HURRICANE CITY
UTAH

Mayor
Clark Fawcett

City Manager
Kaden DeMille

Planning Commission

Mark Sampson, Chair
Shelley Goodfellow, Alternate Chair
Ralph Ballard
Paul Farthing
Brad Winder
Kelby Iverson
Michelle Smith
Scott Hughes

Hurricane Planning Commission Meeting
Agenda

March 12, 2026
6:00 PM
Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:
https://cityofhurricane.webex.com/cityofhurricane/j.php?MTID=me42b4eb65609e35eb0e0664c925c9dbc
Meeting number:2632 882 4836
Password:HCplanning
Host key:730111
Join by phone+1-415-655-0001 US Toll
Access code: 2632 882 4836
Host PIN: 9461
Details on these applications are available in the Planning Department at the City Office, 147 N. 870 West.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located at 515N 360 E from MH/RV, Mobile Home/Recreational Vehicle, to HC, Highway Commercial. Parcel number H-SMME-18-B.
2. A Zone Change Amendment request on approx.. 49 acres, from RA-1, residential agriculture one unit per acre, and RM-2, multifamily ten units per acre, to A-5 with a PDO, agriculture 1 unit per 5 acres with a planned development overlay. Parcel numbers, H-3-2-7-4501, H-3-2-7-45031, H-3-2-7-4331, and H-3-2-7-4332.

3. A Zone Change Amendment request located at approx.. 1188 S 920 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel number H-3-2-3-335.

OLD BUSINESS

1. PP26-02: Discussion and consideration of a possible approval of a preliminary plat for Desert's Edge at Sky Mountain, a mixed-use development consisting of 63 townhome units and two commercial lots, located at 2230-2254 W 600 N. 317 Sycamore LLC, Applicant. Brixton Call, Agent.

NEW BUSINESS

1. ZC26-02: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 515 N 360 E from MH/RV to HC, Highway Commercial. Interstate Rock Products, Applicant. Chase Stratton, Agent.
2. ZC26-04: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment Request located at 1188 S 920 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Marja Riitta Nugent, Applicant. Karl Rasmussen, Agent.
3. AFP26-01: Discussion and consideration of a possible approval of an amended final plat for Quail Creek Industrial Park Phase 7 Lots 702 & 703, located at 720 S 5300 W. Douglas Dennett, Applicant. Brandee Walker, Agent.
4. PP26-04: Discussion and consideration of a possible approval of a preliminary plat for Trails at Sand Hollow, a multifamily development consisting of 252 apartments, 211 townhomes and 210 condos, located at Sand Hollow Road between Resort Drive and Jellystone Road. Simply Land LLC, Applicant. Karl Rasmussen, Agent.
5. AFP26-02: Discussion and consideration of a possible approval of an amended final plat for FireRock Phase 3 Lots 96 & 97, located at 336 N FireRock Way. Steve Nantz, Applicant.
6. AFP26-03: Discussion and consideration of a possible approval of an amended final plat for The Estates at Sand Hollow Phase 1 Lots 26 & 27, located at 5658 W Desert Dream. Mark Leavitt, Applicant. Gerold Pratt, Agent.
7. AFP26-04: Discussion and consideration of a possible approval of an amended final plat for Pioneer Estates Lot 7, located at 203 S 1430 W. Ramsey Cox, Applicant. Tony Carter, Agent.
8. FSP26-06: Discussion and consideration of a possible approval of a final site plan for Culver's, a restaurant located at 485 W State St. State Street Properties LLC, Applicant. Rick Meyer, Agent.

Approval of Minutes:

Planning Commission Business:

1. Election of chairperson and appointment of alternate chairperson

Adjournment

REASONABLE ACCOMMODATION: Hurricane City will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs, please

contact the City Planning Technician,435-635-2811 x 112, at least 24 hours in advance if you have special needs.

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY PLAT CHECKLIST

For office use only: $150.00 Fee

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:
- _x_ a. The proposed name of the subdivision.
- _x_ b. The location of the subdivision, including the address and section, township and range.
- _x_ c. The names and addresses of the owner or subdivider, if other than the owner.
- _x_ d. Date of preparation, and north point.
- _x_ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

____ 2. Existing Conditions: The preliminary plat shall show:
- _x_ a. The location of the nearest monument.
- _x_ b. The boundary of the proposed subdivision and the acreage included.
- _x_ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- _x_ d. The location, width, and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- _x_ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- _x_ f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
- _x_ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- _x_ 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.
- _x_ j. Information on whether property is located in desert tortoise take area.

_____3. Proposed Plan: The subdivision plans shall show:
- _x_ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys, and easements.
- _x_ b. The layout, numbers, and typical dimensions of lots.
- _x_ 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.
- _x_ 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)
- _x_ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- _x_ g. Approximate radius of all center line curves on highways or streets.

__x__ 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)

__x__ 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.

__x__ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

__x__ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.

__x__ l. Will this subdivision be phased? If yes show possible phasing lines.

__x__ 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.

__x__ 4. Warranty deed or preliminary title report or another document (see attached Affidavit) showing evidence that the applicant has control of the property.

__x__ 5. Signed and notarized Acknowledgement Water Suppl

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 and fourth Thursday 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.

I (we) have read and understand the requirements of this application and all information is true and accurate to the best of my (our) abilities.

Applicant Name: _____ Date: _____

Signature: _____

PRELIMINARY PLAT APPLICATION (General Information)

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.

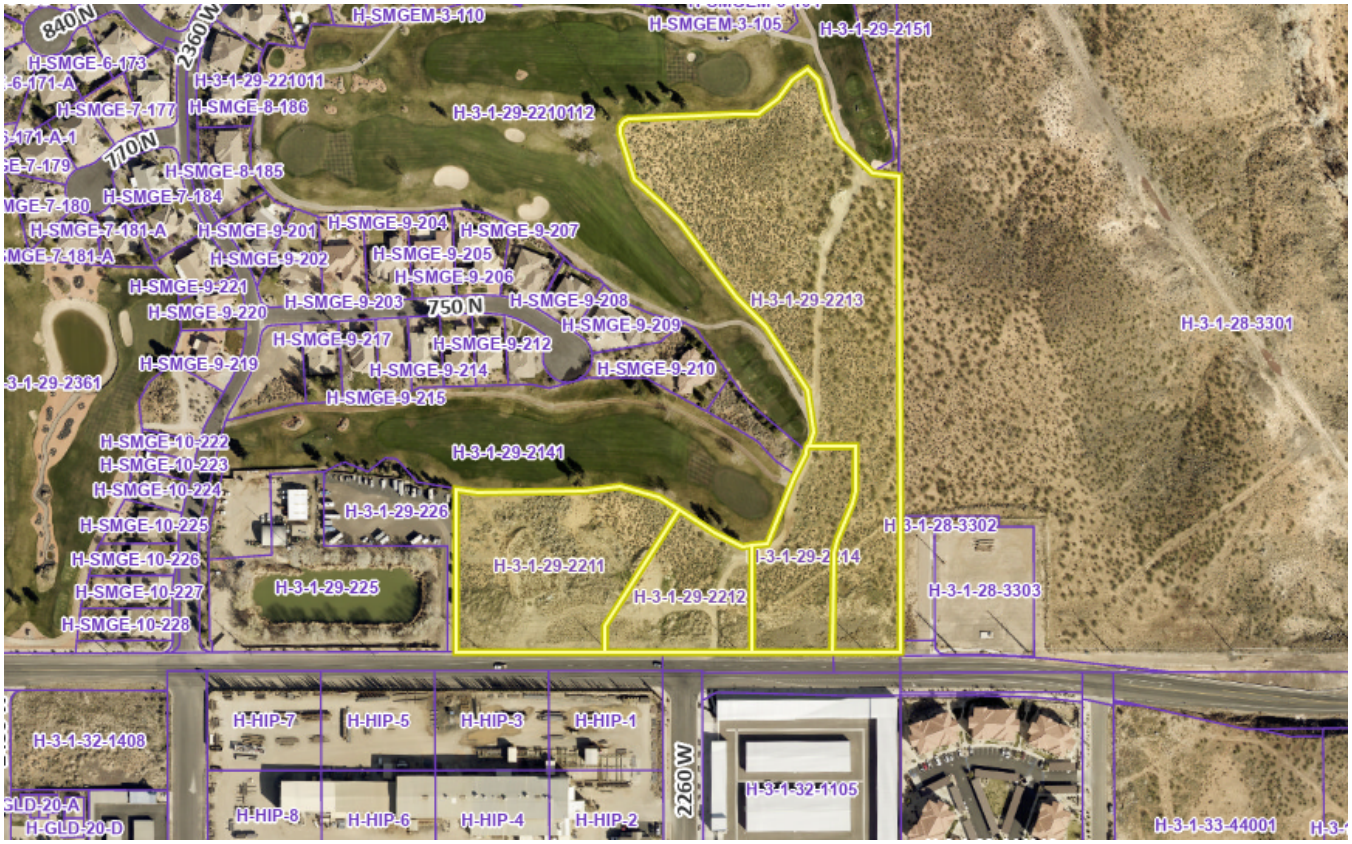
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**03/12/2026 - Planning Commission**
Application Number:	PP26-02
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	317 Sycamore LLC
Agent:	Brixton Call
Request:	Approval of a Preliminary Plat.
Location:	2230-2254 W 600 N
Zoning:	R1-8(PDO)/PC
General Plan Map:	Planned Community
Recommendation:	Table the item
Report Prepared by:	Fred Resch III

Updated Discussion for 3/12/2026:
This item was continued by the Planning Commission on February 26, 2026. Staff met with the applicant on March 2 and had a productive discussion, with the expectation that updated plat materials would be submitted. As of the date of this report, staff has not received any updates from the applicant. Staff therefore recommends that the item be tabled until the requested revisions are submitted.

Previous Discussion:
The applicant has filed a preliminary plat for Desert's Edge at Sky Mountain, a mixed use development consisting of 63 townhome units and three commercial lots. This project's zoning was approved in 2025 as "Back Nine at Sky Mountain" and is combined with another previously approved project to the west, called 600 N Planned Commercial, encompassing a total of 11.97 acres. This property is located along 600 N adjacent to the Sky Mountain Golf Course.



Vicinity Map

JUC Comments
The following items will need to be addressed:

1. **Public Works:** [No comments received.]
2. **Power:** Talked about phasing the project so commercial is not in the residential phase, 125 amps per unit was agreed upon, recommend development agreement for the commercial lots. Power capacity is the main concern. Data for Commercial will be available in summer.
3. **Sewer:** Per Standard, sewer lines not in the roadway need to be dedicated as open space not part of a building lot. Lines and manholes need to remain accessible for cleaning and maintenance. A modified curb will need to be installed so sewer vacuum truck can access the line. sewer must remain in the street
4. **Street:** Approved.
5. **Water:** All water main lines need be in public right-of-ways with required clearance width.
6. **Engineering:** Special study 127 maps identify that caliche and shallow bedrock are likely geologic constraints for this subdivision (Hurricane City Code (HCC) 10-39-7(B)(4). The legal description fails to enclose the proposed subdivision and it's inconsistent with the reported acreage (HCC 10-39-7(B)(2). It seems to most closely describe parcel H-3-1-29-2213. Future plans must clarify where the private public interface for Commercial Lot 1 is. It seems at the edge of a proper fire turnaround would be best (HCS 3.2.4.5). It appears utility services for Commercial Lot 1 could be provided here. Proposed sewer main must remain in public street (ACSSD std 1.2.5(A)). Who will own the open spaces? (HCC 10-39-7(C)(3). Outlets are needed

for basins to be detention. On-street parking must comply with (HCC 10-34-8(J)). As proposed, it does not. The proposed sewer layout is unrealistic without a sewer pump and pressure sewer. Gravity systems are much more reliable. An acceptable gravity connection appears to be northeast of the proposed subdivision (see HCS 2.1(bullets 1 & 3). The road on the subdivision's east boundary (2200 W) must be dedicated to the public and road improvements must be constructed with the proposed subdivision (HCC 10-39-11(A)(3)). What is the proposed cross section for 2200 West (HCC 10-39-7(C)(5))? This plat fails to provide one. It appears combining the internal road and 2200 West into a single public street would be the best use of property. However, the fencing plan must be considered with said proposal (HCC 10-23-9(C)). 600 N is an existing 80' public right of way. It appears additional dedication isn't proposed. Applicant must specify the cross section that's to be built (see document #20090021039 for alignment data). doc#20260003563? existing easements must be shown and labeled (HCC 10-39-7(B)(4)). It seems document #20260003563 will allow the applicant to construct public infrastructure but it's unclear if the property for the public infrastructure can be conveyed to the public by the applicant. Engineering would appreciate some additional clarification (HCC 10-39-7(C)(10)). A category I traffic impact study must inform the final layout for the streets connecting to 600 North (HCS 3.9.2). The proposed spacing is substandard (HCS 3.2.4.3), the neighboring property has substantial development potential, and proposed/existing 2200 W is offset from both 2170 W & 2260 W. "Water mains must be in public rights-of-way ... pipelines will not be installed on back lot or side lot lines" - HCS 3.6.8.1; however, water mains with a single source can be up to 600 feet long and serve up to thirty (30) water services and two (2) fire hydrants (HCS 3.6.8.2). Proposed 600 N sidewalk should connect to the existing at 2460 W and 600 N (HCS 2.1(bullet 1)) staff should determine if its impact fee reimbursable (HCC 9-2).

7. **Fire:** construction drawings must be submitted and approved prior to installation
8. **Cable:** Approved.
9. **Gas:** Approved.
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the proposed plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments: Preliminary Plat

1. **Land Use:** The proposed development shown on the preliminary plat meets the standards and conditions of the preliminary site plan approved for this development.
2. **Parking:** The plan shows two car garages for the townhomes as well as ten additional guest parking spaces. Another site plan detailing how the parking requirements will be met will be needed prior to development of "Commercial Lot 3."
3. **Amenities:** Sufficient open space and amenities as required by HCC 10-33-5 are depicted, but additional detail should be provided on the final site plan.
4. Easements through the property to the west for water looping have been provided to the City. Additional review from staff and clarification by the applicant is needed to determine if these easements are adequate to meet the standards of the adequate public facilities ordinance (HCC 10-37-4)

5. All park strips will need to be landscaped and have the proper improvements.
6. A will serve letter from the water and sewer departments has been provided.
7. **Water use:** To assist the Washington County Water Conservancy District (WCWCD) as the city's wholesale water provider under the 2006 Regional Water Supply Agreement, Hurricane City and other cities report monthly the number of final platted lots, preliminary platted lots, lots subject to development agreements, and lots within PID taxing areas. These numbers help the WCWCD plan for future water needs and inform the WCWCD's 20-year plan to supply water to the growing County. This development and its 63 lots have not been previously reported and will be added to Hurricane City's totals.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends tabling the item if staff and JUC comments are not addressed.

Preliminary Plat Application Narrative

Project Name: Desert's Edge at Sky Mountain
Applicant: 317 Sycamore LLC
Property Address: Approximately 2230–2254 W 600 N, Hurricane, Washington County
Date: 11/24/25

Introduction

317 Sycamore LLC, the applicant, is submitting this preliminary plat application for the development of Desert's Edge at Sky Mountain subdivision. The proposed plat establishes the lot layout, street network, utility plans, and overall subdivision design for a new single-family residential neighborhood on approximately 7.83 acres located at 2230–2254 W 600 N in Hurricane, Utah.

The plat is consistent with the existing R1-8 zoning and is designed to create a high-quality residential community that complements surrounding land uses, improves connectivity, and supports the City's long-term development goals.

Property Description

The subject property comprises approximately 7.83 acres and is situated in a prime location for development. To the east, the property is bordered by undeveloped land, offering potential for future growth and expansion. To the west, the property borders Sky Mountain golf course, providing scenic views and recreational opportunities for residents. Additionally, to the west, there is a recently approved development featuring a similar mixed-use of commercial and residential, which complements the proposed Desert's Edge project and promotes a cohesive community environment.

Subdivision Overview

The Preliminary Plat establishes:

- Residential townhome and commercial lots in accordance with the approved preliminary site plan.
- A logical internal street network that connects to 600 N and provides circulation within the development.
- A roadway extension designed to support future development to the east by providing required secondary fire access and utility connectivity.
- Adequate space for public utilities, drainage, and required public improvements.

Lot sizes, setbacks, and design standards will comply with all applicable sections of the Hurricane City Code.

Planning & Design Considerations

1. Compatibility With Surrounding Land Uses

The plat design reflects and enhances the surrounding context:

- The residential layout is consistent with neighboring subdivisions.
- The golf course frontage provides natural buffering and enhances property desirability.
- The design aligns with the city's preferred land-use patterns along 600 N, supporting an attractive gateway corridor.

2. Transportation & Access

The preliminary plat includes:

- A safe and efficient primary access point from 600 N.
- An internal local street system designed to City standards.
- A road layout that continues eastward, enabling necessary secondary emergency access for future adjacent development.
- Sidewalks and pedestrian connections throughout the community.

Traffic impacts are expected to be manageable, with the subdivision generating typical trip volumes for single-family neighborhoods.

3. Infrastructure & Utilities

All required utilities will be extended to serve the subdivision, including:

- Water
- Sewer
- Storm drainage
- Power
- Communications

Stormwater will be managed through a compliant system of on-site retention, conveyance, and drainage improvements. All utilities will be designed per City engineering standards.

4. Conformance With the General Plan

The subdivision supports Hurricane City's long-term objectives by:

- Providing needed residential housing.
- Preserving commercial lots along 600 Nn
- Creating efficient connectivity for future growth areas.
- Ensuring development occurs in a structured, infrastructure-supported manner.

Conclusion

The Desert's Edge at Sky Mountain Preliminary Plat represents a well-planned neighborhood that aligns with the City's zoning, subdivision standards, and long-range planning goals. It

supports orderly growth, enhances connectivity, and provides high-quality housing opportunities within Hurricane.

August 4, 2025

Hurricane City
Gary Cupp
127 N. 870 W.
Hurricane, UT 84737

Subject: Back Nine at Sky Mountain

Gary,

There is sewer capacity for this project. 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,

Amber Gillette

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

1350 South Sandhollow Road, Hurricane, UT 84737
phone: 435.635.2348
email: ashcreek@infowest.com

WATER
HURRICANE CITY
UTAH

Ken Richins, Superintendent

August 14, 2025

To Whom It May Concern:

317 Sycamore, LLC (the "Developer") has requested a culinary water will serve letter for the subdivision known as **The Back Nine at Sky Mountain**, located at approximately **2256 W 600 N** in Hurricane, Utah (the "Project").

Infrastructure

The City currently has infrastructure to supply culinary water in the general vicinity of the Project. However, Developer will be responsible to connect the Project to the existing water infrastructure, including the installation of infrastructure in dedicated public streets and as otherwise required to meet City standards. A looped water system will be required. In addition, Developer may be required to obtain and supply a hydraulic water study to ensure the water system will deliver required fire flows and provide adequate storage.

Water Supply

As of the date of this letter, the City has adequate water to supply water to **66** residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements

In addition to the requirements and limitations described above, Developer shall be required to comply with all applicable laws, ordinances, policies, and construction and design standards. These requirements include, but are not limited to, secondary water system requirements and any obligations described in an applicable development agreement. The Water Department will withhold any approval of the proposed Project until all the requirements and conditions of this letter are met as determined by the Water Department.

Sincerely,

Ken Richins
Water Department Superintendent

646 West 600 North • Hurricane, UT • 84737
Phone: (435) 635-9442 • Fax: (435) 635-2616
WEB: www.cityofhurricane.com

HURRICANE, UT

SKY MOUNTAIN SUBD

CIVIL CONSTRUCTION SET

SHEET INDEX

C0.00	COVER SHEET
C0.10	GENERAL NOTES, LEGEND & ABBREV.
C1.00	PROPOSED SITE PLAN
C1.01	LOT LAYOUT

DEVELOPMENT SUMMARY

LOCATION:	HURRICANE, WASHINGTON COUNTY
ZONING:	R1-8 PDO
INTENDED USE:	COMMERCIAL/RESIDENTIAL
PROPERTY SIZE:	521,397 SF / 11.97 ACRES
TOWNHOMES:	36 UNITS
RESIDENTIAL LOTS:	27 LOTS

SITE DATA

AFFECTED PARCEL NO.:
H-3-1-29-2212-RD2, H-3-1-29-2213-RD2, H-3-1-29-2214-RD2, H-3-1-29-2211-RD2

FLOOD INFORMATION:
FLOOD ZONE DESIGN ZONE "X", AREA OF WHICH FLOOD HAZARDS ARE LESS THAN 0.2% ANNUAL CHANCE. REFERENCE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 49053C0840G, DATED 4/2/2009.

BENCHMARK INFORMATION:
FOUND NAIL IN BOULDER. ELEV = 3223.83'
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

AS-SURVEYED DESCRIPTION:
BEGINNING AT A POINT SOUTH 89°40'47"EAST, 2501.87 FEET AND NORTH 0°00'00" EAST,40.00 FEET FROM THE SOUTH QUARTER COMER OF SECTION29,TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN,SAID POINT BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 600 NORTH STREET,A PUBLIC 80.00 FOOT WIDE ROADWAY; THENCE NORTH 00°19'13" EAST, 186.64 FEET TO THE BEGINNING OF A 100.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE NORTHEASTERLY TO THE RIGHT, ALONG THE ARC OF SAID CURVE 38.92 FEET THROUGH A CENTRAL ANGLE OF 22°17'51"; THENCE NORTH 22°37'04" EAST, 80.02 FEET TO THE BEGINNING OF A 100.00 FOOT RADIUS CURVE CONCAVE TO THE WEST; THENCE NORTHEASTERLY, TO THE LEFT, ALONG THE ARC OF SAID CURVE 39.48 FEET, THROUGH A CENTRAL ANGLE OF 22°37'04"; THENCE NORTH 00°00'00" EAST, 78.00 FEET; THENCE NORTH 90°00'00" WEST, 96.45 FEET TO A POINT ON THE SKY MOUNTAIN GOLF COURSE, THE FOLLOWING TWENTY (20) COURSES FOLLOW THE SKY MOUNTAIN GOLF COURSE BOUNDARY: THENCE NORTH 17°32'08"EAST, 24.59 FEET; THENCE NORTH 07°49'17" WEST, 82.25 FEET; THENCE NORTH 33°05'41" WEST, 153.61 FEET; THENCE NORTH 43°06'09" WEST, 83.39 FEET; THENCE NORTH 38°59'36" WEST, 67.43 FEET; THENCE NORTH 35°04'L5" WEST, 120.51 FEET; THENCE NORTH 45°30'57" WEST, 56.85 FEET; THENCE NORTH 48°33'31" WEST, 71.87 FEET; THENCE NORTH 16°20'04"WEST, 94.31 FEET; THENCE NORTH 36°16'05" EAST, 36.84 FEET; THENCE NORTH 87°59'45" EAST, 257.61 FEET; THENCE NORTH 53°35'22" EAST, 51.17 FEET; THENCE NORTH 38°32'44" EAST, 44.52 FEET; THENCE NORTH 54°14'37" EAST, 37.22 FEET; THENCE SOUTH 46°05'18" EAST, 31.52 FEET; THENCE SOUTH 12°40'51"EAST, 63.84 FEET; THENCE SOUTH 24°26'02" EAST, 65.29 FEET; THENCE SOUTH 46°07'24" EAST, 92.95 FEET; THENCE NORTH 57°37'95" EAST, 50.19 FEET; THENCE SOUTH 89°56'21" EAST, 11.36 FEET; THENCE SOUTH 00°03'21" WEST, 983.70 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 600 NORTH STREET; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 89°40'47" WEST, 135.20 FEET TO THE POINT OF BEGINNING.

PROJECT TEAM

DEVELOPER:
THREE SEVENTEEN CAPITAL GROUP
ATTN: K. BEAU OGZEWALLA
1148 W LEGACY CROSSING BLVD, SUITE 317
CENTERVILLE, UT 84014
PH: (801) 540-4275

SURVEYOR:
LAYTON SURVEYS
ATTN: WILLIS D. LONG
1857 N 1000 W STE. 1
CLEARFIELD, UT 84015
PH: (801) 663-1641

CIVIL ENGINEER (PROJECT CONTACT):
HUNT DAY
ATTN: THOMAS HUNT, PE
3445 ANTELOPE DRIVE
SYRACUSE, UT 84075
PH: (801) 664-4724

AGENCY / UTILITY CONTACTS

CITY ENGINEER:
147 N 870 W
HURRICANE, UT 84737
PHONE: (435) 635-2811

PUBLIC WORKS:
147 N 870 W
HURRICANE, UT 84737
PHONE: (435) 635-2811

STREETS & DRAINAGE:
600 N 654 W
HURRICANE, UT 84737
PHONE: (435) 216-7314

WATER & IRRIGATION:
600 N 646 W
HURRICANE, UT 84737
PHONE: (435) 635-9442

FIRE DEPARTMENT:
HURRICANE VALLEY FIRE DISTRICT
202 E STATE ST
HURRICANE, UT 84737
PHONE: (435) 635-9562

GAS COMPANY:
DOMINION ENERGY
PHONE: (800) 323-5517

POWER DEPARTMENT:
526 W 600 N
HURRICANE, UT 84737
PHONE: (435) 635-5536

NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

VICINITY MAP

Know what's **below.** **Call** before you dig.

HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

PROJECT TITLE
SKY MOUNTAIN
2256 W 600 N
HURRICANE, UT
LOCATED IN THE SE QUARTER OF SECTION 29,
TOWNSHIP 41 SOUTH, RANGE 13 WEST, SL BASE AND MERIDIAN

REVISIONS

REV.	DATE	DESCRIPTION	BY

SEAL

PROFESSIONAL ENGINEER
10854980
THOMAS J. HUNT
STATE OF UTAH

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	R. Hatfield
Date:	09 / 16 / 2025
Proj. No.	101 - 05

SHEET TITLE

COVER SHEET

SHEET NO.
C0.00

RYAN H C:\Users\Ryan H\Hunt Day Dropbox\Projects\101-05 The Back 9\00-CAD\101-05_Sky Mountain_2025.09.16 9/16/2025 10:36 AM

General Notes

1.0 COMPLIANCE
- 1.1 ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
- 1.2 ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLOWING:
  - INTERNATIONAL BUILDING CODES (IBC)
  - INTERNATIONAL PLUMBING CODES
  - STATE DRINKING WATER REGULATIONS
  - APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS
  - ADA ACCESSIBILITY GUIDELINES.
- 1.3 ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

2.0 PERMITTING AND INSPECTIONS
- 2.1 PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 2.2 CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- 2.3 ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

3.0 COORDINATION AND VERIFICATION
- 3.1 ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- 3.2 CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
- 3.3 CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO:
  - LANDSCAPE PLANS
  - SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S)
  - FIRE PROTECTION
  - ARCHITECTURAL SITE PLANS
  - ACCESSIBLE ROUTES
  - ETC.
- 3.4 CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

4.0 SAFETY AND PROTECTION
- 4.1 CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
- 4.2 CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
- 4.3 CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
- 4.4 CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
- 4.5 CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
- 4.6 IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- 4.7 CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- 4.8 CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
- 4.9 CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
- 4.10 CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
- 4.11 WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- 4.12 CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
- 4.13 NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
- 4.14 THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

5.0 MATERIALS
- 5.1 SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR -1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. SEE SPECIFICATION:
  - SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
  - CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED 1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
  - UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
  - UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) MIN. SUBGRADE.
  - ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN."
  - ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.
- 5.2 ASPHALT CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE.
  - ASPHALT COMPACTION SHALL BE A MINIMUM 96%.
  - SURFACE COARSE SHALL BE 1/2" MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
  - AC PAVEMENT TO BE A 1/4" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
  - THICKNESS OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

6.0 GRADING & SOILS
- 6.1 SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
- 6.2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
- 6.3 CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- 6.4 SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- 6.5 ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

7.0 UTILITIES
- 7.1 THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
- 7.2 CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES, NOT ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- 7.3 CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWER POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
- 7.4 CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
- 7.5 CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- 7.6 SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
- 7.7 STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- 7.8 ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
- 7.9 ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
- 7.10 NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
- 7.11 ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

8.0 SURVEY CONTROL
- 8.1 CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEY OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
- 8.2 THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
- 8.3 CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

9.0 AMERICAN DISABILITIES ACT
- 9.1 PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
- ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
- ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
- RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
- 9.2 ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
- 9.3 THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

10.0 EROSION CONTROL
- 10.1 THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.
- 10.2 CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.
- 10.3 WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.
- 10.4 THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.
- 10.5 ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION.

11.0 MAINTENANCE
- 11.1 ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.
- 11.2 THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.
- 11.3 SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.
- 11.4 SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.
- 11.5 ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
  - SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
  - TRACKING STRAW PERPENDICULAR TO SLOPES
  - INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Linetypes

- PROPERTY LINE
- ROW — PROPERTY LINE ABUTTING ROW
- ℄ — PROPERTY LINE
- BASIS OF BEARING
- CENTERLINE
- ADJACENT LOT LINE
- EASEMENT
- SETBACK
- X — CHAINLINK FENCE
- WOODEN FENCE
- VINYL FENCE
- RAILROAD
- 435S — CONTOUR MAJOR
- 435S — CONTOUR MINOR
- 435S — EXIST. CONTOUR MAJOR
- 435S — EXIST. CONTOUR MINOR
- UTILITY FLOW DIRECTION
- UNK — EX UNKNOWN UTILITY
- EX OHP — EX OVERHEAD POWER
- EX UGP — EX UNDERGROUND POWER
- OHP — OVERHEAD POWER
- POWER
- EX GAS — EX NATURAL GAS
- GAS — NATURAL GAS
- EX CATV — EX CABLE TV
- CATV — CABLE TV
- EX COMM — EX COMMUNICATIONS
- COMM — COMMUNICATIONS
- EX FO — EX FIBER OPTIC
- FIBER — FIBER OPTIC
- EX TRAF — EX TRAFFIC SIGNAL
- TRAF — TRAFFIC SIGNAL
- EX TELE — EX TELEPHONE
- TELE — TELEPHONE
- EX W — EX CULINARY WATER
- EX x" W — EX x" CULINARY WATER
- W — CULINARY WATER
- x" W — x" CULINARY WATER
- FIRE — EX FIRE SERVICE
- FIRE — FIRE SERVICE
- x" FIRE — x" FIRE SERVICE
- EX SS — EX SANITARY SEWER
- EX FM — EX FORCE MAIN
- EX x" SS — EX x" SANITARY SEWER
- SS — SANITARY SEWER
- FM — FORCE MAIN
- x" SS — x" SANITARY SEWER
- EX SD — EX STORM DRAIN
- EX x" SD — EX x" STORM DRAIN
- SD — STORM DRAIN
- RD — ROOF DRAIN
- x" SD — x" STORM DRAIN
- x" RD — x" ROOF DRAIN
- EX IRRG — EX IRRIGATION
- EX LD — EX LAND DRAIN
- EX SECW — EX SECONDARY WATER
- EX x" IR — EX x" IRRIGATION
- IRRG — IRRIGATION
- LD — LAND DRAIN
- SECW — SECONDARY WATER
- x" IR — x" IRRIGATION

Abbreviations

BFE	= BASEMENT FLOOR ELEVATION
BLDG	= BUILDING
BOS	= BOTTOM OF STAIRS
BOW	= BOTTOM OF WALL
BP	= BEGINNING POINT
C&G	= CURB & GUTTER
CB	= CATCH BASIN
CF	= CUBIC FEET
CFS	= CUBIC FEET PER SECOND
FF	= FINISH FLOOR
FFE	= FINISH FLOOR ELEVATION
FG	= FINISHED GRADE
FH	= FIRE HYDRANT
FL	= FLOW LINE
GB	= GRADE BREAK
INV	= INVERT
LF	= LINEAR FEET
NG	= NATURAL GRADE
PC	= POINT OF CURVATURE
PP	= POWER/UTILITY POLE
PRC	= POINT OF RETURN CURVATURE
PT	= POINT OF TANGENCY
PUE	= PUBLIC UTILITY EASEMENT
QTY	= QUANTITY
RCP	= REINFORCED CONCRETE PIPE
RIM	= RIM OF MANHOLE
ROW	= RIGHT-OF-WAY
SD	= STORM DRAIN
SS	= SANITARY SEWER
TBC	= TOP BACK OF CURB
TOA	= TOP OF ASPHALT
TOC	= TOP OF CONCRETE
TOFF	= TOP OF FINISHED FLOOR
TOS	= TOP OF STAIRS
TOW	= TOP OF WALL
TSW	= TOP OF SIDEWALK
W	= CULINARY WATER
WM	= WATER METER

Hatching

- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT

Symbols

- SIGN
- STREET LIGHT
- LIGHT
- SD MH, INLET, AND COMBO BOX
- SEWER MANHOLE
- CLEAN-OUT
- VALVE, TEE, & BEND
- WATER BLOW-OFF
- WATER METER
- FIRE HYDRANT
- POWER POLE
- ELECTRICAL BOX
- TRAFFIC BOX
- TELEPHONE MANHOLE
- IRRIGATION VALVE
- PROP STREET MONUMENT
- EX STREET MONUMENT
- SECTION CORNER
- SURVEYOR MONUMENT
- o XXXX.XX — SPOT ELEVATION

NOTE: DUPLICATE SYMBOLS USE SOLID FILL TO INDICATE EXISTING OR PROPOSED.

Detail Identification

- X / Cxxx — DETAIL NUMBER / SHEET NUMBER
- X / Cxxx — DETAIL NUMBER / SHEET NUMBER — Detail Name, Scale: NTS
- Cxx — TYPICAL DETAIL NUMBER
- C13 — TYPICAL DETAIL NUMBER — Typical Detail Name, Scale: NTS
- X / Cxxx — SECTION LETTER / SHEET NUMBER

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Syracuse, UT 84075
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EM: Thomas@HuntDay.co

PROJECT TITLE

SKY MOUNTAIN
2256 W 600 N
HURRICANE, UT
LOCATED IN THE SE QUARTER OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SL BASE AND MERIDIAN

REVISIONS

REV.	DATE	DESCRIPTION	BY

SEAL

PROFESSIONAL ENGINEER — 10854988 — THOMAS J. HUNT — STATE OF UTAH

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 — 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	R. Hatfield
Date:	09 / 16 / 2025
Proj. No.	101 - 05

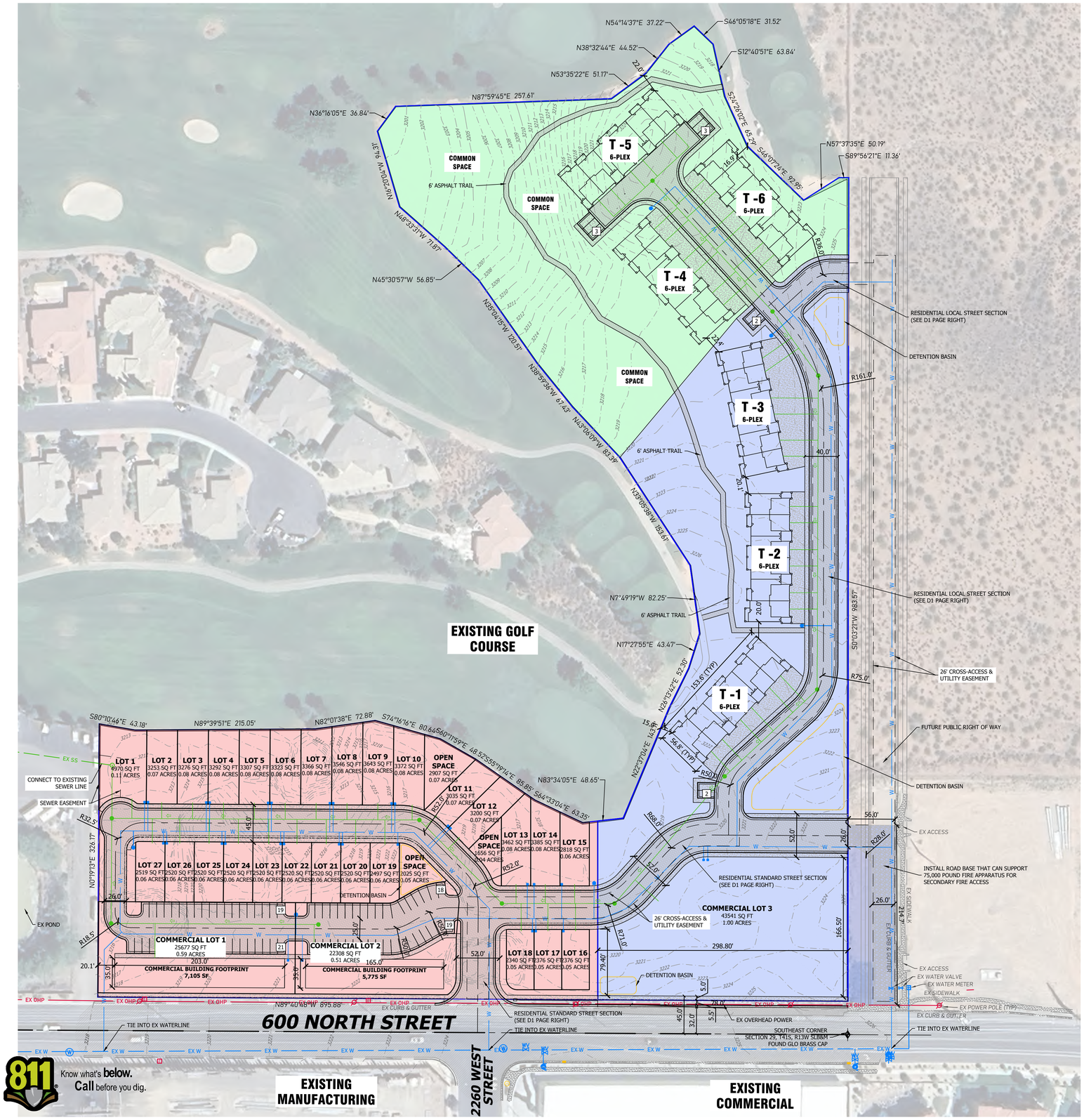
SHEET TITLE

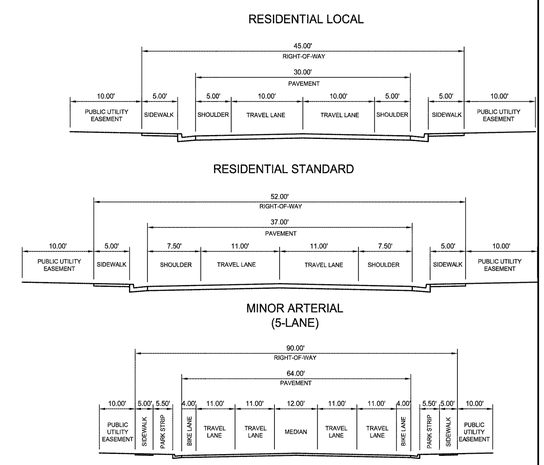
GENERAL NOTES, LEGEND, & ABBREV.

SHEET NO.

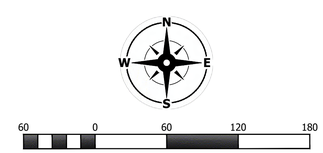
C002

RYAN H C:\Users\Ryan H\Hunt Day Dropbox\Projects\101-05 The Back 9\06-CAD\101-05_Sky Mountain_2025.09.16 9/16/2025 10:36 AM





D1 C1.00 Road Sections
Scale: NTS



Scale: 1" = 60'

Phasing Legend

- = PHASE 1
- = PHASE 2
- = PHASE 3

General Notes

1. TOWNHOMES TO BE PLATTED INDIVIDUALLY, THE REMAINDER OF THE PARCEL WILL BE PLATTED AS COMMON SPACE.

Site Data

LOCATION:	HURRICANE, WASHINGTON COUNTY, UTAH
CURRENT ZONING:	NC PDO
PROPOSED ZONING:	R1-8 PDO
PROPERTY SIZE:	521,397 SF / 11.97 AC
TOWNHOMES:	36 UNITS
RESIDENTIAL LOTS:	27 LOTS

HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

PROJECT TITLE

SKY MOUNTAIN

2256 W 600 N
HURRICANE, UT
LOCATED IN THE SE QUARTER OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SL BASE AND MERIDIAN

REVISIONS

REV.	DATE	DESCRIPTION	BY

SEAL

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	R. Hatfield
Date:	09 / 16 / 2025
Proj. No.	101 - 05

SHEET TITLE

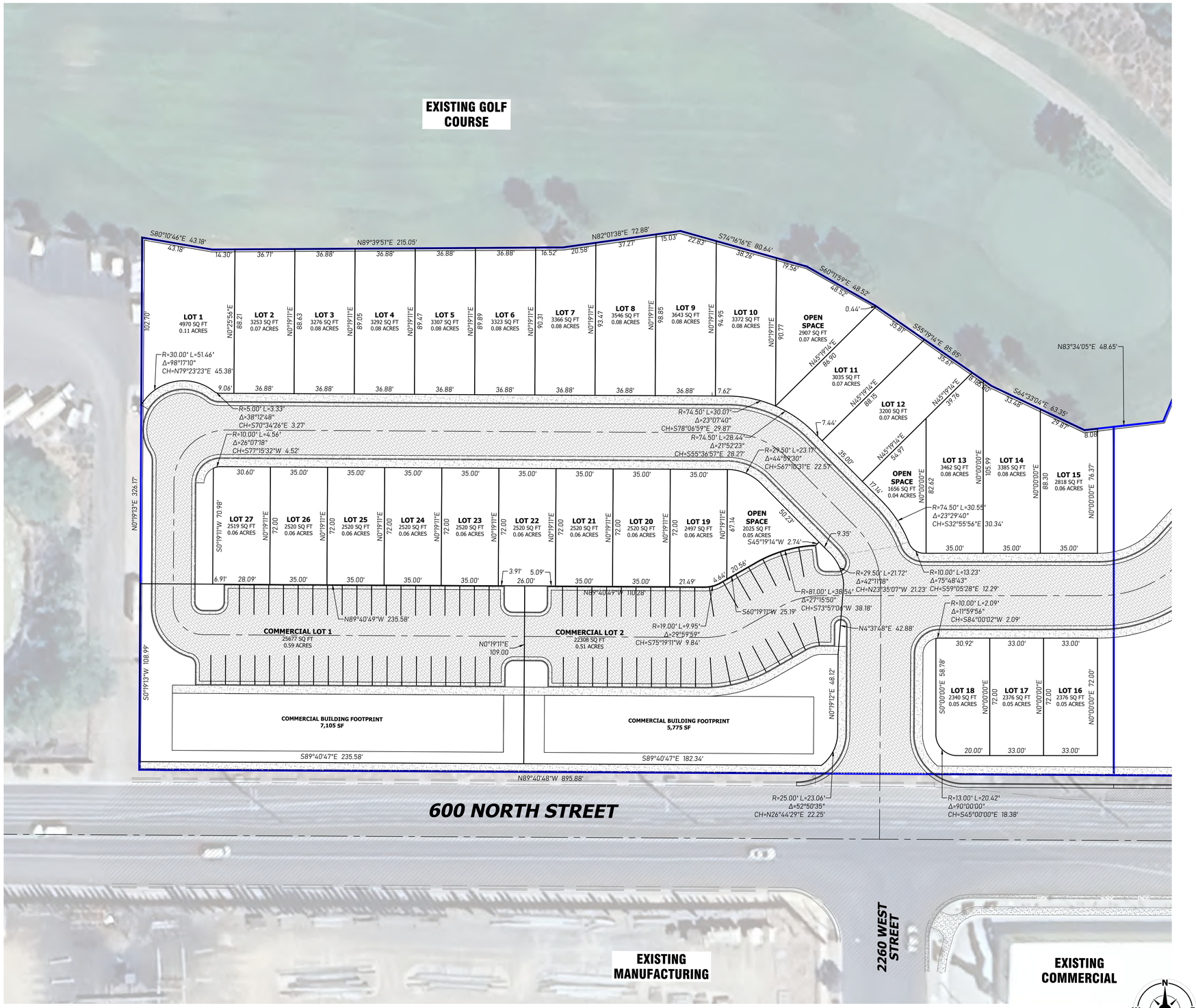
PROPOSED SITE PLAN

SHEET NO.

C1.00

811 Know what's below. Call before you dig.

RYAN H C:\Users\Ryan H\Hunt Day Dropbox\Projects\101-05 The Back 9\00-CAD\101-05_Sky Mountain_2025.09.16 9/16/2025 10:36 AM



811 Know what's **below.** **Call** before you dig.

RYAN H C:\Users\Ryan H\Hunt Day Dropbox\Projects\101-05 The Back 9\00-CAD\101-05_Sky Mountain_2025.09.16 9/16/2025 10:36 AM

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PROJECT TITLE

SKY MOUNTAIN

2256 W 600 N
HURRICANE, UT

LOCATED IN THE SE QUARTER OF SECTION 29,
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REV.	DATE	DESCRIPTION	BY

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STATE OF UTAH

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0 1"
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PROJECT INFO.

Engineer:	T. Hunt
Drawn:	R. Hatfield
Date:	09 / 16 / 2025
Proj. No.	101 - 05

SHEET TITLE

LOT LAYOUT

SHEET NO.

