HURRICANE CITY
UTAH

Mayor
Clark Fawcett

City Manager
Kaden DeMille

City Council
Drew Ellerman
Joseph Prete
Dave Imlay
Lynn Excell
Amy Werrett

Hurricane City Council Meeting
Agenda

June 18, 2026
5:00 PM
Fine Arts Building 92 S 100 W, Hurricane

Notice is hereby given that the City Council will hold a Regular Meeting in the Fine Arts Building 92 S 100 W, Hurricane, UT. Meeting Link on Webex Meeting number: 2630 456 5376 Meeting password: HCcouncil Join from a video or application Dial 26304565376@cityofhurricane.webex.com. You can also dial 173.243.2.68 and enter your meeting number. Join by phone +1-415-655-0001 US Toll Access code:26304565376.
A silent roll call will be taken, followed by the Pledge of Allegiance and prayer by invitation.
THOSE WISHING TO SPEAK DURING PUBLIC FORUM MUST SIGN IN WITH THE RECORDER BY 6:00 P.M.

5:00 p.m. Pre-meeting

1. Agenda Summary

6:00 p.m. - Call to Order

Prayer

Pledge of Allegiance

Declaration of any conflicts of interest

Minutes of the Regular City Council Meeting for June 4, 2026

Public Forum – Comments from Public

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

OLD BUSINESS

1. Consideration and possible approval of a **Franchise Agreement with Forged Fiber 37, LLC** - Dayton Hall

NEW BUSINESS

1. Consideration and possible joint approval of (1) **First Amendment to Development Agreement for Sand Hollow Mesa Project and (2) Settlement Agreement** and Release - Dayton Hall

2. Consideration and possible approval of **local consent for a limited restaurant liquor** license for Riggatti's - Jackson Carter

3. Consideration and possible approval of **Zone Change Ordinance No. ZC26-10** to rezone a property located at 1260 S 700 W from Residential Agricultural (RA-1) to Residential Agricultural (RA-0.5); File No. ZC26-10; Parcel No. H-3-2-3-319; Kent Burdick Rowley Trust, applicant; Teri Humphries, agent

4. Presentation and discussion on **Storm Drain Utility Fees and Storm Drain Impact Fees** - Weston Walker

5. Public Hearing to take comments on the following:

a. Adopting a Storm Drain Impact Fee Facilities Plan (IFFP), a Storm Drain Impact Fee Analysis (IFA), and a Storm Drain Impact Fee

b. 2026-2027 Fiscal Year Budget

c. Proposed amendments to the 2025-2026 Fiscal Year Budget

d. Proposed increase to the monthly storm drain utility fee

6. Public Hearing to take comments on the following:

a. Wage increases within the 2026-2027 Fiscal Year Budget of up to 10% for all executive municipal officers as defined in Utah Code 10-3-318

7. Consideration and possible approval of **Ordinance 2026-15 Adopting a Storm Drain Impact Fee Facilities Plan** (IFFP), a Storm Drain Impact Fee Analysis (IFA), and a Storm Drain Impact Fee

8. Consideration and possible approval of **Resolution 2026-23 Approving an increase** to the monthly storm drain fee

9. Consideration and possible approval of a **Memorandum of Understanding (MOU)** with Hurricane Valley Fire District regarding MS4 - Weston Walker

10. Consideration and possible approval of a **Memorandum of Understanding (MOU)** with Ash Creek Sewer District regarding MS4 - Roger Blaser

11. Consideration and possible approval of **Resolution 2026-27 Approving a revision to hydrant meter deposits** and adopting a recreational water hydrant rate - Kory Wright

12. Consideration and possible approval of **Resolution 2026-24 Amending fees** for Hurricane Theatrical tickets - Tiffani Wright

13. Consideration and possible approval of **Resolution 2026-25 Approving the 2026-2027 Fiscal Year Budget**

14. Consideration and possible approval of **Resolution 2026-26 Approving and adopting amendments** to the 2025-2026 Fiscal Year Budget

15. Consideration and possible approval of an I**nterlocal Cooperation Agreement with the Hurricane Valley Fire Special Service District** regarding wildland fire protection - Dayton Hall

16. Consideration and possible approval of a Memorandum of Understanding **(MOU) with Utah Tech University** regarding the Public, Educational, and Government (PEG) access television channel - Kaden DeMille
17. Mayor, Council, and staff reports
18. Closed Meeting held pursuant to Utah Code section 52-4-205, upon request

Adjournment

The undersigned City Recorder does hereby certify that the agenda was posted to the city website, posted to the state public notice website, and at the following locations: the City office, the post office, and the library on June 17, 2026. Cindy Beteag, City Recorder

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 Recorder,435-635-2811 x 106, at least 24 hours in advance if you have special needs.

Agenda Summary for Hurricane City Council June 18, 2026

5:00 p.m. Pre-Meeting
6:00 p.m. Call to Order
Minutes for June 4, 2026.

Old Business

1. Forged Fiber 37, LLC ("Forged Fiber") has requested a franchise agreement with Hurricane City. Forged Fiber is a subsidiary of AT&T, which purchased some of Lumen's infrastructure already located in the City. Forged Fiber will provide wholesale broadband transmission services. Its customers will not be end-user residents; instead, its customers will be Internet Service Providers ("ISPs"). The ISPs will provide the internet service to residents. The Council discussed this item on May 7, 2026, and it was tabled to allow Councilman Imlay and Mike Johns additional time to review the request and meet with the applicant. The requested meeting occurred on May 18, 2026, and the City made a few revisions to the draft as a result of the discussions in the meeting. Forged Fiber has accepted the updated language in the City's proposed franchise agreement. Findings: Forged Fiber has agreed to meet the requirements of the City's franchise ordinances, which can be enforced through the proposed agreement. – Dayton Hall

New Business

1. **INTRODUCTION AND BACKGROUND**
   This agenda item considers an amendment to the 2021 Development Agreement for Sand Hollow Mesa Project (the "Original DA"), together with a Settlement Agreement and Release in which the developer, RG Sand Hollow, LLC ("Romney Group"), will release all claims against Hurricane City.
   The Original DA governs almost 1,000 acres and allows a maximum density of 3,667 dwelling units. On May 5, 2025, the City accepted an application for a proposed Preliminary Plat for Sand Hollow Mesa, Neighborhood 6, Phase 1-16, which encompassed 86.68 acres and 579 proposed lots or units. On November 20, 2025, consistent with recommendations from the Planning Commission and City Staff, the City Council denied the proposed plat. There were several grounds for denial, including the lack of power capacity in the area and the lack of a second access required by the fire code. The Romney Group appealed the denial to the City's Appeals Board and a hearing was scheduled for January 21, 2026. One day before the hearing, after the matter had been fully briefed, the Romney Group requested that the hearing be continued to allow time to engage in settlement discussions. The City agreed to the continuance and have been engaged in settlement discussions for several months. The proposal on the agenda is the result of these negotiations.
   The Original DA was set to expire on April 29, 2026, but the Council previously voted to extend the term of the Original DA to June 20, 2026, while negotiations continued.
   TERMS PROPOSED IN THE AMENDED DEVELOPMENT AGREEMENT

The draft First Amendment to Development Agreement ("Amendment") for Sand Hollow Mesa Project is included in the Council's packet. It includes the following key terms:

- The term of the Original DA will be extended by an additional five years, to April 29, 2031.
- The Neighborhood 6 preliminary plat will be approved, subject to the comments and redlines provided by the City's Joint Utility Committee ("JUC"). The JUC's comments are included as an exhibit to the Amendment.
- The City will reaffirm its commitment to construct a substation on the substation property to provide electrical service to the Sand Hollow Mesa project.
- The Romney Group will improve or bond for the road improvements between Neighborhood 6 and 3000 South to satisfy the paved second access requirement of the fire code. The Romney Group's costs for these offsite improvements will be reimbursable with impact fee vouchers.
- The City will commit to make power immediately available for forty-four 200 AMP service connections within Neighborhood 6.
- A final plat of no more than forty-four units may be recorded within Neighborhood 6 after the second access is improved or bonded for and other generally applicable requirements are met.
- Except for the first forty-four units, no additional final plats will be recorded until the earlier of (a) October 17, 2028 or (b) the date that new substation and transmission lines are completed.
- The City will diligently continue its efforts to complete construction of the new substation by no later than October 17, 2028.
- The parties will reaffirm that the Romney Group's sole and exclusive remedy for any breach of the Amendment is limited to specific performance, and no monetary damages for an alleged breach of contract are available.
- The parties will agree that any deadlines within the Amendment will be extended to the extent that the City's ability to complete construction of the substation or transmission lines is delayed due to causes beyond the City's reasonable control, including acts of God, labor disputes, material or equipment shortages, or supply chain disruptions.

PROPOSED SETTLEMENT AGREEMENT AND RELEASE

The proposed Amendment will be approved in conjunction with a Settlement Agreement and Release ("Release"). In the Release, the Romney Group will release the City from any claims related to the denial of the Neighborhood 6 plat, the appeal, any alleged delay, etc. The Release will include all claims against the City that were asserted or could have been asserted as of the effective date of the Release.

RECOMMENDATION

Based on the various facts and circumstances, the City Attorney recommends the joint approval of the proposed Amendment and Release, on the condition that the Romney Group signs and delivers the documents to the City by June 25, 2026. Further details regarding the settlement terms and the underlying rationale should be discussed in a

closed meeting. Council members are invited to individually contact the City Attorney prior to the Council meeting if they have questions. – Dayton Hall

2. Riggatti's is a new restaurant that will open within the Bucks Ace Hardware Subdivision in Hurricane City. They are requesting local consent for a Limited Restaurant Liquor License through the State of Utah Department of Alcoholic Beverage Services. This license would allow the establishment to serve beer, heavy beer, and wine; however, the sale or service of distilled liquor would not be permitted under this license classification.
   Staff has reviewed the application and confirmed that the restaurant meets all applicable distance separation requirements as required by state law. In addition, a background check has been completed on the individual responsible for overseeing the day-to-day operations of the business. No concerns were identified during the review process. City staff and the Police Chief have reviewed the request and have no objections to the issuance of local consent for the license.
   Based on the information provided and compliance with applicable requirements, staff recommends approval of the request for local consent for the Limited Restaurant Liquor License for Riggatti's. – Cindy Beteag

3. June 18, 2026
   To: Hurricane City Council
   From: Gary Cupp, Planning Director
   Background/Request:
   The applicant requests a zone change from Residential Agricultural RA-1 to Residential Agricultural RA-0.5 on 0.97 acres located on the west side of 700 W and north of 1300 S. The applicant has stated that their purpose is to facilitate a lot split.
   Planning Commission Review:
   A public hearing was held at the May 28, 2026, Planning Commission meeting and no public comments or objections to the proposed zone change were received. The Commission's discussion centered around how the 0.97-acre property is insufficient to be split into two resultant lots that would meet the 0.5-acre minimum lot standard once the property was rezoned to RA-0.5. When asked why the property is short of the 1-acre minimum for the current RA-1 zoning, staff reported that past property dedications to the city for future road frontage have occurred that have reduced the property to a substandard size. If the applicant were the original property owner at the time of the dedications to the city, an exception to allow smaller lots could be approved under Hurricane City Code section 10-14-4. But since they are not the original owners, the exceptions do not apply in this case. Commissioner Ballard strongly felt that this applicant was being unfairly restricted from moving forward with their plans for their property if they cannot be allowed to split the lot because the city had taken property in the past. It was therefore suggested that a development agreement be prepared by the City Attorney to allow the lot split with the resulting substandard lot sizes, so long as neither lot is smaller than 0.3 acres in size. The Planning Commission voted unanimously

to recommend approval of the zone change and development agreement to allow the future lot split.

Review of the four code-required approval standards for consideration of zone changes (See Hurricane City Code, Section 10-7-7(E)):

- Is the proposed amendment consistent with the goals, objectives, and policies City's General Plan? 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." Thus, the proposed RA-0.5 zoning complies with the General Plan for the area.
- Is the proposed amendment harmonious with the overall character of existing development in the subject property's vicinity? Development in the area is zoned and developed similarly. There is more RA-0.5 zoning in the vicinity of this property than RA-1. The amendment is considered harmonious with the development patterns in the area.
- Will the proposed amendment adversely affect the adjacent property? The proposed amendment is within the area's anticipated densities approved by the General Plan and most of the immediately adjacent property is relatively undeveloped, or developed in a similar manner as proposed for the subject property, which will mitigate any potential adverse effects.
- Are public facilities and services adequate to serve the subject property? The Joint Utility Committee identified no concerns with the adequacy of public facilities to serve this property.

Staff recommends approval of the zone change.

4. Presentation and discussion on Storm Drain Utility Fees and Storm Drain Impact Fees.

5. Public Hearing to take comments on the following:
    a. Adopting a Storm Drain Impact Fee Facilities Plan (IFFP), a Storm Drain Impact Fee Analysis (IFA), and a Storm Drain Impact Fee.
    b. 2026-2027 Fiscal Year Budget.
    c. Proposed amendments to the 2025-2026 Fiscal Year Budget.
    d. Proposed increase to the monthly storm drain utility fee.

6. Public Hearing to take comments on the following:
    a. Wage increases within the 2026-2027 Fiscal Year Budget of up to 10% for all executive municipal officers as defined in Utah Code 10-3-318.

7. And 8. Hurricane City is proposing the adoption of a Storm Drain Impact Fee and an updated Storm Drain Utility Fee to ensure the continued reliability, safety, and long-term sustainability of the City's stormwater management system.

    Background and Need

    Hurricane City has experienced continued growth and development, increasing demands on the existing storm drainage system. In addition, aging infrastructure,

ongoing maintenance needs, and regulatory requirements necessitate a stable and equitable funding strategy. Without dedicated funding, the City faces increased risk of localized flooding, infrastructure failure, and deferred maintenance.

Storm Drain Impact Fee

The proposed Storm Drain Impact Fee is a one-time fee assessed on new development. The fee is designed to ensure that new growth pays its proportionate share of the costs associated with expanding the City's storm drainage system.

Revenue generated from the impact fee will be used to fund system improvements identified in the City's Impact Fee Facilities Plan, including the construction of new storm drain infrastructure and capacity-enhancing projects needed to serve future development.

Storm Drain Utility Fee

The proposed Storm Drain Utility Fee is an ongoing fee charged to developed properties within the City. This fee will provide a dedicated and consistent funding source for the operation, maintenance, repair, and replacement of the existing storm drainage system. The utility fee is structured to equitably distribute costs among property owners based on their relative contribution to stormwater runoff, ensuring that all users of the system contribute to its upkeep.

Benefits of the Proposed Fees

Adoption of these fees will:

- Provide a stable and legally compliant funding mechanism
- Support necessary infrastructure improvements and system expansion
- Improve flood protection and public safety
- Ensure long-term financial sustainability of the stormwater system
- Allocate costs fairly between new development and existing users

Public Process

The proposed fees are supported by a Storm Drain Impact Fee Facilities Plan and a Stormwater Rate Study, both of which are available for public review. The City will hold a public hearing prior to adoption to receive input from residents, property owners, and stakeholders.

Conclusion

The proposed Storm Drain Impact Fee and Storm Drain Utility Fee represent a comprehensive and balanced approach to funding Hurricane City's stormwater system. Together, these tools will help the City meet current and future needs while promoting responsible growth and protecting public infrastructure. – Arthur LeBaron

9. The purpose of this MOU is to establish a framework for cooperation and coordination between Hurricane City and the Hurricane Valley Fire District to ensure compliance with the Utah Pollutant Discharge Elimination System ("UPDES") General Permit for Discharges from Small Municipal Separate Storm Sewer Systems. This agreement defines responsibilities for managing non-stormwater discharges resulting from firefighting activities, emergency responses, and training exercises to protect local water quality. – Weston Walker

10. The purpose of this MOU is to establish a framework for cooperation and coordination between Hurricane City and Ash Creek Special Service District, to ensure compliance with the Utah Pollutant Discharge Elimination System ("UPDES") General Permit for Discharges from Small Municipal Separate Storm Sewer Systems. This MOU outlines the responsibilities for both parties in the event of illicit discharges to either the storm drain or sanitary sewer system, the reporting of unauthorized connections to both systems, and best practices for the cleaning and maintaining of both systems to protect water quality. – Weston Walker

11. Water Board approved an increase to the hydrant meter deposit from $1100 to $2000. The deposit of $1100 doesn't cover the cost of the hydrant to replace it or repair. Water board approved a recreational and pool rate to increase to $5.50 per thousand. The current hydrant construction rate is $3.38 per thousand this is for hydrant meter usage only. – Kory Wright

12. Hurricane Theatrical's current ticket prices are significantly lower than comparable theaters in Southern Utah. Adult ticket prices at neighboring venues range from $28 to $40, while Hurricane currently charges $20. Senior ticket prices range from $25 to $40, compared to Hurricane's $18, and child ticket prices range from $22 to $40, compared to Hurricane's $10.
    In addition, many of these theaters pass sales tax and ticketing convenience fees directly on to patrons, adding approximately $2 to $4 per ticket beyond the advertised ticket price. Hurricane Theatrical is proposing these costs be included in the ticket price, resulting in no additional fees being charged to customers at checkout.
    Despite rising production costs, performance licensing fees, set construction expenses, and operating costs, Hurricane Theatrical has maintained ticket prices well below market rates. The proposed adjustment would help bring our pricing more in line with regional theaters while continuing to offer one of the most affordable theater experiences in Southern Utah. – Tiffani Wright

CURRENT	Adult	Senior	Child
SGMT	$40	$40	$40
Kayenta	$30	$30	$30
Stage Door	$28	$25	$22
Hurricane	$20	$18	$10

13. City Wide - The final FY 2026–27 budget for all City funds totals $151,022,452, an increase of $27,156,265 (21.9%) over the FY 2025–26 budget of $123,866,187. The year-over-year growth is concentrated almost entirely in utility infrastructure and capital project funds rather than day-to-day operations. Because these totals include capital

outlay and transfers between funds, they represent total budgeted appropriations rather than net new spending. A more detailed executive summary is provided in the packet – Paige Chapman

14. General Fund - The FY 2026–27 General Fund budget is balanced at $24,002,861, with revenues up $1,910,824 (8.6%) over the prior year. Appropriations consist of $22,470,409 in departmental operating budgets and $1,532,451 in one-time capital additions. The General Fund supports the City's core services: public safety accounts for roughly 36% of the budget (Police, Animal Control, and Crossing Guards at $8.65 million combined), streets, public works, and engineering about 20% ($4.8 million), and parks, recreation, and community programs about 18% ($4.4 million), with the remainder funding administration, courts, planning, building inspection, and other general government functions. A more detailed executive summary is provided in the packet – Paige Chapman

15. The amendments presented below adjust the FY 2025–26 budget to reflect actual activity that differs from original estimates. State law requires that expenditures not exceed appropriations at the department and fund level, so when the City receives more revenue than budgeted or needs to spend more than budgeted, the budget must be formally amended by the Council. The majority of these amendments recognize revenue that has already been received or committed (grants, donations, taxes, and fees collected above estimates) along with the corresponding expenditures. None of the amendments draw on new property tax revenue, and the revenue and expenditure adjustments are balanced within each fund. A more detailed executive summary is provided in the packet. – Paige Chapman

16. **INTRODUCTION**

    This agenda item considers the approval of a cooperation agreement with the Hurricane Valley Fire Special Service District ("Fire District") confirming that the Fire District is responsible for wildland fire suppression and related activities within Hurricane City. The proposed agreement does not change the historical practices of the City and the Fire District. The need to formalize the responsibilities was triggered by a change in the State's administration of the Utah Cooperative Wildfire System.

    ADDITIONAL DETAILS

    Since the creation of the Fire District, the Fire District has provided wildfire suppression protection within Hurricane City. As such, the Fire District has participated in the Utah Cooperative Wildfire System and has entered into cooperative agreements with the Utah Division of Forestry, Fire and State Lands ("Division of Forestry"). These cooperative agreements with the Division of Forestry enable funding through the Utah Cooperative Wildfire System when the Division of Forestry incurs costs in response to wildfires within the City and within the service area of the Fire District.

Based on a newfound interpretation of the Utah Code, the Division of Forestry is no longer allowing special service districts to enter into cooperative agreements with the FFSL to enable funding. Instead, the Division of Forestry is now requiring individual municipalities within the service areas of special service districts to execute the agreements. The cooperative agreements require municipalities to be responsible for items such as: (1) initial responses to wildfires; (2) wildland fire training and certification, and (3) equipment maintenance. Assuming responsibility for these items is problematic for the City because it does not have a fire department because those responsibilities were assumed by the Fire District when the County created the Fire District. Efforts by the City and the Fire District to push back on the Division of Forestry's new interpretation of the Utah Code were unsuccessful.

While the City was evaluating the situation, the FFSL notified the City that the prior cooperative agreement with Fire District had expired and, therefore, any costs incurred by Division of Forestry responding to a wildfire within Hurricane City would be the sole responsibility of the City. Following discussions between the City Manager, City Attorney, Mayor, and the Fire District—to mitigate the risk to the City of solely bearing wildfire response costs—the City elected to immediately execute the cooperative agreement with the FFSL, and also enter into an agreement with the Fire District wherein the Fire District would formally assume the responsibilities identified in the City's cooperative agreement with the Division of Forestry. The proposed agreement for the Council's consideration accomplishes the formal assumption of responsibilities.

RECOMMENDATION

The City Manager and City Attorney have reviewed the agreement and recommend approval. – Dayton Hall

17. **Purpose**

The purpose of this item is to request Council approval to designate Utah Tech University as Hurricane City's official PEG (Public, Educational, Government) channel operator and to authorize the transfer and use of the City's $1.00 per-subscriber PEG/CEC fee (also known as the Community Education Channel Grant) received under the TDS Video Services Franchise Agreement for the operation, maintenance, and capital support of the regional PEG television station.

Background

PEG Fee Structure Under the TDS Franchise

Hurricane City entered into a Video Services Franchise Agreement with TDS (originally Baja Broadband). Under Section 7 – Community Education Channel Grant, TDS is required to pay the City $1.00 per residential video subscriber per month, with CPI adjustments permitted up to $1.25. These funds are designated by the franchise agreement solely for capital expenditures related to the access channel, consistent with applicable law.

These PEG funds are not City tax dollars. They are collected by TDS from subscribers and passed through to the City—or the City's designated access provider—for the support of the PEG channel required under federal law and local franchise agreements.

Authority to Designate a PEG Channel Operator

Municipalities are permitted to authorize a designated access provider to manage and operate the PEG channel. Utah Tech is already recognized regionally as a capable access provider with established TV and radio broadcasting programs.

End of the CEC Interlocal Agreement

Until June 2025, multiple cities participated in the Community Education Channel (CEC) via an interlocal agreement that combined PEG subscriber funds and per-capita city contributions. The cities ended the operational funding component in June 2025 and the interlocal agreement dissolved. PEG subscriber funds, however, continue under the TDS franchise and remain restricted to PEG-eligible purposes.

Utah Tech's Proposed Role

Utah Tech would serve as the official PEG channel operator, receiving Hurricane City's PEG funds directly from TDS. Prior accumulated funds would also be transferred to Utah Tech. Funds would be used exclusively for PEG-related purposes such as PEG broadcasting, capital equipment, maintenance, training, production, and technical support.

Rationale for Designation

Designating Utah Tech ensures compliance with the franchise agreement, provides modern broadcast capability, leverages Utah Tech's existing infrastructure, and restores a functional PEG system for the region.

Fiscal Impact

This action has no impact on the City's General Fund. PEG revenue is restricted by law and does not constitute municipal tax revenue. Utah Tech will receive all accumulated and ongoing PEG funds.

Options for Council to Consider

- Approve the MOU with Utah Tech University (recommended).
- Decline designation and attempt to operate the PEG channel independently.
- Seek an alternative operator.

Recommendation

Approve the MOU with Utah Tech University and authorize Utah Tech to receive and use Hurricane City's TDS PEG subscriber fees for the operation, maintenance, and capital support of the PEG/TV channel. – Kaden DeMille

18. Mayor, Council, and staff reports.

19. Tentative Close Meeting upon request.

Minutes of the Hurricane City Council meeting held on June 4, 2026, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 3:30 p.m.

Members Present: Mayor Clark Fawcett and **Council Members**: Drew Ellerman, Joseph Prete, Dave Imlay, Lynn Excell, and Amy Werrett.

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, Police Chief Kurt Yates, Public Works Director Mike Vercimak, Assistant Public Works Director Weston Walker, Streets Superintendent Hayden Roberts, Water Superintendent Kory Wright, Water Superintendent Austin Kimber, Assistant Planner Fred Resch III, Power Director Mike Johns, Recreation Director Tiffani Wright, City Engineer Arthur LeBaron, Finance Manager Paige Chapman, Parks Superintendent Darren Barney, HR Director Sel Lovell, and City Recorder Cindy Beteag.

AGENDA

3:30 p.m. Budget Work Meeting

Paige Chapman presented the Hurricane City FY2027 Bubble List and reviewed each budget request submitted by department heads. She explained that the list included recommendations from her and Kaden DeMille regarding the amount to approve for each request. Mrs. Chapman reviewed each request with the Council, who discussed the proposed amounts and provided direction on which items should be approved, reduced, or removed from the budget.

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

6:00 p.m. - **Call to Order** –

Mayor Fawcett welcomed everyone and called the meeting to order.

Prayer: Councilman Prete

Pledge: Mayor Fawcett

Declaration of any conflicts of interest

None declared.

Minutes of the Regular City Council Meeting for May 7, 2026, and May 21, 2026

Lynn Excell motioned to approve the May 7, 2026, and May 21, 2026, minutes as written. Seconded by Amy Werrett. Motion carried unanimously.

Public Forum – Comments From Public

All public comments were related to New Business Item No. 6 and are recorded in the minutes under that item.

OLD BUSINESS

1. Consideration and possible approval of Ordinance 2026-10 Amending Title 10, Chapter 36 regarding sign regulations; File No. LUCA26-02; Hurricane City

DRAFT

Planning, applicant - Gary Cupp

Fred Resch III explained the ordinance was continued from the previous meeting and remains largely unchanged, with revisions primarily related to electronic signs. The proposed ordinance would limit electronic signs to 100 square feet, with a maximum of 200 square feet for properties with additional frontage. He noted that most electronic signs installed in recent years have been approximately 100 square feet. Councilman Ellerman expressed support for the auto-dimming requirement. Discussion followed regarding whether larger electronic signs should be permitted. Mr. Resch III stated that property owners could request larger signs through a development agreement if an economic benefit could be demonstrated. Councilman Ellerman cautioned against this approach due to potential legal challenges. Councilman Prete supported including an economic benefit provision. Dayton Hall noted that measurable criteria would be needed to evaluate such requests. Councilwoman Werrett suggested allowing larger electronic signs through a conditional use permit with specific conditions. After further discussion, Councilman Prete stated he preferred a 100-square-foot cap with no exceptions for larger electronic signs. Councilmen Ellerman and Excell disagreed.

Dave Imlay motioned to approve Ordinance 2026-10 amending Title 10, Chapter 36, regarding sign regulations, with a maximum size of 100 square feet for electronic signs and the removal of the provision allowing larger signs based on frontage. Seconded by Joseph Prete. Motion carried with Dave Imlay, Joseph Prete, and Amy Werrett voting aye. Drew Ellerman and Lynn Excell voted nay.

2. Consideration and possible approval of Ordinance 2026-11 amending Title 10, Chapters 7 and 37 regarding conditional uses and height exceptions for flag poles; File No. LUCA26-03; Hurricane City Planning Department, applicant -Gary Cupp

Fred Resch III explained that this chapter is tied to the sign ordinance and was continued pending adoption of that ordinance. Councilman Prete confirmed that the maximum flagpole height in residential zones is based on the maximum building height allowed within the zone, rather than the height of the residence. Dayton Hall noted that the proposed ordinance allows flagpoles up to 100 feet in non-residential zones if certain conditions are met and noted previous concerns regarding that height allowance. Councilman Prete asked about the maximum building height permitted in any zone. Mr. Resch III responded that industrial zones allow heights up to 60 feet. Councilman Prete stated he would support allowing flagpoles to exceed the zone height limit by 10 to 15 feet.

Joseph Prete motioned to approve Ordinance 2026-11 amending Title 10, Chapters 7 and 37, regarding conditional uses and height exceptions for flagpoles, with a revision establishing the nonresidential height cap as the lesser of 15 feet above the maximum permitted building height or 75 feet. Seconded by Drew Ellerman. Motion carried unanimously by a roll call vote.

DRAFT

NEW BUSINESS

1. Consideration and possible approval of Resolution 2026-22 designating City-owned or controlled properties where political and campaign signs may be displayed during election periods - Gary Cupp

Fred Resch III explained that the sign ordinance requires the Council to adopt a resolution designating locations where election signs may be placed. He presented the proposed locations and corresponding photographs. Cindy Beteag asked whether written permission had been obtained from UDOT for signs on its property. Mr. Resch III stated the proposed resolution only includes City-owned property, and any UDOT properties would be added later if permission is obtained. Dayton Hall explained that staff selected locations throughout the community to provide broad access. Councilwoman Werrett asked whether additional locations along 600 North could be included. Mr. Resch III said that the adjacent fence along 600 North is on BLM property and would not be eligible. Councilman Excell asked about enforcement of existing election signs currently in place. Mr. Resch III stated he intends to allow the current election cycle to proceed without enforcement but plans to enforce the regulations during future elections.

Council members discussed the proposed locations for election signs. Councilman Ellerman stated he supported all proposed locations except Dixie Springs Park. Councilman Prete expressed concern that the industrial area location was too remote and would see little use, adding that there should be a designated location in each area of the City. Mr. Hall noted that the industrial location could still be beneficial for county-wide elections. Councilman Ellerman noted the importance of obtaining permission from UDOT for more visible locations. Councilman Imlay asked whether permission could be obtained for property along Sand Hollow Road by Ash Creek Sewer District. Weston Walker explained that private property separates the road from Ash Creek's property. Mayor Fawcett suggested obtaining written permission from private property owners in various areas of the City to create additional designated sign locations. Mr. Hall explained that election signs are permitted on private property with the owner's permission and may also be placed in park strips with permission from the adjoining property owner. He further explained that election signs are currently prohibited within City rights-of-way, although that regulation has not been actively enforced for many years. The recently adopted sign ordinance did not change the prohibition but clarified the language, while the proposed resolution would provide designated locations on City-owned property. He noted that the Council could choose not to allow election signs on City property, provided the regulations remain content-neutral.

Councilwoman Werrett stated she supported allowing election signs on City property but would like to see additional locations considered. She suggested waiting to hear back from UDOT before taking action. Mayor Fawcett agreed that additional time was available to explore options since the regulations would not be enforced during the current election cycle. Councilman Excell stated that UDOT had indicated it would not remove signs unless they were

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placed on overpass structures. He suggested approving the resolution and adding additional locations in the future if needed.

Drew Ellerman motioned to approve Resolution 2026-22 designating City-owned or controlled properties where political and campaign signs may be displayed during election periods with all listed areas except for Dixie Springs Park. Seconded by Lynn Excell. Motion carried unanimously by roll call vote.

2. Consideration and possible approval of Chapters 6-8 of the Hurricane City Employee Policy - Sel Lovell

Sel Lovell explained that these are the final chapters requiring approval to complete the employee policy manual. Councilman Excell confirmed that the policies are hosted through Lexipol. Mr. Lovell noted that City Attorney Dayton Hall has reviewed the policies. Councilman Excell expressed support for the program, stating that Lexipol monitors changes in state law and updates policies accordingly.

Amy Werrett motioned to approve Chapters 6-8 of the Hurricane City Employee Policy. Seconded by Lynn Excell. Motion carried unanimously.

3. Consideration and possible approval of amending Chapter 1 of the Hurricane City Employee Policy - Sel Lovell

Sel Lovell explained that this section authorizes the City Manager to approve future amendments to the employee policy manual. Mr. Hall added that the provision allows the City Manager to update policies in response to changes in case law. Councilman Prete asked whether the draft included a requirement to report policy changes to the Council. Mr. Hall stated it did not. Councilman Prete expressed support for requiring notification of substantial changes. Councilman Imlay suggested providing updates through a staff report during the premeeting. Mr. Hall stated that employees are notified of policy changes and that notifying the Council would be a simple addition.

Dave Imlay motioned to approve amending Chapter 1 of the Hurricane City Employee Policy. Seconded by Drew Ellerman. Motion carried unanimously.

4. Consideration and possible approval of Zone Change Ordinance No. ZC26-07 to rezone a property located at 950 W 2060 S from Residential Agricultural (RA-0.5) to Light Industrial (M-1); File No. ZC26-07; Parcel No. H-3-2-10-3401; Scott Stratton, applicant; Karl Rasmussen, agent

Karl Rasmussen explained that the surrounding property owners are seeking light industrial zoning similar to a previously approved zone change in the area. Councilman Excell noted that the Planning Commission recommended applying the same development agreement conditions used for the prior approval. Councilman Prete confirmed that the applicant was requesting the option for a gas station on all three parcels. Councilman Ellerman stated he would support

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allowing a gas station on the adjoining property but not on the subject parcel. Mr. Hall asked for direction regarding the development agreement, noting that it would differ slightly from the previous agreement due to road improvement and fencing requirements. He asked whether the Council preferred to review a draft agreement before approval or provide direction and allow staff to prepare and finalize the agreement. Councilman Ellerman recommended maintaining the same fencing requirements as the previous development agreement, requiring fencing along the east and south property lines and including the same exception for the west side. He also recommended prohibiting a gas station on the subject property while keeping the remaining provisions of the prior agreement unchanged.

Lynn Excell motioned to approve Zone Change Ordinance No. ZC26-07 to rezone property located at 950 W 2060 S from Residential Agricultural (RA-0.5) to Light Industrial (M-1), File No. ZC26-07, Parcel No. H-3-2-10-3401, subject to a development agreement containing the same provisions approved for parcel H-3-2-10-3391, except that a gas station shall not be permitted. The agreement shall also require the same fencing standards along the east and south property lines, with the west property line subject to the same exception included in the previous development agreement. Seconded by Amy Werrett. Motion carried with Drew Ellerman, Dave Imlay, Lynn Excell, and Amy Werrett voting aye. Joseph Prete voted nay.

5. Consideration and possible approval of Zone Change Ordinance No. ZC26-08 to rezone a property located at 990 W 2060 S from Residential Agricultural (RA-0.5) to Light Industrial (M-1); File No. ZC26-08; Parcel Nos. H-3-2-10-3511, H-3-2-10-3501, H-3-2-10-3491; Sunland Properties and Kent Clayton, applicant; Karl Rasmussen, agent

Karl Rasmussen explained that this request is similar to the previous zone change application. Councilman Excell noted that the development agreement should include provisions requiring improvements to both 2050 South and 1100 West. Mr. Hall confirmed that the agreement would mirror the previously approved development agreement and would be modified to include both road improvement requirements. Councilman Excell added that a gas station use could be permitted on this property.

Lynn Excell motioned to approve the Zone Change Ordinance No. ZC26-08 to rezone a property located at 990 W 2060 S from Residential Agricultural (RA-0.5) to Light Industrial (M-1); File No. ZC26-08; Parcel Nos. H-3-2-10-3511, H-3-2-10-3501, H-3-2-10-3491 subject to a development agreement containing the same provisions approved for parcel H-3-2-10-3391 including allowing a gas station. Seconded by Amy Werrett. Motion carried with Drew Ellerman, Dave Imlay, Lynn Excell, and Amy Werrett voting aye. Joseph Prete voted nay.

6. Consideration and possible approval of Zone Change Ordinance No. ZC26-09 to rezone a property located at 437 W 400 S from Single Family Residential (R1-10) to Multiple Family Residential (RM-1); File No. ZC26-09; Parcel No. H-231-L; Interstate Homes, applicant and agent

Mayor Fawcett noted concerns raised by citizens that public comments made at the Planning Commission meeting were not included in the Council packet. Councilman Excell stated that

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concerns were expressed at the Planning Commission due to the property's proximity to single-family residential areas, and noted that the Commission recommended denial of the request. Mayor Fawcett added that, in addition to Planning Commission comments, written opposition letters from Kelsey Phelps and Helayna Wheeler were received and included in the Council packet.

Kelsey Phelps stated they moved to Hurricane and chose to settle in the community, noting the area's historical value. He referenced the General Plan and its intent to preserve neighborhoods, acknowledging ongoing pressure for changes. He noted support for maintaining the residential character of the area and stated the neighborhood represents residents' homes and community investment. He requested the Council preserve the residential feel of the area.

Ty Johnson stated they have seen a lot of growth in the City and he does not want to see a duplex built across from his house or in the main part of downtown. He noted they have spoken a lot about safety and that people drive too fast in the area. He referenced a fatality near the lot last year and stated there are many children in the area. He also expressed concern about parking, stating the lot is very small and he does not see how a duplex would fit. He asked the Council to deny the request, stating the area consists of single-family homes and they want to keep it that way.

Theresa Jessop stated she never wants to see an accident in this area again. The traffic in this area is bad. She would like to see the weeds cleaned up.

Debra Phelps stated she has lived near the area for over twenty years and directly backs up to the lot in question. She stated they knew the property was zoned for one single-family home and noted there has been significant growth in the community. She expressed concern that traffic on 400 South is very dangerous and referenced a prior fatality at the corner, adding that visibility is difficult at the intersection. She stated she is requesting no change to the zoning and questioned why a multifamily home would be built on such a small lot. She acknowledged the city's affordable housing concerns but stated the project would not address the issue. She further stated she is retired and on a fixed income and has seen her taxes and utilities more than double. She asked the Council to deny the request and to consider and represent the concerns of residents.

Danny Blake stated he lives near the property and that the road is very dangerous. He referenced a comment made at the Planning Commission regarding duplexes down the road and why this property could not be similar. He noted that the other property abuts the wash and only impacts one adjacent lot, whereas this property would affect five neighboring properties. He stated his opposition to the proposed zone change.

Tonna Abbott stated she agreed with all previous comments. She expressed concern that the proposed development would increase traffic in the area and noted that visibility is limited on the corner. She stated that placing too many houses on a small lot would create challenges for surrounding neighbors. She stated a single-family home is a better fit for the area, noting it is

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located within a single-family zoned neighborhood. She stated multifamily zoning would not be an appropriate fit for the area.

Paulette Johnson stated she agreed with the safety and parking concerns previously raised. She referenced a comment made by David Isom regarding another property across the street that is expected to be condemned, noting concern that approval of this request could lead to similar future requests. She stated she would prefer to see a single-family home on the property and asked the Council to consider the residents who would be affected in the area.

Chase Stratton showed a duplex that they would like to do on the lot. He explained they asked for RM-2 so they could do a duplex based on the acreage, but he doesn't need that high of density if a duplex is allowed. He reviewed the four criteria to consider for a zone change. He pointed out that the General Plan and Moderate-Income Housing Initiative calls out the missing middle housing in existing neighborhoods and having infill in the aging part of town. He stated a community means all families of all shapes. On a different property, he is asking for a similar development behind where he lives. He started his adult life in a duplex and feels like he was a good neighbor. If you are trying to build a community this is harmonious with that. This is only one duplex infilling an area.

He stated the next criteria is: will it affect surrounding properties. He stated this would be less impact for parking because a single-family home could do a detached ADU and rent it out short term. It would have a dedicated driveway and garage for both units. The traffic that would be added with one extra unit will not add that much of an impact on that road. He feels there are more calming things that can be done for the traffic. He agrees the traffic safety needs to be addressed but it is bigger than one duplex. This is meant for a family that can afford a duplex. It is walking distance to commercial, schools and parks and all the amenities are currently downtown. He added that each of these units would have a big back yard for kids to play. In closing he stated there are adequate utilities to this lot.

Councilwoman Werrett stated the Planning Commission recommended denial of the request by a 6–2 vote. Councilman Excell stated the Planning Commissioners expressed concerns similar to those raised by residents, but noted they discussed the option of a single-family home with an ADU that could be rented separately, and indicated they preferred that option because the owner would likely reside in the primary dwelling. Councilman Prete stated there is value in increased density near schools but that this location may not be appropriate. He stated he would not support the zone change request. Mayor Fawcett asked what the expected rental price range would be for the units. Mr. Stratton responded approximately $1,500–$1,600 per month and stated that increased supply provides affordability. Mayor Fawcett stated that this price point does not meet affordable housing levels and added that a duplex in a single-family zone does not fit the area.

Mr. Stratton stated he has brought in many different types of applications and all of them have been denied. He is looking for guidance on what the Council is looking for. He pointed out that even under R1-4 zoning, two homes could be allowed, but at a higher cost, and stated he is

trying to understand how and where affordable housing is intended to be implemented, noting he has proposed several options.

Councilman Prete stated he would be open to the proposal in a different location on a safer, wider street. Councilman Ellerman stated the applicant had made valid points but that a duplex does not fit on this lot and expressed concern about spot zoning. Mr. Stratton responded that families historically subdivided large lots for family use and suggested that spot zoning is how communities originally developed. Councilwoman Werrett stated there have been good points made by the applicant and the residents. She would prefer a duplex over apartments, but this is surrounded by single family homes. She doesn't think it fits here but agrees affordable housing is needed.

Lynn Excell motioned to deny Zone Change Ordinance No. ZC26-09 to rezone a property located at 437 W 400 S from Single Family Residential (R1-10) to Multiple Family Residential (RM-1); File No. ZC26-09; Parcel No. H-231-L based on the findings that it is not compatible with the surrounding zoning, is inconsistent with the City's General Plan, and staff and the Planning Commission recommended denial. Seconded by Dave Imlay. Motion carried unanimously by a roll call vote.

7. Consideration and possible approval of Ordinance 2026-14 amending Title 10, Chapter 51 business license renewal and parking standards for whole-home vacation rentals and residential hosting facilities; File No. LUCA26-06; Hurricane City Planning Department, applicant -Gary Cupp

Fred Resch III explained the proposed changes are for two separate items, one of which is business license renewal for whole home rentals. He stated whole home rentals were updated in 2023 by not accepting new applications in the hopes that they would go away over time by not renewing, selling, or getting too many violations. It has been suggested by the Council in the past that this was too harsh for someone that fails to renew their license, so staff put together a process that an owner can do if that happens. He went over the proposed changes. He pointed out this is not adding more licenses. It would only apply to existing licenses. The second proposed change is to address the concern that the blanket ban on street parking is considered too harsh, so staff is proposing to allow on-street parking. He stated off-street parking is still required at one space per bedroom, and no trailers or ATVs would be allowed. He stated the Planning Commission recommended only allowing on-street parking in front of the house being rented, not anywhere else.

Mayor Fawcett referenced a prior vacation rental appeal in November related to similar issues and noted staff concerns that the Council did not support enforcement actions at that time. He stated he understood the Council's concerns regarding strict penalties and that the goal is to establish a policy the Council will support. Mr. Resch III added that the parking change was proposed because neighbors have been using on-street parking as a basis to report violations whenever vehicles are parked on the street. Councilman Ellerman stated he does not think the proposed fine is too harsh and clarified that if it happens twice there is no option to pay a fine again, so the license would be revoked on the second violation. He stated parking on the street

is difficult to enforce and questioned who would police it. Councilman Excell stated parking is allowed on public streets for 48 hours and questioned how enforcement would work if vacation rentals are treated differently. Councilman Imlay pointed out it is a business in a residential area and therefore a condition of the license. Chief Yates stated police are called on these issues frequently and residents expect enforcement, but it becomes difficult to regulate because neighbors also have visitors parking on the street. He stated it is not typically a concern unless vehicles block access for neighbors, and noted it becomes complicated to allow parking in some cases but not others. He added that it is difficult for officers to enforce restrictions on public streets. Mayor Fawcett stated he does not want police to be responsible for enforcing the issue. Councilman Prete stated penalties should be balanced with the severity of the offense and that a parking plan should be required to demonstrate adequate capacity. He stated property owners should act in good faith and have a plan in place, while the City should also act in good faith with proportional penalties. He stated he believes losing a license after two violations is too harsh and suggested it may be more appropriate if violations occur consecutively rather than over time. Councilman Excell disagreed and stated property owners need to properly manage their licenses. Councilman Imlay stated he is okay with the current language but would also support eliminating vacation rentals entirely. Mayor Fawcett suggested adding a maximum penalty to provide flexibility and ensure Council support. He doesn't want it too strict, but he also wants them to know it is important and they take care of it. He wants to see it written so no matter what happens the Council supports it. Councilman Prete stated one of his frustrations is allowing residential hosting in most zones and the parties in resort areas. He thinks whole home family rentals are being the scape goat for all the problems. Mayor Fawcett disagreed and stated whole house rentals are all that he has heard complaints about. He thinks there are too many residential hosting licenses and they should be limited. Chief Yates stated they get the most complaints from whole home rentals in residential zones. Councilman Excell stated the Planning Commission vetted this for a long time and in the end, they unanimously recommended to approve it. Councilwoman Werrett asked if the parking changes made it better or worse for the police. Chief Yates stated it is hard to enforce if it isn't State or City law. They can't give them a ticket because on street parking is allowed for someone that is living there and they just have guests over.

Lynn Excell motioned to approve Ordinance 2026-14 amending Title 10, Chapter 51, regarding business license renewal and parking standards for whole-home vacation rentals and residential hosting facilities. Dayton Hall requested clarification on the parking standards, noting that the Planning Commission had made a different recommendation than the proposal before the Council. Councilman Excell clarified that on-street parking would be permitted only directly in front of the vacation rental property. Seconded by Dave Imlay. Joseph Prete declared a conflict because he owns a vacation rental and stated he will not be voting. Motion carried with Dave Imlay, Lynn Excell and Amy Werrett voting aye. Drew Ellerman voted nay. Joseph Prete abstained.

Dayton Hall stated there have been several good points raised regarding the issues residential hosting can create. He noted it has been brought up multiple times that there are too many. He

stated residents are adding these licenses on a regular basis and asked if the Council would like staff to bring back options to limit them further. The Council was in favor of reviewing the issue further, noting the need for long-term rental housing options. Councilman Prete stated they need to be thoughtful in how any phase-out would be handled and noted that some homes were built with casitas for this purpose. Mr. Hall clarified he was not proposing revocation of existing licenses, only limiting future ones. Councilman Prete stated he does not want to see them allowed in smaller zoning districts.

8. Mayor, Council, and staff reports

Mayor Fawcett stated he would like to hold a meeting at the Fine Arts Building to discuss the proposed drainage fees and asked the Council to select a date. He requested placing the impact fee and public hearing on the next agenda but then hold a separate meeting to discuss the monthly drainage fee. He stated the Council wants to be able to clearly communicate to the public where the funds will be used. Weston Walker noted the funds will also support MS4 requirements and stated the fund must be built before projects can move forward. He added that some projects are already in design and will be completed soon. Councilman Excell suggested showing the public the planned projects and MS4 requirements. Mayor Fawcett stated he would prefer to bond for the projects in order to begin work within a year. The Council agreed to place all items on the June 18th agenda if the Fine Arts Building is available.

Fred Resch III stated the Planning Commission approved site plan for an office building behind Sleep Inn and a final site plan for some storage units on Turf Sod Road. There was a zone change that was recommended but the applicant requested it to be on the next agenda.

Arthur LeBaron stated they have talked to all property owners on the 100 South and 200 West projects. They are finalizing the plan and will advertise as soon as possible. He stated Ash Creek Sewer District is rebuilding a sewer line on 200 South. He mentioned UDOT has installed some LiDAR devices on 300 West and 700 West to help with pedestrian safety. He is working on a grant to put those devices at every crossing on State Street.

Weston Walker stated that on June 30th at 9:30 a.m. there will be contractor training for the MS4 Coalition held at St. George City Hall.

Hayden Roberts stated that, during construction on 700 West, all utilities have unfortunately been impacted except gas and power. He stated the road will be opened from 400 S to the church starting tomorrow but will return to a hard closure again on Monday.

Mike Johns reported that the generators started running today. They just finished the calculations for the new PCA rate and customers will see it on their July bill. We are currently in the negative PCA, and he expects it stay for way for a while.

Mike Vercimak stated the State is requesting a 20% reduction in water usage. He stated the Parks Department has been evaluating ways to reduce usage and will also reach out to the school districts and churches to request similar conservation efforts. He noted there is no immediate relief in sight and that water conservation will remain a concern. He stated staff will

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prepare an MS4 budget to show the public projected annual costs and how funds will be allocated to projects. He explained that once the impact fee is adopted, the City will be able to issue impact fee vouchers for developers who complete approved drainage improvements. He also stated that the Gould's Wash Well and Sky Ranch Well are currently still being drilled.

Chief Yates stated Officer Johnson participated in an ICAD operation this week. He stated a suspect believed they were chatting with a 12-year-old girl and made plans to meet her but he was arrested upon realizing it was actually Officer Johnson at the meeting location. Officers also conducted a traffic stop where an individual admitted to using drugs in the home, which led to a search warrant. He stated officers located approximately 43 grams of methamphetamine and fentanyl. He stated that children were living in the home along with an unregistered sex offender. He announced that tomorrow is National Donut Day at 8:00 a.m. and invited everyone to attend.

Sel Lovell stated tomorrow is the cornhole final and luncheon, and Council is invited. He stated they have been interviewing this week for the utility clerk and finance manager positions.

Cindy Beteag stated the Council packets will be transitioning to OneDrive sooner rather than later and requested feedback. Councilman Excell and Mayor Fawcett stated they prefer CivicClerk. Mrs. Beteag stated funding would need to be included in the budget if the Council wishes to retain CivicClerk. Sel Lovell asked the Council to try OneDrive before the next meeting to determine if it will work effectively.

Councilman Ellerman stated the Ash Creek Sewer District held a public hearing last week regarding construction of a pump station in Virgin, which had high attendance.

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

A closed meeting was not held.

Adjournment: Joseph Prete motioned to adjourn at 8:50 p.m. Seconded by Dave Imlay. Motion carried unanimously.

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HURRICANE CITY
UTAH

STAFF COMMENTS

Item: Franchise Agreement with Forged Fiber 37, LLC

Discussion:

Forged Fiber 37, LLC ("Forged Fiber") has requested a franchise agreement with Hurricane City. Forged Fiber is a subsidiary of AT&T, which purchased some of Lumen's infrastructure already located in the City. Forged Fiber will provide wholesale broadband transmission services. Its customers will not be end-user residents; instead, its customers will be Internet Service Providers ("ISPs"). The ISPs will provide the internet service to residents.

The Council discussed this item on May 7, 2026, and it was tabled to allow Councilman Imlay and Mike Johns additional time to review the request and meet with the applicant. The requested meeting occurred on May 18, 2026, and the City made a few revisions to the draft as a result of the discussions in the meeting. Forged Fiber has accepted the updated language in the City's proposed franchise agreement.

Findings: Forged Fiber has agreed to meet the requirements of the City's franchise ordinances, which can be enforced through the proposed agreement.

TELECOMMUNICATIONS FRANCHISE AGREEMENT
BETWEEN HURRICANE CITY
AND FORGED FIBER 37, LLC

THIS TELECOMMUNICATIONS FRANCHISE AGREEMENT (this "Agreement") is entered into this 18th day of June, 2026 (the "Effective Date") by and between **Hurricane City**, a municipal corporation and political subdivision of the State of Utah, with principal offices at **147 N 870 W, Hurricane, Utah 84737** (the "City") and **Forged Fiber 37, LLC**, a telecommunications provider with its principle offices at **208 S. Akard St. Dallas, TX 75202** (the "Provider"). The CITY and the PROVIDER may sometimes be referred to herein collectively as the "Parties".

RECITALS

WHEREAS, the Provider desires to provide telecommunications services within the City and, in connection therewith, to establish a telecommunications network in, under, along, over and across present and future rights-of-way of the City which consists of telecommunication lines, cables, and all other necessary appurtenances (the "System"); and

WHEREAS, after extensive consideration, the City, in exercising its management of public rights-of-way, has determined that it is in the best interest of the public to provide the Provider a non-exclusive franchise agreement to operate a telecommunications network within the City; and

WHEREAS, the City has the authority under Article 1, Section 23 of the Constitution of the State of Utah and consistent with Article 11, Section 9 of the Constitution of the State of Utah, and the statutes of the United States and the State of Utah to grant franchises for the use of its streets and other public properties; and

WHEREAS, the City and the Provider have negotiated an arrangement whereby the Provider may provide its services within the City pursuant to the terms and conditions outlined in the Agreement and all applicable City ordinances, including Title 7, Chapter 12 of the City ordinances, and subject to the further reasonable regulation under the City's police and other regulatory power.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the Parties contained herein, and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the City and the Provider hereby agree as follows:

ARTICLE I
FRANCHISE AGREEMENT

1.1 Agreement. Upon approval by the City Council and execution by both Parties, this Agreement shall be deemed to constitute a binding contract by and between the City and the Provider.

1.2 Grant of Franchise. The City, through this Agreement, hereby grants to the Provider the non-exclusive right, privilege, and franchise to install, repair, maintain, remove and replace its telecommunications system on, in, under, over and across the present and future public rights-of-way in the City in order to provide services.

1.3 Licenses. The Provider hereby acknowledges that it has, or will, obtained any and all necessary approvals, licenses or permits required by federal, state and local law to provide telecommunication services consistent with the provisions of this Agreement.

1.4 Financial Capability. The Provider hereby warrants that it has the financial capability to construct, maintain, and operate a telecommunications network and to otherwise comply with the provisions of this Agreement.

1.5 Relationship of Parties. Nothing herein shall be deemed to create a joint venture or principal-agent relationship between the Parties, and neither Party is authorized to nor shall either Party act toward third persons or the public in a manner that would indicate any such relationship.

1.6 Pole Attachments. The Provider's use of City poles, if any, is regulated by Hurricane City Code sections 7-12-13 and 7-12-14, as may be amended. This Agreement places no obligation on City to enter into any pole attachment agreement with Provider.

ARTICLE II
FRANCHISE FEE

2.1 Franchise Fee.

a. This agreement is subject to the Utah Municipal Telecommunications License Tax Act Title 10, Chapter 1, Part 4, Utah Code Annotated, 1953 as amended, enrolled at the time this agreement is signed or as may be amended. Provider shall pay the City's municipal telecommunications license tax of **3.5%** of the gross receipts from telecommunications service attributed to the municipality. Said tax shall be paid through the Utah State Tax Commission.

b. All payments shall be made to the Utah State Tax Commission, whose current address is as follows:

Utah State Tax Commission
210 North 1950 West
Salt Lake City, Utah 84134

c. Payments are due to the Utah State Tax Commission within forty-five (45) days after receipt by the Provider. Interest shall accrue on late payments at the rate of **1 ½%** per month until paid. Compliance by the Provider with the terms and provisions of the Municipal Telecommunications Tax Act, and any rules and regulations promulgated thereunder, shall satisfy all requirements of this Agreement with respect to the calculation and payment of the Franchise Fee.

d. City shall have access to any and all of Provider's business records upon reasonable notice for the purpose of auditing compliance with the above tax provisions.

e. The Provider hereby represents to the City that one of the purposes for entering into this Agreement is to obtain authority to build a network within the City to provide telecommunication services to customers within the City.

ARTICLE III
TERM AND RENEWAL

3.1 Term and Renewal. The franchise granted to the Provider herein shall be for a period of fifteen (15) years commencing on the Effective Date first set forth above in this Agreement unless this Agreement is terminated sooner as provided herein. Prior to the expiration of the franchise term, Provider may apply to the City Council for an extension of this Agreement or for

a new franchise agreement. The City Council may approve Provider's application upon terms and conditions acceptable to the City.

3.2 Rights of Provider upon Expiration or Revocation. Upon expiration of this Agreement, whether by lapse of time, by agreement between the Parties, or by revocation or forfeiture, the Provider shall have the right to remove from the City' s rights-of-way any and all of its system; however, in such an event, it shall be the duty of the Provider, immediately upon such removal, to restore the rights-of-way for which such system is removed to as good a condition as the same was before the removal was affected.

3.3 Rights of City upon Expiration or Revocation. Upon expiration of the term of this Agreement, forfeiture, or lawful revocation of this Agreement, and if no renewal or extension thereof is agreed upon, the Provider may, at the discretion of the City Council, be required, in part or entirely, to remove all its wires, poles, fixtures, and other facilities or equipment installed or used in the enjoyment of the franchise. Alternatively, the removal or sale of such facilities and equipment may be directed, limited, or conditioned by the City by agreement between the Parties or through means of other lawful municipal power or right. The City may continue to invoke any or all provisions of this franchise Agreement against the Provider or any successor entity enjoying de facto franchise privileges after expiration or revocation. The City and the Provider shall work together to take all other actions deemed by the City as necessary and proper to accommodate the transition to any successor as may be in the best interest of the City or its inhabitants and the Provider.

ARTICLE IV
USE AND RELOCATION OF FACILITIES IN THE PUBLIC RIGHTS-OF-WAY

4.1 Franchise Rights to Use the Public Rights-of-Way. The Provider shall have the right to use the public rights-of-way within the City to construct and maintain its network subject to the conditions set forth in this Agreement and Hurricane City Code Title 7, Chapter 12; provided, however, that the Provider shall not, pursuant to this Agreement, place any new poles, mains, cables, structures, pipes, conduits, or wires on, in, under, along, over, across or within any right-of-way, City park, or other recreational area currently existing or developed in the future without a permit from the City. Nothing contained herein shall preclude the City from granting a revocable permit for such purpose. In addition, the Provider shall have the right to utilize any easements across private property granted to the City for utility purposes; provided, however, that the Provider obtain the City's prior written permission in each case and the documents granting any such easements to the City authorize such use. The Provider specifically understands and acknowledges that certain City easements and rights-of-way may be prescriptive in nature, and that nothing in this Agreement extends permission to use the easement or right-of-

way beyond the extent that the City may have acquired, and such easements and rights-of-way may be subject to third party prior or after-acquired interests. The Provider is cautioned to examine each individual easement and right-of-way and the legal arrangement between the City and adjacent property owners. The City assumes no duty or obligation to defend any interest in any easement or right of-way, and the Provider remains solely responsible to make any arrangements required as a result of other persons claiming an interest in the City easement or right-of-way.

4.2 Provider Duty to Relocate; Subordination to City Use. Whenever the City, for any lawful public purpose, shall require the relocation or reinstallation of any property of the Provider or the Provider' s successors in any of the streets, alleys, rights-of-way, or public property of the City, it shall be the obligation of the Provider, upon notice of such requirement and written demand made of the Provider, and within a reasonable time thereof, but not less than thirty (30) calendar days, to remove and relocate or reinstall such facilities as may be reasonably necessary to meet the requirements of the City. Such relocation, removal, or reinstallation by the Provider shall be at no cost to the City; provided, however, that the Provider and its successors and assigns may maintain and operate such facilities, with the necessary appurtenances, in the new location or locations without additional payment, if the new location is a public place. Notwithstanding the foregoing, the duty of the Provider to install or relocate its lines underground shall be subject to the provisions of Article IV, Paragraph 4.4 below. Notwithstanding anything to the contrary herein, the Provider' s use of the right-of-way shall in all matters be subordinate to the City' s use of the right-of-way for any public purpose. The City and the Provider shall coordinate the placement of their respective facilities and improvements in a manner that comports with City policies, designs, and standards, and which minimizes adverse impact on each other. Where placement is not otherwise regulated, the facilities shall be placed with adequate clearance from such public improvements so as not to impact or be impacted by such public improvements. Provider's obligations within this section are a material duty pursuant to Section 7.1 of this Agreement.

4.3 Duty to Obtain Approval to Move Provider Property; Emergencies. Except as otherwise provided herein, the City, without the prior written approval of the Provider, shall not intentionally alter, remove, relocate, or otherwise interfere with any Provider facilities. Approval by Provider will not be unreasonable withheld. However, if it becomes necessary (in the judgment of the Mayor, City Council, City Engineer, Fire Chief, Police Chief, or their designees) to cut, move, remove, or damage any of the cables, appliances, or other fixtures of the Provider because of a fire, emergency, disaster, or other imminent threat thereof, these acts may be done without prior written approval of the Provider, and the repairs thereby rendered necessary shall be made by the Provider, without charge to the City. Should the City take actions pursuant to this section, the Provider shall indemnify, defend, and hold the City harmless from and against any and all claims, demands, liens, or liability for (a) loss or damage to the Provider' s property;

and/or (b) interruptions of telecommunications services provided by the use of or through the Provider' s property (including telecommunications services provided by the Provider to the Provider' s customers), whether such claims, demands, liens, or liability arise from or are brought by the Provider, its insurers, the Provider' s customers, or third parties. If, however, the City requests emergency funding reimbursement from federal, state or other governmental sources, the City shall include in its request the costs incurred by the Provider to repair facilities damaged by the City in responding to the emergency.

4.4 Location to Minimize Interference. All lines, poles, towers, pipes, conduits, equipment, property, structures, and assets of the Provider shall be located so as to minimize interference with the use of streets, alleys, rights-of-way, and open property by others and shall reasonably avoid interference with the rights of owners of property that abuts any of said streets, alleys, rights-of-way, or public property.

4.5 Repair of Damage. If, during the course of work on its facilities, the Provider causes damage to or alters any street, alley, right-of-way, sidewalk, utility, public improvement, or other public property, the Provider, at its own cost and expense and in a manner approved by the City, shall promptly and completely restore such street, alley, right-of-way, sidewalk, utility, public improvement, or other public property to its previous condition in accordance with applicable City ordinances, policies and regulations relating to repair work of similar character to the reasonable satisfaction of the City. Except in cases of emergency, the Provider, prior to commencing work in the public way, street or public property, shall make application for a permit to perform such work from the City Engineer or other department or division designated by the City. Provider shall also be required to obtain a road break permit from the Public Works Department. Such permit shall not be unreasonably withheld. The Provider shall abide by all regulations and requirements of the City for such work.

4.6 Guarantee of Repairs. For a period of twenty-four (24) months following the completion of the repair work performed pursuant to Paragraph 4.5 above, the provider shall maintain, repair, and keep in good condition those portions of said streets, alleys, rights-of-way, or public property restored, repaired or replaced to the satisfaction of the City. However, when Provider cuts asphalt in a Right-of-Way, the Provider shall maintain the asphalt cut for perpetuity or until the roadway is repaved. Provider will comply with all applicable City Ordinances related to the posting of bonds and guarantee of repairs.

4.7 Safety Standards. It shall be the Provider' s responsibility to ensure that the Provider' s work, while in progress, be properly protected at all times with suitable barricades, flags, lights, flares, or other devices as are reasonably required by applicable safety regulations or standards imposed by law including, but not limited to, signage in conformance with the Federal and State of Utah manuals on Uniform Traffic Control Devices.

4.8 City Supervision. The Provider shall construct, operate, and maintain its network within the City in strict compliance with all laws, ordinances, rules, and regulations of the City and any other agency having jurisdiction over the operations of the Provider. The Provider' s network and all parts thereof within the City shall be subject to the right of periodic inspection by the City; provided, however, that such inspection shall be conducted at reasonable times and upon reasonable notice to the Provider.

4.9 Provider's Duty to Remove Network.

a. The Provider shall promptly remove, at its own cost and expense, from any public property within the City, all or any part of the network when one or more of the following conditions occur:

i. This franchise grant is terminated or revoked pursuant to notice as provided herein; or

ii. This franchise grant expires pursuant to the terms of this Agreement.

b. The removal of any or all of the network by the Provider that requires trenching or other opening of the City's streets shall be done only after the Provider complies with applicable City Ordinances related to opening City Streets.

c. The Provider shall receive notice in writing from the City setting forth one (1) or more of the occurrences specified in Subsection 4.9 (a) above and shall have ninety (90) calendar days from the date upon which said notice is received to remove or abandon such facilities.

4.10 Notice of Closure of Streets. Except in cases of emergency, the Provider shall notify the City not less than three (3) business days in advance of any construction, reconstruction, repair, or relocation of facilities which would require any street closure which reduces traffic flow to less than two (2) lanes of moving traffic. Except in the event of an emergency, as reasonably determined by the Provider, no such closure shall take place without prior authorization from the City. In addition, all work performed in the traveled way or which in any way impacts vehicular or pedestrian traffic shall be properly signed, barricaded, and otherwise protected as required by Paragraph 4.7 above, and the City shall receive no less than 48 hours' notice of said closure.

4.11 Agreement to Abide by Construction and Technical Requirements. In addition to the provisions of this Article 4, the Provider expressly agrees to comply with all other provisions of City governing the construction and technical requirements of the Provider' s network and system.

4.12 Maps and Records. After initial construction of the System is complete, the Provider shall provide the City with accurate copies of as-built plans and maps in a form and content prescribed by the City Engineer and agreed to by the Provider subject to applicable confidentiality protections claimed by Provider under the Government Records and Management Act, Chapter 2, Title 63, Utah Code Ann., or its successor ("GRAMA"). These plans and maps shall be provided at no cost to the City. Provider shall make available to the City at one of the Provider's offices, upon reasonable advance written notice of no fewer than sixty (60) days and not more often than annually, such relevant information pertinent only to enforcing the terms of this Agreement in such form and at such times as Provider can reasonably do so. Subject to applicable laws, any information that Provider provides to the City, except as otherwise provided herein, is confidential and proprietary and shall not be disclosed or used for any purpose other than verifying compliance with the terms of this Agreement. Except as otherwise provided herein, any such information provided to the City shall be returned to Provider following review, without duplication, unless Provider grants the City written permission to duplicate the information.

4.13 Trimming. Provider shall have the authority to trim trees upon and overhanging all streets, alleys, public utility easements, sidewalks and public places of the City so as to prevent the branches of such trees from coming into contact with Provider's facilities. Provider shall, when practical, provide notice to the City and to any property owner before commencing such work. Provider shall not be required to provide notice in advance of such work in emergency conditions.

4.14 **Joint Utility Committee.** Provider shall actively participate as a member of the Hurricane City Joint Utility Committee ("JUC"). JUC participation will include the attendance of a Provider representative at JUC meetings and the Provider's review and comments on project construction plans submitted to the JUC.

ARTICLE V
POLICE POWERS

5.1 Police Powers. The City hereby expressly reserves, and the Provider hereby expressly recognizes, the City's right and duty to adopt, from time to time, in addition to provisions herein contained, such ordinances and rules and regulations as the City may deem necessary in the exercise of its police power for the protection of the health, safety and welfare of its citizens and their properties.

ARTICLE VI
SEVERABILITY

6.1 Severability. If any section, sentence, paragraph, term or provision of this Agreement is for any reason determined to be or rendered illegal, invalid or superseded by other lawful authority, including any state or federal, legislative, regulatory or administrative authority having jurisdiction thereof, or is determined to be unconstitutional, illegal or invalid by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such determination shall have no effect on the validity of any other section, sentence, paragraph, term or provision, all of which shall remain in full force and effect for the term of this Agreement or any renewal or renewals thereof. Provided that if the invalidated portion is considered a material consideration for entering into this Agreement, the Parties shall negotiate, in good faith, an amendment to this Agreement. As used herein, “material consideration" for the City is its ability to collect the Franchise Fee during the term of this Agreement and its ability to manage its rights-of-way in a manner similar to that provided in this Agreement and the City's excavation ordinance. For the Provider, "material consideration" is its ability to use the rights-of-way for telecommunication purposes in a manner similar to that provided in this Agreement and the City's excavation ordinance.

ARTICLE VII
EARLY TERMINATION; REVOCATION OF FRANCHISE; OTHER REMEDIES

7.1 Grounds for Termination. The City may terminate or revoke this Agreement and all rights and privileges herein provided for any of the following reasons:

a. The Provider fails to make timely payments of the Franchise Fee as required under Article II of this Agreement and does not correct such failure within sixty (60) calendar days after written notice by the City of such failure;

b. The Provider, by act or omission, materially violates a material duty herein set forth in any particular within the Provider' s control, and with respect to which redress is not otherwise herein provided. In such event, the City, acting by or through its City Council, may determine, after a hearing, that such failure is of a material nature, and thereupon, after written notice giving the Provider notice of such determination, the Provider, within sixty (60) calendar days of such notice, shall commence efforts to remedy the conditions identified in the notice and shall have ninety (90) calendar days from the date it receives notice to remedy the conditions. After the expiration of such ninety (90) day period and failure to correct such conditions, the City may declare the franchise forfeited and this Agreement terminated, and thereupon, the Provider shall have no further rights or authority hereunder; provided, however, that any such declaration of

forfeiture and termination shall be subject to judicial review as provided by law, and provided further, that in the event such failure is of such nature that it cannot be reasonably corrected within the ninety (90) day time period provided above, the City shall provide additional time for the reasonable correction of such alleged failure if the reason for the non-compliance was not the intentional or negligent act or omission of the Provider;

c. The Provider becomes insolvent, unable or unwilling to pay its debts; is adjudged bankrupt; or all or part of its facilities should be should under an instrument to secure a debt and is not redeemed by the Provider within sixty (60) calendar days; or

d. In furtherance of the Provider' s policy or through acts or omissions done within the scope and course of employment, a director or officer of the Provider knowingly engages in conductor makes a material misrepresentation with or to the City that is fraudulent or in violation of a felony criminal statute of the State of Utah.

ARTICLE VIII
NOTICES

8.1 Any notice or information required or permitted to be given to the Parties under this Agreement may be sent to the following addresses unless otherwise specified:

City:
Hurricane City
Attn: City Manager
147 N. 870 W.
Hurricane, Utah 84737
With a copy to:
Hurricane City:
Attn: City Attorney
147 N. 870 W.
Hurricane, Utah 84737

Provider:
Forged Fiber 37, LLC
208 S. Akard St.
Dallas, TX 75202
With an email copy to:
FF_Right_Of_Way@att.com

8.3 Failure of Designee. The failure or omission of the City' s or the Provider' s representative to act shall not constitute any waiver or estoppel by the City or the Provider.

ARTICLE IX
INSURANCE AND INDEMNIFICATION

9.1 No Liability. Except as otherwise specifically provided herein, the City shall in no way be liable or responsible for any loss or damage to property, including financial or business loss (whether direct, indirect, or consequential), or any injury to or death of any person(s) that may occur in the construction, operation, or maintenance by the Provider of any of its lines and appurtenances hereunder, except to the extent of the City' s own negligence or willful misconduct. Notwithstanding any other provision of this Agreement, in no event shall either Party be liable for any consequential, special, incidental, punitive, indirect or similar damages.

9.2 Provider Indemnification of City. The Provider shall indemnify and, at the City' s option, defend and hold the City, its elected and appointed officers, agents, and employees thereof, harmless from and against any and all claims, suits, actions, liability and judgments for damages or otherwise harmless from and against claims, demands, liens, and all liability or damage of whatsoever kind on account of or arising from the exercise by the Provider of the related rights, or from the operations of the Provider within the City, and shall pay the costs of defense plus reasonable attorneys' fees. Said indemnification shall include, but not be limited to, the Provider' s negligent acts or omissions pursuant to its use of the rights and privileges of this Agreement including construction, operation and maintenance of telecommunications lines and appurtenances, whether or not any such use, act or omission complained of is authorized, allowed, or prohibited by this Agreement; provided, further, that Provider’s indemnification obligations shall not extend to liability to the extent caused by negligence or willful misconduct by any Indemnitee.

9.3 Notice of Indemnification. The Provider shall give prompt written notice to the City of any claim, demand or lien that may result in a lawsuit against the City. The City shall (i) give prompt written notice to the Provider of any claim, demand or lien with respect to which the City seeks indemnification hereunder; and (ii) unless, in the City' s sole judgment, a conflict of interest may exist between the City and the Provider with respect to such claim, demand or lien, permit the Provider to assume the defense of such claim, demand or lien with counsel satisfactory to the City. Notwithstanding any provision hereof to the contrary, the Provider shall not be obligated to indemnify, defend or hold the City harmless to the extent any claim, demand or lien arises out of or in connection with a breach by the City of any obligation under this Agreement or any negligent or otherwise tortious act or failure to act of the City or any of its elected or appointed officers, agents, or employees.

9.4 Insurance. The Provider shall procure and maintain insurance against claims for injuries to persons or damages to the property which may arise from, or in connection with the exercise of the rights, privileges, and authority granted hereunder to the Provider, its agents, representatives, or employees. The Provider shall provide to the City for its inspection an insurance certificate or memorandum of insurance prior to the commencement of any work or installation of any Facilities pursuant to this Franchise. Such insurance certificate or memorandum shall evidence:

A. Comprehensive general liability insurance with limits inclusive of umbrella or excess liability coverage of not less than (1) $2,000,000.00 for bodily injury or death to each person; and (2) $3,000,000 for property damages resulting from any one accident.

B. Automobile liability for owned, non-owned, and hired vehicles with a limit inclusive of umbrella or excess liability coverage of $300,000 for each person and $500,000 for each accident.

C. Workers' compensation within statutory limits and employers' liability insurance with limits of $500,000 bodily injury each accident, $500,000 disease each employee, and $500,000 bodily injury policy limit.

The liability insurance policies required by this section shall be maintained by the Provider throughout the term of this Agreement and such other period of time during which the Provider is operating without a franchise hereunder, or is engaged in the removal of its system. Payment of deductibles and self-insured retentions shall be the sole responsibility of the Provider. The insurance required by this section shall contain a clause stating that the coverage shall apply separately to each insured against whom a claim is made or suit is brought except with respect to the limits of the insurer's liability. The Provider's insurance shall be primary insurance with respect to the City. Any insurance maintained by the City, its officers, officials, employees, consultants, agents, and volunteers shall be in excess of the Provider's insurance and shall not contribute with it.

9.5 City's Right to Intervene. In any suit in which the City is named as a party and which seeks indemnification from the Provider, and in which the City, in its own reasonable discretion, believes that a conflict of interest with the Provider exists, the City shall have the right to provide its own defense in connection with the same. In such event, in addition to being reimbursed for any judgment that may be rendered against the City which is subject to indemnification hereunder, together with all court costs incurred therein, the Provider shall reimburse the City for all reasonable attorneys' fees including those employed by the City in such case (s), as well as all reasonable expenses incurred by the City by reason of undertaking the defense of such suit(s), whether such suit(s) are successfully defended, settled, compromised, or fully adjudicated against the City.

9.6 No Creation of Private Cause of Action. The provisions set forth herein are not intended to create liability for the benefit of third parties, but is solely for the benefit of the Provider and the City. In the event any claim is made against the City that falls under these indemnity provisions and a court of competent jurisdiction should adjudge, by final decree, that the City is liable therefore, the Provider shall indemnify and hold the City harmless of and from any such judgment or liability, including any court costs, expenses, and attorneys' fees incurred by the City in defense thereof. Nothing herein shall be deemed to prevent the Parties indemnified and held harmless herein from participating in the defense of any litigation by their own counsel at their own expense. Such participation shall not, under any circumstances, relieve the Provider from its duty of defense against liability or paying any judgment entered against such party.

9.7 Performance Bonds and/or Cash Bonds and other Surety. To ensure completion of the Provider' s performance of its obligations hereunder, the Provider shall furnish to the City a $50,000 performance bond and/or $50,000 cash bond from an insurer or guarantor that is acceptable to the City prior to commencing any action pursuant to this Agreement. At the City's sole discretion, and based on the project, a performance bond and/or cash bond may be required.

ARTICLE X
REMEDIES

10.1 Duty to Perform. The Provider and the City hereby agree to take all reasonable and necessary actions to assure that the terms of this Agreement are performed.

10.2 Remedies at Law. In the event the Provider or the City fail to fulfill any of their respective obligations under this Agreement, the City or the Provider, whichever the case may be, shall have a breach of contract claim and remedy against the other in addition to any other remedy provided by law, provided that no remedy that would have the effect of amending the specific provisions of this Agreement shall become effective without such action that would be necessary to formally amend the Agreement.

10.3 Third Party Beneficiaries. The benefits and protections provided by this Agreement shall inure solely to the benefit of the City and the Provider. This Agreement shall not be deemed to create any right in any person who is not a Party hereto and shall not be construed in any respect to be a contract in whole or in part for the benefit of any third party (other than the permitted successors and assigns of a Party hereto.)

10.4 Reserved Rights. Nothing contained herein shall be deemed to preclude the Provider from pursuing any legal or equitable rights or remedies it may have to challenge the action of the City.

10.5 Force Majeure. The Provider shall not be held in default or non-compliance with the provisions of this Agreement, nor suffer any enforcement or penalty relating thereto, where such non-compliance or alleged defaults are caused by strikes, acts of God, power outages, or other events reasonably beyond the Provider' s ability to control; however, the Provider shall not be relieved of any of its obligations to comply promptly with any provision of this Agreement by reason of any failure of the City to enforce such prompt compliance.

10.6 No Waiver. Nothing herein shall be construed as to imply that the City waives any right, payment, or performance based on future legislation where said legislation impairs this Agreement in violation of the United States or Utah Constitutions.

ARTICLE XI
TRANSFER OF FRANCHISE

11.1 Written Approval Required to Transfer. The Provider shall not transfer or assign any rights under this Agreement or the franchise granted herein to another entity unless the City first gives its approval in writing, which approval shall not be unreasonably withheld or delayed; provided, however, that the Provider may fully assign the franchise contained herein to its corporate parent, a corporate affiliate or a subsidiary, and also that inclusion of the franchise as property subject to the liens of the Provider' s mortgages or other security interests shall not constitute a transfer or assignment. The City may withhold approval of a proposed transfer or assignment if the City Council finds that, based on the standards set out in Hurricane City Code 7-12-5, as may be amended, approval is not in the public interest. A lease of the Provider' s system to a third party shall not constitute a transfer or assignment of the franchise for purposes of this Agreement. Any attempted assignment or transfer without such prior written consent shall constitute a default of the franchise and this Agreement. In the event of such a default, the City may proceed according to the procedures set forth in this Agreement and any applicable state, federal or local law.

11.2 Procedure for Obtaining Approval for Transfer. At least ninety (90) calendar days before a proposed assignment or transfer of the Provider' s franchise is scheduled to become effective, the Provider shall petition in writing for the City Councils written consent for such a proposed assignment or transfer. The City may withhold approval of a proposed transfer or assignment if the City Council finds that, based on the standards set out in Hurricane City Code 7-12-5, approval is not in the public interest.

11.3 Certification of Assignee. Before an assignment or transfer is approved by the City Council, the proposed assignee or transferee shall execute an affidavit acknowledging that it has read, understands, and intends to abide by this franchise Agreement.

11.4 Effect of Approval. In the event of any approved assignment or transfer, the assignee or transferee shall assume all obligations and liabilities of the Provider, except that an assignment or transfer shall not relieve the Provider of its liabilities under this franchise Agreement until the assignment actually takes place or unless specifically relieved by federal, state, or local law, or unless specifically relieved by the City Council at the time an assignment or transfer is approved.

11.5 Transfer upon Revocation by the City. The Provider and the City hereby agree that in the event of a lawful revocation of this franchise, at the Provider's request, which shall be made in the Provider's sole discretion, the Provider shall be given a reasonable opportunity to effectuate a transfer of its network to a qualified third party. The City further hereby agrees that during such a period of time, it shall authorize the Provider to operate pursuant to the terms of its prior franchise Agreement; however, in no event shall such authorization exceed a period greater than six (6) months from the effective date of such revocation. If, at the end of that six (6) month period, the Provider is unsuccessful in procuring a qualified transferee or assignee of its network which is reasonably acceptable to the City, the Provider and the City may avail themselves of any rights they may have pursuant to federal or state law; it being further agreed that the Provider's continued operation of its network during the six (6) month period shall not be deemed to be a waiver or extinguishment of any rights of either the City or the Provider. Notwithstanding anything to the contrary set forth herein, neither the City nor the Provider shall be required to violate federal or state law.

11.6 Abandonment of Facilities by the Provider. The Provider, with the consent of the City, may abandon any underground facilities in place, subject to the requirements of the City. In such an event, the abandoned network shall become the property of the City, and the Provider shall have no further responsibilities or obligations concerning those facilities.

ARTICLE XII
SERVICE AREA

12.1 Service Area. The Provider shall provide wholesale broadband transmission service to Internet Service Providers within the City boundaries (the “Service Area”).

ARTICLE XIII
GENERAL PROVISIONS

13.1 Binding Agreement. The Parties hereby represent that (i) when executed by their respective parties, this Agreement shall constitute all the legal and binding obligations of the Parties pertaining to the subject matter contained herein; and (ii) that each Party has complied with all relevant statutes, ordinances, resolutions, by-laws, and other legal requirements applicable to their operation in entering into this Agreement. This Agreement shall be binding upon the heirs and successors, administrators and assigns of each of the Parties.

13.2 Governing Law. This Agreement shall be construed, interpreted and governed in accordance with the laws of the State of Utah. All disputes resulting in legal action shall be governed by the laws of the State of Utah. Jurisdiction shall be vested in the District Courts in and for the State of Utah. Venue is vested in the 5th Judicial District Court in and for Washington County, State of Utah or in any other successor district court of competent jurisdiction.

13.3 Interpretation of Agreement. The invalidity of any portion of this Agreement shall not prevent the remainder of this agreement from being carried into effect. Whenever the context of any provision shall require it, the singular number shall be held to include the plural number, and vice versa, and the use of any gender shall include any other and all genders. The paragraph and section headings in this Agreement are for convenience only and do not constitute a part of the provisions hereof.

13.4 Entire Agreement and Amendments. This Agreement and all attachments hereto constitute and represent the entire agreement and understanding between the Parties hereto and replaces any previous agreement, understanding or negotiation between the Parties with respect to the subject matter hereof, and may be modified or amended, supplemented, or changed only by the written agreement of the Parties, including the formal approval of the City Council. No oral modifications or amendments shall be effective.

13.5 Applicability of Hurricane City Ordinances. Except as expressly provided for herein, the terms, conditions, and requirements of Hurricane City Ordinance No. 2022-50, codified at Title 7, Chapter 12, shall apply to and govern the conduct and the relationship of the Parties as set out in this Agreement. For ease of reference, a copy of Ordinance No. 2022-50 is attached hereto as Exhibit A.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year set forth above.

HURRICANE CITY, UTAH

_____

Mayor Clark Fawcett

Date: _____

ATTEST:

_____

CINDY BETEAG, CITY RECORDER

FORGED FIBER 37, LLC

By: _____

Title: _____

Date: _____

STATE OF _____)

: Ss.

COUNTY OF _____)

On this ___ day of _____, 2026, _____ personally appeared before me _____, and duly acknowledged to me that he/she signed the above and foregoing document, having been duly authorized to execute this Agreement by resolution of Forged Fiber 37, LLC and as permitted by its governing documents.

_____

NOTARY PUBLIC

EXHIBIT A

Ordinance No. 2022-50

Ordinance No. 2022-50

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH AMENDING TITLE 7, CHAPTERS 4, 8, 10, 11; AMENDING TITLE 13, AND CREATING TITLE 7, CHAPTER 12 OF THE HURRICANE CITY CODE REGARDING UTILITY FRANCHISES

WHEREAS, the City Council of Hurricane, Utah desires to amend Title 7, Chapters 4, 8, 10, 11; amend Title 13, and create Title 7, Chapter 12 of the Hurricane City Code regarding utility franchises;

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

BE IT HEREBY ORDAINED that Title 7, Chapters 4, 8, 10, and 11 are all reserved, that Title 13 is reserved, and that Title 7, Chapter 12 is created as follows:

TITLE 7, CHAPTER 4 – RESERVED
TITLE 7, CHAPTER 8 – RESERVED
TITLE 7, CHAPTER 10 – RESERVED
TITLE 7, CHAPTER 11 – RESERVED
TITLE 13 – RESERVED

TITLE 7 – PUBLIC WAYS AND PROPERTY
CHAPTER 12 – UTILITY FRANCHISES

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Sec. 7-12-1. Findings; Authority.

A. *Findings*. The City finds as follows:
1. Franchise Standards. It is in the interests of the public to allow certain franchises within the City and to establish standards for Providers in a manner that:
    a. Establishes minimum standards and criteria for franchising Providers utilizing public Rights-of-Way;
    b. Fairly and reasonably compensates the City on a competitively neutral and nondiscriminatory basis as provided herein;
    c. Encourages competition by establishing terms and conditions under which Providers may use the rights-of-way to serve the public;
    d. Protects the public interests and the City from any harm that may flow from such commercial use of Rights-of-Way;
    e. Protects City police powers and the City's Rights-of-Way management authority in a manner consistent with federal and state law;
    f. Protects the public interests in the development and use of the City infrastructure;
    g. Protects the public's investment in improvements in the Rights-of-Way; and
    h. Appropriately limits barriers to entry of franchising Providers.
2. Public Rights-of-Way. It is necessary and appropriate to develop uniform minimum standards for use of the public Rights-of-Way and to simplify City management of the rights-of-way. Public Rights-of-Way within the City:
    a. Are critical to the travel and transport of persons and property in the business and social life of the City;
    b. Are intended for public uses and must be managed and controlled consistent with that intent;
    c. Can be partially occupied by the facilities of utilities and other public service entities delivering utility and public services rendered for profit, to the enhancement of the health, welfare and general economic well-being of the City and its citizens; and
    d. Are a unique and physically limited resource requiring proper management to maximize the efficiency and to minimize the costs to the taxpayers of the foregoing uses and to minimize the inconvenience to and negative effects upon the public from such facilities' construction, placement, relocation and maintenance in the Rights-of-Way.
3. Compensation. The City should receive fair and reasonable compensation for use of the public Rights-of-Way in conjunction with franchises.
4. Local Concern. The regulation of utilities and services within the Rights-of-Way is of local concern.

5. Development of Services. It is in the best interests of the City's taxpayers and citizens to promote the rapid development of services, including into areas of the City previously developed, on a nondiscriminatory basis, to assure the availability of services to the entire community.

B. *Authority*. The City adopts this chapter pursuant to its power to manage public Rights-of-Way; to ensure that those rights-of-way are used for public purposes; and to receive fair and reasonable compensation for the use of rights-of-way by Providers pursuant to common law, the Utah Constitution, and statutory authority.

Sec. 7-12-2. Definitions.

For purposes of this chapter, the following terms, phrases, words, and their derivatives shall have the meanings set forth in this section. The words "shall" and "will are mandatory, and "may" is permissive. Undefined words shall have their common and ordinary meaning.

Antenna means communication equipment that transmits or receives an electromagnetic radio frequency signal used in the provision of wireless service.

Applicable Codes means the Utah State Code, Hurricane City Code, International Building Code (IBC), the International Fire Code, the National Electrical Code (NEC), National Electric Safety Code (NESC), as adopted and amended under Utah Code Annotated title 15A, State Construction and Fire Codes Act.

Applicable Standards means the structural standards for antenna supporting structures and antenna, known as ANSI/TIA-222, from the American National Standards Institute and the Telecommunications Industry Association.

Applicant means a Provider or their authorized agent who submits an application for an agreement or other authorizations that may be granted under this chapter.

City means Hurricane City, Utah, a Utah municipal corporation.

Eligible Support Structure means any monopole, utility pole, wireless support structure or related accessory equipment, as defined in this chapter, provided that it is existing at the time the relevant Application is filed with the City.

Franchise Agreement means a contract entered into in accordance with the provisions of this chapter between the City and a franchisee that sets forth the terms and conditions under which a Provider is authorized to place facilities in Rights-of-Way to provide utility, communications, video, telecommunication, or similar services.

Gross Revenue means all revenue or receipts derived by a Provider, or an affiliate of a Provider, in connection with its provision of services in the City governed by a Franchise Agreement. For purposes of revenue generated in relation to telecommunication services provided within the City, the definition of 'gross receipts' found in Utah Code Title 10, Chapter 1, Part 4, as amended, governs and applies. Gross Revenue includes all revenues of a provider

that may be included as gross revenue within the meaning of Utah Code Title 11, Chapter 26, as amended.

Monopole means a structure in the right-of-way erected by an applicant or provider specifically to support SWFs.

Nondiscriminatory describes the equal treatment of similar situated entities unless there is a reasonable, competitively neutral basis for different treatment.

PSC means the Public Service Commission or any successor thereto.

Person includes any individual, corporation, partnership, association, joint stock company, trust or any other legal entity, but not the City.

Provider means a provider of utility, wireless, communication, or similar services that utilizes Rights-of-Way or other City-owned or City-controlled property to provide the service. A Provider includes, but is not necessarily limited to, a person or entity that has entered into a Franchise Agreement with the City.

RF means radio frequency.

Related Accessory Equipment refers to equipment used in conjunction with an Antenna or other component of SWFs which may be attached to a wireless support structure or located on the ground at or near the base of a wireless support structure.

Rights-of-Way or *Right-of-Way* refers to any area within, on, above and below alleys, public roads, highways, streets, easements, and other similar public property, and may include sidewalks, park-strips and other areas associated with them and controlled by the City, primarily dedicated to, designed for or actually and customarily used for vehicular or pedestrian travel, and which, by their nature, may properly be used for installation of a utility or communication system, or any dedicated general public utility easement that the City may authorize a Provider to use.

Service Area means the geographic area in which a Provider is authorized and required to provide services.

Subscriber means any person or entity lawfully receiving service(s) from Provider or an affiliate of Provider.

Small Wireless Facility (SWF) means a wireless facility on which each provider's Antenna could fit within an enclosure of no more than six cubic feet in volume and for which all related accessory equipment, whether mounted on the pole or the ground, is cumulatively no more than 28 cubic feet in volume.

Sec. 7-12-3. General Provisions; Scope and Application.

A. *Franchise Required.* Every Provider shall apply for and obtain a Franchise Agreement, easement, or other authorization approved by the City Council prior to placing any infrastructure or facilities in a Right-of-Way.

B. *Operations on City-Controlled Property.* Subject to the requirements and considerations of this chapter, the City Council may grant to any person a franchise, easement, or other appropriate authorization on such terms and conditions as it deems reasonable, for the purpose of entering upon, constructing, building, operating, and maintaining any business or for other use of the property owned or controlled by the City. Franchises, easements, and authorizations shall be construed narrowly; no rights shall pass by implication.

C. *In writing.* Any franchise, easement, or other authorization granted by the City shall be in writing and any franchise, easement, or other authorization not in writing shall be void.

D. *Nature of franchise.* A franchise shall not convey title, equitable or legal, in the rights-of-way. A franchise is only the right and consent to install, repair, maintain, remove, or replace facilities on, over and under the rights-of-way for the limited purposes and for the limited period as stated in a Franchise Agreement. Except as provided in this chapter, the right may not be subdivided, assigned or subleased. A Franchise Agreement does not excuse a Provider from obtaining appropriate access or pole attachment agreements before collocating its system on the property of others, including the City's property. This subsection shall not be construed to prohibit a Provider from leasing conduit to another Provider, so long as the lessee has obtained a franchise.

E. *Authorizations nonexclusive.* Franchises, easements, or other authorizations granted by the City shall be nonexclusive.

F. *Applicability; Conflicts.* This chapter shall be construed and applied in a manner consistent with all applicable federal and state statutes. To the extent the provisions of this chapter conflict with applicable federal or state statutes, the federal or state statutes shall govern and this chapter shall be applied accordingly. This chapter shall apply to all franchises granted or renewed after the effective date hereof. This chapter shall further apply, to the maximum extent permitted by applicable federal or state law, to all existing franchises granted prior to the effective date hereof and to a provider providing services, without a franchise, prior to the effective date hereof. The revisions to this chapter adopted by ordinance and codified herein do not relieve a franchisee of any obligations that are included in an existing Franchise Agreement or that were relied on in the City's approval of an existing franchise.

G. *Enforcement conditions.* In addition to containing such terms as the City may lawfully require, any Franchise Agreement granted pursuant to this chapter shall contain appropriate provisions for enforcement, compensation and protection of the public, consistent with the other provisions of this chapter, including, but not limited to, defining events of default, liquidated damages, as appropriate, and rights of termination or revocation.

H. *City failure to enforce.* A provider shall not be relieved of its obligation to comply with any of the provisions of this chapter or any Franchise Agreement granted pursuant to this chapter by reason of any failure of the City to enforce prompt compliance.

I. *Exercise of police power*. To the full extent permitted by applicable law either now or in the future, the City reserves the right to adopt or issue such rules, regulations, orders or other directives that it finds necessary or appropriate in the lawful exercise of its police powers.

Sec. 7-12-4. Application for Franchise.

A. *Application fee*. Every application for a franchise shall be accompanied by a nonrefundable application fee as may be set by the City Council from time to time by resolution and an agreement to pay reasonable costs incurred by the City to pay the costs of studying, investigating, and otherwise processing such application. City may require payment of a deposit to ensure payment of said reasonable costs incurred.

B. *Information required.* A Provider seeking a Franchise Agreement, easement, or other authorization shall file an application with the City Recorder. The application shall contain or be accompanied by the following information:
   1. The name, address, and telephone number of the applicant.
   2. A detailed statement of the corporate or other business entity organization of the applicant, including, but not limited to, the following:
      a. The names, residence addresses and business addresses of all officers, directors and partners or business associates of the applicant.
      b. The names, residence addresses and business addresses of all persons and entities having controlling, or being entitled to have or control five percent or more of the ownership of the applicant, and the respective ownership share of each such person or entity.
      c. The names and addresses of any parent of the applicant to the ultimate parent; and the names and addresses of each entity responsible in whole or in part for management or operation of the applicant, along with a description of the nature of the responsibilities of such entity or entities.
      d. A description of the services intended to be provided by applicant.
      e. A description of the previous experience of the applicant in providing services and constructing systems used to provide services; and an identification of all communities in the state where applicant, or any affiliate, provides services.
      f. Certification of the Provider's financial ability to compensate the City for Provider's intrusion, maintenance, and use of the Rights-of-Way, as well as Provider's ability to make payments owed to the City during the term of any Franchise Agreement.
      g. Information showing that the applicant has the technical and financial resources to build and operate any infrastructure or facilities that will be placed in Rights-of-Way.
      h. Information regarding the character qualifications of the applicant.
      i. A copy of the order from the PSC granting a certificate of convenience or necessity, if applicable.
   3. A detailed description of the proposed plan of operation of the applicant, which shall include, but not be limited to, the following:

a. A map or maps showing the precise geographic area for which applicant seeks a Franchise Agreement.
b. Plans showing any existing locations of the system that will be used to provide services.

C. *Additional information.* The City may request such additional information as it deems necessary to determine whether or not the application should be granted. The failure to file a complete application, or to provide additional information requests, is grounds for rejecting or denying an application.

D. *Determination by City.* The City Council shall determine whether to award any franchise, easement, or other authorization based on and taking into account considerations relevant to the use of the Rights-of-Way and the public interest, health, and safety, without competitive bidding.

E. *Renewals.* Franchise renewals shall be according to applicable state and federal law. The City and grantee by mutual consent, may enter into renewal negotiations at any time during the term of the franchise.

Sec. 7-12-5. Standards For Granting or Denying Applications.

A. *Standards.* The City Council may schedule such public hearings and conduct such investigations as are necessary to determine whether granting the application is in the public interest, considering the following:

1. The qualifications of the applicant, including but not limited to the following:
    a. Years in business;
    b. Number of employees and crews;
    c. Existing infrastructure in southern Utah;
    d. Number of redundant carriers, if any;
    e. Amount of equipment;
    f. Adequate General Liability insurance;
    g. Existing relationships with other municipalities;
    h. References from other municipalities;
    i. Employee certifications related to the installation and maintenance of the proposed system;
    j. Products or services offered by Provider;
    k. Whether customer support services are locally situated;
    l. Availability of physical path redundancy by Provider;
    m. Capabilities of Provider's network;
    n. Provider's historical gross and net revenues;
    o. Ability of Provider to timely serve brownfield or legacy areas;
    p. Availability of local technical support.
2. Whether the application for construction and extension of the system is reasonable, considering the needs of the community;
3. Whether the application, if granted, is likely to result in any portion of the City being unserved or underserved by the proposed system;
4. Whether the application, if granted, would limit or enhance competition in the provision of communications services in the City;

5. Whether the applicant is willing and able to comply with its obligations under applicable law, and to agree to franchise conditions to protect the City against harm and liability, and ensure the franchise is enforceable;
6. Whether the applicant is willing to agree to conditions that ensure that entities using its system can comply with conditions imposed under other provisions of this Code, including, without limitation, obligations imposed under chapter 10 of this title and title 13, chapter 1 of this Code and franchises issued thereunder;
7. Whether the application requires the City to agree to conditions, or viability of the system depends upon, conditions that may harm consumers;
8. Whether similar services are already available within the City; and
9. Any other relevant information related to the applicant's proposed franchise.

B. *Conditions.* The City Council may deny an application under this chapter or condition the approval of an application on such conditions, terms, requirements, or restrictions as it finds necessary to protect the public interest.

Sec. 7-12-6. Extension of Service; Duty to Serve; Community Access Services.

A. *Minimum Service Area.* Except as provided in this section, the City shall not approve any franchise that provides for a Service Area smaller than the City boundaries, as it existed as of the effective date of the Franchise Agreement. The City may grant a franchise that permits a grantee to serve areas annexed after the effective date of the franchise. The foregoing does not apply where an applicant shows that the Service Area is economically infeasible; that granting a franchise for a smaller area will not adversely affect the development of competition throughout the City; and that the proposed Service Area is such that granting a franchise for that area will not unfairly disadvantage any franchised Provider.

B. *Time to provide service.* A Provider must complete construction of its system within a reasonable time, so that it passes by all dwelling units within its Service Area, which time shall be specified in the franchise and subject to the density requirements in subsection D of this section.

C. *Sequence of construction.* As a condition of receiving a franchise, each Provider must submit a plan for the sequence of construction that ensures it does not discriminate against residents of the City based on income. The plan must show the timing of construction by geographic area and the schedule for completion of construction by geographic area. A schedule for completion of construction may be tied to the success of the applicant in the marketplace. In determining whether the plan is acceptable, the City may take into account:
    1. The amount of time required to build out the system to serve the City;
    2. The amount of construction required to serve the Service Area; and
    3. The time required to provide the applicant reasonable opportunities to recover its investment.

D. *Extension of Service and Density requirements.* A Provider may, but is not required to, serve any portion of its Service Area where the density is less than five dwelling units per linear quarter mile unless the potential Subscriber agrees to pay extension charges as provided in this section. In extending service, the following requirements shall be met:

1. In any portion of the Service Area where the density is five dwelling units or more per linear quarter mile, a Provider shall provide service to any person that requests it at its normal connection fee; provided that Provider is able to reasonably obtain all easements or permissions, if any, which are necessary to extend service relating thereto. Where the distance from the Right-of-Way to the demarcation point on the potential Subscriber's premises is greater than 150 feet, a Provider may charge an additional, reasonable fee to recover the actual costs of extending the system the additional distance.
2. In areas with less than five residential units per linear quarter mile, a Provider shall offer a cost sharing arrangement with residents desiring service wherein each will bear their proportionate share of construction costs. For example, if there are four dwelling units per linear quarter mile, Provider must extend service if the potential Subscriber(s) are willing to each pay one-fifth of the cost of extending the system to pass by the dwelling unit(s), and the Provider must bear the remaining construction cost. Should additional residents actually subscribe to service in areas where Subscribers have already paid a proportionate share under the extension cost sharing formula, Subscribers who have previously paid a proportionate share shall be reimbursed pro rata for their contribution or proportional share thereof. In such case, the pro rata shares shall be recalculated and each new Subscriber shall pay the new pro rata share, and all Subscribers who previously paid a proportionate share shall receive pro rata refunds. However, one year after completion of a project, Subscribers who have paid a share of line extension costs shall no longer be eligible for refunds.
3. The Subscriber who must pay additional amounts for extended connections or for distribution cable construction, as provided in subsection D2 of this section, shall be given a written estimate of the additional amount payable by them prior to their subscription, and they shall in no event be required to pay more than five percent over this estimate.

