN, A PUBLIC
SAFETY IMPACT FEE ANALYSIS, AND AN IMPACT FEE FOR PUBLIC SAFETY
ON DEVELOPMENT**

WHEREAS the City of Council of Hurricane, Utah has by ordinance previously imposed impact fees in order to provide public safety services needed to serve property and residents within the Hurricane City; and

WHEREAS the City has undertaken a study for the purpose of preparing a Public Safety Impact Fee Facilities Plan (“IFFP”) and a Public Safety Impact Fee Analysis (“IFA”) in accordance with the Utah Impact Fee Act contained in Utah law, which identifies the demands placed upon the City 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 IFFP and IFA; and

WHEREAS the City Council finds and determines that the IFFP and IFA 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 IFFP and IFA 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 20th day of March 2025 to take comments on the IFFP, IFA, and this proposed ordinance, 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 such public hearing.

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

1. Hurricane City hereby approves and adopts the Public Safety Impact Fee Facility Plan (“IFFP”) and the Public Safety Impact Fee Analysis (“IFA”) prepared by Zions Public Finance.
2. Based upon the analysis set forth in the IFFP and IFA approved above, the City hereby adopts the following fees based on the square footage of the new development:

Year	Residential Fee per Unit	Non-Residential Fee per 1000 SF
2025	\$384.49	\$163.58
2026	\$391.21	\$166.44

Year	Residential Fee per Unit	Non-Residential Fee per 1000 SF
2027	\$397.76	\$169.22
2028	\$404.16	\$171.94
2029	\$410.41	\$174.61
2030	\$416.54	\$177.21
2031	\$422.54	\$179.76
2032	\$428.52	\$182.31
2033	\$434.48	\$184.84
2034	\$440.43	\$187.38

The square footage of the new non-residential development shall be determined using the area of proposed structures, pads for recreational vehicles, and other areas of the proposed development that will impact the need for public safety facilities as determined by the IFFP and IFA.

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 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. 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.

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 20th DAY OF MARCH, 2025.

Nanette Billings, Mayor

ATTEST:

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 20th of March 2025. 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
David Hirschi	_____	_____	_____	_____
Kevin Thomas	_____	_____	_____	_____
Clark Fawcett	_____	_____	_____	_____
Drew Ellerman	_____	_____	_____	_____
Joseph Prete	_____	_____	_____	_____

Cindy Beteag, Recorder



Hurricane City

DRAFT - Public Safety Impact Fee Analysis

February 2025



Executive Summary

The Police Impact Fee Analysis (“IFA”) was prepared to meet the requirements of Utah Code §11-36a. Impact fees are a one-time fee charged to new development to help offset the capital costs associated with new growth in a community. Hurricane City (“City”) has determined that there is one city-wide service area for police services in the City. Therefore, all developments in the City will be charged the same public safety impact fee regardless of where the new development takes place.

Impacts to public safety from residential and non-residential growth are manifest in increased demand on police services. The increased demand results in the need for more public safety facilities.

New Development and Growth

Projected growth is shown in the following table:

TABLE 1: GROWTH PROJECTIONS, 2024-2034

Year	Residential Units	Non-Residential Square Feet
2024	8,036	13,130,573
2025	8,363	13,664,186
2026	8,703	14,219,485
2027	9,057	14,797,350
2028	9,425	15,398,699
2029	9,808	16,024,486
2030	10,206	16,675,705
2031	10,547	17,232,533
2032	10,899	17,807,955
2033	11,263	18,402,590
2034	11,639	19,017,082

Source: Utah Geospatial Resource Center (UGRC), Utah Small Area Demographic Projection 2019-2050, U.S. Census Bureau, ZPFI

This growth is anticipated to result in increased demand on police facilities, as evidenced by an increasing number of police calls for service.

TABLE 2: POLICE — PROJECTED GROWTH IN POLICE CALLS FOR SERVICE

Year	Residential Calls	Non-Residential Calls	Total Impact-Fee Eligible Calls	Pass-Thru Calls ¹	Total Calls
2024	5,311	3,691	9,002	373	9,375
2025	5,526	3,841	9,368	388	9,756
2026	5,751	3,998	9,749	404	10,152
2027	5,985	4,160	10,145	420	10,565
2028	6,228	4,329	10,557	437	10,994
2029	6,481	4,505	10,986	455	11,441
2030	6,744	4,688	11,432	474	11,906

¹ Pass-thru calls are calls that do not originate or have a destination within Hurricane.

Year	Residential Calls	Non-Residential Calls	Total Impact-Fee Eligible Calls	Pass-Thru Calls ¹	Total Calls
2031	6,970	4,845	11,814	490	12,304
2032	7,202	5,006	12,209	506	12,715
2033	7,443	5,174	12,616	523	13,139
2034	7,691	5,346	13,038	540	13,578

Source: Utah Geospatial Resource Center (UGRC), Utah Small Area Demographic Projection 2019-2050, U.S. Census Bureau, Hurricane City, ZPFI

Impact on Consumption of Existing Capacity

Utah Code 11-36a-304(1)(a)

In 2024 the police department reached full capacity sufficient to serve the needs of existing development with a service level of 1.19 square feet per call (11,179 SF divided by 9,375 calls). At the proposed service level of 1.19 building square feet per call,² new residential and non-residential development will need a total of 5,012³ square feet of space by 2034.

Impact on System Improvements by Anticipated Development Activity

Utah Code 11-36a-304(1)(b)

The current police facility will be sold, the revenue of which can offset some of the cost of the new building. It is anticipated that the new station will be 41,700 square feet and will cost \$19,431,000 to construct (\$465.97 per SF) including land costs.

Proportionate Share Analysis

Utah Code 11-36a-304(1)(d)

The cost per call for new development includes the proportionate share of the cost of construction for the new facility, funding (interest) costs and consultant costs. The total cost per call, before credits, is \$780.98 as shown below.

TABLE 3: POLICE COST PER CALL CALCULATION

Summary - Cost per Call	
Facilities	\$555.64
Interest Cost to Proposed Development	\$222.48
Consultant Costs	\$2.86
Total Cost per Call	\$780.98

A credit must then be made for the cost of the new building that will maintain service levels for existing development. This credit must be made so that new development does not pay more than its fair share. The cost attributable to new development is calculated by taking existing development's fair share of the costs of the new building including financing costs and adjusting by cash on hand, sale proceeds from the existing building and repayment of existing debt on the existing building.

²11,179 existing building square feet divided by 9,375 calls in 2024.

³ Calculated by multiplying the 2024 level of service (1.19) by the estimated growth in calls from 2024 to 2034 (4,203).

TABLE 4: PROPORTIONATE COST OF NEW BUILDING TO EXISTING DEVELOPMENT

Description	Amount
Construction Cost Calculation for Existing Development	
Construction SF Required to House Existing Development	11,179
Construction Cost per SF	\$465.97
Proportionate Share of Construction Costs to Existing Development	\$5,209,092.30
Interest Cost Calculation for Existing Development	
SF of New Building	41,700
Existing Development SF of New Building	11,179
Proportionate Share of New Building to Existing Development	26.81%
Total Interest Cost of New Building	\$7,780,439
Proportionate Share of Interest Cost to Existing Development	\$2,085,792
Proportionate Cost Calculation for Existing Development	
Proportionate Interest & Construction Costs	\$7,294,884
Less: Sale of Existing Building	(\$3,500,000)
Debt Repayment on Existing Police Facility Bond Remaining	\$838,000
Less: Cash on Hand	(\$317,222)
Proportionate Cost of New Building to Existing Development	\$4,315,662

Applying the cost of \$4,315,662 to existing development over 20 years results in the projected cost per call by year. This methodology is explained in detail in the body of this report.

TABLE 5: 2024 MAXIMUM COST PER CALL

Year	Cost Attributed to Existing Development	Calls per Year	Credit per Call per Year	NPV ⁴	Cost per Call ⁵
2025	\$215,783	9,756	\$22.12	\$214.70	\$566.27
2026	\$215,783	10,152	\$21.25	\$203.32	\$577.66
2027	\$215,783	10,565	\$20.42	\$192.23	\$588.75
2028	\$215,783	10,994	\$19.63	\$181.42	\$599.56
2029	\$215,783	11,441	\$18.86	\$170.86	\$610.11
2030	\$215,783	11,906	\$18.12	\$160.54	\$620.43
2031	\$215,783	12,304	\$17.54	\$150.45	\$630.53
2032	\$215,783	12,715	\$16.97	\$140.43	\$640.54
2033	\$215,783	13,139	\$16.42	\$130.48	\$650.49
2034	\$215,783	13,578	\$15.89	\$120.58	\$660.39

Summary of Police Costs by Year

Maximum fees per year are calculated by multiplying the cost per call per year (Table 5, above) by the residential number of police calls per unit or the number of police calls per 1,000 square feet of non-residential square footage in 2025 (Table 6). Maximum police fees by year are summarized in Table 7.

⁴ NPV = net present value discounted at 6 percent

⁵ Calculated by subtracting the NPV credit from the cost per call calculated in Table 3.

TABLE 6: CALLS PER UNIT

Police - 2024	Calls per Unit/SF
Residential (<i>calls per unit</i>)	0.66081
Non-Residential (<i>calls per 1,000 square feet</i>)	0.281

TABLE 7: MAXIMUM POLICE PUBLIC SAFETY FEES BY YEAR

Year	Maximum Residential Fee per Unit	Maximum Non-Residential Fee per 1000 SF
2025	\$384.49	\$163.58
2026	\$391.21	\$166.44
2027	\$397.76	\$169.22
2028	\$404.16	\$171.94
2029	\$410.41	\$174.61
2030	\$416.54	\$177.21
2031	\$422.54	\$179.76
2032	\$428.52	\$182.31
2033	\$434.48	\$184.84
2034	\$440.43	\$187.38

Non-Standard Impact Fee Calculation

Occasionally a development is constructed which has a unique impact on the community and does not easily fit into any of the major land use categories used to assess impact fees or a development project may fit into one of the land use categories listed above but may have an unusually high or low number of anticipated calls. In these cases, the City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that a unique project may have upon police services. Also, individuals and/or organizations subject to an impact fee have the ability to request the City to consider whether they qualify as an exception. Whichever party initiates the review for an exception has the burden of proof to justify the higher or lower fee in accordance with the non-standard impact fee formula.

The variable in the non-standard impact fee formula is the number of annual police calls projected to be generated by the non-standard use in question. The number of annual calls projected for a non-standard use should be well documented using specific and timely data from other developments within Hurricane or from relevant developments within other cities which closely resemble Hurricane in population and overall character.

The 2025 formula is:

$$\text{Police Cost per Call } (\$566.27) \times \# \text{ of Annual Projected Calls by Non-Standard Development} = \text{Non-Standard Impact Fee}$$

The cost per call should be adjusted each year, in the formula above, by the yearly cost per calls shown in Table 5.

Utah Code Legal Requirements

Preparation of Impact Fee Analysis. Utah Code requires that “each local political subdivision... intending to impose an impact fee shall prepare a written analysis (Impact Fee Analysis or IFA) of each impact fee” (Utah Code 11-36a-303). This IFA follows all legal requirements as outlined below. Springville has retained Zions Public Finance, Inc. (ZPFI) to prepare this Impact Fee Analysis in accordance with legal requirements.

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis which is required to identify the following:

- anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;

- anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;

- how anticipated impacts are reasonably related to the anticipated development activity

- the proportionate share of:

 - costs for existing capacity that will be recouped; and

 - costs of impacts on system improvement that are reasonably related to the new development activity; and

 - how the impact fee was calculated.

Further, in analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:

- the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;

- the cost of system improvements for each public facility;

- other than impact fees, the manner of financing for each public facility such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;

- the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by means such as user charges, special assessments, or payment from the proceeds of general taxes;

- the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;

the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;

extraordinary costs, if any, in servicing the newly developed properties; and

the time-price differential inherent in fair comparisons of amounts paid at different times.

Calculating Impact Fees. Utah Code 11-36a-305 states that for purposes of calculating an impact fee, a local political subdivision or private entity may include the following:

construction contract price;

cost of acquiring land, improvements, materials, and fixtures;

cost for services provided for and directly related to the construction of the system improvements, planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements; and

for a political subdivision, debt service charges if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes or other obligations issued to finance the costs of the system improvements and

one or more expenses for overhead.

Additionally, the Code states that each political subdivision or private entity shall base impact fee amounts on realistic estimates and the assumptions underlying those estimates shall be disclosed in the impact fee analysis.

Certification of Impact Fee Analysis. Utah Code 11-36a-306 states that an impact fee analysis shall include a written certification from the person or entity that prepares the impact fee analysis. This certification is included at the conclusion of this analysis.

Impact Fee Enactment. Utah Code 11-36a-401 states that a local political subdivision or private entity wishing to impose impact fees shall pass an impact fee enactment in accordance with Section 11-36a-402. Additionally, Utah Code 11-36a-401 states that an impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysis. An impact fee enactment may not take effect until 90 days after the day on which the impact fee enactment is approved.

Notice of Intent to Prepare Impact Fee Analysis. A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the analysis (Utah Code 11-36a-503(1)). This notice must be posted on the Utah Public Notice website for at least 10 days. The City has complied with this noticing requirement for the IFA by posting notice.

Impact Fee Analysis

Utah Code allows cities to include only public safety buildings not including places of incarceration in the calculation of impact fees. This IFA is organized based on the legal requirements of Utah Code 11-36a-304.

Impact on Consumption of Existing Capacity

Utah Code 11-36a-304(1)(a)

In 2024 the police department reached full capacity sufficient to serve the needs of existing development with a service level of 1.19 square feet per call (11,179 SF divided by 9,375 calls). At the proposed service level of 1.19 building square feet per call,⁶ new residential and non-residential development will create the demand for 5,012⁷ square feet of additional space by 2034.

Impacts on police facilities will come from both residential and non-residential growth. This growth is projected as follows:

TABLE 8: GROWTH PROJECTIONS, 2024-2034

Year	Residential Units	Non-Residential Square Feet
2024	8,036	13,130,573
2025	8,363	13,664,186
2026	8,703	14,219,485
2027	9,057	14,797,350
2028	9,425	15,398,699
2029	9,808	16,024,486
2030	10,206	16,675,705
2031	10,547	17,232,533
2032	10,899	17,807,955
2033	11,263	18,402,590
2034	11,639	19,017,082

Source: Utah Geospatial Resource Center (UGRC), Utah Small Area Demographic Projection 2019-2050, U.S. Census Bureau, Hurricane City, ZPFI

Residential and non-residential growth will create increased demand for police services and facilities as demonstrated by the increased calls for service that are projected to occur.

TABLE 9: RESIDENTIAL & NON-RESIDENTIAL CALLS & CALL RATIO

Year	Residential Calls	Residential Ratio	Non-Residential Calls	Non-Residential Call Ratio	Total Impact-Fee Eligible Calls	Total Calls ⁸
2024	5,311	0.66081	3,691	0.000281135	9,002	9,375
2025	5,526	0.66081	3,841	0.000281135	9,368	9,756
2026	5,751	0.66081	3,998	0.000281135	9,749	10,152
2027	5,985	0.66081	4,160	0.000281135	10,145	10,565
2028	6,228	0.66081	4,329	0.000281135	10,557	10,994

⁶11,179 existing building square feet divided by 9,375 calls in 2024.

⁷ Calculated by multiplying the 2024 level of service (1.19) by the estimated growth in calls from 2024 to 2034 (4,203).

⁸ Pass through or mutual aid calls are not included in impact fee eligible calls.

Year	Residential Calls	Residential Ratio	Non-Residential Calls	Non-Residential Call Ratio	Total Impact-Fee Eligible Calls	Total Calls ⁸
2029	6,481	0.66081	4,505	0.000281135	10,986	11,441
2030	6,744	0.66081	4,688	0.000281135	11,432	11,906
2031	6,970	0.66081	4,845	0.000281135	11,814	12,304
2032	7,202	0.66081	5,006	0.000281135	12,209	12,715
2033	7,443	0.66081	5,174	0.000281135	12,616	13,139
2034	7,691	0.66081	5,346	0.000281135	13,038	13,578
2035	7,948	0.66081	5,525	0.000281135	13,473	14,031
2036	8,214	0.66081	5,709	0.000281135	13,923	14,500
2037	8,488	0.66081	5,900	0.000281135	14,388	14,984
2038	8,771	0.66081	6,097	0.000281135	14,868	15,484
2039	9,064	0.66081	6,301	0.000281135	15,365	16,001
2040	9,367	0.66081	6,511	0.000281135	15,878	16,536

Demand Placed on Facilities by New Demand Activity

New development will consume 5,012 additional square feet of capacity by 2034. Since the police station was at full capacity in 2024, the City plans on constructing a new police station in the near future.

TABLE 10: FACILITIES NEEDED (POLICE BUILDING SQUARE FEET) TO MAINTAIN SERVICE LEVELS

Year	Residential Calls	Non-Residential Calls	Pass-Thru Calls	Total Police SF Needed	Excess Capacity S F Remaining
2024	5,311	3,691	74	11,179	0
2025	5,526	3,841	77	11,633	-454
2026	5,751	3,998	80	12,106	-927
2027	5,985	4,160	83	12,598	-1419
2028	6,228	4,329	87	13,110	-1931
2029	6,481	4,505	90	13,643	-2464
2030	6,744	4,688	94	14,197	-3018
2031	6,970	4,845	97	14,671	-3492
2032	7,202	5,006	100	15,161	-3982
2033	7,443	5,174	104	15,667	-4488
2034	7,691	5,346	107	16,191	-5012
Growth 2024-2034	2,381	1,655	33	5,012	-5,012

Identify the Means by Which the Political Subdivision or Private Entity Will Meet Those Growth Demands

Utah Code 11-36a-304(1)(b)

The City will meet the proposed growth demands by constructing a new police station in the near future with 41,700 square feet. The cost of the new building is anticipated to be \$19,431,000 including land.⁹

Relationship of Anticipated Impacts to Anticipated Development Activity

Utah Code 11-36a-304(1)(c)

Additional public safety facilities are needed due to new development and growth. One way of measuring the increased demand for services is through the number of calls for service. As calls for service increase, public safety departments are forced to expand and need more space to house their activities.

Proportionate Share Analysis

Utah Code 11-36a-304(1)(d)

The proportionate share analysis includes the following steps:

- 1) Project increased population and nonresidential growth.
- 2) Project increased calls for service, keeping the ratio of calls for service for residential units and nonresidential square feet constant with existing ratios.
- 3) Project the need for increased building floor space.
- 4) Calculate the cost per call by dividing the cost of the public safety building square feet needed by the growth in calls.
- 5) Allocate the cost per call to residential and nonresidential units based on the number of calls per residential unit and nonresidential square feet, respectively.

The cost per call for new development includes a proportionate share of the cost of construction for the new facility, funding (interest) costs and consultant costs. The total cost per call, before credits, is \$780.98 as shown below.

TABLE 11: POLICE COST PER CALL CALCULATION

Summary - Cost per Call	
New Construction	\$555.64
Interest Cost to Proposed Development	\$222.48
Consultant Costs	\$2.86
Total Cost per Call	\$780.98

A credit must then be made for the cost of the new building that will maintain service levels for existing development. This credit must be made so that new development does not pay more than its fair share. The cost attributable to new development is calculated by taking existing development's fair share of the costs of the new building, including financing costs, and adjusting by cash on hand, sale proceeds from the existing building and repayment of existing debt on the existing building.

⁹ Calculated by multiplying the estimated square footage of the new police facility (41,700) by the average construction cost of \$465.97 per square foot.

TABLE 12: PROPORTIONATE COST OF NEW BUILDING TO EXISTING DEVELOPMENT

Construction Cost Calculation for Existing Development	
Construction SF Required to House Existing Development	11,179
Construction Cost per SF	\$465.97
Proportionate Share of Construction Costs to Existing Development	\$5,209,092.30
Interest Cost Calculation for Existing Development	
SF of New Building	41,700
Existing Development SF of New Building	11,179
Proportionate Share of New Building to Existing Development	26.81%
Total Interest Cost of New Building	\$7,780,439
Proportionate Share of Interest Cost to Existing Development	\$2,085,792
Proportionate Cost Calculation for Existing Development	
Proportionate Interest & Construction Costs	\$7,294,884
Less: Sale of Existing Building	(\$3,500,000)
Debt Repayment on Existing Police Facility Bond Remaining	\$838,000
Less: Cash on Hand	(\$317,222)
Proportionate Cost of New Building to Existing Development	\$4,315,662

Applying the cost of \$4,315,662 that benefits existing development over 20 years results in a cost per call by year. This is calculated by dividing \$4,315,662 (existing development's cost share of new building) over 20 years with average costs of \$215,783 per year. Average costs per year are then spread among (i.e., divided by) the total projected calls per year to arrive at a cost per call. In 2025, this cost is \$22.12 (see table 13). The cost per call declines each year as the cost per year (\$215,783) is spread over more calls. Finally, the net present value of the credits per year is calculated in column 5 below. The total credit is then subtracted from the cost per call.

TABLE 13: COST PER CALL

Year	Cost Attributed to Existing Development	Calls per Year	Credit per Call per Year	NPV ¹⁰	Cost per Call
2025	\$215,783	9,756	\$22.12	\$214.70	\$566.27
2026	\$215,783	10,152	\$21.25	\$203.32	\$577.66
2027	\$215,783	10,565	\$20.42	\$192.23	\$588.75
2028	\$215,783	10,994	\$19.63	\$181.42	\$599.56
2029	\$215,783	11,441	\$18.86	\$170.86	\$610.11
2030	\$215,783	11,906	\$18.12	\$160.54	\$620.43
2031	\$215,783	12,304	\$17.54	\$150.45	\$630.53
2032	\$215,783	12,715	\$16.97	\$140.43	\$640.54
2033	\$215,783	13,139	\$16.42	\$130.48	\$650.49
2034	\$215,783	13,578	\$15.89	\$120.58	\$660.39

¹⁰ NPV = net present value discounted at 6 percent

Summary of Maximum Police Fees by Year

Maximum fees per year are calculated by multiplying the cost per call per year (Table 13, above) by the residential number of police calls per unit or the number of police calls per 1,000 square feet of non-residential square footage in 2025 (Table 14). Maximum police fees by year are summarized in Table 15.

TABLE 14: 2025 RESIDENTIAL RATIO AND NON-RESIDENTIAL RATIO

Police - 2024	Calls per Unit/SF
Residential (<i>calls per unit</i>)	0.66081
Non-Residential (<i>calls per 1,000 square feet</i>)	0.281

TABLE 15: MAXIMUM POLICE PUBLIC SAFETY FEES BY YEAR

Year	Maximum Residential Fee per Unit	Maximum Non-Residential Fee per 1000 SF
2025	\$384.49	\$163.58
2026	\$391.21	\$166.44
2027	\$397.76	\$169.22
2028	\$404.16	\$171.94
2029	\$410.41	\$174.61
2030	\$416.54	\$177.21
2031	\$422.54	\$179.76
2032	\$428.52	\$182.31
2033	\$434.48	\$184.84
2034	\$440.43	\$187.38

Certification

Zions Public Finance, Inc. 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; or
 - 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;
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.



Source: Hurricane City Facebook Page Header, 2025



Hurricane City

DRAFT - Public Safety
Impact Fee Facilities Plan
February 2025



ZIONS PUBLIC FINANCE, INC.

Executive Summary

This Police Impact Fee Facilities Plan (“IFFP”) was prepared to meet the requirements of Utah Code §11-36a. Impact fees are a one-time fee charged to new development to help offset the capital costs associated with new growth in a community. Hurricane City (“City”) has determined that there is one city-wide service area for police services.

New Development and Growth

Hurricane is experiencing rapid growth. Residential and non-residential growth creates the demand for new public safety capital facilities. Projected growth is shown in the following table:

TABLE 1: GROWTH PROJECTIONS, 2024-2034

Year	Residential Units	Non-Residential Square Feet
2024	8,036	13,130,573
2025	8,363	13,664,186
2026	8,703	14,219,485
2027	9,057	14,797,350
2028	9,425	15,398,699
2029	9,808	16,024,486
2030	10,206	16,675,705
2031	10,547	17,232,533
2032	10,899	17,807,955
2033	11,263	18,402,590
2034	11,639	19,017,082

Source: Utah Geospatial Resource Center (UGRC), Utah Small Area Demographic Projection 2019-2050, U.S. Census Bureau, ZPFI

Identify the Existing and Proposed Levels of Service and Excess Capacity

Utah Code 11-36a-302(1)(a)(i)(ii)(iii)

The IFFP considers only *system* facilities in the calculation of impact fees. For the City, this has been determined to mean police buildings not including jail or incarceration facilities. Given the continued growth of Hurricane, calls for service will only increase moving forward. The City currently has no excess capacity in its existing police facilities and therefore is currently planning the construction of a new facility in the near future to meet the demands of new growth. With 11,179 building square feet currently, and 9,375 calls for service, the existing level of service (LOS) is 1.19 square feet per call.

The existing police facility will be sold with the construction of the new facility. The new facility will be 41,700 square feet and is projected to cost \$19.4 million.¹ The police department will occupy the entire facility and is therefore responsible for all costs. Costs per square foot are projected to be \$465.97 including building and land costs.

¹ Estimate provided by Hurricane City

The projected sale of the existing building will generate revenues of \$3.5 million less the remaining debt of \$838,000 for net revenues of \$2.667 million. In addition, the City has set aside \$317,222 towards existing development's share of the new building, thereby providing existing development with \$2,979,222 in funding for the new building. Existing development will be responsible for the construction of its existing LOS in the new facility, or 11,179 square feet.

Identify Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service

Utah Code 11-36a-302(1)(a)(iv)

As stated above, the City's existing police station does not have excess capacity and therefore the City plans to complete a new facility. In order to maintain existing service levels, new development through 2034 will require 5,012 SF of space (1.19 SF per call x 4,203 increased calls by 2034).

Identify How the Growth Demands Will Be Met

Utah Code 11-36a-302(1)(a)(v)

New growth will pay for its proportionate share of the costs of construction of the police station. The construction cost for the police facility is \$17,931,000. The land value is \$1,500,000. Together, the total cost is \$19,431,000.

Consideration of Revenue Sources to Finance Impacts on System Improvements

Utah Code 11-36a-302(2)

This Impact Fee Facilities Plan includes a thorough discussion of all potential revenue sources for police capital improvements. These revenue sources include grants, bonds, interfund loans, transfers from the General Fund, impact fees and anticipated or accepted dedications of system improvements.

Utah Code Legal Requirements

Utah law requires that communities prepare an Impact Fee Facilities Plan before preparing an Impact Fee Analysis (IFA) and enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFFP. This IFFP follows all legal requirements as outlined below. The City has retained Zions Public Finance, Inc. (ZPFI) to prepare this Impact Fee Facilities Plan in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Facilities Plan

A local political subdivision must provide written notice of its intent to prepare an IFFP before preparing the Impact Fee Analysis (Utah Code §11-36a-501). This notice must be posted on the Utah Public Notice website.

Preparation of Impact Fee Facilities Plan

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee facilities plan (Utah Code 11-36a-301).

Section 11-36a-302(a) of the Utah Code outlines the requirements of an IFFP which is required to identify the following:

- (i) identify the existing level of service
- (ii) establish a proposed level of service
- (iii) identify any excess capacity to accommodate future growth at the proposed level of service
- (iv) identify demands placed upon existing facilities by new development activity at the proposed level of service; and
- (v) identify the means by which the political subdivision or private entity will meet those growth demands.

Further, the proposed level of service may:

- (i) exceed the existing level of service if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service; or
- (ii) establish a new public facility if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

In preparing an impact fee facilities plan, each local political subdivision shall generally consider all revenue sources to finance the impacts on system improvements, including:

- (a) grants
- (b) bonds
- (c) interfund loans
- (d) transfers from the General Fund
- (e) impact fees; and
- (f) anticipated or accepted dedications of system improvements.

Certification of Impact Fee Facilities Plan

Utah Code states that an impact fee facilities plan shall include a written certification from the person or entity that prepares the impact fee facilities plan. This certification is included at the conclusion of this analysis.

Existing Service Levels

Utah Code 11-36a-302(1)(a)(i)(ii)(iii)

Growth in Demand

Impacts on public safety facilities will come from both residential and non-residential growth. This growth is projected as follows:

TABLE 2: GROWTH PROJECTIONS, 2024-2034

Year	Residential Units	Non-Residential Square Feet
2024	8,036	13,130,573
2025	8,363	13,664,186
2026	8,703	14,219,485
2027	9,057	14,797,350
2028	9,425	15,398,699
2029	9,808	16,024,486
2030	10,206	16,675,705
2031	10,547	17,232,533
2032	10,899	17,807,955
2033	11,263	18,402,590
2034	11,639	19,017,082

Source: Utah Geospatial Resource Center (UGRC), Utah Small Area Demographic Projection 2019-2050, U.S. Census Bureau, ZPFI

Residential and non-residential growth will create increased demand for public safety services as demonstrated by the increased calls for service that are projected to occur.

The increased police calls for service are projected as follows for residential and non-residential development in Hurricane. Additional calls may be received for pass-through traffic, but these demand units are not included in the calculation of impact fees.

TABLE 3: PROJECTED GROWTH IN POLICE CALLS FOR SERVICE

Year	Residential Calls	Residential Call per Unit Ratio	Non-Residential Calls	Non-Residential Call Ratio per SF	Total Impact-Fee Eligible Calls	TOTAL CALLS
2024	5,311	0.66	3,691	0.00028113	9,002	9,375
2025	5,526	0.66	3,841	0.00028113	9,368	9,756
2026	5,751	0.66	3,998	0.00028113	9,749	10,152
2027	5,985	0.66	4,160	0.00028113	10,145	10,565
2028	6,228	0.66	4,329	0.00028113	10,557	10,994
2029	6,481	0.66	4,505	0.00028113	10,986	11,441
2030	6,744	0.66	4,688	0.00028113	11,432	11,906
2031	6,970	0.66	4,845	0.00028113	11,814	12,304
2032	7,202	0.66	5,006	0.00028113	12,209	12,715
2033	7,443	0.66	5,174	0.00028113	12,616	13,139
2034	7,691	0.66	5,346	0.00028113	13,038	13,578

Source: Utah Geospatial Resource Center (UGRC), Utah Small Area Demographic Projection 2019-2050, U.S. Census Bureau, ZPFI

Existing Service Levels

The existing police department is currently at full capacity. Therefore, new facilities are needed to meet growth demands in the City at this time. With 11,179 calls for service in 2024, the current level of service is 1.19 square feet per call (11,179 SF / 9,375 calls for service).

Proposed Level of Service

The proposed level of service is to at least maintain existing service levels of 1.19 building SF per call.

Excess Capacity

The existing police department does not have excess capacity. Therefore, a new facility is needed in order to meet growth demands in the City throughout the impact fee planning horizon.

Identify Demands Placed upon Existing Facilities by New Development Activity at the Proposed Level of Service

At the proposed service level of 1.19 building square feet per call, new development will need an additional 5,012 square feet of space by 2034 due to the anticipated increase of 4,203 calls for service.

Identify the Means by Which the Political Subdivision or Private Entity Will Meet Those Growth Demands

The City will meet the proposed growth demands by building a new police station. By 2034, Hurricane will require 5,012 additional square feet of space in order to maintain its current service level of 1.19 building SF per call for service. New development will therefore need to pay for its share of the new police station, which is estimated at \$2,335,265, calculated by multiplying 5,012 SF by the construction cost per square foot (\$465.97).

Manner of Financing for Public Facilities

Utah Code 11-36a-304(2)(c)(d)(e)

Impact fees will be used to fund the established growth-related police system improvement costs.

Credits Against Impact Fees

Utah Code 11-36a-304(2)(f)

The Impact Fees Act requires credits to be paid back to development for future fees that may be paid to fund system improvements found in the IFFP so that new development is not charged twice. Credits may also be paid back to developers who have constructed or directly funded items that are included in the IFFP or donated to the City in lieu of impact fees, including the dedication of land for system improvements. This situation does not apply to developer exactions or improvements required to offset density or as a condition for development. Any item that a developer funds must be included in the IFFP if a credit is to be issued and must be agreed upon with the City before construction of the improvements.

In the situation that a developer chooses to construct facilities found in the IFFP in lieu of impact fees, the arrangement must be made through the developer and the City.

The standard impact fee can also be decreased to respond to unusual circumstances in specific cases in order to ensure that impact fees are imposed fairly. In certain cases, a developer may submit studies and data that clearly show a need for adjustment.