C1.01

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**03/12/2026 - Planning Commission**
Application Number:	ZC26-02
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Interstate Rock Products
Agent:	Chase Stratton
Request:	Approval of a Zone Change from MHRV to HC.
Location:	515 N 360 E
Zoning:	Mobile Home/RV
General Plan Map:	Multifamily
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

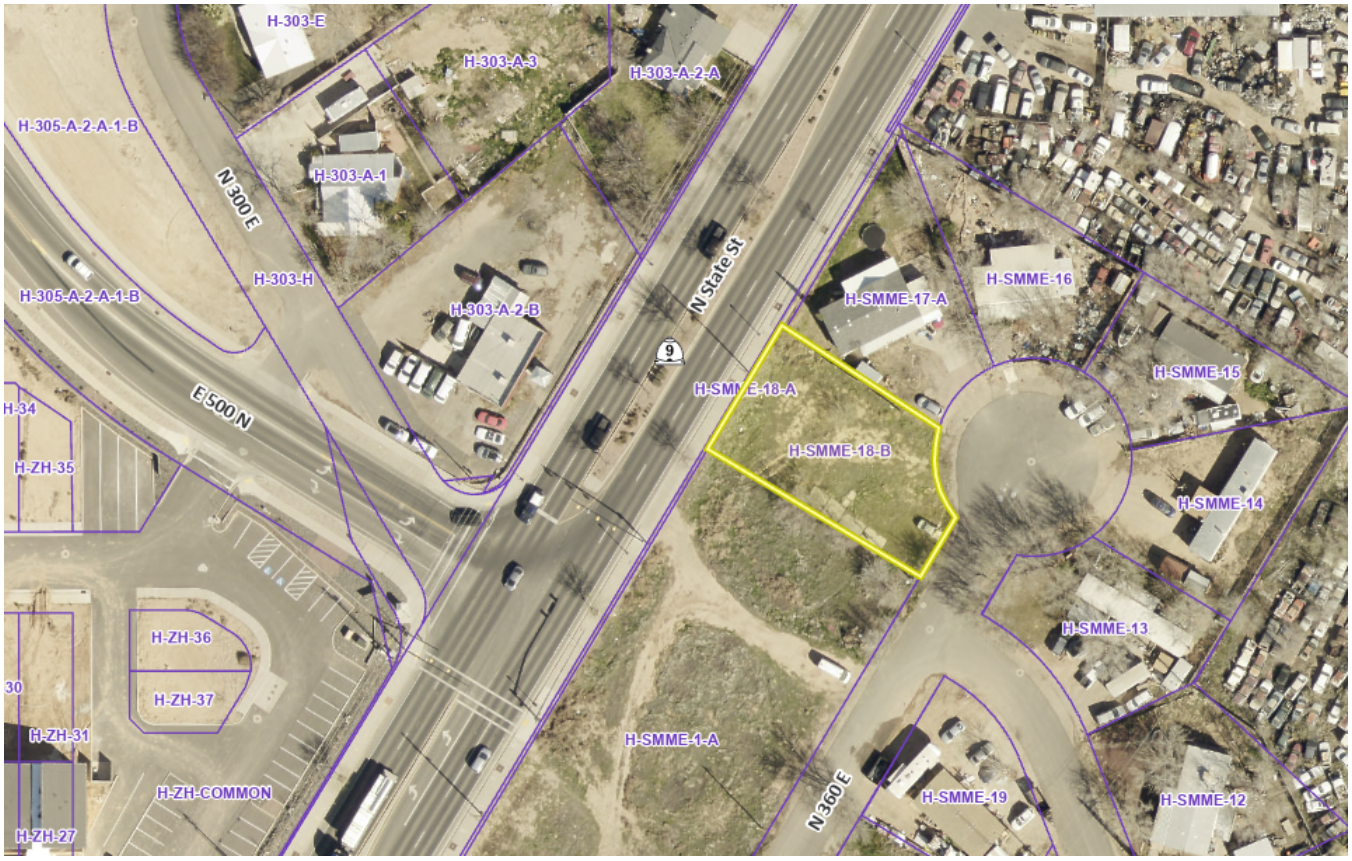
Discussion:

The applicant is requesting a zone change from Mobile Home/RV (MH/RV) to Highway Commercial (HC) for a 0.23 acre lot within the Shadow Mountain Estates subdivision, near the corner of 500 N and State Street. The lot is adjacent to a larger parcel also owned by the applicant, and the applicant intends to develop both parcels as a single commercial project.

The property was originally owned by the Utah Department of Transportation (UDOT). In 2025, the City facilitated the transfer of this parcel from UDOT to the applicant. In exchange, the applicant agreed to convert the existing 500 N/State Street intersection from a three-way intersection to a four-way intersection. This project advances the City's objectives for improving the intersection of 500 N and State Street.

As part of that agreement, the applicant is required to apply for this zone change.

	Zoning	Adjacent Land Use
North	MH/RV, HC	Residential and Commercial
East	MH/RV	Residential
South	HC	Undeveloped property
West	HC	Residential and Commercial



Vicinity Map

To change the zoning on any parcel of land within Hurricane City, the following considerations 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.

Analysis

1. Is the proposed amendment consistent with the City's General Plan's goals, objectives, and policies?

Response: The General Plan Map shows this area as "Multifamily," which recommends:

> *Residential neighborhoods with a combination of small-lot single family and multifamily residences that include designated shared open spaces. Each development should consider proximity to transportation, schools, shopping, etc. The specific conditions for each project would be addressed during the approval process. Appropriate densities for this land use include RM-1, RM-2, and RM-3.*

While this zone change does not comply with the General Plan Map, the property to the west is designated as General Commercial which has the purpose of:

Commercial uses that provide retail, employment and service uses for the City. These developments should be located along major corridors.

It is important to note that the mapped boundaries of the General Plan are not intended to be rigidly interpreted or applied. The Planning Commission and City Council have the authority to determine that this proposal aligns with the intent of the General Plan for commercial development in this area. Furthermore, the General Plan supports commercial uses near residential areas to enhance overall connectivity and walkability. Furthermore, the project advances the City's goals and objectives for improving the intersection of 500 N and State Street.

2. Is the proposed amendment harmonious with the overall character of existing development in the subject property's vicinity?

Response: The adjacent property to the south is already zoned Highway Commercial. There are a number of existing commercial developments in the vicinity of the property. Thus, the proposed zone change is considered harmonious with existing development patterns in the area.

3. Will the proposed amendment adversely affect the adjacent property?

Response: Depending on the specific commercial use of the property, there is potential for impacts on the adjacent residential properties. However, staff finds this unlikely due to the small size of the property. Furthermore, converting the 500 N/State St intersection to a four-way intersection will be a benefit to the adjacent neighborhood. Thus, any impacts are not anticipated to be adverse.

4. Are public facilities and services adequate to serve the subject property?

Response: Facilities and services were brought in with the remainder of the subdivision and are considered adequate for this development. The JUC cited no concerns about service availability.

JUC Comments:

Public Works: No comment.
Power: May need to relocate Hurricane City power infrastructure. Rocky Mountain Power transmission lines may also be affected.
Water: Approved.
Streets: Approved
Sewer: Approved.
Engineering: It's anticipated that the area in the proposed zone change will be developed with the existing neighboring Highway Commercial (H-SMME-1-A) and per an existing land transfer and development agreement between Interstate Rock Products and Hurricane City, the existing traffic signal will be converted to a four-way intersection and 500 N will be extended to 360 E. granting this zone change would be consistent with previous commitments by Hurricane City.
Fire: Approved.
Fiber: Approved.
Gas: Approved.
Water Conservancy District: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Findings:
Staff makes the following findings:

1. While the requested zoning class does not strictly conform to the General Plan Map designation of Multifamily, the commercial nature of the proposal supports several goals and recommendations of the General Plan. These include promoting walkability, connectivity, and appropriate commercial development adjacent to residential uses.

2. While the area is primarily developed with residential uses, the zone change is not out of character and is generally harmonious with the surrounding development pattern.

3. The small size of the property and the applicant's stated intent for the zone change reduce the likelihood of adverse impacts on adjacent residential development.

4. Public services are adequate to serve the property.

5. The project advances the City's goals and objectives for improving the intersection of 500 N and State Street.

Recommendation: The Planning Commission should review this zone change application based on the standards within the Hurricane City Code and consider any public comments received in the public hearing. Staff recommends that the Planning Commission send a recommendation of approval to the City Council 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 CHECKLIST

For office use only: $500.00 Fee

Submittal Requirements: The zone change application shall provide the following:

X a. The name and address of every person or company the applicant represents.
X b. A property map showing the existing and proposed zoning classifications.
X c. All abutting properties showing present zoning classifications.
X d. An accurate legal description of the property to be rezoned.
X e. Stamped envelopes with the names and addresses of all property owners within 350 feet of the boundaries of the property proposed for rezoning (provided in person)
X f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property
N/A g.**PDO Zone Change applications must also have a separate preliminary site plan submitted.

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 and fourth Thursday of each month at 6:00 p.m. The deadline for a regular zone change application is 14 days. The deadline for a PDO zone change is 20 days. 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.

I (we) have read and understand the requirements of this application and all information is true and accurate to the best of my (our) abilities.

Applicant Name: INTERSTATE ROCK PRODUCTS, INC Date: 02/24/2026

Signature:

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.

Interstate Rock - HC Zone Change Narrative

The property in question on SR-9 near 500 N. The property is currently accessed off of 360 E. We are requesting a zone change so we can combine this parcel with a portion of H-SSME-1-A. This will create a new 0.5 acre commercial lot.

LAND TRANSFER AND DEVELOPMENT AGREEMENT

This LAND TRANSFER AND DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of the 1st day of October 2025, by and between Interstate Rock Products, Inc., a Utah corporation (hereinafter "IRP") and City of Hurricane, Utah, a Utah municipal corporation (hereinafter "Hurricane") (collectively referred to herein as "Parties").

RECITALS

WHEREAS, IRP is the record owner of real property located in Hurricane, Utah more specifically identified by Tax Id. No. H-SMME-1-A (hereinafter "IRP Parcel").

WHEREAS, Hurricane desires 500 North Street to continue East through the IRP Parcel to 360 East Street (hereinafter "500 North Extension") for better access for the residents and businesses in the area.

WHEREAS, IRP is willing to construct and dedicate the 500 North Extension through the IRP Parcel provided Hurricane conveys an additional parcel to IRP as compensation for the improvements for the 500 North Extension.

WHEREAS, IRP and Hurricane have identified a replacement parcel located adjacent to the IRP Parcel specifically identified by Tx Id. No. H-SMME-18 (hereinafter "UDOT Parcel").

NOW, THEREFORE, in consideration of the covenants and agreements herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, IRP and Hurricane hereby agree as follows:

1. **Transfer of UDOT Parcel.** Hurricane is in the process of purchasing the UDOT Parcel from the Utah Department of Transportation. Within thirty (30) days following the closing on the purchase of the UDOT Parcel, Hurricane will transfer the UDOT Parcel to IRP. Within forty-five (45) days following the transfer of the UDOT Parcel to IRP, IRP will apply to rezone the UDOT Parcel to Highway Commercial to match the IRP Parcel zoning. Hurricane will Waive all zone change application fees.

2. **Development of 500 North Extension**. Hurricane desires to have 500 North Street continue through the IRP Parcel to 360 East Street. As part of this Agreement, IRP agrees to engineer and construct the 500 North Extension according to the policies and guidelines of the Utah Department of Transportation and the City of Hurricane.

3. **Engineering and Construction of the 500 North Extension.** The construction of the 500 North Extension by IRP shall commence within one (1) year from the date the UDOT Parcel is transferred to IRP and construction of the 500 North Extension shall be completed within two (2) years from the date the UDOT Parcel is transferred to IRP.

4. **Dedication of 500 North Extension**. The dedication of the 500 North Extension by IRP to Hurricane shall take place as soon as the necessary documents are prepared and recorded

following completion of the construction of the 500 North Extension.

5. **Cooperation by Hurricane.** Hurricane agrees to cooperate with IRP to ensure the engineering plans and drawings for the 500 North Extension are reviewed in a timely manner. Should approval and/or construction of the 500 North Extension be delayed as a result of delays by Hurricane, IRP's time for completion of the 500 North Extension shall be reasonably extended.

6. **Failure to Purchase UDOT Parcel**. If for any reason Hurricane is unable to acquire the UDOT Parcel with six (6) months of the execution of this Agreement by all Parties, this Agreement shall terminate and shall be void.

7. **Miscellaneous Provisions**

A. **Counterparts**. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument. A facsimile signature shall also constitute an original signature of this Agreement.

B. **Notices**. All notices and communications required by or pertaining to this Agreement shall be sent to the parties at the following addresses:

To IRP at:

Interstate Rock Products
42 South 850 West
Hurricane, Utah 84737
Attn: Chase Stratton

To Hurricane at:

Hurricane City
147 N 870 W
Hurricane, UT 84737
Attn: City Manager

C. **Authority to Execute Agreement**. Each party hereto expressly warrants that it has the necessary authority to execute this Agreement on behalf of its governing board or board of directors that each signatory hereto has authority to execute this Agreement on behalf of the respective named party.

D. **Entire Agreement**. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Utah. Whenever the context requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, any gender shall include both genders, the term "person" shall include an individual, association, or combination thereof, and the term "Parties" shall include Interstate Rock Products, Inc., a Utah Corporation and City of Hurricane, Utah, a Utah Municipal Corporation and/or any

assignee of such Parties. The word "including" shall mean including, without limitation. The section headings contained in this Agreement are for purposes of reference only and shall not limit, expand, or otherwise affect the construction of any provisions of this Agreement. This Agreement shall bind and inure to the benefit of the Parties hereto and their respective successors and assigns. Time is of the essence. The provisions of this Agreement shall be construed both as covenants and conditions in the same manner as though the words importing such covenants and conditions were used in each separate provision hereof. The terms and conditions of this Agreement shall be construed as a whole according to its fair meaning and not strictly for or against any party. The Parties acknowledge that each of them has reviewed this Agreement and has had the opportunity to have it reviewed by their attorneys and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement. This Agreement represents the entire agreement between the Parties related to the subject matter herein. All other agreements are merged into this Agreement, which cannot be modified except by the written consent of all parties.

E. **Severability**. If any provisions of this Agreement as applied to either party or to any circumstance shall be adjudged by a court of competent jurisdiction to be void or unenforceable for any reason, the same shall in no way affect (to the maximum extent permitted by applicable law) any other provision of this Agreement, the application of any such provision under the circumstances different from those adjudicated by the court, or the validity or enforceability of the Agreement as a whole.

F. **Parties to Pay Own Costs**. The Parties hereto agree to bear their own legal fees and costs arising out of or related to the negotiation and documentation of this Agreement.

G. **Third-Party Beneficiaries**. This Agreement does not create any third-party beneficiary rights. It is specifically understood by the Parties that: (i) all rights of action and enforcement of the terms and conditions of this Agreement shall be reserved to Hurricane and IRP; (ii) the development of the IRP Parcel and Hurricane Parcel is a private development; (iii) Hurricane has no interest in or responsibilities for or duty to third parties concerning any improvements to the IRP Parcel and Hurricane Parcel; and (iv) IRP shall have the full power and exclusive control of the IRP Parcel and Hurricane Parcel subject to the obligations of IRP set forth in this Agreement.

H. The Parties agree to undertake such other acts and execute such other documents as may be reasonably necessary to affect the purpose and intent of this Agreement.

I. Time shall be of the essence with respect to the duties imposed on the parties under this Agreement. Unless a time limit is specified for the performance of such duties each party shall commence and perform its duties in a diligent manner in order to complete the same as soon as reasonably practicable.

J. **No Waiver**. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder.

K. **Reserved Legislative Powers**. Nothing in this Agreement shall limit the future exercise of the police powers of Hurricane in enacting zoning, subdivision, development, growth management, platting, environmental, open space, transportation and other land use plans, policies, ordinances, and regulations after the date of this Agreement. This Agreement is not intended to bind a future governing body of Hurricane to a specific legislative decision.

L. **Default by IRP**. In the event of a default by IRP in the performance of its obligations hereunder, Hurricane shall give written notice to IRP designating such default. IRP shall have a period of thirty (30) days following the effective date of said notice within which to correct, or in the case of a default which is of a nature that cannot reasonably be corrected within thirty (30) days to commence action to correct, the default of which IRP have received notice. In the event that IRP shall fail to correct such default within said thirty (30) day period and thereafter diligently to pursue the same to completion, Hurricane shall have the right: (a) if such default occurs prior to the completion of the obligations set forth herein, to terminate this Agreement and all rights, duties and obligations of the Parties hereunder by giving written notice thereof to IRP, or (b) by legal action to compel performance by IRP of its obligations hereunder and/or recover damages from IRP resulting from said default.

M. **Default by Hurricane**. In the event of a default by Hurricane in the performance of its obligations hereunder, IRP shall be entitled to the same remedies under the identical conditions as previously set forth in Paragraph 5(L).

N. If any action is brought because of any breach of or to enforce or interpret any of the provisions of this Agreement, the party prevailing in such action shall be entitled to recover from the other party reasonable attorney's fees and court costs incurred in connection with such action, the amount of which shall be fixed by the court and made a part of any judgment rendered.

IN WITNESS WHEREOF, Interstate Rock Products, Inc., a Utah corporation and City of Hurricane, Utah, a Utah municipal corporation have executed this Agreement as of the date and year first written above.

Interstate Rock Products, a Utah corporation

By: Beau Stratton
Its: President

City of Hurricane, Utah. A Utah municipal corporation

By:
Its:

NOTARIES ON FOLLOWING PAGE

STATE OF UTAH)
) :ss.
COUNTY OF WASHINGTON,)

On the 1 day of October 2025, Beau Stratton personally appeared before me and indicated that he is the President of Interstate Rock Products, Inc., a Utah corporation and that the above instrument was signed on behalf of said corporation by authority of its bylaws and acknowledged to me that said company executed the same.

Lacey Brinkerhoff
Notary Public, State of Utah
Commission # 736184
My Commission Expires
March 18, 2028

NOTARY PUBLIC

STATE OF UTAH)
) :ss.
COUNTY OF WASHINGTON)

On the 6th day of October 2025, Nanette Billings personally appeared before me and indicated that she/he is the Mayor of City of Hurricane, Utah. a Utah municipal corporation and that the above instrument was signed on behalf of said corporation by authority of its governing documents and acknowledged to me that said corporation executed the same.

NOTARY PUBLIC
CINDY BETEAG
740792
MY COMMISSION EXPIRES
DECEMBER 26, 2028
STATE OF UTAH

NOTARY PUBLIC

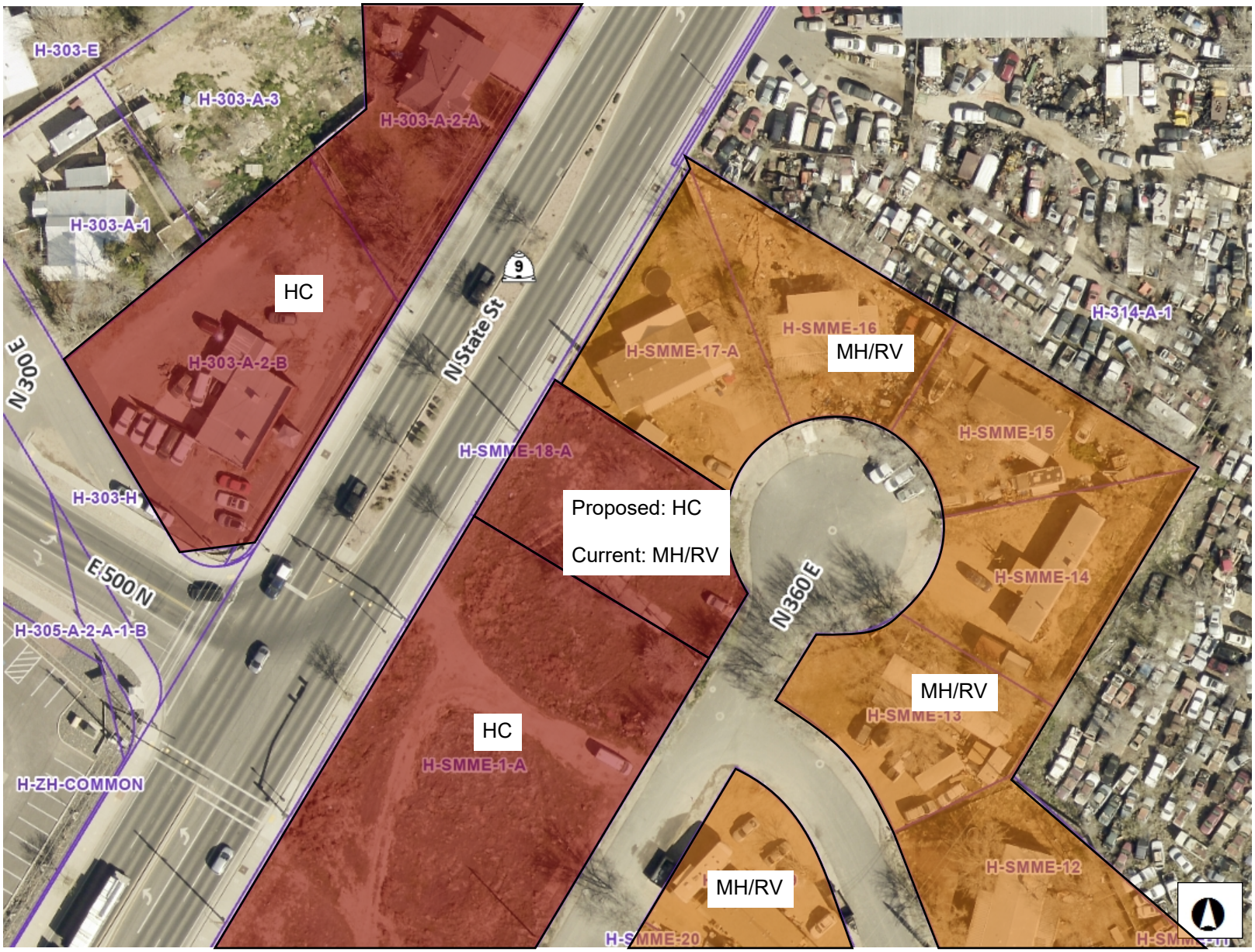
This Land Transfer and Development Agreement was adopted and approved by the Hurricane City Council on the 6th day of October 2025.

Attest:
By: Cindy Beteag
Hurricane Recorder

HURRICANE CITY
CORPORATE
SEAL
WASHINGTON COUNTY UTAH

[SEAL]

H-SMME-18-B - Zoning Map



Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - 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.

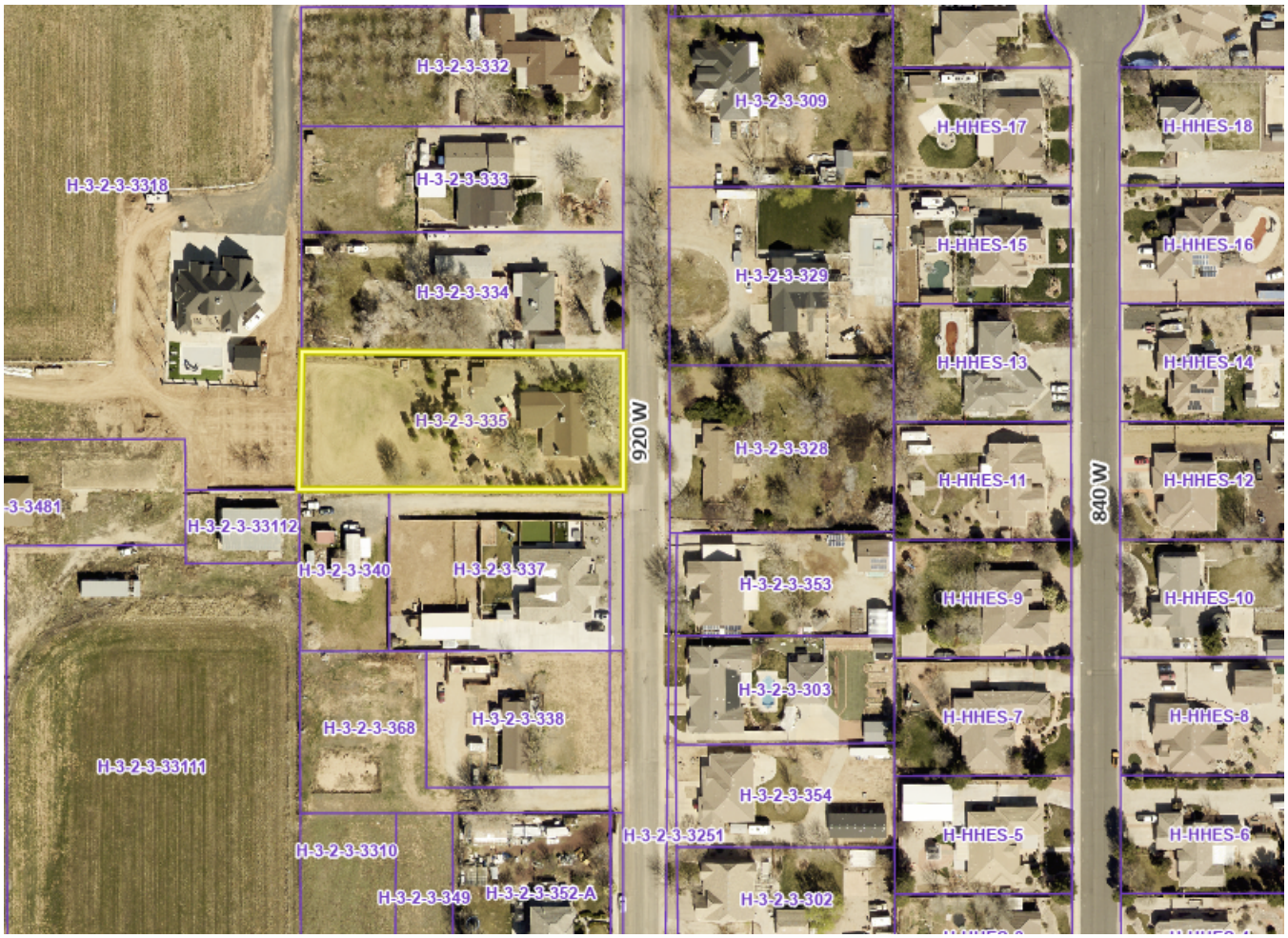
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**03/12/2026 - Planning Commission**
Application Number:	ZC26-04
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Marja Riitta Nugent
Agent:	Karl Rasmussen
Request:	Zone Change from RA-1 to RA-0.5
Location:	1188 S 920 W
Zoning:	RA-1
General Plan Map:	Rural Residential
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion:
The applicant requests a zone change from Residential Agricultural RA-1 to Residential Agricultural RA-0.5 on 1.00 acres located on the west side of 920 W and south of 900 S. The applicant has stated that their purpose is to facilitate the sale of the rear portion of the lot to the adjacent property owner.

	Zoning	Adjacent Land Use
North	RA-1	Single Family Homes, some agriculture
East	RA-1, RA-0.5	Single Family Homes, some agriculture
South	RA-0.5, RA-1	Single Family Homes, some agriculture
West	RA-1	Single Family Homes, some agriculture



Vicinity Map

Zone changes on any parcel of land within the City of Hurricane requires consideration of the following factors pursuant to Title 10 – Hurricane City Land Use Ordinance, Section 10-7-7 (cited below):

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

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

1. Whether the proposed amendment is consistent with goals, objectives and policies of the City's general plan;

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

3. The extent to which the proposed amendment may adversely affect adjacent property; and

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

Analysis:

1. Is the proposed amendment consistent with the City's General Plan's goals, objectives, and policies?

Response: The General Plan Map shows this area as Rural Residential, which is defined as,

> *"A transition from agricultural to traditional neighborhoods or commercial uses. Appropriate densities for this land use include from one unit/40 acres to RA-0.5 and RA-1."*

This is in the area where the General Plan was recently revised to change the designation to Rural Residential; therefore, the proposed zoning complies with the General Plan for the area.

2. Is the proposed amendment harmonious with the overall character of existing development in the subject property's vicinity?

Response: Development in the area is zoned and developed similarly. Overall, the amendment is harmonious with development in the area.

3. Will the proposed amendment adversely affect the adjacent property?

Response: The applicant's stated intent will not create any additional lots. The proposed amendment is within the area's densities approved by the General Plan and most of the immediately adjacent property is relatively undeveloped or developed in a similar manner as as proposed for the subject property.

4. Are public facilities and services adequate to serve the subject property?

Response: See JUC comments below. There are no concerns with the adequacy of public facilities to serve this property.

JUC Comments:
The following comments will need to be addressed

1. **Public Works:** Need dedication of required 920 W property.
2. **Power:** [No comments received]
3. **Sewer:** Approved.
4. **Streets:** Approved.
5. **Water:** Approved.
6. **Engineering**: 920 West is an incomplete road. 920 West is a master planned 60' wide road. 13.50' of the master planned road and a 10' public utility easement are needed from the existing property to realize the master plan. The storm drain master plan shows a 48" pipe is needed in 920 west and an 18" pipe is needed on the subject property's south boundary (stormwater seems to converge from the south and west at the SW corner of the site). We don't have dedicated storm drain in the area.
7. **Fire:** Approved.
8. **Cable:** Approved.

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

Staff Comments:

1. 920 W is a master planned minor collector and additional improvements along that roadway may be required as part of a future subdivision application.

Findings:

Staff makes the following findings:

1. The application complies with the standards within the General Plan and General Plan Map.
2. Most of the surrounding development is large lot single family homes.
3. The proposed amendment will not adversely impact the area.
4. Services are anticipated to be adequate to serve the area and proposed project.

Recommendation: The Planning Commission should review this application based upon standards within the Hurricane City Code, and consider any comments received at the public hearing. Staff recommends that the Planning Commission send a recommendation of approval to the City Council 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 CHECKLIST

For office use only: $500.00 Fee

Submittal Requirements: The zone change application shall provide the following:

✓ a. The name and address of every person or company the applicant represents.
✓ b. A 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 350 feet of the boundaries of the property proposed for rezoning (provided in person)
✓ f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property
N/A g.**PDO Zone Change applications must also have a separate preliminary site plan submitted.

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 and fourth Thursday of each month at 6:00 p.m. The deadline for a regular zone change application is 14 days. The deadline for a PDO zone change is 20 days. 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.

I (we) have read and understand the requirements of this application and all information is true and accurate to the best of my (our) abilities.

Applicant Name: Marja Riitta Nugent Date: 2/25/26

Signature: Marja Riitta Nugent

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.

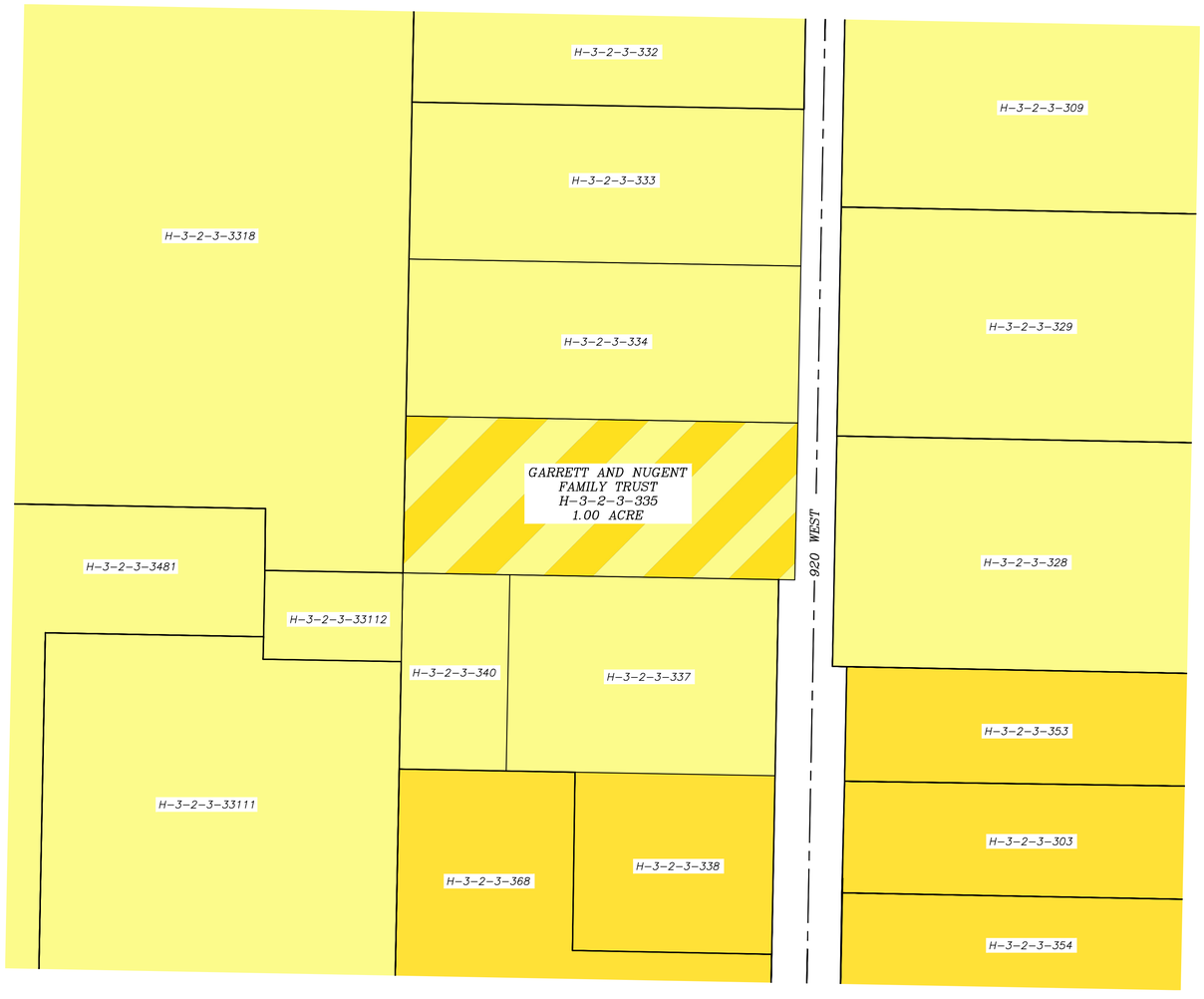
Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.

NARRATIVE

The property owner wants to zone change their parcel H-3-2-3-335. It currently is RA-1: Residential Agricultural – 1 unit per acre. They want to change it to RA-0.5: Residential Agricultural - 2 unit per acre. The purpose for this zone change is to be able to sell the back half of the property to an existing property owner.

ZONE CHANGE FOR:
RIITTA NUGENT

LOCATED IN SECTION 3, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGAL DESCRIPTION

PARCEL #: H-3-2-3-335 FROM DOCUMENT #: 20140023698

BEGINNING AT A POINT 660.30 FEET NORTH FROM THE SOUTHEAST CORNER OF BLOCK FIVE (5) OF THE HURRICANE FIELD SURVEY, AS PLATTED ON THE OFFICIAL MAP OF SAID SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE WEST 330.00 FEET; THENCE NORTH 132.00 FEET; THENCE EAST 330.00 FEET, THENCE SOUTH 132.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LEGEND

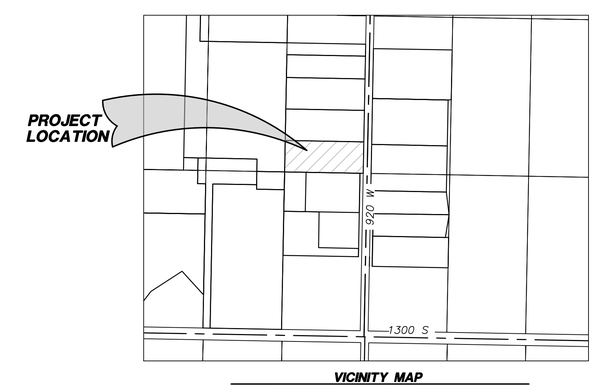
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ZONE RA-0.5: RESIDENTIAL AGRICULTURAL – 2 UNITS PER ACRE
- ZONE RA-1: RESIDENTIAL AGRICULTURAL – 1 UNIT PER ACRE
- ZONE CHANGE FROM RA-1 TO RA-0.5

PARCEL INFORMATION

H-3-2-3-303	0.58	DANIELS ANN NORWOOD TR
H-3-2-3-309	1.00	VISSER NELLY L TR
H-3-2-3-328	1.00	MATHEWS JANET CRAWFORD TR
H-3-2-3-329	1.00	CARISLE NATHAN C
H-3-2-3-33111	4.11	SUSTAINABLE COMMERICIAL SERVICES LLC
H-3-2-3-33112	0.20	METALLIXS FABRICATION FX LLC
H-3-2-3-3318	5.42	GOULDING DUSKY R & NICOLE
H-3-2-3-332	0.91	GOULDING ROBERT L & HELAYNA M A TRS
H-3-2-3-333	0.90	HOUGHTON ROGER SCOTT & DEBRA B
H-3-2-3-334	0.91	WILLIAM BILLINGS
H-3-2-3-337	0.85	SEEGMILLER ROGER K TR
H-3-2-3-338	0.60	HAWKINS AUSTIN TODD
H-3-2-3-340	0.34	BEECHER MARGARET ANN
H-3-2-3-3481	1.03	TYLER BARTON
H-3-2-3-353	0.57	WHITAKER WAYNE O & DIANE H TRS
H-3-2-3-354	0.58	STEPHAN DAN MARTIN & CAROL
H-3-2-3-368	0.60	TERESA HARRIS

OWNER(S):

GARRETT AND NUGENT
FAMILY TRUST
1188 S 920 W
HURRICANE, UT 84737



VICINITY MAP
N.T.S

N
W E
S
60 0 60
SCALE IN FEET

COPYRIGHT © 2023 PROVALUE ENGINEERING INC.

NO	DESCRIPTION	DATE	BY

REVISIONS

PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

ZONE CHANGE FOR:
RIITTA NUGENT
LOCATED IN SECTION 3, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	2/26/2026
SCALE	1"=60'
JOB NO.	844-001

SHEET NO:
1 OF 1

844-001 ZONE CHANGE MAP.DWG

PLANNING & ZONING
HURRICANE CITY
UTAH

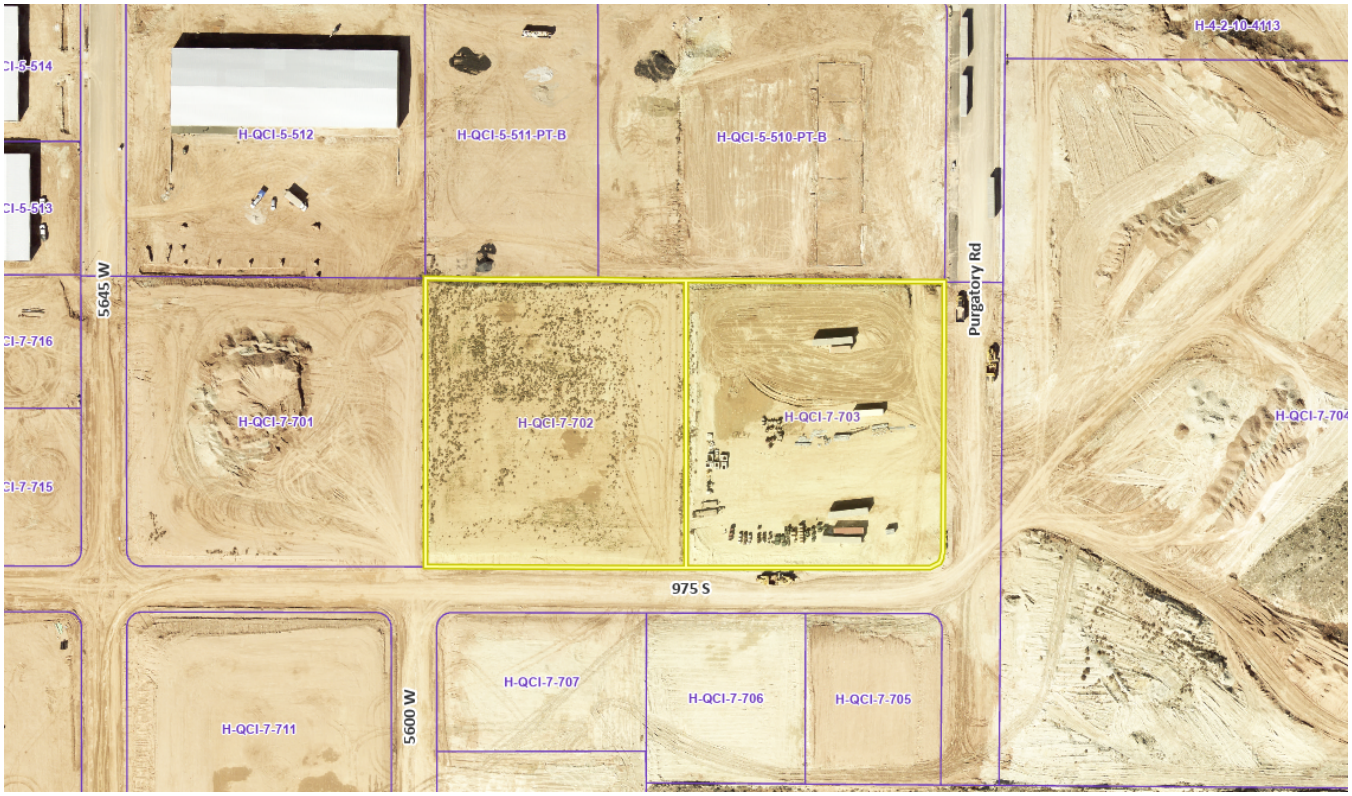
STAFF COMMENTS

Agenda Date:	**03/12/2026 - Planning Commision**
Application Number:	AFP26-01
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Douglas Dennett
Agent:	Brandee Walker
Request:	Approval of an Amended Final Plat
Location:	720 S 5300 W
Zoning:	M-1
General Plan Map:	Light Industrial/Business
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III

Discussion: The applicant has applied to amend the final plat for Quail Creek Industrial Park Phase 5 to move the common lot line between lots 702 & 703. This would mirror a similar change on the adjacent lots to the north. Since the lots are within a recorded subdivision, the lot line adjustment requires an amended final plat.

JUC Comments

1. **Public Works:** [No comments received.]
2. **Power:** Approved.
3. **Water:** Water services on the original lot line will need to be terminated at the main line and moved to the new lot line.
4. **Streets:** Approved.
5. **Sewer:** Approved.
6. **Engineering:** Mayor's name must be updated but otherwise the plat looks ready.
7. **Fire:** Approved.
8. **Cable:** Approved.
9. **Gas:** Approved.
10. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.



Vicinity Map

Staff Comments

1. The plat meets all the standards for amending final plats contained in Utah Code section 10-20-811 (Subdivision Amendments, updated in 2025). The following are the key requirements for the plat:
    a. Depicts only the portion of the subdivision that is proposed to be amended.
    b. Includes a plat name distinguishing the amended plat from the original plat.
    c. Provides an amendment note referencing the original plat and describing the changes. The second sentence of this note can be removed.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.

Recommendation: The Planning Commission should review this application based upon standards within the Hurricane City Code and State Code standards. Staff recommends approval of this item subject to staff and JUC comments.

HURRICANE CITY
UTAH
147 N 870 W Hurricane UT 84737
PHONE: 435.635.2811 FAX: 435.635.2184

For Office Use Only: $150 Fee

AMENDED FINAL PLAT CHECKLIST

Submittal Requirements:

a. Postage Stamps for all property owners within 250 feet of the property boundaries of the proposed amendment.

1. The final plat shall show:

_x_ a. 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.

_x_ b. 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.

_x_ c. 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.

_x_ d. Every existing right-of-way and easement grant of record for communications infrastructure, for underground facilities as defined in Section 54-8a-2 of the Utah Code and for other utility facilities. Where the same is granted to a specific entity, that entity must be clearly identified.

_x_ e. 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.

_x_ f. All street center line data must be shown, together with its relationship to the property lines, corners, etc.

_x_ g. 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.

_na_ h. The dedication to the public of all streets and highways included in the proposed subdivision (except approved private streets).

_na_ i. Street monuments shall be installed by the subdivider in accordance with the requirements of City Standards. Locations of said monuments shall be approved by the City Engineer and indicated on the subdivider's plat by the appropriate symbols.

_x_ j. 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.

_na_ k. 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.

2. Required Forms & Certificates: In addition, the final plat shall contain the standard forms for the following:

_X_ a. A registered professional land surveyor's certificate of survey, together with a statement that: (a) the surveyor holds a license in accordance with Title 58, Chapter 22 of the Utah Code, Professional Engineers, and Professional Land Surveyor's Licensing Act; (b) the surveyor has completed a survey of the property described on the plat in accordance with Section 17-23-17 of the Utah Code and has verified all measurements; (c) has placed monuments as represented on the plat. Plat must be signed and stamped by the licensed surveyor prior to final plat submittal.

_X_ b. 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.

_X_ c. Mortgagee or other lien holder's Consent to Record, if applicable.

_X_ d. A notary public's acknowledgement space for the signature of the mortgagee and/or each owner signing the plat.

_X_ e. Certificate of approval of Ash Creek Special Service District.

_X_ f. Certificate of approval of the City Engineer.

_X_ g. Certificate of approval of the City Council, as evidenced by the signature of the mayor

_X_ h. Certificate of approval as to form executed by the City Attorney.

_X_ i. A one and one-half inch by five-inch (1 ½" x 5") space in the lower right-hand corner of the drawing for the use of the County Recorder.

3. Other Information Required: The following information or documentation shall be submitted:

_X_ a. A completed form from the Washington County Treasurer's office for property located within the subdivision verifying that all taxes or special assessments payable on all property within the limits of the subdivision are paid in full.

_na_ b. An original copy for Staff reviews 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.

_X_ c. Title report, updated within 30 days, for the property being subdivided.

_____ d. A disk of the final plat prepared in 'Auto-Cad'

Application Process: The following steps occur:

1. A completed application with all required documents and fee payment as outlined above is submitted to the Planning Department.

2. Amended plat is submitted to the City Engineer for review. The City Engineer will redline the plat and email the subdivision engineer of required changes that need to be made. If a plat is still not ready for the City Engineers signature after the second submittal, an additional fee must be paid before the Engineer performs another review.

3. A plat amendment without the notarized signatures of all the owners of record on the mylar or on consent to record forms will require a public hearing. The applicant will be required to pay all notification and/or publication costs for notice of the hearing.

4. Requirements for recordation:

1. Amended plat approval by the City Council

2. Review of the title report by the City Attorney.

3. 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.
    a. The City Attorney is the last signer of the mylar just prior to recordation.

4. Someone from the City Attorney's office will accompany the developer's representative to the County Recorder's office for recordation. The developer pays recording fees.

A development with CC&Rs should submit a copy of the CC&R's to the Planning Staff for review at the time the plat amendment is submitted.

Note: It is important that all applicable information is submitted with the application at least 14 days prior to the Planning Commission meeting. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second and fourth Thursday of each month at 6:00 p.m. A deadline missed due to an incomplete application could result in a delay.

***An amended plat that includes the abandonment of a dedicated road or for a subdivision that is not fully improved requires a different application and procedure.

****

I (we) have read and understand the requirements of this application and all information is true and accurate to the best of my (our) abilities.

Applicant Name: Douglas T Dennett Date: 02/10/2026

Signature: Douglas T. Dennett

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO SHIFT THE COMMON PROPERTY LINE OF LOTS 702 & 703, QUAIL CREEK INDUSTRIAL PHASE 7, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER'S OFFICE AS DOCUMENT NO. 20250006462, FURTHER WEST. AREA IS HEREBY CONVEYED FROM LOT 702 TO LOT 703. NO OTHER CHANGES WERE INTENDED.

GENERAL NOTES

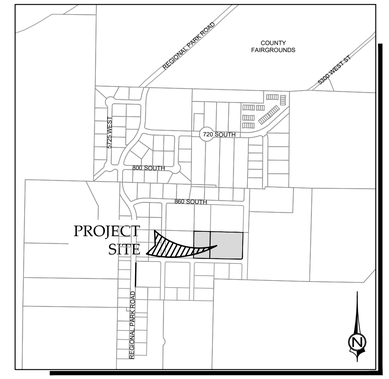
1. A 15.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.

2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GEOTECHNICAL TESTING SERVICES, INC (GTS). THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED JUNE 28, 2022. A COPY OF THIS REPORT IS ON FILE WITH HURRICANE CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.