E. *Extension of Service to Public Buildings and Facilities*. The density requirements of subsection D of this section do not apply to public buildings and public facilities. Upon request from the City, a Provider shall timely extend service to the public buildings and public facilities identified by the City. Franchise Agreements may contain a provision whereby the City makes certain concessions in exchange for services being provided to Public Buildings of Facilities free of charge.

F. *Use of City-Owned Conduits or Facilities*. The City may allow or require a Provider to utilize City-owned conduits, infrastructure, or facilities to facilitate the Provider's ability to serve the Provider's service area, upon terms agreeable to the City.

G. The City may require a Provider to provide reasonable in-kind consideration in the form of conduit, facilities, or capacity in order to promote educational and governmental uses of the system, or in connection with the City's promotion of public, educational or governmental uses of the system.

H. In lieu of requiring a Provider to build out to service the entire City as described in this section, the City Council may require a Provider to contribute to a fund to ensure all portions of the City are served by an acceptable and equivalent system.

I. The franchise fee and other consideration provided for under this chapter is not in lieu of any tax or assessment; any fee for the use of the Rights-of-Way payable by Provider to

provide any other service; or any fee designed to recover costs associated with managing the Rights-of-Way, including by way of example, permit fees and pole attachment fees.

Sec. 7-12-7. Reporting Requirements; Books and Records.

A. *Reporting Requirements.* Each Provider shall prepare annual reports to monitor compliance with the terms of a Franchise Agreement. By January 31 of each year, each grantee shall provide the City with a detailed statement of revenues for the previous year derived in connection with the provision of services in the City, sworn as accurate by an officer of the Provider, which statement shall identify:
   1. The number of Subscribers, by category of service;
   2. Service revenues, by category of service;
   3. Equipment revenues, by category of equipment;
   4. Other revenues, identifying the source of the revenues;
   5. The amount of any deduction from gross revenues, identifying the reason for the deduction, and the manner in which it was calculated;
   6. If revenues are allocated among the City and other entities, the total revenues, and the manner in which the revenues were allocated.

B. The annual report shall be in a form the City prescribes, or if there is no form, in a form consistent with the manner in which Provider maintains its books and records.

C. *Right to access.* The City shall have the right to review and make copies of books and records relevant to its enforcement of a Franchise Agreement and applicable law, including this chapter. Upon the City's request, books and records shall be produced at a convenient location in the City, or if books and records cannot be produced there, at a mutually agreeable location. To the extent the Utah Government Records and Management Act, Utah Code Annotated title 63G, chapter 2, and other applicable law permits, the City may agree in a Franchise Agreement that information contained within the books and records of Provider provided to the City shall be kept confidential by the City, and may agree to provide Provider reasonable notice of any request received by the City for disclosure of any books and records requested by Provider to remain confidential, so that the Provider may take appropriate action to protect confidential information from disclosure.

D. *Prompt response required.* Provider shall promptly respond to requests for information from the City related to a Franchise Agreement or Provider's compliance with applicable law.

E. *Audit.* In addition to other rights within this section, for the purpose of verifying the correct amount of the franchise fee, the books and records of the Provider pertaining thereto shall be open to inspection or audit by duly authorized representatives of the City at all reasonable times, upon giving reasonable notice of the intention to inspect or audit the books and records; provided that the City shall not audit the books and records of the Provider more often than annually. The Provider shall be required to reimburse the City the reasonable costs of an audit if the audit discloses that the provider has paid 95 percent or less of the compensation due the City for the period of such audit. In the event the accounting rendered to the City by the Provider herein is found to be incorrect, then payment shall be made on the corrected amount within 30 calendar days of written notice. The City may accept any amount offered by the Provider to remedy the

incorrect payment, but the acceptance thereof by the City shall not be deemed a settlement of such item if the amount is in dispute or is later found to be incorrect.

Sec. 7-12-8. Franchise Fee.

A. *Terms of payment.* Each Provider shall pay a franchise fee in connection with provision of services in an amount calculated as a percentage of Provider's annual Gross Revenue, as defined in this chapter. The annual payment shall be 6% of the Provider's annual Gross Revenue or the maximum amount permitted under federal or state law, whichever is less. Franchise fees shall be paid on a schedule set out in a Franchise Agreement. To the extent federal or state law requires or allows a different government entity or agency to collect the fees, the Franchise Agreement may provide for such arrangement. Acceptance of payment shall not be construed as an accord that the amount paid is correct nor shall it be construed to release any claim which the City may have for any further sums payable under this section. Any franchise fees which remain unpaid after the dates specified herein shall be delinquent and shall thereafter accrue interest at 12.5% per annum until paid.

B. *Exemption from rate limitations.* Nothing in this chapter prevents the City from securing an exemption from rate limitations as permitted by state law, including the exemption permitted by Utah Code 10-1-404, as amended. Upon satisfying the requirements for an exemption from rate limitations, the rates applied pursuant to this chapter shall be applied accordingly.

C. *Costs.* A Provider shall pay to the City or to third parties, at the direction of the City, an amount equal to the reasonable costs and reasonable expenses that the City incurs for the services of third parties (including, but not limited to, attorneys and other consultants) in connection with any franchise application, renewal, or Provider-initiated renegotiation of a Franchise Agreement; or amendment of this chapter; provided, however, that the parties shall agree upon a reasonable financial cap at the outset of negotiations.

D. *Publication costs.* A provider shall assume any publication costs associated with its franchise that may be required by law.

Sec. 7-12-9. Term of Franchise.

A franchise granted pursuant to this Chapter shall be for a term established in a Franchise Agreement. In no event shall any franchise term exceed 15 years.

Sec. 7-12-10. Transfers of Franchise.

A. *Consent of City required.* Unless specifically provided for in a Franchise Agreement and this chapter, a franchise or system shall not be sold, assigned, leased, subleased, mortgaged, transferred or conveyed in any manner whatsoever, either in whole or in part, voluntarily or involuntarily, nor shall any right, title or interest therein, either legal or equitable, pass to or vest in any person or entity other than the person or entity named as the Provider in the Franchise Agreement without the prior written consent of the City, obtained in accordance with the provisions of this section. Any attempt by the Provider

to sell, assign, transfer or convey any interest in the franchise without obtaining the prior written consent of the City shall constitute a default in the Franchise Agreement.

B. *Changes of control included.* A "sale," "transfer" or "conveyance" of the franchise shall include any acquisition of the controlling interest of Provider, whether through purchase of stock, merger, consolidation or any other change of control. Without limiting the foregoing, a rebuttable presumption that a transfer of control has occurred shall arise upon the acquisition or accumulation by any person or group of persons of 20 percent of the voting interest or management control of the Provider.

C. *Considerations of City.* At least 120 days before a proposed sale, assignment, transfer or conveyance of a Provider's franchise is scheduled to become effective, such Provider shall petition in writing for the City's written consent to the proposed sale, assignment, transfer or conveyance. The City will not unreasonably withhold its consent, but without limitation, it may consider the technical ability, financial capability, legal qualifications and general character qualifications of the purchaser, assignee or transferee, including its experience and service record in other communities. A request for consent to the sale, assignment or transfer hereunder shall be made to the City in writing and the Provider and the proposed purchaser, assignee or transferee must cooperate with the City in its investigation of the transfer. A request for consent may be denied if the Provider or proposed purchaser, assignee or transferee fail to timely provide the City information the City requests in connection with its review of the transfer.

D. *Approval without response.* The City shall be deemed to have approved a proposed sale, transfer or assignment in the event that its response is not communicated in writing to the Provider within 120 days following receipt of the petition for consent to the proposed sale, transfer or assignment, unless the City and Provider agree to an extension of this period, subject to the following conditions:

   1. Transferee shall assume all obligations and liability of the former Provider, known and unknown.
   2. An approval without response is not a representation, express or implied, that the Provider is in compliance with the franchise.
   3. A sale, assignment or transfer shall not relieve the former Provider of its liabilities under this chapter until the sale, assignment or transfer actually takes place unless otherwise specifically relieved by the City.

E. *Approval where PSC approval is required.*

   1. *Notification.* When a transaction requires the approval of the PSC, the Provider or its successor entity shall promptly notify the City of the nature of the transaction and provide a certification from the successor entity that the successor entity unequivocally agrees to all of the terms of the original provider's franchise agreement and assumes all obligations thereunder; and the successor or entity is seeking, or has obtained, the approval of the PSC.
   2. *Where PSC approval is obtained.* Upon receipt of a notification and certification in accordance with subsection E1 of this section, the City shall send notice affirming the transfer of the franchise to the successor entity, the effectiveness of which shall be conditioned upon PSC approval, and compliance with any conditions established by the PSC. Provided that, if the City has good cause to believe that the successor entity may not comply with this Code or the franchise

agreement, it may require an application for the transfer. The application shall comply with, and shall be reviewed in accordance with this chapter.

F. *Assignment for creditors.* Notwithstanding any other provision of this chapter or a Franchise Agreement:
   1. A franchise shall automatically terminate by force of law 120 calendar days after an assignment for the benefit of creditors or the appointment of a receiver or trustee to take over the business of the grantee, whether in a receivership, reorganization, bankruptcy assignment for the benefit of creditors, or other action or proceeding.
   2. However, the franchise may be reinstated if, within the 120-day period:
      a. The assignment, receivership or trusteeship is vacated; or
      b. The assignee, receiver, or trustee has fully complied with the terms and conditions of this chapter and the Franchise Agreement and has executed an agreement, approved by a court having jurisdiction, assuming and agreeing to be bound by the terms and conditions of the franchise agreement and this chapter.

G. *Foreclosure or judicial sale.* Notwithstanding any other provision of this chapter:
   1. In the event of foreclosure or other judicial sale of any of the Provider's system or associated property, the City may revoke the franchise at a public hearing before the City Council, by serving notice upon the Provider and the successful bidder at the sale.
   2. The franchise shall terminate 30 calendar days after serving such notice, unless:
      a. The City approves the transfer of the franchise to the successful bidder; and
      b. The successful bidder agrees with the City to assume and be bound by the terms and conditions of the franchise and applicable law.

Sec. 7-12-11. Continuity Upon Termination or Transfer.

In the event of a termination, revocation, or transfer of Provider's franchise for whatever reason, Provider shall ensure that all Subscribers receive continuous, uninterrupted service regardless of the circumstances. At the City's request, Provider shall cooperate with the City to operate Provider's system for a temporary period following termination or transfer of the franchise as necessary to maintain and to ensure an orderly transition from one operator to another to avoid disruption of public streets and public property, and to ensure continuity of service to Subscribers. During such period, the system shall be operated as if the terms and conditions of this chapter and Franchise Agreement continue to apply.

Sec. 7-12-12. General Conditions and Requirements for Use of Rights-of-Way.

Every Provider's system shall be subject to the following with respect to its facilities in the Rights-of-Way:

A. *Quality and performance of work.* All work involved in the construction, maintenance, repair, upgrade and removal of the system shall be performed in a safe, thorough and reliable manner, using materials of good and durable quality. If, at any time, it is

determined by an agency or court of competent jurisdiction, or by the City in the exercise of its lawful authority, that any part of the system, including, without limitation, any means used to distribute signals over or within the system, is harmful to the public health, safety or welfare then the Provider shall, at its own cost and expense, promptly correct all such conditions.

B. *Licenses and permits.* A provider shall have the sole responsibility for diligently obtaining, at its own cost and expense, all permits, licenses or other forms of approval or authorization necessary to construct, maintain, upgrade, or repair the system, including, but not limited to, any necessary approvals from persons and/or the City to use private property, easements, poles, or conduits. A Provider shall obtain any required permit, license, approval or authorization, including, but not limited to, excavation permits, pole attachment agreements, etc., prior to the commencement of the activity for which the permit, license, approval, or authorization is required.

C. *Relocation of system.*
   1. *New grades or lines; excavation requirements.* If the City shall elect to alter or change the grade or location of any Right-of-Way, or if the City requires it as part of any public project, a Provider shall, at its own expense and within 30 days after written notice from the City, except as otherwise required by law, remove and relocate its system, and in each instance comply with the standards and specifications of the City, including the City's excavation ordinances. Provider's failure to comply with its obligation to remove or relocate its system pursuant to this chapter shall constitute a breach of the applicable Franchise Agreement.
   2. *Relocation for other entities authorized to use Rights-of-Way.* A Provider shall promptly locate and relocate facilities to permit installation of additional utilities and infrastructure. A Provider's obligation to relocate facilities includes situations where development of roadways and utilities pursuant to City standards requires that the facilities be relocated. The costs to locate and relocate facilities shall be borne by the Provider.
   3. *Emergency; City authority to move system.* The City may, at any time, in case of fire, disaster or other emergency, as determined by the City in its reasonable discretion, cut or move any parts of any system within the rights-of-way, in which event the City shall not be liable therefor to a Provider. The City shall notify a Provider in writing prior to, if practicable, but in any event as soon as possible and in no case later than the next business day following any action taken under this section.
   4. *Temporary move for third party.* A Provider shall, upon prior reasonable written notice by the City or any person holding a permit to move any structure, and within the time that is reasonable under the circumstances, temporarily move any part of its system to permit the moving of said structure. A Provider may impose a reasonable charge on any person other than the City for any such movement of its systems.

D. *Protection of structures, landmarks.*
   1. *Protection of City property.* In connection with the construction, maintenance, repair, upgrade or removal of the system, a Provider shall, at its own cost and expense, protect any and all existing structures and property belonging to the City and all designated landmarks, as well as all other structures within any designated

landmark district. A Provider shall obtain the prior written consent of the City to alter any water main, power facility, sewerage or drainage system, or any other City structure on, over or under the Rights-of-Way of the City required because of the presence of the system. Any such alteration shall be made by the City or its designee on a reimbursable basis. A Provider shall be liable for the costs incurred by the City to replace or repair and restore to its prior condition in a manner as may be reasonably specified by the City any City property, structure, or any other Rights-of-Way of the City involved in the construction, maintenance, repair, upgrade or removal of the system that may become disturbed or damaged as a result of any work thereon by or on behalf of a Provider.

2. *Restoring surfaces; fee or bond.* Without limiting the foregoing, in case of any disturbance of asphalt, pavement, sidewalk, driveway, or other surfacing, a Provider shall, at its own expense, replace and restore all asphalt, paving, sidewalk, driveway, or other surface of any Right-of-Way, street, or alley disturbed in accordance with the standards and specifications of the City. When a Provider cuts asphalt in a Right-of-Way, the Provider shall maintain the asphalt cut for perpetuity or until the roadway is completely repaved. The Provider shall fully comply with any ordinance adopted by the City requiring a road opening fee or bond to protect against the costs to the City if a Right-of-Way surface or other City infrastructure is disturbed and not properly restored.

E. *Obstructions prohibited.* In connection with the construction, maintenance, upgrade, repair, or removal of a system, a Provider shall not unreasonably obstruct the Rights-of-Way of fixed guideway systems, railways, passenger travel or other traffic to, from or within the City without the prior consent of the appropriate authorities.

F. *Location; minimum interference.* All structures, lines, pipes, and equipment installed by a Provider within the City shall be located and installed in accordance with City ordinances governing street excavation and use of public Rights-of-Way and shall be located so as not to obstruct or interfere with the proper use of Rights-of-Way and other public ways and places, and to cause a minimum of interference with the rights of property owners who abut any of the said Rights-of-Way alleys and other public ways and places, and not to interfere with existing public utility installations. All cables, wires, and associated equipment shall be installed, where possible, parallel with electric and telephone lines of the incumbent local exchange carrier, and shall utilize existing poles, conduits, and other facilities whenever possible. Any use of existing poles shall be conditioned on the approval of the Hurricane City Power Department as described in Section 7-12-13 of this Chapter.

G. *Safety precautions.* A Provider shall, at its own cost and expense, undertake all necessary and appropriate efforts to prevent accidents at its work sites, including the placing and maintenance of proper guards, fences, barricades, security personnel and suitable and sufficient lighting, and such other requirements prescribed by OSHA and Utah OSHA. A Provider shall comply with all applicable federal, state and local requirements, including, but not limited to, the National Electrical Safety Code.

H. *Repair of Rights-of-Way.* If a Provider fails to maintain or restore public property, structures, or Rights-of-Way to the City's specifications and as set out in this chapter within a reasonable time, specified by the City, the City may after notice, or without notice if an imminent danger exists, repair the property itself, and the Provider shall

compensate the City for all costs it incurs in connection with the same. The City shall submit to such a provider an itemized statement of the cost incurred and the provider shall, within 30 days after receipt of the statement, pay to the City the invoiced amount. The City shall not be liable to Provider, and Provider shall defend and indemnify City, for any damage or loss incurred by Provider relating in any way to the City's repair or maintenance of the public property.

I. *Inspection and supervision of construction.*
    1. At all reasonable times, a Provider shall permit examination by any duly authorized representative of the City of the system and its effect on the Rights-of-Way.
    2. The City may require a Provider to prepare reports regarding the progress of work being performed, or that it is required to perform, in the Rights-of-Way.

J. *Trimming trees; authority.* A Provider may trim any trees upon and overhanging the streets, alleys, sidewalks, public easements, or Rights-of-Way of the City so as to prevent the branches of such trees coming in contact with the wires and cables of the Provider, provided that the Provider complies with all applicable City ordinances governing tree pruning or trimming. The Provider is responsible for harm caused to the trees by improper pruning or trimming. Prior to undertaking any tree trimming, Provider shall notify City and/or other property owner of Provider's intent.

Sec. 7-12-13. Underground installation of facilities; Pole Agreements.

A. *Underground installation.* A Provider shall construct and install its system underground, unless a Provider secures authorization to construct its system aboveground or secures a pole agreement from the City as described in this section.

B. *Provider's use of City's utility poles.* The Hurricane City Power Department may, in its sole discretion; (1) permit a Provider to construct and install its system aboveground or (2) enter into a pole agreement with a Provider to allow a Provider to place system components on a City's utility pole, based on the following considerations:
    1. The feasibility of placing the Provider's system underground;
    2. The negative impacts on City property of placing the Provider's system underground;
    3. The negative impacts on the City's ability to manage, maintain, and utilize the City's utility poles if the Provider's system is placed aboveground or on the City's utility poles;
    4. Whether the Provider's request to place the system above ground is in an area of the City where cables, wires, and other like facilities of all other public utilities are placed underground; and
    5. Whether requiring the system to be placed underground will limit the ability to provide services to certain areas within the City.

C. *City use of pole and conduits in Rights-of-Way.* Subject to any applicable state or federal regulations or tariffs, the City shall, after giving written notice, have the right, without cost, to make use of any poles or conduits controlled or maintained by or for use of the Provider that are located in any Right-of-Way. Such use by the City shall not interfere with current or future use by the Provider.

D. *Use by others of poles.* In cases where access to a Provider's poles are not regulated by the Public Service Commission or by the Federal Communications Commission:
    1. If another public utility is denied the privilege of utilizing poles or wire holding structures constructed and installed by the Provider within a Right-of-Way; and
    2. The City finds that such use would enhance the public convenience and would not unduly interfere with the Provider's operations.

    The City may require the parties to enter into a mutually agreeable joint pole use agreement with respect to the then unused capacity until such time as the poles and wire holding structures are needed by the owner thereof, so as to avoid proliferation of poles and wire holding structures, and may set the terms and conditions for access if the parties cannot agree, in a manner consistent with the manner in which rates are set for poles under 47 USC section 224, or under state law.
E. With respect to any portion of the system constructed and installed aboveground, the Provider shall, at its sole expense, reconstruct and reinstall such system underground pursuant to any project under which like facilities of similar systems are placed underground or wherever the owner of a pole on which the Provider is located moves its equipment underground.
F. Electronic equipment may be placed aboveground in appropriate structures where existing technology reasonably requires, but shall be of such size and design and shall be so located as not to be unsightly or unsafe. The installation of Small Cell Infrastructure shall comply with the provisions of this chapter.

Sec. 7-12-14. Pole Attachment and Loading Analysis Requirements.

A. *Applicability.* This section applies to any Provider-installed or Provider-owned equipment or infrastructure placed on any Eligible Support Structure, whether City-owned or Provider-owned, including any Related Accessory Equipment.
B. *Requirements.*
    1. *General.*
        a. All pole attachments shall be properly engineered and assure the ongoing safety and reliability of the City's systems.
        b. All attachments shall be reviewed and approved by the Hurricane City Power Department in conformance with the City's design and specification standards and polices.
        c. Pole agreements are required before the placement of any attachment onto a City-owned pole.
        d. A complete pole loading analysis (PLA) shall be submitted for all pole types and locations indicated requiring a PLA. Other locations or structure types may also require a PLA to be completed as determined by the City.
        e. The PLA must be completed by a professional engineer licensed in the state and approved by the City. The PLA shall be signed and sealed by the engineer completing the analysis.
        f. Attachments without proper analysis and approval shall be promptly removed.
    2. *Pole types and conditions requiring a PLA.*
        a. A PLA is required for the following structure types:
            i. Poles with angles greater than ten degrees (guyed or un-guyed);

ii. Poles with spans larger than 200 feet;
iii. Poles with circuit taps (power or communication);
iv. All poles where the City conductors are dead ended;
v. Poles with transformers, capacitors or other equipment installed;
vi. Poles that are less than Class 3; or
vii. Poles that are over 20 years old. Poles with more than two attachments in addition to the City's electrical primary, secondary and neutral attachments; and

b. Other locations not addressed above identified by the City that pole strength or clearance concerns are identified.

3. *Pole loading analysis submittal requirements.*

a. The attaching entity is responsible for all required field and engineering work required to perform the PLA.

b. Submittal documents required:

i. Detailed map showing the location(s) of the proposed attachments and project scope.
ii. Structure details showing existing framing as well as new attachments and/or proposed modifications to the structures. Identification of the owners of existing wires, cables and equipment shall be shown.
iii. The structure drawings shall identify existing attachments that will be or are no longer in use. All unused cables, wires, equipment shall be removed from the pole(s) as part of the proposed attachment project.
iv. Complete loading and strength calculations meeting the requirements outlined in this section.
v. For wireline attachments, plan and profile drawings shall be included with the analysis.

a. The pole loading analysis shall use the following criteria and standards:

i. Pole loading shall meet the requirements of the latest version of the National Electric Safety Code (NESC).
ii. Loading zone: NESC medium.
iii. Construction grade: Grade B.
iv. Design wire/cable ground clearances shall exceed the NESC requirements by at least one foot to account for variations in the field. All clearances shall be based on the worst-case temperatures or wire/cable loading which cause the highest amount of sag.
v. An analysis including but not limited to the poles, guys, anchors, support arms and other components shall be included in the PLA.
vi. Supply, communication, support and work safety zone spaces are to be indicated in the drawings.

b. Proposed pole configurations shall meet current City construction standards details.

c. All new or replaced poles shall have a minimum reserved capacity of:

i. Five percent for poles supporting single circuit lines.
ii. Fifteen percent for poles supporting double circuit lines.

d. The PLA will be valid for a time period of no longer than six months from the time of the application submission. After this six-month period a new PLA will be required.

Sec. 7-12-15. Small Cell Infrastructure.

This section applies to and governs Small Wireless Facilities (SWF) and related equipment and facilities.

A. *General standards.*

SMALL CELL EQUIPMENT STANDARDS

Aesthetics	Equipment should match the aesthetics of surrounding poles.
Cables	All cables should be clearly labeled for future identification.
Cantennas	Cantenna must be mounted directly on top of the pole, unless a side arm installation is required by a pole owner. A tapered transition between the upper pole and cantenna is required.
Color	All equipment should be painted to match pole aesthetics. Paint should be powder coated over zinc paint. If a wood pole, the visible attachments and hardware shall be colored gray.
Conduits	All cables shall be in conduits made of a material approved by the Hurricane City Power Department and shall be flush with the pole unless required to be installed inside the pole.
Design wind velocity	All structural components of small cell pole, standard, base, equipment cabinet, couplers, anchor bolts, luminaires, cantenna and other attachments to be used shall be designed for a minimum of 115 miles per hour wind velocity in accordance with Applicable Standards. Snow loading and other local conditions shall also be included in the pole design.
Equipment access doors	Lockable access door sized to install, maintain, and remove all small cell equipment as needed shall meet Provider's requirements. The City may require access, but Provider must grant permission.
External shrouding	The antenna shall be contained in a cantenna and any other equipment shall be contained in an equipment cabinet, unless the visual impact can otherwise be reduced by its location on the pole.
Ground mounted equipment box	Must meet and follow existing City ordinances for ground mounted utility boxes and be attached to a concrete foundation.
Hardware attachment	All hardware attachments should be hidden. Welding onto existing equipment is not permitted.
Height of equipment on pole	The lowest point may not be lower than 8 feet from the grade directly below the equipment enclosure.
Internal installs	Equipment shall be installed within an existing pole when technologically feasible and always on a new pole. Any equipment installed within a pole may not protrude from the pole except to the extent reasonably necessary to connect to power or a wireline.

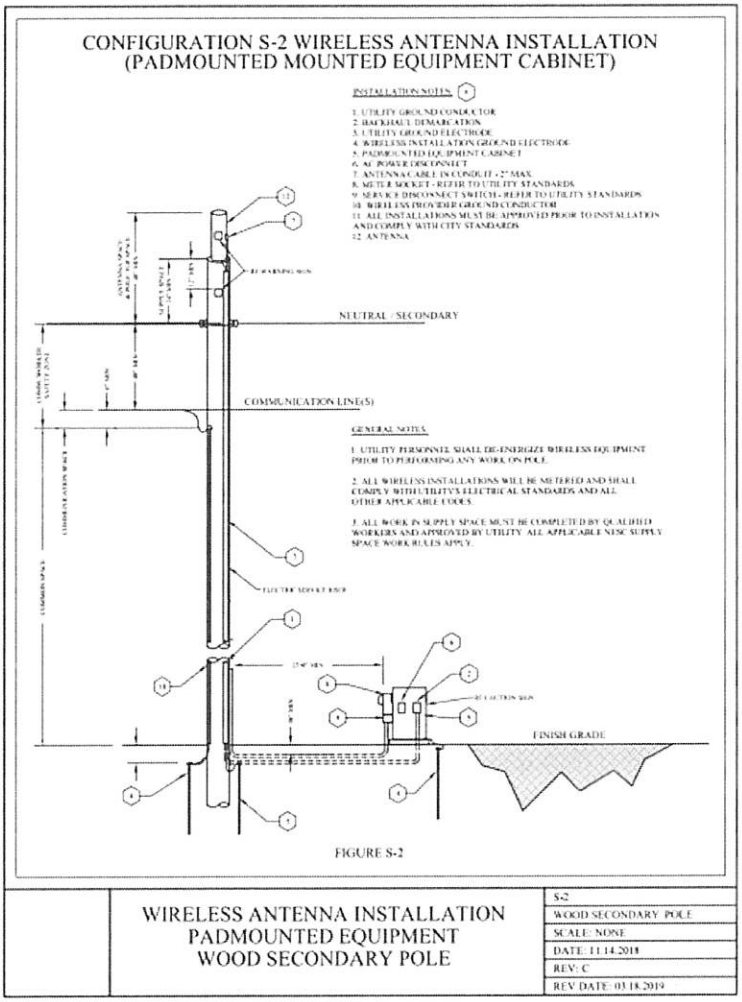
Lights	There shall be no lights on the equipment unless required by federal law.
Pole height	No pole for small cell equipment shall exceed 50 feet in height. Attached antenna may be up to 10 additional feet for a total of 60 feet.
Power meter and service disconnect	Required by the City and in a location that: 1) minimizes its interference with other users of the City's right-of-way including, but not limited to, pedestrians, motorists, and other entities with equipment in the Right-of-Way, and 2) minimizes its aesthetic impact.
Sidearm installs	If permitted, may not allow the furthest point of the enclosure to extend more than 18 inches from the pole.
Stickers	Any on-pole cabinet and ground mounted utility box should be labeled: 1) a RF warning sticker, background to match pole color, no larger than 4 x 6 inches, facing to the street near the elevation of the antenna; 2) 4-inch by 6-inch (maximum) plate with the provider's name, location identifying information, and 24-hour emergency telephone number; and 3) no advertising, logos or decals.
Width	May not exceed in width the diameter of the pole by more than 3 inches on either side.

C. *General requirements.*
   1. *Noise limitation.* System must meet the City-required noise limitation for ambient sound.
   2. *Pole aesthetics.* Provider should provide detailed proposed pole aesthetics as part of their application.
   3. *Position.* Poles shall not significantly obstruct property sight lines at the intersection of property lines and shall provide clearance for existing utilities. It is preferred that new poles be located in park strips.
   4. *Right-of-Way position.* All equipment located within the public Right-of-Way shall be located such that it meets ADA requirements and does not obstruct, impede, or hinder usual pedestrian or vehicular travel or interferes with the operation and maintenance of signal lights, signage, street lights, street furniture, fire hydrants, or business district maintenance.
   5. *Power and ground utility box.* Shall comply with all City and local code requirements. Backup batteries are not allowed.
   6. *Permit and review.* All installations are subject to the City permit application and review process.

D. *Attachments to utility poles.*
   1. *General requirements.*
      a. All attachments to existing utility poles within the City Right-of-Way require an encroachment permit, prior to installation.
      b. For a given pole location either pole mount or ground mount equipment shall be utilized; Both are not allowed at the same structure. Backup power devices are not allowed.

c. A maximum of two enclosures including the disconnect and antenna shall be installed at each utility pole location. If ground-mounted enclosures are used pole mounted enclosures are not allowed.
d. If the City elects to move the utiltity lines underground after the Small Cell Infrastructure is installed, all carrier equipment shall be removed and relocated by Provider at not cost to the City.
e. Strand-mounted small cell devices are not allowed.
f. Provider shall submit evidence that the existing poles are appropriately sized and have sufficient strength to accommodate the additional small cell equipment loads. Provider shall also obtain and submit a letter of approval from the Hurricane City Power Department for the small cell equipment to be installed on the specific pole. The provider must comply with the City's pole attachment and loading requirements of this section.
g. Provider shall certify that radiation is at safe levels by a non-ionizing radiation electromagnetic radiation report (NIER). The NIER report shall be endorsed by a qualified professional. The report shall be submitted to the City and the Hurricane City Power Department. It shall specify minimum approach distances to the general public as well as electrical and communication workers that are not trained for working in an RF environment (uncontrolled) when accessing the pole by climbing or bucket.
h. Provider shall provide a disconnect so that the City has the ability to easily shut off radio signals and power while working on the pole.

2. *Equipment color.* Equipment should be colored to match pole.
3. *Equipment shroud.*
    a. The maximum dimensions for pole-mounted equipment shrouding shall be 38" H x 16" W x 12" D.
    b. All hardware attachments shall be hidden to the maximum extent possible.
    c. A maximum of two equipment shrouds, containing all required small cell equipment, shall be installed per pole. Provided, however, that one additional equipment shroud shall be allowed per pole if the antenna is located within the second equipment shroud.
4. *Cantenna.*
    a. If a cantenna is located on top of the pole the outer diameter shall be a maximum of 14 inches and the cantenna shall be no more than five feet tall, including antenna, radio head, mounting bracket, and all other hardware necessary for a complete installation.
    b. If the cantenna is mounted to the side of the pole it shall be located inside a shroud of 5.5 cubic feet maximum. The width, depth, or diameter of the shroud size shall not be greater than 16 inches (maximum).
5. *Exhibit.* The following image exhibits some of the requirements of this section for attachments to utility poles:



E. *Attachments to street lights.*

1. *General requirements.*

   a. The same small cell pole aesthetic is to be used to match existing streetlights in the area and maintain a cohesive appearance. The Provider shall perform a visual inspection (online street images are acceptable) prior to submitting a permitting application to determine existing aesthetics.

   b. Unless otherwise unfeasible the preferred installation configuration is to utilize poles that conceal all system components (i.e. meter, disconnect, radio, etc.).

   c. All small cell carrier equipment shall be housed internal to the pole or hidden behind an exterior shroud.

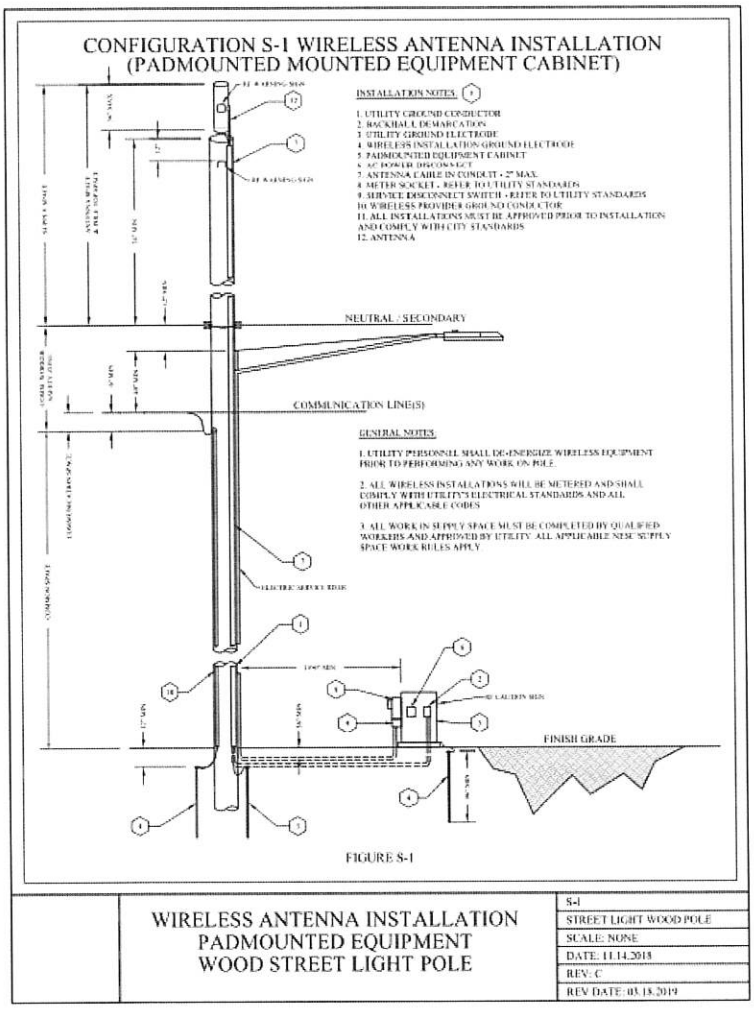
   d. The small cell components shall be sized to be visually pleasing. For a combination pole to be considered visually pleasing, the transition between the equipment cabinet and upper pole should be considered. A decorative transition shall be installed over the equipment cabinet upper bolts, or decorative base cover shall be installed to match the equipment cabinet size.

e. Each pole component shall be architecturally compatible to create a cohesive aesthetic.
f. All pole mounted enclosures shall be securely attached with hardware (not strapped).
g. Provider shall certify that radiation is at safe levels by a non-ionizing radiation electromagnetic radiation report (NIER). The NIER report shall be endorsed by a qualified professional. The report shall be submitted to the City and the Hurricane City Power Department. It shall specify minimum approach distances to the general public as well as electrical and communication workers that are not trained for working in an RF environment (uncontrolled) when accessing the pole by climbing or bucket.
h. The City reserves the right to disconnect power to the radio when working on the pole. The provider shall provide a disconnect so the City has the ability to easily shut off radio signals and power while working on the pole.
i. All poles new or existing shall meet all City pole analysis requirements of this chapter.
j. All installations shall utilize City approved structures, arms, luminaires, and configurations and comply with all applicable City standards.

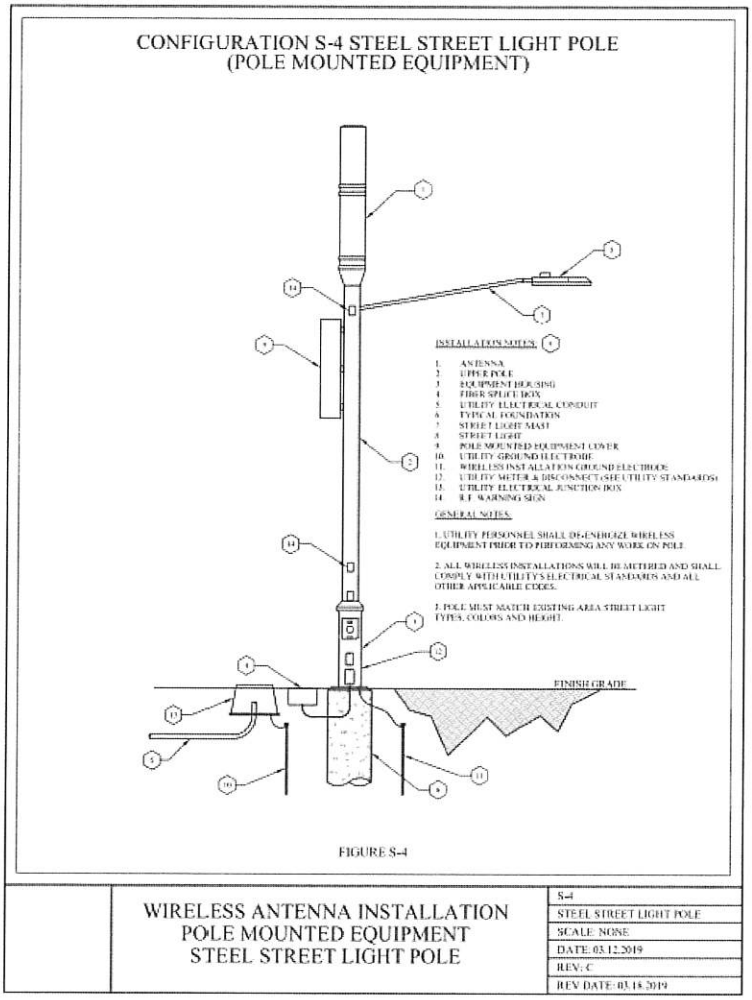
2. *Equipment color.* Equipment should be colored to match pole.
3. *Equipment shroud.*
    a. Equipment shrouding shall have a maximum 20-inch diameter, but a 16-inch diameter is preferred. The maximum height of the cabinet is five feet eight inches. The cabinet shall be round and installed below the pole.
    b. If an antenna is located on the side of the pole, the antenna, radio equipment, brackets, and all other hardware required for a complete installation shall fit behind a 38" H x 16" W x 12" D maximum shroud, securely mounted (not strapped) to the pole.
    c. The equipment cabinet and/or equipment cabinet cover shall not have a flat horizontal surface larger than 1.5 inches.
    d. All hardware attachments shall be hidden to the maximum extent possible.
4. *Cantenna.*
    a. The antenna and antenna pole attachment shall be shrouded to meet the City's aesthetics. A tapered transition between the upper pole and cantenna shall be included.
    b. The outer diameter shall be a maximum of fourteen inches and a maximum of five feet eight inches in length. The antenna shroud shall be colored to match pole.
5. *Luminaire/luminaire mast arm.*
    a. Luminaire shall meet the City's construction standards and specifications and shall match existing luminaires adjacent to permit location.
    b. Luminaire mast arms shall match on adjacent streetlights or match aesthetics of adjacent streetlights. In any case, mast arms will be decorative.
6. *Pole size, type and foundation.*

a. Poles shall be round, straight, galvanized steel. Pole shall be architecturally compatible with the equipment cabinet. At least 15 percent of the pole design structural capacity shall be reserved for future City IOT installations.
b. The upper pole shall be scaled to 0.5 to 0.75 times the size of the equipment cabinet with ten inch minimum outer diameter. The pole diameter shall be scaled such that no flat, horizontal surface larger than 1.5 inches exists between the equipment cabinet and upper pole.
c. Precast concrete or cast-in-place pole foundations shall be designed per the City standards and to meet the building code requirements of ACI 318. While the City accepts cast-in-place foundations, precast concrete foundations are preferred and should be installed whenever possible.
d. Bolt circles shall be a 19.5-inch bolt circle when installing a 16-inch equipment cabinet and a 23.5-inch bolt circle when installing a 20-inch equipment cabinet.

7. *Access doors.*
   a. Lockable doors shall be installed in the equipment cabinet.
   b. A hand hole shall be provided at the top and bottom of the pole to maintain electrical service for streetlights and future IOT attachments.
8. *Exhibit.* The following image exhibits some of the requirements of this section for attachments to wood street light poles:



9. *Exhibit*. The following image demonstrates some of the requirements of this section for attachments to steel street light poles:



F. *Attachments to monopoles.*

1. *General requirements.*

   a. The same small cell pole aesthetic is to be used to match existing streetlights in the area and maintain a cohesive appearance. The provider shall perform a visual inspection (online street images are acceptable) prior to submitting a permitting application to determine existing aesthetics.

   b. All small cell carrier equipment shall be housed internal to the pole or hidden behind an exterior shroud.

   c. The small cell components shall be sized to be visually pleasing. For a combination pole to be considered visually pleasing, the transition between the equipment cabinet and upper pole should be considered. A decorative transition shall be installed over the equipment cabinet upper bolts, or decorative base cover shall be installed to match the equipment cabinet size.

   d. Each pole component shall be architecturally compatible to create a cohesive aesthetic.

   e. All pole mounted enclosures shall be securely attached with hardware (not strapped).

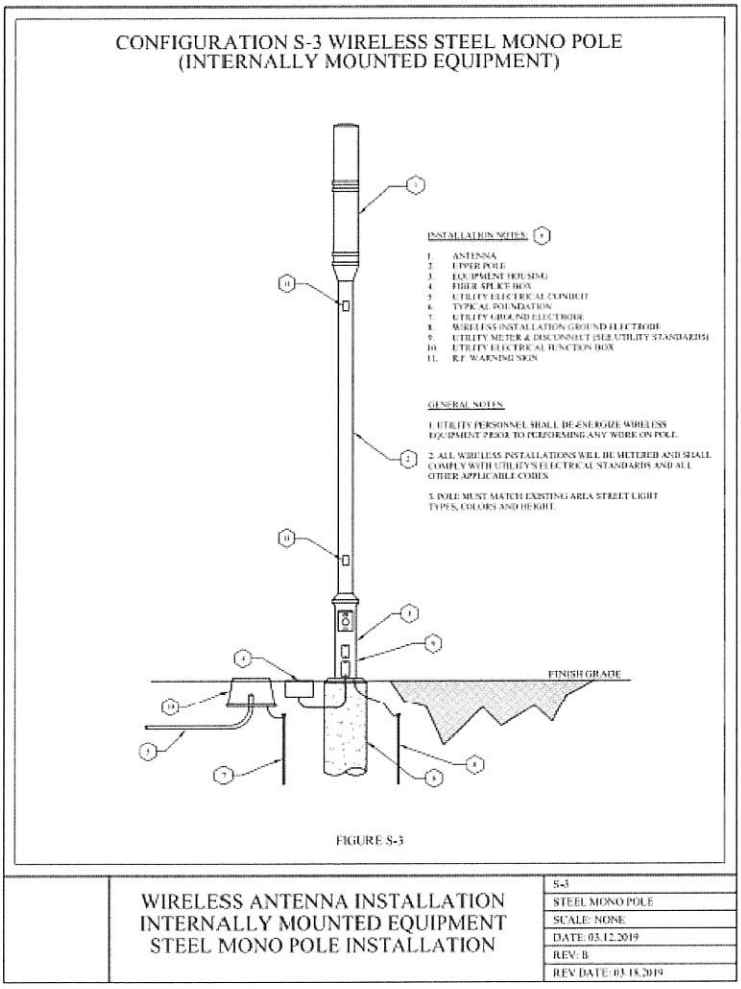
f. Provider shall certify that radiation is at safe levels by a non-ionizing radiation electromagnetic radiation report (NIER). The NIER report shall be endorsed by a qualified professional. The report shall be submitted to the City and the Hurricane City Power Department. It shall specify minimum approach distances to the general public as well as electrical and communication workers that are not trained for working in an RF environment (uncontrolled) when accessing the pole by climbing or bucket.
g. The City reserves the right to disconnect power to the radio when working on the pole. Provider shall provide a disconnect so City has the ability to easily shut off radio signals and power while working on the pole.
h. All poles new or existing shall meet all City pole analysis requirements of this chapter.
i. All installations shall utilize City approved structures, arms, luminaires, and configurations and comply with all applicable City standards. Ownership of monopoles will remain with the provider.

2. *Equipment color.* Equipment should be colored to match pole.
3. *Equipment shroud.*
   a. Equipment shrouding shall have a maximum 20-inch diameter, but a 16-inch diameter is preferred. The maximum height of the cabinet is five feet eight inches. The cabinet shall be round and installed below the pole.
   b. If an antenna is located on the side of the pole, the antenna, radio equipment, brackets, and all other hardware required for a complete installation shall fit behind a 38" H x 16" W x 12" D maximum shroud, securely mounted (not strapped) to the pole.
   c. The equipment cabinet and/or equipment cabinet cover shall not have a flat horizontal surface larger than 1.5 inches.
   d. All hardware attachments shall be hidden to the maximum extent possible.
4. *Cantenna.*
   a. The antenna and antenna pole attachment shall be shrouded to meet the City's aesthetics. A tapered transition between the upper pole and cantenna shall be included.
   b. The outer diameter shall be a maximum of fourteen inches and a maximum of five feet eight inches in length. The antenna shroud shall be colored to match pole.
5. *Pole size, type and foundation.*
   a. Poles shall be round, straight, galvanized steel. Pole shall be architecturally compatible with the equipment cabinet. At least 15 percent of the pole design structural capacity shall be reserved for future City IOT installations.
   b. The upper pole shall be scaled to 0.5 to 0.75 times the size of the equipment cabinet with ten-inch minimum outer diameter. The pole diameter shall be scaled such that no flat, horizontal surface larger than 1.5 inches exists between the equipment cabinet and upper pole.
   c. Precast concrete or cast-in-place pole foundations shall be designed per the City standards and to meet the building code requirements of ACI 318. While the

City accepts cast-in-place foundations, precast concrete foundations are preferred and should be installed whenever possible.

d. Bolt circles shall be a 19.5-inch bolt circle when installing a 16-inch equipment cabinet and a 23.5-inch bolt circle when installing a 20-inch equipment cabinet.

6. *Pole attachment and loading analysis requirements.* Any attachments to poles made pursuant to this section shall comply with Sec. 7-12-XX. -- Pole Attachment and Loading Analysis Requirements.
7. *Exhibit.* The following image demonstrates some of the requirements of this section for attachments to steel monopoles:



Sec. 7-12-16. Letter of Credit; Insurance; Bonding.

Each Franchise Agreement shall require, and each Provider shall supply, a letter of credit or similar surety and proof of adequate insurance. The City Council shall establish the specific surety and insurance requirements, taking into account the nature of the facilities being placed in the Rights-of-Way and the risks to the City and the public associated with the use of the Rights-of-Way. The City Council may require Provider to, as a condition of a Franchise Agreement

post a bond or other surety approved by the Council to ensure the maintenance of public Rights-of-Way pursuant to this chapter.

Sec. 7-12-17. System Records Requirements.

A Provider shall at all times maintain on file with the City, a full and complete set of plans, records and as-built hard copy maps and, to the extent the maps are placed in an electronic format, they shall be made in electronic format compatible with the City's existing GIS system, of all installations and the types of equipment and systems installed or constructed in the Rights-of-Way, properly identified and described as to the types of equipment and facility by appropriate symbols and marks. Maps shall be updated annually, or after a significant modification to the provider's plant. As-built maps are not required of providers for facilities already in the Rights-of-Way, where the maps do not exist; however, as those facilities are expanded, replaced or modified, maps shall be provided.

Sec. 7-12-18. Private Property; Obligation to Notify.

Providers shall not violate the private property rights of landowners. Before entering onto any private property, a Provider shall make a good faith attempt to contact the property owners in advance and describe the work to be performed.

Sec. 7-12-19. Applicable Codes.

Nothing in this chapter shall excuse a Provider from complying with Applicable Codes.

Sec. 7-12-20. Removal of System; Abandonment of Systems.

A. *Effect of revocation, expiration or abandonment.* If a Franchise Agreement expires, is validly revoked, or the facilities installed pursuant to the Franchise Agreement are abandoned, the City may:
   1. Require the Provider to stop providing the franchised services; and
   2. Require the Provider to remove all or portions of the system that are not in the Rights-of-Way by virtue of another, valid franchise, within a reasonable time specified by the City; and
   3. Require the Provider to convey title to facilities that are not removed and that are not in the Rights-of-Way by virtue of another, valid Franchise Agreement, in a form satisfactory to the City and free and clear of all liens and encumbrances to the City.

B. *Abandonment presumption.* In the event that the use of any portion of a franchised system is discontinued for a continuous period of 12 months, and 30 days after no response to written notice from the City to the last known address of Provider, the Provider shall be deemed to have abandoned such system. In addition to all other rights and remedies available to the City upon revocation, expiration or abandonment, the City may elect to assume control and ownership of abandoned facilities or infrastructure.

C. *Dispute; No loss of City rights.* If there is a dispute as to whether a Franchise Agreement has expired, the facilities abandoned, or the franchise validly revoked; or if an order of the public service commission is required; the Provider may continue to provide the

service, or to occupy the Rights-of-Way pending resolution of the dispute, or issuance of the necessary orders, subject to reasonable conditions including payments for continued use and occupancy of the Rights-of-Way, established by the City. Any such continued operation shall in no way be construed as a renewal or other extension of the franchise, nor as a limitation on the remedies, if any, available to the City as a result of such continued operation after the term, including, but not limited to, damages and restitution.

D. *Procedures for removal of franchised property.* A Provider shall comply with all applicable laws in removing facilities and restore any affected Rights-of-Way to their former state at the time such system was installed. In removing its plant, structures and equipment, a Provider shall refill, at its own expense, any excavation necessarily made by it and shall leave all Rights-of-Way in as good condition as that prevailing prior to such removal without materially interfering with any electrical or telephone cable or other utility wires, poles or attachments. The City shall have the right to inspect and approve the condition of the Rights-of-Way cables, wires, attachments and poles prior to and after removal. Applicable liability, indemnity, and insurance provisions of this Code and of the franchise shall continue to apply as if the franchise was in full force and effect during the period of removal and until full compliance by a Provider with the terms and conditions of this section. If a provider fails to remove or restore, the City may do so and charge the provider for all costs incurred in doing so.

E. *Leaving underground system.* Subject to the City's rights under this section, a Provider may abandon any underground system in place so long as it does not materially interfere with the use of the rights-of-way or with the use thereof by any public utility, cable operator, or other person.

Sec. 7-12-21. Unlawful Use; Repair After Unlawful Use; Acts Exempted.

A. *Unlawful use.* Unless authorized by a Franchise Agreement, permit, or other written authorization issued by the City, or unless authority is granted by provisions of this Code or other ordinance of the City now or hereafter enacted, it shall be a class B misdemeanor, subject to penalty as provided in section 1-4-1 of this Code, for any person to:

1. *Property controlled by City.* Construct, lay, excavate, erect, operate or maintain over, under, across, in or through any Right-of-Way or other property owned or controlled by the City, any infrastructure, system, utility, canal, ditch, construction, facility, or building.
2. *Restricted areas.* Enter upon any property of the City contrary to any posting or marking restricting or prohibiting use of the area.
3. *Damage to property.* Intentionally use or perform acts upon property of the City which materially impairs, alters or damages the property or improvements thereon.

B. *Repair after unlawful use.* The City Council, in addition to any other penalty which may be imposed, may order any person who has damaged, altered or changed any property of the City to repair or restore the property to its original condition prior to the damage, alteration or change.

C. *Acts exempted.* It shall not be a violation of this chapter where any person uses the public property of the City in the manner or for the purpose for which such property has been made available for public use, or to the extent the use is authorized by state law and state law prevents the City from requiring a franchise, easement or other written authorization for that particular use.

Sec. 7-12-22. Revocation of Franchise; Fines and Penalties.

A. *Process.* A Franchise Agreement may be terminated, or penalties imposed as provided by other provisions of this Code, for a material failure to comply with the conditions of the Franchise Agreement, this chapter, or any other provisions of applicable law that the City is permitted to enforce. The City may only terminate the Franchise Agreement or impose penalties after providing a Provider notice of the alleged defect in performance and its intent to consider termination, and an opportunity to cure (except no opportunity to cure would be required for criminal acts, fraud, or where the violation by its nature cannot be cured). If the cure is not effected to the City's satisfaction within 30 days of such notice, the City may schedule a public hearing before the City Council to consider and determine whether or not to terminate the Franchise Agreement or impose penalties. A Provider must be provided an opportunity to present written materials to the City Council prior to the franchise termination hearing.
B. *Effect of termination.* If a franchise is terminated, and the Provider holds no other franchise authorizing it to occupy the Rights-of-Way, the City may either acquire the franchised system in the City, free and clear of all liens and encumbrances at depreciated book value price or exercise any of the rights provided for under other provisions of this Code.
C. *Remedies cumulative.* Nothing in this section prevents the City or a Provider from taking any other action or exercising any other remedy available at law or equity.

Sec. 7-12-23. Indemnification and Defense.

A. Each Provider shall, as a condition of access to the Rights-of-Way, indemnify, defend, and hold harmless the City, its officers, boards, commissions, elected officials, agents, attorneys, representatives, servants and employees, from and against any liability for damages, costs, expenses, claims, suits, actions, judgments and liabilities, including, but not limited to, expenses for legal fees, whether suit be brought or not, disbursements and liabilities incurred or assumed by the City in connection with:
    1. *Persons or property.* Damage to persons or property, in any way arising out of or through the acts or omissions of the Provider, its servants, officials, agents, attorneys, representatives or employees;
    2. *Failure to comply.* Any and all claims arising out of the Provider's failure to comply with the provisions of applicable law, or of any franchise or other authorization to use or occupy Rights-of-Way or its enjoyment of the same, or any and all claims arising out of its use of the Rights-of-Way;
    3. *Claims from use of Rights-of-Way.* Any and all claims which the Provider may now or hereafter have or claim to have against the City, its servants, agents, attorneys, representatives, employees or officials, due to or arising out of damage

to any of the Provider's property or equipment in the Rights-of-Way, including, without limitation, resulting or consequential loss of income, injury to reputation, or any other resulting or consequential damages of any kind, caused by or resulting from acts or omissions of the City or any of its servants, agents, attorneys, representatives, employees or officials except to the extent that such indemnity is prohibited by law; and

4. *Other disputes.* Any and all disputes arising out of a claim wherein damages or other relief is sought as a result of the City's procedure in connection with the issuance of a franchise, easement or other authorization to use the Rights-of-Way to the Provider.

B. *Procedure for indemnity.* If any suit, claim, notice or other demand seeking regarding any of the above-indemnified claims is brought or threatened against the City, either independently or jointly with the Provider, or with any other person or municipality, Provider, upon notice given by the City, shall defend the City. If final judgment is obtained against the City, either independently or jointly with the Provider or any other defendants, Provider shall indemnify the City and pay such judgment with all costs and satisfy and discharge the same. In the event of litigation between Provider and the City, indemnification shall apply only upon the City's successful defense or prosecution of the litigation. This provision will not apply to damages that are not subject to indemnity under state law.

C. *Rights additional to other rights.* All rights of the City pursuant to this provision are in addition to any other rights the City may have under any other ordinance, rule or regulation of law, or under any Franchise Agreement, easement or other authorization to use the Rights-of-Way.

D. *Indemnity required.* No franchise, easement or other authorization to use the Rights-of-Way shall issue unless it contains an indemnity provision substantially similar to the requirements of this section.

E. *Procedure for taxes erroneously recovered from customers.* The provisions of Utah Code 10-1-408, as amended, are hereby incorporated by reference.

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

PASSED AND APPROVED this 3rd day of October 2022.

HURRICANE CITY CORPORATE SEAL WASHINGTON COUNTY UTAH

Hurricane City

Nanette Billings

Nanette Billings, Mayor

Attest:

Cindy Beteag

Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 3rd day of October 2022. Whereupon a motion to

adopt and approve said Resolution was made by David Hirschi and seconded by Doug Heideman. A roll call vote was then taken with the following results:

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

Cindy Beteag

Cindy Beteag, Recorder

AGENDA ITEM SUMMARY

TO: Hurricane City Council

FROM: Dayton Hall, City Attorney

DATE: June 11, 2026

RE: Consideration and possible approval of (1) a First Amendment to the Development Agreement for the Sand Hollow Mesa Project and (2) a Settlement Agreement and Release between Hurricane City and RG Sand Hollow, LLC

I. INTRODUCTION AND BACKGROUND

This agenda item considers an amendment to the 2021 Development Agreement for Sand Hollow Mesa Project (the "Original DA"), together with a Settlement Agreement and Release in which the developer, RG Sand Hollow, LLC ("Romney Group"), will release all claims against Hurricane City.

The Original DA governs almost 1,000 acres and allows a maximum density of 3,667 dwelling units. On May 5, 2025, the City accepted an application for a proposed *Preliminary Plat for Sand Hollow Mesa, Neighborhood 6, Phase 1-16*, which encompassed 86.68 acres and 579 proposed lots or units. On November 20, 2025, consistent with recommendations from the Planning Commission and City Staff, the City Council denied the proposed plat. There were several grounds for denial, including the lack of power capacity in the area and the lack of a second access required by the fire code. The Romney Group appealed the denial to the City's Appeals Board and a hearing was scheduled for January 21, 2026. One day before the hearing, after the matter had been fully briefed, the Romney Group requested that the hearing be continued to allow time to engage in settlement discussions. The City agreed to the continuance and have been engaged in settlement discussions for several months. The proposal on the agenda is the result of these negotiations.

The Original DA was set to expire on April 29, 2026, but the Council previously voted to extend the term of the Original DA to June 20, 2026, while negotiations continued.

II. TERMS PROPOSED IN THE AMENDED DEVELOPMENT AGREEMENT

The draft First Amendment to Development Agreement ("Amendment") for Sand Hollow Mesa Project is included in the Council's packet. It includes the following key terms:

1. The term of the Original DA will be extended by an additional five years, to April 29, 2031.
2. The Neighborhood 6 preliminary plat will be approved, subject to the comments and redlines provided by the City's Joint Utility Committee ("JUC"). The JUC's comments are included as an exhibit to the Amendment.

3. The City will reaffirm its commitment to construct a substation on the substation property to provide electrical service to the Sand Hollow Mesa project.
4. The Romney Group will improve or bond for the road improvements between Neighborhood 6 and 3000 South to satisfy the paved second access requirement of the fire code. The Romney Group's costs for these offsite improvements will be reimbursable with impact fee vouchers.
5. The City will commit to make power immediately available for forty-four 200 AMP service connections within Neighborhood 6.
6. A final plat of no more than forty-four units may be recorded within Neighborhood 6 after the second access is improved or bonded for and other generally applicable requirements are met.
7. Except for the first forty-four units, no additional final plats will be recorded until the earlier of (a) October 17, 2028 or (b) the date that new substation and transmission lines are completed.
8. The City will diligently continue its efforts to complete construction of the new substation by no later than October 17, 2028.
9. The parties will reaffirm that the Romney Group's sole and exclusive remedy for any breach of the Amendment is limited to specific performance, and no monetary damages for an alleged breach of contract are available.
10. The parties will agree that any deadlines within the Amendment will be extended to the extent that the City's ability to complete construction of the substation or transmission lines is delayed due to causes beyond the City's reasonable control, including acts of God, labor disputes, material or equipment shortages, or supply chain disruptions.

III. PROPOSED SETTLEMENT AGREEMENT AND RELEASE

The proposed Amendment will be approved in conjunction with a Settlement Agreement and Release ("Release"). In the Release, the Romney Group will release the City from any claims related to the denial of the Neighborhood 6 plat, the appeal, any alleged delay, etc. The Release will include all claims against the City that were asserted or could have been asserted as of the effective date of the Release.

IV. RECOMMENDATION

Based on the various facts and circumstances, the City Attorney recommends the joint approval of the proposed Amendment and Release, on the condition that the Romney Group signs and delivers the documents to the City by June 25, 2026. Further details regarding the settlement terms and the underlying rationale should be discussed in a closed meeting. Council members are invited to individually contact the City Attorney prior to the Council meeting if they have questions.

WHEN RECORDED, RETURN TO:

Hurricane City
City Recorder
147 N 870 W
Hurricane, UT 84737

Affecting Parcel Numbers:
H-3399-A; H-3399-B: H-3399-C; H-3399-D; H-3399-I; H-3409-H; H-3409-I; H-3409-J; H-3410-F; H-3410-G; H-3410-H; H-3410-I; H-3410-J; H-3400-A; H-3400-B; H-3400-D; H-3400-E; H-3400-F; H-3400-G; H-3400-H; H-3400-I; H-3400-J; H-3400-K; H-3400-L; H-3400-M; H-3400-P; H-3421; H-3421-C; H-3421-D; H-3421-E; H-3421-F; H-3421-G; H-3421-H; H-3421-I; H-3421-J; H-3421-L; H-3421-K; H-3422; H-3422-B

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR SAND HOLLOW MESA PROJECT

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (this "**Amendment**") is made and entered into this ___ day of _____ 2026, by and between the CITY OF HURRICANE, a Utah municipal corporation ("**City**"), RG SAND HOLLOW, LLC, a Utah limited liability company ("**Developer**"), and Toquerville Enterprises, LLC, a Nevada limited liability company ("**Toquerville Enterprises**").

RECITALS

A. City and Developer executed and recorded against the Property, more particularly described in Exhibit A attached hereto, that certain Development Agreement for Sand Hollow Mesa Project dated as of April 29, 2021, and recorded on May 28, 2021, with the Washington County Recorder as Entry No. 20210038122 (the "**Current DA**"). Toquerville Enterprises is an owner of land subject to the Current DA, and is a party hereto to manifest its consent to this Amendment.

B. The Current DA as amended by this Amendment is referred to herein as the "**DA**."

C. Developer has submitted a preliminary plat application for a Neighborhood within the Project called "**Neighborhood 6**," a copy of which is attached hereto as Exhibit B (the "**Neighborhood 6 Preliminary Plat**").

D. The Neighborhood 6 Preliminary Plat contains 579 lots.

E. Due to the lack of current electrical service capacity at the Project, City is willing to provide final plat approval for only 44 of the 579 lots within Neighborhood 6 until additional electrical service capacity is available to the Project, as further described herein.

F. Pursuant to Section 18 of the Current DA, the Parties may amend the Current DA via a written instrument signed by both Parties, without the signatures of subsequent owners of the Property.

G. The Parties desire to amend the Current DA as set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good

and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree to the following:

AGREEMENT

1. Incorporation/Interpretation. All of the terms of the Current DA are incorporated into this Amendment, except as revised below. In the event of a conflict between the Current DA and this Amendment, this Amendment shall control. Capitalized terms in this Amendment shall have the same meaning given in the Current DA, except if there is a conflict, then this Amendment's definition shall control.

2. Specific Acts of Default. Clause (c) in the first sentence of Section 10 of the Current DA is hereby deleted in its entirety and replaced with the following:

> "(c) Developer's failure, without good cause as determined in good faith by City, for a period of five (5) years to commence construction of improvements in any new development phase or new Neighborhood that has received final plat approval."

3. Term. The first sentence of Section 12(n)(i) of the Current DA is hereby amended as follows: the words "within five (5) years" are deleted and replaced with the following: "within ten (10) years"; meaning before April 29, 2031.

4. Preliminary Plat Approval. City hereby approves the Neighborhood 6 Preliminary Plat in the form attached hereto as Exhibit B, subject to compliance with the comments and redlines by the City's Joint Utility Committee ("JUC") as set forth at Exhibit C. Developer to address the JUC comments in Exhibit C in preparing and submitting construction drawings and final plat documents.

5. Electrical Service. City reaffirms its commitment to cause the Power Department to (a) construct a substation upon the Substation Property to service the Project and (b) provide electrical service to the entire Project. Notwithstanding anything to the contrary in the Current DA, City agrees to make available sufficient electric power to service the Project according to the following schedule:

a. Initial 44 Lots of Neighborhood 6. The Power Department currently has sufficient capacity to provide electrical service for up to the equivalent of forty-four 200 amperage connections (it being represented by the City that 200 amperage connections being what is required for typical single family homes in its community) within Neighborhood 6 (the "**First 44 Lots**"). The First 44 Lots will consist of a Contiguous Group of forty-four (44) lots within Neighborhood 6. "Contiguous Group" shall mean lots sharing a common boundary line or sharing a boundary with an existing public road right of way. City shall cause the Power Department to provide electric service for up to forty-four lots within a final plat within the Neighborhood 6 Preliminary Plat.

b. Electric Service within the Remainder of the Project, including Neighborhood 6. Except for a final plat for the First 44 Lots, no final plat within the Project will be recorded until the earlier of (1) October 17, 2028, and (2) the date on which the new substation on the Substation Property and the transmission lines supplying the new substation have been constructed, commissioned, and capable of serving customers.

c. Timing. City shall diligently continue its efforts to complete construction of the new substation upon the Substation Property by no later than October 17, 2028, subject to Force Majeure, to provide service within the Project.

d. Transmission Lines. For purposes of Section 5(b), the term "transmission lines" shall mean the transmission lines necessary to connect the new substation to existing lines located along 600 North, as generally shown and labeled on the attached Exhibit D.

6. Final Plat Applications.

a. First 44 Lots. Developer may submit a final plat application for up to forty-four lots comprising the First 44 Lots within Neighborhood 6 after the effective date of this Amendment. Before recording a final plat for the First 44 Lots, together with any other requirements under Applicable Law, Developer shall (i) have improved, (ii) had others improve, or (iii) have posted financial assurance pursuant to Hurricane City Code section 10-39-13, for the portion of 2400 West necessary to provide access to Neighborhood 6, so as to comply with applicable fire code requirements. Pursuant to Title 9, Chapter 6 of the Hurricane City Code, Developer's cost for all road offsite improvements to 2400 West required to comply with the applicable fire code requirements shall be reimbursable with street impact fee vouchers as shall be set forth in a separate reimbursement agreement. Developer shall be responsible, without reimbursement, for the cost of constructing all roadways within Neighborhood 6 necessary to comply with the applicable fire code.

b. Remaining Final Plats Within Neighborhood 6. After January 1, 2027, Developer may submit other final plat applications within Neighborhood 6 so long as Developer has complied with Applicable Law and the conditions in Section 5(b). The recording of final plats other than for the First 44 Lots is governed by Section 5(b). Developer may submit preliminary plat applications at any point in time after the full execution of this Amendment.

7. Applicable Law. The Parties reaffirm the intent that Applicable Law, as defined in the Current DA, apply to the Project.

8. Remedies Reaffirmation. The Parties expressly reaffirm that Developer's sole and exclusive remedy for any breach or alleged breach by City of this Amendment, including all obligations added, modified, or reaffirmed hereby, shall be limited to specific performance as set forth in Section 9 of the Current DA. Developer expressly waives any right to seek monetary damages, including without limitation lost profits, lost opportunity costs, carrying costs, consequential damages, or punitive damages, arising out of or related to any breach or alleged breach by City of this Amendment or the DA; provided, however, that nothing in this Section 8 shall waive, limit, or impair Developer's right to seek specific performance as set forth in Section 9 of the Current DA. Nor does this Amendment waive, limit, or impair Developer's right to assert and recover damages for state and federal constitutional claims; rather, this Section only limits Developer's ability to recover contractual damages. The Parties acknowledge that this limitation of remedies is a material term of this Amendment and was a material inducement to City entering into this Amendment.

9. Force Majeure. The deadlines set forth in this Section 5 shall be extended day-for-day to the extent that City's ability to complete construction of the substation or transmission lines is delayed due

to causes beyond City's reasonable control, including without limitation: acts of God, fire, flood, earthquake, pandemic, war, terrorism, labor disputes, material or equipment shortages, supply chain disruptions, or litigation challenging City's authority to proceed. City shall provide Developer written notice of any such delay within thirty (30) days of City becoming aware of the delaying condition. In the event of such delay, Developer's sole remedy shall be an extension of the applicable deadline, and not damages of any kind, other than compensation for constitutional claims.

10. Integration. The DA (comprised of the Current DA as amended by this Amendment) constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior and contemporaneous negotiations, representations, warranties, understandings, and agreements, whether oral or written, between the Parties relating to the subject matter hereof. Each Party expressly acknowledges and agrees that: (a) no promise, inducement, representation, or agreement not expressly contained in the DA has been made to it; (b) it has not executed this Amendment in reliance upon any statement, representation, warranty, or agreement not expressly set forth herein; (c) it has had the opportunity to consult with legal counsel of its choosing prior to executing this Amendment; and (d) the terms of this Amendment are the product of arms-length negotiation between sophisticated parties. Without limiting the foregoing, Developer expressly acknowledges that it has not relied upon any statement, representation, or commitment made by City or any City representative, officer, employee, or attorney in the course of settlement negotiations leading to this Amendment, whether in writing or otherwise, except as expressly set forth herein.

11. Ratification; Effectiveness. The Current DA, as amended herein, shall remain in full force and effect. On or after the effective date of this Amendment, each reference in the Current DA to "this Agreement," "hereunder," "hereof," "herein" or words of like import shall mean and be a reference to the DA. This DA (including the Amendment) may be further amended in a writing executed only by and between City and Developer. This Amendment shall terminate at the same time and shall have the same Effective Date as the Original DA.

12. Counterparts; Electronic Transmission. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original and all of which, collectively, shall be one and the same instrument. Further, the Parties agree that this Amendment may be executed and delivered by electronic mail or facsimile signature and transmission.

[*Signature Pages Follow*]

IN WITNESS WHEREOF, the Parties hereto have executed this DA by and through their respective, duly authorized representatives as of the day and year first herein above written.

DEVELOPER:

RG SAND HOLLOW, LLC,
a Utah limited liability company

By: _____
Name: _____
Its: _____

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF _____)

On the _____ day of _____, 2026, personally appeared before me _____, who being by me duly sworn, did say that he/she is the _____ of RG Sand Hollow, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he/she executed the same.

_____

NOTARY PUBLIC

CITY:

Approved as to form and legality:

_____
Dayton Hall
City Attorney

CITY OF HURRICANE,
a Utah municipal corporation

By: _____
Name: Clark Fawcett
Its: Mayor

Attest:

_____
Cindy Beteag
City Recorder

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF WASHINGTON)

On the _____ day of _____, 2026, personally appeared before me Clark Fawcett who being by me duly sworn, did say that he is the Mayor of Hurricane City, a municipal corporation of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said Clark Fawcett acknowledged to me that the he executed the same on behalf of the City.

_____
NOTARY PUBLIC

TOQUERVILLE ENTERPRISES:

TOQUERVILLE ENTERPRISES, LLC,
a Nevada limited liability company

By: _____
Name: _____
Its: _____

TOQUERVILLE ENTERPRISES ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF _____)

On the _____ day of _____, 2026, personally appeared before me _____, who being by me duly sworn, did say that he/she is the _____ of Toquerville Enterprises, LLC, a Nevada limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he/she executed the same.

_____

NOTARY PUBLIC

EXHIBIT A

(Legal Description of the Property)

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, BEING THE COMMON CORNER OF SECTIONS 29, 30, 31 & 32; THENCE S00°54'56"W, ALONG THE EAST SECTION LINE OF SECTION 31, 1312.19 FEET TO THE 1/16 CORNER OF SAID SECTION 31; THENCE N88°57'41"W, ALONG THE 1/16TH LINE, 1322.27 FEET TO THE NORTH-SOUTH 1/16TH LINE; THENCE N00°57'56"E, ALONG THE 1/16TH/ LINE, 1313.59 FEET TO THE 1/16TH CORNER ON THE SOUTH SECTION LINE OF SECTION 30; THENCE N88°53'33"W, ALONG THE SOUTH SECTION LINE, 1321.14 FEET TO THE SOUTH 1/4 CORNER OF SECTION 30; THENCE N00°59'47"E, ALONG THE 1/4 SECTION LINE, 2636.98 FEET TO THE CENTER QUARTER CORNER OF SECTION 30; THENCE S88°55'00"E. ALONG THE 1/4 SECTION LINE, 1321.47 FEET TO THE 1/16TH CORNER; THENCE N00°58'28"E, ALONG THE NORTH-SOUTH 1/16TH LINE, 2640.21 FEET TO THE 1/16TH CORNER ON THE SOUTH SECTION LINE OF SECTION 19; THENCE N01°01'32"E, ALONG THE NORTH-SOUTH 1/16TH LINE, 2637.48 FEET TO THE 1/16TH CORNER IN SECTION 19; THENCE S88°58'31"E, ALONG THE 1/4 SECTION LINE, 329.89 FEET; THENCE N01°01'40"E 329.70 FEET; THENCE N88°58'43"W 329.86 FEET TO THE NORTH-SOUTH 1/16TH LINE; THENCE N01°01'53"E, ALONG THE 1/16TH LINE, 989.05 FEET TO THE 1/16TH CORNER; THENCE S88°59'18"E, ALONG THE EAST-WEST 1/16TH LINE, 659.61 FEET; THENCE N01°01'27"E 659.45 FEET; THENCE N88°59'42"W 989.29 FEET; THENCE S01°02'06"W 659.33 FEET TO THE EAST-WEST 1/16TH LINE; THENCE N88°59'18"W, ALONG THE 1/16TH LINE, 989.41 FEET TO THE 1/4 SECTION LINE; THENCE N01°02'44"E, ALONG THE 1/4 SECTION LINE, 1318.43 FEET TO THE NORTH QUARTER CORNER OF SECTION 19; THENCE S89°00'06"E, ALONG THE NORTH SECTION LINE OF SECTION 19, 2637.77 FEET TO THE COMMON CORNER OF SECTION 17, 18, 19, 20 (NORTHEAST CORNER OF SECTION 19); THENCE S88°57'52"E, ALONG THE NORTH SECTION LINE OF SECTION 20, 1316.43 FEET TO THE 1/16TH CORNER; THENCE S01°01'06"W, ALONG THE 1/16TH LINE, 2639.62 FEET; THENCE S01°00'58"W, ALONG THE 1/16TH LINE, 1319.92 FEET TO THE 1/16TH CORNER; THENCE S88°51'19"E, ALONG THE 1/16TH LINE, 1316.11 FEET TO THE 1/4 SECTION LINE OF SECTION 20; THENCE S01°01'38"W, ALONG THE 1/4 SECTION LINE, 1320.77 FEET TO THE SOUTH 1/4 CORNER OF SECTION 20, ALSO THE NORTH 1/4 CORNER OF SECTION 29; THENCE S00°55'44"W, ALONG THE 1/4 SECTION LINE IN SECTION 29, 1318.21 FEET TO THE 1/16TH CORNER; THENCE S88°52'39"E, ALONG THE 1/16TH LINE, 2638.18 FEET TO THE EAST SECTION LINE; THENCE S00°39'45"W, ALONG THE EAST SECTION LINE, 1315.42 FEET TO THE EAST 1/4 CORNER; THENCE N88°55'38"W, ALONG THE 1/4 SECTION LINE, 2644.29 FEET TO THE NORTH-SOUTH 1/16TH LINE; THENCE S0°55'44"W, ALONG THE 1/16TH LINE, 1318.48 FEET TO THE WEST-EAST 1/16TH LINE; THENCE N88°55'47"W, ALONG THE 1/16TH LINE, 1317.36 FEET TO THE NORTH-SOUTH 1/16TH LINE; THENCE S0°58'12"W, ALONG SAID 1/16TH LINE, 1318.53 FEET TO THE SOUTH SECTION LINE OF SECTION 29, THENCE N88°56'37"W, ALONG THE SOUTH SECTION LINE, 1318.30 FEET TO THE POINT OF BEGINNING. AREA IS 1,020.45 ACRES.

LESS 91.24 ACRES FOR THE SR-7 HIGHWAY AND LESS 5.63 ACRES FOR COPPER ROCK PARKWAY AND 2100 WEST ROAD.

CONTAINING 923.58 ACRES.

EXHIBIT B
(Neighborhood 6 Preliminary Plat)

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY RETAINED AND CONTROLLED USING RETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER.

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.

PROPERTY IS ZONED AS:
RA-1: RESIDENTIAL AGRICULTURAL - 1 UNIT PER ACRE
R1-10: RESIDENTIAL - 1 UNIT PER 10,000 SQ. FT.

THE PARENT PARCELS FOR THIS SUBDIVISION ARE:
H-3399-I-SH1, H-3399-B-SH1, H-3399-A-SH1, H-3399-D-SH1, H-3400-G-SH1, H-3400-F-SH1, H-3399-C-SH1, AND H-3400-B-SH1

OWNERS:

WESTERN STATES VENTURES SG LLC
2265 E MURRAY HOLLADAY RD
SALT LAKE CITY, UT 84117-5397

TOQUERVILLE ENTERPRISES L C
770 PORTO MIO WAY
LAS VEGAS, NV 89138

BASIS OF BEARINGS

BASIS OF BEARINGS IS S88°55'38"E 5277.10 FEET FROM THE WEST QUARTER (1/4) CORNER TO THE EAST QUARTER (1/4) CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

DESERT TORTOISE TAKE AREA

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

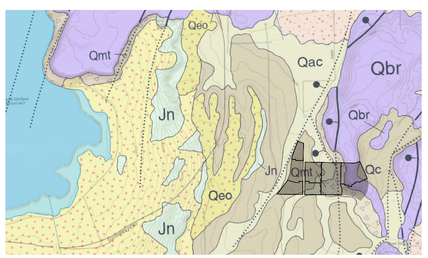
GEOLOGICAL NARRATIVE:

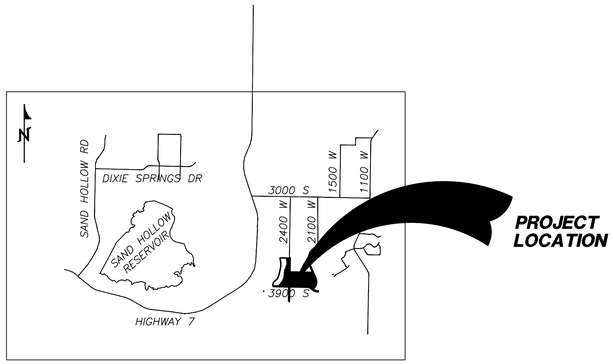
QC: COLLUVIAL DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE)
POORLY SORTED, ANGULAR, CLAY- TO BOULDER-SIZE, LOCALLY DERIVED SEDIMENT DEPOSITED PRINCIPALLY BY SLOPE WASH AND SOIL CREEP; LOCALLY INCLUDES TALUS, ALLUVIAL, AND EOLIAN DEPOSITS TOO SMALL TO MAP SEPARATELY; GRADATIONAL WITH TALUS DEPOSITS; INCLUDES OLDER COLLUVIAL DEPOSITS NOW INCISED BY ADJACENT DRAINAGES; GENERALLY LESS THAN 20 FEET (6 M) THICK, ALTHOUGH OLDER COLLUVIAL DEPOSITS ON THE KOLOB PLATEAU MAY BE AS MUCH AS 100 FEET (30 M) THICK.

QAC: ALLUVIAL AND COLLUVIAL DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE)
POORLY TO MODERATELY SORTED, GENERALLY POORLY STRATIFIED, CLAY- TO BOULDER-SIZE, LOCALLY DERIVED SEDIMENT DEPOSITED PRINCIPALLY IN SWALES, SMALL DRAINAGES, AND THE UPPER REACHES OF LARGE STREAMS BY FLUVIAL, SLOPE-WASH, AND CREEP PROCESSES; GRADATIONAL WITH BOTH ALLUVIAL AND COLLUVIAL DEPOSITS; OLDER DEPOSITS (QACO) INCLUDE GYPCRETE (SILT TO SMALL BOULDERS CEMENTED BY GYPSUM) ALONG THE MOENKOPI OUTCROP BELT JUST WEST OF ST. GEORGE THAT IS AS MUCH AS 10 FEET (3 M) THICK; OLDER DEPOSITS FORM INCISED, INACTIVE SURFACES COMMONLY INCISED BY YOUNGER (QAC) DEPOSITS; GENERALLY LESS THAN 30 FEET (9 M) THICK.

QC: COLLUVIAL DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE)
POORLY SORTED, ANGULAR, CLAY- TO BOULDER-SIZE, LOCALLY DERIVED SEDIMENT DEPOSITED PRINCIPALLY BY SLOPE WASH AND SOIL CREEP; LOCALLY INCLUDES TALUS, ALLUVIAL, AND EOLIAN DEPOSITS TOO SMALL TO MAP SEPARATELY; GRADATIONAL WITH TALUS DEPOSITS; INCLUDES OLDER COLLUVIAL DEPOSITS NOW INCISED BY ADJACENT DRAINAGES; GENERALLY LESS THAN 20 FEET (6 M) THICK, ALTHOUGH OLDER COLLUVIAL DEPOSITS ON THE KOLOB PLATEAU MAY BE AS MUCH AS 100 FEET (30 M) THICK.

QBR: REMNANTS LAVA FLOW (LOWER PLEISTOCENE)
DARK-BROWNISH-BLACK TO DARK-GRAY, MEDIUM-GRAINED BASANITE WITH SMALL OLIVINE PHENOCRYSTS; ERUPTED FROM A DEEPLY ERODED VENT ATOP THE HURRICANE CLIFFS AT THE "THREE BROTHERS," ABOUT 5 MILES (8 KM) SOUTH OF HURRICANE; DISPLACED BY THE HURRICANE FAULT ABOUT 1450 FEET (440 M); YIELDED PREFERRED 40AR/39AR PLATEAU AGES OF 1.06 ± 0.03 MA (1.07 ± 0.08 MA ISOCHRON) AND 0.94 ± 0.04 MA (0.94 ± 0.05 MA ISOCHRON) (HAYDEN, 2004A) AND AN ANOMALOUS 40AR/39AR PLATEAU AGE OF 1.47 ± 0.34 MA (1.12 ± 0.50 MA ISOCHRON) (LUND AND OTHERS, 2001, 2007A); TYPICALLY ABOUT 40 FEET (12 M) THICK.





PROJECT LOCATION

VICINITY MAP
N.T.S.

LEGAL DESCRIPTION NEIGHBORHOOD 6

BEGINNING AT THE EAST QUARTER (1/4) CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN; THENCE ALONG THE QUARTER SECTION LINE, N88°55'38"W 339.47 FEET TO THE EAST BOUNDARY OF 2100 WEST (DOCUMENT #20180050579, WASHINGTON COUNTY RECORDS); THENCE ALONG SAID BOUNDARY THE FOLLOW TWO (2) COURSES: (1) NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 854.53 FEET, HAVING A RADIUS OF 797.00 FEET AND A RADIAL BEARING OF N52°03'34"W, THROUGH A CENTRAL ANGLE OF 61°25'53" (LONG CHORD BEARS: N07°13'30"E 814.18 FEET); (2) N23°29'27"W 556.68 FEET; THENCE S88°52'39"E 474.20 FEET; THENCE S00°39'45"W 1315.42 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 357,864 SQUARE FEET OR 8.215 ACRES.

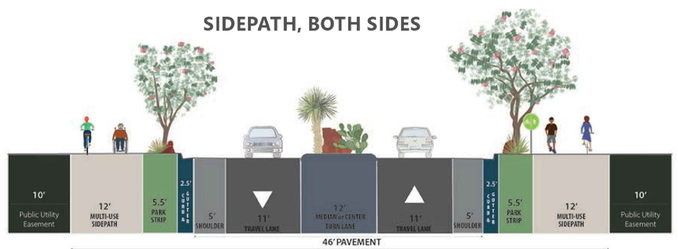
ALSO, THENCE N88°55'38"W 278.98 FEET TO THE NORTH BOUNDARY OF CLIFF VIEW DRIVE (3900S) (COPPER ROCK PARKWAY ON DOCUMENT #20180050579, WASHINGTON COUNTY RECORDS); THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 384.99 FEET, HAVING A RADIUS OF 807.00 FEET AND A RADIAL BEARING OF S28°24'15"W, THROUGH A CENTRAL ANGLE OF 27°20'02" (LONG CHORD BEARS: N75°15'46"W 381.35 FEET); (2) N88°55'47"W 290.85 FEET TO THE NORTH BOUNDARY OF CLIFF VIEW DRIVE (DOCUMENT #20230027585, WASHINGTON COUNTY RECORDS); THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) N88°55'50"W 1214.73 FEET; (2) NORTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 39.21 FEET, THROUGH A CENTRAL ANGLE OF 89°51'55", (LONG CHORD BEARS: N43°59'53"W 35.31 FEET); THENCE N89°04'16"W 0.10 FEET TO THE EAST BOUNDARY OF 2400 WEST (2600 WEST ON DOCUMENT #20220026122, WASHINGTON COUNTY RECORDS); THENCE ALONG SAID BOUNDARY, N00°55'44"E 1202.70 FEET; THENCE S88°52'39"E 2051.98 FEET TO THE WEST BOUNDARY OF 2100 WEST (DOCUMENT #20180050579, WASHINGTON COUNTY RECORDS); THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) S23°29'27"E 588.75 FEET; (2) SOUTHERLY ALONG THE ARC OF A 727.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 822.69 FEET, THROUGH A CENTRAL ANGLE OF 64°50'14", (LONG CHORD BEARS: S08°55'40"W 779.49 FEET); (3) S41°21'04"W 10.77 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 2,813,643 SQUARE FEET OR 64.592 ACRES.

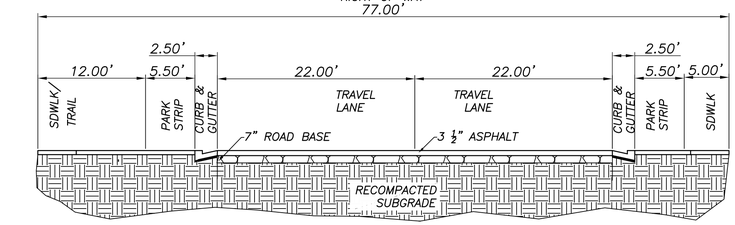
ALSO, COMMENCING AT THE EAST QUARTER (1/4) CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN; THENCE ALONG THE QUARTER SECTION LINE, N88°55'38"W 2678.09 FEET; THENCE NORTH 73.49 FEET TO THE POINT OF BEGINNING; THENCE S00°55'44"W 77.00 FEET; THENCE N88°55'41"W 960.07 FEET; THENCE N01°04'19"E 77.00 FEET; THENCE N37°39'02"E 631.07 FEET; THENCE N21°31'16"E 90.61 FEET; THENCE N11°33'57"E 100.95 FEET; THENCE N26°19'42"E 106.62 FEET; THENCE N00°45'00"E 340.33 FEET; THENCE N04°07'06"E 335.14 FEET; THENCE N29°34'40"E 363.43 FEET; THENCE N19°35'02"E 300.46 FEET; THENCE N04°22'38"E 123.02 FEET; THENCE N02°15'24"W 332.01 FEET; THENCE S88°49'57"E 209.42 FEET TO THE WEST BOUNDARY OF 2400 WEST (2600 WEST ON DOCUMENT #20220026122, WASHINGTON COUNTY RECORDS); THENCE ALONG SAID BOUNDARY S00°55'44"W 2520.55 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 1,223,659 SQUARE FEET OR 28.091 ACRES.

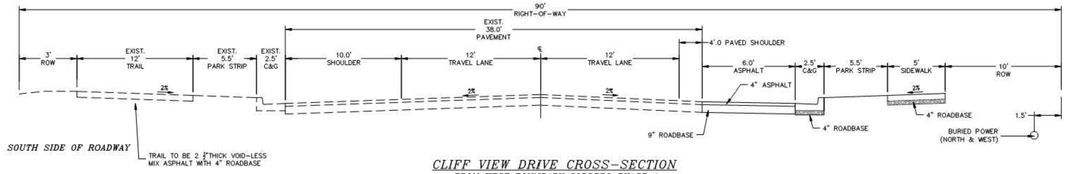
TOTAL ACRES= 100.898 ACRES.



