



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

City Council

Joseph Prete
Dave Sanders
David Hirschi
Kevin Thomas
Doug Heideman

Hurricane City Council Meeting Agenda

June 16, 2022
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

6:00 p.m. - Call to Order

Prayer

Thought

Pledge

Declaration of any conflict of interest

Minutes of the Regular City Council Meeting for 10/21/2021 and 5/5/2022

Update from Intermountain Healthcare on the Hurricane campus

Public Forum – Comments from Public

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

OLD BUSINESS

1. Ordinance 2022-33: Consideration and possible approval on an **Agricultural Protection Overlay for Annie Reeve, an 11 acre property located at 902 S 700 W and 1075 S 700 W**. Parcel number H-3-2-3-304 and H-3-2-3-2418. Annie Reeve Applicant.

NEW BUSINESS

1. Consideration and possible approval of **Ordinance 2022-38 adding Section 7-1-9 regulating Golf Carts on City roads**
2. Ordinance 2022-21: Consideration and possible approval of a **proposed Land Code Use Amendment to Title 10, a section of Chapter 7 - regarding conditional use permits and Chapter 15 regarding Highway Commercial building standards**. Ishraj Singh Applicant. Steve Beesley Agent.
3. Discussion of **changing the code to allow for trucks to park on public streets 6-4-3 (E)**
4. Consideration and possible approval of **Resolution 2022-34 approving an increase in billing rates for water usage**-Ken Richins
5. Consideration and possible approval of **Resolution 2022-35 increasing the rate for water usage for fire hydrant water** used during construction-Ken Richins
6. Consideration and possible approval of **local consent for a full-service restaurant liquor license** located at 1141 W. State #9-Mazatlan applicant
7. Discussion and possible approval of **revoking a residential hosting license**-Cindy Beteag
8. **Public Hearing** to take comments on the following;
 - a. A Sensitive Land application for Peregrine Pointe East/Sky Mountain West located at approximately 600 North and 2800 West
 - b. Proposed amendments to the 2021-2022 Fiscal Year Budget
 - c. 2022-2023 Fiscal Year Budget
9. Consideration and possible approval of a **preliminary plat and sensitive lands application for Peregrine Pointe East/Sky Mountain West**, a 274 lot residential subdivision located at 600 N and 2800 W. Perry Development LLC Applicant. Greg Sant Agent.
10. Consideration and possible **approval of purchasing flags to honor fallen Veterans** on Memorial Day, Veterans Day, and Wreath's Across America-Fred Hernandez
11. Consideration and possible **approval of an Inmate Work Crew Agreement** with Washington County Sheriff's Office/Purgatory Correctional Facility
12. Consideration and possible approval of **Resolution 2022-29 adopting a schedule of fees for services provided and charged** at the Hurricane City Animal Shelter-Chief Excell
13. Consideration and possible approval of **Resolution 2022-30 adopting a schedule of fees for GRAMA documents** associated with the Hurricane City Police Department-Chief Excell
14. Consideration and possible approval of **Resolution 2022-31 adopting a schedule of fees for services** provided and charged for law enforcement services-Chief Excell
15. Ordinance 2022-35: Consideration and possible approval on a **zone change request located at approximately 2470 S 3870 W, from R1-10, residential one**

unit per 10,000 sq ft to R1-10 PDO, planned development overlay, to reduce the setbacks for the already approved Dixie Heights subdivision. Enhanced Home Builders Applicant. Brent Moser Agent.

16. Ordinance 2022-37: Consideration and possible approval on a **Land Use Code Amendment request to Title 10, Chapter 7 and Chapter 39** to consider adding water acknowledgment waiver requirements to land use applications. Hurricane City Applicant
17. 2022-PP-09 Consideration and possible approval of a **preliminary plat for Legacy Business Park, a 6 lot industrial subdivision located at 563 S Commerce St.** Liv Dalebout Applicant. Evans & Associates-Chad Spencer Agent.
18. Ordinance 2022-39: Consideration and possible approval on a **Zone Change amendment request located at 650 S and 1100 W from RA-1, residential agriculture one unit per acre, to R1-15**, residential one unit per 15,000 sq ft to facilitate a lot split. Jaymie Wetzel Applicant. Jeffrey Hatcher Agent.
19. Ordinance 2022-40: Consideration and possible approval on a **Zone Change Amendment request and Development Agreement Modification located at 2346 S 1500 W from RA-1, residential agriculture one unit per acre, and M-1, light industrial, to RA-1, residential agriculture one unit per acre, with a PDO, planned development overlay**. Parcel numbers H-3350-A, H-3350-B-1, H-3501-A, H-3357-A-1. Ron Lee and Monterey Jones, LaRae Ellsworth Stout Trust Applicant. Adam Stout Agent
20. Consideration and possible **approval of Resolution 2022-32 approving the amendments to the 2021-2022 Fiscal Year Budget**-Kaden DeMille
21. Consideration and possible **approval of Resolution 2022-33 approving the 2022-2023 Fiscal Year Budget**-Kaden DeMille
22. 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

Minutes of the Hurricane City Council meeting held on October 21, 2021, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 5 p.m.

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

Also Present: City Manager Kaden DeMille, City Attorney Fay Reber, Police Chief Lynn Excell, Power Superintendent Scott Hughes, Kole Staheli, Weston Walker, Planning Director Stephen Nelson, City Engineer Arthur LeBaron, City Recorder Cindy Beteag and Fire Chief Tom Kuhlman.

AGENDA

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

Scott Hughes explained the Risk Management item is an update of what we had before. It currently lists Dave Imlay as Power Superintendent. This change will update it to his information and Crystal's so they can operate legally buying and selling power. He explained they were purchasing power a day ahead, but in the summer the daily price was cheaper than the day before. So, it caused a deficit. The solution is for us to buy at the day ahead price, but UMAPS haven't made that decision yet. Kaden DeMille mentioned they will keep April Hill on payroll as a part time employee to help Crystal get trained. He feels we are running a little short on resources. It needs to be addressed but it is a complicated process.

Ken Richins has two items on the agenda. They had two bidders for the Dixie Springs Well contract. They both came in higher than the engineer's estimate. The low bidder put in some exceptions that weren't allowed. The engineer recommended rejecting the bids. In a few weeks, they will come back to bid the materials so they can get more competitive bids. He also has a Resolution on the agenda to approve him to apply for a water smart grant. He applied last year but it wasn't approved.

Chief Kuhlman reported they just had three brush fires within an hour today. Burn season is open.

Chief Excell commented the CORE group expressed gratitude to Council for their support. The two officers that were involved in the Rockville shooting are back to work. Two new officers started on Monday. They will start the academy on November 1st. Officer Rodriguez is at training this week. This Saturday is drug take back day at Lin's to collect any unneeded prescription drugs. Trunk or Treat is this Saturday at Grandpa's Pond. He advised everyone to lock their cars. There have been a lot of thefts lately. Twenty-seven vehicles have been hit in Hurricane since June. One school crossing guard has been out for a month with sickness, but they will be back on November 1st. Spay and Neuter cost at the Shelter needs to be reevaluated. He questioned if increasing the adoption fee to offset that cost was the best solution. He will bring ideas to Council for review. Radio station is relicensed for a year. They are still four officers short.

Kole Staheli reported they are trying to find a strong leadership to be over the pool. It is difficult to find good candidates for seasonal work. Our pool is aging. He has concerns with the age and condition. He would like to take care of as many items as they can during off the season. It doesn't appear there will be a lot of returning lifeguards. It is hard to get them certified at the pay rate we are offering. They did purchase two tarps, but they arrived with holes in them. The shipping company wouldn't let us reject the shipment. They are still working on who has to pay for it. Trunk or Treat is this Saturday at Grandpa's

Pond and then Neon Run will follow that. The annual Christmas Tree lighting is scheduled for November 29th. Hurricane High School Swim Team uses the pool until January.

Council discussed putting flags up on the power poles for Veteran's Day and leaving them up until the power department puts up the Christmas lights.

Weston Walker said they will have dumpsters the next two weeks for the Community Cleanup. He is looking at a maintenance plan to decide what roads need to be sealed. 3000 South has sunk again in a couple places and will need to be fixed.

Arthur LeBaron reminded the Council the Gould's Wash modeling item was carried over from last meeting. He hasn't received answers back from FEMA, so he advised Council to continue or table the item. Joseph Prete stated he would like a better sense of what repercussion the City would have if the map isn't changed. Mr. LeBaron stated when the City identifies a risk it is our responsibility to make sure citizens understand the risk. Nanette Billings stated she spoke to an engineer, and they said the City needs to answer two questions when determining if this is changed. What is the method and process? What is the impact? Mr. LeBaron explained the current mythology is flawed. Any work that goes along the floodplain has to do a floodplain development permit. He recommends going with the regulatory floodplain option. If there is a way to wait to approve anything until the project is complete, then he agrees waiting is best. Costs are starting to come in for the bell tower. It is higher than what was expected. He went to Manti and saw several bells on display. A big tower will be nice, but a smaller version would be more cost effective and still be able to display it. They have received plans from Intermountain Health Care.

Stephen Nelson gave Council a flyer for the Downtown Walking Survey. There will be a kickoff next Thursday. Chamber of Commerce is helping advertise and he handed out flyers to businesses today. Building permits and planning applications will be moving online. There will be a training next week with the contractors. The Planning Commission's schedule will be a little different in November and December. November they will meet the 17th and December will be the 2nd Thursday.

6:00 p.m. - Call to Order –

Pledge: Mitch Cloward Prayer: Stan Dutton

Mayor Bramall announced two items have changed. Scott Stratton is applying for RA-0.5 not R1-10. The Gould's Wash discussion will be continued because we didn't get answers back from FEMA.

Approval of Minutes: June 23, 2021, special emergency meeting, July 1, 2021, and July 9, 2021 special meeting

Nanette Billings stated line 24 for June 23rd "are" needs to be "area". July 1st line 166 change "to" to "if they". She stated she didn't second the motion on June 23.

Nanette Billings motioned to approve all minutes as amended. Seconded by Darin Larson. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

Presentation of an award from The Healthy Dixie Council

Benjamin Ray, chairman of Healthy Dixie Council, explained who they are. They wanted to recognize the Council with an award for passing the Active Transportation Plan. They want to promote changes that lead to a healthy way of living. He presented Mayor Bramall with a plaque.

Public Forum – Comments From Public

Rosa Mizell (online) stated her and husband have invested a lot into their townhome in Zion Village. They have been treated horrible by Mr. Rice. A lot of things they were promised haven't been completed or honored. They are always being disrespected when they deal with Mr. Rice. The homeowners don't get all the information. It is not possible to have a good relationship with him.

Jeff Child is also an owner in Zion Village. He is representing many other homeowners there. He knows the Planning Commission recommended approval but no one in the development received notice of the meeting. They have concerns with some of the details. They would like the following concerns addressed before it is voted on. 1. The proposed parking area 2. Control and interaction of the HOA's association with Zion Village and Red Cliffs Development. 3. Construction of residential townhomes. 4. Failure to complete items identified in Zion Village area as original planned. Mr. Child went through each item and explained why the residents have concerns. His statement is attached to the packet.

Mike Bird commented the majority of the people in the Bench Lake area want it to remain agriculture. The Council should uphold the principals of democracy. The Planning Commission recommended to deny this request. A lot of money was spent on the General Plan, and we shouldn't turn around and change it. The citizens depend on the zoning as their protection. It is wrong to always do what the developer wants and not the citizens.

Dayton Hall reported he attended a training conference last week and one of the sessions was regarding PID's. They allow development in places where it wouldn't be feasible. He thinks Hurricane is growing just fine without PID's. He stated with a district you have to draw a line somewhere. People in the district pay more taxes. Infrastructure is not a tangible asset for the people in the district. Nicer facilities are tangible. The City needs to be cautious when reviewing these.

Cecil Dutton came for the floodplain discussion. He would like to see the Council try to fix the map that shows homes in the floodplain instead of making everyone pay flood insurance. The Council needs to look at zone changes to see if it is a good thing for the City and the citizens. We don't have cheaper housing because of vacation rentals. Businesses should be located off the future freeway ramps. We need to prepare for the future.

Dan Borter is here to discuss the Scott Stratton amendment. Changing it to half acre follows the masterplan. Only allowing one acre lots without water is problematic. The homes they sell are drought friendly and conserve water. This area doesn't have any water. Half acre makes more sense.

Drew Ellerman is here for the floodplain discussion. He asked if there was a proposed plan that he could look at. He mentioned Lester Dalton is a great floodplain administrator. The two of them will meet with Mr. LeBaron to see if there is anything they can do to help. He feels commercial use is best for PID's. He works for Washington, and they try to stay away from PID's in residential.

Heather Ence has 3 pages of signatures of residents against the critical infrastructure district. If this passes and the mining is moved to the top, they won't be able to have any recourse on disturbances.

Stan Dutton has been a builder here for 17 years. He stated smaller homes are going to keep our kids here.

Craig Perry has lived here for 17 years. We need to follow the masterplan. There needs to be substantial changes to change the zoning. He asked the Council to keep old business item 1 as one acre. PID's encourage rapid growth. Boulder City passed an ordinance that required the citizens to vote to change anything over one acre.

Sandy Catoor commented last time she was here she was blindsided with this request but in the meantime, she has been educated. There is anything from quarter acre to five acres around her. Changing the zone gives her an option to keep smaller acres for her kids. It is not agriculture ground. There is no water, and she has heard it will sink if there is water put on it. She should get the same option of changing the zoning just like others in the area.

Gretchen Woods stated her neighbor Wendy Goldrich couldn't be here but sent her comments. She wants to protect the agriculture in the area. Please follow the plan. It is what the citizens want. If the line keeps moving it will push agriculture out of the area.

Howard Woods lives across the street from old business item 1. The General Plan does show it can it go down to half acre. He doesn't mind if that is what is on the plan. He would love for it to stay but understands it isn't always an option.

New Business

1. Update from Intermountain Healthcare on the Hurricane campus

Mitch Cloward introduced the members present. They have been working with the Planning Commission and the City Engineer on road alignment and the alignment of the access. They have resolved most of the issues. They were hoping to be moving dirt by now, but things have delayed them. They just received preliminary site approval. Their final site plan will be reviewed in November. They have hired Jacobs Construction as their contractor. A freestanding emergency department will be the first step in their expansion. Floors plans and elevations were shown to the Council. They plan on being completed by end of 2022 depending on materials.

OLD BUSINESS

1. Consideration and possible approval of a **proposed zone change amendment request on 57.5 acres located at approx. 3071 S 1100 W from RA-1, residential agriculture 1 unit per acre, to RA-0.5, residential agriculture half acre.** Parcel numbers: H-3343-A-4, H-3343-A-1, H-3396-A, H-3396-C, H-3396-D, H-3343-A-4. Troy Catoor, Moses Russ and Judy, and Diamond Edge Construction LLC Applicants, Scott Stratton and Troy Catoor Agents.

Stephen Nelson stated he sent an email out to the Council today that had the Planning Commission's recommendation. They did recommend denying the application, but the original request was for R1-10 not half acre. It was floated at the meeting that they may approve RA-05. The General Plan shows residential agriculture. The zoning the applicant is seeking is considered a possible zone under the General Plan. The parcel to the south of this development was granted critical infrastructure on the gravel pit so any future development will need to list that on the plat.

Scott Stratton supported the critical infrastructure next to him and they support his half acre request. His request follows the General Plan. He doesn't think the five-acre parcel just north of the 3000 South

will ever change. They will work on a buffer between his development and the gravel pit. Possibly do it as a parking area for residents to access the caves and trails in the area. He would like to maintain the house that is there. Nanette Billings commented only two percent of Hurricane is zoned agriculture. It's difficult when people want to change the zoning, but this request matches the General Plan. It gives residents the opportunity to have animals. Joseph Prete stated this is a different request than what was presented to Planning Commission, so he doesn't know how they feel about this request. He thinks this proposal is more reasonable than what was previously presented. All agriculture isn't farming. He doesn't think going from one acre to half acre makes it affordable. He worries about the encroachment of the agriculture in this area. He doesn't think this is harmonious with the surrounding uses. Ms. Billings stated the infrastructure also isn't there. Mr. Prete pointed out just because the General Plan allows a range of options doesn't mean they have to approve it.

Dave Sanders stated there didn't use to be people in this area, but they moved there and now more people want to. He thinks this will be good project and not all the lots will be half acre. Some will be larger. Ms. Billing asked if it needed to be continued until the PC can review it. Mr. Nelson explained it meets General Plan and they are requesting larger than what was originally requested. Legally it doesn't need to, but the Council can request it. Mr. Stratton commented they would like to put larger lots along 1100 West, but it will depend on water. Mayor Bramall stated he thinks this is an area with highly collapsible soil.

Darin Larson motioned to approve the zone change request on 57.5 acres located at approx. 3071 S 1100 W from RA-1, residential agriculture 1 unit per acre, to RA-0.5, residential agriculture half acre based on it matches the General Plan, it is harmonious with surrounding development, and it will not negatively affect the surrounding property owners. Approval acknowledges that facilities are not in the area, but the City does have the capacity to serve it depending on what is built first. Seconded by Dave Sanders. Motion carried with Darin Larson, Dave Sanders and Kevin Tervort voting aye. Joseph Prete and Nanette Billings voted nay. Mr. Prete feels better about this request than the last and applauds the applicant for their changes.

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

Fay Reber explained Dayton Hall, one of our Planning Commissioners, prepared an ordinance that came to City Council last meeting. It was continued so staff and Mr. Reber could review it. The final edits are presented tonight. C 1-4 is the same other than format. Paragraph 5 was added. Paragraph 6 was also added and needs to be discussed. Joseph Prete feels it should be removed. Council's intent was to encourage agriculture lots. Council agreed. Mr. Reber stated paragraph D is the same but reworded. He streamlined item F so the Planning Commission can factor in different items. Item G allows the applicant to appeal their decision to the Appeal Board. Mr. Hall agreed with all the changes other than item 6 which he feels should be removed as well.

Stephen Nelson stated the criteria doesn't address the requirement about proportionality or roadway dedication. Mr. Reber explained dedication is still required but rough proportionality is decided by the Planning Commission. Mr. Hall stated every property is different so instead they did section F where applicants can ask for an exception.

Joseph Prete motioned to approve the Ordinance amending the Land Use Code to Title 10-chapter 7 subject to paragraph 6 section 2C being removed. Seconded by Dave Sanders. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

Dayton Hall mentioned other communities have ordinances that address large verses small subdivisions and what is required for each of them. Council agreed it should be looked at. Ms. Billings suggested looking at planter strips as well.

NEW BUSINESS

2. Appointment of various board members and express gratitude to Gerald Pratt for his service

Nanette Billings motioned to approve Scott Freeman, Bill Stokes, and Art Granger to the Airport Board and expressed gratitude to Gerald Pratt for his services. Seconded by Joseph Prete. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, and Dave Sanders voting aye. Kevin Tervort abstained.

Dean McNeil asked to be removed from Power Board due to wife's health. Mayor Bramall is recommending Dave Imlay to replace him.

Joseph Prete motioned to approve Dave Imlay to the Power Board. Seconded by Dave Sanders. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

3. Public Hearing to comments on the following;

- a. A proposed Critical Infrastructure Materials Protection Area, Parcel ID H-3-1-30-31021, H-3-1-31-431, H-4-1-25-2202, and H-4-1-36-100

Nanette Billings motioned to go into a public hearing. Seconded by Dave Sanders. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

Becky Patrick commented she just found out about this proposal. They want to know what will be stored there and how it will affect them. Their block wall is already getting cracks and she feels blasting closer to them would affect it even more. The dirt is also problematic. She doesn't want the trucks going back and forth. Fay Reber explained if this is granted then a nuisance ordinance can't be passed if they are being responsible with what they are doing. Ms. Patrick stated they were disappointed to move here and realize the property isn't residential. She asked the Council to take the residents into consideration.

Heather Ence has lived here for twelve years. She understands the blasting is part of mining but if they start dumping dirt and gravel at the top it will affect them directly. It will make it difficult to make any complaints on future problems. Noise and dust will increase.

Dan Mckee lives across the street from the pit. They are a good company that is run well. He has already lost sentimental items in his home from the blasting. The dirt and the dust in their home is incredible. His concern is if the dirt, blasting, and early hours come closer it will affect them. 600 North is already a bad street. They need to address the blasting, dust, and dumping. There are already have negative effects and it will create problems with the neighbors.

Mike Andrews lives in Peregrine Pointe. He understands this allows Interstate Rock to operate under State regulations. His question is if they acquire additional land would the new land be grandfathered into this approval. Fay Reber read State code that allows them to expand the mining operation. Stephen Nelson mentioned there is a development agreement that Interstate Rock waived their expansion rights. Mr. Andrews asked Council to work with Interstate Rock to restrict the area.

Joseph Prete motioned to go out of a public hearing. Seconded by Nanette Billings. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

4. Consideration and possible approval of a proposed Critical Infrastructure Materials Protection Area, Parcel ID H-3-1-30-31021, H-3-1-31-431, H-4-1-25-2202, and H-4-1-36-100. Interstate Rock Products Inc Applicant.

Chase Stratton explained the parcel closest to 600 North is the flat portion. He gave a history of the zoning for all the parcels. This protects them from the City changing any zones and what is allowed. It also gives them another measure that anyone within 1000 feet is notified they are there. Nanette Billings commented everyone understands the importance of their business. This gives property owners the notification that they are there. Mr. Stratton pointed out nuisances can still be filled if it is detrimental to health and safety. Stephen Nelson read the State Code addressing nuisances. Mining is also regulated by other entities.

Mr. Stratton stated they are already on the top. There is already a crusher and crusher belts. They are actively blasting. They do plan to expand and mine to the blue line that aligns with the power building. The minimum distance from Coronado Ridge is 300 feet. Peregrine Pointe is closer to them than Coronado Ridge.

Nanette Billings motioned to approve the Critical Infrastructure Materials Protection area. Seconded by Darin Larson. Motion carried with Nanette Billings, Darin Larson, Dave Sanders and Kevin Tervort voting aye. Joseph Prete voted nay. He feels they have the legal rights to continue what they are doing without this added protection

5. Consideration and possible approval of a donation to the Foster Grandparent and Senior Companion Program-Joanne Lyman, Five County Association of Governments

Joanne Lyman from Five County explained they have two programs. One is companions that take seniors on errands and visits them and the other is grandparents that go to schools to read. They pay them \$3 an hour. Hurricane has three companions. The Foster Grandparents had to stop during COVID and they lost a lot of their participants. Senior companions only stopped for a month last year. They have to have match money for grants. They apply for a grant from Americor.

Darin Larson motioned to donate \$1000 to this project from the contingency fund and thanked them for their service. Seconded by Nanette Billings. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

6. Consideration and possible approval to award the Dixie Springs Well contract-Ken Richins

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

7. Consideration and possible approval of a Resolution to apply for a water smart grant for the Dixie Springs Well-Ken Richins

Joseph Prete motioned to approve the Resolution to apply for a water smart grant. Seconded by Dave Sanders. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

8. Consideration and possible decision on floodway modeling options on Gould Wash-Arthur LeBaron

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

9. Consideration and possible approval of the UAMPS Power Exchange Member Risk Management Policy-Scott Hughes

This is an update to the policy to add Scott and Crystal, so they can purchase power.

Darin Larson motioned to approve the UAMPS Power Exchange Member Risk Management Policy. Seconded by Kevin Tervort. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

10. Discussion regarding PID's within Hurricane City

Joseph Prete read his concerns and gave a breakdown of what a PID is. It is attractive on the surface, but he has serious concerns. He feels they are a dangerous tool. Nanette Billings commented she has spent a lot of hours researching this and agrees it is a dangerous tool. It is just kicking the problem down the road.

Kevin Tervort thanked Mr. Prete for putting in his work but he isn't as skeptical. Growth is a big issue. A PID will accelerate growth. He thinks we should let the two that have approved play out and not approve any more for a while. He thinks commercial makes more sense than residential. Mayor Bramall likes Herriman's requirement that it is paid off when the lot is purchased. We need to slow the growth and keep the costs down. Darin Larson commented it is a disservice to promote the events but still want to slow the growth. Dave Sanders agreed Herriman's is a good idea. Mr. Prete stated he is not completely opposed to PID's but a lot of research still needs to be done.

11. Consideration and possible approval of a proposed zone change located at approximately 4700 S and 2600 W from RA-1 to R1-10. Parcel numbers H-3-2-32-310 and H-3-2-32-320. Calypso Ridge Properties Applicant, Karl Rasmussen Agent.

Planning Commission recommended approval subject to conditions. The General Plan shows this as single-family zoning. The biggest concern is there is no infrastructure in the area. The Planning Commission suggested a development agreement that the developer wouldn't develop until the infrastructure is there. Stephen Nelson suggested more language to limit what can be built. He mentioned three other requests in this area have been tabled so they should all be treated the same. If Council wants a development agreement to move forward, then staff is happy to get that done. This consists of 105 acres.

Joseph Prete pointed out one of the standards when reviewing a zone change is that the infrastructure is there. He thinks they need to pay attention to this requirement. A move around approach in a slow-paced economy might be a good idea to keep things moving but we have rapid growth. Nanette Billings commented the City is starting to develop from the outside in. Darin Larson feels the development agreement protects the City. If the utilities aren't there, they can't develop. Approving them now gives the owner the ability to move forward and plan. Dave Sanders mentioned if the zone change is granted then it allows developers to work together to bring the utilities to the area. Karl Rasmussen stated they won't get preliminary plat until the utilities and development agreement have been approved. Mr. Prete stated approval will speed up growth. Verifying infrastructure is there in the review process means something and shouldn't be disregarded. He feels they need to be more careful when approving applications like this. Ms. Billings stated this matches the master plan, but it is not harmonious to the surrounding properties right now because nothing is developed there. It will affect adjacent neighbors and the infrastructure is not there. Stephen Nelson mentioned the standards are not cut and dry. He explained they don't all have to be met. Each one should be weighed. Mr. Larson stated there are five other applicants that want the same zoning so it would be harmonious if they were all approved. Future water and power lines have to come through middle of this development. Mr. Nelson stated if Council wants to motion to approve this, then he suggests the development agreement is reviewed before it is approved.

Nanette Billings motioned to continue zone change request until a development agreement has been presented to work towards an affirmative vote. Seconded by Darin Larson. Motion carried with Nanette Billings, Darin Larson, Dave Sanders and Kevin Tervort voting aye. Joseph Prete voted nay.

12. Consideration and possible approval of a proposed zone change request located at 600 N and 2170 W from R1-6 and R1-10 to R1-6 and R1-10 with a PDO. Parcel numbers H-3-1-33-44001,

H-3-1-33-441, and H-3-1-33-4420. Red Cliffs Development, Jay Rice Applicant. Alpha Engineering, Jared Madsen Agent.

Mayor Bramall mentioned the comments from the current property owners that they would like the promises kept before another development takes place. Stephen Nelson explained the applicant brought an application a few weeks ago for a zone change request for vacation rentals that was denied. Now they are presenting a PDO to allow them to do some parking and duplexes. Jay Rice stated the two acres were listed wrong on the last application it showed commercial instead of R1-10. Nanette Billings stated a lot of homeowners feel there has been a lot of empty promises. She asked if there would be storage units on site. Mr. Rice explained the storage units would be able to be rented by the owners of Zion Village at an extra cost. Parking won't cost extra in the normal stalls. Each development would have their own HOA. Ms. Billings asked if something could be done to include other owners in the HOA instead of just the applicant. Mr. Rice stated no, he is the declarant and stays in charge until it is completed. The agreement allows him to stay as the HOA owner for three years after it is completed. He wants to stay in charge until it is completed.

Mr. Rice stated he has discussed the garbage issue with the current owners, but no one wanted dumpsters near their home. This proposal is for long term residents. Darin Larson feels there will be competing uses with the two developments. He stated being proactive with the ownership group would be the most beneficial. Ms. Billings commented other owners need to be involved in the HOA. Mr. Nelson stated Zion Village problems shouldn't affect this development. They should be treated differently. He thinks the parking should be designated to Zion Village. He hasn't seen where overflow parking is needed for long term duplex rentals. Joseph Prete asked if parking was promised to the owners of Zion Village. Mr. Rice stated he told owners he would donate land for parking. This will increase HOA fees. He has installed more parking in phase 2. He can't cover all the bills. This is what he promised the homeowners. He is putting in a second amenity package that wasn't originally planned. Under the current zone he can't do commercial parking or duplexes. This change would allow both. It does not increase density. The parking problem isn't the single cars, it is the long trailers and toys. The road had to align with Fire Rock and The Retreat @ Sky Mountain Apartments.

Nanette Billings motioned to approve the proposed zone change request located at 600 N and 2170 W from R1-6 and R1-10 to R1-6 and R1-10 with a PDO based on the Planning Commission and staff comments. Seconded by Dave Sanders. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, and Dave Sanders voting aye. Kevin Tervort voted nay.

13. Consideration and possible approval of a preliminary plat for a proposed recreation resort containing 35 units plus a restaurant, located at 475 N State Street. Corporation of the Episcopal Church in UT and Shamo Christen D and Charos Applicants. Matt Lowe Agent.

Karl Rasmussen stated they added more parking stalls per unit. The stub into the project is a public road but then it turns private. The restaurant will be mostly drive through. A drainage report will be needed before staff knows if the detention basis will be adequate for the water shed. Joseph Prete asked if the City had safe guards to ensure the water drainage will be addressed. Arthur LeBaron stated there is a storm drain manual in place.

Joseph Prete motioned to approve the preliminary plat for a proposed recreation resort containing 35 units plus a restaurant, located at 475 N State Street. Seconded by Nanette Billings. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

14. Consideration and possible approval of a preliminary site plan for a proposed commercial building located on the southwest corner of Sand Hollow Pkwy and Caddy Lane. Hurricane Hills Ranch, LLC Applicant, Valerie Espinoza Agent.

Stephen Nelson explained they are proposing a resort building to be used as a check in for their resort with a small restaurant. They show fewer parking stalls than what is required but the Planning Commission has the authority to waive that requirement. They approved what is proposed. Staff recommends the road to be public.

Joseph Prete motioned to approve the preliminary site plan for a proposed commercial building located on the southwest corner of Sand Hollow Pkwy and Caddy Lane subject to staff and JUC comments. Seconded by Nanette Billings. Motion carried with Nanette Billings, Joseph Prete, Dave Sanders and Kevin Tervort voting aye. Darin Larson abstained.

15. Consideration and possible approval of a proposed amended final plat for Dixie Springs Plat E Amendment "A". Lots 88 and 89. Steve Brinkman Applicant, Ethan Anderson Agent

The applicant's home is on the north side, and they want to build a pool house on the other side. When lots are combined, utilities are usually capped off to the second lot, but the applicant is asking for a sewer connection to the back lot.

Joseph Prete motioned to approve the amended final plat for Dixie Springs Plat E Amendment "A". Lots 88 and 89. Seconded by Dave Sanders. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

16. Consideration and possible approval of a proposed zone change amendment request located at approx. 4800 South and 1500 West from RA-1, residential agriculture, to R1-10, residential one unit per 10,000 square feet, with a PDO, planned development overlay. Parcel numbers H-3403-W, H-3403-X, and H-3403-U. The Will Group Applicant, Tyson Williamson Agent.

Tyson Williamson explained they originally came with a denser plan, but the Planning Commission recommended them redoing it. They are proposing one acre lots along BLM and there will be parking for ATV's. Their goal is to capture the quiet nature of that area. They feel this one is connecting to other developments in the area. Utilities are close to the development. Stephen Nelson pointed out this has the same issues as the previous application so it should be treated the same. Mr. Williamson disagrees because the utilities are closer to them. They will have multiple phases. Mr. Nelson stated they first came in at 3.5 units per acre but with the Planning Commission's recommendation, they are now showing 2.5 per acre. Planning Commission felt because they are providing transition areas that it meets the spirit of the General Plan. Joseph Prete stated he has the same concerns that he voiced in item 12. He Likes the design but is reluctant to approve based on his previous comments.

Dave Sanders motioned to approve the zone change amendment request located at approx. 4800 South and 1500 West from RA-1, residential agriculture, to R1-10, residential one unit per 10,000 square feet, with a PDO, planned development overlay subject to staff recommendations. Seconded by Darin Larson. Motion carried with Nanette Billings, Darin Larson, Dave Sanders and Kevin Tervort voting aye. Joseph Prete voted nay.

17. Discussion and possible approval regarding allocation of funds for City Bell

Arthur LeBaron stated there is about \$25,000 left in the budgeted amount for this project, but he is estimating an additional \$68,000. He went over each item and what it will cost. Mayor Bramall wants a tower to be proud of. Joseph Prete commented the things we do to preserve our heritage is a good investment. He loves things that make a landmark. Nanette Billings stated all the Historical Committee want the tower that was proposed. Kaden DeMille stated they can pull the funds from RAP tax but that will circumvent the process. Council wants to pull money from somewhere else to cover it.

Nanette Billings motioned to approve the money for the additional cost of the bell tower. Seconded by Kevin Tervort. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

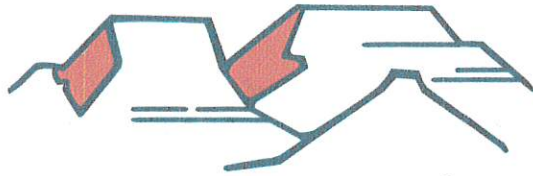
18. Mayor and Council reports

Mayor Bramall	Airport, Administration, Police, Animal Control, School Crossing Guards, Victim Services, Public Works, Engineering -
Nanette Billings	Parks & Cemetery, Appeals Board, Airport, Historical Preservation, Solid Waste District and Youth Council – City wide cleanup. Pickle ball lights will be on in two weeks for Dixie Springs
Darin Larson	Planning Commission, Economic Development, Planning Department, Power and Swimming Pool -
Joseph Prete	Court, Water, Recreation, Tree Board and Beautification Committee -
Dave Sanders	Emergency Management, Streets & Drainage, Prosecutor's Office, Code Enforcement and Building and Inspections -
Kevin Tervort	Ash Creek Special Service District, Golf Course, Industrial Park, Mosquito Abatement, Fire District -
Kaden DeMille	City Administration -

Closed Session

Joseph Prete motioned to go into a closed session to discuss the character, professional competence or physical or mental health of an individual and to discuss pending or reasonably imminent litigation. Seconded by Nanette Billings. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

Adjournment: 11:40 p.m.



PLANNING & ZONING
HURRICANE CITY
UTAH

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

AGRICULTURAL PROTECTION AREA APPLICATION

For Office Use Only: No Fee

File No. 2022-APA-01

Receipt No. _____

APPLICATION & SUBMITTAL CHECKLIST

Name: Annie Reeve Telephone: (435) 879-9693

Address: 902 S. 700W. Fax No. (435) 668-2334

Email: Samantha-black1@hotmail.com

Agent (If applicable): _____ Agent's Phone: _____

Agent email: _____

Address of Subject Property: 902 S. 700 W. , 1075 S. 700 W.

Tax ID of Subject Property: H-3-2-3-304 | H-3-2-3-2418 Zone District: RA-1

Proposed Conditional Use: (Describe, use extra sheet if necessary) it's used for hay operation and feed lot.

To be included in an agriculture protection area established within Hurricane City land must consist of at least five (5) contiguous acres.

The application shall include:

1. The land in agriculture production that the proposal sponsors wish to become part of an agriculture protection area.

2. Any limits on the types of agriculture production to be allowed within the agriculture protection area: NO

3. For each parcel of land: (a) The owners of the land contained within the parcel; (b) The tax parcel number or account number of each parcel; and (c) The number or account number of acres as listed on the parcel tax records.

Owners Name(s)	Tax Parcel #	# of acres
Annie Reeve	H·3·2·3·304	10.03
Annie Reeve	H·3·2·3·2418	1

In order for this to be a complete application, it shall include:

- (a) A plat from the county recorder's office showing each parcel of land with each outlined in color to identify proposed area.
- (b) Application fee, if any, as outlined on the city fee schedule, available from the city recorder/clerk.

In order to apply for agricultural protection, the area being proposed must be evaluated based upon State Code 17-41-305, Criteria to be applied in evaluating proposals for the creation of agriculture protection areas.

In evaluating a proposal and in determining whether or not to create or recommend the creation of an agriculture protection area the advisory committee, planning commission, and county commission shall apply the following criteria:

1. Whether or not the land is currently being used for agriculture production.
2. Whether or not the land is zoned for agriculture use.
3. Whether or not the land is viable for agriculture production.
4. The extent and nature of existing or proposed farm improvements; and
5. Anticipated trends in agriculture and technological conditions.

*NOTE: the term agricultural production is defined by state law as follows:

State Code 17-41-101 Definitions

"Agriculture production" means production for commercial purposes of crops, livestock, and livestock products, the processing or retail marketing of any crops, livestock, and livestock products when more than 50% of the processed or merchandised products are produced by the farm operator.

List the type(s) of agricultural production that is currently occurring on the parcel(s) being included:

Alfalfa and feed lot

Is the parcel(s) irrigated? H·3·2·3·304 is, but H·3·2·3·2418 is not

Describe the types and number of structures that are located on the parcel(s):

H-3-2-3-204 - House and sheds

H-3-2-3-2418 - sheds and grain bins

List the extent and nature of existing or proposed farm improvements:

Keep it as ~~an~~ a hay operation and feed lot.

What do you anticipate being the trends in agriculture and technical conditions for the *agriculture production* on the parcel(s)?

being able to keep processing hay to feed my cows on the feed lot.



Signature of Applicant(s)

April 28, 2022

Date

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
 : ss
COUNTY OF)

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

Annie Reeve
(Property Owner)

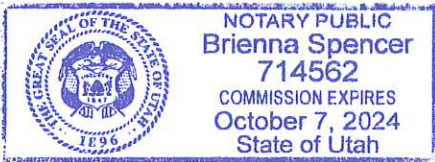
(Property Owner)

Subscribed and sworn to me this 28th day of April 2022

Brienna Spencer
(Notary Public)

Residing in: Hurricane UT

My Commission Expires: 10-07-2024



Agent Authorization

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

(Property Owner)

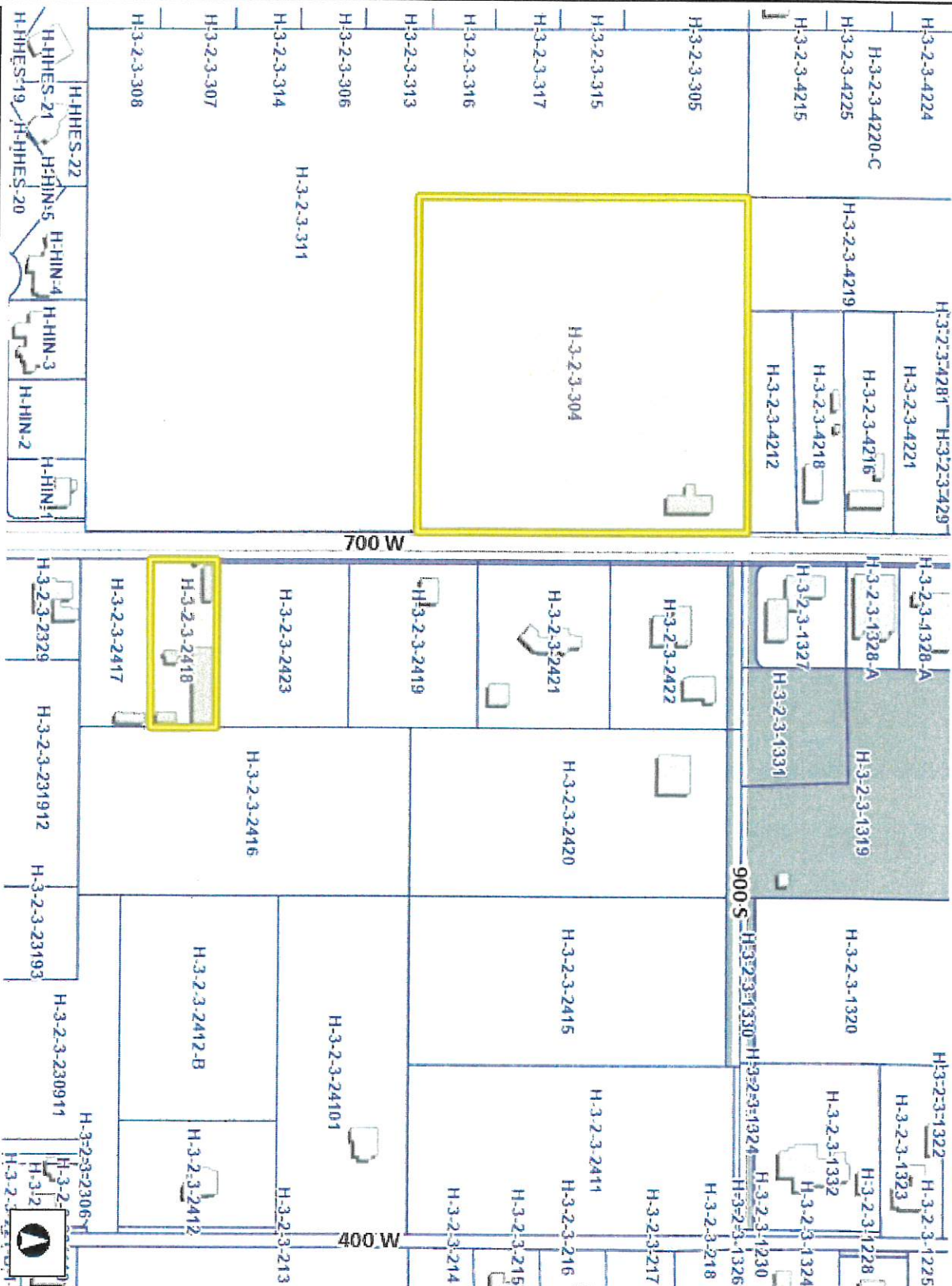
(Property Owner)

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

(Notary Public)

Residing in: _____

My Commission Expires: _____



- Legend**

Parcels

Ownership

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

Notes

KLUNKER CHRISTOPHER A
H-HHES-20
1119 S 840 W
HURRICANE, UT 84737-2422

REEVE CASSIE, ET AL
H-3-2-3-2423
486 S 330 W
HURRICANE, UT 84737-2200

STRATTON DALE & CHRISTINE
H-NTW-2
952 S 920 W
HURRICANE, UT 84737

METCALF SKYLER & KARA
H-3-2-3-321
738 W 1300 S
HURRICANE, UT 84737

REEVE ANNIE TR, ET AL
H-3-2-3-304
902 S 700 W
HURRICANE, UT 84737

BALLARD KENNETH A & JODY A
H-3-2-3-308
1095 S 920 W
HURRICANE, UT 84737-2439

WADSWORTH JOSHUA D & HEATHER
H-HACA-4
745 S 775 W
HURRICANE, UT 84737

LDS CORP OF PRES OF CHURCH
~~H-3-2-3-1314~~
~~50 E NORTH TEMPLE ST STE 2225~~
~~SALT LAKE CITY, UT 84150-0022~~

HURRICANE CITY
~~H-3-2-3-1330~~
~~147 N 870 W~~
~~HURRICANE, UT 84737-1671~~

JOHNSON DALE W & CHERI L
H-3-2-3-23180
1239 S 700 W
HURRICANE, UT 84737

GREEN H MYATT JR
H-HHES-19
1120 S 840 W
HURRICANE, UT 84737

VISSER NELLY L TR, ET AL
H-3-2-3-309
1155 S 920 W
HURRICANE, UT 84737

BALLARD JASON D & MARILYN H
H-3-2-3-2322
1255 S 700 W # 130-10
HURRICANE, UT 84737-2506

HOWARD RYAN R & SHELBI E
H-NTW-3
920 S 920 W
HURRICANE, UT 84737

WISHAM RONNIE CAROL & JOELLA WOOD TRS
H-3-2-3-4225
853 MONTERA LN
BOULDER CITY, NV 89005

WOOD VAN D & JOAN TRS
H-3-2-3-4215
855 S 920 W
HURRICANE, UT 84737

JOHNSON BEVIN W & SUSAN S TRS
H-3-2-3-2335
1235 S 700 W
HURRICANE, UT 84737

HERBERT DUSTIN & MICHELLE
H-3-2-3-2306
1132 S 400 W
HURRICANE, UT 84737

PERKINS KENNETH D & NANCY J TRS
H-3-2-3-316
979 S 920 W
HURRICANE, UT 84737

ZIMMERMAN LONNIE J
H-3-2-3-1327
889 S 700 W
HURRICANE, UT 84737

REEVE RYAN S & CHANTEL TRS, ET AL
H-3-2-3-311
257 S 370 W
HURRICANE, UT 84737

LEMMON STEPHEN W & JULIE D
H-HIN-4
39 S MAIN
HURRICANE, UT 84737

WILCOCK BENJAMIN & EMILY
H-3-2-3-313
1003 S 920 W
HURRICANE, UT 84737

JJLK AGRICULTURAL HOLDINGS LLC
~~H-3-2-3-2415~~
~~201 S 700 W~~
~~HURRICANE, UT 84737~~

J C & ASSOCIATES FINANCIAL LLC
H-HHES-18
PO BOX 580
HURRICANE, UT 84737

JJLK AGRICULTURAL HOLDINGS LLC
H-3-2-3-1320
201 S 700 W
HURRICANE, UT 84737

WADSWORTH COLETTE R TR
H-3-2-3-429
1810 S 700 W
HURRICANE, UT 84737

REEVE LEO & RUTH N TRS
H-3-2-3-2417
85 E 300 S
HURRICANE, UT 84737

STOUT COLLIN A & JAROLYN B
H-3-2-3-24101
1020 S 400 W
HURRICANE, UT 84737-2311

HARVEY DONALD LEE & RUBY
H-3-2-3-23381
1174 S 400 W
HURRICANE, UT 84737

JOHNSON DALE W & CHERI L
H-3-2-3-23193
1239 S 700 W
HURRICANE, UT 84737

BRINGHURST DOUGLAS K & LISA
H-NTW-1
980 SOUTH 920 WEST
HURRICANE, UT 84737

LDS CORP OF PRES OF CHURCH
H-3-2-3-300
50 E NORTH TEMPLE ST STE 2225
SALT LAKE CITY, UT 84150-0022

JOHNSON RANDY A & CHELSEA F
H-3-2-3-2323
1245 S 700 W
HURRICANE, UT 84737

STUMAR PROPERTIES LLC
H-3-2-3-2314
1516 ZION PARK BLVD PO BOX 99
SPRINGDALE, UT 84767

CHRISTIENSEN BRAD B & JENNIFER
H-HHES-17
1138 S 840 W
HURRICANE, UT 84737-2422

JJLK AGRICULTURAL HOLDINGS LLC
H-3-2-3-2420
201 S 700 W
HURRICANE, UT 84737

WASHINGTON COUNTY SCHOOL DISTRICT
H-3-2-3-1316
121 W TABERNACLE
SAINT GEORGE, UT 84770-3338

JOHNSON DALE W & CHERI L
H-3-2-3-23180
1239 S 700 W
HURRICANE, UT 84737

REEVE RYAN S & CHANTEL TRS
H-HIN-2
257 S 370 W
HURRICANE, UT 84737

JENSEN LOVINA JEAN TR
H-3-2-3-310
1117 S 920 W
HURRICANE, UT 84737

DUTTON STAN K & SHANI A
H-3-2-3-355-C
724 W 1300 S
HURRICANE, UT 84737

PERSINGER MICHAEL & REGENA
H-3-2-3-322-A
2034 ROCKLIN DR
SANDY, UT 84092

IMLAY DAVID B & MICHELLE R
H-3-2-3-314
1051 S 920 W
HURRICANE, UT 84737-2439

WOOD NATHELLA TR
H-3-2-3-4222
805 S 920 W
HURRICANE, UT 84737

PACKARD LUCY ANNETTE PEEPLES TR
H-HACA-3
766 N 325 E
HURRICANE, UT 84737-1777

DAVIS EUGENE & PATRICIA L
H-3-2-3-23131
PO BOX 814
HURRICANE, UT 84737-0814

DRATTER PETER J TR
H-3-2-3-4220-B
PO BOX 277
HURRICANE, UT 84737-0277

HURRICANE CITY, ET AL
H-3-2-3-1331
147 N 870 W
HURRICANE, UT 84737

HURRICANE CITY, ET AL
H-3-2-3-1319
147 N 870 W
HURRICANE, UT 84737

JOHNSON NATHAN L & SUMMER R
H-3-2-3-346
1240 S 700 W
HURRICANE, UT 84737

DRATTER PETER J TR
H-3-2-3-425
PO BOX 277
HURRICANE, UT 84737-0277

BROWN CASEY, ET AL
H-HHES-21
1102 S 840 W
HURRICANE, UT 84737

REEVE RYAN S & CHANTEL TRS
H-HIN-1
257 S 370 W
HURRICANE, UT 84737

REEVE LEO & RUTH N TRS
H-3-2-3-2416
85 E 300 S
HURRICANE, UT 84737

JOHNSON BEVIN W & SUSAN S TRS
H-3-2-3-231912
1235 S 700 W
HURRICANE, UT 84737

HARVEY DONALD LEE & RUBY
H-3-2-3-23381
1174 S 400 W
HURRICANE, UT 84737

PHILLIPS GLEN N
H-3-2-3-424
PO BOX 750132
LAS VEGAS, NV 89136-0132

REEVE RYAN S & CHANTEL TRS
H-HIN-5
257 S 370 W
HURRICANE, UT 84737

STRATTON STEPHEN C & ARTIE TRS
H-3-2-3-2419
3015 MONTESSOURI ST
LAS VEGAS, NV 89117-3149

HATCH JEREMY D & BRITTANY TAYLOR
H-REDD-1
227 W 1080 S
HURRICANE, UT 84737

JOHNSON NATHAN L & SUMMER R
H-3-2-3-2327
1161 S 700 W
HURRICANE, UT 84737

DRATTER PETER J TR
H-3-2-3-4219
PO BOX 277
HURRICANE, UT 84737-0277

LAYTON LARENE W TR
H-3-2-3-4223
PO BOX 973
LITTLEFIELD, AZ 86432-0973

HERBERT DUSTIN & MICHELLE
H-3-2-3-231110
1132 S 400 W
HURRICANE, UT 84737

STAHOLI HOLDINGS LLC
H-3-2-3-2411
PO BOX 3006
GREENWOOD VILLAGE, CO 80128

RASMUSSEN DUSTY, ET AL
H-3-2-3-4216
860 S 700 W
HURRICANE, UT 84737

CHURCH DENNIS A & JOYCE J TRS
H-3-2-3-3421
992 S 920 W
HURRICANE, UT 84737

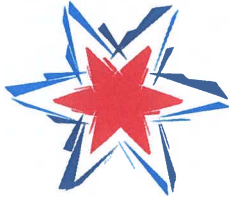
JC HORNE MGMT LLC
H-3-2-3-1328-A
1122 N CORAL CANYON BLVD
WASHINGTON, UT 84780



- ## Notes



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



INTERSTATE ROCK PRODUCTS

42 S 850 W - Hurricane, UT 84737
(435) 635-2628 - www.interstaterock.com

5/18/2022

Dear Planning Commission,

We are writing to you as it has been requested by our client, Pete Dratter, in regards to the Agricultural Protection Zone which has been proposed for parcel H-3-2-3-304.

While we do not have an issue with the agricultural protection zone and its stipulations, we do have concerns with how it could affect future development for our client as it pertains to parcel H-3-2-3-304 specifically.

Some of the issues we would recommend taking into consideration are as follows:

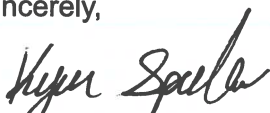
- How will this proposed zone affect the ability to build the future master plan road, 900 South, and its utilities as development progresses and street connectivity continues to be a necessity?
 - 30 feet of the 60 foot right-of-way would be included within the aforementioned zone which would make a narrow 17 foot asphalt road for incoming and outgoing vehicles if only half of the road is able to be installed.
 - As utilities are needed on both sides of the road, having this aforementioned zone overlay will make it a longer and more difficult process to get the needed infrastructure.
 - Tailwater issues could potentially damage the future roadway while waiting for the needed approvals to get facilities installed to mitigate flooding and damage.

We urge you to look at the master plan which the community created and see how this protection zone will affect all of the surrounding citizens and land owners.

We ask that if you recommend this proposal for approval to City Council that you recommend it with the stipulation that a total of 40 feet along the north side of the parcel be excluded from the protection zone to enable the improvements to be established with ease. If this is not the concluding decision we ask that you push to allow any developers who might be improving the future master planned road be allowed to only improve $\frac{1}{2}$ of the master plan road instead of requiring the standard $\frac{2}{3}$ upon development.

Thank you for your time.

Sincerely,


Kyson Spendlove, EIT



May 25, 2022

Subject: Report to City Council on proposed Agricultural Protection for Parcel H-3-2-3-304

Hurricane City Council,

The Planning Commission forwards the following findings regarding Agricultural Protection Overlay 2022-AP-01:

1. The land is currently being used for agricultural production or has plans to be used for immediate agricultural production.
2. The land is zoned for agricultural uses, RA-1
3. The land is viable for agricultural use
4. The property is congruent with agriculture protection zones
5. Approving the use of this land for agriculture is consistent with current and expected technological trends in agriculture.

Future Use

1. The General Plan maps have the area listed as Single Family
2. 700 W and Future 900 S are located adjacent to the property. Most roadways are not fully developed until the property is developed.

Parcel H-2-3-2-2418

The Planning Commission does not recommend including parcel H-2-3-2-2418 as its inclusion would violate city ordinance.

Recommendation

The Planning Commission recommends that the City Council approve the overlay request for parcel H-3-2-3-304, but recommends that the master planned cross-sections for 700 W and 900 S be excluded from the overlay

Agenda Date:	05/25/2022
Application Number:	2022-AP-01
Type of Application:	Agriculture Protection Overlay
Action Type:	Legislative
Applicant:	Annie Reeve
Agent:	
Request:	A report for the City Council on a proposal to create an Agricultural Protection Area
Location:	902 S 700 W, 1075 S 700 W
Zoning:	RA-1
General Plan Map:	Single Family

Planning Commission Recommendation:

The Planning Commission recommended approving this Agricultural Protection Area with the exception of the master planned cross-sections for 700 W and 900 S. The vote was six to one in favor of the attached letter.

Discussion: This request is not to change the zone but protect the land with an Agricultural Protection Area Overlay Zone. The total size is 11 acres. State and City codes set the standards for review by the Planning Commission and the County Agricultural Protection Area Advisory Committee. An Agricultural Protection Area grants certain legal protections to the property, including preventing forced rezoning the property, providing a defense against nuisance actions, notice to new subdivisions, and limiting eminent domain actions. These protections are found in the Utah Code, sections of which are included in this report.

The Dixie Conservation District has been reached out to about reviewing this application but no confirmation has been given yet. Per Hurricane City Code: *“If the Planning Commission or the Advisory Board fail to submit a report within 45 days, the City Council shall consider their failure to report as an approval of the proposal.”*

	Zoning	Adjacent Land Use
North	RA-1	Single family homes, some agriculture
East	RA-1	Single family homes, some agriculture
South	RA-1	Single family homes, some agriculture
West	RA-1 and PF	Single family homes, some agriculture, Three Falls Park

This proposal is over two parcels owned by the same owner, one H-3-2-3-304 is ten acres and H-3-2-3-2418 is one acre. Utah State Code 17-41-301 states that, *“A county and municipal legislative body shall establish the minimum number of continuous acres that shall be included in an agriculture protection area.”* Hurricane City Code 10-21-3 states that, *“A minimum area of five contiguous acres shall be included in an agriculture protection area.”* The two parcels are not contiguous with each other and thus cannot be counted together.

The criteria set by State law (17-41-303) for a *“written report to the legislative body”* is that it:

1. *Analyzes and evaluates the effect of the creation of the proposed area on the planning policies and objectives of themunicipality.....:*

The 2021 General Plan states that the city should *“Encourage the use of and support applications for agricultural protection overlay zones.”*



The City does have a future Master Plan Road (900 S) that traverses the property on the northern boundary that should be considered (shown above). An Agricultural Protection Zone could make it more difficult for the City to secure the property for a roadway in the future if needed. This would include for future utilities that may run in the area. However, these roadway and utilities will likely not be needed until the property is being considered for development.

2. *Analyzes and evaluates the proposal by applying the criteria contained in Section 17-41-305 –*

In evaluating a proposal and in determining whether or not to create or recommend the creation of an agriculture protection area, industrial protection area, or critical infrastructure materials protection area, the advisory committee, planning commission, and applicable legislative body shall apply the following criteria:

- (1) *whether or not the land is currently being used for agriculture production, industrial use, or critical infrastructure materials operations, as the case may be;*
- (2) *whether or not the land is zoned for agriculture use, industrial use, or critical infrastructure materials operations, as the case may be;*
- (3) *whether or not the land is viable for agriculture production, industrial use, or critical infrastructure materials operations, as the case may be;*
- (4) *the extent and nature of existing or proposed farm improvements, the extent and nature of existing or proposed improvements to or expansion of the industrial use, or the extent and nature of existing or proposed improvements to or expansion of critical infrastructure materials operations, as the case may be; and*
- (5)
 - (a) *in the case of an agriculture protection area, anticipated trends in agricultural and technological conditions;*
 - (b) *in the case of an industrial protection area, anticipated trends in technological*

conditions applicable to the industrial use of the land in question; or
(c) in the case of a critical infrastructure materials protection area, anticipated trends in technological conditions applicable to the critical infrastructure materials operations of the land in question.

The current agricultural uses include a hay operation and feed lot for a number of cows. The applicant only wants to continue with its current use. The Zoning is RA-1.

3. *Recommends any modifications to the land to be included in the proposed agricultural protection area.*

Staff would recommend the Planning Commission not include parcel H-2-3-2-2418 as it's inclusion would violate city ordinance.

4. *Analyzes and evaluates any objections to the proposal.*

An objection to this proposal has been received and included in this packet.

5. *Includes a recommendation to thelegislative body to either accept, accept and modify, or reject the proposal.*

See the attached letter

JUC Comments:

Power: Want a utility easement on 900 S. Nervous about the loss of that roadway connection

Streets: Do not like the idea for ag protection over a master planned roadway

Water: 900 S might need to tie through for future water looping. 700 W to 920 W

Sewer: Only a line in 700 W and 920 W. Sewer is in favor of maintaining the alignment of 900 S.

Engineering: In favor of granting the Ag protection except for future 900 S alignment. 700 W may need to be widened in the future, about 13' of width of frontage

Cable: Need easements/future right of way

Recommendation: Staff recommends the Planning Commission review the evaluation criteria, discuss the application with the applicants, and recommend approval of the attached letter to the City Council.

ORDINANCE NO 2022-32

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE
AGRICULTURAL PROTECTION OVERLAY ZONE FOR PARCEL H-3-2-3-304

WHEREAS, Utah Code 10-9a allows Cities to regulate land use within their boundaries,

WHEREAS, the land is currently being used for agricultural production and has plans to be used for immediate agricultural production; and

WHEREAS, the land is currently zone for agricultural use as RA-1; and

WHEREAS, the property is viable for agricultural use; and

WHEREAS, the property exceeds five acres; and

WHEREAS, approving the use of this land for agriculture is consistent with current and expected technological trends in agriculture; and

WHEREAS, the Hurricane City General Plan encourages the City to approve Agricultural Protection Zones in appropriate areas; and

WHEREAS, the Hurricane Planning Commission gave a positive recommendation to approve Parcel H-3-2-3-304 excluding the areas needed for the full cross-sections for the future 900 S and 700 W and excluding Parcel H-2-3-2-2418; and

WHEREAS, the City has a need to protect future roadway and utility corridors within the City for continued growth.

BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF HURRICANE CITY THAT

1. The proposed Agricultural Protection Overlay Zone for Parcel H-3-2-3-304 for H-3-1-33-1110 from R1-10 to Public Facilities is approved excluding the area needed for 900 S and 700 W cross-sections including public utility easements.

PASSED AND APPROVED on this 2nd day of June 2022.

Hurricane City

Mayor

Attest:

Cindy Beteag, City Recorder

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH ADDING SECTION 7-1-9 TO THE HURRICANE CITY CODE GOVERNING GOLF CARTS.

WHEREAS the City Council of Hurricane, Utah desires to add Section 7-1-9 of the Hurricane City Code governing Golf carts on streets, sidewalks, and public ways;

WHEREAS the City Council of Hurricane, Utah is authorized pursuant to Utah Code Annotated section 10-8-30 to regulate the movement of traffic on City streets and public places;

WHEREAS the City Council of Hurricane, Utah is authorized pursuant to Utah Code Annotated section 10-6a-1510 to regulate Golf carts;

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

BE IT HEREBY ORDAINED that Section 7-1-9 of the Hurricane Code is added, as follows:

Sec. 7-1-9. Golf Carts.

A. *Definitions.* For purposes of this section, the following definitions apply:

"Golf cart" means a device that: (i) is designed for transportation by players on a golf course; (ii) has not less than three wheels in contact with the ground; (iii) has an unladen weight of less than 1,800 pounds; (iv) is designed to operate at low speeds; and (v) is designed to carry not more than six persons including the driver. "Golf cart" does not include: (i) a low-speed vehicle or an off-highway vehicle; (ii) a motorized wheelchair; (iii) an electric personal assistive mobility device; (iv) an electric assisted bicycle; (v) a motor assisted scooter; (vi) a personal delivery device, as defined in Utah Code Annotated Section 41-6a-1119; or (vii) a mobile carrier, as defined in Utah Code Annotated Section 41-6a-1120.

B. *Restrictions on Golf Carts.* Except as permitted in subparagraphs C, D, or E of this section, the operation of Golf carts on public land, streets, and highways under the jurisdiction of Hurricane City is prohibited.

C. *Golf Carts for Events.*

1. *City-Sponsored Celebrations.* City-owned Golf carts are permitted for City-sponsored celebrations of Peach Days, Fourth of July, and Pioneer Days to transport participants between the celebration and parking areas, subject to the restrictions in subparagraph C.3. of this section.
2. *Large Events.*
 - a. In conjunction with an application to hold a Large Event pursuant to Title 7, Chapter 7 of the Hurricane City Ordinances, an applicant may request that Golf carts be permitted to operate during the event to transport event participants between the event and parking areas, subject to the restrictions and limitations in subparagraphs C.2. and C.3. of this section.

- b. The City Recorder may authorize the use of Golf carts during a Large Event if the City Recorder finds that the use of Golf carts satisfies the Standards of Issuance set forth in Hurricane City Ordinance section 7-7-6.
 - c. The insurance requirements set forth in Hurricane City Ordinance section 7-7-4 shall be required for any Large Event where Golf carts have been permitted.
- 3. Restrictions on Golf Carts for Events. The following restrictions shall apply to the use of Golf carts at events or celebrations as permitted in this section:
 - a. Only persons possessing a valid motor vehicle operator's license may operate a Golf cart.
 - b. Golf carts shall not be operated at a speed in excess of 25 miles per hour.
 - c. Golf carts shall only be operated during daylight hours unless equipped with head and taillights.
 - d. Golf carts shall not carry any more than the number of individuals for which the Golf cart was originally manufactured, with only one person per seat.
 - e. Golf carts shall not be operated on a City street or highway with a speed limit greater than 35 miles per hour.
 - f. Golf carts are not permitted to travel across or along State Route 7, State Route 9, State Route 59, or State Route 318, but golf carts are permitted to cross these State Routes via overpasses/underpasses or at intersections controlled by stoplights.
 - g. Golf carts are subject to alcohol, Driving Under the Influence, and open container laws of Utah Code Annotated Section 41-6a-526 whenever the Golf cart is moving, stopped, or parked on any City street or highway.
- D. *Golf Carts on Golf Course Paths.* Golf carts are permitted to operate on public land, streets, and highways within the Sky Mountain Golf Course, the Sand Hollow Golf Course, or the Copper Rock Golf Course, provided that the operation is within a designated golf cart path. Golf carts are subject to alcohol, driving under the influence, and open container laws of Utah Code Annotated Section 41-6a-526 whenever the Golf cart is moving, stopped, or parked on any City street or highway, with the exception that occupants of a Golf cart operating within a designated golf cart path at the Sky Mountain Golf Course, the Sand Hollow Golf Course, or the Copper Rock Golf Course are exempt from the open container laws of Utah Code Annotated Section 41-6a-526(3).
- E. *Street-Legal Golf Carts.* Golf carts that have been modified to be street legal and to meet all requirements of the Utah Code to operate on highways of the state are exempt from the restrictions of this section, subject to the following restrictions:
 - a. All Utah Code provisions applicable to the licensing, insuring, registration, and operation of such vehicles shall apply.
 - b. Golf carts shall not be operated on a City street or highway with a speed limit greater than 35 miles per hour.
 - c. Golf carts are not permitted to travel across or along State Route 7, State Route 9, State Route 59, or State Route 318, but Golf carts are permitted to cross these

State Routes via overpasses/underpasses or at intersections controlled by stoplights.

PASSED AND APPROVED this _____ day of June, 2022.

Hurricane City

Nanette Billings, Mayor

Attest:

Cindy Beteag, City Recorder

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

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

Cindy Beteag, Recorder

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH ADDING SECTION 7-1-9 TO THE HURRICANE CITY CODE GOVERNING GOLF CARTS.

WHEREAS the City Council of Hurricane, Utah desires to add Section 7-1-9 of the Hurricane City Code governing Golf carts on streets, sidewalks, and public ways;

WHEREAS the City Council of Hurricane, Utah is authorized pursuant to Utah Code Annotated section 10-8-30 to regulate the movement of traffic on City streets and public places;

WHEREAS the City Council of Hurricane, Utah is authorized pursuant to Utah Code Annotated section 10-6a-1510 to regulate Golf carts;

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

BE IT HEREBY ORDAINED that Section 7-1-9 of the Hurricane Code is added, as follows:

Sec. 7-1-9. Golf Carts.

A. *Definitions.* For purposes of this section, the following definitions apply:

"Golf cart" means a device that: (i) is designed for transportation by players on a golf course; (ii) has not less than three wheels in contact with the ground; (iii) has an unladen weight of less than 1,800 pounds; (iv) is designed to operate at low speeds; and (v) is designed to carry not more than six persons including the driver. "Golf cart" does not include: (i) a low-speed vehicle or an off-highway vehicle; (ii) a motorized wheelchair; (iii) an electric personal assistive mobility device; (iv) an electric assisted bicycle; (v) a motor assisted scooter; (vi) a personal delivery device, as defined in Utah Code Annotated Section 41-6a-1119; or (vii) a mobile carrier, as defined in Utah Code Annotated Section 41-6a-1120.

B. *Authorization of Golf Carts.* Subject to the restrictions and regulations of this section, Golf carts may be operated by persons on public land, streets, and highways under the jurisdiction of Hurricane City.

C. *Restrictions on Operations.*

1. Only persons 18 years of age or older may operate a Golf cart on any public land, street, or highway within the City.
2. Golf carts shall not be operated at a speed in excess of 25 miles per hour.
3. Golf carts shall only be operated during daylight hours unless equipped with head and taillights.
4. Golf carts shall not carry any more than the number of individuals for which the Golf cart was originally manufactured, with only one person per seat.

D. *Restrictions on Areas of Use.*

1. Golf carts shall not be operated on a City street or highway with a speed limit greater than 35 miles per hour.
2. Golf carts are not permitted to travel across or along State Route 7, State Route 9, State Route 59, State Route 318, or roadways with more than two lanes of traffic, but golf carts are permitted to cross these State Routes and roadways via overpasses/underpasses or at intersections controlled by stoplights.

E. *Traffic Regulations.*

1. Golf carts are subject to alcohol, Driving Under the Influence, and open container laws of Utah Code Annotated Section 41-6a-526 whenever the Golf cart is moving, stopped, or parked on any City street or highway, with the exception that occupants of a Golf cart operating within a designated golf cart path at the Sky Mountain Golf Course, the Sand Hollow Golf Course, or the Copper Rock Golf Course are exempt from the open container laws of Utah Code Annotated Section 41-6a-526(3).
2. Except as otherwise provided in this section, Golf carts shall comply with the same requirements as a bicycle for traffic rules pursuant to Utah Code Annotated, Title 41, Chapter 6a, Traffic Code.

F. *Street-Legal Golf Carts.* Golf carts that have been modified to be street legal and to meet all requirements of the Utah Code to operate on highways of the state are exempt from the restrictions of this section, subject to the following restrictions:

- a. All Utah Code provisions applicable to the licensing, insuring, registration, and operation of such vehicles shall apply.
- b. Golf carts shall not be operated on a City street or highway with a speed limit greater than 35 miles per hour.
- c. Golf carts are not permitted to travel across or along State Route 7, State Route 9, State Route 59, or State Route 318, but Golf carts are permitted to cross these State Routes via overpasses/underpasses or at intersections controlled by stoplights.

PASSED AND APPROVED this _____ day of June, 2022.

Hurricane City

Nanette Billings, Mayor

Attest:

Cindy Beteag, City Recorder

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

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

Cindy Beteag, Recorder

Cindy Beteag

From: Cheryl Case <cheryl@comnett.net>
Sent: Wednesday, June 15, 2022 8:28 PM
To: Cindy Beteag; Nanette Billings
Subject: 6.16.22 Agenda: Comments related to pending golf cart ordinance

Hi Cindy,
Would you please forward these comments to our City Council?

To: Mayor Nanette Billings
City Council members Joseph Prete, Dave Sanders, David Hirschi, Kevin Thomas and Doug Heideman

Thank you for your service to our Hurricane community.

I have just reviewed the proposed language for Section 7-1-9 of the Hurricane City Code, for Ordinance No 2022-38. Although I do not own a golf cart, I am concerned the proposed language would prohibit people from driving their own golf carts from their homes to play golf.

Our Sky Mountain community has several people who would be affected by this, as would those in Sand Hollow and Copper Rock. Would they be required to trailer their golf cart to the golf course to play?

Several people also use their golf carts to pick up their mail on their way home from playing golf, and to visit their neighbors.

Section D states "Golf carts are permitted to operate on public land, streets, and highways within the Sky Mountain Golf Course, the Sand Hollow Golf Course, or the Copper Rock Golf Course, *provided that the operation is within a designated golf cart path.*"

I respectfully ask that "*provided that the operation is within a designated golf cart path*" be removed, or that language be included to allow people to use their golf carts on the streets within golf communities.

Thank you for the opportunity to submit these comments.

Cheryl Case
848 N 2460 W
Hurricane, UT 84737



STAFF COMMENTS

Agenda Date:	04/14/2022
Application Number:	2022-LUCA-04
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Ishraj Singh
Agent:	Steve Beesley
Request:	Make a recommendation to the City Council to update Hurricane City Code
Reviewed By	Planning and Zoning

Summary of Concern:

The applicant is wanting to build a 55 feet, four story hotel at the corner of 1760 W and State Route 9. They had previously come in for a conditional use permit for a greater height building but was denied because it did not fit our current code. The applicant has filed a land use code amendment request to allow for a four story hotel to be built.

Discussion:

There are several four story hotels along SR-9 in Hurricane because under an earlier version of the city code you could get a conditional use permit for taller buildings as long as it was not obstructive or blended in with the neighborhood. In 2018 Utah state law changed so arbitrary limits on conditional use permits were not allowed so the city had to change their code. When the code was changed it appears that commercial buildings were overlooked when making the new standards and the current code was written with residential accessory buildings in mind.

Historically, the only business requesting greater heights than allowed in the code are hotels. The 2021 General Plan calls on the city to “[*capitalize*] on the local tourism industry to bring in new strings of revenue” larger hotels like this one can help with that. Short term rentals are also a concern, with over 160 illegally operating short term rentals within city limits and having more

plentiful legal options for tourists to stay at, especially during busier times of the year, can help alleviate the market pressures that lead to all these illicit short term rentals. As well, limiting the new height allowances to the Highway Commercial zone will limit these higher buildings to the area surrounding SR-9.

Staff Recommendation

10-7-9: Conditional Use Permit

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

(1) Within residential zones The height may not be greater than two stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.

(2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.

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

(4) Buildings located within a Commercial Zone

(i) A greater height building in a commercial zone may not be taller than 55 feet tall.

(ii) For each foot in height above 35 feet, that section of the building must be setback one additional foot from the property line adjacent to residential or agricultural zones. Section of building below 35' shall comply with standard setbacks.

(iii) For each foot in height above 35 feet, that section of the building must be setback half a foot (6") from the property line adjacent to commercial, industrial, or civic zones. Section of building below 35' shall comply with standard setbacks.

Recommendation: Staff recommends that the Planning Commission listen and consider any public comments made during the public hearing. Staff would recommend the commission take into consideration several factors, including the impacts on the character of SR-9 and economic development.

**AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH
AMENDING SECTION ~~10-7-9~~ 4 (E) ~~CHAPTERS 10-41, 10-51~~ 4 AND ~~10-7-9~~ (2)(e) OF
THE HURRICANE CITY CODE.**

WHEREAS ~~Hurricane City wishes to encourage commercial development, and the City Council of Hurricane, Utah has previously approved accessory dwelling units in all residential zones throughout the City;~~

WHEREAS ~~Hurricane City desires to help mitigate the impact of commercial development adjacent to residential and agriculture development, and Hurricane City is currently facing a shortage of affordable housing and accessory dwelling units are a way to alleviate some of the shortage;~~

WHEREAS the City Council now finds it necessary and desirable to amend said ordinances with regards to conditional use permits ~~accessory dwelling units~~ in order to provide for the health safety and welfare of the city residents;

WHEREAS the Planning Commission of Hurricane Utah has recommended the following changes to the Hurricane City Code

BE IT HEREBY ORDAINED by the City Council of Hurricane Utah that- Hurricane City Code 10-7-9 (E)(2)(e) ~~Section 10-3-4 and Chapters 10-41, 10-51 and 10-7 of the Hurricane City Code be~~, and are hereby, amended to read as follows:

~~10-3-4 DEFINITIONS OF WORDS AND PHRASES~~

~~ACCESSORY DWELLING UNIT: A subordinate residential dwelling unit with a separate entrance, kitchen, and full bathroom facilities which is that is attached to or detached to from a single family structure. All accessory dwelling units must meet the requirements of chapter 41 of this title.~~

~~10-41-1: PURPOSE:~~

~~The purpose of this chapter is to establish use and development regulations for accessory dwelling units. These regulations are intended to ensure that limited use of accessory dwelling units allowed in a residential zone do not disturb the single family residential character of a neighborhood. (Ord. 2018-04, 4-5-2018)~~

~~10-41-2: SCOPE:~~

The requirements of this chapter shall apply to all accessory dwelling units in single-family zones. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, and other laws. (Ord. 2018-04, 4-5-2018)

10-41-3: PERMITTED USE:

The accessory dwelling units described below shall be allowed as permitted uses in any residential zone, or any other zone in which such uses are permitted uses, subject to the development standards of section 10-41-4 of this chapter. The definition of each use is set forth in chapter 3 of this title.

Accessory dwelling units.

Guesthouse or casita.

Kitchen. (Ord. 2018-04, 4-5-2018)

10-41-4: DEVELOPMENT STANDARDS; PERMITTED USE:

The development standards set forth in this section shall apply to any accessory unit allowed as a permitted use.

—A. *Definition; Setbacks and Size:* An accessory dwelling unit is an accessory use to the main residential dwelling unit. Setbacks and size and lot coverage limitations established for accessory buildings in each zone shall apply.

—B. *Egress And Life Safety Requirements:* The dwelling unit must meet egress and life safety requirements of the International Residential Building Code.

—C. *Ownership:* The owner or an immediate family member of the owner of the main dwelling unit shall reside on the property as their primary residence as a condition for an accessory dwelling unit to be rented. For long term occupancy, the property owner may live in the accessory building or the primary building. Only the accessory building may be used as a short-term rental pursuant to chapter 51 of this code.

—D. *Limit:* Generally, oOnly one accessory dwelling unit and/or casita shall be established on one residential property. Multiple However, two accessory dwelling units shall may be allowed by a conditional use permit pursuant to section 10-7-9.

—E. *Entrance:* The accessory dwelling unit shall have its own outside entrance.

—F. *Landscaping:* Landscaping shall be provided and maintained to minimize impact on neighboring properties, to retain residential character, and to provide a visual buffer for onsite parking in relation to adjacent properties and the street. Landscaping may include, but shall not be limited to, planting trees in the park strip.

—G. *Secondary Use:* The accessory dwelling unit shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes.

—H. *Maximum Size, Impervious Surface:* The accessory dwelling unit, if it is detached, must meet the size limitations for the zone or have been granted a conditional use permit.