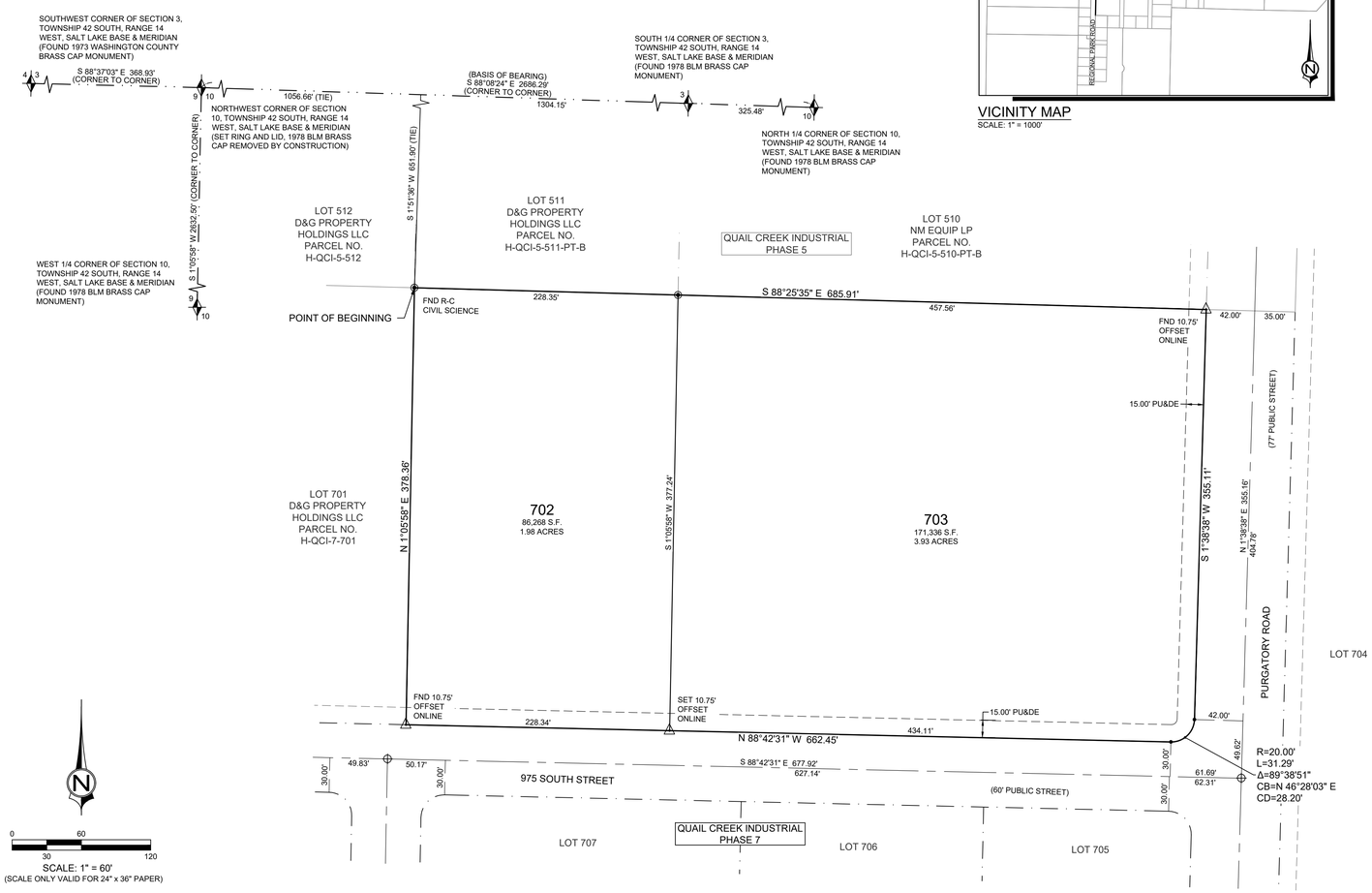
3. ALL ROCK WALLS ARE PRIVATE AND ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. SAID OWNER SHALL INDEMNIFY AND HOLD HARMLESS HURRICANE CITY, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, FROM ANY CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.

4. THE PARENT PARCELS ARE H-QCI-7-702 & H-QCI-7-703

5. 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 PLOTTED LOT.



VICINITY MAP
SCALE: 1" = 1000'



LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 10.75' ALONG PROJECTION OF LOT LINE.
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- BOUNDARY LINE
- LOT LINE
- EXISTING RIGHT OF WAY AND LOT LINE
- EASEMENT LINE (SEE NOTES)
- CENTERLINE
- SECTION LINE

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO SHIFT THE COMMON PROPERTY LINE OF LOTS 702 & 703, QUAIL CREEK INDUSTRIAL PHASE 7, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER'S OFFICE AS DOCUMENT NO. 202500006462. FURTHER WEST. AREA IS HEREBY CONVEYED FROM LOT 702 TO LOT 703. NO OTHER CHANGES WERE INTENDED.

SURVEYOR'S CERTIFICATE

I, CHANSE SNOW, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 14119376, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

QUAIL CREEK INDUSTRIAL PHASE 7 PARTIAL AMENDMENT A

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE

DRAFT COPY FOR REVIEW ONLY

PROFESSIONAL LAND SURVEYOR No. 14119376 CHANSE R. SNOW STATE OF UTAH

CHANSE R. SNOW, PLS

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, HURRICANE CITY, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 701, QUAIL CREEK INDUSTRIAL PHASE 7, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, POINT WHICH IS S 88°08'24" E 1056.66 FEET ALONG THE NORTH LINE OF SAID SECTION 10 AND S 1°51'36" W 651.90 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 10, POINT ALSO BEING ON THE NORTH LINE OF SAID SUBDIVISION, AND RUNNING THENCE S 88°25'35" E 685.91 FEET ALONG THE BOUNDARY OF SAID SUBDIVISION, TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF PURGATORY ROAD; THENCE ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S 1°38'38" W 355.11 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 31.29 FEET THROUGH A CENTRAL ANGLE OF 89°38'51", TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF 975 SOUTH STREET; THENCE N 88°42'31" W 662.45 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, TO THE SOUTHEAST CORNER OF SAID LOT 701; THENCE N 1°05'58" E 378.36 FEET ALONG THE EAST LINE OF SAID LOT 701, TO THE POINT OF BEGINNING.

CONTAINS 257,604 SQ FT OR 5.91 ACRES MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENTS TO HEREAFTER BE KNOWN AS:

QUAIL CREEK INDUSTRIAL PHASE 7 PARTIAL AMENDMENT A

AND FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC EASEMENTS. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, DOCUMENT NO. 20080010506, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS 13TH DAY OF MARCH, 2008, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

D&G PROPERTY HOLDINGS, LLC
(A UTAH LIMITED LIABILITY COMPANY)

DOUGLAS T DENNETT, MANAGING MEMBER

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DOUGLAS T DENNETT WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF D&G PROPERTY HOLDINGS, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF D&G PROPERTY HOLDINGS, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC — COMMISSION NUMBER: _____
NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, _____, A MORTGAGEE FOR CACHE VALLEY BANK, DOES HEREBY GIVE CONSENT TO THE RECORDATION OF THE HEREON ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

REPRESENTATIVE: _____

MORTGAGEE ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT ___ SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

OFFICIAL SEAL NOT REQUIRED PER UTAH CODE 46-1-16(7) IF INFORMATION IS FILLED IN

QUAIL CREEK INDUSTRIAL PHASE 7
PARTIAL AMENDMENT A (LOTS 702 & 703)

LOCATED IN
NW 1/4 OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH

APPROVAL ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL	RECORDED No.
I, HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED THE ABOVE FINAL PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____ A.D. 20____.	THE HEREON FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____	WE, HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO, THIS _____ DAY OF _____, 20___.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____ A.D. 20___ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS FINAL PLAT HAVE BEEN PAID IN FULL.	
SUPERINTENDENT, SSD	ENGINEER, HURRICANE CITY	CITY ATTORNEY, HURRICANE CITY	ATTEST: CITY RECORDER HURRICANE, UTAH / NANETTE BILLINGS MAYOR HURRICANE, UTAH	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

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

QUAIL CREEK INDUSTRIAL PHASE 7
PARTIAL AMENDMENT A (LOTS 702 & 703)
LOCATED IN
NW 1/4 OF SECTION 10, TOWNSHIP 42 SOUTH,
RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: IF 23392
DRAWN BY: JRM
DATE: 01/07/2026
CHECKED BY: BLW
SCALE OF SHEET
HOR SCALE: 1" = 60'
SHEET 1 OF 1

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**03/12/2026**
Application Number:	PP26-04
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Simply Land LLC
Agent:	Karl Rasmussen
Request:	Approval of a Preliminary Plat
Location:	Sand Hollow Road between Resort Drive and Jellystone Road
Zoning:	RM-3
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant has filed a preliminary plat for Trails at Sand Hollow, a 673 unit multifamily development located within the Gateway at Sand Hollow Public Infrastructure District. An almost identical preliminary plat was previously approved in 2024, but that approval has since expired; this application is to renew the preliminary plat for the essentially same project. The property is located northeast of the Glampers Inn RV park. The project consists of a 252 unit apartment complex, 211 townhomes, and 210 condos. This property is zoned Multifamily RM-3.

Location is approximate

JUC Comments
The following items will need to be addressed:

1. **Public Works:** Improvements on Resort Dr and Jellystone Rd need to be completed. Private drives require ductile iron water mains. Provide adequate parking.
2. **Power:** Dixie Power area. No comments.
3. **Sewer:** Approved.
4. **Street:** Approved.
5. **Water:** Project will require a water model.
6. **Engineering:** The subdivision's boundary description, proposed utility plan, pedestrian circulation plan, parking lot throat lengths for the apartments, and internal intersection alignments/spacing will need more attention by the design team between now and the construction plans (The current legal description is incomplete, HCS 3.6.8, 4.4.1.4.C, & ACSSD Standards 3.4, HCC 10-33-5(H), Transportation Master Plan 9.3.7, and HCS 3.2.4.3, respectively); however, it's believed that the proposed preliminary plat establishes a suitable framework that the construction plans can be refined from. Where most of the units share driveways that are behind the structures, Engineering would like to clarify that the 60' Cross Section shown on the plat isn't designed to accommodate parallel parking on both sides of the street. Typically, the proposed section isn't meant to have any on-street parking; however, it can accommodate some parallel parking when said parking is consolidated to one side of the street.

7. **Fire:** Approved.
8. **Cable:** No comments.
9. **Gas**: Approved.
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the proposed plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments: Preliminary Plat

1. Zoning is RM-3 which has a maximum density of 15 units per acre. The property is 43 acres and they are counting an additional four acres of roadway for 47 acres and 673 units.
2. **Parking:** Parking is required at a rate of 1.5 spaces for single bedroom/studio units and 2 spaces for all other units. The site plan indicates that two spaces per unit for the condo and apartment units and four spaces per townhome have been provided.
3. **Open Space and Amenities:** Per HCC 10-33-5(9), open landscaped space shall be 20% of the development. 20.8% of the site will be landscaped open space, a note on the plat indicates that the stormwater pond in the northwest corner will be park space.
    1. A development of this size requires 12 amenities, and the type of amenity shall generally vary. The site plan shows 14 amenities including eight pickleball courts, two swimming pools, a clubhouse, and three picnic pavilion areas.
4. All park strips will need to be landscaped and have the proper improvements.
5. A note indicating whether or not the property is in a tortoise take area has been provided; not in take area.
6. **Sensitive Lands:** The southern portion of this property has a small number of rock outcroppings, during a previous attempt at developing this property the Zoning Administrator at that time determined that these rock formations do not meet the intent of the Sensitive Lands code and are exempt from the requirements of that chapter. Even with the change in development plan staff maintains that assessment (see attached email dated March 16, 2022)
7. **Adequate Public Facilities:** Hurricane City Code 10-37-4 states:
    1. *Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a*

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

2. While this development is not as isolated from existing services as other approved developments within the Gateway to Sand Hollow PID area, the PID or the developer will need to provide significant infrastructure improvements before this development could fully build out.

8. **Water use:** The Washington County Water Conservancy District has a county-wide tracking budget of approximately 75,000 units with approximately 25,000 units being located within Hurricane City. As part of the Gateway to Sand Hollow Public Infrastructure District this development and its 673 units are already accounted for within Hurricane City's tracking data. Studies have shown that multifamily developments use significantly less water on a per-capita basis which will mitigate the additional water use.

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 and sufficient buildout of the Gateway to Sand Hollow Public Infrastructure District.

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY PLAT CHECKLIST

For office use only: $150.00 Fee

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 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. Warranty deed or preliminary title report or another document (see attached Owner Affidavit) showing evidence that the applicant has control of the property. (Wet copy of affidavit must be provided in person)**

✓ **5. Signed and notarized Acknowledgement Water Supply. (Wet copy must be provided in person)**

N/A **6. Application for power services.**

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 and fourth Thursday of each month at 6:00 p.m. The deadline to apply 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.

I (we) have read and understand the requirements of this application and all information is true and accurate to the best of my (our) abilities.

Applicant Name: BRAD NAKEY Date: 2/3/2026

Signature: for BRAD

NARRATIVE FOR:
THE TRAILS AT SAND HOLLOW

The Trails at Sand Hollow is a multi-family zoned (RM-3) area that will have the following:

LAND USE SUMMARY

SITE DATA		
GROSS AREA	2,060,500	SQ. FT.
JELLYSTONE RD. & RESORT DR. AREA	189,797	SQ. FT.
NET AREA	1,870,703	SQ. FT.
TOTAL LOTS/UNITS	673	
UNITS PER ACRE	15	
LANDSCAPING AREA	389,127	SQ. FT.
LANDSCAPING %	20.80%	

	UNITS	PARKING
APARTMENTS	252	2 PER UNIT
TOWNHOMES	211	4 PER UNIT
CONDOS	210	2 PER UNIT
TOTAL	673	1768

JELLYSTONE ROAD & RESORT DRIVE AREA DEDICATED TO HURRICANE CITY WITH:
DOC#: 20230036797 & DOC#: 20230036798

AMENITIES:
* 8 PICKLEBALL COURTS
* 2 SWIMMING POOLS
* 1 CLUB HOUSE
* 3 PAVILIONS WITH TABLES

TOTAL OF 14 AMENITIES

It is located between Resort Drive & Jellystone Road on Sand Hollow Road. (Parcels #H-4-2-1-324-GS1 & H-4-2-1-322-GS1).

January 20, 2026

Hurricane City
Gary Cupp
127 N. 870 W.
Hurricane, UT 84737

Subject: Trails at Sand Hollow

Gary,

There is sewer capacity for this project. 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,

Amber Gillette

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

1350 South Sandhollow Road, Hurricane, UT 84737
phone: 435.635.2348
email: ashcreek@infowest.com

WATER
HURRICANE CITY
UTAH

Ken Richins, Superintendent

January 21, 2026

To Whom It May Concern:

Simply Land LLC – Brad Mabey (the "Developer") has requested a culinary water will serve letter for the subdivision known as **Trails at Sand Hollow**, located at approximately **400 S Sand Hollow Road** in Hurricane, Utah (the "Project").

Infrastructure

The City currently has infrastructure to supply culinary water in the general vicinity of the Project. However, Developer will be responsible to connect the Project to the existing water infrastructure, including the installation of infrastructure in dedicated public streets and as otherwise required to meet City standards. A looped water system will be required. In addition, Developer may be required to obtain and supply a hydraulic water study to ensure the water system will deliver required fire flows and provide adequate storage.

Water Supply

As of the date of this letter, the City has adequate water to supply water to **645** residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements

In addition to the requirements and limitations described above, Developer shall be required to comply with all applicable laws, ordinances, policies, and construction and design standards. These requirements include, but are not limited to, secondary water system requirements and any obligations described in an applicable development agreement. The Water Department will withhold any approval of the proposed Project until all the requirements and conditions of this letter are met as determined by the Water Department.

Sincerely,

Ken Richins
Water Department Superintendent

646 West 600 North • Hurricane, UT • 84737
Phone: (435) 635-9442 • Fax: (435) 635-2616
WEB: www.cityofhurricane.com

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 & 10 MAP)

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. WATER WILL BE COLLECTED AND DELIVERED TO THE REGIONAL DETENTION BASIN AT THE PROPOSED PARK
THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY HURRICANE CITY WATER, AND ASH CREEK SPECIAL SERVICE DISTRICT.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

THERE ARE NO IRRIGATION FACILITIES.

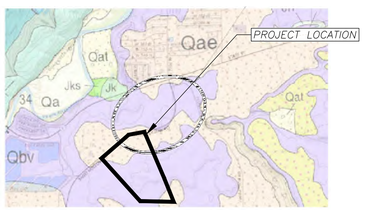
OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

PROPERTY IS ZONED AS:
RM-3

THE PARENT PARCELS FOR THIS SUBDIVISION ARE:
H-4-2-1-324-GS1 AND H-4-2-1-322-GS1.

OWNER:

SIMPLY LAND LLC
2135 W 6800 S
BENJAMIN, UT 84660
(801) 910-9910



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JELLYSTONE ROAD & RESORT DRIVE AREA DEDICATED TO HURRICANE CITY WITH:
DOC#: 20230036797 & DOC#: 20230036798

AMENITIES:
* 8 PICKLEBALL COURTS
* 2 SWIMMING POOLS
* 1 CLUB HOUSE
* 3 PAVILIONS WITH TABLES
TOTAL OF 14 AMENITIES

BASIS OF BEARINGS

BASIS OF BEARINGS IS S1°17'04"W 450.42 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

TRAILS AT SAND HOLLOW DESCRIPTION:

THENCE N08°49'37"W 431.61 FEET; THENCE NORTHERLY ALONG THE ARC OF A 358.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 20.73 FEET, THROUGH A CENTRAL ANGLE OF 03°19'06", (LONG CHORD BEARS: N07°10'04"W 20.73 FEET); THENCE N05°30'31"W 754.67 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 457.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 295.41 FEET, THROUGH A CENTRAL ANGLE OF 37°02'13", (LONG CHORD BEARS: N24°01'38"W 290.30 FEET); THENCE NORTHERLY ALONG THE ARC OF A 270.00 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 325.40 FEET, THROUGH A CENTRAL ANGLE OF 69°03'04", (LONG CHORD BEARS: N08°01'12"W 306.06 FEET); THENCE NORTHERLY ALONG THE ARC OF A 342.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 161.37 FEET, THROUGH A CENTRAL ANGLE OF 25°21'32", (LONG CHORD BEARS: N13°49'34"E 150.14 FEET); THENCE N01°08'48"E 293.73 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 19.65 FEET, THROUGH A CENTRAL ANGLE OF 90°04'33", (LONG CHORD BEARS: N46°11'04"E 17.69 FEET); THENCE S88°46'40"E 231.06 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 358.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 320.37 FEET, THROUGH A CENTRAL ANGLE OF 51°16'26", (LONG CHORD BEARS: S63°08'27"E 309.79 FEET); THENCE S37°30'14"E 1566.77 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 19.64 FEET, THROUGH A CENTRAL ANGLE OF 90°00'05", (LONG CHORD BEARS: S07°29'49"W 17.68 FEET); THENCE S52°29'51"W 1110.28 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 115.67 FEET, HAVING A RADIUS OF 944.00 FEET AND A RADIAL BEARING OF S30°28'54"E, THROUGH A CENTRAL ANGLE OF 07°01'15" (LONG CHORD BEARS: S56°00'28"W 115.60 FEET); THENCE S69°10'43"W 37.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 938.50 FOOT RADIUS COMPOUND CURVE TO THE LEFT A DISTANCE OF 192.60 FEET, THROUGH A CENTRAL ANGLE OF 11°45'30", (LONG CHORD BEARS: S67°37'29"W 192.26 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 17.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 29.83 FEET, THROUGH A CENTRAL ANGLE OF 97°40'09", (LONG CHORD BEARS: N57°39'42"W 26.35 FEET);

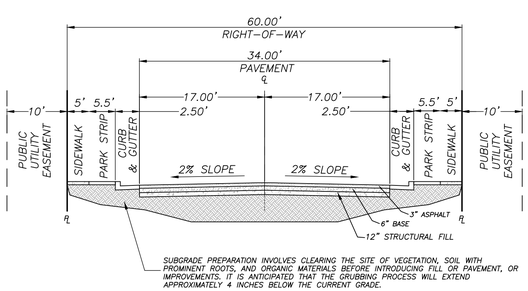
TO THE POINT OF BEGINNING. AREA CONTAINS 1870703 SQUARE FEET OR 43 ACRES.

GEOLOGICAL NARRATIVE

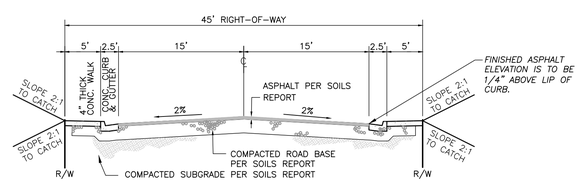
THIS PARCEL OF LAND LIES INSIDE A VOLCANO MOUNTAIN LAVA FLOW (MIDDLE PLEISTOCENE) SHOWN WITH A Qbv. IT ALSO LIES INSIDE AN ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE) SHOWN WITH A Qae. THIS AREA ALSO HAS A MEDIUM TO DARK-GRAY TO GRAYISH-BLACK, FINE TO MEDIUM-GRAINED ALKALI BASALT (Qbv) WITH SPARSE OLIVINE PHENOCRYSTS; ERUPTED FROM A VENT AT VOLCANO MOUNTAIN (Qbvc) SOUTHWEST OF HURRICANE; DIVISIBLE INTO THREE SEPARATE FLOWS (BieK, 2003a, 2003b); YOUNGEST AND MIDDLE-LEVEL FLOWS YIELDED 40Ar/39Ar AGES OF 0.289 ± 0.024 Ma AND 0.353 ± 0.045 Ma, RESPECTIVELY (SANCHEZ, 1995), IN ACCORD WITH K-Ar AGES OF 0.289 ± 0.085 AND 0.303 ± 0.30 (BEST AND OTHERS, 1980) ON THE MIDDLE-LEVEL FLOW; MIDDLE-LEVEL FLOW IS DISPLACED ABOUT 240 FEET (73 m) BY THE HURRICANE FAULT AT TIMPOWEAP CANYON AND LOCALLY HAS PILLOW BASALT AT ITS BASE; THE OLDEST LAVA FLOW FLOWED ABOUT 8 MILES (13 km) DOWN THE VIRGIN RIVER; LAVA FLOWS ARE GENERALLY 35 TO 45 FEET (11-14 m) THICK AND FORM ROUGH, BLOCKY SURFACES, BUT THE MIDDLE-LEVEL FLOW IS AS MUCH AS 170 FEET (50 m) THICK WHERE IT FILLS THE ANCESTRAL VIRGIN RIVER CHANNEL. THIS AREA ALSO HAS MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE- TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES, YOUNGER DEPOSITS (Qae) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (Qaeo) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 m) THICK.

GEOLOGICAL HAZARDS

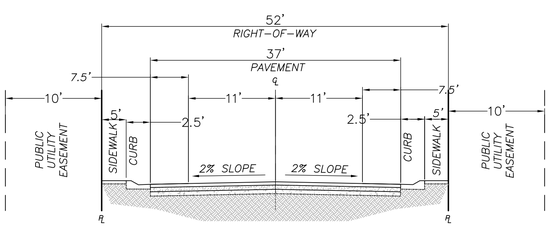
FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 - HIGH2-SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND-WATER INFORMATION
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA - CALICHE
COLLAPSIBLE SOIL	CSA-STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES-SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSL-LOW: MIXED-UNIT GEOLOGIC DEPOSITS WHICH CONTAIN WIND-BLOWN COMPONENT
SHALLOW GROUND WATER	NONE



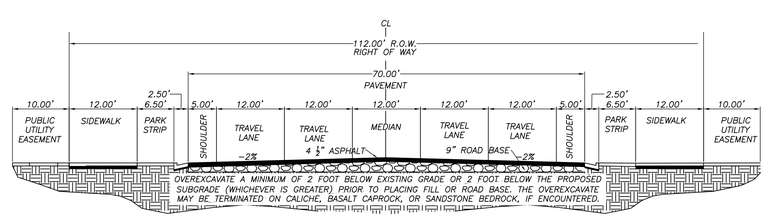
60 TYPICAL SECTION
N.T.S



45' TYPICAL SECTION
N.T.S

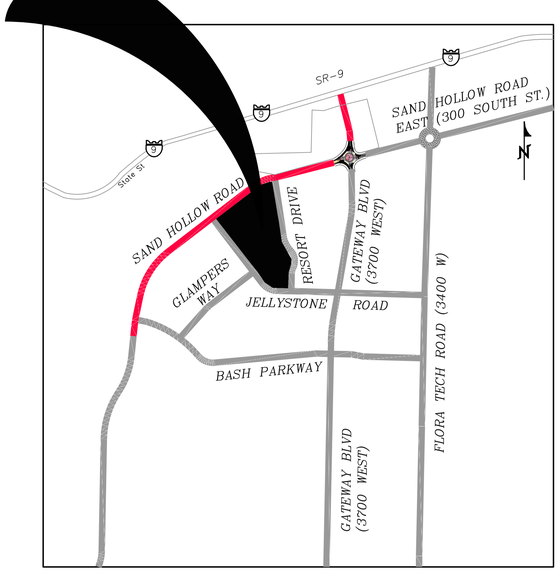


52' R-O-W
N.T.S



112' R-O-W
N.T.S

PROJECT LOCATION



VICINITY MAP
N. T. S.

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REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	N.T.S.
JOB NO.	713-002

SHEET NO:
1 OF 16

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW

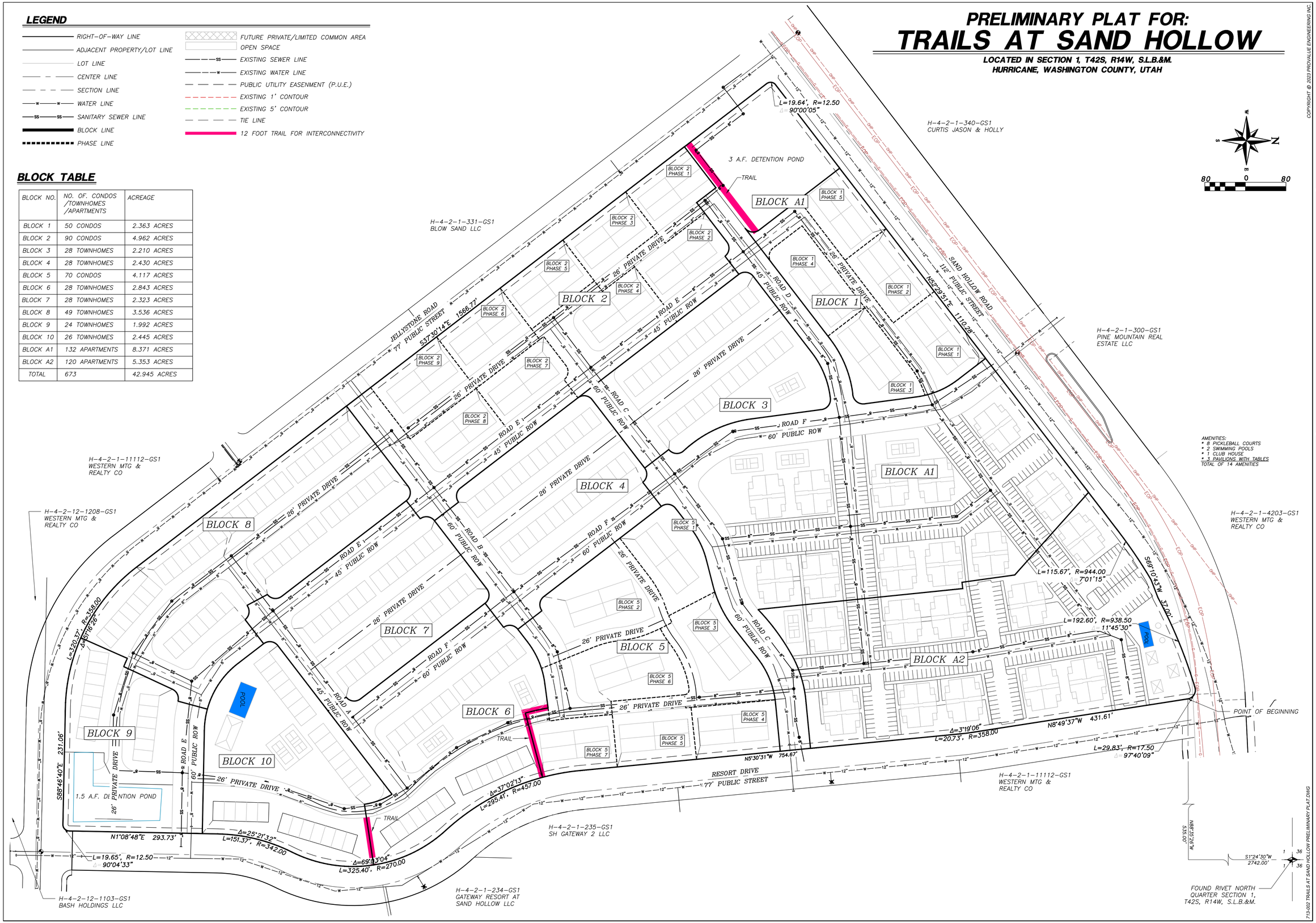
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY/LOT LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE
- 12 FOOT TRAIL FOR INTERCONNECTIVITY

BLOCK TABLE

BLOCK NO.	NO. OF. CONDOS /TOWNHOMES /APARTMENTS	ACREAGE
BLOCK 1	50 CONDOS	2.363 ACRES
BLOCK 2	90 CONDOS	4.962 ACRES
BLOCK 3	28 TOWNHOMES	2.210 ACRES
BLOCK 4	28 TOWNHOMES	2.430 ACRES
BLOCK 5	70 CONDOS	4.117 ACRES
BLOCK 6	28 TOWNHOMES	2.843 ACRES
BLOCK 7	28 TOWNHOMES	2.323 ACRES
BLOCK 8	49 TOWNHOMES	3.536 ACRES
BLOCK 9	24 TOWNHOMES	1.992 ACRES
BLOCK 10	26 TOWNHOMES	2.445 ACRES
BLOCK A1	132 APARTMENTS	8.371 ACRES
BLOCK A2	120 APARTMENTS	5.353 ACRES
TOTAL	673	42.945 ACRES



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NO	DESCRIPTION	DATE	BY

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PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=80'
JOB NO.	378-002
SHEET NO:	2 OF 16

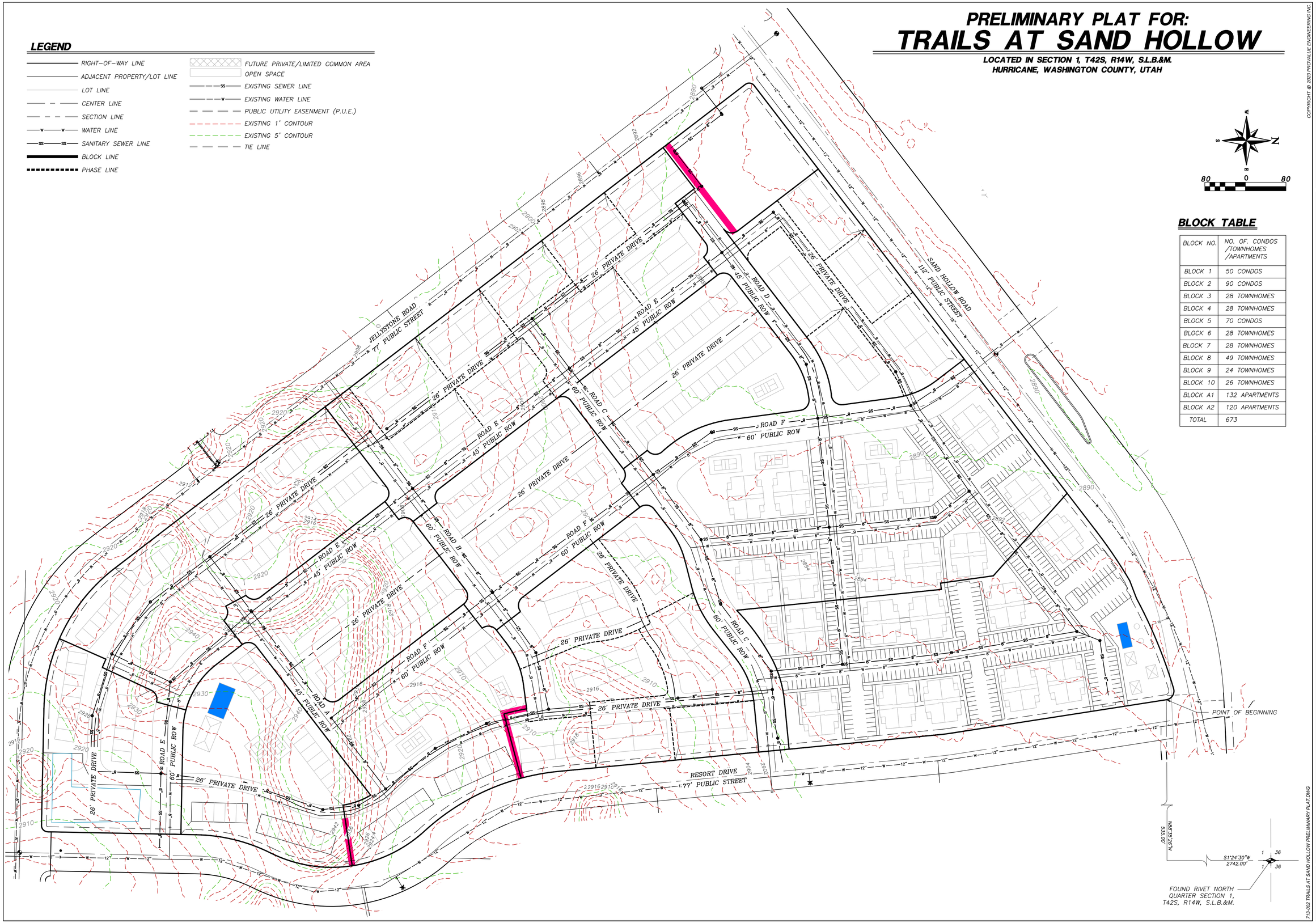
713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY/LOT LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE



BLOCK TABLE

BLOCK NO.	NO. OF. CONDOS /TOWNHOMES /APARTMENTS
BLOCK 1	50 CONDOS
BLOCK 2	90 CONDOS
BLOCK 3	28 TOWNHOMES
BLOCK 4	28 TOWNHOMES
BLOCK 5	70 CONDOS
BLOCK 6	28 TOWNHOMES
BLOCK 7	28 TOWNHOMES
BLOCK 8	49 TOWNHOMES
BLOCK 9	24 TOWNHOMES
BLOCK 10	26 TOWNHOMES
BLOCK A1	132 APARTMENTS
BLOCK A2	120 APARTMENTS
TOTAL	673

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PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=80'
JOB NO.	378-002

SHEET NO:
3 OF 16

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK A1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE
- CURB/SIDEWALK LINE

12 UNIT APARTMENT TYP.

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Phone: 435-668-8307

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK A1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=30'
JOB NO.	378-002

SHEET NO:
4 OF 16

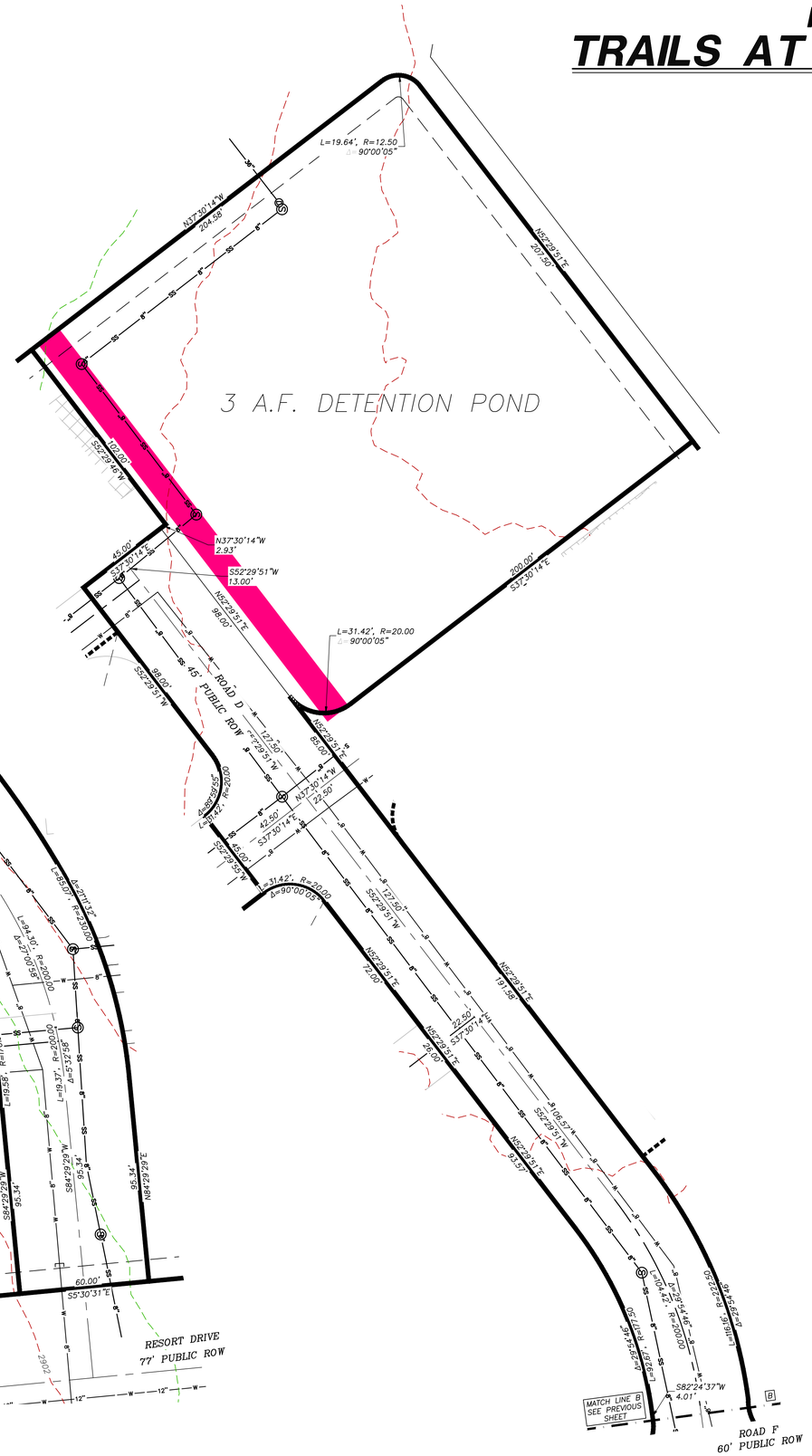
713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

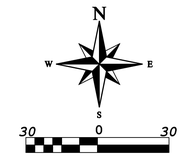
PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK A1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY/LOT LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASENMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE





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PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK A1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=30'
JOB NO.	378-002
SHEET NO:	

5 OF 16

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

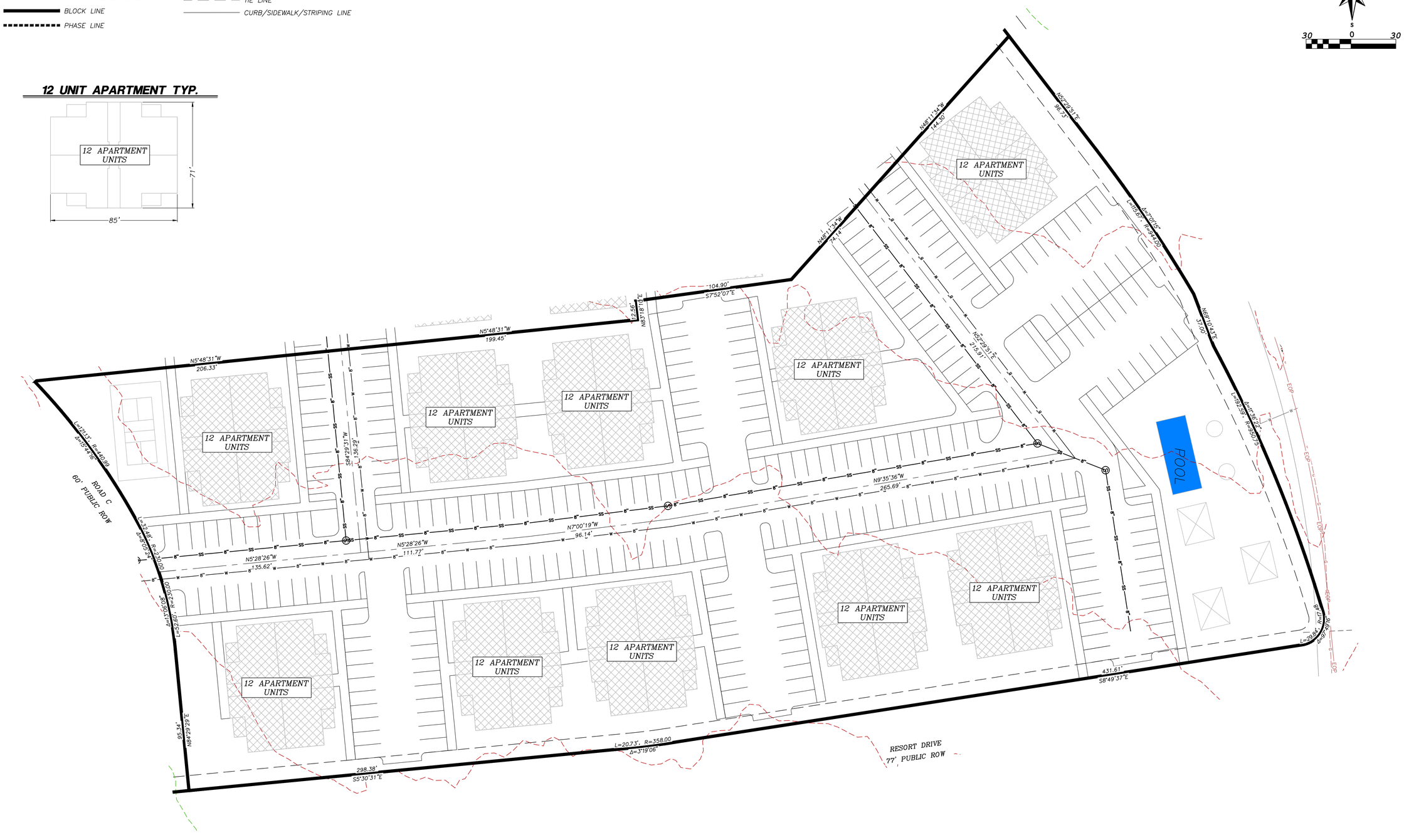
PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK A2

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASENMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE
- CURB/SIDEWALK/STRIPING LINE

12 UNIT APARTMENT TYP.



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PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK A2
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=30'
JOB NO.	378-002
SHEET NO:	6 OF 16

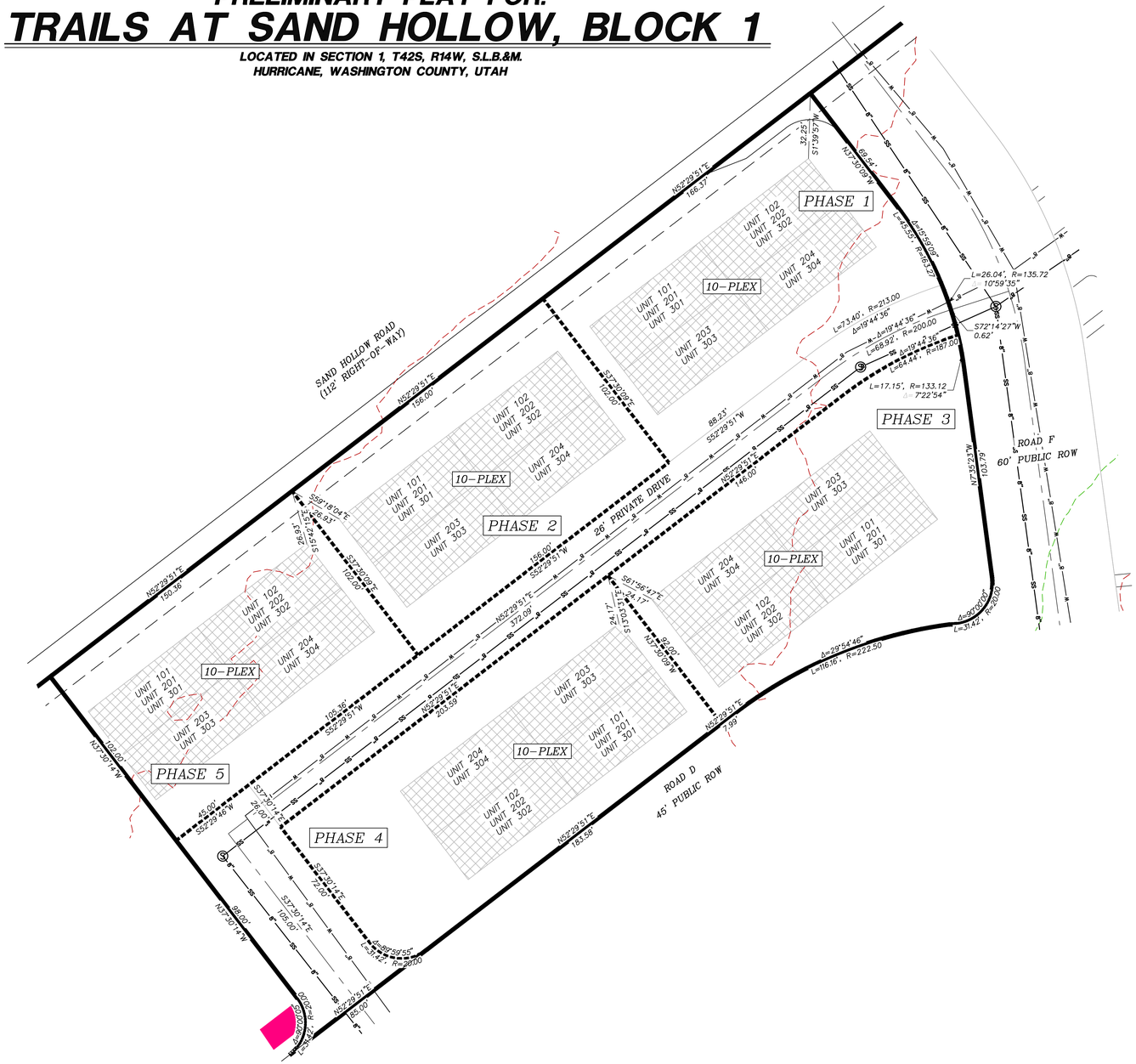
713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 1

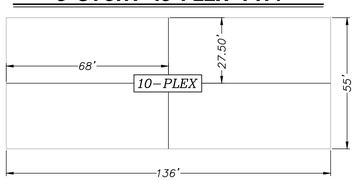
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- BUILDING LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE