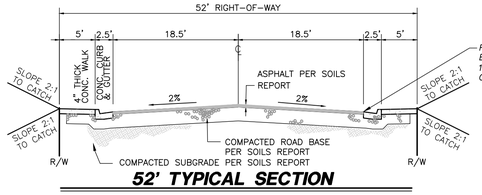
84' TYPICAL SECTION



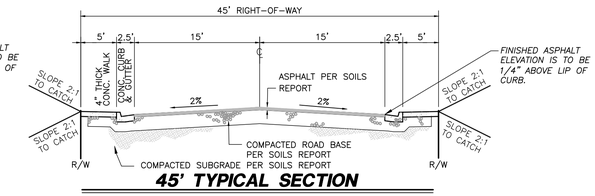
77' TYPICAL SECTION
N.T.S



CLIFF VIEW DRIVE CROSS-SECTION
FROM WEST BOUNDARY CORDERO PHASE 1



52' TYPICAL SECTION



45' TYPICAL SECTION

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	SPECIAL STUDY AREA, UNKNOWN, APPROX/BUR
LIQUEFACTION	H2 - HIGH2-SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND-WATER INFORMATION M2 - SIMILAR IN TEXTURE TO MODERATE CATEGORY, NO GROUND-WATER INFORMATION L2 - LOW2-SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW, NO GROUND-WATER INFORMATION
FLOODING	ZONE X - AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	L - LOW: AREAS WHERE CATEGORY D GEOLOGIC UNITS CROP OUT ON SLOPES GREATER THAN 30 PERCENT (16.7°)
ROCKFALL HAZARD	M-MODERATE ROCK-FALL-HAZARD
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA - CALICHE
COLLAPSIBLE SOIL	CSA - STREAM/TERRACE ALLUVIUM >=3% CSB - STREAM/TERRACE ALLUVIUM, NO DATA CSC-FAN ALLUVIUM, HOLOCENE
EXPANSIVE SOIL	ESL-SOILS WITH LOW SUSCEPTIBILITY FOR EXPANSION ESM-SOILS WITH MODERATE SUSCEPTIBILITY FOR 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 BRH-HARD: AREAS WHERE GENERALLY HARD AND RESISTANT BEDROCK VISIBLE AT GROUND SURFACE
WIND BLOWN SAND	WBSL-LOW: MIXED-UNIT GEOLOGIC DEPOSITS WITH WIND-BLOWN COMPONENT
SHALLOW GROUND WATER	WBSH-HIGH: MODERN SAND-DUNE OR SHEET-SAND DEPOSITS

THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

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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

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	4/15/2026
SCALE	N.T.S.
JOB NO.	378-002
SHEET NO:	1 OF 13

378-002 SAND HOLLOW MESA NEIGHBORHOOD 6 PRE PLAT APR 15 2026.DWG

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	44.10'	430.00'	44.08'	N88°11'04"E	5°52'33"
C2	70.26'	482.00'	70.20'	S70°41'07"W	8°21'09"
C2	140.62'	430.00'	140.00'	N75°52'40"E	18°44'15"
C3	31.55'	20.00'	28.38'	S29°40'05"W	90°23'14"
C4	35.05'	577.00'	35.04'	S21°45'02"E	3°28'49"
C5	68.66'	577.00'	68.62'	S16°36'07"E	6°49'03"
C6	68.66'	577.00'	68.62'	S9°47'04"E	6°49'03"
C7	13.18'	577.00'	13.18'	S5°43'16"E	1°18'32"
C8	55.55'	226.00'	55.41'	S1°58'29"W	14°04'58"
C9	83.01'	226.00'	82.54'	S19°32'18"W	21°02'41"
C10	83.01'	226.00'	82.54'	S40°35'00"W	21°02'41"
C11	78.49'	226.00'	78.10'	S61°03'20"W	19°53'59"
C12	29.79'	226.00'	29.77'	S74°46'55"W	7°33'10"
C13	79.23'	227.93'	78.84'	S88°34'15"W	19°55'03"
C14	82.62'	907.00'	82.59'	N84°11'58"W	5°13'09"
C15	46.51'	907.00'	46.51'	N88°16'41"W	2°56'18"
C16	31.11'	20.00'	28.07'	S45°41'15"W	89°07'49"
C17	42.96'	807.00'	42.95'	S87°24'17"E	3°03'00"
C17	31.72'	20.00'	28.50'	N44°18'45"W	90°52'11"
C18	73.02'	807.00'	73.00'	S83°17'15"E	5°11'05"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C18	31.11'	20.00'	28.07'	N45°41'15"E	89°07'49"
C19	31.72'	20.00'	28.50'	S44°18'45"E	90°52'11"
C19	119.30'	807.00'	119.19'	S76°27'36"E	8°28'12"
C20	43.52'	959.00'	43.51'	S88°26'50"E	2°35'59"
C20	16.64'	807.00'	16.64'	S71°38'03"E	1°10'54"
C21	75.20'	959.00'	75.18'	S84°54'04"E	4°29'34"
C21	66.11'	807.00'	66.09'	S68°41'48"E	4°41'37"
C22	81.89'	225.00'	81.44'	N51°46'40"E	20°51'11"
C22	21.81'	959.00'	21.81'	S82°00'10"E	1°18'12"
C23	34.56'	225.00'	34.53'	N66°36'17"E	8°48'04"
C23	53.57'	174.00'	53.36'	N89°49'45"E	17°38'21"
C24	32.82'	175.00'	32.77'	N65°37'59"E	10°44'41"
C24	30.38'	174.00'	30.34'	N76°00'27"E	10°00'14"
C25	155.04'	175.00'	150.02'	N34°52'48"E	50°45'42"
C25	34.22'	20.00'	30.20'	N21°59'06"E	98°02'27"
C26	10.93'	677.00'	10.93'	N9°02'12"E	0°55'29"
C26	176.05'	174.00'	168.63'	N56°01'13"W	57°58'12"
C27	96.09'	677.00'	96.01'	N4°30'29"E	8°07'57"
C27	94.83'	226.00'	94.14'	S73°52'36"E	24°02'29"
C28	80.55'	677.00'	80.51'	N2°58'01"W	6°49'03"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C28	74.81'	226.00'	74.47'	S52°22'21"E	18°58'01"
C29	80.55'	677.00'	80.51'	N9°47'04"W	6°49'03"
C29	74.43'	226.00'	74.10'	S33°27'13"E	18°52'14"
C30	80.55'	677.00'	80.51'	N16°36'07"W	6°49'03"
C30	29.66'	20.00'	27.02'	S66°30'23"E	84°58'35"
C31	41.12'	677.00'	41.12'	N21°45'02"W	3°28'49"
C31	45.98'	174.00'	45.85'	N63°26'07"E	15°08'25"
C32	125.09'	174.00'	122.41'	N35°16'13"E	41°11'23"
C33	59.95'	174.00'	59.66'	N4°48'16"E	19°44'32"
C34	41.21'	525.00'	41.20'	N7°18'56"W	4°29'52"
C35	2.19'	525.00'	2.19'	N9°41'02"W	0°14'20"
C36	86.51'	525.00'	86.41'	N14°31'26"W	9°26'27"
C37	38.91'	525.00'	38.90'	N21°22'03"W	4°14'47"
C38	31.42'	20.00'	28.28'	N68°29'27"W	90°00'00"
C39	31.42'	20.00'	28.28'	N21°30'33"E	90°00'00"
C40	39.78'	226.00'	39.73'	N18°26'52"W	10°05'09"
C41	28.34'	20.00'	26.03'	N53°59'53"W	81°11'09"
C42	48.06'	482.00'	48.04'	S88°15'57"W	5°42'48"
C43	17.77'	435.00'	17.77'	S22°19'13"E	2°20'28"
C44	14.12'	435.00'	14.12'	S20°13'11"E	1°51'37"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C45	72.02'	435.00'	71.94'	S14°32'47"E	9°29'10"
C46	22.20'	84.00'	22.13'	S63°26'07"W	15°08'25"
C47	47.82'	200.00'	47.70'	N16°38'30"W	13°41'54"
C48	177.18'	551.00'	176.42'	N14°16'44"W	18°25'26"
C49	265.54'	200.00'	246.46'	N32°58'10"E	76°04'20"
C50	96.49'	200.00'	95.56'	N84°49'38"E	27°38'36"
C51	136.72'	933.00'	136.60'	S85°32'57"E	8°23'45"
C52	243.94'	200.00'	229.10'	N53°56'10"W	69°52'59"
C56	562.35'	758.40'	549.55'	N67°51'26"W	42°29'04"
C57	606.99'	762.00'	591.07'	N69°29'12"W	45°38'26"
C61	31.42'	20.00'	28.28'	S46°07'21"W	90°00'00"
C62	31.42'	20.00'	28.28'	S43°52'39"E	90°00'00"
C63	31.42'	20.00'	28.28'	S46°07'21"W	90°00'00"
C64	21.43'	426.00'	21.43'	S89°40'52"W	2°52'58"
C65	75.83'	426.00'	75.73'	S83°08'24"W	10°11'58"
C66	79.16'	426.00'	79.04'	S72°43'02"W	10°38'47"
C67	6.58'	426.00'	6.58'	S66°57'06"W	0°53'05"
C68	82.63'	374.00'	82.46'	N72°50'19"E	12°39'33"
C69	78.03'	374.00'	77.89'	N85°08'43"E	11°57'15"
C70	38.44'	20.00'	32.79'	S33°48'44"E	110°07'49"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C71	59.25'	284.00'	59.15'	S85°08'43"W	11°57'15"
C72	62.75'	284.00'	62.62'	S72°50'19"W	12°39'33"
C73	79.40'	226.00'	79.00'	S11°11'16"W	20°07'49"
C74	31.42'	20.00'	28.28'	S46°07'21"W	90°00'00"
C75	31.42'	20.00'	28.28'	S43°52'39"E	90°00'00"
C76	31.42'	20.00'	28.28'	N46°07'21"E	90°00'00"
C77	31.42'	20.00'	28.28'	N43°52'39"W	90°00'00"
C78	31.42'	20.00'	28.28'	N46°07'21"E	90°00'00"
C79	31.91'	20.00'	28.63'	N43°10'13"W	91°24'53"
C80	56.84'	174.00'	56.58'	N11°53'42"E	18°42'56"
C81	13.56'	226.00'	13.56'	N19°32'00"E	3°26'20"
C82	65.84'	226.00'	65.61'	N9°28'05"E	16°41'29"
C83	70.27'	200.00'	69.91'	N11°11'16"E	20°07'49"
C85	171.83'	400.00'	170.52'	S78°48'57"W	24°36'48"
C85	31.42'	20.00'	28.28'	S46°07'21"W	90°00'00"
C86	31.42'	20.00'	28.28'	S43°52'39"E	90°00'00"
C87	31.42'	20.00'	28.28'	N46°07'21"E	90°00'00"
C88	31.40'	20.00'	28.27'	S43°53'47"E	89°57'44"
C89	31.47'	20.00'	28.32'	S46°02'32"W	90°09'38"
C90	31.42'	20.00'	28.28'	N43°52'39"W	90°00'00"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C91	31.11'	20.00'	28.07'	S45°41'15"W	89°07'49"
C92	31.72'	20.00'	28.50'	S44°18'45"E	90°52'11"
C93	31.42'	20.00'	28.28'	S46°07'21"W	90°00'00"
C94	31.42'	20.00'	28.28'	N43°52'39"W	90°00'00"
C95	31.11'	20.00'	28.07'	N45°41'15"E	89°07'49"
C96	31.72'	20.00'	28.50'	S44°18'45"E	90°52'11"
C97	31.11'	20.00'	28.07'	N45°41'15"E	89°07'49"
C98	31.72'	20.00'	28.50'	S44°18'45"E	90°52'11"
C99	31.42'	20.00'	28.28'	S46°07'21"W	90°00'00"
C100	31.42'	20.00'	28.28'	S43°52'39"E	90°00'00"
C101	31.42'	20.00'	28.28'	S46°07'21"W	90°00'00"
C102	31.42'	20.00'	28.28'	N43°52'39"W	90°00'00"
C103	22.13'	50.00'	21.95'	S77°34'19"W	25°21'42"
C104	2.36'	65.00'	2.36'	S65°55'51"W	2°04'46"
C105	49.18'	65.00'	48.02'	S88°38'52"W	43°21'15"
C106	53.12'	65.00'	51.65'	N20°43'51"W	46°49'29"
C107	30.54'	65.00'	30.26'	N16°08'36"E	26°55'26"
C108	19.81'	50.00'	19.68'	N18°15'11"E	22°42'17"
C109	5.19'	50.00'	5.19'	N3°55'34"E	5°56'56"
C110	23.56'	15.00'	21.21'	N44°02'54"W	90°00'00"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C111	47.49'	30.00'	42.68'	S44°23'52"E	90°41'57"
C112	23.33'	15.00'	21.05'	N45°41'15"E	89°07'49"
C113	23.56'	15.00'	21.21'	S43°52'39"E	90°00'00"
C114	23.56'	15.00'	21.21'	N46°07'21"E	90°00'00"
C115	23.56'	15.00'	21.21'	N43°52'39"W	90°00'00"
C116	23.56'	15.00'	21.21'	S46°07'21"W	90°00'00"
C117	562.35'	758.40'	549.55'	N67°51'26"W	42°29'04"
C117	23.56'	15.00'	21.21'	S43°52'39"E	90°00'00"
C118	23.56'	15.00'	21.21'	N46°07'21"E	90°00'00"
C119	23.56'	15.00'	21.21'	N43°52'39"W	90°00'00"
C120	23.33'	15.00'	21.05'	N45°41'15"E	89°07'49"
C121	23.79'	15.00'	21.37'	S44°18'45"E	90°52'11"
C122	23.56'	15.00'	21.21'	S46°07'21"W	90°00'00"
C124	31.72'	20.00'	28.50'	N44°18'45"W	90°52'11"
C124	23.56'	15.00'	21.21'	S46°07'21"W	90°00'00"
C125	23.56'	15.00'	21.21'	N43°52'39"W	90°00'00"
C126	23.56'	15.00'	21.21'	N46°07'21"E	90°00'00"
C127	23.56'	15.00'	21.21'	S43°52'39"E	90°00'00"
C128	23.56'	15.00'	21.21'	S46°07'21"W	90°00'00"
C129	23.56'	15.00'	21.21'	N43°52'39"W	90°00'00"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C130	31.42'	20.00'	28.28'	N46°07'21"E	90°00'00"
C131	23.56'	15.00'	21.21'	N43°52'39"W	90°00'00"
C132	2.61'	50.00'	2.61'	S87°23'05"E	2°59'09"
C133	37.78'	65.00'	37.25'	N89°58'09"E	33°18'11"
C134	23.93'	65.00'	23.79'	N62°46'21"E	21°05'26"
C135	39.97'	65.00'	39.34'	N34°36'42"E	35°13'53"
C136	49.42'	65.00'	48.24'	N4°47'15"W	43°34'00"
C137	26.51'	50.00'	26.20'	N14°14'18"W	30°22'48"
C138	23.56'	15.00'	21.21'	N45°57'06"E	90°00'00"
C139	88.13'	56.00'	79.31'	S46°02'14"W	90°10'15"
C141	606.99'	762.00'	591.07'	N69°29'12"W	45°38'26"
C141	24.19'	174.00'	24.17'	S19°30'29"E	7°57'55"
C142	64.24'	200.00'	63.96'	S10°13'32"W	18°24'09"
C142	562.35'	758.40'	549.55'	N67°51'26"W	42°29'04"
C143	606.99'	762.00'	591.07'	N69°29'12"W	45°38'26"
C144	851.91'	768.95'	809.00'	N9°17'14"E	63°28'38"
C145	851.91'	768.95'	809.00'	N9°17'14"E	63°28'38"
C149	64.24'	200.00'	63.96'	S10°13'32"W	18°24'09"
C154	243.94'	200.00'	229.10'	N53°56'10"W	69°52'59"
C160	64.24'	200.00'	63.96'	S10°13'32"W	18°24'09"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C161	64.24'	200.00'	63.96'	S10°13'32"W	18°24'09"
C162	64.24'	200.00'	63.96'	S10°13'32"W	18°24'09"
C163	64.24'	200.00'	63.96'	S10°13'32"W	18°24'09"
C168	562.35'	758.40'	549.55'	N67°51'26"W	42°29'04"
C169	606.99'	762.00'	591.07'	N69°29'12"W	45°38'26"

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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

PRELIMINARY PLAT FOR:

SAND HOLLOW MESA, NEIGHBORHOOD 6

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	4/15/2026
SCALE	1"=80'
JOB NO.	378-002

SHEET NO:

2 OF 13

378-002 SAND HOLLOW MESA NEIGHBORHOOD 6 PRE PLAT APR 15 2026.DWG

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

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SITE DATA

	SQ. FT	ACRES
AREA		
TOTAL AREA	4,321,196	99.201 AC
TOTAL STORM BASIN	44,000	6 AC-FT
DESCRIPTION	QUANTITY	
TOTAL LOTS/UNITS	579	
UNITS PER ACRE	5.83	

AREA TABLE

AREA NO.	NO. OF. LOTS OR UNITS
AREA 1	24 TOWNHOMES 2 AC COMMERCIAL
AREA 2	43 LOTS
AREA 3	45 LOTS + PARK
AREA 4	27 LOTS
AREA 5	29 LOTS
AREA 6	25 LOTS
AREA 7	47 LOTS
AREA 8	28 LOTS
AREA 9	24 LOTS
AREA 10	52 TOWNHOMES
AREA 11	66 TOWNHOMES
AREA 12	77 CONDOS
AREA 13	36 TOWNHOMES
AREA 14	26 CONDOS
AREA 15	30 CONDOS
AREA 16	1AC COMMERCIAL
TOTAL	579

LEGEND

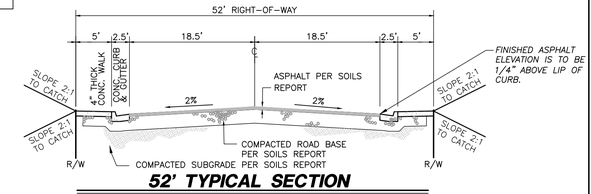
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- W — W PROPOSED WATER LINE (SIZE SHOWN)
- SS — SS PROPOSED SEWER LINE (SIZE SHOWN)
- AREA LINE
- SS — 12" EXISTING SEWER LINE
- W — 12" EXISTING WATER LINE
- SD — SD EXISTING STORM DRAIN LINE
- TRAIL LINE
- SECTION MONUMENT AS DESCRIBED
- EXISTING CONCRETE
- EXISTING ASPHALT

N
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200 0 200
SCALE IN FEET

84' TYPICAL SECTION

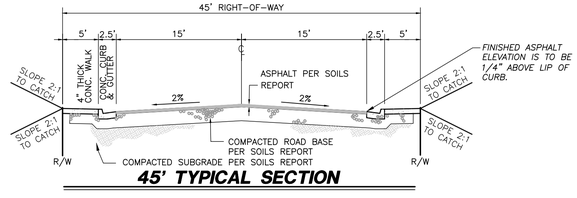
77' TYPICAL SECTION

N.T.S

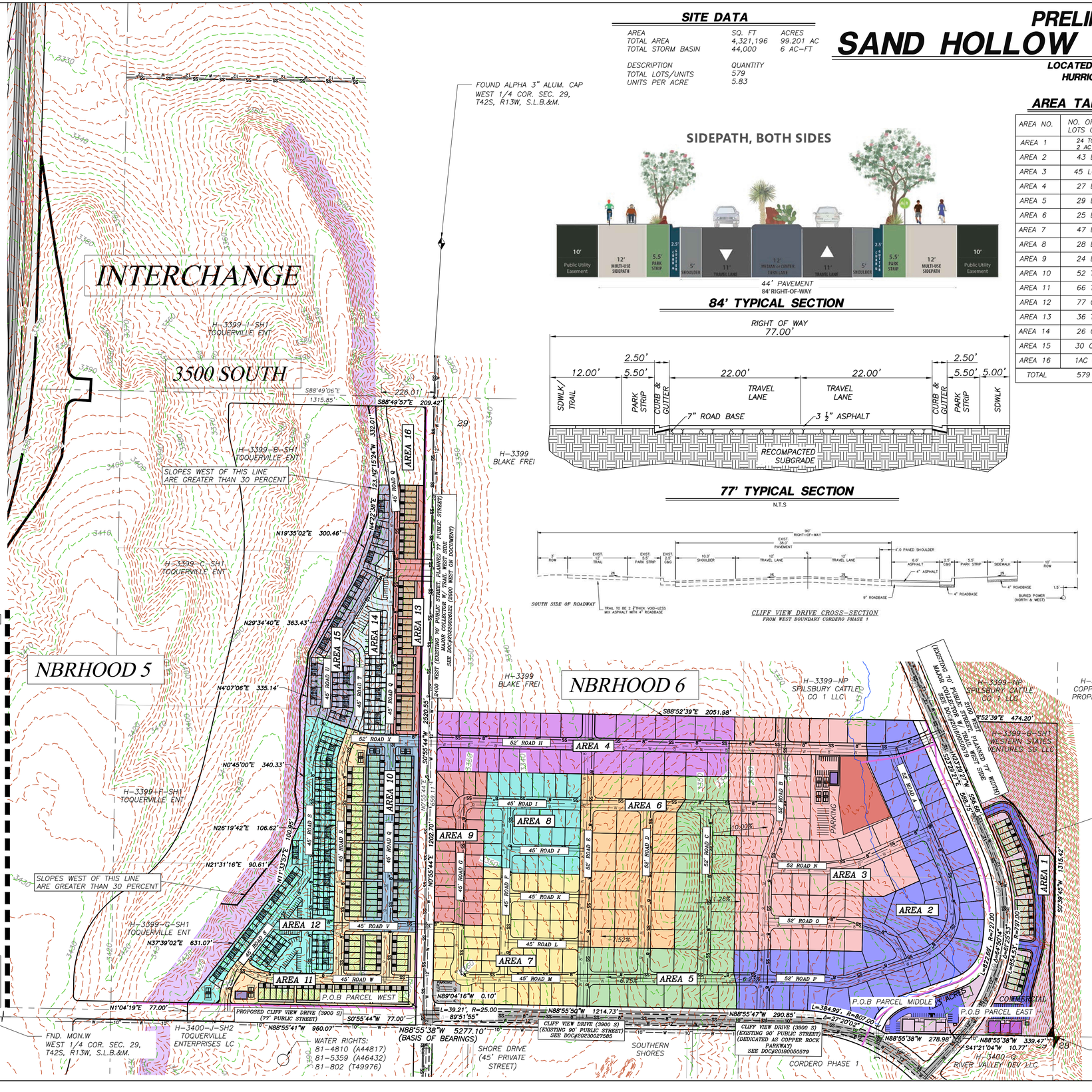


52' TYPICAL SECTION

CLIFF VIEW DRIVE CROSS-SECTION
FROM WEST BOUNDARY CORDERO PHASE 1



45' TYPICAL SECTION



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

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	4/15/2026
SCALE	1"=100'
JOB NO.	378-002
SHEET NO.	3 OF 13

378-002 SAND HOLLOW MESA NEIGHBORHOOD 6 PRE PLAT APR 15 2026.DWG

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

AREA TABLE

AREA NO.	NO. OF LOTS OR UNITS
AREA 1	24 TOWNHOMES 2 AC COMMERCIAL
AREA 2	43 LOTS
AREA 3	45 LOTS + PARK
AREA 4	27 LOTS
AREA 5	29 LOTS
AREA 6	25 LOTS
AREA 7	47 LOTS
AREA 8	28 LOTS
AREA 9	24 LOTS
AREA 10	52 TOWNHOMES
AREA 11	66 TOWNHOMES
AREA 12	77 CONDOS
AREA 13	36 TOWNHOMES
AREA 14	26 CONDOS
AREA 15	30 CONDOS
AREA 16	1AC COMMERCIAL
TOTAL	579

SITE DATA

	SQ. FT	ACRES
AREA	3,775,930	86.68
TOTAL STORM BASIN	44,000	6.00 AC-FT

DESCRIPTION	QUANTITY
TOTAL LOTS/UNITS	579
UNITS PER ACRE	6.68

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- EXISTING CONCRETE
- CENTER LINE
- EXISTING ASPHALT
- SECTION LINE
- PROPOSED WATER LINE (SIZE SHOWN)
- PROPOSED SEWER LINE (SIZE SHOWN)
- AREA LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- 12' TRAIL

N
W E
S

100 0 100
SCALE IN FEET

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20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-5307

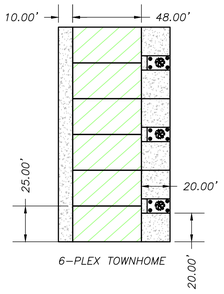
PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

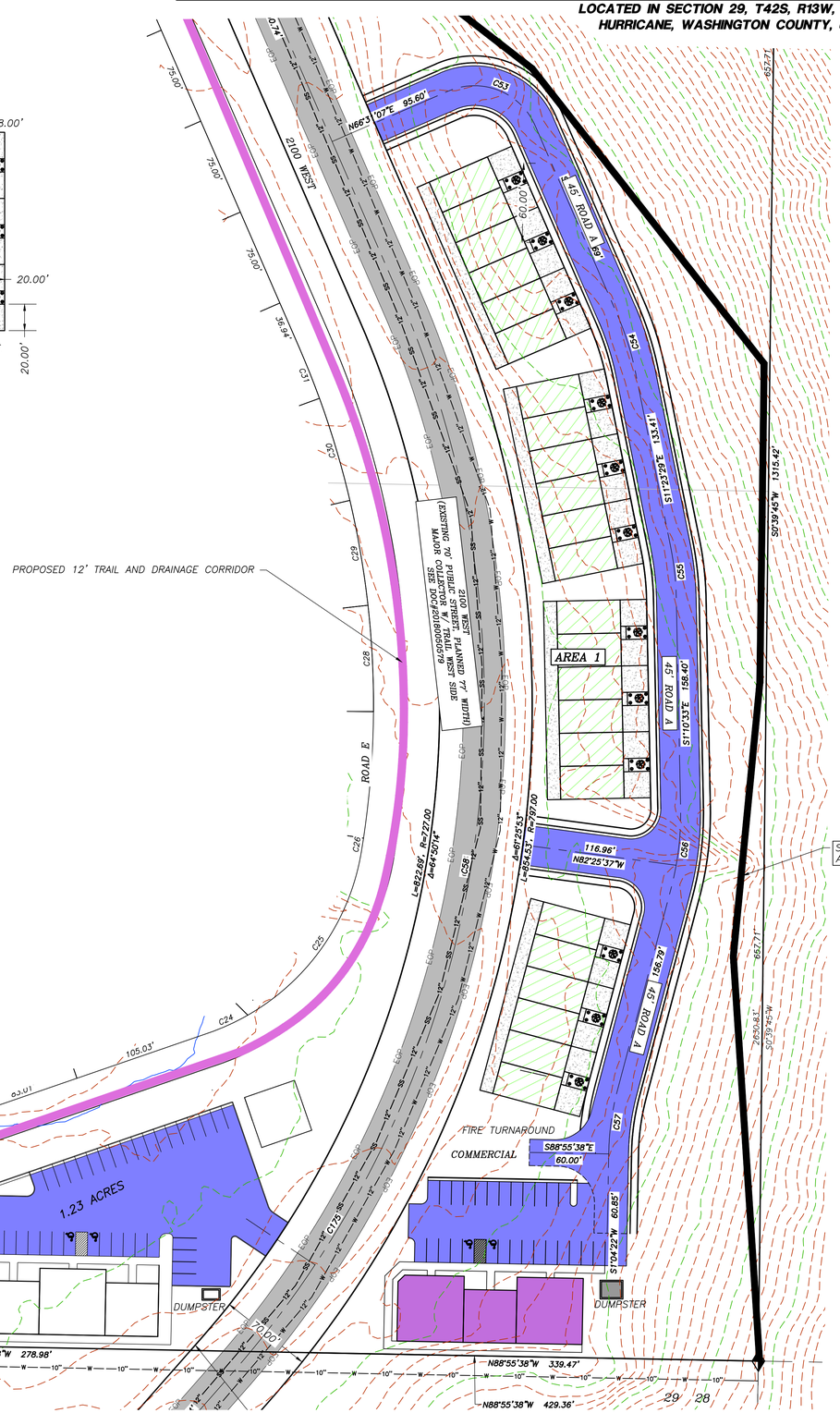
DATE	4/15/2026
SCALE	1"=100'
JOB NO.	378-002
SHEET NO:	**4 OF 13**

378-002 SAND HOLLOW MESA NEIGHBORHOOD 6 PRE PLAT APR 15 2026.DWG

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, AREA 1

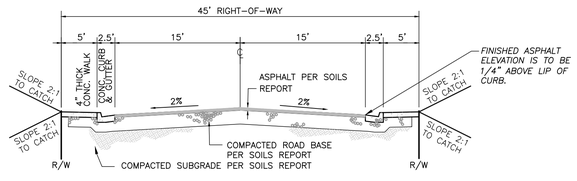
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



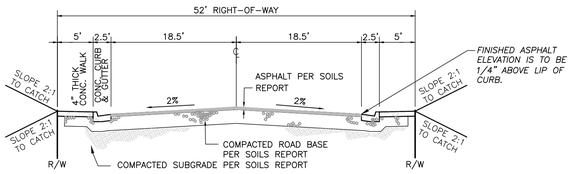


NOTES

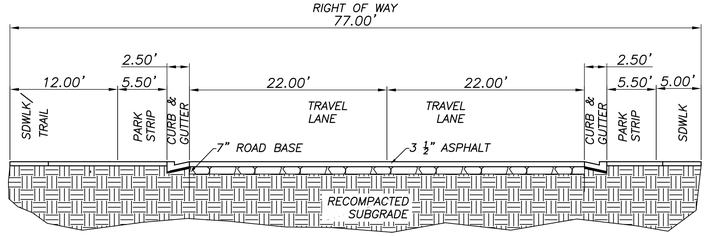
OPEN SPACE, HILLSIDE, DETENTION BASIN/PARK, AND STORM WATER CHANNEL TO BE DEDICATED TO HURRICANE CITY



45' TYPICAL SECTION



52' TYPICAL SECTION



77' TYPICAL SECTION

N.T.S

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REVISIONS			
NO	DESCRIPTION	DATE	BY

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

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, AREA 1
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

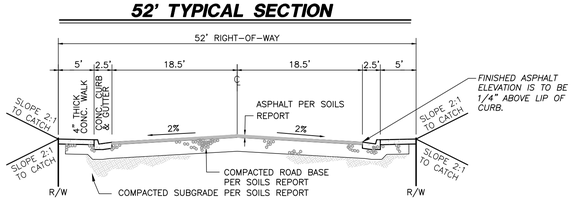
DATE	4/15/2026
SCALE	1"=50'
JOB NO.	378-002
SHEET NO:	**5 OF 13**

378-002 SAND HOLLOW MESA NEIGHBORHOOD 6 PRE PLAT APR 15 2026.DWG

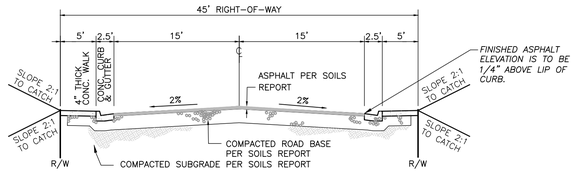
PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, AREA 2

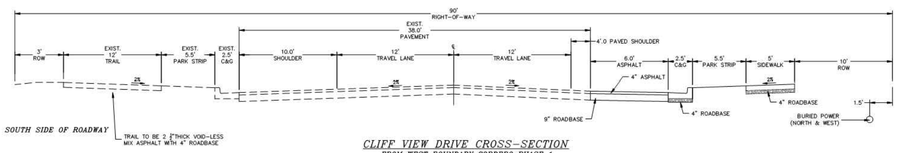
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

52' TYPICAL SECTION

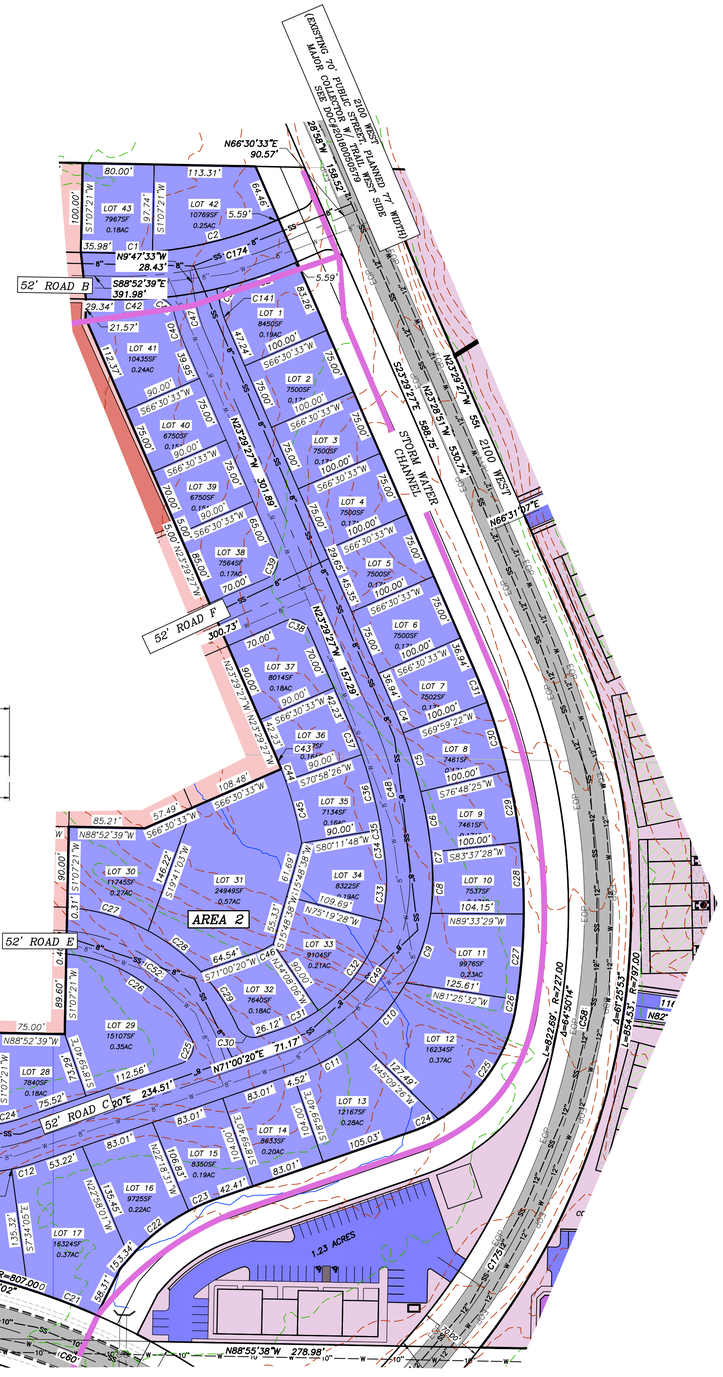


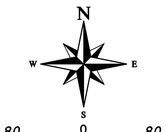
45' TYPICAL SECTION





CLIFF VIEW DRIVE CROSS-SECTION
FROM WEST BOUNDARY CORDERO PHASE 1





LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- PROPOSED WATER LINE(SIZE SHOWN)
- PROPOSED SEWER LINE (SIZE SHOWN)
- AREA LINE
- 10' PUBLIC UTILITY EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- TRAIL LINE
- EXISTING CONCRETE
- EXISTING ASPHALT

LOTS

AREA 2 LOTS

LOT#	AREA, SQ. FT.	AREA, ACRES
1	8450	0.19
2	7500	0.17
3	7500	0.17
4	7500	0.17
5	7500	0.17
6	7500	0.17
7	7502	0.17
8	7461	0.17
9	7461	0.17
10	7537	0.17
11	9976	0.23
12	16234	0.37
13	12167	0.28
14	8633	0.2
15	8350	0.19
16	9725	0.22
17	16324	0.37
18	11462	0.26
19	8205	0.19
20	8019	0.18
21	8680	0.2
22	8670	0.2
23	9355	0.21
24	8146	0.19
25	7190	0.17
26	7365	0.17
27	7805	0.18
28	7840	0.18
29	15107	0.35
30	11745	0.27
31	24949	0.57
32	7640	0.18
33	9104	0.21
34	8322	0.19
35	7134	0.16
36	6987	0.16
37	8014	0.18
38	7564	0.17
39	6750	0.15
40	6750	0.15
41	10435	0.24
42	10769	0.25
43	7967	0.18

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NO	DESCRIPTION	DATE	BY
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ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, AREA 2
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	4/15/2026
SCALE	1"=80'
JOB NO.	378-002
SHEET NO:	**6 OF 13**

378-002 SAND HOLLOW MESA NEIGHBORHOOD 6 PRE PLAT APR 15 2026.DWG

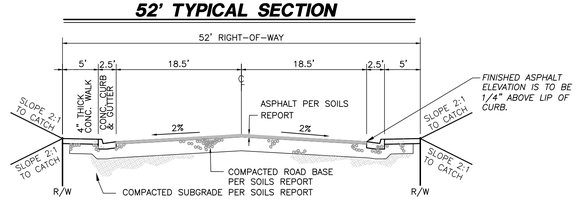
PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, AREA 3

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

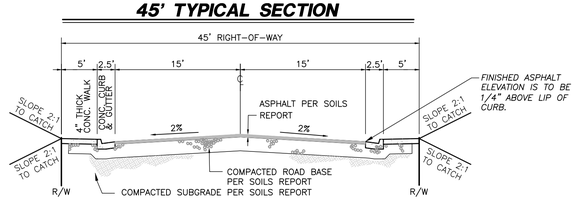
LEGEND

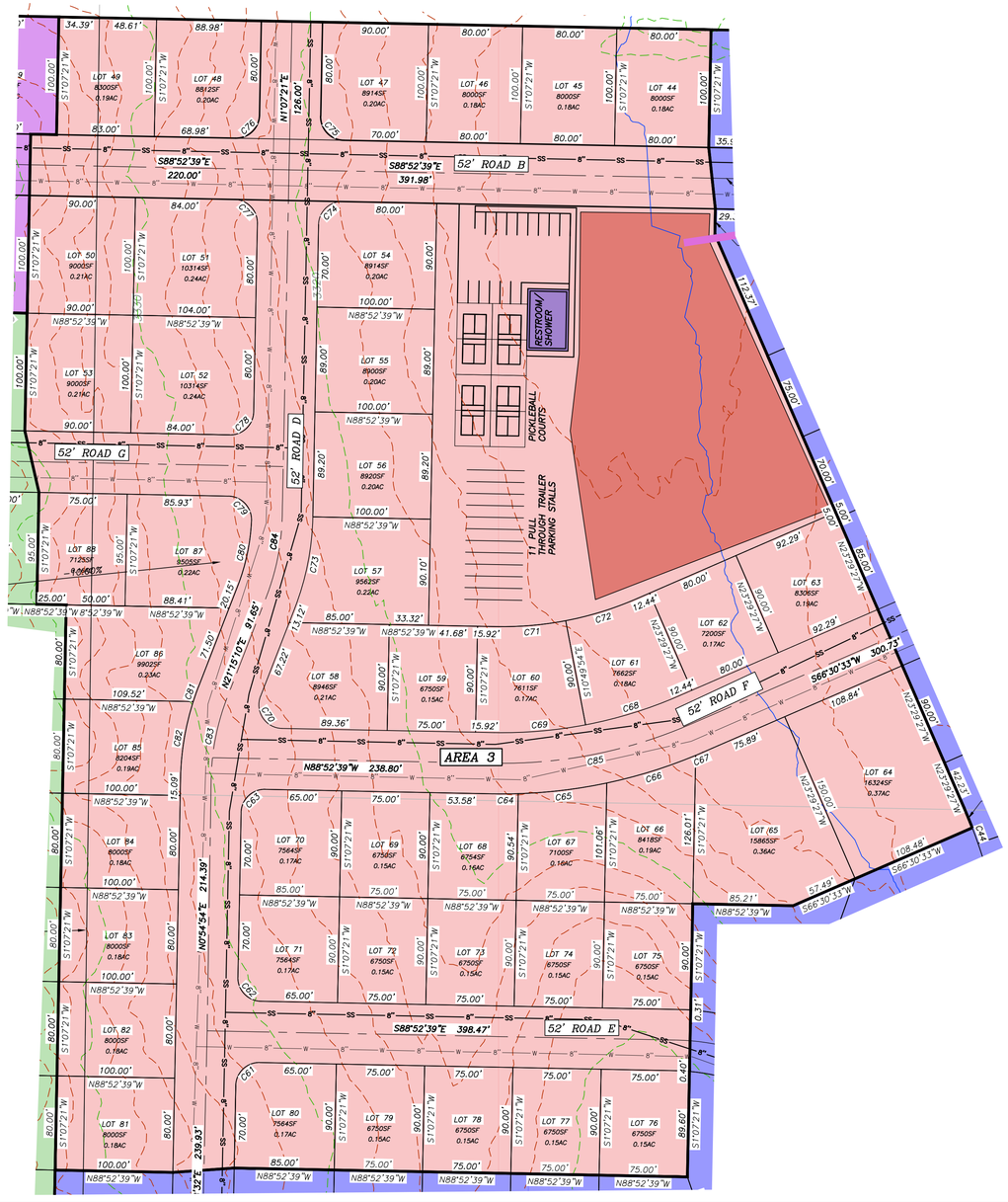
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- PROPOSED WATER LINE(SIZE SHOWN)
- PROPOSED SEWER LINE (SIZE SHOWN)
- AREA LINE
- 10' PUBLIC UTILITY EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- TRAIL LINE

52' TYPICAL SECTION



45' TYPICAL SECTION





LOTS

AREA 3 LOTS

LOT#	AREA, SQ. FT.	AREA, ACRES
44	8000	0.18
45	8000	0.18
46	8000	0.18
47	8914	0.2
48	8812	0.2
49	8300	0.19
50	9000	0.21
51	10314	0.24
52	10314	0.24
53	9000	0.21
54	8914	0.2
55	8900	0.2
56	8920	0.2
57	9562	0.22
58	8946	0.21
59	6750	0.15
60	7611	0.17
61	7662	0.18
62	7200	0.17
63	8306	0.19
64	16324	0.37
65	15865	0.36
66	8418	0.19
67	7100	0.16
68	6754	0.16
69	6750	0.15
70	7564	0.17
71	7564	0.17
72	6750	0.15
73	6750	0.15
74	6750	0.15
75	6750	0.15
76	6750	0.15
77	6750	0.15
78	6750	0.15
79	6750	0.15
80	7564	0.17
81	8000	0.18
82	8000	0.18
83	8000	0.18
84	8000	0.18
85	8204	0.19
86	9902	0.23
87	9505	0.22
88	7125	0.16



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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, AREA 3
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

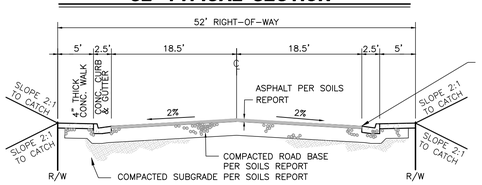
DATE	4/15/2026
SCALE	1"=60'
JOB NO.	378-002
SHEET NO:	**7 OF 13**

378-002 SAND HOLLOW MESA NEIGHBORHOOD 6 PRE PLAT APR 15 2026.DWG

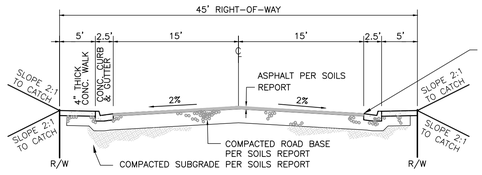
PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, AREA 4

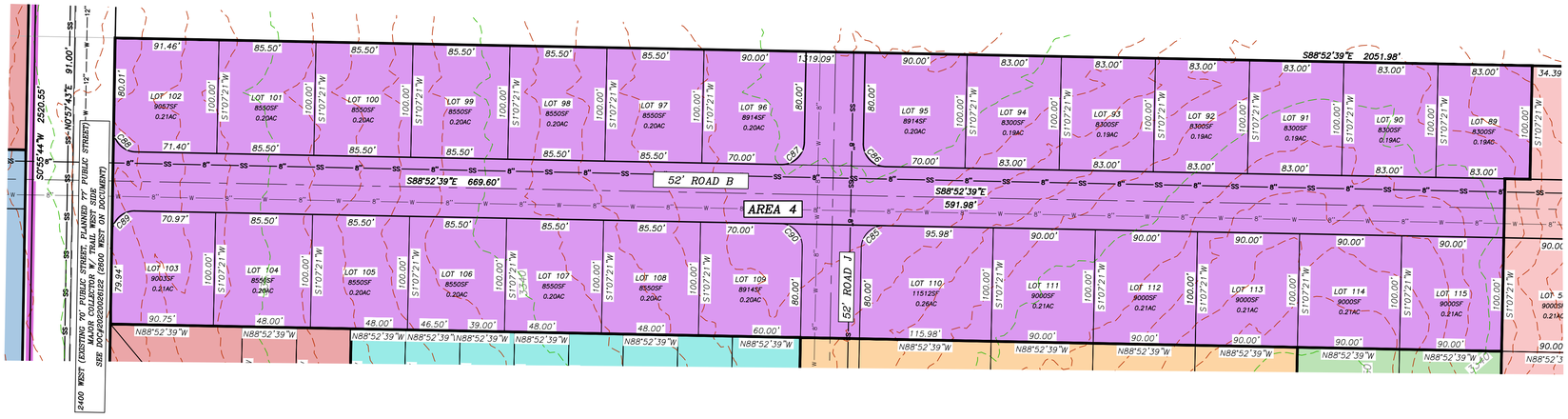
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

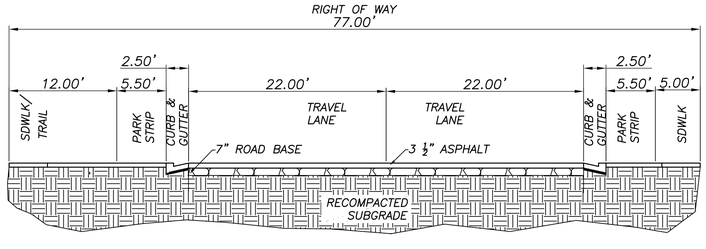
52' TYPICAL SECTION



45' TYPICAL SECTION







77' TYPICAL SECTION

N.T.S

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- PROPOSED WATER LINE(SIZE SHOWN)
- PROPOSED SEWER LINE (SIZE SHOWN)
- AREA LINE
- 10' PUBLIC UTILITY EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- TRAIL LINE

UNITS

AREA 4 LOTS

LOT #	AREA, SQ. FT.	AREA, ACRES
89	8300	0.19
90	8300	0.19
91	8300	0.19
92	8300	0.19
93	8300	0.19
94	8300	0.19
95	8914	0.2
96	8914	0.2
97	8550	0.2
98	8550	0.2
99	8550	0.2
100	8550	0.2
101	8550	0.2
102	9057	0.21
103	9003	0.21
104	8550	0.2
105	8550	0.2
106	8550	0.2
107	8550	0.2
108	8550	0.2
109	8914	0.2
110	11512	0.26
111	9000	0.21
112	9000	0.21
113	9000	0.21
114	9000	0.21
115	9000	0.21

N
W E
S
60 0 60
SCALE IN FEET

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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

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, AREA 4
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	4/15/2026
SCALE	1"=60'
JOB NO.	378-002
SHEET NO:	**8 OF 13**

378-002 SAND HOLLOW MESA NEIGHBORHOOD 6 PRE PLAT APR 15 2026.DWG

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, AREA 5 & 6

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- PROPOSED WATER LINE(SIZE SHOWN)
- PROPOSED SEWER LINE (SHOWN)
- AREA LINE
- 10' PUBLIC UTILITY EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- TRAIL LINE
- EXISTING CONCRETE
- EXISTING ASPHALT

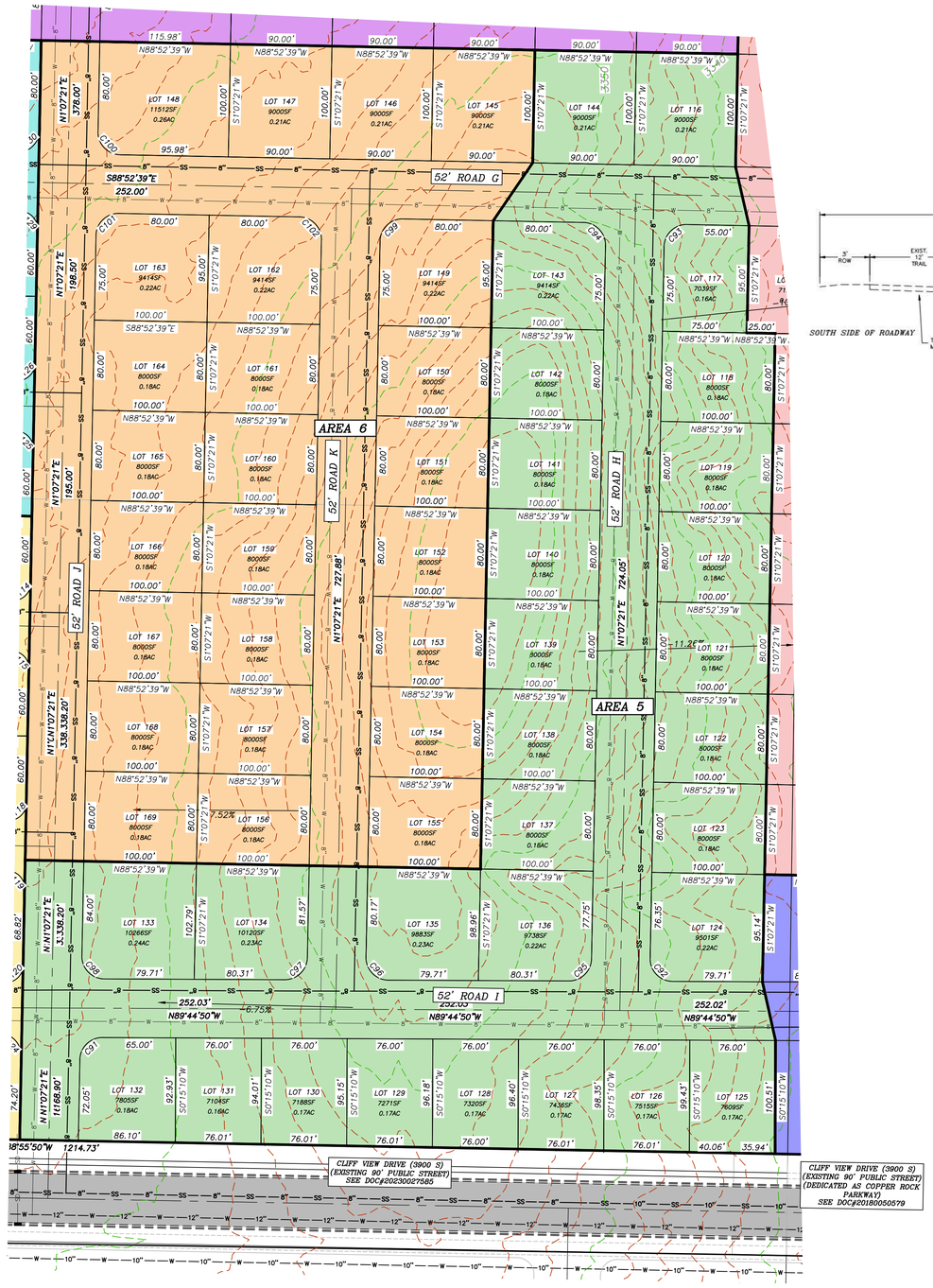
UNITS

AREA 5 LOTS

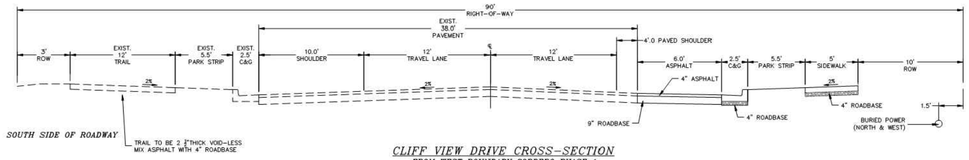
LOT#	AREA, SQ. FT.	AREA, ACRES
116	9000	0.21
117	7039	0.16
118	8000	0.18
119	8000	0.18
120	8000	0.18
121	8000	0.18
122	8000	0.18
123	8000	0.18
124	9501	0.22
125	7609	0.17
126	7600	0.17
127	7600	0.17
128	7600	0.17
129	7600	0.17
130	7600	0.17
131	7600	0.17
132	8463	0.19
133	10266	0.24
134	10120	0.23
135	9883	0.23
136	9738	0.22
137	8000	0.18
138	8000	0.18
139	8000	0.18
140	8000	0.18
141	8000	0.18
142	8000	0.18
143	9414	0.22
144	9000	0.21

AREA 6 LOTS

LOT#	AREA, SQ. FT.	AREA, ACRES
145	9000	0.21
146	9000	0.21
147	9000	0.21
148	11512	0.26
149	9414	0.22
150	8000	0.18
151	8000	0.18
152	8000	0.18
153	8000	0.18
154	8000	0.18
155	8000	0.18
156	8000	0.18
157	8000	0.18
158	8000	0.18
159	8000	0.18
160	8000	0.18
161	8000	0.18
162	9414	0.22
163	9414	0.22
164	8000	0.18
165	8000	0.18
166	8000	0.18
167	8000	0.18
168	8000	0.18
169	8000	0.18

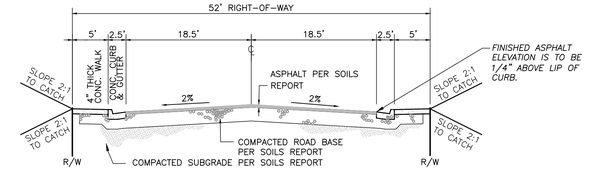




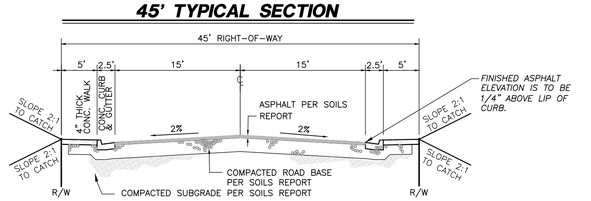


CLIFF VIEW DRIVE CROSS-SECTION
FROM WEST BOUNDARY CORDERO PHASE 1

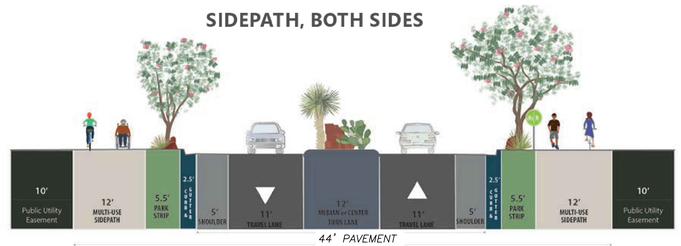
52' TYPICAL SECTION



45' TYPICAL SECTION



SIDEPATH, BOTH SIDES



84' TYPICAL SECTION

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, AREA 5&6
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	4/15/2026
SCALE	1"=60'
JOB NO.	378-002
SHEET NO:	**9 OF 13**

378-002 SAND HOLLOW MESA NEIGHBORHOOD 6 PRE PLAT APR 15 2026.DWG

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, AREA 7-9

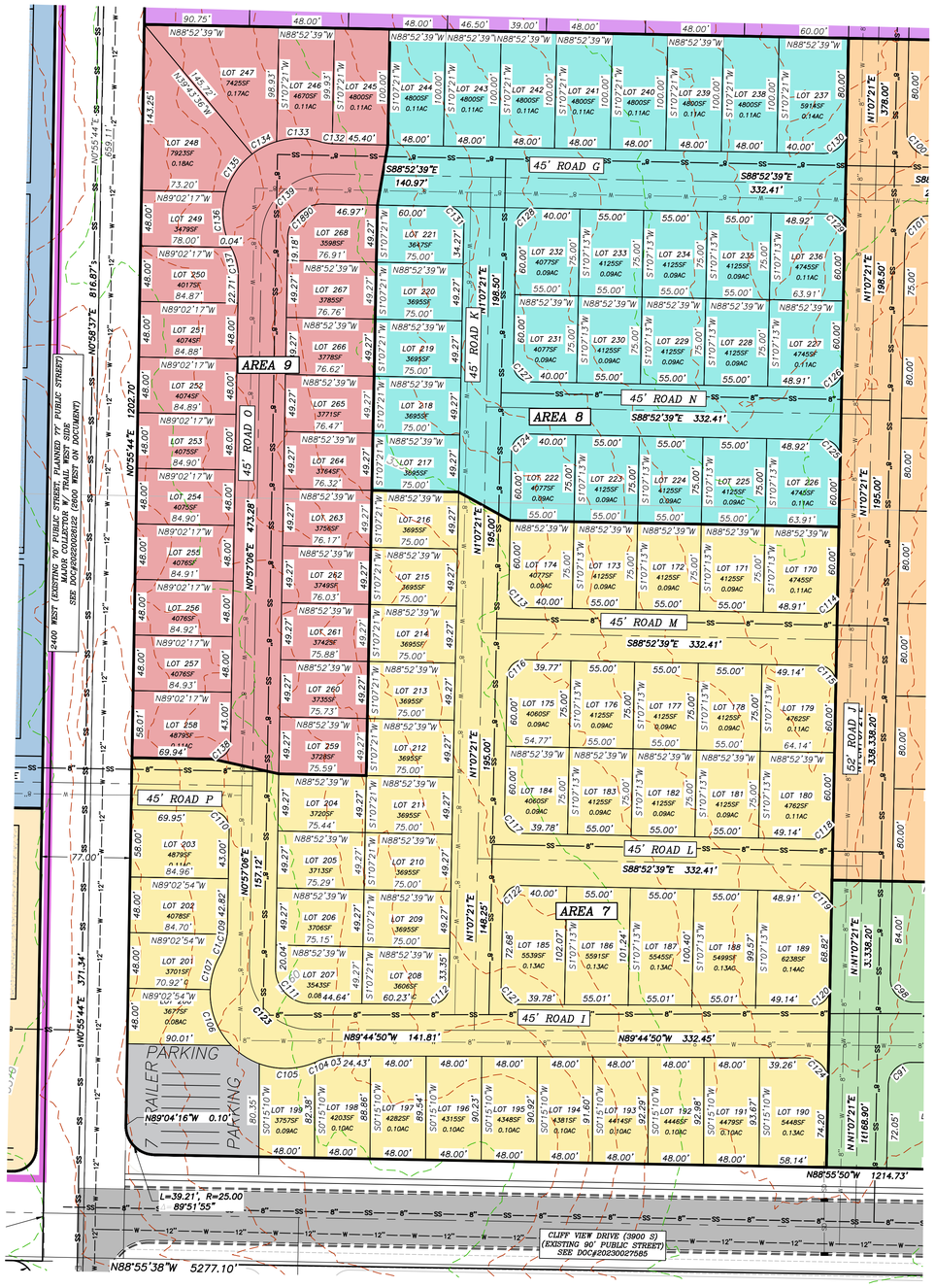
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

UNITS

AREA 7 LOTS		
LOT#	AREA, SQ. FT.	AREA, ACRES
170	4745	0.11
171	4125	0.09
172	4125	0.09
173	4125	0.09
174	4077	0.09
175	4060	0.09
176	4125	0.09
177	4125	0.09
178	4125	0.09
179	4762	0.11
180	4762	0.11
181	4125	0.09
182	4125	0.09
183	4125	0.09
184	4060	0.09
185	5539	0.13
186	5991	0.13
187	5545	0.13
188	5499	0.13
189	6238	0.14
190	5995	0.14
191	4968	0.11
192	4968	0.11
193	4968	0.11
194	4968	0.11
195	4968	0.11
196	4968	0.11
197	4968	0.11
198	4923	0.11
199	4510	0.1
200	3677	0.08
201	3701	0.08
202	4078	0.09
203	4879	0.11
204	3720	0.09
205	3713	0.09
206	3706	0.09
207	3543	0.08
208	3606	0.08
209	3695	0.08
210	3695	0.08
211	3695	0.08
212	3695	0.08
213	3695	0.08
214	3695	0.08
215	3695	0.08
216	3695	0.08

AREA 8 LOTS		
LOT#	AREA, SQ. FT.	AREA, ACRES
217	3695	0.08
218	3695	0.08
219	3695	0.08
220	3695	0.08
221	3647	0.08
222	4077	0.09
223	4125	0.09
224	4125	0.09
225	4125	0.09
226	4745	0.11
227	4745	0.11
228	4125	0.09
229	4125	0.09
230	4125	0.09
231	4077	0.09
232	4077	0.09
233	4125	0.09
234	4125	0.09
235	4125	0.09
236	4745	0.11
237	5914	0.14
238	4800	0.11
239	4800	0.11
240	4800	0.11
241	4800	0.11
242	4800	0.11
243	4800	0.11
244	4800	0.11

AREA 9 LOTS		
LOT#	AREA, SQ. FT.	AREA, ACRES
245	4800	0.11
246	4670	0.11
247	7425	0.17
248	7923	0.18
249	3479	0.08
250	4017	0.09
251	4074	0.09
252	4074	0.09
253	4075	0.09
254	4075	0.09
255	4076	0.09
256	4076	0.09
257	4076	0.09
258	4879	0.11
259	3728	0.09
260	3735	0.09
261	3742	0.09
262	3749	0.09
263	3756	0.09
264	3764	0.09
265	3771	0.09
266	3778	0.09
267	3785	0.09
268	3598	0.08



LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
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- EXISTING ASPHALT

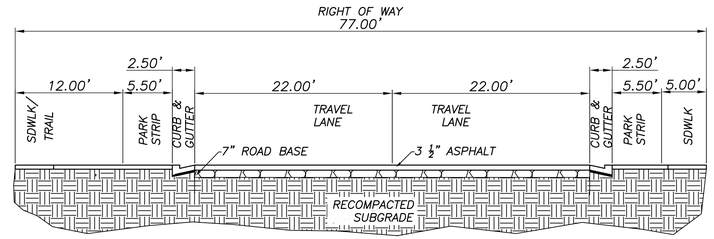
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W E

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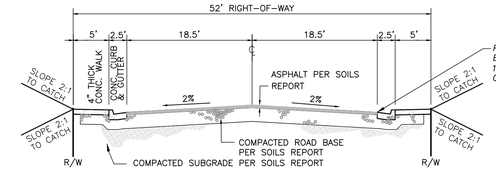
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SCALE IN FEET

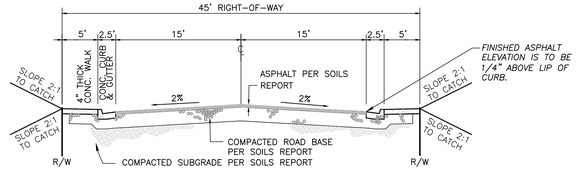


77' TYPICAL SECTION

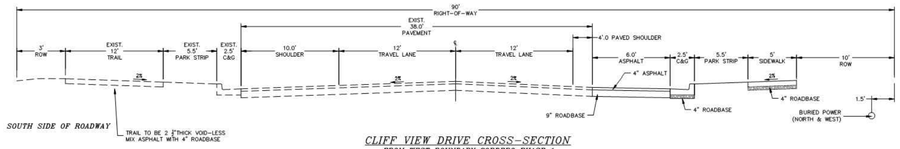
N.T.S



52' TYPICAL SECTION



45' TYPICAL SECTION



CLIFF VIEW DRIVE CROSS-SECTION
FROM WEST BOUNDARY CORDERO PHASE 1

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	REVISIONS		

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

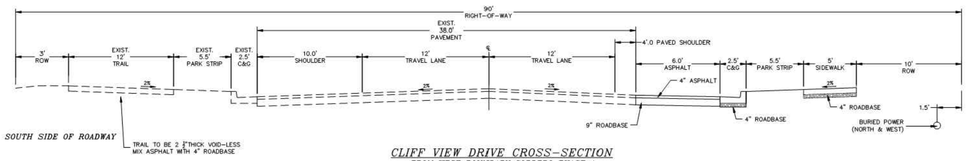
PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, AREA 7-9
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	4/15/2026
SCALE	1"=60'
JOB NO.	378-002
SHEET NO:	**10 OF 13**

378-002 SAND HOLLOW MESA NEIGHBORHOOD 6 PRE PLAT APR 15 2026.DWG

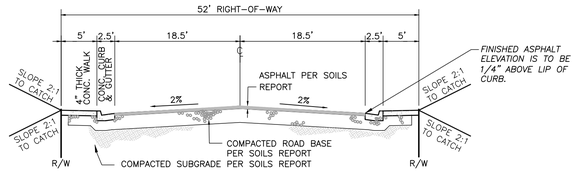
PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, AREA 10-12

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

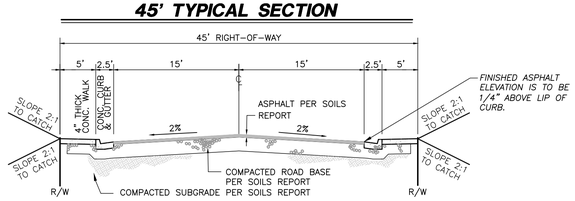


CLIFF VIEW DRIVE CROSS-SECTION
FROM WEST BOUNDARY CORDERO PHASE 1

52' TYPICAL SECTION

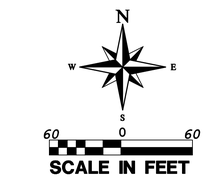


45' TYPICAL SECTION



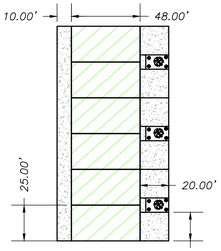
SLOPES WEST OF THIS LINE ARE GREATER THAN 30 PERCENT

AREA 10
AREA 11
AREA 12
45' ROAD R
45' ROAD Q
45' ROAD P
45' ROAD U
45' ROAD Y
45' ROAD T
PROPOSED CLIFF VIEW DRIVE (3900 S) (77' PUBLIC STREET)
EXISTING 70' PUBLIC STREET, PLANNED 77' PUBLIC STREET (2400 WEST) SEE DOC#20220202128 (2600 WEST ON DOCUMENT)

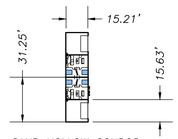


LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- PROPOSED WATER LINE(SIZE SHOWN)
- PROPOSED SEWER LINE (SIZE SHOWN)
- AREA LINE
- 10' PUBLIC UTILITY EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- TRAIL LINE
- EXISTING CONCRETE
- EXISTING ASPHALT



6-PLEX TOWNHOME



SAND HOLLOW CONDOS

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

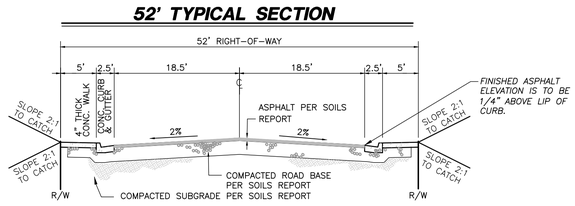
PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, AREA 10-12
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

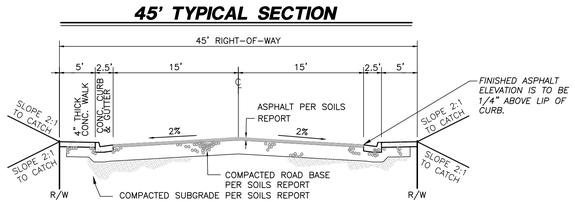
DATE	4/15/2026
SCALE	1"=60'
JOB NO.	378-002
SHEET NO:	**11 OF 13**

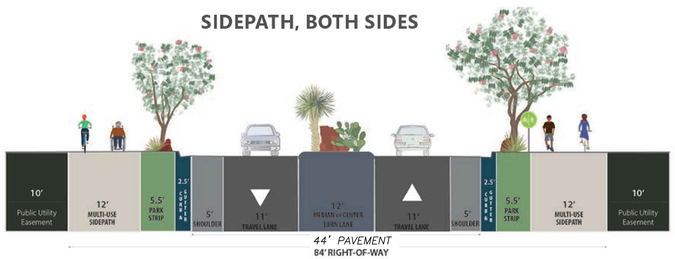
378-002 SAND HOLLOW MESA NEIGHBORHOOD 6 PRE PLAT APR 15 2026.DWG

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, AREA 13-16

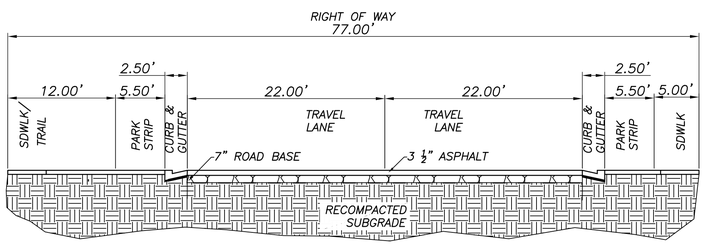
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH





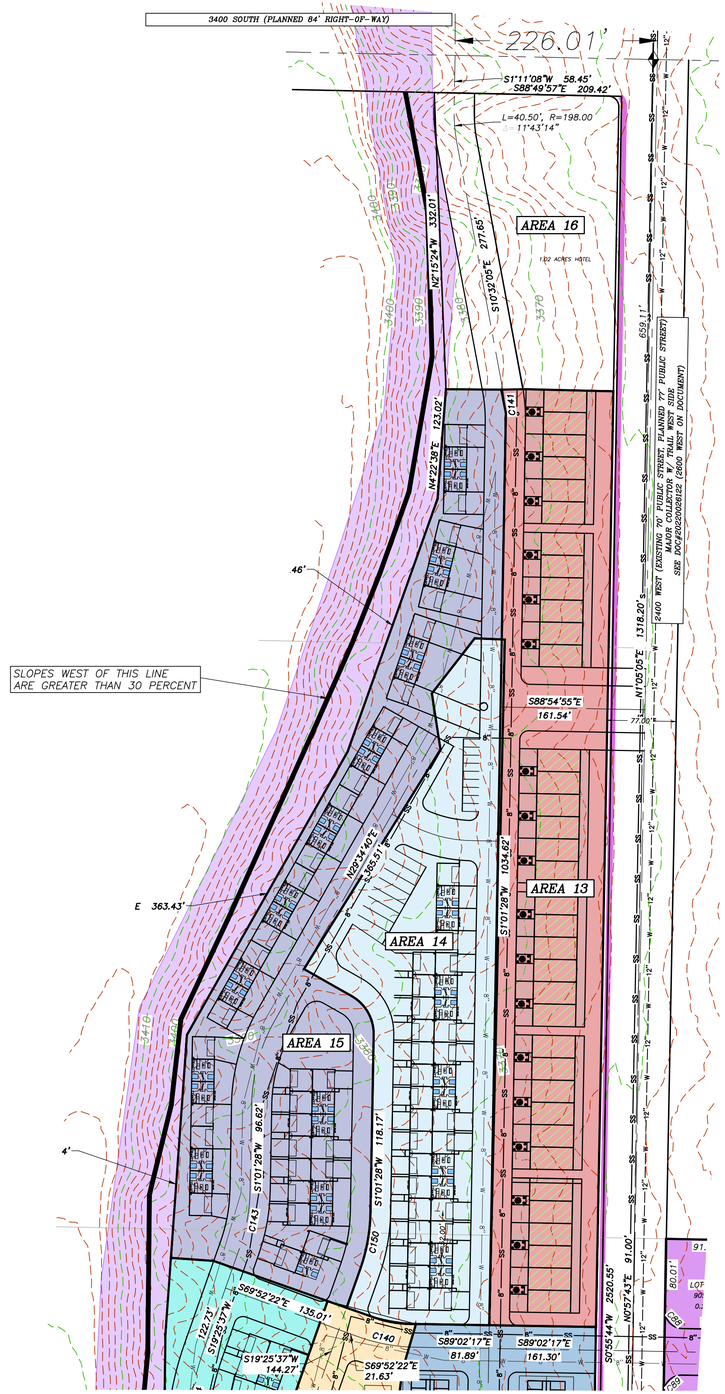


84' TYPICAL SECTION



77' TYPICAL SECTION

N.T.S



2400 WEST FIRE APPARATUS ROAD PLAN FOR:
SAND HOLLOW MESA

LOCATED IN SECTIONS 19, 20, 29, 30, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ROAD
- SECTION LINE
- QUARTER SECTION LINE
- FOUND SECTION MARKER
- 32' WIDE FIRE APPARATUS ROAD

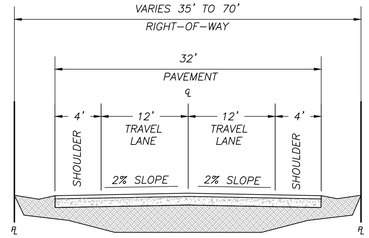
N

W E

S

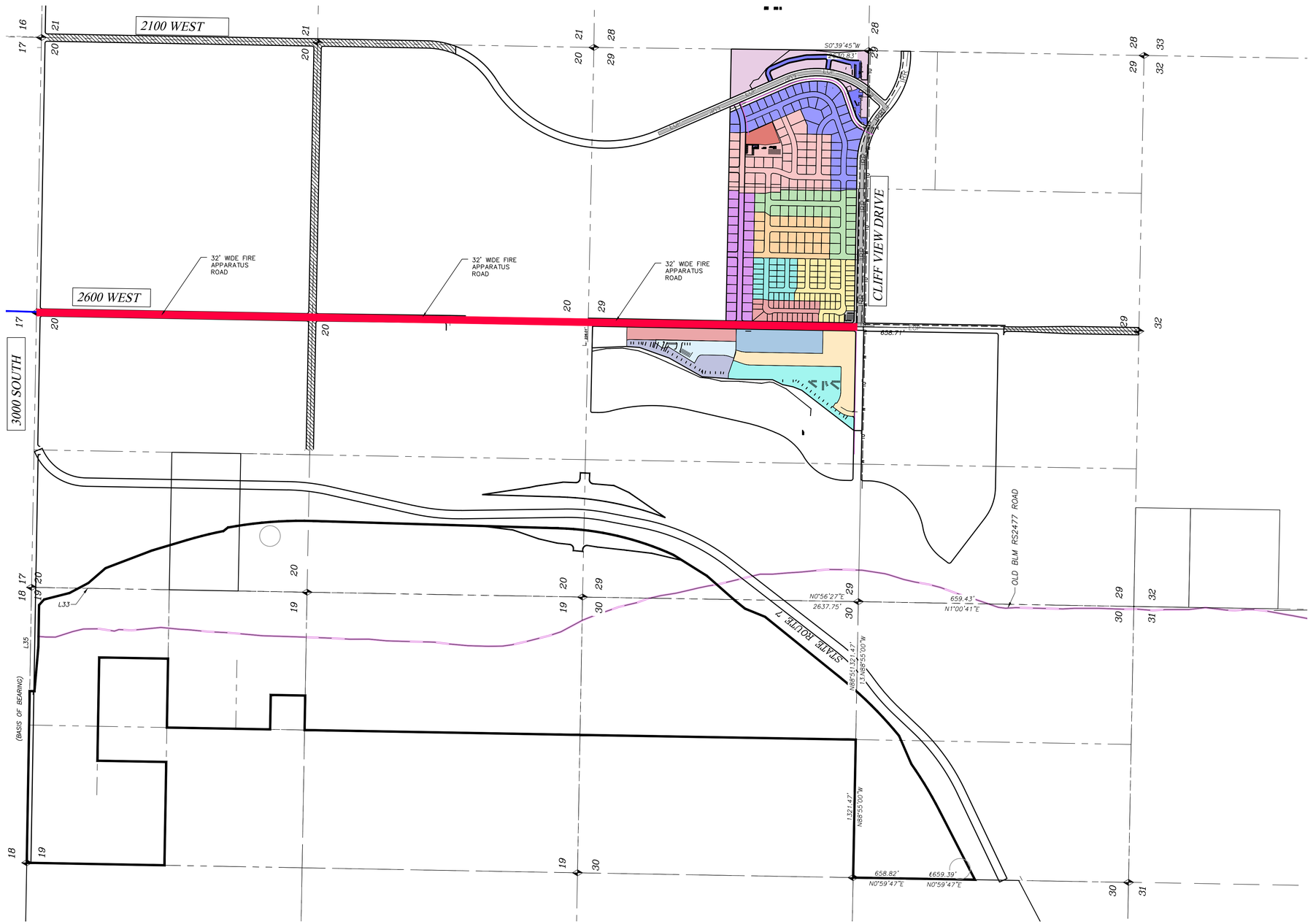
500 0 500

SCALE IN FEET



FIRE ROAD ON 35' & 70' R-O-W

N.T.S



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

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA FIRE APPARATUS ROAD

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	4/15/2026
SCALE	1"=500'
JOB NO.	378-002
SHEET NO:	**13 OF 13**

378-002 SAND HOLLOW MESA NEIGHBORHOOD 6 PRE PLAT APR 15 2026.DWG

EXHIBIT C

to

First Amendment to Development Agreement for Sand Hollow Mesa Project

--

Hurricane City Joint Utility Committee Comments and Redlines to Preliminary Plat for Sand Hollow Mesa, Neighborhood 6

1. **Engineering Department**: Redlines and comments to the Preliminary Plat for Sand Hollow Mesa, Neighborhood 6, generated by Jeremy Pickering and dated April 30, 2026, are on file in the Engineering Department and available for review upon request. A summary of the redlines and comments by sheet follows:
   a. Sheet 1 of 13:
      i. The subdivision boundary needs corrections and additional work before it can be finalized.
      ii. Add additional category of property zoning: Sand Hollow Mesa PDO.
   b. Sheet 2 of 13:
      i. Correct approximately 40 typos on the curve table.
      ii. Some road centerline radii are missing (Area 11 shows tags for C146 & C147) (HCC 10-39-7(C)(7)). HCS 3.2.4.13 specifies recommended minimums per speed limit.
   c. Sheet 3 of 13:
      i. The preliminary plat fails to identify the difference between public streets, private streets, and private drive aisles (HCC 10-39-7(C)(1)). All streets (public and private) must be built to the same standard (HCS 3.2.4). The proposed layouts in Areas 12, 14, & 15 will likely need to employ parking lot(s) and private driveways to avoid double frontage lots. Townhomes can be accessed from private drive aisles; denser units must be accessed from a parking lot drive aisle (HCC 10-34-8(B&C)).
      ii. The preliminary plat fails to indicate proposed street grades. Roads should lie within existing topographic features without causing unnecessary cuts and fills (HCS 3.2.2) and proposed drainage routes should mimic existing conditions (HCS 3.4.1).
      iii. The preliminary plat fails to show the center section monument (HCC 10-39-7(B)(1)). Section and road centerline monuments must be located in the construction plans and protected during construction.
      iv. Area 16 will likely require (partial) construction of 3500 West (HCC 10-39-11(A)(3)).
   d. Sheet 4 of 13:
      i. Arrangements with Spilsbury Cattle Co 1 LLC must be fully disclosed if Option A is to be planned and constructed (HCC 10-39-7(C)(10)).
   e. Sheet 5 of 13:

i. Access spacing must be coordinated with neighboring developments (HCS 3.2.4.3). Cordero recently proposed another preliminary plat.

f. Sheet 10 of 13:
   i. HCC 10-37-12(E) restricts double frontage lots to corners and master planned roads.

g. Sheet 11 of 13:
   i. Intersections should intersect at ninety degrees angles where possible (HCS 3.2.4.2).

h. Sheet 12 of 13:
   i. On-street parking must comply with HCC 10-34-8(J).

i. Sheet 13 of 13:
   i. 2400 West is mislabeled.
   ii. Offsite improvements must be informed by likely vertical and horizontal alignments for the master planned roads (HCC 10-39-7(B)(3) & HCS 3.2.4.17(C)).

Construction drawings and final plats shall comply with all applicable City ordinances and standards.

2. **Ash Creek Special Service District**. Ash Creek has some capacity concerns with the existing sewer in 2100 West. We have previously talked to the engineer on the proposed sewer alignment in Neighborhood 6. Development east of what is labeled as Road B on the preliminary plat can utilize the existing sewer in 2100 West (this includes Area 1, Area 2 and a portion of Area 3). Development west of Road B will require the developer to install a 12" sewer main on the north end of Road B, running north to Monument Valley Road and tie into the Bench Lake Pump Station.

3. **Planning Department**. The unit counts, densities, and uses within Neighborhood 6 must comply with the applicable development agreement. The applicant has provided a spreadsheet showing how units from other neighborhoods, primarily Neighborhood 4, will be reallocated to justify the increase in density in Neighborhood 6. The preliminary plat shows two commercial areas, one in Area 1 and one in Area 16. The applicant will need to go through the typical site plan process for those areas. All park strips will need to be landscaped and have the proper improvements.

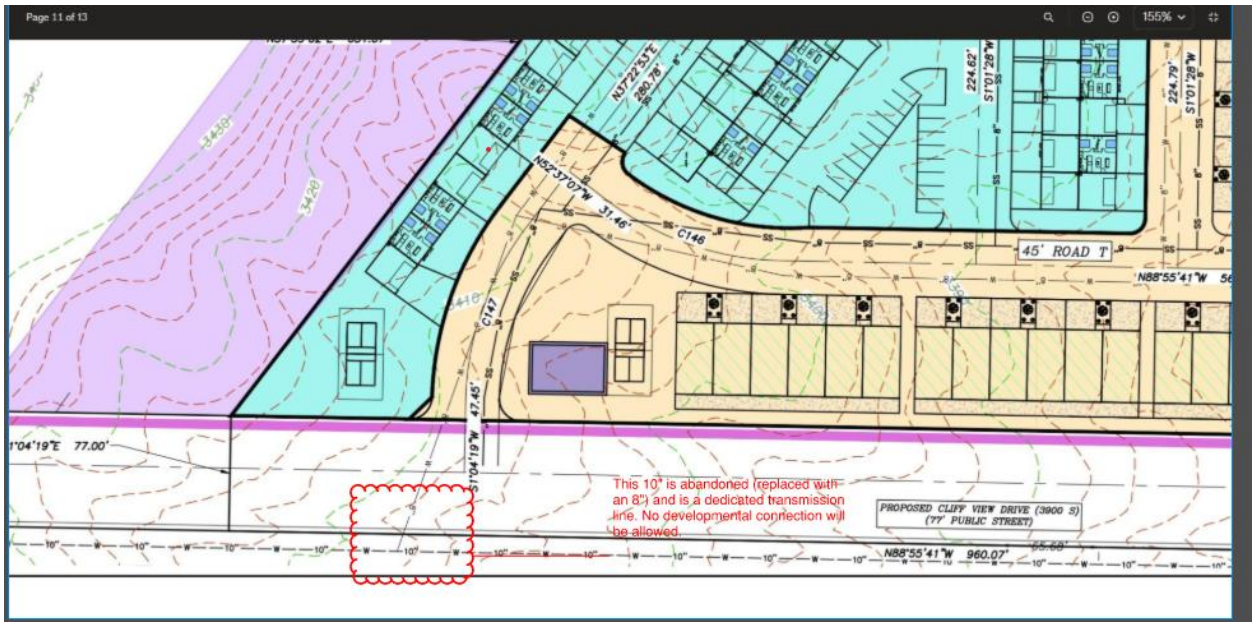
4. **Washington County Water Conservancy District**.

   The listed 10" line running along Cliff View Drive/3900 S (Google Earth has it currently listed as 2100 W) is an abandoned line. It has since been replaced with an 8" line that follows the curvature of the road (see attached image of the updated route).

   On Sheet 11, it shows the development tying into that 10" line. Again, that line has been replaced with the 8", and it is a dedicated transmission line for filling the Sky Ranch tank, so the developer will not be able to tie into that line.

With the developer's plan to extend the current pavement from the end of 2100 W to the project boundary, we would want the developer to replace our HDPE with ductile iron. We previously had the Southern Shores development do this and would expect the same from this developer prior to paving the roadway.

A plan set note must be included.





WASHINGTON COUNTY WATER CONSERVANCY DISTRICT NOTES:

1. CONTRACTOR IS REQUIRED TO CALL TREVOR BROWN AT (435)218-9848, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10' OF A WCWCD WATERLINE. THIS WILL SCHEDULE A WCWCD INSPECTOR TO THE PROJECT SITE.
2. CONTRACTOR SHALL ALSO UTILIZE THE SAME CONTACT LISTED ABOVE IF PERFORMING ANY BLASTING WITHIN 500 FEET OF A WCWCD WATERLINE.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION. WCWCD INSPECTOR IS REQUIRED TO BE ONSITE WHEN POTHOLING WITHIN 10' OF A WCWCD WATERLINE.
4. ALL CHANGES TO EXISTING GRADES NEAR EXISTING WCWCD WATERLINES MUST BE APPROVED BY THE DISTRICT PRIOR TO CONSTRUCTION.
5. ANY INFRASTRUCTURE RELOCATIONS ASSOCIATED WITH THE PROJECT WILL BE AT THE OWNER/DEVELOPER'S EXPENSE.
6. WCWCD WATERLINES AND FACILITIES ARE TO MEET THE CURRENT WCWCD SPECIFICATIONS.

5. **Power Department**: The capacity available to serve Neighborhood 6 is currently limited to the equivalent of forty-four 200 amperage connections. The extension of the capacity for the forty-four connections will require offsite upgrades; power will have to come from the nearest substation. All forty-four units should be in the same area. If the first phase of development does not utilize all forty-four units of capacity, the remaining units must be placed in an adjoining area to maintain a continuous design area. It is recommended that initial development be placed on the west side of Neighborhood 6 adjacent to 2400 West. Remaining phases after the first forty-four units will be designed when the new substation is operational. Developer is responsible for all required power distribution lines that are not included in the City's impact fee facilities plan. For any specific design questions, developer is to contract Hurricane City Power.

6. **Water Department**: The City Water Department has the following comments on the proposed preliminary plat:
   a. Water line looping will be required for any line that has more than 30 lots, two or more fire hydrants, or 600 linear feet of pipeline past a loop in the phase or connecting phases.
   b. Construction plans will be evaluated to ensure the project meets City standards.
   c. Source protection must be evaluated for any private or public water wells in the area.
   d. An updated water model will be required, taking into consideration other developments with current approvals.

7. **Public Works Department**: Paving of 2400 West needs to be completed for second approved access. There is no power infrastructure available in the area for more than 44 lots.

8. **Streets Department**: The Streets Department has reviewed the Neighborhood 6 preliminary plat and has identified several concerns that will need to be addressed moving forward:

a. First, 2400 West will need to be paved continuously through to 3000 South to provide adequate dual access for the development. This is important for both traffic circulation and emergency response.
b. Second, there is an overflow/detention area that requires further evaluation. Currently, Southern Shores' man-made lake overflows into this area, and it also serves as a drainage point for stormwater. Our concern is that if the lake reaches capacity and discharges into the system at the same time stormwater is entering the pipe, it could overwhelm the line and create capacity and flooding issues. This will need to be properly addressed to ensure the system functions as intended under peak conditions.
c. Lastly, there is an open channel ditch running along 2100 West that the project is proposing to tie into. This channel will need to be reviewed and likely improved to accommodate the additional flow and ensure it operates effectively.

Please review these items and provide proposed solutions or revisions so we can continue moving forward with the review process. If you have any questions or would like to discuss these concerns further, feel free to contact the Streets Department.

9. **Hurricane Valley Fire Special Service District**:

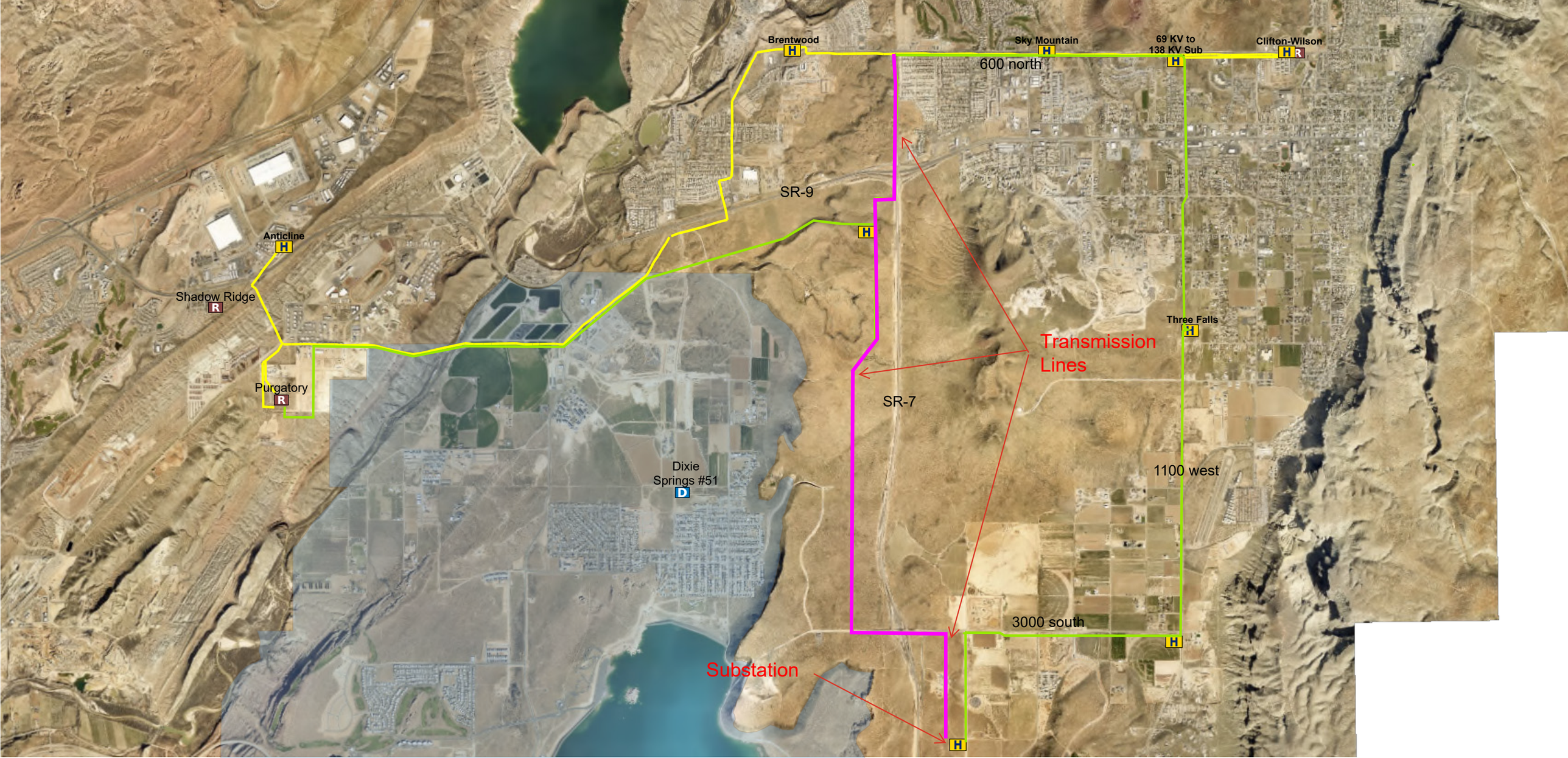
HVFSSD will require a second access to this project. HVFSSD previously provided a letter, dated November 17, 2025, setting out specific code references and the position of HVFSSD on the required access for the proposed preliminary plat. A portion of the November 17, 2025, letter is as follows:

> 2021 IFC appendix D 106 and D 107 require a second access road when an area is developed. D107 requires that if there are more than 30 homes, non-sprinklered, a second access road is required. The IFC does not call out a design standard for a second access road. HVFSSD has talked with Hurricane City and have agreed to use their Standard for a constructed road. D106 states the if there are more than 200 multi-family homes, non-sprinklered, a secondary road is required. The IFC does not call out a design standard for a second access road. HVFSSD has talked with Hurricane City and have agreed to use their Standard for a constructed road.

It is not yet clear what the water system will look like in the area, but the 2021 IFC requires a minimum of 1000gpm at the fire hydrants for fire flow for the duration of 1 hr. (2021 IFC appendix B105.1(1).

These are the specific potential issues that are raised by the proposed preliminary plat. There will be more details that will need to be worked out during the design phase, such as hydrant placement, dead end roads over 150', and remote FDC locations etc. All components of the project will be required to comply with the 2021 IFC, as may be amended.

EXHIBIT D
(Transmission Lines)


Brentwood
H
Sky Mountain
H
69 KV to
138 KV Sub
H
Clifton-Wilson
H R
600 north
SR-9
H
Anticline
H
Shadow Ridge
R
Purgatory
R
Three Falls
H
Transmission
Lines
SR-7
Dixie
Springs #51
D
1100 west
3000 south
H
Substation
H

SETTLEMENT AGREEMENT AND RELEASE

This Settlement Agreement and Release ("Agreement") is entered into by and between RG Sand Hollow, LLC ("Developer") and Hurricane City, Utah ("City"), collectively referred to as the "Parties."

RECITALS

A. The Parties previously entered into that certain Development Agreement concerning the Sand Hollow Mesa Project.

B. The Parties desire to enter into the First Amendment to Development Agreement for Sand Hollow Mesa Project ("First Amendment").

C. A dispute has arisen, or may arise, concerning the City's November 20, 2025 denial of the proposed "Preliminary plat for Sand Hollow Mesa, Neighborhood 6, Phase 1-16" ("Preliminary Plat") within the Sand Hollow Mesa Project ("Neighborhood 6 Matter").

D. The Parties desire to fully and finally resolve any and all disputes, claims, or potential claims relating in any way to the November 20, 2025 denial of the Preliminary Plat in conjunction with execution of the First Amendment.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. Execution of First Amendment

The Parties acknowledge that this Agreement is being executed contemporaneously with, and as material consideration for, the City's execution of the First Amendment to Development Agreement for Sand Hollow Mesa Project.

2. Release by Developer

Developer, on behalf of itself and its current and former owners, members, managers, officers, directors, employees, agents, representatives, affiliates, successors, assigns, insurers, and all persons or entities claiming through them, hereby fully, finally, and forever releases, acquits, and discharges the City and its current and former elected officials, employees, officers, agents, attorneys, boards, commissions, departments, representatives, insurers, successors, and assigns from any and all claims, demands, actions, causes of action, suits, damages, liabilities, costs, expenses, attorney fees, rights, obligations, or controversies of any kind whatsoever, whether known or unknown, suspected or unsuspected, accrued or unaccrued, fixed or contingent, that arise out of, relate to, or are connected in any way with:

a. the November 20, 2025 denial of the Preliminary Plat;

b. any hearing related to the November 20, 2025 denial of the Preliminary Plat;

c. any appeal right related to the November 20, 2025 denial of the Preliminary Plat; and

d. any claim for damages, equitable relief, declaratory relief, injunctive relief, mandamus, attorney fees, or costs arising from or related to the November 20, 2025 denial of the Preliminary Plat.

This release includes, without limitation, all claims that were asserted or could have been asserted related to the Neighborhood 6 Matter as of the Effective Date of this Agreement. Provided, however, that nothing herein releases any action occurring after the Effective Date of this Agreement. Furthermore, should the City fail to perform obligations directly relating to Neighborhood 6 under the Development Agreement and the First Amendment to the Development Agreement, then the release may be rescinded by Developer.

3. Covenant Not to Sue

Developer covenants and agrees that neither it nor any person or entity acting by, through, or under it shall commence, maintain, prosecute, encourage, or assist any action or proceeding against the City arising out of or relating to the Neighborhood 6 Matter.

4. No Admission of Liability

This Agreement is a compromise of disputed matters and shall not be construed as an admission of liability, wrongdoing, fault, or legal obligation by either Party. The City expressly denies any liability or wrongdoing.

5. Authority

Each person signing this Agreement represents and warrants that he or she has full authority to bind the Party on whose behalf the Agreement is executed.

6. Entire Agreement

This Agreement constitutes the entire agreement between the Parties relating to the subject matter herein and supersedes all prior negotiations or understandings concerning such subject matter.

7. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

8. Severability

If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

9. Counterparts; Electronic Signatures

This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one instrument. Electronic and PDF signatures shall be deemed effective as originals.

10. Effective Date

The Effective Date of this Agreement shall be the date on which the last Party executes this Agreement.

DATED this ___ day of June, 2026.

RG SAND HOLLOW, LLC

By: _____
Name: _____
Title: _____

HURRICANE CITY, UTAH

By: _____
Name: _____
Title: _____

HURRICANE CITY
UTAH

STAFF COMMENTS

Item: Consideration and possible approval of Resolution 2026-27 Approving revisions to hydrant meter deposits and recreational water rates.

Discussion: Riggatti's is a new restaurant that will open within the Bucks Ace Hardware Subdivision in Hurricane City. They are requesting local consent for a Limited Restaurant Liquor License through the State of Utah Department of Alcoholic Beverage Services. This license would allow the establishment to serve beer, heavy beer, and wine; however, the sale or service of distilled liquor would not be permitted under this license classification.

Staff has reviewed the application and confirmed that the restaurant meets all applicable distance separation requirements as required by state law. In addition, a background check has been completed on the individual responsible for overseeing the day-to-day operations of the business. No concerns were identified during the review process. City staff and the Police Chief have reviewed the request and have no objections to the issuance of local consent for the license.

Findings: N/A

Recommendation: Based on the information provided and compliance with applicable requirements, staff recommends approval of the request for local consent for the Limited Restaurant Liquor License for Riggatti's. – Cindy Beteag

Authentisign ID: 2D5A9981-7C63-F111-8FCA-002248359474

HURRICANE CITY
UTAH

LIQUOR LICENSE APPLICATION AND QUESTIONNAIRE

HURRICANE CITY
147 N 870 W
HURRICANE, UTAH 84737
(435) 635-2811

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

NEW LICENSES OR CHANGE OF OWNERSHIP must be accompanied by:

_____ $50.00 non-refundable application fee
_____ Annual license fee (refunded if application is denied)
__X__ Statement from 5 individuals or entities recommending the applicant
__X__ Copy of business license or business license application
_____ Proof of completion of all necessary certifications by employees required by the city and state or understanding of necessary training requirements for new applicants
__X__ A local background release form with copy of drivers license
__X__ Evidence of distances to nearest school, church, public library, public playground, or park
__X__ Names and addresses of shareholders, members, or partners (applicable to Corporations, limited liability companies and partnerships)

---

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

Name **Jackson** **David** **Carter**
(First) (Middle) (Last)

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

Phone Number [redacted]
Social Security [redacted] Date of Birth [redacted]
U. S. Citizen? __X__ Yes _____ No, if no, registered alien? _____ Yes _____ No
Relationship of applicant to entity for which license is sought:
__X__ Owner _____ Corporate Agent _____ Corporate Officer _____ Officer
_____ Partner _____ Member of Limited Liability Company _____ Other

Authentisign ID: 2D5A9981-7C63-F111-8FCA-002248359474

2. Entity for which License is being sought
_____Sole Proprietorship_____Corporation_____Non Profit Corporation
_____Partnership_____LLC__X__Other _____

Name of Entity **Riggattis Hurricane LLC**

Address of Principal Office **PO Box 1134** **Washington** **UT/84780**
(Street) (City) (State/Zip)

Phone **435-268-2337** Email **jackson@riggattis.com**

Names, addresses, Phone, DOB, Social Security Number of all Corporate Officers, Partners, Members, Board of Directors and Shareholders
(if necessary attach a separate sheet)

Name	Address	Phone	DOB	Social Security Number
Jackson Carter	[redacted]			
Carolyn Carter				

Authentisign ID: 2D5A9981-7C63-F111-8FCA-002248359474

3. Business Name / Location / Management
Name under which business will be operated (if different from name of the applicant, corporation or partnership) Riggattis

Business Address 34 S 1400 W Suite 1 (Street) Hurricane (City) UT/84737 (State/Zip)

Phone Number 435-268-2337

Owner of Property State Street Properties LLC

Name of Business Manager Jackson (First) David (Middle) Carter (Last)

Social Security # [redacted] Date of Birth [redacted]

Phone Number [redacted]

*Distance in feet from nearest public or public or private school 5,808
*Distance in feet from nearest church 800
*Distance in feet from nearest public playground 4,224
*Distance in feet from nearest public park 8,448
*Distance in feet from nearest public library 6,336

4. Classification of license applied for:

_____Airport Lounge	_____Banquet
_____Bar	_____Beer Recreational
_____Hotel	_____Off-Premise Beer
_____Package Agency	_____Reception Center
_____Restaurant-beer only	_____Restaurant-Full
__X__Restaurant-Limited	_____Tavern
_____Beer wholesaler	_____Liquor warehouse
_____Manufacturing	

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

Have you ever been engaged in any other business where beer or alcoholic beverages were sold to the public? __X__ Yes _____ No. If yes, state name of business, location of business, nature of business, date(s) ofoperation. _____
Riggatti's St. George 1091 N Bluff Street St. George, UT 84770 pizza restaurant open mon-sat 11 am-9 pm

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

Authentisign ID: 2D5A9981-7C63-F111-8FCA-002248359474

Have you been convicted or have you entered a plea of guilty at any time to a law violation involving beer or alcoholic beverages?_____Yes__X__No. If so, give particulars – City, Dates, pertinent information, etc._____

Give particulars of your employment or business engaged in during the past five years, stating dates, business name and address, nature of business, position or title, employer's name and address of business. _____
Owner of Riggatti's. Locations in St. George and Washington

Are business premises to be leased?__X__Yes_____No. If yes, state name and address of lessor and nature of lessor's interest in business premises. _____
State Street Properties LLC 37 W 1070 S Ste 102 St. George, UT 84770

Will food be served at business location?__X__Yes_____No (If yes, please attach a sample of the menu you plan to use)

Has a license covering any place in which you had a financial interest ever been revoked or suspended?_____Yes__X__No If yes, state type of license, location of license, date license was revoked or suspended, reason for revocation or suspension _____

6. Additional Information: Give any additional information which you believe will help the City Council to make a decision upon your application: **We are a local southern utah family owned pizza restaurant. Alchohol will be a very small percentage of our sales. It is less than 1% of our annual sales in St. George and we anticipate it to be about the same in Hurricane.**

Authentisign ID: 2D5A9981-7C63-F111-8FCA-002248359474

STATE OF UTAH)
: ss.
COUNTY OF WASHINGTON)

I, Jackson Carter, being first duly sworn, depose and say as follows:

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

AuthentiSIGN

Applicant

SUBSCRIBED AND SWORN TO before me this 8th day of June, 2026

(NOTARY PUBLIC OR CITY LICENSE OFFICER)

Authentisign ID: 2D5A9981-7C63-F111-8FCA-002248359474

(FOR OFFICE USE ONLY)

New license:
Date Application Reviewed: 6/9/26
Non-refundable application fee received $50
Refundable license fee received $300
Character statement from 5 residents received: yes
Application referred to: Planning & Zoning
Building Inspection Department
Fire Department
Police Department
Health Department
Business License obtained/applied for: yes: 4/23/26
Date Application was considered by City Council: 6/18/26
Application:_____granted_____denied
Comments: _____

_____

_____

_____

_____

_____

_____
City License Officer

FEES

A non-refundable application fee of Fifty Dollars ($50.00) shall be submitted with any application for an original license.

At the time of application for an original license or renewal license, the applicant shall pay an annual license fee as follows:

All Classifications $300.00

If a license is issued on or after July 1 in any year, one-half of the annual license fee shall be charged.

Authentisign ID: D0852181-7563-F111-8FCA-0022483594F4

Shad Johnson

6/8/2026

Hurricane resident and General Manager at Buck's Ace

To whom it may concern,

My name is Shad Johnson and I am a resident of Hurricane and am the General manager at Buck's Ace Hardware. I've known the Carters for a long time and can vouch for them as good, upstanding citizens and business owners and am excited for them to open up by us here in Hurricane!

Authentisign



06/08/26

Shad Johnson

Authentisign ID: 399654D0-6F63-F111-8FCA-0022483594 74

Vicky Wiley

6/8/2026

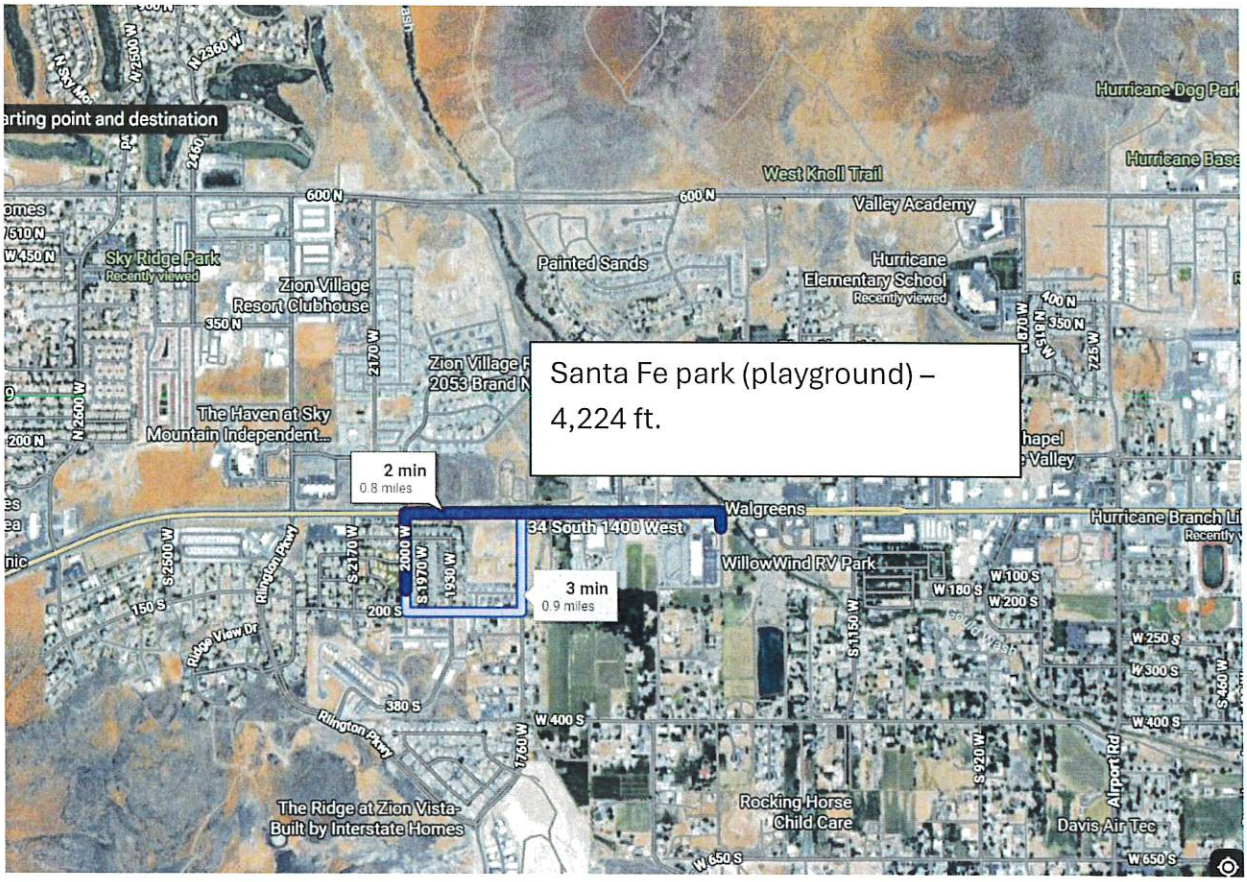
Southern Utah resident and businesswoman

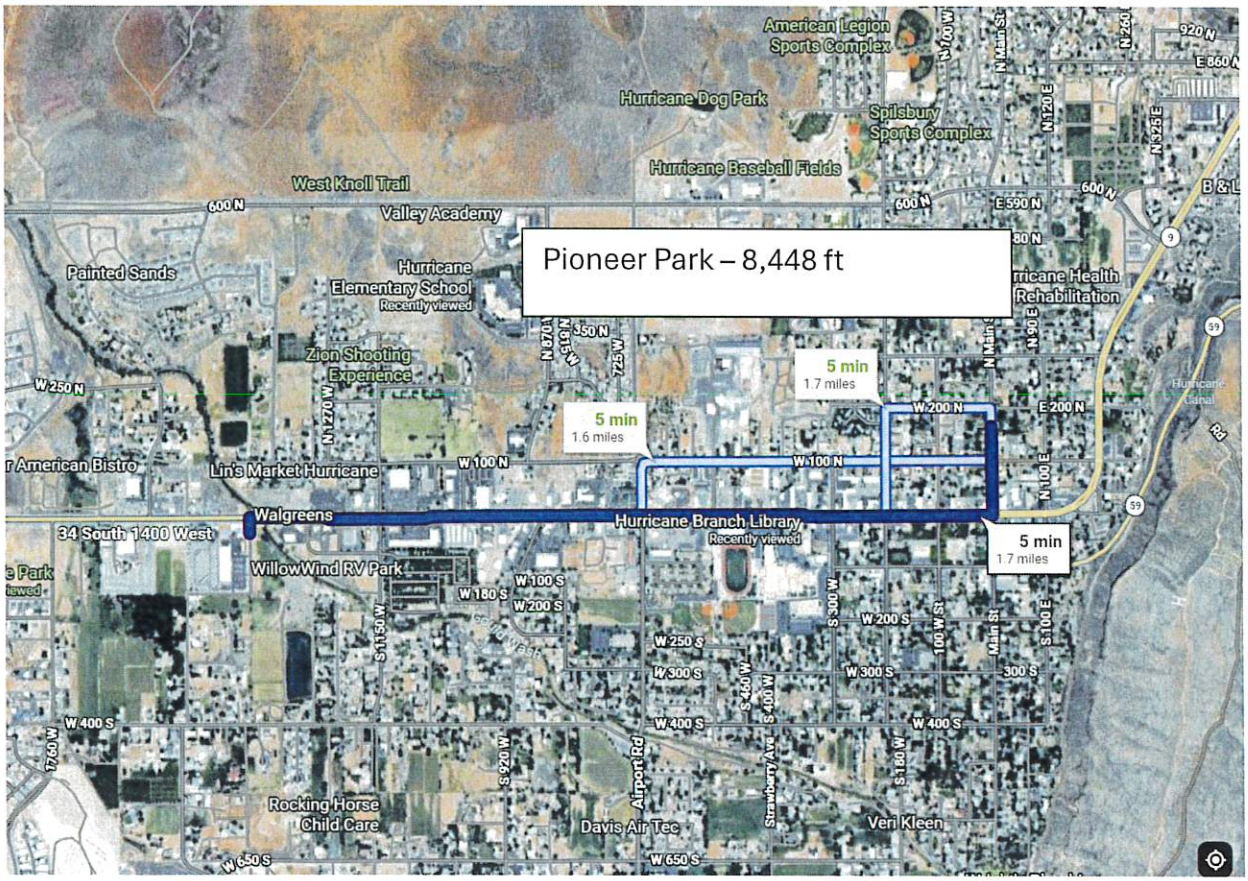
To whom it may concern,

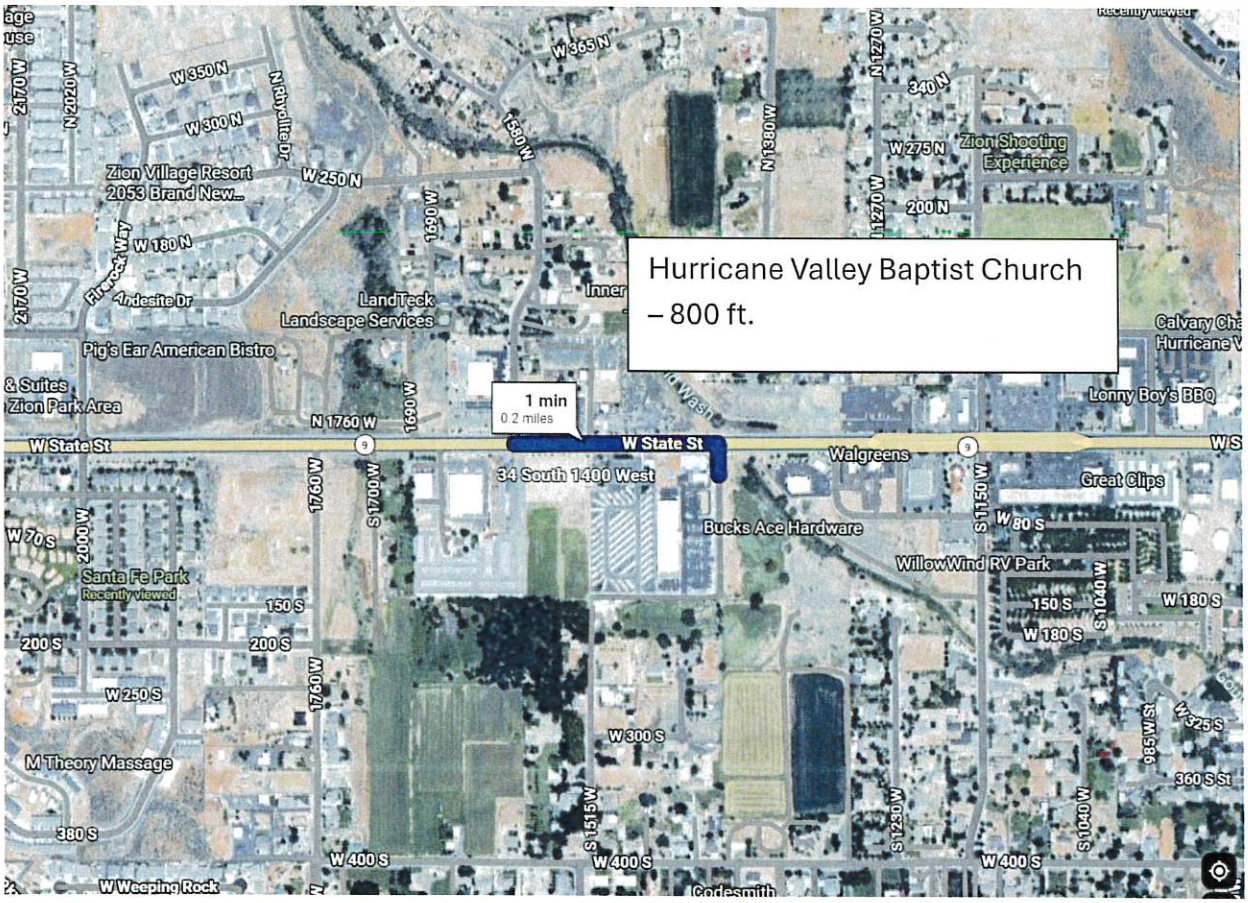
My name is Vicky Wiley and I am a life long resident of Washington county and local businesswoman. I know the Carter's very well as Carolyn is my sister and I am Jackson's aunt. I also have a couple of grandchildren who are employed at Riggatti's. I can vouch for them as good, upstanding citizens and business owners and am excited for them to open up in Hurricane!