~~—I. *Residential Hosting*: One detached accessory dwelling unit may be used per residential lot for residential hosting pursuant to the terms of licensing for residential hosting. (Ord. 2018-04, 4-5-2018)~~

~~10-41-5: COMPLIANCE WITH DEVELOPMENT STANDARDS:~~

~~—A. Residential properties with accessory dwelling units found to be in violation of the development standards set forth in section 10-42-4 of this title shall be subject to all applicable remedies set forth in chapter 9 of this title to ensure compliance.~~

~~—B. In order to ensure accessory dwelling units meet the development standards, a permit must be issued by the Planning Department for rental any use of the unit described in section 3-9-2. (Ord. 2017-03, 1-19-2017)~~

~~Sec. 10-51-4. Development standards; home bed and breakfast and residential hosting facilities.~~

~~The development standards set forth in this section shall apply to all home bed and breakfast and residential hosting facilities.~~

~~A. *Location*. Home bed and breakfast or a residential hosting facility shall be located in a single family residential structure deemed suitable for habitation.~~

~~B. *Guestrooms*. Rentable guestrooms shall be limited to not more than four bedrooms in the primary building or four bedrooms in the entirety of a detached ADU for each home bed and breakfast or residential hosting facility in addition to the rooms occupied by the full time residents. Total number of occupantspeople, including an owner, owner's family, and guests occupying the home at one time shall be no more than ten. Maximum occupancy must be posted in each rentable guestroom.~~

~~C. *Current codes*. Guestrooms must meet current International Residential codes for egress and be provided with smoke and CO2 detectors. A fire exiting route plan must be posted in each sleeping guestroom.~~

~~D. *Meals*. If meals are offered, meals shall be served only t:~~
~~1. To overnight guests.~~

~~E. *Landscaping*. Landscaping shall be provided and maintained to minimize impact on neighboring properties, to retain residential character, and to provide a visual buffer for on site parking in relation to adjacent properties and the street. Landscaping may include, but shall not be limited to, planting trees in the park strip.~~

~~F. *Parking*. Nonfrontage, off street parking shall be provided as follows:~~

- ~~1. Two spaces for owner.~~
- ~~2. One space per guestroom.~~
- ~~3. Parking must be located on the same property as the guestrooms.~~
- ~~4. Tandem parking is permitted for one space only.~~

~~5.—Off street parking may not be provided within the front yard setback other than the existing driveway.~~

~~6.—Landscaping is required between parking and adjoining residential properties.~~

~~G.—Signs. Only one sign not larger than one foot by two foot in size may be used to advertise a home bed and breakfast or residential hosting facility. The sign may not be illuminated unless by a single down facing low wattage fixture.~~

~~H.—Street standards. A home bed and breakfast or residential hosting facility shall be located on a street that meets fire code requirements.~~

~~I.—Structural modifications. Structural modifications may not be made to separate sleeping rooms from the remainder of the house without a valid building permit.~~

~~J.—Other regulations. A home bed and breakfast or residential hosting facility is subject to all other applicable sections of this Code, including, but not limited to, building and fire codes, transient lodging facility regulations, and transient room tax requirements.~~

~~Sec. 10-7-9. Conditional use permit.~~

~~A.—Purpose. This section sets forth procedures for considering and approving conditional use permits.~~

~~B.—Authority.~~

~~1.—The Planning Commission is authorized to issue conditional use permits for the following uses:~~

~~Agricultural industry.~~

~~Agritourism activities.~~

~~Animal specialties.~~

~~Assisted living facility.~~

~~Greater heights than permitted by this Code in all zones except residential and residential agricultural zones.~~

~~Greater size than permitted by this Code in all zones except residential and residential agricultural zones.~~

~~Metal building in commercial and residential zones.~~

~~Multi family in commercial zones.~~

~~Public stable.~~

~~Reception center.~~

~~Recreation and entertainment, outdoor.~~

~~2.—The Zoning Administrator is authorized to issue conditional use permits for the following uses:~~

~~Animals and fowl for recreation and family food production.~~

~~Greater size accessory buildings than permitted by this Code in residential zones.~~

~~Greater size accessory buildings than permitted by this Code in residential and residential agricultural zones.~~

~~Greater height accessory buildings than permitted by this Code in residential and residential agricultural zones.~~

~~Multiple accessory dwelling units in residential and commercial zones~~

~~C.—Initiation. A property owner, or the owner's agent, may request a conditional use permit as provided in subsection D1 of this section.~~

~~D.—Procedure. An application for a conditional use permit shall be considered and processed as provided in this subsection.~~

1.—A complete application shall be submitted to the office of the Zoning Administrator in a form established by the administrator along with any fee established by the City's schedule of fees. The application shall include at least the following information:

- a.—The name, address and telephone number of the applicant and the applicant's agent, if any;
- b.—The address and parcel identification of the subject property;
- c.—The zone, zone boundaries and present use of the subject property;
- d.—A description of the proposed conditional use;
- e.—A plot plan showing the following:
 - (1) Applicant's name;
 - (2) Site address;
 - (3) Property boundaries and dimensions;
 - (4) Layout of existing and proposed buildings, parking, landscaping, and utilities; and
 - (5) Adjoining property lines and uses within 100 feet of the subject property;
- f.—Traffic impact analysis, if required by the City Engineer or the Planning Commission;
- g.—A statement by the applicant demonstrating how the conditional use permit request meets the approval standards for the conditional use desired; and
- h.—Such other and further information or documentation as the Zoning Administrator may deem necessary for proper consideration and disposition of a particular application.

2.—After the application is determined to be complete, the Zoning Administrator shall schedule a public meeting before the Planning Commission as provided in section 10-7-4 of this chapter or shall review the application to determine if it meets the standards for an administrative conditional use permit.

3.—A staff report evaluating the application shall be prepared by the Zoning Administrator for a conditional use permit that will be reviewed by the Planning Commission.

4.—The Planning Commission shall hold a public meeting and shall thereafter approve, approve with conditions, or deny the application pursuant to the standards set

~~forth in subsection E of this section. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with the applicable standards, the conditional use may be denied.~~

~~5.—After the Planning Commission or Zoning Administrator makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.~~

~~6.—A record of all conditional use permits shall be maintained in the office of the Zoning Administrator.~~

~~E.—Approval standards. The following standards shall apply to the issuance of a conditional use permit:~~

~~1.—A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.~~

~~2.—Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2l of this section:~~

~~a. Standards for a reception center.~~

~~(1) Hours of operation must be compatible with adjoining uses and comply with City noise regulations.~~

~~(2) Parking must be provided.~~

~~(3) The use of on-street parking to provide up to 40 percent of the required parking may be permitted if adjoining uses are not residential uses and the street is fully improved.~~

~~(4) The center must have an approved site plan.~~

~~(5) If beer, wine, or other alcoholic beverages are served, the center must be licensed by the state alcohol control board.~~

~~b. Standards for an agricultural industry.~~

~~(1) Adequate fencing and/or enclosures must be provided to ensure animals and fowl are confined safely and in conformance with acceptable animal husbandry standards.~~

~~(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.~~

~~(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.~~

~~(4) Animal enclosures used for intensive animal feeding operations must be at least 25 feet from any adjacent parcel that, at the time the applicant first seeks the conditional use, is zoned residential or residential-agricultural pursuant to chapters 13 or 14 of this title.~~

~~c. Standards for a public stable.~~

~~(1) Adequate fencing and/or enclosures must be provided to ensure horses are confined safely and in conformance with acceptable animal husbandry standards.~~

~~(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.~~

~~(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.~~

~~(4) Site must contain adequate off street parking for customers. All trailers must be contained on site.~~

~~(5) Barns must be located at least 30 feet from any adjacent parcel that, at the time the applicant first seeks a conditional use permit, is zoned residential or residential-agricultural.~~

~~d. Standards for an assisted living facility.~~

~~(1) The facility shall comply with building, safety, and health regulations applicable to similar structures.~~

~~(2) The facility shall be licensed by the state.~~

~~(3) A site plan shall be approved for the facility to ensure adequate parking and landscaping are installed.~~

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

~~(1) The height may not be greater than two stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.~~

~~(2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.~~

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

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

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

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

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

~~g. Standards for animals and fowl for recreation and family food production.~~

~~(1) Adequate fencing must be provided to ensure animals and fowl are confined safely.~~

~~(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.~~

~~(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.~~

~~(4) The number of fowl will be limited by the point system used in section 10-37-15 of this title.~~

~~(5) Livestock numbers may be limited at the administrator's discretion based on the size of the lot and the facilities available to contain and protect the animals.~~

~~h. Standards for metal buildings.~~

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

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

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

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

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

~~(D) In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco.~~

~~i. Standards for animal specialties.~~

~~(1) Adequate fencing and/or enclosures must be provided to ensure animals are confined safely and in conformance with acceptable animal husbandry standards.~~

~~(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.~~

~~(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.~~

~~(4) Animal enclosures used for intensive animal feeding operations must be at least 25 feet from any adjacent parcel that, at the time the applicant first seeks the conditional use, is zoned residential or residential agricultural pursuant to chapters 13 or 14 of this title.~~

~~j. Standards for agritourism activities.~~

~~(1) Hours of operation must be compatible with adjoining uses and comply with City noise regulations.~~

~~(2) On-site parking must be provided.~~

~~(3) The use of on-street parking to provide up to 40 percent of the required parking may be permitted if adjoining uses are not residential uses and the street is fully improved.~~

~~(4) In agricultural zones, this use must be accessory to an established agricultural use.~~

~~k. In order to promote and preserve commercial growth and to allow infill development of empty and vacant lots in the area designated as downtown on the general map, vacant parcels zoned for commercial uses as listed in this title may, as a conditional use, be allowed for multi-family residential use if the following criteria are met:~~

~~1. No habitable building has been on the parcel for the previous three years.~~

~~2. The land use on at least two sides of the property are residential use at the time of application. Property on the opposite side of a public road or right-of-way shall be considered adjacent for this criteria. Properties that do not meet this criteria may be approved for mix-use development as listed below.~~

~~3. Mix use is allowed. If the proposed development is a mix of commercial use and residential use, then residential units shall be placed on a floor above the commercial use, or in a way to allow commercial buildings to front onto the public roadways. If mixed use, the commercial shall comply with the commercial zoning standards and housing shall comply with RM-3 zoning standards.~~

~~4. Homes in the downtown area shall have the front of buildings face public roadways. The only exception for this requirement is for mix use developments and for parcels that would allow development of units~~

~~behind units that front the public right-of-way. Every effort should be made to ensure the frontage of roadways are faced with the frontage of buildings. Walls, fences, and the rear of buildings fronting on to public right-of-way should be avoided.~~

~~5. Dwelling units and sites shall comply with RM-3 zoning standards and density. RM-3 minimum required area shall not apply.~~

~~1. Standards for multiple accessory dwelling units in a residential or commercial zone~~

~~1. Multiple accessory dwelling units may be permitted based on the lot area of the property at a rate in the table below assuming all other conditions for an accessory dwelling unit are met.~~

Lot Area	Number of Accessory Dwelling Units
0-0.749 acres	1
0.5-8 acres and greater	2

10-7-9: Conditional Use Permit

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

(1) Within residential zones The height may not be greater than two stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.

(2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.

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

(4) Buildings located within a Commercial Zone

(i) A greater height building in a commercial zone may not be taller than 55 feet tall.

(ii) For each foot in height above 35 feet, that section of the building must be set back an additional one foot (1') from the property line adjacent to residential or agricultural zones or uses. Sections of buildings 35' or below shall comply with standard setbacks.

(iii) For each foot in height above 35 feet, that section of the building must be set back an additional half a foot (6") from the property line adjacent to commercial, industrial, or civic zones. Sections of buildings below 35' shall comply with standard setbacks.

~~2. Fifty percent (50%) of the land area on the lot must be free of buildings.~~

- ~~3. A parking plan must be provided that shows adequate off street parking on the lot at a rate of one space per bedroom.~~
- ~~4. A landscape plan must be provided that shows how buildings will be shielded from other residential lots.~~
- ~~5. Occupancy plan: no more than ten (10) people can stay in one (1) building.~~
- ~~6. Only one (1) accessory dwelling unit can be used as a short-term rental. All others must be for long term occupancy or as a guesthouse for non-paying guests.~~
- ~~7. Separate conditional use permits must be received for every accessory building that does not meet the height or size requirements of 10-13-4.~~

~~F. *Appeal of decision.* Any person adversely affected by a decision of the Planning Commission regarding the transfer, issuance, or denial of a conditional use permit may appeal such decision to the Appeals Board by filing written notice of appeal stating the grounds therefor within 14 days from the date of such decision.~~

~~G. *Appeal of decision by Zoning Administrator.* Any decision of the Zoning Administrator regarding the issuance or denial of a conditional use permit, shall, upon request by the applicant within ten days after a determination by the Zoning Administrator, be submitted for a de novo review and decision by the Planning Commission at their next available meeting.~~

~~H. *Effect of approval.* A conditional use permit shall not relieve an applicant from obtaining any other authorization or permit required under this title or any other title of this Code.~~

~~1. A conditional use permit may be transferred so long as the use conducted thereunder conforms to the terms of the permit.~~

~~2. Unless otherwise specified by the Planning Commission and subject to the provisions relating to amendment, revocation or expiration of a conditional use permit, a conditional use permit shall be of indefinite duration and shall run with the land.~~

~~I. *Amendment.* The procedure for amending any conditional use permit shall be the same as the original procedure set forth in this section.~~

~~J. *Revocation.* A conditional use permit may be revoked as provided in section 10-9-6 of this title.~~

~~1. In addition to the grounds set forth in section 10-9-6 of this title, any of the following shall be grounds for revocation:~~

- ~~a. The use for which a permit was granted has ceased for one year or more;~~
- ~~b. The holder or user of a permit has failed to comply with the conditions of approval or any City, state, or federal law governing the conduct of the use;~~
- ~~c. The holder or user of the permit has failed to construct or maintain the site as shown on the approved site plan, map, or other approval materials; or~~
- ~~d. The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.~~

~~2. No conditional use permit shall be revoked against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the Planning Commission and show cause as to why the permit should not be revoked or the conditions amended. Revocation of a permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.~~

~~K. *Expiration.* A conditional use permit shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the permit is not commenced within one year after approval.~~

BE IT FURTHER ORDAINED that this Ordinance shall, after adoption and approval, take effect immediately upon publication or posting as required by law.

PASSED AND APPROVED this 19th day of May 2022.

Hurricane City

Nanette Billings, Mayor

Attest:

Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 19th day of May 2022. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
<u>Joseph Prete</u>	_____	_____	_____	_____

David Sanders

David Hirschi

Kevin Thomas

Doug Heideman

Cindy Beteag, Recorder

**AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH
AMENDING SECTION ~~10-7-9~~ 4 (E) ~~CHAPTERS 10-41, 10-51 AND 10-7~~ 9 (2)(e) OF
THE HURRICANE CITY CODE.**

WHEREAS ~~Hurricane City wishes to encourage commercial development, and the City Council of Hurricane, Utah has previously approved accessory dwelling units in all residential zones throughout the City;~~

WHEREAS ~~Hurricane City desires to help mitigate the impact of commercial development adjacent to residential and agriculture development, and Hurricane City is currently facing a shortage of affordable housing and accessory dwelling units are a way to alleviate some of the shortage;~~

WHEREAS the City Council now finds it necessary and desirable to amend said ordinances with regards to ~~conditional use permits accessory dwelling units~~ in order to provide for the health safety and welfare of the city residents;

WHEREAS the Planning Commission of Hurricane Utah has recommended the following changes to the Hurricane City Code

BE IT HEREBY ORDAINED by the City Council of Hurricane Utah that- ~~Hurricane City Code 10-7-9 (E)(2)(e) Section 10-3-4 and Chapters 10-41, 10-51 and 10-7 of the Hurricane City Code be~~, and are hereby, amended to read as follows:

~~10-3-4 DEFINITIONS OF WORDS AND PHRASES~~

~~ACCESSORY DWELLING UNIT: A subordinate residential dwelling unit with a separate entrance, kitchen, and full bathroom facilities which is that is attached to or detached to from a single family structure. All accessory dwelling units must meet the requirements of chapter 41 of this title.~~

~~10-41-1: PURPOSE:~~

~~The purpose of this chapter is to establish use and development regulations for accessory dwelling units. These regulations are intended to ensure that limited use of accessory dwelling units allowed in a residential zone do not disturb the single family residential character of a neighborhood. (Ord. 2018-04, 4-5-2018)~~

~~10-41-2: SCOPE:~~

The requirements of this chapter shall apply to all accessory dwelling units in single-family zones. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, and other laws. (Ord. 2018-04, 4-5-2018)

10-41-3: PERMITTED USE:

The accessory dwelling units described below shall be allowed as permitted uses in any residential zone, or any other zone in which such uses are permitted uses, subject to the development standards of section 10-41-4 of this chapter. The definition of each use is set forth in chapter 3 of this title.

Accessory dwelling units.

Guesthouse or casita.

Kitchen. (Ord. 2018-04, 4-5-2018)

10-41-4: DEVELOPMENT STANDARDS; PERMITTED USE:

The development standards set forth in this section shall apply to any accessory unit allowed as a permitted use.

—A. *Definition; Setbacks and Size:* An accessory dwelling unit is an accessory use to the main residential dwelling unit. Setbacks and size and lot coverage limitations established for accessory buildings in each zone shall apply.

—B. *Egress And Life Safety Requirements:* The dwelling unit must meet egress and life safety requirements of the International Residential Building Code.

—C. *Ownership:* The owner or an immediate family member of the owner of the main dwelling unit shall reside on the property as their primary residence as a condition for an accessory dwelling unit to be rented. For long term occupancy, the property owner may live in the accessory building or the primary building. Only the accessory building may be used as a short-term rental pursuant to chapter 51 of this code.

—D. *Limit:* Generally, oOnly one accessory dwelling unit and/or casita shall be established on one residential property. Multiple However, two accessory dwelling units shall may be allowed by a conditional use permit pursuant to section 10-7-9.

—E. *Entrance:* The accessory dwelling unit shall have its own outside entrance.

—F. *Landscaping:* Landscaping shall be provided and maintained to minimize impact on neighboring properties, to retain residential character, and to provide a visual buffer for onsite parking in relation to adjacent properties and the street. Landscaping may include, but shall not be limited to, planting trees in the park strip.

—G. *Secondary Use:* The accessory dwelling unit shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes.

—H. *Maximum Size, Impervious Surface:* The accessory dwelling unit, if it is detached, must meet the size limitations for the zone or have been granted a conditional use permit.

~~—I. *Residential Hosting*: One detached accessory dwelling unit may be used per residential lot for residential hosting pursuant to the terms of licensing for residential hosting. (Ord. 2018-04, 4-5-2018)~~

~~10-41-5: COMPLIANCE WITH DEVELOPMENT STANDARDS:~~

~~—A. Residential properties with accessory dwelling units found to be in violation of the development standards set forth in section 10-42-4 of this title shall be subject to all applicable remedies set forth in chapter 9 of this title to ensure compliance.~~

~~—B. In order to ensure accessory dwelling units meet the development standards, a permit must be issued by the Planning Department for rental any use of the unit described in section 3-9-2. (Ord. 2017-03, 1-19-2017)~~

~~Sec. 10-51-4. Development standards; home bed and breakfast and residential hosting facilities.~~

~~The development standards set forth in this section shall apply to all home bed and breakfast and residential hosting facilities.~~

~~A. *Location*. Home bed and breakfast or a residential hosting facility shall be located in a single family residential structure deemed suitable for habitation.~~

~~B. *Guestrooms*. Rentable guestrooms shall be limited to not more than four bedrooms in the primary building or four bedrooms in the entirety of a detached ADU for each home bed and breakfast or residential hosting facility in addition to the rooms occupied by the full time residents. Total number of occupantspeople, including an owner, owner's family, and guests occupying the home at one time shall be no more than ten. Maximum occupancy must be posted in each rentable guestroom.~~

~~C. *Current codes*. Guestrooms must meet current International Residential codes for egress and be provided with smoke and CO2 detectors. A fire exiting route plan must be posted in each sleeping guestroom.~~

~~D. *Meals*. If meals are offered, meals shall be served only t:~~
~~1. To overnight guests.~~

~~E. *Landscaping*. Landscaping shall be provided and maintained to minimize impact on neighboring properties, to retain residential character, and to provide a visual buffer for on site parking in relation to adjacent properties and the street. Landscaping may include, but shall not be limited to, planting trees in the park strip.~~

~~F. *Parking*. Nonfrontage, off street parking shall be provided as follows:~~

- ~~1. Two spaces for owner.~~
- ~~2. One space per guestroom.~~
- ~~3. Parking must be located on the same property as the guestrooms.~~
- ~~4. Tandem parking is permitted for one space only.~~

~~5.—Off street parking may not be provided within the front yard setback other than the existing driveway.~~

~~6.—Landscaping is required between parking and adjoining residential properties.~~

~~G.—Signs. Only one sign not larger than one foot by two foot in size may be used to advertise a home bed and breakfast or residential hosting facility. The sign may not be illuminated unless by a single down facing low wattage fixture.~~

~~H.—Street standards. A home bed and breakfast or residential hosting facility shall be located on a street that meets fire code requirements.~~

~~I.—Structural modifications. Structural modifications may not be made to separate sleeping rooms from the remainder of the house without a valid building permit.~~

~~J.—Other regulations. A home bed and breakfast or residential hosting facility is subject to all other applicable sections of this Code, including, but not limited to, building and fire codes, transient lodging facility regulations, and transient room tax requirements.~~

~~Sec. 10-7-9. Conditional use permit.~~

~~A.—Purpose. This section sets forth procedures for considering and approving conditional use permits.~~

~~B.—Authority.~~

~~1.—The Planning Commission is authorized to issue conditional use permits for the following uses:~~

~~Agricultural industry.~~

~~Agritourism activities.~~

~~Animal specialties.~~

~~Assisted living facility.~~

~~Greater heights than permitted by this Code in all zones except residential and residential agricultural zones.~~

~~Greater size than permitted by this Code in all zones except residential and residential agricultural zones.~~

~~Metal building in commercial and residential zones.~~

~~Multi family in commercial zones.~~

~~Public stable.~~

~~Reception center.~~

~~Recreation and entertainment, outdoor.~~

~~2.—The Zoning Administrator is authorized to issue conditional use permits for the following uses:~~

~~Animals and fowl for recreation and family food production.~~

~~Greater size accessory buildings than permitted by this Code in residential zones.~~

~~Greater size accessory buildings than permitted by this Code in residential and residential agricultural zones.~~

~~Greater height accessory buildings than permitted by this Code in residential and residential agricultural zones.~~

~~Multiple accessory dwelling units in residential and commercial zones~~

~~C.—Initiation. A property owner, or the owner's agent, may request a conditional use permit as provided in subsection D1 of this section.~~

~~D.—Procedure. An application for a conditional use permit shall be considered and processed as provided in this subsection.~~

1.—A complete application shall be submitted to the office of the Zoning Administrator in a form established by the administrator along with any fee established by the City's schedule of fees. The application shall include at least the following information:

- a.—The name, address and telephone number of the applicant and the applicant's agent, if any;
- b.—The address and parcel identification of the subject property;
- c.—The zone, zone boundaries and present use of the subject property;
- d.—A description of the proposed conditional use;
- e.—A plot plan showing the following:
 - (1) Applicant's name;
 - (2) Site address;
 - (3) Property boundaries and dimensions;
 - (4) Layout of existing and proposed buildings, parking, landscaping, and utilities; and
 - (5) Adjoining property lines and uses within 100 feet of the subject property;
- f.—Traffic impact analysis, if required by the City Engineer or the Planning Commission;
- g.—A statement by the applicant demonstrating how the conditional use permit request meets the approval standards for the conditional use desired; and
- h.—Such other and further information or documentation as the Zoning Administrator may deem necessary for proper consideration and disposition of a particular application.

2.—After the application is determined to be complete, the Zoning Administrator shall schedule a public meeting before the Planning Commission as provided in section 10-7-4 of this chapter or shall review the application to determine if it meets the standards for an administrative conditional use permit.

3.—A staff report evaluating the application shall be prepared by the Zoning Administrator for a conditional use permit that will be reviewed by the Planning Commission.

4.—The Planning Commission shall hold a public meeting and shall thereafter approve, approve with conditions, or deny the application pursuant to the standards set

~~forth in subsection E of this section. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with the applicable standards, the conditional use may be denied.~~

~~5.—After the Planning Commission or Zoning Administrator makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.~~

~~6.—A record of all conditional use permits shall be maintained in the office of the Zoning Administrator.~~

~~E.—Approval standards. The following standards shall apply to the issuance of a conditional use permit:~~

~~1.—A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.~~

~~2.—Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2l of this section:~~

~~a. Standards for a reception center.~~

~~(1) Hours of operation must be compatible with adjoining uses and comply with City noise regulations.~~

~~(2) Parking must be provided.~~

~~(3) The use of on-street parking to provide up to 40 percent of the required parking may be permitted if adjoining uses are not residential uses and the street is fully improved.~~

~~(4) The center must have an approved site plan.~~

~~(5) If beer, wine, or other alcoholic beverages are served, the center must be licensed by the state alcohol control board.~~

~~b. Standards for an agricultural industry.~~

~~(1) Adequate fencing and/or enclosures must be provided to ensure animals and fowl are confined safely and in conformance with acceptable animal husbandry standards.~~

~~(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.~~

~~(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.~~

~~(4) Animal enclosures used for intensive animal feeding operations must be at least 25 feet from any adjacent parcel that, at the time the applicant first seeks the conditional use, is zoned residential or residential-agricultural pursuant to chapters 13 or 14 of this title.~~

~~c. Standards for a public stable.~~

~~(1) Adequate fencing and/or enclosures must be provided to ensure horses are confined safely and in conformance with acceptable animal husbandry standards.~~

~~(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.~~

~~(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.~~

~~(4) Site must contain adequate off street parking for customers. All trailers must be contained on site.~~

~~(5) Barns must be located at least 30 feet from any adjacent parcel that, at the time the applicant first seeks a conditional use permit, is zoned residential or residential-agricultural.~~

~~d. Standards for an assisted living facility.~~

~~(1) The facility shall comply with building, safety, and health regulations applicable to similar structures.~~

~~(2) The facility shall be licensed by the state.~~

~~(3) A site plan shall be approved for the facility to ensure adequate parking and landscaping are installed.~~

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

~~(1) The height may not be greater than two stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.~~

~~(2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.~~

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

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

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

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

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

~~g. Standards for animals and fowl for recreation and family food production.~~

~~(1) Adequate fencing must be provided to ensure animals and fowl are confined safely.~~

~~(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.~~

~~(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.~~

~~(4) The number of fowl will be limited by the point system used in section 10-37-15 of this title.~~

~~(5) Livestock numbers may be limited at the administrator's discretion based on the size of the lot and the facilities available to contain and protect the animals.~~

~~h. Standards for metal buildings.~~

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

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

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

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

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

~~(D) In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco.~~

~~i. Standards for animal specialties.~~

~~(1) Adequate fencing and/or enclosures must be provided to ensure animals are confined safely and in conformance with acceptable animal husbandry standards.~~

~~(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.~~

~~(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.~~

~~(4) Animal enclosures used for intensive animal feeding operations must be at least 25 feet from any adjacent parcel that, at the time the applicant first seeks the conditional use, is zoned residential or residential agricultural pursuant to chapters 13 or 14 of this title.~~

~~j. Standards for agritourism activities.~~

~~(1) Hours of operation must be compatible with adjoining uses and comply with City noise regulations.~~

~~(2) On-site parking must be provided.~~

~~(3) The use of on-street parking to provide up to 40 percent of the required parking may be permitted if adjoining uses are not residential uses and the street is fully improved.~~

~~(4) In agricultural zones, this use must be accessory to an established agricultural use.~~

~~k. In order to promote and preserve commercial growth and to allow infill development of empty and vacant lots in the area designated as downtown on the general map, vacant parcels zoned for commercial uses as listed in this title may, as a conditional use, be allowed for multi-family residential use if the following criteria are met:~~

~~1. No habitable building has been on the parcel for the previous three years.~~

~~2. The land use on at least two sides of the property are residential use at the time of application. Property on the opposite side of a public road or right-of-way shall be considered adjacent for this criteria. Properties that do not meet this criteria may be approved for mix-use development as listed below.~~

~~3. Mix use is allowed. If the proposed development is a mix of commercial use and residential use, then residential units shall be placed on a floor above the commercial use, or in a way to allow commercial buildings to front onto the public roadways. If mixed use, the commercial shall comply with the commercial zoning standards and housing shall comply with RM-3 zoning standards.~~

~~4. Homes in the downtown area shall have the front of buildings face public roadways. The only exception for this requirement is for mix use developments and for parcels that would allow development of units~~

~~behind units that front the public right-of-way. Every effort should be made to ensure the frontage of roadways are faced with the frontage of buildings. Walls, fences, and the rear of buildings fronting on to public right-of-way should be avoided.~~

~~5. Dwelling units and sites shall comply with RM-3 zoning standards and density. RM-3 minimum required area shall not apply.~~

~~1. Standards for multiple accessory dwelling units in a residential or commercial zone~~

~~1. Multiple accessory dwelling units may be permitted based on the lot area of the property at a rate in the table below assuming all other conditions for an accessory dwelling unit are met.~~

Lot Area	Number of Accessory Dwelling Units
0-0.749 acres	1
0.5-8 acres and greater	2

10-7-9: Conditional Use Permit

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

(1) Within residential zones The height may not be greater than two stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.

(2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.

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

(4) Buildings located within a Commercial Zone

(i) A greater height building in a commercial zone may not be taller than 55 feet tall.

(ii) For each foot in height above 35 feet, that section of the building must be set back an additional one foot (1') from the property line adjacent to residential or agricultural zones or uses. Sections of buildings 35' or below shall comply with standard setbacks.

(iii) For each foot in height above 35 feet, that section of the building must be set back an additional half a foot (6") from the property line adjacent to commercial, industrial, or civic zones. Sections of buildings below 35' shall comply with standard setbacks.

~~2. Fifty percent (50%) of the land area on the lot must be free of buildings.~~

- ~~3. A parking plan must be provided that shows adequate off street parking on the lot at a rate of one space per bedroom.~~
- ~~4. A landscape plan must be provided that shows how buildings will be shielded from other residential lots.~~
- ~~5. Occupancy plan: no more than ten (10) people can stay in one (1) building.~~
- ~~6. Only one (1) accessory dwelling unit can be used as a short-term rental. All others must be for long term occupancy or as a guesthouse for non-paying guests.~~
- ~~7. Separate conditional use permits must be received for every accessory building that does not meet the height or size requirements of 10-13-4.~~

~~F. *Appeal of decision.* Any person adversely affected by a decision of the Planning Commission regarding the transfer, issuance, or denial of a conditional use permit may appeal such decision to the Appeals Board by filing written notice of appeal stating the grounds therefor within 14 days from the date of such decision.~~

~~G. *Appeal of decision by Zoning Administrator.* Any decision of the Zoning Administrator regarding the issuance or denial of a conditional use permit, shall, upon request by the applicant within ten days after a determination by the Zoning Administrator, be submitted for a de novo review and decision by the Planning Commission at their next available meeting.~~

~~H. *Effect of approval.* A conditional use permit shall not relieve an applicant from obtaining any other authorization or permit required under this title or any other title of this Code.~~

~~1. A conditional use permit may be transferred so long as the use conducted thereunder conforms to the terms of the permit.~~

~~2. Unless otherwise specified by the Planning Commission and subject to the provisions relating to amendment, revocation or expiration of a conditional use permit, a conditional use permit shall be of indefinite duration and shall run with the land.~~

~~I. *Amendment.* The procedure for amending any conditional use permit shall be the same as the original procedure set forth in this section.~~

~~J. *Revocation.* A conditional use permit may be revoked as provided in section 10-9-6 of this title.~~

~~1. In addition to the grounds set forth in section 10-9-6 of this title, any of the following shall be grounds for revocation:~~

- ~~a. The use for which a permit was granted has ceased for one year or more;~~
- ~~b. The holder or user of a permit has failed to comply with the conditions of approval or any City, state, or federal law governing the conduct of the use;~~
- ~~c. The holder or user of the permit has failed to construct or maintain the site as shown on the approved site plan, map, or other approval materials; or~~
- ~~d. The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.~~

~~2. No conditional use permit shall be revoked against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the Planning Commission and show cause as to why the permit should not be revoked or the conditions amended. Revocation of a permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.~~

~~K. *Expiration.* A conditional use permit shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the permit is not commenced within one year after approval.~~

BE IT FURTHER ORDAINED that this Ordinance shall, after adoption and approval, take effect immediately upon publication or posting as required by law.

PASSED AND APPROVED this 19th day of May 2022.

Hurricane City

Nanette Billings, Mayor

Attest:

Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 19th day of May 2022. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
<u>Joseph Prete</u>	_____	_____	_____	_____

David Sanders

David Hirschi

Kevin Thomas

Doug Heideman

Cindy Beteag, Recorder



10-7-9: Conditional Use Permit

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

(1) Within residential zones The height may not be greater than two stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.

(2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.

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

(4) For buildings located within a Highway Commercial Zone

(i) A greater height building in a highway commercial zone may not be taller than 55 feet tall and may only be used for hotel or motel use.

(ii) For each foot in height above 35 feet, that section of the building must be setback one additional foot from the property line adjacent to residential or agricultural zones. Section of building below 35' shall comply with standard setbacks.

(iii) For each foot in height above 35 feet, that section of the building must be setback half a foot (6") from the property line adjacent to commercial, industrial, or civic zones. Section of building below 35' shall comply with standard setbacks.

(iv) The property elevation shall be lower than the average elevation of the top of curb and the property cannot be raised to be above the elevation of the street. Building height will be measured from the foundation

(v) The proposed building ground elevation shall be lower than any adjacent residential zones.

Sec. 6-1-3. Parking regulations.

- A. *Parking or blocking streets or highways.* In addition to the parking provisions contained in the traffic code, as adopted by this City, it shall be a class C misdemeanor for any person to:
1. Remain standing, lying or sitting on any street or highway in such a manner as to obstruct the free passage of vehicular or pedestrian traffic thereon.
 2. Willfully remain standing, lying or sitting on any street or highway in such manner for more than one minute after being requested to move by any police officer.
 3. Willfully remain on such street or highway in such manner as to obstruct the free passage of any person or vehicle into or out of any property abutting upon the street or highway, or any property having access to such street or highway.
- B. *Signs.* The City Council may authorize or direct any person employed by the City to erect or install any sign or traffic control device required to enforce the provisions of this section.
- C. *No parking.* It shall be an infraction to park or leave standing at any time a vehicle, as defined in the traffic code, as adopted by this City, except when necessary to avoid interference with other traffic or in compliance with the directions of a police officer or traffic control device.
- D. *Unlawful parking.*
1. *Vehicles for sale.*
 - a. No vehicle shall be left standing, stopped or parked on any public roadway or other public property within the City for the principal purpose of advertising the sale of said vehicle; and
 - b. No vehicle shall be left standing, stopped, or parked on any private property for the principal purpose of advertising the sale of said vehicle, except: 1) in any licensed auto sales lot; or 2) where the owner of the private property has given his consent and no more than two vehicles at any given time are left so standing, stopped or parked on such property for said purpose.
 2. *Loading zone.* When so posted, it shall be unlawful for the driver of a passenger vehicle to stand or park such vehicle for a period of time longer than is permitted by the posted sign for the loading or unloading of passengers, or for the driver to stand or park any freight carrying motor vehicle for a period of time longer than is necessary to load, unload and deliver materials in any place designated as a loading zone and marked as such.
 3. *Violation of posted restrictions.* It shall be unlawful for any person, except physicians on emergency calls or designated emergency vehicles when properly posted, to park any vehicle on any street in violation of the posted restrictions.
 4. *Alleys.* No person shall park a vehicle within an alley in such manner or under such conditions as to leave less than ten feet of the width of the roadway available for the free movement of vehicular traffic. No person shall stop, stand or park a vehicle within an alley in such a position as to block the driveway entrance to any abutting property.
 5. *Cab stands; bus stands.* No vehicle other than a licensed taxicab shall be parked in any area designated by ordinance as a taxicab stand and no vehicle other than a bus shall be parked in a place so designated as a bus loading zone.
- E. *Truck parking.*
1. *Definitions.* Unless the context requires otherwise, for the purpose of this subsection E, the following terms shall have the following meanings:

Semitruck means any vehicle/trailer combination that has at least three axles and is of the type commonly used for interstate commercial transport purposes.

Semitruck trailer means a carrier used for cargo or commercial purposes and intended to be used in tandem with a tractor or motorized vehicle.

2. *Prohibitions; exceptions.* In addition to any other applicable rule, regulation, statute or ordinance, it shall be unlawful for any person or entity within the City limits:
 - a. To park or leave standing upon any private or public property, including any public street, road, alley or right of way:
 - (1) A semitruck or semitruck trailer containing cargo, freight or other material which consists of fuel, explosives, or other hazardous or toxic substances which constitutes a threat to the health, safety and welfare of the public, or
 - (2) A refrigerated semitruck trailer which is kept running continuously or intermittently or in a manner which causes annoyance or disturbance to the peace and tranquility of the area, except in commercial or industrial areas specifically approved for such purpose by the City Council.
 - b. To park or leave standing for a total of more than one hour during any period of 24 consecutive hours upon any public property, including any street, road, alley or right of way, any semitruck or semitruck trailer not described in subsections E2a(1) and E2a(2) of this section, except as may be reasonably necessary for purposes of loading or unloading.
 - c. To park or leave standing upon any privately owned property any semitruck or semitruck trailer not described in subsections E2a(1) and E2a(2) of this section, except on property owned by: 1) the owner or driver of the semitruck or semitruck trailer; or 2) the commercial entity in any commercial zone to or from which goods are being transported and unloaded/loaded; or 3) any other commercial property approved by the City Council.
 3. *Impoundment; penalty.* The Police Department, after making reasonable effort to locate the owner, is empowered to effect removal and impoundment of a semitruck or trailer that is in violation of this subsection E, and the cost of removal and impoundment shall be charged to the owner or person claiming the impounded vehicle or trailer. In addition, a violation of this subsection E shall be a class C misdemeanor or lesser offense as determined by the City Attorney.
 4. *Fire code provisions.* Nothing herein shall be construed to abrogate the provisions of the Uniform Fire Code as adopted by the City in its application to semitruck or trailers hauling flammable products, and the parking of such vehicles shall be prohibited in the manner set forth therein.
- F. *Late payment penalty.* A late penalty on payment of parking violations shall be assessed per the current adopted fee schedule.

Water rate resolution

In July 2021 Mayor Bramall signed a resolution approved by City Council to raise the Hurricane City water rate annually .10 per thousand gallons and a 2% annual inflation rate. This water rate increase is to coincide with the annual WCWCD .10 per thousand-gallon water rate increase. Hurricane cities rate increase is to offset the cost of water purchased from WCWCD, and create an income set aside to develop the cities undeveloped water rights. Water board voted to recommend the rate increase. the Hurricane city Water Department and Water Board are requesting the council to approve this water rate increase.

**A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, APPROVING
AN INCREASE IN BILLING RATES FOR WATER USAGE IN THE CITY OF
HURRICANE**

WHEREAS the Washington County Water Conservancy District has imposed an annual rate increase on the cost of wholesale water in the amount of \$0.10 per thousand gallons; and

WHEREAS the Hurricane City Water Board has recommended an increase in Hurricane City's billing rates for usage of water to pay for costs of water development and to stabilize revenue for the Hurricane City Water Department; and

WHEREAS the Hurricane City Council seeks to clarify the intent of Resolution No. 2021-12, approved on May 7, 2021, regarding annual increases in water billing rates; and

WHEREAS the Hurricane City Council finds that it is necessary and desirable for the preservation and protection of the health, safety, and welfare of the residents of Hurricane,

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

1. At such time that the Washington County Water Conservancy District imposes its annual increase of \$0.10 per thousand gallons for the cost of wholesale water, the Hurricane City water rates shall also be increased by the following amounts:

a. an increase of \$0.10 per thousand gallons to pay for development by the City of Hurricane of existing and new sources of water;

b. unless otherwise amended by the Hurricane City Council, this annual increase in water rates shall continue each year for five years, after which it shall be reviewed by the Hurricane City Water Board and updated by the Hurricane City Council;

2. Unless otherwise amended by the Hurricane City Council, each year for five years, there shall be a 2% increase in Hurricane City's general base rate and per-thousand-gallon rate for water to stabilize revenue for the Hurricane City Water Department, after which it shall be reviewed by the Hurricane City Water Board and updated by the Hurricane City Council;

BE IT FURTHER RESOLVED that this Resolution shall take effect at the earliest date allowed by law.

PASSED AND APPROVED this 16th day of June, 2022.

Nanette Billings, Mayor

Attest:

Cindy Beteag, Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 16th day of June, 2022. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

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

Cindy Beteag

In May of 2021 Hurricane City Council adopted the water rate resolution which raises our water rates in conjunction with WCWCD annual water rate increase. At that time our engineers estimated the increased income we should be able to generate per year.

The WCWCD wants all cities to increase their water rates by .10 cents per thousand gallons annually to align with their annual increase. If we do this the below chart is an estimate of the funds we could generate.

Year	Water Usage 1000 Gallons	Average Cost 1000 Gallons	Revenue	Revenue Increase
2020	2135410	\$1.55	\$3,312,392	
2021	2199472	\$1.65	\$3,631,711	\$319,319
2022	2265456	\$1.75	\$3,967,208	\$654,816
2023	2333420	\$1.85	\$4,319,566	\$1,007,174
2024	2403423	\$1.95	\$4,689,495	\$1,377,103
2025	2475525	\$2.05	\$5,077,733	\$1,765,341
Excess Revenues by increasing \$0.10 per year				\$5,123,754

Notes:

- 1) Water usage increased by 3% per year
- 2) Revenue increase from 2020 rate with \$0.10/year increase

Water Board May 31, 2022

The board held a discussion concerning water rates for fire hydrant, construction water.

After the discussion the Water Board voted to request that our City Council raise the construction water rate to \$3.00 per thousand gallons.

For many years Hurricane City has been the lowest priced construction water in Washington County.

With the increasing demand for construction water, our purchase price going up yearly, the increase in pumping costs, and added maintenance to the water system. It is time to pass some of the increasing water costs along to new development.

Below is the Washington County construction water comparison presented to Water Board.

Comparison charges for fire hydrant construction water per 1000 gallons

May 2022

Hurricane city	\$1.75
Laverkin city	\$3.00
Toquerville city	\$6.00 up to 10,000 gallons, above 20,000 gallons \$12.00
Ivins city	\$3.50
Springdale	\$12.04
Washington	\$2.51
Santa Clara	\$2.50
St George	\$2.16
WCWCD	\$2.35

If we don't count the Toquerville above 20,000-gallon \$12.00 Charge, and the Springdale \$12.04 charge the average is \$2.97 per thousand for construction water. Please think about it for our water board discussion. I would like a recommendation from water board for the future of our construction water rate.

Thanks

Ken

**A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH,
ESTABLISHING RATES FOR CONSTRUCTION WATER SUPPLIED THROUGH
CITY FIRE HYDRANTS**

WHEREAS the Hurricane City Water Department supplies water to developers for construction, which water is supplied through the City's fire hydrants;

WHEREAS the Hurricane City Water Board has recommended an increase to \$3.00 per thousand gallons to Hurricane City's billing rates for this construction water;

WHEREAS the Hurricane City Council finds that an increase in the billing rates for this construction water is necessary to bring the rates in line with the actual costs and impacts of supplying the water;

WHEREAS the Hurricane City Council finds it necessary and desirable for the preservation and protection of health, safety, and welfare of the residents of Hurricane

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

1. The billing rate for construction water shall be \$3.00 per thousand gallons.

BE IT FURTHER RESOLVED that this Resolution shall take effect as the earliest date allowed by law.

PASSED AND APPROVED this 16th day of June, 2022.

Nanette Billings, Mayor

Attest:

Cindy Beteag, Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 16th day of June, 2022. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

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

Cindy Beteag

BEER LICENSE APPLICATION AND QUESTIONNAIRE
CITY OF HURRICANE, UTAH
147 N 870 W
HURRICANE, UTAH 84737
(435) 635-2811

NOTE: **Please print or type.** All questions must be answered completely or application will not be considered.

NEW LICENSES OR CHANGE OF OWNERSHIP must be accompanied by:

- ☒ \$50.00 non-refundable application fee
- ☒ Annual license fee (refunded if application is denied)
- ☒ Statement from 5 individuals or entities recommending the applicant
- ☒ Copy of business license or application therefore
- ☐ Proof of completion of all necessary certifications by employees required by the city and state or understanding of necessary training requirements for new applicants (applicable to off-premise retailers)
- ☒ Names and addresses of shareholders, members or partners (applicable to Corporations, limited liability companies and partnerships)

RENEWAL LICENSE must be accompanied by:

- ☐ Annual license fee
- ☐ Proof of completion of all necessary certifications by employees required by the city and state (applicable to off-premise retailers)
- ☐ Names and addresses of shareholders, members or partners (applicable to corporations, limited liability companies and partnerships)

1. Applicant If the license is for a sole proprietorship, applicant must be the owner. If license is for a corporation, the applicant shall be a corporate officer/agent and a separate sheet must be attached giving shareholders who own more than 10% of the corporation. If license is for a limited liability company, applicant must be a managing member. If license is for a partnership, the applicant shall be a general partner and a separate sheet must be attached giving the names and addresses of all partners.

Full Name of Owner/CEO Onice Rodriguez
(First) (Middle) (Last)

Home address/ [REDACTED]
(Street) (City) (State/Zip)

Phone Number [REDACTED]
Social Security # [REDACTED] Date of Birth

U. S. Citizen? ☒ Yes ☐ No, if no, registered alien? ☐ Yes ☐ No

Relationship of applicant to entity for which license is sought:

☒ Owner ☐ Corporate Agent ☐ Corporate Officer ☐ Officer
☐ Partner ☒ Member of Limited Liability Company ☐ Other

2. Entity for which License is being sought

☐ Sole Proprietorship
 ☐ Corporation
 ☐ Non Profit Corporation
☐ Partnership
 ☒ LLC
 ☐ Other

Name of Entity Lindo Mazatlan LLC

Address of Principal Office 1141 W State St Hurricane
 (Street) (City) (State/Zip)

Phone 435-673-5859 Fax _____

If a Corporation, Non Profit Corporation, Partnership, Limited Liability, State:
 State of incorporation, organization, or Partnership; Partnership

If a foreign corporation, is corporation authorized to do business in the
 State of Utah ☐ Yes ☐ No

Name and address of registered corporate agent _____

Names, addresses, Phone, DOB, Social Security Number of all Corporate
 Officers, Partners, Members, Board of Directors and Shareholders

(if necessary attach a separate sheet)

Name	Address	Phone	DOB	Social Security Number
Onice Rodriguez				
Rafael Rodriguez				

3. Business Name / Location / Management

Name under which business will be operated (if different from name of the applicant, corporation or partnership) Mazatlan

Business Address 1141 W State St Hurricane UT 84737
(Street) (City) (State/Zip)

Phone Number 435-673-5859

Owner of Property _____

Name of Business Manager Onice Rodriguez
(Middle) (Last)

Social Security # _____ Date of Birth _____

Address of Manager _____

Phone Number _____

*(This information is not required for a Renewal)

- *Distance in feet from nearest public or public or private school _____
 - *Distance in feet from nearest church _____
 - *Distance in feet from nearest public playground _____
 - *Distance in feet from nearest public park _____
 - *Distance in feet from nearest public library _____
- } more than 1,000 ft.

4. Classification of license applied for: X New _____ Renewal

- ☒ Class A License
- ☒ Class B License
- ☒ Class C License
- ☒ Class D License
- ☒ Class E License
- ☒ Class F License
- ☐ Single Event Permit

Restaurant - Full

5. Miscellaneous Information (For purposes of the following questions, the term "you" shall refer to any applicant, corporate officer, corporate director, corporate agent, LLC member, partner or manager)

Have you ever been engaged in any other business where beer or alcoholic beverages were sold to the public? ✓ Yes _____ No. If yes, state name of business, location of business, nature of business, date(s) of operation. _____

Puerto Vallarta Cedar city, UT, Mexican Restaurant in a Hotel. Business is still operating since July 2019.

Have you at any time been convicted of a felony in any court in the United States? _____ Yes ✓ No. If so, give particulars - City, Dates, pertinent information, etc. _____

Have you been convicted or have you entered a plea of guilty at any time to a law violation involving beer or alcoholic beverages? _____ Yes ☒ No. If so, give particulars – City, Dates, pertinent information, etc. _____

Give particulars of your employment or business engaged in during the past five years, stating dates, business name and address, nature of business, position or title, employer's name and address of business. I own and manage Puerto Vallarta Mexican restaurant. I also work as a server there. I am also one of the owners of Antojitos Mexican Market located in Cedar city UT

Who owns the real estate where this business is located? _____

Are business premises to be leased? _____ Yes ☒ No. If yes, state name and address of lessor and nature of lessor's interest in business premises. _____

Do you own fixtures at this location? _____ Yes _____ No. If yes, state the investment which you have in fixtures and equipment \$ _____

Will food be served at business location? ☒ Yes _____ No (If yes, please attach a sample of the menu you plan to use)

Has a license covering any place in which you had a financial interest ever been revoked or suspended? _____ Yes ☒ No If yes, state type of license, location of license, date license was revoked or suspended, reason for revocation or suspension _____

6. Additional Information: Give any additional information which you believe will help the City Council to make a decision upon your application: Applying for this license will help my business grow and will give us a chance to offer better dining options for the city of Hurricane.

STATE OF UTAH

)

: ss.

COUNTY OF WASHINGTON

)

I, Onice Rodriguez, being first duly sworn, depose and say as follows:

1. The foregoing Application and Questionnaire is in all respects true and correct, to the best of my knowledge and belief and
2. I am the applicant above-named and have not leased, assigned or entered into a profit-sharing arrangement of any type with any other person for operation of the above-named business except as disclosed herein; and
3. I have received and read the beer/alcoholic beverage license ordinance of the City of Hurricane, and believe that this application in all respects conforms to the requirements thereof and
4. I consent to the entry in or upon the business premises by City employees or representatives at reasonable times for the purpose of inspecting the business premises to insure compliance with applicable laws, ordinances, rules and regulation; and
5. I understand and agree that any false information contained in this application shall be grounds for denial of this application and shall constitute perjury.

Applicant

SUBSCRIBED AND SWORN TO before me this 2 day of June, 2022

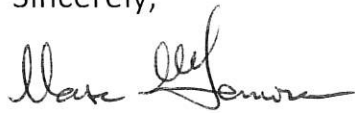
Cindy Betens
(NOTARY PUBLIC OR CITY LICENSE OFFICER)

7 June 2022

To Whom It May Concern:

My wife and I thoroughly enjoy the ambience, as well as the food, at Puerto Vallarta. We do not drink, but have never felt at all intimidated nor inconvenienced by the presence of alcohol in the establishment. The restaurant is on the premises of the Ramada Inn and the large majority of bar patrons are guests of the hotel. I have never seen anyone inebriated. Although we no longer have children at home (we raised six to responsible adulthood) we would not hesitate to bring children to dine with us at Puerto Vallarta.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marc McLemore', written in a cursive style.

Marc McLemore

Local resident and businessman

Letter of Recommendation

Jose Roberto Jardon

To Whom it may concern,

This is a summary of my experiences with The Puerto Vallarta Jalisco restaurant in Cedar City.

I first visited the restaurant in 2019, many of my friends and family had suggested it and their reviews were all positive. When you first enter the restaurant, you get the sensation of traditional Mexican food. Within minutes you are seated and welcomed with hot chips and fresh salsa. The aroma from the sizzling appetizer sets the tone for the coming meal.

With every restaurant there is an expectation to be provided with a great meal and good service. In this task, Puerto Vallarta meets and exceeds the expectations. The Staff is friendly, and the servers are very engaged with their customers. The variety of their menu is the main attraction, as you can find a wide variety of authentic dishes; my personal favorite being their shrimp enchiladas. And of course, their selection of beer and other alcohol keeps true to the authenticity of the Mexican restaurant experience. Puerto Vallarta is a true family environment. In these few years I can say I love the consistency they have shown to serve their customers.

Over this time my family and I have spent many nights, mornings, and afternoons enjoying Puerto Vallarta's environment. I highly recommend this restaurant to all my friends and family, and anyone else who loves good food. I hope to see this restaurant prosper and continue to be a part of our city.



6/7/2022

To whom it may concern,

My name is Kelsey White, I am the Branch manager at World Finance, located in Cedar City UT. I am writing this letter as a recommendation for Puerto Vallarta's. I have been a Regular at this Restaurant since 2019. It is a wonderful environment for any age, a very calm and professional atmosphere, with extremely helpful and knowledgeable staff. This will always be one of mine and my family's favorite destinations.

Kelsey White

June 7, 2022

My name is Cristhian Rivera, I was enjoying the great service in Puerto Vallarta Restaurant since 2020 the food and service is amazing, they have a beautiful bar and they respect the rules from Utah State, they have a lot televisions where you can enjoying the sports and great time with your family.

For me they are the best Mexican restaurant at the town in Cedar City.

Sincerely

A handwritten signature in black ink, appearing to read 'Cristhian Rivera', is written over a horizontal line. The signature is stylized with a large, sweeping 'C' and 'R'.

Cristhian Rivera

June 7, 2022

My name is Darchan Casandra, I am manager Ramada's Hotel in Cedar City, I rent the kitchen in the hotel to Puerto Vallarta Jalisco restaurant since 2019, was a great experience for me see how special and delicious the Mexican Kitchen is.

They are great people and so organized the hotel has a great complements about the food, I hope still with them for more years I definitely recommend these people to sill open more restaurants in the future.

Sincerely



Darchan Casandra

My name is Serafin Martinez,
I have been going to Puerto Vallarta Mexican
Restaurant it's my wife's favorite place to go
to also when she wants to go out for
dinner with friends and a drink. Everytime
my wife and I go for dinner every staff member
greet us with smiles. They take good care
of everyone they never let anyone get
out of hand when drinking.



To whom it may concern,

My name is Irene Rodriguez, I am a regular at Puerto Vallarta Jalisco Mexican Market. I started working next door to them and I noticed a great calm atmosphere there so I gave them a try and became a regular, I love their food and whenever my husband and I go there we notice great vibes we have never left unsatisfied. It's also our go to place for a drink or two we love the service and we have never seen any inconvenience with anyone drinking.

Sincerely:

Irene Rodriguez

FULL-SERVICE RESTAURANT LIQUOR LICENSE

Local Consent

PURPOSE: Local business licensing authority provides written consent to the Alcoholic Beverage Control Commission (1) to issue an on-premise alcohol license for a person to store, sell, offer for sale, furnish, or allow the consumption of an alcoholic product on the premises of the applicant.

AUTHORITY: Utah Code 32B-1-202; 32B-5-201, 203, 205 and 206

Hurricane, ☒ City ☐ Town ☐ County
Local business license authority

hereby grants its consent to the issuance of a full-service restaurant liquor license to:

Business Name (DBA): _____ Mazatlan

Entity Name (or owner's name if sole proprietor): _____ Lindo Mazatlan LLC

Location Address: _____ 1141 W State Street #5 Hurricane, UT 84737

Authorized Signature

Nanette Billings/Mayor
Name/Title

6/16/22
Date

This is a suggested format. A locally produced city, town, or county form is also acceptable.
The local consent must be submitted to the DABC by the applicant as part of a complete application.

Cindy Beteag

From: Lynn Excell
Sent: Wednesday, June 15, 2022 1:57 PM
To: Cindy Beteag
Subject: RE: Mazatlan Full restaurant liquor license

Hurricane Police has run a local records check on the 2 listed parties and NO Record was found.

Chief Lynn Excell
Hurricane City Police Department
Office (435)635-9663

lexcell@hcpd.utah.gov

This email message is for the sole use of the intended recipient(s) and may contain privileged or confidential information. Unauthorized use, distribution, review or disclosure is prohibited. If you are not the intended recipient, please contact lexcell@hcpd.utah.gov by reply email and destroy all copies of the original message.

From: Cindy Beteag <cindy@cityofhurricane.com>
Sent: Tuesday, June 7, 2022 2:44 PM
To: Lynn Excell <lexcell@hcpd.utah.gov>
Subject: Mazatlan Full restaurant liquor license

Chief,

Mazatlan Restaurant soon to be located 1141 W State #5 has applied for a full service restaurant license. They will be on the June 16th City Council meeting for local consent. Please let me know if you have any questions or concerns.

Thank you,

Cindy Beteag



HURRICANE CITY
UTAH

Cindy Beteag
City Recorder
Hurricane City
Office 435-635-2811 x 106

Timeline for Christian Edwards residential hosting license

- January 28, 2019, application received for a 2 room residential hosting license. Owner attested that the home is their primary residence and will be occupied by them whenever guests are present.
- License was granted on February 12, 2022
- A letter was sent on May 3, 2022, to the home address regarding the waiting list but was returned with a forwarding address the next week. A coworker asked if she should forward the letter and I said yes not thinking anything of it.
- February 22, 2022, renewal and payment received
- May 9, 2022, owner completed fire inspection
- May 11, 2022, new residential hosting license was mailed
- May 13, 2022, license was returned with a forwarding address of 187 E 100 North
- I checked the County records, and it shows the home licensed as residential hosting as a non-primary home
- I then checked that home to see where the utility bill went, and it had a mailing address of 187 E 100 North
- Seeing that the owners weren't living in the home I then went through reviews and found multiple ones that referenced communicating with the host and their response time as well mention of use of all the comforts of the home
- May 23, 2022, a letter was sent to the owners with notice of the hearing and the violations



147 N 870 WEST, HURRICANE, UTAH 84737
PHONE: 435-635-2811 FAX: 435-635-2184
www.cityofhurricane.com

Date of Application _____

License Fee \$50.00
Application Fee \$25.00
Total Due \$75.00

◆ **BUSINESS LICENSE APPLICATION HOME BED AND BREAKFAST OR RESIDENTIAL HOSTING** ◆

NOTICE: Please complete each statement below. Incomplete applications will not be accepted.

SECTION A — BUSINESS INFORMATION

Name of Business: BLUEDOOR BNB CHRISTIAN EDWARDS ✓

Business Phone 785-259-2568 Fax Number: N/A

Business Address: 387 E. 860 N. HURRICANE, UT 84737

Mailing Address (if different): _____

State Sales Tax Number (if applicable): Air BNB Dept. of Commerce Entity #: _____

Professional License # (if applicable): _____ Federal Identification #: _____

Website: _____ E-Mail Address: edwardsbluedoorbnb@gmail.com

Description of Business: BED + BREAKFAST (2 room)

Business Type (check one): Proprietorship ☒ Partnership ☐ Corporation ☐

PART B — Residential Hosting or Home Bed and Breakfast Questionnaire

Number of parking spaces for owner 2 Number of guest parking spaces 2 Number of permanent residents 2

DIAGRAM OR PHOTOGRAPH OF PARKING FACILITIES MUST BE INCLUDED!

- Total number of guest rooms 2
- Smoke and CO₂ detectors in each guest room? ☒ Yes ☐ No
- Fire exiting route plan posted in each guest room? ☒ Yes ☐ No
- Landscaping completed? ☒ Yes ☐ No
- Will there be a sign on the property for the business? ☒ Yes ☐ No
- Size and location of sign (maximum allowed 1' X 2') _____

1/31/19 inspection done. Med bars in front of gas meter.

PART C — BUSINESS OWNER INFORMATION

If other than sole proprietor, a list of all corporate officers or partners must be included. This list must include name, home address, and phone number.

Owner's Name: CHRISTIAN EDWARDS Title: _____

Home Address: 387 E. 860 N. HURRICANE, UT 84737
(Street Number) (City) (State) (Zip)

Social Security Number: _____ Date of Birth: _____

Home Phone: _____ Cell Phone: _____

Please add any additional owners/partners on a separate piece of paper and attach.

➤ **This form is an application for a business license. The receipt for payment of license fees thereof does not constitute being approved to operate a business. The actual license will be issued only when all inspections are completed and signed off by the various City departments and approval is given by the Business License Office. To open and/or operate a business without final approval is a Class B Misdemeanor and punishable by law.**

LIST TWO RESPONSIBLE / AVAILABLE EMERGENCY CONTACTS:

Name: VAL EDWARDS

Address: [REDACTED]

Phone: [REDACTED]

Name: BROOKE REEVE

Address: [REDACTED]

Phone: [REDACTED]

PART D — HURRICANE VALLEY FIRE DISTRICT

All businesses licensed in Hurricane City must be in compliance with applicable fire codes and regulations at all times. New businesses may be required to pass a fire inspection prior to issuance of a business license. Fire inspections encompass, but are not limited to: fire equipment such as extinguishers, exits and aisles, electrical equipment, storage, and fire protection systems. Inspections may include additional areas of concern specific to particular business activities and/or locations. The licensing clerk will inform new applicants whether an initial inspection is required.

☐ **Inspection Required. Contact the Fire Dept at 435-635-9562 to schedule a fire inspection.**

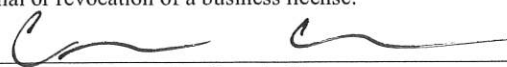
☐ **No Inspection required at this time.**

I understand that compliance with applicable fire codes and regulations is required for all businesses licensed in Hurricane City. I understand that a fire inspection of my business may be required in the future and would be conducted by Hurricane Valley Fire District personnel. I understand that failure to comply with applicable fire codes and regulations may be grounds for revocation of my business license.


Applicant's Signature

1/27/19
Date

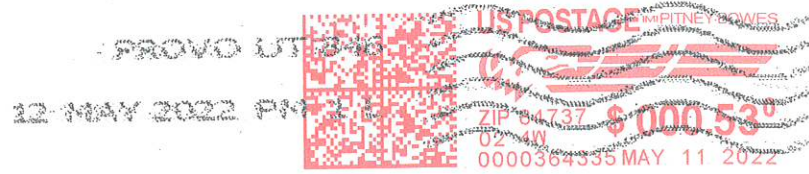
I REPRESENT, COVENANT AND AGREE: (a) that this home is my primary residence and will be occupied by me whenever guests are present, and that I will not rent rooms occupied by me or other family members who occupy the home as their primary residence, (b) to comply with all regulations of Title 3 Business License Regulations, (c) that business shall not commence or be conducted at this location until a business license has been issued by the City of Hurricane, (d) that an inspection must be completed and the building approved by the appropriate Building, Zoning, Fire and Health authorities prior to issuance of a business license, (e) that any misrepresentation contained herein or any violation of any of the foregoing shall constitute grounds for denial or revocation of a business license.


Applicant's Signature

1/27/19
Date

TOTAL FEES	\$ <u>75.00</u>	Office Use Only	<u>75.00</u>
DATE	<u>1/28/19</u>	AMOUNT PAID \$	<u>75.00</u>
CITY LICENSE NUMBER	<u>9356</u>	RECEIPT #	<u>7.623029</u>
Home Occupation: ☒ yes / ☐ no Zone: <u>R-10</u> Permitted Use: ☒ yes / ☐ no Planning Commission Approval Required: ☒ yes / ☐ no If yes, which approval: <u>site plan / conditional use</u> Planning Commission approval date: <u>N/A</u> Zoning approval/date: <u>2/3/19</u> New Construction: ☒ yes / ☐ no Remodel: ☒ yes / ☐ no Building Permit: ☒ yes / ☐ no Certificate of Occupancy or Tenant Improvement inspection required: ☒ yes / ☐ no			

ricane City
N 870 West
ricane, UT 8437



*mailing address
187 E. 100 N.*

CHRISTIAN EDWARDS
387 E 860 NORTH
HURRICAN

841 N7E 1 C2010105/13/22
FORWARD TIME EXP RTN TO SEND
EDWARDS
187 E 100 N
HURRICAN UT 8437-1889

RETURN TO SENDER

8473732289
84737>1671

Mayor
Nanette Billings

City Manager
Kaden C. DeMille



City Council
Joseph Prete
David Sanders
David Hirschi
Kevin Thomas
Doug Heideman

May 23, 2022

Christian Edwards
187 E 100 North
Hurricane, UT 84737

Mr. Edwards,

Your license for residential hosting was returned to our office on May 13, 2022, with a forwarding address of 187 E 100 North. After reviewing County records, your address of 387 E 860 North is a nonprimary residence. A residential hosting license requires that the owner lives in the home full time and is present when they rent it out. It appears you are not living in the home.

Therefore, this notice is to inform you that a hearing before the City Council has been scheduled for Thursday, June 16, 2022, at 6:00 pm, or as soon thereafter as the matter can be heard, during the regular City Council meeting unless you can provide proof that you are living in the home by Friday, June 10th @ 3:00 p.m. The hearing will be held at the City Office located at 147 North 870 West, Hurricane. You have the right to appear at this hearing, to be represented by counsel, to hear the evidence against you, to cross examine witnesses, and to present evidence as to why the license should not be revoked.

If the Council revokes your license based on you are renting the entire home without a license, you will also be removed from the waiting list subject to Hurricane Code 3-10-11.I.1.

We look forward to working with you to amicably resolve the matter outlined in this letter. If you have any questions or concerns, please do not hesitate to contact me at 435-635-2811

Sincerely,

Cindy Beteag
City Recorder

Cc: Dayton Hall, City Attorney

919E 1210 6000 0510 8002

U.S. Postal Service TM	
CERTIFIED MAIL TM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.33
Postmark Here	
Sent To Christian Edwards	
Street, Apt. No., or PO Box No. 5/23/22	
City, State, ZIP+4	
PS Form 3800, August 2006 See Reverse for Instructions	

Account 0794935

<u>Location</u>	<u>Owner</u>	<u>Value</u>
Account Number 0794935	Name EDWARDS CHRISTIAN N	Market (2021) \$262,900
Parcel Number H-FAL-2-34	& MOLLY M	Taxable \$262,900
Tax District 03 - Hurricane City	387 E 860 N	Tax Area: 03 Tax Rate: 0.009782
Acres 0.18	HURRICANE, UT 84737	Type Actual Assessed Acres
Situs 387 E 860 N , HURRICANE		Non
Legal Subdivision: FALCON		Primary \$262,900 \$262,900 0.180
RIDGE 2 AMD (H) Lot: 34		Improved
Parent Accounts 0161912		
Parent Parcels H-3-1-26-241		
Child Accounts		
Child Parcels		
Sibling Accounts		
Sibling Parcels		

Transfers

<u>Entry Number</u>	<u>Recording Date</u>	
00893651	08/04/2004 04:21:00 PM	B: 1660 P: 447
20060006109	03/02/2006 04:48:04 PM	
20060027682	06/26/2006 03:40:05 PM	
20060037417	08/17/2006 02:57:38 PM	
20090044856	11/25/2009 09:30:58 AM	
20090048182	12/22/2009 03:58:25 PM	
20100006647	03/01/2010 04:23:46 PM	
20100006648	03/01/2010 04:23:46 PM	
20100025316	07/30/2010 12:00:53 PM	
20100025317	07/30/2010 12:00:53 PM	
20100043974	12/30/2010 10:52:48 AM	
20110000235	01/04/2011 09:18:39 AM	
20110006903	03/04/2011 04:36:06 PM	

"Tax"

Images

<u>Tax Year</u>	<u>Taxes</u>
2021	\$2,571.69
2020	\$1,240.94

- [GIS](#)





Entire home hosted by Christian

5 guests · 2 bedrooms · 2 beds · 2 baths



Christian is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.



Great location

95% of recent guests gave the location a 5-star rating.



Great check-in experience

95% of recent guests gave the check-in process a 5-star rating.

×

About this space

Just 20 miles from Zion National Park. A very comfortable home located right off of Highway 9 in a quiet neighborhood. **Your reservation provides a private two bedroom, two bathroom home. Including a living room, dining room, kitchen, and laundry room.**

Both bedrooms have a comfortable queen sized mattress. The master bedroom is big enough to fit a twin sized air mattress or Pack'n Play. The bathroom includes a walk-in shower. The second bathroom has a shower/tub.

The space

You will have a private backyard with access to a propane grill for outdoor barbecuing; in addition to a full kitchen.



STAFF COMMENTS

A Sensitive Land application for Peregrine Pointe East/Sky Mountain West located at approximately 600 North and 2800 West

Discussion:

Findings:

Recommendation:

Attachments:

None



STAFF COMMENTS

Proposed amendments to the 2021-2022 Fiscal Year Budget

Discussion:

Findings:

Recommendation:

Attachments:

None



STAFF COMMENTS

2022-2023 Fiscal Year Budget

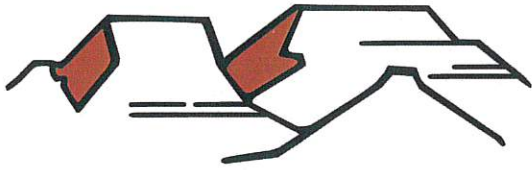
Discussion:

Findings:

Recommendation:

Attachments:

None



PLANNING & ZONING HURRICANE CITY UTAH

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

PRELIMINARY PLAT APPLICATION

For office use only: \$150.00 Fee

File No. 2022-PP-07

Receipt No. 7.693920

Name: PERRY DEVELOPMENT LLC Telephone: (435) 251-9818

Address: 2250 CORAL CANYON BLVD, STE 215, WASHINGTON 84780 Fax No. _____

Email: GREG.PERRYHOMESUTAH@GMAIL.COM Agent Email: GREG.PERRYHOMESUTAH@GMAIL.COM

Agent (If Applicable): GREG SANT Telephone: (435) 414-4444

Address/Location of Subject Property: 600 NORTH 2800 WEST

H-3-1-30-120, H-3-1-30-2213

Tax ID of Subject Property: H-3-1-30-2203, H-3-1-30-211 Zone District: R1-8

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

RESIDENTIAL DEVELOPMENT, 269 RESIDENTIAL UNITS

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

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

- ☒ h. Contours at vertical intervals not greater than five (5) feet.
- ☒ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock, and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- ☒ j. Information on whether property is located in desert tortoise take area

____ 3. Proposed Plan: The subdivision plans shall show:

- ☒ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys, and easements.
- ☒ b. The layout, numbers, and typical dimensions of lots.
- ☒ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- ☒ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- ☒ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- ☒ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- ☒ g. Approximate radius of all center line curves on highways or streets.
- ☒ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- ☒ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- ____ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- ____ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
- ☒ l. Will this subdivision be phased? If yes show possible phasing lines.
- ☒ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

____ 4. Required copies of plans:

- ____ a. Three copies of all full-scale drawings
- ____ b. One copy of each drawing on a 11 x 17-inch sheets. (8 1/2 x 11 is acceptable if the project is small and the plans are readable at that size).

- ☒ 5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 (noon) 20 full calendar days before the Planning Commission meeting at which you plan for your application to be heard.

.....
(Office Use Only)

Date Received: _____ Application Complete: YES NO

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

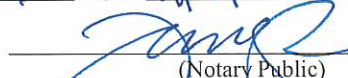
COUNTY OF Washington :SS

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


(Property Owner)

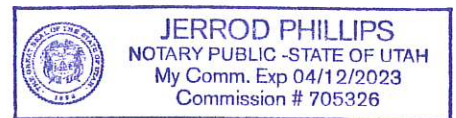
(Property Owner)

Subscribed and sworn to me this 26 day of April 20 22.


(Notary Public)

Residing in: St. George, UT

My Commission Expires: 4-12-23



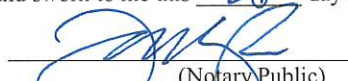
Agent Authorization

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


(Property Owner)

(Property Owner)

Subscribed and sworn to me this 26 day of April 20 22.


(Notary Public)

Residing in: ~~41223~~ St. George, UT

My Commission Expires: 4-12-23



* By Paul S. Jensen as manager of Vi Trivis, LLC, the manager of Lagom, LLC and as President of Shadow Mountain Development Corporation

PURPOSE

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

WHEN REQUIRED

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

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

Subdivision approval process:

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

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

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

when submitted. The City Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

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

Meridian

Title Company

"We Do Good Deeds"

MTC File No. 316316

558 E Riverside Drive, Suite
205
Saint George, UT 84790

ESCROW OFFICER:
Jerrod Phillips
License Number: 282808

Ph. (435)319-8022
Fax (801)288-3773
jerrod@mtcutah.com

SUBJECT PROPERTY ADDRESS: Shadow Mountan at Peregrine Pointe East Hurricane, UT 84737	BUYER/BORROWER(S): Perry Development, LLC, a Utah limited liability company SELLER: Lagom, LLC, a Utah limited liability company
SELLER'S AGENT: Attn:	BUYER'S AGENT: Attn:
LOAN OFFICER: Attn:	LOAN PROCESSOR: Attn:



We've gone Green!
Visit us online at
www.mtcutah.com
to access all of your
files online!

**Independently
Owned and
Operated
Since 1980**



ALTA Commitment for Title Insurance

Issued By Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

Issued through the Office of

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

Authorized Signatory

ORT Form 4690 6/06 Rev. 8-1-16
ALTA Commitment for Title Insurance

By

President

Attest

Secretary

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

SCHEDULE A

Commitment No. 316316

1. **Commitment Date:** January 20, 2022 8:00AM (Original)

Amount

2. Policy or Policies to be issued:

A. Owner's Policy

\$15,000,000.00

Premium \$21,953.00

Proposed Insured: Perry Development, LLC, a Utah limited liability company

B. ALTA Extended Coverage Loan Policy 2006

Premium \$0.00

Proposed Insured: Lender with contractual obligations under a loan agreement with the Propose Insured identified at Schedule A, Item 2(a).

C. Endorsements:

\$0.00

3. The estate or interest in the land described or referred to in this Commitment is FEE SIMPLE

4. Title to the FEE SIMPLE estate or interest in the Land is at the Commitment Date vested in:

Lagom, LLC, a Utah limited liability company;
Lagom LLC, a Utah limited liability company;
Shadow Mountain Development Corporation, a Utah corporation;
as their interest may appear of record

5. The land referred to in this commitment is situated in the County of Washington, State of Utah, and described as follows:

Beginning at a point on the section line, said point being on the northerly line of 600 North Street, said point being North 00°52'54" East 40.00 feet along said section line from the Southeast Corner of Section 30, Township 41 South, Range 13 West, Salt Lake Base & Meridian, and running; thence North 88°56'31" West 1,109.34 feet along the northerly line of 600 North Street; thence North 01°15'25" East 568.67 feet; thence North 88°43'36" West 19.20 feet to the southeast corner of Peregrine Pointe - Phase 4B; thence northerly the following (3) courses along the easterly line of said Peregrine Pointe - Phase 4B; thence North 01°15'25" East 26.00 feet; thence North 01°40'43" West 103.67 feet; thence North 04°49'06" West 98.57 feet to the southwesterly corner of Peregrine Pointe - Phase 4C; thence northerly the following (13) courses along the easterly line of said Peregrine Pointe - Phase 4C; thence North 82°58'37" East 165.21 feet; thence North 33°49'24" East 102.56 feet; thence North 14°04'11" West 183.86 feet; thence North 16°47'28" West 81.37 feet; thence North 19°26'56" West 81.37 feet; thence North 22°06'25" West 46.09 feet; thence North 88°56'09" West 15.62 feet; thence North 00°35'41" East 373.51 feet; thence North 38°13'31" West 240.38 feet; thence North 34°22'27" West 36.08 feet; thence North 40°18'48" West 60.00 feet; thence Southwest 17.10 feet along an arc of a 165.00 foot radius curve to the right (center bears North 40°18'44" West, long chord

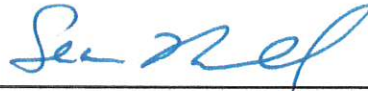
bears South 52°39'24" West 17.09 feet with a central angle of 05°56'17"); thence South 55°37'33" West 11.96 feet; thence North 38°12'32" West 136.37 feet to the westerly line of Lot 20, Township 41 South, Range 13 West, of Salt Lake Meridian, Utah; thence northerly the following (5) courses along said westerly line of said Lot 20; thence North 58°22'40" East 64.82 feet; thence North 42°41'52" East 290.99 feet; thence North 29°07'10" East 120.19 feet; thence North 13°49'34" East 178.00 feet; thence North 22°08'56" West 70.29 feet to the center section line; thence North 88°57'32" West 6.31 feet along said center section line; thence North 08°32'51" West 86.71 feet; thence North 00°05'15" East 331.42 feet; thence North 46°23'53" East 110.94 feet; thence North 54°27'35" East 153.91 feet; thence North 85°24'52" East 360.85 feet; thence South 69°31'56" East 409.88 feet; thence North 82°15'54" East 130.09 feet to the section line; thence South 00°06'39" West 505.52 feet along said section line to the Quarter Corner common to Sections 29 & 30, Township 41 South, Range 13 West, Salt Lake Base & Meridian; thence South 88°53'46" East 553.63 feet along the center section line; thence South 38°06'51" West 177.85 feet; thence South 44°43'57" West 120.46 feet; thence South 06°40'01" West 173.55 feet; thence South 13°17'45" West 90.74 feet; thence South 00°21'54" East 65.58 feet; thence South 13°56'32" East 67.25 feet; thence South 76°03'28" West 259.22 feet; thence West 45.32 feet along an arc of a 177.50 foot radius curve to the right (center bears North 13°44'58" West, long chord bears South 83°33'54" West 45.20 feet with a central angle of 14°37'45"); thence North 89°07'14" West 48.72 feet to the section line; thence South 00°52'39" West 624.36 feet along the section line to the South 1/16th corner as defined by a 1978 Brass Cap; thence South 00°52'54" West 1,279.49 feet along said section line to the Point of Beginning.