3 STORY 10-PLEX TYP.



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Phone: 435-668-8307

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=30'
JOB NO.	378-002

SHEET NO:
7 OF 16

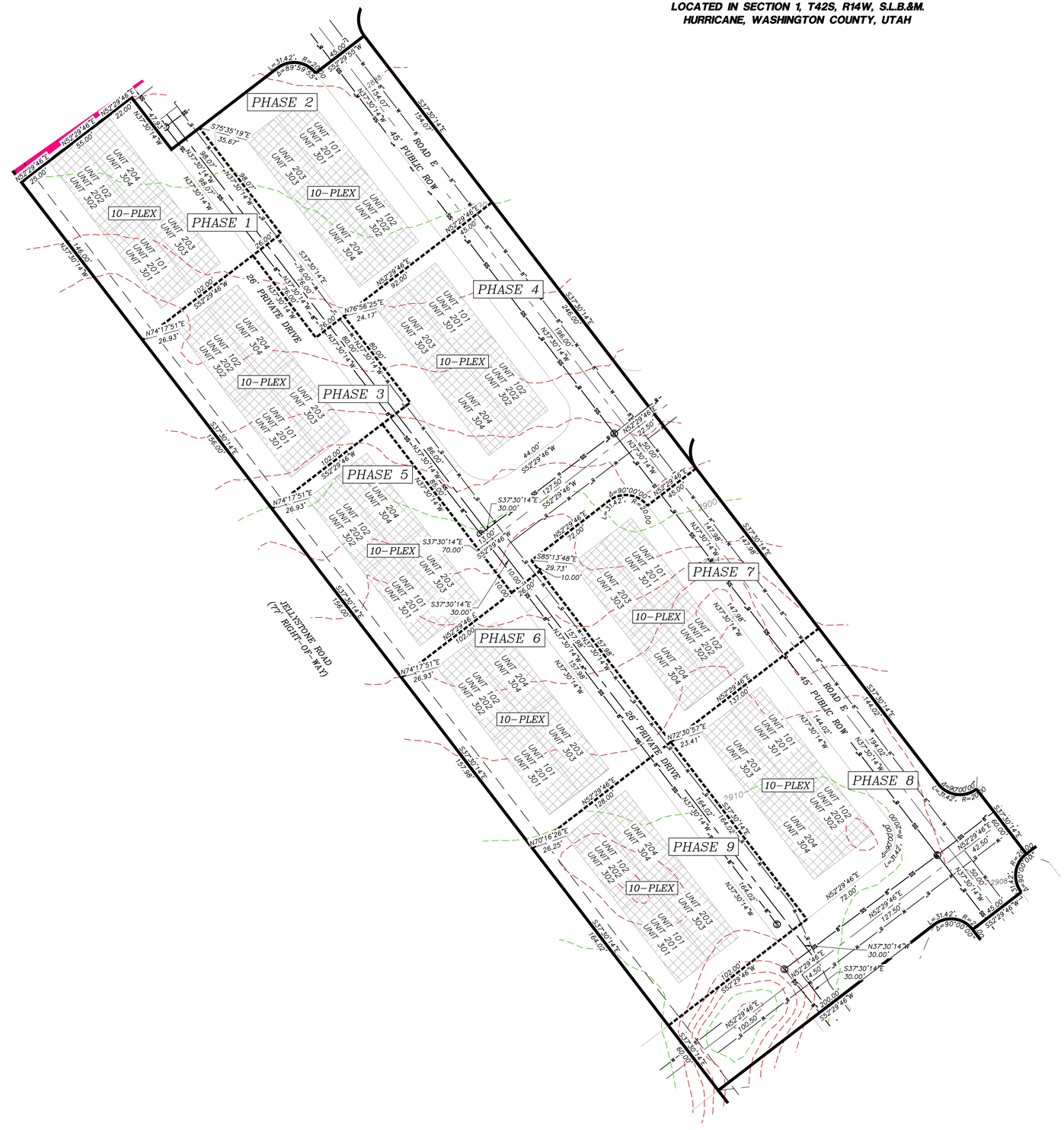
713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 2

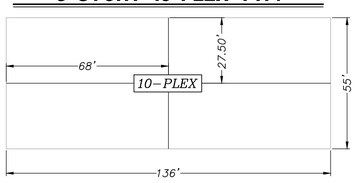
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASENMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE



3 STORY 10-PLEX TYP.



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Phone: 435-668-8307

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 2

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=30'
JOB NO.	378-002

SHEET NO:
8 OF 16

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 3

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
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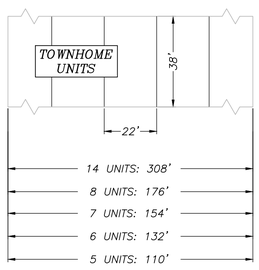
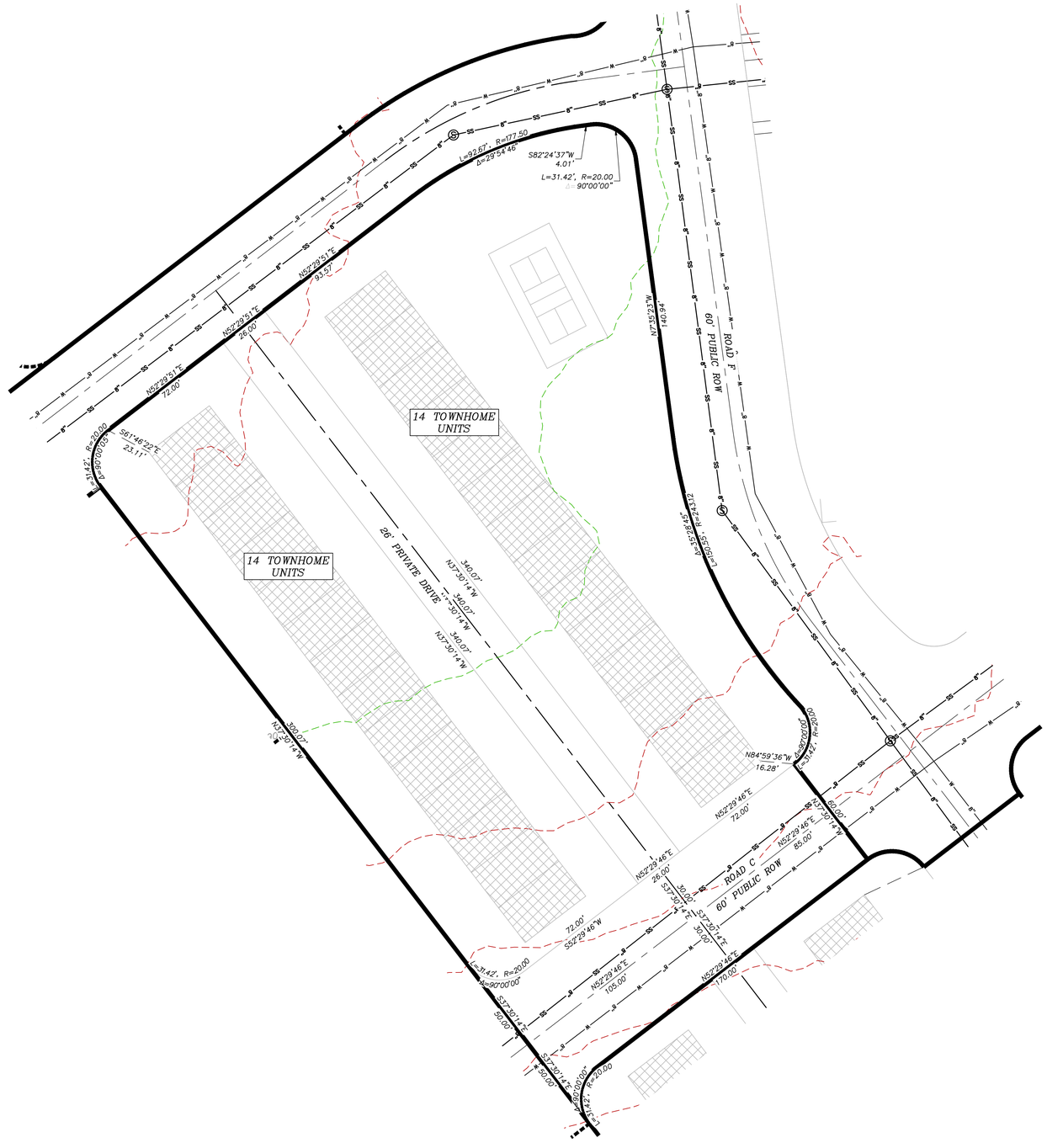
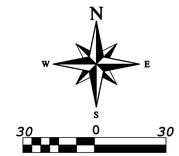
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASENMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE

TOWNHOME UNITS TYP.







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PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 3
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=30'
JOB NO.	378-002
SHEET NO:	

9 OF 16

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

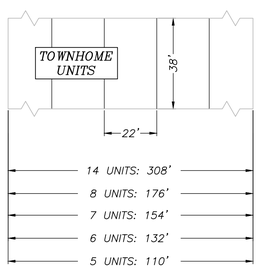
PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 4

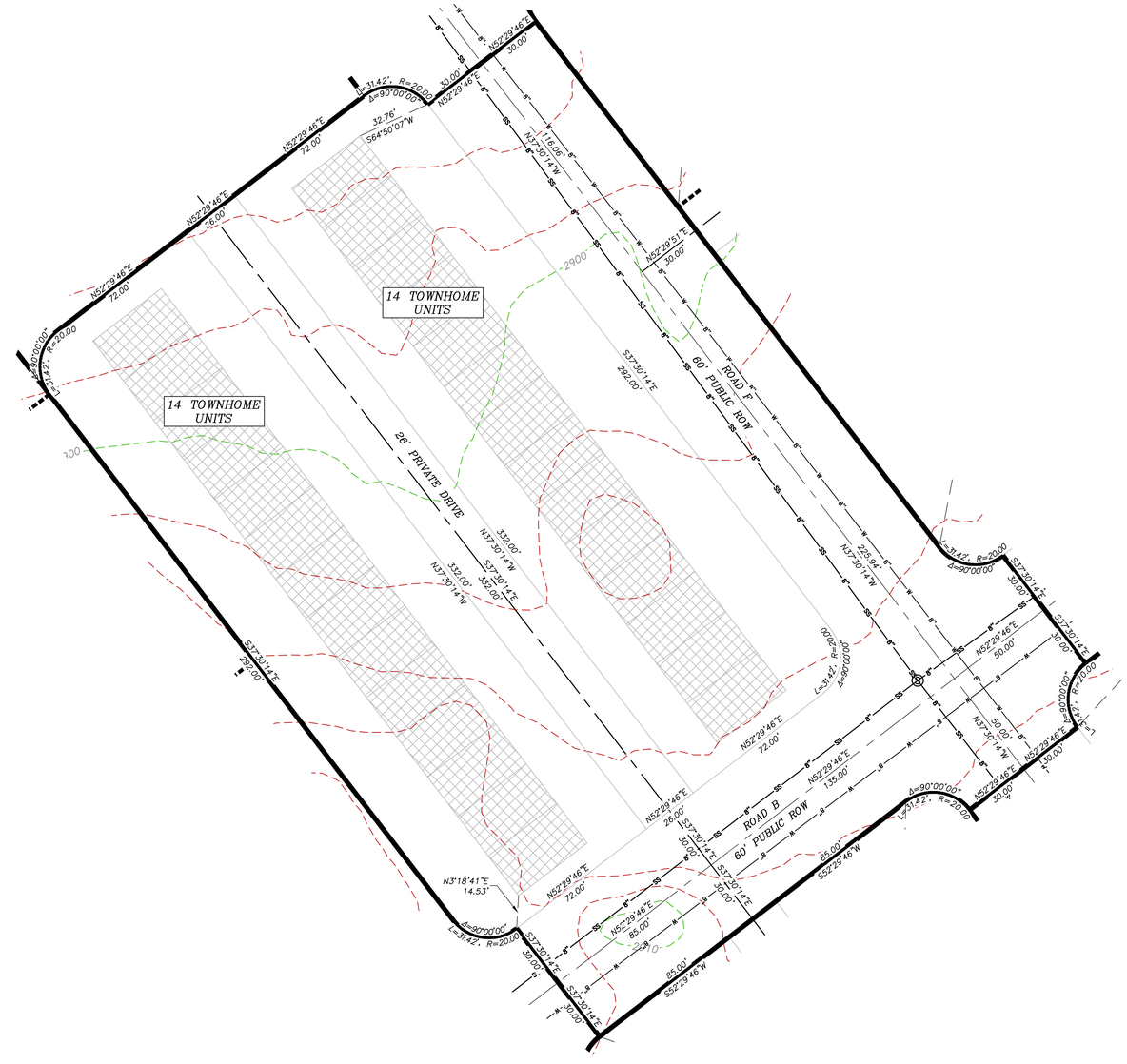
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

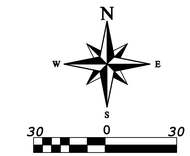
LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASENMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE

TOWNHOME UNITS TYP.







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Phone: 435-668-8307

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 4
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=30'
JOB NO.	378-002
SHEET NO:	

10 OF 16

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

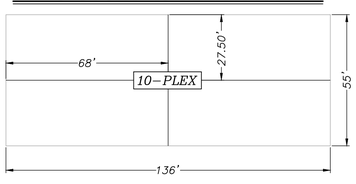
PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 5

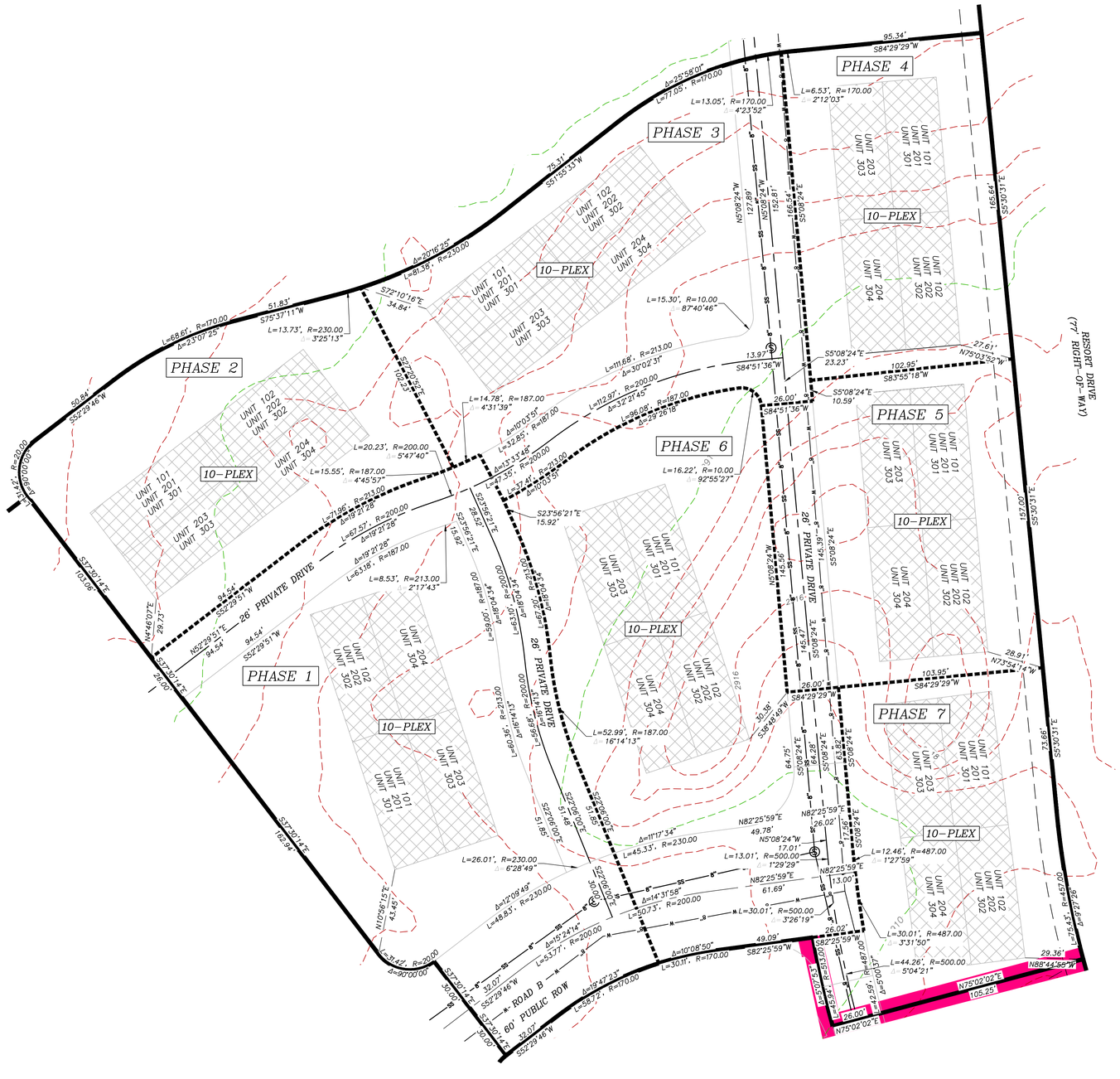
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASENMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE

3 STORY 10-PLEX TYP.





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PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 5

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=30'
JOB NO.	378-002

SHEET NO:
11 OF 16

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

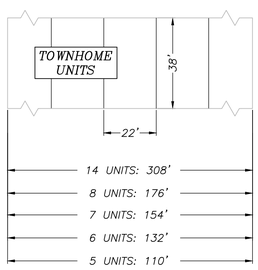
PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 6

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASENMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE

TOWNHOME UNITS TYP.



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Hurricane City, Utah 84737
Phone: 435-668-8307

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 6

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=30'
JOB NO.	378-002

SHEET NO:
12 OF 16

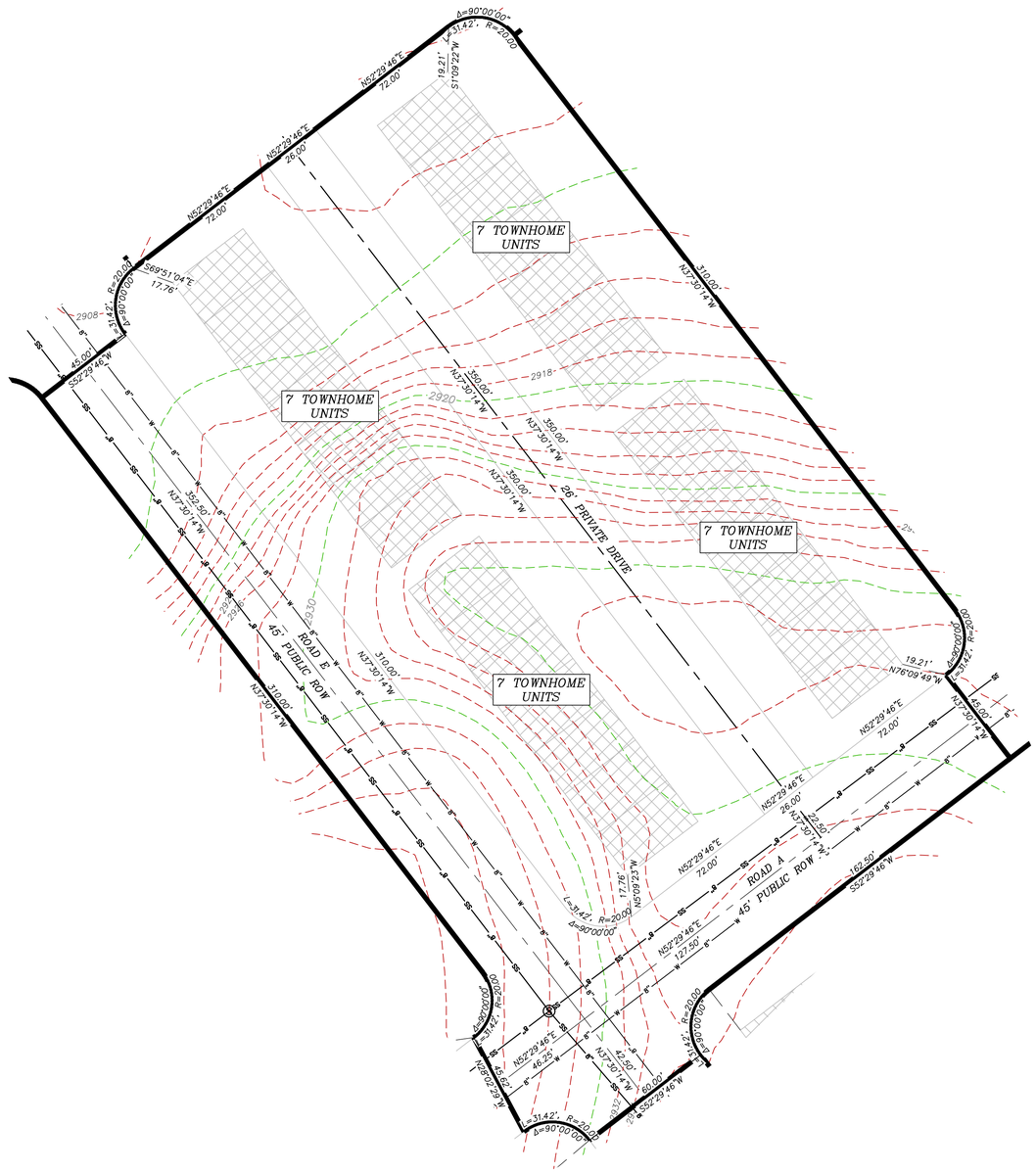
713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 7

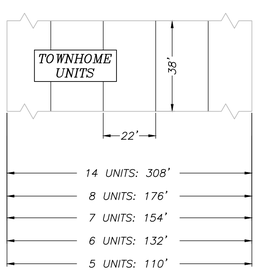
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

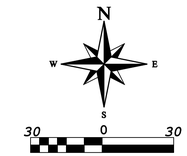
LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASENMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE



TOWNHOME UNITS TYP.





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REVISIONS			
NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 7

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=30'
JOB NO.	378-002

SHEET NO.
13 OF 16

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 8

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
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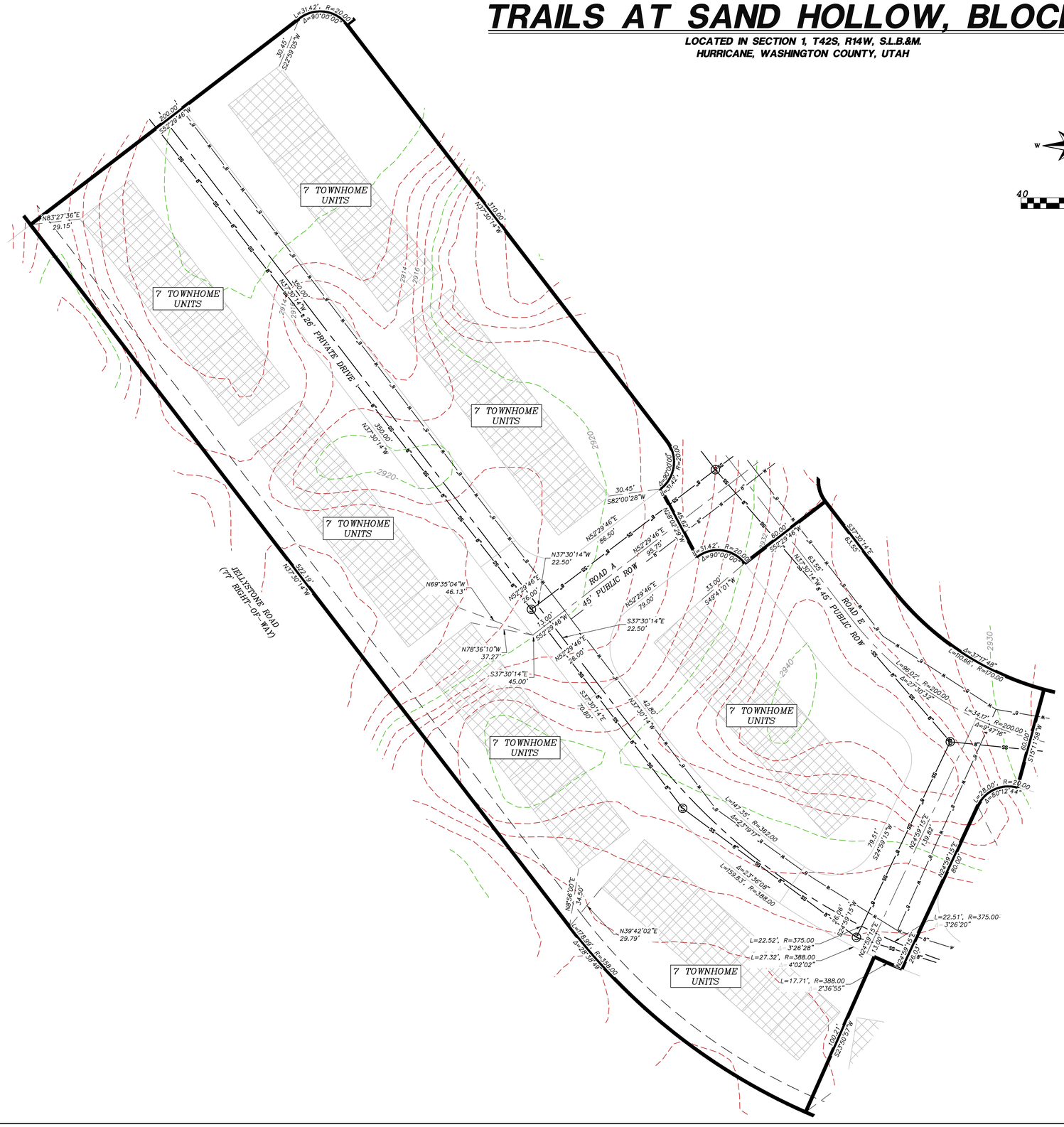

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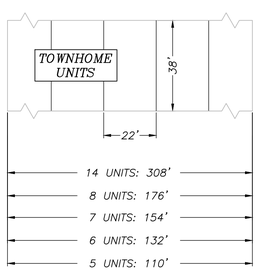

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Hurricane City, Utah 84737
Phone: 435-668-8307

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 8

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=30'
JOB NO.	378-002
SHEET NO:	

14 OF 16

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

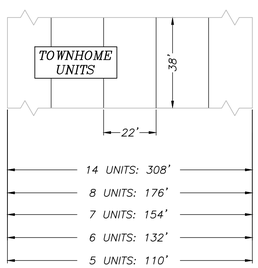
PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 9

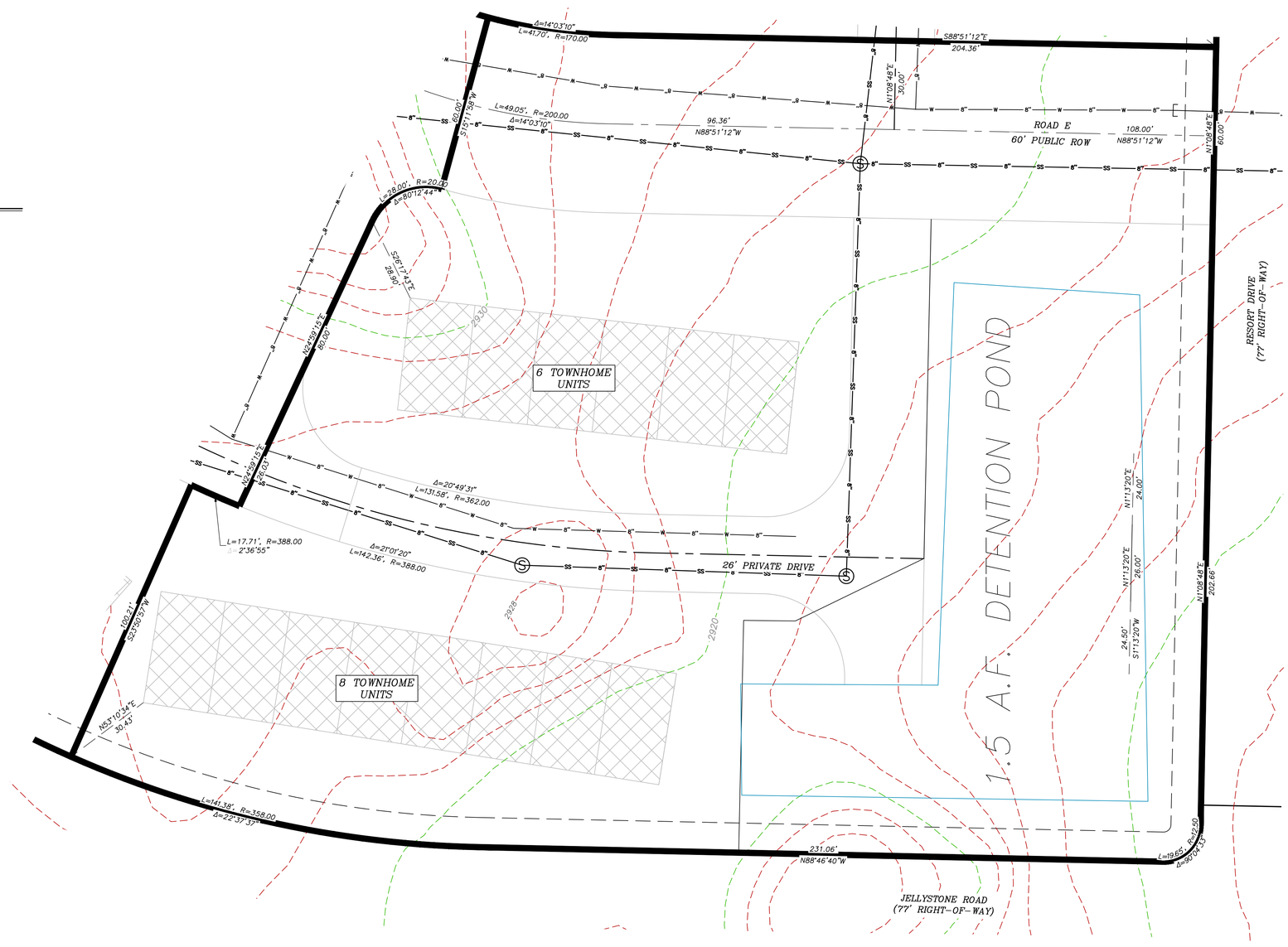
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASENMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE

TOWNHOME UNITS TYP.





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20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 9
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=20'
JOB NO.	378-002
SHEET NO:	

15 OF 16

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 10

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE

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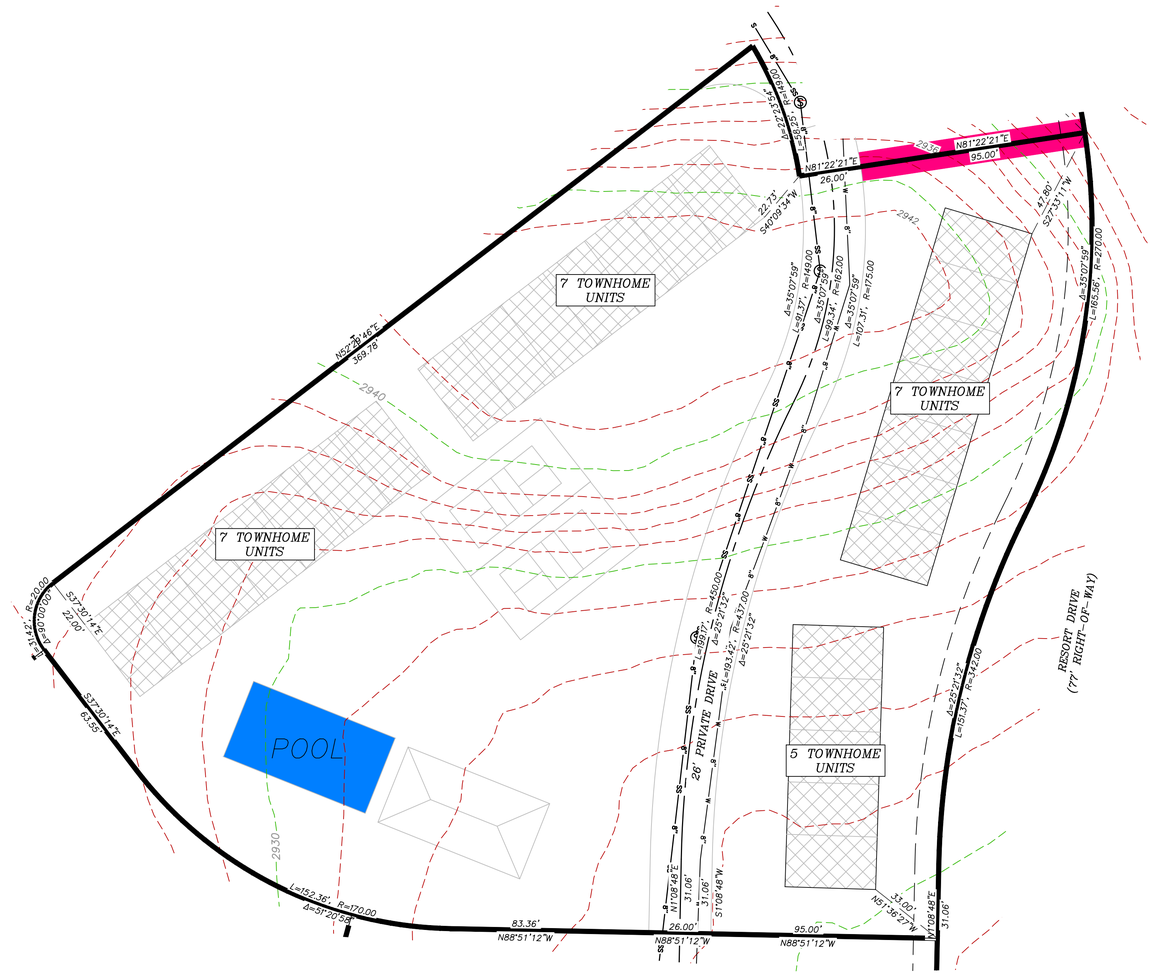
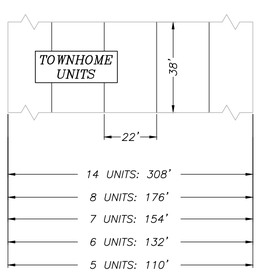


TOWNHOME UNITS TYP.



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REVISIONS

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20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 10

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=30'
JOB NO.	378-002
SHEET NO:	

16 OF 16

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**03/12/2026 - Planning Commission**
Application Number:	AFP26-02
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Steve Nantz
Agent:	
Request:	Approval of an Amended Final Plat.
Location:	336 N FireRock Way
Zoning:	Single Family Residential R1-8
General Plan Map:	Single Family
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant has applied to amend the final plat for FireRock Phase 3 to combine Lots 96 & 97. There is currently a house on Lot 97. This subdivision is zoned Single Family Residential R1-8.

Vicinity Map

JUC Comments

1. **Public Works:** [No comments received.]
2. **Engineering:** Good with the lot merger. Need to redline the plat before it's printed and recorded.
3. **Streets:** Approved.
4. **Water:** Water service in Lot 96 will need to be abandoned at the main water line.
5. **Fire:** Approved.
6. **Sewer:** Approved.
7. **Power:** 200 amp for the entire lot is still in place. if 400 amps are needed then upgrades need to be installed.
8. **Gas:** Approved.
9. **Fiber:** Approved.
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plan adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments

1. The plat meets all the standards for amending final plats contained in Utah Code section 10-20-811 (Subdivision Amendments, updated in 2025). The following are the key requirements for the plat:
    a. Depicts only the portion of the subdivision that is proposed to be amended.
    b. Includes a plat name distinguishing the amended plat from the original plat.
    c. An amendment note describing the changes from the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details before a final plat mylar is printed and submitted for recording.
3. The following note needs to be added to the plat: *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.*

Recommendation: The Planning Commission should review this application based on Hurricane City and State Code standards. Staff recommends approval of this item 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

JOIN TWO CONTIGUOUS LOTS CHECKLIST

For office use only: $150.00 Fee

Submittal Requirements:

✓ 1) A description of the properties to be combined.
✓ 2) A drawing of the existing configuration of the lots with accurate dimensions and the locations of any easements, buildings, or other structures.
✓ 3) A drawing of the proposed new configuration of the lots with accurate dimensions and the locations of any easements, buildings, or other structures.

****

I (we) have read and understand the requirements of this application and all information is true and accurate to the best of my (our) abilities.

Applicant Name: Steve Nantz Date: 12/11/2025

Signature: [illegible]

H-FIRE-3-96 to be combined to H-FIRE-3-97
for the address of 336 N Firerock Way, Hurricane, UT 84737

I, Steven Nantz, am requesting H-FIRE-3-96 to be combined to H-FIRE-3-97. This will become a combined property as the address to be 336 N Firerock Way, Hurricane, UT 84737 (Lot 97)

NOTES

THESE LOTS ARE SUBJECT TO A 10.00 FOOT WIDE UTILITY EASEMENT DIRECTLY ADJACENT TO ALL PUBLIC STREETS.

THESE LOTS MAY NOT BE SERVED BY AN 8' DEEP SEWER. SEWER SERVICE MAY NOT BE AVAILABLE FOR BASEMENTS.

THE PARENT PARCELS FOR THESE TWO LOTS ARE H-FIRE-3-96 AND H-FIRE-3-97.

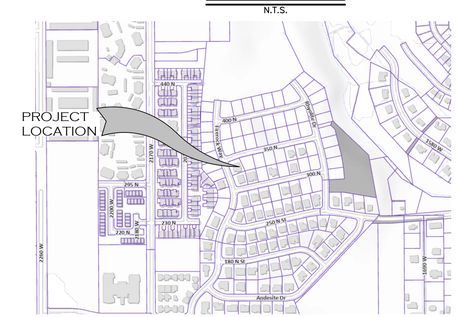
20 0 20
SCALE IN FEET

LEGEND

- FOUND CENTERLINE MONUMENT
- SET 5/8" X 20" REBAR WITH PLASTIC CAP, MARKED "PRATT ENGINEERING PC * GEP 176247
- FOUND 5/8" X 20" REBAR PIN
- SET MAG NAIL IN CURB, WALL OR ASPHALT
- FOUND REFERENCE MAG NAIL AND WASHER IN WALL, ROCK OR CURB

VICINITY MAP

N.T.S.



SURVEYOR'S CERTIFICATE

I, GEROLD E. PRATT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING REGISTRATION CERTIFICATE NO. 176247, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOT AND EASEMENTS HEREAFTER TO BE KNOWN AS:

"FIREROCK SUBDIVISON PHASE 3 PARTIAL AMENDMENT "A"

AND IS AS DESCRIBED IN THE BOUNDARY DESCRIPTION BELOW:

PROFESSIONAL LAND SURVEYOR No. 176247 GEROLD E. PRATT 1/28/2026 STATE OF UTAH

GEROLD E. PRATT
CERTIFICATE #176247

BOUNDARY DESCRIPTION

ALL OF LOT 96 AND 97 OF THE FIREROCK SUBDIVISON PHASE 3 AS RECORDED IN THE RECORDS OF THE WASHINGTON COUNTY, UTAH RECORDERS OFFICE. DOC NO. 20220039382 RECORDED 08/16/2022.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 0°54'34 EAST, 1082.43 FEET ALONG THE SECTION LINE AND SOUTH 89°25;26" EAST, 1024.14 FEET FROM THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING LOCATED ON THE EAST RIGHT-OF-WAY OF FIREROCK WAY, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 77, FIREROCK SUBDIVISION PHASE 3; AND RUNNING THENCE NORTH 19°17'16" WEST, 87.50 FEET TO A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00;00"; THENCE NORTH 70°42'44" EAST, 59.51 FEET TO A POINT ON A 477.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 64.95 FEET THROUGH A CENTRAL ANGLE OF 7°47'38"; THENCE NORTH 78°30'21" EAST, 56.80 TO THE NORTH WEST CORNER OF LOT 95 OF SAID FIREROCK SUBDIVISION PHASE 3; THENCE (FOLLOWING THE LOT LINES OF SAID SUBDIVISION THE FOLLOWING 3-COURSES) SOUTH 11°29'39 EAST, 107.50 FEET; THENCE SOUTH 78°30'21" WEST, 82.00 FEET; THENCE SOUTH 70°42'44" WEST, 104.71 FEET TO THE POINT OF BEGINNING. CONTAINING 0.476 ACRE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS NORTH 00°54'34" EAST 2628.84 FEET FROM THE WEST QUARTER CORNER TO THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

NARRATIVE/AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO COMBINE LOTS 96 AND 97 OF FIREROCK SUBDIVISON PHASE 3 TO PROVIDE FOR A LARGER HOME TO BE CONSTRUCTED. OTHER LOTS ARE NOT AFFECTED.

THE SIZE OF THE RESULTING LOT IS NO DIFFERENT THAN THE SUM OF THE TWO LOTS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL OF THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOT AND EASEMENTS TO BE HEREAFTER KNOWN AS:

FIREROCK SUBDIVISON PHASE 3, PARTIAL AMENDMENT "A"

DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREET RIGHT-OF-WAYS, AND EASEMENTS AS NOTED OR SHOWN, TO HURRICANE CITY.

WHEREOF I HAVE HEREUNTO SET MY HAND THIS____ DAY OF _____ , A.D. 2026.

STEVE NANTZ
OWNER

LAURA NANTZ
OWNER

ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF _____

ON THIS _____ DAY OF _____A.D. 2026, PERSONALLY APPEARED BEFORE ME, STEVE NANTZ AND LAURA NANTZ, HUSBAND AND WIFE AS JOINT TENANTS, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND THEY EXECUTED THE DEDICATION FOR THE USES STATED THEREIN.

NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

FIREROCK SUBDIVISON PHASE 3 PARTIAL AMENDMENT "A"

LOCATED IN THE NW¼ SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SLB&M
CITY OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2329

CITY ENGINEER'S APPROVAL

THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ___ DAY OF _____, A.D. 2026
.

DATE: HURRICANE CITY ENGINEER

APPROVAL OF ASH CREEK SPECIAL SERVICE DIST.

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 _____, A.D. 2026.

SUPERINTENDENT, SSD

APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH

WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS ___ DAY OF _____, A.D. 2026.

ATTEST: CITY RECORDER
HURRICANE, UTAH

CLARK FAWCETT, MAYOR
HURRICANE, UTAH

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS __ DAY OF _____, A.D. 2026.

HURRICANE CITY ATTORNEY

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____, A.D. 2026 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

ACCEPTANCE OF COUNTY RECORDER

WASHINGTON COUNTY RECORDER

FILE NAME: NANTZ
DATE: JAN 2026

SHEET 1 OF 1

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**03/12/2026 - Planning Commission**
Application Number:	AFP26-03
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Mark Leavitt
Agent:	Gerold Pratt
Request:	Approval of an Amended Final Plat.
Location:	5658 W Desert Dream
Zoning:	R1-10(PDO)
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant has applied to amend the final plat for The Estates at Sand Hollow Phase 1 to combine Lots 26 & 27. The applicant would like to build a larger home. This subdivision is zoned Single Family Residential R1-10 with a Planned Development Overlay.

Vicinity Map

JUC Comments

1. **Public Works:** [No comments received.]
2. **Engineering:** Engineering doesn't object to the lot merger. A more detailed review will be returned via CityInspect.
3. **Streets:** Approved.
4. **Water:** Water service in Lot 27 will need to be abandoned at the main water line.
5. **Fire:** Approved.
6. **Sewer:** Each lot has a sewer lateral. One lateral will need to be cut, capped, and abandoned.
7. **Power:** [No comments received.]
8. **Gas:** Approved.
9. **Fiber:** Approved.
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plan adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments

1. The plat meets all the standards for amending final plats contained in Utah Code section 10-20-811 (Subdivision Amendments, updated in 2025). The following are the key requirements for the plat:
    a. Depicts only the portion of the subdivision that is proposed to be amended.
    b. Includes a plat name distinguishing the amended plat from the original plat.
    c. An amendment note describing the changes from the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details before a final plat mylar is printed and submitted for recording.
3. The following note needs to be added: *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.*

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

HURRICANE CITY
UTAH
147 N 870 W Hurricane UT 84737
PHONE: 435.635.2811 FAX: 435.635.2184

For Office Use Only: $150 Fee

AMENDED FINAL PLAT CHECKLIST

Submittal Requirements:

a. Postage Stamps for all property owners within 250 feet of the property boundaries of the proposed amendment.

1. The final plat shall show:

✓ a. 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.

✓ b. 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.

✓ c. 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.

✓ d. Every existing right-of-way and easement grant of record for communications infrastructure, for underground facilities as defined in Section 54-8a-2 of the Utah Code and for other utility facilities. Where the same is granted to a specific entity, that entity must be clearly identified.

✓ e. 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.

✓ f. All street center line data must be shown, together with its relationship to the property lines, corners, etc.

✓ g. 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.

✓ h. The dedication to the public of all streets and highways included in the proposed subdivision (except approved private streets).

✓ i. Street monuments shall be installed by the subdivider in accordance with the requirements of City Standards. Locations of said monuments shall be approved by the City Engineer and indicated on the subdivider's plat by the appropriate symbols.

✓ j. 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.

✓ k. 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.

2. Required Forms & Certificates: In addition, the final plat shall contain the standard forms for the following:

✓ a. A registered professional land surveyor's certificate of survey, together with a statement that: (a) the surveyor holds a license in accordance with Title 58, Chapter 22 of the Utah Code, Professional Engineers, and Professional Land Surveyor's Licensing Act; (b) the surveyor has completed a survey of the property described on the plat in accordance with Section 17-23-17 of the Utah Code and has verified all measurements; (c) has placed monuments as represented on the plat. Plat must be signed and stamped by the licensed surveyor prior to final plat submittal.

✓ b. 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.

✓ c. Mortgagee or other lien holder's Consent to Record, if applicable.

✓ d. A notary public's acknowledgement space for the signature of the mortgagee and/or each owner signing the plat.

✓ e. Certificate of approval of Ash Creek Special Service District.

✓ f. Certificate of approval of the City Engineer.

✓ g. Certificate of approval of the City Council, as evidenced by the signature of the mayor

✓ h. Certificate of approval as to form executed by the City Attorney.

✓ i. A one and one-half inch by five-inch (1 ½" x 5") space in the lower right-hand corner of the drawing for the use of the County Recorder.

3. Other Information Required: The following information or documentation shall be submitted:

_____ a. A completed form from the Washington County Treasurer's office for property located within the subdivision verifying that all taxes or special assessments payable on all property within the limits of the subdivision are paid in full.

_____ b. An original copy for Staff reviews 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.

_____ c. Title report, updated within 30 days, for the property being subdivided.

_____ d. A disk of the final plat prepared in 'Auto-Cad'

Application Process: The following steps occur:

1. A completed application with all required documents and fee payment as outlined above is submitted to the Planning Department.

2. Amended plat is submitted to the City Engineer for review. The City Engineer will redline the plat and email the subdivision engineer of required changes that need to be made. If a plat is still not ready for the City Engineers signature after the second submittal, an additional fee must be paid before the Engineer performs another review.

3. A plat amendment without the notarized signatures of all the owners of record on the mylar or on consent to record forms will require a public hearing. The applicant will be required to pay all notification and/or publication costs for notice of the hearing.

4. Requirements for recordation:

1. Amended plat approval by the City Council

2. Review of the title report by the City Attorney.

3. 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.
   a. The City Attorney is the last signer of the mylar just prior to recordation.

4. Someone from the City Attorney's office will accompany the developer's representative to the County Recorder's office for recordation. The developer pays recording fees.