At the discretion of the City, impact fees may be modified for low-income housing, although alternate sources of funding must be identified.

Grants

The City is unaware of any potential grant sources for future public safety facilities. However, should it be the recipient of any such grants, it will then look at the potential to reduce impact fees.

Bonds

The City issued 1) Series 2021 STRB for \$6.75 million; and 2) Series 2022 STRB for \$2.75 million to pay for the existing police station. It is anticipated that monies from the sale of the existing station will be used to pay off the remaining fund balance of \$838,000 on the outstanding bond.

Transfer from General Fund

To the extent that the City is able to generate net revenues in its General Fund, it may choose to transfer all or a portion of the net revenues to the City's capital fund. It is most likely that, if net revenues should be generated, they will be used to raise the existing service levels city-wide and not to offset the demands generated by new development, which is anticipated to be offset with impact fees.

Impact Fees

Because of the growth anticipated to occur in the City, impact fees are a viable means of allowing new development to pay for the impacts that it places on the existing system. This IFFP is developed in accordance with legal guidelines so that an Impact Fee Analysis may be prepared and the City may charge impact fees for public safety.

Anticipated or Accepted Dedications of System Improvements

Any item that a developer funds must be included in the IFFP if a credit against impact fees is to be issued and must be agreed upon with the City before construction of the improvements.

Certification

Zions Public Finance, Inc. 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; or

- 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; and
- 3. Complies in each and every relevant respect with the Impact Fees Act.

DRAFT

Mayor
Nanette Billings

City Manager
Kaden C. DeMille



City Council
Drew Ellerman
Clark Fawcett
David Hirschi
Joseph Prete
Kevin Thomas

March 12, 2025

Mayor and City Council
Hurricane, City

On September 25, 2024, the City of Hurricane was served, by Certified Mail, an "Order" from the State of Utah, Division of Water Quality, MS4 Division.

The "Order" notified the city that the Administrator had elected to include the entire City of Hurricane under the designation of MS4 regulated.

The "Order" gave the city a deadline of 180 days to submit to the Division of Water Quality and "NOI" or Notice of Intent" said "NOI" should include the proposed Storm Water Management Plan adopted by the city.

The city procured the services of JUB Engineering to assist with the preparation of the Storm Water Management Plan and staff and JUB began working on the plan. The plan has been through several reviews and is being proposed for adoption at the City Council meeting on March 20, 2025.

State regulations require a "Public Hearing" to take input on the plan and a hearing has also been scheduled for March 20, 2025.

The "NOI" is due to the State of Utah, Division of Water Quality no later than March 24, 2025.

If you have any questions, please contact me or Arthur.

Sincerely,

Mike Vercimak
Director of Public Works





HURRICANE CITY
UTAH

HURRICANE CITY

STORM WATER

MANAGEMENT PROGRAM

Drafted: January, 2025
Updated:

State Permit: UPDES Permit Number UTR090000
General Permit for Discharges from Small Municipal Separate Storm
Sewer Systems (MS4s)

Prepared by:
Hurricane City

With assistance from
J-U-B ENGINEERS, Inc.

INTRODUCTION

Polluted storm water runoff is often transported to municipal separate storm sewer systems (MS4s) and ultimately discharged into local rivers and streams without treatment. EPA's Storm Water Phase II Rule establishes an MS4 storm water management program that is intended to improve the Nation's waterways by reducing the quantity of pollutants that are introduced into storm sewer systems during storm events. Common pollutants include oil and grease from roadways, roadway salts and deicing materials, pesticides and fertilizers from lawns, sediment from construction sites, and carelessly discarded trash, such as cigarette butts, paper wrappers, and plastic bottles. When deposited into nearby waterways through MS4 discharges, these pollutants can impair the waterways, thereby discouraging use of the resource, contaminating water supplies, and interfering with the habitat for fish, other aquatic organisms, and wildlife.

In 1990, EPA promulgated rules establishing Phase I of the National Pollutant Discharge Elimination System (NPDES) storm water program. The Phase I program for MS4s requires operators of "medium" and "large" MS4s, that is, those that generally serve populations of 100,000 or greater, to implement a storm water management program as a means to control polluted discharges from these MS4s. The Storm Water Phase II Rule extends coverage of the NPDES storm water program to certain "small" MS4s but takes a slightly different approach to how the storm water management program is developed and implemented.

In the State of Utah, the EPA has granted primacy to the State of Utah to oversee and manage the storm water program. The State has adopted the Utah Pollutant Discharge Elimination System (UPDES) for that purpose. In 2024 notified Hurricane City that the time had come for Hurricane to become a regulated MS4 under the UPDES program. Hurricane City has prepared this Storm Water Management Program (SWMP) to meet the requirements of the UPDES Storm Water Discharge Permit for Small MS4s.

Storm Water Management Program

A Storm Water Management Program should:

- Reduce the discharge of pollutants to the "maximum extent practicable" (MEP);
- Protect water quality;
- Satisfy the appropriate water quality requirements of the Clean Water Act; and
- Be phased in over a five year period. This SWMP has been designed to help Hurricane City to have a fully implemented stormwater program by the end of March 2030.

Storm water management programs must include:

- ✧ Best Management Practices (BMPs) for each of the six minimum control measures;
 1. Public Education and Outreach
 2. Public Participation/Involvement
 3. Illicit Discharge Detection and Elimination
 4. Construction Site Runoff Control
 5. Post-Construction Runoff Control
 6. Pollution Prevention/Good Housekeeping
- ✧ Measurable goals for each minimum control measure (i.e., narrative or numeric standards used to gauge program effectiveness);
- ✧ Estimated months and years in which actions to implement each measure will be undertaken, including interim milestones and frequency; and
- ✧ The person or persons responsible for implementing or coordinating the storm water program.

Permit Application and Notice of Intent

Phase II Rule encourages the development of a storm water management program by requiring a Notice of Intent (NOI) describing the storm water management program to be submitted to the NPDES permitting authority. The Notice of Intent becomes the permit application. This SWMP provides the backbone of the NOI.

Cities required to permit under Phase II are allowed to cooperate and work together with neighboring cities in the application process. The permittee may join with a Phase I city or another Phase II city in applying for a permit. The individual MS4s may share responsibility for program development with neighboring communities and/or take advantage of existing local or state programs. Hurricane City intends to work together with the Southern Utah Stormwater Coalition to help provide a regional solution to the area's stormwater pollution concerns.

Permit Requirements

The chosen measurable goals, submitted in the Notice of Intent as a permit application, become the required storm water management program; however, the NPDES permitting authority can require changes in the mix of chosen BMPs and measurable goals if all or some of them are found to be inconsistent with the provisions of the Phase II Final Rule. Likewise, the permittee can change its mix of BMPs if it determines that the program is not as effective as it could be.

Reports

The permit requires that the city review the SWMP annually, report on our activities and make any updates that might be required. The annual reports should be completed on-line using the State directed procedures. Generally, the annual report should include the following information:

- ✧ The status of compliance with permit conditions, including an assessment of the appropriateness of the selected BMPs and progress toward achieving the selected measurable goals for each minimum measure;
- ✧ Results of any information collected and analyzed, including monitoring data if any;
- ✧ A summary of the storm water activities planned for the next reporting cycle;
- ✧ A change in any identified BMP or measurable goals for any minimum measure; and
- ✧ Notice of relying on another governmental entity to satisfy some of the permit obligations (if applicable).

Record Keeping

Records required by the State must be kept for at least 5 years and made accessible to the public at reasonable times during regular business hours. Records need not be submitted to the State unless the Permittee is requested to do so.

Deadlines

The following deadlines are recognized as part of the program:

Date	Description
March 31, 2025	Submit SWMP to the State
March 31, 2030	Have a fully implemented stormwater program

Penalties

The NPDES permit that the operator of a regulated small MS4 is required to obtain is federally enforceable, thus subjecting the Permittee to potential enforcement actions

and penalties by the NPDES permitting authority if the permittee does not fully comply with application or permit requirements. This federal enforceability also includes the right for interested parties to sue under citizen suit provision (section 405) of CWA.

This document contains a description of the community-specific Storm Water Management Program for Hurricane City. The Program includes the following;

- ✧ ~~Best Management Practices (BMPs) for each of the six minimum control measures~~The City's general approach for complying with permit requirements for each of the six minimum control measures;
 1. Public Education and Outreach
 2. Public Participation/Involvement
 3. Illicit Discharge Detection and Elimination
 4. Construction Site Runoff Control
 5. Post-Construction Runoff Control
 6. Pollution Prevention/Good Housekeeping
- ✧ Measurable goals for each minimum control measure (i.e., narrative or numeric standards used to gauge program effectiveness);
- ✧ Estimated months and years in which actions to implement each measure will be undertaken, including interim milestones and frequency; and
- ✧ The person or persons responsible for implementing or coordinating the storm water program.

This document also contains the following information and documentation in its appendices. These appendices include documents, forms, and tools that may be utilized in implementation of this plan and are not necessarily part of the plan itself:

- ✧ Appendix A – Supplemental Guide to Storm Water Management for Contractors and Developers
- ✧ Appendix B – Supplemental Guide to Storm Water Management for Public Works Departments
- ✧ Appendix C – Standard Operating Procedures, Documentation and Elements of the Illicit Discharge Detection and Elimination program

- ✧ Appendix D – General program documentation including inspection forms, enforcement logs, training logs, annual reports, maintenance records, observation reports, and other general documentation
- ✧ Appendix E – Copies of the most current city ordinances applicable to stormwater
- ✧ Appendix F – Copies of State permits and documents regulating the Hurricane City storm water program
- ✧ Appendix G – System maps and inventories

HURRICANE CITY CHARACTERISTICS

General Information

The Hurricane City Storm Drain System falls under the Public Works Department for the City. The Public Works Director can be contacted at the following address and phone number:

Mike Vercimak
147 N 870 W
Hurricane, Utah 84737
(435) 635-2811, ext. 119

Some general information for Hurricane City follows:

Population: 23,959 (2023)

Size: 53.63 sq. miles

Geographic Description: Hurricane City is located in Washington County in Southwestern Utah. It makes up the eastern most part of the St. George metropolitan area and is near Zion National Park. It is located at approximately 3,250 feet above sea level.

Receiving Waters: Most of Hurricane drains into the Virgin River. Smaller portions of the stormwater from the city also drain into Sand Hollow Reservoir and Quail Creek Reservoir. There are also portions of the city that don't drain into any formal receiving water.

Annual Precipitation: 16.19 inches per year

Type of Community: Historically Hurricane City was established as a farming community. Today Hurricane City offers a suburban rural mix feel. It is known for its historic peach and pecan orchards, open space, green fields and its proximity to Zion National Park. The community is made up of many families, a good mix of young families and retirees.

Latitude: 37.175° N

Longitude: 113.29° W

The Hurricane storm water system consists of curb and gutters, inlet boxes, piping, a few typical open channel sections, swales and canals. Most storm water facilities drain into the Virgin River. Many of the streets use curb and gutter to collect storm water runoff with the remaining using swales or ditches. Most of the swales and ditches are located in the fringes of the city that have not yet been fully developed. The city is served by a sanitary sewer system that is part of the Ash Creek Special Service District. There are some existing septic tank systems in the city, but all new developments are required to connect to the public sanitary sewer system.

History

The historical development of Hurricane is directly linked with the availability of water, which was first provided by the Hurricane Canal. As water sources were developed it allowed the land to support the settlers. In 1906 the first permanent settlers arrived. In 1912 Hurricane filed for incorporation. Hurricane has always been a family oriented community. Today, Hurricane still embraces the family concept, supporting opportunities for new young families to be established.

Water has always been a valued resource in the community. Taking care of that resource is a high priority.

Local Water Quality Concerns

For several years, stretches of the Virgin River have been considered impaired. The impairments in the reach running through Hurricane include temperature, boron and total dissolved solids (TDS).

Most of the water quality concerns in the area are naturally occurring, while others are caused or enhanced by the activities of the people in the area. The focus of the stormwater quality program for Hurricane City includes the following potential pollutant sources:

- Construction related pollutants – with the erosive soils in the area, anytime the soil is disturbed it increases the potential for those soils to erode or dissolve and be carried away by stormwater runoff.
- Existing/new impermeable surfaces – large expanses of asphalt and concrete can elevate the temperature of the water running off of those surfaces. The larger

areas of asphalt and concrete are typically associated with commercial properties. These are also areas where there is higher potential for trash and debris.

- Organic and nutrient loading – areas with extensive vegetation can sometimes create runoff rich in nutrients and organic matter. Leaves, fertilizer, pet waste, grass clippings and organic waste often are higher in these areas.
- Oils and non-stormwater fluids – there is potential for oils, solvents, and non-stormwater fluids coming off of vehicles and equipment along the roads and in parking lots.

Local Soils Concerns

The soils in and around Hurricane consist primarily of soils with high clay content. There are large pockets of soils that are susceptible to volumetric change (both collapsible and expansive). In addition to the propensity for volumetric change, there are areas with high gypsum content. Gypsum dissolves readily in water. Some soils in the area are also susceptible to erosion. The high TDS levels in the Virgin River are indicative of how readily the soils will dissolve and erode. This combination of conditions has led to impressive soil structures and coloration in the region.

SWMP Staff and Resource Allocation

The Stormwater Program for Hurricane City primarily falls under the Public Works Department. The following paragraphs identify individuals, positions and their respective responsibilities as they relate to the stormwater program.

Public Works Director

Mike Vercimak

435-635-2811, ext. 119

- Overall responsibility for the stormwater program
- Coordinates efforts of various departments
- Liaison with City Council and City Management staff
- Develops and manages program budget
- Decides program priorities with input from staff

City Engineer

Arthur LeBaron

435-635-2811, ext. 113

- Coordinates plan review processes with planning department
- Ensures that long-term storm water best management practices are compatible with various utility master plans
- Coordinates city standards development

Stormwater Manager

Weston Walker, Streets Superintendent

435-216-7314

- Coordinates the implementation of the SWMP
- Gathers data and information for the annual report
- Reviews and coordinates updates for the SWMP
- Oversees training and education programs
- Coordinates illicit discharge elimination efforts
- Coordinates information to be posted on city website
- Ensures that reports and inspections are being completed as scheduled
- Investigate Incidents involving spills, releases, or discharge of pollutants, contaminants, or wastes into waterways and drainage systems.
- Initiate appropriate enforcement actions to compel compliance with the regulations or pursue sanctions for violations as required by the UPDES discharge permit.
- Collect local penalties as part of the enforcement action at the request of the MS4
- Maintain a 24-hour incident hot line to provide an opportunity for the public to report spills and violations of the UPDES permit
- Coordinate responses to reported spills and violations of the UPDES permit with the MS4
- Provide annual summaries of reports, investigations and actions taken for spills and violations of the UPDES permit to the MS4

Public Works Director

- General coordination of the Storm Water Pollution Prevention Program
- Liaison with administration and City Council

Storm Water Supervisor

- Oversee SWMP program specifics and work with department Supervisors
- General coordination of the Storm Water Pollution Prevention Program

Responsible for shared facilities and general work areas including:

- Large equipment wash area
- Fueling station
- Salt and materials storage stockpile areas
- Storm drain system maintenance
- General BMP maintenance
- Small vehicle wash area

Storm Water Inspector

- Construction site Inspections
- Annual report

- Updating SWMP,
- SWPPP Tracking and documentation of activities and actions
- Storm drain mapping
- Regulate city, developers, and contractors to be in compliance with federal, state and local storm water regulations.

Parks Department Supervisor

- Parks department maintenance work area
- Pesticide, Herbicide, and Fertilizer (PHF) program
- Training parks personnel
- Chemical and fertilizer storage in work area
- Parks department equipment operation
- Equipment maintenance for parks dept. equipment
- Mowing program

Streets Department Supervisor

- Streets department work area
- Streets dept. equipment operation
- Equipment maintenance for streets dept.
- Training streets dept. personnel
- Chemicals storage in work area
- Snow plowing program
- Salt and materials storage stockpile areas

Hurricane City Public Works Department

- Responsible for flood control and maintenance of pipelines and channels

Southwest Utah Storm Water Coalition

- Consists of representatives from 5 cities in Washington County that jointly perform the following responsibilities.
- Jointly purchase educational and training materials, as determined by the Coalition, for distribution to:
 - o residents
 - o businesses
 - o developers/contractors
 - o MS4's
 - o Industrial facilities
- Use the coalition as a county wide committee to train personnel
- Create partnerships
- Obtain input and feedback from citizens

- Annually contribute updated storm drain system information for county wide mapping purposes
 - Jointly prepare and promote a model ordinance that addresses
 - o Illicit discharges
 - o Construction site storm water runoff
 - o Long term storm water management
 - Jointly arrange for and provide education about hydraulic methods and criteria for sizing post construction BMP's
- Jointly participate to develop Standard Operating Procedures

As the City implements this program, the various responsibilities will be assigned to specific individuals. At the present time the program has not be fully staffed, so several tasks have not yet been assigned to specific individuals.

Ongoing Documentation Process

Much of the documentation is or will be included in Appendix D. As part of this plan, the proposed BMPs and measureable goals will be reviewed and assessed for their effectiveness and contribution in helping us achieve our desired results. We will complete evaluation worksheets to document our review and our assessment of our proposed program. These evaluation sheets are found in Appendix D.

Our plan is to document our activities and to keep track of what is happening within our community. We will use the forms, logs, evaluation forms and backup information.

PUBLIC EDUCATION AND OUTREACH (4.2.1)

The Public Education and Outreach measure is intended to increase public and professional awareness of storm water quality concerns and Best Management Practices (BMPs) that may be implemented to prevent storm water pollution. There are four basic target audiences for the education and outreach activities. These audiences include:

1. The General Public
2. Commercial and industrial facilities
3. Contractors and developers
4. Our own MS4 employees

Messaging and educational needs of each target audience differ. We have identified a need for educational information on the following priority topics:

1. Sediments
2. Nutrients
3. Heavy metals
4. Trash and Debris

5. Oil & Grease
6. Herbicides and Pesticides
7. Hazardous Waste
8. Temperature Control

The following table shows which topics will be focused on for each of the four target audiences:

Audience Group	Sediments	Nutrients	Heavy Metals	Trash & Debris	Oil & Grease	Herbicides & Pesticides	Hazardous Waste	Temperature Control
General Public	■	■		■		■	■	■
Commercial and Industrial facilities	■	■	■	■	■	■	■	■
Contractors and Developers	■			■			■	■
MS4 Employees	■	■	■	■	■		■	■
■ = Targeted potential pollutant from the audience group								

Educational efforts for each audience will be focused on the group's targeted pollutants. Messaging will promote good behavior and educate that audience on ways to avoid, minimize, and/or eliminate the adverse impacts on storm water discharges.

Specific topics selected for each target group are as follows:

Permit reference	Audience	Topics
4.2.1.2	General Public	Septic Systems, lawn care, automotive care, car washing, draining swimming pools, and pet waste
4.2.1.3	Commercial and Industrial	Landscaping care, building and equipment maintenance, materials storage, waste management, parking lot maintenance
4.2.1.4	Contractors and developers	SWPPP development and implementation, long-term BMP selection and maintenance
4.2.1.5	MS4 facility staff	Equipment maintenance, materials storage, waste management, dumpster management, parking lot maintenance
4.2.1.6	MS4 engineers and plan review staff	Low Impact Development, long-term storm water control. SWPPP review

Public education and outreach will include a focus on a single audience group each year. Target audiences will be rotated to ensure that all target audiences are covered every four years. Educational materials produced and published will be made available at all times even if that target audience is not the focus group in a given year.

We will work closely with the Southwest Utah Stormwater Coalition in our education programs. Some of the programs and opportunities that the coalition has been participating in include:

- Transportation Expo
- 4th Grade Water Fair
- SWPPP Smart Training sponsored by the Utah Home Builders Association and the Associated General Contractors
- Southwest Utah Stormwater Coalition website
- Public Service announcements which include radio announcements, Facebook and website posts.

Public Education and Outreach Goals

The following requirements have been identified in the Small MS4 permit:

1. The MS4 shall identify target pollutants and pollutant sources and their potential impacts relating to storm water quality. (4.2.1.1)
2. The MS4 shall provide and document information given to the four focus audiences. (4.2.1.2, 4.2.1.3, 4.2.1.4, 4.2.1.5, 4.2.1.6,)
3. The MS4 shall provide documentation or rationale as to why particular BMPs were chosen for its public education and outreach program.

There is also a requirement to evaluate the effectiveness of the education program. This is hard to do with a new program. We will start first in building a program over the next five years. After the program has been running for a few years we can shift gears and set goals that can help us assess whether or not the program is effective.

Summary of Existing Efforts

Educational Materials

The city publishes a newsletter quarterly.

City used Media

Hurricane City currently has a website that is located at <https://www.cityofhurricane.com/>. The City also regularly posts on Facebook and Instagram.

Message Board

The city currently owns and maintains a message board in City Hall. The purpose of the board is to post announcements and items of general interest to the community.

Plan and Implementation Measures

The general approach to Public Education and Outreach is to try and educate as many people as is reasonably practicable. We'll start with some general information and an introduction to our new stormwater program. With time and as issues/concerns arise, we'll adjust our program to include new topics that target the specific concerns that arise. We'll also work closely with the Southwest Utah Stormwater Coalition and leverage the efforts they are making.

Goals

The following goals have been selected along with a specific measure that will be used to determine if we have met the given goal.

Audience	Goal	Measure	Fiscal Year
GP	Set up Stormwater page on City Website	If website has been established	2025
GP	Provide Hazardous Waste link on website	If link is on website	2025
GP	Attend the Transportation Expo, Water Fair, SWPPP Smart Training	Offer evaluation forms at events and track attendance	Ongoing
MS4	Set up employee training program	If program is set up	2025
MS4	Train 50% of employees	Track number of employees trained	2025
MS4	Train 75% of employees	Track number of employees trained	2026
MS4	Train 100% of employees	Track number of employees trained	2027 and ongoing
C & D	Participate in SWPPP Smart Training	Offer evaluation forms at events and track attendance	Ongoing
C & D	Add stormwater education/requirement information to Developer/Contractor packet	If information has been developed and added to the packet	2026
C & D	Develop LID Manual	If manual is developed and available for use	2029
C & D			
C & I	Establish Long-term BMP program	If ordinance has been revised and appropriate staff has been trained	2029

C & I	Start requiring long-term BMPs to be included for new development projects	Track number of new developments with long-term BMPs approved	2026 and ongoing
GP	General Public		
C & D	Contractors & Developers		
C & I	Commercial & Industrial		
MS4	MS4 Employees		

PUBLIC PARTICIPATION / INVOLVEMENT

Permit Requirements

The permit requirements for Public Participation and Involvement on Storm Water Impacts can be found in Section 4.2.2 of the permit. A copy of the permit is included in Appendix F for reference. The permit outlines in general the following requirements.

1. Comply with applicable State, and local public notice requirements to involve interest groups and stakeholders for their input on the SWMP and new ordinances. (4.2.2.1)
2. Provide a minimum of two (2) times annually where the public can be involved and participate in stormwater related activities. (4.2.2)
3. Make available to the public a current version of the SWMP document for review and input for the life of the permit. This should be posted on the City's website. A specific contact person and phone number or email address shall be identified for those wishing to comment. (4.2.2.2, 4.2.2.3)

Summary of Existing Efforts

Hurricane is a newly regulated MS4, and as such there are not a lot of things that can be listed as existing program efforts.

Storm Drain Labeling Program

The city will label all storm water catch basins that are not already marked utilizing volunteer groups. Labeling efforts will be shared with the public via social media.

Used Oil Recycling

There are several locations within the city boundaries where used oils can be brought for recycling. City website will be updated with these locations.

Waste Collection

Twice a year in the spring and fall the city conducts a general cleanup and a green waste cleanup. Residents can bring their waste to designated collection points for the city to dispose of.

Service Groups

There are local scout and church groups that have participated in street cleanup and litter reduction.

Plan and Implementation Measures

An effective stormwater program will engage people and garner support. One way of determining the effectiveness is to find ways to get people actively involved. This control measure focuses on ways to engage the public and help them understand that they can make a difference.

Goals

In order to meet the requirements of the permit for this minimum control measure the city has set the following goals. The goals set along with the existing efforts fulfill the requirements of the Final Storm Water Phase II Rule for Public Involvement and Participation.

The following table summarizes the goals for MCM 2.

Goal	Measure	Fiscal Year
Solicit public comment on SWMP prior to adoption by City Council	Keep track of how many comments are received	2025
Follow State and Public Notice requirements for public hearing on SWMP adoption	Track dates and content of public notices	2025
Determine a public participation program to support	Provide list of programs considered and identify program(s) selected	2025
Post the SWMP on City website and provide opportunities for comment	SWMP posted on website with link for comments	2025
Rollout public participation program and solicit participation	Track number of people participating in selected program	2026 - ongoing

ILLICIT DISCHARGE DETECTION AND ELIMINATION

Permit Requirements

The permit requirements for Illicit Discharge Detection and Elimination on Storm Water Impacts can be found in Section 4.2.3 of the permit. A copy of the permit is included in Appendix F for reference. The permit outlines in general the following requirements.

1. Maintain a storm sewer system map of the MS4, showing the location of all outfalls and the names and location of all State waters that receive discharges from those outfalls. (4.2.3.1)
2. Through an ordinance, or other regulatory mechanism, a prohibition (to the extent allowable under State, or local law) on non-storm water discharges into the MS4, and appropriate enforcement authority, procedures and actions.(4.2.3.2)
3. Develop and implement a plan to detect and address non-storm water discharges, including spills, illicit connections, and illegal dumping to the MS4. The plan should include: (4.2.3.3)
 - a. Procedures for locating and listing priority areas likely to have illicit discharges (4.2.3.3.1)
 - b. Annual field inspections of priority areas (4.2.3.3.2)
 - c. Dry weather screening (4.2.3.3.3)
 - d. Reporting of businesses that may require a separate industrial permit. (4.2.3.3.4)
4. Develop and implement standard operating procedures (SOPs) for: (4.3.3.4)
 - a. tracing the source of an illicit discharge.
 - b. characterizing the nature of, and the potential public or environmental threat posed by, any illicit discharges found or reported.
 - c. ceasing the illicit discharge, including notification of appropriate authorities, property owners, and technical assistance for removing the source and follow-up inspections.
5. Develop and Implement SOPs for responding to reports of illicit discharge, including documenting pertinent information. (4.2.3.5)
6. Develop and Implement SOPs for ceasing all identified illicit discharges including proper disposal of illicit materials. (4.2.3.6)
7. Inform public employees, businesses, and the general public about the hazards associated with illegal discharges and improper disposal of waste. (4.2.3.7)

8. Promote or provide services for the collection of household hazardous waste. (4.2.3.8)
9. Publicly list and publicize a hotline or other local number for public reporting of spills and other illicit discharges. (4.2.3.9)
10. Develop a written spill/dumping response procedure, and a flowchart for internal use, including various responsible agencies and their contacts. (4.2.3.9.1)
11. Map and track the number and type of spills or illicit discharges and inspections conducted for the purposes of locating illicit discharges. (4.2.3.10)
12. Train employees, at a minimum, annually on the IDDE program. (4.2.3.11)

Summary of Existing Efforts

Hurricane is a newly regulated MS4, as such there is not a lot of things that can be listed as existing program efforts.

Illicit Spills

Currently, reports of spills are responded to by Hurricane City and enforced by the Southwest Utah Public Health Department.

Illicit Connections

The City has not generally experienced problems with individuals or businesses illicitly connecting their sanitary waste water piping to storm drains. More-common types of illicit discharges include natural runoff from sites where former industrial businesses once stood, spills from highway accidents, concrete truck wash out water, residential yard waste and debris being washed into the gutters, and carpet cleaner waste.

Mapping

The city has a comprehensive, GIS based, storm drain map showing the storm drain system and its points of discharge. A copy of this map is included in Appendix G.

Plan and Implementation Measures

As a new MS4, Hurricane is in the process of reviewing and updating ordinances to comply with state regulations. Once ordinances are in place the city can begin implementation of those ordinances and building an effective stormwater management program.

Goals

In order to more fully realize the benefits of the BMPs the city has set the following goals. The goals set along with the existing efforts fulfill the requirements of the Final Storm Water Phase II Rule for Illicit Discharge Detection and Elimination.

The following table includes the goals for MCM 3.

Goal	Measure	Fiscal Year
Update storm water map	If map has been updated	2025-ongoing
Update ordinances to meet storm water permit requirements	If ordinances have been adopted (provide date and ordinance section numbers)	2025
Establish legal authority to investigate, eliminate and enforce non-storm water discharge prohibitions	Part of the ordinance	2025
Develop a written plan to detect and address non-storm water discharges to the MS4 system	If SWMP is completed and adopted by city council	2025
Determine priority area for possible illicit discharges	Document criteria used to determine priority area(s) and list areas considered	2026
Conduct field inspections of priority areas at least once annually	Completed inspection report	2027
Develop dry weather screening program	Completed dry weather screening SOP and report form	2026
Inspect 20% of outfalls annually for dry weather screening	Track the number of outfalls inspected annually and compare to map of all outfalls	2025 – ongoing
Develop SOPs for tracing the source of illicit discharges	If SOP is completed	2026
Begin implementing illicit discharge SOPs	Track the number of illicit discharges identified annually (location, date, type of discharge and measures taken to eliminate)	2027 – ongoing
Develop SOPs for ceasing illicit	If SOP is in place	2026

discharges and proper disposal of illicit materials		
Begin implementing cessation SOPs	Track number of discharges eliminated as compared to the number of discharges detected	2027 - ongoing
Develop database and begin tracking illicit discharges and spills	Map of illicit discharges updated at least every 6 months	2027
Educate public on hazards of illicit discharges and improper waste disposal	Provide copies of education materials with dates issued and where materials can be found	2027 – ongoing
Provide services for the collection of household hazardous wastes	Document locations and post on city website	2025
Establish and promote hotline for public reporting of spills and illicit discharges	Include hotline number and instructions on website	2026
Develop spill response SOP with flow chart	If SOP and flow chart are completed	2026
Educate staff on illicit discharges and illicit connections	Document names of staff, date and topics discussed	See MCM 1

CONSTRUCTION SITE RUNOFF CONTROL

Permit Requirements

The permit requirements for Construction Site Runoff Control on Storm Water Impacts can be found in Section 4.2.4 of the permit. A copy of the permit is included in Appendix F for reference. The permit outlines in general the following requirements

1. Have an ordinance or other regulatory mechanism requiring the implementation of proper erosion and sediment control practices on construction sites. This will include a requirement for a Storm Water Pollution Prevention Plan (SWPPP) and enforcement provisions. (4.2.4.1)
 - a. Ensure construction operators obtain and maintain UPDES Construction Permit coverage for the duration of the project.
2. Develop a written enforcement strategy including (4.2.4.2)
 - a. Standard Operating Procedures (SOPs) for enforcing processes and sanctions on construction sites with escalating enforcement. (4.2.4.2.1)
 - b. Document and track all enforcement actions (4.2.4.2.2)
3. Develop and implement SOPs for preconstruction SWPPP review. Include the following: (4.2.4.3)
 - a. A preconstruction conference to review plans and requirements (4.2.4.3.1)
 - b. Procedures for consideration of potential water quality impacts using a checklist (4.2.4.3.2)
 - c. Identifying priority construction sites (4.2.4.3.3)
4. Develop and implement SOPs for construction site inspections and enforcement including: (4.2.4.4)
 - a. Inspecting sites monthly (4.2.4.4.1)
 - b. Inspecting all phases of construction (4.2.4.4.2)
 - c. Procedures for Notice of Termination and final inspections (4.2.4.4.2)
 - d. Inspecting priority areas every two weeks (4.2.4.4.3)
 - e. Follow up on inspection action items (4.2.4.4.5)
5. Train staff to implement the construction storm water program, including permitting, plan review, construction site inspections, and enforcement. (4.2.4.5)
6. Establish procedures to maintain records of all projects disturbing greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development. (4.2.4.6)

Summary of Existing Efforts

Site Plan Review Process

The City currently has a procedure requiring the submittal of construction drawings prior to approving a new development. This process does not specifically require water quality impacts to be considered.

Inspectors

The City has a public works inspector and two building inspectors that regularly visit and inspect construction projects throughout the City.

Standard Drawings and Specifications

The city has a set of standard drawings and specifications for subdivision site development.

Plan and Implementation Measures

Construction sites are usually one of the highest pollution generating locations within the city. The construction program will be one of the most critical facets to the overall stormwater program. Establishing good practices and implementing them is vital to the overall program.