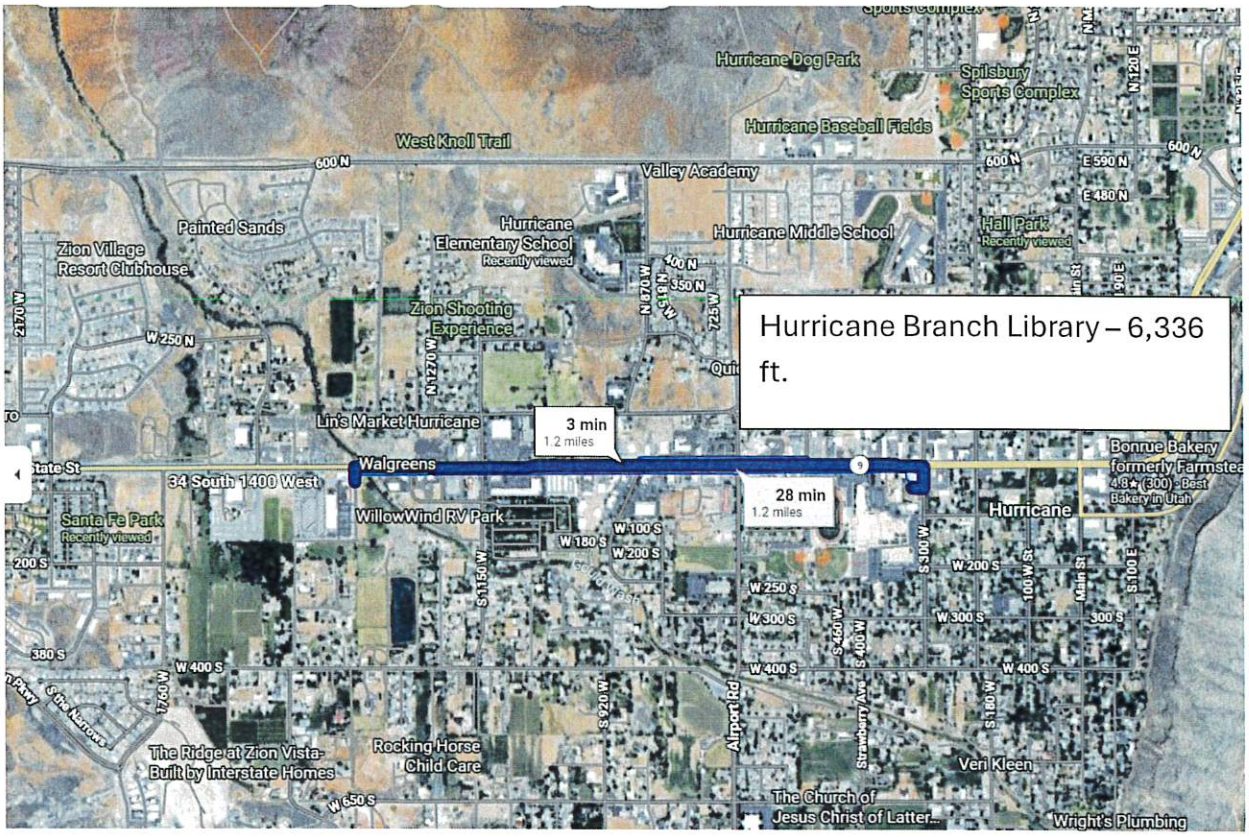
AuthentiSIGN
Vicky Wiley 06/08/26

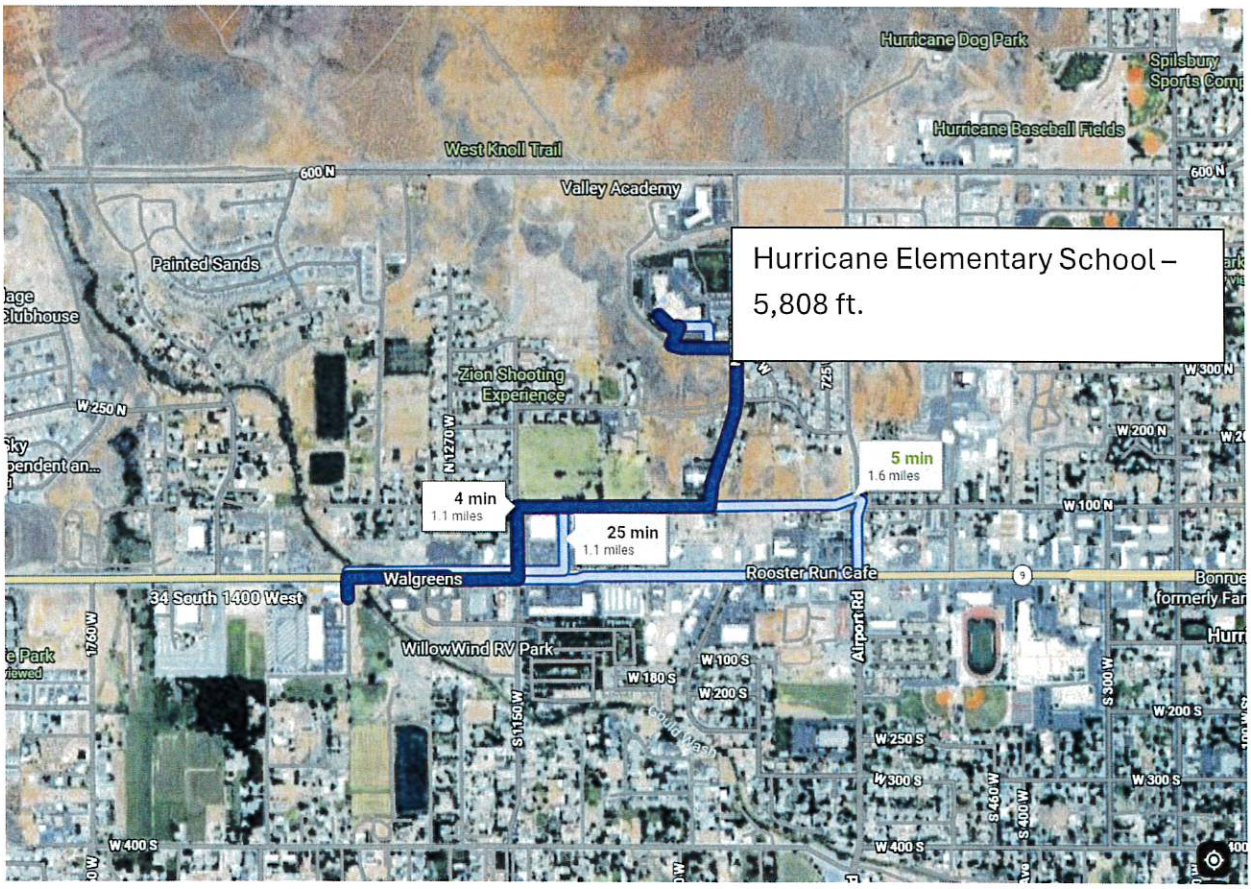
Vicky Wiley


Santa Fe park (playground) – 4,224 ft.
2 min
0.8 miles
3 min
0.9 miles
34 South 1400 West
Walgreens
WillowWind RV Park
Hurricane Dog Park
West Knoll Trail
Valley Academy
Hurricane Elementary School
Painted Sands
Sky Ridge Park
Recently viewed
Zion Village Resort Clubhouse
The Haven at Sky Mountain Independent...
Rocking Horse Child Care
Davis Air Tec
The Ridge at Zion Vista- Built by Interstate Homes
600 N
350 N
200 S
380 S
W 400 S
W 650 S
Rington Pkwy
Ridge View Dr


Pioneer Park – 8,448 ft
American Legion Sports Complex
Hurricane Dog Park
Spilsbury Sports Complex
Hurricane Baseball Fields
West Knoll Trail
Valley Academy
Painted Sands
Hurricane Elementary School
Recently viewed
Zion Shooting Experience
5 min
1.7 miles
5 min
1.6 miles
5 min
1.7 miles
Walgreens
34 South 1400 West
Lin's Market Hurricane
Hurricane Branch Library
Recently viewed
WillowWind RV Park
Rocking Horse Child Care
Davis Air Tec
Veri Kleen
600 N
W 250 N
W 100 N
W 200 N
E 200 N
W 100 S
W 200 S
W 250 S
W 300 S
W 400 S
W 650 S
E 590 N
N Main St
Airport Rd
Strawberry Ave


Hurricane Valley Baptist Church – 800 ft.
1 min
0 2 miles
W State St
N 1760 W
1690 W
W 365 N
W 350 N
W 300 N
W 250 N
W 180 N
N Andesite Dr
Zion Village Resort
2053 Brand New...
LandTeck
Landscape Services
Pig's Ear American Bistro
& Suites
Zion Park Area
Zion Shooting
Experience
340 N
W 275 N
200 N
Lonny Boy's BBQ
Walgreens
34 South 1400 West
Great Clips
Bucks Ace Hardware
WillowWind RV Park
W 80 S
150 S
W 180 S
Santa Fe Park
Recently viewed
W 70 S
200 S
W 250 S
W 300 S
M Theory Massage
380 S
W 400 S
W Weeping Rock
Cedar Mountain
W 525 S
360 S St


Hurricane Dog Park
Spilsbury Sports Complex
Hurricane Baseball Fields
West Knoll Trail
600 N
Valley Academy
Painted Sands
Zion Village Resort Clubhouse
Hurricane Elementary School
Recently viewed
Hurricane Middle School
Hall Park
Recently viewed
Zion Shooting Experience
W 250 N
Lin's Market Hurricane
3 min
1.2 miles
Walgreens
34 South 1400 West
28 min
1.2 miles
Bonrue Bakery formerly Farmstea
4.8 ★ (300) · Best Bakery in Utah
Hurricane
Santa Fe Park
Recently viewed
WillowWind RV Park
200 S
380 S
W 400 S
The Ridge at Zion Vista- Built by Interstate Homes
Rocking Horse Child Care
Airport Rd
Strawberry Ave
Veri Kleen
The Church of Jesus Christ of Latter...
Wright's Plumbing
Hurricane Branch Library – 6,336 ft.


Hurricane Dog Park
Spilsbury Sports Comp
Hurricane Baseball Fields
West Knoll Trail
600 N
Valley Academy
Painted Sands
Zion Shooting Experience
W 250 N
5 min
1.6 miles
4 min
1.1 miles
25 min
1.1 miles
Walgreens
Rooster Run Cafe
34 South 1400 West
WillowWind RV Park
Airport Rd
W 100 N
W 200 N
W 300 N
W 100 S
W 180 S
W 200 S
W 250 S
W 300 S
W 400 S
Hurricane Elementary School – 5,808 ft.

Authentisign ID: 29B171E5-7463-F111-8FCA-0022483594 74

6/8/2026

Buck Hurst

Owner of Buck's Ace Hardware

To whom it may concern,

My name is Buck Hurst and I am the owner of Buck's Ace Hardware. I've know the Carter's for a long time and can vouch for them as good upstanding citizens and business owners.

AuthentiSIGN
Buck Hurst 06/08/26

Buck Hurst

Authentisign ID: E724E44-7163-F111-8FCA-0022483594F4

Bridgette Barney

Local resident

To whom it may concern,

My name is Bridgette Barney and I am a long time customer of Riggatti's and local resident. I've known the Carter's for a few years and can vouch for them as good citizens and business owners and am excited for them to come to Hurricane!

Authentisign
Bridgette Barney 06/08/26

Bridgette Barney

HURRICANE CITY
UTAH

STAFF COMMENTS

Item: Consideration and possible approval of **Zone Change Ordinance No. ZC26-10** to rezone a property located at 1260 S 700 W from Residential Agricultural (RA-1) to Residential Agricultural (RA-0.5); File No. ZC26-10; Parcel No. H-3-2-3-319; Kent Burdick Rowley Trust, applicant; Teri Humphries, agent.

Discussion: June 18, 2026

To: Hurricane City Council

From: Gary Cupp, Planning Director

Background/Request:

The applicant requests a zone change from Residential Agricultural RA-1 to Residential Agricultural RA-0.5 on 0.97 acres located on the west side of 700 W and north of 1300 S. The applicant has stated that their purpose is to facilitate a lot split.

Planning Commission Review:

A public hearing was held at the May 28, 2026, Planning Commission meeting and no public comments or objections to the proposed zone change were received. The Commission's discussion centered around how the 0.97-acre property is insufficient to be split into two resultant lots that would meet the 0.5-acre minimum lot standard once the property was rezoned to RA-0.5. When asked why the property is short of the 1-acre minimum for the current RA-1 zoning, staff reported that past property dedications to the city for future road frontage have occurred that have reduced the property to a substandard size. If the applicant were the original property owner at the time of the dedications to the city, an exception to allow smaller lots could be approved under Hurricane City Code section 10-14-4. But since they are not the original owners, the exceptions do not apply in this case. Commissioner Ballard strongly felt that this applicant was being unfairly restricted from moving forward with their plans for their property if they cannot be allowed to split the lot because the city had taken property in the past. It was therefore suggested that a development agreement be prepared by the City Attorney to allow the lot split with the resulting substandard lot sizes, so long as neither lot is smaller than 0.3 acres in size. The Planning Commission voted unanimously to recommend approval of the zone change and development agreement to allow the future lot split.

Property Information

Location – 1260 S 700 W

Property Size – approx. 0.97 acres

Current Zoning – RA-1

General Plan – Rural Residential

Existing Development – Singe-family residence

Parcel No. H-3-2-3-319

Findings: Review of the four code-required approval standards for consideration of zone changes (See Hurricane City Code, Section 10-7-7(E)):

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

Thus, the proposed RA-0.5 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? Development in the area is zoned and developed similarly. There is more RA-0.5 zoning in the vicinity of this property than RA-1. The amendment is considered harmonious with the development patterns in the area.

3. Will the proposed amendment adversely affect the adjacent property? The proposed amendment is within the area's anticipated densities approved by the General Plan and most of the immediately adjacent property is relatively undeveloped, or developed in a similar manner as proposed for the subject property, which will mitigate any potential adverse effects .

4. Are public facilities and services adequate to serve the subject property? The Joint Utility Committee identified no concerns with the adequacy of public facilities to serve this property.

Recommendation: Staff recommends approval of the zone change.

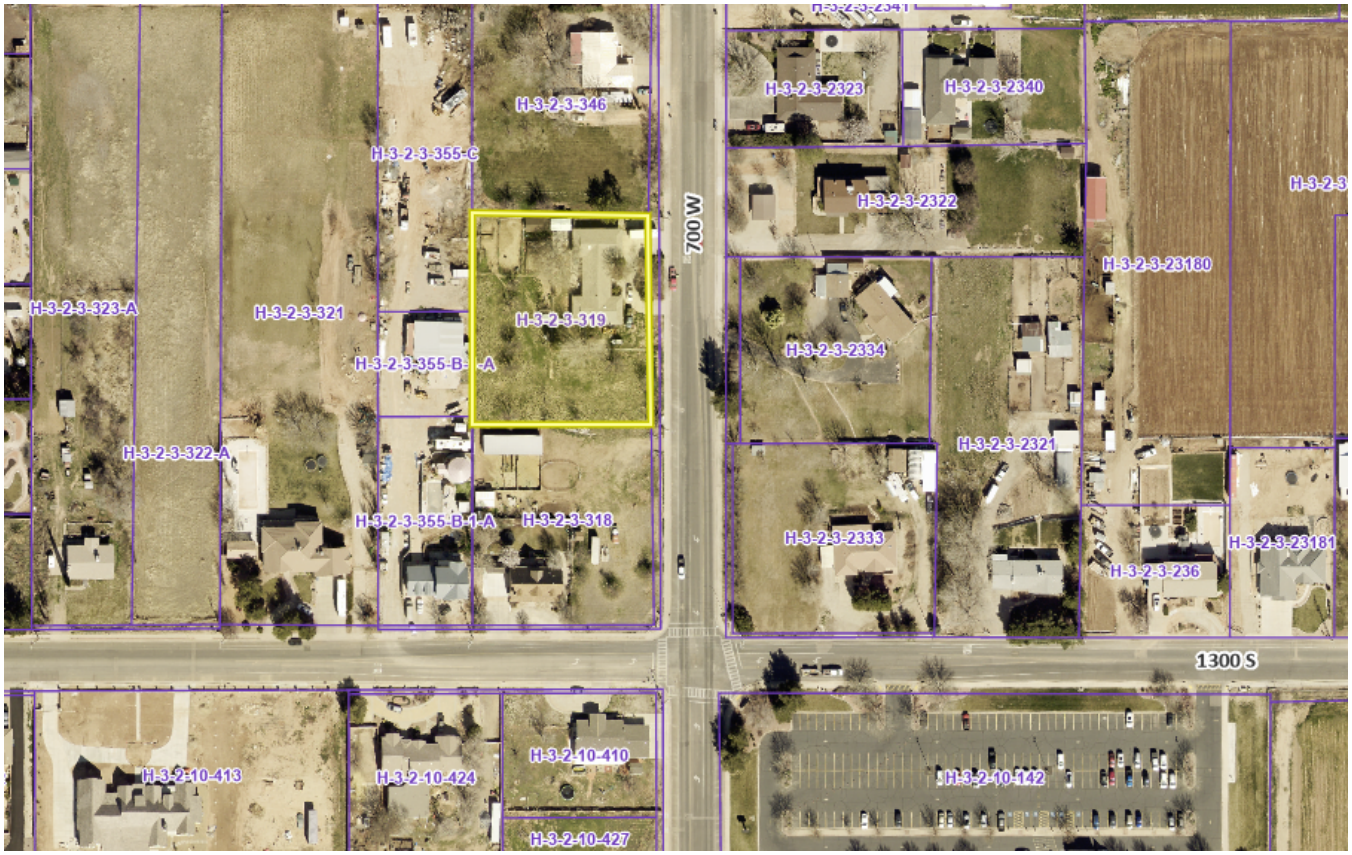
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**05/28/2026 - Planning Commission**
Application Number:	ZC26-10
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Kent Burdick Rowley Trust
Agent:	Teri Humphries
Request:	Zone Change from RA-1 to RA-0.5
Location:	1260 S 700 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 0.97 acres located on the west side of 700 W and north of 1300 S. The applicant has stated that their purpose is to facilitate a lot split.

	Zoning	Adjacent Land Use
North	RA-1	Single Family Homes, some agriculture
East	RA-0.5	Single Family Homes, some agriculture
South	RA-0.5, RA-1	Single Family Homes, some agriculture
West	RA-0.5, 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 goals, objectives, and policies of the City's General Plan?

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. There is more RA-0.5 zoning in the vicinity of this property than RA-1. Overall, the amendment is harmonious with development in the area.

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

Response: 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 which will mitigate any potential adverse effects on the 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:** [No comments received]
2. **Power:** [No comments received]
3. **Sewer:** Approved.
4. **Streets:** Approved.
5. **Water:** Approved.
6. **Engineering**: 700 W is a master planned major collector (current typical cross section is 70' wide). Although the public right of way for 700 W is 73' and 80' wide along the front of the subject property, the existing cross section is about sixty-one feet wide (5' sidewalks, 2.5' curbs and gutters, and approx 46' pavement). The parent parcel must be 1 acre or larger to comply with average lot area (0.5 acre) development standards for an RA-0.5 lot split (HCC 10-14-4). The parcel is 0.97 acre (0.97/2 = 0.485). It appears minimum side yard setback (10') and minimum lot width (100') development standards for the RA-0.5 zone (HCC 10-14-4) won't allow another lot without adjusting the existing home or the existing southern property line. Hurricane City access standards for major collectors are adversarial toward residential developments fronting major

collectors (see HCS 3.2.4.2(G, H, & J), HCS 3.2.4.3(A), & 3.9.1.1 [see also table 11 of the transportation master plan]). It seems a circle driveway shared with the existing home and the property owner to the south would be least disadvantageous and nearest meeting the published city standards.

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. The subject property contains 0.97 acres and is requested to be zoned RA-0.5, which requires a minimum lot size of 0.4 acres and an average lot size of 0.5 acres for a subdivision. Because the parcel contains less than 1.0 acre, it cannot be divided into two lots while meeting the required 0.5-acre average lot size standard. As a result, the proposed two-lot subdivision does not comply with the dimensional requirements of the zone. An exception to this standard may apply where land has been dedicated for a master planned roadway, such as 700 West. However, that allowance applies only to the property owner who dedicated the right-of-way. Because the current applicant did not make that dedication, the exception does not apply in this case.

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.

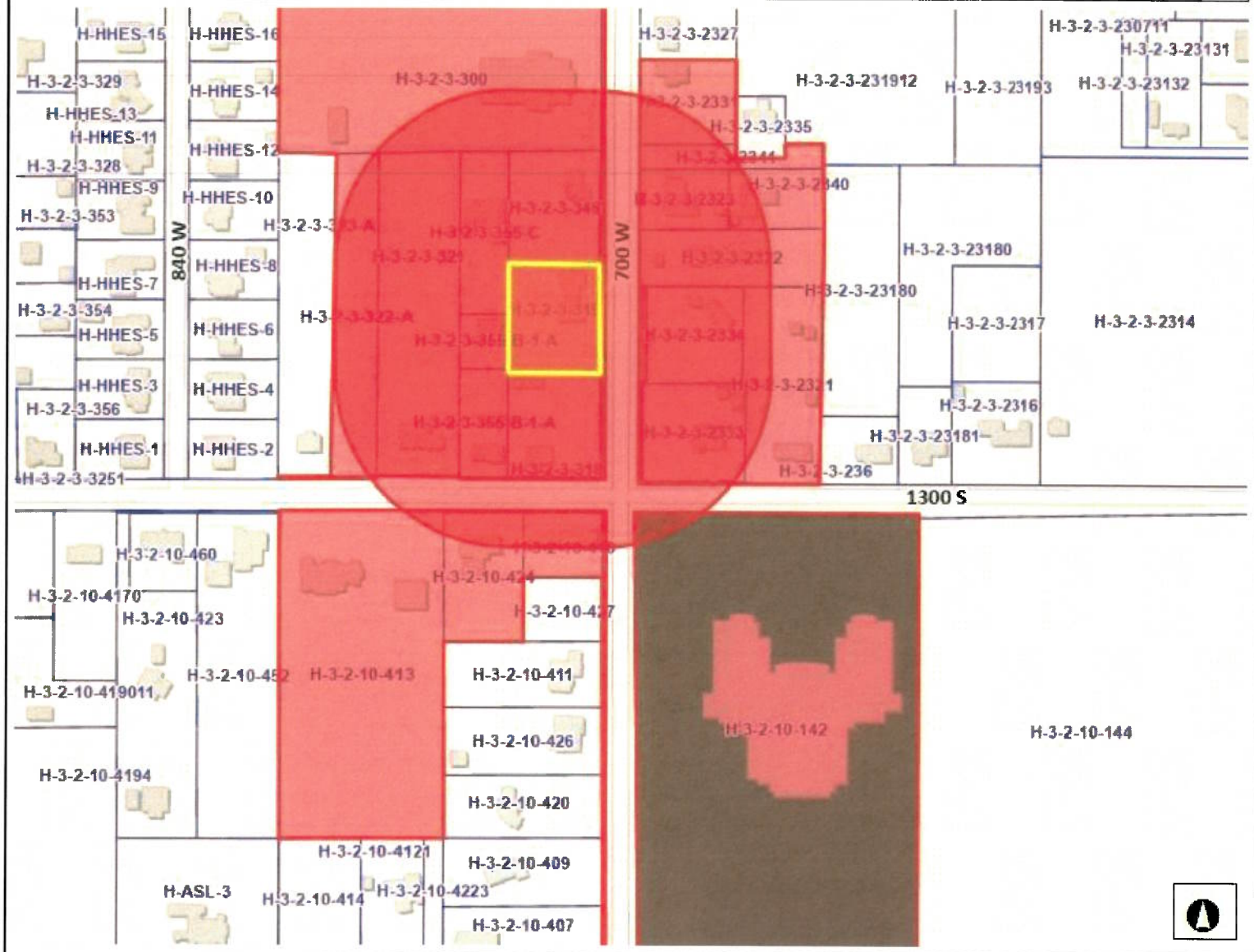
Recommendation: The Planning Commission should review this application based upon standards within the Hurricane City Code, and consider any comments received at the public hearing. Staff recommends that the Planning Commission send a recommendation of approval to the City Council subject to staff and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

We are requesting a zone change from RA-1 to RA-0.5 in order to allow a lot split for a family residence. The purpose of this request is to create a separate lot so that I may build a home adjacent to my father's property.

This arrangement would allow me to live nearby and provide assistance and support to my father as he gets older, while also helping maintain the property and preserve our family's long-term connection to the area.

We appreciate the City's consideration of this request and believe the proposed zone change will provide a practical and positive benefit for our family while remaining compatible with the community.

Title





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

752.3 0 376.17 752.3 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.

6 FIELD SUR. LOTS 9-16

5,005

5,005

HINTON HOME ESTATES

H-3-2-3-323-A

XYZ 123 LLC - 778 W.
20230026271
B.1088 P.356

789023

H-3-2-3-322-A

XYZ 123 LLC - 3332-A
20230033807

H-3-2-3-321

SKYLER + KARA METCALF
20170043596

653.34

7

8

1

2

H-3-2-3-30D

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

857563

300.00

H-3-2-3-355-B-1-A

STAN K + SHANI A OUTTAN 2009001517
20150001227

H-3-2-3-318

MARK HANS +
JILL JARVIS
OLSEN TRS
20160003454
B. 658 P. 598

191

220

H-3-2-3-319

KENT B. ROWLEY &
BEVERLY ROWLEY
20130029290

191

H-3-2-3-355-C

STAN K. + SHANI A. DUTTON
#20170040143
20200075249

99.81

191'

H-3-2-3-346

NATHAN L. +
SUMMER R.
THNSON
20210048618

300.00

20150042989
AMERICAN FORK CITY

ROAD

AIRPORT

SEE BLOCK 7 FIELD SUR.

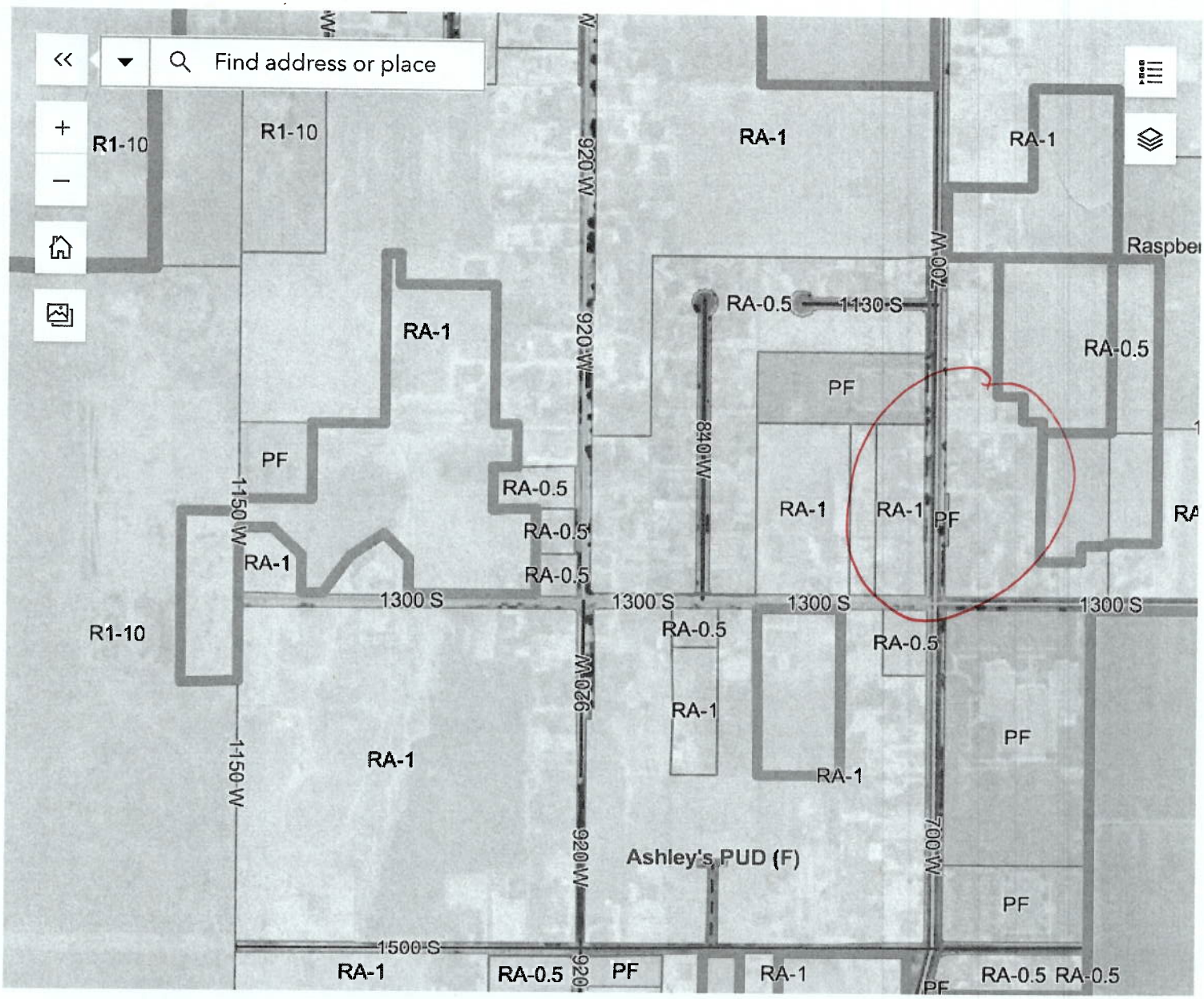
01

1

Need to change this
from an RA1 to RA-D

10

Planning - Zoning



500 ft

Vantor

Powered by Esri

ORDINANCE NO ZC26-10

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE ZONE CHANGE FOR PARCEL H-3-2-3-319 FROM RESIDENTIAL AGRICULTURAL 1 (RA-1) TO RESIDENTIAL AGRICULTURAL 0.5 (RA-0.5)

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

WHEREAS, the proposed amendment is generally compatible with the current General Plan; and

WHEREAS, the proposed amendment is generally in harmony with the overall character of the proposed surrounding development; and

WHEREAS, the proposal will not have an adverse impact on the surrounding area; and

WHEREAS, there are adequate facilities to support the proposed zone change; and

WHEREAS, the Planning Commission gave a positive recommendation on the proposed zone change.

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

That parcel H-3-2-3-319 is rezoned from Residential Agricultural 1 (RA-1) to Residential Agricultural 0.5 (RA-0.5).

PASSED AND APPROVED on this 18th day of June 2026.

Hurricane City

_____
Clark Fawcett, Mayor

Attest:

_____
Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 18th day of June 2026. Whereupon a motion to adopt and approve said Ordinance was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Joseph Prete	___	___	___	___
Drew Ellerman	___	___	___	___
Dave Imlay	___	___	___	___
Lynn Excell	___	___	___	___
Amy Werrett	___	___	___	___

_____
Cindy Beteag, City Recorder

EXHIBIT A

ZONING MAP

HURRICANE CITY
UTAH

STAFF COMMENTS

Item: Consideration and possible approval of Ordinance 2026-15 Adopting a Storm Drain Impact Fee Facilities Plan (IFFP), a Storm Drain Impact Fee Analysis (IFA), and a Storm Drain Impact Fee.

AND

Consideration and possible approval of Resolution 2026-23 Approving an increase to the monthly storm drain fee.

Discussion: Hurricane City is proposing the adoption of a Storm Drain Impact Fee and an updated Storm Drain Utility Fee to ensure the continued reliability, safety, and long-term sustainability of the City's stormwater management system.

Background and Need

Hurricane City has experienced continued growth and development, increasing demands on the existing storm drainage system. In addition, aging infrastructure, ongoing maintenance needs, and regulatory requirements necessitate a stable and equitable funding strategy. Without dedicated funding, the City faces increased risk of localized flooding, infrastructure failure, and deferred maintenance.

Storm Drain Impact Fee

The proposed Storm Drain Impact Fee is a one-time fee assessed on new development. The fee is designed to ensure that new growth pays its proportionate share of the costs associated with expanding the City's storm drainage system.

Revenue generated from the impact fee will be used to fund system improvements identified in the City's Impact Fee Facilities Plan, including the construction of new storm drain infrastructure and capacity-enhancing projects needed to serve future development.

Storm Drain Utility Fee

The proposed Storm Drain Utility Fee is an ongoing fee charged to developed properties within the City. This fee will provide a dedicated and consistent funding source for the operation, maintenance, repair, and replacement of the existing storm drainage system.

The utility fee is structured to equitably distribute costs among property owners based on their relative contribution to stormwater runoff, ensuring that all users of the system contribute to its upkeep.

Benefits of the Proposed Fees

Adoption of these fees will:

- Provide a stable and legally compliant funding mechanism
- Support necessary infrastructure improvements and system expansion
- Improve flood protection and public safety
- Ensure long-term financial sustainability of the stormwater system
- Allocate costs fairly between new development and existing users

Public Process

The proposed fees are supported by a Storm Drain Impact Fee Facilities Plan and a Stormwater Rate Study, both of which are available for public review. The City will hold a public hearing prior to adoption to receive input from residents, property owners, and stakeholders.

Conclusion

The proposed Storm Drain Impact Fee and Storm Drain Utility Fee represent a comprehensive and balanced approach to funding Hurricane City's stormwater system. Together, these tools will help the City meet current and future needs while promoting responsible growth and protecting public infrastructure. – Arthur LeBaron

Findings: N/A

Recommendation:

ORDINANCE 2026-15

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

WHEREAS the City has undertaken a study for the purpose of preparing a Storm Drain Impact Fee Facilities Plan ("IFFP") and a Storm Drain Impact Fee Analysis ("IFA") in accordance with the Utah Impact Fee Act contained in Utah law, which identifies the demands placed upon the City by new development activity and the proposed means by which the City will meet those demands; and

WHEREAS the Hurricane City Council desires to give formal acceptance and approval of the IFFP and IFA; and

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

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

WHEREAS a public hearing, after public notice as required by law, has been held by the Hurricane City Council on the 18th day of June 2026 to take comments on the IFFP, IFA, and this proposed ordinance, a copy of which has been available at the Hurricane City Office and the Hurricane Branch of the Washington County Library for a period of 10 days prior to such public hearing.

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

1. Hurricane City hereby approves and adopts the Storm Drain Impact Fee Facilities Plan ("IFFP") and the Storm Drain Impact Fee Analysis ("IFA") prepared by JUB Engineering and Zions Public Finance.

2. Based upon the analysis set forth in the IFFP and IFA approved above, the City hereby adopts the following maximum fees per ERU by year, as set forth in Table 3 of the IFA:

Year	Maximum Fee per ERU
2026	$1,539.04
2027	$1,549.98
2028	$1,560.79
2029	$1,571.47

2030	$1,582.05
2031	$1,592.54
2032	$1,602.93
2033	$1,613.26
2034	$1,623.52
2035	$1,633.74
2036	$1,643.91

The impact fees shall be charged per ERU by type of development as follows:

Single-Family Residential Unit	1 ERU
Multi-Family Residential Unit	0.37 ERU
Non-Residential	1 ERU for every 5,000 square feet of impervious service or portion thereof

3. In order to ensure that impact fees are imposed fairly and in order to respond to unusual circumstances in specific cases, the City may adjust the standard impact fee at the time the fee is charged. Such adjustment shall be made only upon specific written request to the City by persons subject to payment of such fees and after consideration of the matter by the City at a regular meeting of the Hurricane City Council.

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

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

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

PASSED AND APPROVED THIS 18th DAY OF JUNE, 2026.

_____
Clark Fawcett, Mayor

ATTEST:

_____
Cindy Beteag, Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 18th day of June, 2026. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Drew Ellerman	___	___	___	___
Joseph Prete	___	___	___	___
Dave Imlay	___	___	___	___
Lynn Excell	___	___	___	___
Amy Werrett	___	___	___	___

_____
Cindy Beteag, Recorder

HURRICANE CITY
UTAH

HURRICANE CITY
STORM DRAIN IMPACT FEE FACILITIES PLAN
April 2026

Prepared By:
J-U-B ENGINEERS, Inc.
20 North Main Street, Suite 202
St. George, Utah 84770
(435)900-1230

J·U·B ENGINEERS, INC.

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5. FUTURE SYSTEM IMPROVEMENTS TO ACCOMMODATE GROWTH 2
6. POTENTIAL FUNDING SOURCES 3
7. IFFP CERTIFICATION 4

TABLES

Table 1: Storm Drain System Improvements *2*

1. INTRODUCTION

Hurricane City is a growing community that strives to plan for future growth and to provide the infrastructure that will be required to serve its residents. Growth is generally accompanied by an increase in stormwater runoff due to an increase of hard surfaces, such as roofs and parking areas, as new homes and businesses are constructed. Hurricane City contracted with J-U-B Engineers, Inc. (J-U-B) to prepare this Storm Drain Impact Fee Facilities Plan (IFFP) in conjunction with the 2025 Storm Drain Master Plan update.

For this IFFP, Hurricane City is using an accepted planning period of 10 years for capital improvement projects. Current legislation requires that collected impact fees be spent within six years of being collected. Impact fees, which are calculated in an Impact Fee Assessment (IFA) based on the IFFP, will be collected until the IFFP is updated, which should happen no less frequently than every five years. Therefore, impact fees based on this IFFP may be collected from the time the IFFP is adopted, until a new, updated IFFP is adopted in the future.

2. REQUIRED IFFP ELEMENTS

The following general tasks and elements are required as part of the IFFP:

- Identify the existing level of service (LOS).
- Establish a proposed LOS.
- Identify any excess capacity to accommodate future growth at the proposed LOS.
- Identify demands placed upon the existing system by new development activity at the proposed LOS and how the City will meet those growth demands.
- Consider potential revenue sources to finance the recommended collection system improvements.

3. LEVEL OF SERVICE

The existing LOS for the storm drain collection system in Hurricane City requires the following:

- Local storm drain collection facilities, including catch basins and collector pipes, provide flood protection during a 10-year, 3-hour storm event.
- Major storm drain detention and conveyance facilities, including storm drain trunklines, regional detention basins, bridges, creeks, and waterways, provide flood protection during a 100-year, 3-hour storm event.
- New developments detain stormwater runoff, with a maximum release rate of 0.2 cubic feet per second per acre (cfs/ac) during a 100-year, 3-hour storm event.

For this IFFP, the proposed LOS for the storm drain collection system in Hurricane City will match the existing LOS.

4. EXISTING SYSTEM EXCESS CAPACITY

While some areas of Hurricane City's existing storm drain collection system do have excess capacity to accommodate future growth, portions of the system were installed and funded by developers, and original construction costs for the portions of the system that were not installed and funded by developers are not available. Therefore, the existing system excess capacity was not assessed as part of the IFFP and will not be included in the IFA.

5. FUTURE SYSTEM IMPROVEMENTS TO ACCOMMODATE GROWTH

Over the next 10 years, there are approximately 1,900 acres of land that are anticipated to develop throughout Hurricane City. Most of this development will consist of single-family residential homes. The 2025 Storm Drain Master Plan identifies system improvements that will be needed to accommodate future growth over the next 10 years, which are provided below in Table 1. The estimated costs for the system improvements listed in Table 1 are broken into three categories:

- **Cost to Existing** – the portion of the cost used to serve existing residents;
- **Cost to 10-year Growth** – the portion of the cost used to accommodate growth over the next 10 years; and
- **Cost to Growth Beyond 10 Years** – the portion of the cost used to accommodate growth beyond the next 10 years.

Table 1: Storm Drain System Improvements

Project No.	Project Description	Location	Estimated Construction Year	Total Construction Cost Estimate	Cost to Existing	Cost to 10-year Growth	Cost to Growth Beyond 10 Years
1	Storm Drain Piping	W 100 N	2026	$1,029,000	$501,855	$527,146	--
2	Storm Drain Piping	N 1150 W	2027	$1,019,000	$509,500	$509,500	--
3*	Storm Drain Piping	S 400 W	2028	$3,485,000	$1,985,042	$1,499,958	--
4*	Storm Drain Piping/ Drainage Swale	W 3000 S	2029	$3,478,000	$251,526	$2,519,711	$706,763
5*	Drainage Swale	W 3000 S	2030	$807,000	$85,738	$562,558	$158,704
6*	Storm Drain Piping	W 400 S	2031	$2,443,000	$1,104,857	$1,070,514	$267,629
7	Storm Drain Piping	S 4390 W	2032	$688,000	$206,400	$344,000	$137,600
8*	Storm Drain Piping	S Sand Hollow Rd	2033	$4,173,000	--	--	$4,173,000
9	Detention Basin/ Drainage Swale	S 3400 W	2032	$376,000	--	$376,000	--
10	Storm Drain Piping	W 1300 S	2034	$272,000	$55,744	$216,256	--
11	Storm Drain Piping	S 1760 W	2035	$347,000	$170,299	$176,701	--
			TOTAL	**$18,117,000**	**$5,838,936**	**$8,657,482**	**$3,620,582**

** Projects that can be grouped together for inclusion in a construction bond.*

The 2025 Storm Drain Master Plan provides detailed project descriptions in Section 5 (Capital Improvement Plan) and detailed cost estimates in Appendix B for each of the projects listed in Table 1.

6. POTENTIAL FUNDING SOURCES

Section 302 (2) of the Impact Fee Act requires the City to "generally consider all revenue sources, including impact fees and anticipated dedication of system improvements, to finance the impacts on system improvements." By doing so, the City ensures fair and equitable treatment among users and concludes whether impact fees are the most appropriate method to fund the growth.

There are a number of revenue sources available for managing and expanding Hurricane City's storm drain system, which are listed below.

1. **Utility Fee:** The City collects user fees for storm drain services, which pay for the collected stormwater within the collection system. User fees are the primary source of funding for the operation and maintenance expenses associated with the City's storm drain system.
2. **Grants, Low Interest Loans, and Donations:** Grants and low interest loans can also be used to fund storm drain projects. Impact fees may not reimburse projects funded through grants. No grants have been included in the project costs. If grants are received, costs shall be adjusted accordingly. Additionally, some infrastructure may be donated, though this typically is at the project improvement level rather than at the system improvement level.
3. **Bonds:** No bonds are currently planned for improvements. Therefore, no costs associated with bond issuance have been included in the calculation of impact fees. However, the City may elect to issue bonds to maintain a steady flow of funds to pay for needed facilities. Bonds may be issued in addition to collecting impact fees. Table 1 identifies projects that may be included in a construction bond.
4. **Impact Fees:** Impact fees are a common and equitable method of funding new system improvements as they impose the cost of providing capacity for new growth upon the new growth. The detailed analysis required to impose impact fees accurately allocates the true impact on a system or facility to those creating the impact. Those creating the most impact, therefore, pay more.
5. **Anticipated or Accepted Dedications of System Improvements:** Any item that is funded by a developer must be included in the IFFP, if a credit against impact fees is to be issued. Additionally, the developer-funded items must be agreed upon with the City before construction of the improvements. This type of arrangement is typically accomplished with a reimbursement agreement between the City and the developer, with the private funds being spent for initial improvements and the developer issued impact fee vouchers as reimbursement in accordance with planned expenditures.

All the above forms of financing associated with a storm drain system have a place and are needed. For instance, user rates are needed for ongoing operation and maintenance costs, grants and low interest loans may be necessary for major infrastructure improvements, bonds can work well as a tool to build infrastructure to spur development, and impact fees are the equitable, appropriate, and needed means of funding system improvements to accommodate future growth.

7. IFFP CERTIFICATION

In accordance with 11-36a-306, Certification of impact fee analysis,

“I certify that the attached impact fee facilities plan:

1. includes only the costs of public facilities that are:
    b. allowed under the Impact Fees Act; and
    c. actually incurred; or
    d. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
    a. costs of operation and maintenance of public facilities; or
    b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents; and
3. complies in each and every relevant respect with the Impact Fees Act.”

_____

Dated: April 16, 2026

J-U-B ENGINEERS, INC.

HURRICANE CITY
UTAH

APPENDIX A

UTAH IMPACT FEE ACT

Chapter 36a
Impact Fees Act

Part 1
General Provisions

11-36a-101 Title.

This chapter is known as the "Impact Fees Act."

Enacted by Chapter 47, 2011 General Session

11-36a-102 Definitions.

As used in this chapter:

(1)

(a) "Affected entity" means each county, municipality, special district under Title 17B, Limited Purpose Local Government Entities - Special Districts, special service district under Title 17D, Chapter 1, Special Service District Act, school district, interlocal cooperation entity established under Chapter 13, Interlocal Cooperation Act, and specified public utility:

(i) whose services or facilities are likely to require expansion or significant modification because of the facilities proposed in the proposed impact fee facilities plan; or

(ii) that has filed with the local political subdivision or private entity a copy of the general or long-range plan of the county, municipality, special district, special service district, school district, interlocal cooperation entity, or specified public utility.

(b) "Affected entity" does not include the local political subdivision or private entity that is required under Section 11-36a-501 to provide notice.

(2) "Charter school" includes:

(a) an operating charter school;

(b) an applicant for a charter school whose application has been approved by a charter school authorizer as provided in Title 53G, Chapter 5, Part 6, Charter School Credit Enhancement Program; and

(c) an entity that is working on behalf of a charter school or approved charter applicant to develop or construct a charter school building.

(3) "Development activity" means any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any changes in the use of land that creates additional demand and need for public facilities.

(4) "Development approval" means:

(a) except as provided in Subsection (4)(b), any written authorization from a local political subdivision that authorizes the commencement of development activity;

(b) development activity, for a public entity that may develop without written authorization from a local political subdivision;

(c) a written authorization from a public water supplier, as defined in Section 73-1-4, or a private water company:

(i) to reserve or provide:

(A) a water right;

(B) a system capacity; or

(C) a distribution facility; or

(ii) to deliver for a development activity:

(A) culinary water; or
(B) irrigation water; or
(d) a written authorization from a sanitary sewer authority, as defined in Section 10-20-102:
(i) to reserve or provide:
(A) sewer collection capacity; or
(B) treatment capacity; or
(ii) to provide sewer service for a development activity.
(5) "Enactment" means:
(a) a municipal ordinance, for a municipality;
(b) a county ordinance, for a county; and
(c) a governing board resolution, for a special district, special service district, or private entity.
(6) "Encumber" means:
(a) a pledge to retire a debt; or
(b) an allocation to a current purchase order or contract.
(7) "Expense for overhead" means a cost that a local political subdivision or private entity:
(a) incurs in connection with:
(i) developing an impact fee facilities plan;
(ii) developing an impact fee analysis; or
(iii) imposing an impact fee, including any related overhead expenses; and
(b) calculates in accordance with a methodology that is consistent with generally accepted cost accounting practices.
(8) "Hookup fee" means a fee for the installation and inspection of any pipe, line, meter, or appurtenance to connect to a gas, water, sewer, storm water, power, or other utility system of a municipality, county, special district, special service district, or private entity.
(9)
(a) "Impact fee" means a payment of money imposed upon new development activity as a condition of development approval to mitigate the impact of the new development on public infrastructure.
(b) "Impact fee" does not mean a tax, a special assessment, a building permit fee, a hookup fee, a fee for project improvements, or other reasonable permit or application fee.
(10) "Impact fee analysis" means the written analysis of each impact fee required by Section 11-36a-303.
(11) "Impact fee facilities plan" means the plan required by Section 11-36a-301.
(12) "Level of service" means the defined performance standard or unit of demand for each capital component of a public facility within a service area.
(13)
(a) "Local political subdivision" means a county, a municipality, a special district under Title 17B, Limited Purpose Local Government Entities - Special Districts, a special service district under Title 17D, Chapter 1, Special Service District Act, or the Point of the Mountain State Land Authority, created in Section 11-59-201.
(b) "Local political subdivision" does not mean a school district, whose impact fee activity is governed by Section 11-36a-206.
(14) "Private entity" means an entity in private ownership with at least 100 individual shareholders, customers, or connections, that is located in a first, second, third, or fourth class county and provides water to an applicant for development approval who is required to obtain water from the private entity either as a:
(a) specific condition of development approval by a local political subdivision acting pursuant to a prior agreement, whether written or unwritten, with the private entity; or

(b) functional condition of development approval because the private entity:
(i) has no reasonably equivalent competition in the immediate market; and
(ii) is the only realistic source of water for the applicant's development.
(15)
(a) "Project improvements" means site improvements and facilities that are:
(i) planned and designed to provide service for development resulting from a development activity;
(ii) necessary for the use and convenience of the occupants or users of development resulting from a development activity; and
(iii) not identified or reimbursed as a system improvement.
(b) "Project improvements" does not mean system improvements.
(16) "Proportionate share" means the cost of public facility improvements that are roughly proportionate and reasonably related to the service demands and needs of any development activity.
(17) "Public facilities" means only the following impact fee facilities that have a life expectancy of 10 or more years and are owned or operated by or on behalf of a local political subdivision or private entity:
(a) water rights and water supply, treatment, storage, and distribution facilities;
(b) wastewater collection and treatment facilities;
(c) storm water, drainage, and flood control facilities;
(d) municipal power facilities;
(e) roadway facilities;
(f) parks, recreation facilities, open space, and trails;
(g) public safety facilities;
(h) environmental mitigation as provided in Section 11-36a-205; or
(i) municipal natural gas facilities.
(18)
(a) "Public safety facility" means:
(i) a building constructed or leased to house police, fire, or other public safety entities; or
(ii) a fire suppression vehicle costing in excess of $500,000.
(b) "Public safety facility" does not mean a jail, prison, or other place of involuntary incarceration.
(19)
(a) "Roadway facilities" means a street or road that has been designated on an officially adopted subdivision plat, roadway plan, or general plan of a political subdivision, together with all necessary appurtenances.
(b) "Roadway facilities" includes associated improvements to a federal or state roadway only when the associated improvements:
(i) are necessitated by the new development; and
(ii) are not funded by the state or federal government.
(c) "Roadway facilities" does not mean federal or state roadways.
(20)
(a) "Service area" means a geographic area designated by an entity that imposes an impact fee on the basis of sound planning or engineering principles in which a public facility, or a defined set of public facilities, provides service within the area.
(b) "Service area" may include the entire local political subdivision or an entire area served by a private entity.
(21) "Specified public agency" means:
(a) the state;

(b) a school district; or
(c) a charter school.
(22)
(a) "System improvements" means:
(i) existing public facilities that are:
(A) identified in the impact fee analysis under Section 11-36a-304; and
(B) designed to provide services to service areas within the community at large; and
(ii) future public facilities identified in the impact fee analysis under Section 11-36a-304 that are intended to provide services to service areas within the community at large.
(b) "System improvements" does not mean project improvements.

Amended by Chapter 16, 2025 Special Session 1

Part 2
Impact Fees

11-36a-201 Impact fees.
(1) A local political subdivision or private entity shall ensure that any imposed impact fees comply with the requirements of this chapter.
(2) A local political subdivision and private entity may establish impact fees only for those public facilities defined in Section 11-36a-102.
(3) Nothing in this chapter may be construed to repeal or otherwise eliminate an impact fee in effect on the effective date of this chapter that is pledged as a source of revenues to pay bonded indebtedness that was incurred before the effective date of this chapter.

Enacted by Chapter 47, 2011 General Session

11-36a-202 Prohibitions on impact fees.
(1) A local political subdivision or private entity may not:
(a) impose an impact fee to:
(i) cure deficiencies in a public facility serving existing development;
(ii) raise the established level of service of a public facility serving existing development; or
(iii) recoup more than the local political subdivision's or private entity's costs actually incurred for excess capacity in an existing system improvement;
(b) delay the construction of a school or charter school because of a dispute with the school or charter school over impact fees; or
(c) impose or charge any other fees as a condition of development approval unless those fees are a reasonable charge for the service provided.
(2)
(a) Notwithstanding any other provision of this chapter, a political subdivision or private entity may not impose an impact fee:
(i) on residential components of development to pay for a public safety facility that is a fire suppression vehicle;
(ii) on a school district or charter school for a park, recreation facility, open space, or trail;
(iii) on a school district or charter school unless:

(A) the development resulting from the school district's or charter school's development activity directly results in a need for additional system improvements for which the impact fee is imposed; and
(B) the impact fee is calculated to cover only the school district's or charter school's proportionate share of the cost of those additional system improvements;
(iv) to the extent that the impact fee includes a component for a law enforcement facility, on development activity for:
(A) the Utah National Guard;
(B) the Utah Highway Patrol; or
(C) an institution of higher education or private postsecondary educational institution, as defined in Section 53H-1-101, that has a police force;
(v) on development activity on state-owned land, as defined in Section 11-70-101; or
(vi) on development activity that consists of the construction of an internal accessory dwelling unit, as defined in Section 10-21-303, within an existing primary dwelling.
(b)
(i) Notwithstanding any other provision of this chapter, a political subdivision or private entity may not impose an impact fee on development activity that consists of the construction of a school, whether by a school district or a charter school, if:
(A) the school is intended to replace another school, whether on the same or a different parcel;
(B) the new school creates no greater demand or need for public facilities than the school or school facilities, including any portable or modular classrooms that are on the site of the replaced school at the time that the new school is proposed; and
(C) the new school and the school being replaced are both within the boundary of the local political subdivision or the jurisdiction of the private entity.
(ii) If the imposition of an impact fee on a new school is not prohibited under Subsection (2)(b)(i) because the new school creates a greater demand or need for public facilities than the school being replaced, the impact fee shall be based only on the demand or need that the new school creates for public facilities that exceeds the demand or need that the school being replaced creates for those public facilities.
(c) Notwithstanding any other provision of this chapter, a political subdivision or private entity may impose an impact fee for a road facility on the state only if and to the extent that:
(i) the state's development causes an impact on the road facility; and
(ii) the portion of the road facility related to an impact fee is not funded by the state or by the federal government.
(3) Notwithstanding any other provision of this chapter, a local political subdivision may impose and collect impact fees on behalf of a school district if authorized by Section 11-36a-206.

Amended by Chapter 15, 2025 Special Session 1

11-36a-203 Private entity assessment of impact fees -- Charges for water rights, physical infrastructure -- Notice -- Audit.

(1) A private entity:
(a) shall comply with the requirements of this chapter before imposing an impact fee; and
(b) except as otherwise specified in this chapter, is subject to the same requirements of this chapter as a local political subdivision.
(2) A private entity may only impose a charge for water rights or physical infrastructure necessary to provide water or sewer facilities by imposing an impact fee.

(3) Where notice and hearing requirements are specified, a private entity shall comply with the notice and hearing requirements for special districts.
(4) A private entity that assesses an impact fee under this chapter is subject to the audit requirements of Title 51, Chapter 2a, Accounting Reports from Political Subdivisions, Interlocal Organizations, and Other Local Entities Act.

Amended by Chapter 16, 2023 General Session

11-36a-204 Other names for impact fees.
(1) A fee that meets the definition of impact fee under Section 11-36a-102 is an impact fee subject to this chapter, regardless of what term the local political subdivision or private entity uses to refer to the fee.
(2) A local political subdivision or private entity may not avoid application of this chapter to a fee that meets the definition of an impact fee under Section 11-36a-102 by referring to the fee by another name.

Enacted by Chapter 47, 2011 General Session

11-36a-205 Environmental mitigation impact fees.
Notwithstanding the requirements and prohibitions of this chapter, a local political subdivision may impose and assess an impact fee for environmental mitigation when:
(1) the local political subdivision has formally agreed to fund a Habitat Conservation Plan to resolve conflicts with the Endangered Species Act of 1973, 16 U.S.C. Sec. 1531, et seq. or other state or federal environmental law or regulation;
(2) the impact fee bears a reasonable relationship to the environmental mitigation required by the Habitat Conservation Plan; and
(3) the legislative body of the local political subdivision adopts an ordinance or resolution:
  (a) declaring that an impact fee is required to finance the Habitat Conservation Plan;
  (b) establishing periodic sunset dates for the impact fee; and
  (c) requiring the legislative body to:
    (i) review the impact fee on those sunset dates;
    (ii) determine whether or not the impact fee is still required to finance the Habitat Conservation Plan; and
    (iii) affirmatively reauthorize the impact fee if the legislative body finds that the impact fee must remain in effect.

Enacted by Chapter 47, 2011 General Session

11-36a-206 Prohibition of school impact fees.
(1) As used in this section, "school impact fee" means a charge on new development in order to generate revenue for funding or recouping the costs of capital improvements for schools or school facility expansions necessitated by and attributable to the new development.
(2) Beginning March 21, 1995, there is a moratorium prohibiting a county, city, town, local school board, or any other political subdivision from imposing or collecting a school impact fee unless hereafter authorized by the Legislature by statute.
(3) Collection of any fees authorized before March 21, 1995, by any ordinance, resolution or rule of any county, city, town, local school board, or other political subdivision shall terminate on May 1, 1996, unless hereafter authorized by the Legislature by statute.

Renumbered and Amended by Chapter 3, 2018 General Session

Part 3
Establishing an Impact Fee

11-36a-301 Impact fee facilities plan.

(1) Before imposing an impact fee, each local political subdivision or private entity shall, except as provided in Subsection (3), prepare an impact fee facilities plan to determine the public facilities required to serve development resulting from new development activity.

(2) A municipality or county need not prepare a separate impact fee facilities plan if the general plan required by Section 10-20-401 or 17-79-401, respectively, contains the elements required by Section 11-36a-302.

(3) A local political subdivision or a private entity with a population, or serving a population, of less than 5,000 as of the last federal census that charges impact fees of less than $250,000 annually need not comply with the impact fee facilities plan requirements of this part, but shall ensure that:

(a) the impact fees that the local political subdivision or private entity imposes are based upon a reasonable plan that otherwise complies with the common law and this chapter; and

(b) each applicable notice required by this chapter is given.

Amended by Chapter 15, 2025 Special Session 1

11-36a-302 Impact fee facilities plan requirements -- Limitations -- School district or charter school.

(1)

(a) An impact fee facilities plan shall:

(i) identify the existing level of service;

(ii) subject to Subsection (1)(c), establish a proposed level of service;

(iii) identify any excess capacity to accommodate future growth at the proposed level of service;

(iv) identify demands placed upon existing public facilities by new development activity at the proposed level of service; and

(v) identify the means by which the political subdivision or private entity will meet those growth demands.

(b) A proposed level of service may diminish or equal the existing level of service.

(c) A proposed level of service may:

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

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

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

(a) grants;
(b) bonds;
(c) interfund loans;
(d) impact fees; and
(e) anticipated or accepted dedications of system improvements.

(3) A local political subdivision or private entity may only impose impact fees on development activities when the local political subdivision's or private entity's plan for financing system improvements establishes that impact fees are necessary to maintain a proposed level of service that complies with Subsection (1)(b) or (c).

(4)
(a) Subject to Subsection (4)(c), the impact fee facilities plan shall include a public facility for which an impact fee may be charged or required for a school district or charter school if the local political subdivision is aware of the planned location of the school district facility or charter school:
(i) through the planning process; or
(ii) after receiving a written request from a school district or charter school that the public facility be included in the impact fee facilities plan.
(b) If necessary, a local political subdivision or private entity shall amend the impact fee facilities plan to reflect a public facility described in Subsection (4)(a).
(c)
(i) In accordance with Sections 10-20-304 and 17-79-305, a local political subdivision may not require a school district or charter school to participate in the cost of any roadway or sidewalk.
(ii) Notwithstanding Subsection (4)(c)(i), if a school district or charter school agrees to build a roadway or sidewalk, the roadway or sidewalk shall be included in the impact fee facilities plan if the local jurisdiction has an impact fee facilities plan for roads and sidewalks.

Amended by Chapter 15, 2025 Special Session 1

11-36a-303 Impact fee analysis.

(1) Subject to the notice requirements of Section 11-36a-504, each local political subdivision or private entity intending to impose an impact fee shall prepare a written analysis of each impact fee.

(2) Each local political subdivision or private entity that prepares an impact fee analysis under Subsection (1) shall also prepare a summary of the impact fee analysis designed to be understood by a lay person.

Enacted by Chapter 47, 2011 General Session

11-36a-304 Impact fee analysis requirements.

(1) An impact fee analysis shall:
(a) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
(b) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
(c) subject to Subsection (2), demonstrate how the anticipated impacts described in Subsections (1)(a) and (b) are reasonably related to the anticipated development activity;
(d) estimate the proportionate share of:

(i) the costs for existing capacity that will be recouped; and
(ii) the costs of impacts on system improvements that are reasonably related to the new development activity; and
(e) based on the requirements of this chapter, identify how the impact fee was calculated.
(2) In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:
(a) the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
(b) the cost of system improvements for each public facility;
(c) other than impact fees, the manner of financing for each public facility, such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;
(d) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by such means as user charges, special assessments, or payment from the proceeds of general taxes;
(e) the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;
(f) the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;
(g) extraordinary costs, if any, in servicing the newly developed properties; and
(h) the time-price differential inherent in fair comparisons of amounts paid at different times.

Enacted by Chapter 47, 2011 General Session

11-36a-305 Calculating impact fees.
(1) In calculating an impact fee, a local political subdivision or private entity may include:
(a) the construction contract price;
(b) the cost of acquiring land, improvements, materials, and fixtures;
(c) for services provided for and directly related to the construction of the system improvements, the cost for planning and surveying, and engineering fees;
(d) for a political subdivision, debt service charges, if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes, or other obligations issued to finance the costs of the system improvements; and
(e) one or more expenses for overhead.
(2) In calculating an impact fee, each local political subdivision or private entity shall base amounts calculated under Subsection (1) on realistic estimates, and the assumptions underlying those estimates shall be disclosed in the impact fee analysis.

Amended by Chapter 35, 2021 General Session

11-36a-306 Certification of impact fee analysis.
(1) An impact fee facilities plan shall include a written certification from the person or entity that prepares the impact fee facilities plan that states the following:
"I certify that the attached impact fee facilities plan:
1. includes only the costs of public facilities that are:
a. allowed under the Impact Fees Act; and
b. actually incurred; or

c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;

2. does not include:

a. costs of operation and maintenance of public facilities; or

b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents; and

3. complies in each and every relevant respect with the Impact Fees Act."

(2) An impact fee analysis shall include a written certification from the person or entity that prepares the impact fee analysis which states as follows:

"I certify that the attached impact fee analysis:

1. includes only the costs of public facilities that are:

a. allowed under the Impact Fees Act; and

b. actually incurred; or

c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;

2. does not include:

a. costs of operation and maintenance of public facilities; or

b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;

3. offsets costs with grants or other alternate sources of payment; and

4. complies in each and every relevant respect with the Impact Fees Act."

Amended by Chapter 35, 2021 General Session

Part 4
Enactment of Impact Fees

11-36a-401 Impact fee enactment.

(1)

(a) A local political subdivision or private entity wishing to impose impact fees shall pass an impact fee enactment in accordance with Section 11-36a-402.

(b) An impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysis.

(2) An impact fee enactment may not take effect until 90 days after the day on which the impact fee enactment is approved.

Enacted by Chapter 47, 2011 General Session

11-36a-402 Required provisions of impact fee enactment.

(1) A local political subdivision or private entity shall ensure, in addition to the requirements described in Subsections (2) and (3), that an impact fee enactment contains:

(a) a provision establishing one or more service areas within which the local political subdivision or private entity calculates and imposes impact fees for various land use categories;

(b)

(i) a schedule of impact fees for each type of development activity that specifies the amount of the impact fee to be imposed for each type of system improvement; or

(ii) the formula that the local political subdivision or private entity, as the case may be, will use to calculate each impact fee;

(c) a provision authorizing the local political subdivision or private entity, as the case may be, to adjust the standard impact fee at the time the fee is charged to:

(i) respond to:

(A) unusual circumstances in specific cases; or

(B) a request for a prompt and individualized impact fee review for the development activity of the state, a school district, or a charter school and an offset or credit for a public facility for which an impact fee has been or will be collected; and

(ii) ensure that the impact fees are imposed fairly; and

(d) a provision governing calculation of the amount of the impact fee to be imposed on a particular development that permits adjustment of the amount of the impact fee based upon studies and data submitted by the developer.

(2) A local political subdivision or private entity shall ensure that an impact fee enactment allows a developer, including a school district or a charter school, to receive a credit against or proportionate reimbursement of an impact fee if the developer:

(a) dedicates land for a system improvement;

(b) builds and dedicates some or all of a system improvement; or

(c) dedicates a public facility that the local political subdivision or private entity and the developer agree will reduce the need for a system improvement.

(3) A local political subdivision or private entity shall include a provision in an impact fee enactment that requires a credit against impact fees for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities:

(a) are system improvements; or

(b)

(i) are dedicated to the public; and

(ii) offset the need for an identified system improvement.

Enacted by Chapter 47, 2011 General Session

11-36a-403 Other provisions of impact fee enactment.

(1) A local political subdivision or private entity may include a provision in an impact fee enactment that:

(a) provides an impact fee exemption for:

(i) development activity attributable to:

(A) low income housing;

(B) the state;

(C) subject to Subsection (2), a school district; or

(D) subject to Subsection (2), a charter school; or

(ii) other development activity with a broad public purpose; and

(b) except for an exemption under Subsection (1)(a)(i)(A), establishes one or more sources of funds other than impact fees to pay for that development activity.

(2) An impact fee enactment that provides an impact fee exemption for development activity attributable to a school district or charter school shall allow either a school district or a charter school to qualify for the exemption on the same basis.

(3) An impact fee enactment that repeals or suspends the collection of impact fees is exempt from the notice requirements of Section 11-36a-504.

Enacted by Chapter 47, 2011 General Session

Part 5
Notice

11-36a-501 Notice of intent to prepare an impact fee facilities plan.

(1) Before preparing or amending an impact fee facilities plan, a local political subdivision or private entity shall provide written notice of its intent to prepare or amend an impact fee facilities plan.

(2) A notice required under Subsection (1) shall:

(a) indicate that the local political subdivision or private entity intends to prepare or amend an impact fee facilities plan;

(b) describe or provide a map of the geographic area where the proposed impact fee facilities will be located; and

(c) subject to Subsection (3), be provided for the geographic area where the proposed impact fee facilities will be located, as a class A notice under Section 63G-30-102, for at least 10 days.

(3) For a private entity required to post notice under Subsection (2)(c):

(a) the private entity shall give notice to the general purpose local government in which the private entity's private business office is located; and

(b) the general purpose local government described in Subsection (3)(a) shall post the notice on the Utah Public Notice Website and, as available, on the general purpose local government's website.

Amended by Chapter 435, 2023 General Session

11-36a-502 Notice to adopt or amend an impact fee facilities plan.

(1) If a local political subdivision chooses to prepare an independent impact fee facilities plan rather than include an impact fee facilities element in the general plan in accordance with Section 11-36a-301, the local political subdivision shall, before adopting or amending the impact fee facilities plan:

(a) give public notice, in accordance with Subsection (2), of the plan or amendment at least 10 days before the day on which the public hearing described in Subsection (1)(d) is scheduled;

(b) make a copy of the plan or amendment, together with a summary designed to be understood by a lay person, available to the public;

(c) place a copy of the plan or amendment and summary in each public library within the local political subdivision; and

(d) hold a public hearing to hear public comment on the plan or amendment.

(2) With respect to the public notice required under Subsection (1)(a):

(a) each municipality shall comply with the notice and hearing requirements of, and, except as provided in Subsection 11-36a-701(3)(b)(ii), receive the protections of Sections 10-20-205 and 10-20-1109 and Subsection 10-20-502(2);

(b) each county shall comply with the notice and hearing requirements of, and, except as provided in Subsection 11-36a-701(3)(b)(ii), receive the protections of Sections 17-79-205 and 17-79-1009 and Subsection 17-79-502(2); and

(c) each special district, special service district, and private entity shall comply with the notice and hearing requirements of, and receive the protections of, Section 17B-1-111.

(3) Nothing contained in this section or Section 11-36a-503 may be construed to require involvement by a planning commission in the impact fee facilities planning process.

Amended by Chapter 15, 2025 Special Session 1

11-36a-503 Notice of preparation of an impact fee analysis.

(1) Before preparing or contracting to prepare an impact fee analysis, each local political subdivision or, subject to Subsection (2), private entity shall provide a public notice for the local political subdivision, as a class A notice under Section 63G-30-102, for at least 10 days.

(2) For a private entity required to post notice under Subsection (1):

(a) the private entity shall give notice to the general purpose local government in which the private entity's primary business is located; and

(b) the general purpose local government described in Subsection (2)(a) shall post the notice on the Utah Public Notice Website and, as available, on the general purpose local government's website.

Amended by Chapter 435, 2023 General Session

11-36a-504 Notice of intent to adopt impact fee enactment -- Hearing -- Protections.

(1) Before adopting an impact fee enactment:

(a) a municipality legislative body shall:

(i) comply with the notice requirements of Section 10-20-205 as if the impact fee enactment were a land use regulation;

(ii) hold a hearing in accordance with Section 10-20-502 as if the impact fee enactment were a land use regulation; and

(iii) except as provided in Subsection 11-36a-701(3)(b)(ii), receive the protections of Section 10-9-1109 as if the impact fee were a land use regulation;

(b) a county legislative body shall:

(i) comply with the notice requirements of Section 17-79-205 as if the impact fee enactment were a land use regulation;

(ii) hold a hearing in accordance with Section 17-79-502 as if the impact fee enactment were a land use regulation; and

(iii) except as provided in Subsection 11-36a-701(3)(b)(ii), receive the protections of Section 17-79-1009 as if the impact fee were a land use regulation;

(c) a special district or special service district shall:

(i) comply with the notice and hearing requirements of Section 17B-1-111; and

(ii) receive the protections of Section 17B-1-111;

(d) a local political subdivision shall at least 10 days before the day on which a public hearing is scheduled in accordance with this section:

(i) make a copy of the impact fee enactment available to the public; and

(ii) provide notice of the local political subdivision's intent to enact or modify the impact fee, specifying the type of impact fee being enacted or modified, for the local political subdivision, as a class A notice under Section 63G-30-102, for at least 10 days; and

(e) a local political subdivision shall submit a copy of the impact fee analysis and a copy of the summary of the impact fee analysis prepared in accordance with Section 11-36a-303 on its website or to each public library within the local political subdivision.

(2) Subsection (1)(a) or (b) may not be construed to require involvement by a planning commission in the impact fee enactment process.

Amended by Chapter 15, 2025 Special Session 1

Part 6
Impact Fee Proceeds

11-36a-601 Accounting of impact fees.

A local political subdivision that collects an impact fee shall:

(1) establish a separate interest bearing ledger account for each type of public facility for which an impact fee is collected;

(2) deposit a receipt for an impact fee in the appropriate ledger account established under Subsection (1);

(3) retain the interest earned on each fund or ledger account in the fund or ledger account;

(4) at the end of each fiscal year, prepare a report that:

(a) for each fund or ledger account, shows:

(i) the source and amount of all money collected, earned, and received by the fund or ledger account during the fiscal year; and

(ii) each expenditure from the fund or ledger account;

(b) accounts for all impact fee funds that the local political subdivision has on hand at the end of the fiscal year;

(c) identifies the impact fee funds described in Subsection (4)(b) by:

(i) the year in which the impact fee funds were received;

(ii) the project from which the impact fee funds were collected;

(iii) the project for which the impact fee funds are budgeted; and

(iv) the projected schedule for expenditure; and

(d) is:

(i) in a format developed by the state auditor;

(ii) certified by the local political subdivision's chief financial officer; and

(iii) transmitted to the state auditor within 180 days after the day on which the fiscal year ends.

Amended by Chapter 394, 2017 General Session

11-36a-602 Expenditure of impact fees.

(1) A local political subdivision may expend impact fees only for a system improvement:

(a) identified in the impact fee facilities plan; and

(b) for the specific public facility type for which the fee was collected.

(2)

(a) Except as provided in Subsection (2)(b), a local political subdivision shall expend or encumber an impact fee collected with respect to a lot:

(i) for a permissible use; and

(ii) within six years after the impact fee with respect to that lot is collected.

(b) A local political subdivision may hold the fees for longer than six years if it identifies, in writing:

(i) an extraordinary and compelling reason why the fees should be held longer than six years; and

(ii) an absolute date by which the fees will be expended.

Amended by Chapter 190, 2017 General Session

11-36a-603 Refunds.

(1) A local political subdivision shall refund any impact fee paid by a developer, plus interest earned, when:
  (a) the developer does not proceed with the development activity and has filed a written request for a refund;
  (b) the fee has not been spent or encumbered; and
  (c) no impact has resulted.

(2)
  (a) As used in this Subsection (2):
    (i) "Affected lot" means the lot or parcel with respect to which a local political subdivision collected an impact fee that is subject to a refund under this Subsection (2).
    (ii) "Claimant" means:
      (A) the original owner;
      (B) the person who paid an impact fee; or
      (C) another person who, under Subsection (2)(d), submits a timely notice of the person's valid legal claim to an impact fee refund.
    (iii) "Original owner" means the record owner of an affected lot at the time the local political subdivision collected the impact fee.
    (iv) "Unclaimed refund" means an impact fee that:
      (A) is subject to refund under this Subsection (2); and
      (B) the local political subdivision has not refunded after application of Subsections (2)(b) and (c).
  (b) If an impact fee is not spent or encumbered in accordance with Section 11-36a-602, the local political subdivision shall, subject to Subsection (2)(c):
    (i) refund the impact fee to:
      (A) the original owner, if the original owner is the sole claimant; or
      (B) to the claimants, as the claimants agree, if there are multiple claimants; or
    (ii) interplead the impact fee refund to a court of competent jurisdiction for a determination of the entitlement to the refund, if there are multiple claimants who fail to agree on how the refund should be paid to the claimants.
  (c) If the original owner's last known address is no longer valid at the time a local political subdivision attempts under Subsection (2)(b) to refund an impact fee to the original owner, the local political subdivision shall:
    (i) post a notice on the local political subdivision's website, stating the local political subdivision's intent to refund the impact fee and identifying the original owner;
    (ii) maintain the notice on the website for a period of one year; and
    (iii) disqualify the original owner as a claimant unless the original owner submits a written request for the refund within one year after the first posting of the notice under Subsection (2)(c)(i).
  (d)
    (i) In order to be considered as a claimant for an impact fee refund under this Subsection (2), a person, other than the original owner, shall submit a written notice of the person's valid legal claim to the impact fee refund.
    (ii) A notice under Subsection (2)(d)(i) shall:
      (A) explain the person's valid legal claim to the refund; and

(B) be submitted to the local political subdivision no later than 30 days after expiration of the time specified in Subsection 11-36a-602(2) for the impact fee that is the subject of the refund.

(e) A local political subdivision:

(i) may retain an unclaimed refund; and

(ii) shall expend any unclaimed refund on capital facilities identified in the current capital facilities plan for the type of public facility for which the impact fee was collected.

Amended by Chapter 215, 2018 General Session

Part 7
Challenges

11-36a-701 Impact fee challenge.

(1) A person or an entity residing in or owning property within a service area, or an organization, association, or a corporation representing the interests of persons or entities owning property within a service area, has standing to file a declaratory judgment action challenging the validity of an impact fee.

(2)

(a) A person or an entity required to pay an impact fee who believes the impact fee does not meet the requirements of law may file a written request for information with the local political subdivision who established the impact fee.

(b) Within two weeks after the receipt of the request for information under Subsection (2)(a), the local political subdivision shall provide the person or entity with the impact fee analysis, the impact fee facilities plan, and any other relevant information relating to the impact fee.

(3)

(a) Subject to the time limitations described in Section 11-36a-702 and procedures set forth in Section 11-36a-703, a person or an entity that has paid an impact fee that a local political subdivision imposed may challenge:

(i) if the impact fee enactment was adopted on or after July 1, 2000:

(A) subject to Subsection (3)(b)(i) and except as provided in Subsection (3)(b)(ii), whether the local political subdivision complied with the notice requirements of this chapter with respect to the imposition of the impact fee; and

(B) whether the local political subdivision complied with other procedural requirements of this chapter for imposing the impact fee; and

(ii) except as limited by Subsection (3)(c), the impact fee.

(b)

(i) The sole remedy for a challenge under Subsection (3)(a)(i)(A) is the equitable remedy of requiring the local political subdivision to correct the defective notice and repeat the process.

(ii) The protections given to a municipality under Section 10-20-1109 and to a county under Section 17-79-1009 do not apply in a challenge under Subsection (3)(a)(i)(A).

(c) The sole remedy for a challenge under Subsection (3)(a)(ii) is a refund of the difference between what the person or entity paid as an impact fee and the amount the impact fee should have been if it had been correctly calculated.

(4)

(a) Subject to Subsection (4)(d), if an impact fee that is the subject of an advisory opinion under Section 13-43-205 is listed as a cause of action in litigation, and that cause of action is litigated on the same facts and circumstances and is resolved consistent with the advisory opinion:
(i) the substantially prevailing party on that cause of action:
(A) may collect reasonable attorney fees and court costs pertaining to the development of that cause of action from the date of the delivery of the advisory opinion to the date of the court's resolution; and
(B) shall be refunded an impact fee held to be in violation of this chapter, based on the difference between the impact fee paid and what the impact fee should have been if the local political subdivision had correctly calculated the impact fee; and
(ii) in accordance with Section 13-43-206, a local political subdivision shall refund an impact fee held to be in violation of this chapter to the person who was in record title of the property on the day on which the impact fee for the property was paid if:
(A) the impact fee was paid on or after the day on which the advisory opinion on the impact fee was issued but before the day on which the final court ruling on the impact fee is issued; and
(B) the person described in Subsection (3)(a)(ii) requests the impact fee refund from the local political subdivision within 30 days after the day on which the court issued the final ruling on the impact fee.
(b) A local political subdivision subject to Subsection (3)(a)(ii) shall refund the impact fee based on the difference between the impact fee paid and what the impact fee should have been if the local political subdivision had correctly calculated the impact fee.
(c) This Subsection (4) may not be construed to create a new cause of action under land use law.
(d) Subsection (4)(a) does not apply unless the cause of action described in Subsection (4)(a) is resolved and final.
(5) Subject to the time limitations described in Section 11-36a-702 and procedures described in Section 11-36a-703, a claimant, as defined in Section 11-36a-603, may challenge whether a local political subdivision spent or encumbered an impact fee in accordance with Section 11-36a-602.

Amended by Chapter 15, 2025 Special Session 1

11-36a-702 Time limitations.
(1) A person or an entity that initiates a challenge under Subsection 11-36a-701(3)(a) may not initiate that challenge unless it is initiated within:
(a) for a challenge under Subsection 11-36a-701(3)(a)(i)(A), 30 days after the day on which the person or entity pays the impact fee;
(b) for a challenge under Subsection 11-36a-701(3)(a)(i)(B), 180 days after the day on which the person or entity pays the impact fee;
(c) for a challenge under Subsection 11-36a-701(5):
(i) if the local political subdivision has spent or encumbered the impact fee, one year after the expiration of the time specified in Subsection 11-36a-602(2); or
(ii) if the local political subdivision has not yet spent or encumbered the impact fee, two years after the expiration of the time specified in Subsection 11-36a-602(2); or
(d) for a challenge under Subsection 11-36a-701(3)(a)(ii), one year after the day on which the person or entity pays the impact fee.

(2) The deadline to file an action in district court is tolled from the date that a challenge is filed using an administrative appeals procedure described in Section 11-36a-703 until 30 days after the day on which a final decision is rendered in the administrative appeals procedure.

Amended by Chapter 215, 2018 General Session

11-36a-703 Procedures for challenging an impact fee.

(1)
  (a) A local political subdivision may establish, by ordinance or resolution, or a private entity may establish by prior written policy, an administrative appeals procedure to consider and decide a challenge to an impact fee.
  (b) If the local political subdivision or private entity establishes an administrative appeals procedure, the local political subdivision shall ensure that the procedure includes a requirement that the local political subdivision make its decision no later than 30 days after the day on which the challenge to the impact fee is filed.

(2) A challenge under Subsection 11-36a-701(3)(a) is initiated by filing:
  (a) if the local political subdivision or private entity has established an administrative appeals procedure under Subsection (1), the necessary document, under the administrative appeals procedure, for initiating the administrative appeal;
  (b) a request for arbitration as provided in Section 11-36a-705; or
  (c) an action in district court.

(3) The sole remedy for a successful challenge under Subsection 11-36a-701(1), which determines that an impact fee process was invalid, or an impact fee is in excess of the fee allowed under this act, is a declaration that, until the local political subdivision or private entity enacts a new impact fee study, from the date of the decision forward, the entity may charge an impact fee only as the court has determined would have been appropriate if it had been properly enacted.

(4) Subsections (2), (3), 11-36a-701(3), and 11-36a-702(1) may not be construed as requiring a person or an entity to exhaust administrative remedies with the local political subdivision before filing an action in district court under Subsections (2), (3), 11-36a-701(3), and 11-36a-702(1).

(5) The judge may award reasonable attorney fees and costs to the prevailing party in an action brought under this section.

(6) This chapter may not be construed as restricting or limiting any rights to challenge impact fees that were paid before the effective date of this chapter.

Amended by Chapter 200, 2013 General Session

11-36a-704 Mediation.

(1) In addition to the methods of challenging an impact fee under Section 11-36a-701, a specified public agency may require a local political subdivision or private entity to participate in mediation of any applicable impact fee.

(2) To require mediation, the specified public agency shall submit a written request for mediation to the local political subdivision or private entity.

(3) The specified public agency may submit a request for mediation under this section at any time, but no later than 30 days after the day on which an impact fee is paid.

(4) Upon the submission of a request for mediation under this section, the local political subdivision or private entity shall:
  (a) cooperate with the specified public agency to select a mediator; and
  (b) participate in the mediation process.

Enacted by Chapter 47, 2011 General Session

11-36a-705 Arbitration.

(1) A person or entity intending to challenge an impact fee under Section 11-36a-703 shall file a written request for arbitration with the local political subdivision within the time limitation described in Section 11-36a-702 for the applicable type of challenge.

(2) If a person or an entity files a written request for arbitration under Subsection (1), an arbitrator or arbitration panel shall be selected as follows:

(a) the local political subdivision and the person or entity filing the request may agree on a single arbitrator within 10 days after the day on which the request for arbitration is filed; or

(b) if a single arbitrator is not agreed to in accordance with Subsection (2)(a), an arbitration panel shall be created with the following members:

(i) each party shall select an arbitrator within 20 days after the date the request is filed; and

(ii) the arbitrators selected under Subsection (2)(b)(i) shall select a third arbitrator.

(3) The arbitration panel shall hold a hearing on the challenge no later than 30 days after the day on which:

(a) the single arbitrator is agreed on under Subsection (2)(a); or

(b) the two arbitrators are selected under Subsection (2)(b)(i).

(4) The arbitrator or arbitration panel shall issue a decision in writing no later than 10 days after the day on which the hearing described in Subsection (3) is completed.

(5) Except as provided in this section, each arbitration shall be governed by Title 78B, Chapter 11, Utah Uniform Arbitration Act.

(6) The parties may agree to:

(a) binding arbitration;

(b) formal, nonbinding arbitration; or

(c) informal, nonbinding arbitration.

(7) If the parties agree in writing to binding arbitration:

(a) the arbitration shall be binding;

(b) the decision of the arbitration panel shall be final;

(c) neither party may appeal the decision of the arbitration panel; and

(d) notwithstanding Subsection (10), the person or entity challenging the impact fee may not also challenge the impact fee under Subsection 11-36a-701(1) or Subsection 11-36a-703(2)(a) or (2)(c).

(8)

(a) Except as provided in Subsection (8)(b), if the parties agree to formal, nonbinding arbitration, the arbitration shall be governed by the provisions of Title 63G, Chapter 4, Administrative Procedures Act.

(b) For purposes of applying Title 63G, Chapter 4, Administrative Procedures Act, to a formal, nonbinding arbitration under this section, notwithstanding Section 63G-4-502, "agency" means a local political subdivision.

(9)

(a) An appeal from a decision in an informal, nonbinding arbitration may be filed with the district court in which the local political subdivision is located.

(b) An appeal under Subsection (9)(a) shall be filed within 30 days after the day on which the arbitration panel issues a decision under Subsection (4).

(c) The district court shall consider de novo each appeal filed under this Subsection (9).

(d) Notwithstanding Subsection (10), a person or entity that files an appeal under this Subsection (9) may not also challenge the impact fee under Subsection 11-36a-701(1) or Subsection 11-36a-703(2)(a) or (2)(c).

(10)

(a) Except as provided in Subsections (7)(d) and (9)(d), this section may not be construed to prohibit a person or entity from challenging an impact fee as provided in Subsection 11-36a-701(1) or Subsection 11-36a-703(2)(a) or (2)(c).

(b) The filing of a written request for arbitration within the required time in accordance with Subsection (1) tolls all time limitations under Section 11-36a-702 until the day on which the arbitration panel issues a decision.

(11) The person or entity filing a request for arbitration and the local political subdivision shall equally share all costs of an arbitration proceeding under this section.

Enacted by Chapter 47, 2011 General Session



Zions Public Finance, Inc

for

Hurricane City

Storm Water Impact Fee Analysis

April 2026

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Executive Summary of Impact Fee Analysis

Background Information

Hurricane City (the "City") retained J-U-B Engineers, Inc. to prepare an Impact Fee Facilities Plan (IFFP) for storm water and retained Zions Public Finance, Inc. to prepare this Impact Fee Analysis (IFA) for the calculation of appropriate storm water impact fees. This IFA relies on the information provided in the IFFP regarding current system capacity and future stormwater public facility needs, cost, and timing.

Service Areas. There is one service area in Hurricane City for the purpose of calculating storm water impact fees, which includes the City's incorporated limits.

Level of Service. The IFFP identifies the existing level of service as follows.

- Local storm drain collection facilities, including catch basins and collector pipes, provide flood
  protection during a 10-year, 3-hour storm event;
- Major storm drain detention and conveyance facilities, including storm drain trunklines, regional
  detention basins, bridges, creeks, and waterways, provide flood protection during a 100-year, 3-hour storm event; and
- New developments detain stormwater runoff, with a maximum release rate of 0.2 cubic feet per second per acre (cfs/ac) during a 100-year, 3-hour storm event.

The proposed level of service during this impact fee collection period is the same as the existing level of service.

Growth Projections.
The City is projected to grow by 4,473 equivalent residential units (ERUs) between 2026 and 2036.

Impact on Consumption of Existing Capacity

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

The IFFP does not identify any existing excess capacity, for which new development activities would benefit or to which it would "Buy-In."[1]

Impact on System Improvements by Anticipated New Development

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

The City has determined that, to maintain its current level of stormwater service, additional storm water improvements will cost $18,117,000. However, the improvements set forth in the IFFP also contain improvements necessary to cure existing deficiencies. These deficiencies cannot be, and are not, included in the calculation of impact fees. The cost of new system improvements

[1] Hurricane Storm Drain IFFP, January 2026, p. 2

necessitated by new development activity, and eligible for impact fees within the impact fee collection period, is only $7,802,343.

Proportionate Share Analysis and Impact Fee Calculation

Utah Code 11-36a-304(1)(d) and (e) and (2)(a) and (b)

The impact fee calculation includes costs for the construction of new system improvements and for consultant costs in preparing the IFFP and IFA

TABLE 1: PROPORTIONATE SHARE GROSS FEE CALCULATION BEFORE CREDITS

Gross Fee	Amount
New Construction	$1,744.20
Consultant Cost	$2.35
Fund Balance	$0.00
Gross Fee Before Credits	**$1,746.55**

Credits must be made for future projects, estimated at $4,870,961, that will benefit existing development. The total project amount can be reduced by cash on hand of $1,292. The remaining cost is then spread over 20 years with an average cost of $243,483 per year.

TABLE 2: CREDIT TO EXISTING DEVELOPMENT

Credit to Existing Development	Amount
Existing Development Cost	$4,870,961
Cash Payment	($1,292)
Remaining Amount	$4,869,669
Term in Years	20
Cost per Year	$243,483
Discount Rate	4.5%

The average cost per year is then divided by the total ERUs per year to arrive at an average cost per ERU per year. The net present value of future higher rates (to cover the benefit to existing development) is then calculated and subtracted from the gross fee calculated in Table 1.

TABLE 3: MAXIMUM FEE PER ERU BY YEAR

Year	Payment	ERUs	Payment per ERU	NPV*	Max Fee per ERU
2026	$243,483	12,009	$20.28	$207.51	$1,539.04
2027	$243,483	12,390	$19.65	$196.57	$1,549.98
2028	$243,483	12,784	$19.05	$185.76	$1,560.79
2029	$243,483	13,192	$18.46	$175.08	$1,571.47
2030	$243,483	13,614	$17.88	$164.50	$1,582.05
2031	$243,483	14,051	$17.33	$154.02	$1,592.54
2032	$243,483	14,504	$16.79	$143.62	$1,602.93
2033	$243,483	14,973	$16.26	$133.29	$1,613.26

Year	Payment	ERUs	Payment per ERU	NPV*	Max Fee per ERU
2034	$243,483	15,458	$15.75	$123.03	$1,623.52
2035	$243,483	15,961	$15.25	$112.82	$1,633.74
2036	$243,483	16,482	$14.77	$102.64	$1,643.91

*NPV = net present value discounted at 4.5 percent

Impact fees will be charged as follows:

Single-Family Residential``	1 ERU
Multi-Family Residential	0.37 ERU
Non-Residential	1 ERU for every 5,000 sf of impervious surface or portion thereof

The City, at its discretion, may choose to adjust or waive impact fees for special circumstances which may include but are not limited to affordable housing, retention of storm water onsite, etc.

Utah Code Legal Requirements

Utah law requires that cities prepare an Impact Fee Analysis (IFA) based on the information presented in the Impact Fee Facilities Plan (IFFP) before enacting an impact fee. Utah law also requires that cities give notice of their intent to prepare and adopt an IFA. This IFA follows all legal requirements as outlined below.

Notice of Intent to Prepare Impact Fee Analysis

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

Preparation of Impact Fee Analysis

Utah Code requires that "each local political subdivision… intending to impose an impact fee shall prepare a written analysis of each impact fee" (Utah Code 11-36a-303).

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

(a) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
(b) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
(c) demonstrate how anticipated impacts are reasonably related to the anticipated development activity;
(d) estimate the proportionate share of:
    (i) The costs for existing capacity that will be recouped (buy-in); and
    (ii) The costs of impacts on system improvement that are reasonably related to the new development activity; and

(e) based on the requirements of this chapter (in Utah Code), identify how the impact fee was calculated.

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

(a) the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
(b) the cost of system improvements for each public facility;
(c) other than impact fees, the manner of financing for each public facility such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;
(d) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by means such as user charges, special assessments, or payment from the proceeds of general taxes;
(e) the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;
(f) the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;
(g) extraordinary costs, if any in servicing the newly developed properties; and
(h) the time-price differential inherent in fair comparisons of amounts paid at different times.

Calculating Impact Fees

Utah Code states that for purposes of calculating an impact fee, a local political subdivision or private entity may include:

(a) the construction contract price;
(b) the cost of acquiring land, improvements, materials, and fixtures;
(c) the cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements; and
(d) for political subdivision, debt service charges, if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes, or other obligations issued to finance the costs of the system improvements.

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

Certification of Impact Fee Analysis

Utah Code states that an impact fee analysis shall include a written certification from the person or entity that prepares the impact fee facilities analysis. This certification is included as part of this Impact Fees Analysis.

Impact Fee Enactment

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

Consumption of Existing Capacity, Impact on System Improvements, and How Impacts are Related to Anticipated Development Activity

Utah Code 11-36a-304(1)(a),(b),and (c)

Growth in Demand

Growth in ERUs will generate demand for storm water facilities. Table 4 shows the projected growth in the City.

TABLE 4: PROJECTED ERU GROWTH

Year	ERUs
2026	12,009
2027	12,390
2028	12,784
2029	13,192
2030	13,614
2031	14,051
2032	14,504
2033	14,973
2034	15,458
2035	15,961
2036	16,482
Growth in ERUs, 2026-2036	4,473

Consumption of Existing Capacity by Anticipated New Development

According to J-U-B Engineers, Inc., the City's storm water engineers, there is no existing excess capacity in the storm water system for the purpose of calculating impact fees.[2]

[2] Hurricane Storm Drain IFFP, January 2026, p. 2

Impact on System Improvements by Anticipated New Development

The City has determined to maintain its current level of stormwater service. Therefore, additional stormwater improvements will be required to maintain the existing stormwater level of service. The IFFP identifies the level of service as follows:[3]

- Local storm drain collection facilities, including catch basins and collector pipes, provide flood protection during a 10-year, 3-hour storm event;
- Major storm drain detention and conveyance facilities, including storm drain trunklines, regional detention basins, bridges, creeks, and waterways, provide flood protection during a 100-year, 3-hour storm event; and
- New developments detain stormwater runoff, with a maximum release rate of 0.2 cubic feet per second per acre (cfs/ac) during a 100-year, 3-hour storm event.

The following projects have been identified in the IFFP as necessary for existing and new development activity to maintain the existing level of service.

TABLE 5: NEW SYSTEM IMPROVEMENTS NECESSITATED BY EXISTING AND NEW DEVELOPMENT

Project #	Description	Estimated Cost	Cost to Existing	Cost to 10-Yr Growth	Beyond 10 yrs
1	Storm Drain Piping - W 100 N	$1,029,000	$501,855	$527,145	$0
2	Storm Drain Piping - N 1150 W	$1,019,000	$509,500	$509,500	$0
3	Storm Drain Piping - S 400 W	$3,485,000	$1,985,042	$1,499,958	$0
4	Storm Drain Piping/Drainage Swale - W 3000 S	$3,478,000	$251,526	$2,519,711	$706,763
5	Drainage Swale	$807,000	$85,738	$562,558	$158,704
6	Storm Drain Piping	$2,443,000	$1,104,857	$1,070,514	$267,629
7	Storm Drain Piping	$688,000	$206,400	$344,000	$137,600
8	Storm Drain Piping	$4,173,000	$0	$0	$4,173,000
9	Detention Basin/Drainage Swale	$376,000	$0	$376,000	$0
10	Storm Drain Piping	$272,000	$55,744	$216,256	$0
11	Storm Drain Piping	$347,000	$170,299	$176,701	$0
	TOTAL	**$18,117,000**	**$4,870,961**	**$7,802,343**	**$5,443,696**

Relation of Anticipated Development Activity to Impacts on Existing Capacity and System Improvements

Based on information provided in the IFFP and shown in Table 5 above, new development activity's share of the new system improvements, over the planning window (2026-2036), is $7,802,343.