A development with CC&Rs should submit a copy of the CC&R's to the Planning Staff for review at the time the plat amendment is submitted.

Note: It is important that all applicable information is submitted with the application at least 14 days prior to the Planning Commission meeting. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second and fourth Thursday of each month at 6:00 p.m. A deadline missed due to an incomplete application could result in a delay.

***An amended plat that includes the abandonment of a dedicated road or for a subdivision that is not fully improved requires a different application and procedure.

****

I (we) have read and understand the requirements of this application and all information is true and accurate to the best of my (our) abilities.

Applicant Name: GERALD PRATT, TRUSTEE Date: 2-24-2021

Signature: _____

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 HURRICANE, UTAH 84737
FAX: (435) 635-5765 OFFICE: (435) 635-2329

February 26, 2026

TO WHOM IT MAY CONCERN:

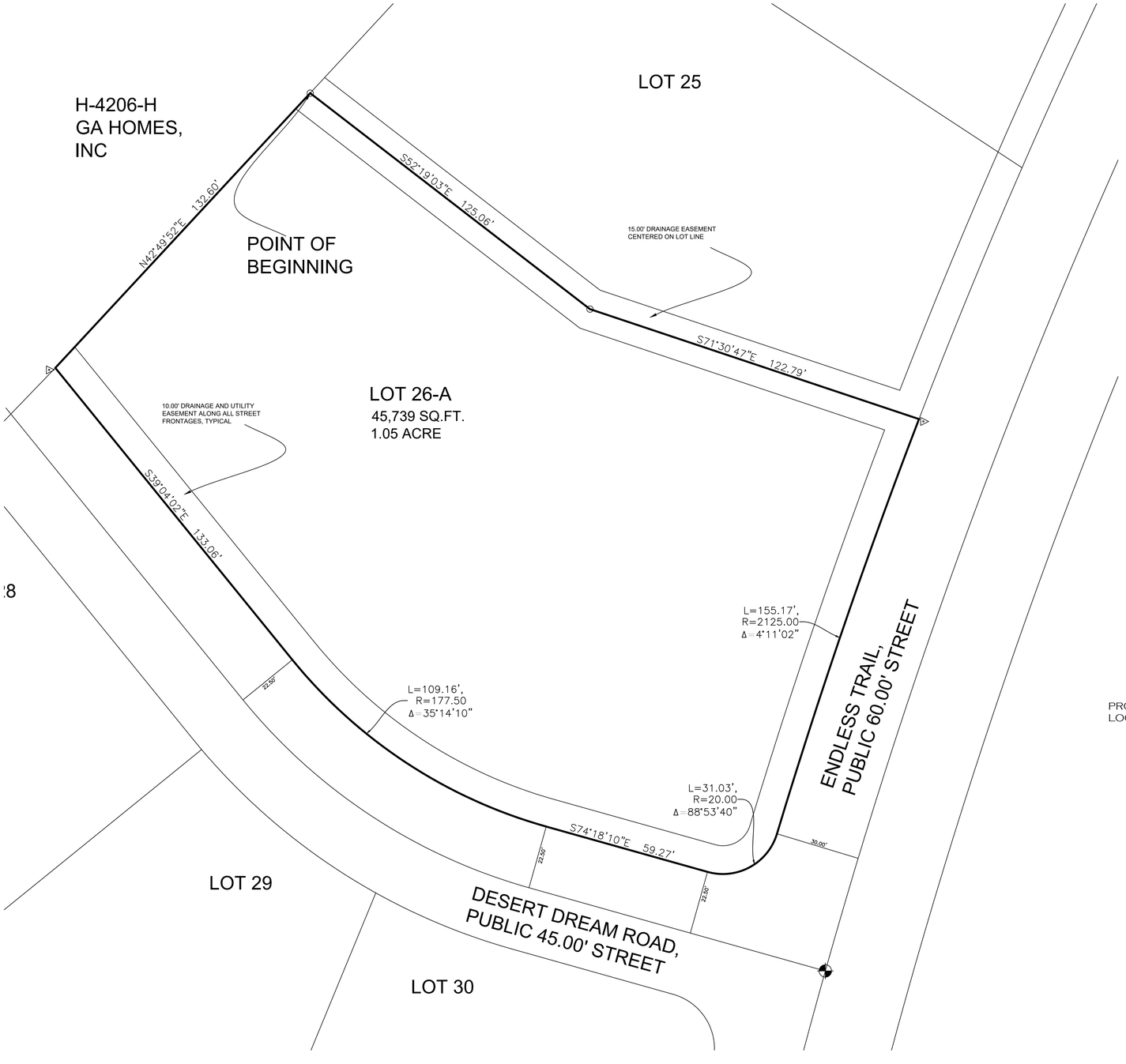
Mr. Mark Leavitt wishes to combine two lots in "The Estates at Sand Hollow, Phase 1". He owns lots 26 and 27, they are to be combined into one Lot, Lot 26-A.

We ask that this application be accepted for your consideration.

If you have any questions or require additional information, please don't hesitate to contact this office.

Respectfully,

Gerold Pratt, P.E, P.L.S.
Principal



NOTES

THESE LOTS ARE SUBJECT TO A 10.00 FOOT WIDE UTILITY EASEMENT DIRECTLY ADJACENT TO ALL PUBLIC STREETS.

THESE LOTS MAY NOT BE SERVED BY AN 8' DEEP SEWER. SEWER SERVICE MAY NOT BE AVAILABLE FOR BASEMENTS.

THE PARENT PARCELS FOR THESE TWO LOTS ARE H-ESH-1-26 AND H-ESH-1-27.

N

20 0 20

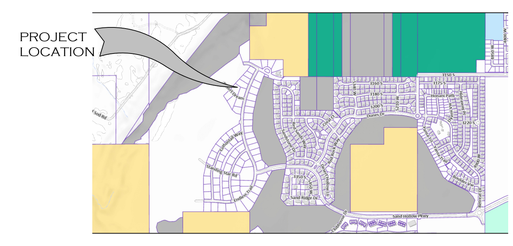
SCALE IN FEET

LEGEND

- FOUND CENTERLINE MONUMENT
- SET 5/8" X 20" REBAR WITH PLASTIC CAP, MARKED "PRATT ENGINEERING PC * GEP 176247
- FOUND 5/8" X 20" REBAR PIN
- FOUND MAG NAIL IN CURB, WALL OR ASPHALT
- FOUND REFERENCE MAG NAIL AND WASHER IN WALL, ROCK OR CURB

VICINITY MAP

N.T.S.



SURVEYOR'S CERTIFICATE

I, GEROLD E. PRATT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING REGISTRATION CERTIFICATE NO. 176247, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOT AND EASEMENTS HEREAFTER TO BE KNOWN AS:

"THE ESTATES AT SAND HOLLOW, PHASE 1
PARTIAL AMENDMENT "A"

AND IS AS DESCRIBED IN THE BOUNDARY DESCRIPTION BELOW:

PROFESSIONAL LAND SURVEYOR No. 176247 GEROLD E. PRATT 3/26/2026 STATE OF UTAH

GEROLD E. PRATT
CERTIFICATE #176247

BOUNDARY DESCRIPTION

ALL OF LOT 26 AND 27 OF THE ESTATES AT SAND HOLLOW, PHASE 1 AS RECORDED IN THE RECORDS OF THE WASHINGTON COUNTY, UTAH RECORDERS OFFICE. DOC NO. 20230029798 RECORDED 10/04/2023.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF LOT 25, OF THE ESTATES AT SAND HOLLOW, PHASE 1 AND RUNNING THENCE SOUTH 42°49'52" WEST, 132.06 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DESERT DREAM ROAD, A 45.00 FOOT WIDE CITY STREET; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING (3) COURSES, SOUTH 39°04'02" EAST 133.06 FEET TO A POINT ON A 177.5 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 109.16 FEET THROUGH A CENTRAL ANGLE OF 35°14'08"; THENCE SOUTH 74°18'10" EAST, 59.27 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 31.03 FEET THROUGH A CENTRAL ANGLE OF 88°53'34" TO A POINT ON A 2125.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF ENDLESS TRAIL, A 60.00 FOOT WIDE CITY STREET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY, 155.17 FEET THROUGH A CENTRAL ANGLE OF 4°11'02" TO THE SOUTHEAST CORNER OF SAID LOT 25; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 25, THE FOLLOWING (2) COURSES, NORTH 71°30'47" WEST, 122.79 FEET; THENCE NORTH 52°19'03" WEST 125.06 FEET TO THE POINT OF BEGINNING. CONTAINS 1.55 ACRE/

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS NORTH 00°54'34" EAST 2628.84 FEET FROM THE WEST QUARTER CORNER TO THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

NARRATIVE/AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO COMBINE LOTS 26 AND 27 OF THE ESTATES AT SAND HOLLOW PHASE 1 TO PROVIDE FOR A LARGER HOME TO BE CONSTRUCTED. OTHER LOTS ARE NOT AFFECTED.

THE SIZE OF THE RESULTING LOT IS NO DIFFERENT THAN THE SUM OF THE TWO LOTS.

THE NEW LOT IS DESIGNATED LOT 26-A

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL OF THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOT AND EASEMENTS TO BE HEREAFTER KNOWN AS:

THE ESTATES AT SAND HOLLOW, PHASE 1
PARTIAL AMENDMENT "A"

DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREET RIGHT-OF-WAYS, AND EASEMENTS AS NOTED OR SHOWN, TO HURRICANE CITY.

WHEREOF I HAVE HEREUNTO SET MY HAND THIS____ DAY OF _____ , A.D. 2026.

MARK LEAVITT
TRUSTEE

JANA C. LEAVITT
TRUSTEE

ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF _____

ON THIS _____ DAY OF _____A.D. 2026, PERSONALLY APPEARED BEFORE ME, MARK LEAVITT AND JANA C. LEAVITT, TRUSTEES OF THE ST. JAMES PLACE TRUST DATED DECEMBER, 26,2012 WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND THEY EXECUTED THE DEDICATION FOR THE USES STATED THEREIN.

NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH _____

THE ESTATES AT SAND HOLLOW, PHASE 1
PARTIAL AMENDMENT "A"

LOCATED IN THE NW¼ SECTION 22, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2329

CITY ENGINEER'S APPROVAL

THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ___ DAY OF _____, A.D. 2026
.

DATE: HURRICANE CITY ENGINEER

APPROVAL OF ASH CREEK SPECIAL SERVICE DIST.

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 _____, A.D. 2026.

SUPERINTENDENT, SSD

APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH

WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS ___ DAY OF _____, A.D. 2026.

ATTEST: CITY RECORDER
HURRICANE, UTAH

CLARK FAWCETT, MAYOR
HURRICANE, UTAH

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS __ DAY OF _____, A.D. 2026.

HURRICANE CITY ATTORNEY

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____, A.D. 2026 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

ACCEPTANCE OF COUNTY RECORDER

WASHINGTON COUNTY RECORDER

FILE NAME: LEAVITT
DATE: FEB 2026

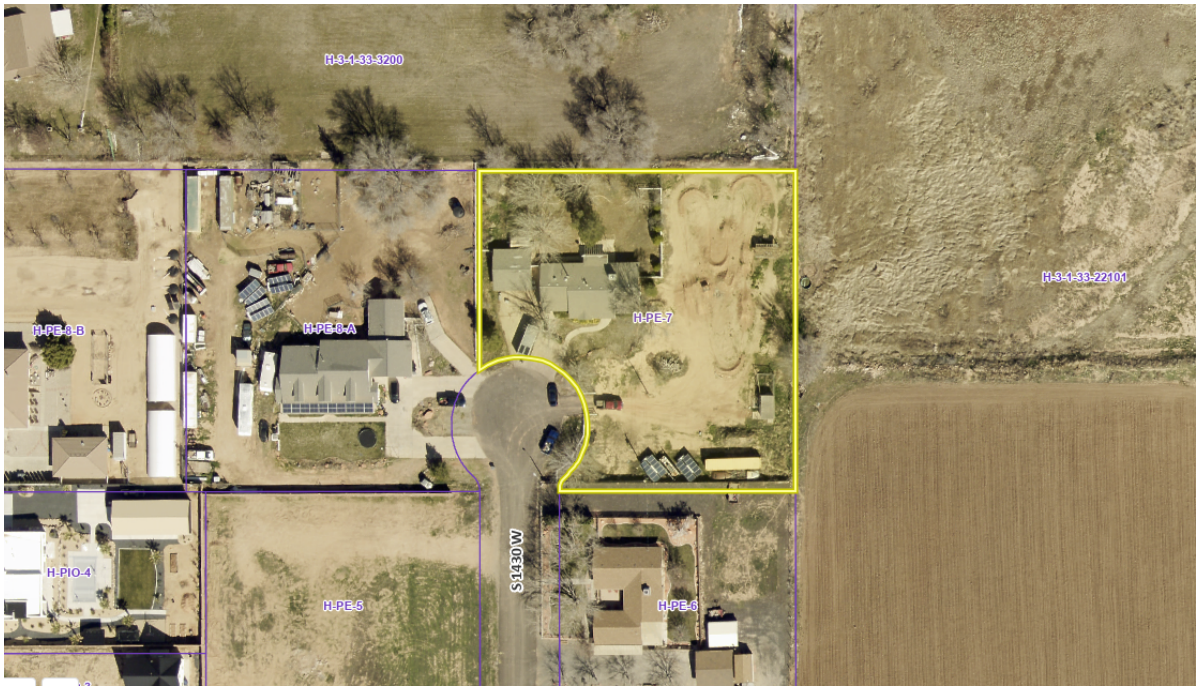
SHEET 1 OF 1

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**03/12/2026 - Planning Commission**
Application Number:	AFP26-04
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Ramsey Cox
Agent:	Tony Carter
Request:	Approval of an Amended Final Plat.
Location:	203 S 1430 W
Zoning:	RA-0.5
General Plan Map:	Single Family
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant has applied to amend the final plat for Pioneer Estates to split Lot 7 into two lots, 7A and 7B. The applicant would like to build another home on the other lot. This subdivision is zoned Residential Agriculture RA-0.5.



Vicinity Map

JUC Comments

1. **Public Works:** [No comments received.]
2. **Engineering:** Depending on the proposed improvements, a public drainage easement may be needed. If so, it can be provided at that time. It's anticipated that this amendment won't be directly impacted by Hurricane City's extension of 1400 W. Current alignments show the property to the east will carry the alignment.
3. **Streets:** Approved.
4. **Water:** Approved.
5. **Fire:** Approved.
6. **Sewer:** Approved.
7. **Power:** Power pole and overhead lines must be relocated and a new underground service must be installed by a Hurricane City Power approved contractor.
8. **Gas:** Approved.
9. **Fiber:** Approved.
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plan adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments

1. The plat meets all the standards for amending final plats contained in Utah Code section 10-20-811 (Subdivision Amendments, updated in 2025). The following are the key requirements for the plat:
    a. Depicts only the portion of the subdivision that is proposed to be amended.
    b. Includes a plat name distinguishing the amended plat from the original plat.
    c. An amendment note describing the changes from the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details before a final plat mylar is printed and submitted for recording.
3. A set of construction drawings will need to be approved to bring additional utility services to the lot.

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

HURRICANE CITY
UTAH
147 N 870 W Hurricane UT 84737
PHONE: 435.635.2811 FAX: 435.635.2184

For Office Use Only: $150 Fee

AMENDED FINAL PLAT CHECKLIST

Submittal Requirements:

a. Postage Stamps for all property owners within 250 feet of the property boundaries of the proposed amendment.

1. The final plat shall show:

_X_ a. 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.

_X_ b. 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.

_X_ c. 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.

_X_ d. Every existing right-of-way and easement grant of record for communications infrastructure, for underground facilities as defined in Section 54-8a-2 of the Utah Code and for other utility facilities. Where the same is granted to a specific entity, that entity must be clearly identified.

_X_ e. 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.

_X_ f. All street center line data must be shown, together with its relationship to the property lines, corners, etc.

_X_ g. 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.

_X_ h. The dedication to the public of all streets and highways included in the proposed subdivision (except approved private streets).

_X_ i. Street monuments shall be installed by the subdivider in accordance with the requirements of City Standards. Locations of said monuments shall be approved by the City Engineer and indicated on the subdivider's plat by the appropriate symbols.

_X_ j. 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.

__X__k. 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.

2. Required Forms & Certificates: In addition, the final plat shall contain the standard forms for the following:

__X__a. A registered professional land surveyor's certificate of survey, together with a statement that: (a) the surveyor holds a license in accordance with Title 58, Chapter 22 of the Utah Code, Professional Engineers, and Professional Land Surveyor's Licensing Act; (b) the surveyor has completed a survey of the property described on the plat in accordance with Section 17-23-17 of the Utah Code and has verified all measurements; (c) has placed monuments as represented on the plat. Plat must be signed and stamped by the licensed surveyor prior to final plat submittal.

__X__b. 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.

__X__c. Mortgagee or other lien holder's Consent to Record, if applicable.

__X__d. A notary public's acknowledgement space for the signature of the mortgagee and/or each owner signing the plat.

__X__e. Certificate of approval of Ash Creek Special Service District.

__X__f. Certificate of approval of the City Engineer.

__X__g. Certificate of approval of the City Council, as evidenced by the signature of the mayor

__X__h. Certificate of approval as to form executed by the City Attorney.

__X__i. A one and one-half inch by five-inch (1 ½" x 5") space in the lower right-hand corner of the drawing for the use of the County Recorder.

3. Other Information Required: The following information or documentation shall be submitted:

__X__a. A completed form from the Washington County Treasurer's office for property located within the subdivision verifying that all taxes or special assessments payable on all property within the limits of the subdivision are paid in full.

__X__b. An original copy for Staff reviews 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.

__X__c. Title report, updated within 30 days, for the property being subdivided.

__X__d. A disk of the final plat prepared in 'Auto-Cad'

Application Process: The following steps occur:

1. A completed application with all required documents and fee payment as outlined above is submitted to the Planning Department.

2. Amended plat is submitted to the City Engineer for review. The City Engineer will redline the plat and email the subdivision engineer of required changes that need to be made. If a plat is still not ready for the City Engineers signature after the second submittal, an additional fee must be paid before the Engineer performs another review.

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1. Amended plat approval by the City Council

2. Review of the title report by the City Attorney.

3. 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.
    a. The City Attorney is the last signer of the mylar just prior to recordation.

4. Someone from the City Attorney's office will accompany the developer's representative to the County Recorder's office for recordation. The developer pays recording fees.

A development with CC&Rs should submit a copy of the CC&R's to the Planning Staff for review at the time the plat amendment is submitted.

Note: It is important that all applicable information is submitted with the application at least 14 days prior to the Planning Commission meeting. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second and fourth Thursday of each month at 6:00 p.m. A deadline missed due to an incomplete application could result in a delay.

***An amended plat that includes the abandonment of a dedicated road or for a subdivision that is not fully improved requires a different application and procedure.

****

I (we) have read and understand the requirements of this application and all information is true and accurate to the best of my (our) abilities.

Applicant Name: Adam Allen Date: 02/23/2026

Signature: adam Allen

NARRATIVE

The purpose of this partial amendment is to split lot 7 into two lots 7a and 7b.

Thanks

PIONEER ESTATES SUBDIVISION 2ND AMENDMENT
PARTIAL AMENDMENT "A"

A PART OF LOT 12, BLOCK 12, OF THE HURRICANE FIELD SURVEY IN S.33, T.41S, R.13W., SLB&M
HURRICANE CITY, WASHINGTON COUNTY, UTAH

NOTES:

1) A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREET-SIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.
2) ALL WALLS (PRIVACY AND RETAINING) ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
3) DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
4) ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
5) ALL DISTANCES LISTED ARE GROUND DISTANCES AND ARE TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED)
6) 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) THE PARENT PARCELS ARE PORTIONS OF: H-PE-7

MORTGAGEE CONSENT TO RECORD

CACHE VALLEY BANK, A MORTGAGEE OF SAID TRACT OF LAND DOES HEREBY GIVE CONSENT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO THE RECORDING OF THE PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

BY:_____
ITS:_____

MORTGAGEE ACKNOWLEDGEMENT

STATE OF _____)
SS.
COUNTY OF _____)

ON THIS _____ DAY OF _____ IN THE YEAR 20__, BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME ID SUBSCRIBED TO IN THIS DOCUMENT AND ACKNOWLEDGED)HE/SHE) EXECUTED THE SAME.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____ DO NOT STAMP

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

(OFFICIAL SEAL NOT REQUIRED PER UTAH CODE 46-1-16 (7) IF ABOVE INFORMATION IS FILLED IN)

MORTGAGEE CONSENT TO RECORD

CACHE VALLEY BANK, A MORTGAGEE OF SAID TRACT OF LAND DOES HEREBY GIVE CONSENT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO THE RECORDING OF THE PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

BY:_____
ITS:_____

MORTGAGEE ACKNOWLEDGEMENT

STATE OF _____)
SS.
COUNTY OF _____)

ON THIS _____ DAY OF _____ IN THE YEAR 20__, BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME ID SUBSCRIBED TO IN THIS DOCUMENT AND ACKNOWLEDGED)HE/SHE) EXECUTED THE SAME.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____ DO NOT STAMP

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

(OFFICIAL SEAL NOT REQUIRED PER UTAH CODE 46-1-16 (7) IF ABOVE INFORMATION IS FILLED IN)

INDIVIDUAL ACKNOWLEDGEMENT

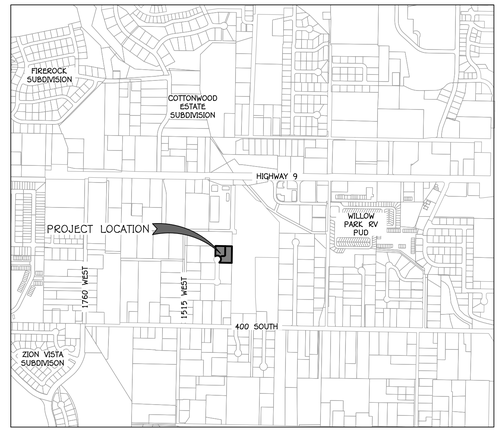
STATE OF UTAH)
SS.
COUNTY OF WASHINGTON)

ON THE _____ DAY OF _____ 20__, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE/SHE EXECUTED THE SAME VOLUNTARILY FOR ITS STATED PURPOSE.

FULL NAME SIGNATURE: _____ COMMISSION NO.: _____
FULL NAME PRINT: _____ EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6))



VICINITY MAP

NOT TO SCALE

OWNER'S DEDICATION

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

PIONEER ESTATES SUBDIVISION PARTIAL AMENDMENT "A"

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PUBLIC UTILITY EASEMENTS AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____DAY OF _____ 20___.

DOWANNA KAY COX
(INDIVIDUAL)

SIGNATURE:_____

NAME:_____

TITLE:_____

AMENDMENT NOTE:

THIS PLAT IS CREATED AT THE REQUEST OF OUR CLIENT FOR THE PURPOSE OF DIVIDING LOT 7 OF PIONEER ESTATES SUBDIVISION, DOCUMENT NO. 228098, OFFICIAL WASHINGTON COUNTY RECORDS INTO LOTS 7A AND 7B. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 88°52'49" EAST 2637.91' MEASURED, BETWEEN THE TWO FOUND MONUMENTS REPRESENTING THE SOUTH QUARTER CORNER AND SOUTHEAST CORNER OF SECTION 33, T41S, R13W, SLB&M.
NO OTHER CHANGES WERE MADE OR INTENDED. THE LOTS AND BOUNDARY SHOWN HEREON IS IN HARMONY WITH THE AFORE MENTIONED PIONEER ESTATES SUBDIVISION, PIONEER ESTATES SUBDIVISION AMENDED, RECORDED NO. 6006894 AND PIONEER ESTATES SUBDIVISION 2ND AMENDMENT, DOCUMENT NO. 20070030286.

PLAT ROTATION NOTE:

PIONEER ESTATES SUBDIVISION, PIONEER ESTATES SUBDIVISION AMENDED AND PIONEER ESTATES SUBDIVISION 2ND AMENDED WERE ROTATED CLOCKWISE 00°50'41" TO MATCH THIS PLATS BASIS OF BEARING.

SURVEYOR'S CERTIFICATE

I, **ADAM S. ALLEN,** DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD **LICENSE NO. 5633341**, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS WITH PUBLIC UTILITY EASEMENTS, HEREAFTER TO BE KNOWN AS:

PIONEER ESTATES SUBDIVISION PARTIAL AMENDMENT "A"

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

REVIEW COPY

XX/XX/XXXX
DATE:

ADAM ALLEN, PLS #5633341

LEGAL DESCRIPTIONS

ORIGINAL LOT 7:
A PARCEL OF LAND LOCATED ON LOT 12, BLOCK 12, HURRICANE FIELD SURVEY, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

BEGINNING AT A POINT THAT LIES SOUTH 88°52'49" EAST ALONG THE SECTION LINE 1,318.28 FEET AND NORTH A DISTANCE OF 888.38 FEET; FROM THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH 01°01'32" EAST ALONG THE WEST LINE OF LOT 12, BLOCK 12, HURRICANE FIELD SURVEY, A DISTANCE OF 193.48 FEET AND EAST A DISTANCE OF 329.74 FEET FROM THE SOUTHWEST CORNER SAID LOT 12, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 6, PIONEER ESTATES SUBDIVISION, DOCUMENT NO. 228098, OFFICIAL WASHINGTON COUNTY RECORDS, STATE OF UTAH, AND RUNNING THENCE NORTH 89°00'17" WEST (NORTH 89°59'02" WEST (RECORD)) ALONG THE NORTH LINE SAID LOT 6 A DISTANCE OF 172.39 FEET; THENCE NORTHEASTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 89°00'17" EAST) THROUGH A CENTRAL ANGLE OF 47°24'10", A DISTANCE OF 12.41 FEET; THENCE NORTHWESTERLY ALONG A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 41°30'06" WEST) THROUGH A CENTRAL ANGLE OF 172°59'07", A DISTANCE OF 150.96 FEET TO THE EAST LINE OF LOT 8, SAID PIONEER ESTATES SUBDIVISION, THENCE NORTH 01°01'39" EAST (NORTH 00°00'58" EAST (RECORD)) ALONG SAID EAST LINE 144.81 FEET TO THE NORTH BOUNDARY SAID SUBDIVISION; THENCE SOUTH 88°43'52" EAST (SOUTH 89°44'33" EAST (RECORD)) ALONG SAID NORTH LINE 230.38 FEET; THENCE SOUTH 01°01'26" WEST (SOUTH 00°00'45" WEST (RECORD)) ALONG THE EAST LINE SAID SUBDIVISION 232.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 46,936 SQUARE FEET OR 1.08 ACRES.

NEW LOT 7A:
A PARCEL OF LAND LOCATED IN LOT 12, BLOCK 12, HURRICANE FIELD SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES SOUTH 88°52'49" EAST ALONG THE SECTION LINE 1,092.07 FEET AND NORTH A DISTANCE OF 1,121.36 FEET; FROM THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO LIES NORTH 01°01'32" EAST ALONG THE WEST LINE OF LOT 12, BLOCK 12, HURRICANE FIELD SURVEY A DISTANCE OF 430.91 FEET AND EAST A DISTANCE OF 99.32 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 12, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 8, PIONEER ESTATES SUBDIVISION, DOCUMENT NO. 228098, OFFICIAL WASHING COUNTY RECORDS, STATE OF UTAH, AND RUNNING THENCE SOUTH 88°43'52" EAST 135.93 FEET; THENCE SOUTH 00°56'40" WEST 129.82 FEET; THENCE SOUTH 45°51'33" WEST 14.12 FEET THENCE NORTH 89°13'34" WEST 38.58 FEET; THENCE SOUTH 54°19'38" WEST 25.31 FEET; THENCE WESTERLY ALONG A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 54°30'40" WEST) THROUGH A CENTRAL ANGLE OF 88°59'53", A DISTANCE OF 77.67 FEET TO THE SOUTHEAST CORNER SAID LOT 8, THENCE NORTH 01°01'39" EAST ALONG THE EAST LINE SAID LOT 144.81 FEET; TO THE POINT OF BEGINNING.

CONTAINING 19,166 SQUARE FEET OR 0.44 ACRES.

NEW LOT 7B:
A PARCEL OF LAND LOCATED IN LOT 12, BLOCK 12, HURRICANE FIELD SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES SOUTH 88°52'49" EAST ALONG THE SECTION LINE1,318.28 FEET AND NORTH A DISTANCE OF 888.38 FEET; FROM THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID ALSO BEING NORTH 01°01'32" EAST ALONG THE WEST LINE OF LOT 12, BLOCK 12, HURRICANE FIELD SURVEY, A DISTANCE OF 193.48 FEET AND EAST A DISTANCE OF 329.74 FEET FROM THE SOUTHWEST CORNER SAID LOT 12, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 6, PIONEER ESTATES SUBDIVISION, DOCUMENT NO. 228098, OFFICIAL WASHINGTON COUNTY RECORDS, STATE OF UTAH, AND RUNNING THENCE NORTH 89°00'17" WEST 172.39 FEET; THENCE NORTHEASTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 89°00'17" EAST) THROUGH A CENTRAL ANGLE OF 47°24'10", A DISTANCE OF 12.41 FEET; THENCE NORTHERLY ALONG A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 41°30'06" WEST) THROUGH A CENTRAL ANGLE OF 83°59'24", A DISTANCE OF 73.30 FEET; THENCE NORTH 54°19'38" EAST 25.31 FEET; THENCE SOUTH 89°13'34" EAST 36.58 FEET; THENCE NORTH 45°51'33" EAST 14.21 FEET; THENCE NORTH 00°56'40" EAST 129.82 FEET; THENCE SOUTH 88°43'52" EAST 94.45 FEET; THENCE SOUTH 01°01'26" WEST 232.33 TO THE POINT OF BEGINNING.

CONTAINING 27,771 SQUARE FEET OR 0.64 ACRES.

FINAL PLAT OF:

PIONEER ESTATES SUBDIVISION 2ND AMENDMENT
PARTIAL AMENDMENT "A"

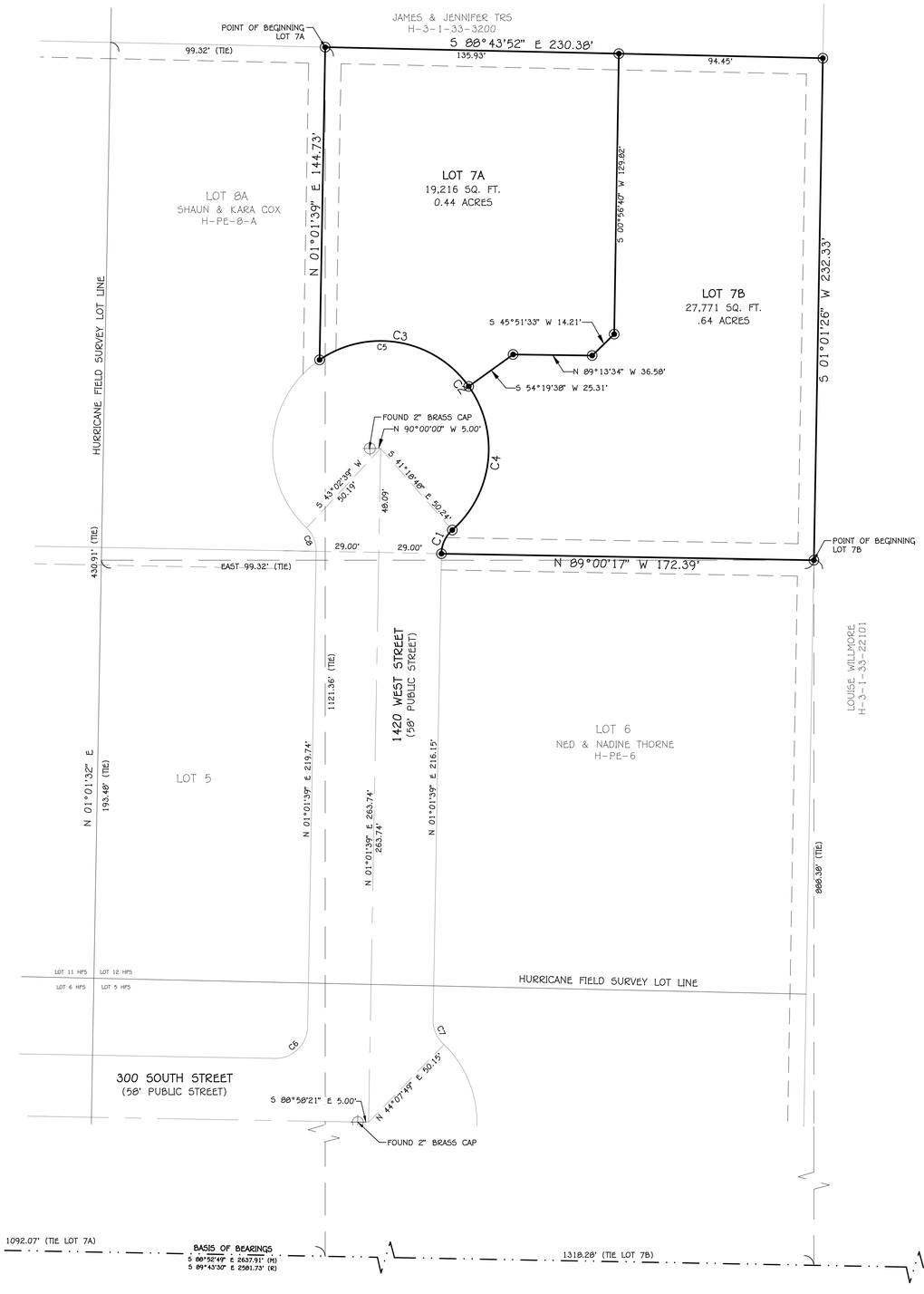
A PART OF LOT 12, BLOCK 12, OF THE HURRICANE FIELD SURVEY IN S.33, T.41S, R.13W., SLB&M
HURRICANE CITY, WASHINGTON COUNTY, UTAH

SHEET 1 OF 2

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

JOB # 26-001	**DATE:** 02/11/2026	**ASHCREEK SPECIAL SERVICE DISTRICT APPROVAL:**	**ENGINEER'S APPROVAL:**	**APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH:**	**APPROVAL AS TO FORM:**	**TREASURER APPROVAL:**	**RECORDED NO.**
FILE: 3RD AMD FP.DWG	**SCALE:** N/A	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 _____, 20__.	THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS _____ DAY OF _____ 20__,	WE, THE CITY COUNSEL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY APPROVE SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS _____ DAY OF _____ 20__.	APPROVED AS TO FORM, THIS _____ DAY OF _____ 20__,	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____ 20__, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.	
		SUPERINTENDENT ASH CREEK SPECIAL SERVICE DISTRICT	CITY ENGINEER HURRICANE CITY, UTAH	ATTEST: CITY RECORDER HURRICANE CITY, UTAH MAYOR HURRICANE CITY, UTAH	CITY ATTORNEY HURRICANE CITY, UTAH	TREASURER WASHINGTON COUNTY, UTAH	FEE: COUNTY RECORDER WASHINGTON COUNTY, UTAH

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	12.41'	15.00'	047°24'10"
C2	150.96'	50.00'	172°59'07"
C3	77.64'	50.11'	088°46'35"
C4	73.29'	50.00'	083°59'14"



LEGEND:

- FOUND SECTION MONUMENT AS NOTED
- SET REBAR AND CAP AMERICAN LAND CONSULTING
- EXISTING SURVEY CONTROL MONUMENT AS NOTED
- PROPERTY LINE
- SECTION LINE
- 7.5' LOT EASEMENT

AMENDMENT NOTE:

THIS PLAT IS CREATED AT THE REQUEST OF OUR CLIENT FOR THE PURPOSE OF DIVIDING LOT 7 OF PIONEER ESTATES SUBDIVISION, DOCUMENT NO. 228098, OFFICIAL WASHINGTON COUNTY RECORDS INTO LOTS 7A AND 7B. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 88°52'49" EAST 2637.91' MEASURED, BETWEEN THE TWO FOUND MONUMENTS REPRESENTING THE SOUTH QUARTER CORNER AND SOUTHEAST CORNER OF SECTION 33, T41S, R13W, SLB&M.
NO OTHER CHANGES WERE MADE OR INTENDED. THE LOTS AND BOUNDARY SHOWN HEREON IS IN HARMONY WITH THE AFORE MENTIONED PIONEER ESTATES SUBDIVISION, PIONEER ESTATES SUBDIVISION AMENDED, RECORDED NO. 6006894 AND PIONEER ESTATES SUBDIVISION 2ND AMENDMENT, DOCUMENT NO. 20070030286.

PLAT ROTATION NOTE:

PIONEER ESTATES SUBDIVISION, PIONEER ESTATES SUBDIVISION AMENDED AND PIONEER ESTATES SUBDIVISION 2ND AMENDED WERE ROTATED CLOCKWISE 00°50'41" TO MATCH THIS PLATS BASIS OF BEARING.

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

JOB # 25-001	DATE: 02/11/2026
FILE: 3RD AMD FP.DWG	SCALE: 1"=30'

FINAL PLAT OF:

PIONEER ESTATES SUBDIVISION 2ND AMENDMENT PARTIAL AMENDMENT "A"

A PART OF LOT 12, BLOCK 12, OF THE HURRICANE FIELD SURVEY IN S.33, T.41S, R.13W., SLB&M
HURRICANE CITY, WASHINGTON COUNTY, UTAH

C:\Dropbox\American\03 Projects\2026\26-001 Pioneer Estates Amendment\03 Drawings\Sheet Files\Final Plat\2026.02.05 Pioneer Estates 3rd Amended.dwg

PLANNING & ZONING
HURRICANE CITY
UTAH

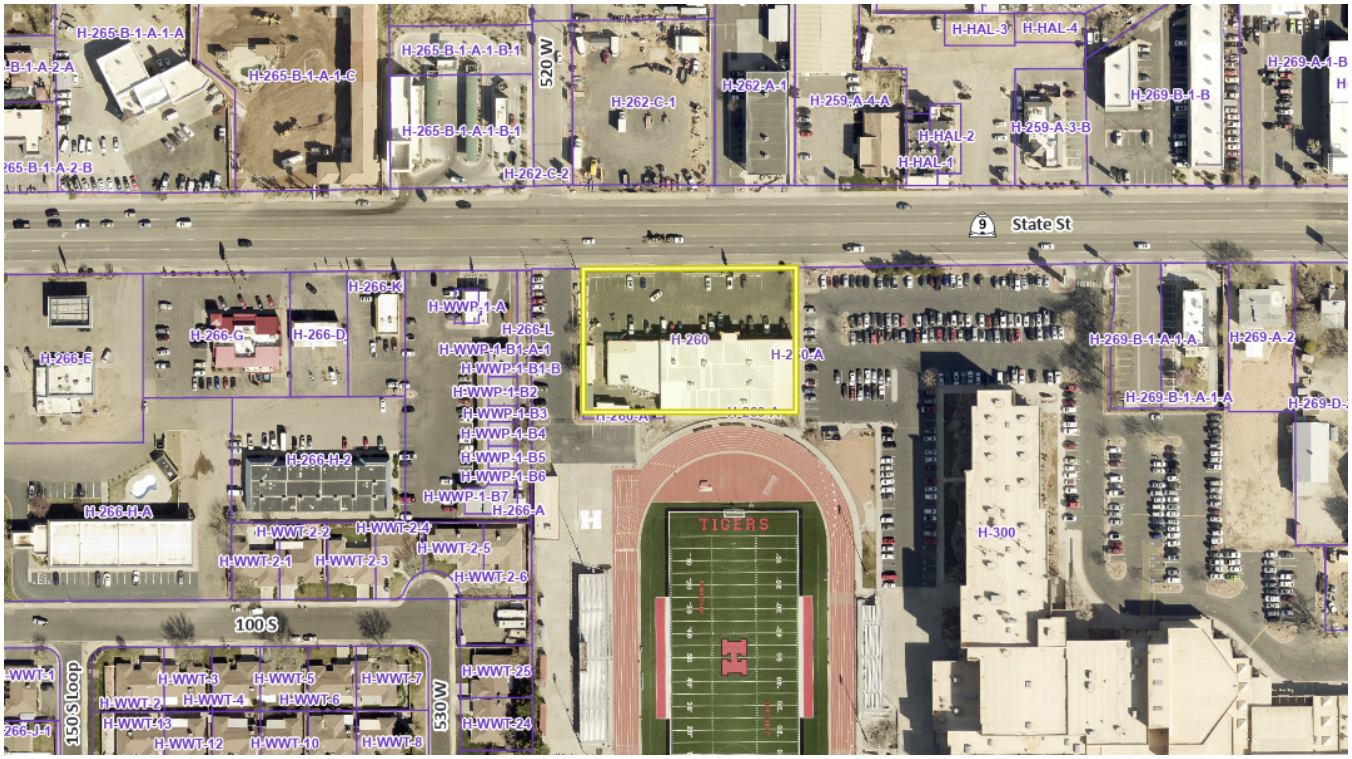
STAFF COMMENTS

Agenda Date:	**03/12/2026 - Planning Commission**
Application Number:	FSP26-06
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	State Street Properties LLC
Agent:	Rick Meyer
Request:	Approval of a Final Site Plan.
Location:	485 W State St.
Zoning:	HC
General Plan Map:	Commercial
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant has filed a final site plan for a proposed Culver's fast-food restaurant to be located on the site of the old Ace Hardware building. This site is zoned Highway Commercial (HC).

JUC Comments

The construction drawings were signed off in March 2026.



Staff Comments: Final Site Plan

1. The proposed use for a fast-food restaurant is permitted in the Highway Commercial zone.
2. Parking Requirements:

Restaurant, fast food	*1 space per 100 square feet of gross floor area*

   They are proposing 58 parking spots, which meets the code requirements for a 4,311 sq ft building. Room for stacking for five drive through spaces appears to be provided as well.
3. Landscape: Hurricane City Code requires that a landscape buffer of 10' wide shall front each right-of-way; the site plan does show this area has been provided. A full landscaping plan has been provided that complies with the following requirements of the Hurricane City Code (HCC):

   Sec. 10-32-5. Required landscaping.

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

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

1. A ten-foot wide landscaped area on any commercial development.

2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.

3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.

4. Elevations: The proposed building elevations are under the height restriction of 35' in this zoning. The applicant has also provided building renderings.
5. Lighting: The applicant has provided a lighting plan that will comply with the outdoor lighting requirements found in HCC section 10-33-7.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends approval of the final site plan 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

FINAL SITE PLAN APPLICATION

For office use only: $250.00 Fee

Submittal Requirements: This application must be accompanied by a set of development plans which meet the following standards:

- Plans shall be drawn at a scale of no smaller than 1" =100'
- Except for the landscaping plan, the other plans shall be prepared, stamped, and signed by a professional engineer licensed by the State of Utah.
- Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.
- Signed and notarized Acknowledgement of Water Supply

The following shall be shown on separate sheets:

1) Site plan including:

__X__a) All facilities related to the project located within two hundred and fifty (250) feet of the site boundary.

__X__b) Layout, dimensions, and names of existing and future road rights-of-way.

__X__c) Project name, North arrow, and tie to a section monument.

__X__d) The boundary lines of the project site with bearings and distances.

__X__e) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas.

__X__f) Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment.

__X__g) Location of man-made features including irrigation facilities, bridges, and buildings.

__X__h) A tabulation table showing total gross acreage, square footage of street rights-of-way, square footage of building footprint, square footage of total building floor area, number of parking spaces, and, if any, the number and type of dwellings and the percentage devoted to each dwelling type and overall dwelling unit density.

__X__i) Identification of property, if any, not proposed for development, and.

__X__j) Proposed reservations for parks, playgrounds, and school or other public facility sites, if any.

2) Grading and drainage plan showing the following:

__X__a) North arrow, scale, and site plan underlay.

__X__b) Topography contours at two (2) foot intervals.

__X__c) Areas of substantial earth moving (typically significant cut, fill or retaining walls in excess of four [4] feet) with an erosion control plan.

__X__d) Location of existing watercourses, canals, ditches, wells, culverts, and storm drains and proposed method of dealing with all irrigation and wastewater.

__X__e) Direction of storm water flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities when necessary based on City requirements.

3) Utility plan showing the following:

__X__a) North arrow, scale, and site plan underlay

__X__b) All existing and proposed utilities including but not limited to: sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and streetlights;

__X__c) Minimum fire flow required by Fire Code for the proposed structures and fire flow calculations at all hydrant locations.

__X__d) Location and dimensions of all utility easements; and

__X__e) A letter from sewer providers, addressing the feasibility and requirements to serve the project.

4) Landscaping plan, consistent with the requirements of Chapter 10-32 of the Land Use Ordinance.

5) Building elevations for all buildings showing the following:

__X__a) Accurate front, rear, and side elevations drawn to scale.

__X__b) Exterior surfacing materials and colors, including roofing material and color.

__X__c) Outdoor lighting, furnishings, and architectural accents; and

__X__d) Location and dimension of signs proposed to be attached to the building or structure.

Other items that may be requested by the Zoning Administration include but are not limited to:

__X__1) Any necessary agreements with adjacent property owners regarding storm drainage and other pertinent matters.

__X__2) A traffic impact analysis.

__X__3) Warranty deed or preliminary title report or other document showing evidence that the applicant has control of the property (see attached affidavit); and

__X__4) Evidence of compliance with all applicable federal, state, and local laws and regulations.

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 and fourth Thursday of each month at 6:00 p.m. The submission deadline is 10 calendar days prior to the desired meeting. 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.

I (we) have read and understand the requirements of this application and all information is true and accurate to the best of my (our) abilities.

Applicant Name: Rick Meyer, Bush and Gudgell Date: 3/5/2026

Signature: _____

FINAL SITE PLAN REVIEW (General Information)

PURPOSE

The final site plan review process is established to encourage adequate advanced planning and assure a quality environment for the City. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Hurricane City General Plan, and the Land Use Ordinance, and to protect the general welfare of the community.

WHEN REQUIRED

The final site plan review is only required on the following types of projects:

a. Any multiple-family residential use.

b. Any public or civic use.

c. Any commercial use; or

d. Any industrial use.

When a final site plan approval is required, no building permit for the construction of any building, structure, or other improvement to the site shall be issued prior to approval of the site plan. No cleaning, grubbing, drainage work, parking lot construction, or other site improvement shall be undertaken prior to site plan approval.

As an option, prior to developing the detail required for a final site plan review, an applicant may wish to process a preliminary site plan pursuant to Section 10-7-10 C2 of the Land Use Ordinance. This optional process is intended to assist an applicant by providing preliminary City comments and direction on a project with less initial cost. However, the submittal, review, and approval of an application for a preliminary site plan does not create any vested rights to develop the project site. Development rights are only vested with the approval of a final site plan.

PROCESS

The preliminary site plan is submitted to the Planning and Building Department 1 week and 1 day prior by no later than 12:00 noon to the regularly scheduled Planning Commission meeting. During this time prior to the meeting, staff will review the plan, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public meeting where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public meeting, members of the public may also have questions or comments. At the public meeting the Planning Commission will review the application and staff's report, and approve, approve with conditions, or deny the final site plan.