Goals

Carefully developed goals will help the city implement an effective construction program. The goals set along with the existing efforts fulfill the requirements of the Final Storm Water Phase II Rule for Construction Site Runoff Control.

The following table includes the goals for MCM 4.

Goal	Measure	Fiscal Year
Develop ordinance requiring SWPPP and sediment and erosion control measures on construction sites	If Ordinance is in place. Record date and provide sections numbers for new ordinances.	2025
Require construction operators to get a State permit for construction activities	If this requirement is in the new ordinance	2025
Establish construction inspection program to ensure SWPPP compliance	If SOPs have been completed	2026
Get a certified inspector to conduct inspections	Provide documentation for certified inspectors	2026
Develop SOP for conducting	If SOPs have been completed	2025

construction site inspections		
Start doing SWPPP inspections	Track number and location of SWPPP inspections	2027 – ongoing
Document and track enforcement actions	Provide enforcement action log	2027 – ongoing
Develop checklist for preconstruction SWPPP reviews	If SWPPP checklist is completed	2026
Begin conducting preconstruction SWPPP reviews	Document dates, project locations and agenda/minutes of preconstruction meetings	2027 – ongoing
Develop procedures for receiving and considering comments from public on proposed projects	Track number and type of comments along with what was done to follow up on comments	2026
Set up protocols for identifying priority construction sites	Provide documentation of how priority construction sites are determined	2026
Train review and inspection staff	Provide name of individuals, title, date and topics of training	See MCM 1
Document reviews and inspections	Keep database of all inspection reports	2026 – ongoing

POST CONSTRUCTION RUNOFF CONTROL

Permit Requirements

The permit requirements for Post-Construction Runoff Control on Storm Water Impacts can be found in Section 4.2.5 of the permit. A copy of the permit is included in Appendix F for reference. The permit outlines in general the following requirements

1. Have requirements or standards requiring the implementation of long-term post-construction storm water controls at new and redevelopment sites. This shall be enforced by ordinance. (4.2.5.1)
2. Develop requirements or standards for new development and redevelopment projects to include storm water controls or management practices that will prevent or minimize impacts to water quality, including: (4.2.5.1)
 - a. Non-structural BMPs (4.2.5.1.1)
 - b. Structural BMPs that focus on Low Impact Development which encourages infiltration, evapotranspiration or harvesting. (4.2.5.1.3)
 - c. If LID is not feasible document why and provide the rationale for alternative controls to be used (4.2.5.1.4)
 - d. Develop a retrofit plan for existing developed sites that are adversely impacting water quality.
3. Define specific hydrologic method for calculating runoff and flow rates to be used to size structural BMPs and facilitate plan review. These methods shall include:
 - a. Requirements to prevent the off-site discharge of the precipitation from all rainfall events less than or equal to the 80th percentile rainfall event. (4.2.5.1.2)
 - b. If retaining this event is infeasible, document why and provide alternative design criteria. (4.2.5.1.2)
4. Adopt and implement procedures for site plan review which incorporate consideration of water quality impacts These procedures shall include: (4.2.5.2)
 - a. Require the evaluation of a Low Impact Development Approach.
 - b. Reviewing plans to ensure that they include long-term storm water management measures that meet the requirements (4.2.5.3)
 - c. Providing developers and contractors with preferred design specifications to more effectively treat storm water
5. Develop, adopt and implement Standard Operating Procedures (SOPs) for site inspection and enforcement of post-construction storm water control measures. These procedures must ensure adequate ongoing long-term operation and maintenance by including: (4.2.5.2.5)
 - a. A requirement for annual inspections of all long-term BMPs
 - b. Maintenance agreements addressing maintenance requirements for any control measures

- c. Allowing the MS4 to conduct oversight inspections
 - d. Inspection of long-term BMPs during construction to ensure they get constructed properly
6. Provide adequate training for staff concerning post-construction storm water management, plan review, inspections and enforcement. (4.3.5.5)
 7. Maintain an inventory of all post-construction structural storm water control measures. This includes public and private facilities. (4.2.5.4)

Summary of Existing Efforts

Ordinances

As a newly designated MS4 Hurricane is in the process of reviewing and revising ordinances to meet the requirements of the permit.

Landscaping Plans

Developers are required to present a plan outlining landscaping plans to the city.

Plan and Implementation Measures

Long-term stormwater management is best established and maintained through planning. Proper planning must be supplemented with diligent follow-through and maintenance to ensure that proper protections are in place and functional.

Goals

The following goals have been identified to help the city meet the requirements of the Final Storm Water Phase II Rule for Post Construction Runoff Control.

The following table includes the goals for MCM 5.

Goal	Measure	Fiscal Year
Develop ordinances requiring long-term storm water controls be implemented on new development/redevelopment sites	If ordinance has been adopted. Provide date and section numbers of applicable ordinances.	2025
Require consideration of LID on all new development and redevelopment projects	If ordinance has been updated to require LID	2028
Review and adopt at least 5 long-term BMPs for consideration on new projects	Provide list of preferred LID BMPs	2028
Develop policy for maintaining	Provide copy of written policy	2025

long-term stormwater BMPs (either require maintenance agreements or maintain them with city crews)		
Develop standard maintenance agreement procedures	Provide SOP for maintenance agreements	2026
Begin implementing maintenance agreement policies	Track number of new and redevelopment projects with recorded maintenance agreements	2026
Inventory all long-term water quality control facilities	Provide list of all long-term water quality facilities	2026
Begin annual inspection program for all long-term water quality control facilities	Track number of annual inspections and copies of inspection forms	2027 - ongoing
Develop site plan review process for long-term water quality facilities	Provide copy of SOP for plan reviews	2026
Begin conducting reviews for new development to ensure they include long-term water quality considerations	Track number of developments with long-term water quality features	2027-ongoing
Train review staff	Provide list of names, titles, dates and topics covered in training	2025 - ongoing

POLLUTION PREVENTION / GOOD HOUSEKEEPING

Permit Requirements

The permit requirements for Pollution Prevention and Good Housekeeping on Storm Water Impacts can be found in Section 4.2.6 of the permit. A copy of the permit is included in Appendix F for reference. The permit outlines in general the following requirements

1. Develop and implement an operation and maintenance program for city-owned or operated facilities. (4.2.6)
2. Maintain an inventory of city-owned or operated facilities and storm water controls. Assess said list for their potential to discharge typical urban pollutants to the storm water system. (4.2.6.1)
3. Identify 'high-priority' facilities or operations that have a high potential to generate storm water pollutants. Included with Standard Operating Procedures (SOPs) specific to municipal operations. The SOPs shall include appropriate pollution prevention and good housekeeping procedures for all of the following types of facilities and/or activities listed below: (4.2.6.2)
 - a. Buildings and facilities
 - b. Material storage areas, heavy equipment storage areas and maintenance areas
 - c. Parks and open spaces
 - d. Vehicle and equipment
 - e. Roads, highways, and parking lots
 - f. Storm water collection and conveyance system
 - g. Other facilities and operations (those not listed, but would reasonably be expected to discharge contaminated runoff)
4. Develop and implement a SWPPP for all "high priority" facilities (4.2.6.4)
5. Conduct inspections of "high priority" facilities
 - a. Monthly visual inspections (4.2.6.5.1)
 - b. Semi-annual comprehensive inspections (4.2.6.5.2)
 - c. Annual visual observation of storm water discharges (4.2.6.5.3)
6. Develop and implement SOPs for the following types of facilities and/or activities (4.2.6.6)
 - a. Buildings and facilities
 - b. Material and equipment storage areas
 - c. Heavy equipment storage and maintenance areas
 - d. Parks and open space
 - e. Vehicles and equipment
 - f. Roads, highways and parking lots
 - g. Storm water collection and conveyance systems
 - h. Other facilities and operations

7. Develop schedule for sweeping streets and parking lots and maintaining storm drain system. (4.2.6.6.2)
8. Prepare a floor drain inventory for all floor drains inside permittee owned or operated buildings. (4.2.6.6.6)
9. If a third-party is to conduct municipal maintenance or private developments conduct their own maintenance, the contractor shall be held to the same standard as the City. This should be outlined and defined in contracts. (4.2.6.7)
10. Develop and implement a process to assess the water quality impacts in the design of all new flood management structural controls that are associated with the MS4. (4.2.6.8)
11. Develop a retrofit plan for existing developed areas that are adversely affecting stormwater quality (4.2.6.9)
12. Include annual employee training on how to incorporate pollution prevention and good housekeeping techniques into municipal operations, including SOPs. (4.2.6.10)

Summary of Existing Efforts

Existing Maintenance Program

The City currently maintains inlet boxes and other MS4 improvements on an as-needed basis. Streets are also swept as-needed.

Plan and Implementation Measures

Pollution Prevention and Good Housekeeping minimum control measure includes things that the city does internally to help minimize pollutants within the city. This minimum control measure is a gage of how well we are doing with our own facilities.

Goals

The goals set in this category will allow us to be better organized and regulate ourselves as we move into the MS4 world. The goals set along with the existing efforts fulfill the requirements of the Final Storm Water Phase II Rule for Pollution Prevention/Good Housekeeping.

The following table includes the goals for MCM 6.

Goal	Measure	Fiscal Year
Inventory all city owned and operated facilities	Provide list and pertinent data for each city owned facility	2025

Assess all city owned and operated facilities	Document criteria for assessment and assessment results	2026
Identify all high priority city owned and operated facilities	Choose the highest priority facilities and provide list of which facilities are included	2026
Develop SWPPP for all high priority city owned and operated facilities	Include SWPPP for each high priority facility as appendix to SWMP	2027
Start conducting monthly visual inspections of all high priority city owned and operated facilities	Provide inspection log	2027 - ongoing
Start conducting semi-annual comprehensive inspections of all high priority city owned and operated facilities	Provide inspection report form	2027 - ongoing
Start conducting annual visual observations of storm water discharges from all high priority city owned and operated facilities	Provide visual observation report form(s)	2027 - ongoing
Develop SOPs at city owned and operated facilities	Include written SOPs in SWMP appendix	2026
Develop schedule for street and parking lot sweeping and storm drain system maintenance	Publish schedule and make available to appropriate personnel	2026
Create floor drain inventory for all floor drain in city owned and operated facilities	Provide list of floor drains for all city owned/operated facilities	2026
Ensure that all floor drains drain to the sanitary sewer and not the storm drain	Provide information on how floor drain connectivity was determined for each location	2026
Train all third party contractors doing maintenance within the city on city SOPs	Document date and information provided to third-party contractors. Include contract language requiring them to follow MS4 SOPs	2026
Develop process for evaluating water quality impacts of all existing flood control structures	Provide written process for evaluating flood control structures	2027
Assess all flood control structures to determine if changes can be made to improve water quality	Document assessments and report findings	2026
Develop a retrofit plan for all existing developed sites that are adversely impacting water	Prioritize recommended improvements and provide tentative schedule for implementation	2027

quality		
Train employees annually	Document name, title, date and topics for training	See MCM 1



STAFF COMMENTS

Item: Presentation and discussion with the Beautification Committee regarding future projects.

Discussion: The Beautification Committee is proposing to replace the "Welcome to Hurricane" sign located at the SR-7 and SR-9 interchange. The current sign, measuring approximately 38 square feet, is too small and difficult to read from SR-9. To address this, the Committee has obtained a preliminary bid of \$6,714.58 from FX Lighting for a new metal sign featuring the official city logo, measuring approximately 130 square feet. Attached to the packet is a rough estimation of what the new sign would look like.

The Committee is seeking guidance and direction from the Council on whether to proceed with this project. It's important to note that UDOT approval will be required to replace the sign; however, the City will be responsible for its installation and maintenance.

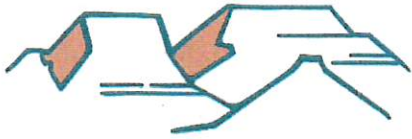
Additionally, the Beautification Committee would like to provide a brief overview of upcoming events and projects:

- SR-9 Cleanup: Scheduled for April 29th at 6:00 PM.
- Cemetery Cleanup: Scheduled for May 20th.

The Committee welcomes any additional ideas or suggestions from the Council for future events or projects. - Fred Resch III, City Planner

Findings:

Recommendation:



HURRICANE CITY
UTAH



Bruce Clark

General Manager

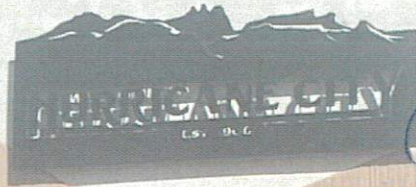
293 N 2260 W

Hurricane UT 84737

435.862.1916

bruce@fxindustries.net

www.fxindustries.net



Mtn Range

(35sf) 5' high x 17' long \$2126.00

(96sf) Hurricane
4' high x 24' long 4170.00
Installed 6,296.00



WEAR BRIGHT
COLORS

AND A
HAT

DON'T
FORGET YOUR
GLOVES

BRING
WEEDING
TOOLS



Hurricane City Annual SR9 Clean Up

April 29, 2024 6:00-9:00 PM

Meet on the North Lawn of the Community Center for
Assignments and Garbage Bags



STAFF COMMENTS

Item: Consideration and possible approval of contract award for the Goulds Wash well drilling and well development project.

Discussion: Mayor and Council members on 3/19/25 the Board of Water Resources will be meeting in St. George. At this meeting the Board is going to vote to commit funds for our upcoming water projects. If the board votes to commit the funds, we want to have three of our projects on the Council agenda for discussion and possible award of the contracts. The projects ready to award are.

1. Goulds Wash well drilling and development bid to Gardener Brothers Drilling. Total bid price of \$680,728.
2. Sky Ranch area 2-million-gallon water tank project to Interstate Rock Products in the amount of \$2,737,224.25.
3. Sky Ranch area 18" pipeline project to Interstate Rock Products in the amount of \$1,032,382.19.

Attached are the bid tabulations and Engineers recommendations for all three projects. – Ken Richins.

Findings:

Recommendation:



43 South 100 East, Suite 100 T 435.628.6500
St George, Utah 84770 F 435.628.6553

alphaengineering.com

February 27, 2025

Hurricane City Water Department
Attention: Ken Richins, Superintendent
646 West 600 North
Hurricane, Utah 84737

Re: Goulds Well Drilling and Well Development Bid

Dear Ken:

Bids were received for the Goulds Wash Well Drilling and Well Development Project on February 13, 2025 at 10:30 a.m. at the Hurricane City offices. Five bids were received for the project.

After reviewing the submitted bids, we recommend approval of the lowest bidder, Gardner Brothers Drilling, Inc., to be the contractor for the Goulds Wash Well Drilling and Well Development Project at the total Bid Price of \$680,728.00, subject to review and approval by the City's legal counsel. The bid tabulation is attached for your reference.

We appreciate the opportunity to work with the City on this important project. Let me know if I can provide any additional information.

Sincerely,

Glen E. Carnahan, P.E.
ALPHA ENGINEERING COMPANY

Encl: Bid Tabulation Sheet

City of Hurricane
Goulds Wash Well - Drilling and Well Development Project
Bid Tabulation - February 13, 2025

BID SCHEDULE - GOULDS WASH WELL DRILLING AND WELL DEVELOPMENT PROJECT

Item	Description	Quantity	Units	Gardner Brothers Drilling		Cluff Drilling & Pump		High Plains Drilling		Grimeshaw Drilling		KP Ventures Drilling & Pump	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization	1	L.S.	\$30,000.00	\$30,000.00	\$40,000.00	\$40,000.00	\$10,000.00	\$10,000.00	\$40,000.00	\$40,000.00	\$82,000.00	\$82,000.00
2	Drill 26" Hole and Furnish and Install 22" Carrier Casing	103	S.F.	\$416.00	\$42,848.00	\$500.00	\$51,500.00	\$700.00	\$72,100.00	\$465.00	\$47,895.00	\$700.00	\$72,100.00
3	Grout (upper 100 ft. of well)	1	L.S.	\$20,000.00	\$20,000.00	\$22,000.00	\$22,000.00	\$23,000.00	\$23,000.00	\$22,500.00	\$22,500.00	\$12,400.00	\$12,400.00
4	Drill 20 Inch Diameter Hole	700	L.F.	\$320.00	\$224,000.00	\$300.00	\$210,000.00	\$400.00	\$280,000.00	\$285.00	\$199,500.00	\$620.00	\$434,000.00
5	Alignment Deviation Survey	1	L.S.	\$4,500.00	\$4,500.00	\$12,000.00	\$12,000.00	\$3,000.00	\$3,000.00	\$8,500.00	\$8,500.00	\$5,500.00	\$5,500.00
6	Furnish and Install 12 Inch Diameter Steel Well Casing	383	L.F.	\$80.00	\$30,640.00	\$134.00	\$51,322.00	\$105.00	\$40,215.00	\$48.00	\$18,384.00	\$90.00	\$34,470.00
7	Furnish and Install 12" Diameter SS Well Casing	80	L.F.	\$203.00	\$16,240.00	\$406.00	\$32,480.00	\$243.00	\$19,440.00	\$247.00	\$19,760.00	\$375.00	\$30,000.00
8	Furnish and Install 12 Inch Diameter SS Well Screen	340	L.F.	\$160.00	\$54,400.00	\$220.00	\$74,800.00	\$243.00	\$82,620.00	\$147.00	\$49,980.00	\$207.00	\$70,380.00
9	Furnish and Install 1-1/2" Schedule 80 PVC Telemetry Tube	800	L.F.	\$20.00	\$16,000.00	\$4.15	\$3,320.00	\$30.00	\$24,000.00	\$8.50	\$6,800.00	\$30.00	\$24,000.00
10	Furnish and Install Gravel Pack	87	Tons	\$800.00	\$69,600.00	\$97.00	\$8,439.00	\$1,400.00	\$121,800.00	\$1,250.00	\$108,750.00	\$600.00	\$52,200.00
11	Casing Alignment	1	L.S.	\$4,500.00	\$4,500.00	\$2,500.00	\$2,500.00	\$8,270.00	\$8,270.00	\$7,500.00	\$7,500.00	\$5,500.00	\$5,500.00
12	Develop Well (Dual Surge Block)	120	Hours	\$380.00	\$45,600.00	\$350.00	\$42,000.00	\$400.00	\$48,000.00	\$575.00	\$69,000.00	\$750.00	\$90,000.00
13	Develop Well (Pump Surge)	120	Hours	\$380.00	\$45,600.00	\$350.00	\$42,000.00	\$380.00	\$45,600.00	\$625.00	\$75,000.00	\$550.00	\$66,000.00
14	Furnish, Install and Remove Test Pump Equipment (300 to 1500 gpm capacity pump)	780	Ln. Ft.	\$40.00	\$31,200.00	\$192.00	\$149,760.00	\$24.00	\$18,720.00	\$165.00	\$128,700.00	\$102.00	\$79,560.00
15	Test Pump (300 to 1500 gpm capacity pump)	120	Hours	\$380.00	\$45,600.00	\$350.00	\$42,000.00	\$380.00	\$45,600.00	\$525.00	\$63,000.00	\$550.00	\$66,000.00
Total Bid Schedule					\$680,728.00		\$784,121.00		\$842,365.00		\$865,269.00		\$1,124,110.00



STAFF COMMENTS

Item: Consideration and possible approval of contract award for the Sky Ranch area 2-million-gallon water tank project.

Discussion: Mayor and Council members on 3/19/25 the Board of Water Resources will be meeting in St. George. At this meeting the Board is going to vote to commit funds for our upcoming water projects. If the board votes to commit the funds, we want to have three of our projects on the Council agenda for discussion and possible award of the contracts. The projects ready to award are.

1. Goulds Wash well drilling and development bid to Gardener Brothers Drilling. Total bid price of \$680,728.
2. Sky Ranch area 2-million-gallon water tank project to Interstate Rock Products in the amount of \$2,737,224.25.
3. Sky Ranch area 18" pipeline project to Interstate Rock Products in the amount of \$1,032,382.19.

Attached are the bid tabulations and Engineers recommendations for all three projects. – Ken Richins.

Findings:

Recommendation:



43 South 100 East, Suite 100 T 435.628.6500
St George, Utah 84770 F 435.628.6553

alphaengineering.com

February 27, 2025

Hurricane City Water Department
Attention: Ken Richins, Superintendent
646 West 600 North
Hurricane, Utah 84737

Re: Sky Ranch Area 2 Million Gallon Tank Project Bid

Dear Ken:

Bids were received for the Hurricane City Sky Ranch Area 2MG Tank Project on February 13, 2025 at 10:00 a.m. at the Hurricane City offices. Eight bids were received for the project, of the eight bids, only seven were complete. The contract documents specify the Hurricane City Sky Ranch Area 2MG Tank Project to be a ranked-based bid. Therefore, contractors were evaluated based on their statement of qualifications, contract time (schedule), and bid price.

Hurricane City formed an evaluation committee to rank each contractor based on the evaluation criterion established in the contract documents. A summary of the committee's ranking for each contractor is provided in the following table:

Contractor Ranking					
Contractor	SOQ (25)	Schedule (25)	Bid (50)	Total	Bid Price
Interstate Rock Products	25	25	50	100	\$ 2,737,224.25
Whitaker Construction	10	25	48	83	\$ 2,840,564.90
Phaze Concrete	20	25	42	87	\$ 3,292,556.15
Dale Cox Contracting	24	25	40	89	\$ 3,395,471.00
Progressive Contracting	12	25	35	72	\$ 3,931,916.00
ACAD	10	25	35	70	\$ 3,949,886.00
Patriot Construction	20	25	32	77	\$ 4,242,545.42

After reviewing the submitted bids, statements of qualification and schedules submitted, we recommend awarding the Hurricane City Sky Ranch Area 2 MG Tank Project contract to Interstate Rock Products in the amount of \$2,737,224.25, subject to review and approval by the City's legal counsel based on the City's evaluations and other information presented above. The bid tabulation is attached for your reference.

We appreciate the opportunity to work with the City on this important project. Let me know if I can provide any additional information.

Sincerely,

Glen E. Carnahan, P.E.
ALPHA ENGINEERING COMPANY

Encl: Bid Tabulation Sheet

City of Hurricane
Sky Ranch Area 2 MG Tank Project
Bid Tabulation - February 13, 2025

BID SCHEDULE - SKY RANCH AREA 2 MG TANK PROJECT

Item	Description	Quantity	Units	Interstate Rock Products		Whitaker Construction		Phase Concrete		Dale Cox Contracting		Progressive Contracting Inc.		ACAD		Patriot Construction	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization	1	L.S.	\$89,300.00	\$89,300.00	\$150,000.00	\$150,000.00	\$178,399.79	\$178,399.79	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$206,292.00	\$206,292.00	\$168,727.00	\$168,727.00
2	Removals	1	L.S.	\$3,250.00	\$3,250.00	\$1,790.00	\$1,790.00	\$3,978.32	\$3,978.32	\$2,200.00	\$2,200.00	\$6,000.00	\$6,000.00	\$283,649.00	\$283,649.00	\$6,327.00	\$6,327.00
3	Earthwork & Grading - Tank Site (Cut)	35,300	C.Y.	\$7.95	\$280,635.00	\$11.00	\$388,300.00	\$17.36	\$612,808.00	\$13.00	\$458,900.00	\$15.45	\$545,385.00	\$15.00	\$529,500.00	\$28.00	\$988,400.00
4	Earthwork & Grading - Tank Site (Fill)	11,005	C.Y.	\$13.00	\$143,065.00	\$9.20	\$101,246.00	\$5.51	\$60,637.55	\$11.00	\$121,055.00	\$16.00	\$176,080.00	\$14.00	\$154,070.00	\$17.00	\$187,085.00
5	Earthwork & Grading - Access Road (Cut)	391	C.Y.	\$6.85	\$2,678.35	\$7.00	\$2,737.00	\$9.36	\$3,659.76	\$9.00	\$3,519.00	\$18.00	\$7,038.00	\$6.00	\$2,346.00	\$28.00	\$10,948.00
6	Earthwork & Grading - Access Road (Fill)	462	C.Y.	\$4.70	\$2,171.40	\$7.40	\$3,418.80	\$3.50	\$1,617.00	\$9.00	\$4,158.00	\$45.00	\$20,790.00	\$6.00	\$2,772.00	\$17.00	\$7,854.00
7	Furnish & Install 6-Inch Untreated Roadbase (14-ft Wide Access Road & Unpaved Parking Area)	15,100	S.F.	\$0.79	\$11,929.00	\$1.30	\$19,630.00	\$1.02	\$15,402.00	\$1.50	\$22,650.00	\$1.50	\$22,650.00	\$1.00	\$15,100.00	\$2.32	\$35,032.00
8	Furnish & Install Riprap Lined Borrow Ditch (D50-6-Inch)	629	L.F.	\$15.00	\$9,435.00	\$8.40	\$5,283.60	\$17.12	\$10,768.48	\$11.00	\$6,919.00	\$11.00	\$6,919.00	\$76.00	\$47,804.00	\$20.67	\$13,001.43
9	Furnish & Install 2 1/2" Livestock Gates	1	L.S.	\$2,500.00	\$2,500.00	\$5,570.00	\$5,570.00	\$3,386.42	\$3,386.42	\$4,000.00	\$4,000.00	\$4,640.00	\$4,640.00	\$6,320.00	\$6,320.00	\$2,615.00	\$2,615.00
10	Furnish & Install 2 MG Concrete Water Tank & Appurtenances	1	L.S.	\$1,654,500.00	\$1,654,500.00	\$1,645,000.00	\$1,645,000.00	\$1,830,837.11	\$1,830,837.11	\$1,856,868.00	\$1,856,868.00	\$2,220,000.00	\$2,220,000.00	\$2,163,166.00	\$2,163,166.00	\$2,043,649.00	\$2,043,649.00
11	Furnish & Install 18-Inch D.I. Culinary Water Pipe w/ Poly Sock	1,181	L.F.	\$210.00	\$248,010.00	\$225.00	\$265,725.00	\$232.10	\$274,110.10	\$271.00	\$320,051.00	\$220.00	\$259,820.00	\$200.00	\$236,200.00	\$357.06	\$421,687.86
12	Install 14" Salvaged HDPE Pipe	600	L.F.	\$47.50	\$28,500.00	\$29.50	\$17,700.00	\$46.64	\$27,984.00	\$36.00	\$21,600.00	\$42.00	\$25,200.00	\$53.00	\$31,800.00	\$128.67	\$77,202.00
13	Furnish & Install 4-Inch SDR-35 PVC Drain Pipe	47	L.F.	\$61.50	\$2,890.50	\$78.50	\$3,689.50	\$43.80	\$2,058.60	\$96.00	\$4,512.00	\$18.00	\$846.00	\$44.00	\$2,068.00	\$85.98	\$4,041.06
14	Furnish & Install 4-Inch Cleanout	1	Each	\$1,300.00	\$1,300.00	\$1,430.00	\$1,430.00	\$1,239.99	\$1,239.99	\$1,750.00	\$1,750.00	\$900.00	\$900.00	\$838.00	\$838.00	\$800.00	\$800.00
15	Furnish & Install Concrete Headwall w/ Rip Rap at Drain	2	Each	\$11,800.00	\$23,600.00	\$6,720.00	\$13,440.00	\$7,279.09	\$14,558.18	\$6,800.00	\$13,600.00	\$10,000.00	\$20,000.00	\$9,266.00	\$18,532.00	\$4,183.50	\$8,367.00
16	Furnish & Install 18-Inch Butterfly Valve	4	Each	\$9,250.00	\$37,000.00	\$6,820.00	\$27,280.00	\$9,503.45	\$38,013.80	\$8,300.00	\$33,200.00	\$20,000.00	\$80,000.00	\$11,500.00	\$46,000.00	\$6,335.25	\$25,341.00
17	Furnish & Install 18" Tee	4	Each	\$7,200.00	\$28,800.00	\$5,060.00	\$20,240.00	\$6,934.10	\$27,736.40	\$6,150.00	\$24,600.00	\$8,000.00	\$32,000.00	\$7,500.00	\$30,000.00	\$5,193.00	\$20,772.00
18	Furnish & Install 18"x14" Reducer	1	Each	\$2,450.00	\$2,450.00	\$1,960.00	\$1,960.00	\$3,087.72	\$3,087.72	\$2,400.00	\$2,400.00	\$3,200.00	\$3,200.00	\$2,100.00	\$2,100.00	\$2,318.00	\$2,318.00
19	Furnish & Install 14" HDPE Flange Adapter with Seep Ring	1	Each	\$1,200.00	\$1,200.00	\$585.00	\$585.00	\$815.66	\$815.66	\$700.00	\$700.00	\$1,700.00	\$1,700.00	\$1,200.00	\$1,200.00	\$815.00	\$815.00
20	Furnish & Install 18" 90° Elbow	1	Each	\$2,950.00	\$2,950.00	\$2,520.00	\$2,520.00	\$3,499.27	\$3,499.27	\$3,060.00	\$3,060.00	\$3,500.00	\$3,500.00	\$2,700.00	\$2,700.00	\$2,743.00	\$2,743.00
21	Furnish & Install 18" 45° Elbow	10	Each	\$2,850.00	\$28,500.00	\$3,590.00	\$35,900.00	\$3,433.09	\$34,330.90	\$4,360.00	\$43,600.00	\$3,360.00	\$33,600.00	\$2,700.00	\$27,000.00	\$2,584.00	\$25,840.00
22	Furnish & Install 22.5° Elbow	7	Each	\$2,650.00	\$18,550.00	\$3,760.00	\$26,320.00	\$3,583.06	\$25,081.42	\$4,570.00	\$31,990.00	\$3,200.00	\$22,400.00	\$2,500.00	\$17,500.00	\$2,486.29	\$17,404.03
23	Furnish & Install 18" Blind Flange	1	Each	\$1,650.00	\$1,650.00	\$1,440.00	\$1,440.00	\$2,039.41	\$2,039.41	\$1,750.00	\$1,750.00	\$2,400.00	\$2,400.00	\$1,600.00	\$1,600.00	\$1,928.00	\$1,928.00
24	Furnish & Install 18" Check Valve Assembly	1	L.S.	\$58,300.00	\$58,300.00	\$46,600.00	\$46,600.00	\$71,384.69	\$71,384.69	\$56,700.00	\$56,700.00	\$64,000.00	\$64,000.00	\$57,859.00	\$57,859.00	\$61,807.00	\$61,807.00
25	Furnish & Install 2" Combination Air/Vac Valve	1	Each	\$9,450.00	\$9,450.00	\$14,200.00	\$14,200.00	\$8,473.30	\$8,473.30	\$1,745.00	\$1,745.00	\$12,000.00	\$12,000.00	\$10,500.00	\$10,500.00	\$9,831.00	\$9,831.00
26	Furnish & Install 36" RCP Culvert	29	L.F.	\$370.00	\$10,730.00	\$280.00	\$8,120.00	\$150.57	\$4,366.53	\$340.00	\$9,860.00	\$200.00	\$5,800.00	\$347.00	\$10,063.00	\$474.00	\$13,746.00
27	Furnish & Install 12" RCP Culvert	16	L.F.	\$80.00	\$1,280.00	\$140.00	\$2,240.00	\$65.53	\$1,048.48	\$170.00	\$2,720.00	\$78.00	\$1,248.00	\$264.00	\$4,224.00	\$288.94	\$4,623.04
28	Furnish & Install 36" RCP Flared End Sections	2	Each	\$2,600.00	\$5,200.00	\$3,340.00	\$6,680.00	\$2,172.55	\$4,345.10	\$4,060.00	\$8,120.00	\$5,600.00	\$11,200.00	\$2,034.00	\$4,068.00	\$1,285.60	\$2,570.00
29	Furnish & Install 12" RCP Flared End Sections	2	Each	\$1,400.00	\$2,800.00	\$2,160.00	\$4,320.00	\$1,181.70	\$2,363.40	\$2,622.00	\$5,244.00	\$3,800.00	\$7,600.00	\$1,202.00	\$2,404.00	\$629.00	\$1,258.00
30	Wash Crossing	1	L.S.	\$24,600.00	\$24,600.00	\$17,200.00	\$17,200.00	\$24,524.77	\$24,524.77	\$28,000.00	\$28,000.00	\$35,000.00	\$35,000.00	\$32,211.00	\$32,211.00	\$35,813.00	\$35,813.00
Total Bid Schedule					\$3,737,224.25		\$2,840,864.90		\$3,297,556.15		\$3,395,471.00		\$3,931,916.00		\$3,949,886.00		\$4,747,546.43



STAFF COMMENTS

Item: Consideration and possible approval of contract award for the Sky Ranch area 18" pipeline project.