[3] Hurricane Storm Drain IFFP, January 2026, p. 1

Proportionate Share Analysis

Utah Code 11-36a-304(1)(d)(i) and (ii), (e)

Costs of System Improvements Related to New Development Activity
The City intends to maintain its existing level of service for storm water services through adding the new system improvements described in the Impact Fee Facilities Plan and previously included in this Impact Fee Analysis. In addition, engineering and consultant fees are considered a legitimate cost in calculating impact fees. These costs are also summarized below.

Total impact-fee eligible costs for new system improvements, attributable to new development activity over 10 years, are $7,802,343. Consultant costs for the IFFP and IFA were $10,500 to prepare the impact fee facility plans and impact fee analysis that are necessary to calculate defensible impact fees.

TABLE 6: NEW SYSTEM IMPROVEMENTS PROPORTIONATE SHARE

New Construction	Amount
10-Yr Improvements	$7,802,343
Growth in ERUs, 2026-2036	4,473
Cost per ERU	**$1,744.20**

Impact Fee Calculation
The maximum impact fee allowable under law includes new system costs of $1,744.20 per ERU, plus consultant costs of $2.35 per ERU for a total gross fee of $1,746.55.

TABLE 7: PROPORTIONATE SHARE IMPACT FEE CALCULATION

SUMMARY	
New Construction	$1,744.20
Consultant Cost	$2.35
Fund Balance	$0.00
Gross Fee Before Credits	**$1,746.55**

Manner of Financing, Credits, Etc.

Utah Code 11-36a-304(2)

Credits must be made for future projects, estimated at $4,870,961, that will benefit existing development. The total project amount can be reduced by cash on hand of $1,292. The remaining cost is then spread over 20 years with an average cost of $243,483 per year.

TABLE 8: CREDIT TO EXISTING DEVELOPMENT

Credit to Existing Development	Amount
Existing Development Cost	$4,870,961
Cash Payment	($1,292)

Credit to Existing Development	Amount
Remaining Amount	$4,869,669
Term in Years	20
Cost per Year	$243,483
Discount Rate	4.5%

The average cost per year is then divided by the total ERUs per year to arrive at an average cost per ERU per year. The net present value of future higher rates (to cover the benefit to existing development) is then calculated and subtracted from the gross fee calculated in Table 7.

TABLE 9: MAXIMUM FEE PER ERU BY YEAR

Year	Payment	ERUs	Payment per ERU	NPV*	Max Fee per ERU
2026	$243,483	12,009	$20.28	$207.51	$1,539.04
2027	$243,483	12,390	$19.65	$196.57	$1,549.98
2028	$243,483	12,784	$19.05	$185.76	$1,560.79
2029	$243,483	13,192	$18.46	$175.08	$1,571.47
2030	$243,483	13,614	$17.88	$164.50	$1,582.05
2031	$243,483	14,051	$17.33	$154.02	$1,592.54
2032	$243,483	14,504	$16.79	$143.62	$1,602.93
2033	$243,483	14,973	$16.26	$133.29	$1,613.26
2034	$243,483	15,458	$15.75	$123.03	$1,623.52
2035	$243,483	15,961	$15.25	$112.82	$1,633.74
2036	$243,483	16,482	$14.77	$102.64	$1,643.91

*NPV = net present value discounted at 4.5 percent

Impact fees will be charged as follows:

Single-Family Residential``	1 ERU
Multi-Family Residential	0.37 ERU
Non-Residential	1 ERU for every 5,000 sf of impervious surface or portion thereof

The City, at its discretion, may choose to adjust or waive impact fees for special circumstances which may include but are not limited to affordable housing, retention of storm water onsite, etc.

Other than impact fees, the City has not identified any other means (such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants) of financing system improvements created by new development activity.

Certification

Zions Public Finance, Inc. certifies that the attached impact fee analysis:

1. includes only the cost of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;

2. does not include:
    a. costs of operation and maintenance of public facilities; or
    b. cost for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;

3. offset costs with grants or other alternate sources of payment; and

4. complies in each and every relevant respect with the Impact Fees Act.

Resolution No. 2026-23

A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, APPROVING AN INCREASE TO THE MONTHLY STORM DRAINAGE FEE

WHEREAS, the Hurricane City Council is authorized by Section 10-3-717 of the Utah Code and Section 1-5-6(G)(1) of the Hurricane City Code to establish and amend fees for municipal services; and

WHEREAS, the City Council has previously established a storm drainage utility fee to fund the operation, maintenance, repair, replacement, and improvement of the City's storm drainage system; and

WHEREAS, Hurricane City is required to comply with Municipal Separate Storm Sewer System (MS4) regulations and other state and federal stormwater management requirements, which impose additional responsibilities and costs upon the City, and

WHEREAS, the City Council has determined that additional revenue is necessary to adequately fund storm drainage infrastructure, regulatory compliance, maintenance activities, and future capital improvements; and

WHEREAS, the City Council finds that increasing the storm drainage fee is necessary and in the best interests of the public health, safety, and welfare of the residents of Hurricane City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HURRICANE CITY, UTAH, AS FOLLOWS:

Section 1. The monthly storm drainage utility fee is hereby increased from Four Dollars ($4.00) per month to Eleven Dollars ($11.00) per month for each utility account.

Section 2. City staff is authorized and directed to implement the revised fee and make any administrative changes necessary to carry out the provisions of this Resolution.

Section 3. This Resolution shall take effect on the earliest date permitted by law.

PASSED AND APPROVED this 18th day of June 2026.

_____

Clark Fawcett, Mayor

Attest:

_____
Cindy Beteag, Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 18th day of June 2026. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Drew Ellerman	___	___	___	___
Joseph Prete	___	___	___	___
Dave Imlay	___	___	___	___
Lynn Excell	___	___	___	___
Amy Werrett	___	___	___	___

_____
Cindy Beteag

HURRICANE CITY
UTAH

HURRICANE CITY
STORM DRAIN MASTER PLAN
April 2026

Prepared By:
J-U-B ENGINEERS, Inc.
20 North Main Street, Suite 202
St. George, Utah 84770
(435)900-1230

J·U·B ENGINEERS, INC.

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1. INTRODUCTION

Hurricane City is located in Washington County in southern Utah. This Storm Drain Master Plan documents the existing storm drain system within Hurricane City, outlines the hydrologic model assumptions and results for the system, and identifies the proposed projects needed to provide adequate drainage throughout the City.

Hurricane City contains both areas that are fully developed and areas with little to no development. The projects identified in this Storm Drain Master Plan are needed to improve the existing storm drain system, accommodate future growth and development, and to connect undeveloped areas to the storm drain system as future development takes place.

1.1. Study Area

The area of evaluation for this study includes both the area within the existing city limits of Hurricane City, as well as additional drainage areas outside of the city limits that contribute runoff to the City's storm drain system. Many of these additional drainage areas include large, open-space areas with hilly topography. The Hurricane City limits can be found on the Existing System Map in Appendix A.

1.2. Definitions

The following definitions are provided to clarify commonly used terms and to ensure consistency in nomenclature.

Catch Basin A basin combined with a storm drain inlet used to trap solids.

Channel A natural or artificial watercourse with a definite bed and banks that conducts flowing water continuously or periodically.

Culvert A covered channel or pipe that directs water flow below the ground surface.

Curve Number A numerical representation of the stormwater runoff potential for an area, with higher numbers representing higher amounts of runoff.

Detention Basin A depression designed with an inlet and outlet that regulates water flow and allows debris to settle out, and which is capable of detaining stormwater runoff until it can be released downstream.

Impervious Surface Any hard surface area which prevents or reduces the penetration, absorption, or entry of water into the ground, or any hard surface area which causes water to run off the surface in a greater quantity or at an increased rate of flow from that present under natural conditions, pre-existent to development. Common impervious surfaces include, but are not limited to, roofs, sidewalks, concrete or asphalt paving, walkways, patios, decks, driveways, parking lots, storage areas, trafficked or compacted gravel, road base, or other surfaces which similarly impede the natural infiltration of storm and surface water.

Infiltration The downward movement of water from the surface to the subsoil. The infiltration capacity is expressed in terms of inches per hour.

Municipal Separate Storm Sewer System (MS4) A municipally owned and operated stormwater collection system that may consist of any or all of the following: curb, gutter, drainage swales, piping, ditches, canals, detention basins, inlet boxes, or any other system used to convey stormwater that discharges into canals, ditches, streams, rivers, or lakes not owned and operated by that municipality.

Outfall The point, location, or structure where stormwater or drainage discharges from a storm drain pipe, ditch, or other conveyance to a receiving body of water.

Pipe Surcharge When storm runoff exceeds a pipe's capacity and causes pressurized pipe flow.

Retention Basin A depression designed with an inlet that retains water flow and allows debris to settle out, and which can retain stormwater runoff until it can evaporate or infiltrate into the ground. Runoff water is retained without release except by means of evaporation, infiltration, or emergency bypass.

Runoff Precipitation, snow melt, or irrigation water that runs off the land into streams or other surface water. It can carry pollutants from the air and land into the receiving waters.

Spread Calculations A calculation of water spread width or area on a road or storm conveyance system based on maximum flow, water depth, water velocity, and flow area.

Storm Drain A closed conduit for conveying stormwater that has been collected by inlets or other means.

Storm Drain System The City's storm drain system comprised of stormwater facilities, improvements, streets, gutters, drains, swales, detention basins, property, or other interests therein made, constructed, or acquired by the City for purposes of managing and controlling stormwater.

Stormwater Water produced by storms, surface drainage, snow and ice melt, and spring flows and drainage. Stormwater does not include infiltration.

Storm frequency A measure of the relative risk that the precipitation depth for a particular design storm will be equaled or exceeded in any given year. This risk is usually expressed in years. For example, a storm with a 100-year frequency will have a one percent chance of being equaled or exceeded in any given year.

Storm duration The length of time of a storm event, from the beginning of rainfall to the point where no further accumulation of precipitation is occurring.

Storm intensity The rate at which precipitation accumulates during a storm event.

Storm depth The total depth of precipitation produced by a storm event.

Subcatchment A defined area used to calculate stormwater runoff which drains to a designated location.

1.3. Projected Growth

According to the US Census Bureau, Hurricane has experienced a population increase of approximately 30.9% between 2020 and 2025 making it one of the fastest-growing cities in southern Utah. The City's population was 13,748 in 2010, 20,036 in 2020, and the current population is estimated to be around 26,500 residents. Hurricane's rising population is attributed to housing developments, recreational appeal, and increased industrialization. Based on the Hurricane City Parks, Trails, and Recreation Master Plan from 2024, the future population is projected to increase at a rate of 4.00% annually between 2024 and 2029 and 3.30% annually between 2030 and 2034. Assuming these rates and anticipated City development, the ten-year projected population for Hurricane City is 35,426. This population increase has been applied to the existing system with improvements to 10-year and 100-year modeling scenarios.

1.4. Stormwater Quality

In recent years, the Environmental Protection Agency (EPA), and subsequently the State of Utah, has emphasized the importance of monitoring the quality of the stormwater being discharged from storm drain systems. In conjunction with this Storm Drain Master Plan, Hurricane City is developing a Storm Water Management Plan (SWMP) to comply with the MS4 requirements set forth by the EPA and the Utah Department of Environmental Quality (DEQ). This will allow the City to obtain a Utah Pollutant Discharge Elimination System (UPDES) permit to discharge stormwater to Waters of the United States. The City is required to comply with stormwater quality regulations set forth by the permit. The UPDES permit requires that the City develop a program to regulate stormwater quality by setting and implementing goals in six minimum control measures:

1. Public education and outreach
2. Public involvement and participation
3. Illicit discharge detection and elimination
4. Construction site runoff management
5. Post-construction runoff management
6. Pollution prevention and good housekeeping practices

The management of stormwater quality is specifically addressed in the UPDES Storm Water Management Plan that is being developed by the City. Although this Strom Drain Master Plan does not address stormwater quality in detail, the implementation of the plan does have a significant potential impact on stormwater quality. Uncontrolled discharges due to insufficient capacity or unmaintained infrastructure can lead to the introduction of pollutants into stormwater. Providing the necessary infrastructure to properly collect and convey stormwater is vital in maintaining the quality of stormwater in the City.

2. EXISTING SYSTEM

Table 2—1: Existing Storm Drain System Inventory

Description	Length (ft)/Quantity
3-inch	33
4-inch	390
6-inch	1,640
8-inch	1,591
10-inch	6,151
12-inch	19,006
14-inch	344
15-inch	20,972
16-inch	429
18-inch	65,487
20-inch	165
24-inch	53,723
30-inch	14,755
36-inch	22,605
40-inch	251
42-inch	6,191
48-inch	10,700
60-inch	3,317
Open Drains	24,505
Culverts	4,398
Unknown	49,679
Total Length	**306,331**

Hurricane City's existing storm drain system consists of pipes, open channels, culverts, manholes, inlets, detention ponds, and rivers and natural channels. The existing system map can be found in Appendix A. The rivers and natural channels play a vital role in the system as many components of the storm drain system discharge directly to the Virgin River.

An inventory of the City's existing storm drain system is summarized in Table 2—1. The inventory is based on GIS data provided by the City. There is a total of 306,331 feet, or 58 miles, of storm drain pipes, open drains, and culverts within the storm drain system that convey stormwater runoff. The storm drain system is valuable to the City and its continued maintenance is essential.

Description	Length (ft)/Quantity
Manholes	454
Inlets	2,384
Detention Basins	116

3. COMPUTER MODEL DEVELOPMENT

To assess the performance of the storm drain system, a computer model was developed using Aquanuity's AquaTwin Sewer modeling software, which is a software integration to Esri's ArcGIS Pro software. AquaTwin Sewer utilizes the EPA's Storm Water Management Model (SWMM) 5 engine. An important aspect of this software is its ability to interface with Esri ArcGIS software for a seamless transition between Geographic Information System (GIS) data and network modeling.

3.1. Hydrologic Information

Based on the City's 2008 Drainage Manual, local storm drain collection facilities, such as catch basins and collector pipes, should be designed to provide flood protection for a 10-year, 3-hour storm event, while major storm drain detention and conveyance facilities, such as storm drain trunk lines, regional detention basins, bridges, creeks, and washes, should be designed to provide flood protection for a 100-year, 3-hour storm event (Bowen, Collins & Associates, 2008).

The model evaluated the storm events utilizing a modified Farmer-Fletcher storm distribution. The Farmer-Fletcher distribution was developed in 1971 using local Utah recording gauges from storm events across the Wasatch Front. A storm depth of 1.1 inches was used for the 10-year, 3-hour storm, and a storm depth of 1.91 inches was used for the 100-year, 3-hour storm. Storm depths were obtained from the National Oceanic and Atmospheric Administration (NOAA) Precipitation Frequency Data Server (NOAA, 2024). Figure 3—1 shows the storm distributions that were used in the model for the 1.1-inch and 1.91-inch storm depths.

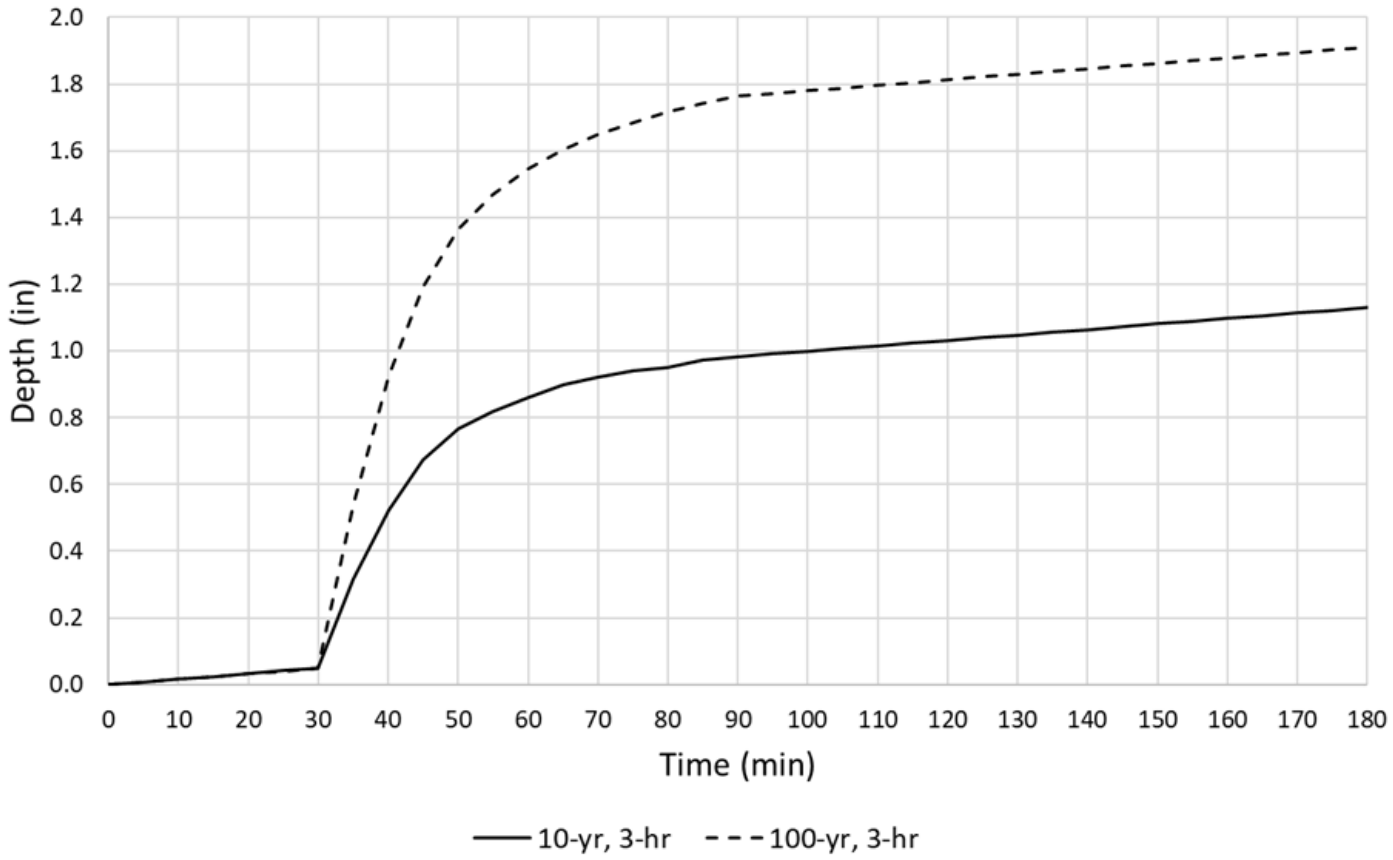


Figure 3—1: 10-year, 3-hour and 100-year, 3-hour Storm Distributions

3.2. Model Input Data

The storm drain model used the Natural Resources Conservation Service (NRCS) Unitless Hydrograph Method to calculate the peak runoff for the required design storms, which required collection system geometry, subcatchment areas, soil types, land use types, slopes, and other information to evaluate the effects of the storm on the storm drain system. A runoff hydrograph was generated within the model for each model subcatchment using the input data. GIS geometry data of the City's storm drain system was obtained from Hurricane City.

Land use types for the model were determined from the existing general plan and GIS data provided by the City.

Soil data were downloaded from Esri's ArcGIS SSURGO Downloader and used to determine hydrologic soils groups (HSG) Esri, 2024).

The land use type and HSGs were used to determine runoff curve numbers in accordance with the NRCS Technical Release 55: Urban Hydrology for Small Watersheds (TR-55) (NRCS, 1986). The NRCS curve numbers that were used to calculate a composite curve number for each subcatchment are shown in Table 3—1.

Table 3—1: NRCS Curve Numbers

	TR-55 CURVE NUMBERS FOR HYDROLIC SOIL GROUPS			
TR-55 Cover Description	**A**	**B**	**C**	**D**
Commercial & Business	89	92	94	95
Industrial	81	88	91	93
Residential, 1 acre	51	68	79	84
Residential, 1/4 acre	61	75	83	87
Residential, 1/8 acre or less (town houses)	77	85	90	92
Straight Row Crops, good	67	78	85	89
Open Space, good condition	39	61	74	80
Open Space, poor condition	68	79	86	89
Herbaceous, Fair	--	71	81	89

The study area was divided into 392 subcatchments. The subcatchments were delineated based on topography and the collection system layout such that modeled pour points aligned with actual inputs into the City's system. Each subcatchment was assigned data including area, land use, soil type, and slope, to calculate flows. The model then routed the flows through the system.

3.3. Assumptions

The storm system geometry provided by the City contained information such as pipe size, pipe material, and pipe length, all of which were used in building the model. While most of the pipes in the City's data contained the information described, some data was missing. For missing data, additional data was obtained through field verification. If data remained unknown, for example if pipe size or material data were missing, the immediate upstream and downstream pipe size or material were reviewed and used to fill in the missing data.

While the GIS data contained some manhole and inlet rim and invert elevations, many of the values were missing. Prior to developing the model, manhole and inlet depths were measured and verified in the field.

Many of the manhole and rim elevations were determined from LiDAR data that was obtained from the Utah Geospatial Resource Center (UGRC) Raster Data Discovery (UGRC, 2024).

The existing and general plan land use GIS data that was provided by the City contained land use data for the areas within the city limits. For the undeveloped drainage areas outside of the city limits but within the study area, the land use was assumed to be herbaceous, semiarid rangeland, based on the NRCS TR-55 manual.

Storm events in Hurricane City are typically confined to relatively small geographic areas, resulting in rainfall depths not being evenly distributed. Due to this fact, and that rainfall depths obtained from NOAA represent depths at particular points, an aerial reduction factor (ARF) was used to reduce the rainfall depths for the 16 subcatchments that have areas greater than one square mile, based on the City's 2008 Drainage Manual. The ARF equation for a 3-hour storm event is provided below, with the subcatchment area being measured in square miles.

$$ARF = 0.01 * (100 - 4.5 * Area^{0.46})$$

4. SYSTEM AND MODEL ANALYSIS

The developed storm drain model was used to analyze the performance of the existing system during the 10-year, 3-hour and 100-year, 3-hour storm events. Two different scenarios were modeled with each storm event: the existing system and the existing system with improvements. The existing system scenario was used to identify deficiencies in the existing storm drain system. The existing system with improvements scenario was used to identify the required system improvements to mitigate the deficiencies. The 10-yr, 3-hr storm was used to develop all existing system improvement projects listed within Table 5—1, Table 5—2, and Table 5—3. Proposed improvements along major storm drain trunklines were also analyzed using the 100-yr, 3-hr storm. 100-yr, 3-hr storm results were reviewed to ensure significant flooding is mitigated and that storm runoff is contained within roadway gutters.

Rapid development in the last few years has led to increased impervious area resulting in increased storm runoff to the storm drain system. Model results indicate that the increased runoff is contributing to several deficiencies within the existing storm drain system. Numerous capital improvement projects are recommended to address these deficiencies. The recommended improvements consist of upsizing existing pipes and installing new pipe systems with the goal of reducing risk of storm gutter spread and flooding. Tables containing model results can be found in Appendix C - Model Data . The recommended capital improvements can be found in tables 5—1 through 5—3.

5. CAPITAL IMPROVEMENT PLAN

5.1. Recommended Projects & Costs

Table 5—1, Table 5—2, and Table 5—3 list recommended capital improvement projects that were identified while reviewing model results, and during discussions with City staff. The tables provide a brief project description, location, deficiency, how the deficiency was identified, and a construction cost estimate. Table 5—1 lists the projects that require new infrastructure. Table 5—2 lists recommended pipe upsizing projects. Table 5—3 lists recommended projects to modify or add to the storm drain system to meet the needs of future development. Project descriptions and figures are provided following the tables.

Table 5—1: 10-Year Capital Improvement Plan Projects

Project No.	Project Description	Location	Project Deficiency	Deficiency Source	Construction Cost Estimate
1	Storm Drain Piping	W 100 N	Localized Flooding	Model Result	$1,029,000
2	Storm Drain Piping	N 1150 W	Localized Flooding	City Comment	$1,019,000
3	Storm Drain Piping	S 400 W	Localized Flooding	Model Result	$3,485,000
4	Storm Drain Piping/ Drainage Swale	W 3000 S	Localized Flooding	City Comment	$3,478,000
5	Drainage Swale	W 3000 S	Localized Flooding	City Comment	$807,000
6	Storm Drain Piping	W 400 S	Localized Flooding	Model Result	$2,443,000
7	Storm Drain Piping	S 4390 W	Localized Flooding	City Comment	$688,000
8	Storm Drain Piping	S Sand Hollow Rd	Localized Flooding	City Comment	$4,173,000
9	Detention Basin/ Drainage Swale	S 3400 W	Localized Flooding	City Comment	$376,000
10	Storm Drain Piping	W 1300 S	Localized Flooding	City Comment	$272,000
11	Storm Drain Piping	S 1760 W	Localized Flooding	City Comment	$347,000
				TOTAL	**$18,117,000**

Table 5—2: Recommended Stormwater System Upsizing Projects

Project No.	Project Description	Location	Project Deficiency	Deficiency Source	Construction Cost Estimate
12	Storm Drain Piping	S 300 W	Localized Flooding	Model Result	$1,970,000
13	Storm Drain Piping	S 700 W	Pipe Surcharging	Model Result	$6,816,000
14	Storm Drain Piping	S 920 W	Localized Flooding	Model Result	$3,056,000
15	Storm Drain Piping	S 1000 W	Localized Flooding	Model Result	$2,919,000
16	Storm Drain Piping	Foothills Canyon Dr.	Localized Flooding	Model Result	$465,000
17	Storm Drain Piping	W State St.	Pipe Surcharging	Model Result	$102,000
18	Storm Drain Piping	N 2170 W	Pipe Surcharging	Model Result	$365,000
19	Storm Drain Piping	S 300 W	Pipe Surcharging	Model Result	$199,000
20	Storm Drain Piping	E 300 N	Localized Flooding	Model Result	$1,312,000
21	Storm Drain Piping	E 1050 N	Localized Flooding	Model Result	$445,000
22	Storm Drain Piping	S 3400 W	Localized Flooding	Model Result	$3,263,000
23	Storm Drain Piping	N 3700 W	Pipe Surcharging	Model Result	$567,000
24	Storm Drain Piping	E 2700 S	Localized Flooding	Model Result	$3,460,000
				TOTAL	**$24,759,000**

Table 5—3: Future Capital Improvement Stormwater Projects

Project No.	Project Description	Location	Project Deficiency	Deficiency Source	Construction Cost Estimate
25	Storm Drain Piping	600 N	Lack of Infrastructure	Model Result	$9,569,000
26	Storm Drain Piping	2100 W	Lack of Infrastructure	Model Result	$26,726,000
27	Storm Drain Piping	1100 W	Lack of Infrastructure	Model Result	$3,921,000
28	Storm Drain Piping	Southern Parkway	Lack of Infrastructure	Model Result	$19,083,000
29	Storm Drain Piping	State St	Lack of Infrastructure	Model Result	$2,183,000
				TOTAL	**$61,482,000**

The project cost estimates shown in Table 5—1, Table 5—2, and Table 5—3 were prepared using the following assumptions and conditions:

- Roadway restoration includes six inches of asphalt pavement, a 2-ft. T-patch on each side of the trench and imported backfill material throughout the trench within the roadway.
- New installation and upsizing of existing pipes assumes new inlets and manholes will be required at a uniform spacing of 300 feet and 400 feet, respectively.
- A 30% contingency was included to account for inflation, unanticipated conditions, and engineering services.

Detailed cost estimates for each project can be found in Appendix B. Project descriptions and locations are described below and include concept level maps. Detailed project maps can be found in Appendix A.

5.1.1. 10-Year Capital Improvement Plan Projects

PROJECT 1

The purpose of this project is to replace 2,020 feet of undersized 24” pipe with new 36”- 42” high density polyethylene (HDPE) pipe to convey stormwater along W 100 N and spill into Gould Wash. The undersized pipe causes approximately 12.6 cubic feet per second (cfs) of manhole flooding within the existing model scenario near the intersection of N 1270 W and W 100 N, and the cul-de-sac at the end of W 100 N. Project sizing was based on the 10-yr, 3-hr storm and will provide supporting infrastructure for a connection project along N 1150 W and N 1270 W (Project 2). Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. Concept level project design, vicinity, flow direction, and maximum conduit flow rate are displayed in Figure 5–1.

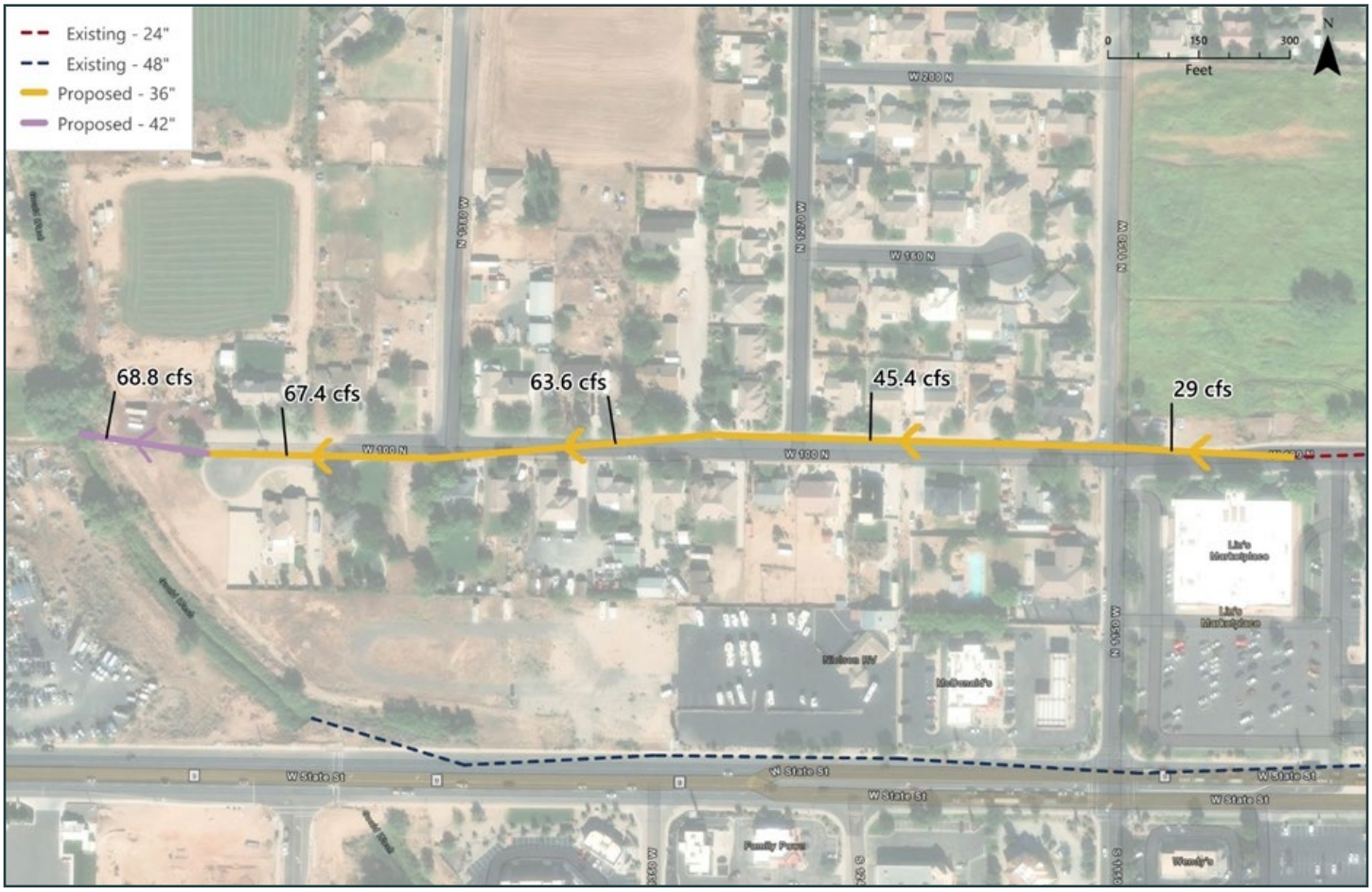


Figure 5—1: Project 1 Details

PROJECT 2

The purpose of this project is to reduce stormwater spread from 600 N into the Fox Hollow neighborhood that has historically caused curb-to-curb flooding along N 1270 W. This flooding will be mitigated by installing a project total of 3,300 feet of new 24" HDPE pipe along N 1150 W and N 1270 W to the intersection of W 100 N. The captured surface runoff from new inlets and manholes will be conveyed to the W 100 N pipe and eventually outfall to Gould Wash. Proposed project sizing was completed based on the 10-yr, 3-hr storm. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—2 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.

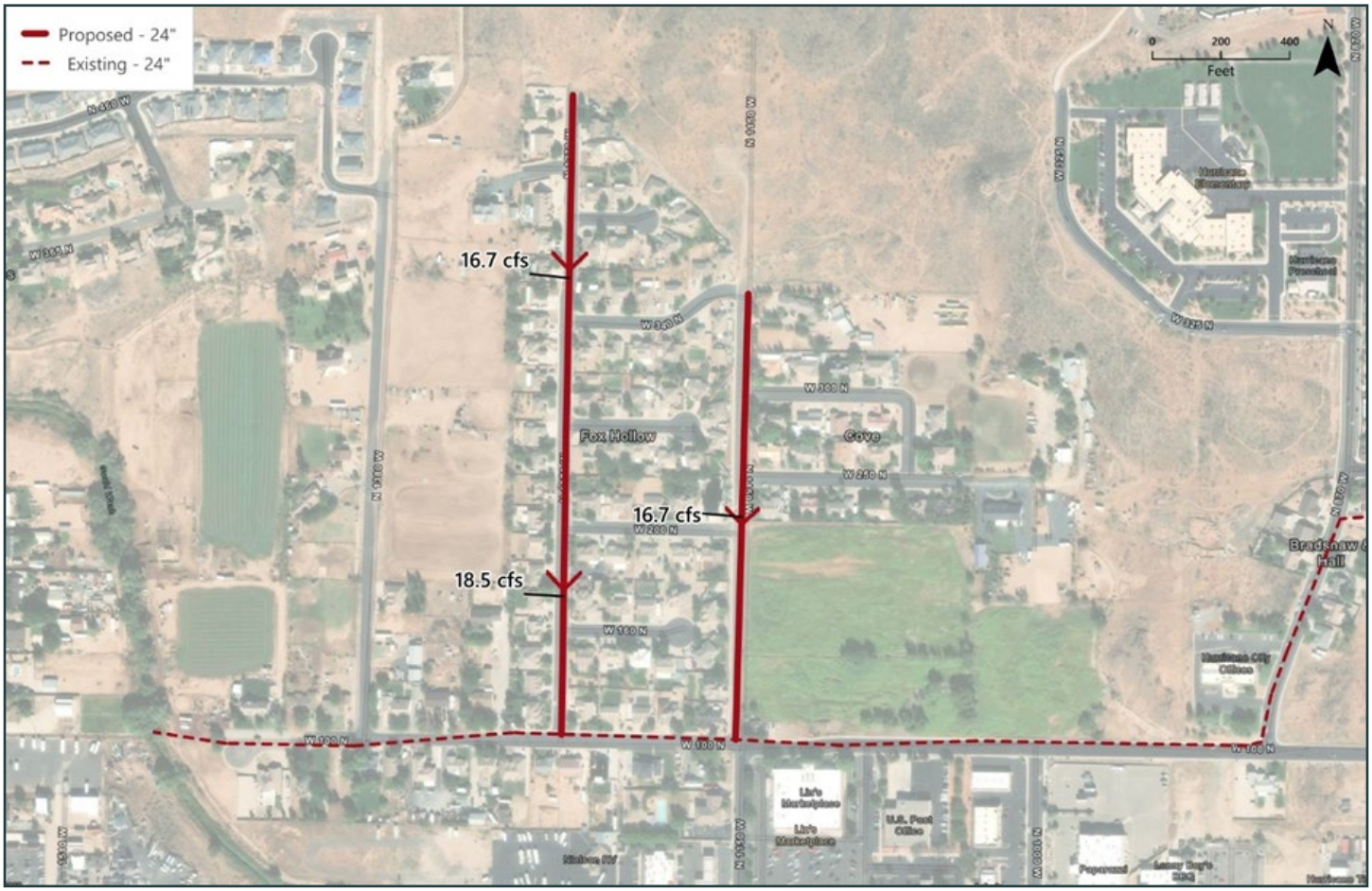


Figure 5—2: Project 2 Details

PROJECT 3

The existing 30” pipe along S 400 W exceeds its capacity during the 10-yr, 3-hr storm, resulting in approximately 10.1 cfs of overflow and roadway flooding. Project 3 aims to reduce flooding along S 400 W by replacing approximately 6,660 feet of undersized 30” pipe with new 24”- 42” HDPE from the Hurricane Canal to Gould Wash. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—3 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.

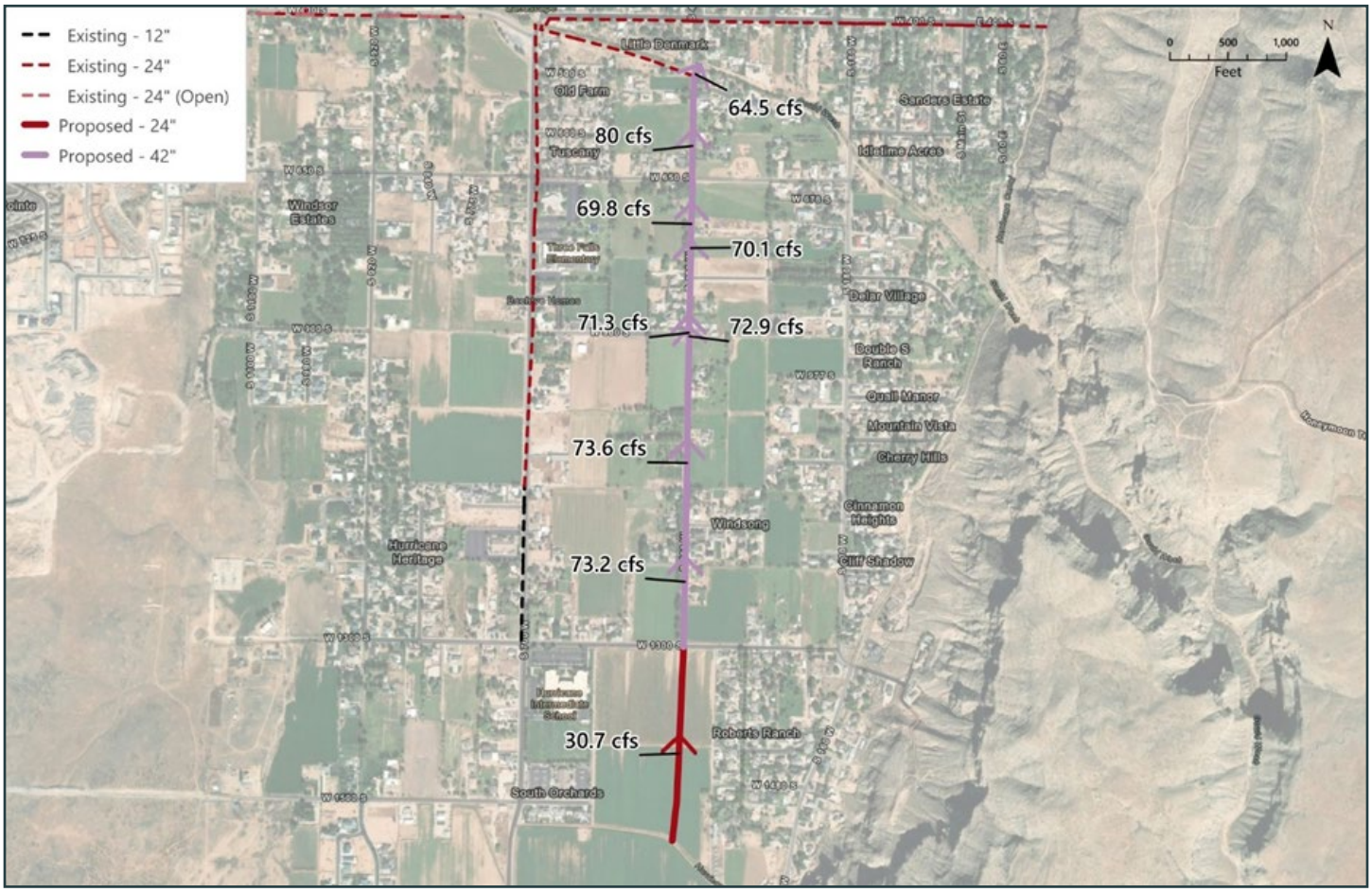


Figure 5—3: Project 3 Details

PROJECT 4

Project 4 captures stormwater from the 10-yr, 3-hr storm conveyed to the west from Frog Hollow Wash and S 1150 W, along the north side of W 3000 S and within an improved Frog Hollow wash. This will be accomplished by installing 5,335 feet of new 36" HDPE pipe along the north side of W 3000 S and by improving Frog Hollow Wash with 8,650 feet of 4' bottom width swale. Captured stormwater will be spilled into detention ponds located near the intersection of W 3000 S and 2100 W. A new 36" HDPE pipe across W 3000 S will convey stormwater captured by Project 5 to the detention ponds. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—4 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.



Figure 5—4: Project 4 Details

PROJECT 5

Project 5 aims to capture runoff from southern subcatchments and convey the stormwater to the retention ponds located near the intersection of W 3000 S and 2100 W. To achieve this, 5,300 feet of 4' swale will be constructed along the south side of W 3000 S. Project 5 will tie into the 36" HDPE pipe proposed within Project 4 through a ditch inlet for final conveyance to the retention ponds. Swale sizing was completed based on the surface runoff generated from the 10-yr, 3-hr storm. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—5 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.



Figure 5—5: Project 5 Details

PROJECT 6

Project 6 aims to reduce surcharging within existing 18” and 30” trunkline pipes along W 400 S. The purpose of this project is to reduce pressurized pipe flowing one foot below the road surface and to reduce overtopping of the open channel section through the Country Lane Estates neighborhood. This project was modeled with the 10-yr, 3-hr storm and includes upsizing pipes and removing open channel sections. Approximately 4,100 feet of existing pipe and open channel will be replaced with new 24”- 36” HDPE pipe along W 400 S, from S 1530 W to S 900 W. Approximately 3,050 feet total of new 24”- 36” HDPE pipe will be installed from W 400 S to Gould Wash along S 1400 W, S 1150 W, and S 900 W to drain stormwater as it travels east to the drainage. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—6 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.

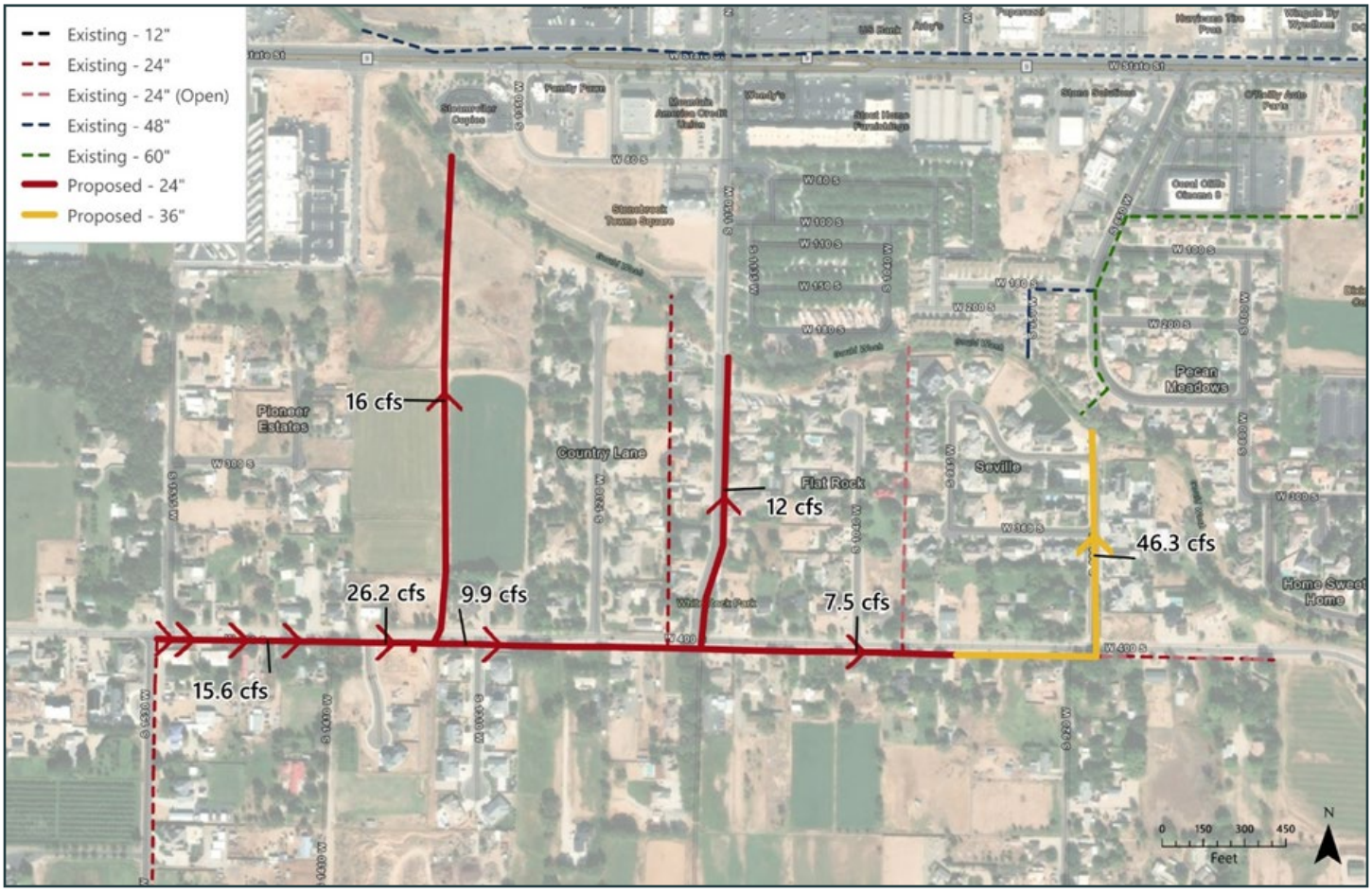


Figure 5—6: Project 6 Details

PROJECT 7

City employees have observed flooding from the existing detention ponds along S Sand Hollow Rd., which spills into the neighborhood along S 4390 W during significant storm events. To mitigate neighborhood flooding, a project total of 2,200 feet of new 24" HDPE pipe will be installed from the detention pond outlet toward the east to S 4390 W, and then toward the north along S 4390 W until it turns east again. According to model results, the existing detention pond does not flood during the 10-yr, 3-hr storm and the proposed pipe was sized based on the City's minimum 24" proposed pipe size. The proposed pipe from the detention pond's outlet will connect to the existing storm drain system at W 2440 S and Wilson Dr. to convey stormwater to the north for eventual drainage to the Virgin River. The existing downstream pipe is adequately sized to convey these additional flows. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—7 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.



Figure 5—7: Project 7 Details

PROJECT 8

Project 8 aims to convey stormwater that is not captured by the detention pond at the intersection of Abbey Road and S Sand Hollow Rd. to the Virgin River. To achieve this, 4,760 feet of new 54" HDPE pipe will be installed from S Sand Hollow Rd. and Cambridge Parkway N to the Virgin River. Proposed project sizing is based on an assumed pipeline cover depth of 10-15 feet to avoid agricultural disturbances, and model results for the 10-yr, 3-hr storm. Alternatively, a 3' bottom width swale could be installed along the same alignment for stormwater conveyance to the Virgin River. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—8 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.

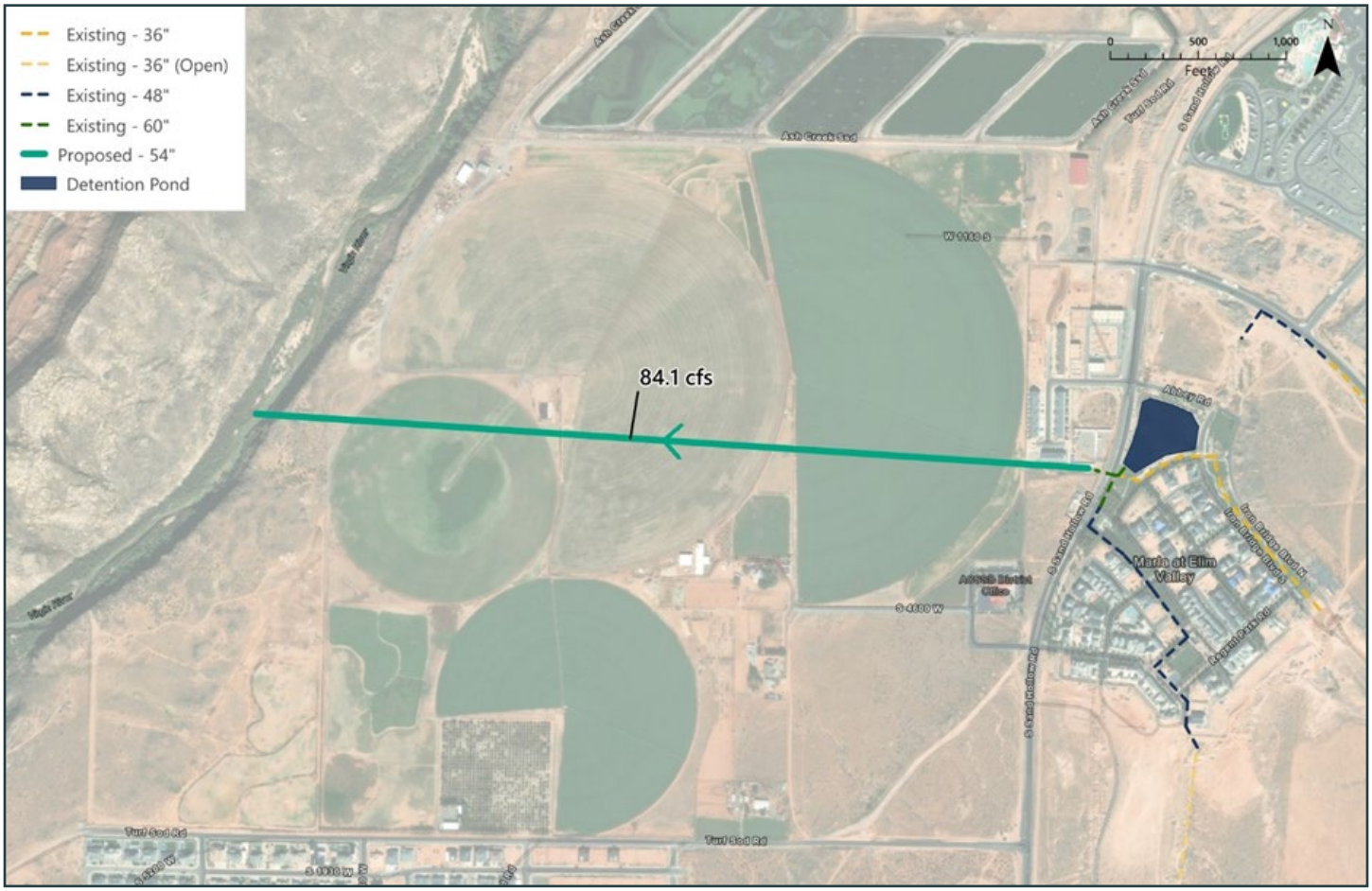


Figure 5—8: Project 8 Details

PROJECT 9

The purpose of this project is to reduce manhole flooding and stormwater spread near the Dixie Springs Park and through the Dixie Springs neighborhood by adding a new detention basin, drainage swale, and a culvert under 3400 W near Dixie Springs Park. To accomplish this, a 1.5-acre detention basin, a 24” culvert, and a 2’ bottom width swale approximately 600 feet long will be installed to capture stormwater that naturally drains to the proposed detention basin location and convey it to the existing drainage system along S 3520 W. The existing downstream pipe is adequately sized to convey these additional flows. Proposed project sizes are based on the 10-yr, 3-hr storm model results. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—9 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.



Figure 5—9: Project 9 Details

PROJECT 10

Runoff from the steep hillside to the east and recent development leads to overland flooding during the 10-yr, 3-hr storm before it is captured within the existing stormwater system along W 1300 S. Project 10 proposes capturing runoff at the base of the hill and conveying it to the existing system within approximately 800 feet of new 24" HDPE. Captured runoff will be further conveyed north to spill into Gould Wash by recommended Project 12 along 300 W. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—10 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.



Figure 5—10: Project 10 Details

PROJECT 11

The City has observed flooding at the intersection of S 1760 W and W 200 S when the existing detention pond overtops. Project 11 aims to capture and convey the stormwater that exceeds the detention pond's capacity and convey it to an outfall along State St. The proposed outlet structure and 1,033 feet of new 24" HDPE pipe conveys approximately 13 cfs during the 10-yr, 3-hr storm along S 1760 W. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—11 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.



Figure 5—11: Project 11 Details

5.1.2. Recommended Stormwater System Upsizing Projects

PROJECT 12

To convey stormwater captured by Project 10 to Gould Wash, Project 12 proposes the installation of approximately 3,000 and 2,150 feet of new 24” and 36” HDPE pipe, respectively. Approximately 54 cfs is conveyed north to Gould Wash during the 10-yr, 3-hr storm. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—12 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.

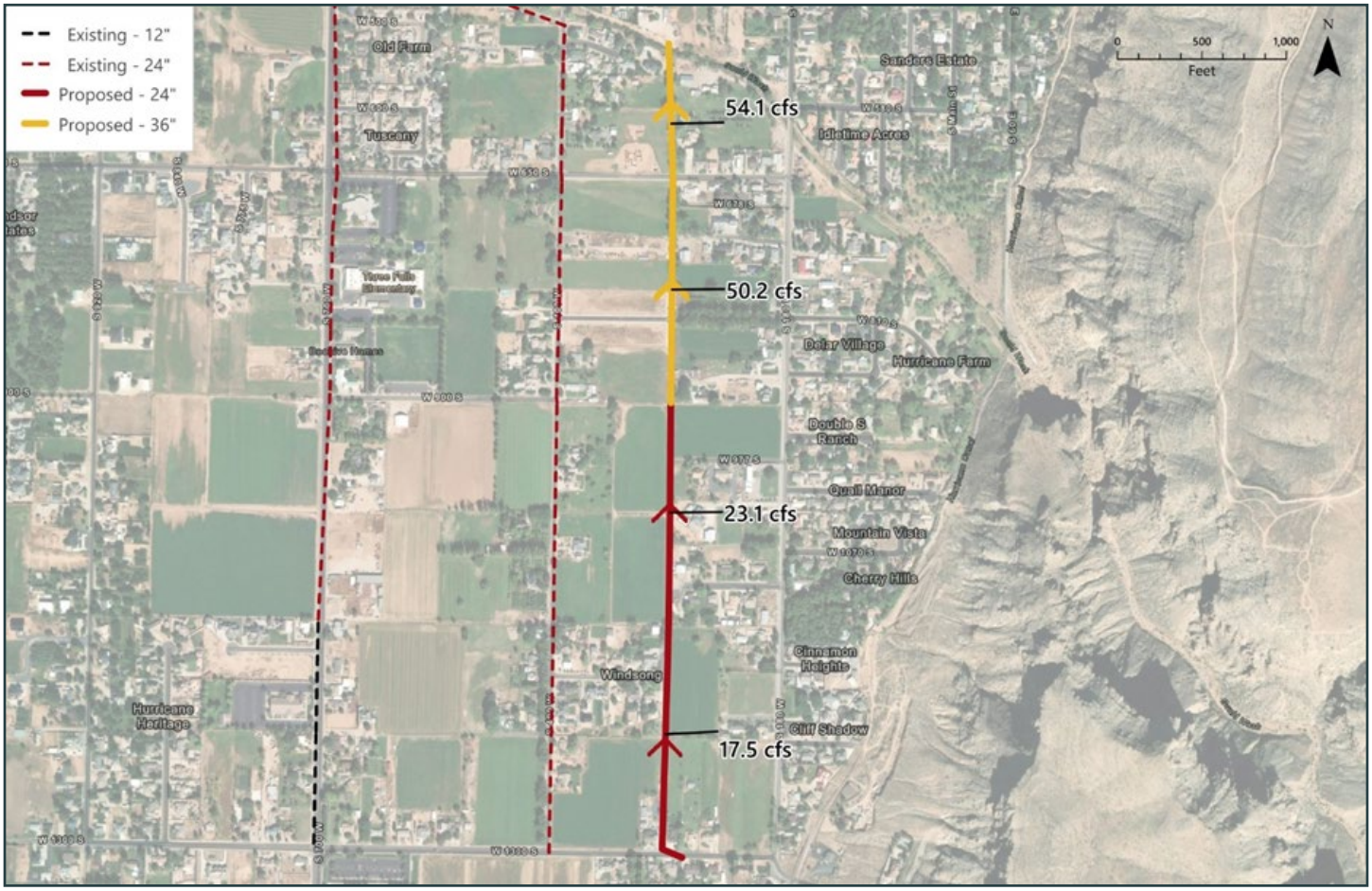


Figure 5—12: Project 12 Details

PROJECT 13

The existing 16”- 18” pipe along S 700 W is undersized to handle the 10-yr, 3-hr storm, leading to pressurized pipes and approximately 6.6 cfs of flooding at W 650 S and W 900 S. Project 13 aims to mitigate surcharging and flooding by adding new storm drain pipe and inlets to S 700 W. To accomplish this, 8,280 feet of undersized pipe will be replaced with 36”-60” HDPE pipe along S 700 W, from W 1300 S to an existing open channel drainage to Gould Wash. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—13 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.

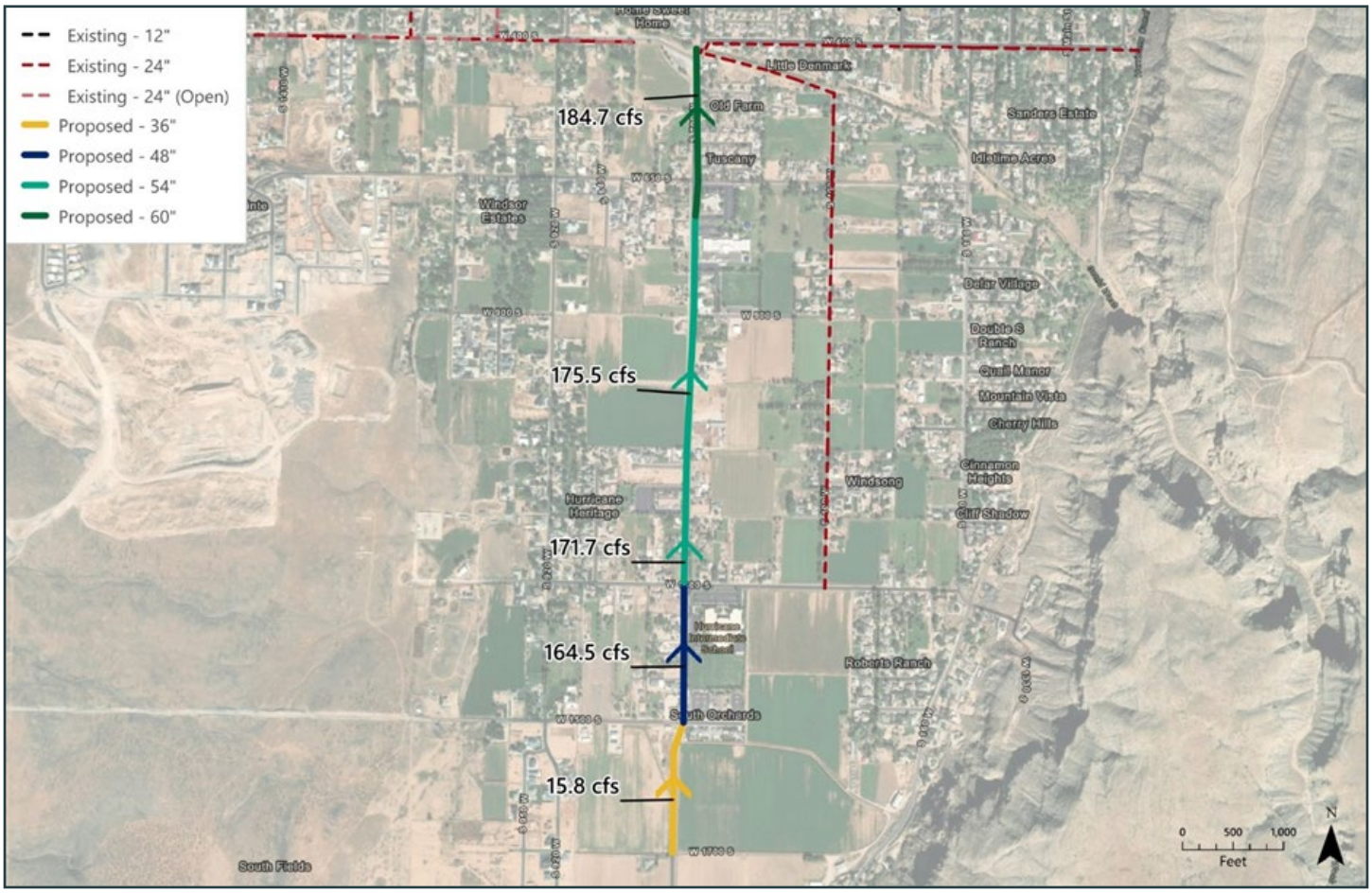


Figure 5—13: Project 13 Details

PROJECT 14

Project 14 proposes the capture of stormwater traveling north along S 920 W within the installation of approximately 2,700 and 4,050 feet of new 30” and 36” HDPE pipe, respectively. Approximately 40 cfs is conveyed north during the 10-yr, 3-hr storm to Project 6 before eventually discharging to Gould Wash. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—14 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.

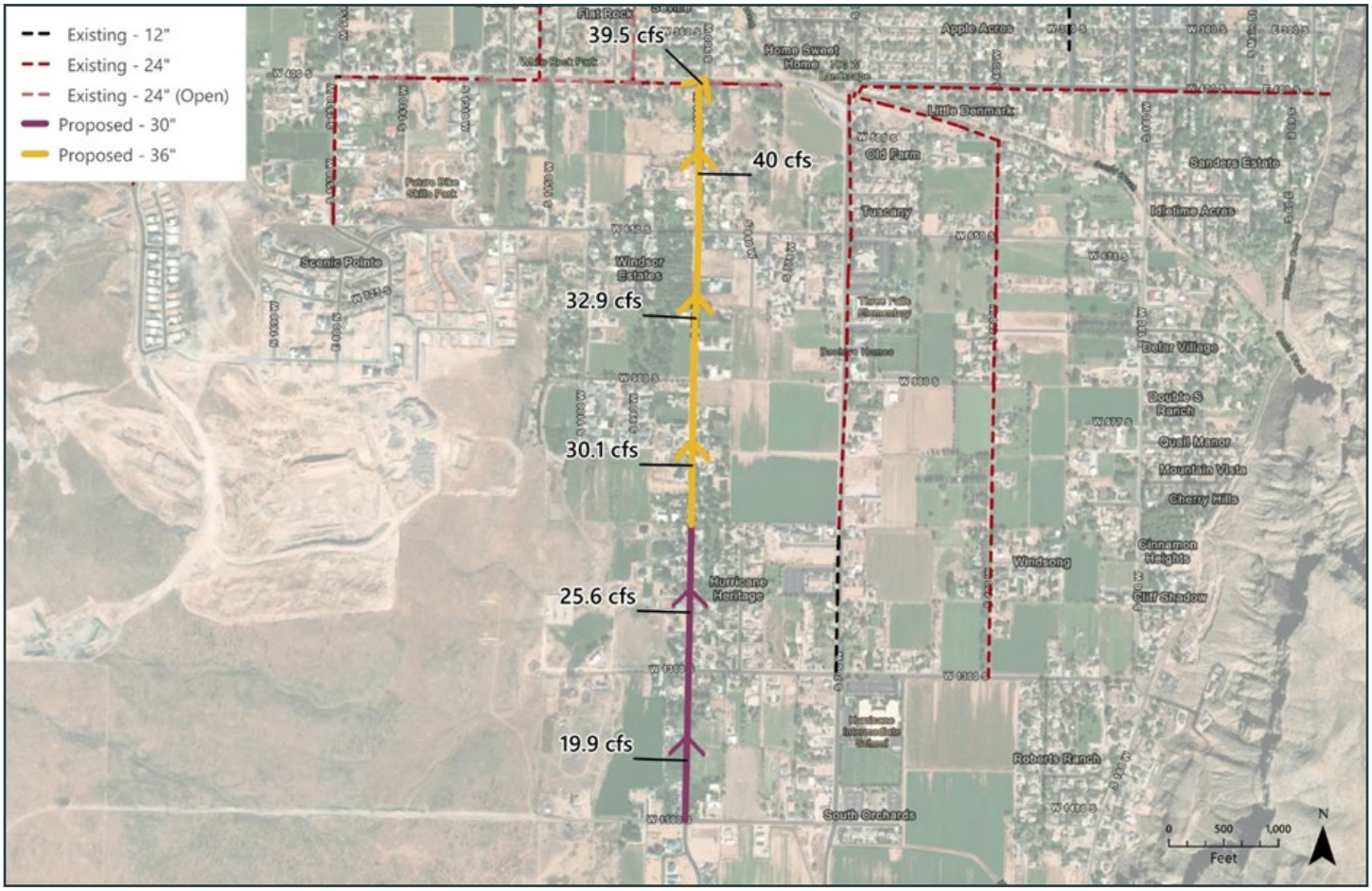


Figure 5—14: Project 14 Details

PROJECT 15

Due to the absence of stormwater infrastructure along S 1000 W, runoff flows overland before entering the existing curb-and-gutter system and continuing north. Project 15 proposes the installation of 6,742 feet of new 24”- 36” HDPE pipe. Approximately 66 cfs is conveyed north along S 1000 W during the 10-yr, 3-hr storm before eventually connecting to the existing stormwater system along W 400 S. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—15 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.

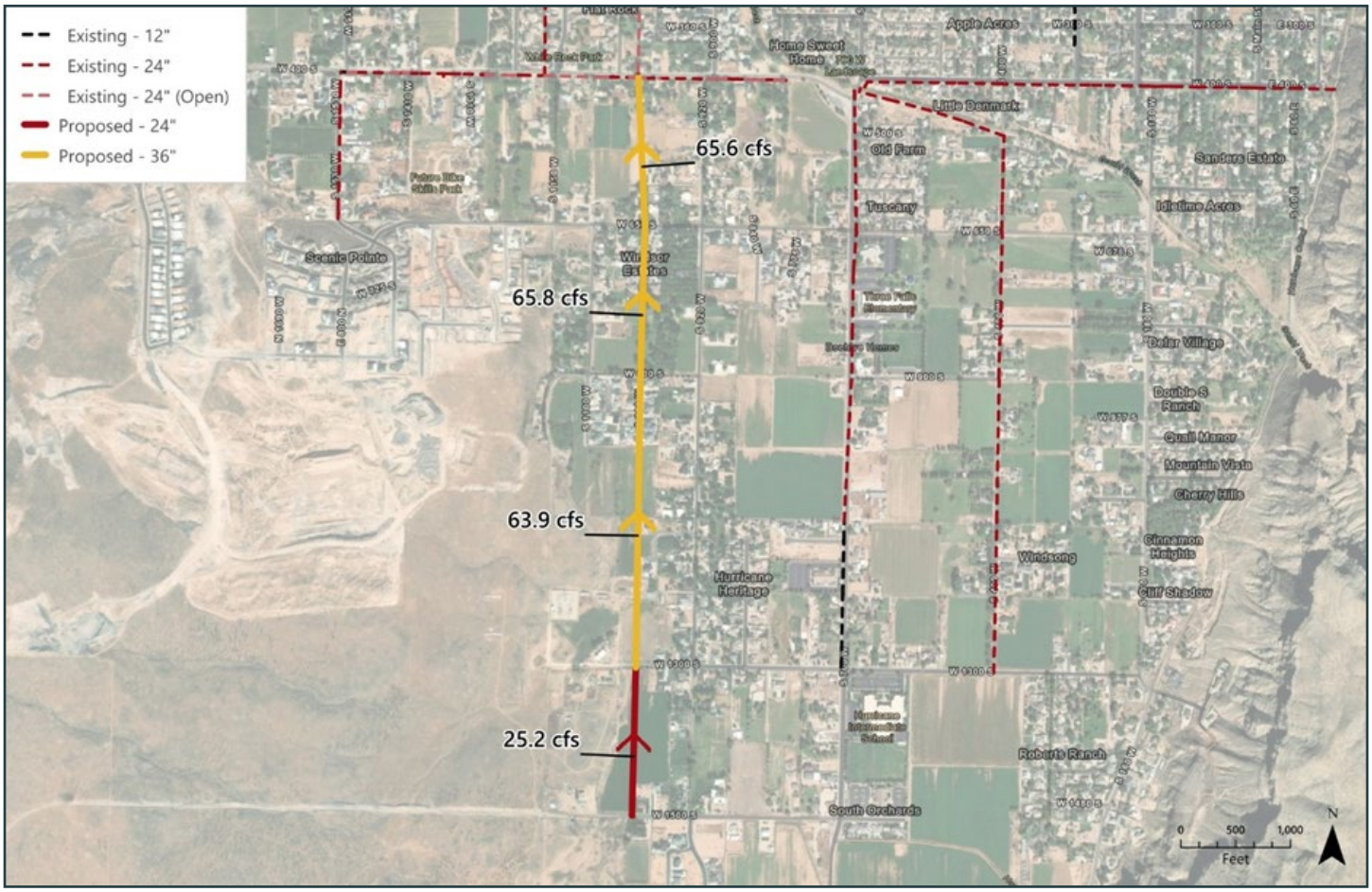


Figure 5—15: Project 15 Details

PROJECT 16

The existing 24” HDPE pipe along Foothills Canyon Dr. overflows during the 10-yr, 3-yr storm and causes approximately 9.1 cfs of manhole flooding before the pipe outlets to a detention pond. Roadway flooding along Foothills Canyon Dr. will be mitigated by replacing 1,100 feet of the existing 24” pipe with new 30” HDPE pipe that will adequately convey stormwater to the detention pond for temporary storage. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—16 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.

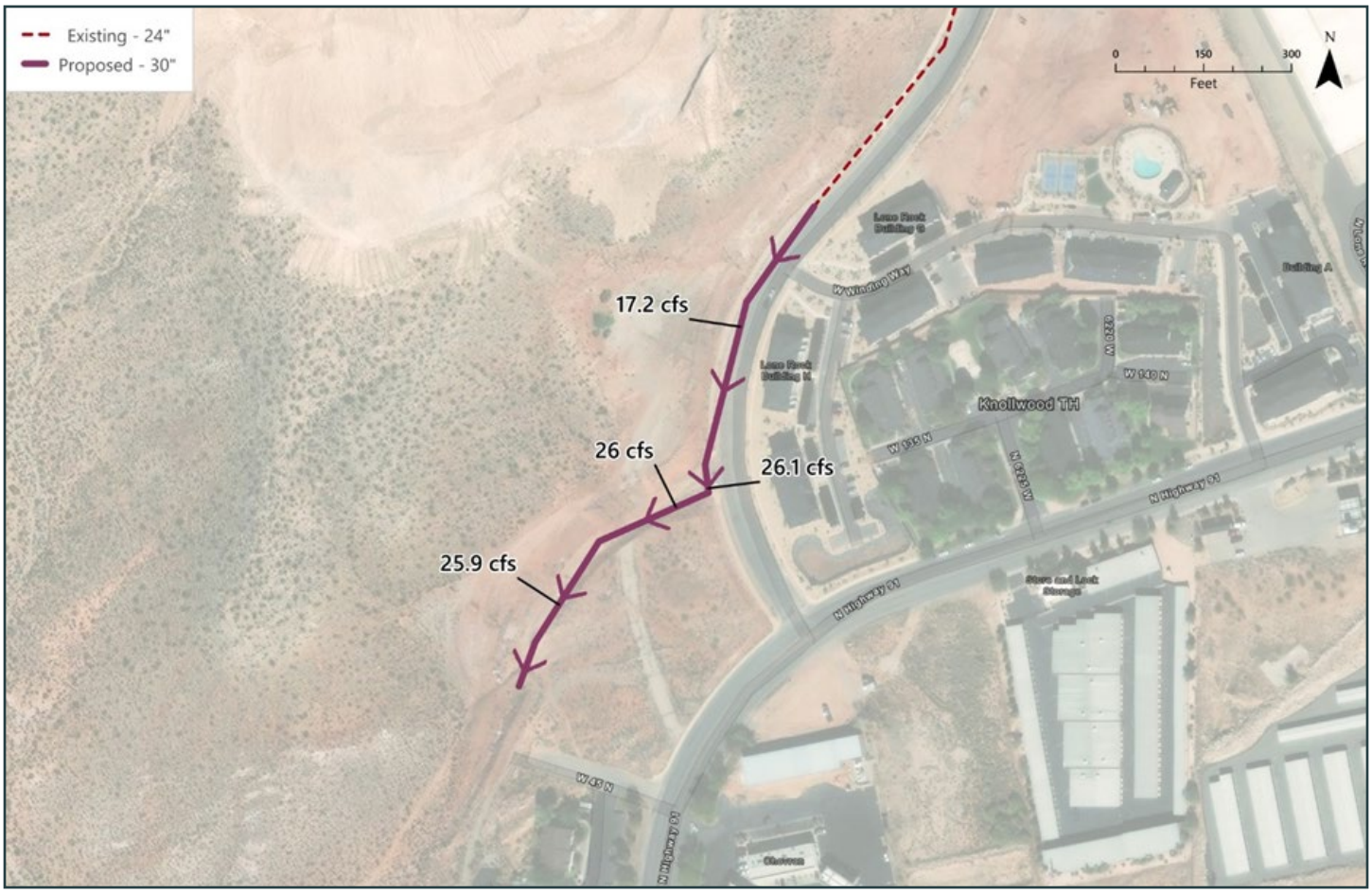


Figure 5—16: Project 16 Details

PROJECT 17

An existing 18” pipe at the intersection of W State St. and N 700 W is purposefully undersized to force stormwater conveyance to the south to Gould Wash. Based on model results with the 10-yr, 3-hr storm, this pipe surcharges to approximately seven feet below the roadway surface. This project aims to replace the undersized pipe with 105 feet of new 48” HDPE pipe. The downstream portion of W State St. consists of 48” pipe that is adequately sized to convey additional flow west to Gould Wash. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—17 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.



Figure 5—17: Project 17 Details

PROJECT 18

The purpose of this project is to reduce storm pipe surcharging to 2.5 feet below the roadway surface by adding new storm drain pipe and inlets to N 2170 W. To accomplish this, 780 feet of undersized pipe will be replaced with new 30”- 36” HDPE pipe along N 2170 W to an existing open channel drainage along 600 N. Proposed pipe sizing is based on the 10-yr, 3-hr storm. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—18 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.



Figure 5—18: Project 18 Details

PROJECT 19

The purpose of this project is to reduce pressurized pipe flowing to 4.5 feet below the roadway surface caused by the 10-yr, 3-hr storm. Project 19 proposes the replacement of 600 feet of undersized 12” storm drain pipe with new 24” HDPE pipe along S 300 W, from W 100 S to W State St. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—19 for concept level project design, approximate vicinity, flow direction, and maximum conduit flow rate.

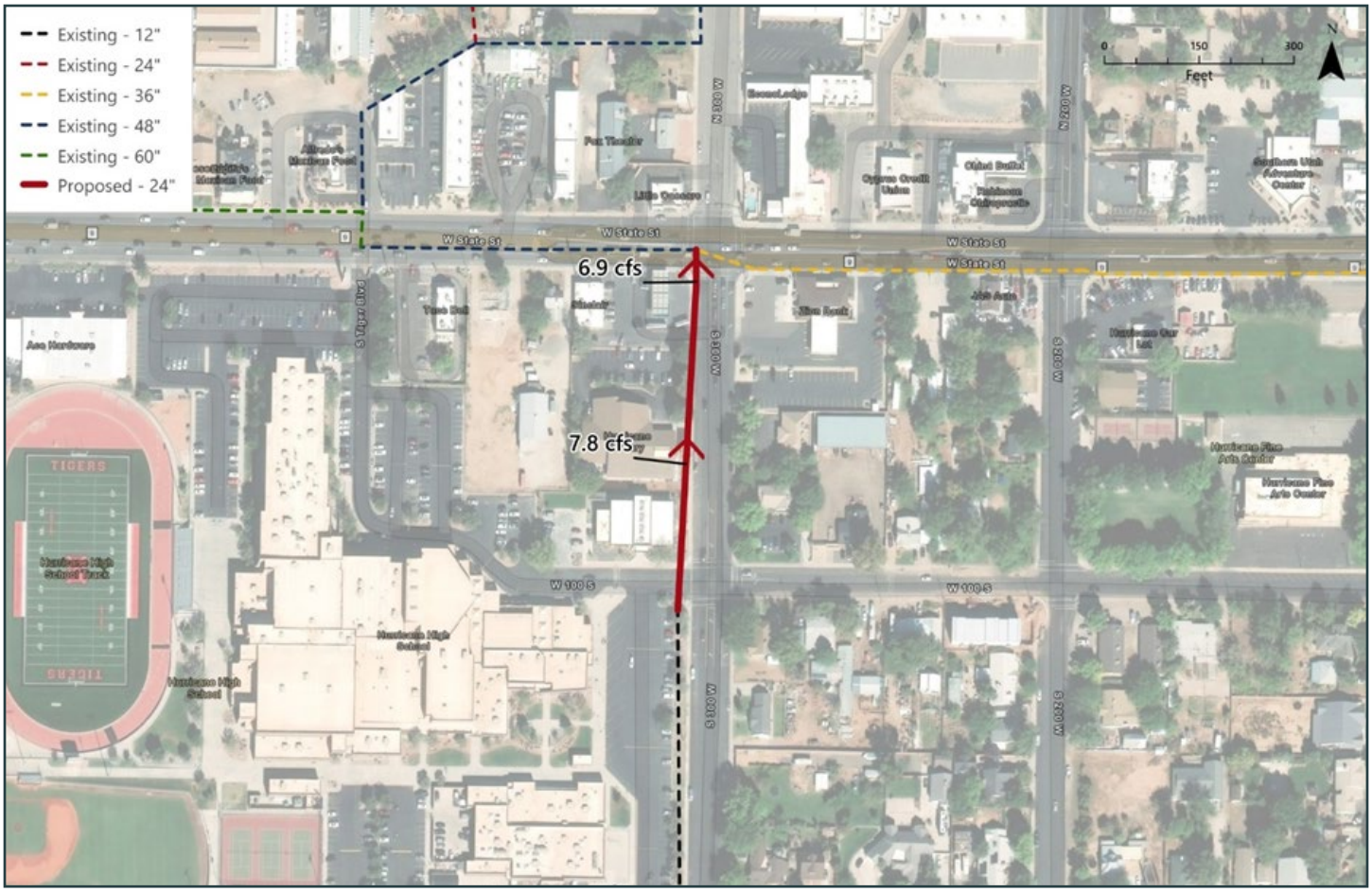


Figure 5—19: Project 19 Details

PROJECT 20

Undersized 18”- 36” pipe along E 300 N, W 200 N, and Main Street causes approximately 27 cfs of flooding during the 10-yr, 3-hr storm event before connecting to the existing storm drain system along W 100 N. This project aims to reduce flooding by replacing approximately 2,250 feet of existing pipe with 36”- 48” HDPE pipe. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—20 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.

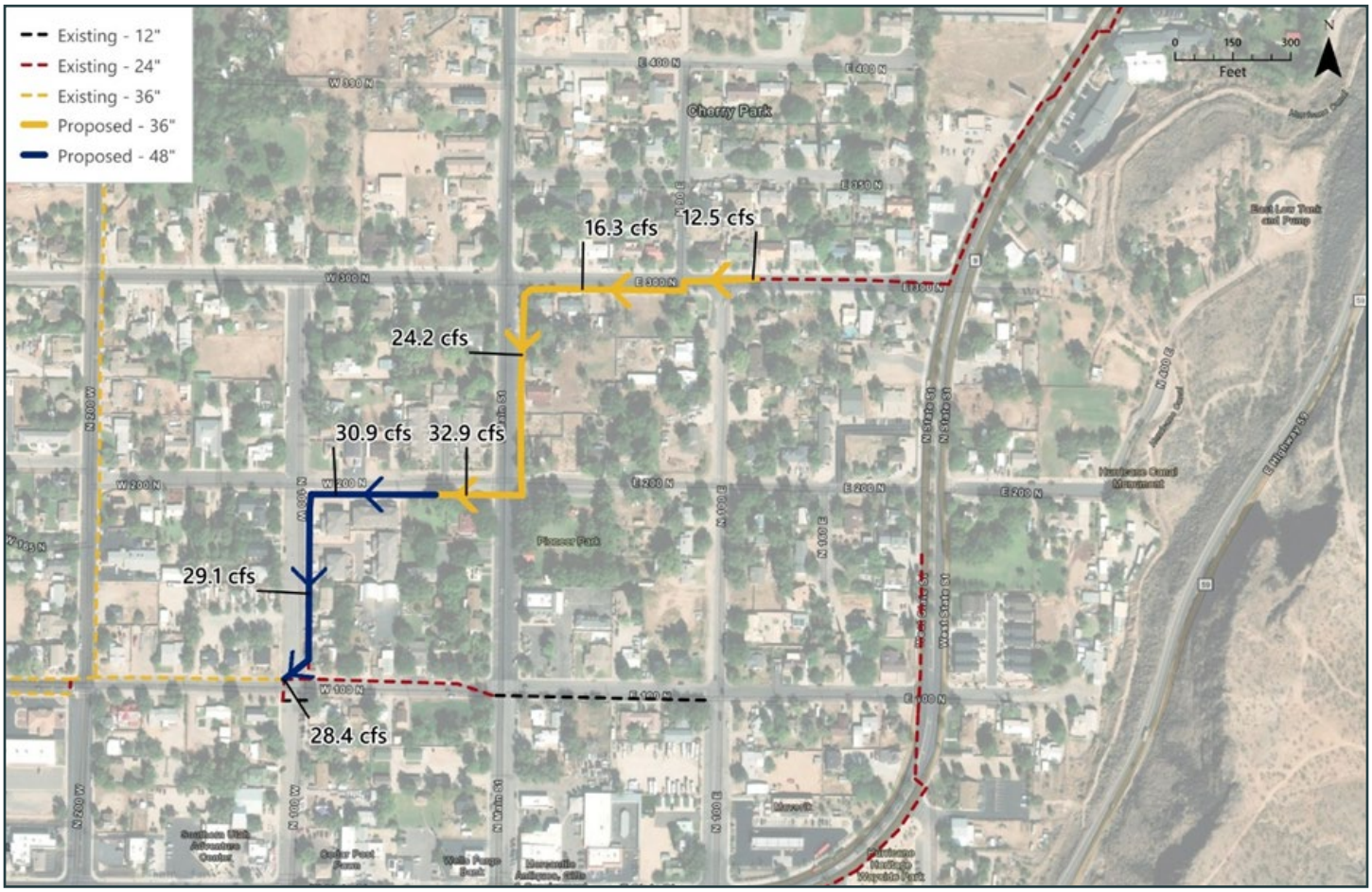


Figure 5—20: Project 20 Details

PROJECT 21

To address approximately 14 cfs of flooding within Onyx Hills and River View Estates, based on the 10-yr, 3-hr storm, a project total of 1,400 feet of existing 16”-18” pipe will be replaced with new 24” HDPE pipe along W 975 N, E 1050 N, and N 170 E to the Virgin River. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—21 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.



Figure 5—21: Project 21 Details

PROJECT 22

Existing 18”- 48” pipe along Dixie Springs Dr., 3400 W, and W 2370 S surcharges and causes approximately 90 cfs of flooding near Dixie Springs Dr. during the 10-yr, 3-hr storm due to significant runoff from the east hillside. Project 22 aims to mitigate roadway flooding by replacing approximately 4,700 feet of undersized pipe with new 36”- 60” HDPE pipe to adequately convey stormwater to the Dixie Springs Drainage Basin at the end of W 2370 S. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—22 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.



Figure 5—22: Project 22 Details

PROJECT 23

Project 23 aims to reduce pressurized pipe flow and approximately 34 cfs of flooding during the 10-yr, 3-hr storm due to undersized 18”- 24” pipe along N 3700 W and W 280 N. To accomplish this, 1,320 feet of existing pipe will be replaced with new 30” HDPE pipe along N 3700 W and W 280 N to the Virgin River. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—23 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.



Figure 5—23: Project 23 Details

PROJECT 24

Overland flow caused by a lack of infrastructure north of the retention ponds located near the intersection of W 3000 S and 2100 W will be mitigated through the installation of approximately 8,230 feet of new 24”- 36” HDPE pipe. Captured stormwater will directly spill into the retention ponds. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—24 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.

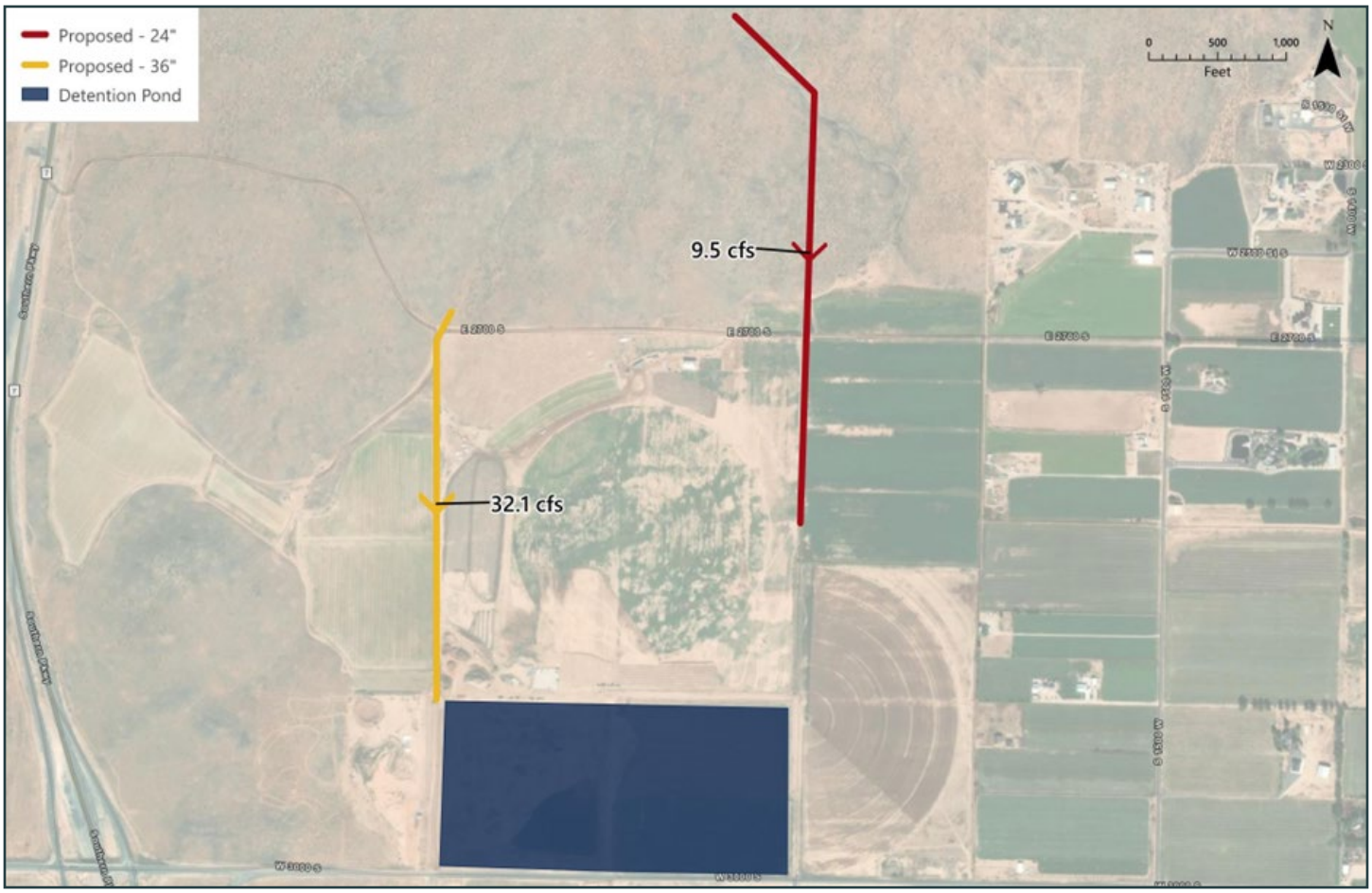


Figure 5—24: Project 24 Details

5.1.3. Future Capital Improvement Stormwater Projects

PROJECT 25

Project 25 aims to capture stormwater runoff from subcatchments between 600 N and W 290 N from Southern Parkway to N 3700 W. The lack of existing stormwater pipes along 600 N leads to stormwater surface flow during the 10-yr, 3-hr storm for a significant distance before spilling to the Virgin River. To capture this stormwater and convey it to the Virgin River, Project 25 proposes installing 20,080 feet of new 24”- 36” HDPE pipe. The proposed pipe will extend along W 600 N from Southern Parkway to N 3700 W, N 3400 W to W 290 N, and N 3700 W where the new pipe will connect to the existing stormwater system and outfall to the Virgin River. The existing stormwater pipe at the north end of N 3700 W is adequately sized to convey the additional flow. Stormwater conveyance west from Southern Parkway and Lava Rd within the proposed 36” HDPE will connect to the proposed 36” HDPE pipe along N 3400 W before traveling north to the Virgin River. The new stormwater pipe will also allow for conveyance of stormwater created by land development in this area. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—25 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.



Figure 5—25: Project 25 Details

PROJECT 26

Project 26 aims to capture runoff from subcatchments between S 1100 W and W 3000 S for conveyance to the retention ponds located near the intersection of W 3000 S and 2100 W. To accomplish this, 9,550 feet of new 72” HDPE pipe will convey stormwater north along 2100 W to the retention ponds. Stormwater captured within approximately 20,000 feet of new 24”- 72” HDPE and 4,500 feet of 4’- 5’ swale near the Sky Ranch Airport will travel northwest and join the proposed 72” pipe along 2100 W. The new stormwater pipe will also allow for conveyance of stormwater created by land development in this area. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—26 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.

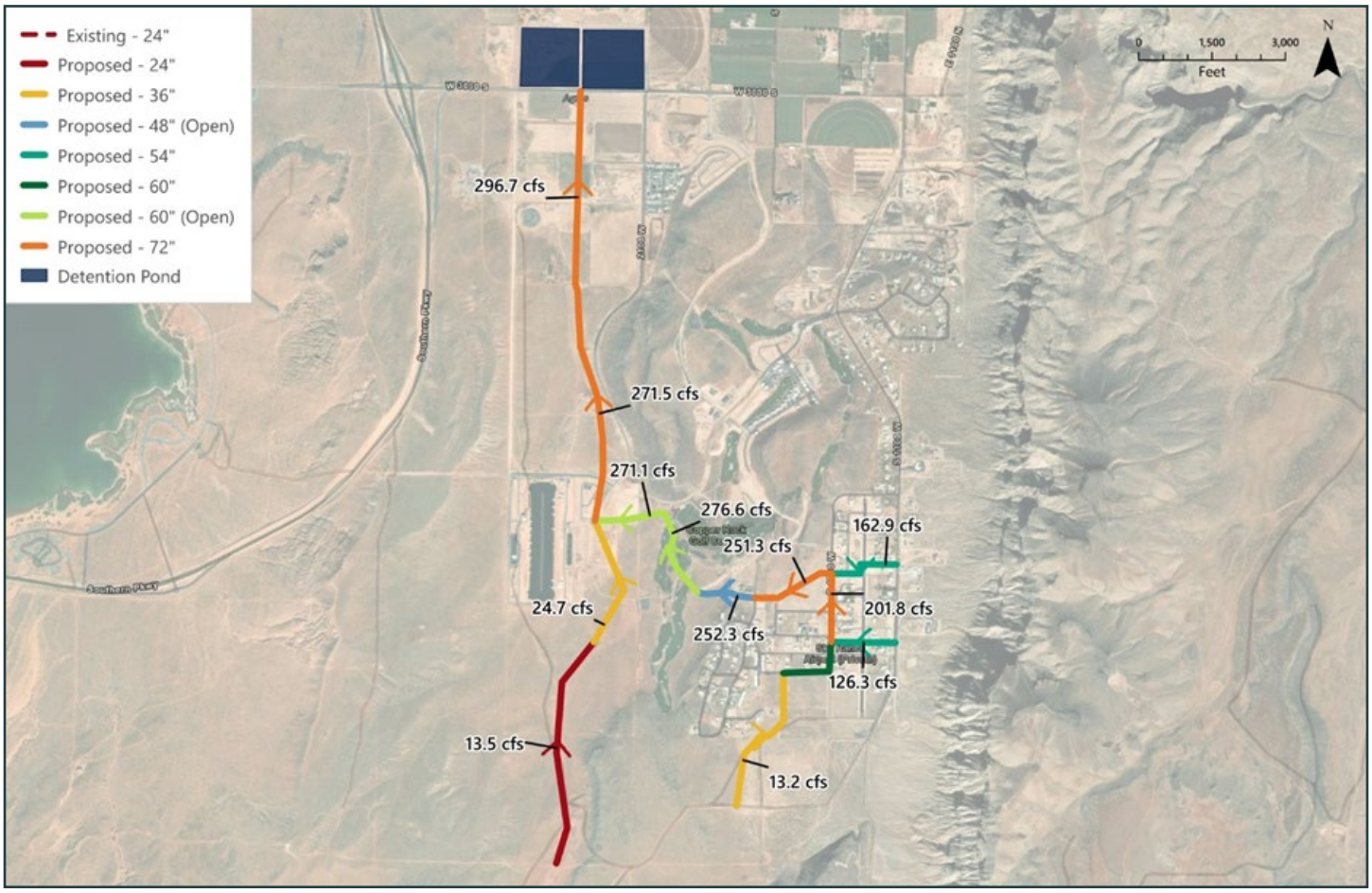


Figure 5—26: Project 26 Details

PROJECT 27

Stormwater runoff from the steep hillside adjacent to S 1100 W created by the 10-yr, 3-hr storm currently causes overland flow due to the lack of existing stormwater infrastructure. Project 27 aims to capture runoff along S 1100 W for conveyance to Project 5's proposed 4' swale for eventual storage within the retention ponds located near the intersection of W 3000 S and 2100 W. To accomplish this, 4,680 feet of new 36"- 42" HDPE pipe will be installed along S 1100 W and 5,300 feet of new 24" HDPE pipe will be installed along an existing drainage to connect to W 3000 S. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—27 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.

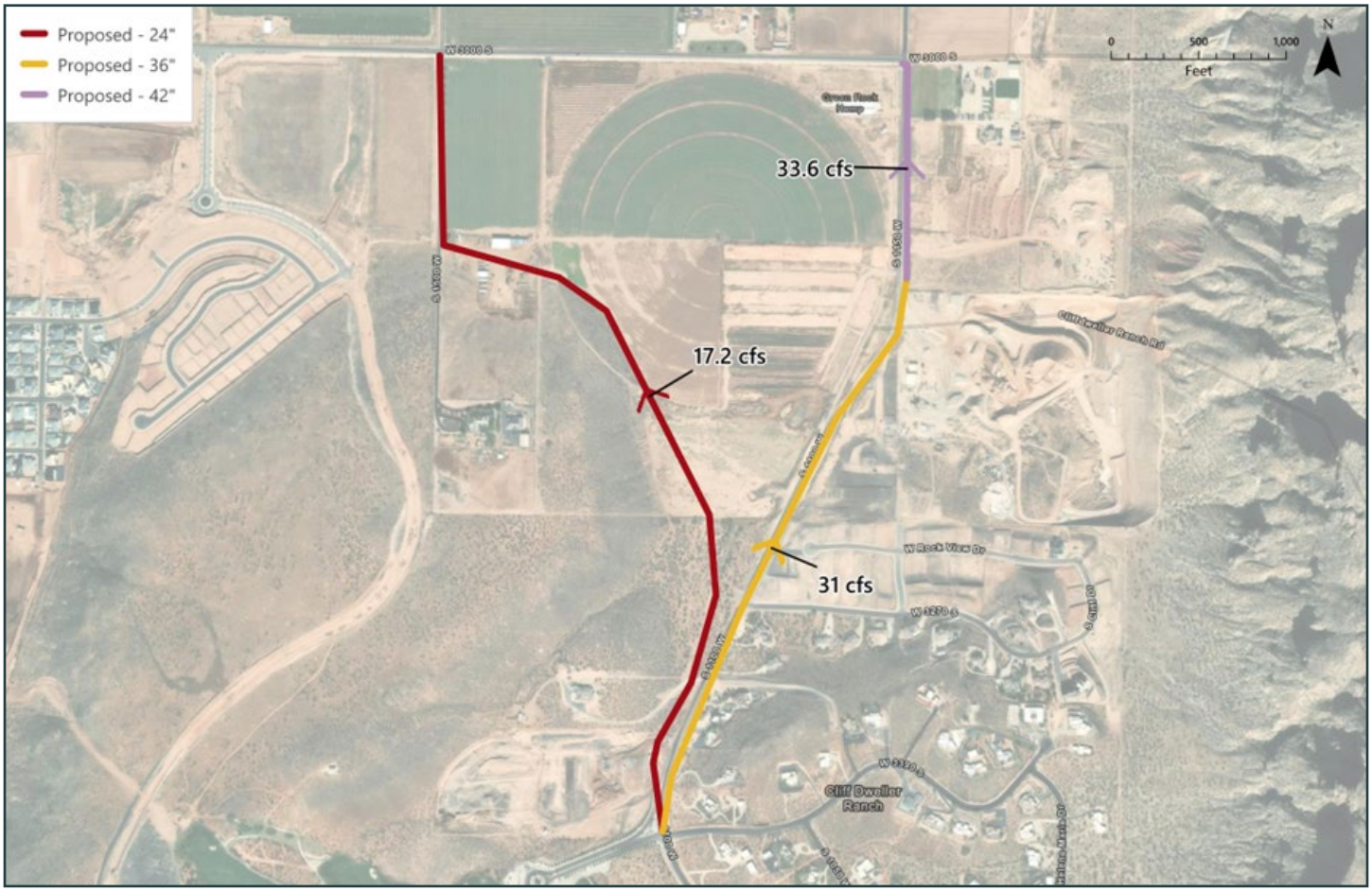


Figure 5—27: Project 27 Details

PROJECT 28

Stormwater runoff from subcatchments between S Sand Hollow Road and Southern Parkway from the 10-yr, 3-hr storm currently causes overland flow due to the lack of existing stormwater infrastructure. Project 28 aims to capture runoff currently conveyed by natural drainages within approximately 33,000 feet of new 24”-60” HDPE pipe for eventual outfall to the Virgin River. The new stormwater pipe will also allow for conveyance of stormwater created by land development in this area. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—28 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.