APPEALS

The decision of the Planning Commission is final unless an appeal if made. An appeal is filed with the Clerk of the Board of Adjustment located in the Planning and Building Department and heard by the Board of Adjustment.

A public hearing is generally scheduled within a few weeks of the appeal. The decision of the Board of Adjustment is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Board of Adjustment.

Site Plan Approval Process

Site Plan approval is required for all commercial, industrial, and multi-family residential development. This includes a commercial use in a building in a commercial zone previously used for residential.

It is also required for any development within a Planned Development Overlay (PDO). This is an extra requirement for development within the overlay to ensure the stated overlay purpose of providing development better than that possible under straight zoning.

Final Site Plan can be run simultaneously with a subdivision plat.

1. Meet with Planning Staff to review proposed application and schedule a site visit if necessary.

2. Preliminary Site Plan: Have a preliminary site plan prepared subject to the requirements on the application checklist and submit it with a completed application and payment of $200 application fee.

3. Submission must be made by the deadline for Planning Commission submission which is noon on the Wednesday three weeks and one day prior to the meeting date.

4. Planning Staff will write comments on the application materials and submit the comments with the application to the Planning Commission for review prior to the Planning Commission meeting.

5. The applicant must appear at the Planning Commission meeting to answer questions and hear comments.

6. A preliminary site plan does not require a motion from the Planning Commission but require Staff, Joint Utility, and Planning Commission comments be incorporated into the final site plan.

7. Before a final site plan is prepared, construction drawings must be submitted to the Joint Utilities Committee for review and signatures. Check with the Public Works Director for information on this process. Mike Vercimak 635-2811 ext. 119. Please call by no later than 12:00 noon on Tuesday, to be placed on the agenda for a Wednesday 9:30 a.m. J.U.C. meeting

8. Final Site Plan: Based on preliminary site plan comments and requirements on the application checklist on final site plan application, prepare final site plan and submit with a completed application and payment of $250 application fee.

9. Submission must be made by the deadline for Planning Commission submission which is noon on the Wednesday three weeks and one day prior to the meeting date.

10. If construction drawings have not been signed at least one week prior to the regular meeting date, the application will not be placed on the next agenda but will be delayed until the work meeting agenda on the fourth Wednesday. This is providing the construction drawings are signed at least one week prior to that meeting.

11. Planning Staff will write comments on the application materials and submit the comments with the application to the Planning Commission for review prior to the Planning Commission meeting.

12. The applicant must appear at the Planning Commission meeting to answer questions and hear comments.

13. The Planning Commission is the land use authority for site plans.

14. After final site plan is approved, and a plat is not required, to move ahead on the project, an engineer's bid for any public facilities, which will be located on the project, should be submitted for approval to the City's Engineer. After the bid is approved a bond or letter of credit for 110% of the approved amount should be filed with the city. A pre-construction meeting will then be scheduled before construction begins.

Comments:

A preliminary site plan, which accompanies an application for a PDO Overlay zone change is the only site plan which goes to the City Council. The Council approves the specific details of the preliminary site plan by approving the zone change. This can include setbacks, distances between buildings, land uses, and recreation facilities if it is a small project. On large projects the preliminary site plan is normally subject to a development agreement because the preliminary plan does not contain that level of detail and generally outlines basic land uses, traffic patterns, and park site.

BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(435) 673-2337 (ph.)
(435) 673-3161 (fax)

March 5, 2026

RE: Final Site Plan Application – Culver's

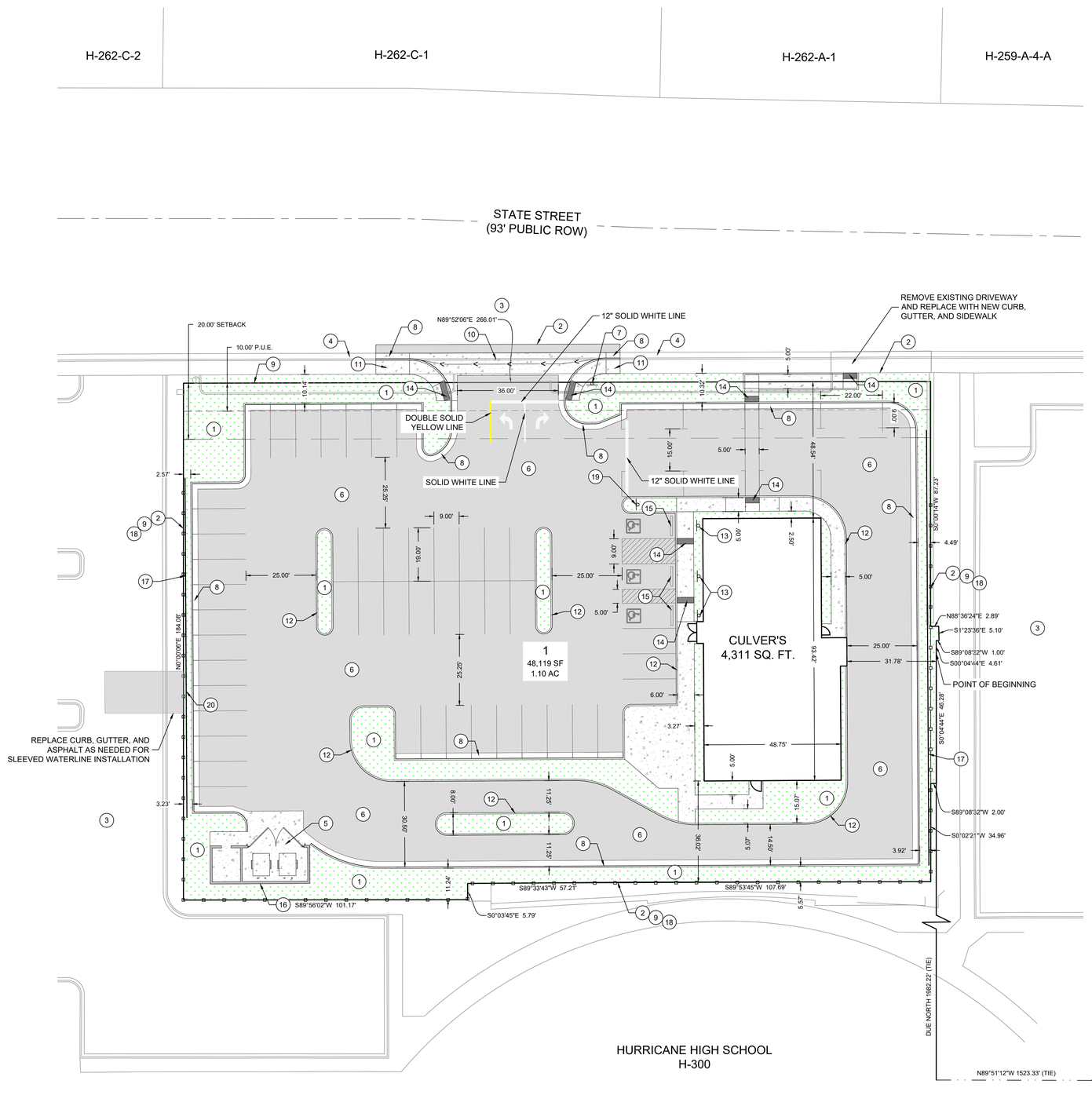
To whom it may concern

With this final site plan application we are requesting approval of a new Culver's restaurant in Hurricane. The proposed restaurant will be located on the site where Ace Hardware used to be (parcel H-260). The proposed project includes construction of a 4,300 square foot restaurant location with a drive through. The current parking lot has two entrances. We propose to close one of them to help reduce access points to State Street. The site is currently zoned highway commercial and general planned as general commercial.

We feel that this development will be in great harmony with the adjacent properties, and will be a great asset to the city. Your consideration of this request is greatly appreciated.

Sincerely,

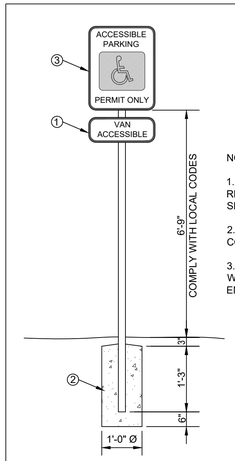
Rick Meyer, PE
Bush and Gudgell



KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. LANDSCAPING PER PLANS (BY OTHERS)
2. LIMITS OF CONSTRUCTION
3. EXISTING ASPHALT
4. EXISTING CURB & GUTTER
5. TRASH ENCLOSURE (DETAIL BY OTHERS)
6. PROPOSED ASPHALT
7. STOP SIGN PER CITY STD. DWG. SS 102
8. HB30-7 CURB & GUTTER PER CITY STD. DWG.CC 101
9. PROJECT BOUNDARY
10. REMOVE EXISTING SIDEWALK/CURB & GUTTER & REPLACE W/ 8' CROSS GUTTER PER CITY STD. DWG. CG 100
11. 5' SIDEWALK PER CITY STD. DWG. SW 105
12. 6" "A" CURB PER CITY STD DWG CC 100
13. ADA ACCESSIBLE PARKING SIGN (PER DETAIL "A" ON THIS SHEET)
14. ADA RAMP PER CITY STD. DWG, PED 104 & PED 107
15. PROPOSED WHEEL STOP
16. CONSTRUCT INSTALL 6' BLOCK WALL AROUND DUMPSTER
17. CONSTRUCT RETAINING WALL (SEE SHEET 3 FOR ELEVATIONS)
18. CONSTRUCT 6' BLOCK WALL
19. INSTALL 'EXIT ONLY - DO NOT ENTER' SIGN
20. CONSTRUCT REMOVABLE 8' CONCRETE PANEL. MATCH COLOR WITH CMU BLOCK WALL



NOTES:

1. ADDITIONAL SIGN ONLY REQUIRED AT VAN ACCESSIBLE SPACES.
2. VERIFY WITH LOCAL CONDITIONS.
3. VERIFY SIZE, COLOR, WORDING, ETC. WITH TRAFFIC ENGINEERING DEPARTMENT.

A ACCESSIBLE PARKING SIGN DETAIL
SCALE: NTS

PROJECT INFORMATION

	H-260
GENERAL PLAN	COMMERCIAL
ZONING	HC
PROJECT AREA	48,119 SF (1.10 AC)
TOTAL BUILDING SF	4,311 SF (9%)
TOTAL PARKING REQUIRED	44
PROPOSED PARKING	58
ADA REQUIRED	3 (1 VAN)
ADA PROPOSED	3 (2 VAN)
TOTAL LANDSCAPED AREA	9,544 SF (19.83%)

LEGEND

- PROPOSED PRIVACY WALL
- EXISTING RIGHT OF WAY LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- FLOWLINE
- LOT EASEMENT
- 2.5"/8" ASPHALT THROUGH PARKING LOT 3"/8" ASPHALT THROUGH DRIVE THROUGH & ENTRY
- PROPOSED LANDSCAPING
- PROPOSED CONCRETE

OWNER/DEVELOPER

CULVER FRANCHISING SYSTEM, LLC.
608-643-7980
1240 WATER STREET
PRAIRIE DU SAC, WI 53578

ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435)-673-2337

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STAKES OF UTAH (NON-MEMBER UTILITIES)

PROFESSIONAL ENGINEER
No.5567007
WILLIAM F. MEYER, JR.
02/26/2026
STATE OF UTAH

No.	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: FEB. 2026
DRAWN: BEW
APPROVED: RM
SCALE: 1" = 20'
JOB NO. 251180

SITE & SIGNAGE PLAN
CULVER'S HURRICANE
LOCATED IN HURRICANE, UTAH

SHEET 2 OF 9 SHEETS
FILE: 251180

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B&G PROJECT NUMBER 251180

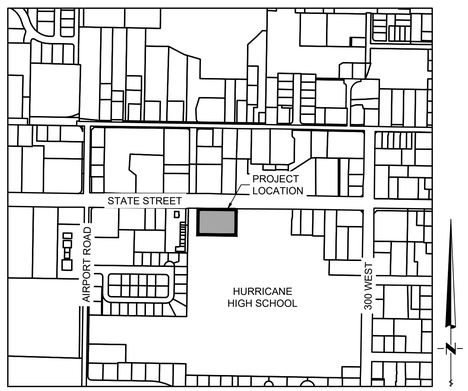
CULVER'S HURRICANE

CONSTRUCTION DRAWINGS

LOCATED IN HURRICANE, UTAH

SECTION 34, T 41 S, R 13 W, SLB&M

PARCEL # H-260 & H-260-A



VICINITY MAP

1" = 500'

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	GRADING & DRAINAGE PLAN
4	UTILITY PLAN
5	FIRE LIFE PLAN
6-7	ADS DETAILS
8-9	WATER DETAILS
10	ASH CREEK DETAILS

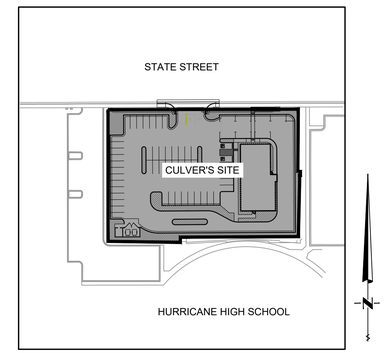
BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 89°51'42" WEST 14.61 FEET FROM THE NORTHEAST CORNER OF LOT 16, BLOCK 15, HURRICANE FIELD SURVEY, SAID POINT BEING ON THE EAST BOUNDARY LINE OF PARCEL 3, MORE PARTICULARLY DESCRIBED IN DOCUMENT NO 20120002492, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH

AND RUNNING THENCE ALONG SAID LINE AND THE BOUNDARY LINE OF PARCEL 2 AND PARCEL 1, SAID DOCUMENT, THE FOLLOWING EIGHT (8) COURSES:

1) SOUTH 00°04'44" EAST 46.28 FEET, 2) SOUTH 89°08'32" WEST 2.00 FEET, 3) SOUTH 00°02'21" WEST 34.96 FEET, 4) SOUTH 89°53'45" WEST 107.69 FEET, 5) SOUTH 89°33'43" WEST 57.21 FEET, 6) SOUTH 00°03'45" EAST 5.79 FEET, 7) SOUTH 89°56'02" WEST 101.17 FEET, AND 8) NORTH 00°00'06" EAST 184.08 FEET; THENCE NORTH 89°52'06" EAST 266.01 FEET; THENCE SOUTH 00°00'14" WEST 87.23 FEET; THENCE NORTH 88°36'24" EAST 2.89 FEET; THENCE SOUTH 01°23'36" EAST 5.10 FEET; THENCE SOUTH 89°08'32" WEST 1.00 FEET; THENCE SOUTH 00°04'44" EAST 4.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 48,119 SQUARE FEET OR 1.10 ACRES.



PROJECT MAP

1" = 100'

GENERAL NOTES

1) CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK IN ANY ZONE.
2) ALL WORK AND MATERIALS SHALL COMPLY WITH HURRICANE CITY STANDARD SPECIFICATIONS.
3) PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT AND GRADING PERMIT NUMBER.
4) PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
5) A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICE INSPECTORS.
6) FOLLOW APPENDIX 'J' STANDARDS FOUND IN THE IBC.
7) ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT THE DRIVER'S VIEW.

DUST CONTROL

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

EARTH MOVING ACTIVITIES:

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

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

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

FEBRUARY 2026

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BLUE STAKES LOCATION CENTER (UTAH)

OWNER/DEVELOPER

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RICK MEYER - PROJECT MANAGER
(435)-673-2337

PROFESSIONAL ENGINEER No.5567007 WILLIAM F. MEYER, SR. 02/26/2026 STATE OF UTAH

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www.bushandgudgell.com

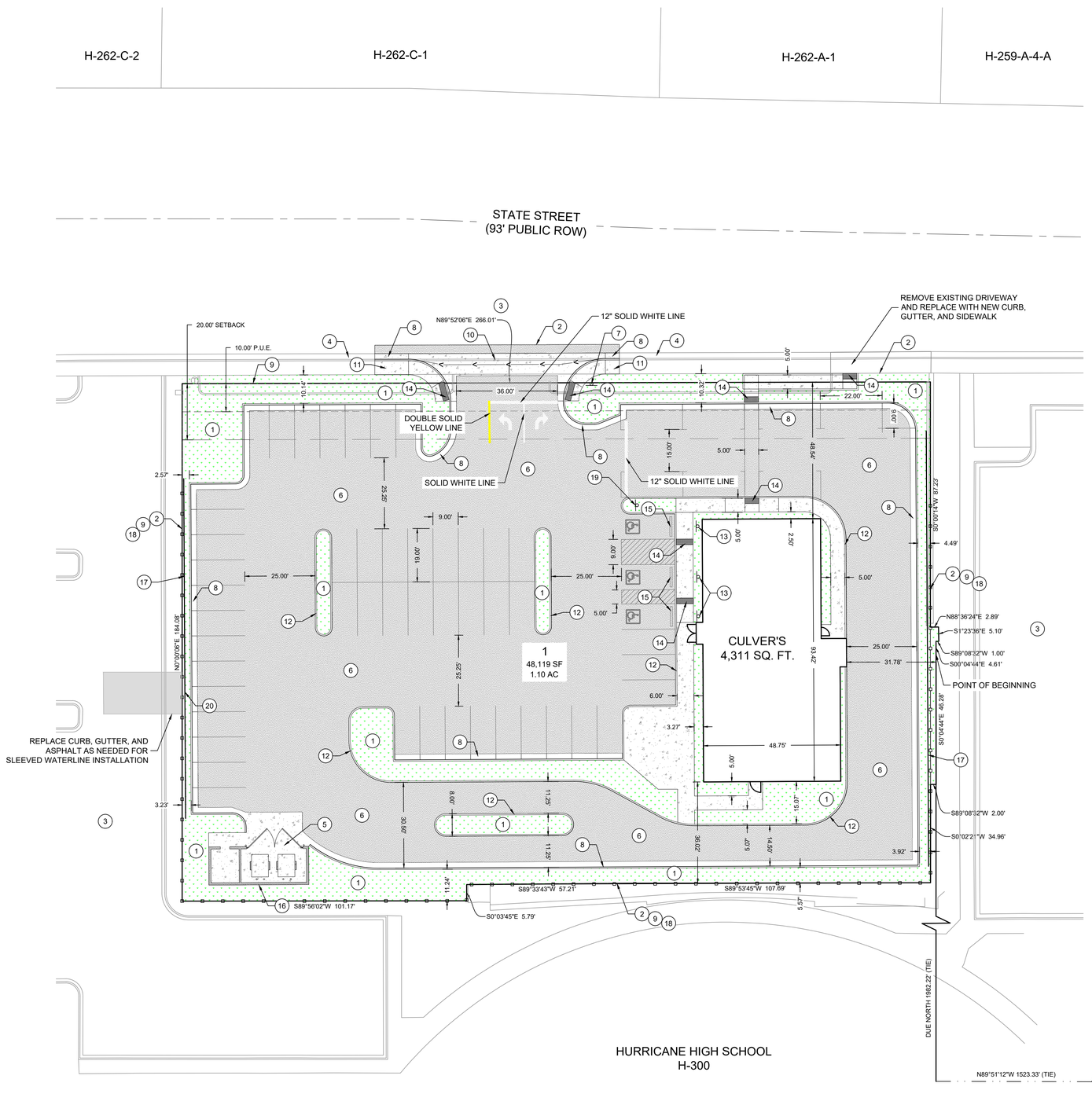
DATE: FEB 2026
DRAWN: REW
APPROVED: RM
SCALE: NOTED
JOB NO. 251180

COVER
CULVER'S HURRICANE
LOCATED IN HURRICANE, UTAH

SHEET 1 OF 9 SHEETS

FILE: 251180

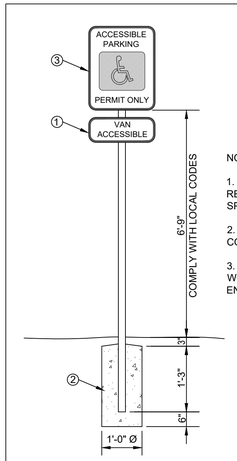
X:\251000-251999\251180 - PARCEL H-260 CULVERS\Drawings\Improvement Plans\251180 - Cover & Site.dwg



KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. LANDSCAPING PER PLANS (BY OTHERS)
2. LIMITS OF CONSTRUCTION
3. EXISTING ASPHALT
4. EXISTING CURB & GUTTER
5. TRASH ENCLOSURE (DETAIL BY OTHERS)
6. PROPOSED ASPHALT
7. STOP SIGN PER CITY STD. DWG. SS 102
8. HB30-7 CURB & GUTTER PER CITY STD. DWG.CC 101
9. PROJECT BOUNDARY
10. REMOVE EXISTING SIDEWALK/CURB & GUTTER & REPLACE W/ 8' CROSS GUTTER PER CITY STD. DWG. CG 100
11. 5' SIDEWALK PER CITY STD. DWG. SW 105
12. 6" "A" CURB PER CITY STD DWG CC 100
13. ADA ACCESSIBLE PARKING SIGN (PER DETAIL "A" ON THIS SHEET)
14. ADA RAMP PER CITY STD. DWG, PED 104 & PED 107
15. PROPOSED WHEEL STOP
16. CONSTRUCT INSTALL 6' BLOCK WALL AROUND DUMPSTER
17. CONSTRUCT RETAINING WALL (SEE SHEET 3 FOR ELEVATIONS)
18. CONSTRUCT 6' BLOCK WALL
19. INSTALL 'EXIT ONLY - DO NOT ENTER' SIGN
20. CONSTRUCT REMOVABLE 8' CONCRETE PANEL. MATCH COLOR WITH CMU BLOCK WALL



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SITE & SIGNAGE PLAN
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SHEET 2 OF 9 SHEETS
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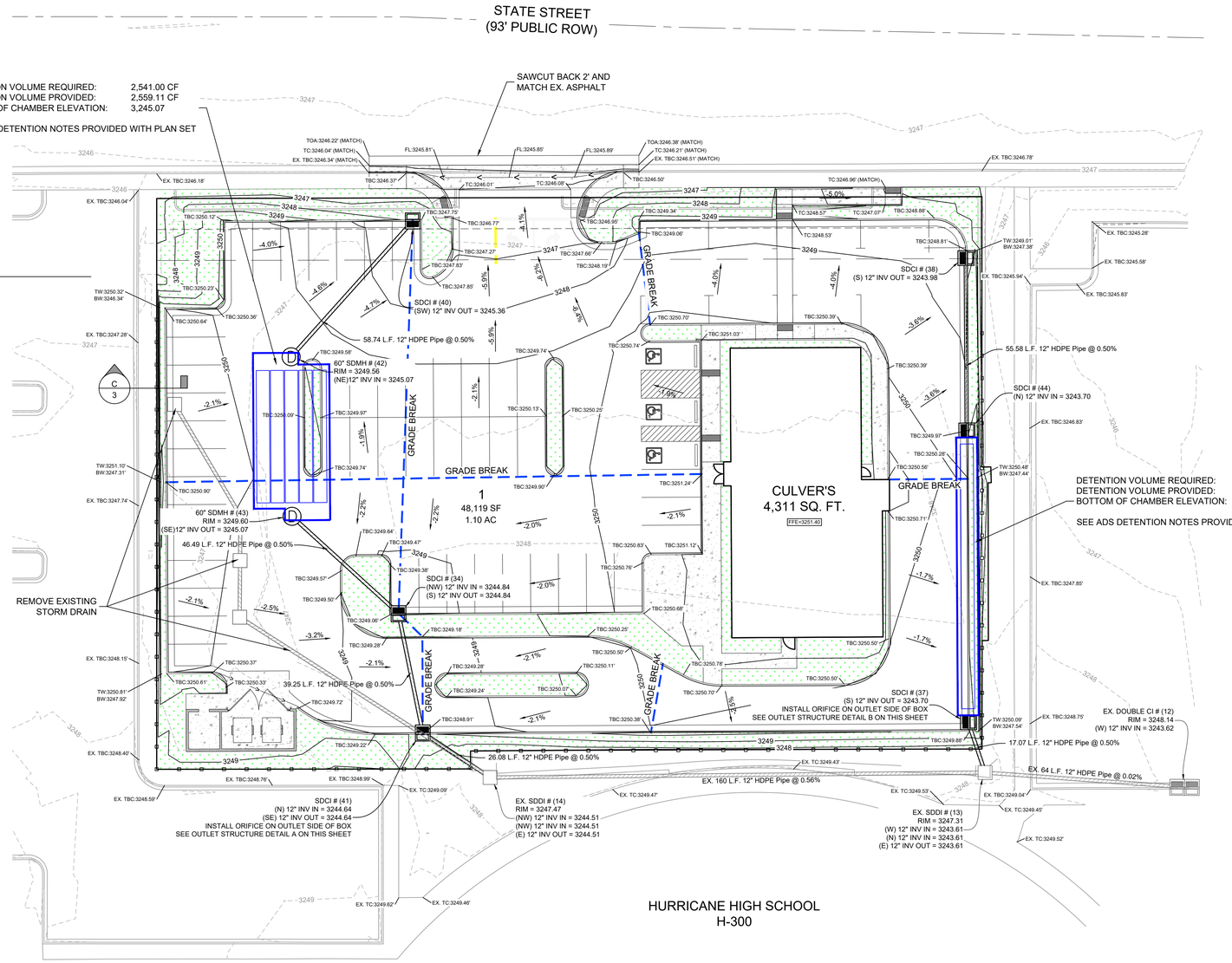
DETENTION VOLUME REQUIRED: 2,541.00 CF
DETENTION VOLUME PROVIDED: 2,559.11 CF
BOTTOM OF CHAMBER ELEVATION: 3,245.07

SEE ADS DETENTION NOTES PROVIDED WITH PLAN SET



DETENTION VOLUME REQUIRED: 1,152.00 CF
DETENTION VOLUME PROVIDED: 1,155.27 CF
BOTTOM OF CHAMBER ELEVATION: 3,243.70

SEE ADS DETENTION NOTES PROVIDED WITH PLAN SET

LEGEND

- EXISTING GROUND CONTOUR (2' & 10' INTERVAL)
- FINISH GROUND CONTOUR (2' & 10' INTERVAL)
- LOT LINE
- LIMITS OF CONSTRUCTION
- ROAD CENTERLINE
- ROW LINE
- RETAINING WALL
- LANDSCAPE DRAINAGE SWALE
- GRADE BREAK LINE
- PAD: 00.00 — PAD ELEVATION IN FEET
- FL: 00.00 — FL = FLOW LINE
- TBC: 00.00 — TBC = TOP BACK OF CURB
- TW: 00.00 — TW = TOP OF WALL
- BW: 00.00 — BW = BOTTOM OF WALL
- SLOPE IN RUN:RISE
- 2650 — CONTOUR ELEVATION IN FEET
- STORM DRAIN MAN HOLE
- SINGLE CURB INLET
- DOUBLE CURB INLET
- STORM DRAIN PIPE
- EXISTING STORM DRAIN

GRADING NOTES

APPROXIMATELY **18.41** CU.YD. OF CUT, **3,693.06** CU.YD. OF FILL AND **3,674.64** CU.YD. OF **IMPORT** MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY) THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF ROADS & PADS.

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

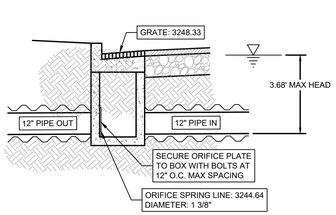
ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

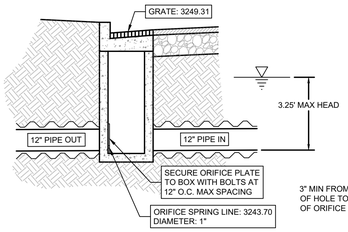
ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF HURRICANE CITY AND APPENDIX J OF THE INTERNATIONAL BUILDING CODE, 2018 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.

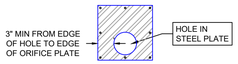
OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.



OUTLET STRUCTURE DETAIL A

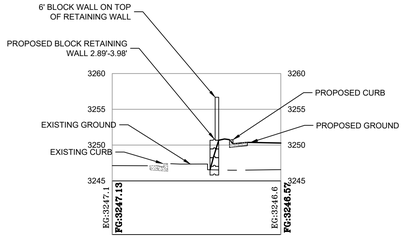


OUTLET STRUCTURE DETAIL B



NOTES:
1. ORIFICE PLATE SHALL BE FABRICATED OF 5/16" MIN THICK PLATE STEEL.
2. SECURE ORIFICE PLATE TO OUTLET STRUCTURE WALL WITH BOLTS AT 12" O.C. MAX SPACING.
3. ELEVATION OF ORIFICE OPENINGS AND TOP OF OUTLET STRUCTURE ARE CRITICAL TO EFFECTIVE OPERATION OF DETENTION POND.

ORIFICE PLATE DETAIL



CROSS SECTION DETAIL C

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

CONTRACTOR NOTE:
CONTRACTOR TO COORDINATE WITH BLUE STAKES TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLING UTILITIES. NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS.

OWNER/DEVELOPER

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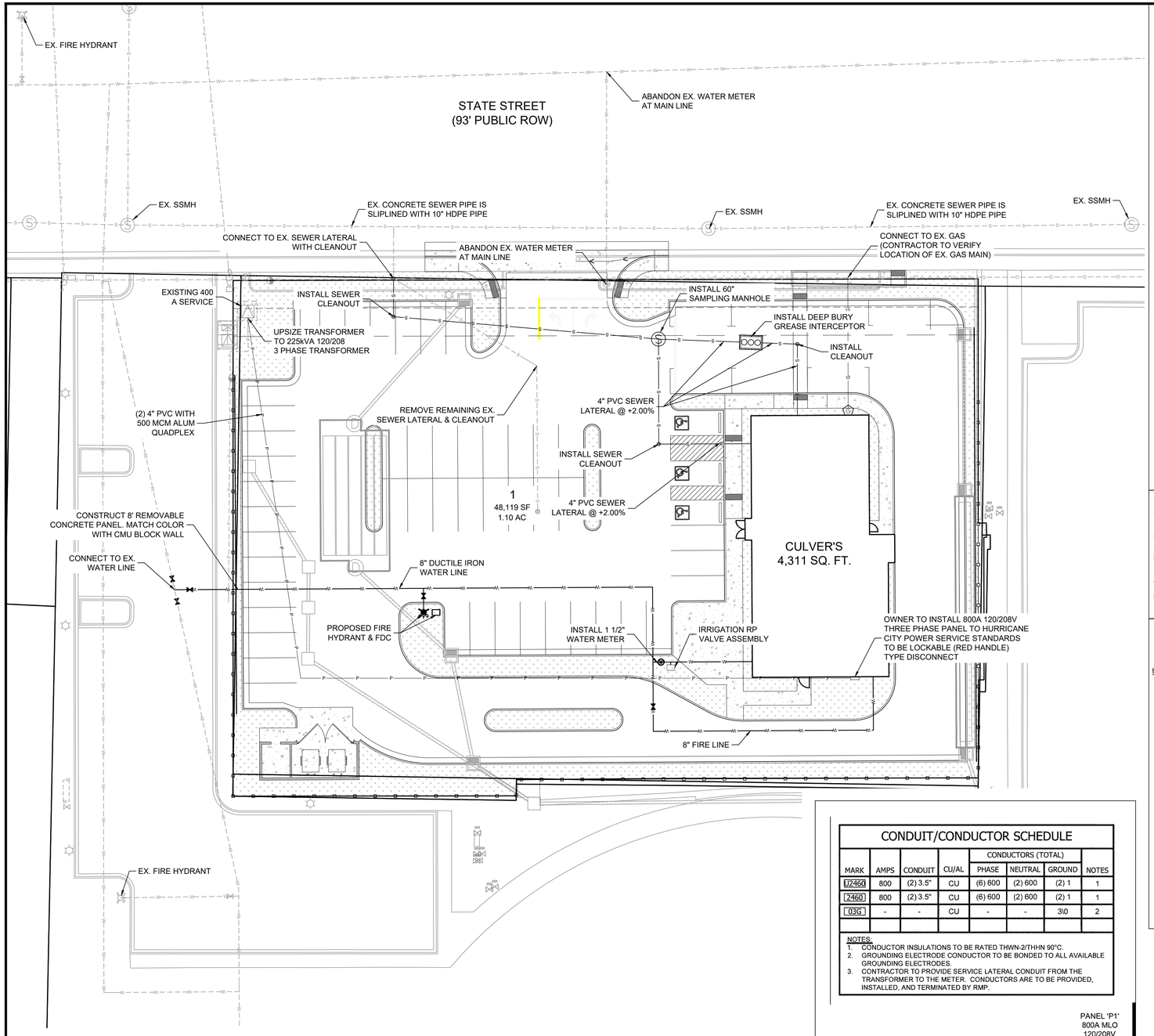


WATER / IRRIGATION

- FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- 3/4" WATER LATERAL & SERVICE WITH BOX
- EXISTING WATER LINE
- C900 WATER LINE 8"Ø UNLESS SIZE NOTED OTHERWISE
- STUB FOR FUTURE - CAP AND BLOCK (PER CITY OF HURRICANE STD)
- IRRIGATION LATERAL WITH SERVICE AND BOX (3/4 " UNO)
- C-900 IRRIGATION "PURPLE" PIPE (4" UNLESS OTHERWISE NOTED)
- STUB FOR FUTURE - CAP AND BLOCK (PER CITY OF HURRICANE STD)

HURRICANE CITY WATER NOTES

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

TDS, CATV/ BROADBAND NOTES:

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

ENBRIDGE GAS

- EXISTING ENBRIDGE GAS LINE
- ENBRIDGE GAS LINE

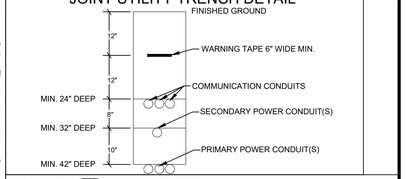
ENBRIDGE GAS NOTES:

1. DEVELOPER NEEDS TO CONTACT ENBRIDGE GAS PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. **ASHLEY GLANZMAN (435) 218-4063.**
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TEST DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COST. A MAP WILL BE AVAILABLE AT ENBRIDGE GAS FOR CASING LOCATIONS (1155 E. 350 N. - ST GEORGE).
4. ALL OF THE UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED TO WITHIN SIX(6) INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. *****NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON/IN A PUE. **DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.****
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB AND GRADE **MUST** BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER AND SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT **JC HALL (435 210-0729)** AT LEAST TWO(2) WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. *****IMPORTANT NOTICE*****
    GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN SIX(6) INCHES OF SUB-GRADE, AND THE FULL WIDTH OF THE UTILITY EASEMENT IS GRADED TO THE BACK OF CURB.
11. HIGH PRESSURE GAS NOTE:
    CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 324-3370, AT LEAST 48 HOURS IN ADVANCE, BEFORE WORKING WITHIN TEN(10) FEET OF A HIGH PRESSURE GAS LINE. THIS WILL SCHEDULE A ENBRIDGE GAS HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

LEGEND

- EXISTING 8" WATER LINE
- EXISTING SANITARY SEWER 8" PIPE
- EXISTING POWER
- PROPOSED 8" WATER LINE
- PROPOSED SANITARY SEWER 8" PIPE
- PROPOSED POWER
- LOT LINE
- CURB & GUTTER
- EXISTING CURB & GUTTER
- 15' M.U.E

JOINT UTILITY TRENCH DETAIL



SEWER

- GREASE INTERCEPTOR
- SEWER MANHOLE (SIZE AS NOTED ON PLAN)
- 4" PVC SEWER LATERAL
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- STUB FOR FUTURE - CAP AND BLOCK (PER CITY OF HURRICANE STANDARD)

1. ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS.
2. NO SEWER UNDER 9' DEEP UNLESS APPROVED BY ASH CREEK SEWER DISTRICT.
3. BUILDINGS MAY REQUIRE INTERCEPTORS AT A LATER DATE.
4. ALL SEWER MANHOLES SHALL HAVE "ASH CREEK" LOGO LIDS FOR FINAL INSPECTION.
5. 100' MAXIMUM SPACE BETWEEN SEWER LATERAL CLEANOUTS.
6. ALL CONSTRUCTION SHALL CONFORM TO THE "CITY OF HURRICANE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND THE "UNIFORM BUILDING CODE" LATEST EDITION AS ADMINISTERED BY ASH CREEK SEWER DISTRICT.
7. SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
8. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
9. PRIOR TO COMPLETION OF THE PROJECT PROVE A PDF AND 2'X3' PLAN SHEET DRAWING OF THE RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER. ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
10. THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR: MANDREL TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION IF PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
11. DURING CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

INFOWEST INTERNET/FIBER OPTIC/CATV NOTES

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

CENTURYLINK TELEPHONE

1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CROSSINGS. CENTURYLINK SUB CONTRACTOR (NEILS FUGAL) WILL PLACE CONDUIT IN TRENCH. CALL 435-632-6553 (15)FIFTEEN DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
2. ANY BREAKS/BLOCKAGES IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY PLACEMENT ARE THE DEVELOPER RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
3. CONTACT CENTURYLINK ENGINEER AT 385-244-7763 OR DARRIN.ALLEN@LUMEN.COM WITH ANY QUESTIONS OR CHANGES TO JUC PLANS.
4. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE 100% TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

CULVER'S POWER NOTES

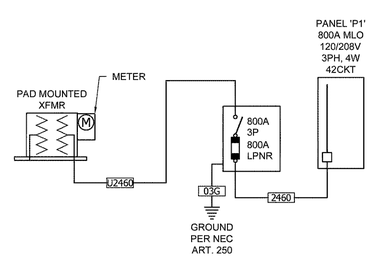
1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PLAN.
2. FOR SCHEMATIC PURPOSES ONLY. EQUIPMENT/PLACEMENT TO BE INSTALLED TO HURRICANE POWER SPECS.
3. PRE-APPROVED CONTRACTOR TO GO OVER PLANS WITH HC POWER BEFORE WORK BEGINS. CONTACT HC POWER FOR AN APPOINTMENT. 435-635-5536.
4. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. DEVELOPER'S BEAR ALL RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTY THAT MAY BE AFFECTED.
5. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
6. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
7. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
8. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BEAKER SIZE
9. POWER EQUIPMENT INCLUDING TRANSFORMERS, METERS, VAULTS, ETC. SHALL NOT BE LOCATED INSIDE FENCED AREAS. METERS SHALL BE KEPT ACCESSIBLE.
10. DEVELOPERS WILL BE INVOICED A TERMINATION FEE PER PRIMARY ELBOW.
11. DEPENDING ON THE TRANSFORMER'S LOCATION, TRANSFORMERS MAY NEED BOLLARDS.
12. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS, AND STREETLIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
13. HURRICANE CITY POWER WILL NEED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
14. THE SIZE OF ACCEPTABLE CONDUIT FROM THE TRANSFORMER TO METER PANEL IS 2", 3", AND 4" PVC. SIZE OF ACCEPTABLE WIRE IS 4/0, 350, OR 500MCM ALUMINUM ONLY.
15. HURRICANE CITY HAS CHANGED OUT STREETLIGHT SPEC TO LED. SEE HC POWER FOR NEW SPECS. ALL STREETLIGHTS WILL BE BLACK HEAD AND BLACK POLE.
16. ANY INVOICE WILL BE SENT AT TIME OF PUNCH-LIST FOR ALL ELBOW TERMINATIONS, RISER FEES, VAULT AND SWITCH CONNECTION FEES, AND ANY EXTRA TIME SPENT ON JOB IF APPLICABLE.
17. ALL METER BASES WITH MULTIPLE SOCKETS MUST BE LABELED WITH PLACARDS, OR METALLIC STICKER TO THE APPROPRIATE UNIT OR ADDRESS.
18. A PRE-QUALIFIED CONTRACTOR WILL INSTALL A HIGH VOLTAGE APPARATUS. SECONDARY SIDE MAY BE ANY LICENSED ELECTRICIAN.
19. HURRICANE CITY POWER WILL INSTALL ALL METERING EQUIPMENT ON THE TRANSFORMER AND WILL INVOICE THE DEVELOPER FOR TIME AND MATERIALS.
20. THE EXISTING SERVICE SIZE IS ONLY 400 AMPS AND IS NOT LARGE ENOUGH TO SUPPORT THE PLANS, THEREFORE AN UPGRADE TO THE TRANSFORMER AND WIRE MUST BE MADE.

CONDUIT/CONDUCTOR SCHEDULE

MARK	AMPS	CONDUIT	CU/AL	CONDUCTORS (TOTAL) PHASE	NEUTRAL	GROUND	NOTES
U2460	800	(2) 3.5"	CU	(6) 600	(2) 600	(2) 1	1
2460	800	(2) 3.5"	CU	(6) 600	(2) 600	(2) 1	1
03G	-	-	CU	-	-	3\0	2

NOTES:

1. CONDUCTOR INSULATIONS TO BE RATED THWN-2/THHN 90°C.
2. GROUNDING ELECTRODE CONDUCTOR TO BE BONDED TO ALL AVAILABLE GROUNDING ELECTRODES.
3. CONTRACTOR TO PROVIDE SERVICE LATERAL CONDUIT FROM THE TRANSFORMER TO THE METER. CONDUCTORS ARE TO BE PROVIDED, INSTALLED, AND TERMINATED BY RMP.



1 MODEL — ONE-LINE DIAGRAM

NO SCALE

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

CONTRACTOR NOTE:

CONTRACTOR TO COORDINATE WITH BLUE STAKES TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLING UTILITIES. NOTIFY ENGINEER OF ANY PROTECTIVE CONFLICTS.