Discussion: Mayor and Council members on 3/19/25 the Board of Water Resources will be meeting in St. George. At this meeting the Board is going to vote to commit funds for our upcoming water projects. If the board votes to commit the funds, we want to have three of our projects on the Council agenda for discussion and possible award of the contracts. The projects ready to award are.

1. Goulds Wash well drilling and development bid to Gardener Brothers Drilling. Total bid price of \$680,728.
2. Sky Ranch area 2-million-gallon water tank project to Interstate Rock Products in the amount of \$2,737,224.25.
3. Sky Ranch area 18" pipeline project to Interstate Rock Products in the amount of \$1,032,382.19.

Attached are the bid tabulations and Engineers recommendations for all three projects. – Ken Richins.

Findings:

Recommendation:



43 South 100 East, Suite 100 T 435.628.6500
St George, Utah 84770 F 435.628.6553

alphaengineering.com

February 27, 2025

Hurricane City Water Department
Attention: Ken Richins, Superintendent
646 West 600 North
Hurricane, Utah 84737

Re: Sky Ranch Area 18-Inch Pipeline Project Bid

Dear Ken:

Bids were received for the Hurricane City Sky Ranch Area 18-Inch Pipeline Project on February 13, 2025 at 10:00 a.m. at the Hurricane City offices. Ten bids were received for the project. The contract documents specify the Hurricane City Sky Ranch Area 18-Inch Pipeline Project to be a ranked-based bid. Therefore, contractors were evaluated based on their statement of qualifications, contract time (schedule), and bid price.

Hurricane City formed an evaluation committee to rank each contractor based on the evaluation criterion established in the contract documents. A summary of the committee's ranking for each contractor is provided in the following table:

Contractor	SOQ (25)	Schedule (25)	Bid (50)	Total	Bid Price
Interstate Rock Products	25	25	50	100	\$ 1,032,382.19
Whitaker Construction	18	25	50	93	\$ 1,032,504.00
Inntelex LLC	21	0	46	67	\$ 1,114,471.00
Progressive Contracting	15	25	46	86	\$ 1,121,148.00
ACAD	10	25	46	81	\$ 1,125,222.74
Phaze Concrete	23	25	45	93	\$ 1,149,289.13
Feller Enterprises	20	25	43	88	\$ 1,205,753.27
Terry R Brotherson Inc	20	25	39	84	\$ 1,312,853.09
Landmark Excavating	18	25	35	78	\$ 1,464,578.00
Calliber Contractor LLC	10	25	32	67	\$ 1,607,670.00

After reviewing the submitted bids, statements of qualification and schedules submitted, we recommend awarding the Hurricane City Sky Ranch Area 18-Inch Pipeline Project contract to Interstate Rock Products in the amount of \$1,032,382.19, subject to review and approval by the City's legal counsel based on the City's evaluations and other information presented above. The bid tabulation is attached for your reference.

We appreciate the opportunity to work with the City on this important project. Let me know if I can provide any additional information.

Sincerely,

Glen E. Carnahan, P.E.
ALPHA ENGINEERING COMPANY

Encl: Bid Tabulation Sheet



43 South 100 East, Suite 100 T 435.628.6500
St George, Utah 84770 F 435.628.6553

alphaengineering.com

February 27, 2025

Hurricane City Water Department
Attention: Ken Richins, Superintendent
646 West 600 North
Hurricane, Utah 84737

Re: Sky Ranch Area 18-Inch Pipeline Project Bid

Dear Ken:

Bids were received for the Hurricane City Sky Ranch Area 18-Inch Pipeline Project on February 13, 2025 at 10:00 a.m. at the Hurricane City offices. Ten bids were received for the project. The contract documents specify the Hurricane City Sky Ranch Area 18-Inch Pipeline Project to be a ranked-based bid. Therefore, contractors were evaluated based on their statement of qualifications, contract time (schedule), and bid price.

Hurricane City formed an evaluation committee to rank each contractor based on the evaluation criterion established in the contract documents. A summary of the committee's ranking for each contractor is provided in the following table:

Contractor	SOQ (25)	Schedule (25)	Bid (50)	Total	Bid Price
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Whitaker Construction	18	25	50	93	\$ 1,032,504.00
Inntelx LLC	21	0	46	67	\$ 1,114,471.00
Progressive Contracting	15	25	46	86	\$ 1,121,148.00
ACAD	10	25	46	81	\$ 1,125,222.74
Phaze Concrete	23	25	45	93	\$ 1,149,289.13
Feller Enterprises	20	25	43	88	\$ 1,205,753.27
Terry R Brotherson Inc	20	25	39	84	\$ 1,312,853.09
Landmark Excavating	18	25	35	78	\$ 1,464,578.00
Calliber Contractor LLC	10	25	32	67	\$ 1,607,670.00

After reviewing the submitted bids, statements of qualification and schedules submitted, we recommend awarding the Hurricane City Sky Ranch Area 18-Inch Pipeline Project contract to Interstate Rock Products in the amount of \$1,032,382.19, subject to review and approval by the City's legal counsel based on the City's evaluations and other information presented above. The bid tabulation is attached for your reference.

We appreciate the opportunity to work with the City on this important project. Let me know if I can provide any additional information.

Sincerely,

Glen E. Carnahan, P.E.
ALPHA ENGINEERING COMPANY

Encl: Bid Tabulation Sheet



STAFF COMMENTS

Item: Consideration and possible approval of a design consultant for the Community Center Pickleball Courts.

Discussion: Included in the packet are the advertisement and statements of qualifications (SOQ's) that the City received in response to our advertisement for the design of the Downtown Pickleball Courts Project. A 5-member selection committee that consisted of Darren Barney, Tiffani Wright, Chris Hansen, Mike Vercimak, and Arthur LeBaron has evaluated and scored the SOQ's and a summary of the scores is attached.

We received SOQ's from Civil Science and Sunrise Engineering. Both firms have St. George offices and have experience with the type of project that we envision downtown. Ultimately, Sunrise Engineering consistently came out with a higher score amongst the selection committee for this project.

It is recommended that the City Council award the selection to Sunrise Engineering. Once the selection is made, Staff will negotiate a scope and fee and come back to the Council with an agenda item to award a contract based on that negotiation. – Arthur LeBaron

Findings:

Recommendation:

Request for Qualifications: Downtown Pickleball Courts Design Hurricane City, Utah

Hurricane City is requesting statements of qualifications (SOQ's) from qualified Consultant firms to provide design services to the City for the reconstruction of the downtown pickleball courts. Qualification requirements and the scope of the project are listed below. Please review this request and submit the required information no later than **12:00 PM, Thursday, March 6, 2025** to:

Hurricane City
Darren Barney
147 North 870 West
Hurricane, Utah 84737

The City will consider each submittal and respond to each candidate by the end of **Friday, March 21, 2025**.

Minimum Requirements:

- All work will be performed under the supervision of a Utah licensed Civil Engineer.
- The Engineer must demonstrate significant work experience with post-tensioned concrete pickleball courts.

Background and Project Scope:

In 2011 Hurricane City constructed the downtown pickleball courts located at 57 S 200 W Hurricane, UT 84737. The courts have been wildly popular, but the asphalt surface has deteriorated to an unsatisfactory level. Due to increased demand, the City has decided to remove the existing courts and expand the complex into the green space directly south. The new courts will be constructed of post-tensioned concrete, together with new landscaping, lighting and fencing.

The following tasks will be incorporated into the scope of work for the project:

- Topographic Survey
- Geotechnical Investigation
- Structural Design
- Site Design, including landscaping
- Lighting and Electrical Design
- Demolition plan
- Construction Administration

Please include in your SOQ the following items:

- A demonstration of your understanding of the project and your approach to the project and completing the scope of work. Include any innovative ideas for the City to consider.
- Demonstration of your ability to perform the work. Include work on similar projects that have been completed using your expertise, including references.
- Schedule for completing the work and staff who will be on the project team.

Consultant Selection Ranking Criteria:

Consultants will be ranked on the following criteria:

- Project Approach (35 points possible)
- Project Experience (35 points possible)
- Schedule and Staff (30 points possible)

The City has assembled a 5-person selection team that will score the proposals and recommend a consultant to the City Council, who will then make the final selection decision

SOQ Limitations:

SOQ's must be limited to 5 pages, including the cover letter.

Hurricane City
Darren Barney, Parks Director
147 North 870 West
Hurricane, UT 84737

RE: STATEMENT OF QUALIFICATION - DOWNTOWN PICKLEBALL COURTS DESIGN

Dear Mr. Barney:

Civil Science is excited to submit this Statement of Qualifications for the project referenced above. We understand the importance of these recreation type projects for the community and will successfully address the goals and vision of the project, which include planning and design, within budget, and on schedule to support this important project for the City. We have assembled a team of experts in parks, recreation, post-tensioning, and infrastructure design and construction. Our team offers the following key project benefits:

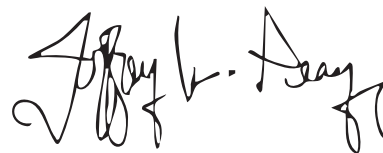
- **Project Manager Expertise** – Cody Howick and Jeff Peay have managed and completed over 100+ parks and recreation projects throughout their careers. Cody and his team will work with the City to develop a project that is creative, sustainable, functional and fantastic for the community as well as focusing on solutions that are realistic, implementable and cost-effective. They are a known commodity throughout Utah and Nevada for managing large complex recreation projects and their passion for the outdoors, understanding of park development, knowledge of sports & recreation, and their specialty for parks, trails and recreation projects set our team apart.
- **Pickleball Court Design & Post-Tension Experience** – Our team has completed 15+ post-tension court facility projects in southern Utah over the past two decades including over 115 post-tensioned courts. They are experts in post-tension concrete design and they have worked closely with local school districts, universities, cities, and associations to incorporate design elements that set their court projects apart from others. Cody is a high school basketball coach and is an avid pickleball player that understands the importance of a well-designed facilities from a player's perspective, a well-thought layout from a programming and functionality standpoint, and a quality design to increase longevity and decrease maintenance for the City.
- **Commitment, Schedule and Local Experience** – We are dedicated and immediately available to begin work on this project. Our reputation for driving complex project through the design process and construction implementation is echoed through our references and numerous projects we manage. Our firm's local knowledge of stakeholders coupled with our team's past experience working in Hurricane City including post-tension court projects at Dixie Springs Park, and other throughout southern Utah will pay dividends during design and construction of the facility.

All work performed under this contract will take place under the direction of Cody Howick, P.E. The undersigned is authorized to sign this proposal on behalf of Civil Science. We respectfully submit this SOQ and look forward to working with you.

Sincerely,



Cody Howick, PE
Executive & St. George Office Manager



Jeff Peay, PLA
Project Manager, Sr. Landscape Architect



PROJECT UNDERSTANDING & WORK PLAN

Great parks and amenities don't happen by accident, they are the product of skilled and experienced professionals who understand human behavior and the social needs of those using them. Civil Science assisted Hurricane City with the preparation of its current Parks, Trails, & Recreation Master Plan and have a detail knowledge and understanding of the opportunities and challenges that the city faces when providing park and recreational amenities. We understand how important it is to provide a balance between costs and quality when designing and constructing pickleball facilities. This project has some unique criteria and design requirement that will be key to making sure the project is delivered successfully. The following points demonstrate our understanding of the project, its objectives, and our unique and specialized ability to deliver a high quality and cost effective pickleball facility that Hurricane and its residents will be pleased with:

- Provide multiple layout options and work with city staff to determine the best court layout option for the site.
- Regularly coordinate with city staff and stakeholders for input and incorporate comments into design.
- Protect and preserve the existing mature trees that shade the old pickleball courts on site.
- Provide recommendations for subgrade and geotechnical considerations.
- Layout the facility to accommodate pedestrian circulation and ADA accessibility.
- Provide infrastructure (water, sewer, power, etc.) to support the facility.
- Consider sustainable design opportunities to manage runoff and drainage and how it will impact the site, new courts and the existing landscape.
- Provide options for cost effective pickleball court lighting.
- Complete detailed engineering design that increases the performance, functionality and longevity of your new courts.
- Consider and implement changes to the existing landscape that will minimize maintenance and address current challenges associated with the existing mature shade trees, lawn areas, and irrigation system.
- Include amenities and design details that set the facility apart and make it unique and a desirable place to recreate without significantly impacting the cost of the project.
- Provide cost estimates throughout the design process so the city can budget and make decisions on improvements.
- Provide a quality set of construction documents to lower risk and help reduce construction costs.
- Assist the City with bid and construction services to implement construction through a qualified contractor and to protect the interest of the city.
- Value based selection that gives the city a way to sort through design decisions to see which options are best when delivering the project.

INNOVATIVE APPROACHES & DESIGN CONSIDERATIONS

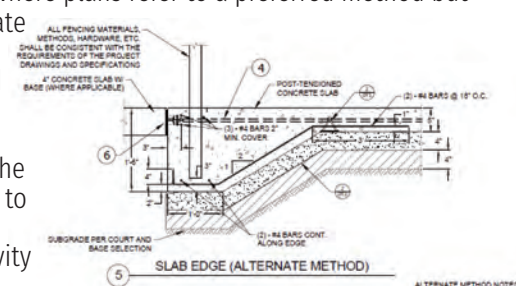
Our professional expertise typically gravitates to those pursuits that we enjoy most. Our key personnel, specifically Cody Howick and Jeff Peay, have utilized the love for sports and recreation to develop an excellent sports engineering and landscape architectural design skill set. Although a competent engineer can prepare a good site grading plan, sports parks require specific, unique design considerations to function efficiently and effectively for the intended use. Cody and Jeff will spearhead the design direction of the project by focusing on these unique design considerations:

01 Understanding pickleball and how it's played - Having played pickleball over the past 15 years, Cody has had the opportunity to work with several community / pickleball groups to understand the important aspects of a pickleball facility such as social aspects, gathering areas, tournament layout, pedestrian flow, and gameplay. Cody and his design team have experience-tested knowledge of the factors that are important for a facility from a player's and an owner's perspective. Jeff's experience as the Director of Park Planning for the City of St. George for 8 years has also given him valuable experience and insight when designing and developing pickleball projects in Southern Utah. He understands the unique expectation of the pickleball community and how they like to use the facilities and the intricacies of the design that will ultimately make the project a success.



02 Post-tension concrete courts - Cody and his Civil Science team has completed design and construction oversight of over 100 post-tension courts including pickleball, tennis and basketball courts. This experience will provide the City with an unparalleled quality and reality that will prove beneficial not only through the design and construction process, but throughout the life of the facility.

03 Flexible and Innovative Design - Cody and his team have completed countless court projects and having work with numerous contractors, including Interstate Rock locally and Tennis and Track Company in Salt Lake City. They have also developed some innovative design alternatives to reduce costs and allow the contractor to determine what works best for him without sacrificing quality. An example of this is a detailed slab edge treatment where plans refer to a preferred method but allows an alternate for ease of construction and ultimately cost savings during construction to the Owner with little to no impact with regards to longevity of the courts.



RECENT PROJECT EXPERIENCE

Dixie Springs Pickleball Courts

Location: Hurricane City, Utah

Construction Cost: \$100k

Reference: Darren Barney, Parks Director; (435) 635-0665; darren@hurricane.utah.gov

Description: Civil Science provided design and construction services for a 2-court pickleball facility at Dixie Springs Park. These courts utilized a post-tension concrete design in accordance with USAPA design tolerances, fencing, windscreens, court surfacing, netting, associated appurtenances and walkways. We worked with the City through the design process to specify amenities including nets, posts, fencing, court colors, and other items. We worked closely with the contractor during the construction to ensure compliance with the plans and specifications.



Little Valley Pickleball & Sports Fields Complex

Location: St. George, Utah

Construction Cost: \$7.4M

Reference: Mark Goble, Project Manager; (435) 703-0686; mark.goble@sgcity.org

Description: Civil Science has partnered with the Little Valley Sports Fields & Pickleball Complex since its inception in 2006, developing it across five phases. Recent sustainable upgrades include xeriscaping to reduce water consumption outside playing areas. The comprehensive facility features 24 world-class pickleball courts, five high-performance sports fields, four tournament-grade sand volleyball courts, connected shared-use trails, and improved parking. Two restroom facilities serve visitors throughout the complex. Development involved collaborative design meetings with City staff, Southern Utah Pickleball Association, Southern Utah Soccer Association, and other stakeholders. Premium amenities include post-tensioned concrete courts, MUSCO lighting for night tournaments, public announcement systems, a central tournament "command center," shade structures, restrooms, storage buildings, and high-performance sand-based fields with irrigation.



Cedar City Pickleball Complex

Location: Cedar City, Utah

Construction Cost: \$1.1M

Reference: Kenny Nielson, Director of Leisure Services; (435) 586-6016; knielson@cedarcity.org

Description: The Cedar City Pickleball Complex Project involved the masterplan design for a 16-court project including a championship court. The project was originally planned in one location and then it was later relocated to a different location in an existing regional park site. Due to budgetary constraints, Phase 1 of the project was designed to include 8 post-tension concrete courts, a centralized shade structure, park furniture, parking lot improvements, and landscape and irrigation. A 3D concept design was prepared and presented to the Council and the public where CS staff addressed questions from the public and city management. Detailed plans, specifications, and contract documents for bidding and construction were then prepared. LIDAR scanning, drone survey and photogrammetry.



SCHEDULE & STAFF

ESTIMATED SCHEDULE

Civil Science understands the importance of maintaining a project schedule and we are confident in our ability to provide these services according to the City's desires. We anticipate the project schedule above based upon a Notice to Proceed mid-March. Also upon award we can meet with the City to further discuss timelines and schedules and adjust as necessary to meet the demands of the project.



CONSIDER OPTIONS
& ALTERNATIVES,
MAKE SELECTION

March 15
April 15



DESIGN

April 15
June 15



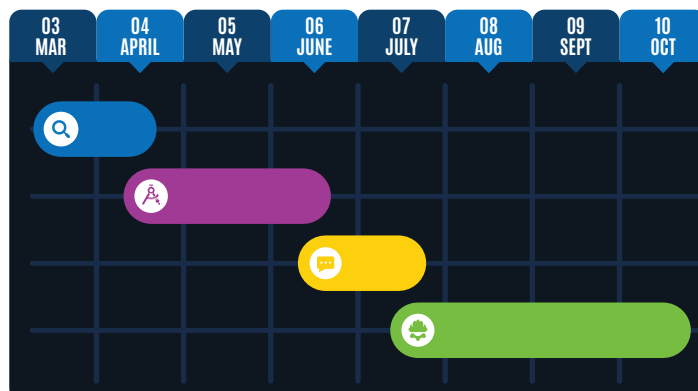
ADVERTISE

June 15
July 15



CONSTRUCTION

July 15
Oct 15



KEY STAFF

PROJECT MANAGER
Cody Howick, PE
QA/QC Manager
Post-Tension Design

LANDSCAPE ARCHITECT LEAD
Jeff Peay, PLA

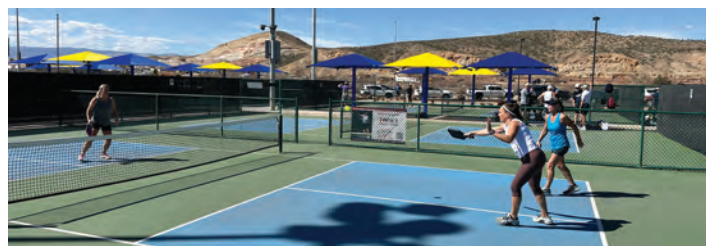
Project Engineer
Steve Selu, PE

LANDSCAPE ARCHITECT
Jordan Goff, PLA

SURVEY MANAGER
Travis Sanders, PLS

GEOTECHNICAL LEAD
Steve Wells

ELECTRICAL ENGINEER
Ian Madison



CODY HOWICK, PE



Cody has worked at Civil Science since 2017 and offers unique experience in parks and recreation projects as over his career he has completed the design and construction of over 70+ parks and recreations projects. Most notably, he completed the work on The Fields at Little Valley Project for St. George City that included the construction of 24 post tension concrete pickleball courts, five (5) high performance sand-based sports fields, utility infrastructure, and amenities for completion of a world class facility that hosts a number of national pickleball tournaments and the Huntsman World Senior Games. He recently completed the Snake Hollow Bike Park and 80-acre one-of-a-kind bike skills park for the City. Many of his projects have involved landscape architecture for development and planning; this has given him a thorough understanding of how to reflect and balance architecture, stakeholder input, usability, feasibility, and cost into the final result of a parks and recreation project.

Cody has project-managed (PM), been the Engineer-of-Record (PE), and/or Designed (D) the following court facilities:

Pickleball Court Post-Tension Facilities (Qty of Courts)	Role (PM, PE, D)
St. George Little Valley Pickleball Facility (24)	PM, PE, D
Salt Lake City Fairmont Park Courts (6)	PM, PE, D
St. George Bloomington Courts (4)	PM, PE, D
Ivins City Desert Rose Courts (2)	PM, PE, D
Hurricane City Dixie Springs Courts (2)	PM, PE, D
Enterprise City Park Indoor Courts (2)	PM, PE, D
Parowan City Lions Park Courts (2)	PM, PE, D
Salt Lake City 11th Avenue Courts (6)	D
SUU Pickleball Courts (6)	D
Sun River Courts (14)	D
Cedar City Pickleball Complex (8)	PM, PE, D
St. George Boots Cox Pickleball Courts (2)	PM, PE, D

Other Post-Tension Court Facilities (Qty of Courts)	Role (PM, PE, D)
Canyon View High School Tennis Courts (6)	PM, PE, D
Cedar High School Tennis Courts (6)	PM, PE, D
St. George Hidden Valley Tennis Courts (2)	PM, PE, D
Enterprise City Park Indoor Basketball (2)	PM, PE, D
Enterprise City Park Tennis Courts (2)	PM, PE, D
St. George Hidden Valley B-ball Courts (1)	PM, PE, D
Parowan City Lions Park B-Ball Courts (2)	PM, PE, D
Salt Lake City 11th Ave Tennis Courts (6)	D
SUU Tennis Courts (6)	D
Park City Trailside Tennis Courts (4)	D

JEFF PEAY, PLA



Jeff has over 26 years of professional experience in the landscape architecture field practicing in both the United States and Australia. His experience includes the sustainable design, construction, and management of a wide range of Parks, Trails, and landscape project sizes and scopes for municipalities, developers, and

institutions. Jeff understands the complexities of Park design & construction as well as the need to work with the city and local groups to ensure the end user is getting the best final product. Jeff's professional knowledge and experience includes 8 years working as the director of Park Planning for the City of St. George. His experience gives him an understanding of the landscape environment and its relationship to soil, climate, water quality, and maintenance. His extensive experience includes design and implementation of a wide variety of park types and sizes including several iconic themed parks throughout Utah.

TRAVIS SANDERS, PLS



Travis is a licensed professional land surveyor with over 20 years of surveying experience and knowledge in Iron County. Travis regularly leads large topographic design surveys, right-of-way acquisitions, property and legal surveys, construction staking and surveying, as well as numerous advanced survey methods including

LIDAR scanning, drone survey and photogrammetry.

STEVE WELLS - GEOTECHNICAL LEAD

Landmark Testing & Engineering

Having worked with Cody on numerous past pickleball and court projects, Steve will lead the geotechnical design and investigation for the project. His local experience and extensive knowledge of local soils will provide dividends to the design process and final project deliverable.

IAN MADISON - ELECTRICAL ENGINEER

BNA Consulting

Ian will lead the electrical engineering design for the project, he has worked on numerous parks and recreation projects, including lighting improvements for the Little Valley Pickleball Facility with Cody and will provide a quality design and successful product.

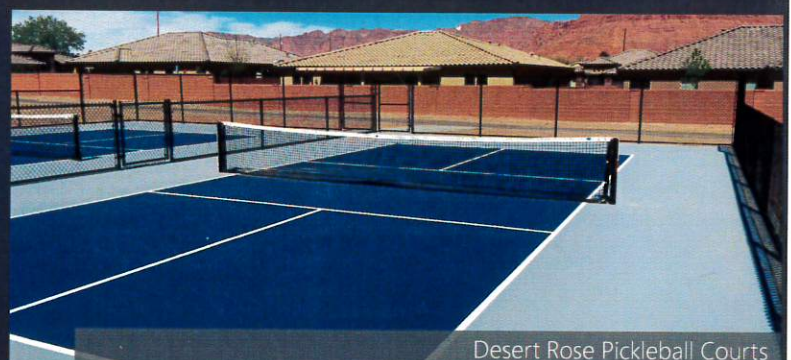




Mesquite Pickleball Court Facility



Little Valley Pickleball Courts



Desert Rose Pickleball Courts

HURRICANE CITY

Downtown Pickleball Courts Design

March 6, 2025





11 North 300 West Washington, Utah 84780
TEL: 435.652.8450 | FAX: 435.652.8416

March 6, 2025

Darren Barney, Parks Superintendent
Hurricane City
147 North 870 West
Hurricane, UT 84737

RE: Reconstruction of the Downtown Pickleball Courts

Dear Mr. Barney and Selection Committee,

Thank you for the opportunity to propose our services for the Downtown Pickleball Courts Reconstruction project. We believe our team brings the most qualified and experienced approach to post-tensioned court design and construction. Since 2010, we've delivered over 40 court-specific projects and contributed to the master planning of several others. These experiences enable us to go beyond standard court designs, offering customized solutions that reflect Hurricane City's vision for a premium-quality facility.

Why choose us? Here's what sets our team apart:

Extensive Court Design Expertise: Our team includes seasoned court design specialists with a proven track record in Washington County, including projects with Washington City, St. George City, and Ivins City. We specialize in post-tensioned concrete courts known for their exceptional durability, low maintenance, and long-term performance — essential for high-use recreational facilities.

Innovative, Award-Winning Designs: We pride ourselves on creative, site-specific solutions. The Little Valley Pickleball Complex in St. George earned the "Innovation of the Year Award" from the Utah Recreation and Parks Association and the APWA Southern Utah Branch's "Public Works Project of the Year." Our work on Salt Lake City's 11th Avenue Park incorporated an innovative spring water collection and routing solution. We bring this same ingenuity to every project.

Programming-Ready Facilities: We understand the need for facilities to work for the general public while also serving the programming needs of the city. Our team's unique experience comes from designing projects for league and tournament play and having team members who actually play! In fact, our project manager, Nate Wallentine, won the 2022 Peach Days Pickleball Tournament held at this facility and is an active league and tournament player who works to design courts from a player's perspective.

Our extensive experience both designing courts and playing the game helps us create designs that cater to the diverse programming needs of cities, including league and tournament play. Our expertise spans the design of facilities that accommodate events of all scales, from local community leagues to nationally televised competitions. We will use this experience to craft a concept that is precisely tailored to meet the specific goals and objectives of Hurricane City.

Extensive Court Experience: We understand the requirements for high-level pickleball play. Our team's firsthand experience playing in leagues and tournaments, combined with our expertise in designing league- and tournament-capable facilities, ensures we address critical factors like lighting, court spacing, and facility flow.

Construction Cost Efficiency: Our clear, detailed construction drawings and specifications foster bidder confidence, leading to more competitive pricing and minimizing the risk of change orders. This approach translates to shorter construction schedules and significant cost savings without sacrificing quality.

Sunrise Engineering is fully committed to this project and eager to strengthen our relationship with Hurricane City. With our dedicated staff and capacity, we're ready to move forward without delay. We respectfully ask for your support in our selection and welcome the opportunity to collaborate. Please reach out to me directly if you need any additional information.

Sincerely,

Joe Phillips, PE
Vice President
435.652.8450
jphillips@sunrise-eng.com

Project Understanding & Approach

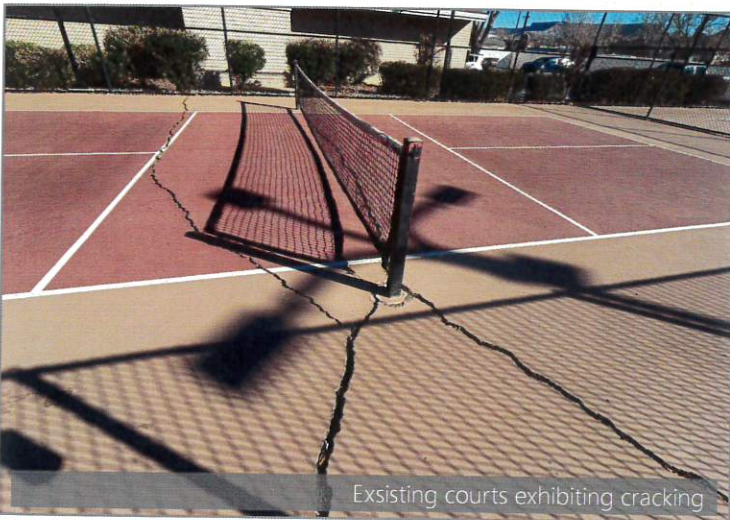
PRELIMINARY DESIGN

We will conduct a topographic survey and a geotechnical investigation as part of the preliminary design phase.

STRUCTURAL DESIGN

Post-tensioned courts function as floating slabs over a sand base, designed to expand and contract with temperature fluctuations. However, if the slab is restricted by objects such as net posts, fence posts, or bordering concrete, cracking can occur. This type of cracking, among others, can be seen in the existing courts.

Our design will account for the specific temperature ranges in Hurricane, calculating the climate-specific concrete expansion. We'll specify precise foam spacing around the net posts, anchor bolts, and fence posts to allow the concrete to expand and contract freely. We'll also specify sealants to be used around the courts that accommodate this movement, while preventing debris from entering and constraining the post-tensioned slab.



Existing courts exhibiting cracking

SITE DESIGN

Social — Pickleball is a highly social sport that brings together players of all ages, fostering connections throughout communities. When designing courts, we focus on creating centralized spaces that encourage interaction and community engagement. Where possible, we integrate shade, seating areas, and small plazas, as they play a significant role in enhancing the overall experience and helping build a strong, connected pickleball community.

Layout and Sizing — From our team's extensive experience in both designing and playing, we've identified several key areas that greatly enhance the usability of a court and facility. Often, the court's playing area is not properly sized, leaving insufficient space between the paint lines and court fencing. We design our courts to meet USA Pickleball's preferred court spacing, ensuring enough area for players to chase after shots without fear of running into a fence.

In addition, we ensure that our courts are laid out to provide easy, independent access to each court. This allows players to access any court without disturbing play while walking through active courts.

Programming — These courts serve as the central hub for pickleball in Hurricane City. It's important that their design

supports park programming, including tournaments and league play. We'll explore court layouts that optimize programming needs and consider installing speaker systems, enabling staff to communicate effectively with players on all courts.

Maintenance — Our team uses our experience to focus not only on the construction but also on the ease with which the facility can be maintained throughout its life.

For example, pickleball courts require power washing countless times throughout their life. Through all our projects, we've learned a few simple elements that can significantly reduce this maintenance effort. The first is installing easily accessible quick couplers, allowing staff quick access to pressurized water.

The second is providing an easy way to manage that water. Options like installing trench drains between or around the courts allow the water to drain much more effectively and save maintenance crews the time of pushing water across an entire court complex. These methods have been implemented in past Sunrise projects and have proven to be effective.

Landscaping — Our team understands the importance of landscaping in providing a touch of nature and color amongst the seas of concrete at a court complex. We have experience with designs ranging from cost-effective and low-impact to highly intricate and creative. Our team will work with the city to find a solution that meets your needs, vision, and budget.

LIGHTING AND ELECTRICAL DESIGN

Like many facilities we've designed in the area, these courts are expected to experience significant evening play. Ensuring proper lighting is crucial for maintaining the quality of play during these hours. Our team strategically positions the lighting system to minimize shadows on the balls and play areas. Additionally, our design includes a photometric analysis to provide consistent and proper brightness throughout the playing area.

Our team also knows how important outlets are to maintenance staff and event organizers. We ensure that our projects include easily accessible outlets throughout the complex.

DEMOLITION PLAN

From our review and knowledge of the facility, we're aware of several items that constrain the site, including existing trees, light poles, a drinking fountain, and potential irrigation. We're aware that some of these items, such as the trees, may need to be removed due to the construction. We'll work to mitigate the disturbances to these items to decrease impact and save on cost. In addition, as part of the geotechnical investigation, we'll investigate performing an overlay of the existing courts to help reduce the demolition costs.

CONSTRUCTION ADMINISTRATION

Sunrise Engineering has designed and overseen construction of numerous courts in Washington County and beyond, providing us with extensive experience in post-tensioned courts. From the start of construction to the project's completion, the city will undoubtedly face questions from concerned citizens about when these courts will reopen. Our comprehensive designs and extensive experience help us minimize delays during construction and shorten the period the facility remains unavailable.