Address: Shadow Mountain at Peregrine Pointe East, Hurricane, UT 84737

Escrow Officer: Jerrod Phillips

Old Republic National Title Insurance Company

Counter Signed



Authorized Officer or Agent

SCHEDULE B - PART I
Requirements

File Number: 316316

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amounts for the estate or interest to be insured.
3. Pay us the premiums, fees and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

SCHEDULE B, PART II
Exceptions

File Number: 316316

This commitment does not republish any covenant, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, condition, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

This policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
2. Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey of the land would disclose, and which are not shown by the public records.
4. Any lien, or right to a lien, imposed by the law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public record.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c), or (d) are shown by the public records.
6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.
8. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
9. Taxes for the year 2022 are now a lien not yet due and payable. Taxes for the year 2022 have been paid in the amount of \$3,699.55. Property I.D. No. H-3-1-30-2203.
10. Taxes for the year 2022 are now a lien not yet due and payable. Taxes for the year 2021 have been paid in the amount of \$772.78. Property I.D. No. H-3-1-30-2202.

11. Taxes for the year 2022 are now a lien not yet due and payable. Taxes for the year 2021ve been paid in the amount of \$2,204.86. Property I.D. No. H-3-1-30-2213.
12. Taxes for the year 2022 are now a lien not yet due and payable. Taxes for the year 2021 have been paid in the amount of \$4,921.32. Property I.D. No. H-3-1-30-211.
13. Taxes for the year 2022 are now a lien not yet due and payable. Taxes for the year 2021 have been paid in the amount of \$2,822.11. Property I.D. No. H-3-1-30-120.
14. Taxes for the year 2022 are now a lien not yet due and payable. Taxes for the year 2021 have been paid in the amount of \$747.34. Property I.D. No. H-3-1-30-2110. (Includes other Property)
15. Taxes for the year 2022 are now a lien not yet due and payable. Taxes for the year 2021 have been paid in the amount of \$12,578.67. Property I.D. No. H-3-1-29-2151-RD2. (Includes other Property)
16. Said property is located within the boundaries of HURRICANE and is subject to the charges and assessments levied thereunder.
17. Said property is located within the boundaries of HURRICANE REDEVELOPMENT AREA #2 and is subject to the charges and assessments levied thereunder.
18. All rights, titles or interests in minerals of any kind, oil, gas, coal or other hydrocarbons and the consequences of the right to mine or remove such substances including, but not limited to express or implied easements and rights to enter upon and use the surface of the land for exploration, drilling or extraction related purposes.

(This commitment/policy does not purport to disclose documents of record pertaining to the above referenced rights).

19. Claim, right, title or interest to water or water rights whether or not shown by the public records.
20. Rights of Way, Easements, Ditches, Canals or any other adverse matters which may be disclosed by Inspection or Survey of said Property.
21. A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby;
Amount: \$10,560,000.00
Dated: December 28, 2007
Trustor: Lagom LLC, a Utah limited liability company
Trustee: Southern Utah Title Company, a Utah corporation
Beneficiary: Shadow Mountain Development Corporation, a Utah corporation
Recorded: December 31, 2007 as Entry No. [20070060945](#) of Official Records.

A Substitution of Trustee under said Deed of Trust which names as the substituted trustee the following;

Trustee: Meridian Title Company
Recorded: April 27, 2016 as Entry No. [20160014651](#) of Official Records.

22. Matters which may be disclosed by an inspection or by a survey of said land that is satisfactory to this Company, or by inquiry of the parties in possession thereof.

NOTE: Upon full and satisfactory compliance with all underwriting requirements, including but not limited to, the requirements set forth in Schedule B-1, and payment of all applicable charges, exceptions 1-8 may be omitted from the policy or policies to be issued hereunder.

NOTE: Judgments have been searched in the names of Lagom LLC, Shadow Mountain Development Corporation and Perry Development, LLC, a Utah limited liability company for the past eight years and none were found of record except as shown above.

NOTE: A cancellation fee of \$250.00 will be billed for this commitment if a Policy of Title Insurance is not issued within 120 days.

NOTE: The policy to be issued contains an arbitration clause. Any matter in dispute between you and the Company may be subject to arbitration as an alternative to court action. You may review a copy of the arbitration rules at <http://www.alta.org>. Any decision reached by arbitration shall be binding upon both you and the Company. The arbitration award may include attorney's fees, if allowed by state law, and may be entered as a judgment in any court of proper jurisdiction.

NOTE: This file was examined by Sean Newell (801) 264-8888.

CHAIN OF TITLE

Order Number: 316316

**THIS IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT MADE A PART OF
ANY COMMITMENT FOR TITLE INSURANCE PRODUCED BY MERIDIAN TITLE
COMPANY.**

According to Official Records, there have been no documents conveying the land described herein within a period of 24 months prior to the date of this commitment, except as follows:

None



Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Old Republic National Title Insurance Company and Meridian Title Company.

We may collect nonpublic personal information about you from the following sources:

Information we receive from you such as on applications or other forms.

Information about your transactions we secure from our files, or from [our affiliates or] others.

Information we receive from a consumer reporting agency.

Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.

Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

(Revised February 5, 2016)

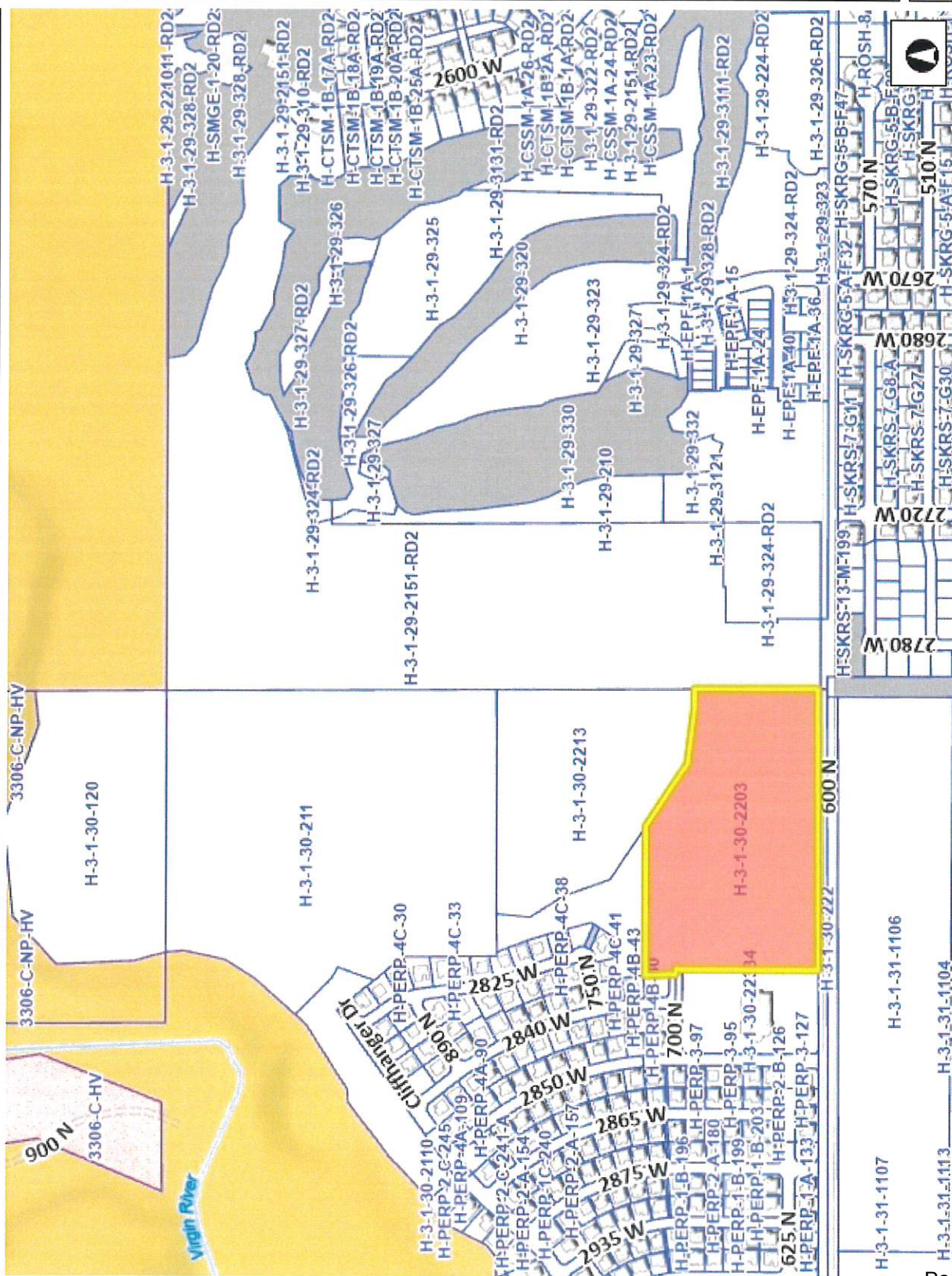


Parcels

Ownership

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

Notes

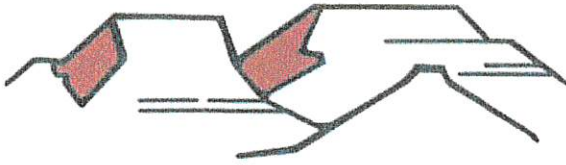


DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible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

752.33
1,504.7 Feet

1,504.70

WGS_1984_Web_Mercator_Auxiliary_Sphere



HURRICANE CITY

UTAH

Water Department
Ken Richins, Superintendent

May 3, 2022

To Whom It May Concern:

A will serve letter has been requested for Peregrine Pointe East located at approximately 2800 W 600 N in Hurricane, Utah.

Yes, we do have culinary water in the area of 2800 W 600 N in Hurricane, Utah.

A hydraulic water study may be required to ensure the waterline will deliver the required fire flows. A looped water system may be required

Sincerely,

Hurricane City Water – Dallan Wadsworth



Ash Creek Special Service District

1350 S. Sand Hollow Road

Hurricane, UT 84737

Office: (435) 635-2348 Fax: (435) 635-8550

ashcreek@infowest.com

May 4, 2022

Hurricane City
Stephen Nelson
127 N. 870 W.
Hurricane, UT 84737

RE: Shadow Mountain at Peregrine Point East

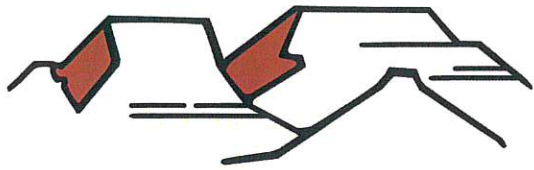
Stephen,

There is sewer capacity for this project. Sewer lines will need to be extended to reach the project area. The developers understand and agree that they will need to get plan approval for the sewer system.

After approval, they agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

Gary Wilcox
Inspections Department
Ash Creek Special Service District



PLANNING & ZONING HURRICANE CITY UTAH

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

SENSITIVE LANDS APPLICATION

For office use only:

File No. _____

Receipt No. _____

Name: PERRY DEVELOPMENT LLC Telephone: (435) 251-9818

Address: 2250 CORAL CANYON BLVD, STE 215, WASHINGTON UT 84780 Fax No. _____

Email: GREG.PERRYHOMESUTAH@GMAIL.COM Agent Email: GREG.PERRYHOMESUTAH@GMAIL.COM

Agent (If Applicable): GREG SANT Telephone: (435) 414-4444

Address/Location of Subject Property: 600 NORTH 2800 WEST
H-3-1-30-120, H-3-1-30-2213

Tax ID of Subject Property: H-3-1-30-2203, H-3-1-30-211 Zone District: R1-8

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

RESIDENTIAL DEVELOPMENT, 269 RESIDENTIAL UNITS

Other companion application submitted with the Development Plan:

- ☒ Preliminary Plat
- ☐ Site Plan Review
- ☐ Conditional Use Permit
- ☐ Rezone
- ☐ Other

Submittal Requirements:

Please review the attached Supplemental Information to determine additional information that must be submitted with this application.

DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The following information shall be submitted with the application for Development Plan approval, and may be in addition to information required for a companion application being processed concurrently with the Development Plan:

____ 1. Development plan: The development plan shall clearly show:

- ☒ a. Two (2) foot contours. The contour map shall be prepared and certified by a licensed professional civil engineer or surveyor drawn at a scale no smaller than one (1) inch equals one hundred (100) feet. Contour maps based on interpolation of maps with larger contour intervals are not acceptable.
- ☒ b. Field surveys may be required of the applicant by the City to verify the accuracy of the contour lines shown on the contour map.)
- ☒ c. Slopes having grades of 10-29 percent and natural slopes of thirty (30) percent or greater shall be color shaded clearly showing the difference between the two categories. This contour information shall either be

computer based or based on profile lines drawn perpendicular to contours at intervals no less than one hundred fifty (150') feet apart, nor greater than seventy-five (75') feet from an existing or proposed property line. Grades shall then be determined by calculating the slope along one hundred (100) foot segments of the profile. (See Appendix Diagram-A of the Land Use Ordinance)

☒ d. To determine required minimum lot size (Section 10-24-6B of the Sensitive Land Ordinance), the average natural grade on each proposed parcel shall be calculated and indicated on the development plan. The average grade is determined by calculating the grade of the natural slope between two opposing property lines, based on profiles taken perpendicular to the contours, no less than one hundred fifty (150) apart, nor greater than seventy-five (75) feet from an existing or proposed property line.

☒ e. The proposed development layout of lots, roads, proposed road grades, open space, area of disturbances, and existing native vegetation.

2. Soils Investigation Report: A soils investigation report which contains the following information:

☐ a. Nature, distribution, and classification (Unified Soil Classification) of existing soils to the appropriate depth of influence by the proposed development, but not less than ten (10) feet deeper than the proposed excavations or to bedrock.

☐ b. Strength of existing soils, bearing capacity of supporting soils, settlement estimates, collapse and shrink swell characteristics, lateral pressures, and trench excavation limitations.

☐ c. Ground water levels that may affect development and estimated elevation of high ground water levels.

☐ d. Appropriate laboratory testing for classification, consistency, strength, and consolidation conditions.

☐ e. Slope stability.

☐ f. A written statement by the persons or firm preparing the soils report describing the general suitability of the site for the owner=s intended use.

3. Geotechnical Report: A geotechnical and geological report shall be prepared by a geologist licensed to practice in the State of Utah, whenever a proposed building permit or development project:

(a) Is located within one thousand (1,000) feet of an identified fault; or

(b) Is located on slopes estimated to be twenty (20) percent or greater; or

(c) Is determined to have potential hazards by the City Engineer, County Geologist or State Geologist.

The geotechnical and geological report when required above shall include:

☐ a. A geologic map showing topography, surface and subsurface geologic features and any geologic limitations to the proposed use.

☐ b. Depth to bedrock.

☐ c. Subsurface investigative logs and reports.

☐ d. Identification of all geologic hazards; and

☐ e. Measures to mitigate or eliminate geologic hazards and problems.

☒ 4. Grading and Drainage Plan: A grading and drainage plan report which includes storm water management, erosion, and grading plans describing the methods by which surface water, natural drainages, flooding (including identification of

100-year flood where applicable), erosion and sedimentation loss, and hydrologic hazards will be controlled during and after construction. The plan shall include the following information:

- _____ a. The grading plan shall show present topography, including the location and depth of all proposed fills and cuts of finished earth surfaces, and/or use of retaining walls including height, using a contour interval of two (2) foot when grades are 0-29% and five (5) foot contours when grades 30% and over.
- ☒ b. The proposed area to be graded shall be clearly delineated on the plan.
- ☒ c. Preliminary Street grades shall be identified on the plan.
- _____ d. All calculations and proposed details used for design and construction of debris basins, impoundments, diversions, dikes, waterways, drains, culverts and other water management or soil erosion control measures shall be shown. Drainage calculations shall determine runoff volume and peak discharge using the "Rational Method," "SCS Curve Number Method," or appropriate equivalent. Data provided should include:
 - (1) Rainfall depth, duration, and distribution.
 - (2) Watershed slope and drainage area delineation.
 - (3) Land condition of watershed surface.
 - (4) Topography of drainage area; and
 - (5) Soil Descriptions in Watershed. Erosion calculations shall employ predictions of soil loss sheet erosion using the Universal Soil Loss Equation or equivalent. Data to be provided should include factors of:
 - (a) Rainfall intensity and duration.
 - (b) Soil erodibility.
 - (c) Land slope and length of slope or topography.
 - (d) Condition the soil surface and land management practices in use; and
 - (e) Surface cover, grass, pavements, etc.

5. License Required: All required reports shall be prepared by persons licensed to practice their specialty or expertise in the State of Utah, if such license for practice is required.

6. Expert Advice: In reviewing technical reports, calculations, and plans which may be required, the City staff or City Engineer may find it necessary to obtain the advice of other experts regarding the adequacy of the reports submitted, and the validity of the conclusions and recommendations reached in the reports. In such cases the City staff or City Engineer may consult with such experts, with the reasonable costs of these consultations to be borne by the developer prior to any public hearing. The Planning Commission or City Council may require payment by the developer of the costs of such consultations as a condition of preliminary or final plat approval.

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application could result in a month's delay. Call the Planning Department to determine the submittal deadline.

.....
(Office Use Only)

Date Received: _____ Application Complete: YES ____ NO ____

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

PROJECTS SUBJECT TO SENSITIVE LANDS REQUIREMENTS

The following projects are subject to Sensitive Land requirements:

1. All preliminary plats, planned developments, site plan reviews, conditional use permits and any other land use development permits authorized by City Codes when they are:

(a) Located on lands defined in Section 10-24-2 of the Land Use Code or identified as sensitive lands on the General Plan Sensitive Lands Map.

(b) Located within one thousand (1000) feet of a fault identified on a published geologic map.

(c) Located within one hundred (100) feet, measured perpendicularly from a fault identified as a result of on-site investigation by a registered geologist.

(d) Hillside and ridge and bluff areas (as set forth in section 10-24-5A of the Land Use Ordinance.).

2. Any grading on sensitive land not associated with an approved project of the types listed in subsection 1 above, when such grading will:

(a) Disturb ten thousand (10,000) square feet or more of land area.

(b) Create a cut or fill over three (3) feet in height; or

(c) Create trenching over two hundred (200) feet in length.

(A development plan is not required, however sufficient information must be submitted to determine compliance with Chapter 24, Sensitive Lands)

3. All building permits, including grading on vacant lots or parcels not previously processed in accordance with the provisions of this Chapter 24 of the Land Use Ordinance. (A development plan is not required, however sufficient information must be submitted to determine compliance with Chapter 24, Sensitive Lands)

PROJECT REVIEW PROCEDURE

When a preliminary plat, site plan, planned development or conditional use permit or other application is located on sensitive lands, the Development Plan application is submitted as a companion application and processed concurrently. The Planning Commission will review the application(s) and on conditional use permits and site plan reviews they will approve, approve with conditions, or deny the Development Plan application. On preliminary plats, or zone changes, the Planning Commission will forward a recommendation to the City Council. Following receipt of a recommendation from the Planning Commission, or on appeal, the City Council will hold a public hearing on the application and approve, approve with conditions, or deny the proposed Development Plan.

NOTE: To fully understand the requirements for projects on sensitive lands, you should request a copy of Chapter 24 of the Land Use Ordinance from the City of Hurricane Planning Department.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:SS

COUNTY OF Washington

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

[Signature]
(Property Owner)

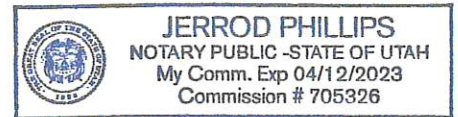
(Property Owner)

Subscribed and sworn to me this 26 day of April 2022.

[Signature]
(Notary Public)

Residing in: St. George, UT

My Commission Expires: 4-12-23



Agent Authorization

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

[Signature]
(Property Owner)

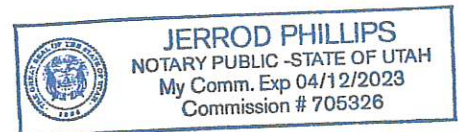
(Property Owner)

Subscribed and sworn to me this 26 day of April 2022.

[Signature]
(Notary Public)

Residing in: 47723 St. George, UT

My Commission Expires: 4-12-23



* By Paul S. Jensen as manager of Vi Trivis, LLC, the manager of Lagom, LLC and as President of Shadow Mountain Development Corporation

DESKTOP GEOTECHNICAL REPORT

Prepared for:

Perry Homes
Attn: Greg Sant
2250 North Coral Canyon Blvd
Washington, UT 84780

April 26, 2022

Falcon Ridge



Prepared by:



795 East Factory Drive
St. George, UT 84790



April 26, 2022

Perry Homes
Attn: Greg Sant
2250 North Coral Canyon Blvd
Washington, UT 84780

Subject: Desktop Geotechnical Report
Falcon Ridge
Hurricane, Utah
Landmark Project No.: 220313

References: Geotechnical Investigation Report, Sky Mountain Golf Estates, Hurricane, UT,
Landmark Project Number 19002, Dated January 21, 2019.

Geotechnical Investigation Report, Peregrine Point West, Hurricane, UT,
Landmark Project Number 20441, Dated July 7, 2020.

Greg,

This report presents the results of Landmark Testing & Engineering's geotechnical desktop study for the Falcon Ridge project in Hurricane, Utah. The data provided in this report is based on the reports referenced above, the Utah Geological Survey (UGS), USDA NRCS, and our experience in the area. The referenced reports were completed by Landmark for Perry Homes; although, Landmark has completed additional geotechnical investigations and reports for other subdivisions in the vicinity and within the same geologic units.

This report does not constitute a "Geotechnical Investigation Report." We recommend that a geotechnical investigation be completed on the project site in order to determine site specific soil conditions and to provide site specific geotechnical recommendations. If you advise us of the appropriate time to discuss these engineering services, we will be pleased to meet with you at your convenience.

Please feel free to contact our office at (435) 986-0566 if you have any questions.

Sincerely,
LANDMARK TESTING AND ENGINEERING

Steven Wells, P.E.
Geotechnical Manager

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1.0 INTRODUCTION

This report presents the results of Landmark Testing & Engineering's geotechnical desktop study for the Falcon Ridge project in Hurricane, Utah. The data provided in this report is based on a literature review of existing documentation of the site and surrounding areas, and our experience in the area. Our literature review included a review of geotechnical investigation reports completed by Landmark in the vicinity of the project, data from the Utah Geological Survey (UGS), and USDA NRCS.

2.0 PROPOSED CONSTRUCTION

The project site is approximately 84.8 acres of undeveloped land located in Hurricane, Utah. Figure 1 is a Vicinity Map showing the project location relative to surrounding features. Figure 2 is a Site Map showing the proposed project layout. Figure 3 is a Site Plan showing the preliminary lot layout of the project. Development of the land will consist of site grading and construction of residential lots with the associated residential roadways, curb and gutters, sidewalks, and utilities.

3.0 SITE SETTING

3.1 SURFACE CONDITIONS

The site is located on undeveloped desert land. The site generally slopes up to the east with basalt outcroppings throughout the project. Rock outcrops up to 15 feet high should be anticipated. There is a moderate amount of vegetation on the site consisting of field grasses, desert brush, and cacti.

3.2 GEOLOGIC SETTING

Previous geologic mapping by the Utah Geologic Survey (UGS) classifies the majority of the site as Qec/Qbv1 described as "Volcano Mountain" flows, cinder cone, and associated deposits – Divisible into three flows in the Hurricane quadrangle. The youngest flow, Qbv1, is a medium- to dark-gray, fine-grained olivine basanite. The flow is generally 35 to 45 feet thick and form very rough, blocky surfaces partially covered with eolian sand and pedogenic carbonate up to several feet thick.¹ Eolian sand deposits (Qes) are mapped on the western portion of the project. A geologic map of the site is shown on Figure 4 for reference.

3.3 GEOLOGIC HAZARDS

The St. George basin lies within the transitional zone between the Colorado Plateau to the east and the Basin and Range Province to the west. Southwestern Utah is located on a structural block proximate to the southern segment of the Intermountain Seismic belt, which is characterized by high-angle normal faults that tend to step down to the west. The Hurricane fault with an offset of 6,000 to 8,000 feet forms the eastern edge of the transition zone. The Grand Wash-Reef Reservoir-Gunlock fault system with displacement of about 1,500 to 3,000 feet forms the western edge.

1 Biek, Robert F., 2003, Geologic Map of the Hurricane 7.5' Quadrangle, Washington County, Utah; Utah Geological Survey, Utah Geological Survey Map 187, Plate 2.

Geologic hazards mapped by the UGS are summarized below. The UGS Geologic Hazards Mapping and Data Custom Report for the project site is provided in Appendix A.

Liquefaction

The eolian sand deposits (Qes) along the western edge of the project site are mapped as having “high liquefaction susceptibility.” The remainder and majority of the site is mapped as not being susceptible to liquefaction.

Liquefaction is the sudden loss of shear strength in the soil due to the build-up of excess pore water pressure.² This can occur when the soil is subjected to intense shaking such as during a seismic event. The soils that are most susceptible to liquefaction are loose, saturated sandy soils with a low fines content (material passing the #200 sieve).

Out experience shows that onsite eolian soils will typically consist of loose to medium dense sands underlain by relatively shallow caliche and basalt bedrock. Groundwater is typically not encountered in the area. Due to the anticipated lack of groundwater and presence of relatively shallow bedrock, the liquefaction potential for the soils will generally be considered low.

Landslide

The canyon cliffs on the north side of project site are mapped as having low landslide susceptibility. Low landslide susceptibility includes geologic units of low landslide-prone susceptibility that crop out on slopes at or above a determined critical angle, and moderately landslide-prone geologic units that crop out on slopes less than the critical angle determined for moderate landslide susceptibility.

Rockfall

The canyon cliffs on the north side of project site are mapped as having high rockfall hazard. The hazard would be for the downslope property and not on the project site.

Caliche Hazard

Caliche horizons have been identified in the area. Strongly indurated caliche layers may approach the hardness of bedrock and greatly reduce soil permeability.

Collapsible Soils

Collapsible soil is mapped in the eolian sand deposits (Qes) on the project site. Collapsible Soil 1 - Unconsolidated geologic units with reported collapse values greater than or equal to 3 percent. Collapsible soils are unlikely in areas continually subjected to saturation or flooding.

Expansive Soil and Rock

Soils classified by the Natural Resources Conservation Service as having low susceptibility for volumetric change; and/or have a liquid limit [LL] from 0 to 40, a plasticity index [PI] from non-plastic [NP] to 15, and a swell/collapse (SCT) value of 0 to 2 percent; and/or a linear extensibility potential of less than 3 percent. These values overlap at their upper ends with soils in the moderate susceptibility category. However, the low category includes soils with highly variable potential for volumetric change that do not fit easily into the moderate or high categories.

Shallow Bedrock

Hard, buried, shallow bedrock occurs on the site with bedrock crops out at the ground surface and typically requires blasting to excavate.

Piping and Erosion

Soil susceptible to piping and erosion are mapped in the eolian sand deposits (Qes). Typically, fine-grained, non-cohesive, loose to poorly consolidated sand and silt deposits, landslide deposits and some very poorly consolidated siltstone and claystone. For piping to develop, a free face and percolating groundwater are required. The loose, non-cohesive nature of erodible soils makes them highly susceptible to the effects of water and wind erosion, especially when disturbed from their natural conditions.

Wind-Blown Sand

High wind-blown-sand susceptibility is mapped within the Qes deposits. Low wind-blown-sand susceptibility is mapped on the remainder of the site.

A full description and mapping of the geologic hazards is provided in the UGS Geologic Hazards Mapping and Data Custom Report for the project site in Appendix A.

3.4 SURFACE DRAINAGE

The following data is summarized from the USDA NRCS Custom Soil Resource Report for the project site. The full report is included in Appendix B.

The Winkel-Rock outcrop complex, 8 to 30 percent slopes, which encompasses 70.6 percent of the project area according the NRCS, is considered Hydrologic Soil Group D. The NRCS classifies these soils as well drained with a medium runoff class. The capacity of the most limiting layer to transmit water (Ksat) is very low to moderately high (0.00 to 0.60 in/hr).

The Bermesa fine sandy loam, 1 to 10 percent slopes, which encompasses 29.1 percent of the project area according the NRCS, is considered Hydrologic Soil Group C. The NRCS classifies these soils as well drained with a very high runoff class. The capacity of the most limiting layer to transmit water (Ksat) is very low to low (0.00 to 0.01 in/hr).

3.5 EXISTING GEOTECHNICAL INFORMATION

Landmark has completed the following geotechnical investigation reports for Perry Homes in the vicinity of the project site:

Geotechnical Investigation Report, Sky Mountain Golf Estates, Hurricane, UT,
Landmark Project Number 19002, Dated January 21, 2019.

Geotechnical Investigation Report, Peregrine Point West, Hurricane, UT,
Landmark Project Number 20441, Dated July 7, 2020.

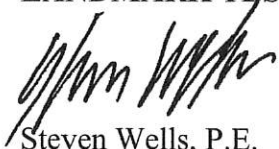
Landmark has completed additional geotechnical investigations and reports for other subdivisions in the vicinity and within the same geologic units.

The soil conditions encountered in our geotechnical investigations in the vicinity and within the same geologic units as the project site are consistent with the geologic mapping of the site. The soil conditions generally consist of loose to medium dense, poorly graded sand and silty sand with varying amounts of gravel and cobble underlain by caliche and/or basalt bedrock. Refusal on well cemented caliche or competent bedrock may be encountered within the upper 8 feet throughout most of the project site. Occasional deeper deposits of loose soil may be encountered. The poorly graded sand and silty sand are typically loose and may experience collapse under saturated, loaded conditions. Occasional pockets of clay have been encountered in our investigations.

4.0 LIMITATIONS

The data provided in this report is based on geotechnical investigation reports completed in the vicinity of the project site, the Utah Geological Survey (UGS), USDA NRCS, and our experience in the area. This report does not constitute a "Geotechnical Investigation Report." We recommend that a geotechnical investigation be completed on the project site in order to determine site specific soil conditions and to provide site specific geotechnical recommendations.

LANDMARK TESTING & ENGINEERING



Steven Wells, P.E.
Geotechnical Manager



Figure 1

Vicinity Map
Project Number 220313





Figure 2

Site Map
Project Number 220313



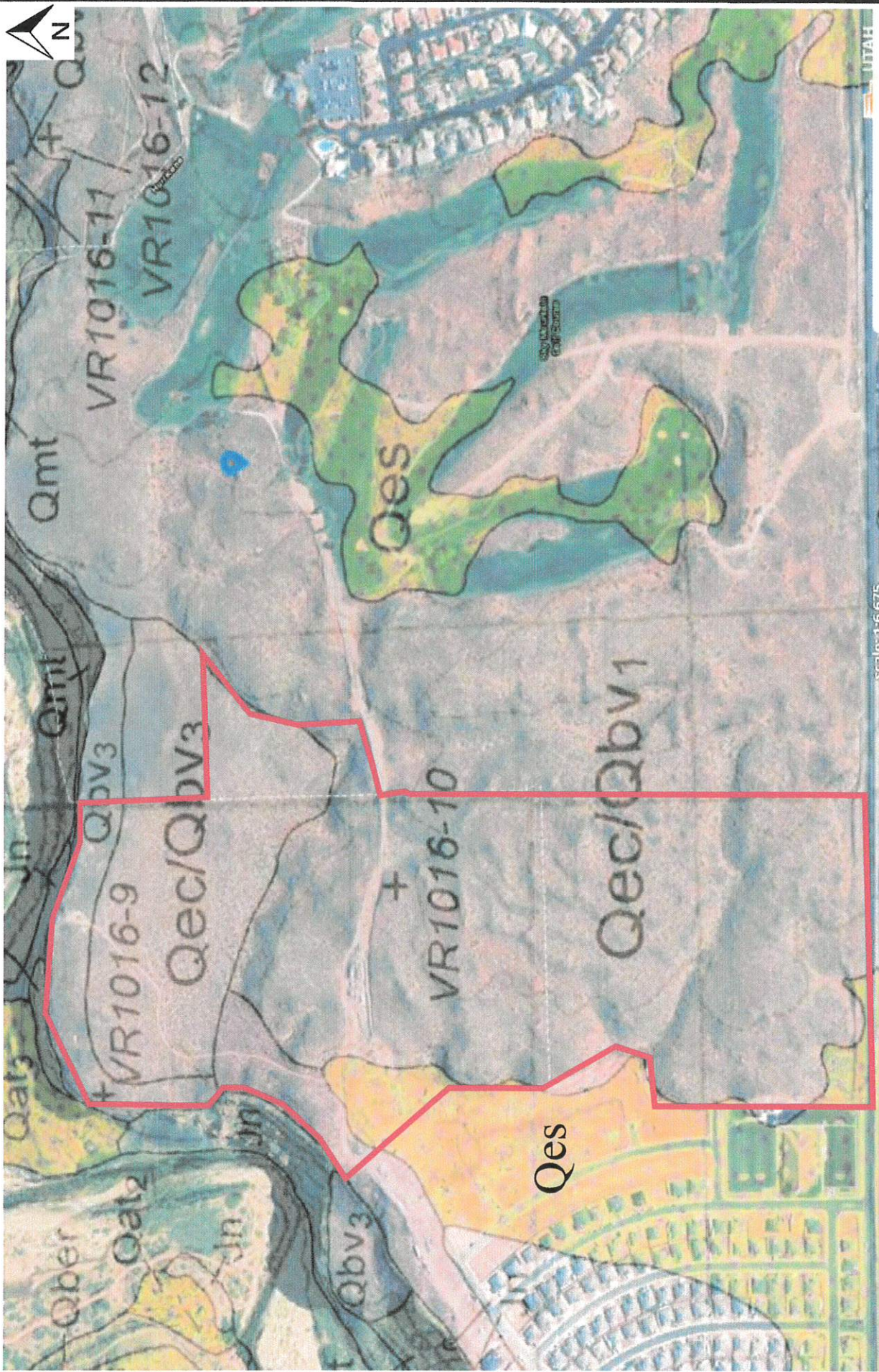


Figure 4

Geologic Map
Project Number 220313



APPENDIX A

UGS Hazards Report

EARTHQUAKE HAZARD

Utah has experienced sixteen earthquakes greater than magnitude (M) 5.5 since pioneer settlement in 1847, and geologic investigations of Utah's faults indicate a long geologic history of repeated large earthquakes of M 6.5 and greater prior to settlement. Although Utah is not on a boundary between tectonic plates where most of the world's earthquakes occur, it is in the tectonically extending western part of the North American plate. Thus, earthquakes in Utah are indirectly caused by interactions with the Pacific plate along the plate margin on the west coast of the United States. Also, many small earthquakes in east-central Utah are induced by underground coal mining. Large, damaging earthquakes in Utah are likely to occur in the Intermountain Seismic Belt (ISB) that generally extends north-south through the center of the state, essentially following Interstate 15, where there are many hazardous faults capable of producing earthquakes. However, areas outside the ISB also experience earthquakes. Moderate to large earthquakes (generally M 6 and greater) can kill and injure many people and cause substantial damage to buildings, roads, bridges, and utilities. The Utah Earthquakes (1850 to 2016) and Quaternary Fault Map (<https://ugspub.nr.utah.gov/publications/maps/m-277.pdf>) shows earthquakes known to have occurred within and surrounding Utah and mapped Quaternary faults (those with movement in the past 2.6 million years) considered to be earthquake sources.

Earthquake hazards include:

Earthquake Ground Shaking – the sudden motion or trembling of the Earth as stored elastic energy is released by fracture (breaking) and movement of rocks along a fault.

Surface Fault Rupture – displacement(s) of the ground surface along a tectonic fault during an earthquake that results in a steep slope known as a scarp.

Liquefaction – a sudden, large decrease in strength of a saturated sandy soil caused by a temporary increase in soil water pressure during an earthquake and subsequent collapse of soil structure, resulting in sand boils, differential foundation settlement, and localized flooding.

Tsunamis – a series of waves in the ocean or a lake caused by the displacement of a large volume of water, such as from underwater fault rupture or landsliding into the water.

Seiches – an oscillating wave in an enclosed body of water, such as a lake, river, canal, or tank, induced by earthquakes or other energy sources.

Tectonic Deformation – the lowering and tilting of a valley floor on the down-dropped side of a fault during an earthquake that commonly causes localized flooding and gravity-flow utility failure.

Earthquake – Triggered Landslides and Rockfall – landslides and rockfall triggered by earthquake ground shaking.

Quick Clays – typically, marine-type clays that significantly lose strength when subjected to earthquake ground shaking.

The UGS has mapped surface-fault-rupture and liquefaction earthquake hazards for selected areas, and the U.S. Geological Survey has mapped expected earthquake ground shaking in Utah. The other earthquake hazard types have not yet been mapped in Utah. More information on earthquake hazards are available at <https://geology.utah.gov/hazards/earthquakes-faults> and <https://ussc.utah.gov>. The following Earthquake Hazards pages describe the individual mapped earthquake hazards for your area of interest.

Utah Geological Survey



GEOLOGIC HAZARDS MAPPING AND DATA CUSTOM REPORT

Report generated on 4/20/2022 at 4:35:42 PM

This report contains geologic hazard information and data from the Utah Geological Survey (UGS) and other sources for the area of interest shown on the map below and can be used to identify mapped geologic hazards in an area, understand what the hazards are, and learn potential ways to mitigate them. This report is not a substitute for site-specific geologic hazards and geotechnical engineering investigations by a qualified, Utah-licensed consultant. These investigations provide valuable information on the site geologic conditions that may affect or be affected by development, as well as the type and susceptibility of geologic hazards at a site and recommend solutions to mitigate the effects and costs of the hazards, both at the time of construction and over the life of the development. See your local city or county building department for details on these investigations and UGS Circular 122 (<https://ugspub.nr.utah.gov/publications/circular/c-122.pdf>). Since 1850, at least 5797 deaths and an undetermined financial cost have been attributed to geologic hazards in Utah. Damages resulting from many geologic hazards are often not covered by property or other insurance. In almost all cases, it is more cost effective to investigate and characterize potential hazards and implement appropriate mitigation, rather than rely on additional maintenance over the life of a project and/or incur costly construction change orders and other financial costs.



0.6 km
0.4 mi

Scale 1:32,500

Although this product represents the work of professional scientists, the Utah Department of Natural Resources, Utah Geological Survey, makes no warranty, expressed or implied, regarding its suitability for a particular use, and does not guarantee accuracy or completeness of the data. The Utah Department of Natural Resources, Utah Geological Survey, shall not be liable under any circumstances for any direct, indirect, special, incidental, or consequential damages with respect to claims by users of this product. The Utah Geological Survey does not endorse any products or manufacturers. Reference to any specific commercial product, process, service, or company by trade name, trademark, or otherwise, does not imply endorsement or recommendation by the Utah Geological Survey.

Report Summary

Geologic hazards affect Utah, negatively impacting life safety, health, property, and the state's economy. These hazards are those geologic conditions that present a risk to life or of substantial loss or damage of real property, and are generally within five categories: landslide, earthquake (seismic), flooding, problem soil and rock, and volcanic hazards. Although many geologic hazards are not life threatening, they are often costly when not recognized and properly accommodated and mitigated in project planning and design, and may result in additional, significant construction and/or future maintenance costs and injury or death. However, we can live and deal with geologic hazards by understanding what they are, where they exist, how large or difficult they are, and how to effectively mitigate them. Detailed geologic hazard mapping is available for limited areas and for specific hazards in Utah and additional mapping is ongoing. This report represents geologic hazard data extracted from the Utah Geologic Hazards Database of current geologic hazard mapping by the UGS for part of Utah and from other sources at the date and time indicated on the cover page. For each of the major geologic hazard categories (earthquake, landslide, flooding, and problem soil and rock) mapped in Utah, a summary page is available that describes the hazard category and the individual types of hazards within that category. Following the summary page, are detailed pages for each mapped hazard type that contain a brief description of that hazard type, a map of your area of interest and the mapped hazard susceptibility, a brief discussion on the susceptibility rankings and their meaning, and a list of references and other information on that hazard type. The absence of data does not imply that no geologic hazard or hazards exist. Additional geologic hazard mapping is on-going and will be added to the database as it is finalized.

Table 1 lists the mapped geologic hazards, the mapped hazard relative susceptibility, and the corresponding report page(s) with information on that hazard in your area of interest.

Mapped Geologic Hazards	Hazard Category
Liquefaction Susceptibility	High
Ground Shaking	Strong/Very Strong
Flood and Debris-Flow Hazard	Undefined
Landslide Susceptibility	Low
Rockfall Hazard	High
Caliche Hazard	Areas Indentified
Collapsible Soil Susceptibility	Collapsible Soil 1
Expansive Soil and Rock Susceptibility	Low
Shallow Bedrock Potential	Hard Shallow
Shallow Bedrock Potential	Buried Shallow
Shallow Groundwater Susceptibility	Potentially Shallow
Piping and Erosion Susceptibility	Soil Susceptible
Wind-Blown Sand Susceptibility	High
Wind-Blown Sand Susceptibility	Low

The database is updated when new geologic hazard mapping is published by the UGS, most commonly in urban areas using 7.5-minute map quadrangles as comprehensive geologic hazard map sets. If mapping is not available for your area of interest at the time this report was created, check the website for updates or contact the UGS at (801) 537-3300 or <https://geology.utah.gov/about-us/ask-a-geologist>

EARTHQUAKE HAZARD

Liquefaction Susceptibility

Generally, earthquakes greater than about M 5 can cause liquefaction—a sudden, large decrease in the strength of sandy soils caused by a temporary increase in soil water pressure during earthquakes. Liquefaction can result in soil collapse, sand boils, differential building foundation settlement, lateral spread landslides, and localized, shallow flooding. The map below shows where liquefaction susceptibility may exist for your area of interest and the mapped relative susceptibility in terms of very high, high, moderate, low, very low, and not susceptible. Due to limited information, some areas are mapped as susceptible or unknown. The map does not integrate earthquake ground shaking which is required to determine the liquefaction potential (potential is equal to susceptibility plus opportunity) in susceptible soils or the probability (likelihood) of liquefaction.

How to Use This Map

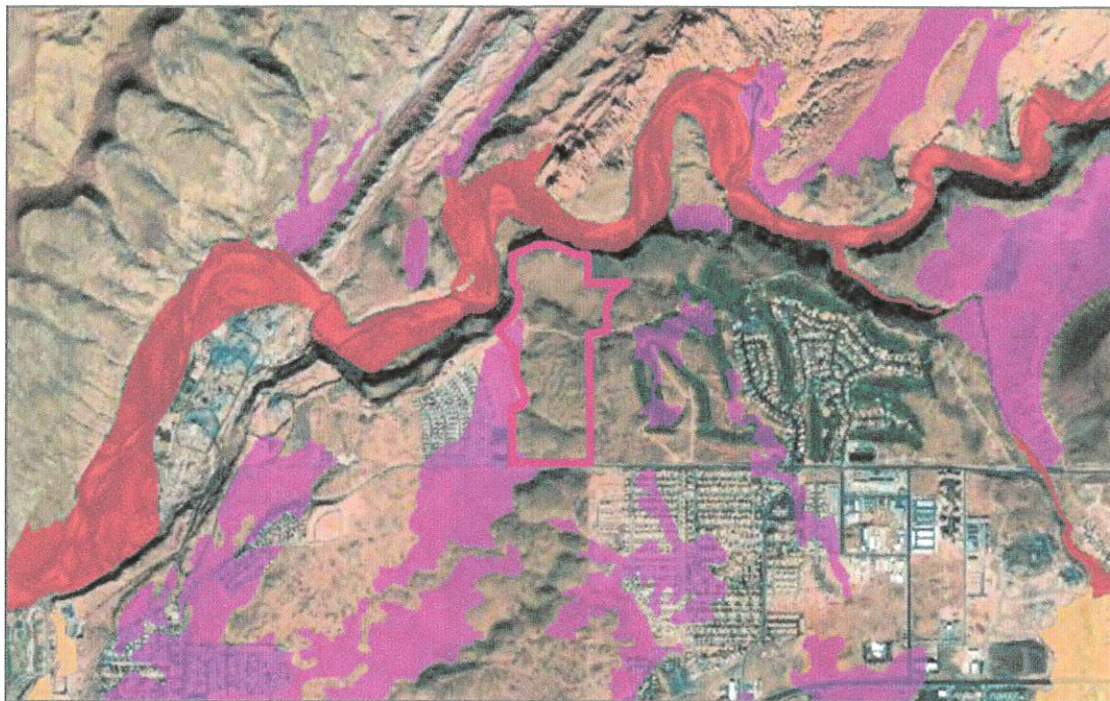
The liquefaction susceptibility mapping is intended for general planning purposes to indicate where liquefaction susceptibility may be present and to assist in designing liquefaction-hazard investigations. Your area of interest has an area mapped as having liquefaction susceptibility. The susceptibility of liquefaction susceptibility and the description of the liquefaction susceptibility categories identified in your area of interest are listed above. This means that some form of liquefaction is likely to occur during an earthquake if the conditions to produce liquefaction are present at the site, including strong enough ground shaking, sandy soils, and shallow groundwater at or above 50 feet. Areas with no mapped liquefaction susceptibility either do not have the conditions for liquefaction present or there was not enough data to determine the subsurface and groundwater conditions. Groundwater levels fluctuate seasonally and can change after development. Due to scale and data restrictions, a site-specific assessment should be conducted in areas with no mapped liquefaction susceptibility. In areas with mapped liquefaction susceptibility hazard, a site-specific investigation is highly recommended. The 2018 International Building Code (IBC) and International Residential Code (IRC), adopted statewide, require a geotechnical investigation where liquefiable soils may be present beneath a building. Specifically, the IBC requires the investigation to evaluate liquefaction hazard, including the total and differential settlement, and surface displacement from lateral spreading and/or lateral flow.

More Information

Although these areas are not regulated on a state-level many cities and counties throughout Utah have adopted development ordinances requiring a comprehensive, site-specific liquefaction investigation. Site-specific investigations are necessary to accurately characterize the site-specific liquefaction susceptibility and determine appropriate building requirements. The UGS offers guidelines for these investigations and recommends they are conducted as part of the development permitting process. Contact your local city or county building department for requirements, and a Utah-licensed engineering geology consultant for investigations.

Additional informational resources are listed below:

UGS: [Liquefaction](#).



Scale 1:32,500

High liquefaction susceptibility, includes highly susceptible geologic units consisting of well-sorted sand, silty sand, and gravel with sufficient evidence to indicate the depth to groundwater is less than or equal to 50 feet. Determining if a liquefaction hazard exists at a specific location in this zone requires acquiring site-specific information about soil texture and density, groundwater conditions, and the frequency and intensity of anticipated ground shaking.

References

Liquefaction Hazards in Utah (UGS Public Information Series 100): https://ugspub.nr.utah.gov/publications/public_information/pi-100.pdf.

Geologic Hazards of the State Route 9 Corridor, La Verkin to Springdale, Washington County, Utah (UGS Special Study 148) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148.pdf and Map, Plate 9— Liquefaction Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148p19.pdf.

Geologic Hazards of the Zion National Park Geologic-Hazard Study Area, Washington and Kane Counties, Utah (UGS Special Study 133) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-133/ss-133.pdf and Map, Plate 5— Liquefaction Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-133/ss-133p15.pdf.

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Geologic Hazards of the Copperton Quadrangle, Salt Lake County, Utah (UGS Special Study 152) Report and Maps: https://ugspub.nr.utah.gov/publications/special_studies/ss-152/ss-152.pdf.

Geologic Hazards of the Bullfrog and Wahweap High-Use Areas of Glen Canyon National Recreation Area, San Juan, Kane, and Garfield Counties, Utah, and Coconino County, Arizona (UGS Special Study 166) Report and Maps: <https://doi.org/10.34191/SS-166>.

EARTHQUAKE HAZARD

Ground Shaking

Ground shaking is the primary hazard resulting from earthquakes. Based on data from the UGS, the University of Utah Seismograph Stations, and other agencies, the U.S. Geological Survey periodically creates seismic hazard maps of the entire U.S. These maps are used by engineers and architects in designing buildings to meet the seismic requirements of the 2018 International Building Code (IBC) and International Residential Code (IRC), adopted statewide in Utah. Unless the building is specially designed, such as a critical facility (police and fire stations, emergency operations centers, etc.), building "to the code" means that the building is not expected to collapse during an earthquake of a magnitude for which it was designed. However, the building may be dangerous and uninhabitable, due to significant structural damage and must then be replaced.

The map below shows the level of ground shaking (peak horizontal acceleration with a 2 percent probability of exceedance in 50 years) (in percent of the standard acceleration due to gravity or one g,) expected during a large earthquake in the vicinity of your area of interest. This map is at a reduced scale (zoomed out) compared to the other maps in this report, due to the low resolution of the source data and mapping.

How to Use This Map

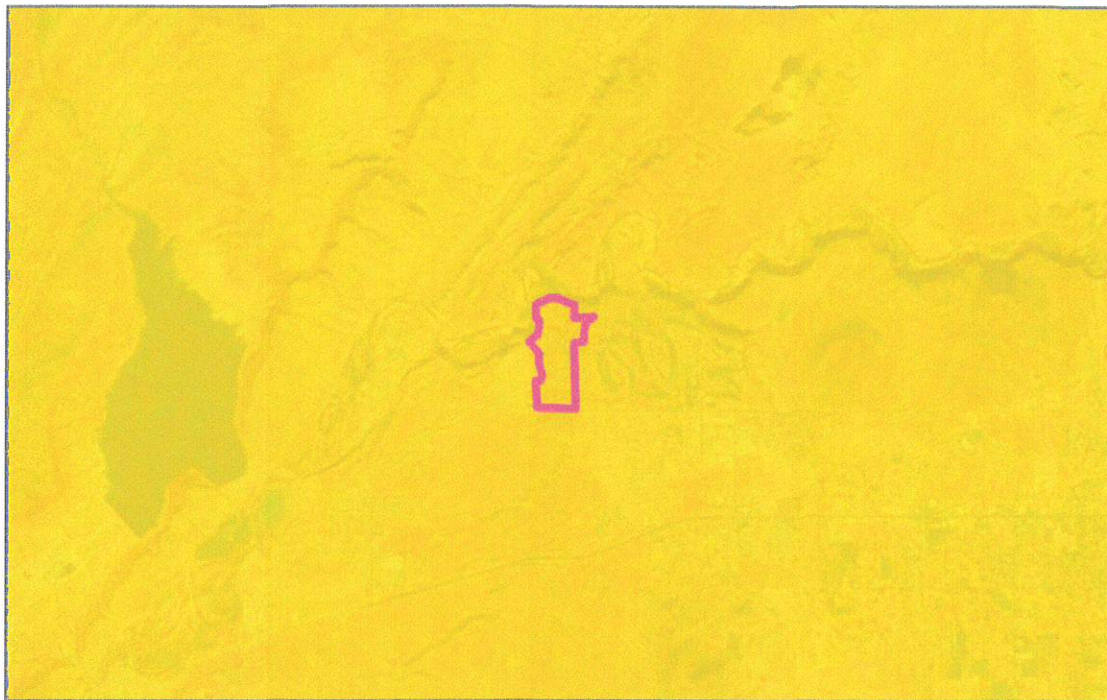
Your area of interest has an area with an expected ground shaking with a potential for damage. See the Ground Shaking Maps linked in the More Information section for technical information related to ground shaking categories. Typical homeowner's insurance excludes damages from earthquakes.

More Information

Ground shaking is the most widespread and typically the most damaging hazard associated with an earthquake. Strong ground shaking can last for several seconds to minutes and can be more or less intense depending on local soil and rock conditions. This map can be used by professionals to identify peak horizontal acceleration with a 2 percent probability of exceedance in 50 years. Damaging ground shaking can occur during earthquakes generated by an unspecified fault or at a distance from an identified fault.

Additional informational resources are listed below:

UGS: [Earthquake Scenario and Probabilistic Ground Shaking Maps for the Salt Lake City, Utah Metropolitan Area](#).



1 km
1 mi

Scale 1:65,000

 Strong/Very Strong

References

Seismic Hazard Maps and Site-Specific Data (U.S. Geological Survey): <https://earthquake.usgs.gov/hazards/hazmaps>.

FLOODING HAZARD

Flooding is the overflow of water onto lands that are normally dry and is the most commonly occurring natural hazard in Utah. Damage from flooding includes inundation of land and property, erosion, deposition of sediment and debris, and the force of the water itself, which can damage property and take lives. Historically, flooding is the most prevalent, costly, and destructive (on an annual basis) hazard in Utah. Since 1850, at least 101 people in Utah have died from flooding.

Flooding hazards include:

River, Lake, or Sheet Flooding – overflow of water from excessive river/stream flow, water in lakes, and thin flow across generally flat to gently sloping ground.

Debris Flows – fast-moving flow-type landslides composed of a slurry of rock, mud, organic matter, and water that move down drainage-basin channels onto alluvial fans.

Shallow Groundwater – shallow groundwater can flood basements and other underground facilities, damage buried utility lines, and destabilize excavations.

Dam and Canal Failure – an unintentional release of water due to the failure of a water-retention or conveyance structure (dam or canal) that may occur with little warning.

Seiches – an oscillating wave in a lake or tank induced by earthquakes and other energy sources.

Tsunamis – a series of waves in the ocean or a lake caused by the displacement of a large volume of water, such as from underwater fault rupture or landsliding into the water.

The Federal Emergency Management Agency (FEMA) has mapped flood hazards for selected areas in Utah (<https://mhc.fema.gov>) and these maps are the official maps for flood insurance and related activities. However, the FEMA maps do not show flooding from debris flows, alluvial fans, and shallow groundwater, and may be out-of-date. The UGS has mapped river, lake, or sheet; debris flows; and shallow groundwater flooding hazards for selected areas in Utah using geologic-based methods, and the Utah Division of Water Rights has mapped dam failure flooding for selected dams in Utah (<https://maps.waterrights.utah.gov/EsrMap/map.asp?layersToAdd=Dams>). Canal failure, seiches, and tsunami flooding hazards remain unmapped in Utah. The following Flooding Hazards pages describe the individual mapped flooding hazards for your area of interest.

FLOODING HAZARD

Flood and Debris-Flow Hazard

Flooding is the overflow of water onto lands that are normally dry and is the most commonly occurring natural hazard in Utah. Damage from flooding includes inundation of land and property, erosion, deposition of sediment and debris, and the force of the water itself, which can damage property and take lives. Historically, flooding is the most prevalent, costly, and destructive (on an annual basis) hazard in Utah. Debris flows and related sediment flows are fast-moving flow-type landslides composed of a slurry of rock, mud, organic matter, and water that move down drainage-basin channels onto alluvial fans. Debris flows generally initiate on steep slopes or in channels by the addition of water from intense rainfall or rapid snowmelt and often occur after wildland fires. When flows go beyond the mountain front and lose channel confinement, they spread laterally on alluvial fans and deposit the carried debris. In addition to being debris-flow-deposition sites, alluvial fans are favored sites for urban development; therefore, a debris-flow-hazard investigation is necessary when developing on alluvial fans. Debris flows pose a hazard very different from other types of landslides and floods, due to their rapid movement and destructive power as they often occur with little warning. Since 1850, at least 15 people have been killed by debris flows in Utah. In addition to threatening lives, debris flows can damage buildings and infrastructure by debris, erosion, direct impact, and flooding. The map below shows the mapped flood and debris-flow hazard for your area of interest in relative terms of very high, high, moderate, low, very low, and not mapped categories.

How to Use This Map

The flood hazard mapping is intended for general planning purposes to indicate where flooding may occur and to assist in designing flood-hazard investigations. Your area of interest has an area mapped as having locations of flood hazard. The susceptibility of flood hazard and the description of categories identified in your area of interest are listed above. Areas with no mapped flood hazard either do not have geologic units associated with flood, there was not enough data to determine the hazard, or limitations of scale. Areas of flood hazard may be mapped even though it may not be in a FEMA mapped flood zone where flood insurance may be required. The FEMA maps do not typically show flooding from debris flows, alluvial fans, thin sheet flooding, and shallow groundwater, and may be out-of-date. A flood hazard investigation is highly recommended. The 2018 International Building Code (IBC) and International Residential Code (IRC), adopted statewide, require a geotechnical investigation where buildings are located within flood hazard areas as adopted by local communities.

If your area of interest is in a FEMA-mapped flood zone where flood insurance will be required by federally regulated or insured lenders for a mortgage on the property. Consult the official FEMA Flood Insurance Rate Maps at <https://msc.fema.gov/portal/home> to confirm the mapped FEMA flood zone(s).

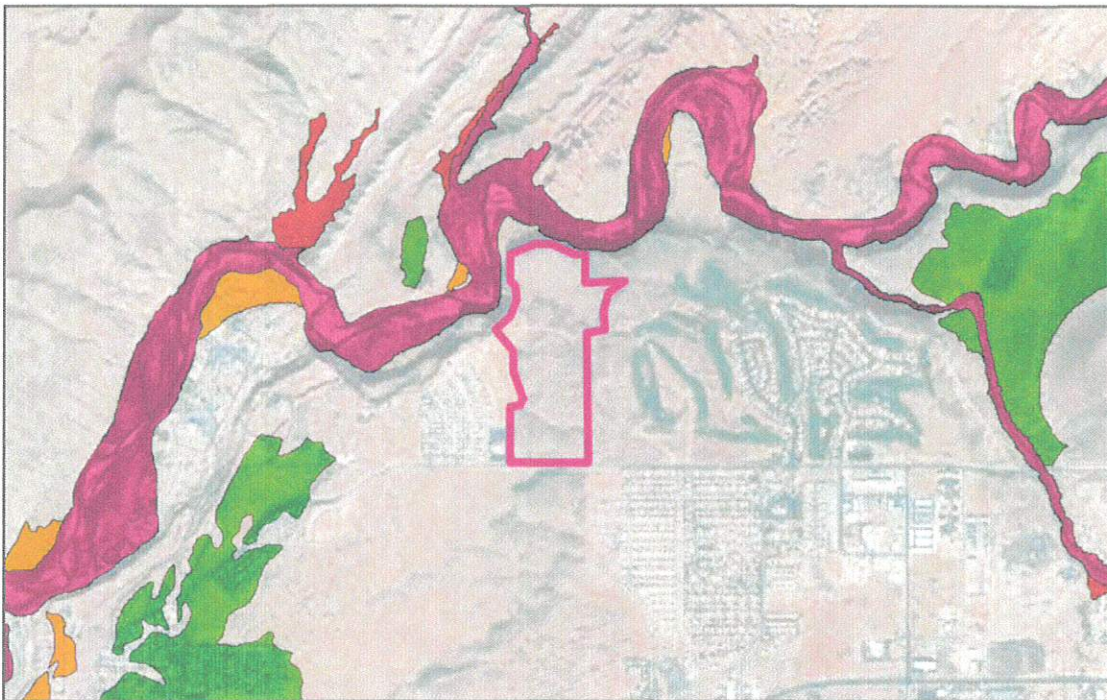
More Information

Although these areas are not regulated on a state-level, many cities and counties throughout Utah have adopted development ordinances requiring comprehensive, site-specific flood and debris-flow investigations. Site-specific investigations are necessary to accurately characterize the site-specific flood hazard and determine appropriate building requirements. The UGS offers guidelines for these investigations and recommends they are conducted as part of the development permitting process. Contact your local building department for requirements, and a Utah-licensed geotechnical engineer for investigations. Owners with a mortgage on a building outside FEMA-designated high-risk areas can also purchase flood insurance and may be eligible for lower-cost preferred risk policies.

Additional informational resources are listed below:

UGS: [Flooding Hazards](#).

Utah Division of Water Rights: [Dam Inundation](#)



0.6 km
0.4 mi

Scale 1:32,500

 Undefined flood hazard, includes flood hazard in narrow, bedrock-floored canyons with perennial streams, but that lack mappable alluvial deposits includes areas mapped as bedrock.

References

- Debris-Flow Hazards in Utah (UGS Public Information Series 70): https://ugspub.nr.utah.gov/publications/public_information/pi-70.pdf.
Wildfires and Debris Flows in Northern Utah (UGS Public Information Series 90): https://ugspub.nr.utah.gov/publications/public_information/pi-90.pdf.
- Geologic Hazards of the State Route 9 Corridor, La Verkin to Springdale, Washington County, Utah (UGS Special Study 148) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148.pdf and Map, Plate 1— Flood and Debris-Flow Hazards: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148pl1.pdf.
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- Geologic Hazards and Adverse Construction Conditions, St. George-Hurricane Metropolitan Area, Washington County, Utah (UGS Special Study 127) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127.pdf and Map, Plate 3— Flood and Debris-Flow Hazard: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127pl3.pdf.
- Geologic Hazards of the Tickville Spring Quadrangle, Salt Lake and Utah Counties, Utah (UGS Special Study 163) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163.pdf and Map, Plate 4— Flood and Debris-Flow Hazard: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163-4.pdf.
- Geologic Hazards of the Magna Quadrangle, Salt Lake County, Utah (UGS Special Study 137) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137.pdf and Map, Plate 3— Flood and Debris-Flow Hazard: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137_Plate3.pdf.
- Geologic Hazards of the Copperton Quadrangle, Salt Lake County, Utah (UGS Special Study 152) Report and Maps: https://ugspub.nr.utah.gov/publications/special_studies/ss-152/ss-152.pdf.
- Geologic Hazards of the Moab Quadrangle, Grand County, Utah (UGS Special Study 162) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162txt.pdf and Map, Plate 3— Flood and Debris-Flow Hazard: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162pl3.pdf.
- Hazards of the Bullfrog and Wahweap High-Use Areas of Glen Canyon National Recreation Area, San Juan, Kane, and Garfield Counties, Utah, and Coconino County, Arizona (UGS Contract Deliverable) Report and Maps: <https://doi.org/10.34191/SS-166>.

LANDSLIDE HAZARD

A landslide is the downslope movement of rock, soil, and debris, in which much of the material moves as a coherent or semi-coherent mass with little internal deformation and movement typically occurs on either a curved (rotational slide) or flat (translational slide) rupture surface. Occasionally, individual landslides may involve multiple types of movement if conditions change as the displaced material moves downslope. For example, a landslide may initiate as a rotational slide and then become a translational slide as it progresses downslope. Landslides occur in all 50 states; however, the coastal states and the Intermountain West, including Utah, are the primary regions of landslide activity. Nationally, landslides result in 25 to 50 deaths annually and cause approximately \$5 billion (2019 dollars) in damage.

Since 1850, at least 338 people in Utah have died from landslides. Specific types of landslides are classified by the material involved and the movement type. Material in a landslide can be rock, soil, organic debris, or a combination of these materials, and movement types include fall, topple, slide, and flow. Typical landslides in Utah include slides, rockfalls, debris flows, and earth flows. In Utah, many landslides move slowly, but some move quickly with devastating results. Debris flows, which are a type of landslide having a very high-water content, can travel at speeds greater than 30 to 50 miles per hour. Slope instability can result from many factors, including ground surface topography, water (hydrologic), and geologic conditions.

Landslides can be naturally occurring or human-caused. Landslides often result from a rise in groundwater levels caused by increased precipitation, rapid snowmelt, or by human causes, such as landscape irrigation and leakage from water-conveyance structures (reservoirs, ponds, and pipelines). Modification of a slope that results in over-steepening of the slope, either by removal of material from the lower part of the slope or addition of material near its top, can also trigger landslides. Development-related slope modification can include loading by construction of buildings or fill materials, or removal of material during grading for building pads and roadways.

Landslide hazards include:

Landslide and Debris Avalanches – a mass-movement involving the downslope transport under gravity of soil and rock materials.

Rockfall – the relatively free-falling or rapid movement of rock from a slope by rolling, falling, toppling, and bouncing.

Debris Flows – a slurry of rock, soil, organic matter, and water that flows down channels and onto valley edges that can travel long distances very quickly.

Snow Avalanches – a large mass of snow and ice that moves rapidly down a mountain slope.

The UGS has mapped landslide, rockfall, and debris flow hazards for selected areas in Utah. Snow avalanche hazard potential is generally unmapped in Utah. The following Landslide Hazards pages describe the individual mapped landslide hazards for your area of interest.

LANDSLIDE HAZARD

Landslide Susceptibility

Landslide susceptibility mapping incorporates mapped landslides, geologic data, slope angle, and moisture data where available. Past slope failures can be used to identify the geologic, hydrologic, and topographic conditions that may reactivate existing landslides and initiate new landslides. The map below shows the mapped landslide susceptibility for your area of interest in relative terms of very high, high, moderate, low, or not mapped categories.

How to Use This Map

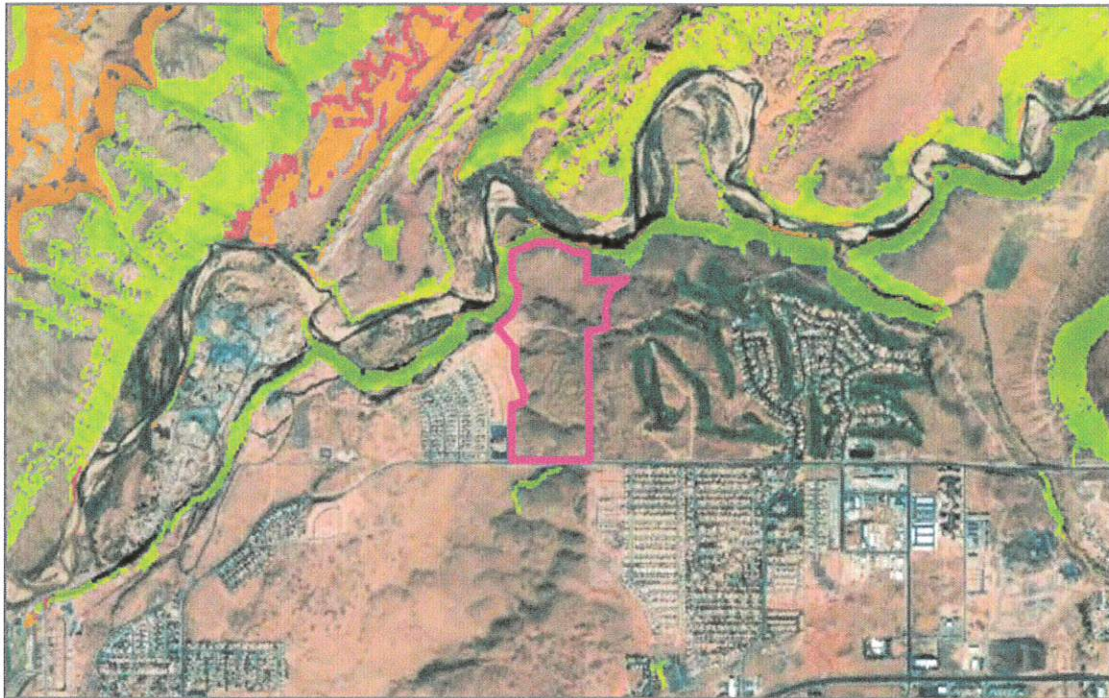
The landslide-susceptibility map shows areas of relative landslide susceptibility where site-specific slope-stability conditions (material strength, orientation of bedding and/or fractures, groundwater conditions, erosion or undercutting, and slope loading) should be evaluated prior to development. A valid landslide-hazard investigation must address all pertinent conditions that could affect, or be affected by, the proposed development, including earthquake ground shaking, perched or irrigation-induced groundwater, and slope modifications. Landslide susceptibility may be a hazard in areas where no mapped landslides are currently identified. A landslide hazard investigation is highly recommended. The 2018 International Building Code (IBC) and International Residential Code (IRC), adopted statewide, require a geotechnical investigation where landslides (slope instability) may be present beneath or affect a building. Contact your local building department for requirements, and a Utah-licensed geotechnical engineer for investigations. Note that many landslides impact more than one parcel and mitigating one of these landslides on only one parcel is rarely successful, resulting in continued building and property damage.

More Information

Although these areas are not regulated on a state-level many cities and counties throughout Utah have adopted development ordinances requiring a comprehensive, site-specific landslide investigation. Site-specific investigations are necessary to accurately characterize the site-specific landslide susceptibility and determine appropriate building requirements. The UGS offers guidelines for these investigations and recommends they are conducted as part of the development permitting process. Contact your local city or county building department for requirements, and a Utah-licensed engineering geology consultant for investigations.

Additional informational resources are listed below:

UGS: [Landslide Hazards](#).



0.6 km
0.4 mi

Scale 1:32,500

 Low landslide susceptibility, includes geologic units of low landslide-prone susceptibility that crop out on slopes at or above a determined critical angle, and moderately landslide-prone geologic units that crop out on slopes less than the critical angle determined for moderate landslide susceptibility.

References

Landslide Hazards in Utah (UGS Public Information Series 98): https://ugspub.nr.utah.gov/publications/public_information/pi-98.pdf.

Geologic Hazards of the State Route 9 Corridor, La Verkin to Springdale, Washington County, Utah (UGS Special Study 148) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148.pdf and Map, Plate 2—Landslide Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148pl2.pdf.

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Geologic Hazards of the Tickville Spring Quadrangle, Salt Lake and Utah Counties, Utah (UGS Special Study 163) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163.pdf and Map, Plate 5— Landslide Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163-5.pdf.

Geologic Hazards of the Magna Quadrangle, Salt Lake County, Utah (UGS Special Study 137) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137.pdf and Map, Plate 4— Landslide Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137_Plate4.pdf.

Geologic Hazards of the Copperton Quadrangle, Salt Lake County, Utah (UGS Special Study 152) Report and Maps: https://ugspub.nr.utah.gov/publications/special_studies/ss-152/ss-152.pdf.

Geologic Hazards of the Moab Quadrangle, Grand County, Utah (UGS Special Study 162) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162txt.pdf and Map, Plate 4— Landslide Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162pl4.pdf.

Geologic Hazards of the Bullfrog and Wahweap High-Use Areas of Glen Canyon National Recreation Area, San Juan, Kane, and Garfield Counties, Utah, and Coconino County, Arizona (UGS Special Study 166) Report and Maps: <https://doi.org/10.34191/SS-166>.

LANDSLIDE HAZARD

Rockfall Hazard

Rockfall is a natural mass-wasting (landslide) process that involves the dislodging and rapid downslope movement of individual rocks and rock masses. The widespread combination of steep slopes capped by well-jointed bedrock makes rockfall among the most common landslide types in Utah. Rockfall poses a hazard because falling, rolling, and/or bouncing rocks can cause significant property damage and be life threatening. At least 16 deaths directly attributable to rockfalls have occurred in Utah since 1850. Rockfalls occur where a source of rock exists above a slope steep enough to allow rapid downslope movement of dislodged rocks by falling, rolling, bouncing, and sliding. Rockfall sources include bedrock outcrops or boulders on steep slopes or near the edges of cliffs, bluffs, and terraces. Talus cones and scree-covered slopes are indicators of a high rockfall hazard, but other less obvious areas may also be vulnerable. Most rockfalls originate on slopes steeper than 35 degrees, although rockfall hazards may be found on less-steep slopes. The runout distance for exposed rock can be determined and structures should not be built in the runout zone.

Rockfalls may be triggered by freeze/thaw action, rainfall, changes in groundwater conditions, weathering and erosion of the rock and surrounding material, and root growth. Slope modifications, such as cuts for roads and building pads and clearing slope vegetation for development or from wildfire, can increase or create rockfall hazards, as can construction of non-engineered and poorly constructed rockery walls, which are becoming increasingly common in Utah. Rockfall is the most common landslide type caused by earthquakes. Generally, earthquakes greater than magnitude (M) 4 can trigger rockfalls. In Utah, the 1988 M_L 5.3 San Rafael Swell and the 1992 M_L 5.8 St. George earthquakes caused many rockfalls. Although not well documented, rockfalls in Utah appear to occur more frequently during the spring and summer, likely due to spring snowmelt, summer storms, and large daily temperature variations. The map below shows the mapped rockfall hazard for your area of interest in relative terms of very high, high, moderate, low, low with a high hazard, or not mapped categories.

How to Use This Map

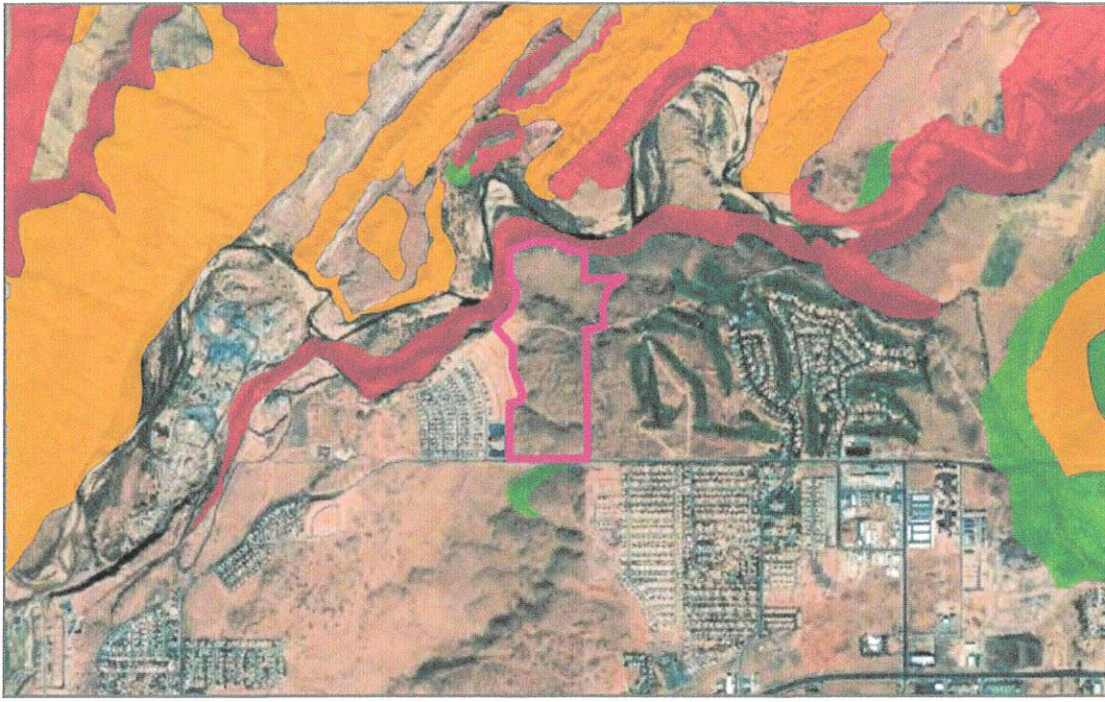
The rockfall hazard mapping is intended for general planning purposes to indicate where rockfall hazard may be present and to assist in designing rockfall-hazard investigations. Your area of interest has an area mapped as having rockfall hazard. The susceptibility of rockfall hazard and the description of the hazard categories identified in your area of interest are listed above. Areas with no mapped rockfall hazard either do not have the conditions for rockfall present or may be in an area with significant human disturbance, these areas may include quarries, mine pits and dumps, and similar operations. Rockfall hazard can become a hazard in areas with no mapped hazard due to modification of slopes for construction, roads, or natural processes. A rockfall investigation and design for rockfall mitigation is highly recommended to determine the level of rockfall hazard, determine the runout distance, provide design parameters, and implement rockfall mitigation measures.

More Information

Although these areas are not regulated on a state-level, many cities and counties throughout Utah have adopted development ordinances requiring a comprehensive, site-specific slope investigation. Site-specific investigations are necessary to accurately locate rockfall hazard and determine appropriate runout distance. The UGS offers guidelines for these investigations and recommends they are conducted as part of the development permitting process. Contact your local city or county building department for requirements, and a Utah-licensed engineering geology consultant for investigations.

Additional informational resources are listed below:

UGS: [Landslide Hazards](#).



0.6 km
0.4 mi

Scale 1:32,500

High rockfall hazard areas include canyon cliffs and other near-vertical slopes not undercut by erosion of underlying units and lack obvious discontinuities and overhanging rock masses but are still capable of producing damaging rockfall. These areas also include steep mountainous areas (slopes greater than 20 degrees) where bedrock units highly susceptible to rockfall crop out in the slope rather than forming a capping unit. Also included are mountainous areas where bedrock units moderately susceptible to rockfall crop out on slopes greater than 35 degrees.