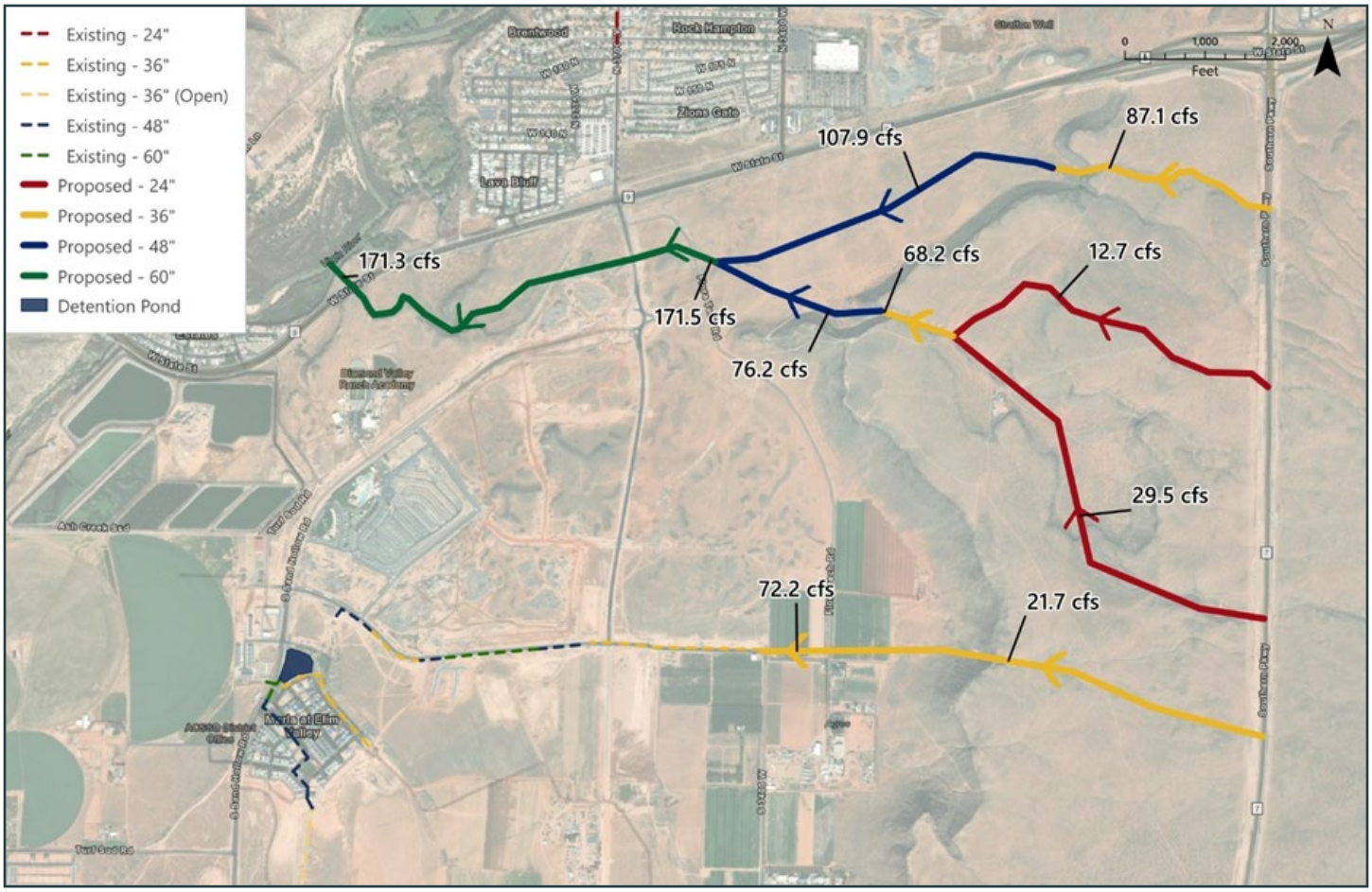


Figure 5—28: Project 28 Details

PROJECT 29

Project 29 proposes the installation of 5,280 feet of new 30” HDPE pipe along W State St. to the Virgin River. Stormwater runoff from subcatchments to the north of W State St. during the 10-yr, 3-hr storm currently causes overland flow due to the lack of existing stormwater infrastructure. Project 29 will reduce this overland flow by capturing this runoff and spilling to the Virgin River. The new stormwater pipe will also allow for conveyance of stormwater created by land development in this area. Project locations and proposed conduit sizing can be found on the CIP Project List map and the Future System map in Appendix A. See Figure 5—29 for concept level project design, vicinity, flow direction, and maximum conduit flow rate.



Figure 5—29: Project 29 Details

5.2. Maintenance

It is vital for the City to perform effective maintenance of the storm drain system to preserve the current level of service it provides to the City. Lack of proper maintenance will lead to the deterioration of the storm drain system components and the accumulation of sediment, debris, and weeds. Failure of the stormwater system would not only influence the health and safety of the residents, but would also undermine the aesthetic value created from a properly maintained system.

It is recommended that the storm drain system continue to be well maintained by having the City's public works staff perform required maintenance activities and prioritize major improvements. The construction of additional facilities in the future increases the maintenance burden. Existing and future operating costs need to be addressed as part of an overall financial analysis of the storm drain system. It is imperative that sufficient maintenance manpower and equipment are made available to ensure proper function and a high level of service to the community.

5.3. Funding Source Options

Funding for the identified improvement projects, as well as the continual maintenance of the storm drain system, can come from a variety of sources. These funding options could include user fees, grants, loans, bonds, impact fees, and dedications. The City will likely use a combination of multiple funding options. The following list provides a brief description of each funding option.

1. User Fees: Regular assessment of monthly fees to existing residents is currently the primary source of funding used by the City. These fees generally pay for the regular operation and maintenance expenses.

2. Grants and Loans: Grants and low interest loans can be used to fund storm drain improvement projects. Projects would need to be evaluated individually to determine the loans or grants for which they qualify. It is recommended that the City discuss the specific projects with a funding team to identify all potential funding options.

3. Bonds: The City may issue a bond to pay for larger improvement projects that require a significant one-time payment.

4. Impact Fees: Impact fees are a common method of funding new system improvements as they impose the cost of providing capacity for new growth upon future development. An Impact Fee Facilities Plan (IFFP) and an Impact Fee Analysis (IFA) are being completed in conjunction with this Storm Drain Master Plan.

5. Dedications of System Improvements: Any item that a developer funds must be included in an IFFP if a credit against impact fees is to be issued and must be agreed upon with the City before construction of the improvements. This type of arrangement is typically accomplished with a development agreement between the City and the developer, with the private funds being spent for initial improvements and the public funds being used to reimburse developers in accordance with planned expenditures.

6. CONCLUSION

In conclusion, it is recommended that Hurricane City complete the following actions to improve and maintain their stormwater system:

1. Implement the recommended projects outlined in this Storm Drain Master Plan. Each project was identified in coordination with Hurricane City staff to verify the project's validity. It is anticipated that with the completion of the recommended projects, there will be no remaining deficiencies identified by the storm drain model.
2. Implement the recommended impact fees established through the IFFP and IFA.
3. Regularly evaluate and replace depreciating portions of the storm drain system to keep the infrastructure current. This may include, but is not limited to, deteriorating concrete infrastructure, rusted metal infrastructure, and infrastructure that has exceeded its expected useful life.
4. Continue with current maintenance efforts on storm drain system infrastructure. Consistently checking and maintaining storm drain system infrastructure is essential to the success of the storm drain system as whole.
5. Regularly update the Storm Drain Master Plan to assist in identifying necessary efforts to adequately operate, maintain, and manage the storm drain system.

7. REFERENCES

Bowen, Collins & Associates. 2008. ***Drainage Manual Prepared for the City of Hurricane.***
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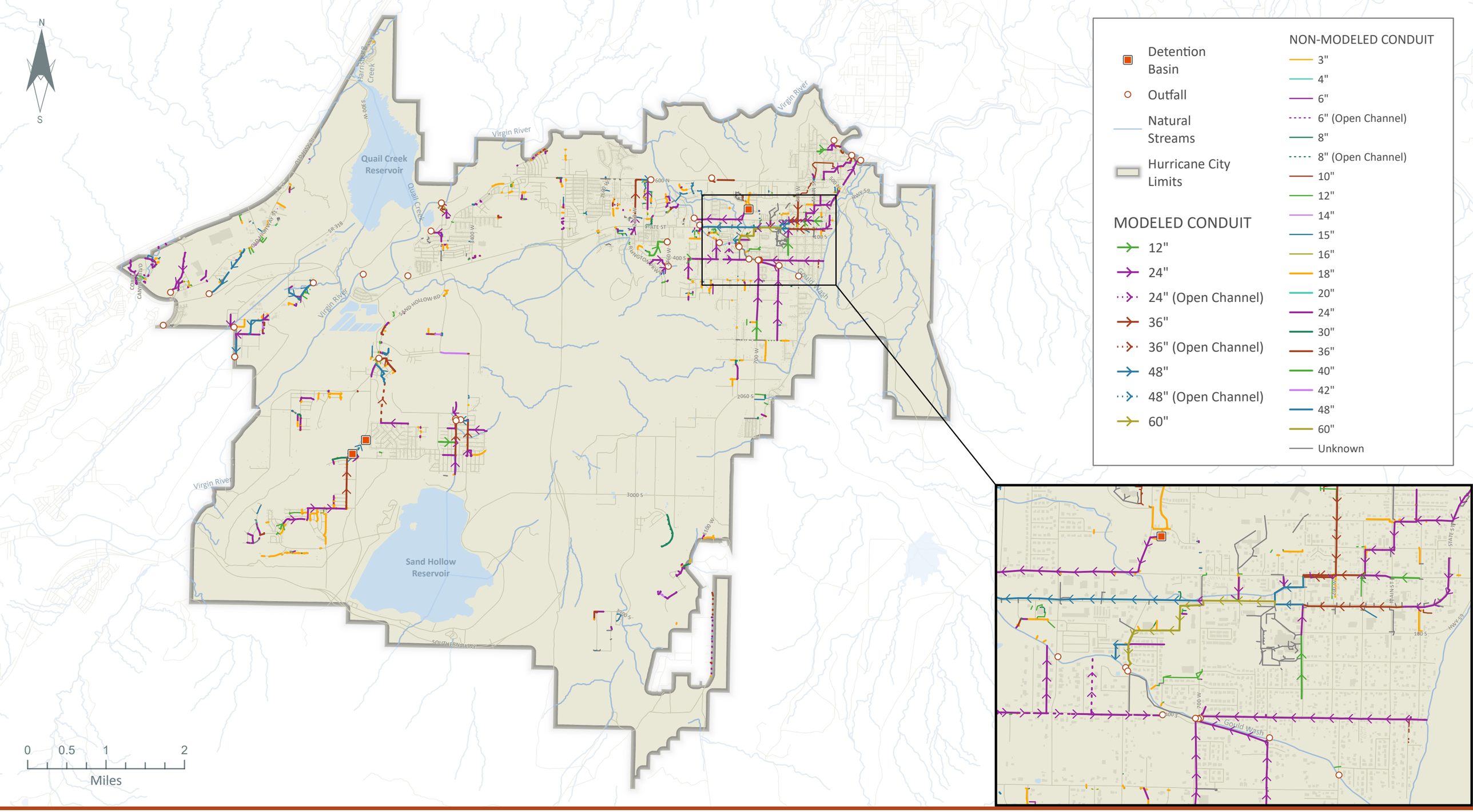
NRCS (Natural Resource Conservation Service). 1986. Technical Release 55: Urban Hydrology for Small Watersheds (TR-55). United States Department of Agriculture. *https://www.nrc.gov/docs/ML1421/ML14219A437.pdf*

UGRC (Utah Geospacial Resource Center). 2024. UGRC Raster Data Discovery 2.5.0. *https://raster.utah.gov/*

HURRICANE CITY
UTAH

APPENDIX A

FIGURES

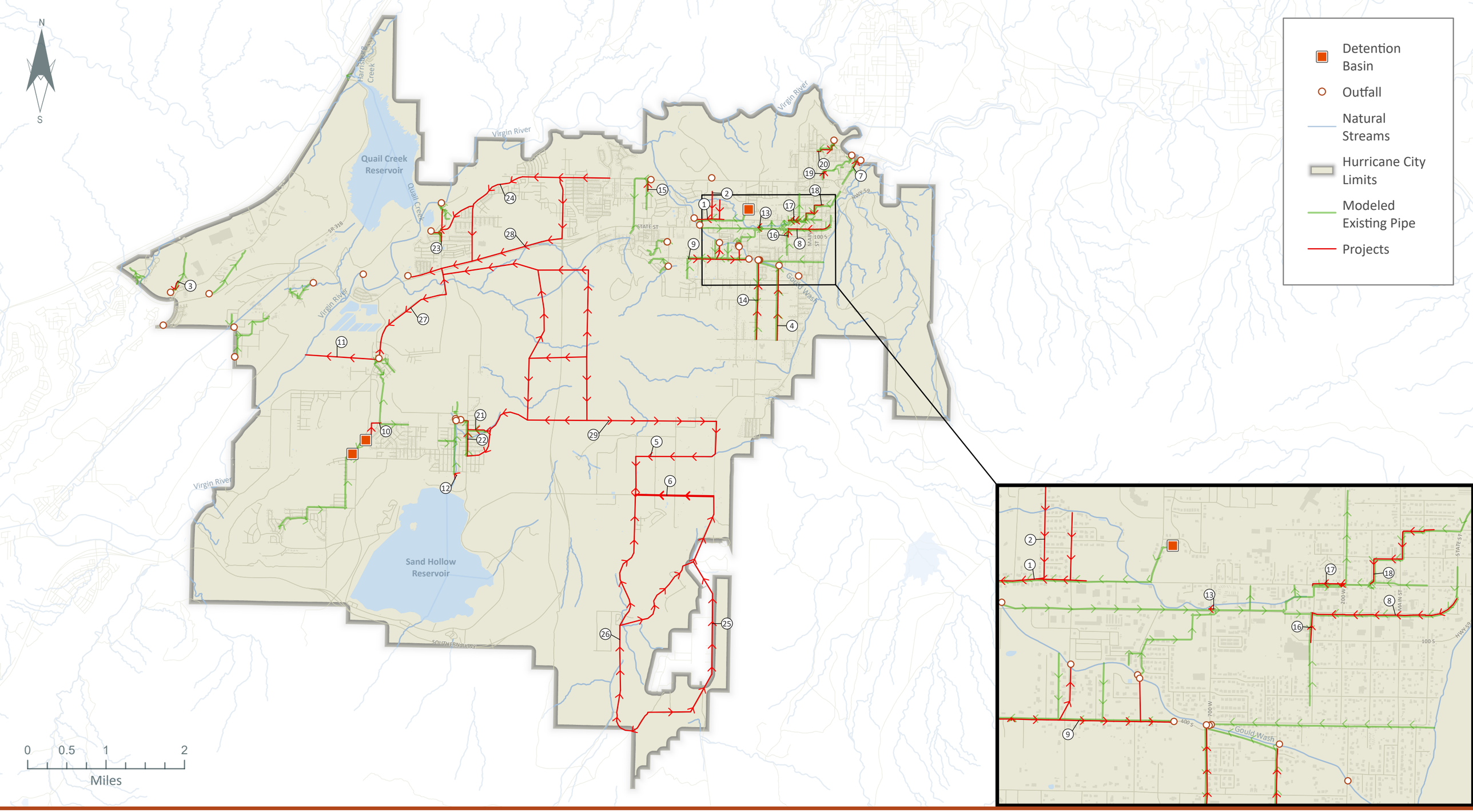


EXISTING SYSTEM

HURRICANE CITY UTAH

GATEWAY MAPPING INC.

JUB



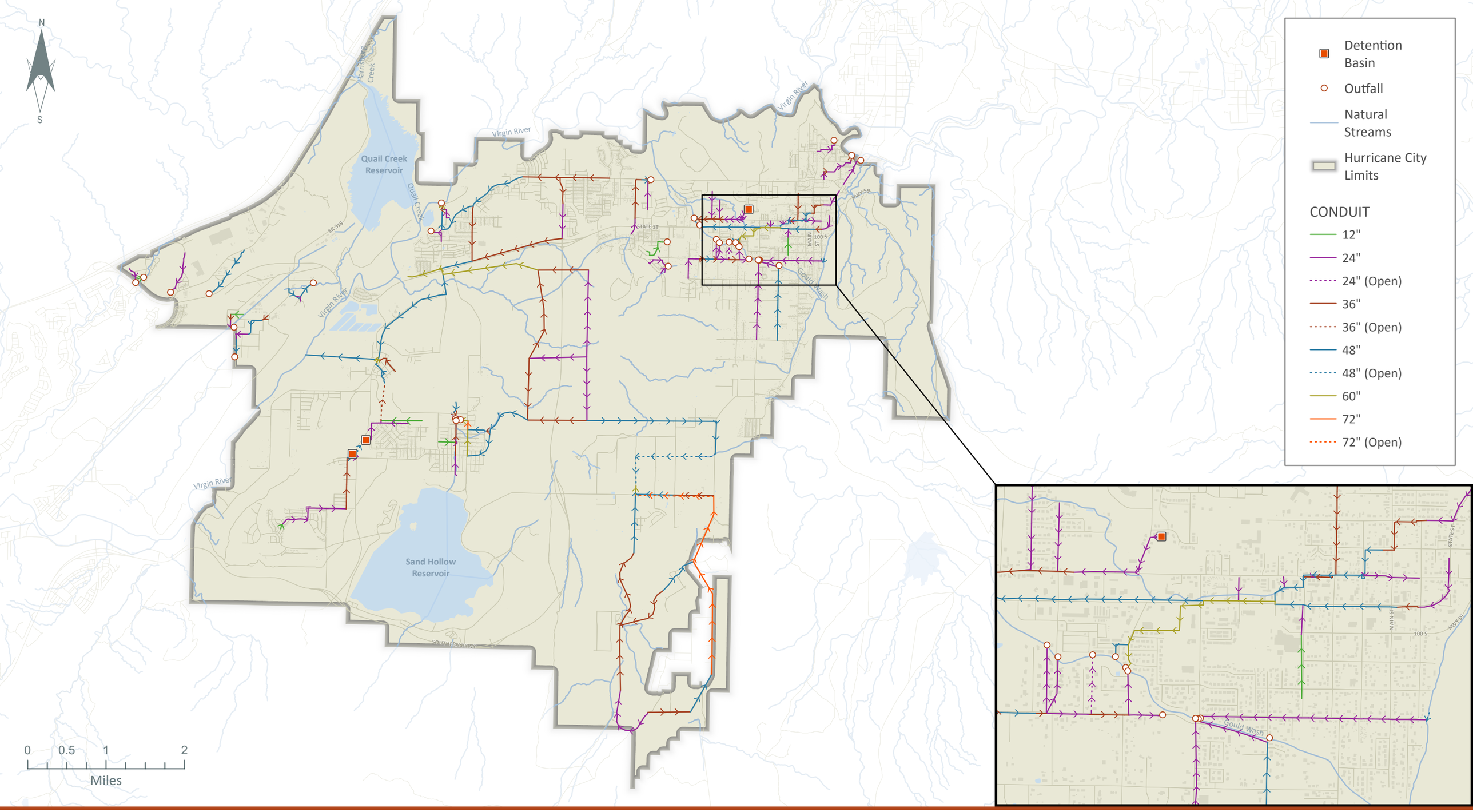
CIP PROJECT LIST

Hurricane Storm Drain Master Plan | September 2025

HURRICANE CITY UTAH

GATEWAY MAPPING INC.

JUB



FUTURE SYSTEM

Hurricane Storm Drain Master Plan | September 2025

HURRICANE CITY UTAH

GATEWAY MAPPING INC.

JUB

N

S

Detention Basin

Outfall

Natural Streams

Hurricane City Limits

FLOW CAPACITY

(Event Peak Flow / Conduit Flow Capacity)

0-50%

50-75%

>75%

Quail Creek Reservoir

Sand Hollow Reservoir

Virgin River

Quail Creek

Harrisburg Creek

SR-318

STATE ST

MAIN ST

100 S

HWY-59

SOUTHERN PKWY

0 0.5 1 2

Miles

10-YEAR EVENT PEAK FLOW CAPACITY

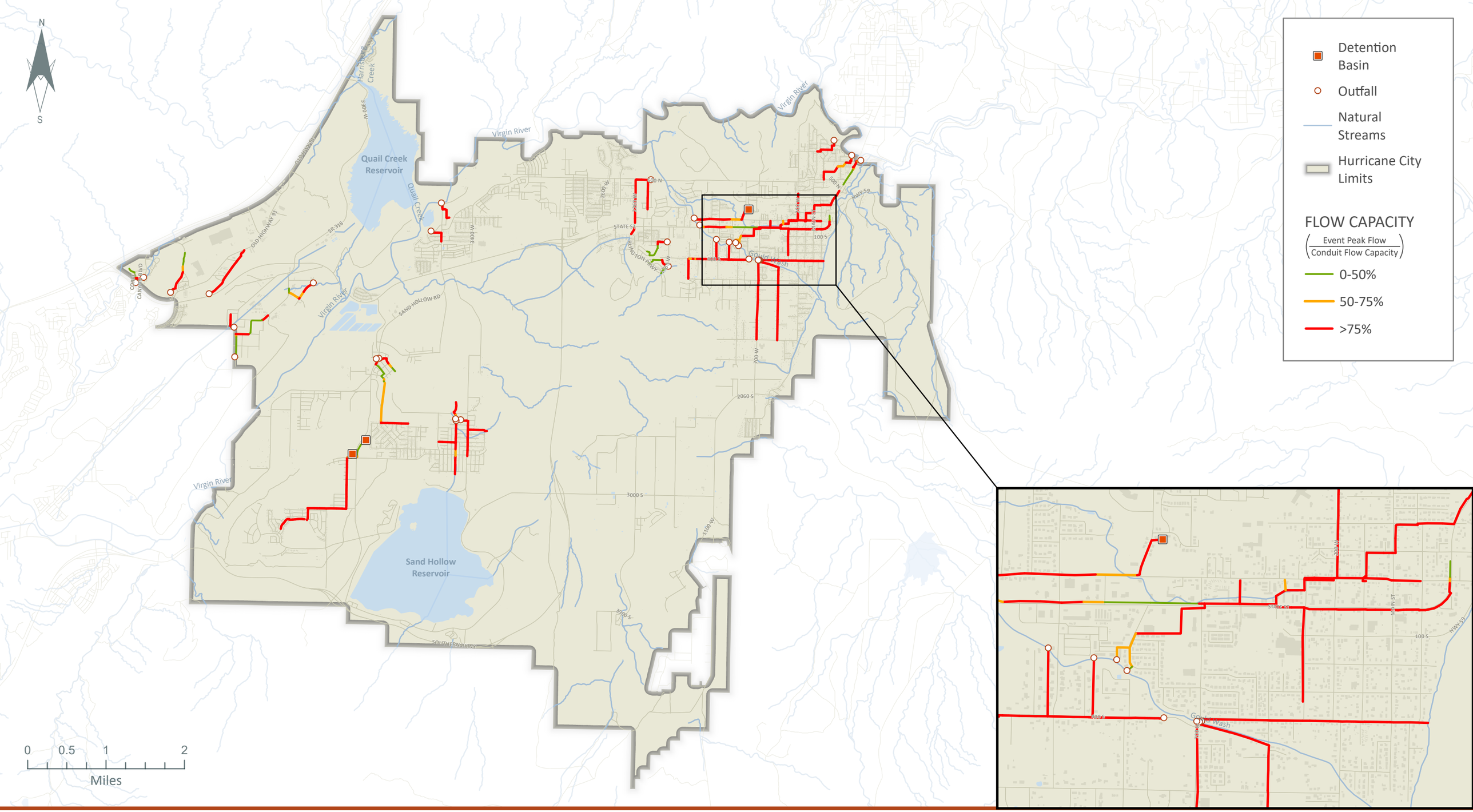
Modeled System Results

Hurricane Storm Drain Master Plan | September 2025

HURRICANE CITY UTAH

GATEWAY MAPPING INC.

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100-YR EVENT PEAK FLOW CAPACITY

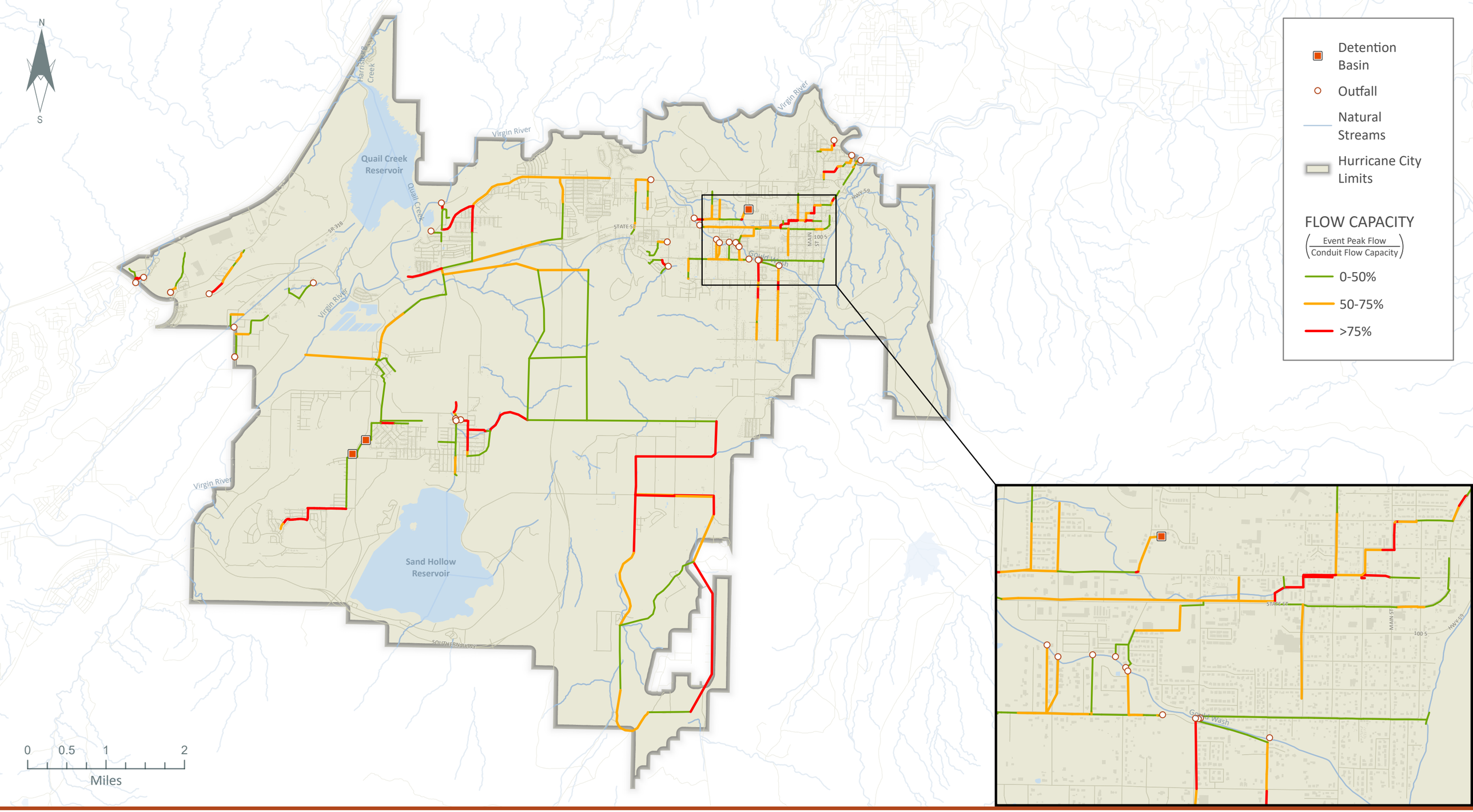
Modeled System Results

Hurricane Storm Drain Master Plan | September 2025

HURRICANE CITY UTAH

GATEWAY MAPPING INC.

JUB



FUTURE SYSTEM 10-YR EVENT PEAK FLOW CAPACITY

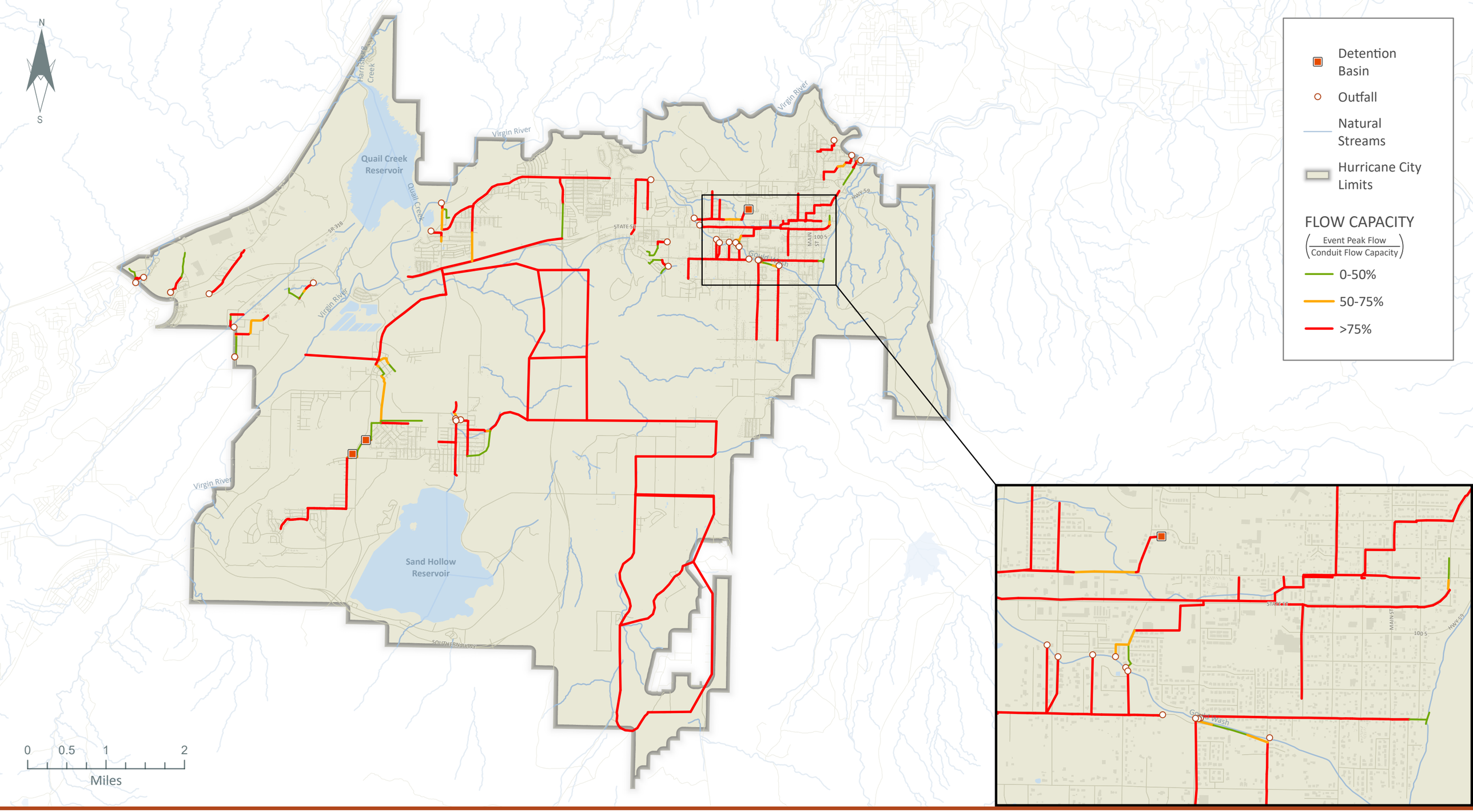
Modeled System Results

Hurricane Storm Drain Master Plan | September 2025

HURRICANE CITY UTAH

GATEWAY MAPPING INC.

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FUTURE SYSTEM 100-YR EVENT PEAK FLOW CAPACITY

Modeled System Results

Hurricane Storm Drain Master Plan | September 2025

HURRICANE CITY UTAH

GATEWAY MAPPING INC.

JUB

HURRICANE CITY
UTAH

APPENDIX B

COST ESTIMATES

HURRICANE CITY STORM DRAIN MASTER PLAN **J-U-B Project No. 53-24-001**

CAPITAL IMPROVEMENT PLAN PROJECTS **12/12/2025**

Project Number	Project Location	Project Description	Estimated Total Cost (Rounded)
1	W 100 N	Storm Drain Piping	$1,029,000
2	N 1150 W	Storm Drain Piping	$1,019,000
3	S 400 W	Storm Drain Piping	$3,485,000
4	W 3000 S	Storm Drain Piping/Drainage Swale	$3,478,000
5	W 3000 S	Drainage Swale	$807,000
6	W 400 S	Storm Drain Piping	$2,443,000
7	S 4390 W	Storm Drain Piping	$688,000
8	S Sand Hollow Rd	Storm Drain Piping	$4,173,000
9	S 3400 W	Detention Basin/Drainage Swale	$376,000
10	W 1300 S	Storm Drain Piping	$272,000
11	S 1760 W	Storm Drain Piping	$347,000
12	S 300 W	Storm Drain Piping	$1,970,000
13	S 700 W	Storm Drain Piping	$6,816,000
14	S 920 W	Storm Drain Piping	$3,056,000
15	S 1000 W	Storm Drain Piping	$2,919,000
16	Foothills Canyon Dr.	Storm Drain Piping	$465,000
17	W State St.	Storm Drain Piping	$102,000
18	N 2170 W	Storm Drain Piping	$365,000
19	S 300 W	Storm Drain Piping	$199,000
20	E 300 N	Storm Drain Piping	$1,312,000
21	E 1050 N	Storm Drain Piping	$445,000
22	S 3400 W	Storm Drain Piping	$3,263,000
23	N 3700 W	Storm Drain Piping	$567,000
24	E 2700 S	Storm Drain Piping	$3,460,000
25	600 N	Storm Drain Piping	$9,569,000
26	2100 W	Storm Drain Piping	$26,726,000
27	1100 W	Storm Drain Piping	$3,921,000
28	Southern Parkway	Storm Drain Piping	$19,083,000
29	State St	Storm Drain Piping	$2,183,000

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
Date: 11/25/2025

Engineer's Opinion of Probable Construction Cost
1: W 100 N

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$38,000	$38,000
2	Traffic Control	1	LS	$8,000	$8,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	1,913	CY	$30	$57,394
5	Furnish and Install Concrete Manhole	6	EA	$12,900	$77,400
6	Furnish and Install Inlet Boxes	7	EA	$7,500	$52,500
7	Furnish and Install 36 inch HDPE	1,800	LF	$203	$365,393
8	Furnish and Install 42 inch HDPE	220	LF	$269	$59,162
9	Imported Pipe Foundation Material	357	TON	$40	$14,294
10	Imported Bedding Material	1,372	TON	$40	$54,888
11	Granular Borrow	638	TON	$40	$25,525
12	Asphalt T-Patch Coverage (6")	1,134	SY	$30	$34,020
				Construction Subtotal	$791,600
				30% Contingency	$237,480
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$1,029,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for Hurricane City permitting are not included.

3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
12/12/2025

Engineer's Opinion of Probable Construction Cost
2: N 1150 W

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$37,000	$37,000
2	Traffic Control	1	LS	$8,000	$8,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	1,956	CY	$30	$58,667
5	Furnish and Install Concrete Manhole	9	EA	$12,900	$116,100
6	Furnish and Install Inlet Boxes	11	EA	$7,500	$82,500
7	Furnish and Install 24 inch HDPE	3,300	LF	$95	$313,104
8	Imported Pipe Foundation Material	462	TON	$40	$18,480
9	Imported Bedding Material	1,698	TON	$40	$67,921
10	Granular Borrow	825	TON	$40	$33,000
11	Asphalt T-Patch Coverage (6")	1,467	SY	$30	$44,010
				Construction Subtotal	$783,800
				30% Contingency	$235,140
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$1,019,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for Hurricane City permitting are not included.

3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
Date: 11/25/2025

Engineer's Opinion of Probable Construction Cost
3: S 400 W

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$127,000	$127,000
2	Traffic Control	1	LS	$26,000	$26,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	6,578	CY	$30	$197,325
5	Furnish and Install Concrete Manhole	18	EA	$12,900	$232,200
6	Furnish and Install Inlet Boxes	23	EA	$7,500	$172,500
7	Furnish and Install 24 inch HDPE	1,671	LF	$95	$158,544
8	Furnish and Install 42 inch HDPE	4,987	LF	$269	$1,341,084
9	Imported Pipe Foundation Material	960	TON	$40	$38,400
10	Imported Bedding Material	4,595	TON	$40	$183,789
11	Granular Borrow	2,132	TON	$40	$85,281
12	Asphalt T-Patch Coverage (6")	3,791	SY	$30	$113,730
				Construction Subtotal	$2,680,900
				30% Contingency	$804,270
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$3,485,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for Hurricane City permitting are not included.

3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
Date: 11/25/2025

Engineer's Opinion of Probable Construction Cost
4: W 3000 S

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$127,000	$127,000
2	Traffic Control	1	LS	$26,000	$26,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	4,940	CY	$30	$148,194
5	Furnish and Install Concrete Manhole	14	EA	$12,900	$180,600
6	Furnish and Install Inlet Boxes	18	EA	$7,500	$135,000
7	4' Swale Excavation	21,144	CY	$30	$634,333
8	Furnish and Install 36 inch HDPE	5,335	LF	$203	$1,082,984
9	Imported Pipe Foundation Material	934	TON	$40	$37,345
10	Imported Bedding Material	3,579	TON	$40	$143,149
11	Granular Borrow	1,667	TON	$40	$66,688
12	Asphalt T-Patch Coverage (6")	2,964	SY	$30	$88,920
				Construction Subtotal	$2,675,300
				30% Contingency	$802,590
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$3,478,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for Hurricane City permitting are not included.

3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
Date: 11/25/2025

Engineer's Opinion of Probable Construction Cost
5: W 3000 S

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$29,000	$29,000
2	Traffic Control	1	LS	$6,000	$6,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000
4	4' Swale Excavation	18,844	CY	$30	$565,333
5	Ditch Inlet	1	LS	$15,000	$15,000
				Construction Subtotal	$620,400
				30% Contingency	$186,120
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$807,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.
2 - Costs for Hurricane City permitting are not included.
3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
Date: 11/25/2025

Engineer's Opinion of Probable Construction Cost
6: W 400 S

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$89,000	$89,000
2	Traffic Control	1	LS	$18,000	$18,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	4,681	CY	$30	$140,429
5	Furnish and Install Concrete Manhole	19	EA	$12,900	$245,100
6	Furnish and Install Inlet Boxes	25	EA	$7,500	$187,500
7	Furnish and Install 24 inch HDPE	5,821	LF	$95	$552,296
8	Furnish and Install 36 inch HDPE	1,330	LF	$203	$269,985
9	Imported Pipe Foundation Material	1,048	TON	$40	$41,908
10	Imported Bedding Material	3,887	TON	$40	$155,495
11	Granular Borrow	1,871	TON	$40	$74,835
12	Asphalt T-Patch Coverage (6")	3,326	SY	$30	$99,780
				Construction Subtotal	$1,879,400
				30% Contingency	$563,820
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$2,443,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for Hurricane City permitting are not included.

3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
Date: 11/25/2025

Engineer's Opinion of Probable Construction Cost
7: S 4390 W

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$25,000	$25,000
2	Traffic Control	1	LS	$5,000	$5,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	1,304	CY	$30	$39,111
5	Furnish and Install Concrete Manhole	6	EA	$12,900	$77,400
6	Furnish and Install Inlet Boxes	8	EA	$7,500	$60,000
7	Furnish and Install 24 inch HDPE	2,200	LF	$95	$208,736
8	Imported Pipe Foundation Material	308	TON	$40	$12,320
9	Imported Bedding Material	1,132	TON	$40	$45,281
10	Granular Borrow	550	TON	$40	$22,000
11	Asphalt T-Patch Coverage (6")	978	SY	$30	$29,340
				Construction Subtotal	$529,200
				30% Contingency	$158,760
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$688,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for Hurricane City permitting are not included.

3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
Date: 11/25/2025

Engineer's Opinion of Probable Construction Cost
8: S Sand Hollow Rd

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$152,000	$152,000
2	Traffic Control	1	LS	$31,000	$31,000
3	Prepare and Implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	8,639	CY	$30	$259,156
5	Furnish and Install Concrete Manhole	12	EA	$12,900	$154,800
6	Furnish and Install Inlet Boxes	16	EA	$7,500	$120,000
7	Furnish and Install 54 inch HDPE	4,760	LF	$433	$2,059,747
8	Imported Pipe Foundation Material	1,166	TON	$40	$46,648
9	Imported Bedding Material	4,681	TON	$40	$187,221
10	Granular Borrow	2,083	TON	$40	$83,300
11	Asphalt T-Patch Coverage (6")	3,702	SY	$30	$111,060
				Construction Subtotal	$3,210,000
				30% Contingency	$963,000
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$4,173,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for Hurricane City permitting are not included.

3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
Date: 11/25/2025

Engineer's Opinion of Probable Construction Cost
9: S 3400 W

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$14,000	$14,000
2	Traffic Control	1	LS	$3,000	$3,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Furnish and Install Concrete Manhole	1	EA	$12,900	$12,900
5	Furnish and Install Inlet Boxes	1	EA	$7,500	$7,500
6	Excavate 2' Swale	620	CY	$30	$18,600
7	Furnish and Install 24 inch HDPE	80	LF	$95	$7,590
8	Detention Basin Excavation	7,260	CY	$30	$217,800
9	Imported Pipe Foundation Material	11	TON	$40	$448
10	Imported Bedding Material	41	TON	$40	$1,647
11	Granular Borrow	20	TON	$40	$800
				Construction Subtotal	$289,300
				30% Contingency	$86,790
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$376,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.
2 - Costs for Hurricane City permitting are not included.
3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
12/12/2025

Engineer's Opinion of Probable Construction Cost
10: W 1300 S

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$10,000	$10,000
2	Traffic Control	1	LS	$2,000	$2,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	478	CY	$30	$14,329
5	Furnish and Install Concrete Manhole	3	EA	$12,900	$38,700
6	Furnish and Install Inlet Boxes	3	EA	$7,500	$22,500
7	Furnish and Install 24 inch HDPE	806	LF	$95	$76,473
8	Imported Pipe Foundation Material	113	TON	$40	$4,514
9	Imported Bedding Material	415	TON	$40	$16,589
10	Granular Borrow	202	TON	$40	$8,060
11	Asphalt T-Patch Coverage (6")	358	SY	$30	$10,740
				Construction Subtotal	$209,000
				30% Contingency	$62,700
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$272,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for Hurricane City permitting are not included.

3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City

Project: Storm Drain Master Plan Update

Date: 11/25/2025

Engineer's Opinion of Probable Construction Cost
11: S 1760 W

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$13,000	$13,000
2	Traffic Control	1	LS	$3,000	$3,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000
4	Roadway Excavation	612	CY	$30	$18,364
5	Furnish and Install Concrete Manhole	3	EA	$12,900	$38,700
6	Furnish and Install Inlet Boxes	4	EA	$7,500	$30,000
7	Furnish and Install 24 inch HDPE	1,033	LF	$95	$98,011
8	Detention Pond Outlet Structure	1	LS	$10,000	$10,000
9	Imported Pipe Foundation Material	145	TON	$40	$5,785
10	Imported Bedding Material	532	TON	$40	$21,261
11	Granular Borrow	258	TON	$40	$10,330
12	Asphalt T-Patch Coverage (6")	459	SY	$30	$13,770
				Construction Subtotal	$267,300
				30% Contingency	$80,190
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$347,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for Hurricane City permitting are not included.

3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City

Project: Storm Drain Master Plan Update

Date: 11/25/2025

Engineer's Opinion of Probable Construction Cost
12: S 300 W

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$72,000	$72,000
2	Traffic Control	1	LS	$15,000	$15,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	3,732	CY	$30	$111,967
5	Furnish and Install Concrete Manhole	14	EA	$12,900	$180,600
6	Furnish and Install Inlet Boxes	18	EA	$7,500	$135,000
7	Furnish and Install 24 inch HDPE	2,970	LF	$95	$281,794
8	Furnish and Install 36 inch HDPE	2,130	LF	$203	$432,381
9	Imported Pipe Foundation Material	789	TON	$40	$31,542
10	Imported Bedding Material	2,957	TON	$40	$118,281
11	Granular Borrow	1,408	TON	$40	$56,325
12	Asphalt T-Patch Coverage (6")	2,503	SY	$30	$75,090
				Construction Subtotal	$1,515,000
				30% Contingency	$454,500
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$1,970,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for Hurricane City permitting are not included.

3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
Date: 11/25/2025

Engineer's Opinion of Probable Construction Cost
13: S 700 W

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$248,000	$248,000
2	Traffic Control	1	LS	$50,000	$50,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	12,935	CY	$30	$388,044
5	Furnish and Install Concrete Manhole	23	EA	$12,900	$296,700
6	Furnish and Install Inlet Boxes	30	EA	$7,500	$225,000
7	Furnish and Install 36 inch HDPE	1,600	LF	$203	$324,794
8	Furnish and Install 48 inch HDPE	1,387	LF	$342	$474,104
9	Furnish and Install 54 inch HDPE	3,635	LF	$433	$1,572,937
10	Furnish and Install 60 inch HDPE	1,657	LF	$589	$975,489
11	Imported Pipe Foundation Material	1,868	TON	$40	$74,712
12	Imported Bedding Material	7,424	TON	$40	$296,962
13	Granular Borrow	3,335	TON	$40	$133,415
14	Asphalt T-Patch Coverage (6")	5,930	SY	$30	$177,900
				Construction Subtotal	$5,243,100
				30% Contingency	$1,572,930
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$6,816,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.
2 - Costs for Hurricane City permitting are not included.
3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City

Project: Storm Drain Master Plan Update

Date: 11/25/2025

Engineer's Opinion of Probable Construction Cost
14: S 920 W

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$111,000	$111,000
2	Traffic Control	1	LS	$23,000	$23,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	5,764	CY	$30	$172,934
5	Furnish and Install Concrete Manhole	18	EA	$12,900	$232,200
6	Furnish and Install Inlet Boxes	24	EA	$7,500	$180,000
7	Furnish and Install 30 inch HDPE	2,702	LF	$148	$400,869
8	Furnish and Install 36 inch HDPE	4,037	LF	$203	$819,495
9	Imported Pipe Foundation Material	1,132	TON	$40	$45,282
10	Imported Bedding Material	4,309	TON	$40	$172,378
11	Granular Borrow	2,022	TON	$40	$80,860
12	Asphalt T-Patch Coverage (6")	3,594	SY	$30	$107,820
				Construction Subtotal	$2,350,900
				30% Contingency	$705,270
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$3,056,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for Hurricane City permitting are not included.

3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.
20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
Date: 11/25/2025

Engineer's Opinion of Probable Construction Cost
15: S 1000 W

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$106,000	$106,000
2	Traffic Control	1	LS	$22,000	$22,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	4,447	CY	$30	$133,398
5	Furnish and Install Concrete Manhole	18	EA	$12,900	$232,200
6	Furnish and Install Inlet Boxes	23	EA	$7,500	$172,500
7	Furnish and Install 24 inch HDPE	1,354	LF	$95	$128,468
8	Furnish and Install 36 inch HDPE	5,388	LF	$203	$1,093,742
9	Imported Pipe Foundation Material	991	TON	$40	$39,651
10	Imported Bedding Material	3,681	TON	$40	$147,227
11	Granular Borrow	1,770	TON	$40	$70,805
12	Asphalt T-Patch Coverage (6")	3,147	SY	$30	$94,410
				Construction Subtotal	$2,245,500
				30% Contingency	$673,650
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$2,919,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.
2 - Costs for Hurricane City permitting are not included.
3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
Date: 11/25/2025

Engineer's Opinion of Probable Construction Cost
16: Foothills Canyon Dr.

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$17,000	$17,000
2	Traffic Control	1	LS	$4,000	$4,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	1,019	CY	$30	$30,556
5	Furnish and Install Concrete Manhole	3	EA	$12,900	$38,700
6	Furnish and Install Inlet Boxes	4	EA	$7,500	$30,000
7	Furnish and Install 30 inch HDPE	1,100	LF	$148	$163,196
8	Imported Pipe Foundation Material	193	TON	$40	$7,700
9	Imported Bedding Material	738	TON	$40	$29,515
10	Granular Borrow	344	TON	$40	$13,750
11	Asphalt T-Patch Coverage (6")	611	SY	$30	$18,330
				Construction Subtotal	$357,800
				30% Contingency	$107,340
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$465,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.
2 - Costs for Hurricane City permitting are not included.
3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
Date: 11/25/2025

Engineer's Opinion of Probable Construction Cost
17: W State St.

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$4,000	$4,000
2	Traffic Control	1	LS	$1,000	$1,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000
4	Roadway Excavation	140	CY	$30	$4,200
5	Furnish and Install Concrete Manhole	1	EA	$12,900	$12,900
6	Furnish and Install Inlet Boxes	1	EA	$7,500	$7,500
7	Furnish and Install 48 inch HDPE	105	LF	$342	$35,891
8	Imported Pipe Foundation Material	22	TON	$40	$882
9	Imported Bedding Material	87	TON	$40	$3,474
10	Granular Borrow	39	TON	$40	$1,575
11	Asphalt T-Patch Coverage (6")	70	SY	$30	$2,100
				Construction Subtotal	$78,600
				30% Contingency	$23,580
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$102,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for Hurricane City permitting are not included.

3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
Date: 11/25/2025

Engineer's Opinion of Probable Construction Cost
18: N 2170 W

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$14,000	$14,000
2	Traffic Control	1	LS	$3,000	$3,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	722	CY	$30	$21,667
5	Furnish and Install Concrete Manhole	3	EA	$12,900	$38,700
6	Furnish and Install Inlet Boxes	4	EA	$7,500	$30,000
7	Furnish and Install 30 inch HDPE	720	LF	$148	$106,819
8	Furnish and Install 36 inch HDPE	60	LF	$203	$12,180
9	Imported Pipe Foundation Material	137	TON	$40	$5,460
10	Imported Bedding Material	523	TON	$40	$20,929
11	Granular Borrow	244	TON	$40	$9,750
12	Asphalt T-Patch Coverage (6")	433	SY	$30	$12,990
				Construction Subtotal	$280,500
				30% Contingency	$84,150
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$365,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for Hurricane City permitting are not included.

3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
12/12/2025

Engineer's Opinion of Probable Construction Cost
19: S 300 W

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$8,000	$8,000
2	Traffic Control	1	LS	$2,000	$2,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	356	CY	$30	$10,667
5	Furnish and Install Concrete Manhole	2	EA	$12,900	$25,800
6	Furnish and Install Inlet Boxes	2	EA	$7,500	$15,000
7	Furnish and Install 24 inch HDPE	600	LF	$95	$56,928
8	Imported Pipe Foundation Material	84	TON	$40	$3,360
9	Imported Bedding Material	309	TON	$40	$12,349
10	Granular Borrow	150	TON	$40	$6,000
11	Asphalt T-Patch Coverage (6")	267	SY	$30	$8,010
				Construction Subtotal	$153,200
				30% Contingency	$45,960
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$199,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.
2 - Costs for Hurricane City permitting are not included.
3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
12/12/2025

Engineer's Opinion of Probable Construction Cost
20: E 300 N

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$48,000	$48,000
2	Traffic Control	1	LS	$10,000	$10,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	2,416	CY	$30	$72,489
5	Furnish and Install Concrete Manhole	7	EA	$12,900	$90,300
6	Furnish and Install Inlet Boxes	8	EA	$7,500	$60,000
7	Furnish and Install 36 inch HDPE	1,400	LF	$203	$284,194
8	Furnish and Install 48 inch HDPE	840	LF	$342	$287,129
9	Imported Pipe Foundation Material	421	TON	$40	$16,856
10	Imported Bedding Material	1,634	TON	$40	$65,354
11	Granular Borrow	753	TON	$40	$30,100
12	Asphalt T-Patch Coverage (6")	1,338	SY	$30	$40,140
				Construction Subtotal	$1,009,600
				30% Contingency	$302,880
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$1,312,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for Hurricane City permitting are not included.

3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
Date: 11/25/2025

Engineer's Opinion of Probable Construction Cost
21: E 1050 N

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$17,000	$17,000
2	Traffic Control	1	LS	$4,000	$4,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	830	CY	$30	$24,889
5	Furnish and Install Concrete Manhole	4	EA	$12,900	$51,600
6	Furnish and Install Inlet Boxes	5	EA	$7,500	$37,500
7	Furnish and Install 24 inch HDPE	1,400	LF	$95	$132,832
8	Imported Pipe Foundation Material	196	TON	$40	$7,840
9	Imported Bedding Material	720	TON	$40	$28,815
10	Granular Borrow	350	TON	$40	$14,000
11	Asphalt T-Patch Coverage (6")	622	SY	$30	$18,660
				Construction Subtotal	$342,200
				30% Contingency	$102,660
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$445,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.
2 - Costs for Hurricane City permitting are not included.
3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
Date: 11/25/2025

Engineer's Opinion of Probable Construction Cost
22: S 3400 W

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$119,000	$119,000
2	Traffic Control	1	LS	$24,000	$24,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	5,990	CY	$30	$179,711
5	Furnish and Install Concrete Manhole	10	EA	$12,900	$129,000
6	Furnish and Install Inlet Boxes	14	EA	$7,500	$105,000
7	Furnish and Install 36 inch HDPE	1,820	LF	$203	$369,453
8	Furnish and Install 48 inch HDPE	1,830	LF	$342	$625,531
9	Furnish and Install 60 inch HDPE	1,030	LF	$589	$606,369
10	Imported Pipe Foundation Material	955	TON	$40	$38,192
11	Imported Bedding Material	3,746	TON	$40	$149,824
12	Granular Borrow	1,705	TON	$40	$68,200
13	Asphalt T-Patch Coverage (6")	3,031	SY	$30	$90,930
				Construction Subtotal	$2,510,300
				30% Contingency	$753,090
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$3,263,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for Hurricane City permitting are not included.

3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
Date: 11/25/2025

Engineer's Opinion of Probable Construction Cost
23: N 3700 W

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$21,000	$21,000
2	Traffic Control	1	LS	$5,000	$5,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	1,222	CY	$30	$36,667
5	Furnish and Install Concrete Manhole	4	EA	$12,900	$51,600
6	Furnish and Install Inlet Boxes	5	EA	$7,500	$37,500
7	Furnish and Install 30 inch HDPE	1,320	LF	$148	$195,835
8	Imported Pipe Foundation Material	231	TON	$40	$9,240
9	Imported Bedding Material	885	TON	$40	$35,418
10	Granular Borrow	413	TON	$40	$16,500
11	Asphalt T-Patch Coverage (6")	733	SY	$30	$21,990
				Construction Subtotal	$435,800
				30% Contingency	$130,740
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$567,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.
2 - Costs for Hurricane City permitting are not included.
3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
12/12/2025

Engineer's Opinion of Probable Construction Cost
24: E 2700 S

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$126,000	$126,000
2	Traffic Control	1	LS	$26,000	$26,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	6,604	CY	$30	$198,113
5	Furnish and Install Concrete Manhole	21	EA	$12,900	$270,900
6	Furnish and Install Inlet Boxes	29	EA	$7,500	$217,500
7	Furnish and Install 24 inch HDPE	3,047	LF	$95	$289,099
8	Furnish and Install 36 inch HDPE	5,182	LF	$203	$1,051,925
9	Imported Pipe Foundation Material	1,333	TON	$40	$53,337
10	Imported Bedding Material	5,044	TON	$40	$201,758
11	Granular Borrow	2,381	TON	$40	$95,245
12	Asphalt T-Patch Coverage (6")	4,233	SY	$30	$126,990
				Construction Subtotal	$2,661,900
				30% Contingency	$798,570
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$3,460,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for Hurricane City permitting are not included.

3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
12/12/2025

Engineer's Opinion of Probable Construction Cost
25: 600 N

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$348,000	$348,000
2	Traffic Control	1	LS	$70,000	$70,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	18,266	CY	$30	$547,978
5	Furnish and Install Concrete Manhole	51	EA	$12,900	$657,900
6	Furnish and Install Inlet Boxes	68	EA	$7,500	$510,000
7	Furnish and Install 24 inch HDPE	980	LF	$95	$92,982
8	Furnish and Install 36 inch HDPE	19,100	LF	$203	$3,877,224
9	Imported Pipe Foundation Material	3,480	TON	$40	$139,188
10	Imported Bedding Material	13,317	TON	$40	$532,664
11	Granular Borrow	6,214	TON	$40	$248,550
12	Asphalt T-Patch Coverage (6")	11,047	SY	$30	$331,410
				Construction Subtotal	$7,360,900
				30% Contingency	$2,208,270
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$9,569,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for Hurricane City permitting are not included.

3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
Date: 11/25/2025

Engineer's Opinion of Probable Construction Cost
26: 2100 W

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$970,000	$970,000
2	Traffic Control	1	LS	$194,000	$194,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	47,034	CY	$30	$1,411,008
5	Furnish and Install Concrete Manhole	76	EA	$12,900	$980,400
6	Furnish and Install Inlet Boxes	102	EA	$7,500	$765,000
7	Excavate 4' Swale	4,284	CY	$30	$128,533
8	Excavate 5' Swale	12,429	CY	$30	$372,867
9	Furnish and Install 24 inch HDPE	4,815	LF	$95	$456,847
10	Furnish and Install 36 inch HDPE	7,510	LF	$203	$1,524,500
11	Furnish and Install 54 inch HDPE	2,830	LF	$433	$1,224,598
12	Furnish and Install 60 inch HDPE	1,550	LF	$589	$912,497
13	Furnish and Install 72 inch HDPE	12,650	LF	$769	$9,729,338
14	Imported Pipe Foundation Material	6,554	TON	$40	$262,157
15	Imported Bedding Material	13,226	TON	$40	$529,041
16	Granular Borrow	11,703	TON	$40	$468,138
17	Asphalt T-Patch Coverage (6")	20,806	SY	$30	$624,180
				Construction Subtotal	$20,558,200
				30% Contingency	$6,167,460
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$26,726,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for Hurricane City permitting are not included.

3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
Date: 12/12/2025

Engineer's Opinion of Probable Construction Cost
27: 1100 W

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$143,000	$143,000
2	Traffic Control	1	LS	$29,000	$29,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	7,681	CY	$30	$230,422
5	Furnish and Install Concrete Manhole	26	EA	$12,900	$335,400
6	Furnish and Install Inlet Boxes	34	EA	$7,500	$255,000
7	Furnish and Install 24 inch HDPE	5,300	LF	$95	$502,864
8	Furnish and Install 36 inch HDPE	4,680	LF	$203	$950,021
9	Imported Pipe Foundation Material	1,583	TON	$40	$63,308
10	Imported Bedding Material	5,963	TON	$40	$238,535
11	Granular Borrow	2,826	TON	$40	$113,050
12	Asphalt T-Patch Coverage (6")	5,024	SY	$30	$150,720
				Construction Subtotal	$3,016,400
				30% Contingency	$904,920
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$3,921,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for Hurricane City permitting are not included.

3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
Date: 11/25/2025

Engineer's Opinion of Probable Construction Cost
28: Southern Parkway

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$693,000	$693,000
2	Traffic Control	1	LS	$139,000	$139,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	34,856	CY	$30	$1,045,678
5	Furnish and Install Concrete Manhole	84	EA	$12,900	$1,083,600
6	Furnish and Install Inlet Boxes	112	EA	$7,500	$840,000
7	Furnish and Install 24 inch HDPE	10,320	LF	$95	$979,162
8	Furnish and Install 36 inch HDPE	10,260	LF	$203	$2,082,739
9	Furnish and Install 48 inch HDPE	6,740	LF	$342	$2,303,867
10	Furnish and Install 60 inch HDPE	5,650	LF	$589	$3,326,200
11	Imported Pipe Foundation Material	6,040	TON	$40	$241,598
12	Imported Bedding Material	23,323	TON	$40	$932,906
13	Granular Borrow	10,786	TON	$40	$431,425
14	Asphalt T-Patch Coverage (6")	19,174	SY	$30	$575,220
				Construction Subtotal	$14,679,400
				30% Contingency	$4,403,820
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$19,083,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for Hurricane City permitting are not included.

3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

J·U·B ENGINEERS, INC.

20 N Main St, Suite 202 St George, Utah 84770 - (435) 900-1230

Owner: Hurricane City
Project: Storm Drain Master Plan Update
12/12/2025

Engineer's Opinion of Probable Construction Cost
29: State St

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	$80,000	$80,000
2	Traffic Control	1	LS	$16,000	$16,000
3	Prepare and implement SWPPP	1	LS	$5,000	$5,000.00
4	Roadway Excavation	4,889	CY	$30	$146,667
5	Furnish and Install Concrete Manhole	14	EA	$12,900	$180,600
6	Furnish and Install Inlet Boxes	18	EA	$7,500	$135,000
7	Furnish and Install 30 inch HDPE	5,280	LF	$148	$783,341
8	Imported Pipe Foundation Material	924	TON	$40	$36,960
9	Imported Bedding Material	3,542	TON	$40	$141,674
10	Granular Borrow	1,650	TON	$40	$66,000
11	Asphalt T-Patch Coverage (6")	2,933	SY	$30	$87,990
				Construction Subtotal	$1,679,300
				30% Contingency	$503,790
*Unit price estimate to replace corresponding bid item in Base Bid				**TOTAL COST (Rounded)**	$2,183,000

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for Hurricane City permitting are not included.

3 - Costs are estimated in 2025 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

HURRICANE CITY
UTAH

APPENDIX C

MODEL DATA

Existing Subcatchment Model Data

ID	Area (ac)	Predominant Land Use Type	Predominant Soil Type	Composite CN	Peak Runoff (cfs)	Time of Concentration (min)	Depression Storage (in)
Sub001	20.64	Open Space	Type D	79.8	2.60	5.43	0.51
Sub002	685.00	Open Space	Type D	97.6	669.74	33.11	0.05
Sub003	20.66	Open Space	Type C	85.8	7.92	9.10	0.33
Sub004	47.80	Commercial	Type C	87.1	26.81	10.70	0.22
Sub005	20.12	Open Space	Type C	84.5	7.70	11.72	0.28
Sub006	20.58	Open Space	Type D	89.0	11.24	3.76	0.25
Sub007	32.34	Commercial	Type C	85.9	12.73	18.07	0.25
Sub008	31.13	Commercial	Type D	88.8	19.28	6.90	0.19
Sub009	40.52	Commercial	Type C	88.0	22.06	8.12	0.27
Sub010	39.85	Commercial	Type C	88.5	17.55	26.06	0.19
Sub011	38.49	Commercial	Type D	89.0	21.81	18.00	0.19
Sub012	34.61	Commercial	Type D	91.0	27.01	3.44	0.15
Sub013	19.17	Commercial	Type D	92.3	18.72	8.05	0.13
Sub014	42.36	Commercial	Type D	93.0	42.99	11.45	0.11
Sub015	37.47	Commercial	Type D	88.8	25.03	10.09	0.19
Sub016	57.15	Commercial	Type D	92.7	51.37	7.03	0.16
Sub017	102.39	Open Space	Type D	87.7	47.77	11.27	0.28
Sub018	43.89	Residential	Type B	84.1	14.75	16.47	0.28
Sub019	39.33	Commercial	Type D	91.9	31.50	16.35	0.13
Sub020	23.84	Residential	Type D	90.1	18.27	10.01	0.16
Sub021	47.73	Commercial	Type B	88.3	30.46	9.36	0.20
Sub022	39.52	Commercial	Type C	91.9	36.37	9.61	0.13
Sub023	139.00	Residential	Type D	81.7	4.14	14.05	0.45
Sub024	37.34	Commercial	Type D	92.0	32.34	8.52	0.17
Sub025	47.73	Commercial	Type C	82.8	13.35	17.03	0.31
Sub026	18.96	Commercial	Type A	81.5	4.17	6.42	0.34
Sub027	32.58	Open Space	Type B	54.3	0.00	51.96	1.68
Sub028	200.77	Open Space	Type D	87.9	94.93	11.85	0.28
Sub029	370.77	Open Space	Type D	88.6	222.45	7.69	0.26
Sub030	223.83	Commercial	Type B	88.3	69.80	36.74	0.27
Sub031	152.64	Commercial	Type A	86.1	51.20	27.37	0.24
Sub032	202.16	Open Space	Type D	86.9	83.72	6.95	0.30
Sub033	161.73	Open Space	Type D	87.6	79.12	9.89	0.28
Sub034	342.05	Open Space	Type D	86.0	101.54	21.27	0.33
Sub035	49.50	Open Space	Type D	88.4	27.04	3.30	0.26
Sub036	73.52	Open Space	Type D	88.6	38.23	5.05	0.26
Sub037	79.25	Open Space	Type D	86.0	30.12	10.06	0.33
Sub038	144.96	Open Space	Type D	84.7	31.50	28.71	0.36
Sub039	55.59	Open Space	Type A	86.1	20.24	14.25	0.32
Sub040	60.85	Open Space	Type D	89.8	39.58	15.39	0.17
Sub041	65.28	Open Space	Type D	89.0	38.12	10.47	0.25
Sub042	104.36	Open Space	Type D	88.9	56.32	4.83	0.25
Sub043	124.18	Open Space	Type C	83.1	28.13	14.08	0.41
Sub044	218.06	Open Space	Type D	89.0	119.13	4.80	0.25

Existing Subcatchment Model Data

ID	Area (ac)	Predominant Land Use Type	Predominant Soil Type	Composite CN	Peak Runoff (cfs)	Time of Concentration (min)	Depression Storage (in)
Sub045	67.44	Open Space	Type D	89.0	39.17	7.18	0.25
Sub046	86.38	Open Space	Type D	89.0	51.22	5.71	0.25
Sub047	217.77	Open Space	Type D	88.1	106.30	5.00	0.27
Sub048	81.67	Commercial	Type B	83.4	21.14	24.66	0.30
Sub049	120.95	Residential	Type D	88.4	61.33	13.50	0.26
Sub050	76.05	Open Space	Type D	89.0	49.06	6.21	0.25
Sub051	63.68	Open Space	Type D	88.9	40.91	6.19	0.25
Sub052	75.20	Open Space	Type A	80.6	11.87	10.36	0.48
Sub053	52.61	Open Space	Type C	87.9	29.82	10.81	0.28
Sub054	42.44	Open Space	Type A	59.6	0.00	23.60	1.36
Sub055	73.43	Open Space	Type C	69.0	0.64	15.70	0.90
Sub056	26.72	Open Space	Type D	82.4	10.67	6.63	0.43
Sub057	68.69	Open Space	Type A	73.6	2.39	10.05	0.72
Sub058	194.40	Open Space	Type A	77.1	13.75	17.74	0.59
Sub059	122.04	Open Space	Type D	85.6	42.48	13.31	0.34
Sub060	19.25	Open Space	Type D	89.0	10.52	1.81	0.25
Sub061	148.23	Open Space	Type D	87.8	73.30	10.40	0.28
Sub062	175.82	Open Space	Type D	89.0	103.37	10.34	0.25
Sub063	36.56	Open Space	Type D	89.0	20.96	7.11	0.25
Sub064	106.78	Open Space	Type D	89.0	54.86	6.44	0.25
Sub065	6.49	Open Space	Type D	88.9	3.50	0.92	0.25
Sub066	12.71	Open Space	Type D	89.0	10.32	2.79	0.25
Sub067	14.11	Open Space	Type D	89.0	7.71	2.52	0.25
Sub068	1,017.30	Open Space	Type D	87.5	266.38	31.59	0.29
Sub069	54.23	Commercial	Type C	92.7	47.48	4.49	0.16
Sub070	264.68	Open Space	Type D	88.5	113.90	20.25	0.26
Sub071	3,648.97	Open Space	Type A	71.0	13.52	153.48	0.82
Sub072	1,935.93	Open Space	Type A	71.6	26.42	112.41	0.79
Sub073	1,043.60	Open Space	Type D	88.9	154.40	40.09	0.25
Sub074	5,402.84	Open Space	Type A	71.0	77.27	87.66	0.82
Sub075	365.65	Open Space	Type B	75.5	9.81	75.90	0.65
Sub076	1,255.31	Open Space	Type D	72.1	11.71	72.54	0.77
Sub077	136.35	Open Space	Type B	80.5	20.89	9.88	0.48
Sub078	400.94	Open Space	Type B	88.7	345.05	6.65	0.25
Sub079	212.70	Open Space	Type C	82.9	44.56	14.79	0.41
Sub080	116.69	Open Space	Type B	71.0	41.62	5.62	0.82
Sub081	253.59	Open Space	Type B	72.7	99.40	9.29	0.75
Sub082	2,691.22	Open Space	Type C	71.0	184.23	47.77	0.82
Sub083	211.84	Open Space	Type D	79.0	73.10	9.25	0.53
Sub084	212.08	Open Space	Type C	81.0	48.06	31.38	0.47
Sub085	262.72	Open Space	Type C	81.0	105.14	26.30	0.47
Sub086	80.52	Agricultural	Type A	83.9	8.07	25.84	0.38
Sub087	239.43	Open Space	Type C	81.0	86.30	23.79	0.47
Sub088	36.63	Open Space	Type B	85.9	16.04	13.72	0.25

Existing Subcatchment Model Data

ID	Area (ac)	Predominant Land Use Type	Predominant Soil Type	Composite CN	Peak Runoff (cfs)	Time of Concentration (min)	Depression Storage (in)
Sub089	43.20	Open Space	Type D	79.3	12.67	21.86	0.39
Sub090	40.10	Open Space	Type A	71.1	1.65	30.08	0.61
Sub091	38.73	Open Space	Type B	71.0	0.48	21.95	0.82
Sub092	30.74	Open Space	Type B	71.0	1.85	24.59	0.61
Sub093	33.61	Open Space	Type A	71.0	1.48	23.86	0.61
Sub094	36.99	Open Space	Type A	71.0	1.58	25.24	0.61
Sub095	16.49	Open Space	Type B	71.0	0.21	21.70	0.82
Sub096	33.70	Open Space	Type B	74.8	3.34	11.40	0.51
Sub097	44.73	Open Space	Type B	78.3	1.20	30.46	0.55
Sub098	33.53	Open Space	Type A	71.3	1.57	23.86	0.60
Sub099	40.10	Open Space	Type B	82.6	7.87	14.75	0.32
Sub100	33.37	Open Space	Type B	83.4	7.32	10.08	0.30
Sub101	74.46	Open Space	Type C	78.9	7.08	19.22	0.53
Sub102	88.61	Agricultural	Type C	85.0	11.16	26.83	0.35
Sub103	79.80	Agricultural	Type C	79.1	1.91	27.66	0.53
Sub104	75.83	Agricultural	Type A	75.4	0.63	29.91	0.65
Sub105	79.52	Agricultural	Type D	69.7	0.00	35.88	0.87
Sub106	82.95	Agricultural	Type C	85.0	8.15	46.17	0.35
Sub107	119.41	Agricultural	Type D	83.9	12.82	20.70	0.38
Sub108	81.19	Agricultural	Type C	85.3	11.24	25.03	0.34
Sub109	82.87	Agricultural	Type C	85.0	10.11	29.75	0.35
Sub110	84.90	Agricultural	Type D	86.0	11.75	31.17	0.33
Sub111	191.77	Open Space	Type A	71.0	2.16	52.00	0.82
Sub112	150.62	Agricultural	Type C	83.6	15.76	29.89	0.39
Sub113	43.52	Open Space	Type B	79.4	4.56	19.67	0.52
Sub114	158.03	Open Space	Type C	81.6	16.78	19.94	0.45
Sub115	139.78	Agricultural	Type C	85.1	14.00	45.83	0.35
Sub116	100.38	Open Space	Type C	74.6	2.55	52.56	0.68
Sub117	43.79	Residential	Type B	76.7	2.85	17.65	0.61
Sub118	73.88	Open Space	Type D	80.5	8.31	29.64	0.48
Sub119	164.62	Open Space	Type B	72.1	2.23	54.21	0.77
Sub120	203.03	Open Space	Type C	82.7	37.31	19.18	0.42
Sub121	41.01	Open Space	Type B	71.0	0.50	29.50	0.82
Sub122	51.19	Open Space	Type D	83.1	9.66	22.76	0.41
Sub123	40.00	Open Space	Type B	71.0	0.48	33.47	0.82
Sub124	33.76	Open Space	Type B	71.0	0.42	24.71	0.82
Sub125	17.47	Residential	Type B	83.5	7.28	5.28	0.40
Sub126	40.66	Residential	Type B	76.1	0.74	26.00	0.63
Sub127	110.31	Open Space	Type B	77.7	7.14	8.09	0.57
Sub128	96.34	Open Space	Type A	77.7	6.26	21.24	0.57
Sub129	68.58	Open Space	Type B	71.0	0.87	18.44	0.82
Sub130	106.76	Open Space	Type B	71.4	3.83	11.77	0.80
Sub131	210.42	Open Space	Type B	71.1	2.85	14.41	0.81
Sub132	255.19	Open Space	Type D	80.3	31.19	20.06	0.49

Existing Subcatchment Model Data

ID	Area (ac)	Predominant Land Use Type	Predominant Soil Type	Composite CN	Peak Runoff (cfs)	Time of Concentration (min)	Depression Storage (in)
Sub133	30.73	Residential	Type D	87.0	13.27	10.65	0.30
Sub134	18.10	Commercial	Type C	91.0	14.14	6.90	0.15
Sub135	39.87	Residential	Type C	69.8	1.31	27.19	0.65
Sub136	50.47	Open Space	Type D	88.6	26.24	4.18	0.26
Sub137	52.91	Open Space	Type D	89.0	28.90	4.89	0.25
Sub138	34.05	Residential	Type C	81.3	8.72	14.19	0.35
Sub139	38.14	Residential	Type D	87.0	18.15	7.85	0.30
Sub140	53.05	Open Space	Type D	88.8	28.27	5.00	0.25
Sub141	33.73	Residential	Type C	82.6	11.46	8.61	0.32
Sub142	57.93	Open Space	Type D	83.4	14.76	9.23	0.40
Sub143	34.39	Open Space	Type D	78.9	3.94	8.73	0.53
Sub144	24.10	Residential	Type D	90.9	20.13	9.17	0.15
Sub145	37.07	Residential	Type D	71.2	1.48	33.08	0.61
Sub146	18.91	Residential	Type D	70.4	0.88	14.14	0.63
Sub147	42.92	Open Space	Type D	75.7	4.01	25.51	0.48
Sub148	18.52	Residential	Type C	90.0	12.86	5.18	0.17
Sub149	29.74	Commercial	Type C	88.7	19.52	7.40	0.19
Sub150	39.26	Residential	Type C	82.5	10.76	16.36	0.32
Sub151	44.70	Residential	Type C	79.6	9.63	9.30	0.38
Sub152	15.25	Residential	Type C	84.3	6.41	8.46	0.28
Sub153	47.79	Commercial	Type D	86.3	25.19	8.37	0.24
Sub154	12.79	Residential	Type C	87.9	7.07	5.33	0.21
Sub155	38.90	Residential	Type C	83.0	12.13	14.66	0.31
Sub156	42.71	Residential	Type C	82.4	12.09	15.18	0.32
Sub157	28.09	Residential	Type C	74.1	2.17	21.75	0.52
Sub158	14.81	Residential	Type C	83.5	5.72	8.11	0.30
Sub159	27.21	Residential	Type C	83.8	8.85	16.34	0.29
Sub160	28.20	Residential	Type C	83.6	9.13	15.74	0.29
Sub161	19.57	Residential	Type C	83.2	6.47	11.30	0.30
Sub162	21.00	Residential	Type A	64.1	0.18	27.09	0.84
Sub163	8.11	Residential	Type A	70.4	0.36	15.54	0.63
Sub164	29.23	Residential	Type B	84.9	11.78	5.29	0.27
Sub165	25.11	Residential	Type B	85.8	11.14	11.97	0.25
Sub166	33.54	Commercial	Type A	80.8	8.17	13.72	0.36
Sub167	18.62	Residential	Type A	61.1	0.08	25.60	0.95
Sub168	29.16	Residential	Type A	62.3	0.17	28.77	0.91
Sub169	13.08	Commercial	Type A	76.0	1.46	16.88	0.47
Sub170	22.97	Commercial	Type A	77.0	2.81	19.73	0.45
Sub171	33.17	Residential	Type A	67.2	0.62	22.12	0.73
Sub172	35.12	Residential	Type A	83.5	11.78	14.39	0.30
Sub173	18.42	Residential	Type D	87.0	8.45	9.18	0.30
Sub174	34.93	Residential	Type D	89.0	24.32	8.44	0.19
Sub175	33.82	Commercial	Type A	93.6	38.91	7.42	0.10
Sub176	21.95	Residential	Type D	87.0	11.09	13.27	0.22

Existing Subcatchment Model Data

ID	Area (ac)	Predominant Land Use Type	Predominant Soil Type	Composite CN	Peak Runoff (cfs)	Time of Concentration (min)	Depression Storage (in)
Sub177	40.17	Residential	Type C	83.1	12.68	14.69	0.31
Sub178	17.83	Commercial	Type C	89.0	11.00	5.58	0.19
Sub179	11.83	Residential	Type C	83.3	4.37	8.73	0.30
Sub180	27.25	Residential	Type C	76.2	2.68	26.90	0.47
Sub181	22.71	Residential	Type D	74.6	1.91	21.23	0.51
Sub182	13.75	Residential	Type A	76.2	0.87	5.21	0.62
Sub183	59.67	Residential	Type D	89.2	41.69	9.74	0.18
Sub184	9.89	Residential	Type D	87.0	4.18	4.64	0.30
Sub185	27.89	Residential	Type D	89.2	15.62	5.13	0.24
Sub186	38.78	Residential	Type A	63.2	0.27	30.61	0.87
Sub187	118.88	Agricultural	Type C	73.1	0.40	20.64	0.74
Sub188	293.44	Open Space	Type D	87.2	150.14	15.21	0.29
Sub189	131.06	Open Space	Type D	86.8	53.79	6.26	0.30
Sub190	108.08	Open Space	Type C	84.4	41.48	9.79	0.37
Sub191	208.89	Open Space	Type B	81.4	25.23	34.72	0.46
Sub192	223.54	Residential	Type D	80.2	26.67	20.36	0.49
Sub193	69.47	Open Space	Type C	81.0	40.98	10.27	0.47
Sub194	41.63	Commercial	Type C	92.1	35.27	11.71	0.17
Sub195	29.87	Residential	Type C	85.6	10.43	11.57	0.34
Sub196	40.83	Residential	Type C	91.8	37.39	8.74	0.13
Sub197	42.31	Residential	Type C	84.6	17.78	9.52	0.27
Sub198	51.52	Residential	Type C	88.6	24.39	6.37	0.26
Sub199	22.18	Residential	Type C	86.4	11.87	8.04	0.24
Sub200	49.62	Residential	Type D	83.8	17.99	10.68	0.29
Sub201	28.64	Residential	Type A	76.8	4.02	12.47	0.45
Sub202	32.25	Residential	Type D	84.0	10.75	16.34	0.29
Sub203	16.49	Residential	Type B	75.7	2.14	12.61	0.48
Sub204	32.88	Residential	Type D	85.7	14.46	4.48	0.25
Sub205	26.70	Residential	Type D	86.6	14.50	8.49	0.23
Sub206	37.60	Residential	Type C	81.7	5.89	19.72	0.45
Sub207	35.93	Residential	Type A	77.0	4.15	24.09	0.45
Sub208	27.86	Residential	Type A	71.9	1.57	18.55	0.59
Sub209	32.12	Residential	Type A	76.2	3.76	16.15	0.47
Sub210	25.07	Residential	Type C	82.7	5.54	12.91	0.42
Sub211	22.99	Residential	Type C	80.9	5.02	18.41	0.35
Sub212	29.17	Residential	Type B	79.1	3.03	15.98	0.53
Sub213	43.70	Residential	Type A	81.5	9.77	20.30	0.34
Sub214	42.81	Residential	Type A	75.3	4.84	10.52	0.49
Sub215	31.90	Residential	Type A	75.6	3.06	23.18	0.48
Sub216	32.05	Residential	Type A	82.8	5.97	19.72	0.42
Sub217	35.22	Residential	Type C	80.0	6.66	19.25	0.38
Sub218	22.20	Residential	Type A	77.1	1.47	21.52	0.59
Sub219	29.31	Residential	Type C	78.4	4.33	19.77	0.41
Sub220	41.86	Commercial	Type C	84.6	9.60	20.05	0.36

Existing Subcatchment Model Data

ID	Area (ac)	Predominant Land Use Type	Predominant Soil Type	Composite CN	Peak Runoff (cfs)	Time of Concentration (min)	Depression Storage (in)
Sub221	41.80	Residential	Type C	83.6	6.68	26.22	0.39
Sub222	41.68	Agricultural	Type C	84.1	6.60	21.42	0.38
Sub223	41.26	Agricultural	Type C	84.4	6.00	23.81	0.37
Sub224	41.15	Agricultural	Type C	84.1	8.00	12.33	0.38
Sub225	42.55	Agricultural	Type C	84.2	6.58	21.84	0.38
Sub226	39.77	Residential	Type C	83.0	11.20	18.45	0.31
Sub227	40.71	Residential	Type B	75.0	0.62	17.31	0.67
Sub228	42.20	Residential	Type C	83.8	7.03	21.23	0.39
Sub229	30.91	Residential	Type A	80.1	2.29	21.50	0.50
Sub230	16.48	Residential	Type A	69.1	0.59	10.89	0.67
Sub231	41.72	Agricultural	Type C	84.6	5.90	23.56	0.36
Sub232	199.39	Open Space	Type C	81.0	99.36	11.93	0.47
Sub233	41.16	Agricultural	Type B	79.6	2.35	19.73	0.51
Sub234	42.47	Residential	Type C	83.4	10.44	21.89	0.30
Sub235	41.03	Agricultural	Type B	80.2	1.96	19.98	0.49
Sub236	43.43	Residential	Type C	83.3	6.49	20.78	0.40
Sub237	24.40	Residential	Type C	76.2	2.99	5.70	0.47
Sub238	22.02	Commercial	Type C	82.1	4.59	21.29	0.33
Sub239	40.15	Agricultural	Type C	85.0	4.97	28.18	0.35
Sub240	43.57	Residential	Type C	82.5	13.84	9.50	0.32
Sub241	31.63	Residential	Type B	76.2	4.03	11.95	0.47
Sub242	27.37	Agricultural	Type A	69.1	0.00	28.53	0.89
Sub243	29.30	Agricultural	Type A	68.0	0.00	33.73	0.94
Sub244	25.28	Agricultural	Type A	76.0	0.24	23.12	0.63
Sub245	44.41	Agricultural	Type C	74.5	0.25	30.02	0.68
Sub246	26.14	Residential	Type A	62.8	0.00	21.50	1.18
Sub247	36.80	Residential	Type A	70.2	1.65	9.88	0.64
Sub248	30.74	Open Space	Type D	88.2	15.98	5.60	0.27
Sub249	77.87	Agricultural	Type C	80.5	5.55	25.14	0.48
Sub250	46.18	Residential	Type B	85.3	16.60	8.78	0.34
Sub251	43.97	Residential	Type B	74.2	1.74	13.00	0.70
Sub252	140.09	Open Space	Type B	71.0	0.58	33.81	0.82
Sub253	47.68	Open Space	Type A	75.1	1.87	26.50	0.66
Sub254	75.30	Residential	Type B	71.9	0.88	20.93	0.78
Sub255	253.46	Open Space	Type C	81.0	89.46	25.14	0.47
Sub256	809.64	Open Space	Type A	71.0	7.36	38.14	0.82
Sub257	416.47	Open Space	Type C	81.0	84.71	41.11	0.47
Sub258	5,426.64	Open Space	Type A	71.0	19.46	111.97	0.82
Sub259	453.52	Open Space	Type A	69.8	4.43	27.96	0.87
Sub260	240.98	Agricultural	Type C	75.5	1.79	55.53	0.65
Sub261	157.46	Open Space	Type A	71.0	1.84	40.14	0.82
Sub262	318.53	Open Space	Type C	81.0	185.33	10.28	0.47
Sub263	292.95	Open Space	Type B	78.5	16.45	37.06	0.55
Sub264	490.58	Open Space	Type C	81.0	212.67	22.64	0.47

Existing Subcatchment Model Data

ID	Area (ac)	Predominant Land Use Type	Predominant Soil Type	Composite CN	Peak Runoff (cfs)	Time of Concentration (min)	Depression Storage (in)
Sub265	213.36	Open Space	Type D	75.5	6.94	51.63	0.65
Sub266	32.81	Open Space	Type C	81.0	19.64	8.58	0.47
Sub267	62.83	Residential	Type A	75.0	5.65	20.11	0.50
Sub268	312.97	Open Space	Type C	81.0	114.36	18.96	0.35
Sub269	42.30	Agricultural	Type B	75.9	0.41	14.27	0.64
Sub270	23.86	Residential	Type B	72.9	1.33	31.45	0.56
Sub271	30.33	Residential	Type B	71.5	1.24	31.44	0.60
Sub272	41.53	Residential	Type B	72.7	2.36	27.59	0.56
Sub273	31.40	Residential	Type B	74.8	2.49	28.23	0.51
Sub274	35.87	Residential	Type B	75.1	3.01	24.55	0.50
Sub275	28.43	Residential	Type B	74.8	2.33	25.02	0.51
Sub276	82.54	Agricultural	Type B	77.7	1.45	14.70	0.57
Sub277	22.83	Residential	Type B	71.2	1.17	16.68	0.61
Sub278	24.61	Residential	Type B	73.9	1.96	16.18	0.53
Sub279	34.52	Residential	Type A	70.2	1.34	21.60	0.64
Sub280	44.12	Agricultural	Type B	75.5	0.97	13.95	0.65
Sub281	22.41	Residential	Type B	72.5	1.40	18.74	0.57
Sub282	22.90	Residential	Type A	72.2	1.43	11.82	0.58
Sub283	29.83	Residential	Type A	69.9	1.12	19.59	0.65
Sub284	15.53	Residential	Type A	65.8	0.19	19.04	0.78
Sub285	64.18	Open Space	Type A	72.1	0.96	33.09	0.77
Sub286	36.23	Residential	Type D	68.9	1.09	19.76	0.68
Sub287	40.93	Residential	Type A	63.9	0.34	26.89	0.85
Sub288	44.46	Residential	Type B	70.7	2.06	17.16	0.62
Sub289	43.57	Residential	Type B	81.3	10.47	10.83	0.35
Sub290	74.19	Open Space	Type B	78.7	5.75	18.15	0.54
Sub291	24.78	Residential	Type A	75.8	2.93	12.09	0.48
Sub292	90.75	Open Space	Type A	70.9	1.07	32.69	0.82
Sub293	29.50	Residential	Type A	61.1	3.34	25.44	0.95
Sub294	20.45	Residential	Type A	61.0	2.49	19.98	0.96
Sub295	39.01	Residential	Type A	61.0	0.16	31.69	0.96
Sub296	23.36	Residential	Type A	61.0	2.78	21.69	0.96
Sub297	19.40	Residential	Type A	61.0	2.26	22.99	0.96
Sub298	24.71	Residential	Type A	65.2	3.31	15.33	0.80
Sub299	175.53	Open Space	Type C	81.0	71.18	19.85	0.47
Sub300	294.32	Open Space	Type C	81.0	145.44	17.52	0.47
Sub301	277.42	Open Space	Type D	89.0	110.04	27.68	0.25
Sub302	42.83	Open Space	Type B	71.0	0.52	31.82	0.82
Sub303	256.74	Open Space	Type B	71.0	3.18	24.45	0.82
Sub304	124.37	Open Space	Type A	71.0	1.55	22.53	0.82
Sub305	89.46	Residential	Type A	61.0	0.00	20.67	1.28
Sub306	101.88	Open Space	Type A	70.5	1.11	35.19	0.84
Sub307	245.52	Open Space	Type A	72.1	3.40	46.21	0.77
Sub308	483.23	Residential	Type A	61.6	0.00	38.41	1.25

Existing Subcatchment Model Data

ID	Area (ac)	Predominant Land Use Type	Predominant Soil Type	Composite CN	Peak Runoff (cfs)	Time of Concentration (min)	Depression Storage (in)
Sub309	141.50	Open Space	Type A	71.0	1.77	20.19	0.82
Sub310	101.70	Open Space	Type A	71.0	1.27	23.84	0.82
Sub311	48.49	Open Space	Type A	71.0	0.60	27.24	0.82
Sub312	122.65	Open Space	Type D	85.6	44.92	7.80	0.34
Sub313	103.44	Agricultural	Type B	79.0	2.71	29.91	0.53
Sub314	174.89	Agricultural	Type B	78.0	2.25	61.51	0.56
Sub315	80.83	Agricultural	Type B	78.0	1.26	28.85	0.56
Sub316	140.65	Agricultural	Type B	77.7	1.91	26.55	0.57
Sub317	147.52	Agricultural	Type B	78.0	1.98	51.39	0.56
Sub318	178.77	Open Space	Type B	83.5	33.04	27.88	0.40
Sub319	178.23	Agricultural	Type A	70.2	0.00	61.45	0.85
Sub320	120.02	Open Space	Type A	78.9	13.12	10.06	0.53
Sub321	155.42	Agricultural	Type B	74.7	0.86	46.05	0.68
Sub322	124.60	Open Space	Type B	73.5	1.55	21.23	0.72
Sub323	302.08	Open Space	Type C	81.0	122.18	26.45	0.47
Sub324	69.61	Open Space	Type C	79.0	6.61	22.13	0.53
Sub325	126.36	Open Space	Type A	71.9	1.75	35.50	0.78
Sub326	162.91	Agricultural	Type A	70.8	0.47	49.98	0.82
Sub327	212.44	Agricultural	Type C	72.7	0.23	44.71	0.75
Sub328	2,524.63	Open Space	Type A	78.6	423.66	62.92	0.54
Sub329	52.11	Agricultural	Type A	74.1	0.25	30.91	0.70
Sub330	127.11	Agricultural	Type B	80.4	6.51	33.86	0.49
Sub331	125.72	Open Space	Type B	71.0	1.51	33.22	0.82
Sub332	27.10	Residential	Type C	87.2	14.85	10.71	0.22
Sub333	26.86	Residential	Type B	76.6	3.89	7.93	0.46
Sub334	45.24	Residential	Type B	85.1	15.47	20.82	0.26
Sub335	30.60	Residential	Type C	86.0	11.24	5.78	0.33
Sub336	39.21	Residential	Type D	87.3	20.46	12.85	0.22
Sub337	39.44	Open Space	Type C	68.4	1.24	10.65	0.69
Sub338	37.44	Open Space	Type D	88.1	18.23	11.70	0.27
Sub339	28.30	Residential	Type D	87.6	16.90	9.08	0.21
Sub340	27.23	Residential	Type D	84.1	10.76	9.56	0.28
Sub341	20.18	Residential	Type D	87.1	10.28	4.47	0.22
Sub342	13.89	Residential	Type B	88.2	8.08	6.91	0.20
Sub343	30.85	Residential	Type A	82.2	8.27	15.95	0.32
Sub344	38.26	Commercial	Type C	88.8	22.33	15.80	0.19
Sub345	28.65	Residential	Type C	83.0	8.08	18.40	0.31
Sub346	31.11	Residential	Type A	74.1	2.54	17.45	0.52
Sub347	33.04	Commercial	Type C	87.5	14.95	13.39	0.29
Sub348	70.28	Residential	Type C	85.2	20.40	16.59	0.35
Sub349	128.28	Open Space	Type C	81.4	18.20	22.96	0.46
Sub350	36.78	Residential	Type C	84.4	14.79	10.25	0.28
Sub351	6.36	Commercial	Type A	91.7	5.38	4.37	0.14
Sub352	41.01	Commercial	Type C	91.0	29.48	17.42	0.15

Existing Subcatchment Model Data

ID	Area (ac)	Predominant Land Use Type	Predominant Soil Type	Composite CN	Peak Runoff (cfs)	Time of Concentration (min)	Depression Storage (in)
Sub353	26.95	Residential	Type C	90.1	19.74	12.52	0.16
Sub354	42.20	Commercial	Type C	91.1	32.68	10.27	0.20
Sub355	26.23	Residential	Type C	84.0	9.56	6.20	0.29
Sub356	45.52	Residential	Type C	83.0	16.05	8.94	0.31
Sub357	30.98	Residential	Type C	87.4	13.01	23.42	0.22
Sub358	46.18	Residential	Type C	83.0	11.19	25.71	0.31
Sub359	37.61	Residential	Type C	83.0	12.10	13.77	0.31
Sub360	38.01	Open Space	Type C	86.0	18.43	10.35	0.24
Sub361	45.86	Commercial	Type C	89.7	30.61	8.79	0.23
Sub362	31.28	Residential	Type C	83.0	7.86	23.74	0.31
Sub363	43.44	Residential	Type C	83.4	12.62	19.21	0.30
Sub364	36.46	Residential	Type C	83.0	12.26	10.17	0.31
Sub365	28.29	Residential	Type C	83.7	9.97	13.45	0.29
Sub366	28.23	Residential	Type C	83.1	8.13	17.66	0.31
Sub367	29.51	Residential	Type C	82.9	7.92	20.02	0.31
Sub368	23.25	Residential	Type C	83.0	4.43	20.31	0.41
Sub369	43.76	Residential	Type C	83.0	12.52	17.01	0.31
Sub370	41.83	Commercial	Type C	94.0	47.41	10.47	0.10
Sub371	27.70	Residential	Type C	82.3	7.03	19.36	0.32
Sub372	16.10	Residential	Type C	86.3	8.15	10.15	0.24
Sub373	20.25	Residential	Type C	82.9	6.13	15.10	0.31
Sub374	26.30	Residential	Type C	82.7	6.03	9.40	0.42
Sub375	25.45	Residential	Type C	83.3	7.51	17.55	0.30
Sub376	37.09	Commercial	Type C	86.9	20.39	9.33	0.23
Sub377	21.40	Open Space	Type C	81.1	3.75	10.09	0.47
Sub378	37.78	Open Space	Type C	84.1	10.64	12.68	0.38
Sub379	61.39	Open Space	Type C	81.5	9.24	20.21	0.45
Sub380	92.00	Open Space	Type C	86.2	34.58	10.79	0.32
Sub381	85.90	Open Space	Type C	80.0	10.84	15.07	0.50
Sub382	91.30	Open Space	Type C	82.0	16.32	16.21	0.44
Sub383	51.78	Open Space	Type C	88.4	26.28	12.17	0.26
Sub384	60.63	Open Space	Type C	85.6	21.12	11.32	0.34
Sub385	55.59	Residential	Type C	82.8	11.19	17.38	0.42
Sub386	55.66	Commercial	Type C	89.3	35.08	7.45	0.24
Sub387	28.24	Residential	Type C	83.0	6.78	9.31	0.41
Sub388	26,701.15	Commercial	Type C	86.0	1,331.16	114.60	0.33
Sub389	18,372.16	Open Space	Type C	85.3	949.39	115.63	0.34
Sub390	1,261.68	Open Space	Type D	88.5	163.03	114.94	0.26
Sub391	941.06	Residential	Type C	78.9	20.40	248.90	0.53
Sub392	677.51	Open Space	Type C	85.7	49.34	163.64	0.33

Future Subcatchment Model Data

ID	Area (ac)	Predominant Land Use Type	Predominant Soil Type	Composite CN	Peak Runoff (cfs)	Time of Concentration (min)	Depression Storage (in)
Sub001	20.64	Open Space	Type D	79.8	3.73	5.43	0.51
Sub002	685.00	Open Space	Type D	97.6	669.74	33.11	0.05
Sub003	20.66	Residential	Type C	83.1	7.33	9.10	0.31
Sub004	47.80	Commercial	Type C	85.9	22.52	10.70	0.25
Sub005	20.12	Open Space	Type C	84.5	7.70	11.72	0.28
Sub006	20.58	Open Space	Type D	89.0	14.27	3.76	0.25
Sub007	32.34	Commercial	Type C	85.4	11.97	18.07	0.26
Sub008	31.13	Commercial	Type D	88.8	19.28	6.90	0.19
Sub009	40.52	Commercial	Type C	88.0	22.06	8.12	0.27
Sub010	39.85	Commercial	Type C	88.5	17.55	26.06	0.19
Sub011	38.49	Commercial	Type D	89.0	21.81	18.00	0.19
Sub012	34.61	Commercial	Type D	89.4	26.02	3.44	0.18
Sub013	19.17	Commercial	Type D	92.3	18.72	8.05	0.13
Sub014	42.36	Commercial	Type D	92.3	39.91	11.45	0.13
Sub015	37.47	Commercial	Type D	88.8	25.03	10.09	0.19
Sub016	57.15	Commercial	Type D	92.7	51.37	7.03	0.16
Sub017	102.39	Open Space	Type D	87.7	47.77	11.27	0.28
Sub018	43.89	Residential	Type B	84.1	14.75	16.47	0.28
Sub019	39.33	Commercial	Type D	91.9	31.50	16.35	0.13
Sub020	23.84	Residential	Type D	90.1	18.27	10.01	0.16
Sub021	47.73	Commercial	Type B	88.3	30.46	9.36	0.20
Sub022	39.52	Commercial	Type C	89.4	28.23	9.61	0.18
Sub023	139.00	Residential	Type D	84.3	38.65	14.05	0.37
Sub024	37.34	Commercial	Type D	88.8	25.47	8.52	0.19
Sub025	47.73	Commercial	Type C	82.8	13.35	17.03	0.31
Sub026	18.96	Commercial	Type A	81.5	4.17	6.42	0.34
Sub027	32.58	Open Space	Type B	54.3	0.00	51.96	1.68
Sub028	200.77	Open Space	Type D	87.4	108.69	11.85	0.22
Sub029	370.77	Open Space	Type D	88.6	222.45	7.69	0.26
Sub030	223.83	Commercial	Type B	88.3	69.80	36.74	0.27
Sub031	152.64	Commercial	Type A	78.9	21.77	27.37	0.40
Sub032	202.16	Open Space	Type D	86.9	83.72	6.95	0.30
Sub033	161.73	Open Space	Type D	87.6	79.12	9.89	0.28
Sub034	342.05	Open Space	Type D	86.1	103.08	21.27	0.32
Sub035	49.50	Open Space	Type D	88.4	38.28	3.30	0.26
Sub036	73.52	Open Space	Type D	88.6	38.68	5.05	0.26
Sub037	79.25	Open Space	Type D	86.0	30.12	10.06	0.33
Sub038	144.96	Open Space	Type D	84.7	31.50	28.71	0.36
Sub039	55.59	Open Space	Type A	86.1	20.24	14.25	0.32
Sub040	60.85	Open Space	Type D	89.8	39.58	15.39	0.17
Sub041	65.28	Open Space	Type D	89.0	38.12	10.47	0.25
Sub042	104.36	Open Space	Type D	88.9	73.45	4.83	0.25
Sub043	124.18	Open Space	Type C	83.1	28.13	14.08	0.41
Sub044	218.06	Open Space	Type D	89.0	186.47	4.80	0.25
Sub045	67.44	Open Space	Type D	89.0	39.17	7.18	0.25