Schedule

HURRICANE DOWNTOWN PICKLEBALL COURTS DESIGN SCHEDULE														
TASKS	START	END	2025											
			APR				MAY				JUN			JUL
Project Kickoff	31-Mar	4-Apr												
Topographical Survey & Geotech Investigation	7-Apr	2-May												
30% Design	23-Apr	6-May												
Internal and City Review	7-May	14-May												
60% Layout, Model, and Demolition	15-May	4-Jun												
60% Plan Production	5-Jun	9-Jun												
60% Landscaping and Electrical	26-May	13-Jun												
60% Internal and City Review	10-Jun	18-Jun												
90% Layout, Model, Demolition, and Utilities	19-Jun	2-Jul												
90% Landscaping and Electrical	26-Jun	9-Jul												
90% Plan Production	26-Jun	8-Jul												
Bid Docs and Specs	3-Jul	9-Jul												
90% Internal and City Review	10-Jul	23-Jul												
Final Design and Revisions	24-Jul	29-Jul												
Submit for Advertising	29-Jul													

ADVERTISING AND CONSTRUCTION SCHEDULE														
TASKS	START	END	2025											
			AUG				SEP			OCT			NOV	DEC
Advertisement and Award	30-Jul	16-Sep												
Construction	16-Sep	23-Dec												

30% Design Phase

60% Design Phase

90% Design Phase

Final Revisions

Advertising and Construction

ST. GEORGE LITTLE VALLEY PICKLEBALL COMPLEX

Sunrise completed the site and civil engineering design for the St. George Little Valley Pickleball Complex. St. George City was awarded the Utah Parks and Recreation Association "Innovation of the Year" Award for the complex. Project coordination included a series of design iteration meetings with city staff and the Southern Utah Pickleball Association. Site amenities include post-tensioned concrete courts with chain link fence and wind screen, a MUSCO court lighting system to allow for night tournaments, a public announcer's system, magnetic tournament and announcement boards, a central pavilion-type tournament command center, shade structures, on-site parking improvements, a restroom and storage building, etc.



ST. GEORGE BLOOMINGTON PICKLEBALL COURTS & EXPANSION

Sunrise Engineering was contracted to provide field design and construction administration on a design-build pickleball court project for St. George City. The project consisted of a four-court, post-tensioned concrete pickleball court facility complete with site storm drain system modifications, sub-grade and base course preparation, placement of the concrete court with perimeter and access sidewalks, site grading, etc. Court amenities included surface finishing, perimeter fencing, net posts, and nets. Sunrise provided engineering design for a MUSCO court lighting system compatible with and tying into the existing field lighting system at the park.



MESQUITE CITY PICKLEBALL COURT COMPLEX

In response to strong community demand for pickleball courts, Mesquite City contracted Sunrise Engineering to design a pickleball complex. The City wanted to explore options that maximized the number of courts while leaving room for shade structures, restrooms, and a pavilion. Sunrise combined this with feedback obtained from a public workshop to develop a concept that worked for the City and residents. Sunrise prepared both the Phase I and Phase II plans for the 14-court complex which included post-tensioned concrete slabs, a restroom/concession/programming building, and miscellaneous utility improvements. The design also included trench and planter drains for easy maintenance and attractive landscaping tailored to Mesquite's arid climate.



Representative Sunrise Post-Tensioned Concrete Court Projects

PROJECT NAME	CLIENT	PROJECT TYPE	
St. George Little Valley Pickleball Complex	City of St. George	Pickleball Courts	Paul Stead, Park Planning Landscape Architect paul.stead@sgcity.org, 435.627.4538
St. George Bloomington Pickleball Court Expansion	City of St. George	Pickleball Courts	Shane Moore, Parks & Community Services Director shane.moore@sgcity.org, 435.703.1489
Washington City Boilers Park Pickleball Courts	Washington City	Pickleball Courts	Barry Blake, Leisure Services Director bblake@washingtontcity.org, 435.656.6300
Washington Green Spring Park Pickleball Courts	Classic Builders, Inc. (Washington, UT)	Pickleball Courts	Barry Blake, Leisure Services Director bblake@washingtontcity.org, 435.656.6300
Mesquite City Pickleball Court Complex	Mesquite City	Pickleball Courts	Travis Anderson, Public Works Dept. Head tanderson@mesquitenv.gov, 702.346.5237
Entrada Country Club Court Improvements	Entrada Country Club	Pickleball/Tennis Courts	David Hall, General Manager dhall@troon.com, 435.986.2203
Sun River Villas Pickleball Courts	Sun River Homeowner's Association	Pickleball Courts	Shane Moore, Parks & Community Services Director shane.moore@sgcity.org, 435.703.1489
St. George Hidden Valley Park Courts Replacement	City of St. George	Tennis/Basketball Courts	Shane Moore, Parks & Community Services Director shane.moore@sgcity.org, 435.703.1489
Sun River Pickleball Court Replacement	Sun River Homeowner's Association	Pickleball Courts	Shane Moore, Parks & Community Services Director shane.moore@sgcity.org, 435.703.1489
St. George Bloomington Pickleball Courts	City of St. George	Pickleball Courts	Shane Moore, Parks & Community Services Director shane.moore@sgcity.org, 435.703.1489
SUU Pickleball Courts	Southern Utah University	Pickleball Courts	Ben Johnson, Manager johnsonb@suu.edu, 435.586.7716
Ivins Desert Rose Park Pickleball Courts	Ivins City	Pickleball Courts	Marc Christensen, Parks & Recreation Director mchristensen@ivinsutah.gov, 435-634-7719
SUU Tennis Court Reconstruction	Southern Utah University	Tennis Courts	Ben Johnson, Manager johnsonb@suu.edu, 435.586.7716
Enterprise City Park Court Improvements	Enterprise City	Pickleball/Tennis/Basketball Courts	Adam Bowler, City Administrator adam@enterpriseutah.org, 435.878.2221
Salt Lake City Fairmont Park Pickleball Courts	Salt Lake City Corporation	Pickleball Courts	Ron Salisbury, Landscape Architect ronald.salisbury@slcgov.com, 801.535.6157
Draper City South Fork Park Pickleball Courts	Draper City	Pickleball Courts	Brad Jensen, Project Manager brad.jensen@draperutah.gov, 801.576.6549
ICSD Canyon View High School Tennis Courts	Iron County School District	Tennis Courts	Hunter Shaheen, Energy Specialist hunter.shaheen@ironmail.org, 435.586.2804
ICSD Cedar High Tennis Courts Reconstruction	Iron County School District	Tennis Courts	Hunter Shaheen, Energy Specialist hunter.shaheen@ironmail.org, 435.586.2804
South Jordan City Pickleball Courts	City of South Jordan	Pickleball Courts	Brad Klavano, City Engineer bklavano@sjc.utah.gov, 801.254.3742
West Jordan City Ron Woods Park Pickleball Courts	West Jordan	Pickleball Courts	Nikolai Halverson, Senior Engineer 801.569.5078
Mapleton Ira Allan Park Pickleball & Futsal Courts	Mapleton City	Pickleball/Futsal Courts	Logan Miner, Parks & Recreation Director lminer@mapleton-ut.gov, 801-806-9122
Salt Lake 11th Avenue Park Court Improvements	Salt Lake City Corporation	Pickleball/Tennis Courts	Ron Salisbury, Landscape Architect ronald.salisbury@slcgov.com, 801.535.6157
Snyderville Basin Recreation District Tennis Courts	Snyderville Basin Special Recreation District	Tennis Courts	Brian Hanton, Recreation & Park Manager bhanton@basinrecreation.org, 435.640.8470
Salt Lake Dee Glen Smith Court Repair	Salt Lake City Corporation	Tennis Courts	Ron Salisbury, Landscape Architect ronald.salisbury@slcgov.com, 801.535.6157
Fillmore City North Park Pickleball Courts	Fillmore City	Pickleball Courts	Matt Haupt, Public Works Director 435.253.0701

Key Personnel

At Sunrise, we understand that when you select a professional services team, you are ultimately selecting people - people that you will be working with side by side for years to come. Effective teams do not happen by accident. It can take years of collaborative efforts between the people involved to identify and harness the unique talents of each team member in order to improve upon and strengthen the team - and ultimately a client's project. Our team members have worked together for many years on a wide variety of projects, including the ones shown in our project experience section that are very similar to yours.

Each of the team members will be available to perform the necessary duties and tasks associated with the Hurricane Downtown Pickleball Courts Design project. Each member of the team has demonstrated extreme professionalism on previous projects, going the extra mile and doing what it takes to finish projects on time and with quality.



NATE WALLENTINE, PE | Project Manager/Pickleball Court Design Specialist

EDUCATION	YEARS IN PROFESSION	REGISTRATIONS	OFFICE LOCATION
ME - Civil Engineering	7; 7 with Sunrise	PE UT #12338863	St. George, UT

Nate has significant experience in delivering community parks and recreation facilities. He has been directly involved in more than 20 park projects, including several high-profile post-tensioned concrete court projects. His expertise spans park facilities master planning, concept planning, and project management from design through construction. Nate has worked closely with communities to facilitate public involvement and ensure projects align with local needs and budgets. His practical approach and commitment to well-designed, functional spaces have helped create lasting community assets.



JOE PHILLIPS, PE | QA/QC/Principal-in-Charge/Vice President

EDUCATION	YEARS IN PROFESSION	REGISTRATIONS	OFFICE LOCATION
MS - Civil Engineering	24; 24 with Sunrise	PE UT #4777017	St. George, UT

Joe has extensive experience in the planning, design, and construction of municipal park and recreation projects, including a focus on post-tensioned concrete court projects. Over his career, he has delivered or advised on nearly 125 park projects, including over 40 post-tensioned court projects. Joe has played a key role in developing community parks and recreation facilities, preparing facility planning studies, and advising clients on facility costs and operational needs. Many of his projects have required public involvement, securing public funding packages, and coordinating with local, state, and federal jurisdictions to ensure successful project delivery.



TAYLOR TORGENSEN, PE | Pickleball Court Design Specialist

EDUCATION	YEARS IN PROFESSION	REGISTRATIONS	OFFICE LOCATION
BS - Civil Engineering	6; 6 with Sunrise	PE UT #13511625	St. George, UT

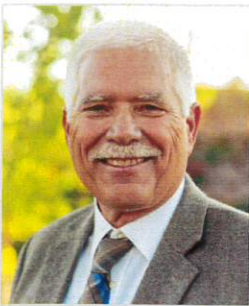
Taylor has been significantly involved with parks and recreation work throughout his time at Sunrise. He's served as lead designer and project manager for the St. George Little Valley Pickleball Expansion and Curly Hollow Park projects as well as roles on numerous other park projects. Taylor's expertise and experience extends beyond parks and recreation to include design and construction management for roadway and utility projects, including several high-profile roadway projects. Taylor prides himself on working closely with clients to develop concepts and deliver projects that meet a client's vision while staying within their budgets.



JOHN JACOBSEN, PE | Pickleball Court Design Specialist

EDUCATION	YEARS IN PROFESSION	REGISTRATIONS	OFFICE LOCATION
BS - Civil Engineering	5; 5 with Sunrise	PE UT #14191996-2202	St. George, UT

John has a variety of experience in projects related to parks & recreation, site design, water, wastewater, transportation, municipal engineering, and master plan updates. He brings multiple experiences in pickleball projects to the team, including Bloomington Park Pickleball Expansion, Mesquite Pickleball Court Project, and St. George Little Valley Pickleball Expansion. He's also gained valuable experience as lead designer for the Zion Corridor Trail project in addition to project and construction management for several large water improvement projects.



ROGER BUNDY | R&B Surveying | Topographic Survey

YEARS IN PROFESSION	REGISTRATIONS	OFFICE LOCATION
48	PLS UT #170822-2201	Washington, UT

Roger Bundy is a Licensed Professional Land Surveyor in Utah and Arizona. Roger has worked in the surveying profession since 1977. He has extensive experience in project management, surveying, and project design. His surveying experience has included various preliminary, construction, and boundary surveys and preparation of legal descriptions and roadway dedication platting. Roger has in-depth knowledge of the area of the proposed improvement project and regularly works in Hurricane.



MIKE WONENBERG | G. Brown Design | Landscaping

EDUCATION	YEARS IN PROFESSION	REGISTRATIONS	OFFICE LOCATION
BS - Landscape Architecture	24	PLA UT # 7456909-5301	Murray, UT

Mike is a Licensed Landscape Architect with 24 years of experience planning and designing parks, trails, governmental operation facilities, and civic spaces. Mike has a passion for designing unique parks with sports courts incorporated into the design maximizing a site's potential to become an asset to the surrounding community. Mike brings to the table a diverse background of project experience working on both parks, sport courts, and trails projects. This distinctive blend of creating community amenities and practical landscapes strikes a balance between form and function.



STEVEN WELLS | Landmark Testing | Geotechnical Investigation

EDUCATION	YEARS IN PROFESSION	REGISTRATIONS	OFFICE LOCATION
BS - Integrated Engineering	26	PE UT # 9617310-2202	St. George, UT

Steven has 26 years of experience in geotechnical engineering, construction materials testing, laboratory testing, and project management. He has provided engineering services on residential, commercial, municipal, UDOT, ADOT, NDOT, Federal Highway Administration, Bureau of Indian Affairs, and Federal Aviation Administration projects. Steven provides a comprehensive scope of work for projects and provides his team of technicians, geologists, and engineers with the tools necessary to complete the work on schedule and within budget. His knowledge and experience of geotechnical issues, and field and laboratory testing make him a great resource to clients, laboratory, and field technicians to assure the required investigations and testing and frequency of testing are completed per project needs and standards.



IAN MADISON, PE | BNA Consulting | Lighting & Electrical Design

EDUCATION	YEARS IN PROFESSION	REGISTRATIONS	OFFICE LOCATION
BS - EET	16	PE UT #7892177-2202	St. George, UT

Raised in southern Utah, Ian specializes in full electric design, focusing on fire alarm systems, utility coordination, and construction administration. He takes pride in working with his team to create sustainable designs that meet clients' needs for the long term. Ian enjoys visiting construction sites to see how designs are implemented and loves returning years later, sharing his role in the building's design with his children.

2025 Downtown Pickleball Courts Design
Consultant Selection

	Civil Science	Sunrise Engineering
Project Approach (35)	31	34.6
Project Experience (35)	32.2	33.6
Schedule and Staff (30)	29.4	28.4
Totals:	92.6	96.6

Reviewer 1		Reviewer 2		Reviewer 3		Reviewer 4		Review
34	35	33	33	30	35	33	35	25
32	35	32	34	35	30	32	34	30
30	28	30	29	30	25	32	30	25

wer 5

35
35
30



STAFF COMMENTS

Item: Consideration and possible approval of **HIL25-01, a Request for an Exception to the Sensitive Lands Ordinance** for retaining walls located at 760 S 1480 W.

Discussion: The applicant is requesting an exception to the Sensitive Lands Ordinance, which limits the height of retaining walls or stacked rock walls to no more than 16 feet within a 50-foot horizontal distance. This request pertains to a retaining-wall extension that was constructed without building permits on Lot 50 of Scenic Pointe Phase 2, which was subject to the Sensitive Lands Ordinance when the subdivision was approved. The lot was originally designed as a walk-out-basement lot; however, the owner wanted a flat pad and constructed a two-tiered rockery-faced wall with a combined height of 15 feet to create a level lot. Taking into account the existing 5-foot walls on the adjacent lots, the combined wall height is 20 feet, which exceeds the 16-foot maximum by four feet. An exception to the height requirement may be granted by the City Council pursuant to Section 10-24-3(G)(1) of the Hurricane City Code if they determine, after a recommendation from the Planning Commission, that the four following conditions have been established:

1. The non-compliant retaining wall is based on sound and generally accepted engineering and land development principles;
2. The non-compliant retaining wall will result in equal or better protection than development under normal standards;
3. The non-compliant retaining wall is consistent with the purposes of the Sensitive Lands ordinance; and
4. The non-compliant retaining wall is consistent with the general plan policies affecting sensitive lands.

Findings.

The applicant has provided geotechnical and civil engineering reports certifying that the wall's construction meets the compaction requirements and design recommendations contained in the Scenic Point geotechnical recommendations. These reports have been reviewed and accepted by the Building Official. Planning staff have also reviewed the wall construction and have determined that it does not conflict with the intent or purpose of the Sensitive Lands Ordinance or with any provisions in the General Plan, and therefore find that the four conditions needed for approval of the requested exception have been satisfied.

3/13/2025 Planning Commission.

The Planning Commission reviewed and considered the exception request after discussion with staff, the applicant, and a neighboring property owner (Aaron Earles) who reported the unpermitted

construction. The Planning Commission expressed concern about setting a negative precedent by approving something that was constructed without permits or without going through the proper process, and they do not want to condone builders who "ask for forgiveness instead of permission." The applicants stated that they didn't know that building extensions to existing retaining walls that were previously constructed by the subdivision developer required building permits. The Commission discussed the option of denying the exception, but felt it would be unreasonable since the four conditions required for approving the exception have been adequately satisfied. The Commission unanimously recommended that the City Council approve the requested exception. – Gary Cupp

Property Information.

Address: 760 S 1480 W

Parcel No.: H-SPCE-2-50

Lot Size: 0.46 Ac

Buildings: Vacant lot

Zoning: Single Family Residential R1-10

General Plan: Single Family

Findings:

Recommendation:



Application

Application Accepted Date: 02/20/2025		Valuation		\$	0.00				
Type of Improvement: Sensitive Lands Application		PERMIT FEES							
Description:		Sub Total:		\$	0.00				
Tenant / Project Name: 50 - Scenic Pointe		Permit Total:		\$	0.00				
Bldg. Address: 760 S 1480 W		Amount Paid:		\$	0.00				
City: Hurricane City State: UT Zip: 84737		Remaining Due:		\$	0.00				
Subdivision: Scenic Pointe Phase: 2									
Block: Lot #: 50 Parcel ID #: H-SCPE-2-50									
Property Owner: Kendra Elliot									
Permit Contact: Terry Spinks									
Email: terry.tccustomhome@gmail.com									
CONTACT INFORMATION									
Engineer of Record: Rosenberg									
Email: Cole.tccustomhome@gmail.com P: (435) 817-5280									
General Contractor: cole spinks									
License #: 11962656-5501 P: (435) 817-5280									
Address: 3625 W 2540 S									
City: 84737 State: UT Zip: 84737									
Email: Cole.tccustomhome@gmail.com									
APPLICATION DETAILS									
DRAFT									
						APPROVALS		DATE	INFO
Setbacks		Front:	Rear:	Left:	Right:				
Min.									
Actual:									
APPLICATION NUMBER: PLANHIL25-01									
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.									
Applicant Name: Cole Spinks									
Signature of Applicant/Authorized Agent or Owner: Date:									
Application Approved By: Date:									
Application Issued By: Date:									
Receipt #:									

February 11, 2025

Hurricane City Planning Department

147 North 870 West
Hurricane, Utah 84737

C/O TC Custom Home and Design, LLC

Terry Spinks
3625 West 2540 South
Hurricane, Utah 84737



**Subject: Sensitive Lands Alternative Solution
Scenic Point, Phase 2, Lot 50
Hurricane, Utah
Job # 14501-25-001**

Dear Planning and Zoning Administrator,

This letter has been prepared to formally seek an exception to Hurricane City's Sensitive Lands Ordinance (Chapter 24), as provided specifically in Section 10-24-3, as it pertains to Scenic Point, Phase 2, Lot 50 (originally platted as Lot 70).

Scenic Point subdivision was designed in 2006 with the subdivision plans being fully approved in January 2007. The subdivision construction plans were for the entire subdivision with graded roads and lots left with original topographic grades (no pads). 1480 West Road was constructed with an approximate 8.75% road grade. Lot pad grades were left to the builder to determine finished floor elevations based on the particular home design. Using the approved grading plan, home pad elevations have been estimated to be 3375.00 for Lot 50, 3354.00 for Lot 55, and 3352.00 for Lot 56 (see attached excerpt from the grading plan). This is an estimated 21-23-foot vertical difference between adjoining lots. At the time this was acceptable, and the construction plans were approved. The approved subdivision plans predate the Sensitive Land Ordinance which was codified in 2008.

Recently, stacked rock retaining walls have been constructed to improve Lot 50 for a slab-on-grade home. The recent construction consists of a two-tiered stacked rock wall with the upper tier being 7.0-feet tall and the lower tier being 8.0-foot tall, a total of 15-feet. The existing homes on Lots 55 and 56 have approximately 5-foot tall retaining walls in their backyards. The builder has been made aware that the newly constructed retaining walls exceed the permissible total height of 16-feet within a range of 50-feet as indicated in the Sensitive Land Ordinance.

Hurricane City code, Section 10-24-3-G, allows City Council to grant exceptions to the Sensitive Lands Ordinance based on generally accepted engineering principles and the existing lot size before the effective date of adoption of the ordinance. The following demonstrates evidence in

support of the exception:

1. The subdivision lots were platted before the Sensitive Lands ordinance.
2. To mitigate the approved lot elevation difference, a two-tiered rockery faced reinforced fill slope was designed by AGECE. A copy of AGECE's design is attached.
3. AGECE inspected the retaining walls during construction and prepared a compliance letter stating that the rockery faced reinforced fill slope was built meeting compaction requirements. A copy of AGECE's letter is attached.
4. The lot is graded to direct stormwater drainage away from the rockery walls to drain into storm drains installed with Scenic Point Phase 2 improvements.

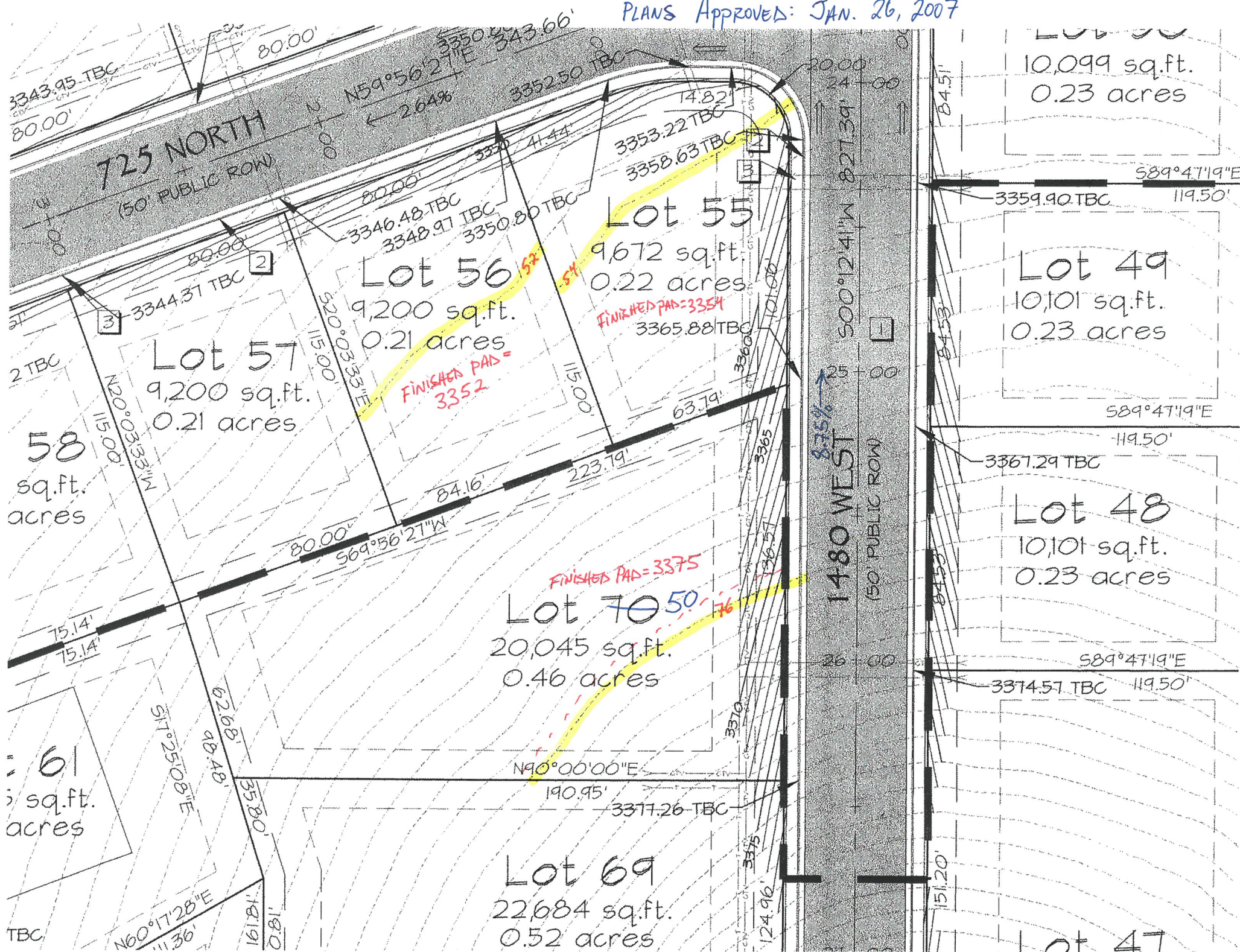
We appreciate your consideration to grant an exception to the Sensitive Lands Ordinance for the subject walls. Should you have any questions regarding this request, please contact us at your convenience at (435) 673-8586.

ROSENBERG ASSOCIATES

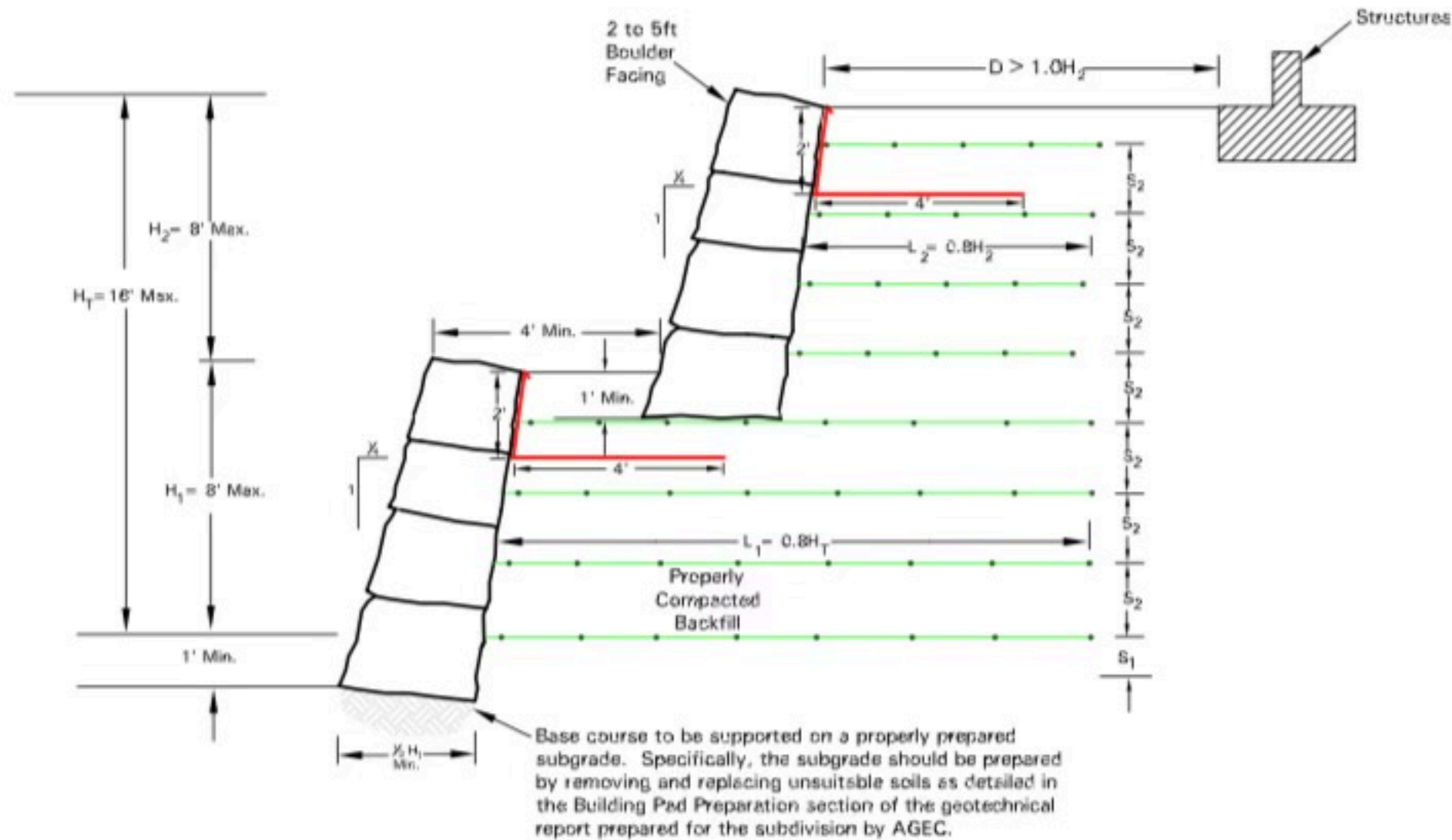


Rob Reid, PE, PLS
Principal

PLANS APPROVED: JAN. 26, 2007



BLACK RIDGE
HURRICANE, UTAH



Key:

- Mirafi 140N Filter Fabric
- Geosynthetic Reinforcement

Note: See Figure 9 for Notes

By: G. Wayne Rogers, P.E.

AGEC

Applied GeoTech

December 12, 2024

TC Custom Home & Design, LLC
3625 West 2540 South
Hurricane, Utah 84737

Attention: Terry Spinks
Email: terry.tccustomhome@gmail.com

Subject: Rockery Wall Compaction Testing Summary
Scenic Pointe, Phase 2, Lot 50
Hurricane, Utah
AGEC Project Number 2241633

- References:
1. "Geotechnical Investigation" report provided by Rosenberg Associates, Project Number 4531-04 dated October 27, 2004.
 2. "Rockery Faced Reinforced Fill Slope" design provided by AGECE, Project Number 2222132 dated August 16, 2023.
 3. Compaction testing and observations conducted by AGECE during construction.

Applied Geotechnical Engineering Consultants, Inc. (AGECE) was requested to provide our professional opinion on whether the level of compaction of the rockery wall backfill measured by in-place density tests meets the compaction recommendation provided in the report referenced above.

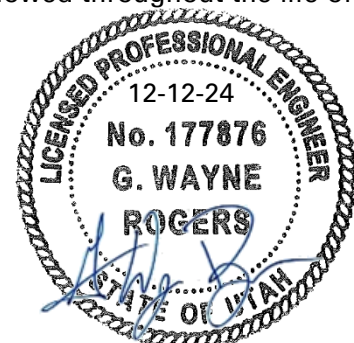
Based on our observations and compaction test results (Reference No. 3), it is our professional opinion that the work tested by AGECE was measured to meet the compaction criteria contained within Reference Nos. 1 and 2.

The recommendations provided in the referenced report should be followed throughout the life of the structure.

Please call if further consultation or observations are required.

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

G. Wayne Rogers, P.E.





December 12, 2024

TC Custom Home & Design, LLC
3625 West 2540 South
Hurricane, Utah 84737

Attention: Terry Spinks
Email: terry.tccustomhome@gmail.com

Subject: Rockery Wall Compaction Testing Summary
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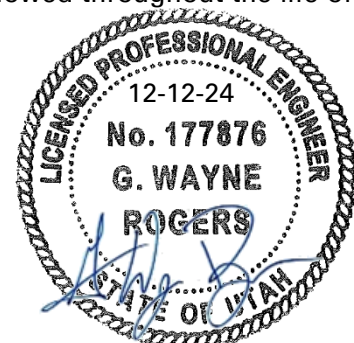
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The recommendations provided in the referenced report should be followed throughout the life of the structure.

Please call if further consultation or observations are required.

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

G. Wayne Rogers, P.E.



PROJECT: Scenic Pointe, Phase 2, Lot 50

ADDRESS: Hurricane, Utah

CONTRACTOR: TC Custom Home & Design, LLC

PROJECT NUMBER: 2241633

DATE: July 25, 2024

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 20

SITE VISITS:

START TIME: 1:30 PM

FINISH TIME: 3:00 PM

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

WEATHER: Clear

TEMPERATURE RANGE (°F): 105 to 110

WINDS: Moderate

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete		Concrete Cylinders		
Reinforced Concrete		Concrete Cores		None
Sample Pick-up		Grout Samples		
Soils	1.50	Masonry Prisms		None
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		None
Cancelled Visit		Shotcrete Panel		
				None
Total Hours	1.50			ORIGINAL DATE(s):

OBSERVATIONS:

AGEC was on site as requested to perform in place density tests for a rockery wall backfill. Imported materials from Observation Estates, Lot 5 was used. All tests taken met required specifications. Stuart with SO Dirtworks was on site and notified of all test results.