References

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- Geologic Hazards of the State Route 9 Corridor, La Verkin to Springdale, Washington County, Utah (UGS Special Study 148) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148.pdf and Map, Plate 3— Rockfall Hazard: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148pl3.pdf.
- Geologic Hazards of the Zion National Park Geologic-Hazard Study Area, Washington and Kane Counties, Utah (UGS Special Study 133) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-133/ss-133.pdf and Map, Plate 2— Rockfall Hazard: https://ugspub.nr.utah.gov/publications/special_studies/ss-133/ss-133pl2.pdf.
- Geologic Hazards and Adverse Construction Conditions, St. George-Hurricane Metropolitan Area, Washington County, Utah (UGS Special Study 127) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127.pdf and Map, Plate - Rockfall Hazard: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127pl5.pdf.
- Geologic Hazards of the Tickville Spring Quadrangle, Salt Lake and Utah Counties, Utah (UGS Special Study 163) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163.pdf and Map, Plate 6— Rockfall Hazard: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163-6.pdf.
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PROBLEM SOIL/ROCK HAZARD

Problem soil and rock can cause extensive damage to structures and foundations. Problem soil and rock may also damage pavements after construction, resulting in high maintenance and/or replacement costs, along with increased legal and financial liability from pavement separation and/or gaps causing tripping hazards. In addition, future maintenance may disrupt business activities, resulting in increased costs and/or lost revenue. Except for radon gas, Utah's most deadly geologic hazard which has caused at least 5630 deaths since 1973, no deaths have been reported in Utah from other problem soil and rock hazards; however, they have caused an undetermined, but very significant, amount of infrastructure damage and resulting economic impact.

Problem soil and rock hazards include:

Caliche – a calcareous material that can accumulate in the shallow subsurface of soils in arid and semiarid climates that can be very difficult to excavate.

Collapsible Soils – soils that have considerable strength when in a dry, natural state, but that significantly settle due to hydrocompaction (reduction of air space within the soil) when wetted.

Corrosive Soil and Rock – soil and rock that is corrosive to exposed metals and/or concrete.

Expansive Soil and Rock – soil and rock with high clay content that swells when wetted and shrinks when dried.

Karst Landscape – formed from the dissolution of limestone, dolomite, and gypsum rocks that can create features, such as caves, sinkholes, and breccia pipes (rubble-filled vertical tubes that form and project to the surface as overlying rock collapse into buried karst caverns).

Land Subsidence and Earth Fissures – sinking of the ground surface caused by groundwater mining and underground mine subsidence or collapse. Subsidence often causes earth fissures which are permanent, linear tension crack(s) in the ground that extend upward from the groundwater table.

Piping and Erosion – piping is the subsurface erosion of soil or rock by groundwater flow that form narrow voids. Piping can remove support of overlying soil and rock, resulting in collapse. Erosion is the process of material being moved by wind, water, and other processes and can occur at or below the ground surface.

Radon Gas – an odorless, tasteless, and clear radioactive gas resulting from the natural decay of uranium that occurs in nearly all rock and soil, and when concentrated, such as in a building or other confined space can lead to lung cancer.

Salt Tectonics – salt formations at depth below the ground surface may deform, causing deformation and cracks at the ground surface.

Shallow Bedrock – rock at shallow depths that may be encountered in construction and other excavations.

Soluble Soil and Rock – soil and rock that may be dissolved by water, causing ground subsidence.

Wind-Blown Sand – geologically young, active or partially stabilized, deposits characterized by a well-sorted, loose, sandy soil texture with little to no clay.

The UGS has mapped problem soil and rock hazards for selected areas in Utah. The following problem soil and rock hazards pages describe the individual mapped problem soil and rock hazards for your area of interest.

PROBLEM SOIL/ROCK HAZARD

Caliche Hazard

Caliche is a hard layer within soils formed from the accumulation of calcium from past groundwater flow and can be extremely difficult or impossible to excavate without blasting in some cases. Dense caliche layers may approach the hardness of bedrock and greatly reduce soil permeability, causing shallow groundwater from excess landscape irrigation and septic waste disposal systems. The map below shows where caliche may be present for your area of interest.

How to Use This Map

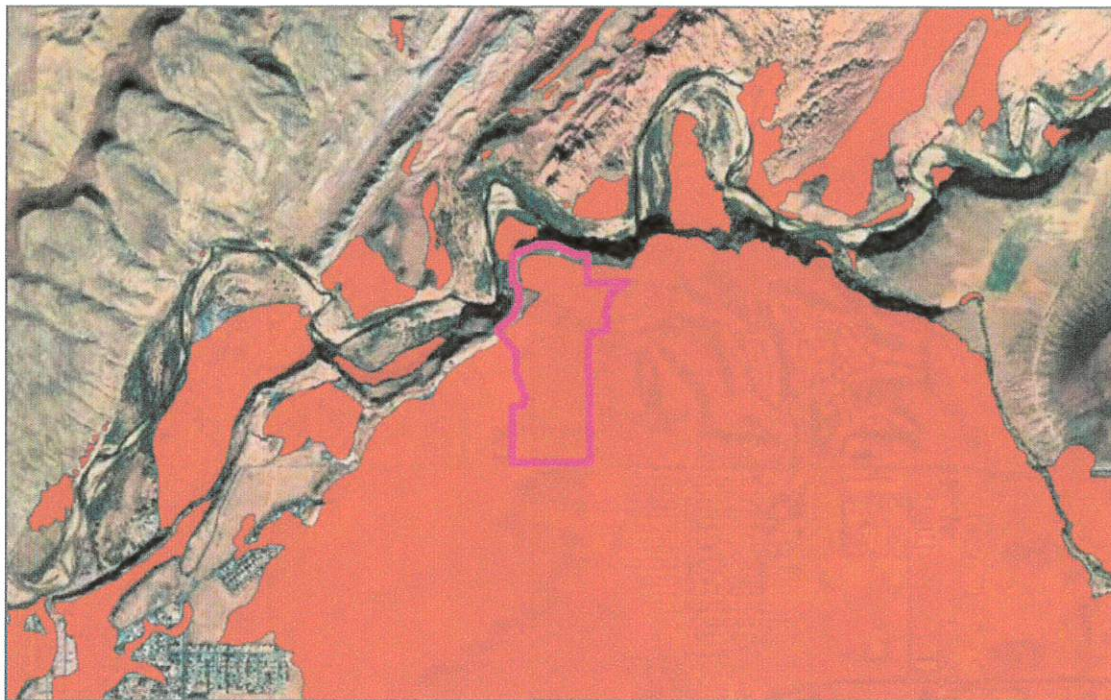
The caliche hazard mapping is intended for general planning purposes to indicate where caliche may be present and to assist in designing caliche-hazard investigations. A geotechnical investigation that specifically addresses caliche soils is highly recommended to determine if these soils are present. The 2018 International Building Code (IBC) and International Residential Code (IRC), adopted statewide, require a geotechnical investigation where questionable soils and rocks may be present beneath a building.

More Information

Although these areas are not regulated on a state-level, many cities and counties throughout Utah have adopted development ordinances requiring comprehensive, site-specific geotechnical and geologic hazards investigations. Site-specific investigations are necessary to accurately characterize the site-specific caliche hazard and determine appropriate building requirements. The UGS offers guidelines for these investigations and recommends they are conducted as part of the development permitting process. Contact your local building department for requirements, and a Utah-licensed geotechnical engineer for investigations.

Additional informational resources are listed below:

UGS: [Utah Geological Survey](#).



0.6 km
0.4 mi

Scale 1:32,500

 Areas where caliche horizons have been identified or where older (Pleistocene) deposits are present which may contain caliche in the subsurface. Strongly indurated caliche layers may approach the hardness of bedrock and greatly reduce soil permeability.

References

Geologic Hazards and Adverse Construction Conditions, St. George-Hurricane Metropolitan Area, Washington County, Utah (UGS Special Study 127) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127.pdf and Map, Plate 11— Caliche Hazard: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127pl11.pdf.

PROBLEM SOIL/ROCK HAZARD

Collapsible Soil Susceptibility

Collapsible soils have considerable strength when in a dry, natural state, but significantly settle due to hydrocompaction when wetted. Typically, they are associated with young alluvial fans, debris flows, and loess (wind-blown silts), where soil structure creates a significant amount of air space within the soil and includes certain rock units that weather in-place to soil. Collapsible soils may cause extensive damage to building foundations, asphalt and concrete slabs and pavements, and buried utilities and other infrastructure if not identified, investigated, and mitigated prior to the construction of buildings, pavements, and utilities. Often, these soils can be mitigated by over excavating and recompacting or removal of the collapse susceptible soils. The map below shows where collapsible soil and/or rock may be present for your area of interest and the relative susceptibility in terms of high, susceptible, bedrock, or not mapped.

How to Use This Map

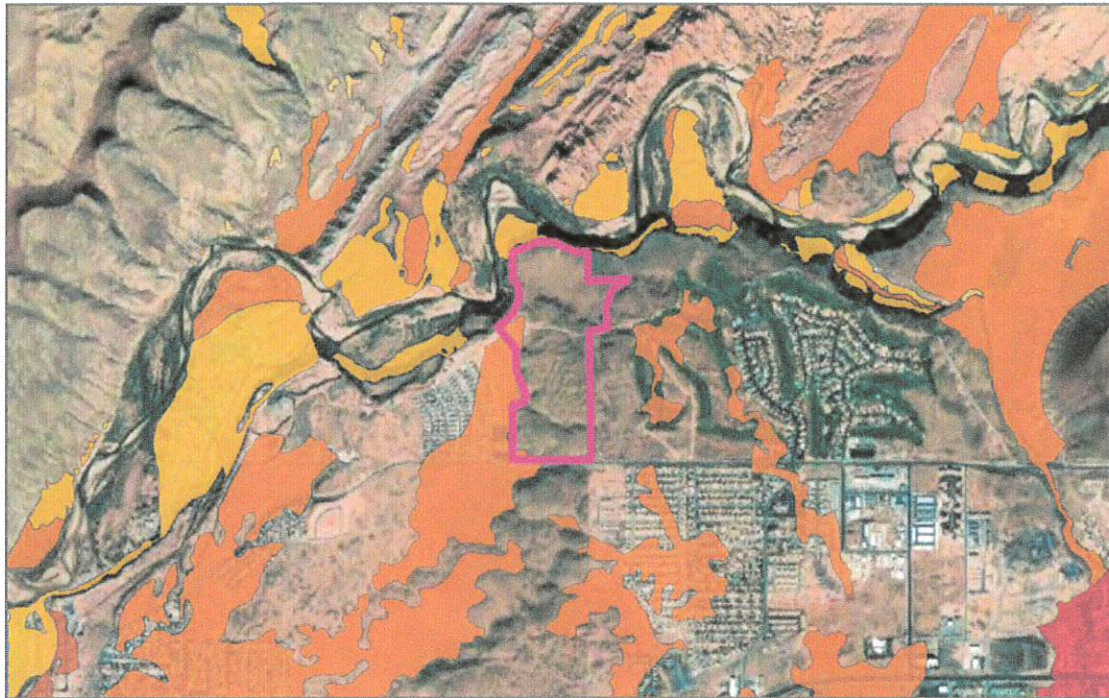
The collapsible soil susceptibility mapping is intended for general planning purposes to indicate where collapsible soils may be present and to assist in designing geotechnical and geologic-hazard investigations. Your area of interest has an area mapped as having collapsible soil susceptibility. The susceptibility of collapsible soil and the description of the susceptibility categories identified in your area of interest are listed above. When not mitigated, these soils can cause considerable damage to buildings, foundations, concrete and asphalt pavements, and underground utilities. A geotechnical investigation that specifically addresses collapsible soils is highly recommended to determine if these soils are present. The 2018 International Building Code (IBC) and International Residential Code (IRC), adopted statewide, require a geotechnical investigation where compressible soils may be present beneath a building.

More Information

Although these areas are not regulated on a state-level, many cities and counties throughout Utah have adopted development ordinances requiring a comprehensive, site-specific geotechnical and geologic-hazard investigation. Site-specific investigations are necessary to accurately characterize the site-specific collapsible soil susceptibility and determine appropriate building requirements. The UGS offers guidelines for these investigations and recommends they are conducted as part of the development permitting process. Contact your local city or county building department for requirements, and a Utah-licensed engineering geology consultant for investigations.

Additional informational resources are listed below:

UGS: [Problem Soil and Rock Hazards](#).



0.6 km
0.4 mi

Scale 1:32,500

 Collapsible Soil 1 - Unconsolidated geologic units with reported collapse values greater than or equal to 3 percent. Collapsible soils are unlikely in areas continually subjected to saturation or flooding.

References

Geologic Hazards of the State Route 9 Corridor, La Verkin to Springdale, Washington County, Utah (UGS Special Study 148) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148.pdf and Map, Plate 4— Collapsible Soil Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148pl4.pdf.

Geologic Hazards of the Zion National Park Geologic-Hazard Study Area, Washington and Kane Counties, Utah (UGS Special Study 133) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-133/ss-133.pdf and Map, Plate 6— Collapsible Soil Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-133/ss-133pl6.pdf.

Geologic Hazards and Adverse Construction Conditions, St. George-Hurricane Metropolitan Area, Washington County, Utah (UGS Special Study 127) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127.pdf and Map, Plate 7— Collapsible Soil Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127pl7.pdf.

Geologic Hazards of the Tickville Spring Quadrangle, Salt Lake and Utah Counties, Utah (UGS Special Study 163) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163.pdf and Map, Plate 8— Collapsible Soil Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163-8.pdf.

Geologic Hazards of the Magna Quadrangle, Salt Lake County, Utah (UGS Special Study 137) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137.pdf and Map, Plate 7— Collapsible Soil Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137_Plate7.pdf.

Geologic Hazards of the Copperton Quadrangle, Salt Lake County, Utah (UGS Special Study 152) Report and Maps: https://ugspub.nr.utah.gov/publications/special_studies/ss-152/ss-152.pdf.

Geologic Hazards of the Moab Quadrangle, Grand County, Utah (UGS Special Study 162) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162txt.pdf and Map, Plate 7— Collapsible Soil Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162pl7.pdf.

Geologic Hazards of the Bullfrog and Wahweap High-Use Areas of Glen Canyon National Recreation Area, San Juan, Kane, and Garfield Counties, Utah, and Coconino County, Arizona (UGS Contract Deliverable) Report and Maps: <https://doi.org/10.34191/SS-166>.

PROBLEM SOIL/ROCK HAZARD

Expansive Soil and Rock Susceptibility

Expansive soil and rock swells as it gets wet and shrinks as it dries out. These changes in volume can cause cracked foundations and other structural damage to buildings, asphalt and concrete pavements, and underground utilities, heaving and cracking of canals and road surfaces, and the failure of septic disposal systems. Expansive soil and rock contains a significant percentage of clay minerals that can absorb water directly into their crystal structure when wetted. Often, these soils and rocks can be mitigated by over excavating and replacing with non-expansive, engineered fill materials that are properly placed and compacted. These soils and rocks should be identified, investigated, and mitigated prior to the construction of buildings, pavements, and utilities.

The map below shows where expansive soil and rock susceptibility has been mapped for your area of interest and the relative susceptibility in terms of high, moderate, low, not susceptible, or not mapped categories.

How to Use This Map

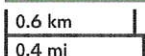
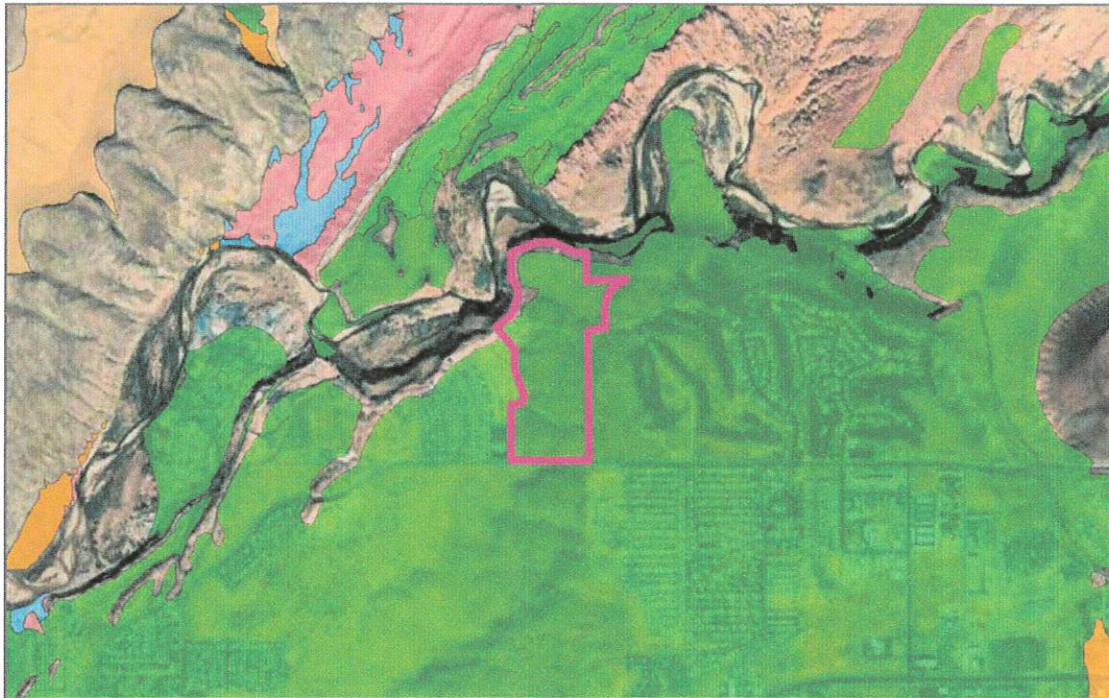
The expansive soil and rock susceptibility mapping is intended for general planning purposes to indicate where expansive soil and rock may occur and to assist in designing expansive soil and rock susceptibility investigations. Your area of interest has an area mapped as having locations of expansive soil and rock susceptibility. The susceptibility of expansive soil and rock susceptibility and the description of categories identified in your area of interest are listed above. Soil and rock that expands when wet and shrinks as it dries is likely present at the site. These soils and rocks can cause considerable damage to buildings, concrete and asphalt pavements, and underground utilities and damages are often costly to repair. A geotechnical investigation that specifically addresses expansive soils and rock is highly recommended to determine if these soils and rocks are present. The 2018 International Building Code (IBC) and International Residential Code (IRC), adopted statewide, require a geotechnical investigation where expansive soils and rocks may be present beneath a building. Areas with no mapped expansive soil and rock susceptibility may not have had enough data to determine the hazard, or limitations of scale.

More Information

Although these areas are not regulated on a state-level, many cities and counties throughout Utah have adopted development ordinances requiring a comprehensive, site-specific geotechnical and geologic-hazard investigation. Site-specific investigations are necessary to accurately characterize the site-specific expansive soil and rock susceptibility and determine appropriate building requirements. The UGS offers guidelines for these investigations and recommends they are conducted as part of the development permitting process. Contact your local city or county building department for requirements, and a Utah-licensed engineering geology consultant for investigations.

Additional informational resources are listed below:

UGS: [Problem Soil and Rock Hazards](#).



Scale 1:32,500

Soils classified by the Natural Resources Conservation Service as having low susceptibility for volumetric change; and/or have a liquid limit [LL] from 0 to 40, a plasticity index [PI] from non-plastic [NP] to 15, and a swell/collapse (SCT) value of 0 to 2 percent; and/or a linear extensibility potential of less than 3 percent. These values overlap at their upper ends with soils in the moderate susceptibility category. However, the low category includes soils with highly variable potential for volumetric change that do not fit easily into the moderate or high categories.

References

Geologic Hazards of the State Route 9 Corridor, La Verkin to Springdale, Washington County, Utah (UGS Special Study 148) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148.pdf and Map, Plate 5— Expansive Soil and Rock Hazard: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148pl5.pdf.

Geologic Hazards of the Zion National Park Geologic-Hazard Study Area, Washington and Kane Counties, Utah (UGS Special Study 133) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-133/ss-133.pdf and Map, Plate 7— Expansive Soil and Rock: https://ugspub.nr.utah.gov/publications/special_studies/ss-133/ss-133pl7.pdf.

Geologic Hazards and Adverse Construction Conditions, St. George-Hurricane Metropolitan Area, Washington County, Utah (UGS Special Study 127) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127.pdf and Map, Plate 6— Expansive Soil and Rock Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127pl6.pdf.

Geologic Hazards of the Tickville Spring Quadrangle, Salt Lake and Utah Counties, Utah (UGS Special Study 163) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163.pdf and Map, Plate 9— Expansive Soil and Rock Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163-9.pdf.

Geologic Hazards of the Magna Quadrangle, Salt Lake County, Utah (UGS Special Study 137) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137.pdf and Map, Plate 8— Expansive Soil and Rock Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137_Plate8.pdf.

Geologic Hazards of the Copperton Quadrangle, Salt Lake County, Utah (UGS Special Study 152) Report and Maps: https://ugspub.nr.utah.gov/publications/special_studies/ss-152/ss-152.pdf.

Geologic Hazards of the Moab Quadrangle, Grand County, Utah (UGS Special Study 162) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162txt.pdf and Map, Plate 8— Expansive Soil and Rock Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162pl8.pdf.

Geologic Hazards of the Bullfrog and Wahweap High-Use Areas of Glen Canyon National Recreation Area, San Juan, Kane, and Garfield Counties, Utah, and Coconino County, Arizona (UGS Special Study 166) Report and Maps: <https://doi.org/10.34191/SS-166>.

PROBLEM SOIL/ROCK HAZARD

Shallow Bedrock Potential

Bedrock at shallow depths may cause difficulties in construction and excavations, may cause septic disposal systems to fail, and may provide pathways for groundwater contamination. When not identified and investigated, shallow bedrock can cause significant construction delays and cost-overruns. The map below shows mapped shallow bedrock potential for your area of interest in relative terms of hard, soft, buried, or deep (likely greater than 10 feet below the ground surface).

How to Use This Map

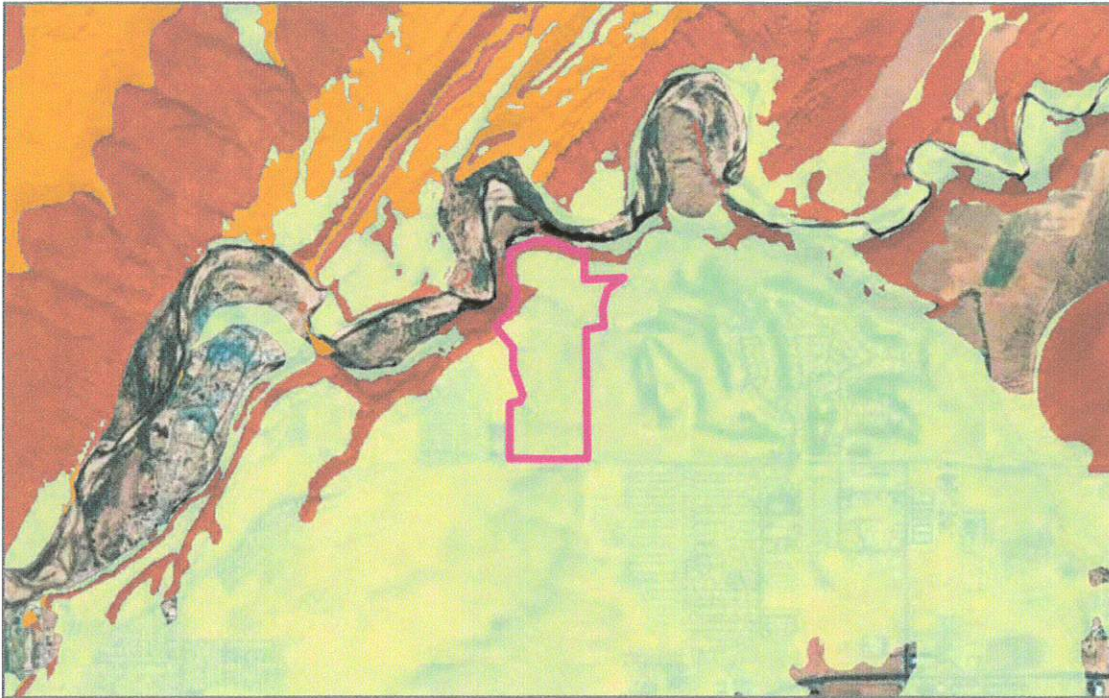
The shallow bedrock potential mapping is intended for general planning purposes to indicate where shallow bedrock may be present and to assist in designing geotechnical and geologic-hazard investigations. Your area of interest has an area mapped as having shallow bedrock potential. The shallow bedrock potential category descriptions identified in your area of interest are listed above. Bedrock can be shallow or deep as well as hard and soft. A geotechnical investigation that specifically addresses shallow bedrock is highly recommended where significant excavation is anticipated to determine if these features are present. The 2018 International Building Code (IBC) and International Residential Code (IRC), adopted statewide, require a geotechnical investigation to evaluate unsuitable soils and rocks that may be present beneath a building.

More Information

Although these areas are not regulated on a state-level, many cities and counties throughout Utah have adopted development ordinances requiring a comprehensive, site-specific geotechnical and geologic-hazard investigation. Site-specific investigations are necessary to accurately characterize the site-specific shallow bedrock potential and determine appropriate building requirements. The UGS offers guidelines for these investigations and recommends they are conducted as part of the development permitting process. Contact your local city or county building department for requirements, and a Utah-licensed engineering geology consultant for investigations.

Additional informational resources are listed below:

UGS: [Problem Soil and Rock Hazards](#).



0.6 km
0.4 mi

Scale 1:32,500

-  Hard, shallow bedrock occurs in areas where generally hard and resistant bedrock crops out at the ground surface and typically requires blasting to excavate.
-  Buried, shallow bedrock occurs in areas where the depth to bedrock is less than or equal to 10 feet beneath soil cover. In most areas, the identity and degree of weathering of the underlying bedrock is unknown. However, areas where basalt flows are nearby that consist of very hard and durable rock and are covered with a thin veneer of soil, fall into this hazard category.

References

Geologic Hazards and Adverse Construction Conditions, St. George-Hurricane Metropolitan Area, Washington County, Utah (UGS Special Study 127) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127.pdf and Map, Plate 10— Shallow Bedrock Potential:

https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127pl10.pdf.

Geologic Hazards of the Tickville Spring Quadrangle, Salt Lake and Utah Counties, Utah (UGS Special Study 163) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163.pdf and Map, Plate 10— Shallow Bedrock Potential: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163-10.pdf.

Geologic Hazards of the Magna Quadrangle, Salt Lake County, Utah (UGS Special Study 137) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137.pdf and Map, Plate 9— Shallow Bedrock Potential: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137_Plate9.pdf.

Geologic Hazards of the Copperton Quadrangle, Salt Lake County, Utah (UGS Special Study 152) Report and Maps: https://ugspub.nr.utah.gov/publications/special_studies/ss-152/ss-152.pdf.

Geologic Hazards of the Moab Quadrangle, Grand County, Utah (UGS Special Study 162) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162txt.pdf and Map, Plate 13— Shallow Bedrock Potential: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162pl13.pdf.

PROBLEM SOIL/ROCK HAZARD

Shallow Groundwater Susceptibility

Shallow groundwater can flood basements and other underground facilities, damage buried utility lines, and destabilize excavations. Shallow groundwater may be related to a regional water table but can also occur locally in soils that retain water and above a confining (barrier to water flow) layer, and can fluctuate seasonally. Development can create shallow groundwater conditions by the addition of landscape irrigation and altered surface drainage patterns. The map below shows where shallow groundwater may exist for your area of interest.

How to Use This Map

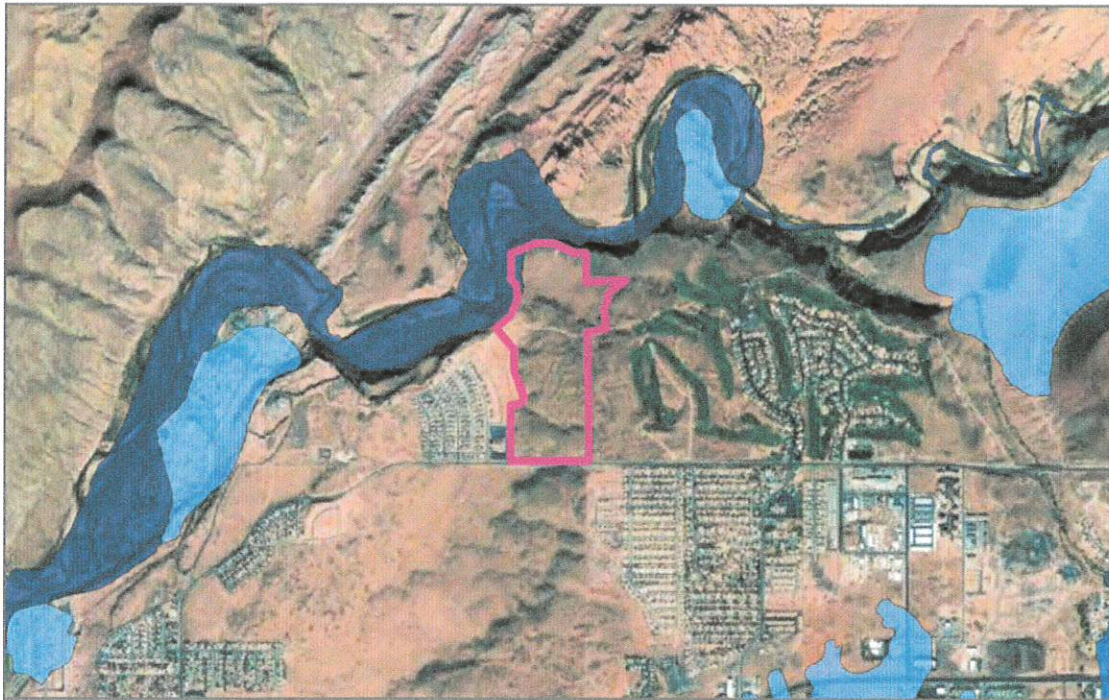
The shallow groundwater susceptibility mapping is intended for general planning purposes to indicate where shallow groundwater susceptibility may be present and to assist in designing shallow groundwater investigations. Your area of interest has an area mapped as having shallow groundwater susceptibility. Groundwater susceptibility categories are described above. Shallow groundwater can fluctuate seasonally and after development. Areas with no shallow groundwater mapped may still experience shallow groundwater after development or changing climate conditions. A geotechnical investigation that specifically addresses shallow groundwater is highly recommended to determine the shallowest water depth. The 2018 International Building Code (IBC) and International Residential Code (IRC), adopted statewide, require a geotechnical investigation where shallow groundwater exists that includes determining groundwater depths, soil permeability, and other data.

More Information

Although these areas are not regulated on a state-level, many cities and counties throughout Utah have adopted development ordinances requiring comprehensive, site-specific geotechnical and geologic hazards investigations. Site-specific investigations are necessary to accurately characterize the shallow groundwater susceptibility and determine appropriate building requirements. The UGS offers guidelines for these investigations and recommends they are conducted as part of the development permitting process. Contact your local building department for requirements, and a Utah-licensed geotechnical engineer for investigations.

Additional informational resources are listed below:

UGS: [Flooding Hazards](#).



0.6 km
0.4 mi

Scale 1:32,500

Areas identified as potentially having shallow groundwater or developing shallow groundwater. Includes naturally wet soils mapped by the Natural Resources Conservation Service as having a groundwater depth less than or equal to 5 feet and soils classified as poorly drained or frequently irrigated where water well or geotechnical data indicates a significant area of permanent shallow groundwater (less than or equal to 10 feet). Also includes areas where field observations indicate shallow groundwater, for example wetlands, springs, vegetation. Construction in these areas will likely encounter shallow groundwater at depths less than or equal to 10 feet, and basements and other water-sensitive underground facilities are not recommended without adequate drainage or other protection. Urbanization, development, landscape irrigation, wastewater disposal, and other sources of urban runoff may cause groundwater levels to rise even higher in these areas.

References

Geologic Hazards and Adverse Construction Conditions, St. George-Hurricane Metropolitan Area, Washington County, Utah (UGS Special Study 127) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127.pdf and Map, Plate 14— Shallow Groundwater Susceptibility:

https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127pl14.pdf.

Geologic Hazards of the Tickville Spring Quadrangle, Salt Lake and Utah Counties, Utah (UGS Special Study 163) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163.pdf and Map, Plate 1— Shallow Groundwater Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163-1.pdf.

Geologic Hazards of the Magna Quadrangle, Salt Lake County, Utah (UGS Special Study 137) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137.pdf and Map, Plate 10— Shallow Groundwater Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137_Plate10.pdf.

Geologic Hazards of the Copperton Quadrangle, Salt Lake County, Utah (UGS Special Study 152) Report and Maps: https://ugspub.nr.utah.gov/publications/special_studies/ss-152/ss-152.pdf.

Geologic Hazards of the Moab Quadrangle, Grand County, Utah (UGS Special Study 162) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162txt.pdf and Map, Plate 1— Shallow Groundwater Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162pl1.pdf.

PROBLEM SOIL/ROCK HAZARD

Piping and Erosion Susceptibility

Piping and erosion can cause significant damage to roads, canals, earth-fill dams, buildings, bridges, culverts, and farmland. Piping, also referred to as tunnel erosion, is the subsurface erosion of soil by groundwater that moves through permeable, non-clay layers in soils and exits at a slope. Fine-grained sand, silt, and clay particles are removed by the subsurface flow of water, creating void space. An exit point at a slope may not always be obvious. Silt and clay carried in water can travel with the subsurface groundwater flow for long distances, enter the regional groundwater regime, and exit as seeps and springs or into streams and rivers. Rapid erosion may occur when susceptible materials are exposed to running water or wind. Monsoonal storms typically bring intense rainfall and high winds. Heavy rain can quickly erode silts and clays. Slope runoff that becomes channelized can form gullies and erode steep banks of streams and rivers. Erosional gullies can also contribute to the piping hazard. The map below shows mapped piping and erosion susceptibility for your area of interest in relative terms of high, susceptible, or not mapped.

How to Use This Map

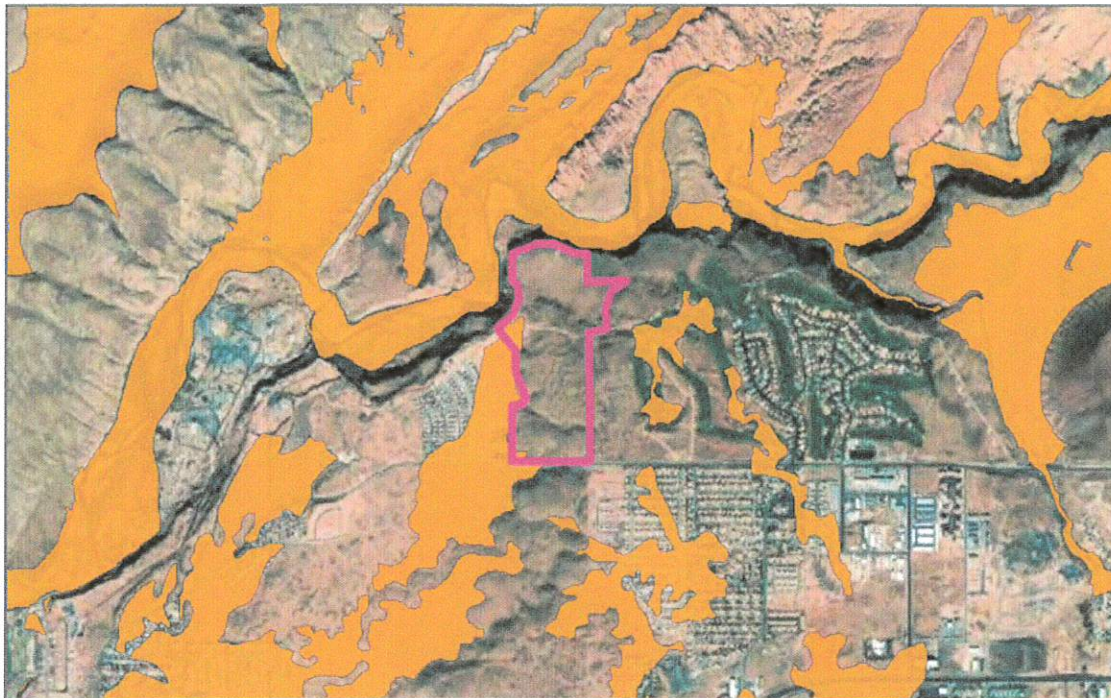
The piping and erosion susceptibility mapping is intended for general planning purposes to indicate where piping and erosion susceptibility may be present and to assist in designing piping and erosion-hazard investigations. Your area of interest has an area mapped as having piping and erosion susceptibility. The description of the piping and erosion susceptibility categories identified in your area of interest are listed above. A geotechnical investigation that specifically addresses piping and erosion is highly recommended to determine if these features are present. The 2018 International Building Code (IBC) and International Residential Code (IRC), adopted statewide, require a geotechnical investigation to evaluate unsuitable soils and rocks that may be present beneath a building.

More Information

Although these areas are not regulated on a state-level, many cities and counties throughout Utah have adopted development ordinances requiring a comprehensive, site-specific geotechnical and geologic-hazard investigation. Site-specific investigations are necessary to accurately characterize the site-specific piping and erosion susceptibility and determine appropriate building requirements. The UGS offers guidelines for these investigations and recommends they are conducted as part of the development permitting process. Contact your local city or county building department for requirements, and a Utah-licensed engineering geology consultant for investigations.

Additional informational resources are listed below:

UGS: [Problem Soil and Rock Hazards](#).



Scale 1:32,500

Soil susceptible to piping and erosion. Typically, fine-grained, non-cohesive, loose to poorly consolidated sand and silt deposits, landslide deposits and some very poorly consolidated siltstone and claystone. For piping to develop, a free face and percolating groundwater are required. The loose, non-cohesive nature of erodible soils makes them highly susceptible to the effects of water and wind erosion, especially when disturbed from their natural conditions.

References

Geologic Hazards of the State Route 9 Corridor, La Verkin to Springdale, Washington County, Utah (UGS Special Study 148) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148.pdf and Map, Plate 7— Piping, Erosion, and Wind-Blown Sand Susceptibility:

https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148pl7.pdf.

Geologic Hazards of the Zion National Park Geologic-Hazard Study Area, Washington and Kane Counties, Utah (UGS Special Study 133) Report:

https://ugspub.nr.utah.gov/publications/special_studies/ss-133/ss-133.pdf and Map, Plate 9— Piping and Erosion Susceptibility:

https://ugspub.nr.utah.gov/publications/special_studies/ss-133/ss-133pl9.pdf.

Geologic Hazards and Adverse Construction Conditions, St. George-Hurricane Metropolitan Area, Washington County, Utah (UGS Special Study 127) Report:

https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127.pdf and Map, Plate 13— Piping and Erosion Susceptibility:

https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127pl13.pdf

Geologic Hazards of the Moab Quadrangle, Grand County, Utah (UGS Special Study 162) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162txt.pdf and Map, Plate 11— Piping and Erosion Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162pl11.pdf.

Geologic Hazards of the Bullfrog and Wahweap High-Use Areas of Glen Canyon National Recreation Area, San Juan, Kane, and Garfield Counties, Utah, and Coconino County, Arizona (UGS Special Study 166) Report and Maps: <https://doi.org/10.34191/SS-166>.

PROBLEM SOIL/ROCK HAZARD

Wind-Blown Sand Susceptibility

Wind-blown sand can cause damage to infrastructure by burial, sandblasting effects, and by creating unsafe driving conditions. Dust storms commonly occur due to wind associated with the monsoonal season that affects southern Utah and northern Arizona. Even a few inches of sand on a road can be very dangerous. Wind-blown sand hazards are often reduced by armoring deposits with appropriately sized and graded gravel, cobbles, and boulders, where adequate irrigation water is not available for vegetation planting. The map below shows areas of mapped wind-blown-sand susceptibility for your area of interest in relative terms of high, moderate, low, susceptible, or not mapped.

How to Use This Map

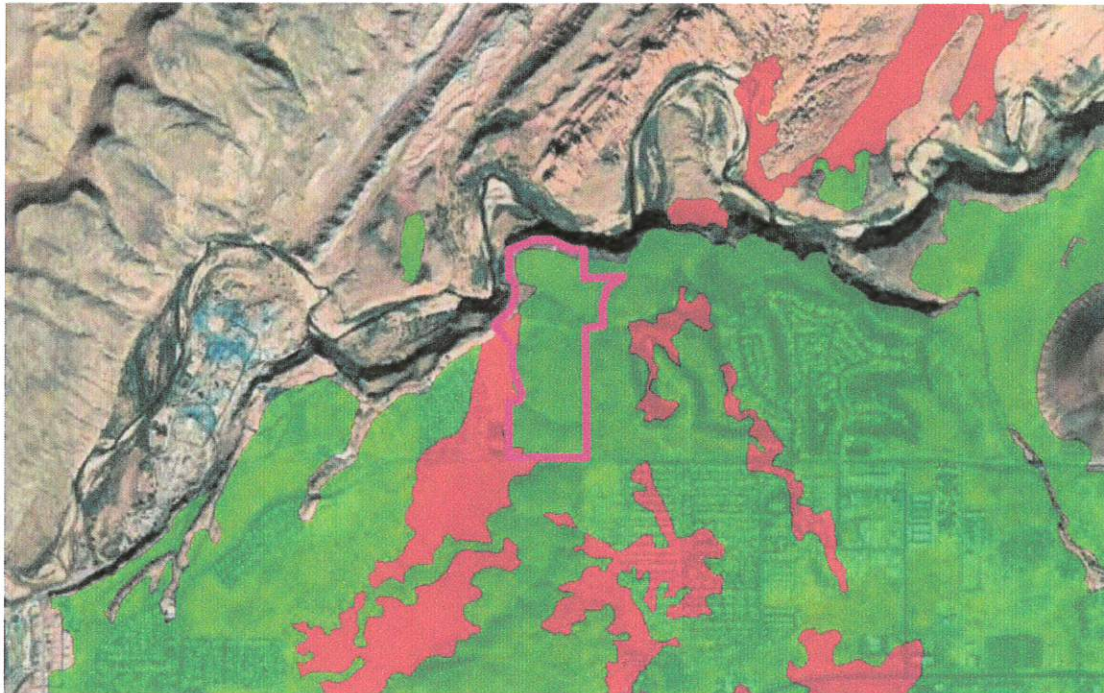
The wind-blown-sand susceptibility mapping is intended for general planning purposes to indicate where wind-blown-sand susceptibility may be present and to assist in designing wind-blown-sand-hazard investigations. Your area of interest has an area mapped as having wind-blown-sand susceptibility. The susceptibility of wind-blown-sand susceptibility and the description of the susceptibility categories identified in your area of interest are listed above. Wind-blown sand may be deposited around structures and bury agricultural fields, roads, and other features. A geotechnical investigation that specifically addresses wind-blown sand is highly recommended, especially when soils are disturbed, and vegetation removed.

More Information

Although these areas are not regulated on a state-level, many cities and counties throughout Utah have adopted development ordinances requiring a comprehensive, site-specific geotechnical and geologic-hazard investigation. Site-specific investigations are necessary to accurately characterize the site-specific wind-blown-sand susceptibility and determine appropriate building requirements. The UGS offers guidelines for these investigations and recommends they are conducted as part of the development permitting process. Contact your local city or county building department for requirements, and a Utah-licensed engineering geology consultant for investigations.

Additional informational resources are listed below:

UGS: [Problem Soil and Rock Hazards](#).



0.6 km

0.4 mi

Scale 1:32,500

 High wind-blown-sand susceptibility as defined by modern sand-dune or sand-sheet deposits, either active or stabilized with vegetation, and generally with greater than 50 percent sandy soil deposits. These active wind-blown deposits or reactivated, formerly stabilized deposits are highly susceptible to wind erosion and transport. The moving sand may migrate across roads and bury structures and wind erosion may expose foundations and underground facilities. These soils are also susceptible to piping and erosion.

 Low wind-blown-sand susceptibility as defined by mixed-unit geologic deposits that contain a wind-blown component, but for which the wind was not the dominant transport mechanism. Water and gravity transport dominate in these deposits, and they may contain greater than 30 percent fines and thin horizons of fine- to medium-sized gravel. These units are generally stable in their natural state but may destabilize locally if disturbed. Also included in this category are older (Pleistocene) wind-blown and mixed-unit geologic deposits that have developed thick, indurated calcium carbonate (caliche) horizons over time that help to further stabilize the deposits, but which may become destabilized if disturbed.

References

Geologic Hazards of the State Route 9 Corridor, La Verkin to Springdale, Washington County, Utah (UGS Special Study 148) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148.pdf and Map, Plate 7— Piping, Erosion, and Wind-Blown-Sand Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148pl7.pdf.

Geologic Hazards and Adverse Construction Conditions, St. George-Hurricane Metropolitan Area, Washington County, Utah (UGS Special Study 127) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127.pdf and Map, Plate 12— Wind Blown Sand: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127pl12.pdf.

Geologic Hazards of the Moab Quadrangle, Grand County, Utah (UGS Special Study 162) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162txt.pdf and Map, Plate 12— Wind-Blown-Sand Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162pl12.pdf.

Geologic Hazards of the Bullfrog and Wahweap High-Use Areas of Glen Canyon National Recreation Area, San Juan, Kane, and Garfield Counties, Utah, and Coconino County, Arizona (UGS Special Study 166) Report and Maps: <https://doi.org/10.34191/SS-166>.

OTHER GEOLOGIC HAZARD RESOURCES

Utah Geological Survey

For information on geologic hazards, contact the UGS online at <https://geology.utah.gov/about-us/ask-a-geologist/> or by telephone at (801) 537-3300 and for southern Utah at (435) 865-9036.

The Guidelines for Investigating Geologic Hazards and Preparing Engineering-Geology Reports with a Suggested Approach to Geologic-Hazard Ordinances in Utah (UGS Circular 122, <https://ugspub.nr.utah.gov/publications/circular/c-122.pdf>) provides geologic and geotechnical consultants, local government officials, and land owners with comprehensive information on how to conduct appropriate and effective investigations of various geologic hazards before building and infrastructure design and construction. These guidelines were developed to reduce the life safety risk and overall cost of geologic hazards to Utahans and have been adopted by numerous cities and counties in Utah. The UGS strongly recommends that all development incorporate these guidelines in their planning, design, and construction.

The UGS GeoData Archive (<https://geodata.geology.utah.gov>) contains Utah geologic related scanned documents, consultant geologic and geotechnical reports, photographs, and other digital materials from our files and those gathered from other agencies or organizations. Most of the items in the archive have not been formally published and are not available elsewhere.

The UGS Utah Aerial Imagery Collection (<https://geodata.geology.utah.gov>) contains aerial photography (air photos) across Utah and dating from 1935 to 2005, about half of the collection dates before 1960.

The Utah Geologic Map Portal (<https://geology.utah.gov/apps/intgeomap/>) contains geologic maps that show the mapped ground surface soil and rock types across the state.

Building Codes (the IBC and IRC with amendments are adopted statewide by Utah law)

State of Utah Adopted Building Codes in Law: <https://le.utah.gov/xcode/Title15A/15A.html>.

2015 International Building Code (IBC): <https://codes.iccsafe.org/content/IBC2015/toc>.

2015 International Residential Code (IRC) for One- and Two-Family Dwellings: <https://codes.iccsafe.org/content/IRC2015/toc>.

Professional Licensing

When selecting a geologist or engineer consultant and a construction contractor, make sure they are licensed to practice in Utah using the Utah Division of Occupational & Professional Licensing website at <https://secure.utah.gov/llv/search/index.html>. For more information, see <https://dopl.utah.gov/>.

APPENDIX B

NRCS Custom Soil Resource Report



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Washington County Area, Utah**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotope, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

Properties and qualities

Slope: 8 to 30 percent

Depth to restrictive feature: 11 to 19 inches to petrocalcic; 14 to 24 inches to lithic bedrock

Drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.60 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 30 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 5.0

Available water supply, 0 to 60 inches: Very low (about 1.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: D

Ecological site: R030XY134UT - Desert Shallow Loam (Creosotebush)

Hydric soil rating: No

Description of Rock Outcrop

Setting

Landform: Mesas

Down-slope shape: Linear

Across-slope shape: Linear

Minor Components

Bermesa

Percent of map unit: 4 percent

Cinder land

Percent of map unit: 3 percent

Curhollow

Percent of map unit: 3 percent

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Soil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL: [Web Soil Survey URL](#)

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County Area, Utah

Survey Area Data: Version 15, Sep 7, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 7, 2015—Oct 22, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BED	Bermesa fine sandy loam, 1 to 10 percent slopes	24.2	29.1%
FA	Fluvaquents and torrifluvents, sandy	0.1	0.1%
SY	Stony colluvial land	0.2	0.2%
WCF	Winkel-Rock outcrop complex, 8 to 30 percent slopes	58.8	70.6%
Totals for Area of Interest		83.4	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate

pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Washington County Area, Utah

BED—Bermesa fine sandy loam, 1 to 10 percent slopes

Map Unit Setting

National map unit symbol: j8d5

Elevation: 2,600 to 3,400 feet

Mean annual precipitation: 8 to 11 inches

Mean annual air temperature: 57 to 67 degrees F

Frost-free period: 190 to 195 days

Farmland classification: Not prime farmland

Map Unit Composition

Bermesa and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bermesa

Setting

Landform: Lava flows

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Eolian deposits derived from sandstone and shale over residuum weathered from basalt

Typical profile

H1 - 0 to 3 inches: fine sandy loam

H2 - 3 to 14 inches: fine sandy loam

H3 - 14 to 21 inches: extremely gravelly sandy clay loam

H4 - 21 to 26 inches: extremely cobbly sandy clay loam

H5 - 26 to 28 inches: indurated

H6 - 28 to 32 inches: unweathered bedrock

Properties and qualities

Slope: 1 to 10 percent

Depth to restrictive feature: 20 to 40 inches to petrocalcic; 24 to 40 inches to lithic bedrock

Drainage class: Well drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Very low to low (0.00 to 0.01 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 30 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Very low (about 2.7 inches)

Interpretive groups

Land capability classification (irrigated): 3s

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: C

Ecological site: R030XY134UT - Desert Shallow Loam (Creosotebush)

Hydric soil rating: No

Minor Components

Bermesa

Percent of map unit: 5 percent

Winkel

Percent of map unit: 5 percent

Laverkin

Percent of map unit: 4 percent

Rock land

Percent of map unit: 1 percent

FA—Fluvaquents and torrifluvents, sandy

Map Unit Setting

National map unit symbol: j8dt

Elevation: 2,500 to 3,000 feet

Mean annual precipitation: 8 to 11 inches

Mean annual air temperature: 57 to 67 degrees F

Frost-free period: 190 to 205 days

Farmland classification: Not prime farmland

Map Unit Composition

Fluvaquents and similar soils: 55 percent

Torrifluvents and similar soils: 35 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Fluvaquents

Setting

Landform: Swales

Landform position (three-dimensional): Talf

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Sandy alluvium derived from limestone, sandstone, and shale

Typical profile

H1 - 0 to 5 inches: fine sand

H2 - 5 to 60 inches: stratified fine sand to silt loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)

Depth to water table: About 6 to 24 inches

Custom Soil Resource Report

Frequency of flooding: Frequent
Frequency of ponding: Rare
Calcium carbonate, maximum content: 20 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Ecological site: R035XY011UT - Loamy Bottom (Basin Big Sagebrush)
Hydric soil rating: Yes

Description of Torrifluvents

Setting

Landform: Flood plains
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from limestone, sandstone, and shale

Typical profile

H1 - 0 to 5 inches: loamy fine sand
H2 - 5 to 60 inches: stratified loamy fine sand to silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: About 42 to 72 inches
Frequency of flooding: FrequentNone
Frequency of ponding: None
Calcium carbonate, maximum content: 20 percent
Maximum salinity: Nonsaline to moderately saline (0.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum: 5.0
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A
Ecological site: R035XY011UT - Loamy Bottom (Basin Big Sagebrush)
Other vegetative classification: Loamy Bottom (Basin Big Sagebrush)
(035XY011UT)
Hydric soil rating: No

Minor Components

Riverwash

Percent of map unit: 4 percent
Landform: Flood plains
Landform position (three-dimensional): Dip

Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Tobler, silty clay loam

Percent of map unit: 3 percent

Tobler, fine sandy loam

Percent of map unit: 3 percent

SY—Stony colluvial land

Map Unit Composition

Stony colluvial land: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

WCF—Winkel-Rock outcrop complex, 8 to 30 percent slopes

Map Unit Setting

National map unit symbol: j8hb
Elevation: 2,800 to 4,000 feet
Mean annual precipitation: 8 to 11 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 190 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Winkel and similar soils: 65 percent
Rock outcrop: 25 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Winkel

Setting

Landform: Mesas
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Calcareous material weathered from basalt, limestone, and wind-deposited sand.

Typical profile

H1 - 0 to 1 inches: gravelly fine sandy loam
H2 - 1 to 6 inches: gravelly fine sandy loam
H3 - 6 to 12 inches: very gravelly fine sandy loam
H4 - 12 to 16 inches: extremely cobbly fine sandy loam
H5 - 16 to 20 inches: indurated
H6 - 20 to 24 inches: unweathered bedrock

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DRAINAGE CONTROL REPORT

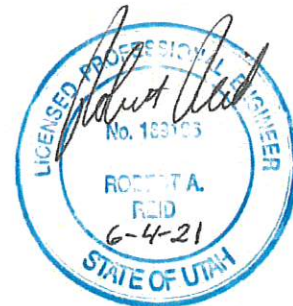
Peregrine Point Phase 4C Offsite Evaluation
Hurricane, Utah

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ROSENBERG ASSOCIATES
Project No: 11930-20

June 4, 2021



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CIVIL ENGINEERS LAND SURVEYORS

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1.0 PROJECT LOCATION AND PURPOSE

The proposed study area is located on the north side of 600 North Street at approximately 2700 West, encompassing most of the undeveloped property between Peregrine Point Subdivision Phase 4C on the west side, and the Sky Mountain golf course development on the east side.

The purpose of this drainage evaluation is to estimate the storm water drainage patterns impacting the east side of the Peregrine Point Subdivision, and to recommend improvements to protect properties along the east boundary from offsite storm water flows. A project vicinity map is included in this report as *Figure 1 – Vicinity Map*.

2.0 EXISTING DRAINAGE CONDITIONS

2.1 EXISTING SITE DRAINAGE DESCRIPTION

The Total watershed study encompasses 36.23 acres, plus an additional 9.16-acre watershed area previously evaluated as part of the drainage study submitted for the Sky Mountain Front 9 Subdivision. An illustration of the project watershed is included in this report as *Figure 2 – Project Drainage Map*.

The watershed area is currently undeveloped property. Storm water runs in a westerly direction through small washes, entering the Peregrine Point East Subdivision in three main locations, identified in Figure 2 as watersheds W-1, W-2 and W-3.

Storm water originating in watershed W-1 is directed westward to the retention area located on the west side of the watershed, just east of Peregrine Point Lots 28, 29, and 30.

Storm water originating in watershed W-2 is directed westward to the Peregrine Point Subdivision to a point behind Lot 33 and Lot 34. From this point it is desired to route the stormwater northward along the east subdivision property line behind lots 33, 32, 31, and 30 to be discharged into the retention area.

Storm water originating in watershed FRONT 9 and watershed W-3 is directed westward to the Peregrine Point Subdivision to a point between Lot 39 and Lot 40, where a drainage easement is in place to convey the water past the two lots and into the 2825 West Street right-of-way. Storm water in 2825 West Street is conveyed northward to Cliffhanger Drive, where it is collected by inlets and piped to the retention area.

Storm water originating in watershed W-4 is collected by 2825 West Street. Storm water in 2825 West Street is conveyed northward to Cliffhanger Drive, where it is collected by inlets and piped to the retention area.

2.2 PREVIOUS DRAINAGE STUDIES/RELATED DRAINAGE STUDIES

Information used to determine characteristics of watershed FRONT 9 was taken from the following drainage study report:

- Drainage Study Report, Front 9 at Sky Mountain, prepared by Rosenberg Associates, January 2020, RA project 11113-18.

Watershed FRONT 9 represents the combined characteristics of watersheds SA-1 and SA-2 in the above-referenced report.

2.4 MASTER PLANNING INFORMATION

No master plan facilities were found that affect this site.

2.5 FLOODPLAIN INFORMATION

No FEMA floodplain analysis was performed as part of this evaluation.

3.0 DEVELOPED DRAINAGE CONDITIONS

No pre-developed verses post-developed analysis was performed as part of this evaluation.

4.0 HYDROLOGIC ANALYSIS

4.1 HYDROLOGIC CALCULATIONS

HEC-HMS¹ Version 4.7.1 was used to perform the hydrologic analysis for this study. Curve numbers for existing and developed conditions were calculated using a custom Natural Resources Conservation Service (NRCS) Soil Report and the TR-55 Table 2-2a, which assumes directly connected impervious areas. The Farmer-Fletcher distribution is used for the 3-hour storm events and the SCS Type II distribution is used for the 24-hour storm events. Simulated precipitation values were determined using the Point Precipitation Frequency Estimates from the NOAA Atlas 14². Utilizing the model input values listed in Table 1, the HEC-HMS model yielded the design storm peak flow values summarized in Table 2.

4.2 COMPARISON OF PEAK FLOW VALUES

HEC-HMS modeled design storm peak flow values are summarized in Table 2. As noted in Section 3, no pre-developed verses post-developed analysis was performed as part of this evaluation.

¹ U.S. Army Corps of Engineers, Hydraulic Engineering Circular Hydrologic Modeling System (HEC-HMS) software, Version 4.7.1.

² NOAA's National Weather Service. Precipitation Frequency Data Server.

TABLE 1 – HYDRAULIC MODEL INPUT

HYDRAULIC ELEMENT		AREA		SCS	LONGEST LENGTH	AVERAGE SLOPE	LAG TIME	
NAME	DESCRIPTION	(acre)	(sq mi)	CN	Lo (ft)	S (%)	(hr)	(min)
W-1	Watershed 1 North	6.11	0.00955	85	1,020	6.1	0.1187	7.12
W-2	Watershed 2 Center	8.76	0.01369	85	1,140	5.1	0.1339	8.04
W-3	Watershed 3 South	15.46	0.02416	85	1,094	7.7	0.1067	6.40
W-4	Watershed 4 West	5.90	0.00922	90	1,181	2.5	0.1426	8.56
FRONT 9	Sky Mountain Front 9 SA-1 and SA-2	9.16	0.01431	85	1,149	1.3	0.1519	9.11

TABLE 2 – HYDRAULIC MODEL OUTPUT

HYDRAULIC ELEMENT		DESIGN STORM		
		10-YEAR 24-HOUR	100-YEAR 24-HOUR	100-YEAR 3-HOUR
NAME	DESCRIPTION	(cfs)	(cfs)	(cfs)
W-1	Watershed 1 North	2.5	5.4	7.1
W-2	Watershed 2 Center	3.6	7.7	9.7
W-3	Watershed 3 South	6.4	13.6	18.6
W-4	Watershed 4 West	3.7	6.8	9.7
FRONT 9	Sky Mountain Front 9 SA-1 and SA-2	3.8	8.1	10.0
R-1	Routing J-4 to J-1	12.6	26.3	35.7
R-2	Routing J-2 to J-1	3.3	7.2	9.7
R-3	Routing FRONT 9 through W-3	3.4	7.5	9.7
R-4	Routing J-3 to J-4	9.1	19.9	26.6
J-1	Combining R-1, R-2, W-1 (retention)	18.4	38.9	52.1
J-2	Combining W-2	3.6	7.7	9.7
J-3	Combining W-3, R-3	9.8	21.1	26.7
J-4	Combining W-4, R-4	12.8	26.7	35.9

5.0 PROPOSED DRAINAGE IMPROVEMENTS

5.1 STREET FLOW CAPACITY

Street flow capacity was evaluated at the anticipated location of highest flow located along the east side of 2825 West Street near 890 North Street, corresponding to the HEC-HMS model for R-4, as seen in Figure 2. The model at this location yields a 100-year 3-hour design storm value of 26.6 cfs. An analysis of the street section capacity utilizing Bentley OpenFlows FlowMaster

software³ for open channel flow conditions yielded a street flow velocity of 3.94 feet per second and a flow depth of 6.0 inches, assuming a street slope of 1% and that the flows are equally distributed with 13.3 cfs on each side of the roadway.

5.2 STORM WATER CHANNEL CAPACITY

It is assumed that a channel will be constructed to route storm water flows from Watershed W-2 to the retention area, corresponding to the HEC-HMS model for R-2, as seen in Figure 2. The model at this location yields a 100-year 3-hour design storm value of 9.7 cfs. A FlowMaster analysis indicated a triangular channel with 2:1 side slopes, riprap lined, and minimum slope of 2% would have a normal depth of 13.5 inches.

FlowMaster reports for street flow, inlet, and pipe capacities are included in the Appendix.

5.3 RETENTION REQUIREMENTS

All anticipated storm water is directed to the retention area located on the west side of the watershed, just east of Peregrine Point Lots 28, 29, and 30, noted as J-1 in the HEC-HMS hydrologic model, as seen in Figure 2. Storm water retention requirements would be 118,980 cubic feet for the 10-year 24-hour design storm, 119,340 cubic feet for the 100-year 3-hour design storm, and 232,740 cubic feet for the 100-year 24-hour design storm.

6.0 CONCLUSIONS

It is the opinion of Rosenberg Associates that the proposed recommendations and drainage improvements included in this study and shown in the improvement plans will effectively convey storm water through the site. Drainage improvement designs are intended to be compliant with Hurricane City drainage requirements. Computations/methods used to create designs were completed using the current standard of care.

³ Bentley Systems, Incorporated, OpenFlows FlowMaster Connect, Edition Update 3, Haestad Methods Solution Center.

APPENDIX

Figure 1 – Vicinity Map

Figure 2 – Project Drainage Map

Watershed Hydrology Model Worksheets

NOAA Atlas Report

NRCS Soil Report

HEC-HMS Model and Output Tables

Bentley FlowMaster Worksheets

[illegible]

WATERSHED HYDROLOGY MODEL WORKSHEETS



PROJECT NO. 11930-20

PROJECT: Peregrine Point East Offsite

BY: RMA

DATE: 21-May-21

SUBJECT: Drainage Study Hydrology Information

CHKD: RAR

DATE: 21-May-21

EXISTING CONDITION WATERSHED

HYDRAULIC ELEMENT		HYDRAULIC PROPERTIES		AREA		
		<i>Lo (ft)</i>	<i>S (%)</i>	<i>(sq ft)</i>	<i>(acre)</i>	<i>(sq mi)</i>
W-1	Watershed 1	1,020	6.1	266,152	6.11	0.00955
W-2	Watershed 2	1,140	5.1	381,586	8.76	0.01369
W-3	Watershed 3	1,094	7.7	673,438	15.46	0.02416
W-4	Watershed 4	1,181	2.5	257,004	5.90	0.00922
FRONT 9	Sky Mountain Front 9 SA-1 and SA-2	1,149	1.3	399,010	9.16	0.01431



PROJECT NO. 11930-20

PROJECT: Peregrine Point East Offsite

BY: RMA

DATE: 21-May-21

SUBJECT: Hydraulic Routing

CHKD: RAR

DATE: 21-May-21

ROUTING

HYDRAULIC ELEMENT		ROUTED LENGTH	AVERAGE SLOPE	MANNING'S ROUGHNESS	PIPE DIAMETER	BOTTOM WIDTH	SIDE SLOPES
		(ft)	(%)	(n)	(in)	(ft)	(H:1V)
R-1	Routing J-4 to J-1	250	0.50	0.013	18	N/A	N/A
R-2	Routing J-2 to J-1	440	0.50	0.023	N/A	2.0	2.00
R-3	Routing FRONT 9 through W-3	1,060	7.70	0.023	N/A	10.0	4.00
R-4	Routing J-3 to J-4	1,050	2.50	0.015	N/A	2.0	6.00

TYPICAL MANNING'S n VALUES

0.013 - Poly Pipe
0.017 - CM Pipe
0.015 - Concrete
0.016 - Asphalt

0.023 - Dirt
0.026 - Grass
0.035 - Gravel
0.040 - Riprap

CONTROL POINTS

HYDRAULIC ELEMENT	
J-1	Combining R-1, R-2, W-1
J-2	Combining W-2
J-3	Combining W-3, R-3
J-4	Combining W-4, R-4

PROJECT: Peregrine Point East Offsite

BY: RMA

DATE: 21-May-21

SUBJECT: NRCS Curve Number

CHKD: RAR

DATE: 21-May-21

NRCS CURVE NUMBER (CN) CHART

Land Use Description	SCS Curve Number (CN) Values									
	Group A		Group B		Group C		Group D		Totals	
	CN	%	CN	%	CN	%	CN	%	CN	%
<i>Cultivated Land</i>										
Cultivated Land; Without Conservation Treatment	72		81		88		91			
Cultivated Land; With Conservation Treatment	62		71		78		81			
<i>Pasture or Range Land</i>										
Pasture or Range Land; Poor Condition	68		79		86		89			
Pasture or Range Land; Good Condition	39		61		74		80			
<i>Open Spaces (Lawns, Parks, etc.)</i>										
Open Space; Poor Condition; Grass Cover < 50%	68		79		86		89			
Open Space; Fair Condition; Grass Cover 50% to 75%	49		69		79		84			
Open Space; Good Condition; Grass Cover > 75%	39		61		74		80			
<i>Impervious Areas</i>										
Impervious Areas; Paved Parking Lots, Roofs, Driveways	98		98		98		98			
Impervious Areas; Streets and Roads; Paved; Curbs and Storm Sewers	98		98		98		98			
Impervious Areas; Streets and Roads; Paved; Open Ditches (w/ Right-of-Way)	83		89		92		93			
Impervious Areas; Streets and Roads; Gravel (w/ Right-of-Way)	76		85		89		91			
Impervious Areas; Streets and Roads; Dirt (w/ Right-of-Way)	72		82		87		89			
<i>Urban Commercial and Industrial Districts</i>										
Urban Districts; Commercial and Business; Average 85% Impervious	89		92		94		95			
Urban Districts; Industrial; Average 72% Impervious	81		88		91		93			
<i>Residential Districts</i>										
Residential Districts; 1/8 Acre (Town Houses); Average 65% Impervious	77		85		90		92			
Residential Districts; 1/4 Acre; Average 38% Impervious	61		75		83		87			
Residential Districts; 1/3 Acre; Average 30% Impervious	57		72		81		86			
Residential Districts; 1/2 Acre; Average 25% Impervious	54		70		80		85			
Residential Districts; 1 Acre; Average 20% Impervious	51		68		79		84			
Residential Districts; 2 Acre; Average 12% Impervious	46		65		77		82			
<i>Western Desert Urban Areas</i>										
Natural Desert Vegetation (Pervious Areas Only)	63		77		85		88			
Artificial Desert Landscaping	96		96		96		96			
<i>Developing Urban Area (No Vegetation)</i>										
Newly Graded Area (Pervious Only)	77		86		91		94			



PROJECT NO. 11930-20

PROJECT: Peregrine Point East Offsite

BY: RMA

DATE: 21-May-21

SUBJECT: NRCS Curve Number

CHKD: RAR

DATE: 21-May-21

NRCS WEIGHTED AVERAGE CN VALUES

Land Use Description	SCS Curve Number (CN) Values									
	Group A		Group B		Group C		Group D		Totals	
	CN	%	CN	%	CN	%	CN	%	CN	%
<u>W-1</u>									<u>85</u>	<u>100</u>
Natural Desert Vegetation (Pervious Areas Only)	63		77		85	100	88		85	100
<u>W-2</u>									<u>85</u>	<u>100</u>
Natural Desert Vegetation (Pervious Areas Only)	63		77		85	100	88		85	100
<u>W-3</u>									<u>85</u>	<u>100</u>
Natural Desert Vegetation (Pervious Areas Only)	63		77		85	100	88		85	100
<u>W-4</u>									<u>90</u>	<u>100</u>
Residential Districts; 1/8 Acre (Town Houses); Average 65% Impervious	77		85		90	95	92		86	95
Natural Desert Vegetation (Pervious Areas Only)	63		77		85	5	88		4	5
<u>FRONT 9</u>									<u>85</u>	<u>100</u>
Natural Desert Vegetation (Pervious Areas Only)	63		77		85	100	88		85	100



PROJECT: Peregrine Point East Offsite

BY: RMA

DATE: 21-May-21

SUBJECT: SCS TR-55 Tc and Lag

CHKD: RAR

DATE: 21-May-21

W-1 SHEET FLOW TRAVEL TIME

Manning roughness, n	<u>0.130</u> Grass range natural
Flow length, L (300 ft max)	<u>100</u> ft
2-year 24-hour rainfall, P ₂	<u>1.270</u> in
Average Slope, S	<u>6.10</u> %

Travel Time, T _t	0.1480 hr
	8.88 min

$$T_t = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} S^{0.4}}$$

W-1 SHALLOW CONCENTRATED FLOW TRAVEL TIME

Paved surface? (Y/N)	<u>N</u>
Flow length, L	<u>390</u> ft
Average Slope, S	<u>6.10</u> %

Average velocity, V	3.98 ft/sec
---------------------	-------------

$$V = 16.1345 (s)^{1/2} \text{ unpaved}$$

$$V = 20.3282 (s)^{1/2} \text{ paved}$$

Travel Time, T _t	0.0272 hr
	1.63 min

$$T_t = \frac{L}{3600V}$$

W-1 OPEN CHANNEL FLOW TRAVEL TIME

Estimated average channel geometry:

Bottom width	<u>10</u> ft
Side slopes	<u>4.0</u> H:1V
Flow depth	<u>0.5</u> ft
Manning roughness, n	<u>0.032</u> Natural channel sand bottom w/ rock sides
Flow length, L	<u>530</u> ft
Average Slope, S	<u>6.10</u> %

Hydraulic radius, r	0.425
---------------------	-------

r = area/wetted perimeter

Average velocity, V	6.5 ft/sec
---------------------	------------

$$V = \frac{1.49 r^{2/3} S^{1/2}}{n}$$

Travel Time, T _t	0.0227 hr
	1.36 min

$$T_t = \frac{L}{3600V}$$

W-1 TIME OF CONCENTRATION, T _c	0.1978 hr
	11.87 min

T_c = sum all travel times T_t

W-1 LAG TIME, L	0.1187 hr
	7.12 min

L = 0.6 T_c



PROJECT: Peregrine Point East Offsite

BY: RMA

DATE: 21-May-21

SUBJECT: SCS TR-55 Tc and Lag

CHKD: RAR

DATE: 21-May-21

W-2 SHEET FLOW TRAVEL TIME

Manning roughness, n 0.130 Grass range natural
Flow length, L (300 ft max) 100 ft
2-year 24-hour rainfall, P₂ 1.270 in
Average Slope, S 5.10 %

Travel Time, T_t 0.1590 hr
9.54 min

$$T_t = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} S^{0.4}}$$

W-2 SHALLOW CONCENTRATED FLOW TRAVEL TIME

Paved surface? (Y/N) N
Flow length, L 530 ft
Average Slope, S 5.10 %

Average velocity, V 3.64 ft/sec

Travel Time, T_t 0.0404 hr
2.42 min

$$V = 16.1345 (s)^{1/2} \text{ unpaved}$$

$$V = 20.3282 (s)^{1/2} \text{ paved}$$

$$T_t = \frac{L}{3600V}$$

W-2 OPEN CHANNEL FLOW TRAVEL TIME

Estimated average channel geometry:

Bottom width 10 ft
Side slopes 4.0 H:1V
Flow depth 0.5 ft
Manning roughness, n 0.032 Natural channel sand bottom w/ rock sides
Flow length, L 510 ft
Average Slope, S 5.10 %

Hydraulic radius, r 0.425

Average velocity, V 5.9 ft/sec

Travel Time, T_t 0.0238 hr
1.43 min

r = area/wetted perimeter

$$V = \frac{1.49 r^{2/3} S^{1/2}}{n}$$

$$T_t = \frac{L}{3600V}$$

W-2 TIME OF CONCENTRATION, T_c

0.2232 hr
13.39 min

T_c = sum all travel times T_t

W-2 LAG TIME, L

0.1339 hr
8.04 min

L = 0.6 T_c

PROJECT NO. 11930-20

PROJECT: Peregrine Point East Offsite BY: RMA DATE: 21-May-21
SUBJECT: SCS TR-55 Tc and Lag CHKD: RAR DATE: 21-May-21

W-3 SHEET FLOW TRAVEL TIME

Manning roughness, n 0.130 Grass range natural
Flow length, L (300 ft max) 100 ft
2-year 24-hour rainfall, P₂ 1.270 in
Average Slope, S 7.70 %

Travel Time, T_t 0.1348 hr
8.09 min

$$T_t = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} S^{0.4}}$$

W-3 SHALLOW CONCENTRATED FLOW TRAVEL TIME

Paved surface? (Y/N) N
Flow length, L 220 ft
Average Slope, S 7.70 %

Average velocity, V 4.48 ft/sec

Travel Time, T_t 0.0136 hr
0.82 min

$$V = 16.1345 (s)^{1/2} \text{ unpaved}$$

$$V = 20.3282 (s)^{1/2} \text{ paved}$$

$$T_t = \frac{L}{3600V}$$

W-3 OPEN CHANNEL FLOW TRAVEL TIME

Estimated average channel geometry:

Bottom width 10 ft
Side slopes 4.0 H:1V
Flow depth 0.5 ft
Manning roughness, n 0.032 Natural channel sand bottom w/ rock sides
Flow length, L 774 ft
Average Slope, S 7.70 %

Hydraulic radius, r 0.425

Average velocity, V 7.3 ft/sec

Travel Time, T_t 0.0294 hr
1.77 min

$$r = \text{area/wetted perimeter}$$

$$V = \frac{1.49 r^{2/3} S^{1/2}}{n}$$

$$T_t = \frac{L}{3600V}$$

W-3 TIME OF CONCENTRATION, T_c 0.1779 hr
10.67 min

$$T_c = \text{sum all travel times } T_t$$

W-3 LAG TIME, L 0.1067 hr
6.40 min

$$L = 0.6 T_c$$



PROJECT: Peregrine Point East Offsite

BY: RMA

DATE: 21-May-21

SUBJECT: SCS TR-55 Tc and Lag

CHKD: RAR

DATE: 21-May-21

W-4 SHEET FLOW TRAVEL TIME

Manning roughness, n	<u>0.130</u> Grass range natural
Flow length, L (300 ft max)	<u>90</u> ft
2-year 24-hour rainfall, P ₂	<u>1.270</u> in
Average Slope, S	<u>2.50</u> %

Travel Time, T _t	0.1943 hr
	11.66 min

$$T_t = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} S^{0.4}}$$

W-4 SHALLOW CONCENTRATED FLOW TRAVEL TIME

Paved surface? (Y/N)	<u>N</u>
Flow length, L	<u>90</u> ft
Average Slope, S	<u>2.50</u> %

Average velocity, V	2.55 ft/sec
---------------------	-------------

Travel Time, T _t	0.0098 hr
	0.59 min

V = 16.1345 (s)^{1/2} unpaved
V = 20.3282 (s)^{1/2} paved

$$T_t = \frac{L}{3600V}$$

W-4 OPEN CHANNEL FLOW TRAVEL TIME

Estimated average channel geometry:

Bottom width	<u>2</u> ft
Side slopes	<u>6.0</u> H:1V
Flow depth	<u>0.5</u> ft
Manning roughness, n	<u>0.013</u> Concrete surface trowel finish
Flow length, L	<u>1,001</u> ft
Average Slope, S	<u>2.50</u> %

Hydraulic radius, r	0.309
---------------------	-------

Average velocity, V	8.3 ft/sec
---------------------	------------

Travel Time, T _t	0.0335 hr
	2.01 min

r = area/wetted perimeter

$$V = \frac{1.49 r^{2/3} S^{1/2}}{n}$$

$$T_t = \frac{L}{3600V}$$

W-4 TIME OF CONCENTRATION, T_c

0.2377 hr
14.26 min

T_c = sum all travel times T_t

W-4 LAG TIME, L

0.1426 hr
8.56 min

L = 0.6 T_c



PROJECT: Peregrine Point East Offsite

BY: RMA

DATE: 21-May-21

SUBJECT: SCS TR-55 Tc and Lag

CHKD: RAR

DATE: 21-May-21

FRONT 9 SHEET FLOW TRAVEL TIME

Manning roughness, n	<u>0.130</u> Grass range natural
Flow length, L (300 ft max)	<u>50</u> ft
2-year 24-hour rainfall, P ₂	<u>1.270</u> in
Average Slope, S	<u>1.30</u> %

Travel Time, T _t	0.1577 hr
	9.46 min

$$T_t = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} S^{0.4}}$$

FRONT 9 SHALLOW CONCENTRATED FLOW TRAVEL TIME

Paved surface? (Y/N)	<u>N</u>
Flow length, L	<u>50</u> ft
Average Slope, S	<u>1.30</u> %