Future Subcatchment Model Data

ID	Area (ac)	Predominant Land Use Type	Predominant Soil Type	Composite CN	Peak Runoff (cfs)	Time of Concentration (min)	Depression Storage (in)
Sub046	86.38	Open Space	Type D	89.0	51.22	5.71	0.25
Sub047	217.77	Open Space	Type D	88.1	144.16	5.00	0.27
Sub048	81.67	Commercial	Type B	82.4	18.81	24.66	0.32
Sub049	120.95	Residential	Type D	87.8	56.80	13.50	0.28
Sub050	76.05	Open Space	Type D	89.0	49.06	6.21	0.25
Sub051	63.68	Open Space	Type D	88.9	40.91	6.19	0.25
Sub052	75.20	Open Space	Type A	80.6	11.87	10.36	0.48
Sub053	52.61	Open Space	Type C	87.9	29.82	10.81	0.28
Sub054	42.44	Open Space	Type A	59.6	0.00	23.60	1.36
Sub055	73.43	Open Space	Type C	69.0	0.64	15.70	0.90
Sub056	26.72	Open Space	Type D	82.4	10.67	6.63	0.43
Sub057	68.69	Open Space	Type A	73.6	2.39	10.05	0.72
Sub058	194.40	Open Space	Type A	77.1	13.75	17.74	0.59
Sub059	122.04	Open Space	Type D	85.6	42.48	13.31	0.34
Sub060	19.25	Open Space	Type D	89.0	13.89	1.81	0.25
Sub061	148.23	Open Space	Type D	87.8	73.30	10.40	0.28
Sub062	175.82	Open Space	Type D	89.0	103.37	10.34	0.25
Sub063	36.56	Open Space	Type D	89.0	20.96	7.11	0.25
Sub064	106.78	Open Space	Type D	89.0	54.86	6.44	0.25
Sub065	6.49	Open Space	Type D	88.9	5.00	0.92	0.25
Sub066	12.71	Open Space	Type D	89.0	10.32	2.79	0.25
Sub067	14.11	Open Space	Type D	89.0	10.34	2.52	0.25
Sub068	1,017.30	Open Space	Type D	87.5	266.38	31.59	0.29
Sub069	54.23	Commercial	Type C	92.7	66.75	4.49	0.16
Sub070	264.68	Open Space	Type D	88.5	113.90	20.25	0.26
Sub071	3,648.97	Open Space	Type A	71.0	13.52	153.48	0.82
Sub072	1,935.93	Open Space	Type A	71.6	26.42	112.41	0.79
Sub073	1,043.60	Open Space	Type D	88.9	154.40	40.09	0.25
Sub074	5,402.84	Open Space	Type A	71.0	77.27	87.66	0.82
Sub075	365.65	Open Space	Type B	75.5	9.81	75.90	0.65
Sub076	1,255.31	Open Space	Type D	73.4	15.51	72.54	0.72
Sub077	136.35	Open Space	Type B	79.9	18.85	9.88	0.50
Sub078	400.94	Open Space	Type B	88.7	345.05	6.65	0.25
Sub079	212.70	Open Space	Type C	82.9	44.56	14.79	0.41
Sub080	116.69	Open Space	Type B	71.0	43.80	5.62	0.82
Sub081	253.59	Open Space	Type B	72.7	99.40	9.29	0.75
Sub082	2,691.22	Open Space	Type C	71.0	169.41	52.86	0.82
Sub083	211.84	Open Space	Type D	79.0	73.10	9.25	0.53
Sub084	212.08	Open Space	Type C	86.2	48.06	31.38	0.47
Sub085	262.72	Open Space	Type C	89.0	105.14	26.30	0.47
Sub086	80.52	Agricultural	Type A	83.9	8.07	25.84	0.38
Sub087	239.43	Open Space	Type C	88.2	86.30	23.79	0.47
Sub088	36.63	Open Space	Type B	85.9	16.04	13.72	0.25
Sub089	43.20	Open Space	Type D	79.3	12.67	21.86	0.39
Sub090	40.10	Open Space	Type A	71.1	1.65	30.08	0.61

Future Subcatchment Model Data

ID	Area (ac)	Predominant Land Use Type	Predominant Soil Type	Composite CN	Peak Runoff (cfs)	Time of Concentration (min)	Depression Storage (in)
Sub091	38.73	Open Space	Type B	71.0	0.48	21.95	0.82
Sub092	30.74	Open Space	Type B	71.0	1.85	24.59	0.61
Sub093	33.61	Open Space	Type A	71.0	1.48	23.86	0.61
Sub094	36.99	Open Space	Type A	71.0	1.58	25.24	0.61
Sub095	16.49	Open Space	Type B	71.0	0.21	21.70	0.82
Sub096	33.70	Open Space	Type B	74.8	3.34	11.40	0.51
Sub097	44.73	Open Space	Type B	78.3	1.20	30.46	0.55
Sub098	33.53	Open Space	Type A	71.3	1.57	23.86	0.60
Sub099	40.10	Open Space	Type B	82.6	7.87	14.75	0.32
Sub100	33.37	Open Space	Type B	83.4	7.32	10.08	0.30
Sub101	74.46	Open Space	Type C	78.9	7.08	19.22	0.53
Sub102	88.61	Agricultural	Type C	85.0	11.16	26.83	0.35
Sub103	79.80	Agricultural	Type C	79.1	1.91	27.66	0.53
Sub104	75.83	Agricultural	Type A	75.4	0.63	29.91	0.65
Sub105	79.52	Agricultural	Type D	69.7	0.00	35.88	0.87
Sub106	82.95	Agricultural	Type C	85.0	8.15	46.17	0.35
Sub107	119.41	Agricultural	Type D	83.9	12.82	20.70	0.38
Sub108	81.19	Agricultural	Type C	85.3	11.24	25.03	0.34
Sub109	82.87	Agricultural	Type C	85.0	10.11	29.75	0.35
Sub110	84.90	Agricultural	Type D	86.0	11.75	31.17	0.33
Sub111	191.77	Open Space	Type A	71.0	2.16	52.00	0.82
Sub112	150.62	Agricultural	Type C	83.5	26.92	29.89	0.40
Sub113	43.52	Open Space	Type B	83.7	9.47	19.67	0.39
Sub114	158.03	Open Space	Type C	82.1	26.28	19.94	0.44
Sub115	139.78	Agricultural	Type C	85.1	14.00	45.83	0.35
Sub116	100.38	Open Space	Type C	74.6	2.55	52.56	0.68
Sub117	43.79	Residential	Type B	76.7	2.85	17.65	0.61
Sub118	73.88	Open Space	Type D	80.5	8.31	29.64	0.48
Sub119	164.62	Open Space	Type B	72.1	2.23	54.21	0.77
Sub120	203.03	Open Space	Type C	82.7	37.98	19.18	0.42
Sub121	41.01	Open Space	Type B	71.0	0.50	29.50	0.82
Sub122	51.19	Open Space	Type D	83.1	9.66	22.76	0.41
Sub123	40.00	Open Space	Type B	71.0	0.48	33.47	0.82
Sub124	33.76	Open Space	Type B	71.0	0.42	24.71	0.82
Sub125	17.47	Residential	Type B	83.5	7.28	5.28	0.40
Sub126	40.66	Residential	Type B	76.1	0.74	26.00	0.63
Sub127	110.31	Open Space	Type B	77.7	7.14	8.09	0.57
Sub128	96.34	Open Space	Type A	77.7	6.26	21.24	0.57
Sub129	68.58	Open Space	Type B	71.0	0.87	18.44	0.82
Sub130	106.76	Open Space	Type B	72.0	1.94	11.77	0.78
Sub131	210.42	Open Space	Type B	71.9	3.58	14.41	0.78
Sub132	255.19	Open Space	Type D	80.3	31.19	20.06	0.49
Sub133	30.73	Residential	Type D	87.0	13.27	10.65	0.30
Sub134	18.10	Commercial	Type C	90.7	13.63	6.90	0.15
Sub135	39.87	Residential	Type C	69.8	1.31	27.19	0.65

Future Subcatchment Model Data

ID	Area (ac)	Predominant Land Use Type	Predominant Soil Type	Composite CN	Peak Runoff (cfs)	Time of Concentration (min)	Depression Storage (in)
Sub136	50.47	Open Space	Type D	88.6	34.94	4.18	0.26
Sub137	52.91	Open Space	Type D	89.0	38.15	4.89	0.25
Sub138	34.05	Residential	Type C	81.3	8.72	14.19	0.35
Sub139	38.14	Residential	Type D	87.0	18.15	7.85	0.30
Sub140	53.05	Open Space	Type D	88.8	38.25	5.00	0.25
Sub141	33.73	Residential	Type C	82.6	11.46	8.61	0.32
Sub142	57.93	Open Space	Type D	83.4	14.76	9.23	0.40
Sub143	34.39	Open Space	Type D	78.9	3.94	8.73	0.53
Sub144	24.10	Residential	Type D	90.9	20.13	9.17	0.15
Sub145	37.07	Residential	Type D	71.2	1.48	33.08	0.61
Sub146	18.91	Residential	Type D	70.4	0.88	14.14	0.63
Sub147	42.92	Open Space	Type D	75.7	4.01	25.51	0.48
Sub148	18.52	Residential	Type C	90.0	14.98	5.18	0.17
Sub149	29.74	Commercial	Type C	88.7	19.52	7.40	0.19
Sub150	39.26	Residential	Type C	82.5	10.76	16.36	0.32
Sub151	44.70	Residential	Type C	79.6	9.63	9.30	0.38
Sub152	15.25	Residential	Type C	84.3	6.41	8.46	0.28
Sub153	47.79	Commercial	Type D	86.3	25.19	8.37	0.24
Sub154	12.79	Residential	Type C	87.9	10.07	5.33	0.21
Sub155	38.90	Residential	Type C	83.0	12.13	14.66	0.31
Sub156	42.71	Residential	Type C	82.9	12.90	15.18	0.31
Sub157	28.09	Residential	Type C	74.1	2.17	21.75	0.52
Sub158	14.81	Residential	Type C	83.5	5.72	8.11	0.30
Sub159	27.21	Residential	Type C	83.8	8.85	16.34	0.29
Sub160	28.20	Residential	Type C	83.6	9.13	15.74	0.29
Sub161	19.57	Residential	Type C	83.2	6.47	11.30	0.30
Sub162	21.00	Residential	Type A	64.1	0.18	27.09	0.84
Sub163	8.11	Residential	Type A	70.4	0.36	15.54	0.63
Sub164	29.23	Residential	Type B	84.9	17.03	5.29	0.27
Sub165	25.11	Residential	Type B	85.8	11.14	11.97	0.25
Sub166	33.54	Commercial	Type A	80.8	8.17	13.72	0.36
Sub167	18.62	Residential	Type A	61.1	0.08	25.60	0.95
Sub168	29.16	Residential	Type A	62.3	0.17	28.77	0.91
Sub169	13.08	Commercial	Type A	76.0	1.46	16.88	0.47
Sub170	22.97	Commercial	Type A	77.0	2.81	19.73	0.45
Sub171	33.17	Residential	Type A	67.2	0.62	22.12	0.73
Sub172	35.12	Residential	Type A	83.5	11.78	14.39	0.30
Sub173	18.42	Residential	Type D	87.2	8.70	9.18	0.29
Sub174	34.93	Residential	Type D	89.0	24.32	8.44	0.19
Sub175	33.82	Commercial	Type A	93.6	38.91	7.42	0.10
Sub176	21.95	Residential	Type D	87.0	11.09	13.27	0.22
Sub177	40.17	Residential	Type C	83.1	12.68	14.69	0.31
Sub178	17.83	Commercial	Type C	89.0	13.72	5.58	0.19
Sub179	11.83	Residential	Type C	83.3	4.37	8.73	0.30
Sub180	27.25	Residential	Type C	76.2	2.68	26.90	0.47

Future Subcatchment Model Data

ID	Area (ac)	Predominant Land Use Type	Predominant Soil Type	Composite CN	Peak Runoff (cfs)	Time of Concentration (min)	Depression Storage (in)
Sub181	22.71	Residential	Type D	74.6	1.91	21.23	0.51
Sub182	13.75	Residential	Type A	76.2	0.60	5.21	0.62
Sub183	59.67	Residential	Type D	88.7	39.55	9.74	0.19
Sub184	9.89	Residential	Type D	87.0	4.90	4.64	0.30
Sub185	27.89	Residential	Type D	88.5	14.81	5.13	0.26
Sub186	38.78	Residential	Type A	63.2	0.27	30.61	0.87
Sub187	118.88	Agricultural	Type C	81.1	16.62	20.64	0.47
Sub188	293.44	Open Space	Type D	87.2	150.14	15.21	0.29
Sub189	131.06	Open Space	Type D	86.8	53.79	6.26	0.30
Sub190	108.08	Open Space	Type C	84.4	41.48	9.79	0.37
Sub191	208.89	Open Space	Type B	81.4	25.23	34.72	0.46
Sub192	223.54	Residential	Type D	80.9	30.31	20.36	0.47
Sub193	69.47	Open Space	Type C	89.0	40.98	10.27	0.47
Sub194	41.63	Commercial	Type C	91.5	32.64	11.71	0.19
Sub195	29.87	Residential	Type C	85.6	10.43	11.57	0.34
Sub196	40.83	Residential	Type C	91.8	37.39	8.74	0.13
Sub197	42.31	Residential	Type C	84.6	17.78	9.52	0.27
Sub198	51.52	Residential	Type C	84.6	11.96	6.37	0.36
Sub199	22.18	Residential	Type C	86.4	11.87	8.04	0.24
Sub200	49.62	Residential	Type D	83.8	17.99	10.68	0.29
Sub201	28.64	Residential	Type A	76.8	4.02	12.47	0.45
Sub202	32.25	Residential	Type D	84.0	10.75	16.34	0.29
Sub203	16.49	Residential	Type B	75.7	2.14	12.61	0.48
Sub204	32.88	Residential	Type D	86.1	21.77	4.48	0.24
Sub205	26.70	Residential	Type D	86.6	14.50	8.49	0.23
Sub206	37.60	Residential	Type C	81.7	5.89	19.72	0.45
Sub207	35.93	Residential	Type A	75.4	3.30	24.09	0.49
Sub208	27.86	Residential	Type A	71.9	1.57	18.55	0.59
Sub209	32.12	Residential	Type A	76.2	3.76	16.15	0.47
Sub210	25.07	Residential	Type C	82.7	5.54	12.91	0.42
Sub211	22.99	Residential	Type C	80.9	5.02	18.41	0.35
Sub212	29.17	Residential	Type B	79.1	3.03	15.98	0.53
Sub213	43.70	Residential	Type A	81.5	9.77	20.30	0.34
Sub214	42.81	Residential	Type A	75.3	4.84	10.52	0.49
Sub215	31.90	Residential	Type A	75.6	3.06	23.18	0.48
Sub216	32.05	Residential	Type A	82.8	5.97	19.72	0.42
Sub217	35.22	Residential	Type C	80.0	6.66	19.25	0.38
Sub218	22.20	Residential	Type A	77.1	1.47	21.52	0.59
Sub219	29.31	Residential	Type C	78.4	4.33	19.77	0.41
Sub220	41.86	Commercial	Type C	84.6	9.60	20.05	0.36
Sub221	41.80	Residential	Type C	83.6	6.68	26.22	0.39
Sub222	41.68	Agricultural	Type C	84.1	6.60	21.42	0.38
Sub223	41.26	Agricultural	Type C	84.4	6.00	23.81	0.37
Sub224	41.15	Agricultural	Type C	84.1	8.00	12.33	0.38
Sub225	42.55	Agricultural	Type C	84.2	6.58	21.84	0.38

Future Subcatchment Model Data

ID	Area (ac)	Predominant Land Use Type	Predominant Soil Type	Composite CN	Peak Runoff (cfs)	Time of Concentration (min)	Depression Storage (in)
Sub226	39.77	Residential	Type C	83.0	11.20	18.45	0.31
Sub227	40.71	Residential	Type B	75.0	0.62	17.31	0.67
Sub228	42.20	Residential	Type C	83.8	7.03	21.23	0.39
Sub229	30.91	Residential	Type A	70.3	0.34	21.50	0.84
Sub230	16.48	Residential	Type A	69.1	0.59	10.92	0.67
Sub231	41.72	Agricultural	Type C	84.6	5.90	23.56	0.36
Sub232	199.39	Open Space	Type C	88.3	99.36	11.93	0.47
Sub233	41.16	Agricultural	Type B	79.6	2.35	19.73	0.51
Sub234	42.47	Residential	Type C	83.4	10.44	21.89	0.30
Sub235	41.03	Agricultural	Type B	80.2	1.96	19.98	0.49
Sub236	43.43	Residential	Type C	83.3	8.62	20.78	0.40
Sub237	24.40	Residential	Type C	76.2	2.81	5.70	0.47
Sub238	22.02	Commercial	Type C	82.1	4.59	21.29	0.33
Sub239	40.15	Agricultural	Type C	85.0	4.97	28.18	0.35
Sub240	43.57	Residential	Type C	82.5	13.84	9.50	0.32
Sub241	31.63	Residential	Type B	75.9	3.81	11.95	0.48
Sub242	27.37	Agricultural	Type A	69.1	0.00	28.53	0.89
Sub243	29.30	Agricultural	Type A	68.0	0.00	33.73	0.94
Sub244	25.28	Agricultural	Type A	76.0	0.24	23.12	0.63
Sub245	44.41	Agricultural	Type C	74.5	0.25	30.02	0.68
Sub246	26.14	Residential	Type A	61.5	0.00	21.50	1.25
Sub247	36.80	Residential	Type A	70.2	1.65	9.88	0.64
Sub248	30.74	Open Space	Type D	88.2	18.88	5.60	0.27
Sub249	77.87	Agricultural	Type C	80.5	5.55	25.14	0.48
Sub250	46.18	Residential	Type B	85.1	16.06	8.78	0.35
Sub251	43.97	Residential	Type B	74.6	1.94	13.00	0.68
Sub252	140.09	Open Space	Type B	71.0	0.58	33.81	0.82
Sub253	47.68	Open Space	Type A	75.1	1.87	26.50	0.66
Sub254	75.30	Residential	Type B	71.9	0.88	20.93	0.78
Sub255	253.46	Open Space	Type C	87.8	89.46	25.14	0.47
Sub256	809.64	Open Space	Type A	71.0	7.36	38.14	0.82
Sub257	416.47	Open Space	Type C	85.5	84.71	41.11	0.47
Sub258	5,426.64	Open Space	Type A	71.0	19.46	111.97	0.82
Sub259	453.52	Open Space	Type A	69.8	4.43	27.96	0.87
Sub260	240.98	Agricultural	Type C	75.5	1.79	55.53	0.65
Sub261	157.46	Open Space	Type A	71.0	1.84	40.14	0.82
Sub262	318.53	Open Space	Type C	88.9	185.33	10.28	0.47
Sub263	292.95	Open Space	Type B	77.7	17.84	37.06	0.57
Sub264	490.58	Open Space	Type C	88.9	212.67	22.64	0.47
Sub265	213.36	Open Space	Type D	75.5	6.94	51.63	0.65
Sub266	32.81	Open Space	Type C	88.8	19.64	8.58	0.47
Sub267	62.83	Residential	Type A	75.0	5.65	20.11	0.50
Sub268	312.97	Open Space	Type C	85.4	114.36	18.96	0.35
Sub269	42.30	Agricultural	Type B	75.3	2.16	14.27	0.66
Sub270	23.86	Residential	Type B	72.9	1.33	31.45	0.56

Future Subcatchment Model Data

ID	Area (ac)	Predominant Land Use Type	Predominant Soil Type	Composite CN	Peak Runoff (cfs)	Time of Concentration (min)	Depression Storage (in)
Sub271	30.33	Residential	Type B	71.5	1.24	31.44	0.60
Sub272	41.53	Residential	Type B	72.7	2.36	27.59	0.56
Sub273	31.40	Residential	Type B	74.8	2.49	28.23	0.51
Sub274	35.87	Residential	Type B	75.1	3.01	24.55	0.50
Sub275	28.43	Residential	Type B	74.8	2.33	25.02	0.51
Sub276	82.54	Agricultural	Type B	77.5	6.54	14.70	0.58
Sub277	22.83	Residential	Type B	71.2	1.17	16.68	0.61
Sub278	24.61	Residential	Type B	73.9	1.96	16.18	0.53
Sub279	34.52	Residential	Type A	70.2	1.34	21.60	0.64
Sub280	44.12	Agricultural	Type B	75.5	0.97	13.95	0.65
Sub281	22.41	Residential	Type B	72.5	1.40	18.74	0.57
Sub282	22.90	Residential	Type A	72.2	1.43	11.82	0.58
Sub283	29.83	Residential	Type A	69.9	1.12	19.59	0.65
Sub284	15.53	Residential	Type A	65.8	0.19	19.04	0.78
Sub285	64.18	Open Space	Type A	72.1	0.96	33.09	0.77
Sub286	36.23	Residential	Type D	68.9	1.09	19.76	0.68
Sub287	40.93	Residential	Type A	63.9	0.34	26.89	0.85
Sub288	44.46	Residential	Type B	70.7	2.06	17.16	0.62
Sub289	43.57	Residential	Type B	81.3	10.47	10.83	0.35
Sub290	74.19	Open Space	Type B	78.7	5.75	18.15	0.54
Sub291	24.78	Residential	Type A	75.8	2.93	12.09	0.48
Sub292	90.75	Open Space	Type A	70.9	1.07	32.69	0.82
Sub293	29.50	Residential	Type A	61.1	3.34	25.44	0.95
Sub294	20.45	Residential	Type A	61.0	2.49	19.98	0.96
Sub295	39.01	Residential	Type A	61.0	0.16	31.69	0.96
Sub296	23.36	Residential	Type A	61.0	2.78	21.69	0.96
Sub297	19.40	Residential	Type A	61.0	2.26	22.99	0.96
Sub298	24.71	Residential	Type A	65.2	3.31	15.33	0.80
Sub299	175.53	Open Space	Type C	88.0	71.18	19.85	0.47
Sub300	294.32	Open Space	Type C	89.0	145.44	17.52	0.47
Sub301	277.42	Open Space	Type D	89.0	110.04	27.68	0.25
Sub302	42.83	Open Space	Type B	72.0	0.63	31.82	0.78
Sub303	256.74	Open Space	Type B	71.6	3.51	24.45	0.79
Sub304	124.37	Open Space	Type A	71.0	1.55	22.53	0.82
Sub305	89.46	Residential	Type A	61.0	0.00	20.67	1.28
Sub306	101.88	Open Space	Type A	70.5	1.11	35.19	0.84
Sub307	245.52	Open Space	Type A	72.1	3.40	46.21	0.77
Sub308	483.23	Residential	Type A	61.4	0.00	38.41	1.26
Sub309	141.50	Open Space	Type A	66.5	0.53	20.19	1.01
Sub310	101.70	Open Space	Type A	69.6	0.97	23.84	0.87
Sub311	48.49	Open Space	Type A	71.0	0.60	27.24	0.82
Sub312	122.65	Open Space	Type D	85.6	44.92	7.91	0.34
Sub313	103.44	Agricultural	Type B	79.0	2.71	29.91	0.53
Sub314	174.89	Agricultural	Type B	78.0	2.25	61.51	0.56
Sub315	80.83	Agricultural	Type B	77.7	5.44	28.85	0.57

Future Subcatchment Model Data

ID	Area (ac)	Predominant Land Use Type	Predominant Soil Type	Composite CN	Peak Runoff (cfs)	Time of Concentration (min)	Depression Storage (in)
Sub316	140.65	Agricultural	Type B	75.4	5.93	26.55	0.65
Sub317	147.52	Agricultural	Type B	78.0	1.98	51.39	0.56
Sub318	178.77	Open Space	Type B	83.5	33.04	27.88	0.40
Sub319	178.23	Agricultural	Type A	70.2	0.00	61.45	0.85
Sub320	120.02	Open Space	Type A	78.9	13.12	10.06	0.53
Sub321	155.42	Agricultural	Type B	74.7	4.40	46.05	0.68
Sub322	124.60	Open Space	Type B	74.3	4.23	21.23	0.69
Sub323	302.08	Open Space	Type C	89.0	122.18	26.45	0.47
Sub324	69.61	Open Space	Type C	84.3	15.85	22.13	0.37
Sub325	126.36	Open Space	Type A	66.5	0.41	35.50	1.01
Sub326	162.91	Agricultural	Type A	70.8	0.47	49.98	0.82
Sub327	212.44	Agricultural	Type C	72.7	0.23	44.71	0.75
Sub328	2,524.63	Open Space	Type A	78.6	423.66	62.92	0.54
Sub329	52.11	Agricultural	Type A	74.1	0.25	30.91	0.70
Sub330	127.11	Agricultural	Type B	80.4	6.51	33.86	0.49
Sub331	125.72	Open Space	Type B	71.0	1.51	33.22	0.82
Sub332	27.10	Residential	Type C	87.2	14.85	10.71	0.22
Sub333	26.86	Residential	Type B	76.6	3.89	7.93	0.46
Sub334	45.24	Residential	Type B	85.1	15.47	20.82	0.26
Sub335	30.60	Residential	Type C	85.8	8.41	5.78	0.33
Sub336	39.21	Residential	Type D	87.3	20.46	12.85	0.22
Sub337	39.44	Open Space	Type C	68.4	1.24	10.65	0.69
Sub338	37.44	Open Space	Type D	87.9	17.67	11.70	0.28
Sub339	28.30	Residential	Type D	87.4	16.54	9.08	0.22
Sub340	27.23	Residential	Type D	84.1	10.76	9.56	0.28
Sub341	20.18	Residential	Type D	87.1	14.81	4.47	0.22
Sub342	13.89	Residential	Type B	88.2	8.08	6.91	0.20
Sub343	30.85	Residential	Type A	82.2	8.27	15.95	0.32
Sub344	38.26	Commercial	Type C	88.8	22.33	15.80	0.19
Sub345	28.65	Residential	Type C	83.0	8.08	18.40	0.31
Sub346	31.11	Residential	Type A	71.0	1.52	17.45	0.61
Sub347	33.04	Commercial	Type C	87.5	14.95	13.39	0.29
Sub348	70.28	Residential	Type C	84.6	18.76	16.59	0.36
Sub349	128.28	Open Space	Type C	81.9	19.80	22.96	0.44
Sub350	36.78	Residential	Type C	84.4	14.79	10.25	0.28
Sub351	6.36	Commercial	Type A	91.7	5.84	4.37	0.14
Sub352	41.01	Commercial	Type C	91.0	29.48	17.42	0.15
Sub353	26.95	Residential	Type C	90.1	19.74	12.52	0.16
Sub354	42.20	Commercial	Type C	90.8	31.48	10.27	0.20
Sub355	26.23	Residential	Type C	84.0	11.43	6.20	0.29
Sub356	45.52	Residential	Type C	83.0	16.05	8.94	0.31
Sub357	30.98	Residential	Type C	87.4	13.01	23.42	0.22
Sub358	46.18	Residential	Type C	83.0	11.19	25.71	0.31
Sub359	37.61	Residential	Type C	83.0	12.10	13.77	0.31
Sub360	38.01	Open Space	Type C	85.3	16.96	10.35	0.26

Future Subcatchment Model Data

ID	Area (ac)	Predominant Land Use Type	Predominant Soil Type	Composite CN	Peak Runoff (cfs)	Time of Concentration (min)	Depression Storage (in)
Sub361	45.86	Commercial	Type C	89.7	30.61	8.79	0.23
Sub362	31.28	Residential	Type C	83.0	7.86	23.74	0.31
Sub363	43.44	Residential	Type C	83.4	12.62	19.21	0.30
Sub364	36.46	Residential	Type C	83.0	12.26	10.17	0.31
Sub365	28.29	Residential	Type C	83.6	9.85	13.45	0.29
Sub366	28.23	Residential	Type C	83.1	8.13	17.66	0.31
Sub367	29.51	Residential	Type C	82.9	7.92	20.02	0.31
Sub368	23.25	Residential	Type C	83.9	5.12	20.31	0.38
Sub369	43.76	Residential	Type C	84.3	14.83	17.01	0.28
Sub370	41.83	Commercial	Type C	88.8	27.63	10.47	0.19
Sub371	27.70	Residential	Type C	82.3	7.03	19.36	0.32
Sub372	16.10	Residential	Type C	86.3	8.15	10.15	0.24
Sub373	20.25	Residential	Type C	82.9	6.13	15.10	0.31
Sub374	26.30	Residential	Type C	82.9	6.22	9.40	0.41
Sub375	25.45	Residential	Type C	83.3	7.51	17.55	0.30
Sub376	37.09	Commercial	Type C	76.8	16.44	9.33	0.45
Sub377	21.40	Open Space	Type C	81.1	3.75	10.09	0.47
Sub378	37.78	Open Space	Type C	83.5	9.66	12.68	0.40
Sub379	61.39	Open Space	Type C	84.4	14.70	20.21	0.37
Sub380	92.00	Open Space	Type C	86.2	34.58	10.79	0.32
Sub381	85.90	Open Space	Type C	80.0	10.84	15.07	0.50
Sub382	91.30	Open Space	Type C	82.0	16.32	16.21	0.44
Sub383	51.78	Open Space	Type C	88.4	26.28	12.17	0.26
Sub384	60.63	Open Space	Type C	85.6	21.12	11.32	0.34
Sub385	55.59	Residential	Type C	82.8	11.19	17.38	0.42
Sub386	55.66	Commercial	Type C	89.3	35.08	7.45	0.24
Sub387	28.24	Residential	Type C	83.0	6.78	9.31	0.41
Sub388	26,701.15	Commercial	Type C	86.0	1,331.16	114.60	0.33
Sub389	18,372.16	Open Space	Type C	85.3	949.39	115.63	0.34
Sub390	1,261.68	Open Space	Type D	88.5	163.03	114.94	0.26
Sub391	941.06	Residential	Type C	78.9	20.40	248.90	0.53
Sub392	677.51	Open Space	Type C	85.7	49.34	163.64	0.33

Existing Pipe Model Data

ID	Length (ft)	Diameter (in)	Slope (%)	Manning's N	Capacity @100% Manning's (cfs)	Peak Flow (10-year, 3-hour)	Peak Flow (100-year, 3-hour)	Maximum Velocity (ft/s) (10-year, 3-hour)	Maximum Velocity (ft/s) (100-year, 3-hour)
C100	217.94	18	4.7674	0.012	24.85	17.39	20.08	14.63	14.84
C102	66.36	36	0.0105	0.012	7.42	56.85	112.07	8.04	15.86
C104	135.01	48	1.1058	0.012	163.64	14.85	90.11	8.26	14.33
C106	1067.87	12	0.8046	0.012	3.46	2.42	5.59	10.20	11.76
C108	515.46	18	1.0701	0.012	11.77	6.72	15.98	9.15	9.04
C110	56.36	18	1.0699	0.012	11.77	6.52	13.57	7.11	7.68
C112	438.58	60	0.5356	0.013	190.60	74.69	190.29	10.89	11.56
C114	1323.08	60	0.2281	0.013	124.39	73.88	189.65	8.21	10.43
C116	292.9	60	0.5224	0.013	188.23	74.97	200.83	12.29	15.52
C118	369.47	60	0.8691	0.013	242.80	46.85	127.18	10.39	13.75
C120	131.08	60	1.3801	0.013	305.96	47.35	134.87	11.31	15.09
C122	460.92	24	1.4855	0.012	29.87	28.99	38.61	11.13	12.29
C124	375.07	24	1.5008	0.012	30.02	34.31	39.57	11.13	12.59
C126	210.53	24	0.2973	0.012	13.36	28.55	30.13	9.09	9.59
C128	30.61	30	3.329	0.012	81.07	44.54	71.60	16.77	18.03
C162	29.95	15	8.02	0.012	19.82	0.00	0.00	0.00	0.00
C164	54.34	15	3.1487	0.012	12.42	0.00	0.00	0.00	0.00
C166	18.21	15	3.1521	0.012	12.42	0.00	2.01	0.00	3.97
C168	1384.6	36	1.2444	0.013	74.40	25.67	65.52	8.32	9.27
C170	28.2	36	1.0567	0.012	74.28	37.41	82.66	8.27	12.68
C172	766.16	24	1.3692	0.012	28.68	17.67	30.67	18.47	9.76
C174	43.28	24	0.3489	0.012	14.48	44.97	100.44	15.13	31.97
C176	424.27	36	2.6945	0.012	118.61	1.89	50.72	12.22	14.32
C178	284.76	36	2.8786	0.012	122.59	0.37	50.71	8.68	8.94
C180	364.41	36	1.4064	0.012	85.69	3.49	50.75	12.67	7.18
C182	597.01	36	0.9501	0.012	70.43	3.09	262.74	6.60	37.17
C184	229.5	24	-0.4492	0.012	0.00	0.39	3.00	0.21	1.21
C186	271.18	24	-0.1575	0.012	0.00	0.36	2.13	0.83	2.20
C188	43.1	24	2.2691	0.012	36.92	0.36	2.13	3.74	6.40
C190	717.24	24	-0.3059	0.012	0.00	0.45	3.93	0.14	1.25
C192	387.45	12	0.981	0.012	3.82	2.76	14.69	9.63	18.70
C194	81.39	42	0.72	0.012	92.48	15.68	25.97	7.16	8.25
C196	270.9	48	2.9007	0.012	265.03	112.43	302.25	15.05	24.05
C198	213.71	48	0.5189	0.012	112.10	113.34	226.21	9.54	18.00
C202	212.35	24	4.736	0.012	53.33	33.36	41.67	14.38	13.27
C204	47.83	24	0.414	0.012	15.77	37.75	115.99	12.02	36.92
C206	133.49	48	1.7522	0.012	205.99	163.90	244.37	17.56	19.45
C208	443.81	18	4.752	0.013	22.90	12.51	28.56	17.24	16.16
C210	88.05	48	0.8223	0.013	130.25	49.34	166.70	9.64	13.40
C214	356.66	48	1.0495	0.012	159.42	53.03	107.23	7.61	8.94
C216	211.75	48	0.0708	0.012	41.42	54.24	128.97	6.56	10.79
C218	157.6	48	0.3185	0.012	87.83	52.45	127.08	6.75	10.11
C220	38.44	18	0.0078	0.012	1.01	19.37	38.82	10.96	21.97
C222	202.91	36	0.0103	0.012	7.35	18.23	36.19	4.65	8.87
C224	191.37	36	0.0105	0.012	7.39	17.03	33.38	3.52	4.72
C226	48.2	18	0.0124	0.012	1.27	8.83	16.22	5.00	9.18
C228	161.32	36	0.0105	0.012	7.42	24.20	47.21	3.94	6.68

Existing Pipe Model Data									
ID	Length (ft)	Diameter (in)	Slope (%)	Manning's N	Capacity @100% Manning's (cfs)	Peak Flow (10-year, 3-hour)	Peak Flow (100-year, 3-hour)	Maximum Velocity (ft/s) (10-year, 3-hour)	Maximum Velocity (ft/s) (100-year, 3-hour)
C230	463.84	48	0.2641	0.012	79.97	28.07	73.31	9.09	11.80
C232	23.46	48	2.9199	0.012	265.91	28.28	73.51	13.77	18.08
C234	82.62	60	0.5362	0.013	190.71	96.74	183.55	14.45	11.73
C238	57.57	24	0.2084	0.012	11.19	17.28	68.46	6.44	21.79
C242	1280.45	24	1.5824	0.012	30.83	20.58	32.01	10.16	10.43
C244	114.43	60	0.6694	0.012	230.84	9.84	156.40	5.85	12.45
C246	103.7	18	0.7936	0.012	10.14	16.70	30.31	9.45	17.15
C248	198.05	24	4.1944	0.012	50.19	6.19	23.48	9.92	8.55
C250	63.16	24	-0.0285	0.012	0.00	6.69	7.61	3.10	2.42
C252	49.58	18	0.0988	0.022	1.95	2.22	4.51	1.26	2.55
C254	80.99	36	-0.0827	0.012	0.00	8.10	13.39	2.92	2.22
C256	482.33	24	-1.9383	0.012	0.00	7.78	9.80	3.45	3.12
C258	551.62	12	-0.3281	0.012	0.00	7.79	9.81	4.96	6.25
C262	518.31	24	0.5001	0.012	17.33	19.13	42.75	7.66	13.61
C264	1693.92	48	0.5001	0.012	110.05	43.02	52.17	9.57	7.50
C266	873.5	24	0.5001	0.012	17.33	17.37	26.15	7.87	8.32
C270	92.91	12	-0.0883	0.012	0.00	0.47	2.45	0.66	3.13
C276	94.3	12	-0.088	0.012	0.00	0.32	2.07	0.51	2.64
C278	270.27	12	-0.0884	0.012	0.00	0.18	1.31	0.37	1.67
C280	141.52	12	-0.089	0.012	0.00	0.00	0.00	0.00	0.00
C282	136.87	18	0	0.013	0.00	5.27	27.44	1.73	5.18
C286	5	42	60	0.013	779.32	13.83	69.28	44.66	43.62
C288	5	42	0	0.013	0.00	5.23	27.43	8.36	20.80
C290	412.83	30	1.3894	0.013	48.35	0.00	0.00	0.00	0.00
C292	5	42	0	0.012	0.00	5.62	61.42	14.95	31.45
C294	210.23	18	5.7366	0.012	27.26	20.47	40.09	13.17	22.68
C852	2135.06	36	0.4684	0.012	49.45	95.81	0.00	13.55	0.00
C854	524.29	48	0.1907	0.012	67.96	96.82	132.45	11.35	26.98
C858	1221.51	60	1.801	0.012	378.65	113.64	69.70	14.68	9.86
C860	244.45	48	0.4091	0.012	99.53	97.89	19.85	11.12	11.23
C862	761.7	36	0.919	0.012	69.27	72.92	0.97	10.32	8.14
C864	447.52	48	-0.6704	0.012	0.00	51.95	11.02	4.81	8.98
C866	190.32	48	3.1526	0.012	276.30	65.60	115.02	5.59	10.04
C870	242.96	18	5.3507	0.012	26.32	61.23	15.41	34.65	8.72
C872	1055.05	18	2.2748	0.012	17.16	20.47	103.84	12.28	21.03
C874	502.45	24	2.982	0.012	42.32	20.48	144.20	10.95	16.72
CDT001	182.05	18	4.195	0.012	23.31	0.00	0.00	0.00	0.00
CDT002	42.56	30	0.6508	0.012	35.85	49.48	18.22	10.18	10.31
CDT003	23.67	18	1.0308	0.012	11.55	15.30	15.83	10.11	8.96
CDT004	84.24	36	0.6078	0.012	56.33	24.16	17.98	7.37	10.17
CDT005	101.86	18	1.3548	0.012	13.25	13.65	77.04	9.93	12.15
CDT006	215.94	24	4.2178	0.012	50.33	0.20	7.74	3.85	8.01
CDT007	661.72	15	1.1472	0.012	7.50	8.16	22.37	19.05	11.17
CDT008	196.35	48	0.0107	0.012	16.09	53.45	67.78	8.36	9.59
CDT009	95.04	18	0.5082	0.012	8.11	7.37	10.29	5.09	5.82
CDT010	256.49	48	3.8138	0.012	303.90	17.25	79.00	16.68	11.18
CDT011	504.93	48	3.0933	0.012	273.69	37.60	3.73	12.64	3.04

Existing Pipe Model Data									
ID	Length (ft)	Diameter (in)	Slope (%)	Manning's N	Capacity @100% Manning's (cfs)	Peak Flow (10-year, 3-hour)	Peak Flow (100-year, 3-hour)	Maximum Velocity (ft/s) (10-year, 3-hour)	Maximum Velocity (ft/s) (100-year, 3-hour)
CDT012	171.3	15	-0.1413	0.012	0.00	0.00	163.19	0.00	13.04
CDT013	51.31	18	2.711	0.012	18.74	12.60	53.24	8.35	10.85
CDT014	218.25	18	1.1056	0.012	11.97	9.81	9.00	6.79	7.21
CDT015	132.31	18	1.0286	0.012	11.54	6.59	14.42	6.64	11.75
CDT016	308.39	36	0.9092	0.012	68.90	38.56	11.66	12.21	6.60
CDT017	122.47	15	0.5569	0.012	5.22	6.46	0.00	6.34	0.00
CDT018	395.25	24	2.2715	0.013	34.10	20.13	11.69	11.00	6.62
CDT019	340.1	36	0.6739	0.012	59.32	37.00	57.18	7.30	18.20
CDT020	319.09	18	0.3999	0.012	7.20	8.45	140.60	4.78	11.19
CDT021	460.23	36	0.9091	0.012	68.89	47.24	26.63	12.19	16.35
CDT022	145.73	15	3.1483	0.012	12.42	0.00	21.51	0.00	8.38
CDT023	404.04	48	0.9153	0.012	148.87	92.39	131.56	12.23	0.00
CDT024	64.23	30	0.5153	0.012	31.90	45.97	69.38	9.36	9.82
CDT025	53.65	24	1.0065	0.012	24.59	0.14	112.43	2.10	0.00
CDT026	254.66	15	1.8491	0.012	9.52	5.06	34.69	11.48	19.63
CDT027	496.12	18	0.9574	0.012	11.13	11.27	20.53	6.38	11.62
CDT028	32.68	15	-0.1408	0.012	0.00	0.00	115.13	0.00	16.29
CDT029	39.65	18	1.0845	0.012	11.85	4.30	36.80	3.78	20.83
CDT030	63.95	24	2.5145	0.012	38.86	16.56	47.83	5.52	9.74
CDT031	132.74	48	0.7556	0.012	135.27	109.27	26.18	8.98	15.18
CDT032	34.76	18	2.6956	0.012	18.68	24.22	171.01	17.70	14.31
CDT033	614.92	24	0.7051	0.013	19.00	16.29	90.01	7.81	17.29
CDT034	453.4	30	5.6061	0.012	105.21	47.13	89.99	20.88	15.61
CDT035	186.19	36	0.4726	0.012	49.68	13.86	98.50	6.03	13.94
CDT036	26.19	18	4.4139	0.012	23.91	51.77	43.87	29.29	13.30
CDT037	52.48	18	3.5385	0.012	21.41	10.09	11.23	11.86	6.35
CDT038	243.39	18	2.7421	0.012	18.84	17.55	145.33	10.97	29.61
CDT039	350.75	36	2.1232	0.013	97.19	48.66	13.91	13.78	8.59
CDT040	122.61	18	1.172	0.012	12.32	9.07	93.13	6.53	8.82
CDT041	271.51	30	0.3422	0.012	25.99	40.91	20.09	8.33	11.37
CDT042	205.48	24	2.4888	0.012	38.66	17.28	8.78	14.16	2.85
CDT043	457.6	48	1.8499	0.013	195.37	111.94	56.90	13.72	11.59
CDT044	250	48	2.2044	0.012	231.04	14.79	45.47	10.33	8.86
CDT045	274.51	48	1.2218	0.012	172.01	14.81	46.21	9.32	9.80
CDT046	54.42	36	0.9096	0.012	68.91	38.25	66.06	9.44	10.01
CDT047	7.77	30	2.7027	0.012	73.05	42.83	28.52	14.48	9.08
CDT048	327.43	18	0.8341	0.012	10.39	8.26	8.16	5.31	5.38
CDT049	50.15	30	3.0927	0.012	78.14	37.89	76.00	20.08	10.84
CDT050	311.56	18	1.0662	0.012	11.75	13.78	19.38	8.57	10.97
CDT051	295.72	48	0.6026	0.012	120.80	34.87	65.12	8.02	11.59
CDT052	131.73	18	2.4193	0.012	17.70	17.47	6.74	10.46	5.22
CDT053	179.33	24	0.0217	0.022	1.97	4.85	59.02	2.05	8.35
CDT054	1397.08	30	0.4733	0.012	30.57	42.44	15.32	8.65	8.67
CDT055	436.74	36	0.7313	0.012	61.79	17.47	11.03	7.45	8.99
CDT056	299.2	30	0.9936	0.012	44.29	40.47	96.19	9.55	11.05
CDT057	61.13	36	0.4728	0.012	49.68	13.85	27.07	6.35	12.36
CDT058	53.93	24	0.2336	0.012	11.85	15.55	69.72	5.08	9.86

Existing Pipe Model Data									
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CDT059	156.56	18	0.4976	0.012	8.03	6.55	195.16	4.97	39.76
CDT061	121.59	36	0.653	0.012	58.39	75.91	14.42	13.36	4.59
CDT062	80.96	18	0.8337	0.012	10.39	8.73	67.56	5.98	9.56
CDT063	91.24	48	0.9864	0.012	154.55	21.63	76.44	8.62	8.78
CDT064	114.96	18	2.2503	0.012	17.07	1.40	0.00	5.86	0.00
CDT065	398.9	36	0.367	0.012	43.77	12.20	10.00	5.14	5.66
CDT066	314.23	18	1.0664	0.012	11.75	14.33	18.24	8.11	10.81
CDT067	34.22	15	1.8498	0.012	9.52	4.56	177.98	6.29	14.16
CDT068	97.18	40	0.4373	0.012	63.12	30.51	26.17	7.87	12.95
CDT069	41.15	24	1.356	0.012	28.54	13.22	89.99	7.92	18.30
CDT070	320.58	36	0.607	0.012	56.30	24.19	9.25	7.56	9.52
CDT071	403.66	30	0.7573	0.012	38.67	6.95	12.56	2.04	7.11
CDT072	20.59	24	-0.0194	0.013	0.00	5.63	69.83	3.05	9.88
CDT073	206.49	36	0.4	0.012	45.70	12.21	31.78	5.37	6.07
CDT074	280.03	40	0.3982	0.012	60.22	26.34	46.28	6.67	12.16
CDT075	151.4	24	2.1222	0.012	35.70	0.00	110.65	0.00	10.23
CDT076	160.33	18	0.4983	0.012	8.03	6.64	0.00	4.99	0.00
CDT077	154.4	18	1.9443	0.012	15.87	12.89	35.05	10.25	19.83
CDT078	389.07	48	0.5189	0.013	103.48	112.57	32.23	10.46	10.26
CDT079	22.36	24	2.4821	0.012	38.61	25.30	53.89	12.88	11.26
CDT080	343.04	48	2.2041	0.012	231.03	14.77	26.03	10.84	7.65
CDT081	492.89	15	1.2216	0.012	7.73	7.98	21.43	6.50	6.82
CDT082	81.24	18	0.5084	0.012	8.11	7.04	22.15	4.92	12.54
CDT083	166.16	36	0.0102	0.013	6.75	36.40	244.38	5.64	19.45
CDT084	101.92	36	0.3954	0.012	45.44	14.35	103.29	4.71	14.61
CDT085	302.59	30	1.0344	0.012	45.19	40.40	66.31	12.12	21.11
CDT086	127.08	48	0.986	0.012	154.52	21.75	0.70	7.81	16.23
CDT087	108.24	18	0.7095	0.012	9.59	0.00	85.85	0.00	48.58
CDT088	105.17	18	1.0288	0.012	11.54	6.39	13.17	6.52	7.45
CDT089	229.56	24	0.3951	0.012	15.40	14.59	97.42	5.84	10.13
CDT090	609.17	30	0.5777	0.012	33.77	42.01	70.65	9.35	8.11
CDT091	352.3	42	0.5404	0.012	80.13	15.91	6.61	6.65	1.80
CDT092	90.57	24	0.3655	0.013	13.68	17.63	26.57	5.81	8.46
CDT093	283.38	18	1.8484	0.013	14.28	19.52	50.06	11.16	28.33
CDT094	228.14	48	1.7524	0.012	206.00	193.80	59.42	19.01	8.41
CDT095	217.88	36	2.109	0.013	96.86	30.10	9.09	10.25	8.39
CDT096	198.71	24	2.5293	0.012	38.98	36.41	28.34	15.02	9.02
CDT097	298.68	18	3.5282	0.012	21.38	0.81	20.77	17.42	6.61
CDT098	50.05	18	1.5405	0.012	14.12	10.10	33.26	10.20	19.24
CDT099	333.15	18	0.9575	0.012	11.14	11.71	29.70	6.63	9.45
CDT100	264.52	42	0.6873	0.012	90.36	45.17	18.74	7.65	5.96
CDT101	32.97	40	0.4368	0.012	63.08	26.26	19.74	6.54	11.17
CDT102	23.52	30	1.216	0.012	49.00	1.34	68.44	1.17	29.04
CDT103	113.9	24	0.3433	0.013	13.25	24.40	10.55	7.77	5.97
CDT104	52.71	18	1.0302	0.012	11.55	6.29	13.45	6.29	7.61
CDT105	400.92	36	0.3163	0.012	40.64	12.19	46.93	5.00	9.56
CDT106	123.61	24	2.5443	0.012	39.09	0.14	20.32	3.49	6.47

Existing Pipe Model Data									
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CDT107	189.11	24	1.9084	0.012	33.86	11.09	49.33	4.07	10.88
CDT108	70.67	24	0.4146	0.013	14.57	17.16	39.90	5.80	12.70
CDT109	28.61	24	10.958	0.012	81.13	29.69	29.48	19.44	16.68
CDT111	227.59	24	0.2338	0.012	11.85	27.31	22.43	8.69	12.70
CDT112	108	24	0.4148	0.013	14.57	16.58	0.00	5.63	0.00
CDT113	118.9	18	1.3549	0.012	13.25	13.38	74.73	9.04	10.57
CDT114	26.88	42	2.7381	0.013	166.48	13.84	152.36	17.53	31.04
CDT115	37.34	18	2.2469	0.012	17.06	1.43	21.75	2.40	15.54
CDT116	88.66	18	0.5076	0.012	8.11	7.20	7.38	5.03	4.18
CDT117	201.92	30	0.3422	0.012	25.99	40.73	0.43	8.30	0.41
CDT118	239.79	24	0.234	0.012	11.85	21.08	24.78	6.71	9.31
CDT119	194.19	36	0.1159	0.012	24.60	43.18	0.00	10.43	0.00
CDT120	41.84	24	1.7519	0.012	32.44	45.69	26.13	14.54	7.66
CDT121	304.07	18	1.0662	0.012	11.75	29.06	83.90	16.44	12.70
CDT122	44.4	18	2.2725	0.013	15.84	20.17	26.01	11.69	8.02
CDT123	144.1	15	3.1485	0.012	12.42	0.00	74.06	0.00	15.09
CDT124	215.34	36	0.6525	0.012	58.37	50.95	178.02	11.79	17.14
CDT125	78.67	30	7.0217	0.012	117.75	47.64	0.00	24.85	0.00
CDT126	352.22	24	4.7371	0.012	53.34	12.12	12.13	11.51	6.87
CDT127	403.55	18	0.3053	0.012	6.29	4.21	24.25	2.38	19.76
CDT128	69.76	15	3.1479	0.012	12.42	0.00	62.14	0.00	8.79
CDT129	54.66	24	1.3849	0.013	26.62	16.23	33.39	8.75	15.46
CDT130	98.4	24	7.8953	0.012	68.86	0.00	56.53	0.00	8.00
CDT131	68.47	42	0.5345	0.012	79.69	16.68	29.04	6.95	9.24
CDT132	263.91	40	0.4376	0.012	63.14	28.43	44.26	7.06	14.09
CDT133	69.66	42	0.5398	0.012	80.08	15.76	60.02	6.95	8.49
CDT134	31.46	30	0.5944	0.012	34.26	52.55	43.10	10.71	8.78
CDT135	249.66	48	1.7524	0.012	206.00	92.96	49.77	13.57	28.16
CDT136	285.35	24	7.8952	0.012	68.86	0.00	24.52	0.00	7.80
CDT137	41.13	18	0.338	0.012	6.62	6.87	44.99	4.95	5.76
CDT138	167.26	15	5.2487	0.012	16.03	10.96	33.22	17.26	13.60
CDT139	282.3	36	0.5278	0.012	52.49	22.82	11.83	7.21	6.69
CDT140	310.12	24	4.961	0.013	50.39	35.36	25.61	14.69	9.15
CDT141	400.92	36	0.316	0.012	40.62	12.19	14.48	5.02	9.00
CDT142	280.11	24	1.9078	0.012	33.85	10.73	80.09	8.98	12.35
CDT143	368.66	24	2.1071	0.012	35.57	15.43	16.26	12.56	9.20
CDT144	278.81	36	0.528	0.012	52.50	22.79	262.56	7.35	20.89
CDT145	125.64	30	0.5158	0.012	31.91	40.55	92.79	8.26	14.33
CDT146	93.65	18	2.6973	0.012	18.69	25.01	40.84	14.15	13.00
CDT147	131.97	24	0.344	0.013	13.27	22.29	23.04	7.09	13.04
CDT148	31.75	40	0.4	0.012	60.36	20.99	6.03	5.46	8.18
CDT149	295.82	24	1.9069	0.013	31.24	38.87	106.79	12.37	15.11
CDT150	350.34	18	0.3851	0.012	7.06	8.85	57.41	5.01	18.27
CDT151	971.4	24	0.9847	0.013	22.45	23.65	8.23	8.80	2.62
CDT152	261.19	18	1.9143	0.012	15.74	5.68	16.27	11.17	9.20
CDT153	238.7	36	0.6129	0.012	56.57	47.25	0.00	12.10	0.00
CDT154	16.41	18	1.9805	0.022	8.74	10.38	29.20	6.31	16.52

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CDT155	76.29	48	1.7512	0.012	205.93	126.94	95.37	16.33	9.91
CDT156	21.2	60	0.2689	0.012	146.30	7.43	80.37	4.62	11.37
CDT158	203.09	24	0.6125	0.012	19.18	35.83	22.47	11.41	12.72
CDT159	422.97	18	3.5393	0.012	21.41	10.09	109.95	22.01	10.85
CDT160	302.43	18	2.6409	0.012	18.49	1.44	22.88	7.89	7.84
CDT162	33.25	36	2.6286	0.013	108.14	59.09	15.64	10.90	7.05
CDT163	324.71	24	0.4265	0.013	14.77	45.11	111.92	14.36	0.00
CDT164	322.96	24	0.3787	0.013	13.92	9.68	24.28	3.08	13.74
CDT165	14.2	18	0.0211	0.022	0.90	10.41	146.13	5.89	11.97
CDT166	88.39	24	2.1213	0.012	35.69	0.00	37.77	0.00	12.02
CDT167	217.02	18	4.4134	0.012	23.91	28.14	60.93	16.60	34.48
CDT168	96.03	42	0.4665	0.012	74.45	51.60	11.78	8.28	6.67
CDT169	358.89	36	0.5002	0.012	51.10	57.75	27.43	8.79	15.52
CDT170	140.19	18	3.0958	0.012	20.02	20.19	22.83	11.43	7.27
CDT171	427.76	48	0.9861	0.012	154.53	21.37	17.32	8.32	9.80
CDT172	799.08	24	1.015	0.013	22.79	16.24	44.87	12.22	9.14
CDT173	313.15	24	0.4854	0.012	17.07	7.55	132.90	6.21	13.81
CDT175	123.59	18	2.6976	0.012	18.69	42.82	22.42	24.23	7.14
CDT176	21.21	18	2.744	0.012	18.85	17.68	0.00	10.78	0.00
CDT177	397.98	48	0.9154	0.012	148.88	100.73	18.16	14.52	11.66
CDT178	303.07	24	1.7511	0.012	32.43	39.18	22.31	12.47	10.67
CDT179	33.94	18	2.2599	0.012	17.11	3.68	14.18	5.67	8.92
CDT180	278.4	18	0.4501	0.012	7.63	8.43	9.16	4.83	5.64
CDT181	218.58	18	4.4139	0.012	23.91	25.29	20.79	14.31	16.94
CDT182	27.35	24	0.0219	0.013	3.35	11.90	42.07	3.89	13.39
CDT184	44.3	18	1.2325	0.012	12.63	6.69	10.94	6.57	8.92
CDT185	462.97	30	0.2391	0.012	21.73	42.89	0.00	8.74	0.00
CDT186	171.14	42	0.4558	0.012	73.58	68.41	34.86	8.68	28.41
CDT187	35.38	24	0.3646	0.013	13.66	18.26	13.70	6.03	7.75
CDT188	25.79	15	-0.1396	0.012	0.00	0.00	109.18	0.00	15.45
CDT189	300.4	18	1.9927	0.012	16.06	12.50	48.27	10.43	9.83
CDT190	392.94	24	2.2716	0.013	34.10	20.03	51.05	10.68	10.40
CDT191	363.12	18	0.9575	0.012	11.14	13.47	6.01	7.62	2.93
CDT192	268.16	18	0.3998	0.012	7.20	8.43	67.51	5.35	13.11
CDT194	125.46	15	5.2487	0.012	16.03	10.61	33.40	12.02	18.92
CDT195	414.21	24	1.7513	0.012	32.43	36.32	139.48	11.56	11.86
CDT196	255.41	15	1.8492	0.012	9.52	4.53	17.22	7.10	21.92
CDT197	290.33	18	7.8342	0.012	31.85	0.00	26.71	0.00	15.11
CDT198	15.03	15	5.2495	0.012	16.03	10.68	8.59	13.14	4.86
CDT199	88.21	18	2.6992	0.012	18.70	6.62	141.01	8.94	11.22
CDT200	177.36	36	2.1087	0.013	96.86	30.22	49.94	14.00	28.26
CDT201	259.5	30	0.5156	0.012	31.91	43.06	0.00	8.77	0.00
CDT202	147.05	30	0.5944	0.012	34.26	46.21	27.54	9.41	8.77
CDT203	20.4	24	0.0245	0.012	3.84	3.58	20.00	2.59	6.37
CDT204	181.61	48	2.3308	0.012	237.58	21.66	0.00	10.34	0.00
CDT205	116.86	24	-4.9606	0.013	0.00	30.01	48.57	16.43	7.95
CDT206	417.22	48	0.8535	0.012	143.76	135.43	71.18	14.88	10.07

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CDT207	237.06	12	1.0504	0.012	3.96	8.48	21.27	10.80	6.77
CDT208	149.34	18	0.5002	0.012	8.05	11.82	184.36	12.07	16.14
CDT209	101.06	18	0.3849	0.012	7.06	8.42	14.57	4.76	8.25
CDT210	129.69	48	0.7556	0.012	135.27	110.78	1.37	10.17	27.19
CDT211	278.92	18	1.8482	0.013	14.28	36.20	103.81	20.48	13.80
CDT212	303.58	18	7.8342	0.012	31.85	0.00	5.19	0.00	5.63
CDT213	66.44	24	0.0226	0.013	3.40	13.74	22.51	4.37	12.74
CDT214	161.83	24	0.414	0.013	14.56	16.97	1.88	5.58	3.43
CDT215	245.96	24	3.8197	0.012	47.90	0.00	11.48	0.00	8.95
CDT216	897.73	48	0.7936	0.012	138.62	37.11	30.74	7.07	25.05
CDT217	202.64	36	0.0104	0.013	6.79	36.91	14.11	5.22	7.99
CDT218	209.18	24	0.022	0.012	3.63	16.76	13.98	6.08	7.91
CDT219	313.95	48	0.9154	0.012	148.89	94.49	0.00	14.57	0.00
CDT220	35.01	18	0.834	0.012	10.39	9.07	8.70	5.13	4.93
CDT221	300.09	18	2.5862	0.012	18.30	1.38	26.12	25.11	9.12
CDT222	250.24	48	3.8135	0.012	303.89	17.22	26.52	8.17	10.42
CDT223	140.45	18	2.0491	0.012	16.29	0.36	12.49	5.08	7.07
CDT224	131.34	18	3.0958	0.012	20.02	20.30	46.97	11.49	6.65
CDT225	151.45	18	2.0495	0.012	16.29	0.35	29.19	8.54	9.29
CDT227	202.06	24	4.2181	0.012	50.33	4.84	79.86	9.71	11.30
CDT228	58.08	15	0.9866	0.012	6.95	12.29	85.86	10.01	12.15
CDT229	315.31	18	1.0666	0.012	11.75	13.88	23.53	7.85	13.32
CDT230	475.24	18	0.5183	0.012	8.19	7.50	20.09	7.02	12.14
CDT231	63.89	15	8.02	0.012	19.82	0.00	8.12	0.00	4.59
CDT232	165.47	18	2.2506	0.012	17.07	1.38	22.68	8.16	7.22
CDT233	371.65	42	0.5352	0.012	79.74	16.48	48.70	6.57	6.89
CDT234	65.32	24	0.3781	0.012	15.07	16.24	73.75	5.75	10.43
CDT235	93.35	18	0.3846	0.012	7.06	8.96	0.00	5.07	0.00
CDT236	151.88	36	0.3114	0.012	40.32	20.77	82.89	5.79	9.52
CDT237	24.2	24	-0.8306	0.012	0.00	11.44	63.52	3.64	12.67
CDT238	319.85	36	0.6128	0.012	56.56	45.99	6.20	9.32	5.05
CDT239	335	36	0.5003	0.012	51.11	45.85	112.09	7.08	10.64
CDT240	341.69	18	2.6975	0.012	18.69	20.40	23.17	12.57	13.11
CDT241	78.74	18	2.4194	0.012	17.70	17.43	12.46	12.89	7.05
CDT242	204.02	18	0.498	0.012	8.03	6.46	0.78	4.96	0.64
CDT243	170.97	24	0.3661	0.013	13.69	18.83	19.43	5.99	6.19
CDT244	183.17	36	0.0109	0.013	6.97	26.88	28.85	4.21	5.69
CDT245	394.67	36	0.4725	0.012	49.67	13.86	12.84	6.02	7.27
CDT246	75.4	18	4.195	0.012	23.31	0.00	33.07	0.00	18.71
CDT247	258.05	40	0.4379	0.012	63.16	28.40	31.05	7.08	9.88
CDT248	121.43	48	0.3978	0.012	98.14	21.81	67.48	12.36	18.36
CDT249	473.35	15	0.45	0.012	4.69	6.35	11.39	5.17	6.45
CDT250	369.51	48	0.8533	0.012	143.75	93.54	104.04	10.91	33.12
CDT251	333.75	18	2.6975	0.012	18.69	19.82	102.98	11.22	14.57
CDT252	146.03	18	0.5492	0.012	8.43	8.09	73.05	4.62	10.33
CDT253	61.37	15	0.0098	0.022	0.38	1.29	28.43	1.56	9.05
CDT254	272	24	0.4143	0.013	14.56	16.83	9.01	5.45	5.10

Existing Pipe Model Data									
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CDT255	134.15	36	0.3116	0.012	40.33	14.40	0.13	4.29	8.02
CDT256	434.86	18	0.5183	0.012	8.19	7.34	84.46	4.25	26.89
CDT257	167.41	18	1.0286	0.012	11.54	6.24	41.90	5.66	23.71
CDT258	195.15	24	0.475	0.013	15.59	17.56	48.54	5.59	15.45
CDT259	24.76	36	0.4725	0.012	49.67	13.84	40.70	10.40	8.29
CDT260	89.06	18	0.4974	0.012	8.03	6.74	28.38	5.03	16.06
CDT261	331.11	24	15.767	0.013	89.83	41.31	61.43	21.98	19.55
CDT262	373.6	36	2.1231	0.013	97.19	82.98	48.78	15.28	8.18
CDT263	86.36	36	0.6531	0.012	58.39	43.48	173.05	10.25	14.10
CDT264	219.09	24	2.2767	0.012	36.98	10.90	12.42	10.81	7.03
CDT265	401.57	18	0.3999	0.012	7.20	8.44	19.66	4.77	6.39
CDT266	267.95	18	4.1638	0.012	23.22	0.10	66.33	11.08	10.78
CDT267	160.41	24	8.3692	0.012	70.90	44.94	6.58	23.24	7.57
CDT268	99.95	18	1.0285	0.012	11.54	6.42	51.88	3.99	10.57
CDT269	56.6	24	2.583	0.012	39.39	58.29	20.07	18.56	11.36
CDT270	203.09	30	0.2393	0.012	21.74	39.06	109.14	7.96	9.71
CDT271	17	18	0.1059	0.012	3.70	17.84	60.08	10.10	8.50
CDT272	71.63	24	0.9884	0.012	24.37	18.41	85.29	7.09	12.07
CDT273	293.63	36	0.312	0.012	40.36	20.74	0.00	5.71	0.00
CDT274	239.73	48	0.7563	0.012	135.33	116.82	37.57	11.01	11.96
CDT275	302.82	18	0.2506	0.012	5.70	8.05	18.12	4.63	10.26
CDT276	109.15	24	2.8814	0.013	38.40	12.30	140.03	6.23	11.14
CDT277	296.49	42	0.4729	0.013	69.18	13.84	0.00	6.76	0.00
CDT278	469.46	18	0.543	0.012	8.39	1.28	70.66	7.24	10.00
CDT279	47.89	30	0.4218	0.012	28.86	17.21	26.35	4.25	14.91
CDT280	95.75	18	0.5076	0.012	8.11	4.96	22.24	3.35	8.48
CDT281	190.95	60	0.2687	0.012	146.24	17.13	15.79	7.53	8.93
CDT282	280.86	36	0.6074	0.012	56.31	22.77	97.91	7.34	14.95
CDT283	394.37	36	1.2445	0.012	80.61	39.72	40.53	10.60	8.29
CDT284	228	15	8.0202	0.012	19.82	0.00	43.01	0.00	13.69
CDT285	117.15	24	0.9876	0.013	22.48	17.73	7.90	5.68	4.47
CDT286	85.21	18	0.9576	0.012	11.14	13.49	185.63	7.64	37.82
CDT287	1114.6	48	0.3551	0.012	92.73	109.03	16.53	8.84	5.26
CDT288	232.32	15	8.0204	0.012	19.82	0.00	14.77	0.00	8.92
CDT289	193.24	36	0.6531	0.012	58.39	40.30	18.15	7.94	14.21
CDT290	419.21	18	3.0956	0.012	20.02	20.54	248.03	20.74	19.74
CDT291	393.87	24	2.2716	0.013	34.10	19.87	108.03	11.76	15.28
CDT292	217.84	18	0.482	0.012	7.90	7.58	165.18	6.48	13.14
CDT293	215.9	36	2.629	0.013	108.15	72.22	49.52	17.61	15.76
CDT294	661.3	30	0.6737	0.012	36.47	39.16	56.95	7.98	18.13
CDT295	205.76	24	0.9876	0.012	24.35	20.84	28.91	8.38	14.84
CDT296	451.38	18	0.543	0.012	8.39	0.09	0.00	4.00	0.00
CDT297	35.35	30	5.6803	0.012	105.90	47.15	15.14	20.96	8.57
CDT298	66.34	24	-0.1492	0.012	0.00	13.80	46.17	4.39	9.69
CDT299	162.52	18	1.1057	0.012	11.97	9.76	25.98	5.56	18.19
CDT300	161.78	24	3.82	0.012	47.90	12.62	33.37	15.29	12.04
CDT301	177.72	48	1.7522	0.012	205.99	166.74	8.09	16.82	4.58

Existing Pipe Model Data									
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CDT302	207.29	36	2.1086	0.013	96.85	30.42	61.76	12.10	19.66
CDT303	185.32	48	0.7555	0.012	135.25	114.41	33.72	10.74	15.97
CDT304	68.66	24	0.3437	0.013	13.26	30.33	46.44	9.65	9.83
CDT305	286.43	24	1.8385	0.012	33.23	32.03	69.79	10.20	17.18
CDT306	381.93	24	4.7373	0.012	53.34	15.43	15.45	13.08	5.79
CDT307	99.65	15	8.0211	0.012	19.82	0.00	65.04	0.00	9.20
CDT308	199.14	18	1.0696	0.012	11.77	4.29	113.91	7.11	11.92
CDT309	370.97	30	1.0343	0.012	45.19	40.41	22.02	9.76	7.01
CDT310	226.71	18	4.4136	0.012	23.91	25.31	23.10	17.98	7.35
CDT311	92.99	24	1.9067	0.012	33.84	53.13	21.38	16.91	7.67
CDT312	267.88	18	0.498	0.012	8.03	6.32	146.81	4.86	29.91
CDT313	37.53	24	2.1076	0.012	35.58	15.60	8.10	10.41	4.58
CDT314	48.69	24	3.2142	0.012	43.94	61.66	24.32	19.63	7.74
CDT315	411.17	30	0.9935	0.012	44.29	40.58	26.08	9.53	7.58
CDT316	35.42	36	0.0085	0.013	6.14	29.97	9.15	5.06	5.18
CDT317	159.86	24	0.3785	0.013	13.92	12.27	51.51	5.01	16.40
CDT318	402.19	36	0.316	0.012	40.62	12.19	90.05	5.01	14.05
CDT319	117.09	48	0.9856	0.012	154.49	21.64	118.91	8.69	0.00
CDT320	90.6	24	0.3664	0.013	13.69	17.98	31.61	5.78	10.06
CDT321	122.05	24	0.0221	0.013	3.36	9.18	0.00	2.99	0.00
CDT322	55.6	24	1.0144	0.013	22.78	16.17	47.49	7.46	9.67
CDT323	36.32	30	7.0237	0.012	117.76	47.57	41.93	23.82	7.88
CDT324	168.41	18	0.4976	0.012	8.03	6.38	30.27	4.92	8.78
CDT325	19.92	24	0.0251	0.012	3.88	16.79	0.00	5.35	0.00
CDT326	360.92	42	0.5403	0.012	80.12	16.08	15.92	6.90	9.01
CDT327	337.21	18	0.3849	0.012	7.06	8.50	18.24	4.81	5.80
CDT328	344.56	24	3.1585	0.012	43.56	18.98	26.07	13.66	14.76
CDT329	139.05	48	1.2219	0.012	172.01	14.84	97.60	8.44	10.14
CDT330	12.66	18	4.4155	0.012	23.91	28.55	79.35	16.15	11.23
CDT331	53.78	24	0.344	0.013	13.27	26.42	95.40	8.41	9.92
CDT332	102.87	18	4.1956	0.012	23.31	0.00	8.23	0.00	4.66
CDT333	469.61	30	0.5941	0.012	34.25	40.19	38.91	8.19	12.39
CDT334	434.35	36	0.7314	0.012	61.80	17.42	184.86	6.99	9.41
CDT335	921.02	48	0.7936	0.012	138.63	16.69	96.30	7.43	13.62
CDT336	195.94	24	2.1221	0.012	35.70	0.00	174.83	0.00	14.78
CDT337	249.97	18	0.8341	0.012	10.39	9.34	63.04	5.68	8.92
CDT338	137.36	24	0.4142	0.013	14.56	16.35	21.60	5.99	6.88
CDT339	100.56	18	0.5082	0.012	8.11	7.71	10.67	5.15	6.04
CDT340	91.56	42	0.687	0.012	90.34	45.91	9.35	8.85	4.82
CDT341	49.37	36	1.0553	0.012	74.23	37.91	141.42	8.96	20.01
CDT342	352.13	42	0.4666	0.012	74.45	44.07	50.13	7.72	23.02
CDT343	430.7	18	0.1472	0.022	2.38	8.07	148.18	4.57	20.96
CDT344	80.58	24	1.5351	0.012	30.36	35.84	66.37	11.41	9.39
CDT345	221.67	60	0.383	0.013	161.18	85.34	15.47	8.77	8.75
CDT346	211.61	36	2.6289	0.013	108.14	63.02	18.46	15.15	10.73
CDT347	73.15	60	0.9692	0.012	277.77	10.46	10.06	6.77	5.69
CDT348	203.85	36	0.3669	0.012	43.77	12.20	6.74	5.28	3.82

Existing Pipe Model Data									
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CDT349	179.42	24	0.3433	0.013	13.26	20.37	8.98	6.48	5.08
CDT350	30.71	18	0.3061	0.012	6.30	3.98	18.22	3.20	10.31
CDT351	68.72	24	-1.1307	0.012	0.00	0.28	181.87	0.46	14.68
CDT352	127.72	36	3.7386	0.012	139.71	50.06	133.01	13.44	27.10
CDT353	46.58	36	1.7969	0.012	96.86	53.14	72.02	25.15	22.92
CDT354	147.12	36	8.7038	0.012	213.17	47.71	102.27	19.34	9.61
CDT355	83.41	36	0.6522	0.012	58.35	44.63	16.41	8.69	5.22
CDT356	37.09	18	0.2723	0.012	5.94	10.57	21.25	6.28	6.77
CDT357	26.41	18	2.8815	0.012	19.32	12.30	90.88	11.44	6.42
CDT358	169.35	18	0.385	0.012	7.06	8.61	30.90	4.87	9.84
CDT359	55.72	18	0.0108	0.022	0.64	2.91	10.13	2.62	8.25
CDT360	362.47	18	0.3998	0.012	7.19	8.44	13.57	4.78	7.68
CDT361	50.66	18	0.9692	0.012	11.20	12.49	174.14	7.29	15.62
CDT362	236.59	48	0.7553	0.012	135.24	118.36	18.06	11.10	14.75
CDT363	82.49	30	5.6055	0.012	105.21	47.04	193.63	21.84	9.86
CDT364	204.74	24	0.613	0.012	19.19	36.26	97.39	11.54	8.89
CDT365	235.53	48	0.6025	0.012	120.79	35.19	29.35	8.29	9.34
CDT366	75.26	24	0.0213	0.022	1.95	10.65	28.89	3.52	16.35
CDT367	32.21	24	0.0217	0.012	3.61	16.75	20.19	5.33	16.45
CDT368	55.79	60	2.0792	0.012	406.84	35.32	11.03	5.84	6.24
CDT369	453.19	24	1.7514	0.012	32.43	32.77	0.00	10.43	0.00
CDT370	171.87	15	1.3347	0.012	8.08	8.23	18.50	7.04	10.47
CDT371	40.06	18	0.5142	0.012	8.16	8.95	12.65	5.34	7.16
CDT372	104.67	48	0.5188	0.013	103.46	112.25	105.79	13.22	10.88
CDT373	176.2	24	3.8195	0.012	47.90	13.54	27.37	13.60	8.71
CDT374	668.24	60	0.4615	0.013	176.93	87.97	29.77	9.76	9.80
CDT375	142.85	48	0.0749	0.012	42.59	44.84	0.00	6.61	0.00
CDT376	435.15	24	0.0218	0.013	3.34	9.21	18.82	2.93	10.65
CDT377	148.29	18	1.0291	0.012	11.54	6.49	14.22	6.61	8.58
CDT378	338.11	15	3.7579	0.012	13.57	10.56	36.81	8.74	11.72
CDT379	191.81	18	0.3848	0.012	7.06	8.73	167.14	4.94	34.05
CDT380	157.24	24	7.8949	0.012	68.86	0.00	0.31	0.00	3.88
CDT381	320.19	18	1.1056	0.012	11.97	10.03	25.46	7.07	12.91
CDT382	249.59	18	0.5148	0.012	8.17	8.55	49.67	5.08	15.81
CDT383	137.1	48	0.2684	0.012	80.62	17.13	55.03	6.15	17.52
CDT384	112.52	24	0.0213	0.013	3.30	13.35	9.25	4.25	10.13
CDT385	366.84	24	2.1072	0.012	35.58	8.11	18.50	10.41	5.89
CDT386	164.67	15	-0.1409	0.012	0.00	0.00	35.84	0.00	11.41
CDT387	113.84	18	1.1051	0.012	11.96	9.94	66.20	7.03	9.37
CDT388	76.51	18	1.9082	0.012	15.72	4.36	11.16	8.88	6.31
CDT389	125.16	24	4.7371	0.012	53.34	28.59	9.52	15.96	8.43
CDT390	163.17	30	5.6794	0.012	105.90	47.19	92.99	20.85	13.16
CDT391	162.14	18	2.5867	0.012	18.30	0.34	0.00	4.34	0.00
CDT392	228.57	24	2.2365	0.013	33.83	23.55	65.97	12.95	9.33
CDT393	128.3	24	1.7124	0.012	32.07	15.49	73.30	10.23	8.46
CDT394	21.71	24	0.023	0.013	3.43	15.38	69.69	4.90	9.86
CDT395	139.96	24	2.545	0.012	39.10	0.16	20.05	6.28	6.48

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CDT396	23.53	24	0.8585	0.013	20.96	8.69	59.95	2.77	40.82
CDT397	64.14	24	0.396	0.012	15.42	14.44	26.17	6.47	14.30
CDT398	250.29	36	0.4727	0.012	49.68	13.85	0.00	6.06	0.00
CDT399	42.3	18	1.8487	0.012	15.47	4.61	9.41	3.67	9.75
CDT400	279.43	15	1.8491	0.012	9.52	1.15	61.73	10.31	19.65
CDT401	404.06	36	0.316	0.012	40.62	13.87	55.50	5.67	17.67
CDT402	172.02	15	8.02	0.012	19.82	0.00	83.55	0.00	26.60
CDT403	139.24	36	0.4726	0.012	49.67	13.85	21.35	6.16	7.20
CDT404	242.28	39.96	0.3987	0.012	60.27	26.18	17.04	6.56	9.65
CDT405	187.28	36	0.5243	0.012	52.32	24.11	19.00	7.25	6.05
CDT406	38.37	24	0.344	0.013	13.27	19.17	135.03	6.15	6.88
CDT407	91.03	36	30.201	0.012	397.09	53.00	15.60	39.52	8.83
CDT408	174.2	24	6.6561	0.012	63.23	17.05	20.91	12.91	11.83
CDT409	82.99	24	7.8949	0.012	68.86	0.00	51.59	0.00	16.42
CDT410	299.61	15	1.8494	0.012	9.52	0.17	38.39	9.06	7.82
CDT411	35.6	24	3.1376	0.012	43.41	15.42	35.80	8.84	20.26
CDT412	137.73	24	3.1584	0.012	43.55	19.91	6.41	16.80	8.16
CDT413	10.81	24	0.3978	0.012	15.46	14.90	191.51	5.91	9.75
CDT414	417.15	24	1.015	0.013	22.79	16.08	174.45	7.39	17.96
CDT415	82.53	18	0.5077	0.012	8.11	7.53	26.84	5.13	4.41
CDT416	329.73	24	0.3242	0.013	12.88	11.74	34.02	6.30	10.83
CDT417	68.95	60	0.3466	0.013	153.34	46.34	11.22	6.03	8.68
CDT418	31.62	18	5.155	0.012	25.84	5.40	10.97	9.30	6.21
CDT419	379.67	18	2.6973	0.012	18.69	23.35	44.75	13.21	25.32
CDT420	353.33	24	2.5291	0.012	38.97	40.16	53.46	13.01	10.89
CDT421	157.5	30	0.0654	0.012	11.36	25.04	53.53	5.91	17.04
CDT422	62.66	18	2.3987	0.012	17.62	17.96	9.66	10.46	5.46
CDT423	145.84	12	0.7968	0.012	3.45	2.16	4.59	4.59	4.59
CDT424	471.31	60	0.3405	0.012	164.65	85.71	8.56	8.56	8.56
CDT425	270.79	48	1.8461	0.012	211.43	93.21	16.31	16.31	16.31
CDT426	487.68	36	0.0105	0.012	7.39	17.01	4.52	4.52	4.52
CDT427	955.97	24	1.3012	0.012	27.96	31.65	10.08	10.08	10.08
CDT428	1363.68	18	0.9136	0.013	10.04	11.55	10.77	10.77	10.77
CDT429	1323.32	18	0.6206	0.013	8.28	10.63	6.01	6.01	6.01
CDT431	181.14	18	1.3553	0.012	13.25	14.14	8.05	8.05	8.05
CDT432	285.38	30	1.5334	0.013	50.79	21.15	9.33	9.33	9.33
CDT433	335.5	24	1.5335	0.013	28.01	21.26	10.20	10.20	10.20
CDT434	165.05	18	0.498	0.012	8.03	6.23	4.70	4.70	4.70

Future Pipe Model Data

ID	Length (ft)	Diameter (in)	Slope (%)	Manning's N	Capacity @100% Manning's (cfs)	Peak Flow (10-year, 3-hour)	Peak Flow (100-year, 3-hour)	Maximum Velocity (ft/s) (10-year, 3-hour)	Maximum Velocity (ft/s) (100-year, 3-hour)
C100	217.94	24	4.767	0.012	53.51	18.24	42.60	15.41	17.97
C102	66.36	36	0.223	0.012	34.12	73.48	155.53	10.39	22.00
C104	135.01	48	1.106	0.012	163.64	21.55	111.71	9.21	13.68
C106	1067.87	12	0.805	0.012	3.46	2.14	4.17	4.26	5.31
C108	515.46	24	1.070	0.012	25.35	7.77	26.47	6.50	8.43
C110	56.36	24	1.070	0.012	25.35	6.94	25.01	5.01	7.96
C112	438.58	60	0.536	0.013	190.60	67.78	185.68	7.60	9.46
C114	1323.08	60	0.228	0.013	124.39	67.55	181.39	8.01	9.24
C116	292.90	60	0.522	0.013	188.23	69.92	195.28	12.03	15.46
C118	369.47	60	0.869	0.013	242.80	43.71	123.83	10.18	13.38
C120	131.08	60	1.380	0.013	305.96	44.29	131.34	11.09	14.99
C122	460.92	36	1.302	0.012	82.44	63.43	92.75	10.54	13.12
C124	375.07	36	1.125	0.012	76.63	67.12	107.43	9.80	15.20
C126	210.53	42	0.297	0.012	59.43	68.61	94.53	8.35	9.93
C128	30.61	30	3.329	0.012	81.07	22.83	52.38	14.19	17.21
C130	90.15	24	3.949	0.012	48.70	15.58	44.28	12.02	14.09
C132	87.54	24	2.882	0.012	41.61	15.58	42.17	12.25	13.42
C134	56.97	24	2.882	0.012	41.61	15.58	33.35	11.38	11.93
C136	170.33	24	0.022	0.012	3.61	9.92	16.40	3.34	5.22
C138	108.14	24	0.021	0.012	3.57	9.83	14.41	3.68	4.59
C140	481.29	24	0.022	0.012	3.62	6.76	13.82	3.12	4.40
C142	95.13	24	0.022	0.012	3.64	6.77	13.79	2.36	4.39
C144	26.24	24	0.023	0.012	3.71	6.96	14.61	2.61	4.65
C146	33.38	24	0.012	0.012	2.68	8.10	21.48	3.43	6.84
C148	8.51	24	0.024	0.012	3.76	4.34	20.31	1.54	6.46
C150	75.05	36	0.021	0.012	10.55	43.46	76.55	8.49	10.83
C152	82.02	24	7.925	0.012	68.99	4.86	19.88	13.44	14.97
C154	55.86	24	0.716	0.012	20.74	4.87	19.89	6.52	9.15
C156	98.67	24	1.014	0.012	24.67	4.87	19.92	6.83	9.06
C158	19.22	24	2.602	0.012	39.53	4.88	19.97	8.49	11.90
C160	54.61	24	0.733	0.012	20.97	4.87	20.02	6.16	9.23
C162	29.95	15	8.020	0.012	19.82	0.00	0.00	0.00	0.00
C164	54.34	15	3.149	0.012	12.42	0.00	0.00	0.00	0.00
C166	18.21	15	3.152	0.012	12.42	0.00	0.00	0.00	0.00
C168	1384.60	36	1.244	0.013	74.40	25.84	66.29	8.33	9.38
C170	28.20	36	1.057	0.012	74.28	38.36	75.95	10.08	10.74
C172	766.16	24	1.369	0.012	28.68	14.49	31.49	11.54	14.12
C174	43.28	36	0.349	0.012	42.68	8.83	40.67	9.60	16.19
C176	424.27	36	2.695	0.012	118.61	0.00	0.00	0.00	0.00
C178	284.76	36	2.879	0.012	122.59	0.00	0.00	0.00	0.00
C180	364.41	36	1.406	0.012	85.69	0.00	0.00	0.00	0.00
C182	597.01	36	0.950	0.012	70.43	0.00	13.15	0.00	1.86
C184	229.50	36	-0.449	0.012	0.00	0.06	3.00	0.04	0.78
C186	271.18	24	-0.158	0.012	0.00	0.06	2.53	0.22	2.39
C188	43.10	24	2.269	0.012	36.92	0.06	2.52	2.15	6.72
C190	717.24	48	-0.306	0.012	0.00	0.31	5.03	0.04	0.47
C192	387.45	12	0.981	0.012	3.82	2.77	5.95	3.62	7.58

Future Pipe Model Data									
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C196	270.90	48	2.901	0.012	265.03	82.07	245.15	11.60	19.51
C198	213.71	48	0.519	0.012	112.10	85.02	183.05	9.08	14.57
C202	212.35	24	4.736	0.012	53.33	4.69	5.09	15.10	13.63
C204	47.83	30	0.414	0.012	28.59	26.08	76.00	7.30	15.48
C206	133.49	48	1.752	0.012	205.99	67.32	177.47	14.66	17.74
C208	443.81	18	4.752	0.013	22.90	11.80	31.08	12.48	17.59
C210	88.05	48	0.822	0.013	130.25	49.34	166.72	9.64	13.40
C214	356.66	48	0.223	0.012	73.42	77.01	113.88	6.54	9.06
C216	211.75	48	0.223	0.012	73.47	80.89	128.71	7.27	10.24
C218	157.60	48	0.414	0.012	100.09	81.01	126.38	7.62	10.06
C220	38.44	18	0.221	0.012	5.35	23.99	42.35	13.57	23.96
C222	202.91	36	0.220	0.012	33.88	23.95	42.90	4.54	6.07
C224	191.37	36	0.221	0.012	33.93	23.92	39.02	3.61	5.52
C226	48.20	18	0.274	0.012	5.96	10.39	16.95	5.88	9.59
C228	161.32	36	0.220	0.012	33.90	34.26	55.02	4.85	7.78
C230	463.84	48	0.264	0.012	79.97	26.20	71.40	8.93	11.74
C232	23.46	48	2.920	0.012	265.91	26.23	71.55	13.48	17.95
C234	82.62	60	0.536	0.013	190.71	66.60	188.91	8.36	11.98
C236	63.81	24	0.027	0.012	4.00	4.03	19.54	1.61	6.22
C238	57.57	42	0.208	0.012	49.76	63.20	153.17	11.61	15.92
C242	1280.45	24	1.582	0.012	30.83	12.61	33.65	9.32	10.71
C246	103.70	48	0.794	0.012	138.63	73.96	126.68	11.10	16.37
C248	198.05	24	3.956	0.012	48.75	5.99	23.13	12.12	9.79
C250	63.16	30	-0.220	0.012	0.00	8.93	32.45	4.75	6.61
C252	49.58	18	0.222	0.012	5.36	2.94	51.18	2.43	28.96
C254	80.99	48	-0.307	0.012	0.00	28.40	44.59	2.66	3.55
C256	482.33	30	-1.839	0.012	0.00	7.93	26.74	6.44	12.43
C258	551.62	24	-0.328	0.012	0.00	8.01	26.76	6.52	8.52
C262	518.31	36	0.500	0.012	51.10	18.82	58.64	7.56	14.64
C264	1693.92	48	0.500	0.012	110.05	18.56	54.04	6.96	7.95
C266	873.50	24	0.500	0.012	17.33	15.80	28.31	7.80	9.01
C270	92.91	12	-0.088	0.012	0.00	0.51	1.86	0.72	2.50
C276	94.30	12	-0.088	0.012	0.00	0.35	1.43	0.55	2.17
C278	270.27	12	-0.088	0.012	0.00	0.18	0.85	0.39	1.39
C280	141.52	12	-0.089	0.012	0.00	0.00	0.00	0.00	0.00
C282	136.87	18	0.073	0.013	2.84	5.62	26.18	1.83	5.29
C290	412.83	30	1.389	0.013	48.35	0.00	0.00	0.00	0.00
C452	81.81	42	8.610	0.012	319.82	64.46	91.63	26.02	28.71
C456	2631.73	36	0.608	0.012	56.35	31.52	70.71	8.69	10.17
C458	2642.86	36	0.511	0.012	51.63	27.42	62.79	8.61	18.90
C466	1297.69	24	1.233	0.012	27.21	16.74	33.82	7.60	15.00
C468	305.55	36	1.537	0.012	89.59	28.82	81.78	9.59	15.77
C474	1118.63	24	0.447	0.012	16.38	0.00	0.00	0.00	0.00
C476	641.17	24	2.821	0.012	41.16	0.00	0.00	0.00	0.00
C482	60.48	36	14.881	0.012	278.74	124.05	376.90	32.38	0.00
C488	159.22	60	2.993	0.012	488.15	84.24	261.02	14.72	16.47
C492	818.01	36	1.035	0.012	73.50	47.36	84.21	10.74	11.91

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C496	1108.82	24	1.813	0.012	33.00	13.49	35.96	9.98	11.45
C518	967.96	24	1.653	0.012	31.51	16.65	36.11	9.75	16.06
C520	1014.92	24	1.577	0.012	30.77	18.49	31.22	7.74	17.60
C588	3495.52	36	1.202	0.012	79.20	49.14	89.28	10.71	15.02
C590	1178.41	42	0.255	0.012	54.99	51.89	115.29	9.95	11.98
C596	3961.20	72	0.480	0.012	317.75	295.35	401.05	18.07	17.93
C598	5587.68	72	0.626	0.012	363.11	270.26	366.23	13.43	12.95
C600	4358.20	36	0.344	0.012	42.39	24.72	48.07	6.17	7.45
C614	1204.04	48	0.767	0.012	136.28	60.15	144.00	12.67	13.85
C616	2673.73	42	1.122	0.012	115.45	51.04	125.80	10.99	14.62
C618	3157.51	42	1.140	0.012	116.38	19.32	119.72	7.60	22.55
C648	1495.37	36	0.803	0.012	64.73	47.32	75.33	13.54	15.10
C650	1848.51	36	2.975	0.012	124.64	69.65	129.63	22.06	18.34
C658	2539.60	36	3.347	0.012	132.19	91.31	140.62	16.86	19.89
C660	4020.63	36	2.736	0.012	119.52	119.10	125.99	19.96	28.44
C662	1782.05	36	2.245	0.012	108.26	102.81	114.61	16.09	17.17
C672	1336.78	36	4.709	0.012	156.80	8.01	30.62	10.79	17.14
C674	73.15	60	-9.967	0.012	0.00	0.00	0.00	0.00	0.00
C684	1336.98	30	1.346	0.012	51.56	25.57	55.13	10.37	11.48
C686	1349.77	36	1.260	0.012	81.09	30.07	74.45	10.68	12.32
C688	1336.25	36	1.572	0.012	90.58	32.89	85.58	10.31	12.11
C690	1293.09	36	0.928	0.012	69.61	39.96	92.82	12.97	13.13
C692	57.79	36	6.093	0.012	178.35	39.51	92.08	9.98	13.03
C694	5181.85	36	1.235	0.012	80.30	32.13	86.92	16.89	18.36
C696	2017.85	48	6.938	0.012	409.89	256.43	406.76	33.51	34.60
C702	1779.77	24	1.517	0.012	30.19	16.03	31.66	9.68	10.21
C708	1301.88	36	0.461	0.012	49.05	23.12	48.80	5.06	6.90
C710	1340.31	36	0.522	0.01	62.66	50.20	73.85	9.58	12.03
C714	788.19	36	1.015	0.012	72.80	54.14	76.79	10.82	11.04
C716	1670.79	24	2.334	0.012	37.44	30.70	39.15	11.67	12.46
C720	2303.43	36	1.737	0.012	95.22	15.64	60.97	7.48	8.73
C722	1386.16	48	1.533	0.012	192.68	163.87	248.83	16.34	21.37
C726	1364.37	30	1.099	0.012	46.59	19.87	51.67	8.60	10.53
C736	981.05	24	3.772	0.012	47.59	8.06	30.74	12.81	18.15
C738	79.96	24	2.501	0.012	38.76	8.20	69.32	9.60	22.07
C746	4569.10	60	3.436	0.012	523.01	171.25	404.40	23.84	27.95
C756	4813.42	24	0.976	0.012	24.22	13.47	27.75	6.05	8.83
C764	1316.09	54	2.659	0.012	347.41	126.27	566.06	35.57	41.65
C768	1513.93	54	0.925	0.012	204.86	161.29	312.66	10.71	19.66
C770	1711.93	72	0.351	0.012	271.62	248.67	364.19	11.88	13.72
C784	1353.31	24	1.404	0.012	29.04	25.19	37.01	9.08	11.78
C786	2675.03	48	1.159	0.012	167.52	64.13	181.63	12.21	16.30
C788	1357.98	42	1.399	0.012	128.92	66.11	139.72	13.47	14.67
C790	1354.60	42	1.431	0.012	130.37	66.01	137.33	12.09	14.27
C794	1940.47	36	1.804	0.012	97.04	69.48	114.36	15.84	17.16
C796	4134.84	36	3.386	0.012	132.96	82.30	136.58	32.75	20.37
C800	4529.32	48	2.252	0.012	233.52	107.93	245.84	17.78	28.68

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C802	2905.22	36	6.368	0.01	218.80	87.08	241.04	26.92	35.51
C806	5785.60	24	4.580	0.012	52.45	29.45	58.41	16.98	20.48
C808	4530.12	24	4.967	0.012	54.62	12.70	58.02	10.00	28.92
C810	951.81	36	5.253	0.012	165.61	68.22	180.87	20.85	29.91
C812	2205.92	48	2.811	0.012	260.89	76.15	244.43	12.67	19.45
C814	5534.13	36	7.680	0.012	200.24	21.70	68.91	35.51	9.75
C816	868.10	36	1.728	0.012	94.98	72.19	153.56	13.70	21.72
C822	518.83	48	0.771	0.012	136.64	32.19	143.22	16.21	22.35
C830	2108.14	30	2.372	0.012	68.43	24.77	69.50	11.85	14.38
C832	1583.77	30	1.894	0.012	61.16	52.83	75.15	15.79	16.65
C834	1580.53	30	7.592	0.012	122.44	60.11	93.10	24.84	26.14
C836	3046.11	24	4.892	0.012	54.20	9.45	56.41	14.39	31.88
C844	973.14	18	1.310	0.012	13.02	0.00	0.00	0.00	0.00
C846	1039.48	36	1.924	0.012	100.23	95.16	123.27	15.97	17.44
C848	526.24	36	3.227	0.012	129.81	95.02	123.18	14.16	17.43
C850	837.51	42	-1.602	0.012	0.00	0.00	0.00	0.00	0.00
C876	245.60	36	6.108	0.012	178.57	95.68	359.43	18.37	0.00
C878	1080.20	60	1.481	0.012	343.39	171.54	404.45	20.36	22.05
C880	3150.99	36	0.952	0.012	70.50	13.22	74.11	5.93	10.48
C882	1544.34	60	0.324	0.012	160.54	155.34	203.49	8.36	10.36
C884	1381.88	72	0.290	0.012	246.84	201.74	336.06	8.73	11.89
C886	2137.84	60	0.468	0.012	192.97	73.69	177.00	15.84	17.39
C892	585.00	48	0.171	0.012	64.34	18.04	86.09	7.05	10.50
C894	1224.80	60	1.796	0.012	378.14	18.91	99.15	6.52	9.09
C896	238.17	48	0.420	0.012	100.83	19.85	113.49	5.05	9.03
C900	194.71	48	2.568	0.01	299.24	32.39	143.51	9.66	22.50
C902	460.76	48	0.651	0.012	125.57	32.41	143.40	13.64	19.59
C904	763.01	36	0.262	0.012	36.99	20.84	65.29	7.08	9.24
C908	399.74	24	2.502	0.012	38.76	0.00	0.00	0.00	0.00
C912	632.73	24	1.581	0.01	36.97	13.08	44.13	10.75	14.05
C918	210.96	24	12.325	0.01	103.25	17.79	73.30	29.35	23.33
C920	595.14	24	0.840	0.012	22.46	16.89	30.79	7.47	14.23
C922	713.37	24	0.140	0.012	9.18	0.00	1.50	0.00	0.88
C924	11.32	36	17.668	0.012	303.72	15.97	93.10	16.50	41.69
C928	1668.11	24	0.719	0.012	20.79	17.54	23.25	8.92	9.64
CDT001	182.05	18	4.195	0.012	23.31	0.00	0.00	0.00	0.00
CDT002	42.56	30	0.651	0.012	35.85	32.32	109.71	8.13	22.35
CDT003	23.67	36	1.031	0.012	73.36	19.01	71.12	6.53	15.08
CDT004	84.24	36	0.608	0.012	56.33	10.68	72.29	5.92	10.23
CDT005	101.86	18	1.355	0.012	13.25	12.81	19.28	7.90	10.91
CDT006	215.94	24	4.218	0.012	50.33	0.20	0.97	3.83	8.06
CDT007	661.72	54	1.147	0.012	228.17	171.22	251.79	14.72	16.60
CDT008	196.35	48	0.223	0.012	73.50	77.07	118.83	6.39	9.46
CDT009	95.04	18	0.508	0.012	8.11	7.85	13.42	4.85	7.59
CDT010	256.49	48	3.814	0.012	303.90	25.59	131.89	14.50	20.57
CDT011	504.93	48	3.093	0.012	273.69	34.30	93.79	14.58	15.22
CDT012	171.30	15	-0.141	0.012	0.00	0.00	0.00	0.00	0.00