Jerimia Parker

RECEIVED BY

COMPANY

CONSTRUCTION
OBSERVER

CERTIFICATION #

Reviewed By:

PW

Date:

8/4/2024

This field memo contains information related to the referenced project. The information contained herein should be considered preliminary until reviewed by the project manager. All test results or other data contained herein are subject to review prior to inclusion in our project report(s). The information provided does not constitute an engineering evaluation or opinion regarding the suitability of the subject work or materials. This field memo and the reported data herein shall not be reproduced, except in full, without the prior written approval of AGECEC. If you have any questions or require clarification, please contact AGECEC at the phone number provided below.



BOULDER FACED SLOPE INSPECTION SHEET

Project No: 2241633

Date: 7/25/2024

Technician/Engineer: Jerimia Parker

Client: TC Custom Home & Design, LLC

Project Name: Scenic Pointe, Phase 2, Lot 50

Location: Hurricane, Utah

Weather: Clear Moderate

Boulder-faced Slope Report No:

Date:

General Observations (ie, no. of tiers, height, condition, facing bedrock cut or facing embankment fill?, etc.):

Two Tier Wall on the West End of Lot 50

Category	Observation	Approved? (yes or no)	Corrective Action Required
Embedment:	1' Embedment	Yes	
Boulder Type:	Basalt	Yes	
Ave. Base Boulder Size:	2' to 5'	Yes	
Ave. Top Boulder Size:	2' to 5'		
Slope Batter :	4 to 1		
Geogrid Type:	5XT	Yes	
Geogrid Spacing:	2' Vertical	Yes	
Geogrid Length:	10'	Yes	
Filter Fabric:	Mirafi 140N	Yes	
Drain:	N/A		

SKETCH OF EXISTING SLOPE CROSS -SECTION

PROJECT: Scenic Pointe, Phase 2, Lot 50

ADDRESS: Hurricane, Utah

CONTRACTOR: TC Custom Home & Design, LLC

PROJECT NUMBER: 2241633

DATE: July 26, 2024

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 20

SITE VISITS:

START TIME: 9:00 AM

FINISH TIME: 10:00 AM

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

WEATHER: Clear

TEMPERATURE RANGE (°F): 90 to 95

WINDS: Calm

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete		Concrete Cylinders		
Reinforced Concrete		Concrete Cores		None
Sample Pick-up		Grout Samples		
Soils	1.00	Masonry Prisms		None
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		None
Cancelled Visit		Shotcrete Panel		
				None
Total Hours	1.00			ORIGINAL DATE(s):

OBSERVATIONS:

AGEC was on site as requested to perform in place density tests for a rockery wall backfill. Imported materials from Observation Estates, Lot 5 was used. All tests taken met required specifications. Stuart with SO Dirtworks was on site and notified of all test results.



Jerimia Parker

RECEIVED BY

COMPANY

CONSTRUCTION
OBSERVER

CERTIFICATION #

Reviewed By:

TS

Date:

8/12/2024

This field memo contains information related to the referenced project. The information contained herein should be considered preliminary until reviewed by the project manager. All test results or other data contained herein are subject to review prior to inclusion in our project report(s). The information provided does not constitute an engineering evaluation or opinion regarding the suitability of the subject work or materials. This field memo and the reported data herein shall not be reproduced, except in full, without the prior written approval of AGECE. If you have any questions or require clarification, please contact AGECE at the phone number provided below.



BOULDER FACED SLOPE INSPECTION SHEET

Project No: 2241633

Date: 7/26/2024

Technician/Engineer: Jerimia Parker

Client: TC Custom Home & Design, LLC

Project Name: Scenic Pointe, Phase 2, Lot 50

Location: Hurricane, Utah

Weather: Clear Calm

Boulder-faced Slope Report No:

Date:

General Observations (ie, no. of tiers, height, condition, facing bedrock cut or facing embankment fill?, etc.):

Two Tier Wall on the West End of Lot 50

Category	Observation	Approved? (yes or no)	Corrective Action Required
Embedment:	1' Embedment	Yes	
Boulder Type:	Basalt	Yes	
Ave. Base Boulder Size:	2' to 5'	Yes	
Ave. Top Boulder Size:	2' to 5'		
Slope Batter :	4 to 1		
Geogrid Type:	5XT	Yes	
Geogrid Spacing:	2' Vertical	Yes	
Geogrid Length:	10'	Yes	
Filter Fabric:	Mirafi 140N		
Drain:	N/A		

SKETCH OF EXISTING SLOPE CROSS -SECTION

PROJECT: Scenic Pointe, Phase 2, Lot 50

ADDRESS: Hurricane, Utah

CONTRACTOR: TC Custom Home & Design, LLC

PROJECT NUMBER: 2241633

DATE: July 29, 2024

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 20

SITE VISITS:

START TIME: 8:30 AM

FINISH TIME: 10:00 AM

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

WEATHER: Clear

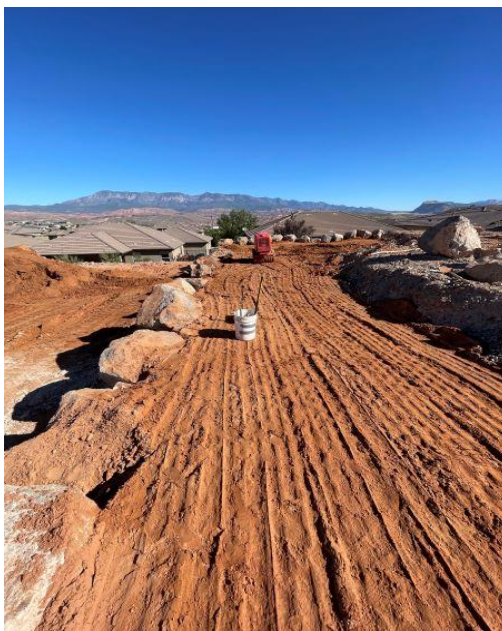
TEMPERATURE RANGE (°F): 80 to 85

WINDS: Calm

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete		Concrete Cylinders		
Reinforced Concrete		Concrete Cores		None
Sample Pick-up		Grout Samples		
Soils	1.50	Masonry Prisms		None
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		None
Cancelled Visit		Shotcrete Panel		
				None
Total Hours	1.50			ORIGINAL DATE(s):

OBSERVATIONS:

AGEC was on site as requested to perform in place density tests for a rockery wall backfill. Imported materials from Observation Estates, Lot 5 was used. All tests taken met required specifications. Stuart with SO Dirtworks was on site and notified of all test results.



Jerimia Parker

RECEIVED BY

COMPANY

CONSTRUCTION
OBSERVER

CERTIFICATION #

Reviewed By:

TS

Date:

8/12/2024

This field memo contains information related to the referenced project. The information contained herein should be considered preliminary until reviewed by the project manager. All test results or other data contained herein are subject to review prior to inclusion in our project report(s). The information provided does not constitute an engineering evaluation or opinion regarding the suitability of the subject work or materials. This field memo and the reported data herein shall not be reproduced, except in full, without the prior written approval of AGECEC. If you have any questions or require clarification, please contact AGECEC at the phone number provided below.



BOULDER FACED SLOPE INSPECTION SHEET

Project No: 2241633

Date: 7/29/2024

Technician/Engineer: Jerimia Parker

Client: TC Custom Home & Design, LLC

Project Name: Scenic Pointe, Phase 2, Lot 50

Location: Hurricane, Utah

Weather: Clear Calm

Boulder-faced Slope Report No:

Date:

General Observations (ie, no. of tiers, height, condition, facing bedrock cut or facing embankment fill?, etc.):

Two Tier Wall on the West End of Lot 50

Category	Observation	Approved? (yes or no)	Corrective Action Required
Embedment:	1' Embedment	Yes	
Boulder Type:	Basalt	Yes	
Ave. Base Boulder Size:	2' to 5'	Yes	
Ave. Top Boulder Size:	2' to 5'		
Slope Batter :	4 to 1		
Geogrid Type:	5XT	Yes	
Geogrid Spacing:	2' Vertical	Yes	
Geogrid Length:	10'	Yes	
Filter Fabric:	Mirafi 140N		
Drain:	N/A		

SKETCH OF EXISTING SLOPE CROSS -SECTION

PROJECT: Scenic Pointe, Phase 2, Lot 50

ADDRESS: Hurricane, Utah

CONTRACTOR: TC Custom Home & Design, LLC

PROJECT NUMBER: 2241633

DATE: July 31, 2024

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 20

SITE VISITS:

START TIME: 7:30 AM

FINISH TIME: 9:00 AM

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

WEATHER: Clear

TEMPERATURE RANGE (°F): 70 to 75

WINDS: Calm

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete		Concrete Cylinders		
Reinforced Concrete		Concrete Cores		None
Sample Pick-up		Grout Samples		
Soils	1.50	Masonry Prisms		None
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		None
Cancelled Visit		Shotcrete Panel		
				None
Total Hours	1.50			ORIGINAL DATE(s):

OBSERVATIONS:

AGEC was on site as requested to perform in place density tests for a rockery wall backfill. Imported materials from Observation Estates, Lot 5 was used. All tests taken met required specifications. Stuart with SO Dirtworks was on site and notified of all test results.



Jerimia Parker

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CONSTRUCTION
OBSERVER

CERTIFICATION #

Reviewed By:

TS

Date:

8/13/2024

This field memo contains information related to the referenced project. The information contained herein should be considered preliminary until reviewed by the project manager. All test results or other data contained herein are subject to review prior to inclusion in our project report(s). The information provided does not constitute an engineering evaluation or opinion regarding the suitability of the subject work or materials. This field memo and the reported data herein shall not be reproduced, except in full, without the prior written approval of AGECEC. If you have any questions or require clarification, please contact AGECEC at the phone number provided below.



NUCLEAR GAUGE SERIAL NO.:	25783
DENSITY STANDARD COUNT:	1322
MOISTURE STANDARD COUNT:	633
Page:	1 of 1

Remarks: BFG = Below Finish Grade

Proctor ID	ASTM Test Method	Soil Description
A	D-1557	240605B - silty sand (SM)

600 West Sandy Parkway • Sandy, Utah 84070 • (801) 566-6399 • FAX (801) 566-6493
1420 South 270 East • St. George, Utah 84790 • (435) 673-6850 • FAX (435) 673-1044



BOULDER FACED SLOPE INSPECTION SHEET

Project No: 2241633

Date: 7/31/2024

Technician/Engineer: Jerimia Parker

Client: TC Custom Home & Design, LLC

Project Name: Scenic Pointe, Phase 2, Lot 50

Location: Hurricane, Utah

Weather: Clear Calm

Boulder-faced Slope Report No:

Date:

General Observations (ie, no. of tiers, height, condition, facing bedrock cut or facing embankment fill?, etc.):

Two Tier Wall on the West End of Lot 50

Category	Observation	Approved? (yes or no)	Corrective Action Required
Embedment:	1' Embedment	Yes	
Boulder Type:	Basalt	Yes	
Ave. Base Boulder Size:	2' to 5'	Yes	
Ave. Top Boulder Size:	2' to 5'		
Slope Batter :	4 to 1		
Geogrid Type:	5XT	Yes	
Geogrid Spacing:	2' Vertical	Yes	
Geogrid Length:	10'	Yes	
Filter Fabric:	Mirafi 140N		
Drain:	N/A		

SKETCH OF EXISTING SLOPE CROSS -SECTION

PROJECT: Scenic Pointe, Phase 2, Lot 50

ADDRESS: Hurricane, Utah

CONTRACTOR: TC Custom Home & Design, LLC

PROJECT NUMBER: 2241633

DATE: August 2, 2024

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 20

SITE VISITS:

START TIME: 8:00 AM FINISH TIME: 9:30 AM

START TIME: FINISH TIME:

START TIME: FINISH TIME:

START TIME: FINISH TIME:

WEATHER: Clear

TEMPERATURE RANGE (°F): 80 to 85

WINDS: Calm

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete		Concrete Cylinders		
Reinforced Concrete		Concrete Cores		None
Sample Pick-up		Grout Samples		
Soils	1.50	Masonry Prisms		None
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		None
Cancelled Visit		Shotcrete Panel		
				None
Total Hours	1.50			ORIGINAL DATE(s):

OBSERVATIONS:

AGEC was on site as requested to perform in place density tests for a rockery wall backfill. Imported materials from Observation Estates, Lot 5 was used. All tests taken met required specifications. Stuart with SO Dirtworks was on site and notified of all test results.



Jerimia Parker

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CONSTRUCTION
OBSERVER

CERTIFICATION #

Reviewed By:

TS

Date:

8/14/2024

This field memo contains information related to the referenced project. The information contained herein should be considered preliminary until reviewed by the project manager. All test results or other data contained herein are subject to review prior to inclusion in our project report(s). The information provided does not constitute an engineering evaluation or opinion regarding the suitability of the subject work or materials. This field memo and the reported data herein shall not be reproduced, except in full, without the prior written approval of AGECE. If you have any questions or require clarification, please contact AGECE at the phone number provided below.



BOULDER FACED SLOPE INSPECTION SHEET

Project No: 2241633

Date: 8/2/2024

Technician/Engineer: Jerimia Parker

Client: TC Custom Home & Design, LLC

Project Name: Scenic Pointe, Phase 2, Lot 50

Location: Hurricane, Utah

Weather: Clear Calm

Boulder-faced Slope Report No:

Date:

General Observations (ie, no. of tiers, height, condition, facing bedrock cut or facing embankment fill?, etc.):

Two Tier Wall on the West End of Lot 50

Category	Observation	Approved? (yes or no)	Corrective Action Required
Embedment:	1' Embedment	Yes	
Boulder Type:	Basalt	Yes	
Ave. Base Boulder Size:	2' to 5'	Yes	
Ave. Top Boulder Size:	2' to 5'	Yes	
Slope Batter :	4 to 1	Yes	
Geogrid Type:	5XT	Yes	
Geogrid Spacing:	2' Vertical	Yes	
Geogrid Length:	10'	Yes	
Filter Fabric:	Mirafi 140N	Yes	
Drain:	N/A		

SKETCH OF EXISTING SLOPE CROSS -SECTION

PROJECT: Scenic Pointe, Phase 2, Lot 50

ADDRESS: Hurricane, Utah

CONTRACTOR: TC Custom Home & Design, LLC

PROJECT NUMBER: 2241633

DATE: August 5, 2024

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 20

SITE VISITS:

START TIME: 1:30 PM

FINISH TIME: 3:00 PM

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

WEATHER: Clear

TEMPERATURE RANGE (°F): 100 to 105

WINDS: Calm

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete		Concrete Cylinders		
Reinforced Concrete		Concrete Cores		None
Sample Pick-up		Grout Samples		
Soils	1.50	Masonry Prisms		None
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		None
Cancelled Visit		Shotcrete Panel		
				None
Total Hours	1.50			ORIGINAL DATE(s):

OBSERVATIONS:

AGEC was on site as requested to perform in place density tests for a rockery wall backfill. Imported materials from Observation Estates, Lot 5 was used. All tests taken met required specifications. Stuart with SO Dirtworks was on site and notified of all test results.



Jerimia Parker

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COMPANY

CONSTRUCTION
OBSERVER

CERTIFICATION #

Reviewed By:

TS

Date:

8/15/2024

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NUCLEAR GAUGE SERIAL NO.: 25783

DENSITY STANDARD COUNT: 1322

MOISTURE STANDARD COUNT: 633

Page: 1 of 1

Remarks: FSG = Finished Subgrade

Proctor ID	ASTM Test Method	Soil Description
A	D-1557	240605B - silty sand (SM)

600 West Sandy Parkway • Sandy, Utah 84070 • (801) 566-6399 • FAX (801) 566-6493
1420 South 270 East • St. George, Utah 84790 • (435) 673-6850 • FAX (435) 673-1044



BOULDER FACED SLOPE INSPECTION SHEET

Project No: 2241633

Date: 8/5/2024

Technician/Engineer: Jerimia Parker

Client: TC Custom Home & Design, LLC

Project Name: Scenic Pointe, Phase 2, Lot 50

Location: Hurricane, Utah

Weather: Clear Calm

Boulder-faced Slope Report No:

Date:

General Observations (ie, no. of tiers, height, condition, facing bedrock cut or facing embankment fill?, etc.):

Two Tier Wall on the West End of Lot 50

Category	Observation	Approved? (yes or no)	Corrective Action Required
Embedment:	1' Embedment	Yes	
Boulder Type:	Basalt	Yes	
Ave. Base Boulder Size:	2' to 5'	Yes	
Ave. Top Boulder Size:	2' to 5'	Yes	
Slope Batter :	4 to 1	Yes	
Geogrid Type:	5XT	Yes	
Geogrid Spacing:	2' Vertical	Yes	
Geogrid Length:	10'	Yes	
Filter Fabric:	Mirafi 140N	Yes	
Drain:	N/A		

SKETCH OF EXISTING SLOPE CROSS -SECTION

PROJECT: Scenic Pointe, Phase 2, Lot 50

ADDRESS: Hurricane, Utah

CONTRACTOR: TC Custom Home & Design, LLC

PROJECT NUMBER: 2241633

DATE: August 6, 2024

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 20

SITE VISITS:

START TIME: 1:30 PM

FINISH TIME: 2:30 PM

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

WEATHER: Clear

TEMPERATURE RANGE (°F): 105 to 110

WINDS: Calm

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete		Concrete Cylinders		
Reinforced Concrete		Concrete Cores		None
Sample Pick-up		Grout Samples		
Soils	1.00	Masonry Prisms		None
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		None
Cancelled Visit		Shotcrete Panel		
				None
Total Hours	1.00			ORIGINAL DATE(s):

OBSERVATIONS:

AGEC was on site as requested to perform in place density tests for a rockery wall backfill. Imported materials from Observation Estates, Lot 5 was used. All tests taken met required specifications. Stuart with SO Dirtworks was on site and notified of all test results.



Jerimia Parker

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COMPANY

CONSTRUCTION
OBSERVER

CERTIFICATION #

Reviewed By:

TS

Date:

8/15/2024

This field memo contains information related to the referenced project. The information contained herein should be considered preliminary until reviewed by the project manager. All test results or other data contained herein are subject to review prior to inclusion in our project report(s). The information provided does not constitute an engineering evaluation or opinion regarding the suitability of the subject work or materials. This field memo and the reported data herein shall not be reproduced, except in full, without the prior written approval of AGECE. If you have any questions or require clarification, please contact AGECE at the phone number provided below.



NUCLEAR GAUGE SERIAL NO.: 25783

DENSITY STANDARD COUNT: 1322

MOISTURE STANDARD COUNT: 633

Page: 1 of 1

Remarks: BFG= below finish grade

Proctor ID	ASTM Test Method	Soil Description
A	D-1557	240605B - silty sand (SM)

600 West Sandy Parkway • Sandy, Utah 84070 • (801) 566-6399 • FAX (801) 566-6493
1420 South 270 East • St. George, Utah 84790 • (435) 673-6850 • FAX (435) 673-1044



BOULDER FACED SLOPE INSPECTION SHEET

Project No: 2241633

Date: 8/6/2024

Technician/Engineer: Jerimia Parker

Client: TC Custom Home & Design, LLC

Project Name: Scenic Pointe, Phase 2, Lot 50

Location: Hurricane, Utah

Weather: Clear Calm

Boulder-faced Slope Report No:

Date:

General Observations (ie, no. of tiers, height, condition, facing bedrock cut or facing embankment fill?, etc.):

Two Tier Wall on the West End of Lot 50

Category	Observation	Approved? (yes or no)	Corrective Action Required
Embedment:	1' Embedment	Yes	
Boulder Type:	Basalt	Yes	
Ave. Base Boulder Size:	2' to 5'	Yes	
Ave. Top Boulder Size:	2' to 5'	Yes	
Slope Batter :	4 to 1	Yes	
Geogrid Type:	5XT	Yes	
Geogrid Spacing:	2' Vertical	Yes	
Geogrid Length:	10'	Yes	
Filter Fabric:	Mirafi 140N	Yes	
Drain:	N/A		

SKETCH OF EXISTING SLOPE CROSS -SECTION

PROJECT: Scenic Pointe, Phase 2, Lot 50

ADDRESS: Hurricane, Utah

CONTRACTOR: TC Custom Home & Design, LLC

PROJECT NUMBER: 2241633

DATE: August 9, 2024

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 20

SITE VISITS:

START TIME: 12:30 PM

FINISH TIME: 1:30 PM

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

WEATHER: Clear

TEMPERATURE RANGE (°F): 90 to 95

WINDS: Calm

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete		Concrete Cylinders		
Reinforced Concrete		Concrete Cores		None
Sample Pick-up	1.00	Grout Samples		
Soils		Masonry Prisms		None
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		None
Cancelled Visit		Shotcrete Panel		
				None
Total Hours	1.00			ORIGINAL DATE(s):

OBSERVATIONS:

AGEC was on site as requested for a sample pick-up for a proctor. One proctor was picked-up and delivered to the AGECEC lab for further testing. Stuart with SO Dirt works was on site and notified of proctor pick-up.

Jerimia Parker

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COMPANY

CONSTRUCTION
OBSERVER

CERTIFICATION #

Reviewed By:

PW

Date:

8/19/2024

This field memo contains information related to the referenced project. The information contained herein should be considered preliminary until reviewed by the project manager. All test results or other data contained herein are subject to review prior to inclusion in our project report(s). The information provided does not constitute an engineering evaluation or opinion regarding the suitability of the subject work or materials. This field memo and the reported data herein shall not be reproduced, except in full, without the prior written approval of AGECEC. If you have any questions or require clarification, please contact AGECEC at the phone number provided below.

Applied Geotechnical Engineering Consultants, Inc.

Project Number 2241633
Project Name Scenic Pointe, Phase 2, Lot 50
Client TC Custom Home & Design, LLC

FIELD TECH SETUP SHEET

Delivered to Lab Date 8/9/2024
Tested By: _____
Delivered to Lab Time N/A
Sampled By: Jerimia Parker
Date Needed ASAP

Sample Location		Number of Proctors		Bucket ID Number	Modified Proctor	Soil Class	Standard Proctor (Clay)		
		1						Material Type	Special Notes
A-080924	IMPORT material from Red Butte, On-site Stockpile			846				silty sand with gravel (SM)	

PROJECT: Scenic Pointe, Phase 2, Lot 50

ADDRESS: Hurricane, Utah

CONTRACTOR: TC Custom Home & Design, LLC

PROJECT NUMBER: 2241633

DATE: August 16, 2024

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 20

SITE VISITS:

START TIME: 5:00 PM

FINISH TIME: 6:30 PM

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

WEATHER: Clear

TEMPERATURE RANGE (°F): 100 to 105

WINDS: Calm

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete		Concrete Cylinders		
Reinforced Concrete		Concrete Cores		None
Sample Pick-up		Grout Samples		
Soils	1.50	Masonry Prisms		None
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		None
Cancelled Visit		Shotcrete Panel		
				None
Total Hours	1.50			ORIGINAL DATE(s):

OBSERVATIONS:

AGEC was on site as requested to perform in place density tests for a rockery wall backfill. Imported crusher fines from Hurricane Ready Mix was used. All tests taken met required specifications. Stuart with SO Dirtworks was notified of all test results via phone call.



RECEIVED BY	/	COMPANY	Jerimia Parker	2179303
			CONSTRUCTION OBSERVER	CERTIFICATION #

Reviewed By:

TS

Date:

8/27/2024

This field memo contains information related to the referenced project. The information contained herein should be considered preliminary until reviewed by the project manager. All test results or other data contained herein are subject to review prior to inclusion in our project report(s). The information provided does not constitute an engineering evaluation or opinion regarding the suitability of the subject work or materials. This field memo and the reported data herein shall not be reproduced, except in full, without the prior written approval of AGECEC. If you have any questions or require clarification, please contact AGECEC at the phone number provided below.



BOULDER FACED SLOPE INSPECTION SHEET

Project No: 2241633

Date: 8/16/2024

Technician/Engineer: Jerimia Parker

Client: TC Custom Home & Design, LLC

Project Name: Scenic Pointe, Phase 2, Lot 50

Location: Hurricane, Utah

Weather: Clear Calm

Boulder-faced Slope Report No:

Date:

General Observations (ie, no. of tiers, height, condition, facing bedrock cut or facing embankment fill?, etc.):
Two tier wall on the west / northwest end of lot 50.

Category	Observation	NOTES:
Embedment:	1' Embedment	
Facing Type (Block or Boulder):	Basalt	
Average Base Block/Boulder Size:	2' to 5'	
Average Top Block/BoulderSize:	2' to 5'	
Slope Batter :	4 to 1	
Geogrid Type:	5XT	
Geogrid Spacing:	2' Vertical	
Geogrid Length:	10'	
Filter Fabric:	Mirafi 140N	
Drain:	N/A	

PROJECT: Scenic Pointe, Phase 2, Lot 50

ADDRESS: Hurricane, Utah

CONTRACTOR: TC Custom Home & Design, LLC

PROJECT NUMBER: 2241633

DATE: August 19, 2024

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 14

SITE VISITS:

START TIME: 1:30 PM FINISH TIME: 3:00 PM

START TIME: FINISH TIME:

START TIME: FINISH TIME:

START TIME: FINISH TIME:

WEATHER: Clear

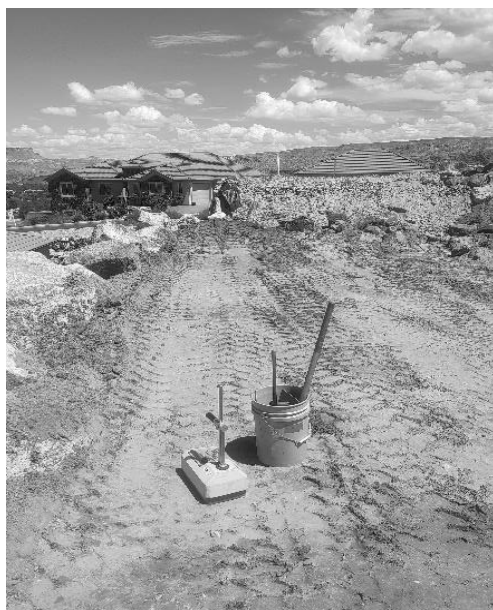
TEMPERATURE RANGE (°F): 95 to 100

WINDS: Calm

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete		Concrete Cylinders		
Reinforced Concrete		Concrete Cores		NON-COMPLIANCE ITEM(S) FOLLOW UP:
Sample Pick-up		Grout Samples		
Soils	1.50	Masonry Prisms		None
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		ORIGINAL DATE(s):
Cancelled Visit		Shotcrete Panel		
Total Hours	1.50			

OBSERVATIONS:

AGEC was on site as requested to perform in place density tests on rockery wall. Native material was used. Tests taken met project requirements. Stuart with SO Dirtworks was notified of tests results.



RECEIVED BY

COMPANY

Hediel Perez
CONSTRUCTION
OBSERVER

CERTIFICATION #

Reviewed By:

TS

Date:

8/28/2024

This field memo contains information related to the referenced project. The information contained herein should be considered preliminary until reviewed by the project manager. All test results or other data contained herein are subject to review prior to inclusion in our project report(s). The information provided does not constitute an engineering evaluation or opinion regarding the suitability of the subject work or materials. This field memo and the reported data herein shall not be reproduced, except in full, without the prior written approval of AGECE. If you have any questions or require clarification, please contact AGECE at the phone number provided below.



NUCLEAR GAUGE SERIAL NO.:	22936
DENSITY STANDARD COUNT:	1448
MOISTURE STANDARD COUNT:	651
Page:	1 of 1

Remarks: BFG = Below Finish Grade, FSG = Finish Subgrade

ABC = Aggregate Base Course, PZ = Pipe Zone, SMH = Sewer

PH = Pot Hole, FFG = Finish Footing Grade

<u>Hediel Perez</u>	<u>TS</u>
FIELD OBSERVER	REVIEWED BY

600 West Sandy Parkway • Sandy, Utah 84070 • (801) 566-6399 • FAX (801) 566-6493
1420 South 270 East • St. George, Utah 84790 • (435) 673-6850 • FAX (435) 673-1044



BOULDER FACED SLOPE INSPECTION SHEET

Project No: 2241633

Date: 8/19/2024

Technician/Engineer: Hedi Perez

Client: TC Custom Home & Design, LLC

Project Name: Scenic Pointe, Phase 2, Lot 50

Location: Hurricane, Utah

Weather: Clear Calm

Boulder-faced Slope Report No:

Date: 8/19/2024

General Observations (ie, no. of tiers, height, condition, facing bedrock cut or facing embankment fill?, etc.):

Category	Observation	NOTES:
Embedment:	1'	
Facing Type (Block or Boulder):	Basalt	
Average Base Block/Boulder Size:	4'X3'	
Average Top Block/Boulder Size:	N/A	
Slope Batter :	1':4'	
Geogrid Type:	3XT	
Geogrid Spacing:	2'	
Geogrid Length:	4'	
Filter Fabric:	N/A	
Drain:	N/A	

PROJECT: Scenic Pointe, Phase 2, Lot 50

ADDRESS: Hurricane, Utah

CONTRACTOR: TC Custom Home & Design, LLC

PROJECT NUMBER: 2241633

DATE: August 20, 2024

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 20

SITE VISITS:

START TIME: 4:00 PM

FINISH TIME: 5:30 PM

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

WEATHER: Clear

TEMPERATURE RANGE (°F): 105 to 110

WINDS: Calm

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete		Concrete Cylinders		
Reinforced Concrete		Concrete Cores		None
Sample Pick-up		Grout Samples		
Soils	1.50	Masonry Prisms		None
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		None
Cancelled Visit		Shotcrete Panel		
				None
Total Hours	1.50			ORIGINAL DATE(s):

OBSERVATIONS:

AGEC was on site as requested to perform in place density tests for a rockery wall backfill. Imported crusher fines from Hurricane Ready Mix was used. All tests taken met required specifications. Stuart with SO Dirtworks was on site and notified of all test results.



RECEIVED BY / COMPANY Jerimia Parker CONSTRUCTION OBSERVER 2179303 CERTIFICATION #

Reviewed By:

TS

Date:

8/28/2024

This field memo contains information related to the referenced project. The information contained herein should be considered preliminary until reviewed by the project manager. All test results or other data contained herein are subject to review prior to inclusion in our project report(s). The information provided does not constitute an engineering evaluation or opinion regarding the suitability of the subject work or materials. This field memo and the reported data herein shall not be reproduced, except in full, without the prior written approval of AGECE. If you have any questions or require clarification, please contact AGECE at the phone number provided below.



NUCLEAR GAUGE SERIAL NO.:	25783
DENSITY STANDARD COUNT:	1322
MOISTURE STANDARD COUNT:	633
Page:	1 of 1

Remarks: BFG = Below Finish Grade

Jerimia Parker
FIELD OBSERVER

TS
REVIEWED BY

Proctor ID	ASTM Test Method	Soil Description
A	D-1557	220921E - Hurricane Ready Mix Crusher Fines

600 West Sandy Parkway • Sandy, Utah 84070 • (801) 566-6399 • FAX (801) 566-6493
1420 South 270 East • St. George, Utah 84790 • (435) 673-6850 • FAX (435) 673-1044



BOULDER FACED SLOPE INSPECTION SHEET

Project No: 2241633

Date: 8/20/2024

Technician/Engineer: Jerimia Parker

Client: TC Custom Home & Design, LLC

Project Name: Scenic Pointe, Phase 2, Lot 50

Location: Hurricane, Utah

Weather: Clear Calm

Boulder-faced Slope Report No:

Date:

General Observations (ie, no. of tiers, height, condition, facing bedrock cut or facing embankment fill?, etc.):

Two tier wall on the west / northwest end of lot 50.