Average velocity, V	1.84 ft/sec
---------------------	-------------

$$V = 16.1345 (s)^{1/2} \text{ unpaved}$$

$$V = 20.3282 (s)^{1/2} \text{ paved}$$

Travel Time, T _t	0.0075 hr
	0.45 min

$$T_t = \frac{L}{3600V}$$

FRONT 9 OPEN CHANNEL FLOW TRAVEL TIME

Estimated average channel geometry:

Bottom width	<u>10</u> ft
Side slopes	<u>4.0</u> H:1V
Flow depth	<u>0.5</u> ft
Manning roughness, n	<u>0.032</u> Natural channel sand bottom w/ rock sides
Flow length, L	<u>949</u> ft
Average Slope, S	<u>1.30</u> %

Hydraulic radius, r	0.425
---------------------	-------

r = area/wetted perimeter

Average velocity, V	3.0 ft/sec
---------------------	------------

$$V = \frac{1.49 r^{2/3} S^{1/2}}{n}$$

Travel Time, T _t	0.0879 hr
	5.27 min

$$T_t = \frac{L}{3600V}$$

FRONT 9 TIME OF CONCENTRATION, T_c

0.2532 hr
15.19 min

T_c = sum all travel times T_t

FRONT 9 LAG TIME, L

0.1519 hr
9.11 min

L = 0.6 T_c



PROJECT NO. 11930-20

PROJECT: Peregrine Point East Offsite

BY: RMA

DATE: 21-May-21

SUBJECT: Detention Calculations

CHKD: RAR

DATE: 21-May-21

Max release allowed with offsite flows passing through:

100-year 3-hour storm = 0 cfs

(assuming full retention)

100-year 24-hour storm = 0 cfs

(assuming full retention)

100-YEAR 3-HOUR STORM HYDROGRAPHS

TIME	FLOW (cfs)	ALLOWED (cfs)	VOLUME (cf)
12:00 PM	0.00	0.00	0.00
12:05 PM	0.00	0.00	0.00
12:10 PM	0.00	0.00	0.00
12:15 PM	0.20	0.00	60.00
12:20 PM	2.10	0.00	630.00
12:25 PM	29.90	0.00	8,970.00
12:30 PM	48.10	0.00	14,430.00
12:35 PM	52.10	0.00	15,630.00
12:40 PM	46.60	0.00	13,980.00
12:45 PM	38.00	0.00	11,400.00
12:50 PM	29.60	0.00	8,880.00
12:55 PM	22.90	0.00	6,870.00
1:00 PM	18.60	0.00	5,580.00
1:05 PM	15.50	0.00	4,650.00
1:10 PM	12.50	0.00	3,750.00
1:15 PM	10.10	0.00	3,030.00
1:20 PM	8.00	0.00	2,400.00
1:25 PM	6.00	0.00	1,800.00
1:30 PM	4.90	0.00	1,470.00
1:35 PM	3.60	0.00	1,080.00
1:40 PM	2.80	0.00	840.00
1:45 PM	2.80	0.00	840.00
1:50 PM	3.20	0.00	960.00
1:55 PM	3.40	0.00	1,020.00
2:00 PM	3.50	0.00	1,050.00
2:05 PM	3.60	0.00	1,080.00
2:10 PM	3.10	0.00	930.00
2:15 PM	2.50	0.00	750.00
2:20 PM	2.70	0.00	810.00
2:25 PM	3.10	0.00	930.00
2:30 PM	3.40	0.00	1,020.00
2:35 PM	3.60	0.00	1,080.00
2:40 PM	3.70	0.00	1,110.00
2:45 PM	3.10	0.00	930.00

100-YEAR 24-HOUR STORM HYDROGRAPHS

TIME	FLOW (cfs)	ALLOWED (cfs)	VOLUME (cf)
12:00 PM	0.00	0.00	0
12:30 PM	0.00	0.00	0
1:00 PM	0.00	0.00	0
1:30 PM	0.10	0.00	180
2:00 PM	0.10	0.00	180
2:30 PM	0.30	0.00	540
3:00 PM	0.50	0.00	900
3:30 PM	0.90	0.00	1,620
4:00 PM	1.60	0.00	2,880
4:30 PM	3.20	0.00	5,760
5:00 PM	38.90	0.00	70,020
5:30 PM	22.80	0.00	41,040
6:00 PM	11.30	0.00	20,340
6:30 PM	6.70	0.00	12,060
7:00 PM	4.70	0.00	8,460
7:30 PM	3.80	0.00	6,840
8:00 PM	3.30	0.00	5,940
8:30 PM	2.90	0.00	5,220
9:00 PM	2.60	0.00	4,680
9:30 PM	2.40	0.00	4,320
10:00 PM	2.20	0.00	3,960
10:30 PM	2.00	0.00	3,600
11:00 PM	1.90	0.00	3,420
11:30 PM	1.80	0.00	3,240
12:00 AM	1.70	0.00	3,060
12:30 AM	1.60	0.00	2,880
1:00 AM	1.50	0.00	2,700
1:30 AM	1.40	0.00	2,520
2:00 AM	1.40	0.00	2,520
2:30 AM	1.30	0.00	2,340
3:00 AM	1.30	0.00	2,340
3:30 AM	1.20	0.00	2,160
4:00 AM	1.20	0.00	2,160
4:30 AM	1.10	0.00	1,980

PROJECT NO. 11930-20

PROJECT: Peregrine Point East Offsite

BY: RMA

DATE: 21-May-21

SUBJECT: Detention Calculations

CHKD: RAR

DATE: 21-May-21

Max release allowed with offsite flows passing through:

100-year 3-hour storm = 0 cfs

(assuming full retention)

100-year 24-hour storm = 0 cfs

(assuming full retention)

100-YEAR 3-HOUR STORM HYDROGRAPHS

TIME	FLOW (cfs)	ALLOWED (cfs)	VOLUME (cf)
2:50 PM	2.00	0.00	600.00
2:55 PM	1.20	0.00	360.00
3:00 PM	0.60	0.00	180.00
3:05 PM	0.40	0.00	120.00
3:10 PM	0.20	0.00	60.00
3:15 PM	0.10	0.00	30.00
3:20 PM	0.10	0.00	30.00
3:25 PM	0.00	0.00	0.00
3:30 PM	0.00	0.00	0.00
3:35 PM	0.00	0.00	0.00
3:40 PM	0.00	0.00	0.00
3:45 PM	0.00	0.00	0.00
3:50 PM	0.00	0.00	0.00
3:55 PM	0.00	0.00	0.00
4:00 PM	0.00	0.00	0.00
TOTAL			119,340

100-YEAR 24-HOUR STORM HYDROGRAPHS

TIME	FLOW (cfs)	ALLOWED (cfs)	VOLUME (cf)
5:00 AM	1.10	0.00	1,980
5:30 AM	0.40	0.00	720
6:00 AM	0.10	0.00	180
6:30 AM	0.00	0.00	0
7:00 AM	0.00	0.00	0
7:30 AM	0.00	0.00	0
8:00 AM	0.00	0.00	0
8:30 AM	0.00	0.00	0
9:00 AM	0.00	0.00	0
9:30 AM	0.00	0.00	0
10:00 AM	0.00	0.00	0
10:30 AM	0.00	0.00	0
11:00 AM	0.00	0.00	0
11:30 AM	0.00	0.00	0
12:00 PM	0.00	0.00	0
12:30 PM	0.00	0.00	0
1:00 PM	0.00	0.00	0
1:30 PM	0.00	0.00	0
2:00 PM	0.00	0.00	0
TOTAL			232,740

NOAA ATLAS REPORT



NOAA Atlas 14, Volume 1, Version 5
Location name: Hurricane, Utah, USA*
Latitude: 37.1881°, Longitude: -113.348°
Elevation: 3133.01 ft**
* source: ESRI Maps
** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aeriels](#)

PF tabular

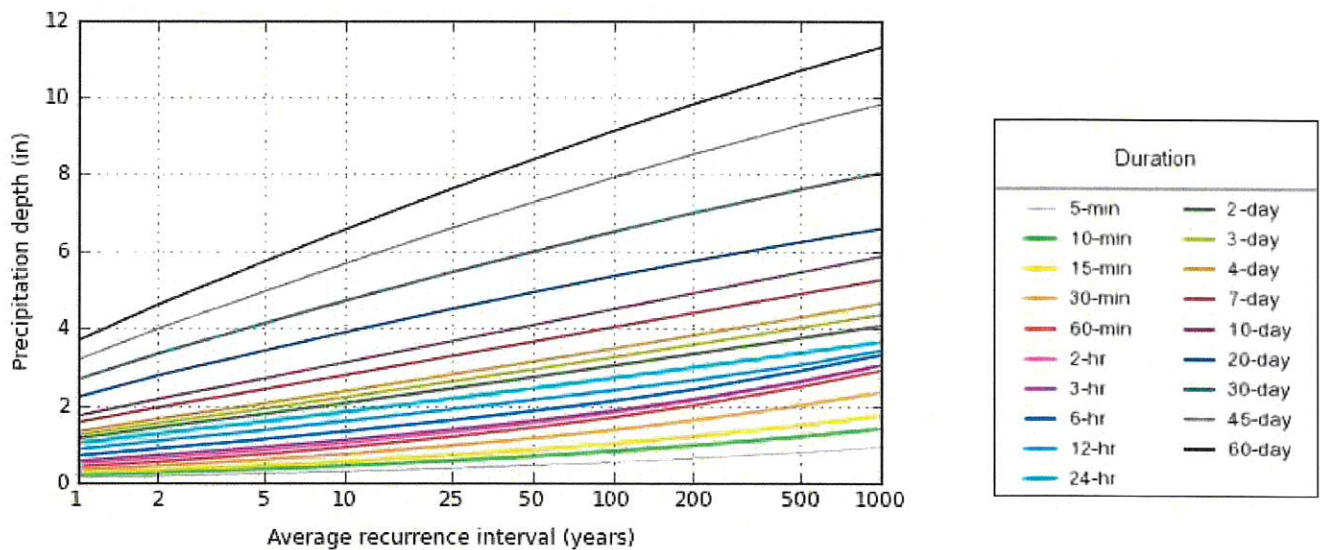
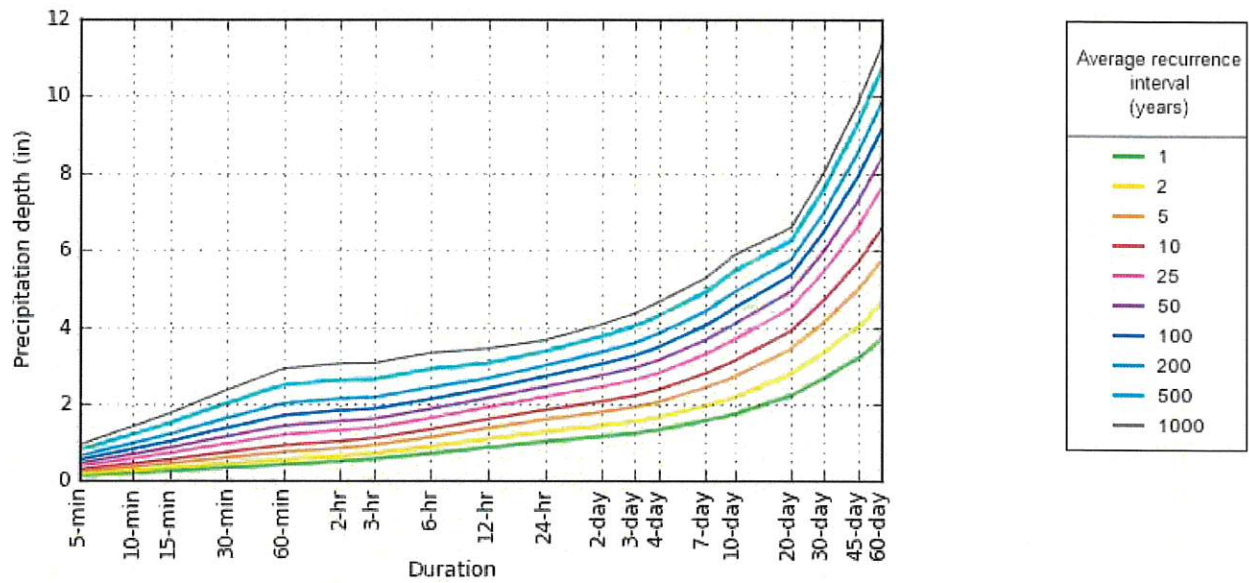
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.134 (0.114-0.158)	0.172 (0.147-0.204)	0.235 (0.200-0.279)	0.291 (0.245-0.346)	0.378 (0.313-0.447)	0.452 (0.369-0.537)	0.540 (0.431-0.643)	0.639 (0.495-0.767)	0.792 (0.591-0.966)	0.926 (0.670-1.14)
10-min	0.203 (0.173-0.240)	0.261 (0.224-0.311)	0.358 (0.304-0.424)	0.443 (0.373-0.526)	0.575 (0.476-0.681)	0.689 (0.562-0.817)	0.821 (0.655-0.980)	0.972 (0.754-1.17)	1.21 (0.899-1.47)	1.41 (1.02-1.74)
15-min	0.252 (0.215-0.298)	0.324 (0.278-0.385)	0.444 (0.377-0.526)	0.549 (0.462-0.652)	0.713 (0.590-0.844)	0.854 (0.697-1.01)	1.02 (0.812-1.21)	1.21 (0.935-1.45)	1.49 (1.11-1.82)	1.75 (1.26-2.15)
30-min	0.339 (0.290-0.401)	0.436 (0.374-0.518)	0.597 (0.508-0.708)	0.740 (0.623-0.878)	0.959 (0.794-1.14)	1.15 (0.938-1.37)	1.37 (1.09-1.64)	1.62 (1.26-1.95)	2.01 (1.50-2.45)	2.35 (1.70-2.90)
60-min	0.420 (0.359-0.496)	0.540 (0.463-0.642)	0.739 (0.628-0.876)	0.915 (0.771-1.09)	1.19 (0.983-1.41)	1.42 (1.16-1.69)	1.70 (1.35-2.02)	2.01 (1.56-2.41)	2.49 (1.86-3.04)	2.91 (2.11-3.59)
2-hr	0.505 (0.441-0.586)	0.638 (0.556-0.741)	0.844 (0.734-0.978)	1.03 (0.885-1.19)	1.31 (1.11-1.51)	1.55 (1.29-1.79)	1.82 (1.49-2.13)	2.14 (1.70-2.52)	2.62 (2.01-3.13)	3.04 (2.26-3.67)
3-hr	0.566 (0.502-0.648)	0.712 (0.630-0.816)	0.923 (0.815-1.06)	1.11 (0.969-1.26)	1.37 (1.19-1.57)	1.60 (1.37-1.84)	1.87 (1.56-2.16)	2.17 (1.78-2.53)	2.64 (2.09-3.16)	3.06 (2.36-3.71)
6-hr	0.706 (0.630-0.800)	0.884 (0.791-1.00)	1.13 (1.00-1.28)	1.33 (1.18-1.51)	1.62 (1.42-1.84)	1.86 (1.61-2.12)	2.12 (1.81-2.43)	2.42 (2.03-2.80)	2.91 (2.37-3.41)	3.32 (2.65-3.94)
12-hr	0.864 (0.778-0.969)	1.09 (0.971-1.21)	1.37 (1.22-1.53)	1.60 (1.42-1.79)	1.90 (1.68-2.13)	2.15 (1.88-2.42)	2.40 (2.08-2.72)	2.67 (2.28-3.04)	3.06 (2.56-3.52)	3.43 (2.83-4.00)
24-hr	1.02 (0.944-1.10)	1.27 (1.18-1.38)	1.59 (1.47-1.71)	1.84 (1.70-1.98)	2.18 (2.01-2.35)	2.44 (2.24-2.64)	2.72 (2.48-2.93)	2.99 (2.72-3.24)	3.37 (3.02-3.66)	3.65 (3.26-4.04)
2-day	1.15 (1.07-1.24)	1.44 (1.34-1.55)	1.79 (1.66-1.92)	2.06 (1.91-2.22)	2.44 (2.26-2.63)	2.74 (2.52-2.94)	3.04 (2.79-3.27)	3.34 (3.05-3.61)	3.75 (3.40-4.07)	4.07 (3.66-4.42)
3-day	1.24 (1.16-1.34)	1.55 (1.44-1.67)	1.92 (1.79-2.06)	2.22 (2.06-2.37)	2.62 (2.43-2.81)	2.94 (2.72-3.15)	3.26 (3.00-3.50)	3.58 (3.28-3.86)	4.02 (3.65-4.35)	4.36 (3.92-4.73)
4-day	1.33 (1.24-1.43)	1.65 (1.55-1.78)	2.05 (1.92-2.20)	2.37 (2.21-2.53)	2.80 (2.61-2.99)	3.13 (2.91-3.35)	3.48 (3.21-3.72)	3.83 (3.50-4.11)	4.29 (3.90-4.63)	4.65 (4.19-5.04)
7-day	1.56 (1.45-1.69)	1.95 (1.81-2.10)	2.42 (2.24-2.60)	2.78 (2.58-2.99)	3.28 (3.03-3.52)	3.65 (3.36-3.92)	4.03 (3.70-4.33)	4.40 (4.02-4.74)	4.89 (4.44-5.30)	5.26 (4.75-5.72)
10-day	1.73 (1.60-1.87)	2.17 (2.01-2.35)	2.70 (2.50-2.91)	3.11 (2.88-3.35)	3.66 (3.38-3.94)	4.08 (3.75-4.40)	4.50 (4.12-4.85)	4.91 (4.48-5.32)	5.46 (4.94-5.93)	5.87 (5.29-6.42)
20-day	2.22 (2.05-2.39)	2.78 (2.57-3.00)	3.42 (3.16-3.69)	3.90 (3.60-4.20)	4.50 (4.15-4.85)	4.93 (4.55-5.32)	5.36 (4.92-5.77)	5.75 (5.26-6.22)	6.25 (5.69-6.77)	6.59 (5.98-7.17)
30-day	2.67 (2.46-2.89)	3.34 (3.08-3.63)	4.13 (3.81-4.47)	4.71 (4.35-5.09)	5.45 (5.01-5.89)	5.99 (5.49-6.47)	6.51 (5.95-7.04)	7.00 (6.37-7.59)	7.61 (6.90-8.29)	8.05 (7.26-8.79)
45-day	3.18 (2.92-3.47)	3.99 (3.66-4.35)	4.96 (4.55-5.40)	5.68 (5.21-6.18)	6.60 (6.04-7.17)	7.27 (6.65-7.90)	7.92 (7.22-8.62)	8.53 (7.76-9.31)	9.29 (8.42-10.2)	9.82 (8.88-10.8)
60-day	3.68 (3.36-4.02)	4.61 (4.22-5.05)	5.73 (5.23-6.26)	6.56 (5.99-7.16)	7.62 (6.94-8.32)	8.39 (7.63-9.17)	9.13 (8.27-9.98)	9.83 (8.88-10.8)	10.7 (9.63-11.8)	11.3 (10.1-12.5)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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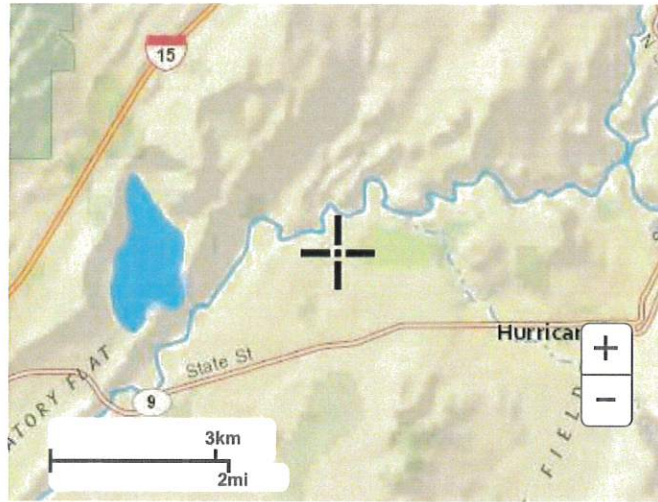
PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 37.1881°, Longitude: -113.3480°

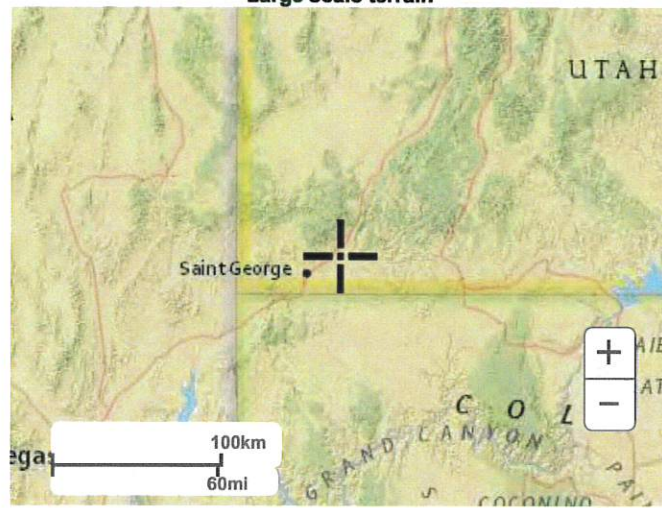


Maps & aerals

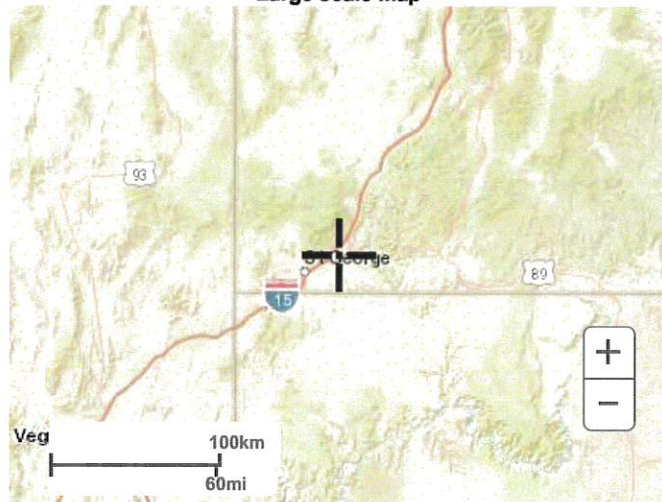
Small scale terrain



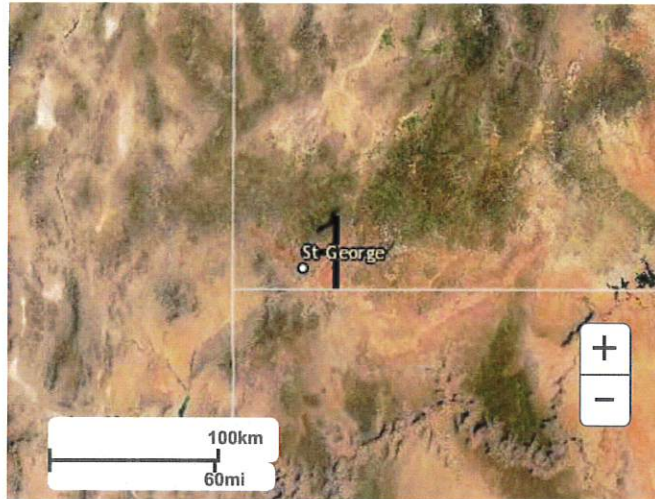
Large scale terrain



Large scale map



Large scale aerial



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NRCS SOIL REPORT



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Washington County Area, Utah**



May 21, 2021

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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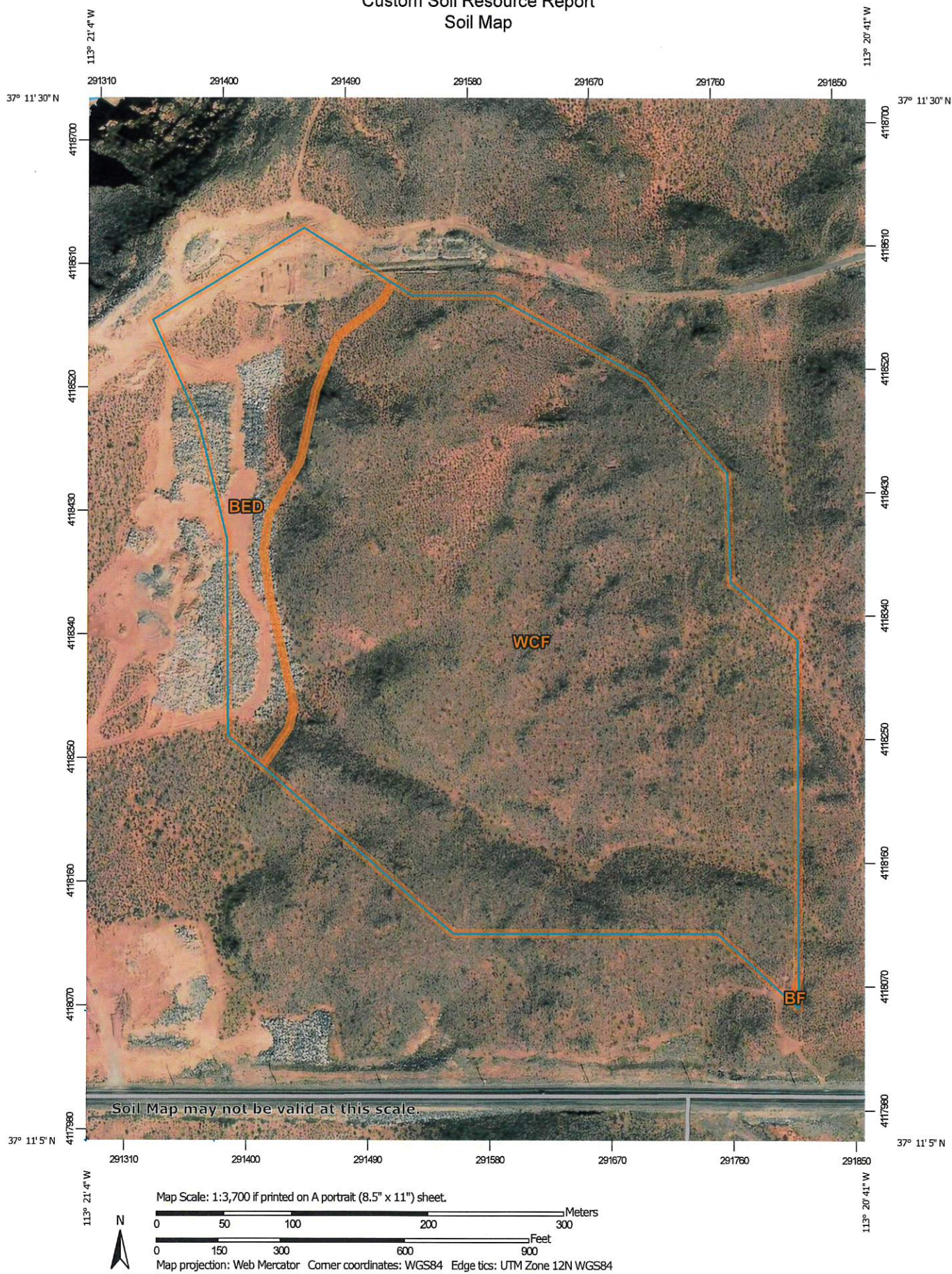
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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)	Area of Interest (AOI)
 Area of Interest (AOI)	 Spoil Area
Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
Special Point Features	 Special Line Features
 Blowout	Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	Transportation
 Closed Depression	 Ralls
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County Area, Utah
Survey Area Data: Version 14, Jun 8, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 7, 2015—Oct 22, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BED	Bermesa fine sandy loam, 1 to 10 percent slopes	6.3	14.7%
BF	Bermesa-Rock land association	0.0	0.0%
WCF	Winkel-Rock outcrop complex, 8 to 30 percent slopes	36.6	85.3%
Totals for Area of Interest		42.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

Custom Soil Resource Report

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Washington County Area, Utah

BED—Bermesa fine sandy loam, 1 to 10 percent slopes

Map Unit Setting

National map unit symbol: j8d5
Elevation: 2,600 to 3,400 feet
Mean annual precipitation: 8 to 11 inches
Mean annual air temperature: 57 to 67 degrees F
Frost-free period: 190 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Bermesa and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bermesa

Setting

Landform: Lava flows
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Eolian deposits derived from sandstone and shale over residuum weathered from basalt

Typical profile

H1 - 0 to 3 inches: fine sandy loam
H2 - 3 to 14 inches: fine sandy loam
H3 - 14 to 21 inches: extremely gravelly sandy clay loam
H4 - 21 to 26 inches: extremely cobbly sandy clay loam
H5 - 26 to 28 inches: indurated
H6 - 28 to 32 inches: unweathered bedrock

Properties and qualities

Slope: 1 to 10 percent
Depth to restrictive feature: 20 to 40 inches to petrocalcic; 24 to 40 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to low (0.00 to 0.01 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water capacity: Very low (about 2.7 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: C
Ecological site: R030XY134UT - Desert Shallow Loam (Creosotebush)
Hydric soil rating: No

Minor Components

Winkel

Percent of map unit: 5 percent

Bermesa

Percent of map unit: 5 percent

Laverkin

Percent of map unit: 4 percent

Rock land

Percent of map unit: 1 percent

BF—Bermesa-Rock land association

Map Unit Setting

National map unit symbol: j8d6

Elevation: 2,600 to 3,400 feet

Mean annual precipitation: 8 to 11 inches

Mean annual air temperature: 57 to 67 degrees F

Frost-free period: 190 to 195 days

Farmland classification: Not prime farmland

Map Unit Composition

Bermesa and similar soils: 70 percent

Rock land: 20 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bermesa

Setting

Landform: Lava flows

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Eolian deposits derived from sandstone and shale over residuum weathered from basalt

Typical profile

H1 - 0 to 14 inches: loamy fine sand

H2 - 14 to 21 inches: extremely gravelly sandy clay loam

H3 - 21 to 26 inches: extremely cobbly sandy clay loam

H4 - 26 to 28 inches: indurated

H5 - 28 to 32 inches: unweathered bedrock

Properties and qualities

Slope: 1 to 10 percent

Depth to restrictive feature: 20 to 40 inches to petrocalcic; 24 to 40 inches to lithic bedrock

Drainage class: Well drained

Custom Soil Resource Report

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Very low to low (0.00 to 0.01 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 30 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water capacity: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: C

Ecological site: R030XY134UT - Desert Shallow Loam (Creosotebush)

Hydric soil rating: No

Description of Rock Land

Setting

Landform: Ridges

Down-slope shape: Convex

Across-slope shape: Convex

Minor Components

Winkel

Percent of map unit: 5 percent

Pintura

Percent of map unit: 5 percent

WCF—Winkel-Rock outcrop complex, 8 to 30 percent slopes

Map Unit Setting

National map unit symbol: j8hb

Elevation: 2,800 to 4,000 feet

Mean annual precipitation: 8 to 11 inches

Mean annual air temperature: 57 to 61 degrees F

Frost-free period: 190 to 195 days

Farmland classification: Not prime farmland

Map Unit Composition

Winkel and similar soils: 65 percent

Rock outcrop: 25 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Winkel

Setting

Landform: Mesas

Down-slope shape: Linear

Across-slope shape: Convex

Parent material: Calcareous material weathered from basalt, limestone, and wind-deposited sand.

Typical profile

H1 - 0 to 1 inches: gravelly fine sandy loam

H2 - 1 to 6 inches: gravelly fine sandy loam

H3 - 6 to 12 inches: very gravelly fine sandy loam

H4 - 12 to 16 inches: extremely cobbly fine sandy loam

H5 - 16 to 20 inches: indurated

H6 - 20 to 24 inches: unweathered bedrock

Properties and qualities

Slope: 8 to 30 percent

Depth to restrictive feature: 11 to 19 inches to petrocalcic; 14 to 24 inches to lithic bedrock

Drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.60 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 30 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 5.0

Available water capacity: Very low (about 1.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: D

Ecological site: R030XY134UT - Desert Shallow Loam (Creosotebush)

Hydric soil rating: No

Description of Rock Outcrop

Setting

Landform: Mesas

Down-slope shape: Linear

Across-slope shape: Linear

Minor Components

Bermesa

Percent of map unit: 4 percent

Cinder land

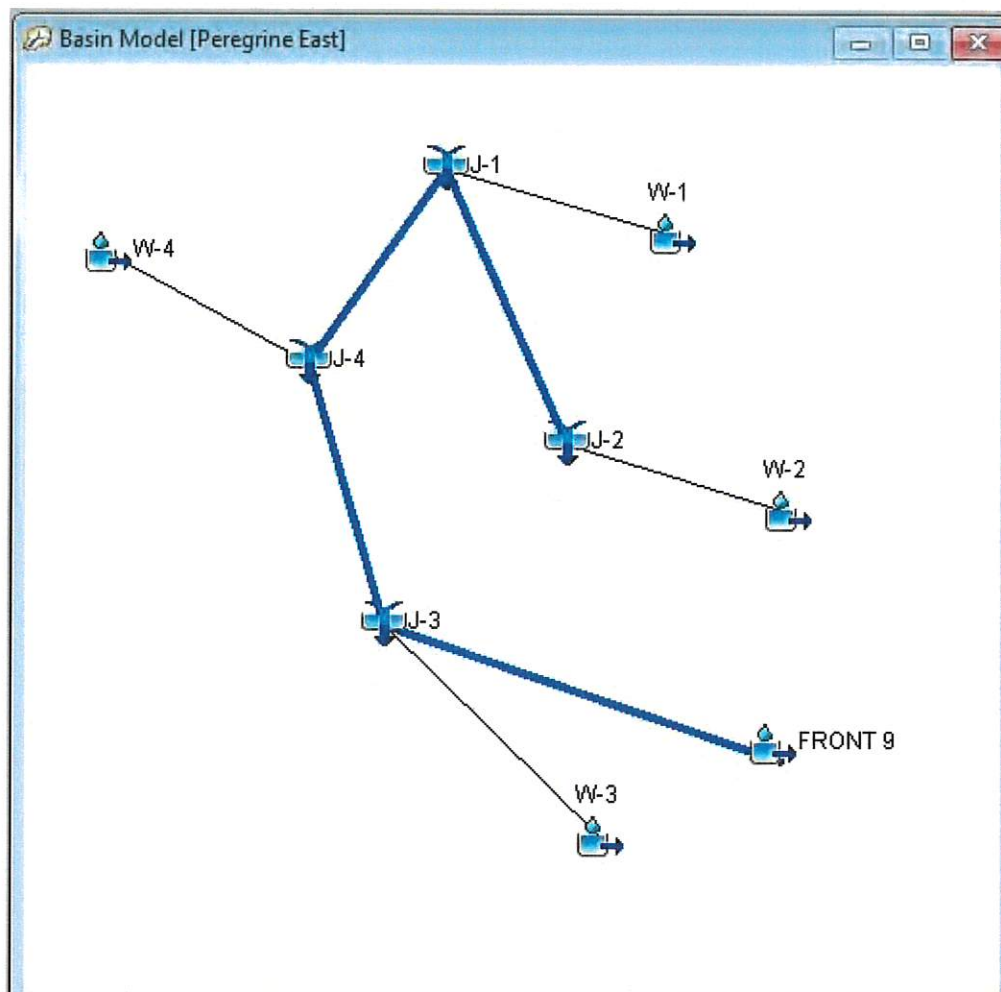
Percent of map unit: 3 percent

Curhollow

Percent of map unit: 3 percent

HEC-HMS MODEL

MODEL SCHEMATIC



Project: Peregrine Point Simulation Run: Peregrine East 10-24

Start of Run: 01Jan2000, 12:00 Basin Model: Peregrine East
 End of Run: 03Jan2000, 12:00 Meteorologic Model: 10-24hr
 Compute Time: 27May2021, 17:31:53 Control Specifications: 24 hr

Hydrologic Element	Drainage Area (MI ²)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
W-2	0.01369	3.6	02Jan2000, 00:00	0.68
J-2	0.01369	3.6	02Jan2000, 00:00	0.68
W-3	0.02416	6.4	02Jan2000, 00:00	0.68
FRONT 9	0.01431	3.8	02Jan2000, 00:00	0.68
R-3	0.01431	3.4	02Jan2000, 00:00	0.68
J-3	0.03847	9.8	02Jan2000, 00:00	0.68
R-4	0.03847	9.1	02Jan2000, 00:00	0.69
W-4	0.00922	3.7	02Jan2000, 00:00	0.96
J-4	0.04769	12.8	02Jan2000, 00:00	0.74
R-1	0.04769	12.6	02Jan2000, 00:00	0.74
R-2	0.01369	3.3	02Jan2000, 00:00	0.68
W-1	0.00955	2.5	02Jan2000, 00:00	0.68
J-1	0.07093	18.4	02Jan2000, 00:00	0.72

Project: Peregrine Point Simulation Run: Peregrine East 100-24

Start of Run: 01Jan2000, 12:00 Basin Model: Peregrine East
 End of Run: 03Jan2000, 12:00 Meteorologic Model: 100-24hr
 Compute Time: 27May2021, 17:31:59 Control Specifications: 24 hr

Hydrologic Element	Drainage Area (MI ²)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
W-2	0.01369	7.7	02Jan2000, 00:00	1.36
J-2	0.01369	7.7	02Jan2000, 00:00	1.36
W-3	0.02416	13.6	02Jan2000, 00:00	1.36
FRONT 9	0.01431	8.1	02Jan2000, 00:00	1.36
R-3	0.01431	7.5	02Jan2000, 00:00	1.37
J-3	0.03847	21.1	02Jan2000, 00:00	1.36
R-4	0.03847	19.9	02Jan2000, 00:00	1.37
W-4	0.00922	6.8	02Jan2000, 00:00	1.73
J-4	0.04769	26.7	02Jan2000, 00:00	1.44
R-1	0.04769	26.3	02Jan2000, 00:00	1.44
R-2	0.01369	7.2	02Jan2000, 00:00	1.36
W-1	0.00955	5.4	02Jan2000, 00:00	1.36
J-1	0.07093	38.9	02Jan2000, 00:00	1.41

Project: Peregrine Point Simulation Run: Peregrine East 100-3

Start of Run: 01Jan2000, 12:00 Basin Model: Peregrine East
 End of Run: 01Jan2000, 18:00 Meteorologic Model: 100-3hr F.F.
 Compute Time: 27May2021, 17:32:03 Control Specifications: 3 hr

Hydrologic Element	Drainage Area (MI ²)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
W-2	0.01369	9.7	01Jan2000, 12:55	0.70
J-2	0.01369	9.7	01Jan2000, 12:55	0.70
W-3	0.02416	18.6	01Jan2000, 12:50	0.70
FRONT 9	0.01431	10.0	01Jan2000, 12:55	0.70
R-3	0.01431	9.7	01Jan2000, 12:55	0.70
J-3	0.03847	26.7	01Jan2000, 12:55	0.70
R-4	0.03847	26.6	01Jan2000, 12:55	0.69
W-4	0.00922	9.7	01Jan2000, 12:50	0.98
J-4	0.04769	35.9	01Jan2000, 12:55	0.75
R-1	0.04769	35.7	01Jan2000, 12:55	0.74
R-2	0.01369	9.7	01Jan2000, 12:55	0.69
W-1	0.00955	7.1	01Jan2000, 12:50	0.70
J-1	0.07093	52.1	01Jan2000, 12:55	0.72

BENTLEY FLOWMASTER WORKSHEETS

Worksheet for RU30 Curb Capacity at R-4

Project Description	
Solve For	Spread
Input Data	
Channel Slope	0.010 ft/ft
Discharge	13.30 cfs
Gutter Width	1.5 ft
Gutter Cross Slope	0.111 ft/ft
Road Cross Slope	0.020 ft/ft
Roughness Coefficient	0.015
Results	
Spread	18.1 ft
Flow Area	3.4 ft ²
Depth	6.0 in
Gutter Depression	1.6 in
Velocity	3.94 ft/s

Worksheet for R-2 Triangular Channel

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.035
Channel Slope	0.020 ft/ft
Left Side Slope	2.000 H:V
Right Side Slope	2.000 H:V
Bottom Width	0.00 ft
Discharge	9.70 cfs
Results	
Normal Depth	13.5 in
Flow Area	2.5 ft ²
Wetted Perimeter	5.0 ft
Hydraulic Radius	6.1 in
Top Width	4.52 ft
Critical Depth	12.9 in
Critical Slope	0.025 ft/ft
Velocity	3.81 ft/s
Velocity Head	0.23 ft
Specific Energy	1.35 ft
Froude Number	0.893
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	13.5 in
Critical Depth	12.9 in
Channel Slope	0.020 ft/ft
Critical Slope	0.025 ft/ft

INTRODUCTION

Sky Mountain is situated in one of the most beautiful areas of an incredibly scenic part of the State of Utah. The community of Hurricane is attracting visitors and new residents who appreciate such beauty. Sky Mountain Golf Course has earned a reputation as one of the finest golf courses in an area that is known for having great golf. It is with these thoughts in mind that this master plan document has been produced.

PURPOSE OF MARCH 11, 2003 AMENDMENT

The purpose of this amendment to the Master Plan is five-fold:

1. To introduce an office and/or neighborhood commercial product in the area directly north of the Hurricane Industrial park. Due to the proximity of 600 North and accompanying power lines, the Industrial Park, Sky Mountain maintenance facility, and the Sky Mountain RV storage, this area is more suitable as a light commercial buffer area. This amendment is in response to changing market conditions and the realization that this area could benefit from some mixed use neighborhood commercial product.
2. To indicate that on November 29, 2001, the Hurricane City Board of Adjustment approved the setbacks as discussed in the Community Design Standards section of this Master Plan document. The Planning Commission and City Council originally approved this document subject to approval by the Board of Adjustment.
3. To indicate as neighborhood commercial, a small area along the west boundary adjacent to 600 North. This area is already designated as commercial on the Hurricane City General Plan, and this amendment reflects this reality.
4. To clean up the document by indicating the location of public facilities, both existing and anticipated, and to clarify some density issues now that development plans have been further developed.
5. To indicate the possibility of future modification with regard to golf hole locations. The Developer and the City of Hurricane may at some future date re-align parcels of property in an effort to improve the Sky Mountain Golf Course.

PURPOSE OF MASTER PLAN

The purpose of this master plan is to act as a tool in the development of "Developer Parcel(s)" as described in the Disposition and Development Agreement (Development Agreement) dated November 26, 1993, initiated by the Hurricane City and certain private developers. This document is intended to act as a summary of the development addressing items such as Conditions, Covenants and Restrictions for existing and future phases, the general nature and type of development, dwelling unit densities, relationship to golf course and surrounding zoning, etc. This narrative accompanies an exhibit, which graphically describes the Sky Mountain project.

The Development Agreement allows for a successor developer agreement with developers different from the original developer. Hurricane City approved Shadow

Mountain Development Corporation as a successor developer (Developer) on 15 June 2000. Consequently, Shadow Mountain Development Corporation is now party to the original development agreement. A provision of the Successor Developer Agreement requires Shadow Mountain Development Corporation to present this master plan update. This document is presented with the following facts in mind:

- Prior zoning efforts for the Developer Parcel(s) have resulted in a current overall project density of 604 dwelling units.
- The golf course design presents unique challenges upon the Development Parcel(s) which will require unique solutions for the planned unit development as will be discussed in this document.
- The development agreement allows for additional BLM property to be acquired by the best efforts of Hurricane City and Developer. This master plan will be amended as needed when any such land acquisition occurs.

COMMUNITY VISION

A community vision statement is a wide-ranging expression of the values that are intended to characterize the community when completed. This statement and all major elements of this master plan are referenced to this vision. The vision for Sky Mountain is a high quality mixed-use, market driven residential, including some light commercial product subject to the constraints of the terrain and existing golf course, within a setting providing peaceful quality of life for residents. The vision has emerged in part due to the success of the golf course and a desire to enhance the viability of the golf course by introducing residents who will support it. A second factor helping form this vision is the incredible natural beauty of the site and surrounds. The view including Pine Mountain, Zion National Park, and the Virgin River is legendary and treasured by all who live, visit and golf Sky Mountain. A third factor contributing to this vision is the existence of amenities such as the clubhouse and pool facility designed for the use and enjoyment of residents.

Finally, the ability to link to a potentially vast trail system using existing sewer outfall easements and new trails and easements could be created if support could be found within Hurricane City and surrounding property owners.

This master plan addresses specific features that are central to making the vision described above a reality.

SURROUNDING USES

Success in any real estate activity is enhanced or limited by the general appearance and use of surrounding properties. Developer believes it to be in the best interest of all to cooperate in good faith with surrounding property owners, including Hurricane City and others, to maintain a high visual standard. Any improvements that can be done with respect to the nearby industrial park both current and future will surely be beneficial to all.

DEVELOPMENT APPROACH

Shadow Mountain Development Corporation, in its role as master developer of the community, will utilize a market driven approach to facilitate multiple products such as production housing, custom homes, custom lots, light commercial, etc. A diversity of price points may be utilized to maintain this market driven approach. Market driven means that as customer preferences evolve due to factors such as the condition of the overall economy, technology, competition, and the impact of the surrounding environment, the project may then evolve to satisfy customer needs and maintain a very strong sales velocity.

DEVELOPMENT STANDARDS

Development shall utilize flexible standards as approved by Hurricane City Council, and shall proceed in a manner that maximizes the use of the Developer Parcels.

PHYSICAL FEATURES

The site encompasses several irregularly shaped pieces of ground left over from when the golf course was installed. The site slopes northerly with lava outcroppings, sand, cactus, creosote bush and other indigenous plant life in natural irregular fashion. In some areas, the golf greens neck down, leaving a very narrow passage for future utilities and roads to pass through. The main sewer outfall lies to the north, while access points and other utilities lie to the south along 600 North.

Techniques will be used to cluster utilities and dwellings in such a way as to work with the natural terrain-not against it. It is for this reason that compromises may be required in terms of road widths and other parameters during the design and development process.

OVERALL LAYOUT

The golf course has divided the site into discreet development bubbles, providing opportunities for unique neighborhoods. Currently there are two separate homeowners associations in effect on the eastern part of the site. For this reason, a provision to license the main clubhouse and entrance amenities is underway, thereby giving flexibility to various neighborhood enclaves.

With the constraints of the golf course layout and natural topography, some areas of the site will likely have a lower density than that of other areas. This flexible method of clustering will be used within the site to utilize the maximum project density of 604. It is beyond the scope of this document to specify exact lot, utility, and road alignment. This will be accomplished during the preliminary plat process.

LAND USE TYPES

In order to meet the community vision of being market driven, the general land use for the site will be mixed-use, including, but not limited to the following product types:

- Low-density single family detached housing with private streets- production and custom housing.
- Low-density single family detached housing with public streets- production and custom housing.
- High density residential attached and/or detached will generally be concentrated along 600 North, although some interior high density may ultimately be desired.

This product type may take the form of condominium, townhouse or suitable variant.

- High quality professional office, neighborhood commercial business park.
- Public Facility/open space

AMENITIES, OPEN SPACE AND GOLF COURSE

As previously stated, the project contains certain amenities including a clubhouse and pool facility, entrance facilities, maintained open space, recreational vehicle storage, natural open space, golf course, maintenance, drainage facilities, etc. Some of these facilities are private property while some belong to Hurricane City. Since the project was conceived as a golf community where there is an abundance of recreational space, customary open space requirements shall be considered not completely relevant. However, much area shall remain open space either in an improved or unimproved, private or publicly held condition.

DESIGN FLEXIBILITY

Since project inception, private development was to occur amongst the public golf course (Development Agreement (I)(i)(10)(b)). It is for this reason that extreme flexibility and cooperation between city and developer must be given the development in areas that in other projects within the city's jurisdiction may not be deemed appropriate. This flexibility may take the form of reduced setbacks, irregular lot shapes, innovative street and alleyway design, and other deviations from customary design criteria. It is the intent of the developer not to deviate from customary design criteria unless the golf course has placed undue constraints, and only in circumstances where public safety will not be compromised.

INFRASTRUCTURE

Several funding mechanisms were utilized to develop Sky Mountain including tax incremental bonds, special improvement districts (93-1 and 96-1) other city funding, private developer funding, etc. Without these funding mechanisms the golf course may not have been possible. Roadways needed to be constructed with utilities extended to the site. Special improvement district 93-1 primarily funded 2600 West from State Highway 9 to the pro shop. SID 96-1 primarily funded the improvements on 600 North. In order to generate revenue for the repayment of these improvements that made the golf course possible, the developer parcels must be developed and sold in a diligent and efficient manner.

Additional roadways providing for circulation, sewer, water, drainage and dry utilities will be installed as development progresses. These interior improvements, as previously stated, may require some design latitude and good faith cooperation in order to facilitate the process.

Water for the golf course and private development shall be supplied by Hurricane City which has adequate supply (Development Agreement, Attachment 4, Section III.(2)). Wastewater treatment shall be provided by Ash Creek Special Service District, which operates the main outfall line located through the property north of 600 North. A sewer lift station may be required to serve Development Parcels at the northern edge of Sky Mountain.

COMMUNITY DESIGN ELEMENTS

It may be desirable to adopt consistent community design elements within separate project boundaries such as signage, entrance features, landscaping, wall colors, etc. The intent of this provision is to provide for some consistency within the overall project, yet allow for individuality. This provision is not intended to limit creative solutions, but to provide a somewhat uniform aesthetic foundation.

VEHICULAR CIRCULATION

As noted previously, a major area where innovative design latitude must be given is in the design and construction of roadways and drainage solutions. For instance, where holes 3, 4, 5, and 6 converge, care must be taken to provide for vehicular and pedestrian circulation, as well as provide for looping of utilities, sewer and drainage systems. In this instance a narrow, unloaded section of roadway or alleyway should be constructed. These rights of way will be private or public, depending upon the housing type and upon Developer and Hurricane City preferences. This decision shall be deferred until the preliminary plat for the particular area in question is being examined.

LOCAL AND REGIONAL TRAIL FACILITIES

Access to walking trails is a very desirable feature in any community, especially when compelling natural features exist as they do in and around Hurricane City. Local trail amenities if any, shall be private unless maintained by a governmental entity. If Hurricane City has a desire to install features upon private property this too shall be discussed during the preliminary plat stage. A sincere effort will be made to provide access points to trail systems if any exist.

COMMUNITY DESIGN STANDARDS

Road widths within the project shall vary depending upon factors such as the number of frontage units, whether private or public, and of course, if the golf course configuration presents unique challenges.

Road width and setback off a private roadway shall in most cases be consistent with that which has already been used in the project, i.e. a 40 foot right of way with a 20 foot setback from the back of concrete. It may, in some instances be desirable to modify this setback standard. Any such deviation shall be approved by the city council. Sidewalk shall be placed on one side of a private roadway. Minimum side yard building separation shall be 15 feet.

Public road widths and shall conform to the standards adopted or amended by Hurricane City.

Golf course frontage carries the challenge of being in the line of golf ball fire as well as dealing with constraints such as golf course irrigation systems. It is anticipated that homeowners shall have latitude to plant screening devices and to erect privacy walls as protection from errant golf balls. The architectural control committee reserves the right to limit homeowner action in cases where there could be significant damage to view corridors. Lot layouts shall be designed to avoid conflicts with golfers wherever possible.

In the zone between fairways and backyards, it may be impossible to completely eliminate the effects of golf course irrigation over spray. Similarly, it may be impossible to completely eliminate the effects of development runoff. Hurricane City, in some cases may be required to control trespassing water by modifying irrigation systems. Developer, in some cases may be required to employ innovative drainage systems to control runoff. In any case, developer and city shall cooperate in good faith as has been customary, to minimize conflicts between the golf course and development.

PHASING PLAN

Development will generally begin on the east side, and move to the west side as the market dictates.

AMENDMENT

This master plan is an aid in the development process. It is not intended to be a hard and fast rule, but rather a general guide, and as such may be amended from time to time in response to challenges both physical and market driven.

MASTER PLAN

SKY MOUNTAIN GOLF ESTATES
FOR
SHADOW MOUNTAIN DEVELOPMENT



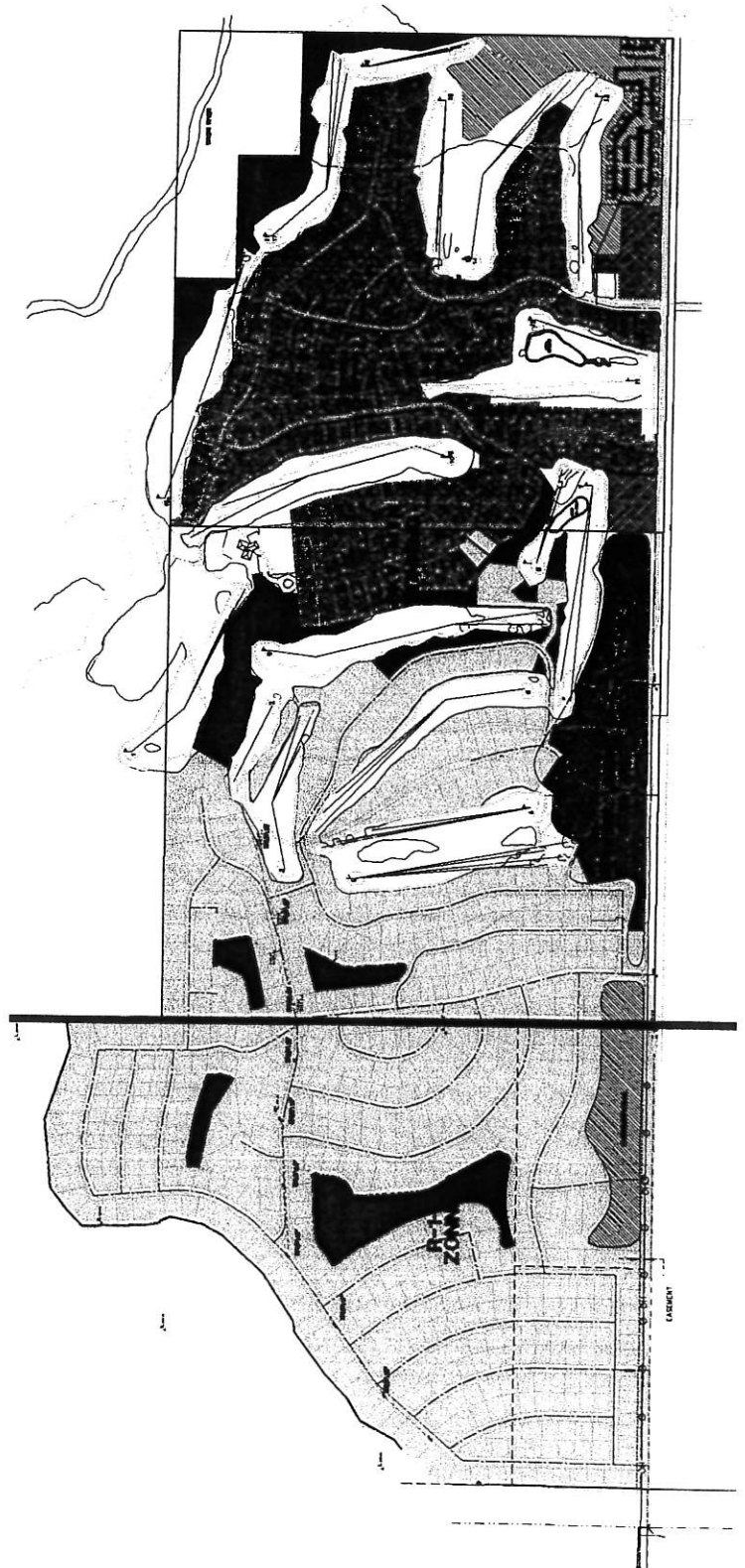
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SCALE IN FEET

LEGEND R-1-10

COLOR	LAND USE SUMMARY	AREA	PERCENTAGE	NO. OF UNITS	DENSITY
	TOTAL AREA	131.93 ACRES	100%		
	PROPOSED MEDIUM DENSITY UNITS	116.62 ACRES	88.40%	395	3.39 UNITS/AC.
	OPEN SPACE	8.42 ACRES	6.53%		
	NEIGHBORHOOD COMMERCIAL / BUSINESS PARK	6.69 ACRES	5.07%		
				395 TOTAL UNITS	

LEGEND SKY MTN.

COLOR	LAND USE SUMMARY	AREA	PERCENTAGE	NO. OF UNITS	DENSITY
	TOTAL AREA	300.85 ACRES	100%		
	GOLF COURSE	89.88 ACRES	29.90%		
	EXISTING MEDIUM DENSITY UNITS	70.43 ACRES	23.43%	249	3.54 UNITS/AC.
	PROPOSED MEDIUM DENSITY UNITS	83.94 ACRES	27.92%	218	2.60 UNITS/AC.
	PROPOSED HIGH DENSITY UNITS	17.22 ACRES		137	7.96 UNITS/AC.
	OPEN SPACE	27.00 ACRES	8.98%		
	NEIGHBORHOOD COMMERCIAL / BUSINESS PARK	7.72 ACRES	2.57%		
	PUBLIC FACILITIES / OPEN SPACE	4.45 ACRES	10.35%		
				604 TOTAL UNITS	



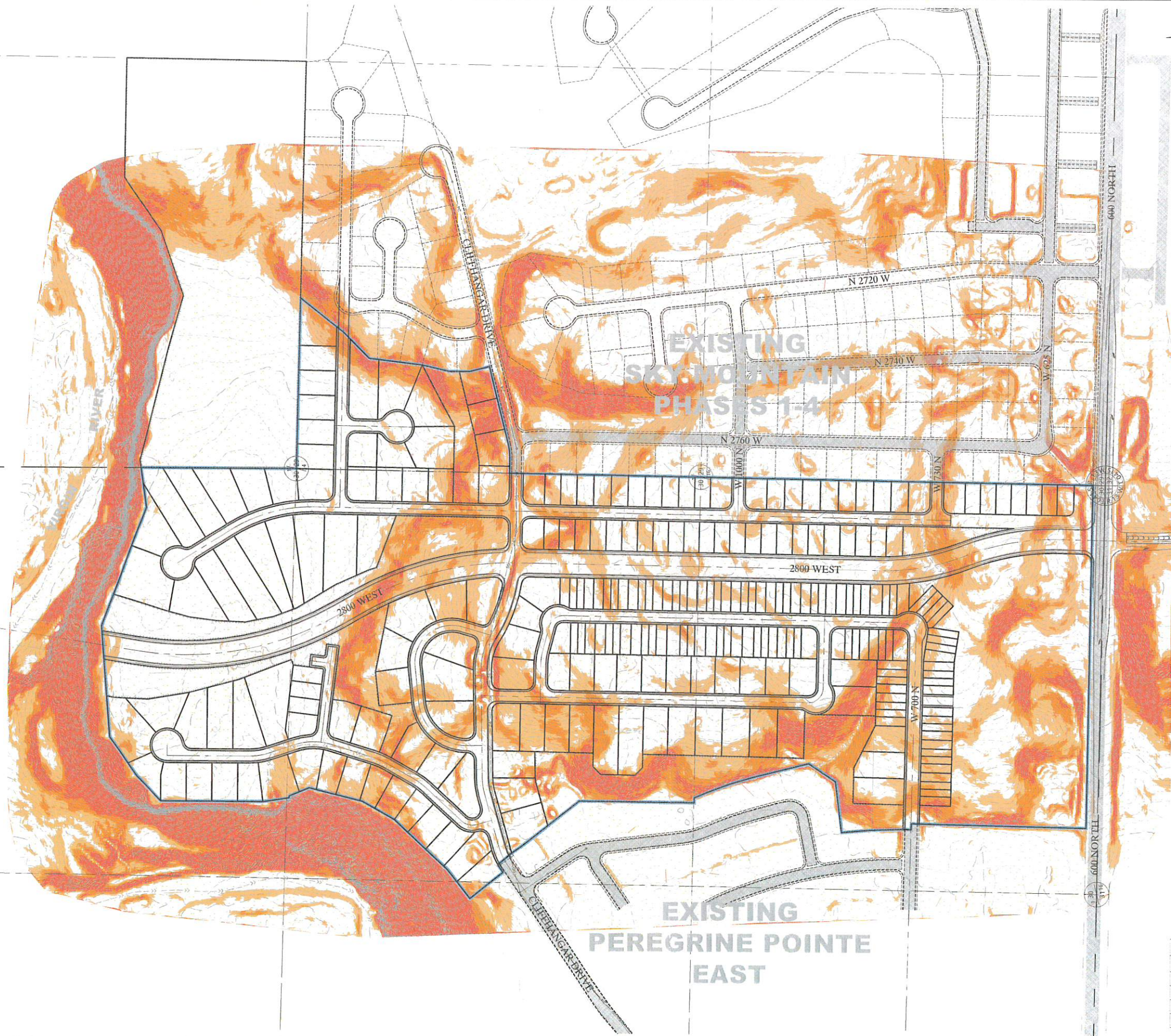
NO.	REVISIONS	DATE	BY
1		NOV 1991	AW
2			
3			

PRATT PRECISION ENGINEERING, P.C.
CIVIL ENGINEERING DESIGN
4 SOUTH 2600 WEST, SUITE 4
HURRICANE, UTAH 84737
TEL: 435-635-3465
FAX: 435-635-5900

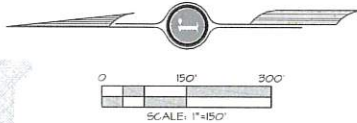
SKY MOUNTAIN GOLF ESTATES
MASTER PLAN
SHADOW MOUNTAIN
DEVELOPMENT
HURRICANE, UTAH

DATE	NOV 1991
BY	AW
CHECKED	
APPROVED	
DATE	
BY	

Z:\1000-1099\1255-21 Shadow Mountain at Peregrine Point East\DWG\1255-21 Slope Mapping.dwg, Exhibit, 4/5/2022, 5:03:11 PM, dtd, DWG To PDF #43



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	
2	10.00%	20.00%	
3	20.00%	30.00%	
4	30.00%	826C13'6%	

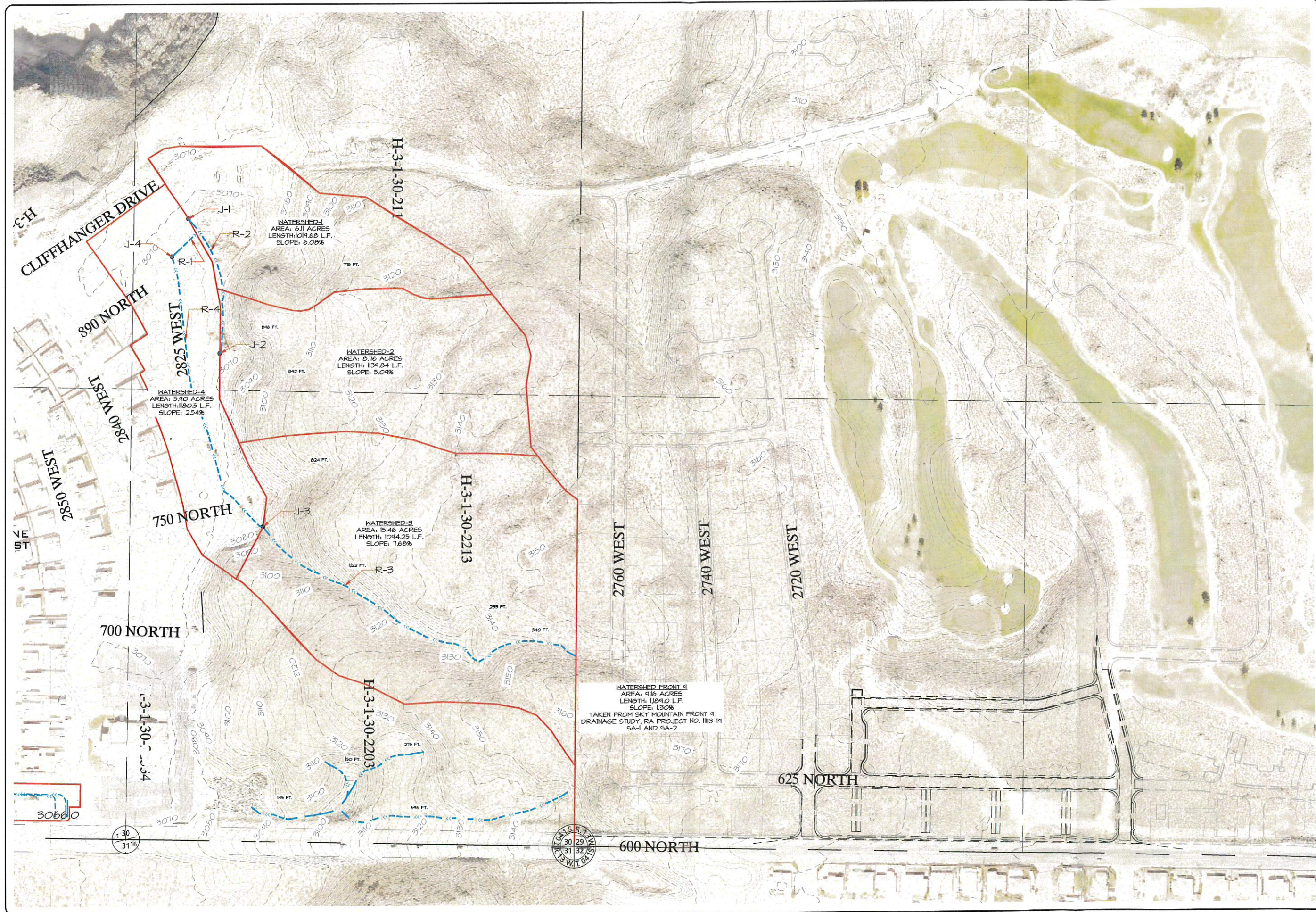


DATE	04/05/2022
REVISION	
DESIGNED BY:	DSH
CHECKED BY:	RAR
DRAWN:	Construction Set
DATE	
REVISION	

**ROSENBERG**
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

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Suite A-2
St. George, Utah 84770
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SLOPE MAP
FOR
SHADOW MOUNTAIN AT PEREGRINE POINT EAST
UTAH





STAFF COMMENTS

Agenda Date:	6/16/2022
Application Number:	2022-PP-07 2022-HIL-04
Type of Application:	Preliminary Plat and Sensitive Lands Application
Action Type:	Administrative
Applicant:	Perry Development LLC
Agent:	Greg Sant
Request:	Approval of a preliminary plat and sensitive lands application
Location:	600 N and 2800 W
Zoning:	R1-8 PDO
General Plan Map:	Single Family Residential

Planning Commission Recommendation

The Planning Commission gave a positive recommendation to the preliminary plat and hillside application subject to the comments and concerns listed by JUC and staff within this report.

Discussion: The applicant is seeking a preliminary plat for an 100.1 acre 274 lot subdivision located just east of Peregrine Pointe. This plat will fill in the gap between Sky Mountain and Peregrine Pointe and cross both PDOs according to the zone map. The plan consists of 117 townhome units, 48 duplex units, and 109 single family homes.

3. This property has been under consideration for development since at least 2003. This property has been, at different times, considered part of both Peregrine Pointe and Sky Mountain. 2800 W has usually been delineated as the dividing line between the two projects.
 - a. This plan very broadly complies with the original master plan for the area, except for the realignment of 2800 W and the addition of some multifamily housing.
 - b. According to the master plan agreement:
 - i. *“In order to meet the community vision of being market driven, the general land use for the site will be mixed-use, including, but not limited to the following product types:*
 1. *Low-density single family detached housing with private streets-production and custom housing*
 2. *Low-density single family detached housing with public streets-production and custom housing*
 3. *High density residential, attached and/or detached, will be generally concentrated along 600 North, although some interior high density may ultimately be desired. This product type may take the form of condominium, townhouse or suitable variant*
 - ii. *“It is beyond the scope of this document to specify exact lot, utility, and road alignment. This will be accomplished during the preliminary plat process”*
 - c. Staff generally considers this new layout to be acceptable as it does match the zoning for the property.
4. The alignment of 2800 W shown on this plat lines up with the most likely Babylon Road alignment that will connect up to Leeds
5. There are several lots that are double frontage, including 39-41, and 255-257 that are double frontage units. Hurricane City Code states the following :
10-37-12. - Lots and yards.
E. Double frontage lots. Lots having frontage on two or more streets shall be prohibited except for corner lots and double frontage lots in subdivisions which back onto streets shown on the City's road master plan. Such double frontage lots shall be accessed only from an internal subdivision street. Frontage on lots having a front lot line on more than one street shall be measured on one street only.
6. 600 North trail and 2800 W trail will go through this property and the applicant will need to build the trails as shown on the City's Active Transportation Master Plan.

600 N TRAIL / THREE RIVERS TRAIL ALIGNMENT (2020)

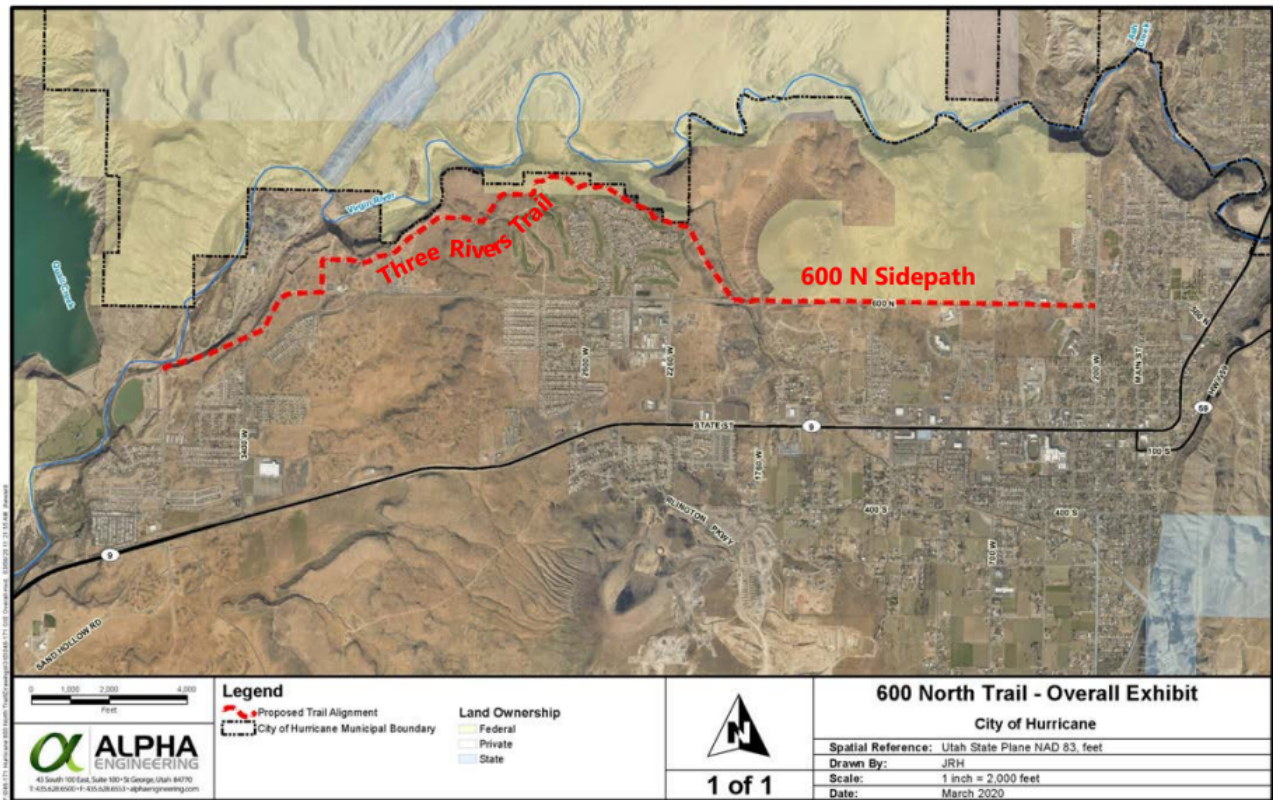


Figure 2.7 Proposed alignment of the future Three Rivers Trail and 600 N Sidepath.

7. A will serve letter from the culinary and sanitary water providers has been provided.
8. The cul-de-sac in Phase 4 appears to be approximately 1,088' long, in excess of the city's 660 feet maximum. Alignment (5) should connect through to 2800 W

Sensitive Lands Application

Sensitive Lands

1. The property proposed for development contains large sections of very steep slopes, with areas of over 30%. Generally, the applicant has done a good job at spacing lots around the sensitive land areas. However, several lots are encumbered with steep slopes.
2. The applicant has provided both a preliminary geotech report and drainage study.

10-24-5: HILLSIDES AND RIDGE AREAS:

A. *Applicability: The following procedures, submittal requirements and standards shall apply to those projects located on lands identified as having at least one of the following characteristics:*

1. *Slopes over ten percent (10%) which are:*
 - a. *Identified through computer generated programs capable of calculating slopes on topographic maps prepared with two foot (2') contour interval accuracy; or*

b. Established by profile lines drawn perpendicular to contour lines at intervals no greater than one hundred fifty feet (150') apart, when the slope, measured along any one hundred foot (100') segment of the profile line is ten percent (10%) or greater. (See section 10-24-9, appendix diagram A, of this chapter.)

c. A slope shall be subject to this chapter only when a contiguous identified area of ten percent (10%) or greater exceeds two (2) acres, or if the site is less than one acre and the entire site is ten percent (10%) or greater.

2. *Soils Investigation Report: A soils investigation report which contains the following information:*

a. *Nature, distribution and classification (unified soil classification) of existing soils to the appropriate depth of influence by the proposed development, but not less than ten feet (10') deeper than the proposed excavations or to bedrock.*

b. *Strength of existing soils, bearing capacity of supporting soils, settlement estimates, collapse and shrink-swell characteristics, lateral pressures and trench excavation limitations.*

c. *Groundwater levels that may affect development and estimated elevation of high groundwater levels.*

d. *Appropriate laboratory testing for classification, consistency, strength and consolidation conditions.*

e. *Slope stability.*

f. *A written statement by the geotechnical engineer, civil engineer, or geologist preparing the soils report describing the general suitability of the site for the owner's intended use. The report shall identify soil constraints to development and shall state the professional opinion of the author as to whether the proposed development plan will mitigate and/or eliminate said constraints in a manner as to prevent hazard to life, hazard to property, and adverse effects. If the soil report prepared for a subdivision shows the presence of critically expansive soils, high water table, organic soils, liquefiable soils, collapsible soils, or other soil problems which, if not corrected, would lead to structural defects of the proposed buildings, damage to the building from the water, or premature deterioration of the public improvements, a soil investigation of each lot in the subdivision shall be required by the city.*

3. *Geotechnical Report: A geotechnical and geological report subject to the standards and requirements provided therein.*

4. *Grading And Drainage Plan: A grading and drainage plan report which includes stormwater management, erosion, and grading plans describing the methods by which surface water, natural drainage, erosion and sedimentation loss, and hydrologic hazards that will be controlled during and after construction. The plan shall include the following information:*

a. *The grading plan shall show present topography, including the location and depth of all proposed fills and cuts of finished earth surfaces, and/or use of retaining walls including height, using a contour interval of two feet (2') when grades are zero to twenty nine percent (0 - 29%) and five foot (5') contours when grades thirty percent (30%) and over.*

b. *The proposed area to be graded shall be clearly delineated on the plan.*

c. *All calculations and proposed details used for design and construction of debris basins, impoundments, diversions, dikes, waterways, drains, culverts and other water management or soil erosion control measures shall be shown. Drainage calculations shall determine runoff volume and peak discharge using the "rational method", "SCS curve number method", or appropriate equivalent. Data provided should include:*

(1) *Rainfall depth, duration and distribution;*

(2) *Watershed slope and drainage area delineation;*

(3) *Land condition of watershed surface;*
(4) *Topography of drainage area; and*
(5) *Soil descriptions in watershed. Erosion calculations shall employ predictions of soil loss sheet erosion using the universal soil loss equation or equivalent. Data to be provided should include factors of:*

- (A) Rainfall intensity and duration;*
- (B) Soil erodibility;*
- (C) Land slope and length of slope or topography;*
- (D) Condition of the soil surface and land management practices in use; and*
- (E) Surface cover, grass, pavements, etc.*

3. The applicant has not provided an average slope for the lots on sensitive lands as required. These slopes are to help determine if it complies with the minimum lot sizes for 10-24-6 Hillsides and Ridges Area (B). This section contains the requirements that when lots meet a certain average slope, they are required to be a certain size.

10-24-5 (C)(1)

d. To determine required minimum lot size (subsection 10-24-6B of this chapter) the average natural grade of each proposed parcel shall be calculated, and indicated on the development plan. The average grade shall be determined by calculating the grade of the natural slope between two (2) opposing property lines, based on profiles taken perpendicular to the contours, no less than one hundred fifty feet (150') apart, nor greater than seventy five feet (75') from an existing or proposed property line. Small washes or rock outcrops which have slopes distinctly different from surrounding property may be excluded from slope determination, if the exclusion of such small areas from slope determination will not be contrary to the overall purpose of this chapter, as reasonably determined by the zoning administrator.