OWNER/DEVELOPER

CULVER FRANCHISING
SYSTEM, LLC.
608-643-7980
1240 WATER STREET
PRAIRIE DU SAC, WI 53578

ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435)-673-2337

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STAKES LOCATION REPORT NUMBER

FIRE DEPARTMENT NOTES

1. CONSTRUCTION OF ROADS MUST BE COMPLETE WITH ALL WEATHER SURFACE PRIOR TO SIGN OFF FOR BUILDING PERMIT.
2. FIRE HYDRANT MUST PRODUCE A MINIMUM OF 1000 GPM. (2021 IFC APPENDIX B)
3. HYDRANT SPACING PER 2021 IFC APPENDIX C
4. BURNING OF CONSTRUCTION MATERIAL IS PROHIBITED
5. HYDRANTS MUST BE CHARGED AND WORKING BEFORE COMBUSTIBLE MATERIAL CAN BE DELIVERED
6. KNOX BOX REQUIRED ON ALL COMMERCIAL BUILDINGS
7. FDC MUST BE REMOTE. OUT OF THE COLLAPSE ZONE OF THE BUILDING AND WITHIN 50' OF A FIRE HYDRANT AND EQUIPPED WITH KNOX CAPS.
8. UNDERGROUND FLUSH MUST BE WITNESSED BY HVFSSD
9. FIRE HYDRANTS MUST MAINTAIN 3' CLEAR AROUND HYDRANT. NO FENCES OR SHRUBS SHALL BE WITHIN 3'
10. BUILDINGS BUILT IN ACCORDANCE WITH 2021 IFC 903 MAY REQUIRE SUPPRESSION.
11. GATES WILL REQUIRE KNOX OPENERS OR LOCKS

PROFESSIONAL ENGINEER
No.5567007
WILLIAM F. MEYER, JR.
02/26/2026
STATE OF UTAH

No.	Date	Revision	By

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: FEB. 2026
DRAWN: BEW
APPROVED: RM
SCALE: 1" = 20'
JOB NO. 251180

UTILITY PLAN
CULVER'S HURRICANE
LOCATED IN HURRICANE, UTAH

SHEET 4 OF 9 SHEETS

FILE: 251180

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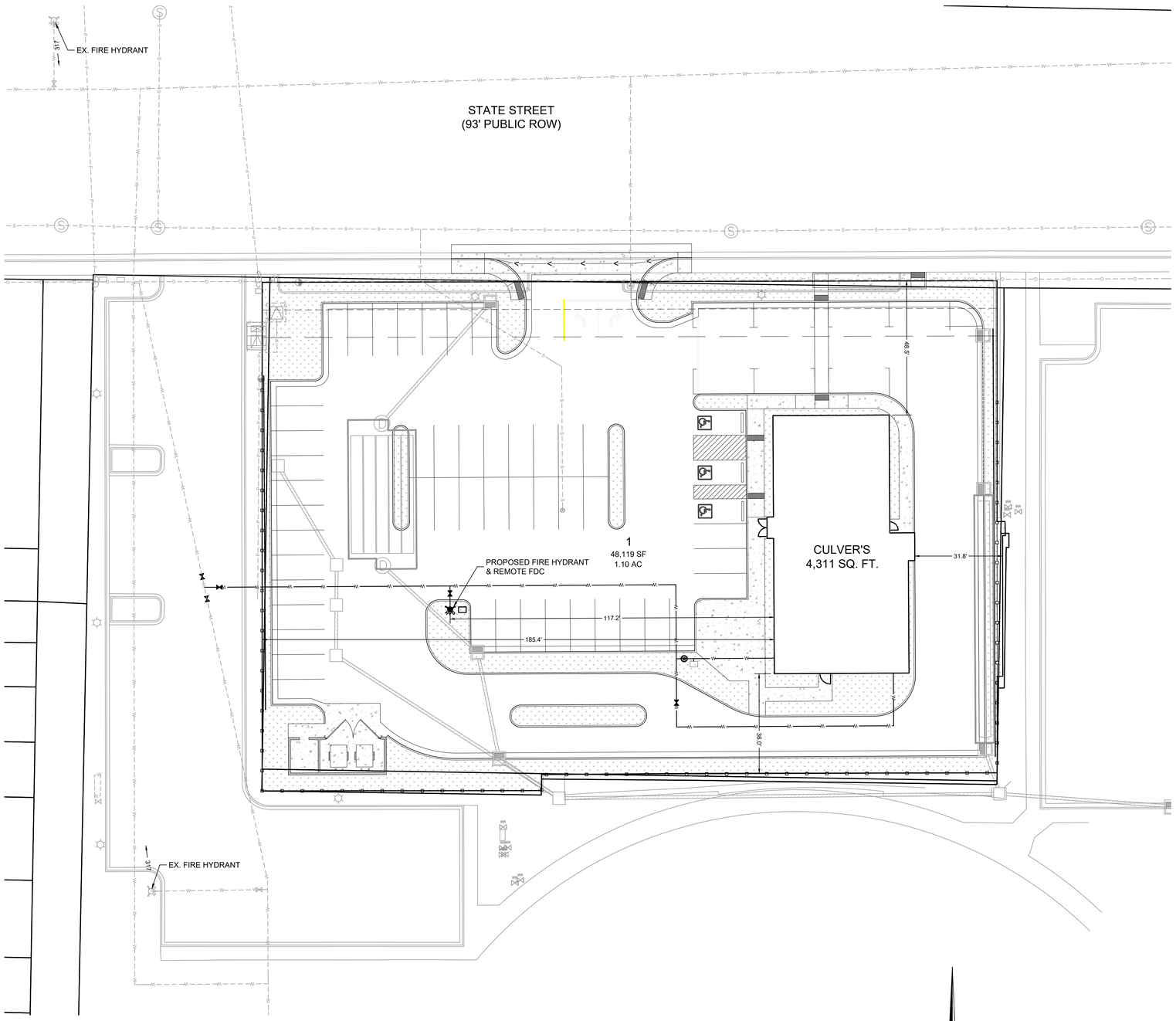

WATER / IRRIGATION

- FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- 3/4" WATER LATERAL & SERVICE WITH BOX
- EXISTING WATER LINE
- C900 WATER LINE 8"Ø UNLESS SIZE NOTED OTHERWISE
- STUB FOR FUTURE - CAP AND BLOCK (PER CITY OF HURRICANE STD)
- IRRIGATION LATERAL WITH SERVICE AND BOX (3/4 " UNO)
- C-900 IRRIGATION "PURPLE" PIPE (4" UNLESS OTHERWISE NOTED)
- STUB FOR FUTURE - CAP AND BLOCK (PER CITY OF HURRICANE STD)

HURRICANE CITY WATER NOTES

1. ALL WATERLINE WORKS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY.
2. ALL CONSTRUCTION SHALL CONFORM TO THE "HURRICANE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND THE "INTERNATIONAL BUILDING CODE" LATEST EDITION AS ADMINISTERED BY HURRICANE CITY.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACK FLOW PER THE "INTERNATIONAL PLUMBING CODE (IPC)" SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.
5. ALL BACK FLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY BACK FLOW ORDINANCE (TITLE 8 CHAPTER 3).
6. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK OR RESTRAIN GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE. NO CONCRETE THRUST BLOCKS ARE ALLOWED WITHOUT WATER DEPARTMENT APPROVAL.
7. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
8. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES ON UN-USED STUB LINES THAT WILL BE ABANDONED.
9. ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE HURRICANE CITY WATER SERVICES DEPARTMENT.
10. ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AT THE CORRECT HEIGHT. EXTENSIONS WILL NOT BE ALLOWED.
11. INTERRUPTION OF EXISTING WATER SERVICES WHILE MAKING CONNECTIONS TO THE EXISTING WATER MAINS SHALL NOT BE ALLOWED WITHOUT SPECIAL APPROVAL OF THE CITY. A MINIMUM OF 48 HOURS NOTICE TO THE CITY SHALL BE REQUIRED BEFORE MAKING CONNECTIONS. CONNECTIONS TO THE EXISTING INFRASTRUCTURE SHALL BE DONE DURING THE TIME OF THE LEAST INCONVENIENCE TO CUSTOMERS OF THE EXISTING SYSTEM. INTERRUPTIONS OF THE SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) HOURS PER 24 HOURS PERIOD. CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTIONS OF SERVICE.
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FIRE NOTES FOR PLANS

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3. HYDRANT SPACING PER 2021 IFC APPENDIX C
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GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

CONTRACTOR NOTE:

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FIRE LIFE PLAN
CULVER'S HURRICANE
LOCATED IN HURRICANE, UTAH

SHEET 5 OF 9 SHEETS

FILE: 251180

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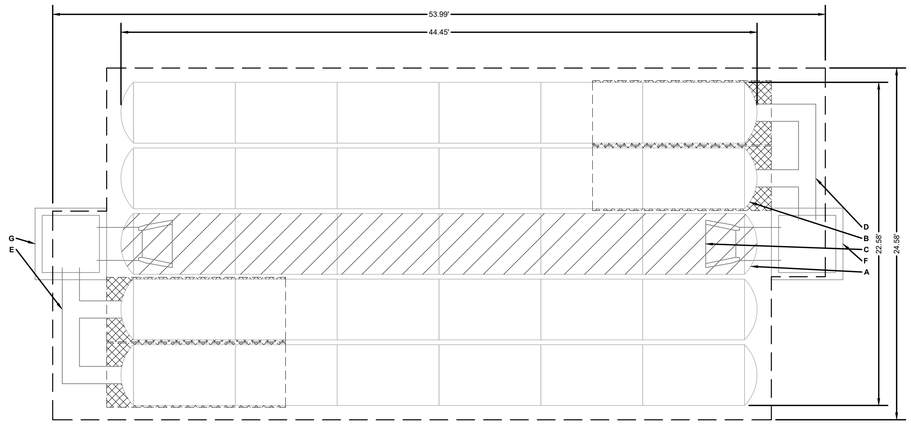
PROPOSED LAYOUT: WEST BASIN	
30	STORMTECH SC-800 CHAMBERS
10	STORMTECH SC-800 END CAPS
6	STONE ABOVE (in)
6	STONE BELOW (in)
40	STONE VOID
2559	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED)
1252	SYSTEM AREA (SF)
157.1	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS: WEST BASIN	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	3255.82
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	3249.57
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	3249.07
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	3249.07
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	3249.07
TOP OF STONE:	3248.32
TOP OF SC-800 CHAMBER:	3247.82
12" x 12" TOP MANIFOLD INVERT:	3246.27
12" x 12" TOP MANIFOLD INVERT:	3246.27
24" ISOLATOR ROW PLUS INVERT:	3245.26
24" ISOLATOR ROW PLUS INVERT:	3245.26
BOTTOM OF SC-800 CHAMBER:	3245.07
BOTTOM OF STONE:	3244.57

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC800ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.30"	
PRE-CORED END CAP	B	12" TOP PRE-CORED END CAP, PART#: SC800EPE12TPC / TYP OF ALL 12" TOP CONNECTIONS	14.40"	
FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC80024RAMP (TYP 2 PLACES)		
MANIFOLD	D	12" x 12" TOP MANIFOLD, ADS N-12	14.40"	
MANIFOLD	E	12" x 12" TOP MANIFOLD, ADS N-12	14.40"	
CONCRETE STRUCTURE	F	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		4.6 CFS IN
CONCRETE STRUCTURE	G	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		4.6 CFS IN



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

1. THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
2. **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

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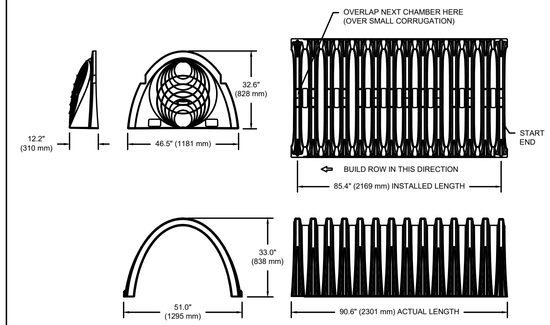
SC-800 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 33.0" X 85.4"	(1295 mm X 838 mm X 2169 mm)
CHAMBER STORAGE	50.6 CUBIC FEET	(1.43 m^3)
MINIMUM INSTALLED STORAGE*	78.4 CUBIC FEET	(2.22 m^3)
WEIGHT	81.8 lbs.	(37.1 kg)

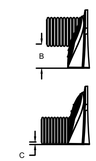
NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	46.5" X 32.6" X 10.5"	(1181 mm X 828 mm X 267 mm)
END CAP STORAGE	3.4 CUBIC FEET	(0.09 m^3)
MINIMUM INSTALLED STORAGE**	14.7 CUBIC FEET	(0.42 m^3)
WEIGHT	15.7 lbs.	(7.1 kg)

* ASSUMES 6" (150 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS, 3" (75 mm) BETWEEN CHAMBERS
**ASSUMES 6" (150 mm) STONE ABOVE AND BELOW END CAPS, 3" (150 mm) BETWEEN ROWS, 12" (300 mm) BEYOND END CAPS

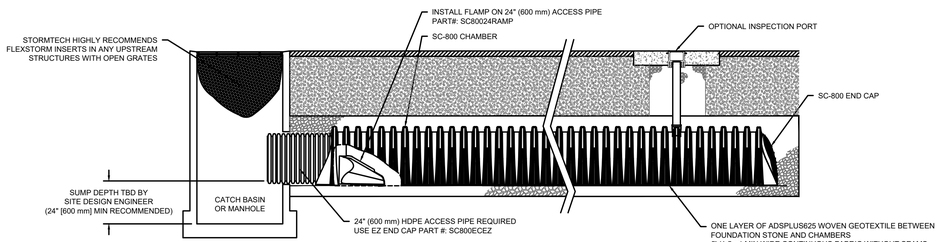
PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

PART #	STUB	B	C
SC800EPE06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800EPE06BPC		---	0.9" (23 mm)
SC800EPE08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800EPE08BPC		---	1.0" (25 mm)
SC800EPE10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800EPE10BPC		---	1.2" (30 mm)
SC800EPE12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800EPE12BPC		---	1.6" (41 mm)
SC800EPE15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800EPE15BPC		---	1.7" (43 mm)
SC800EPE18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800EPE18BPC		---	2.0" (51 mm)
SC800EPE24BPC	24" (600 mm)	---	2.3" (58 mm)
SC800EPE	NONE	SOLID END CAP	



NOTE: ALL DIMENSIONS ARE NOMINAL

2 SC-800 TECHNICAL SPECIFICATION



SC-800 ISOLATOR ROW PLUS DETAIL

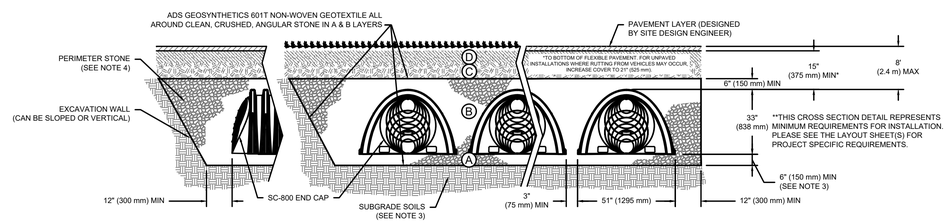
NTS

3 SC-800 ISOLATOR ROW PLUS DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[3]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[3]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 700 LBS/FT/%. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 SC-800 CROSS SECTION DETAIL

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INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

3 SC-800 ISOLATOR ROW PLUS DETAIL

DATE: 10/13/2025
PROJECT #:
NOT TO SCALE
DRAWN: WA
CHECKED: N/A
REV:

CULVER'S
HURRICANE, UT, USA

StormTech® Chamber System

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

SHEET 1 OF 2

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD ("EOR") OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

PROFESSIONAL ENGINEER No.5567007 WILLIAM F. MEYER, SR. 02/26/2026 STATE OF UTAH

No.	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: FEB 2026
DRAWN: REW
APPROVED: RM
SCALE: NTS
JOB NO. 251180

ADS DETAILS
CULVER'S HURRICANE
LOCATED IN HURRICANE, UTAH

SHEET 6 OF 9 SHEETS

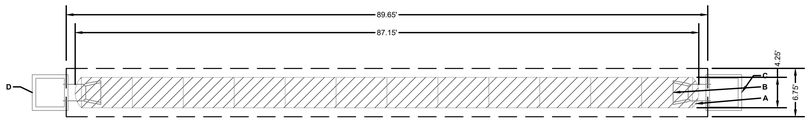
FILE: 251180

X:\251000-251999\251180 - PARCEL H-260 CULVERS\Drawings\Improvement Plans\251180 - ADS Details.dwg

PROPOSED LAYOUT: EAST BASIN		PROPOSED ELEVATIONS: EAST BASIN	
12	STORMTECH SC-800 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	3254.45
2	STORMTECH SC-800 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	3248.20
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	3247.70
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	3247.70
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	3247.70
1155	INSTALLED SYSTEM VOLUME (CF) ABOVE ELEVATION 3243.15 (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED)	TOP OF STONE:	3246.95
		TOP OF SC-800 CHAMBER:	3246.45
		24" ISOLATOR ROW PLUS INVERT:	3243.89
		24" ISOLATOR ROW PLUS INVERT:	3243.89
605	SYSTEM AREA (SF)	BOTTOM OF SC-800 CHAMBER:	3243.70
192.8	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	3243.20

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC800ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.30"	
FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC80024RAMP (TYP 2 PLACES)		
CONCRETE STRUCTURE	C	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		
CONCRETE STRUCTURE	D	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		



ISOLATOR ROW PLUS (SEE DETAIL)

NO WOVEN GEOTEXTILE

BED LIMITS

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SC-800 TECHNICAL SPECIFICATION

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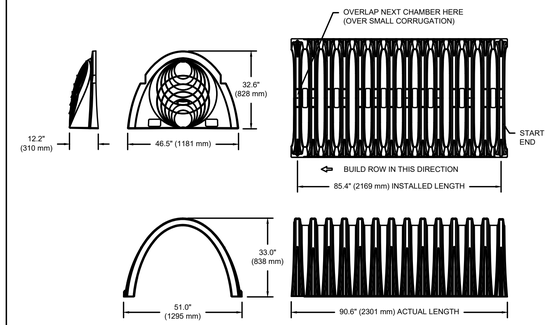

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PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

PART #	STUB	B	C
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SC800EPE12BPC		---	1.6" (41 mm)
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SC800EPE15BPC		---	1.7" (43 mm)
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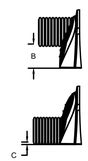
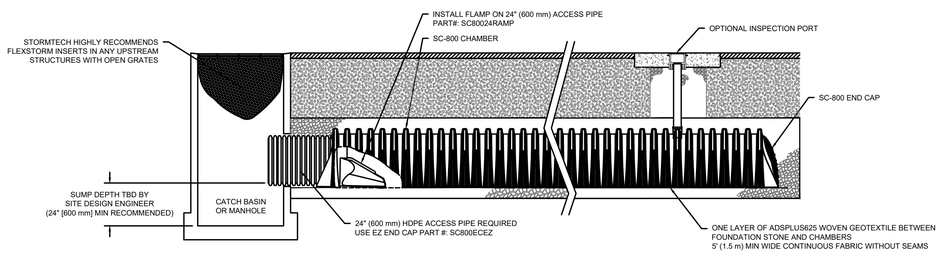
SC800EPE	NONE	SOLID END CAP	



NOTE: ALL DIMENSIONS ARE NOMINAL

2 SC-800 TECHNICAL SPECIFICATION



SC-800 ISOLATOR ROW PLUS DETAIL

NTS

3 SC-800 ISOLATOR ROW PLUS DETAIL

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INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
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NOTES

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B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
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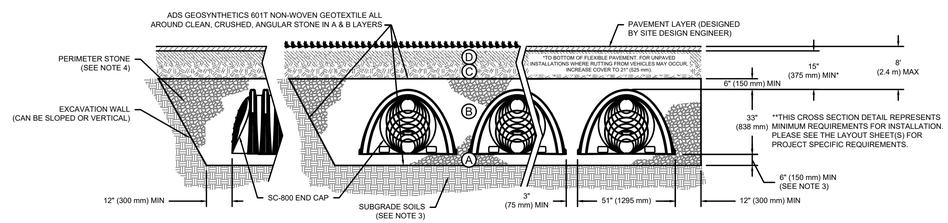
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 700 LBS/FT/%. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 SC-800 CROSS SECTION DETAIL

DATE: 10/13/2025
PROJECT #: NOT TO SCALE
DRAWN: WA
CHECKED: N/A
REV:

CULVER'S
HURRICANE, UT, USA

StormTech® Chamber System

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

SHEET 2 OF 2

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD ("EOR") OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

PROFESSIONAL ENGINEER
No.5567007
WILLIAM F. MEYER, SR.
02/26/2026
STATE OF UTAH

No.	Date	By	Revision

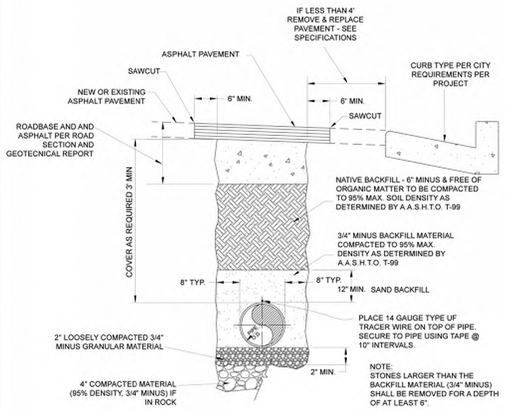
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: FEB 2026
DRAWN: REW
APPROVED: RM
SCALE: NTS
JOB NO. 251180

ADS DETAILS
CULVER'S HURRICANE
LOCATED IN HURRICANE, UTAH

SHEET 7 OF 9 SHEETS
FILE: 251180

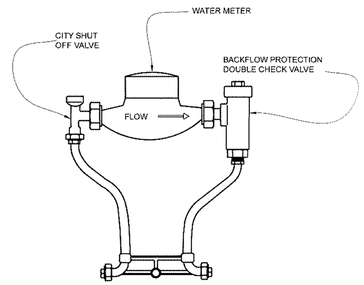
X:\251000–251999\251180 – PARCEL H–260 CULVERS\Drawings\Improvement Plans\251180 – ADS Details.dwg



CULINARY WATER TRENCH

N.T.S.

REVISIONS			CITY OF HURRICANE	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY	**CULINARY WATER TRENCH DETAIL**	WD 300	1 OF 1
				APPROVED:	
				DATE: 8/5/2020	BY: H.C.E

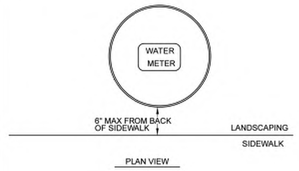


APPROVED METER SETTERS	
SIZE	FORD MODEL NUMBER
¾"	VBHC72-15W-11-33-NL
1"	VBHC72-15W-11-44-NL
1½"	VBHH76-15B-44-66-NL
2"	VBHH77-15B-44-77-NL

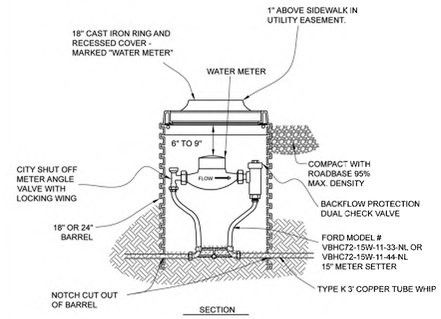
WATER METER SETTER

N.T.S.

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



PLAN VIEW

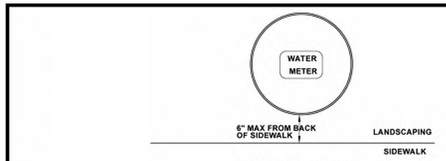


SECTION

WATER METER BOX

N.T.S.

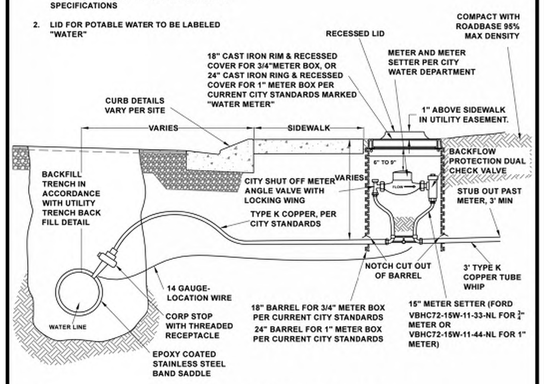
REVISIONS			CITY OF HURRICANE	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY	**WATER METER BOX DETAILS**	WD 303-2	2 OF 4
				APPROVED:	
				DATE: 8/05/20	BY: H.C.E



WATER METER PLAN VIEW

NOTES:

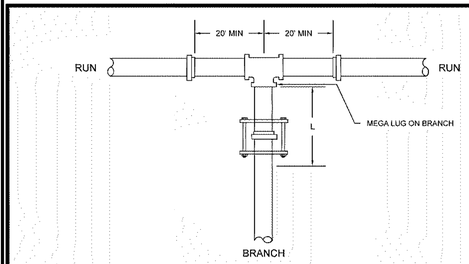
1. ALL TRENCH EXCAVATION AND COMPACTION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS
2. LID FOR POTABLE WATER TO BE LABELED "WATER"



3/4" AND 1" WATER SERVICE AND METER

N.T.S.

REVISIONS			CITY OF HURRICANE	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY	**3/4" AND 1"WATER SERVICE AND METER**	WD 303-3	3 OF 4
				APPROVED:	
				DATE: 8/5/2020	BY: H.C.E



BRANCH SIZE / DIAMETER	RUN SIZE DIAMETER 4	6	8	10	12	14	16	18	20	24
4	*	*	*	*	*	*	*	*	*	*
6		*	*	*	*	*	*	*	*	*
8			*	*	*	*	*	*	*	*
10				19	*	*	*	*	*	*
12					52	22	*	*	*	*
14						82	56	30	5	*
16							114	88	64	18
18								143	119	73
20									172	126
24										227

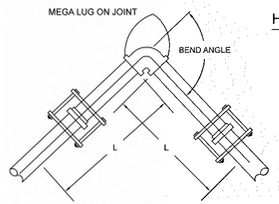
* - FOR THIS CONDITION NEED ONLY RESTRAIN THE BRANCH OUTLET OF THE TEE.

RESTRAINED LENGTHS, "L" (IN FEET)

1. RESTRAIN THE TWO MECHANICAL JOINTS ON THE RUN SIDES OF THE TEE. THERE SHOULD BE A FULL 18' LENGTH OF PIPE INSTALLED ON EACH SIDE OF THE RUN.
2. ALL JOINTS WITHIN THE LENGTH "L" ON THE BRANCH MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS ON PUSH-ON PIPE PER CITY SPECIFICATION.
3. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

REVISIONS			CITY OF HURRICANE ENGINEERING	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY	STANDARD TEE FOR DUCTILE IRON w/POLY WRAP RESTRAINING SYSTEM DETAIL	WD 309	1 OF 1
				APPROVED:	
				DATE: OCT. 2020	BY: H.C.E

HORIZONTAL BEND

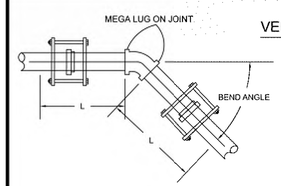


1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

BEND ANGLE / SIZE DIAMETER	4	6	8	10	12	14	16	18	20
11.25	3	4	5	5	6	7	8	9	9
22.5	5	7	9	10	12	14	15	17	18
45	10	13	17	21	24	28	31	34	38
90	23	32	42	50	58	68	75	82	90

RESTRAINED LENGTHS, "L" (IN FEET)

VERTICAL DOWN BEND



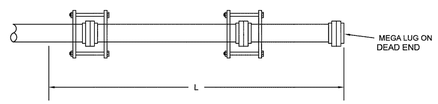
1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

BEND ANGLE / SIZE DIAMETER	4	6	8	10	12	14	16	18	20
11.25	9	12	16	19	22	25	28	31	34
22.5	17	24	31	37	44	50	56	62	68
45	35	50	65	77	91	103	116	128	145

RESTRAINED LENGTHS, "L" (IN FEET)

REVISIONS			CITY OF HURRICANE ENGINEERING	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY	STANDARD BENDS FOR DUCTILE IRON w/POLY WRAP RESTRAINING SYSTEM DETAIL	WD 310	1 OF 1
				APPROVED:	
				DATE: OCT. 2020	BY: H.C.E

STANDARD DEAD END FOR DUCTILE IRON



1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

PIPE SIZE IN INCHES	4	6	8	10	12	14	16	18	20
	85	119	156	186	219	248	279	309	338

RESTRAINED LENGTHS, "L" (IN FEET)

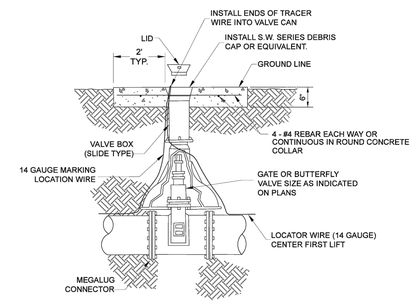
RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

RESTRAINED LENGTH CALCULATIONS ARE BASED ON THE FOLLOWING DESIGN TYPICALLY USED WITH BACKFILL IN THE CITY OF HURRICANE.

1. THREE (3) FEET MINIMUM DEPTH OF COVER.
2. A SAFTEY FACTOR OF 1.5
3. SOIL TYPE SANDY CLAY
4. TYPE 5 TRENCH COMPACTION FROM FOUR (4) INCHES MINIMUM UNDER THE PIPE TO THE CENTER LINE OF THE PIPE, AND COMPACTED GRANULAR OR SELECTED MATERIAL FROM THE CENTER LINE OF THE PIPE TO THE TOP OF THE PIPE (90 PERCENT STANDARD PROCTOR DENSITY, AASHTO T-99).
5. 200 PSI TEST PRESSURES FOR FOUR (4) THROUGH SIXTEEN (16) INCH SIZE PIPES.

IF ACTUAL CONDITIONS DIFFER FROM THOSE LISTED ABOVE OR THE REQUIRED RESTRAINED LENGTH CANNOT BE MET, THE RESTRAINED JOINT LENGTH SHALL BE DETERMINED BY THE WATER AND POWER ENGINEER.

REVISIONS			CITY OF HURRICANE ENGINEERING	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY	STANDARD DEAD END/ INLINE VALVE FOR DUCTILE IRON w/POLY WRAP RESTRAINING SYSTEM DETAIL	WD 311	1 OF 1
				APPROVED:	
				DATE: 5/4/2021	BY: H.C.E



NOTES:

1- PAD SHALL EXTEND 2'-0" BEYOND EACH VALVE BOX.

2- MARK CONCRETE COLLAR ON WATER VALVE BOXES WITH ARROW INDICATING DIRECTION OF FLOW & SIZE OF LINE.

REVISIONS			CITY OF HURRICANE	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY	**MAIN LINE VALVE**	WD 316	1 OF 1
				APPROVED:	
				DATE: 5/4/2021	BY: H.C.E

No.5567007
WILLIAM F. MEYER, JR.
02/26/2026
PROFESSIONAL ENGINEER
STATE OF UTAH

No.	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

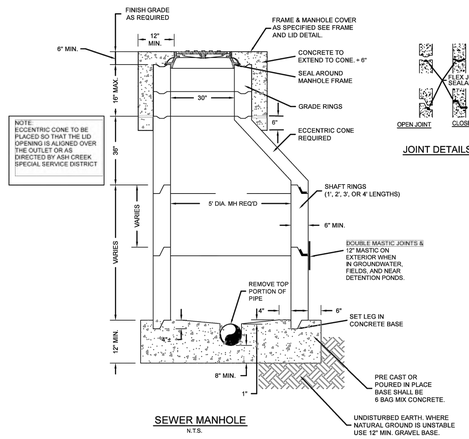
DATE: FEB. 2026
DRAWN: BEW
APPROVED: RM
SCALE: NTS
JOB NO. 251180

DETAILS
CULVER'S HURRICANE
LOCATED IN HURRICANE, UTAH

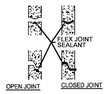
SHEET 8 OF 9 SHEETS

FILE: 251180

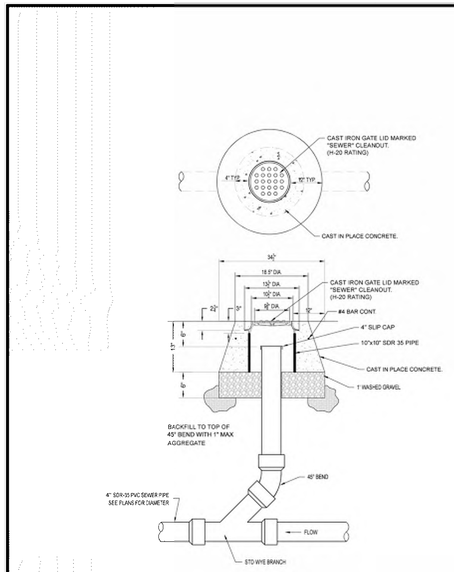
X:\251000-251999\251180 - PARCEL H-260 CULVERS\Drawings\Improvement Plans\251180 - ADS Details.dwg



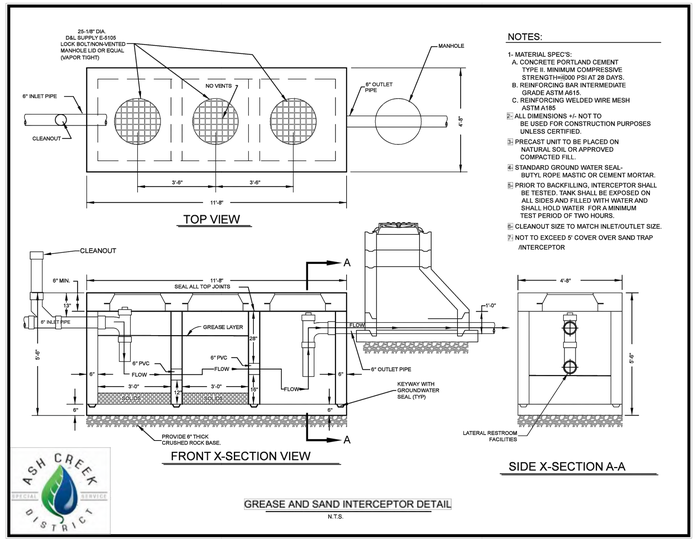
SEWER MANHOLE
N.T.S.



JOINT DETAILS



SEWER CLEANOUT W/LID DETAIL
N.T.S.



NOTES:

1- MATERIAL SPEC'S:
A. CONCRETE PORTLAND CEMENT TYPE II. MINIMUM COMPRESSIVE STRENGTH@200 PSI AT 28 DAYS.
B. REINFORCING BAR INTERMEDIATE GRADE ASTM A615.
C. REINFORCING WELDED WIRE MESH ASTM A185

2- ALL DIMENSIONS +/- NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS CERTIFIED.

3- PRECAST UNIT TO BE PLACED ON NATURAL SOIL OR APPROVED COMPACTED FILL.

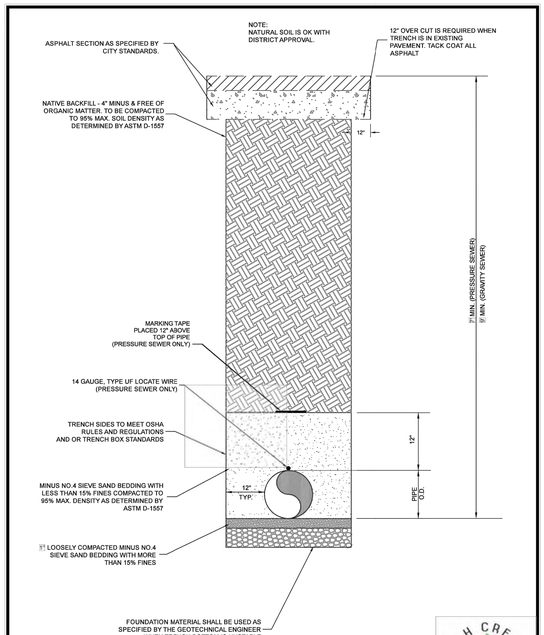
4- STANDARD GROUND WATER SEAL- BUTYL ROPE MASTIC OR CEMENT MORTAR.

5- PRIOR TO BACKFILLING, INTERCEPTOR SHALL BE TESTED. TANK SHALL BE EXPOSED ON ALL SIDES AND FILLED WITH WATER AND SHALL HOLD WATER FOR A MINIMUM TEST PERIOD OF TWO HOURS.

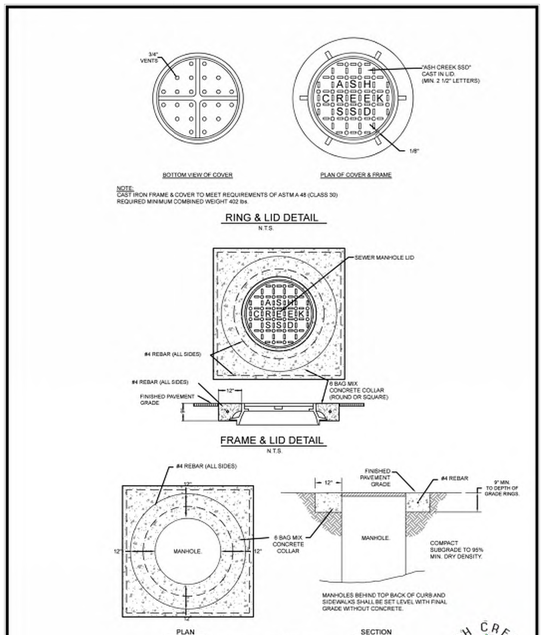
6- CLEANOUT SIZE TO MATCH INLET/OUTLET SIZE.

7- NOT TO EXCEED 5' COVER OVER SAND TRAP /INTERCEPTOR

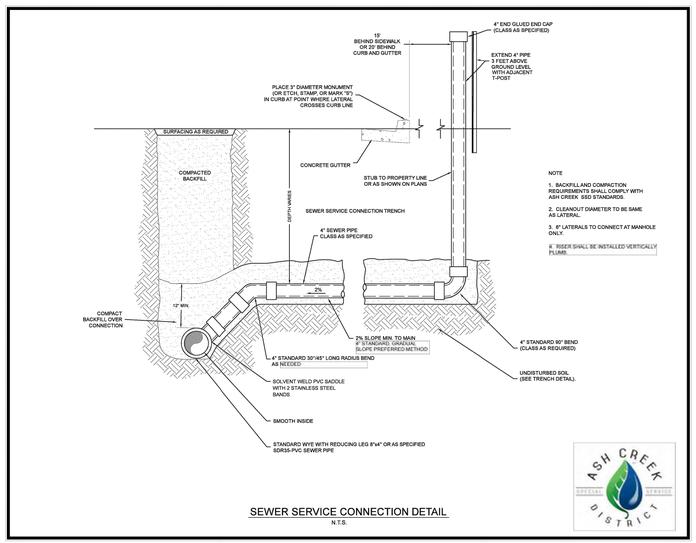
GREASE AND SAND INTERCEPTOR DETAIL
N.T.S.



TYPICAL TRENCH DETAIL
N.T.S.



MANHOLE-ADJUSTMENT TO GRADE
N.T.S.



SEWER SERVICE CONNECTION DETAIL
N.T.S.

PROFESSIONAL ENGINEER
No.5567007
WILLIAM F. MEYER, SR.
02/26/2026
STATE OF UTAH

No	Date	By	Revision

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DATE: FEB. 2026
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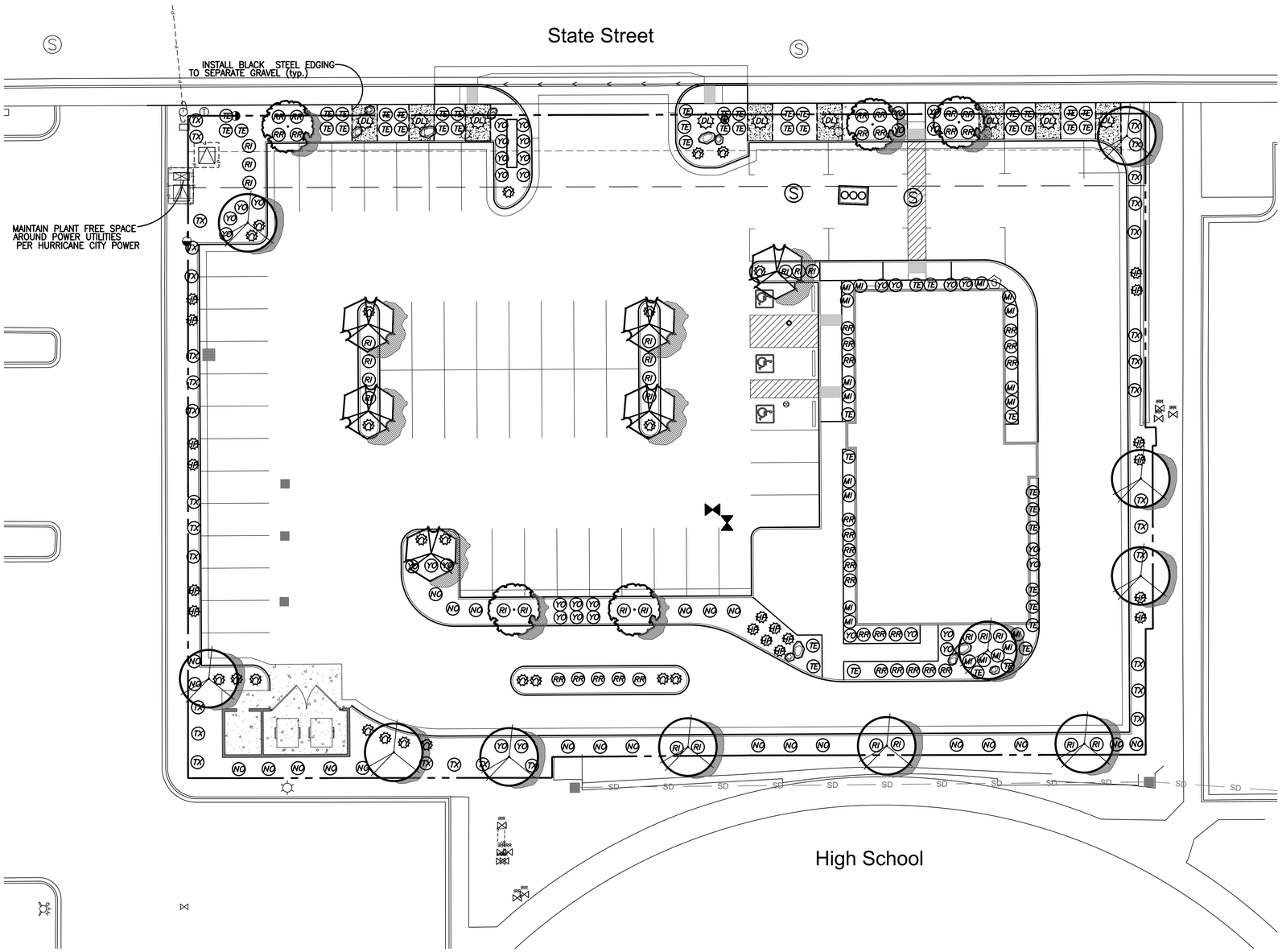
DETAILS
CULVER'S HURRICANE
LOCATED IN HURRICANE, UTAH

SHEET 9 OF 9 SHEETS
FILE: 251180

X:\251000-251999\251180 - PARCEL H-260 CULVERS\Drawings\Improvement Plans\251180 - ADS Details.dwg



PLANT LIST

SYMBOL	NAME	SIZE	EMITTERS
	Quercus virginiana Live Oak	24" box	6
	Vitex agnus-castus Chaste tree – multi trunk	24" box	6
	Pastachio chinensis 'Red push' Red Push Pistache	24" box	6
RR	Rosa x 'Noare' Red Carpet Rose	2 gal	2
TX	Leucophyllum laevigatum Rio Bravo Texas Ranger	5 gal	1
HP	Hesperaloe parviflora Red Yucca	5 gal	1
YO	Ilex vomitoria 'Yaupan' Yaupan Holly	5 gal	1
RI	Rhapiolepsis indica 'Pinkie' Indian Hawthorn	5 gal	2
DL	Dasylirion longissimum Grass Tree	15 gal	2
NO	Nerium oleander 'Dwarf Red' Dwarf Red Oleander	5 gal	1
YP	Yucca pendula 'Color Guard' Color Guard weeping Yucca	5 gal	1
TE	Teucrium chamadrys Germander	5 gal	1
MI	Miscanthus sinensis Maiden Grass	5 gal	1

ALL LANDSCAPE AREA TO RECEIVE 3/4" APACHE GOLD GRAVEL

2" ACCENT GRAVEL–BLACK LAVA CINDER

BOULDERS– BASALT 3' – 4' Diameter

ALL LANDSCAPE TO BE COVERED WITH 3 OZ. WEED BARRIER

See sheet L–3 for construction details

BLUE STAKES
Call Before You Dig!

NOTICE !
TWO WORKING DAYS BEFORE YOU DIG CALL: 1–800–662–4111

ANY UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

0 16 32 64
1/16" = 1'-0"

COSTANZA PS ASSOCIATES
John J. Costanza Telephone 435-862-8317
P.O. Box 1221
St. George, Utah. 84771

LICENSED LANDSCAPE ARCHITECT
JOHN J. COSTANZA
Expires 12/31/26
Signature
Date
97-328108-5301
STATE OF UTAH

no.	revisions	date	by

Scale: 1/16" = 1'-0"
Date: NOV 18, 2025
Drawn By: JJC
Approved By:

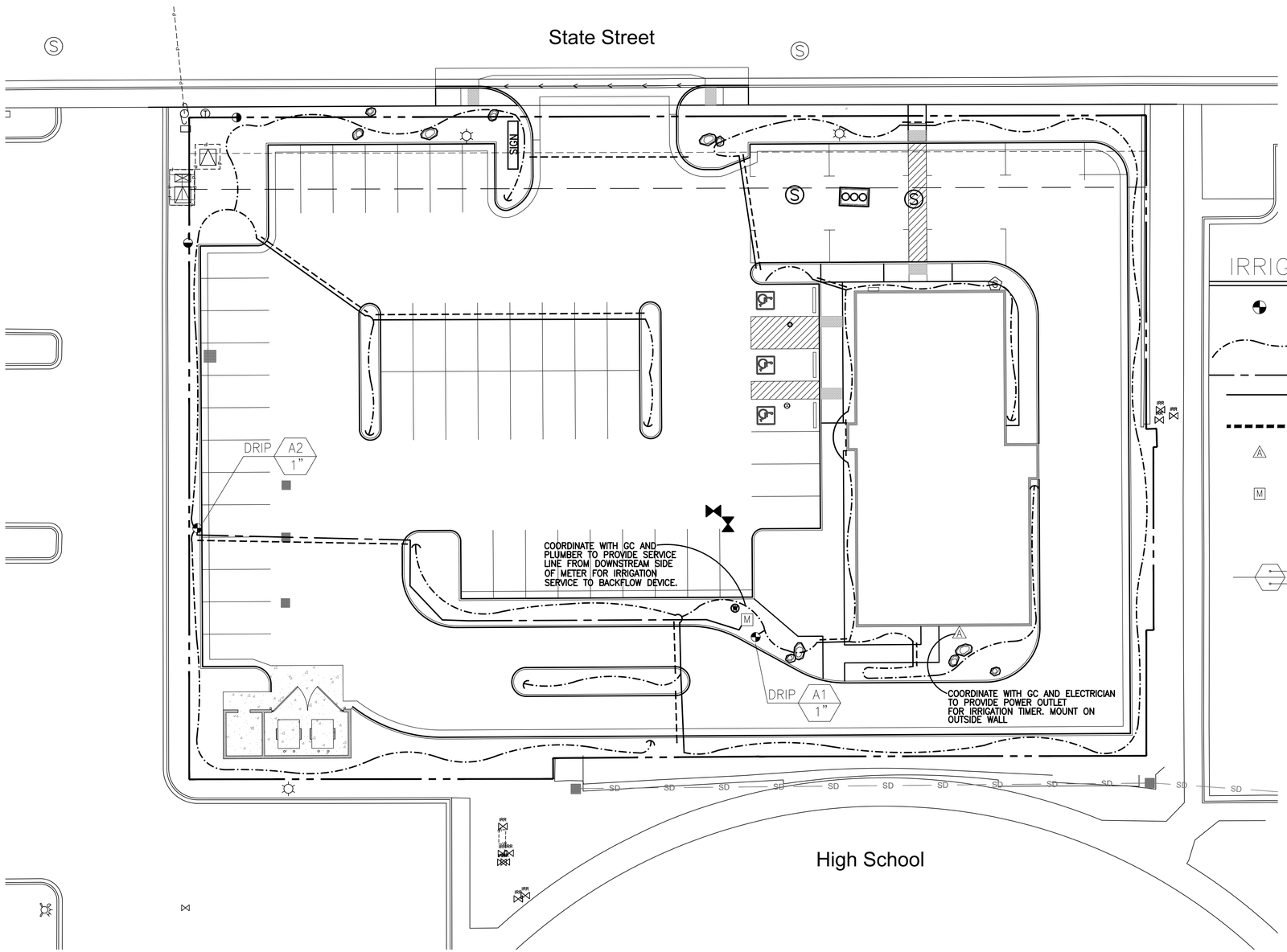
CULVERS – HURRICANE

PLANTING PLAN

North

Job No.
MISC.

Sheet No.
L–1
of 3



IRRIGATION LEGEND

	RAINBIRD	PESB	1" DRIP VALVE ASSEMBLY REFER TO DETAIL FOR ADDITIONAL INFORMATION.
	RAINBIRD	DRIP LINE	3/4" POLY DRIP PIPE W/ CRIMP RING CONNECTORS

PRESSURE MAIN LINE PIPING – PVC SCH. 40 (1")

NON–PRESSURE LATERAL LINE PIPING – PVC SCH. 40 (3/4")
THROUGH ALL SLEEVES

IRRIGATION SLEEVE UNDER PAVING – PVC SCH. 40 INSTALL – (2")

A — CONTROLLER – RAINBIRD ESP 4 WALL MOUNT PER DETAIL IN LOCATION SHOWN ON PLAN
COORDINATE WITH ELECTRICIAN TO PROVIDE POWER OUTLET

M — IRRIGATION POINT OF CONNECTION – IRRIGATION SERVICE AND METER WITH 1" PRESSURE TYPE BACKFLOW PREVENTER. IRRIGATION CONTRACTOR SHALL CONNECT TO DOWNSTREAM SIDE OF BACKFLOW PREVENTER. REFER TO IRRIGATION PLAN FOR LOCATION.
COORDINATE WITH PLUMBER TO PROVIDE CONNECTION FOR BACKFLOW ASSEMBLY
PROVIDE INSULATION COVER AND FAKE ROCK COVER FOR BACKFLOW

INDICATES CONTROLLER LETTER DESIGNATION STATION NUMBER
INDICATES ELECTRIC CONTROL VALVE SIZE

TREES TO RECEIVE (6) 2 GPH EMITTERS,
15 GAL PLANTS TO RECEIVE (2) 2 GPH EMITTERS, 5 GAL PLANTS TO RECEIVE
(1) OR (2) 2 GPH EMITTER– SEE PLANT LEGEND FOR EMITTER QUANTITY PER PLANT SPECIES

See sheet L–3 for construction details

BLUE STAKES
Call Before You Dig!

NOTICE !

TWO WORKING DAYS BEFORE YOU DIG CALL: 1–800–662–4111

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0 16 32 64
1/16" = 1'-0"

COSTANZA PS ASSOCIATES
John J. Costanza Telephone 435-862-8377
P.O. Box 3122
St. George, Utah 84771

LICENSED LANDSCAPE ARCHITECT
JOHN J. COSTANZA
Expires 4/30/26
Signature
Date
97-328108-5301
STATE OF UTAH

no	revisions	date	by

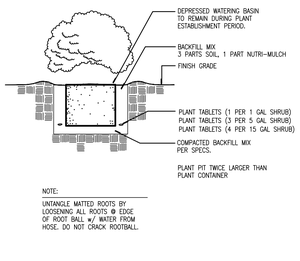
Scale: 1/16" = 1'-0"
Date: NOV 18, 2025
Drawn By: JJC
Approved By:

CULVERS – HURRICANE
IRRIGATION PLAN

North

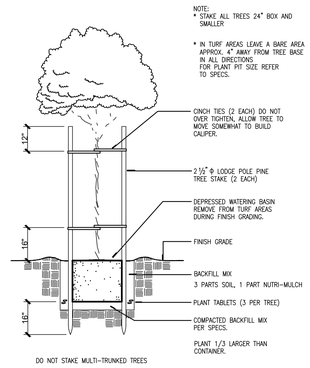
Job No.
MISC.