Category	Observation	NOTES:
Embedment:	1' Embedment	
Facing Type (Block or Boulder):	Basalt	
Average Base Block/Boulder Size:	2' to 5'	
Average Top Block/BoulderSize:	2' to 5'	
Slope Batter :	4 to 1	
Geogrid Type:	5XT	
Geogrid Spacing:	2' Vertical	
Geogrid Length:	10'	
Filter Fabric:	Mirafi 140N	
Drain:	N/A	

PROJECT: Scenic Pointe, Phase 2, Lot 50
ADDRESS: Hurricane
CONTRACTOR: TC Custom Home & Design, LLC

PROJECT NUMBER: 2241633
DATE: August 28, 2024
PERMIT NUMBER:
P.O. NUMBER:
MILEAGE (ROUND TRIP): 15

SITE VISITS:

START TIME: 12:00 PM **FINISH TIME:** 1:30 PM
START TIME: **FINISH TIME:**
START TIME: **FINISH TIME:**
START TIME: **FINISH TIME:**

WEATHER: Clear
TEMPERATURE RANGE (°F): 85 to 90
WINDS:

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		NON-COMPLIANCE ITEM(S) FOLLOW UP:
Concrete		Concrete Cylinders		
Reinforced Concrete		Concrete Cores		
Sample Pick-up		Grout Samples		
Soils	1.50	Masonry Prisms		
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		
Cancelled Visit		Shotcrete Panel		
Total Hours	1.50			ORIGINAL DATE(s):

OBSERVATIONS:

AGEC was on site as requested to perform in-place density tests on rockery wall backfill. Import from Hurricane Ready Mix Crusher Fines material was used. Tests taken met project specifications. Stuart with SO Dirtworks was notified of test results. Paperwork was left on site.



RECEIVED BY / COMPANY Devin Robles
 CONSTRUCTION OBSERVER CERTIFICATION #

Reviewed By:

Date:

This field memo contains information related to the referenced project. The information contained herein should be considered preliminary until reviewed by the project manager. All test results or other data contained herein are subject to review prior to inclusion in our project report(s). The information provided does not constitute an engineering evaluation or opinion regarding the suitability of the subject work or materials. This field memo and the reported data herein shall not be reproduced, except in full, without the prior written approval of AGECE. If you have any questions or require clarification, please contact AGECE at the phone number provided below.



STAFF COMMENTS

Agenda Date:	03/20/2025 – City Council
Application Number:	HIL25-01
Type of Application:	Sensitive Lands Exception
Action Type:	Administrative
Applicant:	Kendra Eliot
Agent:	Terry Spinks
Request:	Approval of an exception to the sensitive lands ordinance.
Location:	760 S 1480 W
Zoning:	Single Family Residential R1-10
General Plan Map:	Single Family
Recommendation:	Approve
Report Prepared by:	Gary Cupp

Discussion:

The applicant is requesting an exception to the Sensitive Lands Ordinance, which limits the height of retaining walls or stacked rock walls to no more than 16 feet within a 50-foot horizontal distance. This request pertains to a retaining-wall extension that was constructed without building permits on Lot 50 of Scenic Pointe Phase 2, which was subject to the Sensitive Lands Ordinance when the subdivision was approved. The lot was originally designed as a walk-out-basement lot; however, the owner wanted a flat pad and constructed a two-tiered rockery-faced wall with a combined height of 15 feet to create a level lot. Taking into account the existing 5-foot walls on the adjacent lots, the combined wall height is 20 feet, which exceeds the 16-foot maximum by four feet. An exception to the height requirement may be granted by the City Council pursuant to Section 10-24-3(G)(1) of the Hurricane City Code if they determine, after a recommendation from the Planning Commission, that the four following conditions have been established:

1. The non-compliant retaining wall is based on sound and generally accepted engineering and land development principles;
2. The non-compliant retaining wall will result in equal or better protection than development under normal standards;
3. The non-compliant retaining wall is consistent with the purposes of the Sensitive Lands ordinance; and
4. The non-compliant retaining wall is consistent with the general plan policies affecting sensitive lands.

As discussed in the body of this report, staff finds that the applicant has satisfied the required exception conditions. The Planning Commission reviewed and considered the exception request after discussion with staff, the applicant, and a neighboring property owner (Aaron Earles) who reported the unpermitted construction. The Planning Commission expressed concern about setting a negative precedent by approving something that was constructed without permits or without going through the proper process, and they do not want to condone builders who "ask for forgiveness instead of permission." The applicants stated that they didn't know that building extensions to existing retaining walls that were previously constructed by the subdivision developer required building permits. The Commission discussed the option of denying the exception, but felt it would be unreasonable since the four conditions required for approving the exception have been adequately satisfied. The Commission unanimously recommended that the City Council approve the requested exception.

Code Review and Analysis:

The Scenic Pointe project is subject to the Sensitive Lands Ordinance. Since the walls were not constructed pursuant to the development standards cited in the Sensitive Lands Ordinance, the applicant is requesting an exception from Hurricane City Code ("HCC") 10-24-8(C)(1), which states as follows:

The maximum height of a retaining or stacked rock wall shall not exceed 16 feet. Retaining or stacked rock walls separated by less than 50 feet of horizontal distance shall be considered as a single wall, and their combined height shall not exceed 16 feet. The 50-foot spacing standard applies to walls or slopes on the same lot and when the wall or slope is within 50 feet of a wall or slope on an adjacent lot.

HCC 10-24-3(G)(1) provides an avenue for an exception if certain conditions are met, as follows:

Exceptions to the provisions of this chapter may be granted by the City Council upon recommendation from the Planning Commission when:

- 1. An alternative solution is proposed for the protection of the sensitive land, based on sound and generally accepted engineering and land development principles, and said alternative will result in equal or better protection than development under the standards of this chapter; and is consistent with the purposes of this chapter. The alternative shall also be consistent with the general plan policies affecting sensitive lands.*

Therefore, for an exception to be warranted, the City Council will need to determine, after a recommendation from the Planning Commission, that each of the four following conditions have been established:

1. The non-compliant retaining wall is based on sound and generally accepted engineering and land development principles;
2. The non-compliant retaining wall will result in equal or better protection than development under the normal standards;
3. The non-compliant retaining wall is consistent with the purposes of the Sensitive Lands ordinance; and
4. The non-compliant retaining wall is consistent with the general plan policies affecting sensitive lands.

In support of the requested exception, the applicant has provided a statement from Rosenberg Civil Engineers, along with a report from AGECE Applied GeoTech, asserting that the two-tiered rockery-faced reinforced fill slope was designed and inspected by AGECE, who has prepared a compliance letter certifying that the slope was built meeting the compaction requirements and design recommendations contained in the project's geotechnical reports, and that the lot is graded to direct stormwater drainage away from the rockery walls to drain into the Scenic Pointe Phase 2 storm drain improvements. The engineering documents have been reviewed and accepted by the Building Official and are included in the Commission's packet. Therefore, based on the Rosenberg and AGECE certifications, staff has determined that exception conditions 1. and 2. have been satisfied.

The third and fourth exception conditions require that the non-compliant retaining wall must be consistent with the purposes of the Sensitive Lands Ordinance and the General Plan. HCC 10-24-1 states that the purpose of the Sensitive Lands Ordinance is:

To further the peace, health, safety and welfare of the inhabitants of the City, development within hillside areas must be accomplished in a manner that minimizes potential flooding and erosion; provides protection from other hazards; and encourages preservation of natural scenic beauty. The objectives to be achieved include the following:

- A. Preserve unique geologic features, ridgelines and hillsides; and maintain open space.*
- B. Minimize the amount of grading and earthwork including street excavation and site grading.*
- C. Design and construct roads to minimize scars from cuts and fills and avoid permanent scarring of hillsides.*
- D. Stabilize steep hillsides, retain moisture, prevent erosion, and preserve the beauty of unique landscape.*
- E. Encourage street right-of-way, lot layout and structure designs that minimize grading, excavation, and land disturbance generally.*
- F. Encourage density transfers and cluster type development to minimize disturbance of steep or sensitive terrain and important archaeological sites.*
- G. Maintain scenic qualities by minimizing the visual impact of manmade structures on the natural environment while allowing reasonable land use.*
- H. Protect property rights through application of the "takings review" procedure set forth in section 10-7-21 of this title.*

The retaining walls have been constructed on an existing graded residential lot within the Scenic Pointe subdivision. The construction of the walls did not damage or remove any unique geologic features, ridgelines, hillsides, archeological sites, or otherwise sensitive terrains, and have not impacted the natural scenic qualities of the City. The General Plan designation for the development is Single Family Residential, and the walls are considered typical of single-family developments and thus comply with the General Plan. And, based on the engineering certifications submitted by the applicant, the walls have not created any adverse stability or drainage conditions; therefore, staff has determined that exception conditions 3 and 4 have been satisfied.



Staff Findings:

1. Engineering certifications from Rosenberg Engineers and AGECE Applied GeoTech has been submitted indicating that the retaining walls are constructed based on sound and generally accepted engineering and land development principles. The engineering

documentation regarding the construction of the walls has been reviewed and accepted by the Building Official and Engineering Department.

2. The walls in question will not have a major visible impact on the City and have been designed to perform adequately to stabilize the hillside.
3. The construction of the retaining walls is consistent with the purposes of the Sensitive Lands Ordinance by stabilizing a steep hillside and is not considered to damage or remove any unique geologic features or impair any scenic qualities.
4. The General Plan designation for this development is “Single Family” which allows for regular development of property within the confines of the Sensitive Lands Ordinance. The walls are considered typical of single-family development.
5. Staff finds that the walls were constructed without building permits and in a manner that was not consistent with the development standards of the Sensitive Lands Ordinance; however, based on the analysis in the preceding section of this report, staff finds that the requested exception conforms to the standards and conditions required by section 10-24-3(G)(1) for granting exceptions to the ordinance.

Staff Recommendation: Staff does not support or seek to encourage any development not conducted in compliance with City codes and processes. Notwithstanding, based on the findings and analysis contained in this report, staff supports approval of the requested exception.



























SPEED LIMIT
25



STAFF COMMENTS

Item: Consideration and possible approval of **Ordinance ZC25-06, a Zone Change Amendment** request located at 1485 W 400 S from Residential Agricultural RA-1 to Residential Agricultural RA-0.5 and Single Family Residential R1-15. Parcel number H-3-2-4-1416.

Discussion: The applicant requests a zone change from a single zoning designation to a dual zone; that is, from Residential Agricultural RA-1 to Single Family Residential R1-15 and Residential Agricultural RA-0.5 on 1 acre located at 1485 W 400 S. This request is in preparation for a future lot split that would result in a 15,026-square-foot lot zoned R1-15 and a 28,611-square-foot lot zoned RA-0.5. There is an existing home on the front portion of the lot where the proposed R1-15 zone would be, while the back half of the lot is proposed to be rezoned to RA-0.5.

Findings.

The application meets the standards within the General Plan and General Plan Map.

Most of the surrounding development is large-lot single-family homes consistent with the proposed development.

The proposed amendment will not adversely impact the area since it conforms with the parameters and recommendations of the General Plan.

Services are adequate to serve the area and proposed project.

3/13/2025 Planning Commission.

The Planning Commission heard this item at the March 13, 2025, meeting. A public hearing was held and no comments or objections were received for this application. The Commission had no concerns about the request, but had clarification questions about the proposed split zone for the property. The Commission also had discussion about the planned lot split regarding the feasibility of creating a flag lot and meeting fire-turnaround requirements. They voted unanimously to approve the zone change since there is enough area on the 1-acre lot to meet all the lot-split requirements. – Gary Cupp

Property Information.

Address: 1485 W 400 S

Parcel No.: H-3-2-4-1416

Lot Size: 1.001 Ac

Buildings: 1 single-family residence and out buildings.

Zoning: Residential Agricultural RA-1

General Plan: Single Family

Findings:

Recommendation:

**Application**

Application Accepted Date: 02/19/2025		Valuation		\$	0.00												
Type of Improvement: Zone Change Application		PERMIT FEES															
Description:		Planning Fee		\$	500.00												
Tenant / Project Name: Beutler property		Planning Fee		\$	500.00												
Bldg. Address: 1485 west 400 south		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-3-2-4-1416		Remaining Due:		\$	0.00												
Zone: RA-1																	
Property Owner: Tonya Beutler																	
Permit Contact: Tonya Beutler P:(435) 632-1750		<table border="1"><thead><tr><th>APPROVALS</th><th>DATE</th><th>INFO</th></tr></thead><tbody><tr><td colspan="3" rowspan="3"> </td></tr><tr><td colspan="3"></td></tr><tr><td colspan="3"></td></tr></tbody></table>				APPROVALS	DATE	INFO									
APPROVALS	DATE					INFO											
Email: alsmyls1@gmail.com																	
CONTACT INFORMATION																	
Engineer of Record: North Rock																	
Email: northrocktechnology@gmail.com																	
General Contractor: Tonya Beutler																	
License #: P: (435) 632-1750																	
Address: 1485 west 400 south																	
City: Hurricane State: UT Zip: 84737																	
Email: Alsmyls1@gmail.com																	
APPLICATION DETAILS																	
# of Units: 0 custom text:																	
APPLICATION NUMBER: PLANZC25-06																	
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.																	
Applicant Name: Tonya W Beutler																	
Signature of Applicant/Authorized Agent or Owner: Date:																	
Application Approved By: Date:																	
Application Issued By: Date:																	
Receipt #: 223585542-02/19/25																	

NARRATIVE

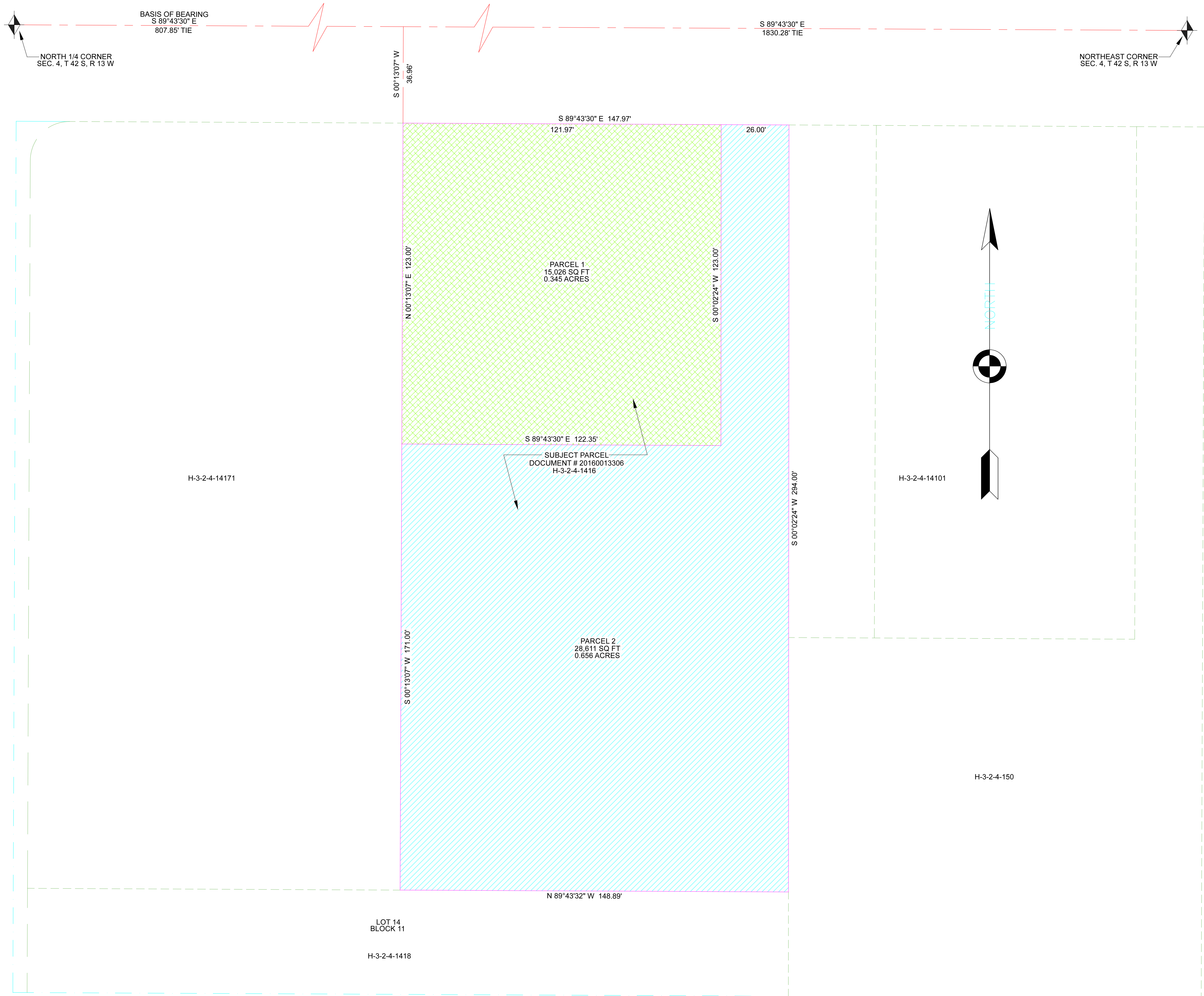
THE PURPOSE OF THIS ZONE CHANGE IS TO ADJUST THE ZONING TO ACCOMMODATE AN UPCOMING PROPOSAL FOR A LOT SPLIT OF THE BELOW DESCRIBED TRACT OF LAND. A FIELD SURVEY HAS BEEN PERFORMED, AND THE BOUNDARY CORNERS HAVE BEEN ACCEPTED OR SET AND FILING OF SAID SURVEY IS PENDING ON ACCEPTANCE OF THE CITY OF HURRICANE.

DOCUMENT NUMBER: 20160013306 (CORRECTED IN SURVEY)

BEGINNING SOUTH $89^{\circ}43'30''$ EAST ALONG THE LOT LINE 148.33 FEET FROM THE NORTHWEST CORNER OF LOT 14 BLOCK 11 HURRICANE FIELD SURVEY AND RUNNING THENCE SOUTH $89^{\circ}43'30''$ EAST 147.97 FEET TO AN EXISTING FENCE; THENCE SOUTH $00^{\circ}02'22''$ WEST ALONG FENCE LINE 294.00 FEET; THENCE NORTH $00^{\circ}02'22''$ EAST (CORRECTED NORTH $89^{\circ}43'30''$ WEST) 148.88 FEET; THENCE NORTH $00^{\circ}13'08''$ EAST 294.00 FEET TO THE POINT OF BEGINNING.

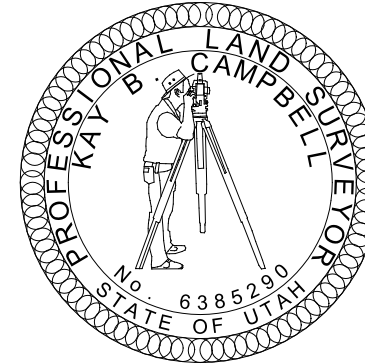
ZONE CHANGE EXHIBIT FOR LOT SPLIT FOR TONYA BUETLER

LOCATED IN THE NE 1/4, SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST, S. L. B. & M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I KAY B. CAMPBELL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6385290, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT.



FOR REVIEW

DATE 02/24/2025

Kay. B Campbell
PLS. # 6385290

LEGAL DESCRIPTION

DOCUMENT NUMBER: 20160013306

BEGINNING SOUTH 89°43'30" EAST ALONG THE LOT LINE 148.33 FEET FROM THE NORTHWEST CORNER OF LOT 14 BLOCK 11 HURRICANE FIELD SURVEY AND RUNNING THENCE SOUTH 89°43'30" EAST 147.97 FEET TO AN EXISTING FENCE; THENCE SOUTH 00°02'22" WEST ALONG FENCE LINE 294.00 FEET; THENCE NORTH NORTH 00°13'08" EAST 148.88 FEET; THENCE NORTH 00°13'08" EAST 294.00 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE BOUNDARY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE PROPOSED ZONE CHANGE FOR THE TWO PARCELS THAT THE LOT SPLIT WILL CREATE. THE BASIS OF BEARING IS **SOUTH 89°43'30" EAST** BETWEEN THE **NORTH QUARTER AND NORTHEAST** CORNERS OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST SALT LAKE BASE AND MERIDIAN.

ZONING TYPE LEGEND (EXISTING)

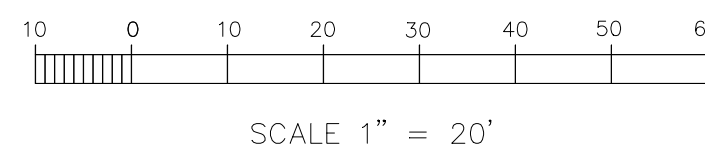
- R1-15: RESIDENTIAL 1 UNIT PER 15000 SQ FT
- RA-0.5: RESIDENTIAL AGRICULTURAL 2 UNITS PER ACRE

LEGEND LINES

- BOUNDARY
- CENTER LINE
- ADJACENT PARCELS
- SECTION LINE
- BLOCK LINE & LOT LINE

LEGEND MONUMENTS

- FOUND SECTION CORNER MONUMENT
- FOUND REBAR AND CAP AS NOTED
- SET R/C KBC PLS 6385290



PAGE 4 OF 4

CLIENT: TONYA BUETLER

**NORTHROCK
TECHNOLOGY LLC**
55 SOUTH 300 WEST
HURRICANE, UT 84737
435-619-9741

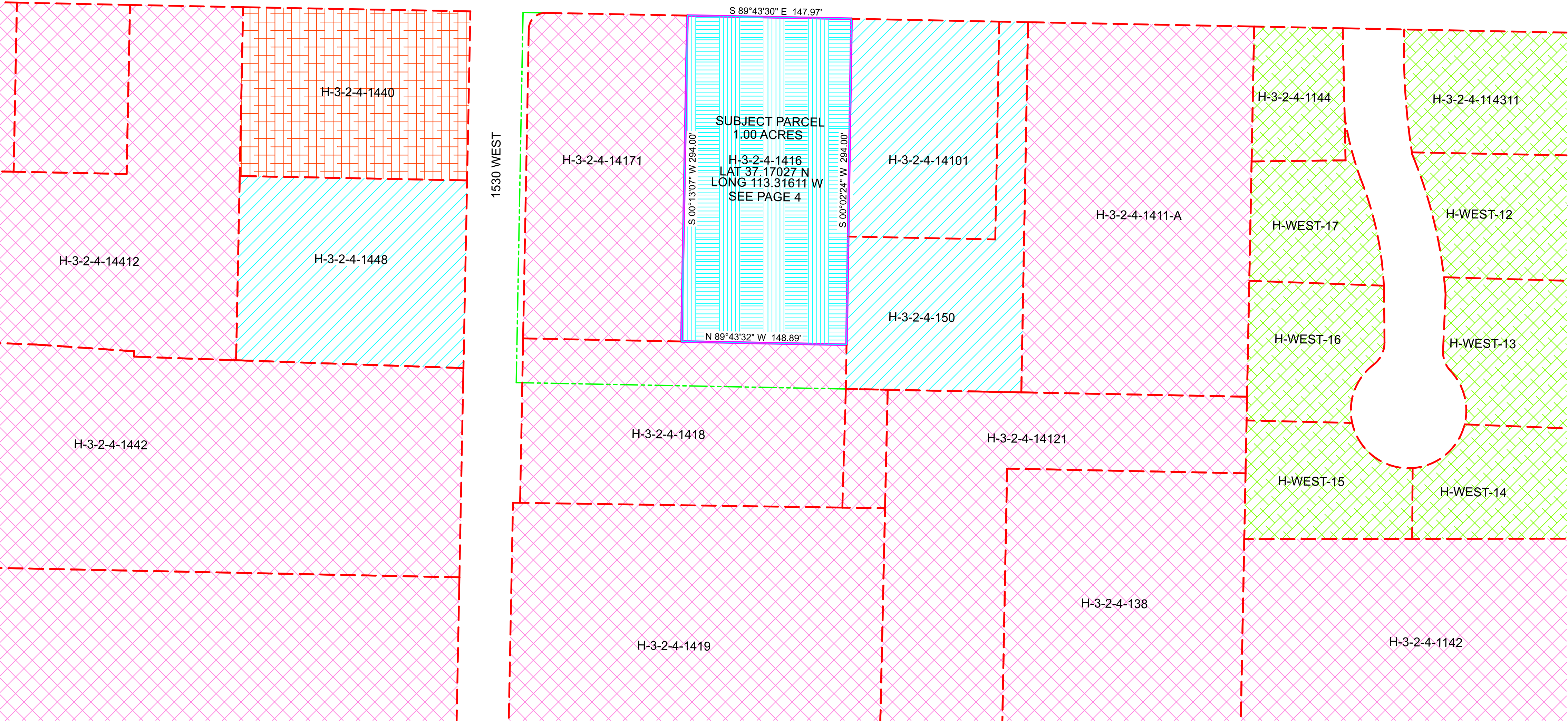
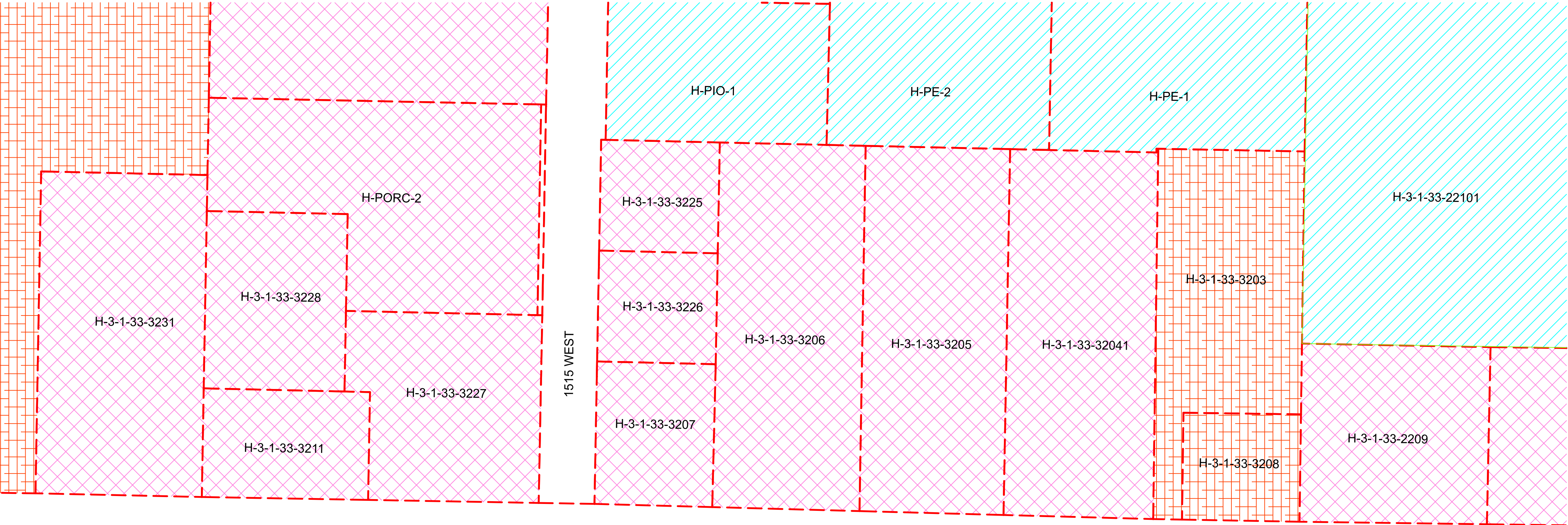
PREPARED BY: KBC & NMP



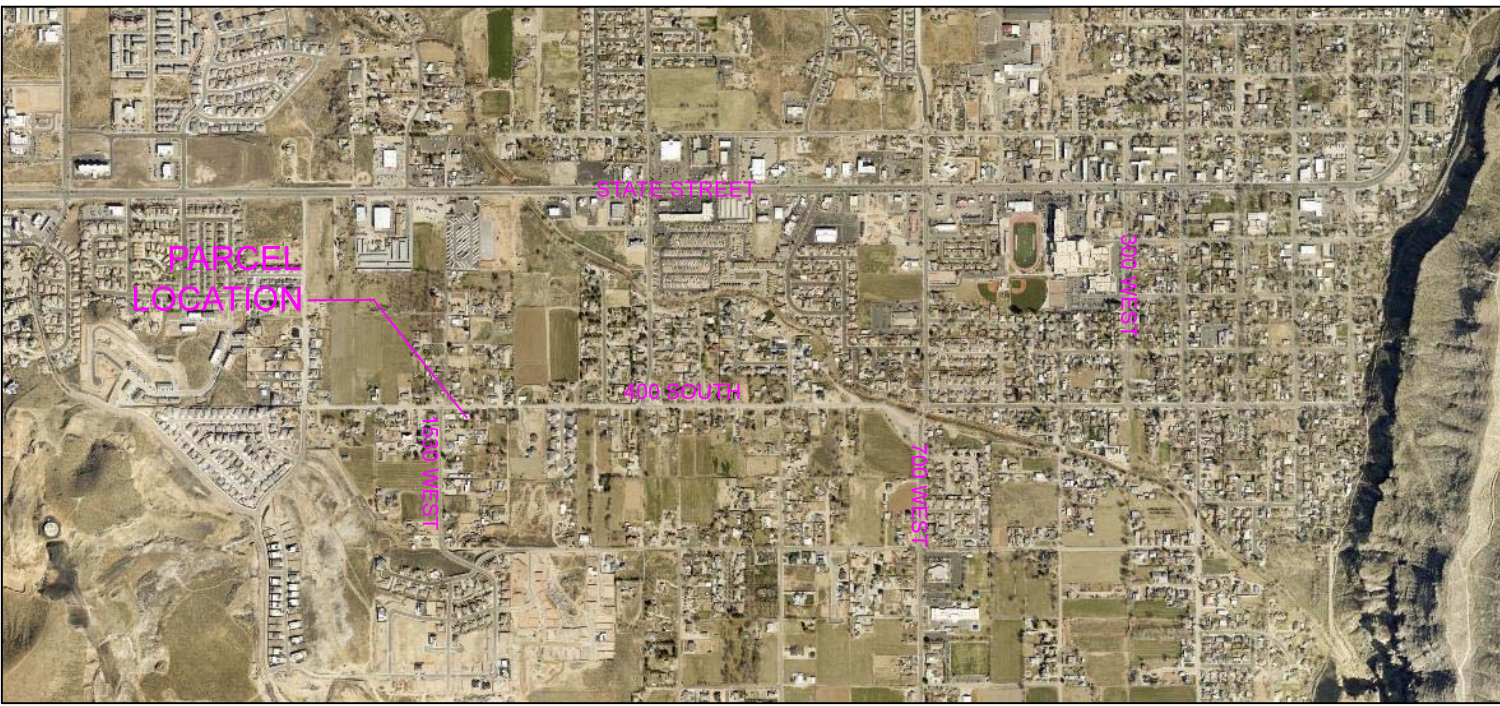
ZONE CHANGE FOR TONYA BUETLER

Located in NE 1/4 Section 4, Township 42 South, Range 13 West, S. L. B. & M.
Hurricane, Utah

ZONING TYPE MAP (PROPOSED CHANGE)



HURRICANE VICINITY MAP



VICINITY MAP IS NOT TO SCALE

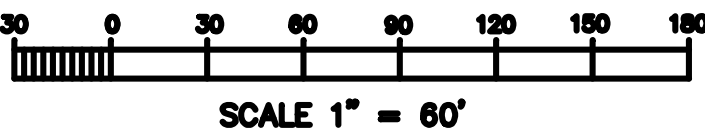
ZONE CHANGE BOUNDARY DESCRIPTION

DOCUMENT NUMBER: 20160013306

BEGINNING SOUTH 89°43'30" EAST ALONG THE LOT LINE 148.33 FEET FROM THE NORTHWEST CORNER OF LOT 14 BLOCK 11 HURRICANE FIELD SURVEY AND RUNNING THENCE SOUTH 89°43'30" EAST 147.97 FEET TO AN EXISTING FENCE; THENCE SOUTH 00°02'22" WEST ALONG FENCE LINE 294.00 FEET; THENCE NORTH 89°43'30" WEST 148.88 FEET; THENCE NORTH 00°13'08" EAST 294.00 FEET TO THE POINT OF BEGINNING.