4. Several of the lots have steep slopes in the 20%-30%+. Hurricane City code states that areas of 30% or more are unbuildable, with the exception of small out-cropping. Staff would like to see the building area average slope for each lot. Areas of 30% should be considered unbuildable and labeled as such.

10-24-6. - Hillsides and ridge areas; general development standards.

A. Unbuildable slopes. Except as may be allowed by an exception as set forth in subsection 10-24-3G of this chapter, slopes of 30 percent or greater shall be undisturbed. Such areas shall be designated as a nonbuildable area if part of a residential lot, or at the election of the owner, these slopes may be offered to the City or a duly created nonprofit conservation organization. Slopes of 30 percent or greater, if included within a lot, shall not be considered as lot area contributing to the minimum area required in subsection B of this section (see section 10-24-9, appendix diagram D of this chapter).

5. The sensitive land code recommends that in Planned Development Overlays that development is clustered away from the steep slopes to less impacted areas. This would support the the applicant's proposal to do multi-family within the development.

4. If the planned development overlay zone is applied, density may exceed the base zone density to the extent allowed in chapter 23 of this title, subject to provisions therein. However, if the density transfer option noted in subsection D of this section is requested in combination with the density bonus provisions of chapter 23 of this title, the combination of planned development and density transfer bonuses shall not exceed 25 percent.

D. Density transfer. A density transfer from steep slopes (generally greater than 20 percent) and ridge areas to moderate slopes (generally less than 20 percent) on or off site is encouraged and allowed through the processing of a planned development, providing the purposes of this chapter and the general plan are maintained. A density transfer bonus may be allowed as follows:

<i>Slope</i>	<i>Bonus factor 1</i>
<i>10—14%</i>	<i>1.25</i>
<i>15—20%</i>	<i>1.50</i>
<i>21—25%</i>	<i>2.00</i>
<i>26—29%</i>	<i>2.50</i>
<i>30% or greater</i>	<i>No bonus is permitted, but density may be transferred at a rate of 1 dwelling unit for each 10 acres</i>

Note

1. *The allowable transfer including the bonus shall be determined by multiplying the density allowed based on the percent of slope as provided in subsection B of this section by the bonus factor (example: in a 26 percent slope area, based on an estimated net density of 0.89 units per acre, applying the bonus [0.89 units per acre x 2.5 bonus factor] a total of 2.23 units per acre of 26 percent slope area may be transferred).*

Recommendation: Staff recommends the City Council review this application based on the standards of the Hurricane City Code. Staff would recommend approval of the preliminary plat if they are able to resolve the sensitive land issues and the other comments within this report.

PEREGRINE POINTE EAST/SKY MOUNTAIN WEST
PRELIMINARY PLAT: PHASES 1-5

LOCATED IN SECTIONS 29 & 30, TOWNSHIP 41 SOUTH, RANGE 13
WEST OF THE SALT LAKE BASE AND MERIDIAN
IN THE CITY OF HURRICANE, WASHINGTON COUNTY, UTAH.
DEVELOPED BY: PERRY HOMES UTAH, INC.

SITE INFORMATION:

CURRENT ZONE: R1-8 (PHASES 1-4)
TOTAL AREA: 100.10 AC (4,354,071 SQ.FT.)
RESIDENTIAL UNITS: 2710
TOTAL RESIDENTIAL UNITS (2710) AREA: 45.44 AC
(1,986,352 SQ.FT.) = 45.40%
TOTAL OPEN SPACE AREA: 26.08 AC
(1,135,741 SQ.FT.) = 25.82%
TOTAL PUBLIC STREET (R.O.W.) AREA: 10.90 AC
(473,065 SQ.FT.) = 11.22%
TOTAL EASEMENTS AREA: 0.23 AC
(9,840 SQ.FT.) = 0.23%
TOTAL COMMERCIAL AREA: 9.28 AC
(404,120 SQ.FT.) = 9.27%
AVERAGE RESIDENTIAL LOT SIZE: 1,986,352/2710 = 733.15 SQ.FT.
DENSITY: UNITS/ACRES = 2710/45.44 = 5.94 UNITS PER ACRE

ZONE R1-8

AVERAGE LOT AREA: 8,000 SQ.FT.
MIN. LOT AREA: 6,400 SQ.FT.
MIN. FRONTAGE: 10'

RESIDENTIAL SETBACKS

FRONT: 20'
REAR: 10'
SIDE: 7.5'
STREETSIDE: 20'

EXISTING
SKY MOUNTAIN
PHASES 1-4

EXISTING
PEREGRINE POINTE

OWNER/DEVELOPER/CONTACT

THE DEVELOPER FOR THIS PROJECT IS
PERRY HOMES UTAH, INC.
CONTACT: GREG SANT
2250 NORTH CORAL CANYON BOULEVARD, SUITE 215
WASHINGTON, UTAH 84780 (435) 251-9090 (OFFICE)

PROJECT ENGINEER

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

GEOTECHNICAL ENGINEER

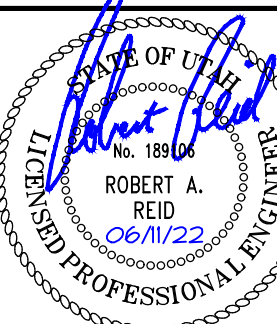
THE GEOTECHNICAL ENGINEER FOR THIS PROJECT IS:
LANDMARK TESTING & ENGINEERING
195 EAST FACTORY DRIVE
ST. GEORGE, UT 84790 (435) 986-0566

LEGEND

- 4275 2' CONTOUR - EX
- 4210 10' CONTOUR - EX
- TOP BACK CURB - EX
- FLOWLINE CURB - EX
- TOP BACK CURB - PRO
- FLOWLINE CURB - PRO
- WATER LINE - EX
- SEWER LINE - EX
- WATER LINE - PRO
- SEWER LINE - PRO
- OVERHEAD POWER LINE - EX
- FLOWLINE/DRAINAGE SHALE - EX
- PROPERTY LINE - EX
- PROPERTY LINE - PRO
- FIRE HYDRANT - EX
- FIRE HYDRANT - PRO
- SEWER MANHOLE - EX
- SEWER MANHOLE - PRO
- WATER VALVE - EX
- WATER VALVE - PRO
- STORM DRAIN CURB INLET - EX
- STORM DRAIN CURB INLET - PRO
- ASPHALT PAVEMENT - EX
- ASPHALT PAVEMENT - PRO
- CONCRETE PAD - EX
- CONCRETE PAD - PRO
- STORM WATER DETENTION AREA
- SURFACE FLOW DIRECTION - EX
- CLASS II MONUMENT - EX
- POWER POLE - EX

PRELIMINARY PLAT: PHASES 1-5

FOR
PEREGRINE POINTE EAST/SKY MOUNTAIN WEST
HURRICANE
UTAH



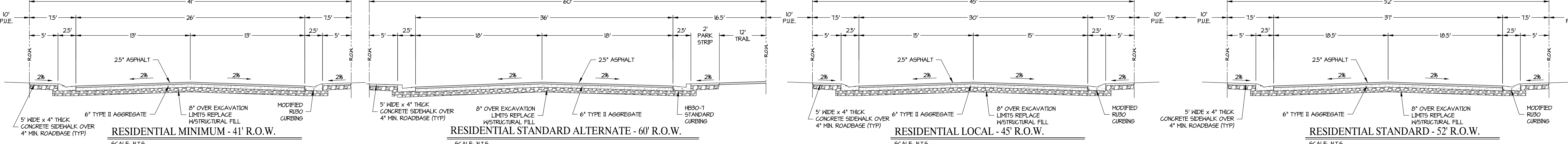
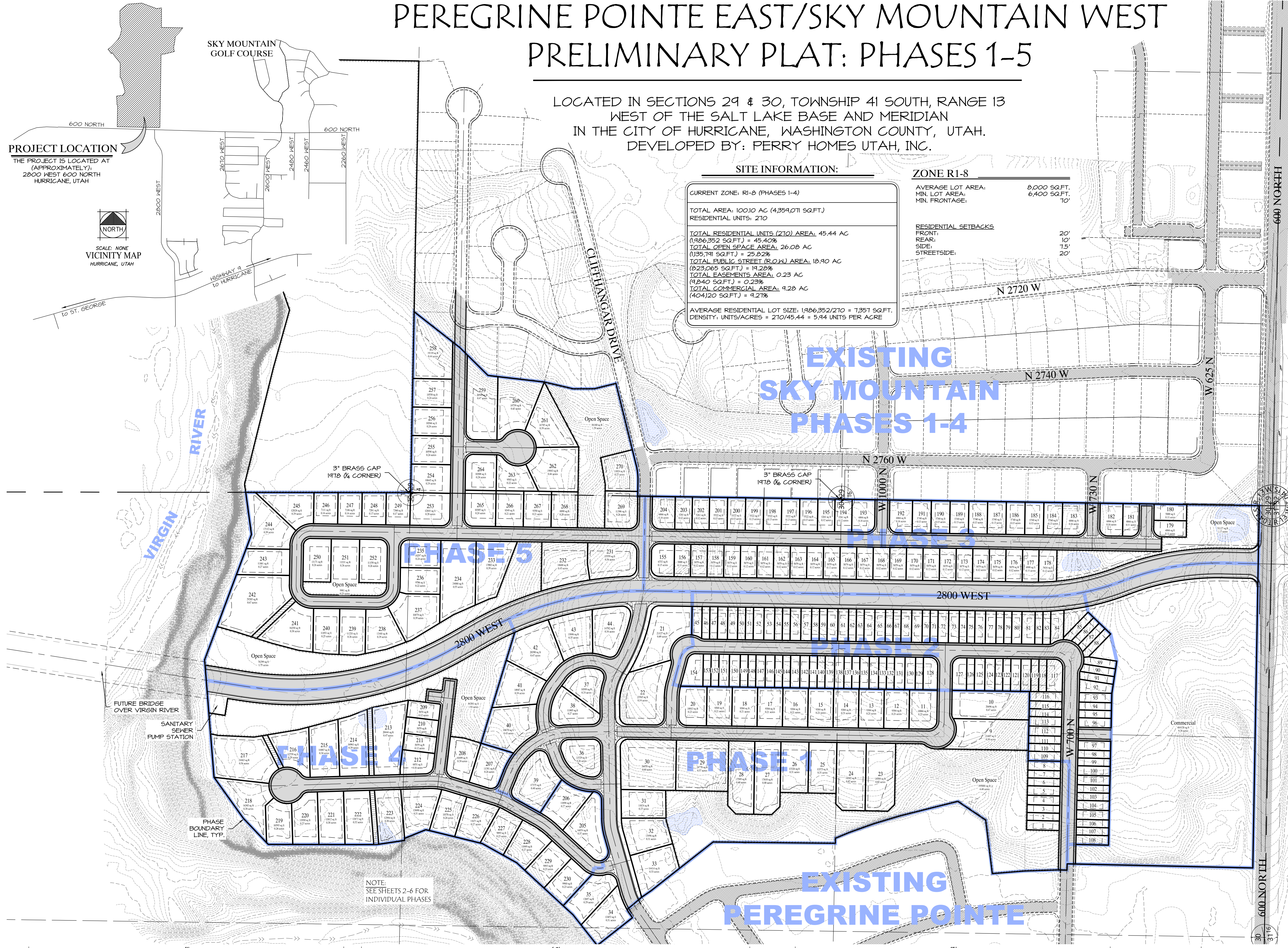
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1 OF 6 SHEETS

DATE: 06/11/2022
JOB NO.: 12551-21
DESIGNED BY: DSN
CHECKED BY: RAR
DWG: Preliminary Plat

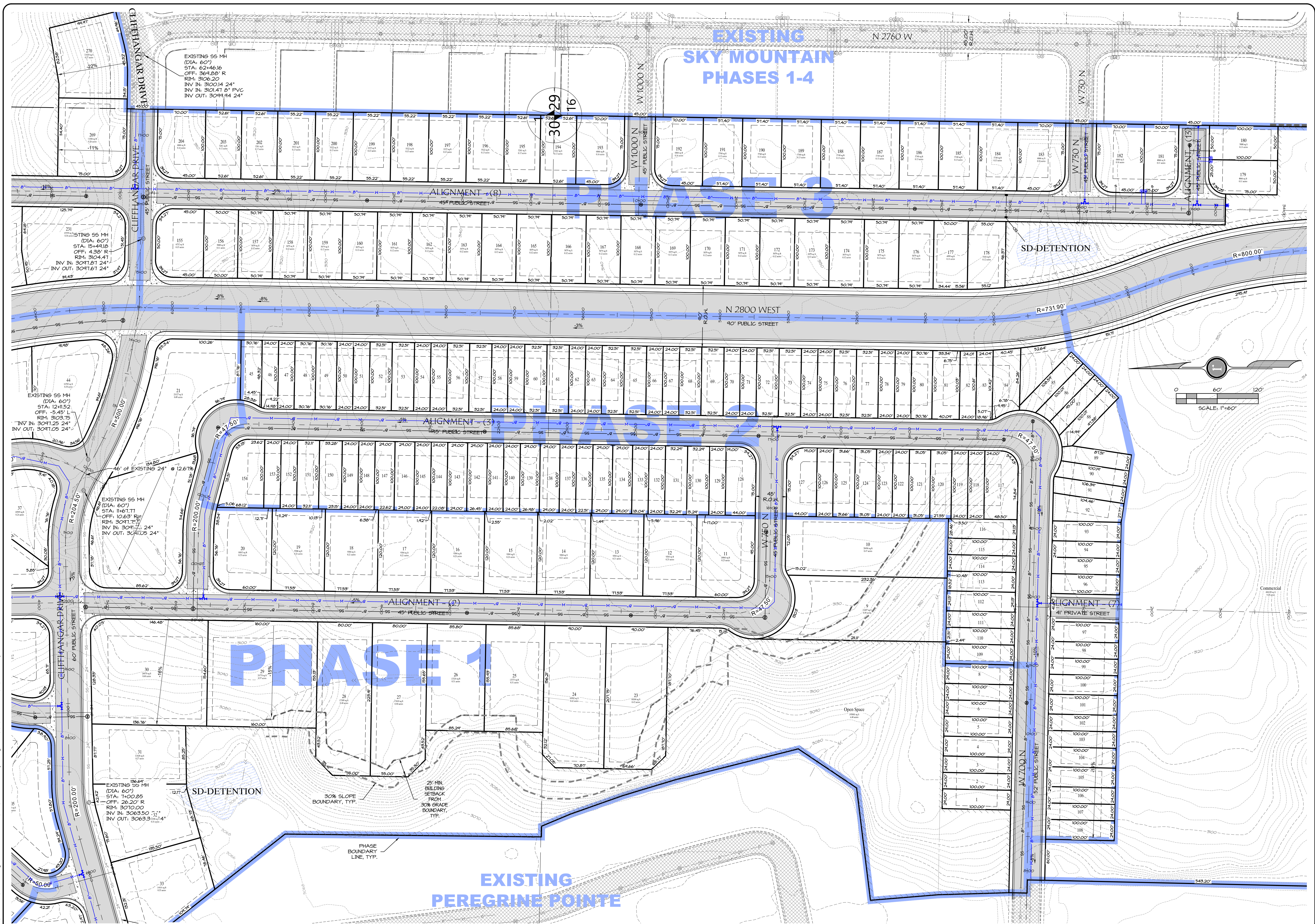
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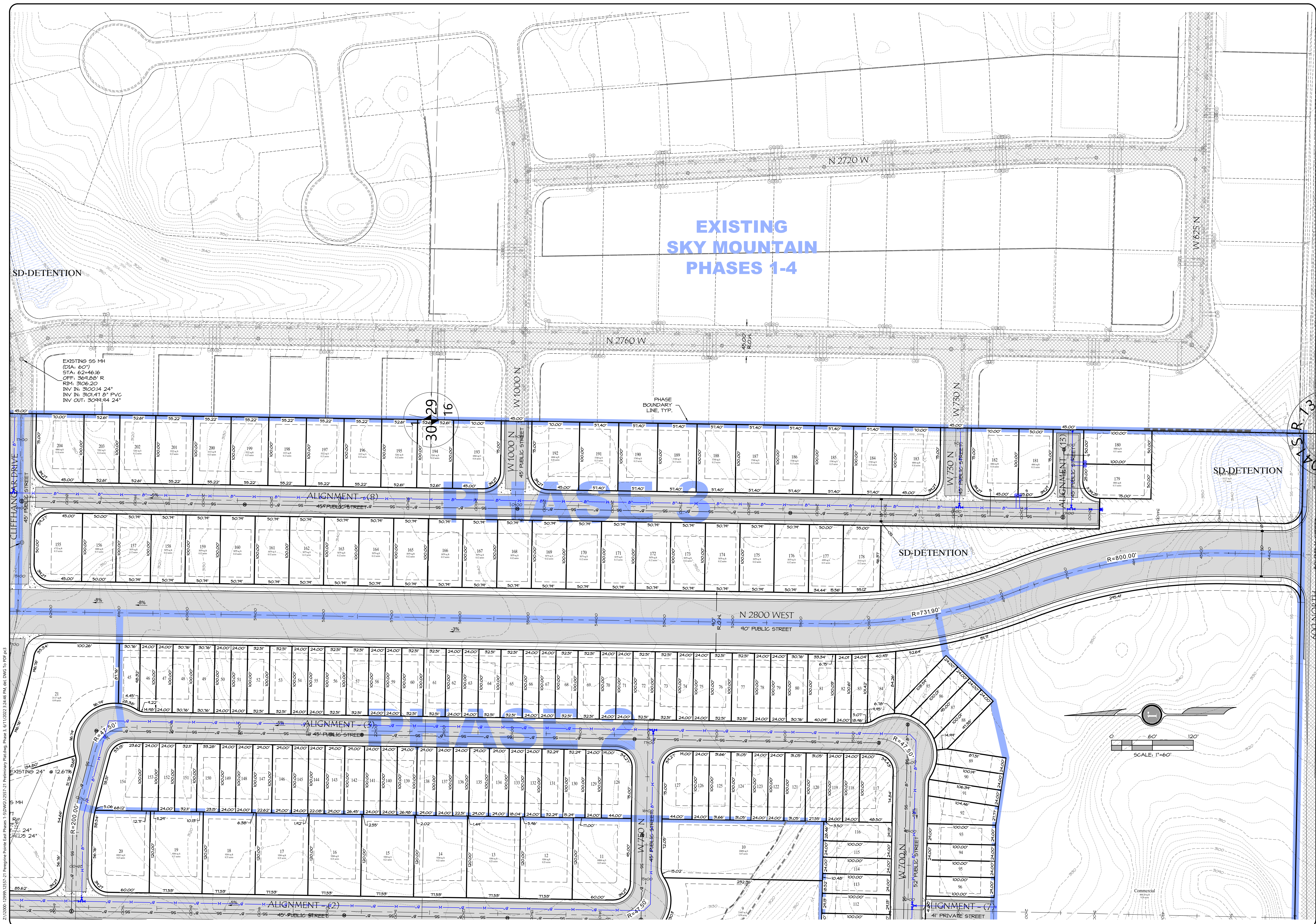
ROSENBERG
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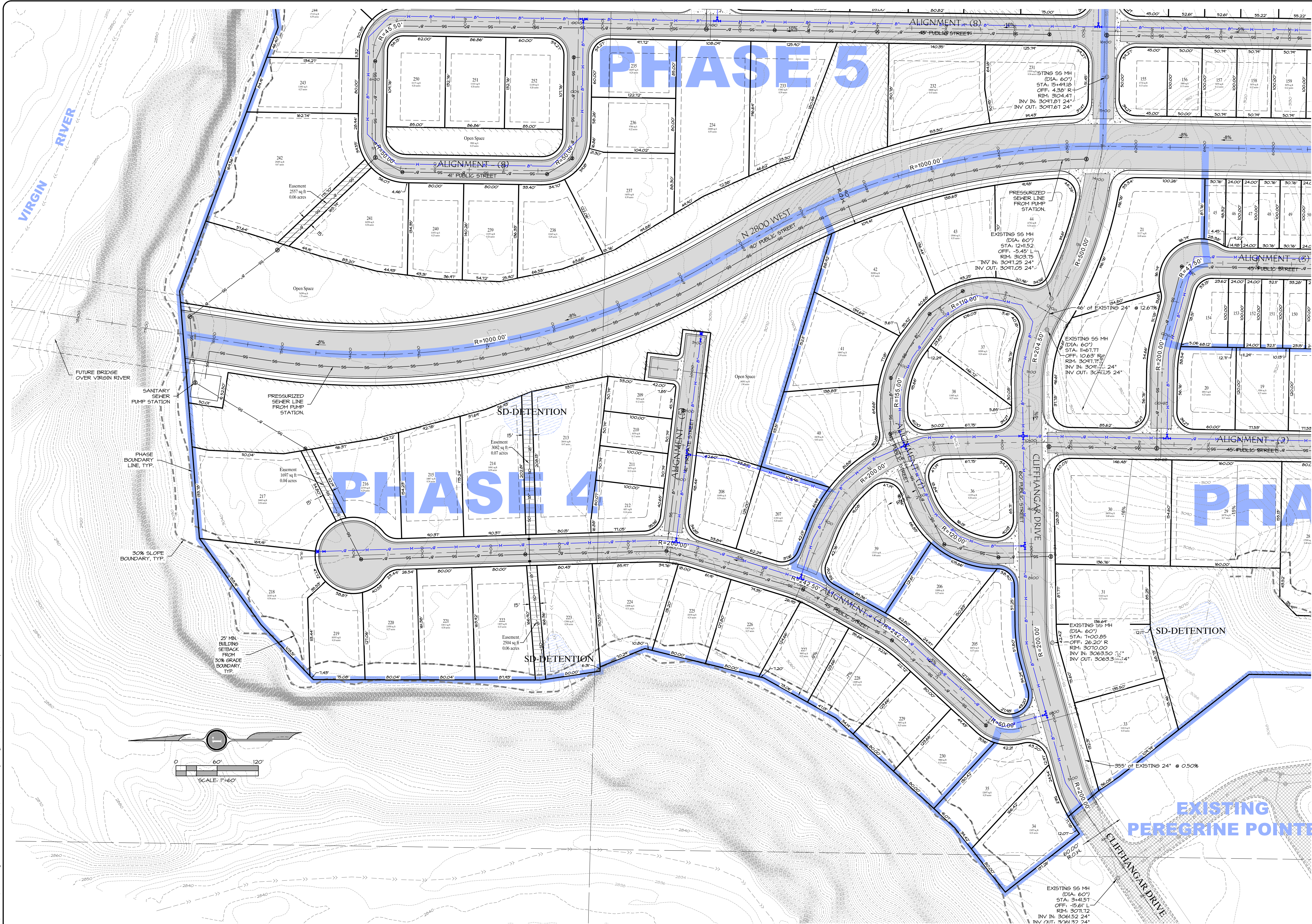


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PRELIMINARY PLAT - PHASE 3
FOR
PEREGRINE POINTE EAST/SKY MOUNTAIN WEST
HURRICANE
UTAH

SHEET
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4 OF 6 SHEETS

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DESIGNED BY:	DSN
CHECKED BY:	RAR
DWG:	Preliminary Plat
DATE:	
REVISIONS:	

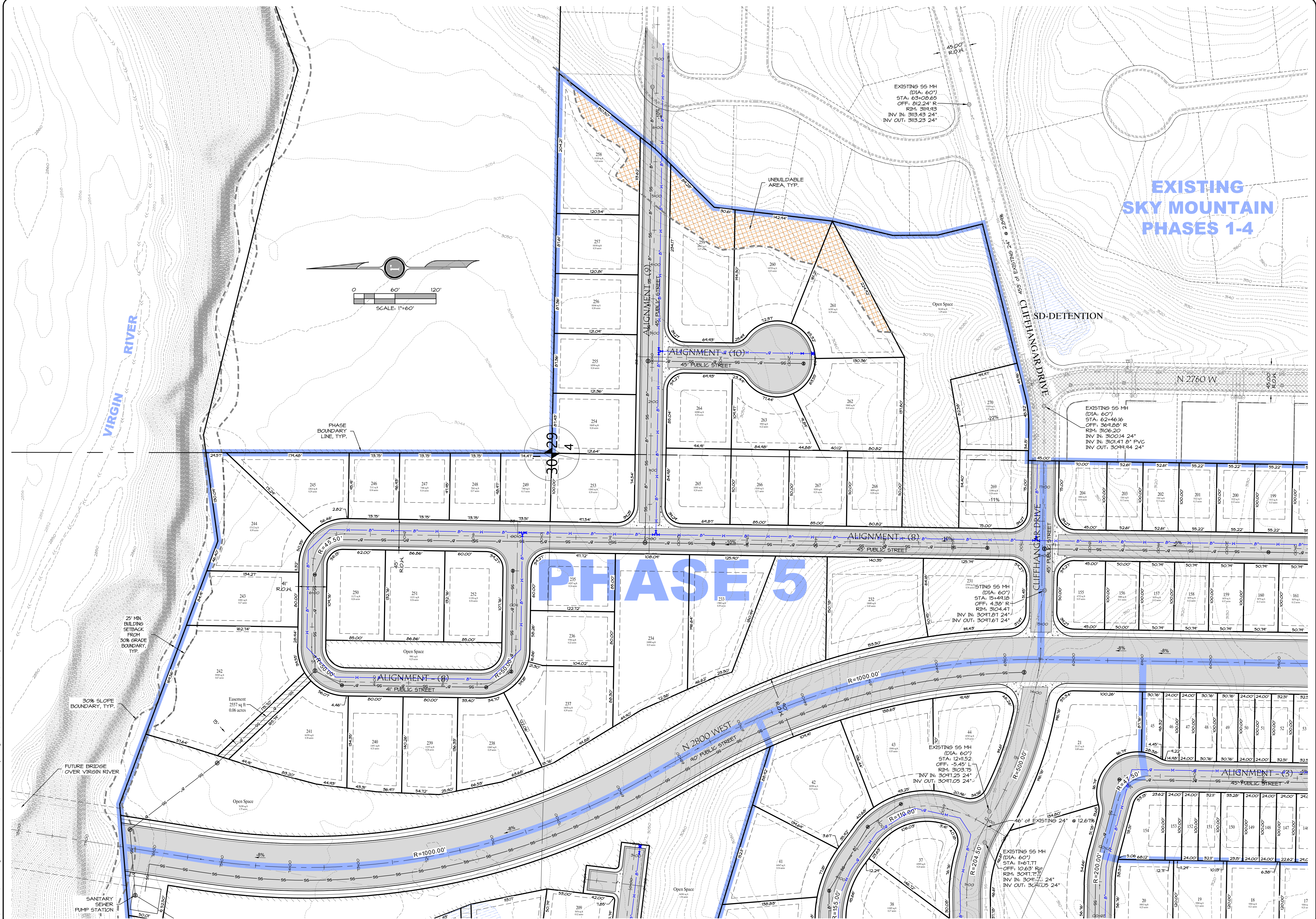
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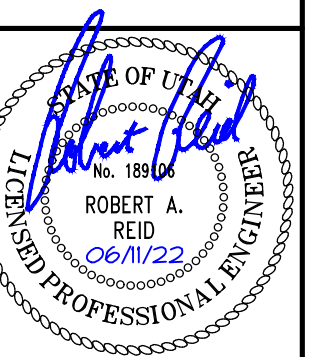
PRELIMINARY PLAT - PHASE 4
FOR
PEREGRINE POINTE EAST/SKY MOUNTAIN WEST
HURRICANE
UTAH

STATE OF UTAH
No. 1814
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PROFESSIONAL ENGINEER

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5
5 OF 6 SHEETS

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352 East Riverside Drive
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AGREEMENT

Between

Washington County Sheriff's Office/Purgatory Correctional Facility

And

Hurricane City (hereinafter "Entity")

WHEREAS, the Washington County Sheriff's Office/Purgatory Correctional Facility ("PCF") desires to provide work opportunities to eligible inmates as an incentive and reward for good behavior; and

WHEREAS, PCF incurs administrative expenses administering and supervising inmate work programs; and

WHEREAS, the Entity regularly has service work opportunities available and would benefit from the assistance of inmates; and

WHEREAS, PCF desires to facilitate the creation and maintenance of a program to utilize the work of inmates at various sites within the limits of Washington County; and

WHEREAS, inmate work programs are authorized by Utah Code Ann. § 64-13-16 and 64-13-19 (1953, as amended).

THEREFORE, PCF and Entity (the "Parties") agree as follows:

1. Entity will:
 - A. Pay PCF, in accordance with the fee schedule as established in Exhibit A for each work hour or work day to help establish and defray the expenses of establishing and supervising an inmate work program in Washington County.
 - B. Identify and prepare work activities at various roadways within the limits of Washington County for eligible PCF inmates.
 - C. Notify PCF and coordinate the PCF's program supervisor at least one week in advance the location of the site and the type of work Entity desires inmates to perform.
 - D. Provide tools and equipment (excluding trailer and port-o-potty) necessary to accomplish such projects.
2. PCF will:
 - A. Establish a program to provide a work crew of up to 6 and no less than 4 PCF inmates to perform work activities at sites designated by Entity. The work activities will be performed five days per week for up to six hours per day at such times as determined by PCF.
 - B. Assign a program supervisor to coordinate the program and schedule the specific time of performance of work under the program in consultation with Entity.

- C. Provide Entity with a shareable web based calendar that shows Entity the inmate working schedule.
- D. Assure that inmates performing work under this program are eligible for off property, outside compound supervision (level 4 inmates as classified by the Utah State Department of Corrections "Minimum Standards for Custody Levels").
- E. Transport the inmates to and from the various work sites within Washington County.
- F. Provide at least one Corrections Certified Officer or Deputy to supervise the inmates while working at the designated sites.
- G. Provide basic hand tools as needed, such as gloves, shovels, picks, rakes, trailer and port-o-potty while working in this capacity.
- H. Provide food and water for inmates and their PCF supervisor during work activities under this Agreement.
Maintain full responsibility for inmates while they are performing work in the County or are in route to and from PCF.

3. The Parties agree:

- A. Neither party to this Agreement shall compel any inmate to perform involuntary labor.
- B. The Entity is not the legal employer of any inmate performing the services under this Agreement. Inmates performing services under this Agreement are not considered an employee, worker, workman, or operative for purposes of Title 34A, Chapter 2, Workers Compensation Act, except as required by federal statute or regulation.
- C. That this Agreement may be terminated, with or without cause, by either party upon 15 calendar days prior written notice being given to the other party either by personal service or via certified United States mail to:

Sheriff
Washington County Sheriff's Office/
Purgatory Correctional Facility
750 South 5400 West
Hurricane, UT 84737

Entity
Hurricane City
147 North 870 West
Hurricane, UT 84737

- D. Nothing in this Agreement compels PCF to provide inmate workers on any particular day if:
 - 1. An insufficient number of qualified inmates voluntarily participates in the program; or
 - 2. PCF determines in its best judgment that allowing inmates to participate in the program is inappropriate for any reasonable corrections related objectives; or
 - 3. PCF staffing levels are not adequate for the program.
- E. Each party will indemnify, save harmless, and release the other party, and all its officers, agents, volunteers and employees from and against any and all

loss, suites, actions, legal proceedings, claims, demands, damages, injury, costs, expenses, and attorney's fees arising out of the performance of this Agreement caused by the intentional or negligent acts or omissions of itself, its officer, agents, volunteers, or employees.

F. The term of this Agreement shall be for one calendar year from the date of execution. The Parties contemplate that the program established by this Agreement will be reviewed and this Agreement may be revised and renewed after its expiration for such additional terms as the Parties may agree to in writing.

G. This Agreement was fully executed on this day 1 of March, 2022

Sheriff
Washington County Sheriff's Office/
Purgatory Correctional Facility
750 South 5400 West
Hurricane, UT 84737

Entity

Sheriff: [Signature]
Dated: 3/11/22

By: _____
Dated: _____

[Signature]
Washington County Commission
Chairman

[Signature]
Washington County Clerk-Auditor

Municipal Entity Fee Schedule (Exhibit A)

2022 Administrative Expense Rate:

\$75/hour

\$450/day

RESOLUTION NO. 2022-29

A RESOLUTION OF THE CITY OF HURRICANE, A MUNICIPAL CORPORATION OF UTAH, ADOPTING A SCHEDULE OF FEES FOR SERVICES PROVIDED AND CHARGED AT THE HURRICANE CITY ANIMAL SHELTER.

WHEREAS, the City of Hurricane offers a variety of services in conjunction with the Hurricane City Animal Shelter;

WHEREAS, certain expenses are associated with these services;

WHEREAS, the Hurricane City Council has determined the fees included in this Resolution are appropriate and are reasonably related to the purpose for which such fees are charged,

BE IT RESOLVED, by the Mayor and City Council of the City of Hurricane that the following fees shall apply to the services provided by the Hurricane City Animal Shelter:

Adoption Fees:

Dog	\$60.00
Cat	\$50.00

Owner Release Fees:

Dog	\$50.00
Cat	\$50.00
Small Furry	\$40.00

Dog License (Limit of 4 dogs):

Spayed/Neutered	\$10.00
Not Spayed/Neutered	\$25.00

Dog License Late Fee (in addition to above) \$20.00 per transaction

Replace Missing Tag	\$20.00
Transfer License	\$5.00

Impound:

Dog- in addition to citation after 1st offense

1 st Confinement	\$25.00
2 nd Confinement	\$50.00
3 rd Confinement	\$75.00
4 th Confinement	\$100.00

Cat

1 st Confinement	Free
2 nd & Subsequent	Boarding Fee
Boarding Fee-	\$10.00 per day

This Resolution shall become effective the 1st day of July 2022.

PASSED AND APPROVED this 16th day of June, 2022.

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 16th day of June, 2022. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

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

Cindy Beteag

RESOLUTION NO. 2022-30

A RESOLUTION OF THE CITY OF HURRICANE, A MUNICIPAL CORPORATION OF UTAH, ADOPTING A SCHEDULE OF FEES FOR SERVICES PROVIDED AND CHARGED FOR GRAMA DOCUMENTS ASSOCIATED WITH THE HURRICANE CITY POLICE DEPARTMENT

WHEREAS, Pursuant to Utah Code Section 63G-2-203, Hurricane City is authorized to charge a reasonable fee to cover its actual cost of providing a record requested under the Utah Government Records Access and Management Act (GRAMA);

WHEREAS, when compiling a record that is maintained by the City, Hurricane City is authorized pursuant to Utah Code Section 63G-2-203 to charge: (i) the cost of staff time for compiling, formatting, manipulating, packaging, summarizing, or tailoring the record either into an organization or media to meet the records request and (ii) the cost of staff time for search, retrieval, and other direct administrative costs for complying with a request;

WHEREAS, when compiling a record that is the result of computer output other than word processing, Hurricane City is authorized under Utah Code Section 63G-3-203(2) to charge the actual incremental cost of providing the electronic services and products together with a reasonable portion of the costs associated with formatting or interfacing the information for particular users, as well as other corresponding administrative costs;

WHEREAS, GRAMA fees may be established by the City Council by adopting a formal, written policy, which the City Council does through the adoption of this Resolution;

WHEREAS, the Hurricane City Council has determined the fees set forth in this Resolution comply with the Utah Governmental Records Access and Management Act and are reasonably related to the purpose for which such fees are charged.

BE IT RESOLVED, by the Mayor and City Council of the City of Hurricane that, except as superseded by Utah Code Section 63G-3-203, the following fees shall apply to the GRAMA requests associated with the Hurricane City Police Department:

Description of Fee	Fee Amount
Fee for staff time in complying with the GRAMA request	The number of staff hours expended complying with the GRAMA request pursuant to Utah Code Section 63G-2-203, as amended, multiplied by the hourly rate of the staff member(s) responding to the request, which rate shall not exceed the salary of the lowest paid employee who, in the discretion of the custodian of records, has the necessary skill and training to perform the request.
Fee for producing police reports	\$5.00 for the first twenty (20) pages, and \$0.25 per page thereafter
Fee for producing printed photos (four photos per page)	\$8.00 for up to 4 pages, plus \$0.50 per additional photo

Fee for producing photos via a downloadable link	\$10.00 for up to 20 photos, plus \$0.50 per additional photo
Video redaction fee for videos produced in compliance with a GRAMA request	\$65.00

The fees accrued for each category described above may be cumulative, if applicable. The fees set forth in this Resolution shall become effective the 1st day of July 2022.

PASSED AND APPROVED this 16th day of June, 2022.

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 16th day of June, 2022. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

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

Cindy Beteag

RESOLUTION NO. 2022-31

**A RESOLUTION OF THE CITY OF HURRICANE, A MUNICIPAL CORPORATION
OF UTAH, ADOPTING A SCHEDULE OF FEES FOR SERVICES PROVIDED AND
CHARGED FOR LAW ENFORCEMENT SERVICES**

WHEREAS, services are offered by the Hurricane City Police Department for oversized load escorts and security for private and public events;

WHEREAS, the Hurricane City Police Department is authorized to charge for its costs related to these services;

WHEREAS, pursuant to Rule R909-2-17 of the Utah Administrative Code, all costs for certified police escorts of oversized loads shall be assumed by the permittee;

WHEREAS, the Hurricane City Police Department's costs to provide oversized load escorts and security for private and public events have increased as a result of increases in wages, benefit expenses, and administrative fees;

WHEREAS, City Council has determined the fees included in this Resolution are appropriate and are reasonably related to the purpose for which such fees are charged.

BE IT RESOLVED, by the Mayor and City Council of the City of Hurricane that the following fees shall apply to the City Police Department:

Description of Fee	Fee Amount
Oversize Load Escort Service Fees	\$600.00 for first two (2) hours, plus \$100.00 per hour per officer for each additional hour, with partial hours being rounded up to the nearest one-fourth (1/4) hour.
Security Service Fees for Public or Private Events	\$100.00 per hour per officer, with partial hours being rounded up to the nearest one-fourth (1/4) hour.

The fees set forth in this Resolution shall become effective the 1st day of July, 2022.

PASSED AND APPROVED this 16th day of June, 2022.

Nanette Billings, Mayor

Attest:

Cindy Beteag, Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 16th day of June, 2022. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

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

Cindy Beteag

ORDINANCE NO 2022-35

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE
OF A PORTION OF THE DIXIE HEIGHTS SUBDIVISION FROM R1-10 TO R1-10 PDO

WHEREAS, Utah Code 10-9a allows Cities to regulate land use within their boundaries,

WHEREAS, the proposed amendment is generally compatible with the current General Plan's map for future use; and

WHEREAS, the proposed amendment is generally harmonious with the surrounding community; and

WHEREAS, the services are sufficient in the area to support the proposed use; and

WHEREAS, the proposed zone change will have a minimal impact on the surrounding development.

BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF HURRICANE CITY THAT

1. The proposed zone change for H-DXH-1-1, H-DXH-1-2, H-DXH-1-3, H-DXH-1-4, H-DXH-1-5, H-DXH-1-6, H-DXH-1-7, H-DXH-1-8, H-DXH-1-9, and a portion of H-4-2-13-14921 from R1-10 to R1-10 Planned Development Overlay is approved.
2. That the attached site plan is approved and shall act as the boundary map for the proposed zone map.

PASSED AND APPROVED on this 16th day of June 2022.

Hurricane City

Mayor

Attest:

Cindy Beteag, City Recorder



STAFF COMMENTS

Agenda Date:	06/16/2022
Application Number:	2022-ZC-27 and Ordinance 2022-35
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Enhanced Home Builders/SH Rental Holdings LLC
Agent:	Brent Moser
Request:	A zone change from R1-10 to R1-10 with a PDO
Location:	Approximately 2470 S and 3870 W
Zoning:	R1-10
General Plan Map:	Planned Community and Single Family

Planning Commission Recommendation

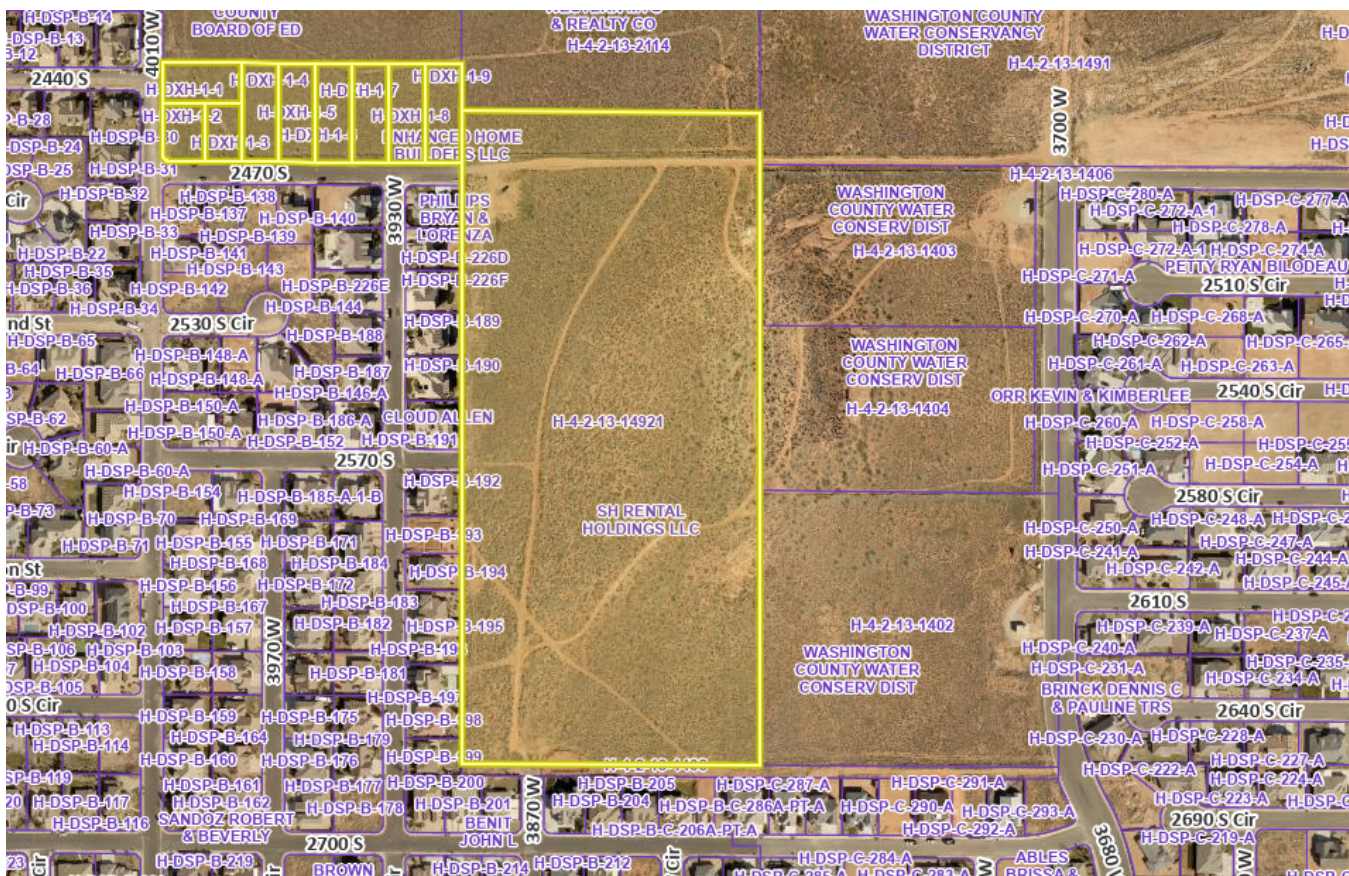
The Planning Commission gave a positive recommendation for the proposed zone change with the following conditions:

1. That the zone change only applies to the first nine lots in phase 1 (the Northwestern section of development on 2470 S and 4010 W.
2. That the applicant complies with concerns listed within this report and concerns brought up by Fire about ensuring there is adequate separation of buildings.

Discussion:

This is not a zone change to change the existing zoning but to add a Planned Development Overlay to allow the project to reduce the setbacks. No other change in layout or residential unit type is being proposed. This is for the Dixie Heights subdivision in the north-central edge of Dixie Springs. Infrastructure is already being put in for this project and this property is part of the Sand Hollow Gateway Public Infrastructure District.

	Zoning	Adjacent Land Use
North	R1-10	Undeveloped currently, later stages of Sand Hollow Gateway PID
East	R1-10	Single Family Homes (Dixie Springs)
South	R1-10	Single Family Homes (Dixie Springs), later phases of Dixie Heights
West	PF, R1-10	Open Space and Single Family Homes (Dixie Springs)



PLANNED COMMUNITY: Master planned communities should be complete communities that offer a mixture of housing types and supporting uses such as neighborhood and supporting commercial uses, offices, churches, schools, and parks. Development in this designation should take into account the character of existing surrounding development.

SINGLE FAMILY: 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.

Adding a PDO does not change the approved underlying zoning of R1-10. Applicants do not show any attempt to deviate from single family homes even with the added flexibility of a PDO, just reduce the setbacks. R1-10 PDO zoning complies with the General Plan for Planned Community and Single Family.

2. Is the proposed amendment harmonious with the overall character of existing development in the subject property's vicinity?

Response: Most of the surrounding area is Dixie Springs. This plan is harmonious with Dixie Springs in many ways and reduced setbacks won't change that.

3. Will the proposed amendment affect the adjacent property?

Response: The applicant has said that they only want a PDO to reduce the setbacks. This change from the previously approved plan would have no effect on neighboring properties.

4. Are public facilities and services adequate to serve the subject property?

Response: Yes, most utilities already exist in the area as part of other developments and the developer is putting in infrastructure for this project right now.

JUC Comments

1. **Power:** No comments
2. **Sewer:** No issues with zone change. 8" lines in 2470 S and 3930 W.
3. **Streets:** No concerns with zone change
4. **Water:** No concerns
5. **Engineering:** Correct legal descriptions and survey details. Narrative doesn't make sense. Retaining walls are planned in phase 2, homes must meet setbacks from retaining walls as laid out in the geotech report.
6. **Fire:** Hydrant spacing looks good

Items to Consider

The following are key items to consider:

.

- While a PDO would grant the applicant greater flexibility regarding housing types and lot sizes, the applicant has submitted the current preliminary plat as the PDO site plan, except for the reduced setbacks, the applicant has proposed no other changes.
- The preliminary site plan submitted does not show the entirety of the Dixie Heights development. Staff would recommend they apply the PDO to the entire development now rather than in the future.
- Setbacks: The applicant has indicated they are only interested in reducing the side setbacks

	R1-10	PDO
Front	25 feet	19 from back of curb, 20 from back of sidewalks
Side	10 feet	15 feet aggregate, minimum five feet
Rear	10 feet	10 feet
Street side	20 feet	10 feet

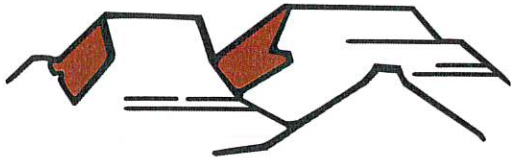
- While staff generally finds the PDO setbacks acceptable, there has been a desire recently from staff and members of the development community to make the setback requirements more usable and easier to understand.
- During a review prior to Planning Commission, but after fire's official review, the fire chief raised concerns about having reduced side setbacks. His main concern was that with a minimum of 5, you could have two homes that were 10' apart with a wall between, making access to the side of the house very difficult.

Findings:

Staff makes the following findings:

1. The proposed zone change is generally compatible with the current General Plan Map and goals.
2. The proposed zone change is generally in harmony with the overall character of the existing development.
3. The proposed zone change will not have an impact on the area if this current plan is followed.
4. The services are adequate for the development.

Recommendation: Staff recommends the City Council review this application and the zone change based on standards and consider residents' comments. Staff recommends approval of this zone change subject to staff and JUC comments.



PLANNING & ZONING
HURRICANE CITY
UTAH

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

ZONE CHANGE APPLICATION

For office use only: \$500.00 Fee
File No. 2622-ZC-27
Receipt No. 0-158742

Name: Enhanced Home Builders/SH Rental Holdings LLC Telephone: 16 N 1210 W St. George, UT 84770
Address: 2572 W 280 N Hurricane, UT 84737 Fax No. _____
Email: enhancedhomesofutah@gmail.com Agent Email: Same
Agent (If Applicable): Brent Moser Telephone: 801-793-0346
Address/Location of Subject Property: Approx. 2470 S. 3870 W
H-DXH-1-1, H-DXH-1-2, H-DXH-1-3, H-DXH-1-4, H-DXH-1-5
Tax ID of Subject Property: H-DXH-1-6, H-DXH-1-7, H-DXH-1-8, H-DXH-1-9 Existing Zone District: R1-10
H-4-2-13-14921
Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) Existing R1-10
with proposed PDD overlay zone

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

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

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

(Office Use Only)

Date Received: _____ Application Complete: YES _____ NO _____

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

Corporate Warranty Deed Page 1 of 5
 Gary Christensen Washington County Recorder
 07/22/2021 02:59:04 PM Fee \$40.00 By
 SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
 SH Rental Holdings, LLC, a Utah limited liability
 company
 16 North 1210 West
 St. George, UT 84770



**SOUTHERN UTAH
 TITLE COMPANY**
 "Doing good Deeds for over 70 years"
 sutc.com

Order No. 219441 - RIH
 Tax I.D. No. H-4-2-13-2114 and H-4-2-13-1492

Space Above This Line for Recorder's Use

WARRANTY DEED

Corporate Form

Western Mortgage & Realty Company, a Washington Corporation, organized and existing under the laws of the State of Washington with its principal office at Pasco, County of Franklin, State of Washington, grantor(s), hereby

CONVEYS and WARRANTS to

SH Rental Holdings, LLC, a Utah limited liability company, grantee(s) of St. George, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

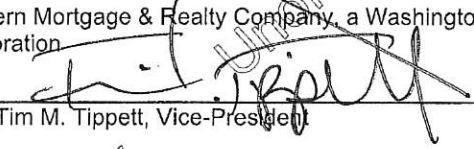
See Water Rights Addendum to Land Deeds attached hereto and made a part hereof

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor(s) has/have caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 17th day of July, 2021.

Western Mortgage & Realty Company, a Washington Corporation

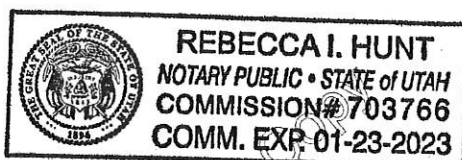
By: 

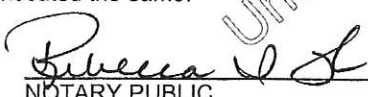
Tim M. Tippet, Vice-President

STATE OF Utah)

COUNTY OF Washington) ss

On the 17th day of July, 2021, personally appeared before me, Tim M. Tippet, who being by me duly sworn, did say that the said Tim M. Tippet is the Vice-President of Western Mortgage & Realty Company, a Washington Corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and Tim M. Tippet duly acknowledged to me that said corporation executed the same.




 NOTARY PUBLIC

My Commission Expires:

Attachment to that certain Corporate Warranty Deed executed by Western Mortgage & Realty Company, a Washington Corporation grantor(s), to SH Rental Holdings, LLC, a Utah limited liability company grantee(s).

Order No. 219441

Tax I.D. No. H-4-2-13-2114 and H-4-2-13-1492

EXHIBIT "A"

Parcel 1:

Beginning at a point that is on the, said point lies South 88°30'59" East along the Section Line 1,967.82 feet and South 876.53 feet from the Northwest Corner of Section 13, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence South 88°30'59" East 661.39 feet to the Center Section Line of said Section 13; thence South 01°09'52" West along said Center Section line 1,434.95 feet to the North Line of the Washington County Water Conservancy District Parcel H-4-2-13-1408; thence North 88°38'55" West along said North Line 661.09 feet to the Northeasterly Line of Dixie Springs Plat B Second Amended Subdivision, as on file in the Washington County Recorder's Office; thence North 01°09'10" East along said Line 1,321.55 feet; thence North 01°09'09" East 114.92 feet to the point of beginning.

*Dixie heights phase 2 legal description (less wcwcd parcel) (Labeled as such for reference purposes only)

Initials 

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Western Mortgage & Realty Company, a Washington Corporation

Grantee: SH Rental Holdings, LLC, a Utah limited liability company

Tax ID Number(s): H-4-2-13-2114 and H-4-2-13-1492

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only

- 1 ☐ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.
 2 ☐ Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)
 3 ☒ No water rights are being conveyed.
 4 ☐ Water rights are being conveyed by separate deed.

Proceed to Section

A

B

C

C

Important Notes
(see other side)

Section		Important Notes (see other side)
A	The water right(s) being conveyed include Water Right No(s) along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights (Proceed to Section C)	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) ☐ All of Water Rights No(s). ☐ acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses ☐ acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N1 N4 N5 N5 N2
C	Disclosures By Grantor: (check all boxes that apply) ☐ Grantor is endorsing and delivering To Grantee stock certificates for Shares stock in the following water company: ☐ Culinary water service is provided by: ☐ Outdoor water service is provided by: ☒ There is no water service available to Grantor's Parcel(s). ☐ Other water related disclosures:	N6 N7 N8 N9 N10

Attach and sign additional copies of this form if more space is needed.

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: Western Mortgage & Realty Company, a Washington Corporation

Tim M. Tippet, Vice President

Grantee's Acknowledgment of Receipt: SH Rental Holdings, LLC, a Utah limited liability company

Grantee's Address: 16 North 1210 West, St. George, Utah 84770

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Western Mortgage & Realty Company, a Washington Corporation
 Grantee: SH Rental Holdings, LLC, a Utah limited liability company
 Tax ID Number(s): H-4-2-13-2114 and H-4-2-13-1492

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only

- 1 ☐ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.
 2 ☐ Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)
 3 ☒ No water rights are being conveyed.
 4 ☐ Water rights are being conveyed by separate deed.

Proceed to Section

A
BC
CImportant Notes
(see other side)

Section		
A	The water right(s) being conveyed include Water Right No(s) along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights (Proceed to Section C)	N1 N2 N3
B	Only the following water rights are being conveyed; (check all boxes that apply) ☐ All of Water Rights No(s) ☐ acre-feet from Water Right No. for families ☐ acres of irrigated land; stock water for Equivalent Livestock Units; and/or for the following other uses ☐ acre-feet from Water Right No. for families ☐ acres of irrigated land; stock water for Equivalent Livestock Units; and/or for the following other uses Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N1 N4 N5 N5 N2
C	Disclosures By Grantor: (check all boxes that apply) ☐ Grantor is endorsing and delivering To Grantee stock certificates for Shares stock in the following water company: ☐ Culinary water service is provided by: ☐ Outdoor water service is provided by: ☒ There is no water service available to Grantor's Parcel(s). ☐ Other water related disclosures:	N6 N7 N8 N9 N10

Attach and sign additional copies of this form if more space is needed.

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: Western Mortgage & Realty Company, a Washington Corporation

Tim M. Tippet, Vice-President

Grantee's Acknowledgment of Receipt: SH Rental Holdings, LLC, a Utah limited liability company

Anthony M. Larson, Manager

Brent E. Moser, Manager

Grantee's Address: 2575 West 280 North, Hurricane, Utah 84737

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

NOTES TO WATER RIGHTS ADDENDUM TO LAND DEEDS

Please read the following notes carefully in order to avoid problems and the possible loss of the water rights being conveyed in connection with this transaction.

The mere purchase of a water right does not guarantee: (1) that the water right is in good standing with the Utah Division of Water Rights; (2) that the owner has clear title to the water right; (3) that the Division will recognize the ownership change; or (4) that the Division will approve any proposed changes or extensions regarding the water right. You are encouraged to conduct proper "due diligence" research into any water right before purchasing it.

- N1 Once this Water Rights Addendum has been recorded at the County Recorder's Office, Grantee must prepare a "Report of Water Right Conveyance" or "ROC" (available from the Utah Division of Water Rights) and file it with the Utah Division of Water Rights in order to: (1) have the Division's records updated with current ownership and address information; (2) file any application on these water rights; and (3) receive notifications concerning deadlines and other essential information pertaining to these rights. **Failure to do so PROMPTLY may result in the loss of these water rights.** Help with reviewing the water rights and completing the ROC can be obtained from the Utah Division of Water Rights and/or water professionals, such as attorneys, engineers, surveyors, and title professionals with experience in water rights and water law.
- N2 A water right often has one or more applications on file with the Utah Division of Water Rights that affect that water right, such as change applications, extension requests, and non-use applications. These applications should be transferred with the water right. The Grantee should review the water right applications and other documents on file with the Utah Division of Water Rights.
- N3 Water rights owned by the Grantor and used on Grantor's Parcel may be "appurtenant" to Grantor's Parcel. Not all appurtenant water rights have been assigned a water right number because not all water rights are "of record." If Section A is being completed, this conveyance includes all appurtenant water rights, whether or not they are listed by water right number or are of record. Grantee should investigate each water right listed and determine if there are any water rights that are not of record. If there are water rights not of record, Grantee should seriously consider making them of record by filing the appropriate forms with the Utah Division of Water Rights.
- N4 100% of the water rights listed here are being conveyed to Grantee. A Report of Water Right Conveyance (see N1 above) should be filed on each water right listed here. The Water Rights listed in Section B may not provide sufficient water for all of the historic water uses.
- N5 Less than 100% of the water right listed is being conveyed to Grantee. The exact portion to be conveyed, expressed in terms of the beneficial uses associated with this portion of the water right must be described. This description generally consists of: (1) the number of families for domestic (indoor culinary) uses (generally quantified as 0.45 acre-feet per family for a year-round residence and 0.25 acre-feet per family for a seasonal residence); (2) the number of acres irrigated (this involves issues of "irrigation duty" [the number of acre-feet of water allowed per acre of irrigated land] and "sole supply/supplemental supply" [the amount of water allocated to each water right when more than one right is used on the same land or for the same livestock]; and (3) the number of livestock being watered (expressed in terms of equivalent livestock units or "ECUS" which are quantified at the rate of 0.028 acre-feet per EAU for full-year use. Any other uses being conveyed should be similarly described. Help with evaluating, quantifying, and/or describing the uses can be obtained from the Utah Division of Water Rights and/or water professionals.
- N6 Shares of stock in water companies (including irrigation, canal, and ditch companies) are generally not transferred by deed. Each company has procedures for transferring ownership. The company should be contacted to ascertain the appropriate procedures to follow. The most common procedure is for the Grantor to endorse and deliver the stock certificate to the Grantee, who then presents that certificate to the company for issuance of a new certificate in the Grantee's name. If another procedure is to be followed, that should be noted on the "Other water related disclosures" line in Section C of this form. Each company also defines how much water is associated with a particular share and what fees and assessments are charged. The Grantee should contact the company about all such issues.
- N7 If culinary water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N8 If outdoor/secondary/irrigation water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N9 If this box is checked, the Grantee should investigate what water IF ANY is available for use on the Grantor's Parcel.
- N10 This space should be used for any other information that the Grantor has which is relevant to water issues associated with the Grantor's Parcel.

The Utah Division of Water Rights (often referred to as the State Engineer's Office) is located at 1594 W. North Temple, Suite 220, PO Box 146300, Salt Lake City, Utah 84114-6300 Telephone: 801-553-7240 Web Address: www.waterrights.utah.gov

Corporate Warranty Deed Page 1 of 4
 Gary Christensen Washington County
 Recorder
 07/16/2021 01:04:07 PM Fee \$40.00 By
 SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
 Enhanced Home Builders, LLC, a Utah Limited Liability
 Company
 2572 West 280 North
 Hurricane, UT 84737



**SOUTHERN UTAH
 TITLE COMPANY**
 "Doing good Deeds for over 70 years"
 sutc.com

Order No. 219571 - RIH
 Tax I.D. No. H-4-2-13-2114

Space Above This Line for Recorder's Use

WARRANTY DEED

Corporate Form

Western Mortgage & Realty Company, a Washington Corporation, organized and existing under the laws of the State of Washington with its principal office at Pasco, County of Franklin, State of Washington, grantor(s), hereby

CONVEYS and WARRANTS to

Enhanced Home Builders, LLC, a Utah Limited Liability Company, grantee(s) of Hurricane, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

See Water Rights Addendum to Land Deeds attached hereto and made a part hereof

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor(s) has/have caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 7 day of July, 2021.

Western Mortgage & Realty Company, a Washington Corporation

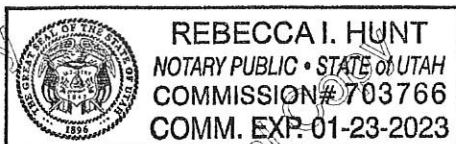
By: 

Tim M. Tippet, Vice-President

STATE OF Utah)

COUNTY OF Washington) ss.

On the 16 day of July, 2021, personally appeared before me, Tim M. Tippet, who being by me duly sworn, did say that the said Tim M. Tippet is the Vice-President of Western Mortgage & Realty Company, a Washington Corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and Tim M. Tippet duly acknowledged to me that said corporation executed the same.




 NOTARY PUBLIC

My Commission Expires:

Attachment to that certain Corporate Warranty Deed executed by Western Mortgage & Realty Company, a Washington Corporation grantor(s), to Enhanced Home Builders, LLC, a Utah Limited Liability Company grantee(s).

Order No. 219571
Tax I.D. No. H-42-13-2114

EXHIBIT "A"

Beginning at a point that is on the Northerly line of Dixie Springs Subdivision as on file in the Washington County Recorder's Office, said point lies South 88°30'59" East along the Section Line 1,308.29 feet and South 773.23 feet; from the Northwest Corner of Section 13, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence South 88°30'03" East 661.61 feet; thence South 01°09'09" West 218.01 feet to said Northerly Line of Dixie Springs; thence North 88°30'02" West along said Northerly Line 661.57 feet; thence North 01°08'32" East along said Northerly Line 218.00 feet to the point of beginning.

"Dixie heights phase 1 legal description"(Labeled as such for reference purposes only)

Initials WV

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Western Mortgage & Realty Company, a Washington Corporation

Grantee: Enhanced Home Builders, LLC, a Utah Limited Liability Company

Tax ID Number(s): H-4-2-13-2114

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only

- 1 ☐ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.
 2 ☐ Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)
 3 ☒ No water rights are being conveyed.
 4 ☐ Water rights are being conveyed by separate deed.

Proceed to Section

A

B

C

C

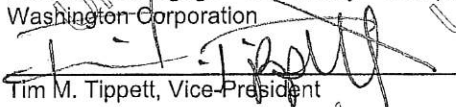
Important Notes
(see other side)

Section		
A	The water right(s) being conveyed include Water Right No(s) along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights (Proceed to Section C)	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) ☐ All of Water Rights No(s). ☐ acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses ☒ acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N1 N4 N5 N5 N2
C	Disclosures By Grantor: (check all boxes that apply) ☐ Grantor is endorsing and delivering To Grantee stock certificates for Shares stock in the following water company: ☐ Culinary water service is provided by: ☐ Outdoor water service is provided by: ☒ There is no water service available to Grantor's Parcel(s). ☐ Other water related disclosures:	N6 N7 N8 N9 N10

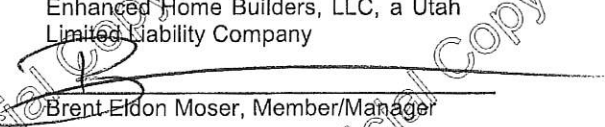
Attach and sign additional copies of this form if more space is needed.

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: Western Mortgage & Realty Company, a Washington Corporation


 Tim M. Tippet, Vice-President

Grantee's Acknowledgment of Receipt: Enhanced Home Builders, LLC, a Utah Limited Liability Company


 Brent Eldon Moser, Member/Manager

Grantee's Address: 2572 West 280 North, Hurricane, Utah 84737

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

NOTES TO WATER RIGHTS ADDENDUM TO LAND DEEDS

Please read the following notes carefully in order to avoid problems and the possible loss of the water rights being conveyed in connection with this transaction.

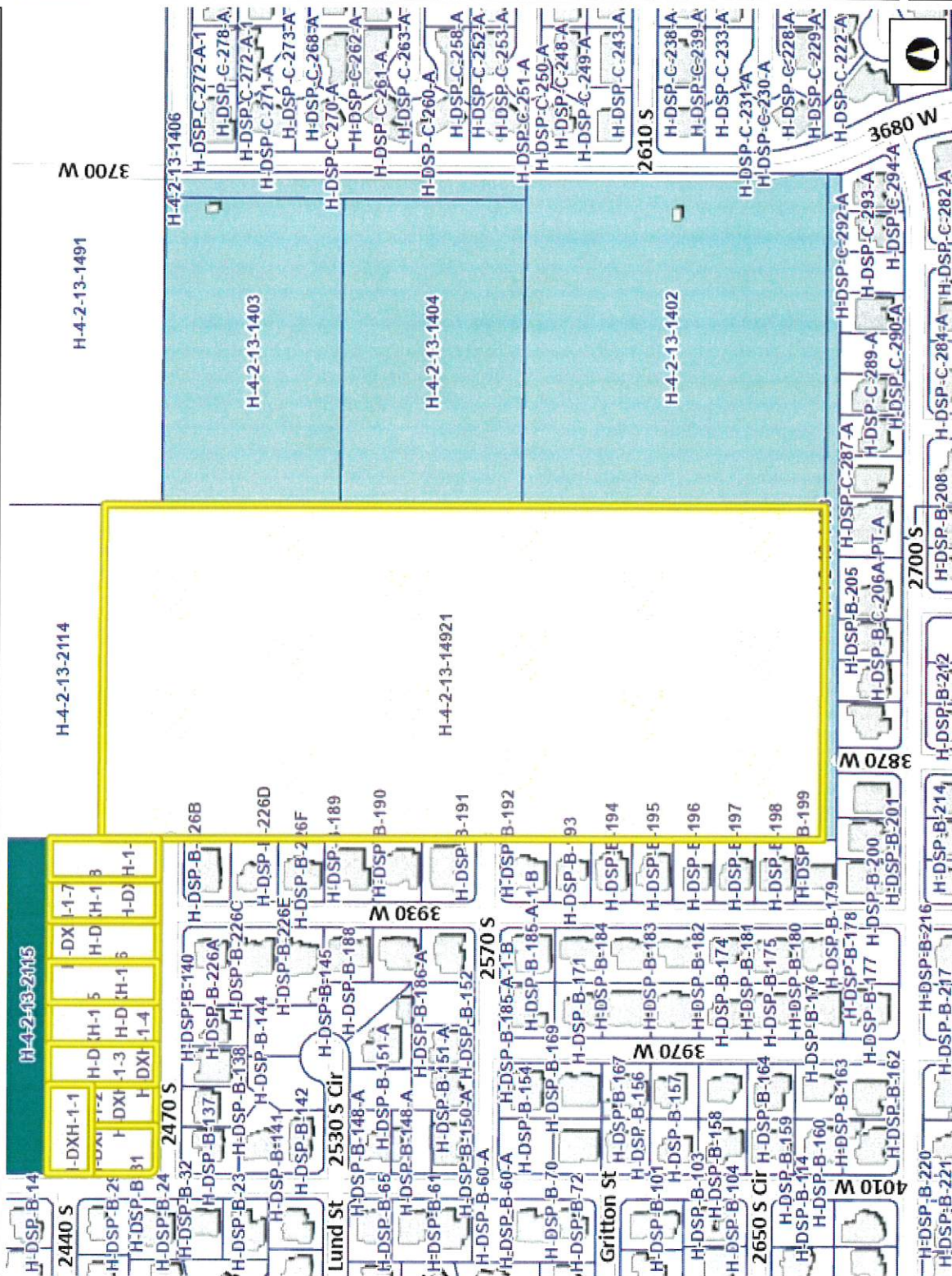
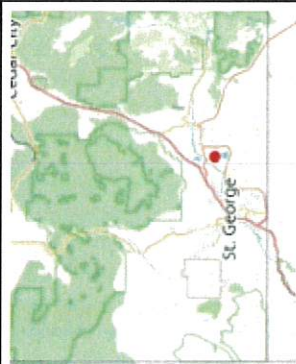
The mere purchase of a water right does not guarantee: (1) that the water right is in good standing with the Utah Division of Water Rights; (2) that the owner has clear title to the water right; (3) that the Division will recognize the ownership change; or (4) that the Division will approve any proposed changes or extensions regarding the water right. You are encouraged to conduct proper "due diligence" research into any water right before purchasing it.