Sheet No.
L–2
of 3



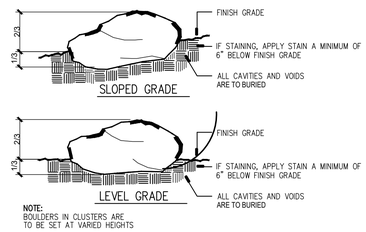
A SHRUB PLANTING

N.T.S.



B TREE PLANTING W/ DOUBLE STAKING

N.T.S.



C TYPICAL BOULDER PLACEMENT

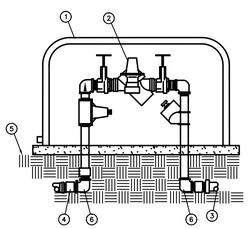
N.T.S.

PLANTING NOTES

1. Before any plants are planted, all planted areas are to have been graded in an acceptable manner to asssure positive drainage per the grading notes.
2. Prepare subgrade to 3" below top of curb and walls to allow addition of 3" of decorative gravel.
3. Plant shrubs a minimum of 30" from all site furnishings such as fire hydrants, valve boxes, and light fixtures.
4. Remove all stakes from vines
5. Refer to planting details and soil preparation specs for planting and preparation.
6. Whenever possible, use plant materials acclimated to the area.

FINISH GRADING NOTES

1. ANY REQUIRED IMPORTED SOIL, TO BE WEED AND ROCK FREE
2. AFTER INITIAL GRADING AND PLANTING, PLANTERS ARE TO BE LEVELED SMOOTH AND ANY ROCKS OR DEBRIS REMOVED
3. PROVISIONS FOR POSITIVE DRAINAGE OF ALL LANDSCAPED AREAS TO TAKE PRECEDENCE OVER MOUNDING AS DIAGRAMED ON GRADING PLAN
4. HOLD FINISH GRADE 2" BELOW FINISH SURFACE, GRAVEL FLUSH TO FINISH SURFACE.
5. SLOPE ALL EARTHEN AREAS AT A MINIMUM OF 1% TO DRAIN – 2% PREFERRED
6. SLOPE ALL FINISH SURFACES AT A MINIMUM OF 1% TO DRAIN
7. ALL MATERIALS AND WORKMANSHIP IS TO CONFORM TO GOVERNING CODES AND ORDINANCES
8. HOLD FINISH GRADE A MINIMUM OF 4" BELOW TOP OF WALLS, 6" BELOW FINISH FLOORS OF SLABS AND 12" BELOW FINISH FLOORS ON CONVENTIONAL WOOD FLOORING



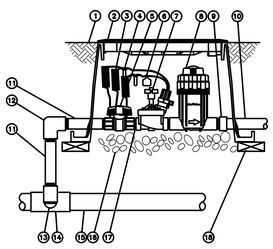
NOTE:
INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT.
VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.
PROVIDE CLEARANCE AROUND UNIT FOR SERVICEABILITY.
12" CLEARANCE UNDERNEATH TO CONCRETE PAD

LEGEND

1. HOT BOX LOCKING COVER
2. BACKFLOW ASSEMBLY – WILKINS MODEL 975XLVRC SET PRESSURE REGULATOR AT 70 PSI.
3. DOWN LINE
4. SERVICE FROM METER
5. FINISHED GRADE
6. ALL FITTINGS TO BE BRASS ABOVE BURIED 90 DEGREE FITTINGS

D REDUCED PRESSURE BACKFLOW VALVE

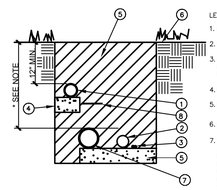
N.T.S.



1. FINISH GRADE/TOP OF ROCK MULCH
2. VALVE BOX WITH COVER: CARSON JUMBO TAN
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES OR 3M DBR
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF WASHED PEA GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)
18. SOLID CONCRETE OR CLAY BRICK AT EACH CORNER, 4 TOTAL

E DRIP VALVE ASSEMBLY

N.T.S.



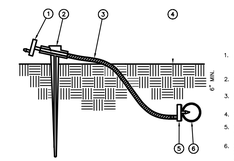
LEGEND

1. NON–PRESSURE LATERAL LINE PIPING.
2. PRESSURE MAIN LINE PIPING
3. CONTROL WIRES – BI–LINE WIRE INSTALL NEXT TO MAINLINE PIPE PROVIDE 12" LOOP AT MAINLINE 90'S
4. PROVIDE 2" DEPTH OF CLEAN BACKFILL.
5. PROVIDE 2" DEPTH OF CLEAN BACKFILL.
6. FINISH GRADE.
7. SLEEVES – TAPE ENDS AND MARK WITH 3/4" PVC MARKER DURING CONSTRUCTION. EXTEND SLEEVES MINIMUM 12" BEYOND BACK OF CURB OR SIDEWALK EDGE. MAINLINE SLEEVES TO BE 18" DEPTH, LATERAL OR DRIPLINE SLEEVES TO BE 12". SLEEVE SIZES TO BE 2 TIMES SLEEVED PIPE SIZE OR AS NOTED ON THE IRRIGATION PLAN.
8. METALLIC CAUTION WATERLINE TAPE 8" ABOVE MAINLINE AND WIRE

* MINIMUM BACKFILL DEPTHS FROM FINISH GRADE TO TOP OF MAINLINE
24" FOR PIPE SIZES 3" AND LARGER
18" FOR PIPE SIZES 2 1/2" AND SMALLER.

F PIPE–TRENCH–DETAILS

SCALE: NTS

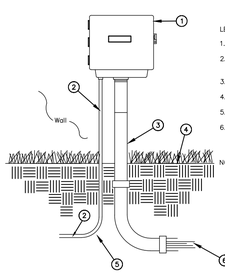


1. RAIN BIRD XERI–BUG. PROVIDE XB–20
2. RAIN BIRD MODEL # TS–025 1/4" TUBING STAKE
3. RAIN BIRD MODEL # DT–025 1/4" DISTRIBUTOR TUBING.
4. FINISH GRADE.
5. RAIN BIRD MODEL # SPB–025 SELF–PIERCING BARB CONNECTOR.
6. 3/4" TUBING (MAXIMUM 300' PER DRIP LINE SEGMENT)
NOTE: TO INSERT RAIN BIRD SELF–PIERCING BARB CONNECTOR DIRECTLY INTO XERI–TUBE, USE RAIN BIRD MODEL # EMA–BG BUG GUN.

ALWAYS SET EMITTER ON UPHILL SIDE OF PLANT.

G EMITTER ASSEMBLY

N.T.S.



LEGEND

1. AUTOMATIC CONTROLLER.
2. 120–VOLT POWER SUPPLY WIRES IN CONDUIT. OR PLUG INTO POWER OUTLET
3. PVC CONDUIT – 1"
4. FINISH GRADE
5. SWEEP ELL – 1"
6. DIRECT BURIAL CONTROL WIRES TO CONTROL VALVES.

NOTE: INSTALL ALL WIRING PER LOCAL CODE.

H WALL MOUNT CONTROLLER DETAIL

N.T.S.

GENERAL IRRIGATION NOTES

1. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT THE METER OR POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
2. 120 VOLT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK–UP FROM THE ELECTRICAL OULTLET TO THE AUTOMATIC CONTROLLER.
3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
4. THE IRRIGATION CONTRACTOR SHALL FLUSH MAINLINE PRIOR TO INSTALLING VALVES AND AGAIN PRIOR TO INSTALLING DRIP EMITTERS.
5. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICIATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
6. INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL PVC MALE PIPE THREADS ON ALL SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
7. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB–CONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
8. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL OTHER PAVED AREAS.

BLUE STAKES
Call Before You Dig!

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COSTANZA PS ASSOCIATES
John J. Costanza Telephone 435–862–8317
P.O. Box 1231
St. George, Utah 84771

LICENSED LANDSCAPE ARCHITECT
JOHN J. COSTANZA
Expires 12/31/26
Signature
Date
97–328108–5301
STATE OF UTAH

no.	revisions	dated by

Scale: N/A
Date: NOV 18, 2025
Drawn By: JJC
Approved By:

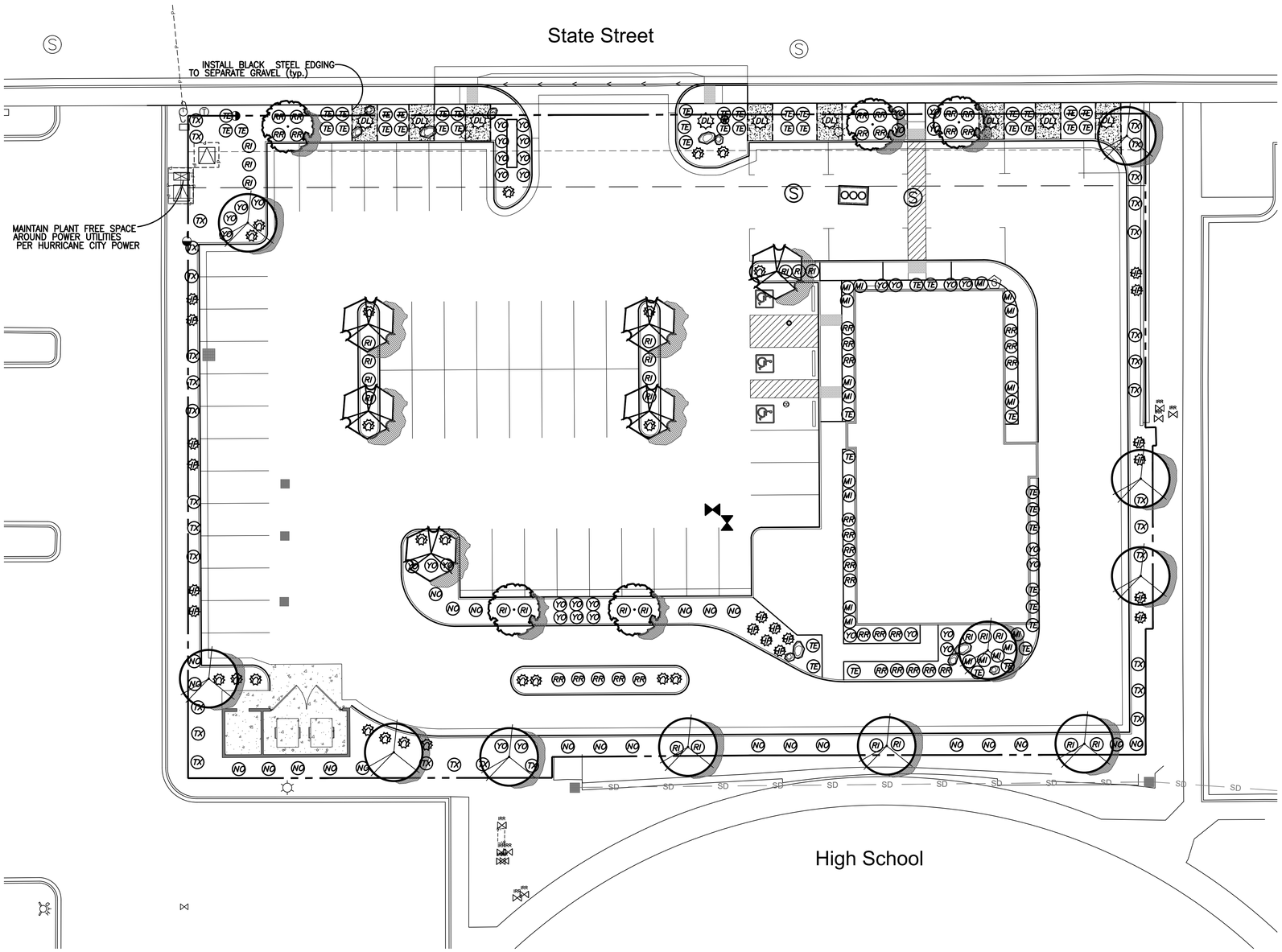
CULVERS – HURRICANE

DETAILS SHEET

North

Job No.
MISC.

Sheet No.
L–3
of 3



PLANT LIST

SYMBOL	NAME	SIZE	EMITTERS
	Quercus virginiana Live Oak	24" box	6
	Vitex agnus-castus Chaste tree – multi trunk	24" box	6
	Pastachio chinensis 'Red push' Red Push Pistache	24" box	6
RR	Rosa x 'Noare' Red Carpet Rose	2 gal	2
TX	Leucophyllum laevigatum Rio Bravo Texas Ranger	5 gal	1
HP	Hesperaloe parviflora Red Yucca	5 gal	1
YO	Ilex vomitoria 'Yaupan' Yaupan Holly	5 gal	1
RI	Rhapiolepsis indica 'Pinkie' Indian Hawthorn	5 gal	2
DL	Dasylirion longissimum Grass Tree	15 gal	2
NO	Nerium oleander 'Dwarf Red' Dwarf Red Oleander	5 gal	1
YP	Yucca pendula 'Color Guard' Color Guard weeping Yucca	5 gal	1
TE	Teucrium chamadrys Germander	5 gal	1
MI	Miscanthus sinensis Maiden Grass	5 gal	1

ALL LANDSCAPE AREA TO RECEIVE 3/4" APACHE GOLD GRAVEL

2" ACCENT GRAVEL–BLACK LAVA CINDER

BOULDERS– BASALT 3' – 4' Diameter

ALL LANDSCAPE TO BE COVERED WITH 3 OZ. WEED BARRIER

See sheet L–3 for construction details

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0 16 32 64
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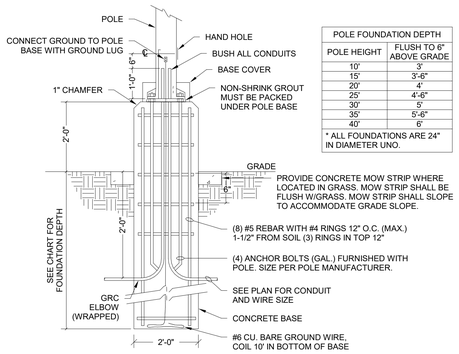
CULVERS – HURRICANE

PLANTING PLAN

North

Job No.
MISC.

Sheet No.
L–1
of 3



POLE FOUNDATION DEPTH	
POLE HEIGHT	FLUSH TO 6" ABOVE GRADE
10'	3'
15'	3'-6"
20'	4'
25'	4'-6"
30'	5'
35'	5'-6"
40'	6'

* ALL FOUNDATIONS ARE 24" IN DIAMETER UNO.

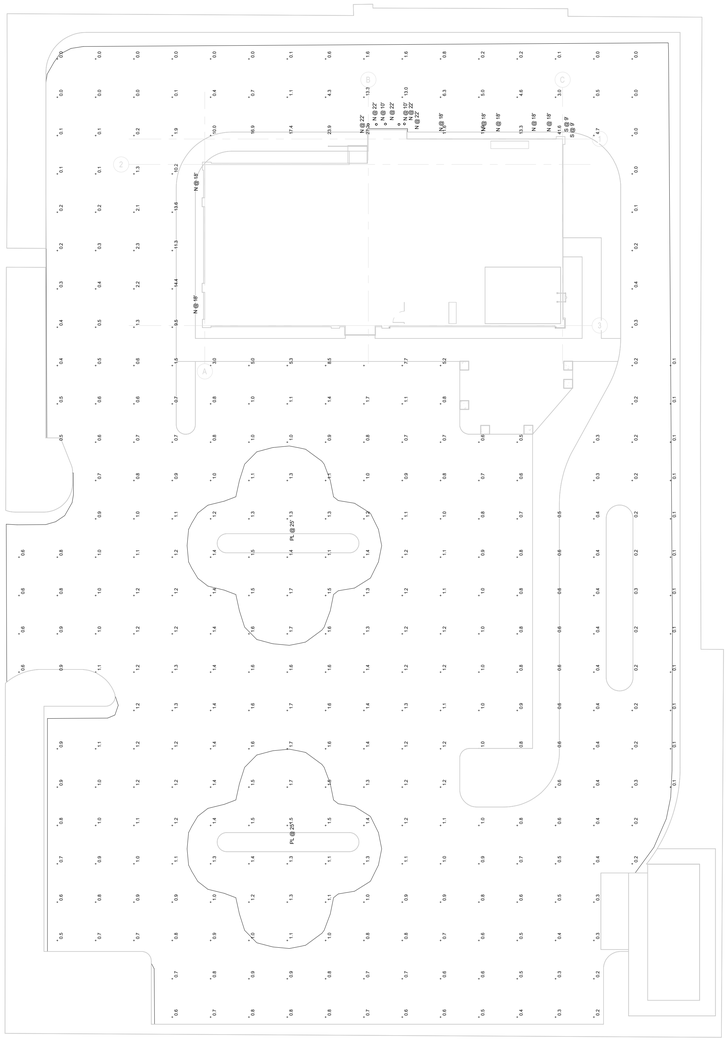
2 / ES001 LIGHT POLE BASE DETAIL
NO SCALE

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	N		52	LDN6 40/15 L06AR LS	6IN LDN, 4000K, 1500LM, CLEAR, SPECULAR REFLECTOR, CRI80		1	1596	1	17.52
	S		13	CD34-6WZ	CD34-6WZ 36W 4000K 40		1	3295	1	32.7889
	P		2	SLIM17FA15ADJ_4K			1	1904	1	13.98
	PL		2	DSX1 LED P5 40K 80CRI T5W	D-Series Size 1 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Type 5 Wide		1	17165	1	138.16

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	2.0 fc	41.6 fc	0.0 fc	N/A	N/A



1 / ES001 SITE PHOTOMETRIC PLAN
1/16" = 1'-0"

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STRAIGHTLINE ARCHITECTURE

CONSULTANT:

SHAKESPEARE ENGINEERING
4241 South River Rd. Ste. B
St. George, UT 84790
O: 385.217.3738
For Questions Contact:
Laura Brown (385.330.7830)
laura@shakespeare-eng.com

CULVER'S HURRICANE
489 W STATE STREET,
HURRICANE, UT 84737

OWNER:

LICENSED PROFESSIONAL ENGINEER
03/02/2026
No. 13961352-2202
ANDREW POWELL
STATE OF UTAH

#	REV. DESCRIPTION	REV. DATE
0	PERMIT SET	12-15-25

MARK	ISSUE DESCRIPTION	ISS. DATE
1	PERMIT SET	12/15/2025

DESIGN SEAL:

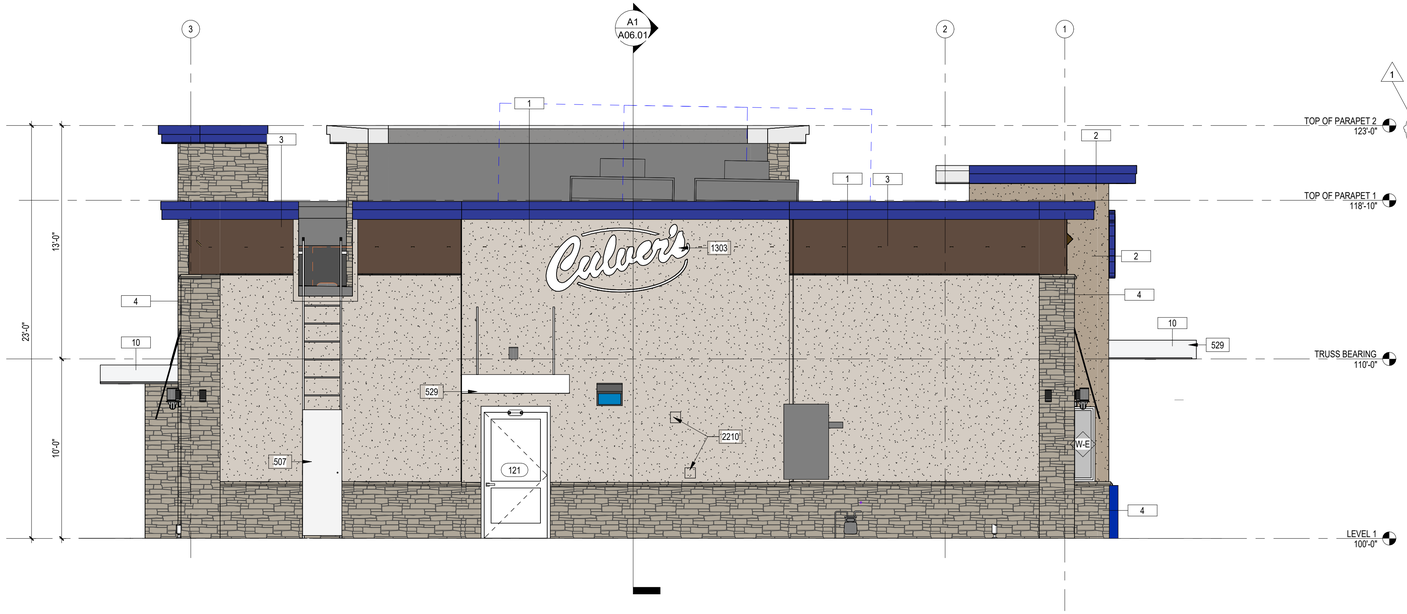
ISSUE SET:
PERMIT SET

PROJECT NUMBER:
2507

DRAWN BY: Author
CHECKED BY: Checker

SHEET NAME:
SITE PHOTOMETRIC

SHEET NUMBER:
ES001



C1 ELEVATION - SOUTH
1/4" = 1'-0"

KEYNOTE LEGEND

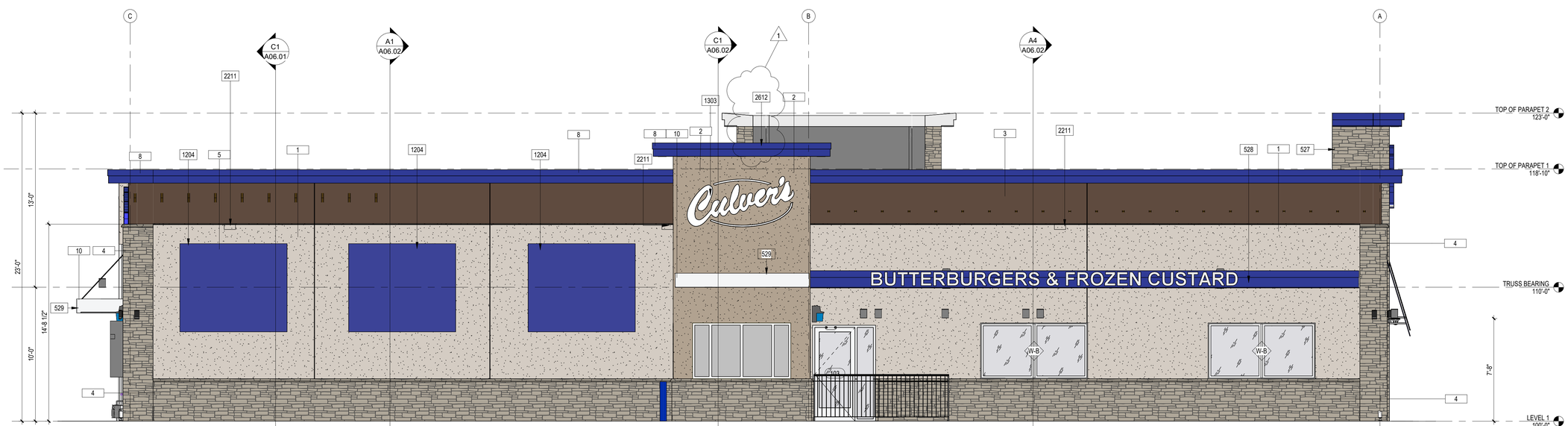
507	ALUMINUM LADDER FOR ROF ACCESS, CLEAR FINISH, BRACE AT PARAPET. COORDINATE STONE VENEER TO ALLOW FOR INSTALLATION.
527	COORDINATE RETURNS W/STRUCTURAL ENGINEER ENSURING LATERAL STABILITY
528	RUNNER CANOPY, METAL FINISH TO MATCH ROOF EDGE FLASHING (EXCEPTIONAL METALS REGAL BLUE OR COLOR MATCH RAL 5001 GREEN BLUE)
529	ALUMINUM CANOPY TO MATCH STOREFRONT
1204	FABRIC CANVAS AWNING ON METAL FRAME 6'-7" H X 8'-0" W
1303	SIGNAGE BY OWNER
2210	CO2 FILL BOX / WASTE OIL CONNECTION
2211	SCUPPER OVERFLOW, SEE PLUMBING
2612	BLUE LED ACCENT LIGHTING - BY SIGNANGE INSTALLER, REF. TO ELECTRICAL FOR CIRCUITING

EXTERIOR MATERIALS LEGEND XX

01		**STUCCO – FIELD COLOR /** STYLE: MED SAND FINISH LOCATION: MAIN FIELD COLOR COLOR: TO MATCH SHERWIN WILLIAMS SW6071 POPULAR GRAY
02		**STUCCO – TOWERS /** STYLE: MED SAND FINISH LOCATION: TOWERS COLOR: TO MATCH SHERWIN WILLIAMS SW7038 TONY TAUPE
03		**STUCCO – HORIZONTAL BAND /** STYLE: MED SAND FINISH LOCATION: HORIZONTAL ACCENT BAND COLOR: TO MATCH SHERWIN WILLIAMS SW6083 SABLE
04		**MANUFACTURED STONE /**MFG: ENVIRONMENTAL STONEWORKS STYLE: TUSCAN LEDGE COLOR: ASPEN NICKEL CREEK SILL AND ACCESSORIES: TO MATCH FLAT LIGHT STONES TO BE USED AT SCONCE FIXTURES
05		**AWNINGS /**BARABOO TENT & AWNING SOLID FABRIC STYLE AWNINGS COLOR: SUNBRELLA ROYAL BLUE TWEED 4617 STRAIGHT PROFILE
06		**BLUE ACCENT LIGHTING** | BLUE LED LIGHT AROUND TOWERS – BY SIGNAGE SUPPLIER (FRONT, ENTRY, AND DRIVE THRU) Verify compliance with city
07		**WALL MOUNTED EXTERIOR BUILDING LIGHTING FIXTURES:** | SCONCE LIGHTING (CORNERS AND ENTRY) MFG: RAB STYLE: CD34-6WZ ADJUSTABLE LIGHT COLOR AND UP DOWN SWITCHES COLOR: BRONZE
08		**PARAPET:** | MFG.: EXCEPTIONAL METALS COLOR: REGAL BLUE
09		**RUNNER'S CANOPY /** MFG.: EXCEPTIONAL METALS COLOR: REGAL BLUE OR POWDER COAT RAL 5001 GREEN BLUE
10		**MAIN ENTRANCE AND DRIVE THRU CANOPY FASCIA/** BRUSHED ALUMINUM FASCIA W/DRIP EDGE .
11		**MAIN ENTRANCE AND DRIVE THRU CANOPY SOFFIT /** WHITE VENTED ALUMINUM

GENERAL NOTES:
1. DO NOT DRYSTACK MANUFACTURED STONE

MATERIAL OPTIONS:
METAL ROOF EDGE AND RUNNER CANOPY FLASHING:
EXCEPTIONAL METALS, COLOR: REGAL BLUE



A1 ELEVATION - EAST
1/4" = 1'-0"

PRINTED AT 2/20/2026 3:29:59 PM

STRAIGHTLINE ARCHITECTURE

CONSULTANT:

#	REV. DESCRIPTION	REV. DATE
1	REVISION 1	2/20/2026

MARK	ISSUE DESCRIPTION	ISS. DATE
3	BID SET	2/11/2026
2	PERMIT DOCS	12/18/2025
1	SCHEMATIC DESIGN	09/30/2025

CULVER'S HURRICANE
489 W STATE STREET
HURRICANE, UT 84737

DESIGN SEAL:
STATE OF UTAH
DAVID WOODWARD VAUGHAN
8941452-0301
LICENSED ARCHITECT

ISSUE SET:
BID SET

PROJECT NUMBER:
2507

DRAWN BY: CB
CHECKED BY: NG

SHEET NAME:
OVERALL EXTERIOR ELEVATIONS

SHEET NUMBER:
A05.01

C1 A05.02 ELEVATION - NORTH
1/4" = 1'-0"

A1 A05.02 ELEVATION -WEST
1/4" = 1'-0"

KEYNOTE LEGEND

527	COORDINATE RETURNS W/STRUCTURAL ENGINEER ENSURING LATERAL STABILITY
529	ALUMINUM CANOPY TO MATCH STOREFRONT
1204	FABRIC CANVAS AWNING ON METAL FRAME 6'-7" H X 8'-0" W
1205	FABRIC CANVAS AWNING ON METAL FRAME 6'-7" H X 6'-0" W
1303	SIGNAGE BY OWNER
2612	BLUE LED ACCENT LIGHTING - BY SIGNANGE INSTALLER, REF. TO ELECTRICAL FOR CIRCUITING

EXTERIOR MATERIALS LEGEND XX

01 **STUCCO – FIELD COLOR /** STYLE: MED SAND FINISH
LOCATION: MAIN FIELD COLOR
COLOR: TO MATCH SHERWIN WILLIAMS
SW6071 POPULAR GRAY

02 **STUCCO – TOWERS /** STYLE: MED SAND FINISH
LOCATION: TOWERS
COLOR: TO MATCH SHERWIN WILLIAMS
SW7038 TONY TAUPE

03 **STUCCO – HORIZONTAL BAND /** STYLE: MED SAND FINISH
LOCATION: HORIZONTAL ACCENT BAND
COLOR: TO MATCH SHERWIN WILLIAMS
SW6083 SABLE

04 **MANUFACTURED STONE /**MFG: ENVIRONMENTAL STONEWORKS
STYLE: TUSCAN LEDGE
COLOR: ASPEN NICKEL CREEK
SILL AND ACCESSORIES: TO MATCH
FLAT LIGHT STONES TO BE USED AT SCONCE FIXTURES

05 **AWNINGS /**BARABOO TENT & AWNING
SOLID FABRIC STYLE AWNINGS
COLOR: SUNBRELLA ROYAL BLUE TWEED 4617
STRAIGHT PROFILE

06 **BLUE ACCENT LIGHTING** | BLUE LED
LIGHT AROUND TOWERS – BY SIGNAGE SUPPLIER
(FRONT, ENTRY, AND DRIVE THRU)
Verify compliance with city

07 **WALL MOUNTED EXTERIOR BUILDING LIGHTING FIXTURES:** | SCONCE LIGHTING (CORNERS AND ENTRY)
MFG: RAB
STYLE: CD34-6WZ ADJUSTABLE LIGHT
COLOR AND UP DOWN SWITCHES
COLOR: BRONZE

08 **PARAPET:** | MFG.: EXCEPTIONAL METALS
COLOR: REGAL BLUE

09 **RUNNER'S CANOPY /** MFG.: EXCEPTIONAL METALS
COLOR: REGAL BLUE
OR
POWDER COAT RAL 5001 GREEN BLUE

10 **MAIN ENTRANCE AND DRIVE THRU CANOPY FASCIA/** BRUSHED ALUMINUM FASCIA W/DRIP EDGE .

11 **MAIN ENTRANCE AND DRIVE THRU CANOPY SOFFIT /** WHITE VENTED ALUMINUM

GENERAL NOTES:
1. DO NOT DRYSTACK MANUFACTURED STONE

MATERIAL OPTIONS:
METAL ROOF EDGE AND RUNNER CANOPY FLASHING:
- EXCEPTIONAL METALS, COLOR: REGAL BLUE

STRAIGHTLINE ARCHITECTURE

CONSULTANT:

#	REV. DESCRIPTION	REV. DATE
1	REVISION 1	2/20/2026

MARK	ISSUE DESCRIPTION	ISS. DATE
3	BID SET	2/11/2026
2	PERMIT DOCS	12/18/2025
1	SCHEMATIC DESIGN	09/30/2025

CULVER'S HURRICANE
489 W STATE STREET
HURRICANE, UT 84737

DESIGN SEAL:
STATE OF UTAH
DAVID WOODWARD VAUGHAN
8941452-0301
LICENSED ARCHITECT

ISSUE SET:
BID SET

PROJECT NUMBER:
2507

DRAWN BY: CB
CHECKED BY: NG

SHEET NAME:
OVERALL EXTERIOR ELEVATIONS

SHEET NUMBER:
A05.02

PRINTED AT 2/20/2026 3:30:04 PM

HURRICANE CITY PLANNING COMMISSION BYLAWS: RULES OF PROCEDURE AND ORDER

Intent

The intent of these bylaws is to supplement the Utah Code and the Hurricane City Code regarding the affairs of the Hurricane City Planning Commission. Conflicts between Utah Code, Hurricane City Code, and these bylaws shall be resolved first by Utah Code, second by Hurricane City Code, and last, by these bylaws. It is not necessary for the bylaws to be readopted each year unless a majority of the Commission determines that a change to the bylaws is needed.

Chairperson and Alternate Chairperson

The Planning Commission shall select a Chairperson from its own members for a term of one (1) year. The Chairperson shall appoint an Alternate Chairperson, with the Planning Commission's advice and consent, to act in the Chairperson's absence. The Chairperson and Alternate Chairperson may be reelected for successive terms.

These selections shall take place at the first Planning Commission in March of each year. The Chairperson shall preside at Planning Commission meetings, or in his/her absence, the Alternate Chairperson shall preside. If neither the Chairperson or Alternate Chairperson are present at the meeting, the most senior commissioner present shall preside.

The presiding commissioner is encouraged to take part in discussion and vote on matters before the Planning Commission while at the same time maintain the opportunity for impartial discussion among commissioners.

If the Chairperson is unable to serve their remaining term, the Planning Commission, by a majority vote, may choose another member to fulfill the remaining term. If the Alternate Chairperson is unable to serve their remaining term, the Chairperson may appoint, with the advice and consent of the Planning Commission, an Alternate Chairperson for the remaining term.

By a majority vote, the Planning Commission may remove the Chairperson or Alternate Chairperson from their term of service by finding that they have violated the code of ethics within these Bylaws.

Meetings

The Planning Commission shall hold regular meetings at least once a month, and preferably twice a month. The Commission shall adopt its regular meeting schedule at its last meeting of each calendar year for the following year. The Chairperson, or in his/her absence, the Alternate Chairperson, with advice from the Planning Director, may call special meetings in addition to regular meetings or cancel a regular meeting as long as the Planning Commission meets at least once a month. The Planning Commission may amend their schedule by a vote of the Commission.

Rules of Conduct

Recognizing that the Planning Commission, as an appointed body, needs a systematic way of conducting its business, these rules of procedure are to provide for the orderly conduct of City business by the Planning Commission for full, open, and comprehensive debate of issues brought before the Planning Commission for action in a forum open to the public, and which encourages citizens' awareness of Planning Commission activities.

These procedures do not increase or diminish the existing powers or authority of the Planning Commission, as set forth in state law or local ordinance.

Planning Commission Meeting Agenda

All meetings of the Planning Commission will have a notice and agenda that complies with the Utah Public Open Meetings Act.

An item may be placed on the agenda only by the Chairperson of the Planning Commission or by the Planning Director, or at the request of a majority of Commission members. Agenda items that require a public hearing must be submitted to the Planning Director at least two (2) weeks in advance of the meeting, all other applications must be submitted prior to Tuesday at noon the week before the next meeting unless otherwise approved by the Planning Director.

The agenda and information packet shall be posted the Monday before the next meeting.

Quorum of the Planning Commission

No official business shall be conducted by the planning commission unless a quorum of its members is present. Five (5) members of the planning commission shall constitute a quorum. The minimum number of yes votes required for the planning commission to take any action shall be the majority of members present, unless otherwise prescribed by law.

Role Of The Chairperson And Other Commission Members:

- The Chairperson shall preside at meetings of the Planning Commission. The Chairperson may participate in discussion of and vote on all matters.
- In addition, the Chairperson has the primary responsibility for ensuring that the Commission's rules of procedure are followed and:
  - For maintaining the dignity of Commission meetings.
  - Calls the meeting to order and confines the discussion to the agenda.
  - Recognizes Commissioners for motions and statements and may allow audience and staff participation at appropriate times.
  - Requires knowledge of the City's adopted rules of parliamentary procedure and how to apply it.
  - Ensures that the Utah Open and Public Meetings Act is complied with.
  - Knows how to courteously discourage Commissioners who talk too much or too often.
  - Knows how to courteously ensure those who have the floor are not interrupted and to rule out of order those not following meeting procedures.
  - Recognizes the Commission member offering the motion, restates the motion, presents it to the Commission for consideration and discussion, calls for the vote, announces the vote, and then announces the next order of business.

Code of Conduct

Members of the Planning Commission, including the Chairperson shall:

- Ensure that remarks apply to the question under debate.
- Avoid references to personalities, and refrain from questioning motives of other members or staff personnel.
- Demonstrate courtesy and shall not disrupt proceedings.
- Understand and recognize the Chairperson is conducting the meeting and not attempt to take on that role.
- Not use their positions to secure privileges or personal gains and shall avoid situations that could cause anyone to believe that they may have brought bias or partiality to a question before the Planning Commission.
- Be dedicated to the principles of representative democracy by recognizing that the chief function of local government is to serve the best interests of the public at large while respecting individual rights.
- Be dedicated to the effective use of the City's available resources.
- Refrain from any activity that would hinder their ability to be objective and impartial.
- See that City business is discussed in open, well-publicized meetings.

Ethics

The Chairperson and Commission members shall comply with the Utah Municipal Officers and Employees Ethics Act as found in Utah Code 10-3-1301 et seq.

Parliamentary Rules

The following may be referred to as the Commission's Rules of Order and shall be the parliamentary rules for conducting the business of the City. Each rule is followed by a purpose and, in some cases, a procedure, to explain the rule and guide the Chairperson and Commission members in its intended application.

Rule No. 1: The meeting is governed by the agenda and the agenda constitutes the Planning Commission's agreed-upon roadmap for the meeting.

Purpose Of The Rule: All meetings must comply with the Utah Open and Public Meetings Act which requires that a notice and an agenda for a public meeting be prepared in advance of the meeting and that no final action be taken on any item that is not on the agenda. In addition, the Act requires that the minutes of the meeting contain certain minimum information including the name of any member of the Commission speaking on an issue, the substance of what the member says, an accurate description of any action taken by the Commission and the voting record of each individual member of the Commission.

Rule No. 2: Any matter that requires a Planning Commission decision shall be brought before the Commission by motion and each motion requires a second.

Purpose Of The Rule. The purpose of this rule is to limit items under discussion to those and only those that the Commission members want to discuss; give clarity as to what is being

decided; and to make sure everyone, including the person taking the minutes actually knows and can remember what the ultimate outcome of any discussion and debate is.

Rule No. 3: One question at a time and one speaker at a time.

Purpose Of The Rule. The purpose is to focus on only one question and to allow Commission members the ability to express their points of consideration without losing their train of thought and to completely finish without fear of interruption.

Rule No. 4: The Chairperson may use General Consent (also known as Unanimous Consent) with all motions except those motions where the votes are used for purposes of the meeting minutes or otherwise require a roll call of the Commission.

Purpose Of The Rule. General consent is helpful in expediting general routine business or when the Chairperson senses the Commission is in agreement. General consent allows flexibility of the rules while protecting the right of the majority to decide and the minority to be heard.

Rule No. 5: There are only three basic forms of motions allowed: Initial Motions, Motions to Amend, and Substitute Motions.

Procedure: The initial motion. The initial motion is the one that puts forward an item for the Planning Commission's consideration. An initial motion might be: "I move that we adopt ordinance number 10-1 as presented."

The motion to amend. If a member wants to change the initial motion that is before the Planning Commission, they would move to amend it. A motion to amend takes the initial motion which is before the Planning Commission and seeks to change it in some way. The motion to amend must be germane to the initial motion. The motion to amend must not be the same as a negative vote on the initial motion.

The substitute motion. If a member wants to completely do away with the initial motion that is before the Planning Commission, and put a new motion before the Planning Commission, they would move a substitute motion.

Purpose Of The Rule. "Motions to amend" and "substitute motions" are often confused. But they are quite different, and their effect (if passed) is quite different. A motion to amend seeks to retain the basic motion on the floor, but modify it in some way. A substitute motion seeks to throw out the basic motion on the floor, and substitute a new and different motion for it. The decision as to whether a motion is really a "motion to amend" or a "substitute motion" is left to the Chairperson. So that if a member makes what that member calls a "motion to amend", but the Chairperson determines that it is really a "substitute motion", then the Chairperson's designation governs.

Rule No. 6. There can be up to three motions on the floor at the same time and no more than three. The Chairperson can reject a fourth motion until the Chairperson has dealt with the three that are on the floor and has resolved them.

Purpose Of The Rule: Too many motions on the same subject can cause confusion as to what the end result is and in the official record. Limiting the number of motions to no more

than three at a time, allows for enough debate and parliamentary maneuvering without undue confusion.

Rule No. 7: The debate can continue as long as members of the Planning Commission wish to discuss an item, subject to the Chairperson determining it is time to move on and take action by using General Consent to limit debate or by a proper motion by a Commission member to limit the debate. The following motions are not debatable—a motion to adjourn; a motion to recess; a motion to fix a time to adjourn; a motion to table; and a motion to limit debate.

Purpose Of The Rule. Debate and discussion are important until they are not. When a matter is chewed on enough it should be swallowed. This rule allows the Chairperson by General Consent or the majority of the Commission to end the debate, after a reasonable time. It also keeps those in a minority position on an issue from filibustering until they get their way.

Rule No. 8: A majority of those present votes are required to pass any item before the Commission. Where the Planning Commission is the Land Use Authority, a failure to obtain a majority vote is a failed motion.

If the Commission is not able to pass a recommendation to the City Council with a majority vote, the Commission may pass two recommendations to the City Council with a minority supporting each.

Any member of the commission may also make a concurring or dissenting report or recommendation to the city council, which may be joined by another member or members. The appropriate time to submit or make a concurring or dissenting report or recommendation and any joiner thereto is immediately following the majority's vote on a report or recommendation to the city council.

Purpose Of The Rule. Utah and Hurricane statutes set out both the number of the quorum and the minimum vote required on any issue.

Rule No. 9: A motion to reconsider any item requires a majority vote to pass, but there are special rules that apply only to the motion to reconsider. First, is timing. A motion to reconsider must be made at the meeting where the item was first voted upon or at the very next meeting of the Planning Commission. In addition, a motion to reconsider cannot be made at a special meeting of the Commission unless the number of members of the Commission present at the special meeting equals or exceeds the number present at the meeting when the action was approved. Second, a motion to reconsider can only be made by a member who voted in the majority on the original motion. If the motion to reconsider is made and approved at the meeting where the item was first voted upon, the Planning Commission may immediately consider the item at the discretion of the Chairman. If the motion to reconsider is made at the following meeting, the Planning Commission may not consider the item until it is properly listed on the agenda.

Purpose Of The Rule. The purpose of this rule is finality. If a member of the minority could make a motion to reconsider, then the item could be brought back to the Planning Commission again and again. That would defeat the purpose of finality. If the motion to reconsider passes, then the original matter is back before the Planning Commission, and a new initial motion is then in order. The matter can be discussed and debated as if it were on the floor for the first time.

Rule No. 10: The Planning Commission may motion to approve, deny, recommend approval, recommend to deny, continue or table an item on the agenda with following rules.

- For items the Planning Commission is the Land Use Authority, the Planning Commission can approve or deny an application.
- For items that the Planning Commission serves as a recommending body to the City Council, the Planning Commission may recommend approval or recommend denial.
- The Planning Commission may make approval or recommendation of approval based on conditions or findings by the Commission. The Planning Director will ensure the applicant complies with approval conditions or ensure the City Council knows of the recommended conditions from the Planning Commission.
- The Planning Commission may continue an item on the agenda, meaning the item shall be placed on the next regularly scheduled meeting's agenda. The Planning Commission may continue an item if they find the application is incomplete, the applicant agrees to provide additional information, or the Planning Commission needs more time to review an item. If an application is complete, the Planning Commission may only continue a land use application for two consecutive meetings without the consent of the applicant.
- The Planning Commission may table an item on the agenda, meaning the item shall not be reviewed again by the Planning Commission until the applicant is able to meet conditions contained within the motion to table.
- The Planning Commission has the obligation to hear, review, and make findings for all complete applications in a timely manner and may not table or continue an item for an unreasonable amount of time without the applicant's consent. An applicant may petition the Planning Commission to make a finding on a complete application.

Purpose Of The Rule. The role of the Planning Commission is to vote and make decisions on land use application and land use policy in the City. For the majority of land use applications, the commission will either be able to make a recommendation or approve or deny without multiple meetings. In some cases, such as incomplete applications, the Planning Commission request for more information, the size of the application takes additional time to review, at the applicant request, etc; the Planning Commission may find the application needs further review or information then can be provided at a single meeting. In these cases, it is appropriate for the Planning Commission to continue or table an item until any concerns can be resolved. The Planning Commission may also continue or table an item if the application would likely be denied and the applicant consents to review proposed changes suggested by the Planning Commission or City staff. In addition, some of the needed changes to an application may be minimal. In these cases, the Commission may find it appropriate to make a motion with attached compliance conditions as the Commission may find.

Rule No. 11: The Chairperson and Commission members shall adhere to the code of conduct.

Purpose Of The Rule. Debate and discussion should be focused, but free and open. In the interest of time, the Chairperson may, however, limit the time allotted to speakers, including members of the Planning Commission. A Commission member may continue speaking on a majority vote of the Commission. The rules of order are meant to create an atmosphere where the members of the Planning Commission and the members of the public can attend to

business efficiently, fairly, and with full participation. At the same time, it is up to the Chairperson and the members of the Planning Commission to maintain common courtesy and decorum. Only one person at a time will have the floor and every speaker must be recognized by the Chairperson before proceeding to speak.

Rule No. 12: If the Parliamentary rules set forth in these Bylaws fail to address a particular point of order that arises, the most recent version of Robert's Rules of Order shall govern, provided that the rule from Robert's Rules of Order is consistent with the Utah Code and the Hurricane Code.

Residents' Right To Be Heard:

Residents may from time to time believe it is necessary to speak to the Planning Commission on matters of concern. Accordingly, the Planning Commission expects any person presenting to the Planning Commission to speak civilly, with due respect for the decorum of the meeting, and with due respect for all persons attending.

- No member of the public shall be heard until recognized by the Chairperson.
- Public comments will only be heard during the appropriate portion of the meeting unless the issue is a Public Hearing or a member of the public is asked to speak on a matter by the Chairperson.
- Speakers must state their name and address for the record.
- Any resident requesting to speak shall limit their comments to matters of fact regarding the issue of concern.
- Comments should be limited to three (3) minutes unless prior approval by the Chairperson.
- If a representative is elected to speak for a group, the Chairperson may approve an increased time allotment.
- Personal attacks made publicly toward any person or city employee are not allowed.
- Any member of the public interrupting Planning Commission proceedings, approaching the dais or podium without permission, otherwise creating a disturbance, or failing to abide by these rules of procedure in addressing Planning Commission, shall be deemed to have disrupted a public meeting and, at the direction of the Chairperson, shall be removed from the meeting by law enforcement personnel or other agent designated by the Planning Commission.