ZONING TYPE LEGEND (PROPSD)

- RA-1: RESIDENTIAL AGRICULTURAL 1 UNIT PER ACRE
- RA-0.5: RESIDENTIAL AGRICULTURAL 2 UNITS PER ACRE
- R1-15: RESIDENTIAL 1 UNIT PER 15000 SQ FT
- R1-10: RESIDENTIAL 1 UNIT PER 10000 SQ FT
- SUBJECT PROPOSED ZONE CHANGE, SEE PAGE 4



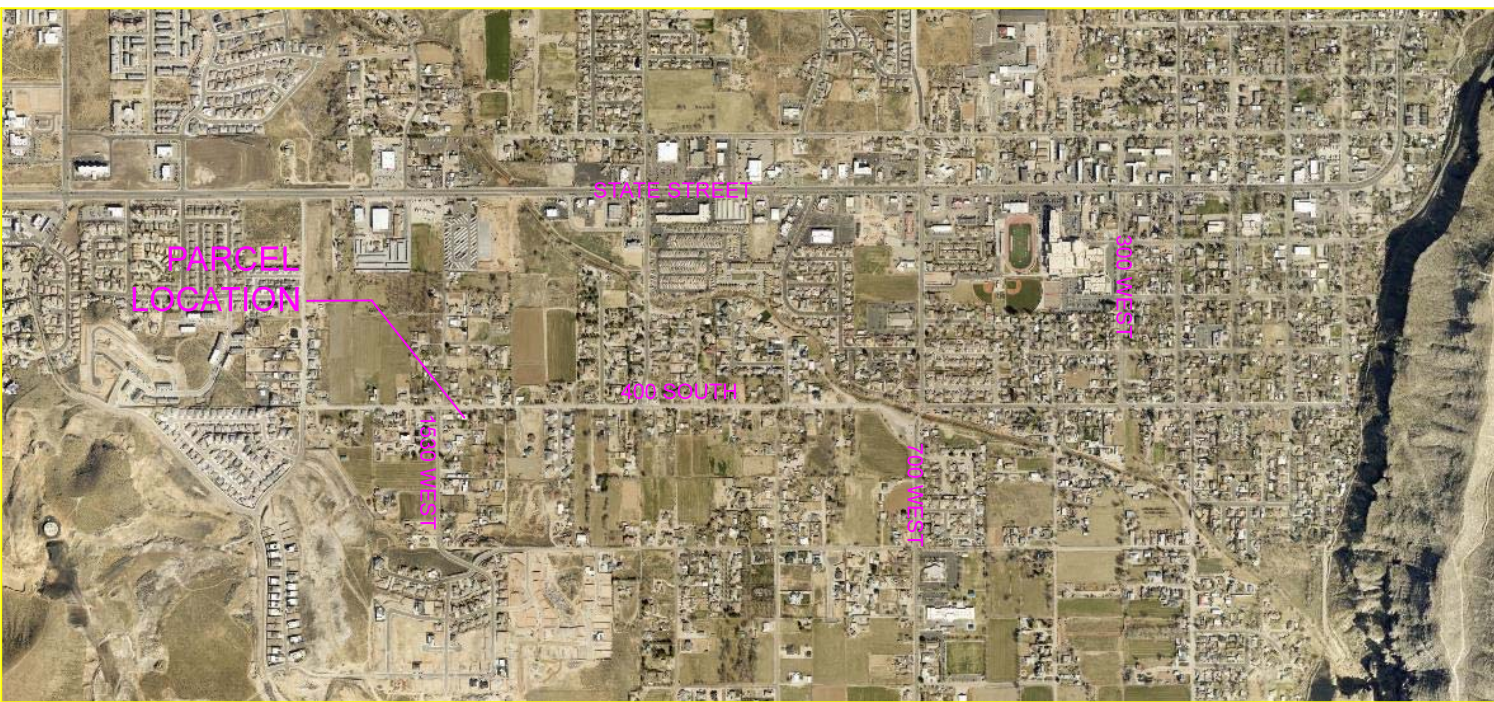
ZONE CHANGE FOR TONYA BUETLER

Located in NE 1/4 Section 4, Township 42 South, Range 13 West, S. L. B. & M.
Hurricane, Utah

ZONING TYPE MAP (PARCEL LOCATION)



HURRICANE VICINITY MAP

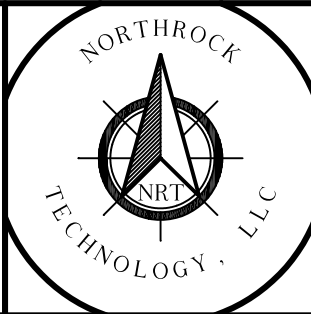
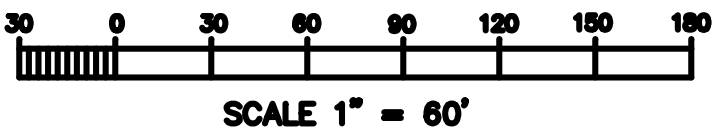


VICINITY MAP IS NOT TO SCALE

ZONE CHANGE BOUNDARY DESCRIPTION

DOCUMENT NUMBER: 20160013306

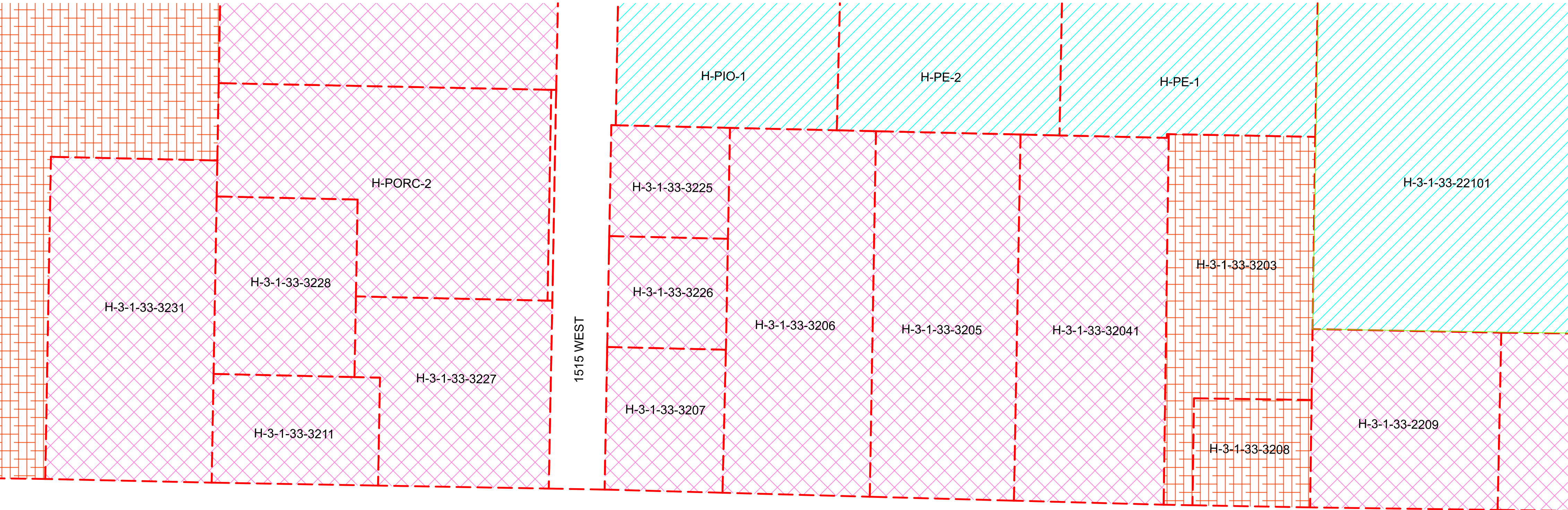
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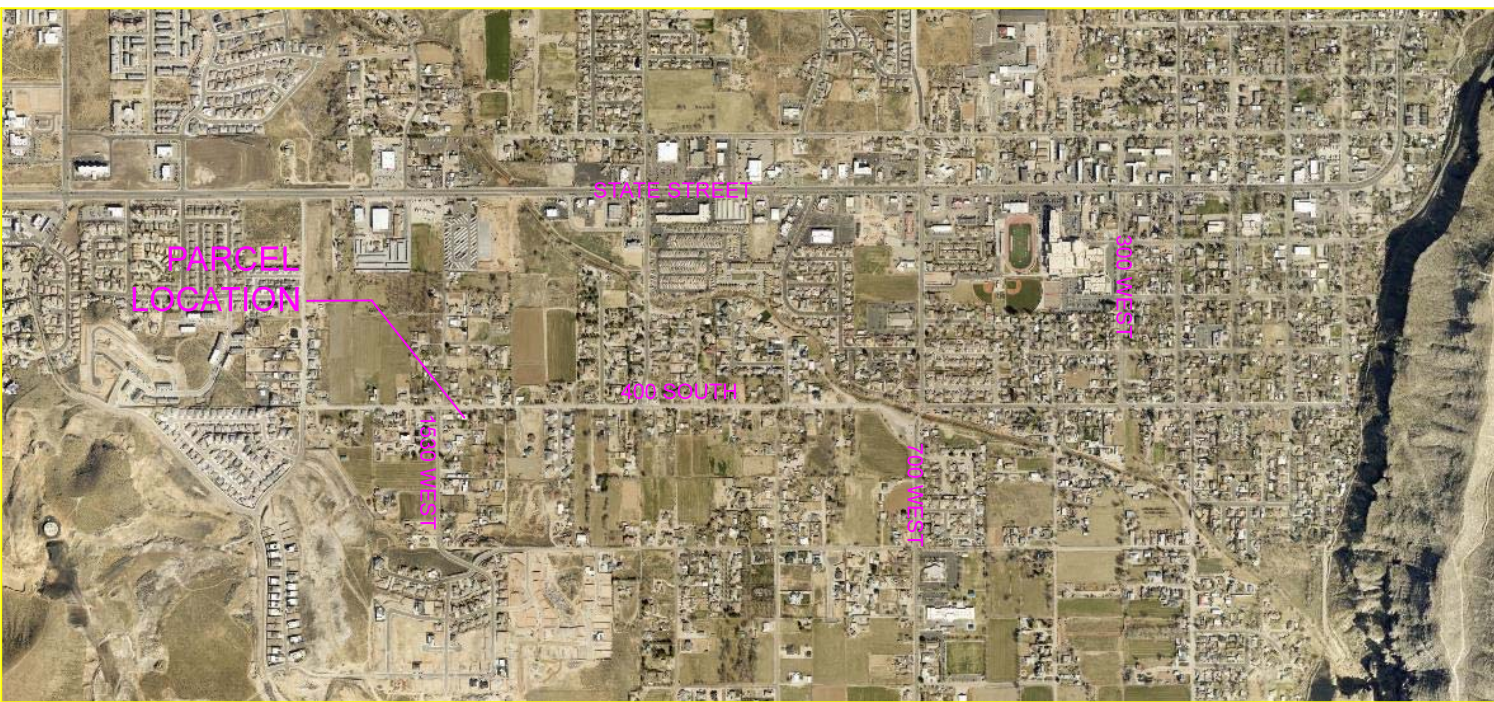
ZONE CHANGE FOR TONYA BUETLER

Located in NE 1/4 Section 4, Township 42 South, Range 13 West, S. L. B. & M.
Hurricane, Utah

ZONING TYPE MAP (EXISTING)



HURRICANE VICINITY MAP



VICINITY MAP IS NOT TO SCALE

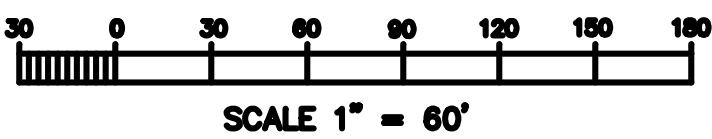
ZONE CHANGE BOUNDARY DESCRIPTION

DOCUMENT NUMBER: 20160013306

BEGINNING SOUTH 89°43'30" EAST ALONG THE LOT LINE 148.33 FEET FROM THE NORTHWEST CORNER OF LOT 14 BLOCK 11 HURRICANE FIELD SURVEY AND RUNNING THENCE SOUTH 89°43'30" EAST 147.97 FEET TO AN EXISTING FENCE; THENCE SOUTH 00°02'22" WEST ALONG FENCE LINE 294.00 FEET; THENCE NORTH 89°43'30" WEST 148.88 FEET; THENCE NORTH 00°13'08" EAST 294.00 FEET TO THE POINT OF BEGINNING.

ZONING TYPE LEGEND (EXISTING)

- RA-1: RESIDENTIAL AGRICULTURAL
1 UNIT PER ACRE
- RA-0.5: RESIDENTIAL AGRICULTURAL
2 UNITS PER ACRE
- R1-15: RESIDENTIAL
1 UNIT PER 15000 SQ FT
- R1-10: RESIDENTIAL
1 UNIT PER 10000 SQ FT





STAFF COMMENTS

Agenda Date:	03/20/2025 – City Council
Application Number:	ZC25-06
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Tonya Beutler
Agent:	
Request:	Zone Change from RA-1 to R1-15 and RA-0.5.
Location:	1485 W 400 S
Zoning:	RA-1
General Plan Map:	Single Family
Recommendation:	Approve
Report Prepared by:	Gary Cupp

Discussion:

The applicant requests a zone change from a single zoning designation to a dual zone; that is, from Residential Agricultural RA-1 to Single Family Residential R1-15 and Residential Agricultural RA-0.5 on 1 acre located at 1485 W 400 S. This request is in preparation for a future lot split that would result in a 15,026-square-foot lot zoned R1-15 and a 28,611-square-foot lot zoned RA-0.5. There is an existing home on the front portion of the lot where the proposed R1-15 zone would be, while the back half of the lot is proposed to be rezoned to RA-0.5. The Planning Commission heard this item at the March 13, 2025, meeting. No comments or objections were received at the public hearing for this application. The Commission had no concerns about the request, but had clarification questions about the proposed split zone for the property. The Commission also had discussion about the planned lot split regarding the feasibility of creating a flag lot and meeting fire-turnaround requirements. They voted unanimously to approve the zone change since there is enough area on the 1-acre lot to meet all the lot-split requirements.

	Zoning	Adjacent Land Use
North	RA-1	Single Family Homes, some agriculture
East	RA-0.5	Single Family Homes, some agriculture
South	RA-1	Single Family Homes, some agriculture
West	RA-1	Single Family Homes, some agriculture



Zone changes on any parcel of land within the City of Hurricane requires consideration of the following factors pursuant to Title 10 – Hurricane City Land Use Ordinance, Section 10-7-7 (cited below):

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.*

Analysis:

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 Single Family, which recommends that,
“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.”

The applicant is proposing two zoning designations for this property. The first one, R1-15, conforms with the Single Family General Plan designation for the area while the second, RA-0.5, does not. But since RA-0.5 conforms more closely to the Single Family General Plan standard than the existing RA-1 zone, this proposal will improve consistency with the General Plan.

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 lots. There is R1-15 zoning and R1-10 zoning in the vicinity of this request; therefore, this zoning is largely harmonious with the surrounding zoning and development.

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

Response: The proposed amendment is within the area densities supported by the General Plan, and most of the immediately adjacent property is developed in a relatively similar manner as proposed for the subject property.

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

Response: See JUC comments below. There are no concerns with the adequacy of public facilities to serve one additional home.

Other Considerations

JUC Comments:

The following comments will need to be addressed

1. **Public Works:** No concerns.
2. **Power:** If power is being requested to the back lot we will need to know the size. Primary power would need to be brought from 400 s to the back parcel. A primary design from the power dept will be needed. Need proper distances from other utilities.
3. **Sewer:** No comment.
4. **Streets:** Okay with a lot split.
5. **Water:** Okay. Will need a fire hydrant.
6. **Engineering:** Engineering asserts that changing all the parent parcel (H-3-2-4-1416) from RA-1 to RA-0.5 is consistent with Hurricane City's General Plan, is harmonious with the character of the existing development in the vicinity of the property, it will not increase the potential adverse

effects to adjacent property than what is currently allowed by the existing zone, and public facilities should be adequate with typical work performed by the applicant.

7. **Fire:** Turnaround required. Possible hydrant to be installed.
8. **Cable:** [No comments received.]
9. **Phone:** [No comments received.]
10. **Fiber:** [No comments received.]
11. **Gas:** Okay.
12. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

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 consistent with the proposed development.
3. The proposed amendment will not adversely impact the area, since it conforms with the parameters and recommendations of the General Plan.
4. Services are adequate to serve the area and proposed project.

Recommendation: The City Council should review this application based on standards within the Hurricane City Code. Staff recommends approval subject to staff and JUC comments.



STAFF COMMENTS

Item: Consideration and possible approval of **LUCA25-01, a Land Use Code Amendment** to Title 10 Chapter 15 regarding Planned Commercial standards.

Discussion: In response to direction by the City Council, the Planning Department has proposed updates to the requirements of the Planned Commercial zoning designation located in Chapter 15 of Title 10. The intent of the update is to increase the percentage requirement for the commercial component in the Planned Commercial zoning district. For requests to rezone properties to the Planned Commercial designation, the current code standard requires a minimum 20 percent of the development area be used for commercial activities, and another 20 percent for long-term residential uses with the remaining 60 percent to be used for additional commercial, residential, or open space uses. The desire of the City Council is to encourage more commercial development to benefit the city and its residents; therefore, staff was directed to increase the minimum percentage for the commercial component of any proposed Planned Commercial developments to 70 percent. The residential minimum was not proposed to be changed and will stay at 20 percent, thus, leaving the remaining 10 percent of the development area for additional commercial, residential, or open space uses. The code update also proposes to reduce the building height maximum for the Planned Commercial and Pedestrian Oriented Commercial zones from 55 feet to 35 feet to match the standard in the other commercial zones.

3/13/2025 Planning Commission.

The Planning Commission heard this item at the March 13, 2025, meeting. A public hearing was held and no comments or objections to the proposed code update were received. The Commission discussed the requested ordinance amendment and expressed overall agreement with the intent of the proposed changes, but felt that increasing the commercial component to 70% seemed very high and would reduce the City's ability to get a variety of uses when a zone change to Planned Commercial is requested, and felt that the commercial component should be increased to 50% instead. They also felt that requiring "hard minimums" for this zone is not desirable and suggested building some flexibility into the code to be able to negotiate the percentages with applicants, at the City Council's discretion, if there were reasonable alternatives to the minimum percentages. The Planning Commission unanimously recommended that the land use code amendment be approved, but only by increasing the commercial component to 50% instead of 70%, and also making the percentage minimums flexible as opposed to a strict requirement, or by providing an exception option. – Gary Cupp

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	55-35 feet	55-35 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 residential use: 10 feet. Otherwise: no requirement.				
Accessory building					
Setback standards—interior side yard:					
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet. Otherwise: No requirement				
Accessory building					
Setback standards—street side yard:					
Main building	20 feet	20 feet	20 feet	20 feet	20 feet
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted

Notes:

1. Except as otherwise permitted by subsection 10-15-7A of this chapter.
2. Except as modified by the provisions of subsection 10-37-12F, "Setback Measurement", of this title.
3. An area less than five acres may be zoned for planned commercial use if the City Council finds that the zoning meets the following:
 - a. The zone change meets the standards within 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. 10-15-8. Planned commercial zone approval and standards.

- A. *Purpose.* Planned commercial developments shall incorporate elements of commercial and residential within each zoned area and development.
- B. *Mix use types.* ~~Planning~~ Planned commercial developments shall incorporate both commercial and residential uses. The following definitions apply to this section:
1. *Horizontal mix use.* Development that combines single-use buildings on distinct parcels on a range of land uses in a planned commercial development project.
 2. *Vertical mixed use.* Development that combines different uses in the same building. Commercial or public uses shall only occupy lower levels.
 3. *Live/work unit.* A single unit consisting of both a commercial use/office and a residential component that is occupied by the same resident. A live/work unit shall not exceed two bedrooms for the residential portion of the unit. A live/work unit shall be the primary dwelling of the occupant. Live/work units may only be owner-occupied and cannot be sublet to long-term or short-term renters. The owner-occupied requirement and prohibition of long-term or short-term renters shall be included in a recorded deed restriction prior to or as a condition of final site plan approval.

C. *Approval; Site Plan; Legislative Authority.* Submittal of an application for a planned commercial zone does not guarantee that the zone or a preliminary site plan will be approved. An application for a planned commercial zone is considered under the general zone map amendment provisions of subsection 10-7-7(E) and the spirit and intent of this Chapter.

C. ~~Site plan.~~ A preliminary site plan shall be required with the application and any approval of a planned commercial zone change application, which preliminary site plan shall be associated with and shall govern the approved planned commercial zone. submitted with every zone change to planned commercial. The City Council's legislative decision to create a planned commercial zone includes the City Council's legislative authority to permit or deny any uses within the newly created zone as shown on the approved preliminary site plan.

- D. *Regulations.* Planned commercial developments are subject to the following:
1. A minimum of 20~~70~~ percent of the development area shall be used for commercial uses ~~listed identified~~ in table 10-15-1 as permitted uses in planned commercial zones. A minimum of 20 percent of the development area shall be used for long-term residential uses ~~as listed identified~~ in table 10-15-1 as permitted residential uses in planned commercial zones.
 - a. The residential versus commercial area shall be calculated based on the area of the uses authorized and required by the approved preliminary site plan. The area of the uses may include buildings, features, amenities, and infrastructure of commercial or residential uses, as legislatively determined by the City Council in approving an application for the zone change to planned commercial. ~~intended use of improvements such as buildings, features, amenities, and infrastructure for either commercial or residential needs. As a guide to analyzing the zone change applications and associated preliminary site plans, improvements intended to support both residential and commercial shall~~ may be calculated based on the percentage of the improvements that will be impacted either by commercial or residential needs, ~~and the percentages of uses within mixed-use buildings use percentage shall~~ may be calculated in the same manner as calculating area for density.
 - b. The preliminary site plan shall show general areas ~~and proposed percentages of use of use and specify percentages of different uses. The general areas of use and specific percentages of use within the final site plan submitted to and approved by the Planning Commission shall correspond with the approved preliminary site plan. Applicants shall provide final percentages of~~

uses within the final site plan application. Percentage calculations shall be approved by the Planning Commission.

2. ~~The Planning Commission may approve a lower percentage of long-term residential use for developments that are adjacent to multi-family development.~~
3. ~~The Planning Commission may approve a lower percentage of commercial use if the project is located within or adjacent to existing commercial property.~~

42. Each project shall have a mixture of residential and commercial use.

- E. *Residential density.* ~~The Except as stated in this section, the areas designated as residential within planned commercial developments shall not exceed 15 units an acre or the density identified in the approved preliminary site plan, whichever is less. for residential areas except as stated within this section.~~

1. ~~Forty percent commercial area. Projects that contain a minimum area of 40 percent for commercial use shall not exceed 17 units an acre for residential areas.~~

21. *Affordable housing.* Residential areas of a planned commercial development are entitled to a density bonus by meeting the affordable housing requirements of Title 10, Chapter 52 of this Code. The available density bonus shall be based on the original residential density authorized in the approved preliminary site plan. Projects shall not exceed 17 units an acre. A density bonus of up to 20 units an acre may be granted for residential areas that reserve ten percent of given units as affordable housing.

a. *Defined.* "Affordable housing" means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households in the county. Housing costs must be affordable based on housing and urban development standards.

b. *Duration and requirements of affordability.*

(1) *Affordable rental unit.* An affordable rental unit shall remain affordable for a period of 25 years from the time a certificate of occupancy is issued. Prior to or as a condition of approval of a final site plan, a deed restriction requiring compliance with this section shall be recorded with the county recorder, which deed restriction shall run with the land and bind all assigns, heirs, and successors of the applicant.

(2) *Affordable ownership unit.* An affordable ownership unit shall be sold only to income-qualified households for a period of 25 years from the time a certificate of occupancy is issued. Prior to or as a condition of approval of a final site plan, a deed restriction requiring compliance with this section shall be recorded with the county recorder, which deed restriction shall run with the land and bind all assigns, heirs, and successors of the applicant.

32. *Limitation.* A planned commercial project shall not exceed 20 units an acre for residential areas by providing both 40 percent of the area as commercial use and ten percent of given residential units as affordable housing according to the standards listed within these sections.

42. *Residential areas.* Unless modified by the City Council in the approved preliminary site plan as part of the zone change approval, Residential residential areas shall be calculated based on the following:

- a. *Horizontal mix use.* Residential areas shall be calculated based on the footprint of residential buildings and sections of buildings, parking, amenities, and roadways that primarily serve residential areas and other residential uses.
- b. *Vertical mix use.* Residential areas shall be measured by the percentage of space within the building that is used to occupy ~~occupied by~~ commercial versus residential uses, which percentages are then applied to the total footprint of the building to calculate the areas of commercial and residential use. Then the percentage of each use shall apply to the footprint of the building to calculate the area for commercial and residential use. Other residential areas shall

be calculated based on the area of use including designated residential parking, amenities reserved for residential use, roadways that primarily serve residential areas, and other residential uses.

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

53. *Live/work units.* Live/work units as defined in this chapter shall be considered a 50% commercial and 50% residential use ~~and shall not count toward the overall density of the project.~~

64. *Shared uses.* Amenities and parking shall be designed with both commercial and residential uses in mind. Amenities For amenities that substantially serve both residential and commercial uses, 50% of the area shall count toward residential density areas.

a. *Parking.* Shared parking must comply with ~~s~~Section 10-34-9 of this Code.

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

G. *Landscaping.* Landscaping within a planned commercial development shall comply with the following standards:

1. Street trees are required for every 50 feet of frontage. These trees may be incorporated within park strips, landscape buffers, or planter boxes within the right-of-way. The placement of street trees must be approved by the City.
2. The applicant shall comply with City standards for landscaping.
3. In lieu of a ten-foot landscaping buffer along the right-of-way frontage for commercial uses, an applicant can provide that space for sidewalks, outdoor dining, and retail space that enhances the neighborhood's walkability. In these areas, street trees shall be required every 50 feet of frontage.
4. Parking lots and parking courts shall remain buffered by a ten-foot landscape area along the frontage with one tree and three shrubs for every 35 linear feet. Except as set forth in this ~~e~~Chapter, other landscape requirements within the City landscaping and screening standards shall apply.

H. *Off street parking.*

1. Parking areas shall be designed to allow greater pedestrian connectivity and to limit conflicts between vehicular and pedestrian use.
2. For commercial parking, parking lots shall not be located in front of buildings nearest the right-of-way but shall be contained within parking lots located to the side or behind buildings that front the right-of-way. Commercial buildings may only be located behind parking lots if other buildings are fronting onto the right-of-way.
3. Each building shall provide pedestrian access from the nearest right-of-way to the main entrance of the building with a paved path and marked crossings for private drives.
4. All developments must comply with all other City off street parking standards.

I. *Street design.* A developer or the City may propose different street cross-sections that enhance walkability, street life, outdoor gathering, traffic calming, street parking, and beautification. The City Council may approve a different street cross-section after a recommendation from the Planning Commission.

(Ord. No. 2022-12, 5-5-2022)



STAFF COMMENTS

Agenda Date:	03/20/2025 – City Council
Application Number:	LUCA25-01
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10, Chapter 15 regarding Planned Commercial Standards.
Recommendation:	Approve
Report Prepared By:	Gary Cupp

Discussion:

In response to direction by the City Council, the Planning Department has proposed updates to the requirements of the Planned Commercial zoning designation located in Chapter 15 of Title 10. The intent of the update is to increase the percentage requirement for the commercial component in the Planned Commercial zoning district. For requests to rezone properties to the Planned Commercial designation, the current code standard requires a minimum 20 percent of the development area be used for commercial activities, and another 20 percent for long-term residential uses with the remaining 60 percent to be used for additional commercial, residential, or open space uses. The desire of the City Council is to encourage more commercial development to benefit the city and its residents; therefore, it is advised that the minimum percentage for the commercial component of any proposed Planned Commercial developments be increased to 70 percent. The residential minimum will remain at 20 percent, thus, leaving the remaining 10 percent of the development area for additional commercial, residential, or open space uses. The code update also proposes to reduce the building height maximum for the Planned Commercial and Pedestrian Oriented Commercial zones from 55 feet to 35 feet to match the standard in the other commercial zones.

The Planning Commission heard this item at the March 13, 2025, meeting. A public hearing was held and no comments or objections to the proposed code update were received. The Commission discussed the requested ordinance amendment and expressed overall agreement with the intent of the proposed changes, but felt that increasing the commercial component to 70% seemed very high and would reduce

the City's ability to get a variety of uses when a zone change to Planned Commercial is requested, and felt that the commercial component should be increased to 50% instead. They also felt that requiring "hard minimums" for this zone is not desirable and suggested building some flexibility into the code to be able to negotiate the percentages with applicants, at the City Council's discretion, if there were reasonable alternatives to the minimum percentages. The Planning Commission unanimously recommended that the land use code amendment be approved, but only by increasing the commercial component to 50% instead of 70%, and also making the percentage minimums flexible as opposed to a strict requirement, or by providing an exception option.

Recommendation:

The City Council should review the proposed ordinance revision pursuant to Hurricane City Codes and standards. Staff recommends approval to the City Council.

Sec. 10-15-8. Planned commercial zone approval and standards.

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- C. *Approval; Site Plan; Legislative Authority.* Submittal of an application for a planned commercial zone does not guarantee that the zone or a preliminary site plan will be approved. An application for a planned commercial zone is considered under the general zone map amendment provisions of subsection 10-7-7(E) and the spirit and intent of this Chapter. A preliminary site plan shall be required with the application and any approval of a planned commercial zone change application, which preliminary site plan shall be associated with and shall govern the approved planned commercial zone. The City Council's legislative decision to create a planned commercial zone includes the City Council's legislative authority to permit or deny any uses within the newly created zone as shown on the approved preliminary site plan.
- D. *Regulations.* Planned commercial developments are subject to the following:
1. A minimum of 70 percent of the development area shall be used for commercial uses identified in table 10-15-1 as permitted uses in planned commercial zones. A minimum of 20 percent of the development area shall be used for long-term residential uses identified in table 10-15-1 as permitted residential uses in planned commercial zones.
 - a. The residential versus commercial area shall be calculated based on the area of the uses authorized and required by the approved preliminary site plan. The area of the uses may include buildings, features, amenities, and infrastructure of commercial or residential uses, as legislatively determined by the City Council in approving an application for the zone change to planned commercial. As a guide to analyzing the zone change applications and associated preliminary site plans, improvements intended to support both residential and commercial may be calculated based on the percentage of the improvements that will be impacted either by commercial or residential needs, and the percentages of uses within mixed-use buildings may be calculated in the same manner as calculating area for density.
 - b. The preliminary site plan shall show general areas of use and specify percentages of different uses. The general areas of use and specific percentages of use within the final site plan submitted to and approved by the Planning Commission shall correspond with the approved preliminary site plan.
 2. Each project shall have a mixture of residential and commercial use.
- E. *Residential density.* Except as stated in this section, the areas designated as residential within planned commercial developments shall not exceed 15 units an acre or the density identified in the approved preliminary site plan, whichever is less.
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 - (1) Example: if a two-story building has a building square footage of 10,000 square feet and a 5,000 square feet footprint, and the first floor is completely commercial use and the second floor is residential use, then 2,500 square feet (50 percent of the footprint of the building) shall count towards the density of residential use.
 3. *Live/work units.* Live/work units as defined in this chapter shall be considered a 50% commercial and 50% residential use.
 4. *Shared uses.* Amenities and parking shall be designed with both commercial and residential uses in mind. For amenities that substantially serve both residential and commercial uses, 50% of the area shall count toward residential density areas.
 - a. *Parking.* Shared parking must comply with Section 10-34-9 of this Code.
- F. *Development agreement.* A development agreement between the city and the applicant may be required by the City Council and executed before the zoning designation shall be effective.
- G. *Landscaping.* Landscaping within a planned commercial development shall comply with the following standards:
1. Street trees are required for every 50 feet of frontage. These trees may be incorporated within park strips, landscape buffers, or planter boxes within the right-of-way. The placement of street trees must be approved by the City.
 2. The applicant shall comply with City standards for landscaping.
 3. In lieu of a ten-foot landscaping buffer along the right-of-way frontage for commercial uses, an applicant can provide that space for sidewalks, outdoor dining, and retail space that enhances the neighborhood's walkability. In these areas, street trees shall be required every 50 feet of frontage.
 4. Parking lots and parking courts shall remain buffered by a ten-foot landscape area along the frontage with one tree and three shrubs for every 35 linear feet. Except as set forth in this Chapter, other landscape requirements within the City landscaping and screening standards shall apply.
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1. Parking areas shall be designed to allow greater pedestrian connectivity and to limit conflicts between vehicular and pedestrian use.
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3. Each building shall provide pedestrian access from the nearest right-of-way to the main entrance of the building with a paved path and marked crossings for private drives.
 4. All developments must comply with all other City off street parking standards.
- I. *Street design.* A developer or the City may propose different street cross-sections that enhance walkability, street life, outdoor gathering, traffic calming, street parking, and beautification. The City Council may approve a different street cross-section after a recommendation from the Planning Commission.

(Ord. No. 2022-12, 5-5-2022)