- N1 Once this Water Rights Addendum has been recorded at the County Recorder's Office, Grantee must prepare a "Report of Water Right Conveyance" or "ROC" (available from the Utah Division of Water Rights) and file it with the Utah Division of Water Rights in order to: (1) have the Division's records updated with current ownership and address information; (2) file any application on these water rights; and (3) receive notifications concerning deadlines and other essential information pertaining to these rights. **Failure to do so PROMPTLY may result in the loss of these water rights.** Help with reviewing the water rights and completing the ROC can be obtained from the Utah Division of Water Rights and/or water professionals, such as attorneys, engineers, surveyors, and title professionals with experience in water rights and water law.
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Dixie Heights Zone Change



PHILLIPS BRYAN & LORENZA
H-DSP-B-226B
3925 W 2470 S
HURRICANE, UT 84737

WASHINGTON COUNTY WATER CONSERV DIST
H-4-2-13-1403
533 WATER WORKS WAY
SAINT GEORGE, UT 84770

WASHINGTON COUNTY WATER CONSERV DIST
H-4-2-13-1408
533 WATER WORKS WAY
SAINT GEORGE, UT 84770

HAWKINS ELI KIT TR
H-DSP-B-196
2629 S 3930 W
HURRICANE, UT 84737

BREWER PAUL ROBERT & MARIE LOUISE
H-DSP-B-198
2657 S 3930 W
HURRICANE, UT 84737

GOWER STEWART R & BECKY I
H-DSP-B-226C
2498 S 3930 W
HURRICANE, UT 84737

HITCHCOCK BUD EZEKIEL & YING J
H-DSP-B-200
3924 W 2700 S
HURRICANE, UT 84737

FEDIUK DAVID S & CHELISE
H-DSP-B-212
PO BOX 390983
KEAUHOU, HI 96739-0983

HOGAN SHELLY CHRISTENSEN TR
H-DSP-B-185-A-1-B
1869 E GUNDERSEN LN
HOLLADAY, UT 84124

GARNER J LANCE & SARALEE M
H-DSP-B-192
2573 S 3930 W
HURRICANE, UT 84737

HAYES FRANK E & DEBORAH J TRS
H-DSP-B-33
2508 S 4010 W
HURRICANE, UT 84737-7740

ENHANCED HOME BUILDERS LLC
H-DXH-1-5
2572 W 280 N
HURRICANE, UT 84737

ENHANCED HOME BUILDERS LLC
H-DXH-1-3
2572 W 280 N
HURRICANE, UT 84737

GUINN H DUANNE & DIANA T TRS
H-DSP-B-190
2545 S 3930 W
HURRICANE, UT 84737

WASHINGTON COUNTY WATER CONSERVANCY
H-4-2-13-1491
533 E WATERWORKS DR
SAINT GEORGE, UT 84770

WILD BRYAN S, ET AL
H-DSP-B-139
3977 W 2470 S
HURRICANE, UT 84737

PARRY JONATHAN W & RUBBY E
H-DSP-B-137
4001 W 2470 S
HURRICANE, UT 84737

CLOUD ALLEN
H-DSP-B-191
3926 W 2570 S
HURRICANE, UT 84737

WASHINGTON COUNTY BOARD OF ED
H-4-2-13-2115
121 W TABERNACLE
SAINT GEORGE, UT 84770

PEYSAR GLENDON W & DEBBIE C TRS
H-DSP-B-194
2597 S 3930 W
HURRICANE, UT 84737

CLARK FRED L TR
H-DSP-B-C-206A-PT-A
3820 W 2700 S
HURRICANE, UT 84737

CLARK BRENT B & LINDA W TRS
H-DSP-B-205
3834 W 2700 S
HURRICANE, UT 84737

CHICHIA CARLOS
H-DXH-1-7
1345 W 1600 N
PROVO, UT 84604

ENHANCED HOME BUILDERS LLC
H-DXH-1-6
2572 W 280 N
HURRICANE, UT 84737

ABEY CONSTRUCTION INC
H-DXH-1-8
3102 E TIMBER CREST COVE
SANDY, UT 84093

FAVA ZACKARY KOLBY, ET AL
H-DSP-B-214
3907 W 2700 S
HURRICANE, UT 84737

WASHINGTON COUNTY WATER CONSERV DIST
H-4-2-13-1402
533 WATER WORKS WAY
SAINT GEORGE, UT 84770

HASENBECK DEREK, ET AL
H-DSP-B-141
2511 S 4010 W
HURRICANE, UT 84737

STEWART DAVID G
H-DSP-B-181
5233 S COBBLE CREEK RD APT 2L
SALT LAKE CITY, UT 84117-6715

CARR SEAN CAVAN & STACI RENAE
H-DSP-B-34
4018 LUND ST
HURRICANE, UT 84737

KENDRICK D BRYCE & ANNE
H-DSP-B-178
4858 W 4400 S
OGDEN, UT 84401

WASHINGTON COUNTY WATER CONSERV DIST
H-4-2-13-1404
533 WATER WORKS WAY
SAINT GEORGE, UT 84770

STEWART LAWRENCE & JAMIE KAY
H-DSP-B-30
4023 W 2440 S
HURRICANE, UT 84737-7731

CHRISTENSEN CHRISTOPHER K & LAURALEE N
H-DSP-B-211-A
3849 W 2700 S
HURRICANE, UT 84737

SHEPHERD STEVEN D & VICKIE L TRS, ET AL
H-DSP-B-193
2585 S 3930 W
HURRICANE, UT 84737

MCCOY WILLIAM LEE III & SHERAE LYNN
H-DSP-B-199
2671 S 3930 W
HURRICANE, UT 84737

BENIT JOHN L
H-DSP-B-202
3882 W 2700 S
HURRICANE, UT 84737

CANFIELD BRANDON & JAYLENE
H-DSP-C-289-A
3772 W 2700 S
HURRICANE, UT 84737

TRAEHOLT JENS
H-DSP-B-14
4034 W 2440 S
HURRICANE, UT 84737

STAPLES JEFFREY M J & ALICIA L TRS
H-DSP-B-23
4047 W 2480 SOUTH CIR
HURRICANE, UT 84737

PHILLIPS MICHAEL & BECKY, ET AL
H-DSP-B-142
909 E 900 S
OREM, UT 84097-6613

ENHANCED HOME BUILDERS LLC
H-DXH-1-2
2572 W 280 N
HURRICANE, UT 84737

SH RENTAL HOLDINGS LLC
H-4-2-13-14921
16 N 1210 W
SAINT GEORGE, UT 84770

CHILD DEAN EDWARD
H-DSP-B-138
3989 W 2470 S
HURRICANE, UT 84737

GARDINER ADAM
H-DSP-B-203
5885 N 1800 W
BRIGHAM CITY, UT 84302

JARRETT WILLIAM E JR & TRACIE
H-DSP-B-189
2533 S 3930 W
HURRICANE, UT 84737

WISER DAVID & KRISTY
H-DSP-B-29
4037 W 2440 S
HURRICANE, UT 84737

EDWARDS SAMUEL
H-DSP-B-143
2720 SANTA CLARA DR
SANTA CLARA, UT 84765

FIFIELD KEITH J, ET AL
H-DSP-B-209
2713 S 3820 W CIR
HURRICANE, UT 84737

CHUCCI LUANNE N & FRED W
H-DSP-B-208
3805 W 2700 S
HURRICANE, UT 84737

EWELL BRANDON
H-DSP-B-215
3923 W 2700 S
HURRICANE, UT 84737

HARDMAN SHANE
H-DSP-B-144
6521 APPLE CREEK CT
SALT LAKE CITY, UT 84118-9364

BEAGLEY DANIEL & CHRISTINA REDMOND
H-DSP-B-226D
2495 S 3930 W
HURRICANE, UT 84737

CLARK JAMES F & MARY ANN
H-DSP-B-C-286A-PT-A
3808 W 2700 S
HURRICANE, UT 84737

MURPHY STEPHEN G & JANNA M
H-DSP-B-226F
2513 S 3930 W
HURRICANE, UT 84737

WOOD WENDY W & GAVIN CLARK
H-DSP-C-285-A
3789 W 2700 S
HURRICANE, UT 84737

PROCHOREN LUCILLE & ALBERT T TRS
H-DSP-B-188
2536 S 3930 W
HURRICANE, UT 84737-7750

WALKER ROY L & PAULINE
H-DSP-B-195
2615 SOUTH 3930 WEST
HURRICANE, UT 84737

LEEDY RALPH LEON & LYNETTE CLARE TRS
H-DSP-B-180
2654 S 3930 W
HURRICANE, UT 84737

DUNCAN CHRISTIAN, ET AL
H-DSP-B-15
4022 W 2440 S
HURRICANE, UT 84737

PALES MICHAEL F & DIANA R TRS
H-DSP-B-204
3850 W 2700 S
HURRICANE, UT 84737

BURBACH JEFFREY L
H-DSP-B-186-A
1226 S LORIE CT
BOUNTIFUL, UT 84010

ENHANCED HOME BUILDERS LLC
H-DXH-1-4
2572 W 280 N
HURRICANE, UT 84737

BUCK PATRICK & ERICA LYNN
H-DSP-B-24
4036 W 2480 SOUTH CIR
HURRICANE, UT 84737

LITTLE DARRELL B TR, ET AL
H-DSP-B-182
2622 S 3930 W
HURRICANE, UT 84737

MCAFEE RICHARD DENNIS & ANNA MARIE TRS
H-DSP-B-226E
2514 S 3930 W
HURRICANE, UT 84737

FAVA KRISTY & CHARLES
H-DSP-B-201
3908 W 2700 S
HURRICANE, UT 84737

TALLMAN LARRY & NANCY
H-DSP-C-287-A
574 THORN CREEK DR
KAMAS, UT 84036

MORTENSEN GARY
H-DSP-C-288-A
3784 W 2700 S
HURRICANE, UT 84737

FIREHOLE HOLDINGS LLC
H-DSP-B-197
500 OBSIDIAN AVE
WEST YELLOWSTONE, MT 59758

DAVIS DONALD D
H-DSP-B-187
2548 S 3930 W
HURRICANE, UT 84737

WILLITS CODY M & KARINA
H-DSP-B-140
3965 W 2470 S
HURRICANE, UT 84737

CALLAHAN LAWRENCE A & SANDRA SUE
H-DSP-B-183
2604 S 3930 W
HURRICANE, UT 84737

ENHANCED HOME BUILDERS LLC
H-DXH-1-9
2572 W 280 N
HURRICANE, UT 84737

FOSTER REBEKAH & JAROM
H-DSP-B-226A
2482 S 3930 W
HURRICANE, UT 84737

BALMFORTH HOWARD LEE & CINDY
H-DSP-B-213
3881 W 2700 S
HURRICANE, UT 84737

GIBBONS JOHN B & DEBRALYNN
H-DSP-B-179
2672 S 3930 W
HURRICANE, UT 84737

ENHANCED HOME BUILDERS LLC
H-DXH-1-1
2572 W 280 N
HURRICANE, UT 84737

SPILSETH SIDNEY M II & SEBETH C
H-DSP-B-13
4046 W 2440 S
HURRICANE, UT 84737

MELESSA COLEY J & ANGELA MARIE
H-DSP-B-184
2588 S 3930 W
HURRICANE, UT 84737

WESTERN MTG & REALTY CO
H-4-2-13-2114
950 E FOSTER WELLS RD
PASCO, WA 99301

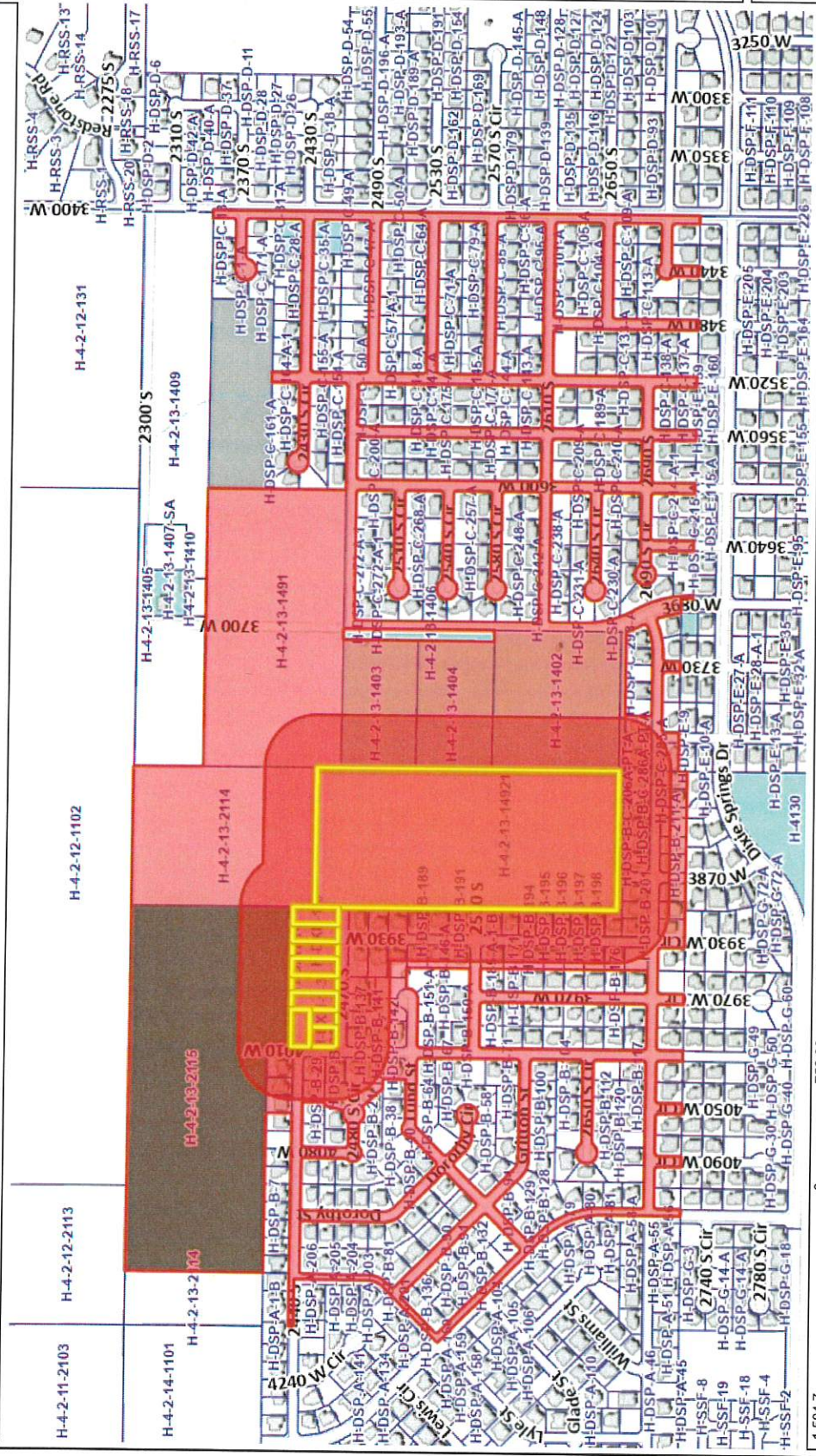
NOLAN CLINT CHARLES & ANEILIA MARIE
H-DSP-B-32
2492 S 4010 W
HURRICANE, UT 84737

GREB GREG & DEANNE
H-DSP-B-31
2468 S 4010 W
HURRICANE, UT 84737

CHRISTENSEN CHRISTOPHER K & LAURALEE M
H-DSP-B-211-A
3849 W 2700 S
HURRICANE, UT 84737



Mailing List



Legend

Parcels

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

Notes

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

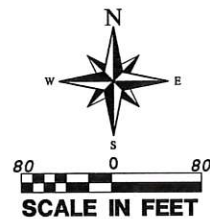
OWNER: CONTACT:

SH RENTAL HOLDINGS LLC
16 N 1210 W
ST GEORGE, UT 84745

BRENT MOSER
(801)-793-0346

PDO ZONE CHANGE FOR:
DIXIE HEIGHTS

LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- SECTION CORNER AS DESCRIBED
- EXISTING R1-10 ZONE WITH PROPOSED PDO OVERLAY ZONE
- EXISTING R1-10 ZONE
- EXISTING PF ZONE

PHASE 1 LEGAL DESCRIPTION

BEGINNING AT A POINT THAT IS ON THE NORTHERLY LINE OF DIXIE SPRINGS SUBDIVISION PLAT "B" SECOND AMENDED AND EXTENDED AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT LIES SOUTH 88°30'59" EAST ALONG THE SECTION LINE 1,308.28 FEET AND SOUTH 773.86 FEET; FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 88°29'49" EAST 661.61 FEET; THENCE SOUTH 01°09'09" WEST 217.33 FEET TO SAID NORTHERLY LINE OF DIXIE SPRINGS; THENCE NORTH 88°30'02" WEST ALONG SAID NORTHERLY LINE 661.57 FEET; THENCE NORTH 01°08'32" EAST ALONG SAID NORTHERLY LINE 217.37 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 143,793 SQUARE FEET OR 3.30 ACRES

PHASE 2 LEGAL DESCRIPTION

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S01°10'54"W, ALONG THE QUARTER SECTION LINE, 875.01 FEET TO THE POINT OF BEGINNING. RUNNING THENCE S01°10'02"W 911.30 FEET; THENCE N88°44'41"W 526.79 FEET; THENCE N01°31'21"E 27.86 FEET; THENCE N88°28'39"W 134.86 FEET; THENCE N01°08'57"E 885.45 FEET; THENCE S88°30'59"E 661.76 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 599,995 SQUARE FEET OR 13.774 ACRES.

NARRATIVE

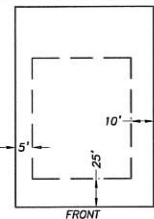
THE PURPOSE OF THIS ZONE CHANGE IS TO REDUCE THE SIDE YARD SETBACKS TO 10' AND 10' EACH SIDE TO 10' AND 5' EACH SIDE. 17.074 ACRES ARE PROPOSED TO CHANGE FROM R1-10 ZONE TO PDO OVERLAY ZONE WITH R1-10 UNDERLYING ZONE.

THE BASIS OF BEARINGS FOR THIS SURVEY IS S88°30'59"E, 2647.02 FEET, AS MEASURED FROM THE NORTHWEST CORNER TO THE NORTH 1/4 CORNER OF SECTION 13, T42S, R14W, S.L.B.&M.

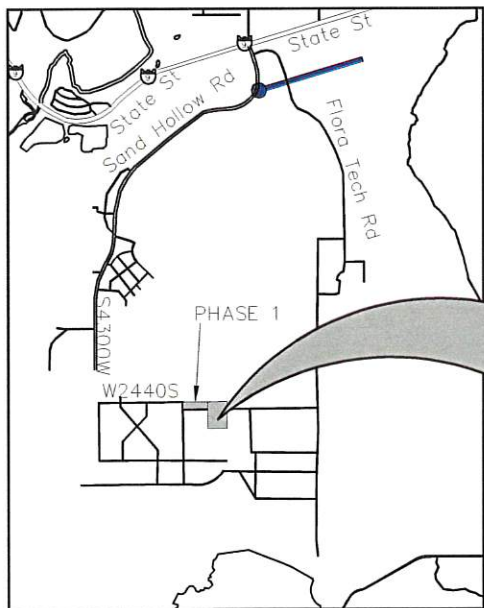
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	21.90'	14.00'	19.73'	N43°39'55"W	89°38'40"
C2	23.50'	15.13'	21.21'	N46°30'42"E	89°01'51"
C3	23.57'	15.00'	21.22'	S43°29'18"E	90°01'18"
C4	23.56'	15.00'	21.21'	S46°30'45"W	89°58'37"
C5	23.57'	15.00'	21.22'	N43°29'15"W	90°01'02"
C6	21.54'	15.00'	19.74'	N43°29'14"W	82°16'27"
C7	21.14'	15.00'	19.51'	S46°26'43"W	80°45'04"
C8	19.92'	90.50'	19.88'	S4°39'14"E	12°36'50"
C9	38.42'	66.49'	37.89'	S6°04'17"W	33°06'38"
C10	41.81'	66.64'	41.13'	S40°57'35"W	35°56'49"
C11	52.76'	66.16'	51.37'	S81°59'31"W	45°41'13"
C12	22.29'	94.00'	22.24'	N81°55'59"W	13°35'13"
C13	23.55'	14.95'	21.19'	N46°28'22"E	90°15'12"
C14	18.50'	15.00'	17.38'	S38°55'32"E	70°40'20"
C15	23.56'	15.00'	21.21'	S46°31'24"W	89°59'54"
C16	23.56'	15.00'	21.21'	N46°30'45"E	89°58'36"
C17	23.57'	15.00'	21.22'	N43°29'18"W	90°01'17"
C18	23.56'	15.00'	21.21'	S46°31'23"W	89°59'53"
C19	23.54'	15.00'	21.20'	S43°26'19"E	89°55'31"
C20	22.56'	28.19'	21.97'	N68°25'44"E	45°51'36"
C21	54.47'	49.94'	51.81'	N76°32'24"E	62°29'53"
C22	64.35'	50.13'	60.03'	S35°21'59"E	73°32'53"
C23	61.84'	50.11'	57.99'	S36°59'00"W	70°42'20"
C24	57.26'	50.00'	54.19'	N74°48'45"W	65°37'12"
C25	22.34'	27.54'	21.73'	N65°38'45"W	46°28'30"
C26	64.40'	41.00'	57.98'	N46°31'25"E	89°59'51"

PROPOSED SETBACKS



HURRICANE CITY



VICINITY MAP

N.T.S.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
200 South 200 West, Suite 1
St. George, UT 84770
Phone: (435) 660-9307



PDO ZONE CHANGE FOR:

DIXIE HEIGHTS

LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 5/17/2022
SCALE: 1"=20'

JOB NO.
281-014

SHEET NO:

1 OF 1

Page 290 of 370

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH CREATING
SECTION 10-7-24 AND AMENDING SECTION 10-39-10 OF THE HURRICANE CITY
CODE

WHEREAS, Utah Code Title 10, Chapter 9a allows for Utah municipalities to establish land use regulations; and

WHEREAS, water is limited natural resources within the Hurricane Valley; and

WHEREAS, Hurricane City wishes to confirm the rights and obligations of the City and developers regarding the availability of water; and

WHEREAS, the City Council now finds it necessary and desirable to amend its ordinances for the health safety and welfare of the City residents; and

WHEREAS, the Planning Commission of Hurricane Utah has recommended making several changes within the following sections of code.

BE IT HEREBY ORDAINED by the City Council of Hurricane Utah hereby creates Section 10-7-24 and amends Section 10-39-10, of the Hurricane City Code as follows:

Sec. 10-7-24. - Acknowledgement of Water Supply and Waiver.

All applications for preliminary plat approvals, all submissions of construction drawings, and all applications for preliminary site plans or site plans shall be accompanied by an executed copy of the following Acknowledgment of Water Supply:

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, _____ am/are the applicant(s) of the application known as _____ located on
_____ parcel(s) _____ within the
City of Hurricane, Washington County, Utah.

By my/our signature(s) below I/we do hereby acknowledge and agree to the following:

1. Neither acceptance nor approval of a development application by Hurricane City shall constitute a guarantee that sufficient water will be available to serve the zone designation, project, or permit for which this application is being submitted; and

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2. Prior to receiving final approval for the application, the applicant may be required by Hurricane City to provide a guarantee of water availability which verifies that there is a sufficient water supply; and
 3. For any application which may be approved without a guarantee of water availability, the applicant knowingly assumes the entire risk of water availability for the project and/or application; and
 4. I/we waive any and all claims against Hurricane City that are in any way related to water availability for any project, permit, or use for which the land use application has been approved.

DATED this ____ day of _____, 20____.

Applicant Name: _____

Name of Signer (if different from Applicant Name): _____

Title of Signer: _____

Signature: _____

STATE OF _____)

)

COUNTY OF _____)

On the ____ day of _____, 20____, personally appeared before me _____, the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

NOTARY PUBLIC

All signatures to this Acknowledgment, other than for Applicants signing in an individual capacity, shall be accompanied by documentation acceptable to the City attesting to the fact that the signer hereof is authorized to execute the Acknowledgment on behalf of the Applicant (e.g. a copy of a corporate resolution, copy of a partnership agreement, etc.).

Sec. 10-39-10. Final plat requirements.

A. *Required information.* The final plat shall show:

1. The name or designation of the subdivision that is distinct from any plat already recorded in the county recorder's office, as approved by the Planning Commission.
2. The boundaries, course, and dimensions of all of the parcels of ground divided, by their boundaries, course, and extent, whether the owner proposes that any parcel of ground is intended to be used as a street or for another public use, and whether any such area is reserved or proposed for dedication for a public purpose.
3. The lot or unit reference, block or building reference, street or site address, street name or coordinate address, acreage or square footage of all parcels, units, lots, and the length and width of the blocks and lots intended for sale.
4. Every existing right-of-way and easement grant of record for communications infrastructure, for underground facilities as defined in Utah Code Annotated section 54-8a-2 and for other utility facilities. Where the same is granted to a specific entity, that entity must be clearly identified.
5. True angles and distances to the nearest established street lines or official monument, which shall be accurately described on the plat and shown by appropriate symbols.
6. All street centerline data must be shown, together with its relationship to the property lines, corners, etc.
7. The accurate location of all monuments shall be shown on the plat, and shall be identified, including all United States, state, county or other official monuments.
8. The dedication to the public of all streets and highways included in the proposed subdivision (except approved private streets).
9. Street monuments to be installed by the subdivider in accordance with the requirements of the City standards. Locations of said monuments shall be approved by the City Engineer and indicated on the subdivider's plat by the appropriate symbols.
10. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common uses by all property owners.
11. Where it is proposed that streets be constructed on property controlled by a public agency or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company and entered on the final plat in a form approved by the City Attorney.
12. The parent parcel number, as shown on the records of the Washington County Recorder in St. George, Utah.

B. *Required forms and certificates.* In addition the final plat shall contain the standard forms for the following:

1. A registered professional land surveyor's signed certificate of survey, together with a statement that: a) the surveyor holds a license in accordance with Utah Code Annotated title 58, chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act; b) the surveyor has completed a survey of the property described on the plat in accordance with Utah Code Annotated section 17-23-17 and has verified all measurements; and c) has placed monuments as represented on the plat.

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2. The owner's certificate of dedication of all streets, roads, rights-of-way or other parcels intended for the use and benefit of the general public.
 3. Mortgagee or other lienholder's consent to record, if applicable.
 4. A notary public's acknowledgment of the signature of the mortgagee or each owner signing the plat.
 5. Certificate of approval of Ash Creek special service district.
 6. A note stating as follows: Hurricane City operates a municipal culinary water system with limited water supply. Approval of a plat by Hurricane City does not guarantee that sufficient water will be available to serve lots depicted on any plat. Any land use applicant may be required by Hurricane City to provide a guarantee of water availability. If there is any approval without a water guarantee, the applicant assumes the entire risk of water availability for a platted lot.
 7. Certificate of approval and acceptance by the City as evidenced by the signature of the Mayor.
 8. Certificate of approval of the City Engineer.
 9. Certificate of approval as to form executed by the City Attorney.
 10. A one and one-half inch by five inch space in the lower right hand corner of the drawing for the use of the county recorder.
 11. Certificate of approval of the county treasurer.
- C. *Other information required.* The following information or documentation shall be submitted with the final plat or prior to recordation:
1. A statement that all taxes or special assessments payable on all property within the limits of the subdivision are paid in full, or a letter stating that a satisfactory bond has been filed to secure such payment.
 2. An original copy for staff review of the proposed deed restrictions or CC&Rs in proposed final form with signature lines for all owners of any interest in the subdivision who would sign the final subdivision plat must be submitted with final plat application. After being approved by staff this document shall be signed, acknowledged by a notary public, and recorded in the office of the county recorder along with the final plat.
 3. An up to date title or subdivision report for the property being subdivided.
 4. Mylar of approved final plat submitted and reviewed for substantial conformance with paper final plat.
 5. Applicant shall be responsible to provide any additional information requested by the Washington County Recorder, including electronic versions of mylars.
- D. *Requirements for recordation.*
1. Final plat approval.
 2. Bond or other financial security in place.
 3. Final title or subdivision report prepared and submitted to the City Attorney.
 4. Proof of satisfaction of payment of any water impact fee due Washington County Water Conservancy District, if applicable.
 5. All signatures must be on the mylar, including property owners of record according to the title report, City officials and Ash Creek special service district superintendent. The City Attorney shall be the last signer of the mylar just prior to recordation.
 6. Preliminary acceptance by City of all public and private improvements as shown on approved construction drawings.

-
7. If submitted mylar shows substantial change from the approved paper final plat, applicant shall submit an application for an amended plat and get approval of the amended plat before recordation will be permitted to occur.
- E. *Recordation of plat.* Any subdivision plat receiving final approval shall be recorded at the office of the county recorder within one year of the date of said final approval. Applicant shall be responsible to coordinate with the City Attorney for the recording of the final plat and for the payment of any recording fees. Upon receipt of an extension request within 18 months from the date of original final plat approval, final plat approval staff shall grant a one-year extension of time to record, with the extension period ending two years from the date of original final plat approval. Any other or further extensions shall require the consent of the City Council. Failure to obtain an extension within two years of the original final plat approval date shall result in revocation of the final plat. When a final plat is revoked, a new preliminary plat must be approved before applying for new final plat approval.

NOW THEREFORE, BIT IT ORDAINED BY THE HURRICANE CITY COUNCIL OF HURRICANE CITY, UTAH THAT:

1. All ordinances, resolutions, and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution, or ordinance, or part thereof.
2. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Hurricane City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications, and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.

PASSED BY THE HURRICANE CITY COUNCIL THIS ____ DAY OF _____, 2022.

Mayor

ATTEST:

City Recorder

Sec. 10-7-24. Acknowledgement of Water Supply and Waiver.

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ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, _____ am/are the applicant(s) of the application known as _____ located on _____ parcel(s) _____ within the _____ City of Hurricane, Washington County, Utah.

By my/our signature(s) below I/we do hereby acknowledge and agree to the following:

1. Neither acceptance nor approval of a development application by Hurricane City shall constitute a guarantee that sufficient water will be available to serve the zone designation, project, or permit for which this application is being submitted; and
2. Prior to receiving final approval for the application, the applicant may be required by Hurricane City to provide a guarantee of water availability which verifies that there is a sufficient water supply; and
3. For any application which may be approved without a guarantee of water availability, the applicant knowingly assumes the entire risk of water availability for the project and/or application; and
4. I/we waive any and all claims against Hurricane City that are in any way related to water availability for any project, permit, or use for which the land use application has been approved.

DATED this _____ day of _____, 20____.

Applicant Name: _____

Name of Signer (if different from Applicant Name): _____

Title of Signer: _____

Signature: _____

STATE OF _____)
_____))

COUNTY OF _____)

On the ____ day of _____, 20____, personally appeared before me _____, the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

NOTARY PUBLIC

All signatures to this Acknowledgment, other than for Applicants signing in an individual capacity, shall be accompanied by documentation acceptable to the City attesting to the fact that the signer hereof is authorized to execute the Acknowledgment on behalf of the Applicant (e.g. a copy of a corporate resolution, copy of a partnership agreement, etc.).

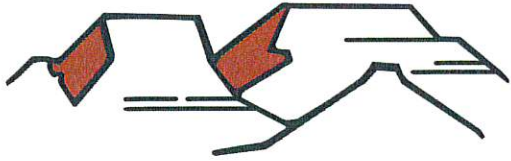
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2. The boundaries, course, and dimensions of all of the parcels of ground divided, by their boundaries, course, and extent, whether the owner proposes that any parcel of ground is intended to be used as a street or for another public use, and whether any such area is reserved or proposed for dedication for a public purpose.
3. The lot or unit reference, block or building reference, street or site address, street name or coordinate address, acreage or square footage of all parcels, units, lots, and the length and width of the blocks and lots intended for sale.
4. Every existing right-of-way and easement grant of record for communications infrastructure, for underground facilities as defined in Utah Code Annotated section 54-8a-2 and for other utility facilities. Where the same is granted to a specific entity, that entity must be clearly identified.
5. True angles and distances to the nearest established street lines or official monument, which shall be accurately described on the plat and shown by appropriate symbols.
6. All street centerline data must be shown, together with its relationship to the property lines, corners, etc.
7. The accurate location of all monuments shall be shown on the plat, and shall be identified, including all United States, state, county or other official monuments.
8. The dedication to the public of all streets and highways included in the proposed subdivision (except approved private streets).

-
9. Street monuments to be installed by the subdivider in accordance with the requirements of the City standards. Locations of said monuments shall be approved by the City Engineer and indicated on the subdivider's plat by the appropriate symbols.
 10. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common uses by all property owners.
 11. Where it is proposed that streets be constructed on property controlled by a public agency or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company and entered on the final plat in a form approved by the City Attorney.
 12. The parent parcel number, as shown on the records of the Washington County Recorder in St. George, Utah.
- B. *Required forms and certificates.* In addition the final plat shall contain the standard forms for the following:
1. A registered professional land surveyor's signed certificate of survey, together with a statement that: a) the surveyor holds a license in accordance with Utah Code Annotated title 58, chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act; b) the surveyor has completed a survey of the property described on the plat in accordance with Utah Code Annotated section 17-23-17 and has verified all measurements; and c) has placed monuments as represented on the plat.
 2. The owner's certificate of dedication of all streets, roads, rights-of-way or other parcels intended for the use and benefit of the general public.
 3. Mortgagee or other lienholder's consent to record, if applicable.
 4. A notary public's acknowledgment of the signature of the mortgagee or each owner signing the plat.
 5. Certificate of approval of Ash Creek special service district.
 6. A note stating as follows: Hurricane City operates a municipal culinary water system with limited water supply. Approval of a plat by Hurricane City does not guarantee that sufficient water will be available to serve lots depicted on any plat. Any land use applicant may be required by Hurricane City to provide a guarantee of water availability. If there is any approval without a water guarantee, the applicant assumes the entire risk of water availability for a platted lot.
 - ~~67.~~ Certificate of approval and acceptance by the City as evidenced by the signature of the Mayor.
 - ~~78.~~ Certificate of approval of the City Engineer.
 - ~~89.~~ Certificate of approval as to form executed by the City Attorney.
 - ~~910.~~ A one and one-half inch by five inch space in the lower right hand corner of the drawing for the use of the county recorder.
 - ~~1011.~~ Certificate of approval of the county treasurer.
- C. *Other information required.* The following information or documentation shall be submitted with the final plat or prior to recordation:
1. A statement that all taxes or special assessments payable on all property within the limits of the subdivision are paid in full, or a letter stating that a satisfactory bond has been filed to secure such payment.
 2. An original copy for staff review of the proposed deed restrictions or CC&Rs in proposed final form with signature lines for all owners of any interest in the subdivision who would sign the final subdivision plat must be submitted with final plat application. After being approved by staff this

-
- document shall be signed, acknowledged by a notary public, and recorded in the office of the county recorder along with the final plat.
3. An up to date title or subdivision report for the property being subdivided.
 - ~~4. A disk of the final plat prepared in "AutoCAD 2004" (or newer format).~~
 - ~~54.~~ Mylar of approved final plat submitted and reviewed for substantial conformance with paper final plat.
 - ~~5. Applicant shall be responsible to provide any additional information requested by the Washington County Recorder, including electronic versions of mylars.~~
- D. *Requirements for recordation.*
1. Final plat approval.
 2. Bond or other financial security in place.
 3. ~~Payment of HCP impact fee.~~
 4. ~~Three disks of the final plat prepared in "AutoCAD 2004" format or later format as designated from time to time by City Engineer; one disk for the City, one for the county recorder, and one for the Washington County Water Conservancy District.~~
 5. Final title or subdivision report prepared and submitted to the City Attorney.
 6. Proof of satisfaction of payment of any water impact fee ~~due to~~ Washington County Water Conservancy District, if applicable.
 7. All signatures must be on the mylar, including property owners of record according to the title report, City officials and Ash Creek special service district superintendent. The City Attorney shall be the last signer of the mylar just prior to recordation.
 8. Preliminary acceptance by City of all public and private improvements as shown on approved construction drawings.
 9. If submitted mylar shows substantial change from the approved paper final plat, applicant shall submit an application for an amended plat and get approval of the amended plat before recordation will be permitted to occur.
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PLANNING & ZONING
HURRICANE CITY
UTAH

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

PRELIMINARY PLAT APPLICATION

For office use only: \$150.00 Fee

File No. 2622-PP-69

Receipt No. 8-158377

Name: Liv Dalebout Telephone: 307-690-5295

Address: _____ Fax No. _____

Email: cornerstonecapitaljh@gmail.com Agent Email: chad@studio-ea.com

Agent (If Applicable): Evans & Associates Architecture / Chad Spencer Telephone: 801-450-5113

Address/Location of Subject Property: 563 South Commerce Street

Tax ID of Subject Property: H-FAIR-42 Zone District: M-1

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

We are proposing to subdivide the parcel into (5) parcels. A 30 foot wide access easement will be provided to access each lot.

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

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

- _____ h. Contours at vertical intervals not greater than five (5) feet.
- _____ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock, and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- _____ j. Information on whether property is located in desert tortoise take area

✓ 3. Proposed Plan: The subdivision plans shall show:

- _____ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys, and easements.
- _____ b. The layout, numbers, and typical dimensions of lots.
- _____ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- _____ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- _____ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- _____ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- _____ g. Approximate radius of all center line curves on highways or streets.
- _____ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- _____ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- _____ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- _____ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
- _____ l. Will this subdivision be phased? If yes show possible phasing lines.
- _____ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

4. Required copies of plans:

- _____ a. Three copies of all full-scale drawings
- _____ b. One copy of each drawing on a 11 x 17-inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 (noon) 20 full calendar days before the Planning Commission meeting at which you plan for your application to be heard.

(Office Use Only)

Date Received: _____ Application Complete: YES NO

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

PRELIMINARY SITE PLAN REVIEW APPLICATION

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

Fee \$200.00

For Office Use Only:

File No. 2022-PSP-20

Receipt No. 815837

Name: Legacy Business Park / Liv Dalebout **Telephone:** 307-690-5295

Address: _____ **Fax No.** _____

Agent (If applicable): Evans & Associates Architecture **Agent's Phone:** 801-450-5113

Email: cornerstonecapitaljh@gmail.com **Agent Email:** chad@studio-ea.com

Address/Location of Subject Property: 563 South Commerce Street

Tax ID of Subject Property: H-FAIR-42 **Zone District:** M-1

Proposed Use: (Describe, use extra sheet if necessary) _____

It is proposed that (5) 6,000 sf buildings be constructed on this site with all required site developments.

This application shall be accompanied by the following:

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

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

(Office Use Only)

Date Received: _____ Received by: _____

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

:SS

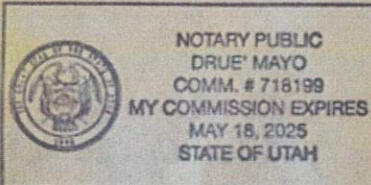
COUNTY OF)

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

[Signature]
(Property Owner)

Liv Dahlbom
(Property Owner)

Subscribed and sworn to me this 2nd day of May 2022



[Signature]
(Notary Public)

Residing in: Washington, Utah

My Commission Expires: May 18th, 2025

Agent Authorization

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

[Signature]
(Property Owner)

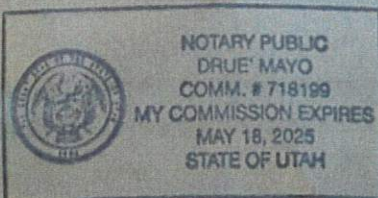
Liv Dahlbom
(Property Owner)

Subscribed and sworn to me this 2nd day of May 2022

[Signature]
(Notary Public)

Residing in: Washington, UT

My Commission Expires: May 18th, 2025



Legacy Business Park

Conceptual Drainage Control Plan & Report

February 11, 2022

Prepared by:

David W. Peterson, P.E.

Excel Engineering, Inc.

General Description of the Development

The development consists of five proposed office/warehouse buildings along with the associated parking lot and drive area. Each office/warehouse building will be on its own lot.

General Description of Existing Drainage Facilities

This project is Lot 43 of the Fairgrounds Industrial Park plat. It is currently undeveloped. An existing storm drain main runs just south of the lot line into the existing cul-de-sac and then flows north in Commerce Street. There are no existing drainage facilities located on this lot.

General Description of Property & Existing Site Conditions

This property is currently undeveloped ground. There is no vegetation, ditches, canals, structures, or drainage facilities located on this property.

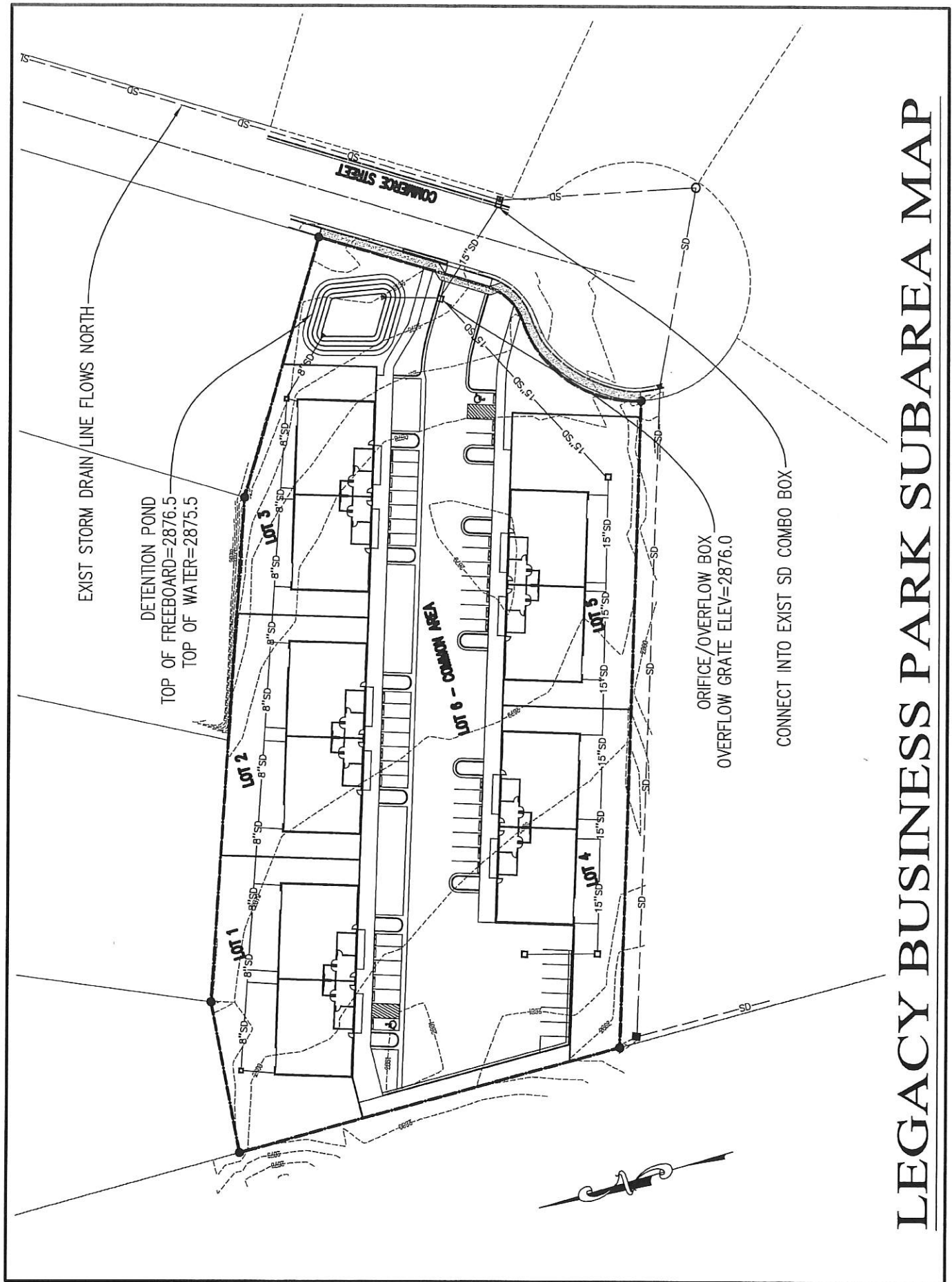
General Description of Off-site Drainage

There is no off-site drainage that flows onto this property or potential drainage problems.

General Description of On-site Drainage

The existing ground slopes from the southwest corner of the site to the northeast corner at a slope of approximately 1.5%. There are no slopes on the property that are greater than 30%. The storm runoff generated on the property currently is absorbed into the ground or flows directly into Commerce Street undetained.

Appendix



LEGACY BUSINESS PARK SUBAREA MAP

Legacy Business Park
10-Year Storm Water Calculations
11-Feb-22

The storm drain calculations were performed using the rational method.

Hydrologic Calculations

CA CALCULATION

	C	Area (sf)	C * A
Roof Area Impervious	0.9	30284	27256
Parking/Walks Impervious	0.9	47573	42816
Landscape Area	0.2	47098	9420
Total CA		124955	79491

Total Acres: 2.87
 $Q_{allow} = (0.2 \text{ cfs/acre})(\text{Site acres}) = 0.57 \text{ cfs}$

Detention calculations

Lapsed Time (min.)	Rainfall intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (cu.ft.)	Release Volume (cu.ft.)	Required Storage (cu.ft.)
A	B	C	D	E	F
5	3.48	0.29	1921	172	1749
10	2.64	0.44	2915	344	2570
15	2.20	0.55	3643	516	3127
30	1.48	0.74	4902	1033	3869
60	0.91	0.91	6028	2065	3963
120	0.52	1.03	6823	4131	2692
180	0.37	1.10	7287	6196	1091
360	0.22	1.33	8810	12392	-3582
720	0.13	1.60	10599	24784	-14186
1440	0.08	1.85	12255	49569	-37314

Required Detention Storage = 3,963 cf

Notes:

A, B, & C are based upon NOAA Atlas 14, Volume 1, Version 5 rainfall data for Hurricane

$D = C / (12 \text{ inches/foot}) \times \text{total acreage of site} \times 43,560 \text{ sf/acre} \times \text{run-off coefficient}$, where $Q = CIA$ and $V = CiA$

E = an allowable release rate (0.2 cfs/acre) $\times A \times 60 \text{ sec}$.

F = D - E to determine storage volume

Orifice sizing

$Q = C \times A \times (2 \times g \times h)^{1/2}$, where

Q = 0.57 cfs the maximum allowable release rate $\times$ Area (acres)
C = 0.6 coefficient of discharge for sharp-edged, submerged orifice
A = in² unknown cross-sectional orifice area
g = 32.2 ft/s² acceleration of gravity
Head, h = 3.05 ft top of water surface to center of orifice outlet

Maximum orifice design requirements - to ensure that maximum release rate is not exceeded.

0.0682 square foot cross-sectional orifice area

3.54 inch diameter of circular orifice

Detention pond

Elevation	Volume (cf)	
2876.5	7,029	1' foot of freeboard
2875.5	4,536	Top of water surface
2874.5	2,571	
2873.5	1,078	
2872.5	0	Bottom of Pond

Storm Drain Discussion

- Proposed detention basin stores a volume of 4,536 c.f. which exceeds required storage volume of 3,963 c.f.



STAFF COMMENTS

Agenda Date:	05/25/2022
Application Number:	2022-PSP-19 2022-PP-09
Type of Application:	Preliminary Site Plan and Preliminary Plat Application
Action Type:	Administrative
Applicant:	Liv Dalebout
Agent:	Chad Spencer
Request:	Approval of a Preliminary Site Plan and Preliminary Plat
Location:	563 S Commerce St
Zoning:	M-1
General Plan Map:	Light Industrial/Business

Discussion:

The applicant has filed a preliminary site plan and preliminary plat for Legacy Business Park. This is located on Lot 43 of the Fairgrounds Industrial Park. A lot within a recorded subdivision can be subdivided provided that the zoning allows it with the filing of a preliminary and amended final plat. This is a 6 lot industrial subdivision with one lot as the common parking area.

JUC Comments

The following items will need to be addressed:

1. **Public Works:** Water line will need to be ductile iron. Need to complete cul-de-sac and road improvements
2. **Power:** Keep detention pond outside of PUE. Connection point on southeast corner. Provide voltage and amperage prior to JUC and design
3. **Water:** Fixture unit count for water meter size. Are they going to be individually owned. Fire sprinklers required. Ductile iron water line on private property
4. **Street:** No comments
5. **Sewer:** New manhole needed in Commerce Street. 8" line in Commerce Street. Each building needs a separate lateral. Private maintenance of line on property

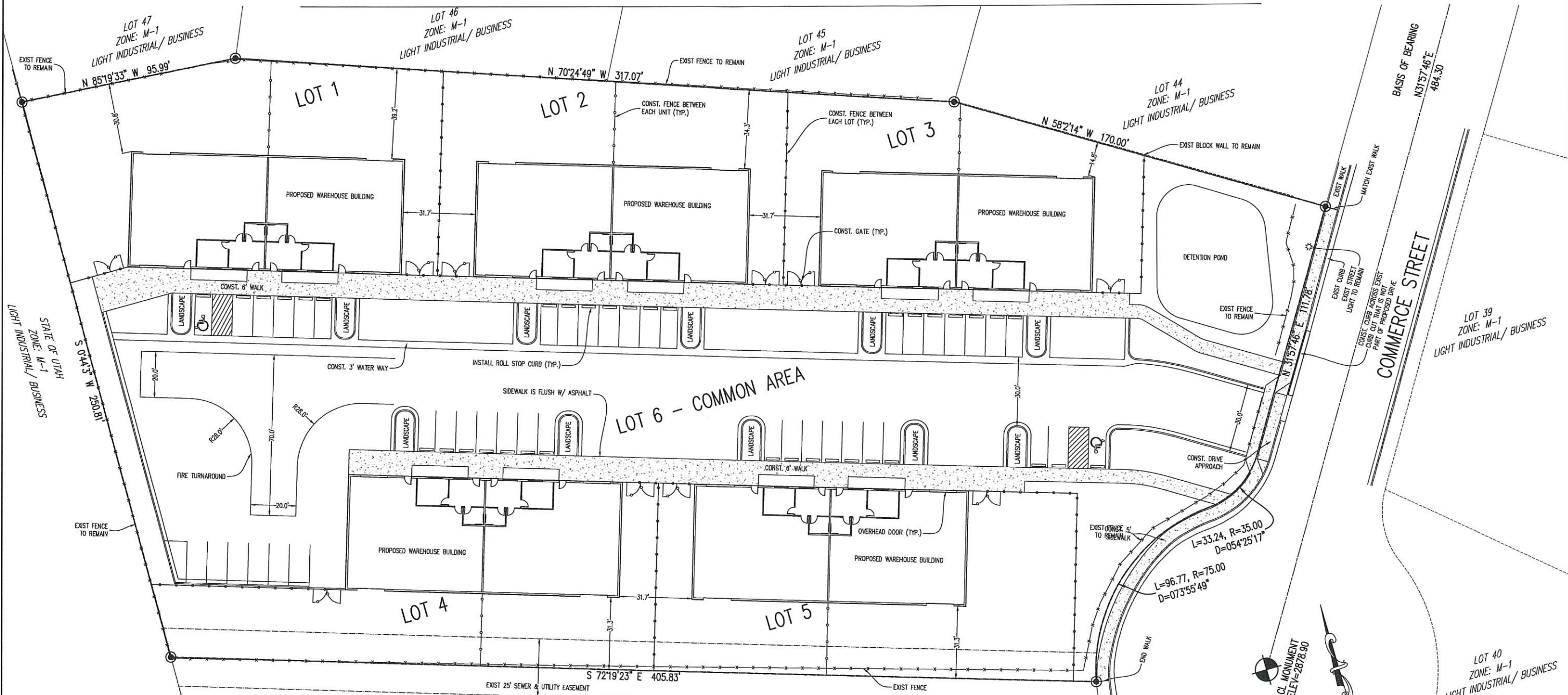
6. **Engineering:** Need drainage study. Need geotechnical report. Locate existing sewer drain for construction plans. Existing fence will need to be brought down to 4" (Opaque fences within the front yard can't exceed 48 inches). Align access with the existing one across the street.
7. **Fire:** Fire code analysis for buildings.
8. **Phone:** No comments
9. **Gas:** No comments
10. **WCWCD:** No comments

Staff Comments: Preliminary Site Plan and Preliminary Plat

1. Each unit is indicated as warehousing, which is a permitted use in M-1 zoning.
2. Setbacks: All setbacks are met with the site plan.
3. Parking: Per their provided parking plan 30 stalls are required and 43 stalls are provided.
4. For the final site plan, the applicant will need to review and follow all standards of Hurricane City Code 10-33-5: Site Plan Design; including outdoor lighting, landscaping, trash and refuse collections, etc.
5. The applicant will need to submit full construction drawings to the City and have full approval by the Joint Utility Committee.
6. Once construction drawings are approved the applicant will need to turn in an amended final plat, not a final plat. Attached plat is sufficient for this requirement but will be subject to full staff review at time of application.
7. *A preliminary site plan is not intended to permit actual development of property pursuant to such plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development. (HCC 10-7-10(D)(2)(b)).*

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends approval subject to staff and JUC comments.

LEGACY BUSINESS PARK



SITE LAND USE TABULATIONS	
PROPERTY AREA:	2.87 ACRES/124,955 S.F. = 100%
LANDSCAPE AREA:	47,098 S.F. = 37.7%
BUILDING AREA:	30,284 S.F. = 24.2%
PARKING AREA:	47,576 S.F. = 38.1%
LOT AREA:	69,135 S.F.
COMMON AREA:	55,820 S.F.
# OF LOTS:	5
ZONE:	M-1 LIGHT INDUSTRIAL

PARKING TABULATIONS:	
PARKING PROVIDED INCLUDING ADA = 43 STALLS	
ADA STALLS REQUIRED: 2 STALLS	
ADA STALLS PROVIDED: 2 STALLS (INCLUDES 1 VAN STALL)	

- GENERAL NOTES**
- ALL CONSTRUCTION TO BE PER CITY OF HURRICANE CONSTRUCTION STANDARDS AND SPECIFICATIONS.
 - PROJECT TO BE CONSTRUCTED IN ONE PHASE.
 - SITE LIGHTING WILL BE BUILDING MOUNTED.



LAND SURVEYOR:
ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

PROPERTY BOUNDARY NOTE:
SEE LOT 43 OF FAIRGROUND INDUSTRIAL PARK PLAT FOR PROPERTY BOUNDARIES/DIMENSIONS OF THIS LOT.

BENCH MARK
MONUMENT IN CENTER OF CUL-DE-SAC
ELEVATION = 2878.90

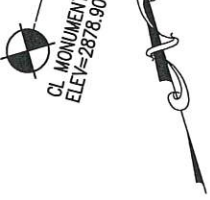
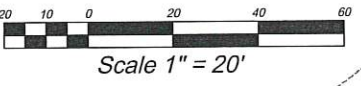
LOT 42
ZONE: M-1
LIGHT INDUSTRIAL/ BUSINESS

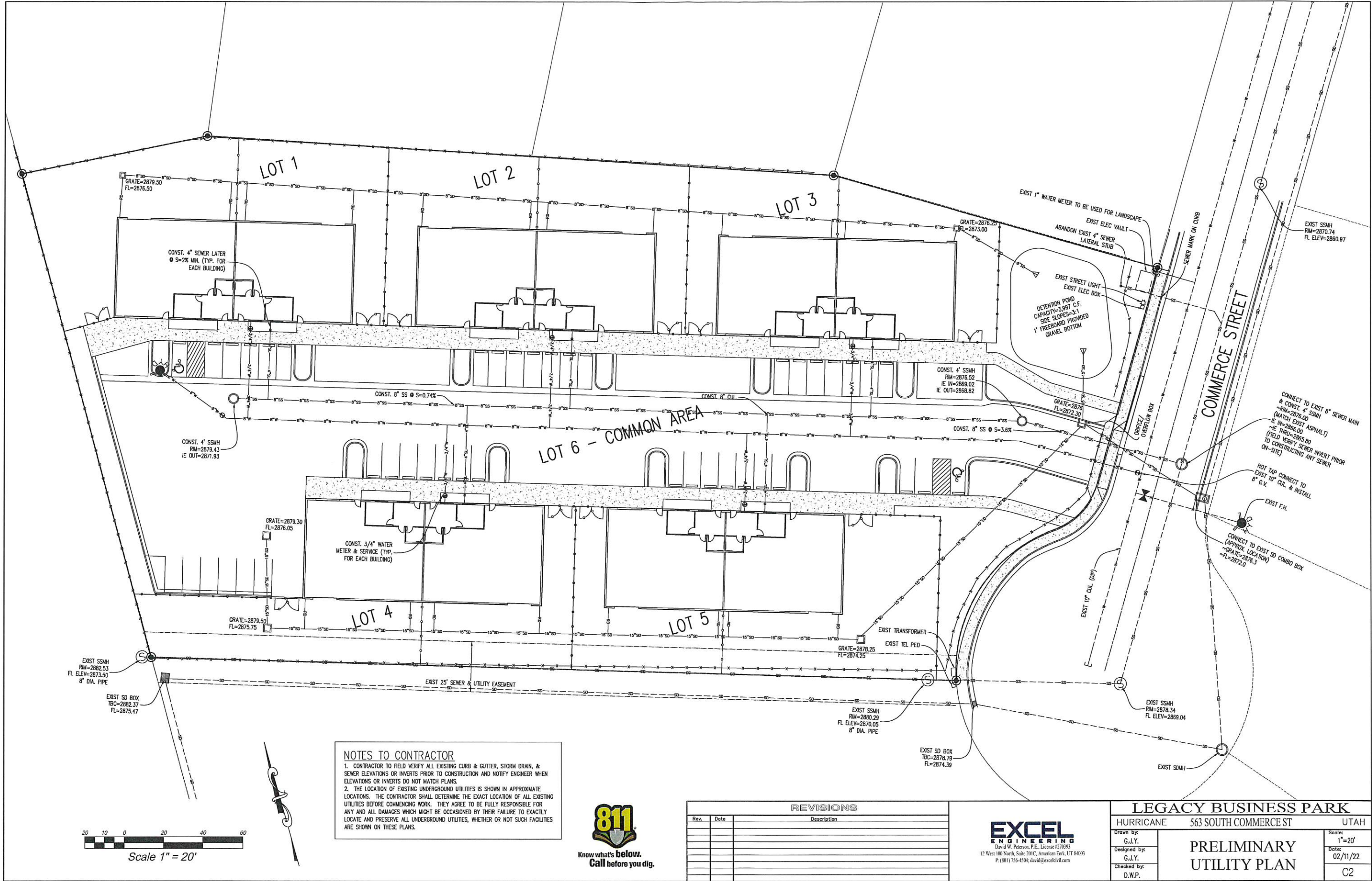
SHEET INDEX	
C1	PRELIMINARY SITE PLAN
C2	PRELIMINARY UTILITY PLAN
C3	PRELIMINARY GRADING & DRAINAGE PLAN

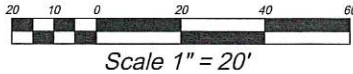
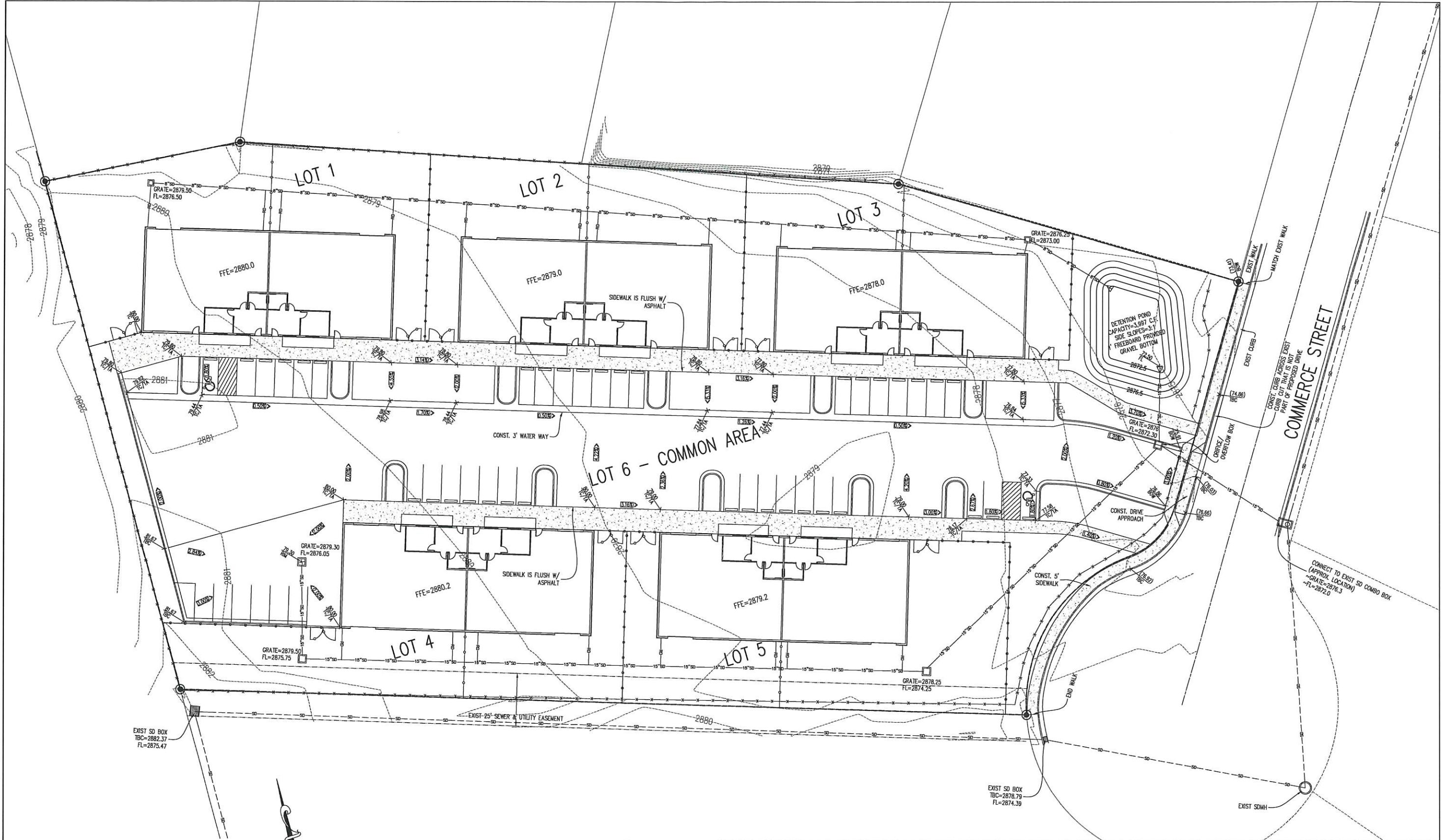
REVISIONS		
Rev.	Date	Description



LEGACY BUSINESS PARK		
HURRICANE	563 SOUTH COMMERCE ST	UTAH
Drawn by:	G.J.Y.	Scale: 1"=20'
Designed by:	G.J.Y.	Date: 02/11/22
Checked by:	D.W.P.	C1







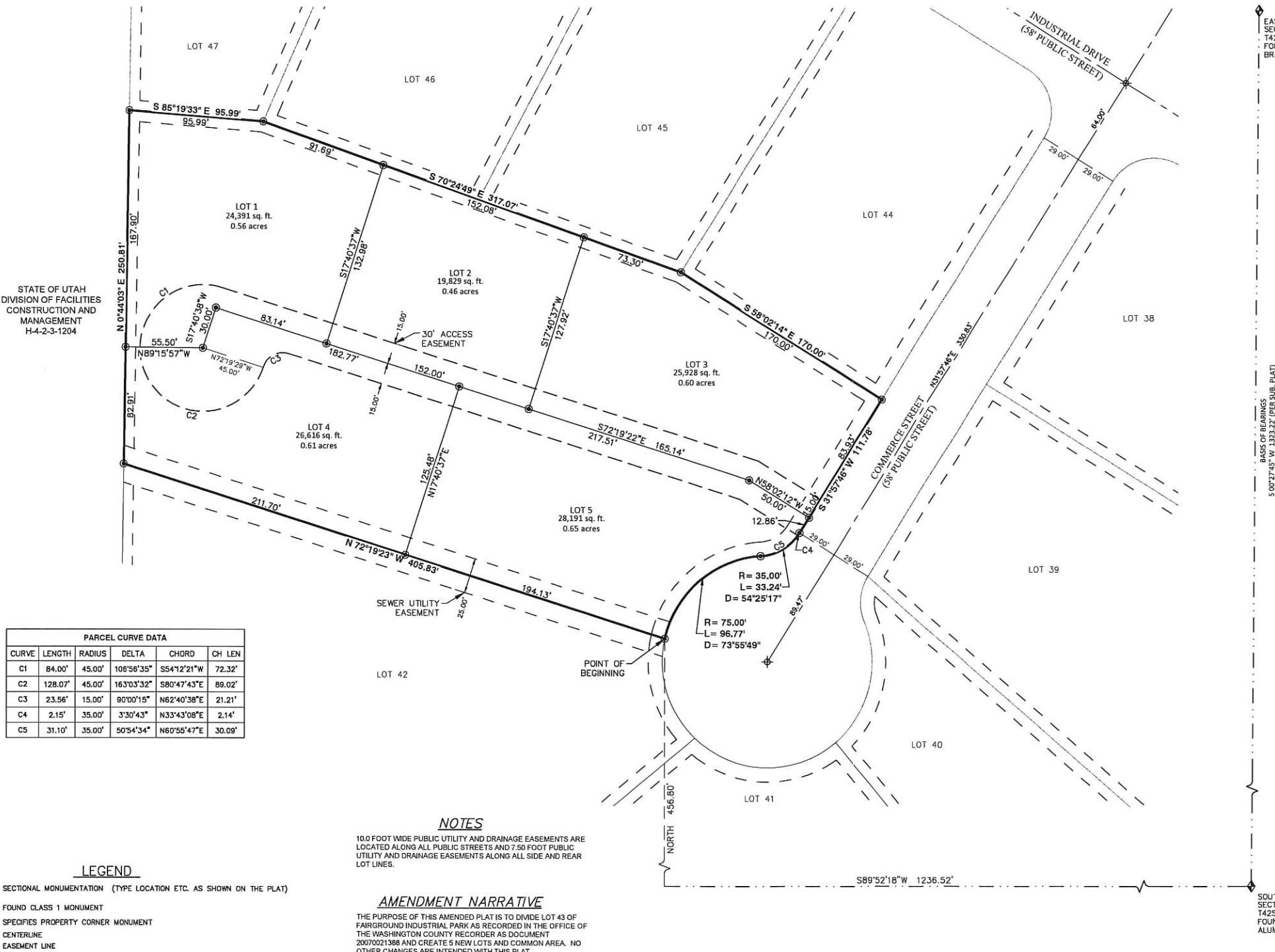
REVISIONS		
Rev.	Date	Description

EXCEL
ENGINEERING
David W. Peterson, P.E., License #270393
12 West 180 North, Suite 201C, American Fork, UT 84003
P. (801) 756-4504; david@excivil.com

LEGACY BUSINESS PARK		
HURRICANE	563 SOUTH COMMERCE ST	UTAH
Drawn by: G.J.Y.	PRELIMINARY GRADING & DRAINAGE PLAN	Scale: 1"=20'
Designed by: G.J.Y.		Date: 02/11/22
Checked by: D.W.P.		C3

FINAL PLAT OF
FAIRGROUNDS INDUSTRIAL PARK PARTIAL AMENDMENT A
(LOT 43)

Located in the Southeast Quarter of Section 3, Township 42 South, Range 14 West, SLB&M.



PARCEL CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LEN
C1	84.00'	45.00'	106°56'35"	S54°12'21"W	72.32'
C2	128.07'	45.00'	163°03'32"	S80°47'43"E	89.02'
C3	23.56'	15.00'	90°00'15"	N62°40'38"E	21.21'
C4	2.15'	35.00'	3°30'43"	N33°43'08"E	2.14'
C5	31.10'	35.00'	50°54'34"	N60°55'47"E	30.09'

LEGEND

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- FOUND CLASS 1 MONUMENT
- SPECIFIC PROPERTY CORNER MONUMENT
- CENTERLINE
- EASEMENT LINE

NOTES

10.0 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE LOCATED ALONG ALL PUBLIC STREETS AND 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG ALL SIDE AND REAR LOT LINES.

AMENDMENT NARRATIVE

THE PURPOSE OF THIS AMENDED PLAT IS TO DIVIDE LOT 43 OF FAIRGROUND INDUSTRIAL PARK AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT 20070021388 AND CREATE 5 NEW LOTS AND COMMON AREA. NO OTHER CHANGES ARE INTENDED WITH THIS PLAT.

SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 174919, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22 - PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

FAIRGROUNDS INDUSTRIAL PARK PARTIAL AMENDMENT A (LOT 43)

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND COMMON AREA AND SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 00°27'45" WEST 1323.22 FEET ALONG THE SECTION LINE TO THE EAST 1/4 SECTION CORNER; THENCE SOUTH 89°52'18" WEST 1236.52 FEET; THENCE NORTH 456.80 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF LOT 42, FAIRGROUNDS INDUSTRIAL PARK AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT 20070021388; AND RUNNING THENCE NORTH 72°19'23" WEST 405.83 FEET TO THE NORTHWEST CORNER OF SAID LOT 42; THENCE NORTH 00°44'03" EAST 250.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT 47; THENCE SOUTH 85°19'33" EAST 95.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT 47; THENCE SOUTH 70°24'49" EAST 317.07 FEET TO THE SOUTHEAST CORNER OF LOT 45; THENCE SOUTH 58°02'14" EAST 170.00 FEET TO THE SOUTHEAST CORNER OF LOT 44; THENCE SOUTH 31°57'46" WEST 111.78 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHWESTERLY 33.24 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°25'17" TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHWESTERLY 96.77 FEET THROUGH A CENTRAL ANGLE OF 73°55'49" TO THE POINT OF BEGINNING.

CONTAINS 2.87 ACRES, MORE OR LESS.



SCOTT P. WOOLSEY
P.L.S. 174919

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC UTILITY EASEMENTS, AND COMMON AREA TO BE HEREAFTER KNOWN AS:

FAIRGROUNDS INDUSTRIAL PARK PARTIAL AMENDMENT A (LOT 43)

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING PUBLIC UTILITY EASEMENTS AS NOTED OR SHOWN, TO HURRICANE CITY.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____, 2022.

RED CLIFF CAPITAL, LLC
LIVINGSTONE TRISTAN DALEBOUT, MANAGER

RED CLIFF CAPITAL, LLC
SHILAH LAYNE DALEBOUT, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASHINGTON)

ON THIS ____ DAY OF ____, A.D. 2022, PERSONALLY APPEARED LIVINGSTONE TRISTAN DALEBOUT AND SHILAH LAYNE DALEBOUT, THE MANAGERS OF RED CLIFF CAPITAL LLC, A WYOMING LIMITED LIABILITY COMPANY, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC (SIGNATURE) _____
NO STAMP REQUIRED (UTAH CODE 46-1-16(6))

MORTGAGEE CONSENT TO RECORD

BANK OF JACKSON HOLE, A MORTGAGEE OF THE DESCRIBED TRACT OF LAND, DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING THE PLAT, AND JOINS IN ALL DEDICATIONS.

BY: _____
BANK OF JACKSON HOLE

MORTGAGEE ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)

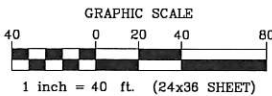
ON THIS ____ DAY OF ____, A.D. 2022, PERSONALLY APPEARED _____ OF BANK OF JACKSON HOLE, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC (SIGNATURE) _____
NO STAMP REQUIRED (UTAH CODE 46-1-16(6))

FINAL PLAT OF
FAIRGROUNDS INDUSTRIAL PARK PARTIAL AMENDMENT A
(LOT 43)

1758-02 FINAL PLAT.DWG (FEBRUARY 2022)



City Engineer's Approval	Approval of Ash Creek Special Service District	Approval as to Form	Approval and Acceptance by Hurricane City, Utah	Treasurer Approval
The above subdivision has been reviewed and is approved in accordance with information on file in this office this ____ day of ____, 2022.	I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office. This ____ day of ____, 2022.	Approved as to Form, this ____ day of ____, A.D. 2022.	Hurricane City has reviewed the above subdivision final plat and hereby accept said Final Plat with all commitments and obligations pertaining thereto, this ____ day of ____, 2022.	I, Washington County Treasurer, certify on this ____ day of ____, A.D. 2022 that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.
Date _____ Hurricane City Engineer	Superintendent _____	Hurricane City Attorney _____	Attest: City Recorder _____ Mayor, Hurricane City	Washington County Treasurer _____ Washington County Recorder

ZONE CHANGE APPLICATION

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

Fee: \$500.00

For Office Use Only:

File No. 2022-ZC-26

Receipt No. 8158567

Name: Jaymie Wetzel Telephone: _____

Address: 1015 W. 250 N. Hurricane, UT 84737 Fax No. _____

Agent (If Applicable): Jeffrey Hatcher Telephone: 435-216-6667

Email: slash.hatcher@gmail.com ← Agent Email: J

Address/Location of Subject Property: 650 S 1100 W

Tax ID of Subject Property: H-3-2-3-4318 Existing Zone District: RA-1

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

RA-15 is the requested change.

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

- ☒ a. The name and address of every person or company the applicant represents;
- ☒ b. An accurate property map showing the existing and proposed zoning classifications;
- ☒ c. All abutting properties showing present zoning classifications;
- ☒ d. An accurate legal description of the property to be rezoned;
- ☒ e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- ☒ f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

STATE OF UTAH)
COUNTY OF) ss:

Jaymie Weitzel
(Property Owner)

Subscribed and sworn to me this 15th day of March 2022.

(Notary Public)

Residing in: St. George

My Commission Expires: 6/26/25



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

Jaymai Wetzel
(Property Owner)

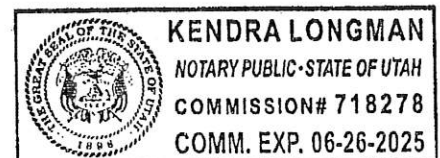
(Property Owner)

Subscribed and sworn to me this 15th day of March 2022


(Notary Public)

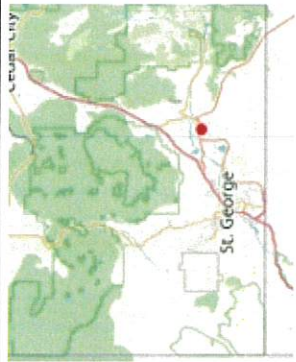
Residing in: St. George

My Commission Expires: 6/26/25





Hatcher Zone Change



Legend

Parcels

Ownership

U.S. Forest Service

U.S. Forest Service Wilderness

Bureau of Land Management

Bureau of Land Management Wildlife

National Park Service

Shiwiwi Reservation

Utah Division of Wildlife Resources

Utah Division of Transportation

State Park

State of Utah

Washington County

Municipally Owned

School District

Privately Owned

Water

Water Conservancy District

State Assessed Oil and Gas

Mining Claim

Notes

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

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

HESS DALE G & DEBRA D
H-3-2-3-4314-G
729 S 1100 W
HURRICANE, UT 84737

CLYDE JAMES R & PEGGY C TRS
H-3-2-3-4433
1144 W 650 S
HURRICANE, UT 84737-2438

FARTHING PAUL N & CAROLA VON HAUSEN TR
H-3-2-4-1260
1173 W 650 S
HURRICANE, UT 84737

HURRICANE CITY
H-3-2-4-11202
147 N 870 W
HURRICANE, UT 84737

SWYERS JEFFREY & LORI TRS
H-3-2-3-4435
1124 W 650 S
HURRICANE, UT 84737

MOWER CLAIR DEVON & ROMA J TRS
H-3-2-3-4314-F
1047 W 650 S
HURRICANE, UT 84737

WETZEL JAYMIE
H-3-2-3-4318
1015 W 250 N
HURRICANE, UT 84737

DANSIE ELBERT M & SHANNA C TRS
H-3-2-4-128
4112 PROSPECTOR DR
SALT LAKE CITY, UT 84121

STRATTON DEV LLC
H-3-2-4-127
42 S 850 W STE 201
HURRICANE, UT 84737

FARTHING PAUL N & CAROLA VON HAUSEN TR
H-3-2-4-1260
1173 W 650 S
HURRICANE, UT 84737

SWYERS TREVOR WADE & SELENA TRS
H-3-2-3-44321
1122 W 650 S
HURRICANE, UT 84737

MILLIGAN JEFF & MEGGAN
H-3-2-3-4314-A-1
1019 W 650 S
HURRICANE, UT 84737

HARRIS GERALD L & MARGARET L TRS
H-3-2-3-4314-K
705 S 1100 W
HURRICANE, UT 84737

BOWEN SHAWN & JULIE
H-3-2-3-4314-H-1
1087 W 650 S
HURRICANE, UT 84737

SWYERS TREVOR WADE & SELENA TRS
H-3-2-3-4430101
1122 W 650 S
HURRICANE, UT 84737

WILEY BROOKS & HEATHER
H-3-2-4-11201
1154 W 650 S
HURRICANE, UT 84737

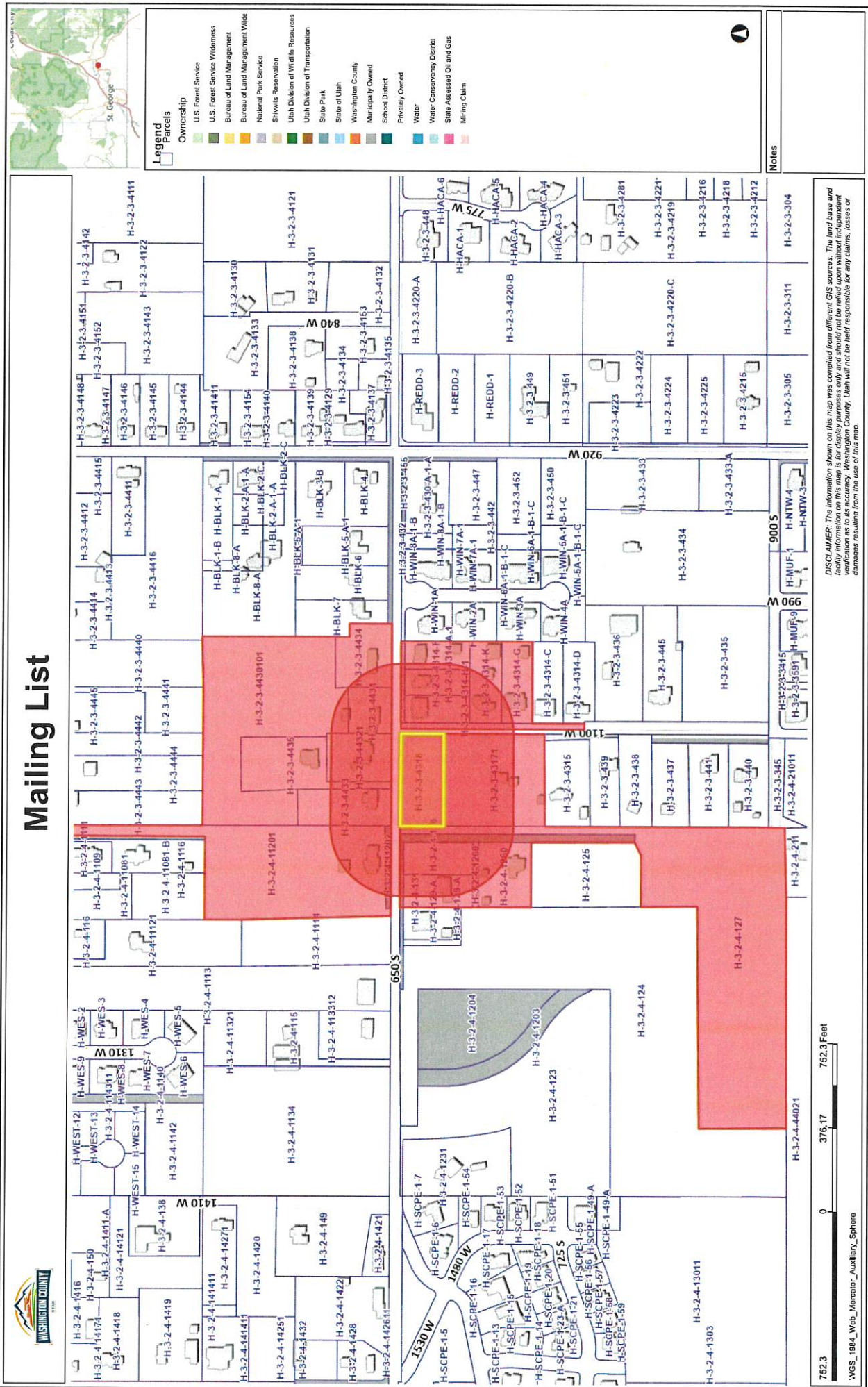
DANSIE THOMAS F & ELIZABETH
H-3-2-4-131
1177 W 650 S
HURRICANE, UT 84737

RADEMACHER MELINDA S TR
H-3-2-3-43171
710 S 1100 W
HURRICANE, UT 84737

HASTINGS HUBERTA BISCHOF TR
H-3-2-3-4431
1090 W 650 S
HURRICANE, UT 84737-2418

WILLDEN JASON & SYLVIA
H-3-2-3-4434
1022 W 650 S
HURRICANE, UT 84737

Mailing List





Future Roadways



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



Notes

188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

OWNER: JAYMIE WETZEL
1015 W. 250 N.
HURRICANE, UT 84737

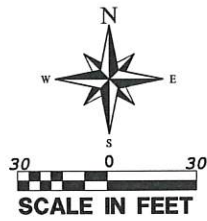
CONTACT: JEFFREY HATCHER
(435)-216-6617
SLASH.HATCHER@GMAIL.COM

- OWNERS LEGEND:
- A WETZEL JAYMIE - PARCELS: H-3-2-3-4318
 - B RADEMACHER MELINDA S TR - PARCELS: H-3-2-3-43171
 - C STRATTON DEV LLC - PARCELS: H-3-2-4-127
 - D DANSIE ELBERT M & SHANNA C TRS - PARCELS: H-3-2-4-128
 - E WILEY BROOKS & HEATHER - PARCELS: H-3-2-4-11201
 - F HURRICANE CITY - PARCELS: H-3-2-4-11202
 - G CLYDE JAMES R & PEGGY C TRS - PARCELS: H-3-2-3-4433
 - H SWYERS JEFFREY & LORI TRS - PARCELS: H-3-2-3-4435
 - I SWYERS TREVOR WADE & SELENA TRS - PARCELS: H-3-2-3-44321
 - J HASTINGS HUBERTA BISCHOF TR - PARCELS: H-3-2-3-4431
 - K BOWEN SHAWN & JULIE - PARCELS: H-3-2-3-4314-H-1

- ZONE LEGEND:
- PF: PUBLIC FACILITY
 - RA-1: RESIDENTIAL AGRICULTURAL - 1 UNIT PER ACRE
 - RA-0.5: RESIDENTIAL AGRICULTURAL - 2 UNITS PER ACRE
 - R1-10: RESIDENTIAL - 1 UNIT PER 10000 SQ. FT.

PROPOSED ZONE CHANGE MAP FOR: JEFFREY HATCHER

LOCATED IN NW 1/4 OF S3, T42S, R13W, S.L.B.&M., LOT 21, BLOCK 5, HURRICANE FIELD SURVEY,
650 SOUTH 1100 WEST, HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE

LEGAL DESCRIPTION FOR PROPOSED ZONE CHANGE:

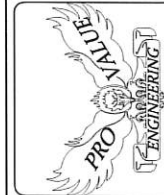
HURRICANE FIELD SUR BLK 5 (H) Lot: 21 N 154 FT OF LOT 21 BLK 5 HFS

ZONE CHANGED FROM RA-1 TO RA-0.5: RESIDENTIAL AGRICULTURAL - 2 UNITS PER ACRE

PURPOSE:

CHANGING PROPERTY ZONING TO ALLOW FOR A LOT SPLIT TO BE PERFORMED ON THE PARCEL.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307 Karl Rasmussen



PROPOSED ZONE CHANGE MAP FOR:

JEFFREY HATCHER

LOCATED IN NW 1/4 OF S3, T42S, R13W, S.L.B.&M., LOT 21, BLOCK 5, HURRICANE FIELD SURVEY
650 SOUTH 1100 WEST, HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 5/12/2022
SCALE: 1"=30'

JOB NO.
626-001

SHEET NO.

2 OF 2

Page 322 of 370

OWNER:

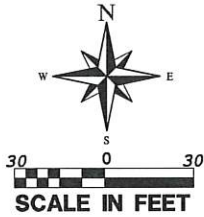
JAYMIE WETZEL
1015 W. 250 N.
HURRICANE, UT 84737

CONTACT:

JEFFREY HATCHER
(435)-216-6617
SLASH.HATCHER@GMAIL.COM

EXISTING ZONE CHANGE MAP FOR:
JEFFREY HATCHER

LOCATED IN NW 1/4 OF S3, T42S, R13W, S.L.B.&M., LOT 21, BLOCK 5, HURRICANE FIELD SURVEY,
650 SOUTH 1100 WEST, HURRICANE CITY, WASHINGTON COUNTY, UTAH



- OWNERS LEGEND:
- A

WETZEL JAYMIE – PARCELS: H-3-2-3-4318
- B

RADEMACHER MELINDA S TR – PARCELS: H-3-2-3-43171
- C

STRATTON DEV LLC – PARCELS: H-3-2-4-127
- D

DANSIE ELBERT M & SHANNA C TRS – PARCELS: H-3-2-4-128
- E

WILEY BROOKS & HEATHER – PARCELS: H-3-2-4-11201
- F

HURRICANE CITY – PARCELS: H-3-2-4-11202
- G

CLYDE JAMES R & PEGGY C TRS – PARCELS: H-3-2-3-4433
- H

SWYERS JEFFREY & LORI TRS – PARCELS: H-3-2-3-4435
- I

SWYERS TREVOR WADE & SELENA TRS – PARCELS: H-3-2-3-44321
- J

HASTINGS HUBERTA BISCHOF TR – PARCELS: H-3-2-3-4431
- K

BOWEN SHAWN & JULIE – PARCELS: H-3-2-3-4314-H-1

- ZONE LEGEND:
- PF: PUBLIC FACILITY
- RA-1: RESIDENTIAL AGRICULTURAL – 1 UNIT PER ACRE
- RA-0.5: RESIDENTIAL AGRICULTURAL – 2 UNITS PER ACRE
- R1-10: RESIDENTIAL – 1 UNIT PER 10000 SQ. FT.

REVISIONS		
NO	DESCRIPTION	DATE

PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Land Planners

10 South 250 West, Suite 200
Hurricane City, Utah 84737
Phone: (435) 668-8307 Karl Rasmussen



EXISTING ZONE CHANGE MAP FOR:

JEFFREY HATCHER

LOCATED IN NW 1/4 OF S3, T42S, R13W, S.L.B.&M., LOT 21, BLOCK 5, HURRICANE FIELD SURVEY
650 SOUTH 1100 WEST, HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 5/10/2022

SCALE: 1"=30'

JOB NO.

636-001

SHEET NO:

1 OF 2

ORDINANCE NO 2022-39

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE
FOR PARCEL H-3-2-3-4318 FROM RA-1 TO R1-15

WHEREAS, Utah Code 10-9a allows Cities to regulate land use within their boundaries,

WHEREAS, the proposed amendment is generally compatible with the current General Plan's map for future use; and

WHEREAS, the proposed amendment is generally harmonious with the surrounding community; and

WHEREAS, the proposed zone change will have a minimal impact on the surrounding development; and

WHEREAS, the Planning Commission gave a positive recommendation on the proposed zone change, site plan, and development agreement.

BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF HURRICANE CITY THAT

1. The proposed zone change H-3-2-3-4318 FROM RA-1 TO R1-15 from RA-1 and M-1 to R1-15 is approved.

PASSED AND APPROVED on this 16th day of June 2022.

Hurricane City

Mayor

Attest:

Cindy Beteag, City Recorder



STAFF COMMENTS

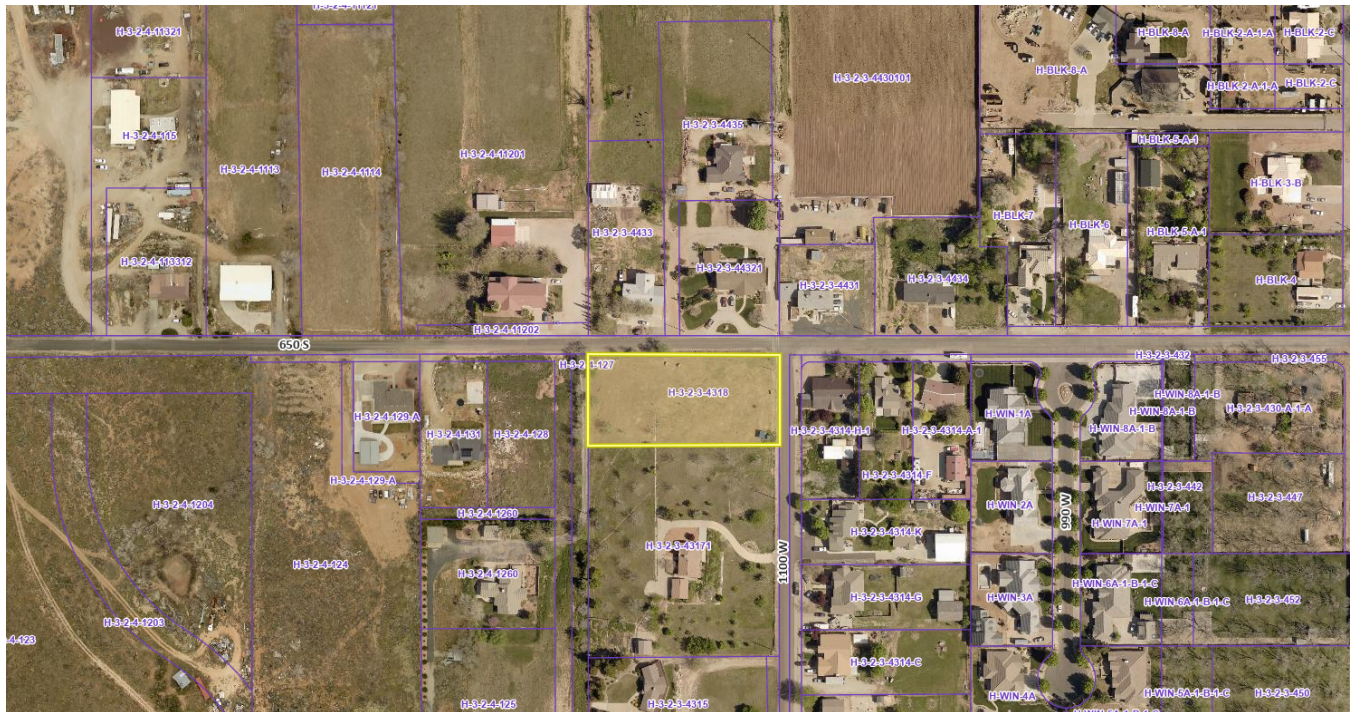
Agenda Date:	6/09/2022
Application Number:	2022-ZC-26
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Jaymie Wetzel
Agent:	Jeffrey Hatcher
Request:	A Zone Change from RA-1 to R1-15
Location:	650 S 1100 W
Zoning:	RA-1
General Plan Map:	Single Family

Discussion:

The applicant is seeking a zone change from RA-1 to R1-15 to allow for the lot to be split. As with several other zone changes the Planning Commission has seen over the past few years, the property borders two master planned roadways and one residential roadway which necessitates the zoning to be R1-15 rather than RA-0.5.

The map and the application they submitted had conflicting information about the zone for which they applied. After consulting with the applicant, their intention was to R1-15, which is how it was advertised.

	Zoning	Adjacent Land Use
North	RA-1	Single Family Homes, some agriculture
East	RA-0.5	Single Family Homes
South	RA-1, R1-10	Single Family Homes
West	R1-10	Single Family Homes



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

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

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

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

1. Is the proposed amendment consistent with the City's General Plan's goals, objectives, and policies?

Response: The General Plan Map shows this area as a Single Family. The 2021 General Plan defines Single Family as follows:

These uses should be located near supporting community uses such as, but not limited to churches, schools, and parks. Appropriate densities for this land use include R1-15, R1-10, R1-8, and R1-6.

This proposed zone change does comply with the General Plan Map. This area is also close to parks, schools, and churches.

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 two single family homes to be built on larger lots. This is harmonious with the surrounding existing and planned developments. The applicant's request is for the largest single family zoning outside of the agriculture and residential agricultures zones.

3. Will the proposed amendment affect the adjacent property?

Response: Yes but the limited number of units will mitigate this. There are other larger developments that have been approved in the area .

4. Are public facilities and services adequate to serve the subject property?

Response: Facilities and services are adequate for this development. JUC had no major concerns about availability.

Other Considerations

JUC Comments:

1. **Power:** No major concerns.
2. **Sewer:** No issue with zone change.
3. **Streets:** Okay with zone change
4. **Water:** No issues. Water line in 650 S.
5. **Engineering:** 650 S is a master planned minor collector. 1150 W is a master planned minor collector with a 12' trail on the east side. 1100 W is an incomplete roadway, however the ROW may have already been dedicated. Road improvements will be constructed with the proposed lot split. Complete legal description needed.
6. **Fire:** Fire code analysis needed
7. **Cable/Phone/Gas/WCWCD:** Good

Staff Comments:

1. There is a 60'' master planned roadway (Future 1150 W) that needs to be dedicated on the property. Half of this roadway is already dedicated.
2. 650 S is master planned as a 60' minor collector. 15' of road dedication is required on the north side.
3. 1100 W needs curb, gutter and sidewalk
4. It is possible that all three roadway improvements are beyond the proportional scope of a single lot split. City staff is willing to negotiate a compromise with the property owner on this issue,

whether that is not requiring full roadway improvements or the city paying for some improvements themselves

5. Due to the required roadway improvements a preliminary plat will need to be submitted by the applicant if this zone change is approved.

Findings:

Staff makes the following findings:

1. The application meets the standards within the General Plan and General Plan Map.
2. Most of the surrounding development is large lot single family homes
3. The proposed amendment will impact the area, but the incredibly limited number of units would mitigate the impact.
4. Services are adequate to serve the area and proposed project.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and consider residents' comments. Staff recommends approval of the proposed zone change.



STAFF COMMENTS

Ordinance 2022-40: Consideration and possible approval on a **Zone Change Amendment request and Development Agreement Modification located at 2346 S 1500 W from RA-1, residential agriculture one unit per acre, and M-1, light industrial, to RA-1, residential agriculture one unit per acre, with a PDO, planned development overlay.** Parcel numbers H-3350-A, H-3350-B-1, H-3501-A, H-3357-A-1. Ron Lee and Monterey Jones, LaRae Ellsworth Stout Trust Applicant. Adam Stout Agent

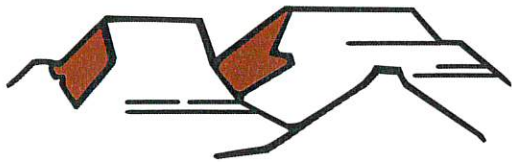
Discussion:

Findings:

Recommendation:

Attachments:

1. 2022-ZC-25 App
2. 220525 Development Agreement (Stout Rezone Development Agreement)-Clean
3. 2022-ZC-25 Map
4. Stout Site Plan
5. 2022-PSP-21
6. 2022-ZC-25 Stout
7. Ordinance 2022-40 Stout PDO Zone Change



PLANNING & ZONING HURRICANE CITY UTAH

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

ZONE CHANGE APPLICATION

For office use only: \$500.00 Fee
File No. 2022-ZC-25
Receipt No. 7.694788

Name: Jones Ron Lee & Monterey, Stout Larae Ellsworth TR Telephone: _____
2444 S. 1500 W 2350 S 1500 W
Address: Hurricane, UT 84737 Hurricane, UT 84737 Fax No. _____

Email: _____ Agent Email: adamstout12@msn.com

Agent (If Applicable): Adam Stout Telephone: 435-467-3994

Address/Location of Subject Property: 2346 S 1500 W & 3 lots to the south

Tax ID of Subject Property: H-3501-A, H-3357-A-1, H-3350-B-1, H-3350-A Existing Zone District: RA-1 & M-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) Change to
RA-1 PDO - to be in conjunction to the land around it.

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

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

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

(Office Use Only)

Date Received: _____ Application Complete: YES _____ NO _____

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

ZONE CHANGE APPLICATION (General Information)

PURPOSE

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

WHEN REQUIRED

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

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

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

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

PROCESS

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

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

Warranty Deed Page 1 of 2

Russell Shirts Washington County Recorder

06/19/2019 12:19:27 PM Fee \$40.00 By BARNEY
MCKENNA & OLMSTEAD, P.C.

WHEN RECORDED, MAIL TO:

Joseph T. Prete, Esq.
Barney McKenna & Olmstead, P.C.
P.O. Box 2710
St. George, Utah 84771-2710

GRANTEE'S ADDRESS IS:

Larae Ellsworth Stout Revocable Trust
2350 S. 1500 W.
Hurricane, UT 84737

Parcel No: H-3350-B-1

WARRANTY DEED

Adam Bennett Stout and LaRae E. Stout, husband and wife, as joint tenants, Grantor, for Ten Dollars and other good and valuable consideration, hereby warrant and convey to "LaRae Ellsworth Stout, trustee, or successor trustee, of the LaRae Ellsworth Stout Revocable Trust dated June 13, 2019", as may be subsequently amended. Grantee, the following described tract of land in Washington County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO easements, restrictions, reservations and rights of way currently appearing of record and those enforceable in law and equity.

WITNESS the hand of Grantors, this 13th day of June, 2019.

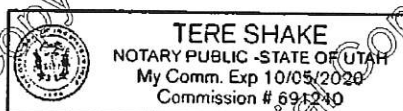
Adam Bennett Stout
ADAM BENNETT STOUT

Larae E. Stout
LARAE E. STOUT

STATE OF UTAH

COUNTY OF WASHINGTON

On this 13th day of June, 2019, before me personally appeared ADAM BENNETT STOUT and LARAE E. STOUT personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are signed on the preceding document and each acknowledged before me that he/she signed it voluntarily for its stated purpose.



Tere Shake
NOTARY PUBLIC

EXHIBIT A
LEGAL DESCRIPTION

S:16 T:42S R:13W COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S00°16'11"W ALONG THE NORTH-SOUTH CENTER SECTION LINE, 650.68 FEET; THENCE N90°00'00"W, 30.00 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE WEST LINE OF 1500 WEST STREET (A PUBLIC STREET); THENCE DEPARTING SAID LINE AND RUNNING N89°49'28"W 709.49 FEET; THENCE N00°16'11"E, 44.84 FEET; THENCE N89°48'58"W, 582.97 FEET TO A POINT LOCATED ON THE 1/16TH LINE; THENCE N00°13'49"E, ALONG THE 1/16TH LINE, 261.98 FEET; THENCE S89°49'04"E, 1,017.63 FEET (RECORD=1017.42'); THENCE N00°16'11"E, 113.89 FEET; THENCE S89°49'04"E, 275.00 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID 1500 WEST STREET; THENCE S00°16'11"W ALONG SAID LINE 420.64 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ADJACENT TO 1500 WEST STREET.

SUBJECT TO BOUNDARY LINE AGREEMENT DOCUMENTS #2019002584 & #20190002585.

Warranty Deed Page 1 of 2

Russell Shirts Washington County Recorder

06/19/2019 12:25:33 PM Fee \$40.00 By

BARNEY MCKENNA & OLMSTEAD, P.C.

WHEN RECORDED, MAIL TO:

Joseph T. Prete, Esq.
Barney McKenna & Olmstead, P.C.
P.O. Box 3710
St. George, Utah 84771-2710

GRANTEE'S ADDRESS IS:

Larae Ellsworth Stout Revocable Trust
2350 S. 1500 W.
Hurricane, UT 84737

Parcel No: H-3357-A-1

WARRANTY DEED

Adam Bennett Stout and LaRae E. Stout, husband and wife, as joint tenants, Grantor, for Ten Dollars and other good and valuable consideration, hereby warrant and convey to **"LaRae Ellsworth Stout, trustee, or successor trustee, of the LaRae Ellsworth Stout Revocable Trust dated June 13, 2019"** as may be subsequently amended, Grantee, the following described tract of land in Washington County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO easements, restrictions, reservations and rights of way currently appearing of record and those enforceable in law and equity.

WITNESS the hand of Grantors, this 13th day of June, 2019.

Adam Bennett Stout
ADAM BENNETT STOUT

Larae E. Stout
LARA E. STOUT

STATE OF UTAH)

COUNTY OF WASHINGTON) ss.

On this 13th day of June, 2019, before me personally appeared ADAM BENNETT STOUT and LARA E. STOUT personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are signed on the preceding document and each acknowledged before me that he/she signed it voluntarily for its stated purpose.



TERE SHAKE
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp 10/05/2020
Commission # 691240

Tere Shake
NOTARY PUBLIC

EXHIBIT A
LEGAL DESCRIPTION

S:16 T:42S R:13W COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S00°16'11"W, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 676.77 FEET TO A POINT LOCATED ON THE SOUTH LINE OF 2400 SOUTH STREET (A PUBLIC STREET); THENCE N89°49'28"W, ALONG SAID LINE, 16.50 FEET TO THE POINT OF BEGINNING; THENCE S00°16'11"W, AND PARALLEL TO SAID CENTER SECTION LINE, 643.89 FEET TO A POINT LOCATED ON THE 1/16TH LINE; THENCE N89°49'15"W, ALONG THE 1/16TH LINE, 1,305.46 FEET TO THE NORTHWEST 1/16TH CORNER, THENCE N00°13'49"E, ALONG THE 1/16TH LINE 313.20 FEET; THENCE DEPARTING SAID LINE AND RUNNING N90°00'00"E, 257.93 FEET; THENCE N43°52'57"E, 456.25 FEET; THENCE S89°49'28"E, 733.03 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH EASEMENTS OF RECORD

SUBJECT TO BOUNDARY LINE AGREEMENT DOCUMENTS #20190002583
& 20190002585

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder

04/30/2021 03:52:03 PM Fee \$40.00 By

SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:

Ron Lee Jones
2444 South 1500 West
Hurricane, UT 84737



**SOUTHERN UTAH
TITLE COMPANY**
"Doing good Deeds for over 70 years"
sutco.com

Order No. 218086 Accommodation - RIH
Tax I.D. No. H-3501-A

Space Above This Line for Recorder's Use

WARRANTY DEED ACCOMMODATION

Ronald Lee Jones aka Ron Lee Jones and Monterey Jones, grantor(s), of Hurricane, County of Washington, State of Utah, hereby **CONVEY** and **WARRANT** to

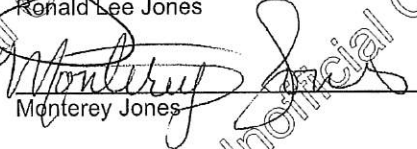
Ron Lee Jones and Monterey Jones, Husband and Wife, as Joint Tenants with Full Rights of Survivorship, grantee(s) of Hurricane, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 26th day of April, 2021.


Ronald Lee Jones

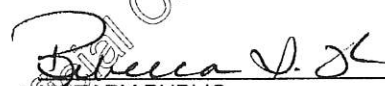

Monterey Jones

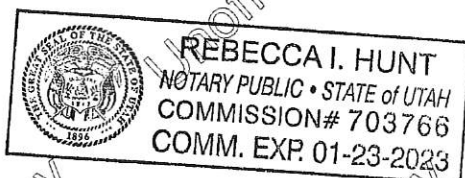
STATE OF Utah)

:ss.

COUNTY OF Washington)

On the 26th day of April, 2021, personally appeared before me, Ronald Lee Jones and Monterey Jones, the signer(s) of the within instrument who duly acknowledged to me that he/she/they executed the same.


NOTARY PUBLIC

My Commission Expires: 1/23/23

Attachment to that certain Warranty Deed executed by Ronald Lee Jones aka Ron Lee Jones and Monterey Jones grantor(s), to Ron Lee Jones and Monterey Jones grantee(s).

Order No. 218086 Accommodation
Tax ID No. H-3501-A

EXHIBIT "A"

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°48'40" WEST, ALONG THE NORTH SECTION LINE, 30.00 FEET; THENCE SOUTH 00°16'11" WEST, DEPARTING SAID NORTH SECTION LINE PARALLEL TO THE NORTH-SOUTH CENTER SECTION LINE, 952.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°16'11" WEST, ALONG SAID LINE, 26.00 FEET; THENCE NORTH 89°49'28" WEST, 1006.95 FEET; THENCE SOUTH 43°52'57" WEST, 39.56 FEET; THENCE NORTH 90°00'00" WEST, 257.93 FEET; THENCE NORTH 00°13'49" EAST, 401.53 FEET; THENCE SOUTH 89°48'58" EAST, 582.97 FEET; THENCE SOUTH 00°16'11" WEST, 60.31 FEET; THENCE SOUTH 43°52'57" WEST, 395.28 FEET; THENCE SOUTH 89°49'28" EAST, 982.14 FEET TO THE POINT OF BEGINNING.

Initials 

Warranty Deed Page 1 of 2

Russell Shirts Washington County Recorder

06/19/2019 12:04:38 PM Fee \$40.00 By BARNEY

MCKENNA & OLMSTEAD, P.C.

WHEN RECORDED, MAIL TO:

Joseph T. Prete, Esq.

Barney McKenna & Olmstead, P.C.

P.O. Box 2710

St. George, Utah 84771-2710

GRANTEE'S ADDRESS IS:

Larae Ellsworth Stout Revocable Trust

2350 S. 1500 W.

Hurricane, UT 84737

Parcel No: H-3350-A

WARRANTY DEED

Adam Bennett Stout and LaRae E. Stout, husband and wife, as joint tenants, Grantor, for Ten Dollars and other good and valuable consideration, hereby warrant and convey to **"LaRae Ellsworth Stout, trustee, or successor trustee, of the LaRae Ellsworth Stout Revocable Trust dated June 13, 2019"**, as may be subsequently amended. Grantee, the following described tract of land in Washington County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO easements, restrictions, reservations and rights of way currently appearing of record and those enforceable in law and equity.

WITNESS the hand of Grantors, this 13th day of June, 2019.

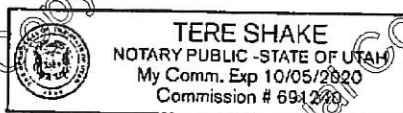
Adam Bennett Stout
ADAM BENNETT STOUT

Larae E. Stout
LARA E. STOUT

STATE OF UTAH

COUNTY OF WASHINGTON) ss.

On this 13th day of June, 2019, before me personally appeared ADAM BENNETT STOUT and LARA E. STOUT personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are signed on the preceding document and each acknowledged before me that he/she signed it voluntarily for its stated purpose.



Tere Shake
NOTARY PUBLIC

EXHIBIT A
LEGAL DESCRIPTION

S: 16 T: 42S R: 13W BEGINNING AT A POINT N 89°48'57" W 30.00 FEET
ALONG THE NORTH LINE OF SECTION 16, TOWNSHIP 42 SOUTH,
RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND S 0°16'11" W
16.50 FEET FROM NORTH QUARTER OF SAID SECTION 16, AND
RUNNING THENCE S 0°16'11" W 213.64 FEET, THENCE N 89°49'04" W
275.00 FEET, THENCE S 0°16'11" W 113.89 FEET, THENCE N 89°49'04" W
1017.42 FEET TO A POINT ON THE WEST 1/16TH LINE OF SAID SECTION
16, THENCE N 0°13'41" E 327.57 FEET ALONG SAID LINE TO A POINT S
0°13'41" W 16.50 FEET FROM THE WEST 1/16TH CORNER OF SECTIONS
16 AND 9, THENCE S 89°48'57" E 1292.65 FEET PARALLEL TO THE
NORTH LINE OF SAID SECTION 16, TO THE POINT OF BEGINNING.

SUBJECT TO BOUNDARY LINE AGREEMENT DOCUMENT #20190002584.



- ## Notes

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

HURRICANE FARM HOLDINGS LLC
H-3349-A-1-B-2
1137 S 840 W
HURRICANE, UT 84737

HOME POINT INC
H-3-2-9-321
PO BOX 974
PAROWAN, UT 84761-0974

STOUT LARAE ELLSWORTH TR
H-3353
2350 S 1500 W
HURRICANE, UT 84737

STOUT LARAE ELLSWORTH TR
H-3350-A
2350 S 1500 W
HURRICANE, UT 84737

BENCH LAKE LLC
H-3345
243 E ST GEORGE BLVD #200
SAINT GEORGE, UT 84770

J R S INVESTMENTS L C
H-3-2-9-330
730 N 700 W
SAINT GEORGE, UT 84770-2620

STOUT LARAE ELLSWORTH TR
H-3357-A-1
2350 S 1500 W
HURRICANE, UT 84737

CALL F RICHARD & CAROL A
H-3-2-9-320
101 CASCADING WATER PL
LAKEWAY, TX 78734-2057

JEPPSON JOEL P & RUTH H
H-3349-B-1
2541 S 1500 W
HURRICANE, UT 84737

RICH ANDERSON
H-3-2-9-239
81 E 740 N
LA VERKIN, UT 84745

WRIGHT DAVID BURKE & KERRI M
H-3372
PO BOX 86
GARRISON, UT 84728-0086

STOUT STUART W & HEIDI H
H-3367-B
2128 S ANGELL HEIGHTS DR
HURRICANE, UT 84737

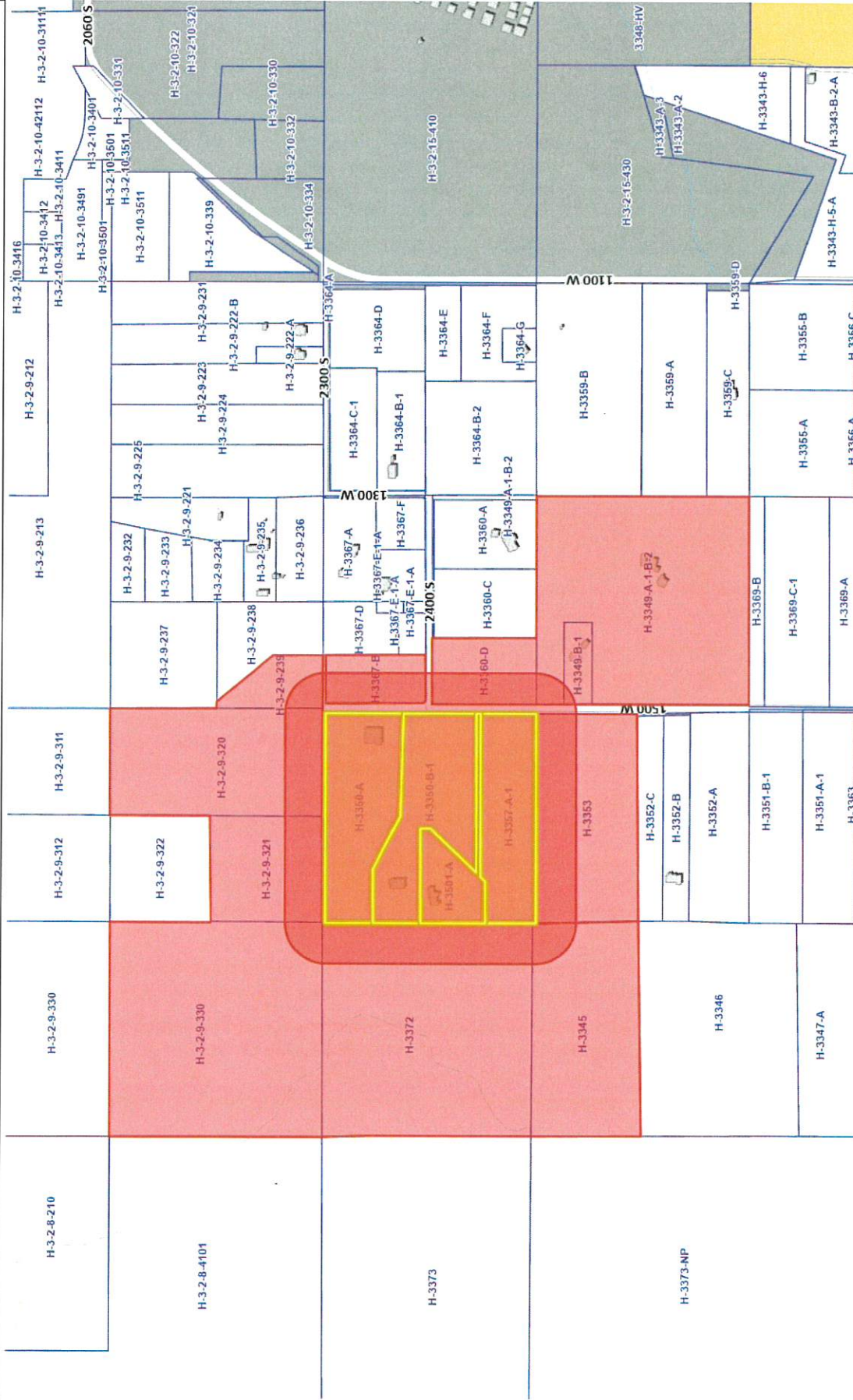
STOUT LARAE ELLSWORTH TR
H-3350-B-1
2350 S 1500 W
HURRICANE, UT 84737

JONES RON LEE & MONTEREY
H-3501-A
2444 S 1500 W
HURRICANE, UT 84737

DIAS SHERRI
H-3360-D
1335 W 2400 S
HURRICANE, UT 84737



Mailing List



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

Notes

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

1,504.7 0 752.33 1,504.7 Feet

Page 342 of 370

**DEVELOPMENT AGREEMENT
FOR
STOUT PDO ZONE CHANGE**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of the ____ day of _____, 2022 (the "Effective Date"), by and between the CITY OF HURRICANE, a Utah municipal corporation, hereinafter referred to as "City," and LaRae Ellsworth Stout, Trustee, or successor trustee, of the LaRae Ellsworth Stout Revocable Trust dated June 13, 2019 _____, hereinafter referred to as "Developer." The City and Developer are hereinafter collectively referred to as the "Parties."

RECITALS

A. Developer is the owner of approximately 38.64 acres of land located within the City of Hurricane, designated as Parcel H-3350-A in the records of the Washington County Recorder in St. George, Utah and more particularly described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

B. On the ____ day of _____, 2022, the City approved a zone change for the Property shown in Exhibit B, attached hereto and incorporated herein by this reference, with the adoption of this Agreement being a condition of the zone change approval.

C. The Parties anticipate that in the future the Developer will request a division of property by applying for preliminary plat approval and that the division of property will be in accordance with the different areas shown on Exhibit C attached hereto (the "Project").

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

E. Developer has previously dedicated to the City approximately ____ acres of roadway for the construction of master-planned roadways at 2300 South and 1500 West.

F. The City and Developer desire to enter into this Agreement stating the terms and conditions for development of the Property.

G. The Mayor of City is authorized to execute and deliver this Agreement on behalf of the City.

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

I. This Agreement is generally consistent with, and all preliminary and final plats within the Property are subject to and shall conform with, the City's General Plan, Zoning Ordinances, and Subdivision Ordinances, and any permits issued by the City pursuant to City Ordinances and regulations.

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

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

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

AGREEMENT

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

1. Incorporation of Recitals. The foregoing Recitals are hereby incorporated into this Agreement by reference and are hereby made a part of this Agreement.

2. Zoning. The Property shall be developed in accordance with (i) the requirements of an underlying zone of shown on EXHIBIT B, (ii) all other features as generally shown on the Preliminary Site Plan as shown on EXHIBIT C, and (iii) this Agreement. The Developer shall not seek to develop the Property in a manner that deviates materially from the attached Preliminary Site Plan in EXHIBIT C as permitted by the aforementioned zoning designations for the Property. Except as otherwise approved in writing by City.

3. Governing Standards. The Preliminary Site Plan, the record of the City Council meeting, and this Agreement (together the "Approval Documents") establish the development rights for the Project, including the use, maximum density, intensity and general configuration for the Project. The Project shall be developed by the Developer in accordance with the Approval Documents. All Developer submittals must comply generally with the Approval Documents. Non-material variations to the Preliminary Site Plan, as defined and approved by the City's Zoning Administrator, such as exact building locations, location of local roadways, exact locations of open space and parking may be varied by the Developer without official City Council or Planning Commission approval. Such variations however shall in no way change the maximum density, use and intensity of the development of the Project.

- a. The City acknowledges the developer shall have the right to develop a total of 20 lots as part of the development. These lots may vary in size and many of

the lots shall be clustered to allow for larger areas to remain open and in continued agriculture use.

4. Terms and Conditions:

a. Construction of Improvements

- i. Except as otherwise stated in this Agreement, the Developer shall be required to construct all improvements required by Hurricane City Code at the time any of the following take place.
 1. Subdivision of the property.
 2. Any residential development within the Project in addition to the Stuart & Heidi Stout Property.
 3. Expansion of any recreational, commercial, or industrial uses.
- ii. Commercial, Industrial, and Recreation Facilities. All improvements shall be installed to Hurricane City Standards at the time of expansion of any of the existing uses for commercial, industrial, or public recreational facilities.

b. Stuart & Heidi Stout Property. In the area labeled as Stuart & Heidi Stout Property on Exhibit C, the Developer may build no more than one single-family home and the number of associated accessory dwelling units permitted by the Hurricane City Code at the time of application. The City shall not require improvements to 1500 W or 2300 S as a condition of the issuance of a building permit or approval of a site plan. The applicant shall locate the building, and any other accessory buildings, structures, or outbuildings on the property outside future dedication and setbacks of any master plan roadways.

- i. Prior to the construction of said home, the property owner must secure approval of a site plan by Hurricane City's Joint Utility Committee and secure a building permit by Hurricane City's building department.

c. Operation of Business. The developer has been operating a roofing business on the subject property which was approved in a 2018 zone change and development agreement. The rezone was granted subject to a development agreement that limits the industrial use to a roofing business. The business shall be permitted to continue within the area labeled as Shop/Red Angus Ranch with EXHIBIT C in accordance with, and limited by, the prior development agreement, attached hereto as Exhibit ??.

d. 2300 South Improvements.

- i. The City shall not require improvements to 2300 South or 1500 West for development of a single-family home in the Stuart & Heidi Stout Property.
- ii. When the portion of 2300 South adjacent to the Project is constructed in the future, if the property north of 2300 South is still being utilized by Developer for the grazing of cattle, the City shall construct a box culvert under 2300 South for drainage and of sufficient size the Developer may use such culvert to herd cattle under 2300 South from the Development to the adjacent northern property. The location of such culvert shall be agreed to in the future by the Developer and the City.
- iii. Prior to the installation of any improvements identified in Section 4(a)(i) of this Agreement to the areas identified as the Stuart & Heidi Stout

Property, Agricultural Stuart & Heidi Stout Property, or the Shop/Red Angus Ranch, the Developer shall either (1) dedicate ½ of the cross-section of 2300 South to the City, excluding any portion previously dedicated to the City or (2) reach an agreement with the City whereby the City purchases all or some of the undedicated south ½ of 2300 South from the Developer. Furthermore, the Parties agree to reasonably cooperate to allow the City to obtain from Developer ½ of the cross-section of 2300 South at such time as the City deems it necessary to construct 2300 South. Developer's obligations to dedicate and/or sell portions of 2300 South to the City shall be roughly proportionate, both in nature and extent, to the impact of the proposed improvements and development.

- e. All improvements installed shall meet Hurricane City Code and Standards at time of the land use application.
- f. Recreation/Reception Facilities
 - i. The applicant has been approved and constructed a building for personal enjoyment consisting of a family gym and activity center subject to no membership being charged for the gym and no revenue being generated.
 - ii. Expansion. Any expansion of buildings or amenities in the area identified in Exhibit C as Recreation/Reception Facilities must be approved and built to commercial standards. No commercial activity may take place on the site until such improvements have been made.
- g. Agriculture Areas. The following section shall apply to the areas identified on Exhibit C as (1) Agriculture Stuart & Heidi Stout Property and (2) Agriculture: Red Angus Ranch.
 - i. Each Agriculture Area shown on EXHIBIT C shall remain in agriculture use. Uses shall comply with the Use Table shown in EXHIBIT D.
 - ii. A total of 14.47 Acres within the two agricultural areas identified in Exhibit C shall remain as agricultural use as listed within this Agreement.
 - iii. All other areas not listed as agriculture use may also be used for agricultural use.

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

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

To the Developer: LaRae Ellsworth Stout, Trustee, or successor trustee, of the
LaRae Ellsworth Stout Revocable Trust dated June 13, 2019
2350 South 1500 West
Hurricane, UT 84737

To the City: City of Hurricane
Attention: Dayton Hall, City Attorney

7. General Term and Conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CITY:

CITY OF HURRICANE

ATTEST:

By: _____
City Recorder

By: _____
Mayor

DEVELOPER:

By: _____
Name: LaRae Ellsworth Stout
Title: Trustee

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the ____ day of _____, 202_, personally appeared before me _____, who being by me duly sworn, did say that he is the _____ of _____, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he executed the same.

Notary Public
Residing at:

EXHIBIT A

Legal Description Parcel:

**Legal S: 16 T: 42S R: 13W BEGINNING AT A POINT N 89°48'57" W 30.00 FEET ALONG THE NORTH LINE OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND S 0°16'11" W 16.50 FEET FROM NORTH QUARTER OF SAID SECTION 16, AND RUNNING THENCE S 0°16'11" W 213.64 FEET, THENCE N 89° 49'04" W 275.00 FEET, THENCE S 0°16'11" W 113.89 FEET, THENCE N 89°49'04" W 1017.42 FEET TO A POINT ON THE WEST 1/16TH LINE OF SAID SECTION 16, THENCE N 0°13'41" E 327.57 FEET ALONG SAID LINE TO A POINT S 0°13'41" W 16.50 FEET FROM THE WEST 1/16TH CORNER OF SECTIONS 16 AND 9, THENCE S 89°48'57" E 1292.65 FEET PARALLEL TO THE NORTH LINE OF SAID SECTION 16, TO THE POINT OF BEGINNING.
SUBJECT TO BOUNDARY LINE AGREEMENT DOCUMENT # 20190002584.**

DRAFT

EXHIBIT B

Zoning Map

DRAFT

EXHIBIT C
Site Plan

DRAFT

EXHIBIT D

Allowed Agriculture Uses

P: Permitted

Agricultural uses:	
Accessory building	P
Agricultural business	P
Agricultural industry	P
Agriculture	P
Agritourism	P
Animal specialties	P
Animals and fowl for recreation and family food production	P
Stable, private	P
Residential uses:	
Assisted living facility	P
Building, accessory	P
Dwelling, earth sheltered	P
Dwelling, single-family	P
Dwelling, single-family with single accessory dwelling unit	P
Dwelling, temporary	P
Guesthouse for family members and non-paying guests	P
Home base business	P
Manufactured home	P
Residential facility for elderly persons 1	P
Residential facility for persons with a disability 1	P
Public and civic uses:	
Auditorium or stadium	N

Cemetery	P
Church or place of worship	P
Club or service organization	P
Cultural service	P
Park	P
Protective service	P
Stable, public	P
Utility, minor	P
Utility substation	P
Commercial uses:	
Agricultural sales and service	C
Agritourism activities	P
Animal hospital	P
Bed and breakfast, home	P
Garden center	P
Kennel, residential	P
Licensed family child care 2	P
Personal care service, home based 2	P
Personal instruction service, home based 2	P
Produce stand	P
Recreation and entertainment, outdoor	C
Residential certificate child care facility 2	P
Veterinary service	P

OWNERS:

JONES RONLEE & MONTEREY:
2444 S. 1500 W.
HURRICANE, UT 84737

STOUD LARAE ELLSWORTH TR:
2350 S 1500 W
HURRICANE, UT 84737

CONTACT:

ADAM STOUT
(435)-467-3994
ADAMSTOUT12@MSN.COM

OWNERS LEGEND:

A

STOUT LARAE ELLSWORTH TR - PARCELS: H-3353, H-3357-A-1, H-3350-B-1, H-3350-A

B

JONES RON LEE & MONTEREY - PARCELS: H-3501-A

C

STOUT STUART W & HEIDI H - PARCELS: H-3367-B

D

WRIGHT DAVID BURKE & KERRI M - PARCELS: H-3372

E

BENCH LAKE LLC - PARCELS: H-3345

F

J R S INVESTMENTS L C - PARCELS: H-3-2-9-330

G

HOME POINT INC - PARCELS: H-3-2-9-321

H

CALL F RICHARD & CAROL A - PARCELS: H-3-2-9-320

I

RICH ANDERSON - PARCELS: H-3-2-9-239

J

DIAS SHERRI - PARCELS: H-3360-D

K

HURRICANE FARM HOLDINGS LLC - PARCELS: H-3349-A-1-B-2

ZONE LEGEND:

M-1: LIGHT INDUSTRIAL

RA-1: RESIDENTIAL AGRICULTURAL - 1 UNIT PER ACRE

RA-1 (PDO): RESIDENTIAL AGRICULTURAL (PLANNED DEVELOPMENT OVERLAY)

R1-10: RESIDENTIAL - 1 UNIT PER 10000 SQ. FT.

EXISTING ZONE MAP FOR:

RESIDENTIAL AGRICULTURAL PD OVERLAY

LOCATED IN SECTION 16, T42S, R13W, S.L.B.&M.

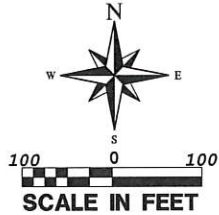
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

PROPERTY LINE

ADJACENT PROPERTY LINE

SECTION LINE



LEGAL DESCRIPTION FOR AFFECTED PARCELS:

PARCEL H-3350-A:
BEGINNING AT A POINT N 89°48'57" W 30.00 FEET ALONG THE NORTH LINE OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND S 0°16'11" W 16.50 FEET FROM NORTH QUARTER OF SAID SECTION 16, AND RUNNING THENCE S 0°16'11" W 213.64 FEET, THENCE N 89° 49'04" W 275.00 FEET, THENCE S 0°16'11" W 113.89 FEET, THENCE N 89°49'04" W 1017.42 FEET TO A POINT ON THE WEST 1/16TH LINE OF SAID SECTION 16, THENCE N 0°13'41" E 327.57 FEET ALONG SAID LINE TO A POINT S 0°13'41" W 16.50 FEET FROM THE WEST 1/16TH CORNER OF SECTIONS 16 AND 9, THENCE S 89°48'57" E 1292.65 FEET PARALLEL TO THE NORTH LINE OF SAID SECTION 16, TO THE POINT OF BEGINNING.
SUBJECT TO BOUNDARY LINE AGREEMENT DOCUMENT # 20190002584.

PARCEL H-3350-B-1:
COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S00°16'11"W, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 650.68 FEET; THENCE N90°00'00"W, 30.00 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE WEST LINE OF 1500 WEST STREET (A PUBLIC STREET); THENCE DEPARTING SAID LINE AND RUNNING N89°49'28"W 709.49 FEET; THENCE N00°16'11"E, 44.84 FEET; THENCE N89°48'58"W, 582.97 FEET TO A POINT LOCATED ON THE 1/16TH LINE; THENCE N00°13'49"E, ALONG THE 1/16TH LINE, 261.98 FEET; THENCE S89°49'04"E, 1,017.63 FEET (RECORD=1017.42'); THENCE N00°16'11"E, 113.89 FEET; THENCE S89°49'04"E, 275.00 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID 1500 WEST STREET; THENCE S00°16'11"W, ALONG SAID LINE, 420.64 FEET TO THE POINT OF BEGINNING.
SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ADJACENT TO 1500 WEST STREET.

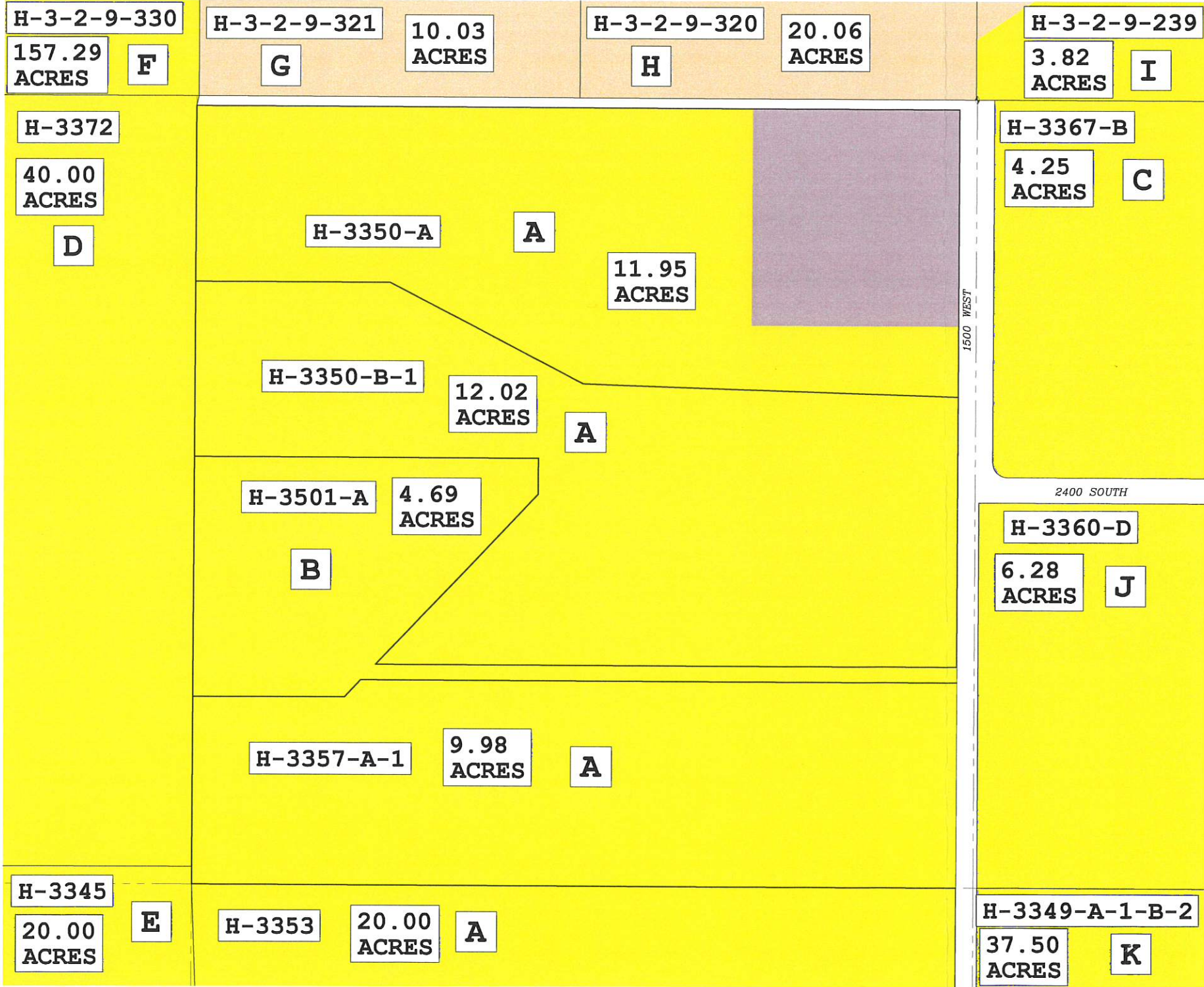
SUBJECT TO BOUNDARY LINE AGREEMENT DOCUMENTS # 20190002584 & # 20190002585.

PARCEL H-3501-A:
COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S00°16'11"W, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 650.68 FEET; THENCE N90°00'00"W, 30.00 FEET TO THE POINT OF BEGINNING SAID POINT BEING LOCATED ON THE WEST LINE OF 1500 WEST STREET (A PUBLIC STREET); THENCE S00°16'11"W, ALONG SAID LINE, 26.00 FEET TO THE SOUTHWEST CORNER OF SAID 1500 WEST STREET AND 2400 SOUTH STREET (A PUBLIC STREET); THENCE DEPARTING SAID LINE AND RUNNING N89°49'28"W, 719.53 FEET; THENCE S43°52'57"W, 456.25 FEET; THENCE N90°00'00"W, 257.93 FEET TO A POINT LOCATED ON THE 1/16TH LINE; THENCE N00°13'49"E, ALONG THE 1/16TH LINE, 401.53 FEET; THENCE DEPARTING SAID LINE AND RUNNING S89°48'58"E, 582.97 FEET; THENCE S00°16'11"W, 44.84 FEET; THENCE S89°49'28"E, 709.49 FEET TO THE POINT OF BEGINNING. SUBJ TO & TOG W/ EASEMENT.

SUBJECT TO BOUNDARY LINE AGREEMENT DOCUMENTS # 20190002583 & # 20190002585.

PARCEL H-3357-A-1:
COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S00°16'11"W, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 676.77 FEET TO A POINT LOCATED ON THE SOUTH LINE OF 2400 SOUTH STREET (A PUBLIC STREET); THENCE N89°49'28"W, ALONG SAID LINE, 16.50 FEET TO THE POINT OF BEGINNING; THENCE S00°16'11"W, AND PARALLEL TO SAID CENTER SECTION LINE, 643.89 FEET TO A POINT LOCATED ON THE 1/16TH LINE; THENCE N89°49'15"W, ALONG THE 1/16TH LINE, 1,305.46 FEET TO THE NORTHWEST 1/16TH CORNER; THENCE N00°13'49"E, ALONG THE 1/16TH LINE, 313.20 FEET; THENCE DEPARTING SAID LINE AND RUNNING N90°00'00"E, 257.93 FEET; THENCE N43°52'57"E, 456.25 FEET; THENCE S89°49'28"E, 733.03 FEET TO THE POINT OF BEGINNING. SUBJ TO & TOG W/ EASEMENT

SUBJECT TO BOUNDARY LINE AGREEMENT DOCUMENTS # 20190002583 & # 20190002585.



REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Land Planners

200 South 950 West, Suite 100

Hurricane, Utah 84737

Phone: (435) 666-8820



EXISTING ZONE MAP FOR:

RESIDENTIAL AGRICULTURAL PD OVERLAY

LOCATED IN SECTION 16, T42S, R13W, S.L.B.&M.

HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 5/11/2022

SCALE: 1"=100'

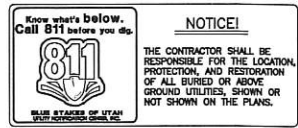
JOB NO:

547-001

SHEET NO:

1 OF 2

Page 355 of 370



OWNERS:

JONES RONLEE & MONTEREY:
2444 S. 1500 W.
HURRICANE, UT 84737

STOUD LARAE ELLSWORTH TR:
2350 S 1500 W
HURRICANE, UT 84737

CONTACT:

ADAM STOUT
(435)-467-3994
ADAMSTOUT12@MSN.COM

OWNERS LEGEND:

A

STOUT LARAE ELLSWORTH TR – PARCELS: H-3353, H-3357-A-1, H-3350-B-1, H-3350-A

B

JONES RON LEE & MONTEREY – PARCELS: H-3501-A

C

STOUT STUART W & HEIDI H – PARCELS: H-3367-B

D

WRIGHT DAVID BURKE & KERRI M – PARCELS: H-3372

E

BENCH LAKE LLC – PARCELS: H-3345

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J R S INVESTMENTS L C – PARCELS: H-3-2-9-330

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H

CALL F RICHARD & CAROL A – PARCELS: H-3-2-9-320

I

RICH ANDERSON – PARCELS: H-3-2-9-239

J

DIAS SHERRI – PARCELS: H-3360-D

K

HURRICANE FARM HOLDINGS LLC – PARCELS: H-3349-A-1-B-2

ZONE LEGEND:

M-1

M-1: LIGHT INDUSTRIAL

RA-1

RA-1: RESIDENTIAL AGRICULTURAL – 1 UNIT PER ACRE

RA-1 (PDO)

RA-1 (PDO): RESIDENTIAL AGRICULTURAL (PLANNED DEVELOPMENT OVERLAY)

R1-10

R1-10: RESIDENTIAL – 1 UNIT PER 10000 SQ. FT.

PROPOSED ZONE MAP FOR:

RESIDENTIAL AGRICULTURAL PD OVERLAY

LOCATED IN SECTION 16, T42S, R13W, S.L.B.&M.

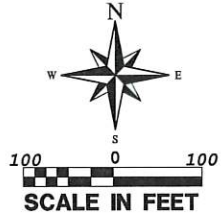
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

PROPERTY LINE

ADJACENT PROPERTY LINE

SECTION LINE



LEGAL DESCRIPTION FOR PROPOSED MH/RV ZONE:

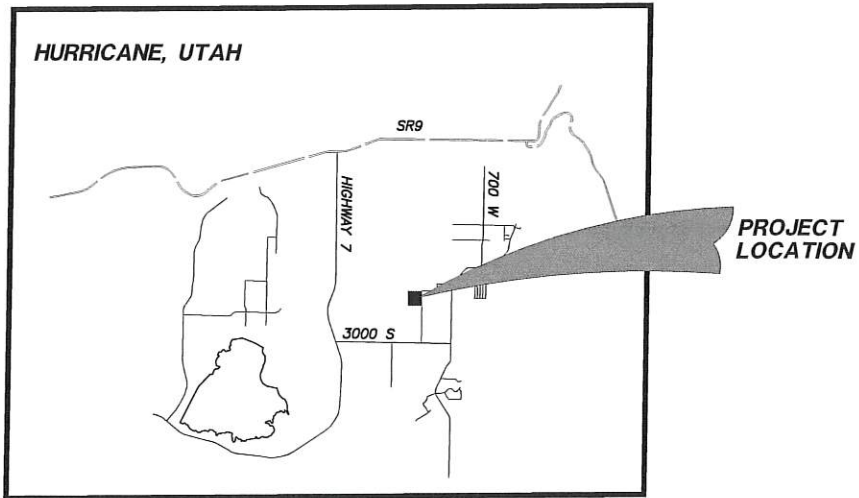
COMMENCING AT THE NORTH CENTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°48'40"W ALONG THE NORTH SECTION LINE OF SAID SECTION 16, 30.00 FEET; THENCE S00°16'38"W 16.50 FEET TO THE POINT OF BEGINNING; RUNNING THENCE S00°16'11"W 1304.17 FEET TO THE NORTH 1/16TH SECTION LINE OF SAID SECTION 16; THENCE N89°49'15"W ALONG SAID LINE, 1291.96 FEET TO THE WEST 1/16TH SECTION LINE OF SAID SECTION 16; THENCE N00°13'49"E ALONG SAID LINE, 1304.39 FEET; THENCE S89°48'40"E 1292.86 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 1685660 SQUARE FEET OR 38.697 ACRES.

ZONE CHANGED FROM RA-1 & M-1 TO RA-1 (PDO): RESIDENTIAL AGRICULTURE (PLANNED DEVELOPMENT OVERLAY)

PURPOSE:

CHANGING PROPERTY ZONING TO BE IN CONJUNCTION WITH THE LAND AROUND THE PROPERTY AND TO ALLOW FOR RESIDENTIAL RECREATION & BUSINESS USE ON THE PROPERTY.



VICINITY MAP

N.T.S



NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

REVISIONS		
NO	DESCRIPTION	DATE

PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Land Planners

20 South 850 West, Suite 1

Hurricane City, Utah 84737

Phone: (435) 666-6661



PROPOSED ZONE CHANGE MAP FOR:

RESIDENTIAL AGRICULTURAL PD OVERLAY

LOCATED IN SECTION 16, T42S, R13W, S.L.B.&M.

HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 1/11/2023

SCALE: 1"=100'

JOB NO:

270-004

SHEET NO:

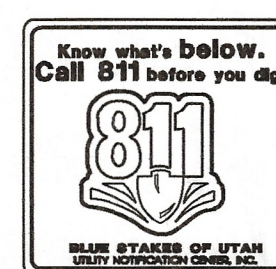
2 OF 2

**A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH**



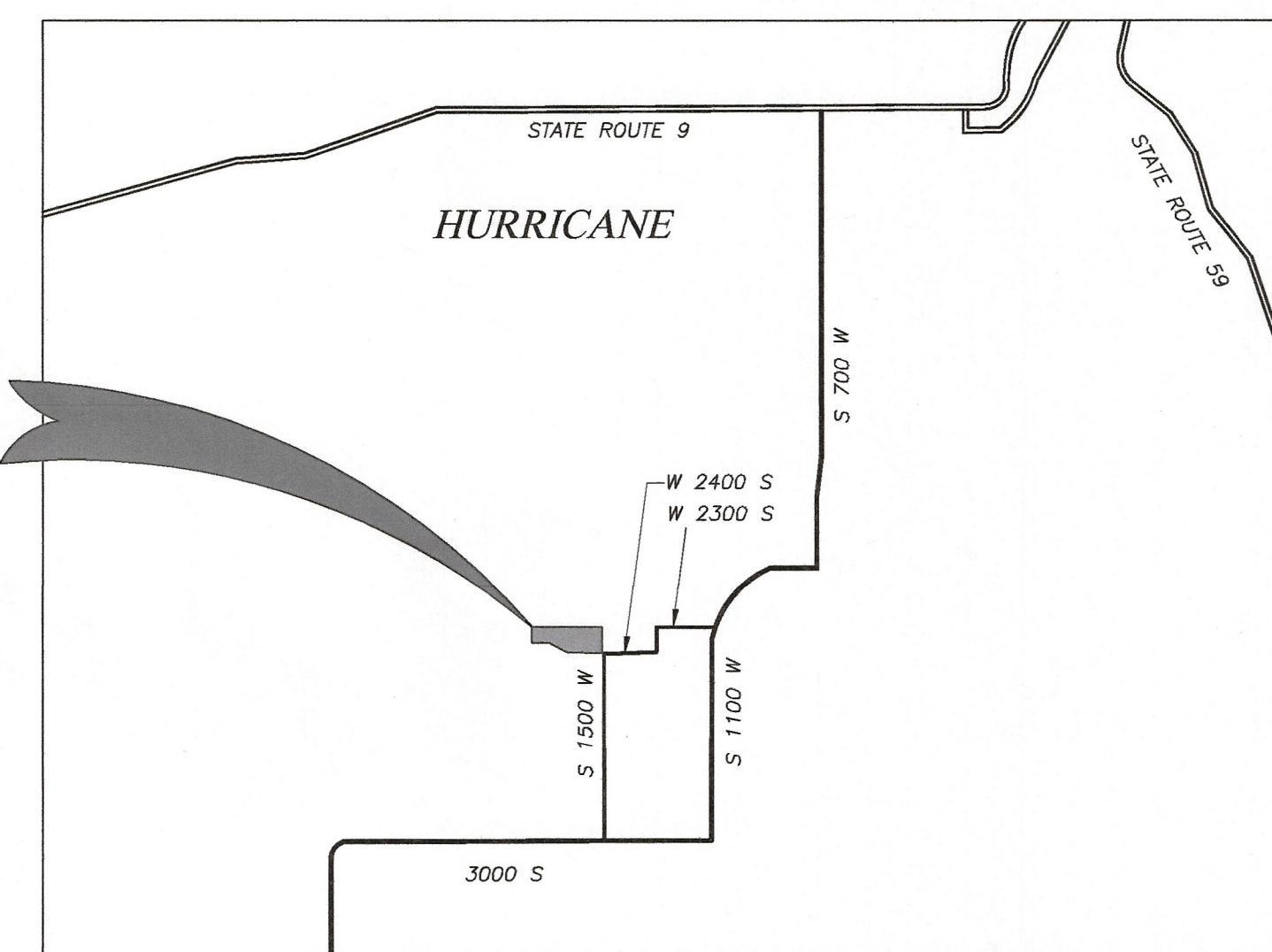
-
- Legend for boundary lines:
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING FENCE
 - SECTION LINE
 - EXISTING UNDER GROUND POWER
 - WATER LINE
 - CONTOUR LINE - MAJOR
 - CONTOUR LINE - MINOR
 - UNDERGROUND POWER CONDUIT
 - SEWER LINE
 - POWER LINE
 - GAS LINE

- | | |
|---|-----------------------------|
|  | SECTION CORNER AS DESCRIBED |
|  | FOUND MONUMENT AS DESCRIBED |
|  | EXISTING FIRE HYDRANT |
|  | EXISTING WATER METER |



NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

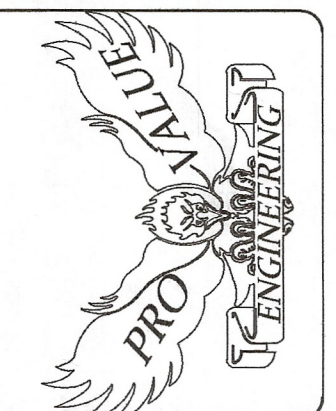


VICINITY MAP

SCALE: N.T.S.

[illegible]

PROVALUE ENGINEERING, INC.
Engineers-Land Surveyors - Land Planners
20 South 250 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307 Karl Rasmussen



SITE PLAN FOR:
STUART & HEIDI STOUT
2320 S 1500 W
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 03-22-2021
SCALE: 1"=50'

JOB NO.
528-001

SHEET NO:

1 OF 1

538-001

Copyright © 2015 PROVIDENCE ENGINEERING INC.

PRELIMINARY SITE PLAN FOR:
STOUT PDO - RA-1 ZONE
A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

AGRICULTURE
STUART & HEIDI STOUT PROPERTY
AREA= 4.22 ACRES

SHOP/RED ANGUS RANCH
AREA= 3.76 ACRES

STUART & HEIDI STOUT PROPERTY
AREA= 3.81 ACRES

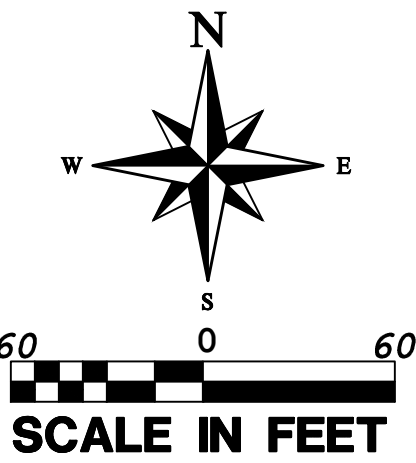
ADAM & LARAE STOUT PROPERTY
AREA= 3.62 ACRES

RON & MONTEREY JONES PROPERTY
AREA= 4.18 ACRES

RECREATION/RECEPTION FACILITIES
AREA= 3.99 ACRES

AGRICULTURE: RED ANGUS RANCH
AREA= 10.25 ACRES

12 LOTS
AREA= 11,770 SF
AREA= 0.27 ACRES



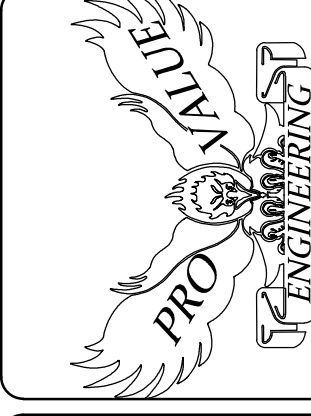
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP
- FOUND MONUMENT AS DESCRIBED

NARRATIVE

THIS PD OVERLAY WILL HAVE 15 TO 20 RESIDENCES, 2 PARCELS OF AGRICULTURE PRODUCTION & FACILITIES, 1 PARCEL OF RECREATIONAL/RECEPTION FACILITIES, 1 PARCEL OF A MIXED AGRICULTURE/ROOFING BUSINESS SHOP.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84403
Phone: (435) 888-0801 Fax: (435) 888-0802



SITE PLAN FOR:
STOUT PDO - RA-1 OVERLAY
HURRICANE CITY, WASHINGTON COUNTY, UTAH
A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16, T42S, R13W, S.L.B.&M.

DATE: 5/23/2022
SCALE: 1"=60'

JOB NO.
528-001

SHEET NO:
1 OF 1



STAFF COMMENTS

Agenda Date:	06/16/2022
Application Number:	2022-ZC-25
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Jones RonLee and Monterey, StoutlaRae Ellsworth TR
Agent:	Adam Stout
Request:	A Zone Change from RA-1 to RA-1 Planned Development Overlay
Location:	2444 S 1500 W
Zoning:	RA-1 and M-1
General Plan Map:	Agriculture

Planning Commission Recommendation

The Planning Commission gave a positive recommendation on the proposed zone change, the site plan, and the attached development agreement.

Update 6/9/2022: This item was continued due to staff needing more time for review. Staff has written a new draft of the development agreement and sent it to the applicant for their review. This report is largely unchanged but does contain a preliminary site plan review from staff and JUC. If the applicant finds staff's current development agreement language acceptable then staff would recommend moving this item forward to the City Council.

Discussion:

The applicant is seeking to rezone 38.697 Acres from RA-1 and M-1 to RA-1 with a PDO. The applicant has an active farm, single-family homes, and a roofing business (on the M-1 property) located on the properties. The applicant is seeking to clean up the properties' zoning and uses in the area with a development agreement (a draft is attached).

In 2018, the M-1 zoning was approved with a development agreement that restricted the M-1 use to the active roofing business taking place on the property. The main property owner is seeking to build a home on the lot that has a commercial business (see attached site plan). This led to a conversation about the master-planned roadways and development criteria for RA-1 and M-1 zoning with additional development on the parcel.

The Preliminary Site Plan attached was received too late for a full staff and JUC review at the time of this writing. Staff plans to have a review completed by meeting time.

	Zoning	Adjacent Land Use
North	R1-10	Undeveloped
East	RA-1	Undeveloped, agriculture and single family homes
South	RA-1	Agriculture and single family homes
West	RA-1	Agriculture, Undeveloped

Zone Change Factors:

As per Hurricane City Code 10-7-7:

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

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

1. Is the proposed amendment consistent with the City's General Plan's goals, objectives, and policies?

Response: The General Plan Map shows this area as Agricultural which it defines as:
Property used for keeping or pasturing of animals or raising of crops with supporting residential use. Appropriate residential density should be between one unit per 40 acres to one unit per five acres.

There is a small section of Light Industrial/Business where it is currently zone M-1. This was mapped this way on the General Plan Map because of the existing M-1 zone.

2. Is the proposed amendment harmonious with the overall character of existing development in the subject property's vicinity?

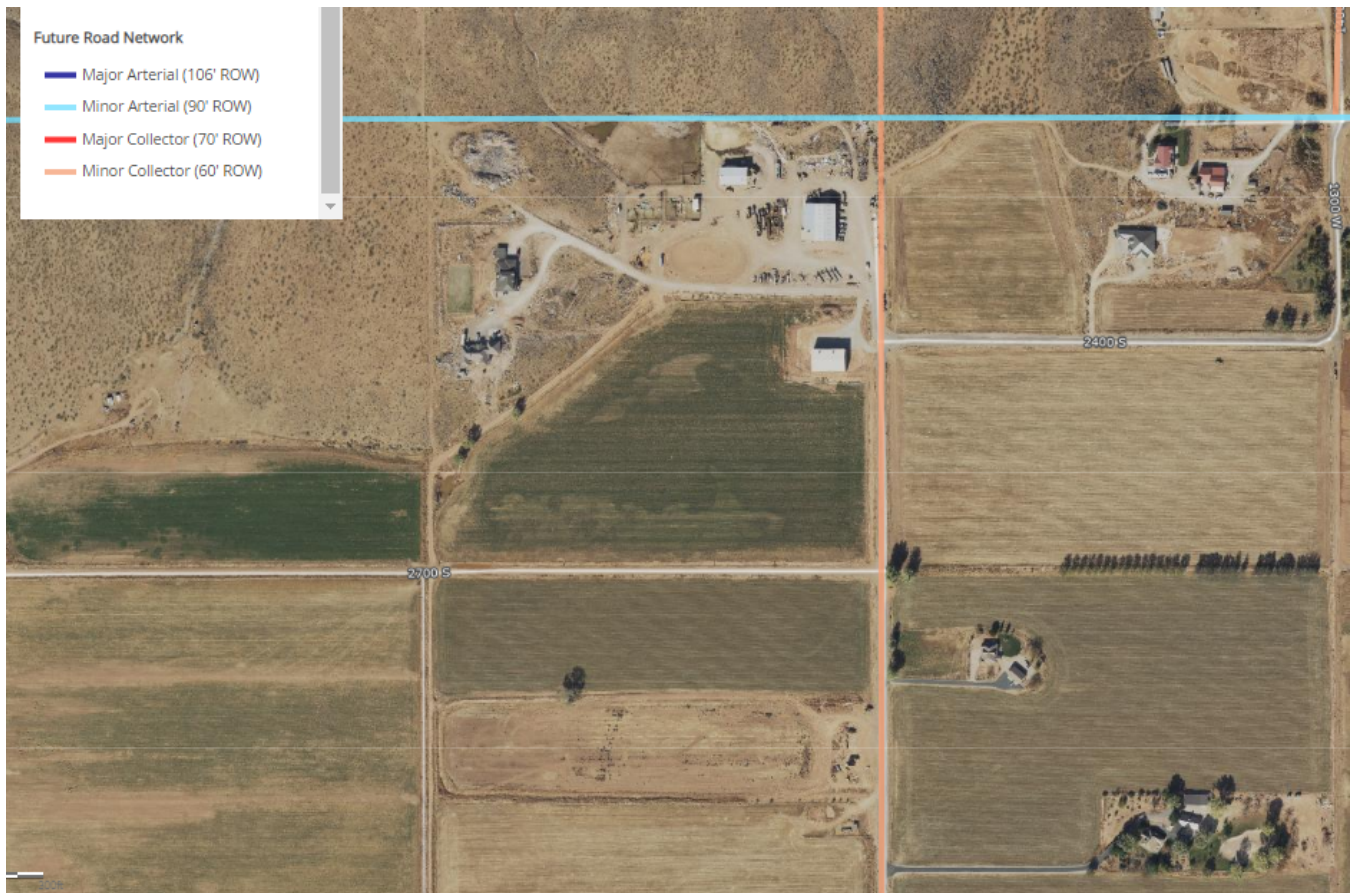
Response: Yes. Currently, there are active farming operations in the area and commercial use. The proposed zone change would be harmonious with the surrounding development.

3. Will the proposed amendment affect the adjacent property?

Response: The proposed zone change will not add to a higher impact than the current approved zoning. The development agreement will address key improvements for the area..

4. Are public facilities and services adequate to serve the subject property?

Response: There are some services on-site, including water and power. There are two main master plan roadways, 1500 W and 2300 S. Both of these roadways will serve as main connection points for transportation in the future. 2300 S is planned to connect to an interchange on SR-7, and then continue west to Dixie Springs.



Development Agreement

The applicant is seeking to clarify allowed uses and required improvements for the future development of the property. Some of the key issues are

- Development and dedication of 2300 S
- Development of 1500 W
- Providing a culvert under 2300 S to allow continual agriculture use between the northern and southern property
- What event triggers the applicant needing to install required improvements
- Future allowed uses for the property

A draft proposal has been submitted to the City Council, but was determined that it needed review by the Planning Commission before approval. The City Attorney and staff have submitted an updated agreement (attached to this report) to the applicant for their review. At the time of this report they have not made any requested changes.

Preliminary Site Plan

JUC Comments

1. **Power:** Power lines may need to be moved to meet new roadway. Power will need to be developed down 1500 W and 2700 S
2. **Streets:** Need clarification on 2380 S. 2700 S will need improvements when/if the lots are developed.
3. **Water:** Meters would need to be moved to their respective lots when improvements are put in. If 2380 S is private meters will have to be moved to 1500 W.
4. **Sewer:** Would need to do an advanced septic system but would need four acres minimum. If any of the existing septic fail they would need to put in new advanced systems with four acre minimums
5. **Engineering:** 2700 S needs to be built to normal standards and not rural road cross-sections unless acre lots are put in instead. City should not be required to put in a box culvert, don't know that it will be needed by the time 2300 S gets put in. 2300 S needs 52' of dedication. 2380 S should be a public street. Master planned trail on the west side of 1500 W and the south side of 2300 S. Check the separation distance between 2380 S and 2400 S.
6. **Fire:** Need a dedicated fire turnaround that meets HVFD requirements and proper fire hydrants

Staff Comments

1. The applicant is requesting 15-20 residences. Only 15 are shown on the site plan. Staff would prefer that all 20 units are shown and if the applicant decides they want less then that would be acceptable
 - a. 15 units is .38 units per acre and 20 units is .51 units per acre, both well within the RA-1 PDO limit of .8 units per acre
2. Rural road cross-sections: According to HCC 7-2-2
 - a. *In addition to various road cross sections now incorporated into the Hurricane Roadway Construction Standards, the rural road cross sections attached hereto and incorporated herein as exhibit 1 are hereby established and shall be included in the Hurricane Roadway Construction Standards, as shown in table 3.1 (exhibit A, table 1) and exhibit B, table 1A of the Hurricane Roadway Construction Standards. These rural road cross sections are approved for the Bench Lake area of Hurricane, as shown in the map attached hereto as exhibit 2, and they may be approved by the City Council in other areas within the City. The rural road cross sections shall apply only in areas where the zoning is A-1, A-5, A-10, A-20, A-40 or RA-1, provided that standard right-of-way widths shall be based on the type of road at issue (minor, collector, etc.) as set forth in the Transportation Master Plan and City transportation standards. These rural road cross sections shall not apply to the south side of 3000 South, which shall be established with full standard improvements, including curb, gutter, sidewalk, paved trails, turn lanes and other improvements required by the City traffic and roadway standards.*
 - b. *Occasionally, on a case by case basis, when reviewing a preliminary plat, City staff may recommend wider rights-of-way or increased amenities and infrastructure when necessary to account for turn lanes, infrastructure, safety concerns, continuity, planned*

trails and traffic patterns. The City Council shall review and vote on any such recommendation at a duly noticed City Council meeting, after giving the applicant and City staff an opportunity to be heard on the matter.

- c. The quarter acre lots along 2700 S would be eligible for rural road cross-sections because it is zoned RA-1. However, when/if those lots are ever developed staff will most likely recommend that 2700 S be constructed to it's full cross-section.
3. If 2380 S is a public street then it will need to be improved to city standards. Staff recommends that it is a public street
4. 2380 S and 2400 S are 150 feet apart. This matches the separation requirements of the Hurricane City code.

Findings:

Staff makes the following findings:

1. The application generally meets the standards of the General Plan Map for the property.
2. Generally, the uses are harmonious with the surrounding development.
3. The proposed amendment will have an impact on the area, but the impact is anticipated within the General Plan
4. Services are currently adequate to serve the area in its current state, but there is limited capacity for expansion of use.
5. Staff is working with the applicant to finalize a site plan and development agreement.

Recommendation: Staff recommends the City Council review this application and the zone change based on standards and considers residents' comments. Staff would recommend approving this item subject to the development agreement being agreed upon.

ORDINANCE NO 2022-40

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE
FOR PARCELS H-3350-A, H-3350-B-1, H-3501-A, AND H-3357-A-1 FROM RA-1 AND M-1
TO RA-1 PDO

WHEREAS, Utah Code 10-9a allows Cities to regulate land use within their boundaries,

WHEREAS, the proposed amendment is generally compatible with the current General Plan's map for future use; and

WHEREAS, the proposed amendment is generally harmonious with the surrounding community; and

WHEREAS, the City desires to work with local farmers to preserve agricultural uses within the Bench Lake area; and

WHEREAS, the proposed zone change will have a minimal impact on the surrounding development; and

WHEREAS, the Planning Commission gave a positive recommendation on the proposed zone change, site plan, and development agreement.

BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF HURRICANE CITY THAT

1. The proposed zone change H-3350-A, H-3350-B-1, H-3501-A, and H-3357-A-1 from RA-1 and M-1 to RA-1 Planned Development Overlay is approved.
2. That the attached site plan is approved and shall act as the boundary map for the proposed zone map.
3. The zone change shall not take place until the attached development agreement has been signed by all parties and recorded.

PASSED AND APPROVED on this 16th day of June 2022.

Hurricane City

Mayor

Attest:

Cindy Beteag, City Recorder

RESOLUTION

**A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, APPROVING
AND ADOPTING AMENDMENTS TO THE 2021-2022 BUDGET**

WHEREAS, the City Council of Hurricane, Utah previously adopted a budget for the fiscal year 2021-2022; and

WHEREAS, said City Council, after public hearing, deems it necessary and desirable for the efficient operation of the financial affairs of Hurricane City that said budget be amended,

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that the 2021- 2022 Budget, shall be and is hereby amended as provided in Exhibit "A", a copy of which is attached hereto and incorporated herein.

PASSED AND APPROVED THIS 16th day of June, 2022.

Nanette Billings, Mayor

ATTEST:

Cindy Beteag, Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 16th day of June, 2022. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

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

Cindy Beteag, Recorder

Exhibit A

RESOLUTION NO. 2022-33

A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, APPROVING AND ADOPTING THE 2022-2023 BUDGET

WHEREAS the City Council of Hurricane, Utah desires to adopt a budget for the fiscal year 2022-2023; and

WHEREAS notice of public hearing for the adoption of said budget has been given in the manner prescribed by law; and

WHEREAS said City Council, after public hearing, deems it necessary and desirable for the efficient operation of the financial affairs of the City of Hurricane,

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that the proposed 2022-2023 budget, a copy of which is attached hereto as Exhibit “A” and by this reference incorporated herein as if fully set forth, be and is hereby approved and adopted.

PASSED AND ADOPTED THIS 16th DAY OF JUNE, 2022.

Nanette Billings, Mayor

ATTEST:

Cindy Beteag, Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 16th day of June, 2022. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

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

Cindy Beteag, Recorder

Exhibit “A”