Future Pipe Model Data									
ID	Length (ft)	Diameter (in)	Slope (%)	Manning's N	Capacity @100% Manning's (cfs)	Peak Flow (10-year, 3-hour)	Peak Flow (100-year, 3-hour)	Maximum Velocity (ft/s) (10-year, 3-hour)	Maximum Velocity (ft/s) (100-year, 3-hour)
CDT013	51.31	18	2.711	0.012	18.74	12.67	18.67	8.00	10.57
CDT014	218.25	18	1.106	0.012	11.97	9.58	14.72	6.84	8.33
CDT015	132.31	24	1.029	0.012	24.86	7.04	25.97	6.81	12.68
CDT016	308.39	36	0.909	0.012	68.90	38.91	74.49	9.63	10.54
CDT017	122.47	24	0.557	0.012	18.29	8.10	24.91	5.34	7.93
CDT018	395.25	24	2.272	0.013	34.10	15.89	22.02	11.77	12.39
CDT019	340.10	36	0.674	0.012	59.32	38.41	67.17	6.82	9.50
CDT020	319.09	18	0.400	0.012	7.20	20.16	23.58	11.41	13.34
CDT021	460.23	36	0.909	0.012	68.89	39.06	74.24	9.79	10.50
CDT022	145.73	15	3.148	0.012	12.42	0.00	0.00	0.00	0.00
CDT023	404.04	48	0.915	0.012	148.87	92.80	184.07	12.06	14.65
CDT024	64.23	42	0.515	0.012	78.24	80.26	105.96	8.60	11.01
CDT025	53.65	24	1.007	0.012	24.59	0.20	9.46	2.37	7.31
CDT026	254.66	15	1.849	0.012	9.52	4.32	15.86	8.34	12.92
CDT027	496.12	54	0.957	0.012	208.45	178.62	218.41	13.52	13.86
CDT028	32.68	15	-0.141	0.012	0.00	0.00	0.00	0.00	0.00
CDT029	39.65	18	1.085	0.012	11.85	4.36	11.74	3.11	6.64
CDT030	63.95	24	2.515	0.012	38.86	7.95	28.15	3.82	8.96
CDT031	132.74	48	0.756	0.012	135.27	92.46	140.07	8.69	11.15
CDT032	34.76	36	2.696	0.012	118.63	2.76	14.15	1.06	2.49
CDT033	614.92	24	0.705	0.012	20.58	6.26	23.19	6.15	7.53
CDT034	453.40	30	5.606	0.012	105.21	0.07	1.08	20.60	20.68
CDT035	186.19	36	0.473	0.012	49.68	17.01	64.98	6.38	9.19
CDT036	26.19	30	4.414	0.012	93.36	10.44	42.07	12.55	18.53
CDT037	52.48	18	3.539	0.012	21.41	9.61	79.82	11.72	45.17
CDT038	243.39	24	2.742	0.012	40.58	18.25	44.42	12.28	14.14
CDT039	350.75	36	2.123	0.013	97.19	52.15	114.51	13.81	17.90
CDT040	122.61	18	1.172	0.012	12.32	8.94	35.79	6.48	20.26
CDT041	271.51	42	0.342	0.012	63.76	81.23	114.51	9.86	11.90
CDT042	205.48	24	2.489	0.012	38.66	15.79	26.25	13.82	15.18
CDT043	457.60	48	1.850	0.013	195.37	84.92	168.02	12.56	14.23
CDT044	250.00	48	2.204	0.012	231.04	21.54	111.67	11.53	18.28
CDT045	274.51	48	1.222	0.012	172.01	21.54	111.67	10.40	16.13
CDT046	54.42	36	0.910	0.012	68.91	38.67	89.50	9.39	12.66
CDT047	7.77	36	2.703	0.012	118.79	7.21	27.09	2.17	4.58
CDT048	327.43	18	0.834	0.012	10.39	8.93	10.94	5.31	6.19
CDT049	50.15	30	3.093	0.012	78.14	34.30	93.83	17.66	24.32
CDT050	311.56	18	1.066	0.012	11.75	1.61	13.33	4.91	8.39
CDT051	295.72	48	0.603	0.012	120.80	48.22	124.25	8.48	9.89
CDT052	131.73	24	2.419	0.012	38.12	18.24	42.69	12.17	13.59
CDT053	179.33	24	0.022	0.012	3.61	6.80	14.04	2.44	4.47
CDT054	1397.08	42	0.473	0.012	74.99	73.20	103.53	8.87	14.04
CDT055	436.74	36	0.731	0.012	61.79	3.96	44.13	4.83	8.48
CDT056	299.20	30	0.994	0.012	44.29	16.75	22.88	8.47	9.12
CDT057	61.13	36	0.473	0.012	49.68	16.93	65.03	6.76	9.96
CDT058	53.93	36	0.234	0.012	34.93	31.20	69.71	5.20	9.86
CDT059	156.56	18	0.498	0.012	8.03	7.60	9.92	4.74	5.61

Future Pipe Model Data									
ID	Length (ft)	Diameter (in)	Slope (%)	Manning's N	Capacity @100% Manning's (cfs)	Peak Flow (10-year, 3-hour)	Peak Flow (100-year, 3-hour)	Maximum Velocity (ft/s) (10-year, 3-hour)	Maximum Velocity (ft/s) (100-year, 3-hour)
CDT061	121.59	60	0.653	0.012	228.00	137.39	219.97	10.70	13.85
CDT062	80.96	18	0.834	0.012	10.39	8.93	19.01	5.94	10.76
CDT063	91.24	48	0.986	0.012	154.55	21.68	63.61	8.67	11.64
CDT064	114.96	18	2.250	0.012	17.07	1.41	5.42	5.83	8.47
CDT065	398.90	36	0.367	0.012	43.77	13.52	55.06	5.31	7.79
CDT066	314.23	18	1.066	0.012	11.75	1.61	13.31	4.66	7.53
CDT067	34.22	15	1.850	0.012	9.52	3.82	11.10	7.15	9.04
CDT068	97.18	48	0.437	0.012	102.91	42.19	114.55	7.82	9.12
CDT069	41.15	24	1.356	0.012	28.54	12.74	18.69	7.76	7.98
CDT070	320.58	36	0.607	0.012	56.30	10.69	72.32	6.07	10.23
CDT071	403.66	48	0.757	0.012	135.42	45.65	278.26	5.99	22.14
CDT072	20.59	24	-0.019	0.012	0.00	7.42	15.00	3.05	4.78
CDT073	206.49	36	0.400	0.012	45.70	13.73	57.42	5.57	8.12
CDT074	280.03	48	0.398	0.012	98.19	34.72	109.07	7.09	8.68
CDT075	151.40	24	2.122	0.012	35.70	0.00	0.00	0.00	0.00
CDT076	160.33	18	0.498	0.012	8.03	7.66	10.33	4.75	5.85
CDT077	154.40	18	1.944	0.012	15.87	12.70	18.68	9.39	10.57
CDT078	389.07	48	0.519	0.013	103.48	84.92	169.83	10.01	13.51
CDT079	22.36	30	2.482	0.012	70.01	10.41	42.20	10.23	14.75
CDT080	343.04	48	2.204	0.012	231.03	21.54	111.68	12.03	19.11
CDT081	492.89	54	1.222	0.012	235.46	170.47	242.35	14.62	15.24
CDT082	81.24	18	0.508	0.012	8.11	7.77	11.97	4.71	6.78
CDT083	166.16	36	0.223	0.012	34.10	49.41	78.20	6.99	11.06
CDT084	101.92	36	0.395	0.012	45.44	18.62	64.51	5.68	9.13
CDT085	302.59	30	1.034	0.012	45.19	16.74	22.91	9.48	9.80
CDT086	127.08	48	0.986	0.012	154.52	21.63	63.55	7.98	9.37
CDT087	108.24	18	0.710	0.012	9.59	0.00	0.00	0.00	0.00
CDT088	105.17	24	1.029	0.012	24.86	7.02	25.25	6.78	8.15
CDT089	229.56	36	0.395	0.012	45.42	18.78	66.56	6.04	9.42
CDT090	609.17	42	0.578	0.012	82.84	73.58	97.68	9.34	10.15
CDT091	352.30	42	0.540	0.012	80.13	15.71	26.00	6.47	7.04
CDT092	90.57	24	0.366	0.012	14.82	6.36	20.64	4.72	6.57
CDT093	283.38	30	1.848	0.013	55.77	10.44	41.92	10.41	14.44
CDT094	228.14	48	1.752	0.012	206.00	67.36	177.57	14.66	16.86
CDT095	217.88	36	2.109	0.013	96.86	30.33	99.61	9.59	14.09
CDT096	198.71	30	2.529	0.012	70.67	17.20	53.85	10.80	15.50
CDT097	298.68	18	3.528	0.012	21.38	1.45	1.28	15.44	15.83
CDT098	50.05	18	1.541	0.012	14.12	9.61	46.13	10.11	26.10
CDT099	333.15	60	0.958	0.012	276.09	182.03	238.69	12.03	12.25
CDT100	264.52	48	0.687	0.012	129.01	136.82	177.77	15.87	16.07
CDT101	32.97	48	0.437	0.012	102.84	34.74	128.28	6.86	10.21
CDT102	23.52	24	1.216	0.012	27.03	0.60	2.14	0.83	0.96
CDT103	113.90	24	0.343	0.012	14.36	6.30	21.15	4.47	6.73
CDT104	52.71	24	1.030	0.012	24.87	7.01	25.25	6.71	8.04
CDT105	400.92	36	0.316	0.012	40.64	13.40	54.06	5.18	7.65
CDT106	123.61	24	2.544	0.012	39.09	0.20	9.50	2.99	8.49
CDT107	189.11	36	1.908	0.012	99.82	12.51	31.56	4.45	5.97

Future Pipe Model Data									
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CDT108	70.67	24	0.415	0.012	15.78	6.33	20.36	4.77	6.48
CDT109	28.61	30	10.958	0.012	147.09	10.41	42.21	12.85	18.25
CDT111	227.59	36	0.234	0.012	34.93	32.00	72.87	5.42	10.31
CDT112	108.00	24	0.415	0.012	15.78	6.28	20.00	4.92	6.36
CDT113	118.90	18	1.355	0.012	13.25	12.78	19.07	8.95	10.79
CDT114	26.88	42	2.738	0.013	166.48	16.96	65.54	18.73	29.37
CDT115	37.34	18	2.247	0.012	17.06	1.41	5.76	2.58	3.26
CDT116	88.66	18	0.508	0.012	8.11	7.81	12.53	4.80	7.09
CDT117	201.92	42	0.342	0.012	63.76	81.22	114.51	16.94	18.00
CDT118	239.79	36	0.234	0.012	34.95	24.16	42.31	4.03	5.99
CDT119	194.19	36	0.116	0.012	24.60	29.86	49.87	9.46	10.90
CDT120	41.84	36	1.752	0.012	95.64	29.77	64.07	6.48	9.06
CDT121	304.07	18	1.066	0.012	11.75	1.61	14.32	4.66	8.10
CDT122	44.40	18	2.273	0.013	15.84	15.89	22.02	11.42	12.46
CDT123	144.10	15	3.149	0.012	12.42	0.00	0.00	0.00	0.00
CDT124	215.34	60	0.653	0.012	227.90	135.79	213.03	9.63	12.31
CDT125	78.67	30	7.022	0.012	117.75	0.06	1.08	3.48	8.01
CDT126	352.22	24	4.737	0.012	53.34	1.59	5.11	11.08	10.77
CDT127	403.55	18	0.305	0.012	6.29	4.49	7.26	2.54	4.11
CDT128	69.76	15	3.148	0.012	12.42	0.00	0.00	0.00	0.00
CDT129	54.66	24	1.385	0.012	28.84	6.57	27.54	7.43	10.11
CDT130	98.40	24	7.895	0.012	68.86	0.00	0.00	0.00	0.00
CDT131	68.47	42	0.535	0.012	79.69	15.76	26.25	6.47	7.45
CDT132	263.91	48	0.438	0.012	102.95	38.58	128.21	7.51	10.20
CDT133	69.66	42	0.540	0.012	80.08	15.60	25.36	6.47	6.67
CDT134	31.46	42	0.594	0.012	84.03	72.85	98.08	9.00	10.19
CDT135	249.66	48	1.752	0.012	206.00	48.92	129.14	11.78	18.02
CDT136	285.35	24	7.895	0.012	68.86	0.00	0.00	0.00	0.00
CDT137	41.13	18	0.338	0.012	6.62	7.73	11.46	4.72	6.49
CDT138	167.26	15	5.249	0.012	16.03	0.00	0.00	0.00	0.00
CDT139	282.30	36	0.528	0.012	52.49	9.04	63.16	5.57	8.94
CDT140	310.12	24	4.961	0.013	50.39	24.83	33.33	20.14	13.86
CDT141	400.92	36	0.316	0.012	40.62	13.44	54.23	5.18	7.67
CDT142	280.11	24	1.908	0.012	33.85	12.56	30.14	10.53	12.21
CDT143	368.66	24	2.107	0.012	35.57	7.97	28.56	9.07	12.35
CDT144	278.81	36	0.528	0.012	52.50	9.03	60.25	5.67	8.52
CDT145	125.64	42	0.516	0.012	78.28	80.00	103.59	8.67	10.77
CDT146	93.65	18	2.697	0.012	18.69	0.00	0.00	0.00	0.00
CDT147	131.97	24	0.344	0.012	14.37	6.25	20.58	4.47	6.55
CDT148	31.75	48	0.400	0.012	98.42	27.09	77.91	5.66	6.42
CDT149	295.82	24	1.907	0.013	31.24	24.82	33.29	12.05	12.31
CDT150	350.34	18	0.385	0.012	7.06	9.58	10.89	5.42	6.16
CDT151	971.40	24	0.985	0.013	22.45	24.67	25.58	8.83	8.86
CDT152	261.19	18	1.914	0.012	15.74	4.38	14.78	7.76	10.28
CDT153	238.70	48	0.613	0.012	121.83	134.93	166.62	10.74	13.26
CDT154	16.41	24	-6.094	0.012	0.00	4.89	20.09	7.51	10.34
CDT155	76.29	48	1.751	0.012	205.93	67.34	177.82	14.66	16.46

Future Pipe Model Data									
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CDT156	21.20	60	0.269	0.012	146.30	1.28	18.51	1.73	2.75
CDT158	203.09	30	0.613	0.012	34.78	25.90	63.57	9.29	12.95
CDT159	422.97	18	3.539	0.012	21.41	9.61	28.74	16.94	16.26
CDT160	302.43	18	2.641	0.012	18.49	1.41	5.46	10.28	9.36
CDT162	33.25	36	4.650	0.013	143.82	49.70	105.08	10.33	14.87
CDT163	324.71	24	0.427	0.012	16.01	0.00	2.50	0.00	0.80
CDT164	322.96	48	0.221	0.013	67.59	30.84	52.58	4.30	4.24
CDT165	14.20	24	0.704	0.012	20.57	4.88	20.00	7.52	11.14
CDT166	88.39	24	2.121	0.012	35.69	0.00	0.00	0.00	0.00
CDT167	217.02	30	4.413	0.012	93.35	10.42	42.19	13.24	18.54
CDT168	96.03	42	0.467	0.012	74.45	51.66	87.85	6.05	9.13
CDT169	358.89	60	0.500	0.012	199.54	139.22	245.43	10.76	12.50
CDT170	140.19	18	3.096	0.012	20.02	15.89	22.02	10.62	12.46
CDT171	427.76	48	0.986	0.012	154.53	21.60	63.43	8.52	10.77
CDT172	799.08	24	1.015	0.012	24.69	6.58	25.59	7.04	8.66
CDT173	313.15	24	0.485	0.012	17.07	8.43	15.91	6.32	6.87
CDT175	123.59	18	2.698	0.012	18.69	0.00	0.00	0.00	0.00
CDT176	21.21	24	2.744	0.012	40.60	18.27	49.15	12.57	15.65
CDT177	397.98	48	0.915	0.012	148.88	92.83	184.51	11.90	14.68
CDT178	303.07	30	1.751	0.012	58.80	31.27	64.38	10.25	13.12
CDT179	33.94	18	2.260	0.012	17.11	0.78	3.64	2.67	2.06
CDT180	278.40	24	0.450	0.012	16.44	9.58	19.32	5.22	6.15
CDT181	218.58	30	4.414	0.012	93.36	10.42	42.16	13.01	18.61
CDT182	27.35	24	2.194	0.012	36.30	4.87	19.91	6.58	8.95
CDT184	44.30	18	1.233	0.012	12.63	0.63	8.42	0.76	4.76
CDT185	462.97	42	0.239	0.012	53.30	69.84	86.22	7.26	8.96
CDT186	171.14	42	0.456	0.012	73.58	79.15	150.97	9.24	15.69
CDT187	35.38	24	0.365	0.012	14.80	6.41	21.63	4.63	6.89
CDT188	25.79	15	-0.140	0.012	0.00	0.00	0.00	0.00	0.00
CDT189	300.40	24	1.993	0.012	34.60	15.58	37.22	11.49	12.03
CDT190	392.94	24	2.272	0.013	34.10	15.89	22.02	14.53	11.98
CDT191	363.12	54	0.958	0.012	208.46	179.00	218.48	13.31	13.78
CDT192	268.16	18	0.400	0.012	7.20	9.84	9.85	5.65	5.57
CDT194	125.46	15	5.249	0.012	16.03	0.00	0.00	0.00	0.00
CDT195	414.21	30	1.751	0.012	58.80	31.48	65.47	11.86	13.56
CDT196	255.41	15	1.849	0.012	9.52	3.76	11.03	7.17	8.99
CDT197	290.33	18	7.834	0.012	31.85	0.00	0.00	0.00	0.00
CDT198	15.03	15	5.250	0.012	16.03	0.00	0.00	0.00	0.00
CDT199	88.21	18	2.699	0.012	18.70	4.61	13.66	5.01	13.42
CDT200	177.36	36	2.109	0.013	96.86	30.40	103.31	11.91	17.28
CDT201	259.50	42	0.516	0.012	78.26	80.12	103.69	8.54	10.78
CDT202	147.05	42	0.594	0.012	84.03	71.31	93.87	8.75	9.76
CDT203	20.40	24	0.025	0.012	3.84	6.76	13.81	2.32	4.39
CDT204	181.61	48	2.331	0.012	237.58	21.73	63.73	9.94	13.32
CDT205	116.86	24	-4.961	0.013	0.00	24.84	33.34	15.88	15.92
CDT206	417.22	48	0.854	0.012	143.76	92.88	200.49	11.74	15.95
CDT207	237.06	24	1.050	0.012	25.12	8.15	26.77	6.20	10.55

Future Pipe Model Data									
ID	Length (ft)	Diameter (in)	Slope (%)	Manning's N	Capacity @100% Manning's (cfs)	Peak Flow (10-year, 3-hour)	Peak Flow (100-year, 3-hour)	Maximum Velocity (ft/s) (10-year, 3-hour)	Maximum Velocity (ft/s) (100-year, 3-hour)
CDT208	149.34	18	0.500	0.012	8.05	11.43	31.22	7.72	17.67
CDT209	101.06	18	0.385	0.012	7.06	9.98	48.93	5.65	27.69
CDT210	129.69	48	0.756	0.012	135.27	92.72	141.07	9.84	11.23
CDT211	278.92	30	1.848	0.013	55.76	4.02	16.13	6.63	6.99
CDT212	303.58	18	7.834	0.012	31.85	0.00	0.00	0.00	0.00
CDT213	66.44	24	0.753	0.012	21.26	4.87	19.88	8.53	12.42
CDT214	161.83	24	0.414	0.012	15.77	6.32	20.27	4.77	6.45
CDT215	245.96	24	3.820	0.012	47.90	0.00	0.00	0.00	0.00
CDT216	897.73	48	0.794	0.012	138.62	73.76	129.70	10.50	10.85
CDT217	202.64	36	0.223	0.012	34.09	49.45	83.66	7.00	11.84
CDT218	209.18	24	0.022	0.012	3.63	9.80	13.92	5.21	4.88
CDT219	313.95	48	0.915	0.012	148.89	97.01	204.93	14.34	16.31
CDT220	35.01	18	0.834	0.012	10.39	10.87	12.88	6.15	7.29
CDT221	300.09	18	2.586	0.012	18.30	2.24	1.98	15.96	21.12
CDT222	250.24	48	3.814	0.012	303.89	25.59	131.90	8.61	11.54
CDT223	140.45	18	2.049	0.012	16.29	0.89	0.56	5.23	2.58
CDT224	131.34	18	3.096	0.012	20.02	15.89	22.02	11.30	12.46
CDT225	151.45	18	2.050	0.012	16.29	0.99	0.71	5.55	5.25
CDT227	202.06	24	4.218	0.012	50.33	4.51	11.50	9.75	9.69
CDT228	58.08	24	0.987	0.012	24.34	15.59	45.56	11.09	14.50
CDT229	315.31	18	1.067	0.012	11.75	1.61	13.31	4.65	7.53
CDT230	475.24	18	0.518	0.012	8.19	6.88	15.88	4.76	8.99
CDT231	63.89	15	8.020	0.012	19.82	0.00	0.00	0.00	0.00
CDT232	165.47	18	2.251	0.012	17.07	1.41	5.37	6.65	7.76
CDT233	371.65	42	0.535	0.012	79.74	15.78	32.54	6.46	11.22
CDT234	65.32	36	0.222	0.012	34.04	33.80	107.58	5.76	15.22
CDT235	93.35	18	0.385	0.012	7.06	10.47	11.76	5.93	6.66
CDT236	151.88	48	0.311	0.012	86.84	27.02	81.21	5.80	7.07
CDT237	24.20	36	-0.831	0.012	0.00	11.66	31.82	2.99	4.50
CDT238	319.85	48	0.613	0.012	121.82	134.90	164.67	11.27	13.10
CDT239	335.00	60	0.500	0.012	199.57	140.10	259.75	10.51	15.57
CDT240	341.69	18	2.698	0.012	18.69	0.00	0.00	0.00	0.00
CDT241	78.74	24	2.419	0.012	38.12	18.25	42.63	13.73	14.87
CDT242	204.02	18	0.498	0.012	8.03	7.51	8.88	4.73	5.26
CDT243	170.97	24	0.366	0.012	14.83	6.45	22.14	4.63	7.05
CDT244	183.17	36	0.223	0.013	31.48	39.01	57.90	5.52	8.19
CDT245	394.67	36	0.473	0.012	49.67	17.08	64.98	6.39	9.19
CDT246	75.40	18	4.195	0.012	23.31	0.00	0.00	0.00	0.00
CDT247	258.05	48	0.438	0.012	102.98	38.52	108.68	7.28	8.65
CDT248	121.43	48	0.398	0.012	98.14	21.78	63.82	9.14	12.71
CDT249	473.35	24	0.450	0.012	16.44	8.05	15.57	4.76	4.95
CDT250	369.51	48	0.853	0.012	143.75	86.10	166.92	11.11	15.64
CDT251	333.75	18	2.698	0.012	18.69	0.00	0.00	0.00	0.00
CDT252	146.03	18	0.549	0.012	8.43	10.35	21.04	8.13	11.91
CDT253	61.37	42	0.010	0.012	10.78	3.11	12.58	1.83	2.34
CDT254	272.00	24	0.414	0.012	15.78	6.30	20.15	4.81	6.41
CDT255	134.15	42	0.312	0.012	60.84	18.59	62.95	4.75	6.87

Future Pipe Model Data									
ID	Length (ft)	Diameter (in)	Slope (%)	Manning's N	Capacity @100% Manning's (cfs)	Peak Flow (10-year, 3-hour)	Peak Flow (100-year, 3-hour)	Maximum Velocity (ft/s) (10-year, 3-hour)	Maximum Velocity (ft/s) (100-year, 3-hour)
CDT256	434.86	18	0.518	0.012	8.19	6.83	13.95	4.00	7.90
CDT257	167.41	24	1.029	0.012	24.86	7.01	25.25	6.19	8.04
CDT258	195.15	24	0.475	0.012	16.89	9.97	16.68	3.83	5.31
CDT259	24.76	36	0.473	0.012	49.67	16.95	65.28	11.16	18.26
CDT260	89.06	18	0.497	0.012	8.03	7.69	10.95	4.78	6.20
CDT261	324.97	24	17.871	0.013	95.63	0.00	0.00	0.00	0.00
CDT262	373.60	36	2.123	0.013	97.19	52.08	108.08	14.46	15.29
CDT263	86.36	48	0.653	0.012	125.76	135.23	190.85	10.76	15.19
CDT264	219.09	24	2.277	0.012	36.98	12.57	30.14	10.31	13.60
CDT265	401.57	18	0.400	0.012	7.20	10.06	10.20	5.69	5.77
CDT266	267.95	18	4.164	0.012	23.22	0.05	0.12	14.56	13.56
CDT267	160.41	36	8.369	0.012	209.04	8.82	40.67	14.69	22.92
CDT268	99.95	24	1.029	0.012	24.85	7.04	25.27	4.38	8.05
CDT269	56.60	24	2.583	0.012	39.39	29.85	49.85	10.91	15.87
CDT270	203.09	42	0.239	0.012	53.32	70.08	95.30	7.28	9.91
CDT271	17.00	24	0.106	0.012	7.97	18.18	58.06	10.81	18.48
CDT272	71.63	24	0.988	0.012	24.37	26.22	49.05	12.32	15.61
CDT273	293.63	48	0.312	0.012	86.92	27.03	85.55	5.96	7.52
CDT274	239.73	48	0.756	0.012	135.33	93.32	153.93	10.71	12.25
CDT275	302.82	18	3.883	0.012	22.42	10.34	21.04	12.44	13.50
CDT276	109.15	24	2.881	0.012	41.60	15.60	31.70	6.91	10.09
CDT277	296.49	42	0.473	0.013	69.18	16.89	65.07	7.20	10.75
CDT278	469.46	18	0.543	0.012	8.39	1.33	7.71	8.24	8.57
CDT279	47.89	30	0.422	0.012	28.86	8.16	28.17	2.15	5.74
CDT280	95.75	18	0.508	0.012	8.11	5.01	10.48	3.36	5.93
CDT281	190.95	60	0.269	0.012	146.24	25.70	127.11	5.70	7.19
CDT282	280.86	36	0.607	0.012	56.31	9.03	60.29	5.46	8.53
CDT283	394.37	36	1.245	0.012	80.61	39.16	83.76	10.46	14.39
CDT284	228.00	15	8.020	0.012	19.82	0.00	0.00	0.00	0.00
CDT285	117.15	24	0.988	0.012	24.36	10.08	16.90	5.48	6.35
CDT286	85.21	54	0.958	0.012	208.48	177.97	218.47	13.80	14.10
CDT287	1114.60	48	0.355	0.012	92.73	92.31	140.04	8.55	11.14
CDT288	232.32	15	8.020	0.012	19.82	0.00	0.00	0.00	0.00
CDT289	193.24	48	0.653	0.012	125.76	135.14	183.10	10.75	14.57
CDT290	419.21	18	3.096	0.012	20.02	15.90	22.44	15.77	12.70
CDT291	393.87	24	2.272	0.013	34.10	15.89	22.07	10.00	11.57
CDT292	217.84	18	0.482	0.012	7.90	8.44	15.98	5.87	9.04
CDT293	215.90	36	2.629	0.013	108.15	52.03	106.91	15.03	15.50
CDT294	661.30	42	0.674	0.012	89.46	72.60	95.01	9.23	11.11
CDT295	205.76	24	0.988	0.012	24.35	26.28	50.91	9.12	16.20
CDT296	451.38	18	0.543	0.012	8.39	0.04	9.60	2.52	5.43
CDT297	35.35	30	5.680	0.012	105.90	0.07	1.08	2.97	6.94
CDT298	66.34	36	-0.149	0.012	0.00	15.42	34.39	3.87	5.06
CDT299	162.52	18	1.106	0.012	11.97	9.58	14.75	7.16	8.35
CDT300	161.78	24	3.820	0.012	47.90	1.59	5.15	7.09	10.03
CDT301	177.72	48	1.752	0.012	205.99	67.35	177.67	14.66	16.54
CDT302	207.29	36	2.109	0.013	96.85	30.49	126.76	12.11	22.95

Future Pipe Model Data									
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CDT303	185.32	48	0.756	0.012	135.25	93.04	144.62	10.43	11.51
CDT304	68.66	24	0.344	0.012	14.37	6.43	36.08	4.51	11.48
CDT305	286.43	30	1.839	0.012	60.25	17.19	53.83	6.41	10.97
CDT306	381.93	24	4.737	0.012	53.34	4.15	5.11	21.76	10.73
CDT307	99.65	15	8.021	0.012	19.82	0.00	0.00	0.00	0.00
CDT308	199.14	18	1.070	0.012	11.77	4.34	12.40	4.60	7.02
CDT309	370.97	30	1.034	0.012	45.19	16.75	22.88	8.59	9.21
CDT310	226.71	30	4.414	0.012	93.35	10.42	42.17	15.42	21.15
CDT311	92.99	24	1.907	0.012	33.84	24.82	33.34	11.92	11.97
CDT312	267.88	18	0.498	0.012	8.03	7.11	8.06	4.72	4.56
CDT313	37.53	24	2.108	0.012	35.58	7.95	28.05	8.78	10.50
CDT314	48.69	24	3.214	0.012	43.94	24.84	33.49	11.08	11.36
CDT315	411.17	30	0.994	0.012	44.29	16.76	22.88	8.40	9.04
CDT316	35.42	36	0.223	0.013	31.50	42.99	72.40	6.08	10.24
CDT317	159.86	36	0.221	0.013	31.39	32.85	102.98	5.77	14.57
CDT318	402.19	36	0.316	0.012	40.62	13.46	54.10	5.23	7.65
CDT319	117.09	48	0.986	0.012	154.49	21.66	63.53	8.67	11.56
CDT320	90.60	24	0.366	0.012	14.84	6.38	21.13	4.65	6.73
CDT321	122.05	24	0.022	0.012	3.65	4.18	17.81	1.47	5.67
CDT322	55.60	24	1.014	0.012	24.68	6.25	23.20	6.56	8.11
CDT323	36.32	30	7.024	0.012	117.76	0.06	1.08	3.20	8.87
CDT324	168.41	18	0.498	0.012	8.03	7.35	8.07	4.71	5.14
CDT325	19.92	24	0.025	0.012	3.88	9.86	14.93	3.49	4.75
CDT326	360.92	42	0.540	0.012	80.12	15.74	26.20	6.48	7.40
CDT327	337.21	18	0.385	0.012	7.06	8.97	9.15	5.07	5.18
CDT328	344.56	24	3.159	0.012	43.56	17.75	51.32	12.91	16.34
CDT329	139.05	48	1.222	0.012	172.01	21.55	111.69	9.41	14.22
CDT330	12.66	30	4.416	0.012	93.37	10.43	42.20	12.56	18.54
CDT331	53.78	24	0.344	0.012	14.37	6.36	23.22	4.49	7.39
CDT332	102.87	18	4.196	0.012	23.31	0.00	0.00	0.00	0.00
CDT333	469.61	42	0.594	0.012	84.01	70.37	92.67	7.63	9.63
CDT334	434.35	36	0.731	0.012	61.80	3.94	44.11	3.28	6.62
CDT335	921.02	48	0.794	0.012	138.63	73.85	127.81	11.01	12.82
CDT336	195.94	24	2.122	0.012	35.70	0.00	0.00	0.00	0.00
CDT337	249.97	18	0.834	0.012	10.39	11.30	19.83	6.40	11.22
CDT338	137.36	24	0.414	0.012	15.77	6.27	19.84	5.38	6.42
CDT339	100.56	18	0.508	0.012	8.11	7.95	20.32	4.90	11.50
CDT340	91.56	48	0.687	0.012	128.98	136.86	177.81	12.49	14.15
CDT341	49.37	36	1.055	0.012	74.23	38.45	79.04	8.82	11.18
CDT342	352.13	42	0.467	0.012	74.45	51.24	87.86	6.50	11.51
CDT343	430.70	48	0.222	0.022	39.97	29.09	51.64	3.61	4.11
CDT344	80.58	30	1.535	0.012	55.06	25.90	63.57	11.04	12.95
CDT345	221.67	60	0.383	0.012	174.61	125.48	233.81	10.13	11.91
CDT346	211.61	36	2.629	0.013	108.14	51.92	106.17	14.33	15.05
CDT348	203.85	36	0.367	0.012	43.77	13.62	56.25	5.46	7.96
CDT349	179.42	24	0.343	0.012	14.36	6.19	19.84	4.47	6.32
CDT350	30.71	18	0.306	0.012	6.30	4.41	10.77	3.10	6.10

Future Pipe Model Data									
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CDT351	68.72	24	-1.131	0.012	0.00	0.26	9.56	0.45	4.90
CDT352	127.72	36	3.739	0.012	139.71	8.82	40.41	7.92	13.18
CDT353	46.58	36	1.797	0.012	96.86	29.89	50.04	19.81	22.66
CDT354	147.12	36	8.704	0.012	213.17	2.47	1.08	12.17	12.24
CDT355	83.41	48	0.652	0.012	125.67	135.05	179.83	10.99	14.31
CDT356	37.09	18	-7.816	0.012	0.00	1.37	16.59	3.77	9.39
CDT357	26.41	24	2.882	0.012	41.60	15.58	32.56	12.15	12.74
CDT358	169.35	18	0.385	0.012	7.06	9.16	9.70	5.18	5.49
CDT359	55.72	42	-0.632	0.012	0.00	9.30	28.44	3.97	5.14
CDT360	362.47	18	0.400	0.012	7.19	11.60	11.63	6.56	6.58
CDT361	50.66	18	0.969	0.012	11.20	12.66	18.67	7.35	10.57
CDT362	236.59	48	0.755	0.012	135.24	93.50	181.93	10.82	14.48
CDT363	82.49	30	5.606	0.012	105.21	0.06	1.08	3.07	7.20
CDT364	204.74	30	0.613	0.012	34.79	25.97	63.57	7.72	12.95
CDT365	235.53	48	0.603	0.012	120.79	48.65	125.76	8.94	10.01
CDT366	75.26	24	2.658	0.012	39.95	4.88	19.95	7.21	9.87
CDT367	32.21	24	0.022	0.012	3.61	9.80	13.82	3.99	4.40
CDT368	55.79	60	2.079	0.012	406.84	47.59	130.73	5.20	6.66
CDT369	453.19	24	1.751	0.012	32.43	14.46	31.34	7.95	9.98
CDT370	171.87	54	1.335	0.012	246.12	171.67	239.73	13.48	15.16
CDT371	40.06	24	0.514	0.012	17.57	10.44	22.00	5.62	7.00
CDT372	104.67	48	0.519	0.013	103.46	84.93	169.32	12.68	13.79
CDT373	176.20	24	3.820	0.012	47.90	1.59	5.12	7.31	10.36
CDT374	668.24	60	0.462	0.012	191.68	131.59	253.92	13.30	16.96
CDT375	142.85	48	2.875	0.012	263.86	136.81	177.76	21.11	21.89
CDT376	435.15	36	0.022	0.012	10.68	4.66	22.09	1.22	3.13
CDT377	148.29	24	1.029	0.012	24.86	7.03	25.41	6.80	8.31
CDT378	338.11	15	3.758	0.012	13.57	0.00	0.00	0.00	0.00
CDT379	191.81	18	0.385	0.012	7.06	9.36	10.29	5.30	5.82
CDT380	157.24	24	7.895	0.012	68.86	0.00	0.00	0.00	0.00
CDT381	320.19	18	1.106	0.012	11.97	9.59	16.81	6.92	9.51
CDT382	249.59	24	0.515	0.012	17.58	10.38	21.11	5.19	6.72
CDT383	137.10	48	0.268	0.012	80.62	25.62	127.12	6.19	10.12
CDT384	112.52	24	1.778	0.012	32.67	4.87	19.88	6.79	9.85
CDT385	366.84	36	2.107	0.012	104.89	0.28	3.13	8.64	8.52
CDT386	164.67	15	-0.141	0.012	0.00	0.00	0.00	0.00	0.00
CDT387	113.84	18	1.105	0.012	11.96	9.58	16.39	6.88	9.27
CDT388	76.51	18	1.908	0.012	15.72	4.36	14.75	8.89	10.20
CDT389	125.16	24	4.737	0.012	53.34	5.56	5.10	16.10	10.50
CDT390	163.17	30	5.679	0.012	105.90	0.00	0.00	0.00	0.00
CDT391	162.14	18	2.587	0.012	18.30	1.14	0.82	5.91	5.39
CDT392	228.57	24	2.237	0.013	33.83	24.61	25.29	13.03	13.47
CDT393	128.30	24	1.712	0.012	32.07	7.94	28.09	9.17	10.02
CDT394	21.71	24	16.292	0.012	98.92	4.85	19.95	4.49	6.35
CDT395	139.96	24	2.545	0.012	39.10	0.20	9.57	4.72	10.22
CDT396	23.53	36	0.859	0.013	61.80	14.82	27.72	3.39	4.24
CDT397	64.14	36	0.396	0.012	45.47	18.68	65.18	5.89	9.22

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CDT398	250.29	36	0.473	0.012	49.68	16.97	64.98	6.42	9.19
CDT399	42.30	18	1.849	0.012	15.47	3.82	11.22	4.69	6.35
CDT400	279.43	15	1.849	0.012	9.52	1.19	9.93	10.09	9.72
CDT401	404.06	36	0.316	0.012	40.62	17.66	64.99	6.10	9.19
CDT402	172.02	15	8.020	0.012	19.82	0.00	0.00	0.00	0.00
CDT403	139.24	36	0.473	0.012	49.67	16.94	64.99	6.53	9.23
CDT404	242.28	48	0.399	0.012	98.26	34.69	107.90	6.97	8.59
CDT405	187.28	36	0.524	0.012	52.32	10.67	72.26	5.81	10.22
CDT406	38.37	24	0.344	0.012	14.37	6.12	19.08	4.43	6.07
CDT407	91.03	36	30.201	0.012	397.09	32.12	60.46	34.06	40.92
CDT408	174.20	24	6.656	0.012	63.23	15.79	26.25	12.02	14.10
CDT409	82.99	24	7.895	0.012	68.86	0.00	0.00	0.00	0.00
CDT410	299.61	15	1.849	0.012	9.52	0.19	9.39	8.18	7.65
CDT411	35.60	24	3.138	0.012	43.41	7.93	28.13	8.22	8.96
CDT412	137.73	24	3.158	0.012	43.55	17.58	50.86	9.71	16.58
CDT413	10.81	36	0.398	0.012	45.57	18.87	67.32	6.12	9.52
CDT414	417.15	24	1.015	0.012	24.69	6.24	23.23	6.47	7.65
CDT415	82.53	18	0.508	0.012	8.11	7.90	14.13	4.88	8.00
CDT416	329.73	36	0.324	0.013	37.98	16.34	36.97	4.25	5.47
CDT417	68.95	60	0.347	0.013	153.34	8.82	40.57	4.88	8.30
CDT418	31.62	18	5.155	0.012	25.84	4.37	14.77	7.57	8.80
CDT419	379.67	18	2.697	0.012	18.69	0.00	0.00	0.00	0.00
CDT420	353.33	24	2.529	0.012	38.97	10.72	35.29	14.18	11.53
CDT421	157.50	24	0.065	0.012	6.27	17.26	22.34	5.49	7.11
CDT422	62.66	24	2.399	0.012	37.96	18.04	69.63	10.35	22.16
CDT423	145.84	12	0.797	0.012	3.45	2.16	8.47	10.16	10.79
CDT424	471.31	60	0.341	0.012	164.65	125.51	236.05	9.36	12.02
CDT425	270.79	48	1.846	0.012	211.43	97.00	204.67	16.46	18.20
CDT426	487.68	48	0.222	0.012	73.26	37.00	60.09	3.41	5.46
CDT427	650.47	36	1.537	0.012	89.59	45.15	91.24	11.88	12.91
CDT428	1363.68	54	0.914	0.013	187.96	175.18	215.63	12.73	13.56
CDT429	1323.32	60	0.621	0.013	205.18	184.45	228.56	11.21	11.68
CDT431	181.14	18	1.355	0.012	13.25	12.89	31.19	7.73	17.65
CDT432	285.38	30	1.533	0.013	50.79	21.24	53.38	9.32	10.87
CDT433	335.50	24	1.534	0.013	28.01	21.28	53.33	10.19	16.98
CDT434	165.05	18	0.498	0.012	8.03	6.67	13.25	4.71	7.50



Zions Public Finance, Inc

for

Hurricane City

Storm Water Rates

March 2026

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Storm Water Rates

Background and Approach

Hurricane City ("City") desires to charge fair and equitable storm water rates that will allow the City to keep up with inflationary operating costs as well as the need to make repairs and maintenance to its system. As such, the City currently charges for three categories: 1) single-family residential; 2) multi-family residential; and 3) nonresidential.

The approach used in this analysis is commonly referred to as a "revenue sufficiency model." All expenses (operating and capital) are first calculated, and then rates are structured to cover annual expenses, maintain sufficient debt service ratios, and to keep at least 180 days cash on hand in the storm water utility fund.

The following sections summarize the current conditions and anticipated growth in the City's storm water utility fund.

Summary

Current rates are not sustainable for Hurricane if it desires to complete the $18.1 million of capital projects that have been identified as necessary. After discussions with the City and given anticipated growth of 4,473 ERUs over the next 10 years, it is proposed that rates increase by 175 percent to $11.00 monthly in FY2027, beginning July 1, 2026.

TABLE 1: PROPOSED RATES

RATE SCHEDULE	2026	2027	2028	2029	2030	2031
Rates		*175%*	*3%*	*3%*	*3%*	*3%*
Residential per ERU[1]	$4.00	$11.00	$11.33	$11.67	$12.02	$12.38
Nonresidential per ERU[2]	$4.00	$11.00	$11.33	$11.67	$12.02	$12.38

Growth Projections

Growth in storm water equivalent residential units (ERUs) is based on historical growth in the City as well as input from City staff.

TABLE 2: PROJECTED ERU GROWTH

Year	ERUs
2026	12,009
2027	12,390
2028	12,784

[1] Multi-family is the equivalent of 0.37 ERU per dwelling unit
[2] A nonresidential ERU equals 5,000 sf of nonresidential building space

Year	ERUs
2029	13,192
2030	13,614
2031	14,051
2032	14,504
2033	14,973
2034	15,458
2035	15,961
2036	16,482

Source: Hurricane City

Operating Expenses

Growth in operating expenses is generally projected at an average annual rate of 5 percent per year. Detailed operating expenses, with their growth rates, are shown in Appendix A and were prepared in consultation with City staff.

Outstanding Debt

The City does not have any existing storm water debt.

Debt Service Coverage Ratios

Minimum debt service coverage ratios are generally assumed to be 1.25 which means that net revenues (after operating expenses have been accounted for) must be at least 1.25 times annual debt payments in each given year. This is a requirement of most bond covenants for outstanding debt. The ratio would also need to be maintained if evaluating future options that may consider debt. Therefore, our model (with tables inserted later in this report) shows red when the debt service coverage ratio dips below 1.25; yellow when the ratio ranges between 1.25 and 1.50; and green when it exceeds 1.50. However, Hurricane City does not anticipate issuing any storm water debt.

Days Cash on Hand

Good management practices suggest that at least 180 days cash on hand should be maintained. If cash levels dip below 150 days, bond ratings are in danger of being lowered. Therefore, our model (with tables inserted later in this report), show red when days cash on hand dip below 150 days; yellow as a caution warning when days cash on hand is between 150 and 180 days; and green when days cash exceeds 180 days.

Capital Projects

The City has estimated upcoming capital expenses at $18.1 million but anticipates that costs could be spread over several years if necessary.

TABLE 3: PROPOSED CAPITAL IMPROVEMENT PROJECTS

Project #	Description	Estimated Cost	Estimated Year
1	Storm Drain Piping - W 100 N	$1,029,000	2030
2	Storm Drain Piping - N 1150 W	$1,019,000	2030
3a	Storm Drain Piping - S 400 W	$1,742,500	2033
3b	Storm Drain Piping - S 400 W	$1,742,500	2034
4a	Storm Drain Piping/Drainage Swale - W 3000 S	$1,739,000	2035
4b	Storm Drain Piping/Drainage Swale - W 3000 S	$1,739,000	2036
5	Drainage Swale	$807,000	2029
6a	Storm Drain Piping	$1,221,500	2031
6b	Storm Drain Piping	$1,221,500	2032
7	Storm Drain Piping	$688,000	2029
8a	Storm Drain Piping	$1,391,000	2037
8b	Storm Drain Piping	$1,391,000	2037
8c	Storm Drain Piping	$1,391,000	2037
9	Detention Basin/Drainage Swale	$376,000	2038
10	Storm Drain Piping	$272,000	2028
11	Storm Drain Piping	$347,000	2028
	TOTAL	**$18,117,000**	

Rate Structuring

Current rates are structured as follows:

TABLE 4: CURRENT RATES

Rates	
Residential per ERU	$4.00
Nonresidential per ERU	$4.00

Baseline Scenario

If rates are not increased from those shown in Table 4 above and no new bonds are issued, the City will soon find itself in an unsustainable position if it wishes to make the capital improvements outlined in Table 3. Therefore, a "do-nothing" approach is not feasible.

TABLE 5: IMPACTS WITH NO RATE CHANGES OR BONDS ISSUED

	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
Net Revenues before Debt Service	$664,981	$197,201	$159,202	$150,520	$140,926	$130,364
Capital Costs	$0	($656,697)	($1,633,627)	($2,305,042)	($1,416,053)	($1,458,535)
Debt Service Coverage Ratio	-	-	-	-	-	-

	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
Days Cash on Hand Beginning of Year (Target 180 days)	1,479	450	(144)	(918)	(1,316)	(1,693)

Proposed Rates

The following rate structure is proposed for Hurricane.

- Increase rates as follows **with all rate increases taking effect on July 1, 2026 and each fiscal year thereafter (beginning July 1):**

  FY 2027 - 175%
  FY 2028 and thereafter – 3% annual increase

This option allows for the $18.1 million in capital projects to be completed by 2038 with sufficient cash on cash to maintain bond ratings and does not require the issuance of any bonds in the near term. However, by FY 2034, the City will either need to issue bonds to cover the cost of the remaining capital projects, or it will need to raise rates more significantly.

TABLE 6: PROPOSED RATE STRUCTURE KEY METRICS, FY2027-2032

	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
Net Revenues before Debt Service	$1,548,102	$1,149,847	$1,186,198	$1,257,015	$1,332,418	$1,412,726
Capital Costs	$0	($656,697)	($1,633,627)	($2,305,042)	($1,416,053)	($1,458,535)
Debt Service Coverage Ratio	-	-	-	-	-	-
Days Cash on Hand Beginning of Year (Target 180 days)	2,319	1,206	943	520	467	430

TABLE 7: PROPOSED RATE STRUCTURE KEY METRICS, FY2033-FY2038

	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038
Net Revenues before Debt Service	$1,498,276	$1,589,431	$1,686,580	$1,790,139	$1,900,553	$2,018,301
Capital Costs	($2,143,055)	($2,207,347)	($2,269,001)	($2,337,071)	($5,776,408)	($536,086)
Debt Service Coverage Ratio	-	-	-	-	-	-
Days Cash on Hand Beginning of Year (Target 180 days)	207	13	(154)	(296)	(1,288)	(861)

HURRICANE CITY
UTAH

STAFF COMMENTS

Item: Consideration and possible approval of a Memorandum of Understanding (MOU) with Hurricane Valley Fire District regarding MS4.

Discussion: The purpose of this MOU is to establish a framework for cooperation and coordination between Hurricane City and the Hurricane Valley Fire District to ensure compliance with the Utah Pollutant Discharge Elimination System ("UPDES") General Permit for Discharges from Small Municipal Separate Storm Sewer Systems. This agreement defines responsibilities for managing non-stormwater discharges resulting from firefighting activities, emergency responses, and training exercises to protect local water quality. – Weston Walker

Findings: N/A

Recommendation:

MEMORANDUM OF UNDERSTANDING

BETWEEN HURRICANE CITY
AND
THE HURRICANE VALLEY FIRE DISTRICT

This Memorandum of Understanding ("MOU") is entered into on this ____ day of June, 2026 (the "Effective Date") by and between Hurricane City, a Utah municipal corporation and a municipal separate storm sewer system operator in the State of Utah (hereinafter "Hurricane City") and the Hurricane Valley Fire Special Service District, a Utah Special Service District (hereinafter "Fire District").

SECTION 1: PURPOSE
The purpose of this MOU is to establish a framework for cooperation and coordination between Hurricane City and the Fire District to ensure compliance with the Utah Pollutant Discharge Elimination System ("UPDES") General Permit for Discharges from Small Municipal Separate Storm Sewer Systems. This agreement defines responsibilities for managing non-stormwater discharges resulting from firefighting activities, emergency responses, and training exercises to protect local water quality.

SECTION 2: LEGAL AUTHORITY
This MOU is established under the authority of the Utah Interlocal Cooperation Act (Utah Code § 11-13-101 et seq.) and in accordance with federal Clean Water Act regulations (40 CFR § 122.26) and Utah Administrative Code R317-8.

SECTION 3: HURRICANE CITY RESPONSIBILITIES
Hurricane City agrees to perform the following activities:

- Map and share storm drain infrastructure data, including outfalls and inlets, with the Fire District.
- Provide educational materials and training resources regarding stormwater pollution prevention and Best Management Practices (BMPs).
- Maintain the municipal storm sewer system to ensure proper function during allowable discharge events.
- Review fire training facility runoff plans to ensure compliance with local stormwater ordinances.
- Assist the Fire District with hazardous material spill response coordination when discharges threaten Hurricane City infrastructure.

SECTION 4: FIRE DISTRICT RESPONSIBILITIES
The Fire District agrees to perform the following activities:

- Implement BMPs during routine training exercises to minimize or eliminate the discharge of pollutants, including foam, training smoke residues, and sediment, into the Hurricane City MS4.
- Dechlorinate or divert potable water used during routine hydrant testing and flushing away from storm drain inlets when feasible.
- Notify Hurricane City immediately of any hazardous material spills, chemical leaks, or significant uncontained discharges that enter or threaten to enter the storm sewer system.
- Minimize the use of firefighting foams containing Per- and Polyfluoroalkyl Substances (PFAS) during training exercises, utilizing environmentally benign alternatives whenever feasible.
- Cooperate with Hurricane City during post-incident investigations regarding illicit discharges originating from fire department operations or emergency scenes.

SECTION 5: MUTUAL ACKNOWLEDGMENTS
Both parties mutually acknowledge and agree to the following principles:

- Emergency firefighting activities are essential for public safety and are generally considered allowable non-stormwater discharges under the UPDES permit, unless identified as significant sources of pollutants.
- Neither party shall be held liable for standard operational discharges occurring during active, life-saving emergency fire suppression activities.
- Both parties will meet at least annually to review operational procedures, spill response protocols, and the effectiveness of this MOU.

SECTION 6: TERM AND TERMINATION
This MOU shall become effective upon the Effective Date and shall remain in effect for a period of five (5) years. Either party may terminate this agreement at any time, with or without cause, by providing thirty (30) days written notice to the other party.

SECTION 7: AMENDMENTS
This MOU may be modified or amended only by a written instrument signed by authorized representatives of both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Understanding as of the dates set forth below.

For Hurricane City:

Authorized Signature

Printed Name and Title

Date

For the Fire District:

Authorized Signature

Printed Name and Title

Date

APPROVED AS TO FORM PURSUANT TO UTAH CODE § 11-13-202.5

HURRICANE CITY ATTORNEY	FIRE DISTRICT ATTORNEY
_____	_____
Dayton Hall	Ben Ruesch

HURRICANE CITY
UTAH

STAFF COMMENTS

Item: Consideration and possible approval of a Memorandum of Understanding (MOU) with Ash Creek Sewer District regarding MS4.

Discussion: The purpose of this MOU is to establish a framework for cooperation and coordination between Hurricane City and Ash Creek Special Service District, to ensure compliance with the Utah Pollutant Discharge Elimination System ("UPDES") General Permit for Discharges from Small Municipal Separate Storm Sewer Systems. This MOU outlines the responsibilities for both parties in the event of illicit discharges to either the storm drain or sanitary sewer system, the reporting of unauthorized connections to both systems, and best practices for the cleaning and maintaining of both systems to protect water quality. – Weston Walker

Findings: N/A

Recommendation:

MEMORANDUM OF UNDERSTANDING

BETWEEN HURRICANE CITY

AND

ASH CREEK SEWER DISTRICT

This Memorandum of Understanding ("MOU") is entered into on this ____ day of June, 2026 (the "Effective Date") by and between Hurricane City, a Utah municipal corporation and a municipal separate storm sewer system operator in the State of Utah (hereinafter "Hurricane City") and the Ash Creek Special Service District, a Utah Special Service District (hereinafter "Ash Creek").

1. Purpose and Scope

The purpose of this MOU is to establish a framework for cooperation and coordination between Hurricane City and Ash Creek to ensure compliance with the Utah Pollutant Discharge Elimination System ("UPDES") General Permit for Discharges from Small Municipal Separate Storm Sewer Systems.

2. Legal Authority

This MOU is established under the authority of the Utah Interlocal Cooperation Act (Utah Code § 11-13-101 et seq.) and in accordance with federal Clean Water Act regulations (40 CFR § 122.26) and Utah Administrative Code R317-8.

2. Illicit Discharges and Connections

- Prohibition: Neither party shall knowingly allow the connection of sanitary sewer lines to the storm sewer system or stormwater to the sanitary sewer system, except as explicitly approved in writing.
- Notification: If Ash Creek Sewer District identifies illicit stormwater connections to its sanitary sewer system, it will promptly notify Hurricane City. Conversely, Hurricane City will promptly notify the District of any illicit sanitary discharges discovered in its storm drain system.

3. Maintenance and Operations

- Cross-Contamination: Both parties agree to use best management practices during maintenance operations (e.g., vactor truck waste, line flushing) to prevent waste or wash water from entering the other parties' system.

- Discharge Approval: Dewatering of storm sewer systems must not occur in sanitary sewer lines without prior review and approval from Ash Creek Sewer District.

4. Public Education and Illicit Discharge Detection

Both agencies will coordinate on public education and outreach regarding stormwater pollution prevention and the proper disposal of hazardous waste, fats, oils, and grease.

5. Effective Date and Term

This MOU becomes effective on the Effective Date and shall remain in effect for five (5) years. It may be amended or terminated by either party upon thirty (30) days written notice.

6. Signatures

Hurricane City Representative Name/Title
Signature: _____ Title: _____ Date: _____

Ash Creek Sewer District Representative Name/Title
Signature: _____ Title: _____ Date: _____

APPROVED AS TO FORM PURSUANT TO UTAH CODE § 11-13-202.5

HURRICANE CITY ATTORNEY	ASH CREEK ATTORNEY
_____	_____
Dayton Hall	Fay Reber

HURRICANE CITY
UTAH

STAFF COMMENTS

Item: Consideration and possible approval of Resolution 2026-27 Approving revisions to hydrant meter deposits and recreational water rates.

Discussion: Water Board approved an increase to the hydrant meter deposit from $1100 to $2000. The deposit of $1100 doesn't cover the cost of the hydrant to replace it or repair.

Water board approved a recreational and pool rate to increase to $5.50 per thousand. The current hydrant construction rate is $3.38 per thousand this is for hydrant meter usage only. – Kory Wright

Findings: N/A

Recommendation:

Resolution No. 2026-27

A RESOLUTION OF THE CITY COUNCIL OF HURRICANE CITY, UTAH, APPROVING A REVISION TO HYDRANT METER DEPOSITS AND ADOPTING A RECREATIONAL WATER RATE

WHEREAS, the City Council of Hurricane City is authorized pursuant to Section 10-3-717 of the Utah Code and Section 1-5-6(G)(1) of the Hurricane City Code to establish and amend fees and rates for municipal services; and

WHEREAS, the City Council has previously established fees and rates associated with the use of City water services, including hydrant meter deposits and water rates; and

WHEREAS, the Hurricane City Water Board has reviewed the current hydrant meter deposit and water rates and has recommended adjustments to better reflect the costs associated with providing these services; and

WHEREAS, the City Council finds that updating the hydrant meter deposit amount and implementing a recreational water rate is necessary to protect City assets, promote responsible use of water resources, and ensure the continued financial sustainability of the City's water utility system; and

WHEREAS, the City Council further finds that the proposed adjustments are in the best interests of the public health, safety, and welfare of the residents of Hurricane City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HURRICANE CITY, UTAH, AS FOLLOWS:

Section 1. The hydrant meter deposit is hereby increased from One Thousand One Hundred Dollars ($1,100.00) to Two Thousand Dollars ($2,000.00).

Section 2. A recreational water hydrant rate is hereby adopted in the amount of Five Dollars and Fifty Cents ($5.50) per 1,000 gallons. For purposes of this Resolution, recreational water means non-construction related water that is delivered through a City hydrant meter and used to fill pools and for other recreation-related activities.

Section 3. The existing construction water rate of Three Dollars and Thirty-Eight Cents ($3.38) per 1,000 gallons shall remain in effect.

Section 4. City staff is authorized and directed to implement the revised fees and rates and make any administrative changes necessary to carry out the provisions of this Resolution.

Section 5. This Resolution shall take effect on the earliest date permitted by law.

PASSED AND APPROVED this 18th day of June 2026.

_____
Clark Fawcett, Mayor

Attest:

_____
Cindy Beteag, Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 18th day of June 2026. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Drew Ellerman	___	___	___	___
Joseph Prete	___	___	___	___
Dave Imlay	___	___	___	___
Lynn Excell	___	___	___	___
Amy Werrett	___	___	___	___

_____
Cindy Beteag

HURRICANE CITY
UTAH

STAFF COMMENTS

Item: Consideration and possible approval of Resolution 2026-24 Amending fees for Hurricane Theatrical tickets.

Discussion: Hurricane Theatrical's current ticket prices are significantly lower than comparable theaters in Southern Utah. Adult ticket prices at neighboring venues range from $28 to $40, while Hurricane currently charges $20. Senior ticket prices range from $25 to $40, compared to Hurricane's $18, and child ticket prices range from $22 to $40, compared to Hurricane's $10.

In addition, many of these theaters pass sales tax and ticketing convenience fees directly on to patrons, adding approximately $2 to $4 per ticket beyond the advertised ticket price. Hurricane Theatrical is proposing these costs be included in the ticket price, resulting in no additional fees being charged to customers at checkout.

Despite rising production costs, performance licensing fees, set construction expenses, and operating costs, Hurricane Theatrical has maintained ticket prices well below market rates. The proposed adjustment would help bring our pricing more in line with regional theaters while continuing to offer one of the most affordable theater experiences in Southern Utah. – Tiffani Wright

CURRENT	Adult	Senior	Child
SGMT	$40	$40	$40
Kayenta	$30	$30	$30
Stage Door	$28	$25	$22
Hurricane	$20	$18	$10

Findings: N/A

Recommendation:

Resolution No. 2026-24

A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, AMENDING FEES FOR HURRICANE THEATRICAL TICKETS.

WHEREAS the Hurricane City Council is authorized by Section 10-3-717 of the Utah Code and Section 1-5-6(G)(1) of the Hurricane City Code to establish fees for municipal services; and

WHEREAS the City Council desires to amend the following fees; and

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

BE IT HEREBY RESOLVED by the City Council that the following fee schedule is hereby amended and adopted for implementation:

PROPOSED	Adult	Senior	Child
	$28	$26	$20
*Hurricane residents will receive a $2 discount on each ticket purchased. Prices shown include sales tax and ticketing fees.			

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

DATED this 18th day of June, 2026.

_____
Clark Fawcett, Mayor

Attest:

_____
Cindy Beteag, Hurricane City Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 18th day of June 2026. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Drew Ellerman	___	___	___	___
Joseph Prete	___	___	___	___
Dave Imlay	___	___	___	___
Lynn Excell	___	___	___	___
Amy Werrett	___	___	___	___

_____

Cindy Beteag

HURRICANE CITY

FY 2026–27 Citywide Budget Summary – All Funds

The final FY 2026–27 budget for all City funds totals $151,022,452, an increase of $27,156,265 (21.9%) over the FY 2025–26 budget of $123,866,187. The year-over-year growth is concentrated almost entirely in utility infrastructure and capital project funds rather than day-to-day operations. Because these totals include capital outlay and transfers between funds, they represent total budgeted appropriations rather than net new spending.

General Fund

The General Fund—which pays for police, streets, parks, recreation, and general government—is budgeted at $24,002,861, up $1,910,824 (8.6%) from the prior year.

Where the Budget Is Growing

Three areas account for nearly all of the citywide increase. The Electric Fund grows $20.1 million to $47.9 million as the City invests in power infrastructure to keep pace with growth; it is now the City's largest single fund at roughly 32% of the total budget. Street Impact Fund grows $5.1 million to $6.9 million as growth-related road projects move forward and more emphasis on road projects. The Building Fund (Pool) adds $2.8 million. The budget also establishes the City's first Theater Enterprise Fund ($188,950) so theater operations can be tracked as a stand-alone fund.

Where the Budget Is Declining

Several funds decrease as major projects wrap up. The Pressurized Irrigation Fund declines $12.2 million as last year's grant- and bond-funded system work is completed (if we receive NRCS money this could go up), and the Highway Sales Tax Fund declines $4.2 million following completion of large trail and roadway projects.

Largest Fund-Level Changes

Fund	FY 2026–27	FY 2025–26	Change
Electric	$47,920,489	$27,790,735	+$20,129,754
Capital Projects	$16,250,000	$1,000,000	+$15,250,000
Street Impact	$6,925,000	$1,800,000	+$5,125,000
Building Fund – Pool	$12,877,887	$10,070,000	+$2,807,887
General Fund	$24,002,861	$22,092,037	+$1,910,824
Pressurized Irrigation	$6,123,074	$18,326,617	–$12,203,543
Highway Sales Tax	$4,488,536	$8,672,057	–$4,183,521
All other funds (net)	$32,434,605	$34,114,741	–$1,680,136
Citywide Total	**$151,022,452**	**$123,866,187**	**+$27,156,265**

Bottom line: FY 2026–27 is an infrastructure-investment year. Operating budgets, including the General Fund, grow modestly, while the headline increase reflects deliberate, largely one-time capital investment in the power system, roads, and major facilities paid majorly by impact fees, grants, and accumulated reserves rather than new taxes.

HURRICANE CITY

FY 2026–27 General Fund Budget Summary

Prepared for the Mayor and City Council

The FY 2026–27 General Fund budget is balanced at $24,002,861, with revenues up $1,910,824 (8.6%) over the prior year. Appropriations consist of $22,470,409 in departmental operating budgets and $1,532,451 in one-time capital additions. The General Fund supports the City's core services: public safety accounts for roughly 36% of the budget (Police, Animal Control, and Crossing Guards at $8.65 million combined), streets, public works, and engineering about 20% ($4.8 million), and parks, recreation, and community programs about 18% ($4.4 million), with the remainder funding administration, courts, planning, building inspection, and other general government functions.

Notable Increases

Police grows $1.0 million (14%) to $8.0 million, keeping pace with population growth and call volume. Streets increases $1.36 million (57%) to $3.7 million, reflecting expanded road maintenance. Buildings & Grounds increases $1.36 million, in preparation for a potential bond for our new city office. Parks & Cemetery (+$408,941) and Recreation (+$397,258) grow with program demand, and Public Works adds $320,931 (86%). These also reflect new staff and equipment.

Decreases and Restructuring

Several lines decline or move. Fine Arts ($78,350 last year) is budgeted at zero, consistent with theater operations moving to the City's new stand-alone Theater Enterprise Fund. A new Gyms department ($215,933) is broken out separately for clearer cost tracking.

Capital Additions – $1,532,451 (One-Time)

Capital additions are concentrated in Buildings & Grounds ($1,008,269), Parks & Cemetery ($172,100), the Community Center ($115,500), and Police ($96,327), with smaller equipment items for Planning, Public Works, Animal Control, Streets, GIS, Heritage Park, and Peach Days. Because these are one-time purchases, they do not build ongoing costs into future budgets.

Largest Departments and Changes

Department	FY 2026–27	FY 2025–26	Change
Police	$8,049,097	$7,031,316	+$1,017,780
Streets	$3,734,866	$2,376,509	+$1,358,357
Parks & Cemetery	$2,165,231	$1,756,290	+$408,941
Buildings & Grounds	$1,451,346	$92,378	+$1,358,968
Recreation	$1,313,238	$915,980	+$397,258
Public Works	$694,981	$374,050	+$320,931
All other departments	$6,594,103	$5,734,872	+$859,231
Total General Fund	**$24,002,861**	**$18,281,395***	**+$5,721,466**

**Prior-year figure reflects the sum of departmental budgets as presented in the FY 2025–26 column of the budget detail.*

Bottom line: The General Fund remains balanced, with growth directed to the services residents feel most police, streets, and parks supported by strong sales tax and development-related revenue, plus targeted one-time capital investment that avoids committing the City to higher ongoing costs.

RESOLUTION NO. 2026-25

A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, APPROVING AND ADOPTING THE 2026-2027 BUDGET

WHEREAS the City Council of Hurricane, Utah desires to adopt a budget for the fiscal year 2026-2027; and

WHEREAS notice of public hearing for the adoption of said budget has been given in the manner prescribed by law; and

WHEREAS said City Council, after public hearing, deems it necessary and desirable for the efficient operation of the financial affairs of Hurricane City,

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that the proposed 2026-2027 budget, a copy of which is attached hereto as Exhibit "A" and by this reference incorporated herein as if fully set forth, be and is hereby approved and adopted.

PASSED AND ADOPTED THIS 18th DAY OF JUNE, 2026.

_____
Clark Fawcett, Mayor

ATTEST:

_____
Cindy Beteag, Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 18th day of June 2026. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Drew Ellerman	___	___	___	___
Joseph Prete	___	___	___	___
Dave Imlay	___	___	___	___
Lynn Excell	___	___	___	___
Amy Werrett	___	___	___	___

_____
Cindy Beteag

Exhibit “A”

FUND NUMBER	FUND NAME	Final Budget 2026-27	Budget 2025-26	Difference
10	GENERAL	$24,002,861	$22,092,037	$1,910,824
20	HIGHWAY SALES TAX	$4,488,536	$8,672,057	-$4,183,521
21	AIRPORT REVENUE FUND	$190,394	$310,991	-$120,597
	CAPITAL PROJECTS			
40	EQUIPMENT REPLACEMENT-ENTERPRISE	$107,055	$202,805	-$95,750
41	VETERANS MEMORIAL FUND	$500,000	$500,000	$0
42	STREET IMPACT	$6,925,000	$1,800,000	$5,125,000
43	PARKS IMPACT	$5,163,832	$6,158,538	-$994,706
44	PUBLIC SAFETY IMPACT	$272,000	$270,000	$2,000
45	CITY OFFICE ADDITION	$16,250,000	$1,000,000	$15,250,000
46	BUILDING FUND-POOL	$12,877,887	$10,070,000	$2,807,887
47	RAP TAX	$1,200,000	$1,850,000	-$650,000
48	HOUSING	$12,000	$12,000	$0
49	EQUIPMENT REPLACEMENT	$785,963	$831,047	-$45,084
	ENTERPRISE FUNDS			
50	PRESSURIZED IRRIGATION	$6,123,074	$18,326,617	-$12,203,543
51	WATER	$15,588,347	$16,206,455	-$618,108
53	ELECTRIC	$47,920,489	$27,790,735	$20,129,754
54	GOLF	$5,518,993	$5,324,182	$194,811
55	DRAINAGE	$1,673,818	$1,205,328	$468,490
57	THEATER	$188,950	$0	$188,950
59	MUNICIPAL BUILDING AUTH.	$323,544	$339,946	-$16,402
	TRUST AND AGENCY FUNDS			
75	DIXIE SPRINGS AGENCY FUND	$585,000	$485,000	$100,000
78	FLAG PERPETUAL CARE	$3,000	$3,000	$0
79	CEMETERY PERPETUAL CARE	$0	$0	$0
	RDA FUNDS			
82	RDA GATEWAY	$321,709	$415,449	-$93,740
	TOTAL	$151,022,452	$123,866,187	$27,156,265

Dept. number	Revenues	FINAL OPERATING BUDGET 2025-26	FINAL CAPITAL BUDGET	FINAL PERSONNEL ADDITIONS	TOTAL BUDGET 2025-26	2024-2025 BUDGET	DIFFERENCE	BUDGET INCREASE
	GENERAL FUND REVENUES:	**$24,002,861**	$1,532,451	$0	**$24,002,861**	**$22,092,037**	$1,910,824	8.65%
	OPERATING EXPENSES:							
1041	MAYOR & CITY COUNCIL	$159,854	$0		$159,854	$135,247	$24,607	18.19%
1042	COURT	$451,317	$0		$451,317	$371,904	$79,413	21.35%
1043	ATTORNEY	$353,205			$353,205	$331,149	$22,056	6.66%
1044	CLERK	$463,990	$0	$0	$463,990	$329,835	$134,155	40.67%
1045	TREASURER	$141,112	$0		$141,112	$127,001	$14,111	11.11%
1046	HUMAN RESOURCES	$185,974	$0		$185,974	$156,283	$29,691	19.00%
1047	CITY ADMINISTRATION	$655,118	$0		$655,118	$590,797	$64,321	10.89%
1048	PURCHASING	$704,377	$0		$704,377	$550,282	$154,095	28.00%
1049	NON-DEPT	$116,650	$0		$116,650	$156,307	($39,657)	-25.37%
1050	BUILDING & GROUNDS	$443,077	$1,008,269		$1,451,346	$92,378	$1,358,968	1471.09%
1051	BEAUTIFICATION	$11,325			$11,325	$15,125	($3,800)	-25.12%
1054	POLICE	$7,952,769	$96,327	$0	$8,049,097	$7,031,316	$1,017,780	14.47%
1055	CROSSING GUARD	$54,135	$0		$54,135	$52,414	$1,721	3.28%
1056	ANIMAL CONTROL	$520,213	$27,255		$547,468	$388,167	$159,301	41.04%
1060	STREET	$3,720,866	$14,000		$3,734,866	$2,376,509	$1,358,357	57.16%
1061	PARKS & CEMETERY	$1,993,131	$172,100		$2,165,231	$1,756,290	$408,941	23.28%
1063	PUBLIC WORKS	$659,981	$35,000		$694,981	$374,050	$320,931	85.80%
1065	ENGINEER	$369,819	$0		$369,819	$360,337	$9,482	2.63%
1066	GIS	$256,540	$6,000	$0	$262,540	$305,579	($43,039)	-14.08%
1067	EMERGENCY MANGMNT	$16,317	$0		$16,317	$37,992	($21,675)	-57.05%
1068	PLANNING	$391,953	$50,000		$441,953	$404,644	$37,309	9.22%
1069	BUILDING (INSPECTORS)	$620,577	$0		$620,577	$545,820	$74,757	13.70%
1070	METER READING	$86,205	$0		$86,205	$80,622	$5,583	6.92%
1071	HERITAGE PARK	$66,650	$5,000		$71,650	$43,125	$28,525	66.14%
1072	RECREATION	$1,313,238	$0		$1,313,238	$915,980	$397,258	43.37%
1073	SWIMMING POOL	$194,041	$0		$194,041	$314,793	($120,752)	-38.36%
1074	COMMUNITY CENTER	$156,657	$115,500		$272,157	$216,194	$55,963	25.89%
1075	EVENTS	$84,275			$84,275	$62,070	$22,205	35.77%
1076	FINE ARTS	$0			$0	$78,350	($78,350)	-100.00%
1082	GYMS	$215,933	$0		$215,933	$0	$215,933	#DIV/0!
1098	PEACH DAYS	$111,110	$3,000		$114,110	$80,835	$33,275	41.16%
	TOTAL	$22,470,409	$1,532,451	$0	$24,002,861	$18,281,395	$5,721,466	31.30%

HURRICANE CITY

Fiscal Year 2025–26 Budget Amendments – Executive Summary

Prepared for the Mayor and City Council

Purpose

The amendments presented below adjust the FY 2025–26 budget to reflect actual activity that differs from original estimates. State law requires that expenditures not exceed appropriations at the department and fund level, so when the City receives more revenue than budgeted or needs to spend more than budgeted, the budget must be formally amended by the Council. The majority of these amendments recognize revenue that has already been received or committed (grants, donations, taxes, and fees collected above estimates) along with the corresponding expenditures. None of the amendments draw on new property tax revenue, and the revenue and expenditure adjustments are balanced within each fund.

Amendments at a Glance

Fund / Area	Amount	Primary Driver
General Fund – revenues & operations	$1,291,326	Sales tax, building permits, room tax, recreation fees
General Fund – transfers to other funds	$5,300,000	Capital projects, equipment, and new Theater Fund
Highway (Hwy Sales Tax) Fund projects	$3,420,000	600 N Trail, Pah Tempe Trail, Sand Hollow State Park
Culinary Water system upgrade	$3,000,000	Capital appropriation in the Water Fund
Pressurized Irrigation revenues	$2,540,000	$2.0M efficiency grant, bond proceeds, impact fees
Power Fund revenues	$1,651,600	Impact fees, work order revenue, commercial sales
Recreation Capital Projects revenues	$1,026,000	$1.0M Washington County School District donation
Golf Fund revenues	$920,000	Green fees, cart rentals, grill and pro shop sales

Amounts shown are the larger fund-level adjustments; smaller departmental and special-fund items are described below.

Department-Submitted Transfers

Departments, primarily the Police Department, submitted a series of budget-neutral adjustments. In each case, a grant reimbursement, donation, or sale of surplus property provides the revenue, and the matching expenditure budget is increased by the same amount.

Victim Advocate program: Two grant reimbursements totaling $33,830 (Victim Advocate and VOCA grants) cover advocate salaries, benefits, professional services, and telephone costs already incurred. Shop with a Cop: $16,410 in donated funds is appropriated to cover this year's event expenses. Animal Control donations: $16,010 in donations funds replacement of a destroyed shade awning ($14,000), pea gravel for the shelter yard ($1,950), and chain-link fencing ($60). JAG/SAFG grants: $13,068 in grant reimbursements, including funding for three automatic license plate readers. Alcohol compliance enforcement: $2,246 from the Department of Public Safety and the EASY law grant reimburses officer overtime for alcohol compliance checks. Surplus firearm sales: $2,215 in proceeds is returned to the firearms budget. ICAC grant: a $499 reimbursement covers a writing tablet.

Two adjustments simply move existing budget between line items with no new money: $8,500 is reallocated from travel/training and software maintenance to equipment repair and maintenance to purchase a new GNSS mobile receiver, and $385 moves from travel to memberships to cover two years of Utah Chiefs of Police Association dues.

General Fund

Revenue and Operating Adjustments – $1,291,326

General Fund revenues are tracking ahead of budget across a broad base, and this amendment recognizes $1,291,326 in additional revenue. The largest items are general sales and use tax (+$425,000), building permits (+$313,000), room tax (+$73,000), sewer administration fees (+$64,000), dance registration fees (+$59,000), and business licenses (+$38,000). Recreation and events revenue is also outperforming, including gymnastics ($30,000), theater ticket sales ($30,000), the art program ($25,000), cemetery fees ($21,745), and Peach Days booth fees ($13,050). An insurance reimbursement of $30,700 and various smaller fees, fines, and sponsorships make up the remainder.

Offsetting expenditure appropriations total the same $1,291,326. The largest is Non-Departmental ($1,082,326), with smaller increases for Buildings and Grounds ($131,000), Public Works ($20,000), the Community Center ($16,000), Gyms ($7,500), Dance ($25,000), the Art Program ($5,000), the Clerk's office ($3,500), and Youth Competition Basketball ($1,000).

Transfers to Other Funds – $5,300,000

This amendment authorizes $5,300,000 in transfers from the General Fund to other City funds: $5,000,000 toward capital projects, $250,000 to the Equipment-Lease Fund, and $50,000 to establish a new Theater Enterprise Fund, which will allow theater operations to be budgeted and tracked as a stand-alone enterprise going forward. In the Highway Fund, $1,119,000 of unused project budget is rolled forward and redirected to street maintenance, funding chip seal work ($1,079,000) and striping ($40,000).

Highway (Transportation Sales Tax) Fund

Beyond the street maintenance reallocation above, the fund recognizes $190,000 in additional revenue ($90,000 in reimbursed project costs and $100,000 in interest) and appropriates funding for three projects: the 600 North Trail ($3,000,000), the Pah Tempe Trail ($100,000), and Sand Hollow State Park improvements ($320,000).

Impact Fee and Special Revenue Funds

Growth-related and special revenues continue to exceed estimates. The Parks Impact Fund recognizes $275,000 ($250,000 in impact fees including a $15,000 Washington County donation and a $10,000 private donation for the bike park and $25,000 in grants) and appropriates $50,000 for the Spilsbury Ballfields. The Street Impact Fund adds $95,000 in revenue and $50,000 for the Sand Hollow/Turf roadway project. The Police Impact Fund recognizes $118,000, and the RAP Tax Fund recognizes $165,000 in additional tax revenue. The Recreation Capital Projects Fund recognizes $1,026,000, headlined by a $1,000,000 donation from the Washington County School District. The Veterans Memorial Fund adds $16,000 in interest income. The Airport Fund recognizes $68,000 in grant revenue with $123,500 in corresponding salary and grant-reimbursable expenditures. The Equipment-Lease Fund appropriates $139,000 for vehicles and equipment for administration ($4,000), parks and cemetery ($35,000), and streets ($100,000).

Enterprise Funds

Water: The fund recognizes $294,000 in additional revenue, led by interest earnings ($210,000), and increases the water purchase budget by $20,000. The amendment also appropriates $3,000,000 for culinary water system upgrades.

Pressurized Irrigation: Revenue increases total approximately $2,540,000, anchored by a $2,000,000 efficiency grant, plus bond proceeds ($300,000), impact fees ($190,000), and connection fees ($50,000). Bond paying agent fees increase $12,000.

Power: The fund recognizes $1,651,600 in additional revenue, including impact fees ($700,000), work order revenue ($500,000), commercial power sales ($200,000), interest earnings ($130,000), and franchise tax ($100,000).

Golf: Strong play and operations at Sky Mountain drive a $920,000 revenue increase across green fees, cart rentals, the driving range, pro shop sales, grill sales, and interest. The amendment establishes a $200,000 transfer to the Golf Equipment Fund and adds $40,000 for fertilizer and pesticide.

Drainage: The fund recognizes $280,000 in additional revenue from service fees ($60,000) and miscellaneous revenue ($220,000).

Fiscal Impact

These amendments do not create a structural deficit or rely on new taxes. They formalize revenue already received or contractually committed, appropriate grant and donation funded expenditures that are fully reimbursed, roll forward unspent project budgets, and align capital appropriations with Council-approved priorities. Staff recommends adoption of the amendments as presented and are available to answer questions on any individual line item.

Resolution 2026-26

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, APPROVING AND ADOPTING AMENDMENTS TO THE 2025-2026 BUDGET

WHEREAS, the City Council of Hurricane, Utah previously adopted a budget for the fiscal year 2025-2026; and

WHEREAS, said City Council, after public hearing, deems it necessary and desirable for the efficient operation of the financial affairs of Hurricane City that said budget be amended,

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that the 2025- 2026 Budget, shall be and is hereby amended as provided in Exhibit "A", a copy of which is attached hereto and incorporated herein.

PASSED AND APPROVED THIS 18th day of June 2026.

_____
Clark Fawcett, Mayor

ATTEST:

_____
Cindy Beteag, Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 18th day of June 2026. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Drew Ellerman	___	___	___	___
Joseph Prete	___	___	___	___
Dave Imlay	___	___	___	___
Lynn Excell	___	___	___	___
Amy Werrett	___	___	___	___

_____
Cindy Beteag

Exhibit A

Dept. Head Submitted Transfers

103350	DEPARTMENT OF PUBLIC SAFETY		$	564	Overtime for officers to conduct Alcohol Compliance Checks
103350	DEPARTMENT OF PUBLIC SAFETY		$	623	EASY Law Grant reimbursement
105417	REIMBURSABLE OVERTIME	$ 564			
105475	GRANT MATCH	$ 623			
103946	DONATIONS TO ANIMAL CONTROL		$	14,000	Replace destroyed shade awning
103946	DONATIONS TO ANIMAL CONTROL		$	60	Chain Link fence from old pool to outside dog kennels
105670	CAPITAL OUTLAY - EQUIPMEI	$ 14,000			
105670	CAPITAL OUTLAY - EQUIPMEI	$ 60			
105423	TRAVEL		$	385	Two years of Utah Chief's Assoc. dues
105422	BOOKS, SUBS, & MEMBERSH	$ 385			
103675	SALE OF FIXED ASSETS		$	2,215	Sold Firearms money to go back into budget
105435	FIREARMS	$ 2,215			
103350	DEPARTMENT OF PUBLIC SAFETY		$	436	OT for alcohol compliance checks
103350	DEPARTMENT OF PUBLIC SAFETY		$	623	EASY Law grant reimbursement
105417	REIMBURSABLE OVERTIME	$ 436			
105475	GRANT MATCH	$ 623			
106633	TRAVEL AND TRAINING		$	4,000	New GNSS mobile Receiver
106625	EQUIP R & M	$ 4,000			
106648	SOFTWARE MAINT.		$	4,500	New GNSS mobile Receiver
106625	EQUIP R & M	$ 4,500			
103326	BULLETPROOF VEST GRANT		$	499	Reimbursed by ICAC grant, writing tablet
105470	CAPITAL OUTLAY	$ 499			
103329	JAG GRANT		$	6,500	SAFG Grant, 3 automatic license plate readers
105475	GRANT MATCH	$ 6,500			
103944	DONATIONS SHOP WITH A COP		$	16,410	Transfer revenue from Shop with a Cop to cover expenses
105469	SHOP WITH A COP	$ 16,410			
103946	DONATIONS TO ANIMAL CONTROL		$	1,950	Use donations to buy pea gravel for shelter yard.
105670	CAPITAL OUTLAY - EQUIPMEI	$ 1,950			
103329	JAG GRANT		$	6,568	JAG reimbursement
105475	GRANT MATCH	$ 6,568			
103322	VICTIM ADVOCATE GRANT		$	18,498	This is due to the Victim's Advocate grant to pay for having a VA on
105411	SALARIES & WAGES	$ 12,191			
105413	PAYROLL TAXES	$ 949			
105415	RETIREMENT	$ 3,168			
105417	REIMBURSABLE OVERTIME	$ 456			
105420	PROFESSIONAL SERVICES	$ 1,610			
105428	TELEPHONE	$ 124			
103322	VICTIM ADVOCATE GRANT		$	15,332	VOCA grant reimbursement
105411	SALARIES & WAGES	$ 8,868			
105413	PAYROLL TAXES	$ 2,157			
105415	RETIREMENT	$ 2,236			
105417	REIMBURSABLE OVERTIME	$ 131			
105420	PROFESSIONAL SERVICES	$ 1,792			
105428	TELEPHONE	$ 148			

Finance Submitted Transfers

103120	PRIOR YEAR PROPERTY TAXES	$	17,000
103130	GENERAL SALES AND USE TAX	$	425,000
103140	MUNICIPAL ENERGY TAX	$	21,000
103160	ROOM TAX	$	73,000
103211	BEER LICENSES	$	3,800
103216	BUSINESS LICENSES	$	38,000
103221	BUILDING PERMITS	$	313,000
103222	PLAN REVIEW FEES	$	18,498
103223	BUILDING PERMIT SURCHARGE	$	1,000
103325	WASHINGTON COUNTY SCHOOL DIST.	$	7,300
103326	BULLETPROOF VEST GRANT	$	2,000
103329	JAG GRANT	$	13,068
103350	DEPARTMENT OF PUBLIC SAFETY	$	11,000
103358	STATE LIQUOR FUND	$	3,500
103420	VACATION RENTAL FINES	$	1,000
103422	POLICE REPORT FEES	$	675
103441	SEWER ADMINISTRATION FEE	$	64,000

103443	GARBAGE ADMINISTRATION FEE		$ 10,000	
103461	CEMETERY FEES		$ 21,745	
103635	INSURANCE REIMB		$ 30,700	
103675	SALE OF FIXED ASSETS		$ 1,570	
103680	PENALTIES & LATE FEES		$ 300	
103690	SUNDRY REVENUES		$ 14,800	
103716	GYMNASTICS		$ 30,000	
103731	DANCE REGISTRATION FEES		$ 59,000	
103736	ART PROGRAM FEES		$ 25,000	
103751	PEACH DAYS COMM. BOOTH FEES		$ 1,150	
103752	PEACH DAYS FOOD BOOTH FEES		$ 11,900	
103761	PARK RENTAL FEES		$ 10,000	
103789	GYMNASIUM RENTAL		$ 4,700	
103790	COMMUNITY CENTER RENTAL		$ 6,000	
103791	THEATER CONCESSIONS		$ 5,600	
103792	THEATER TICKET SALES		$ 30,000	
103850	CREDIT CARD REWARD FEES		$ 800	
103952	BASEBALL SPONSORSHIPS		$ 8,500	
103953	BASKETBALL SPONSORSHIPS		$ 1,400	
103955	FOOTBALL SPONSORSHIPS		$ 900	
103958	SOCCER SPONSORSHIPS		$ 2,500	
103963	FINE ARTS SHOW SPONSORSHIPS		$ 1,920	

1044	Clerk	$ 3,500		
1049	Non-Depart	$ 1,082,326		
1050	Building and Grounds	$ 131,000		
1063	Public Works	$ 20,000		
1074	Community Center	$ 16,000		
1078	Youth Comp Basketball	$ 1,000		
1082	Gyms	$ 7,500		
1088	Dance	$ 25,000		
1096	Art Program	$ 5,000		
		$ 1,291,326	$ 1,291,326	

106076	STREET MAINTENANCE -CHIF	$ 544,000		
106076	STREET MAINTENANCE -CHIF	$ 535,000		
106088	STRIPING	$ 40,000		
204073	PROJECTS		$ 1,119,000	Move unused money and roll it over
493930	TRANSFER FROM OTHER FUNDS		$ 250,000	
453930	TRANSFER FROM OTHER FUNDS		$ 5,000,000	
573930	TRANSFERS FROM OTHER FUNDS		$ 50,000	Start a Theater Enterprise Budget
104990	TRANSFER TO OTHER FUNDS	$ 5,300,000		
		$ 6,419,000	$ 6,419,000	

HWY SALES FUND

203570	REIMBURSED PROJECT COSTS		$ 90,000	
203810	INTEREST		$ 100,000	
204072	600 N TRAIL	$ 3,000,000		
204077	PAH TEMPE TRAIL	$ 100,000		
204080	SAND HOLLOW STATE PARK	$ 320,000		

Airport

213940	GRANTS		$ 68,000	
214011	SALARIES AND WAGES	$ 3,500		
214072	GRANT-REIMBURSABLE	$ 120,000		

Veterans Memorial

413810	INTEREST INCOME		$ 16,000	

Street Impact

423212	IMPACT FEES		$ 80,000	
423810	INTEREST		$ 15,000	
424076	SANDHOLLOW/TURF ROADW	$ 50,000		

Parks Impact

433212	IMPACT FEES		$ 250,000	Wash. Co $15K donation for bike park, $10K from private for bike
433940	GRANTS		$ 25,000	
434072	SPILSBURY BALLFIELDS	$ 50,000		
434074	HURRICANE H PROPERTY			

	Police Impact			
443212	IMPACT FEES	$ 115,000		
443810	INTEREST INCOME	$ 3,000		
	Recreation Cap. Projects			
463810	INTEREST INCOME	$ 26,000		
463950	DONATION	$ 1,000,000		Wash. School District donation
	RAP Tax			
473150	RAP TAX	$ 165,000		
	Equipment-Lease Fund			
494048	ADMINISTRATION VEHICLES	$ 4,000		
494070	VEHICLES & EQUIP PARKS & CEM	$ 35,000		
494080	VEHICLES & EQUIP-STREETS	$ 100,000		
	Pressurized Irrigation			
503720	CONNECTION FEES	$ 50,000		
503851	GRANT-EFFECIENCY	$ 2,000,000		
503870	BOND PROCEEDS	$ 300,000		
503915	IMPACT FEES-CITY-WIDE SERVICE	$ 80,000		
503916	IMPACT FEES-HVSA	$ 60,000		
503917	IMPACT FEES-SAND HOLLOW	$ 50,000		
505041	BOND PAYING AGENT FEES	$ 12,000		
	Water			
513715	TURN ON FEES	$ 2,000		
513750	WORK ORDER REVENUE	$ 16,000		
513810	INTEREST EARNINGS	$ 210,000		
513870	BOND PROCEEDS	$ 50,000		
513890	MISCELLANEOUS	$ 16,000		
514440	WATER PURCHASE	$ 20,000		
515075	CULINARY WATER SYS UPGF	$ 3,000,000		
	Power			
533712	POWER SALES COMMERCIAL TAXABLE	$ 200,000		
533725	DELINQUENT FEES	$ 6,000		
533730	PENALTIES	$ 12,000		
533732	SOLAR PLAN REVIEW FEE	$ 2,600		
533740	BAD DEBT COLLECTIONS	$ 1,000		
533750	WORK ORDER REVENUE	$ 500,000		
533810	INTEREST EARNINGS	$ 130,000		
533880	FRANCHISE TAX	$ 100,000		
533915	IMPACT FEES	$ 700,000		
	Golf			
543478	GREEN FEES 9 HOLES	$ 160,000		
543479	GREEN FEES 18 HOLES	$ 150,000		
543480	TWILIGHT 9 HOLES	$ 150,000		
543490	DRIVING RANGE	$ 50,000		
543496	CART RENTAL 18 HOLE	$ 130,000		
543510	PRO SHOP SALES	$ 50,000		
543610	SKY MOUNTAIN GRILL SALES	$ 100,000		
543810	INTEREST	$ 130,000		
544090	TRANSFER TO OTHER FUNDS	$ 200,000		For Golf Equipment Fund
403930	TRANSFER FROM OTHER FUNDS	$ 200,000		
545074	FERTILIZER	$ 30,000		
545082	PESTICIDE	$ 10,000		
	Drainage			
553710	DRAINAGE SERVICE FEES	$ 60,000		
553890	MISCELLANEOUS REVENUE	$ 220,000		

AGENDA ITEM SUMMARY

TO: Hurricane City Council

FROM: Dayton Hall, City Attorney

DATE: June 11, 2026

RE: Consideration and possible approval of an Interlocal Cooperation Agreement with the Hurricane Valley Fire Special Service District Regarding Wildland Fire Protection

I. INTRODUCTION

This agenda item considers the approval of a cooperation agreement with the Hurricane Valley Fire Special Service District ("Fire District") confirming that the Fire District is responsible for wildland fire suppression and related activities within Hurricane City. The proposed agreement does not change the historical practices of the City and the Fire District. The need to formalize the responsibilities was triggered by a change in the State's administration of the Utah Cooperative Wildfire System.

II. ADDITIONAL DETAILS

Since the creation of the Fire District, the Fire District has provided wildfire suppression protection within Hurricane City. As such, the Fire District has participated in the Utah Cooperative Wildfire System and has entered into cooperative agreements with the Utah Division of Forestry, Fire and State Lands ("Division of Forestry"). These cooperative agreements with the Division of Forestry enable funding through the Utah Cooperative Wildfire System when the Division of Forestry incurs costs in response to wildfires within the City and within the service area of the Fire District.

Based on a newfound interpretation of the Utah Code, the Division of Forestry is no longer allowing special service districts to enter into cooperative agreements with the FFSL to enable funding. Instead, the Division of Forestry is now requiring individual municipalities within the service areas of special service districts to execute the agreements. The cooperative agreements require municipalities to be responsible for items such as: (1) initial responses to wildfires; (2) wildland fire training and certification, and (3) equipment maintenance. Assuming responsibility for these items is problematic for the City because it does not have a fire department because those responsibilities were assumed by the Fire District when the County created the Fire District. Efforts by the City and the Fire District to push back on the Division of Forestry's new interpretation of the Utah Code were unsuccessful.

While the City was evaluating the situation, the FFSL notified the City that the prior cooperative agreement with Fire District had expired and, therefore, any costs incurred by Division of Forestry responding to a wildfire within Hurricane City would be the sole

responsibility of the City. Following discussions between the City Manager, City Attorney, Mayor, and the Fire District—to mitigate the risk to the City of solely bearing wildfire response costs—the City elected to immediately execute the cooperative agreement with the FFSL, and also enter into an agreement with the Fire District wherein the Fire District would formally assume the responsibilities identified in the City's cooperative agreement with the Division of Forestry. The proposed agreement for the Council's consideration accomplishes the formal assumption of responsibilities.

III. RECOMMENDATION

The City Manager and City Attorney have reviewed the agreement and recommend approval.

INTERLOCAL COOPERATION AGREEMENT
BETWEEN HURRICANE CITY AND HURRICANE VALLEY FIRE SPECIAL SERVICES DISTRICT FOR MUNICIPAL FIRE PROTECTION SERVICES

This Interlocal Cooperation Agreement (this "Agreement") is entered into by and between HURRICANE CITY, a municipal corporation of the State of Utah (the "City"), and HURRICANE VALLEY FIRE SPECIAL SERVICES DISTRICT (HVFD), a Utah special services district and political subdivision of the State of Utah. The City and HVFD are referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, HVFD is a special district organized and existing under the laws of the State of Utah (as defined in Utah Code §17B-1-102(31)), funded to provide fire protection and related emergency services within its service area, and is a “public agency” as defined under the Utah Interlocal Cooperation Act, Utah Code §11-13-103 (the “Interlocal Act”); and

WHEREAS, the City is a municipality within the State of Utah and is a “public agency” as defined under the Interlocal Act; and

WHEREAS, Utah Code § 65A-8-202.5 requires municipalities to address wildfire nuisance, prevention, preparedness, mitigation, and effective wildfire initial attack within municipal fire protection boundaries, and allows assignment of those responsibilities to a fire service provider by interlocal agreement; and

WHEREAS, the City does not operate a separate municipal fire department and desires to formally designate HVFD as the City's provider for all municipal fire protection services; and

WHEREAS, the City participates or intends to participate as the municipal “Participating Entity” in the Cooperative Wildfire System (“CWS”) administered by the Utah Division of Forestry, Fire and State Lands ("FFSL") through a separate agreement with FFSL (“CWS Agreement”, and this Agreement is intended to support the City's compliance with the City's CWS obligations under the CWS Agreement; and

WHEREAS, the City is within HVFD's service area and supports HVFD through HVFD's lawful service district taxing and revenue authority; and

WHEREAS, HVFD is able and willing to provide municipal fire protection services to the City on the terms stated in this Agreement; and

WHEREAS, the Parties find that the possibility of fire threatening life and property presents a common danger most effectively met by this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Parties agree as follows:

ARTICLE 1: PURPOSE AND DESIGNATION

1.1 The City designates HVFD as the City's provider for all municipal fire protection services within the incorporated boundaries of Hurricane City, subject to this Agreement, applicable law, HVFD policies and resources, and the incident conditions existing at the time of response.

1.2 This designation includes structural fire response, wildland fire initial attack and suppression, vehicle fire response, hazardous materials response, rescue and emergency incident response, fire prevention and public

education, fire inspection support, where authorized or requested, emergency incident coordination, and related municipal fire protection services customarily provided by HVFD.

1.3 To the extent permitted by Utah Code §65A-8-202.5 and the CWS, the City assigns to HVFD the City's fire-service-provider role for wildfire initial attack and related prevention, preparedness, mitigation, and response functions within the City's fire protection boundary. The City retains any nondelegable municipal duties imposed by law or by the CWS Agreement.

ARTICLE 2: SERVICE AREA

2.1 The service area is the incorporated municipal boundaries of Hurricane City, Utah, as those boundaries may change from time to time, provided that the Parties shall coordinate regarding any annexation or other boundary change that materially affects service delivery, staffing, facilities, access, risk, cost, or CWS reporting.

2.2 Nothing in this Agreement limits HVFD's authority or ability to respond outside City boundaries under HVFD jurisdiction, dispatch protocols, automatic aid, mutual aid, state or federal mobilization, or other applicable agreements.

ARTICLE 3: HVFD RESPONSIBILITIES

3.1 HVFD shall provide municipal fire protection services to the City using HVFD personnel, apparatus, equipment, facilities, policies, training, command structure, and operational judgment.

3.2 HVFD shall serve as the City’s primary fire service provider for Initial Attack on wildland fires on nonfederal lands within the City’s fire protection boundary and shall use reasonable efforts to provide effective Initial Attack consistent with available resources, firefighter safety, FFSL requirements, dispatch protocols, and incident conditions.

3.3 HVFD shall maintain the wildland fire training, certification, and suppression equipment standards required by FFSL for a fire department or equivalent fire service provider under the CWS, including applicable NWCG and FFSL Fire Department Manual standards, and shall provide reasonable documentation of compliance for CWS reporting upon request.

3.4 HVFD shall maintain records of fire protection activity and services provided within the City, including information needed for the City's CWS compliance, and shall make responsive records reasonably available to the City, subject to applicable law, protected records, privacy, personnel, investigation, and operational-security limitations.

3.5 HVFD shall continue to prepare and submit the Annual Participation Commitment Report, UWRAP reporting, and other FFSL submissions customarily handled by HVFD for the City’s CWS participation, with reasonable supporting information from the City. Provided, however, that the City shall retain ultimate responsibility for the accuracy of submissions required of the Participating Entity, with HVFD acting in a preparatory and submitting capacity.

3.6 HVFD shall coordinate with the City, Washington County, dispatch, law enforcement, emergency medical services, state and federal agencies, and other responders as appropriate for incidents affecting the City.

3.7 HVFD shall coordinate with FFSL and the City regarding Initial Attack, transition to Extended Attack, and any Delegation of Fire Management Authority and transfer of fiscal responsibility under the CWS. HVFD shall provide available incident records reasonably needed to document timestamps, resource use, and transition from Initial Attack to Extended Attack.

ARTICLE 4: CITY RESPONSIBILITIES

4.1 The City shall coordinate with HVFD on municipal facilities, access routes, hydrants and water supply, development review information, special hazards, emergency plans, evacuation planning, public information, and other information reasonably needed for fire protection services.

4.2 The City shall support public outreach regarding fire prevention, preparedness, mitigation, evacuation, and emergency information through City communication channels when appropriate.

4.3 The City retains responsibility for mitigation, maintenance, access, and hazard reduction on City-owned property, except as otherwise agreed in writing.

4.4 The City shall remain the municipal Participating Entity for CWS purposes unless FFSL approves another arrangement. HVFD shall prepare and submit CWS reports and UWRAP entries as provided in Section 3.5. The City shall provide timely information, approvals, signatures, certifications, or other action required from the City as the Participating Entity.

4.5 The City shall provide HVFD with reasonable and timely information regarding City activities, expenditures, in-kind contributions, WUI Code actions, CWPP actions, City-owned property mitigation, public outreach, and other matters reasonably needed for HVFD to complete CWS reporting.

4.6 The City shall remain responsible for adoption, update, and implementation of any Community Wildfire Preparedness Plan or equivalent wildfire preparedness plan required for CWS participation, and for adoption, enforcement, mapping, and reporting related to the Utah Wildland Urban Interface Code, unless otherwise agreed in writing. HVFD shall reasonably support those efforts as resources allow.

4.7 The City shall not be required to make a separate payment to HVFD for services under this Agreement unless the Parties approve a written amendment creating a specific payment or reimbursement obligation. The Parties acknowledge that HVFD is funded, in part, through its lawful taxing and revenue authority as a special district. This allocation does not modify any separate obligation imposed by FFSL on the City as the Participating Entity.

4.8 For wildfire incidents where cost recovery may be available under Utah Code Title 65A, the Parties shall cooperate in documenting fire cause, response costs, personnel time, equipment use, and other information reasonably needed for any cost recovery action. The City shall retain responsibility for any cost recovery action required of the Participating Entity unless otherwise agreed in writing or directed by law. Provided, however, that any amounts recovered shall be allocated between the Parties in proportion to the costs each Party incurs, unless the Parties agree otherwise in writing.

ARTICLE 5. TERM, RENEWAL, AND TERMINATION

5.1 This Agreement becomes effective after approval and execution by both Parties, attorney review as required by the Interlocal Cooperation Act, and filing with the keeper of records of each Party as required by law.

5.2 This Interlocal Agreement shall continue in effect for a period of five (5) years, unless terminated as provided herein. The Interlocal Agreement may be renewed upon mutual written agreement of the Parties for an additional five (5) year term.

5.3 Either Party may terminate this Agreement without cause by giving at least ninety (90) days' written notice to the other Party. The Parties shall cooperate in good faith on any transition of fire protection responsibilities, including transition issues that could affect CWS compliance.

5.4 Termination of this Agreement shall not relieve the Parties of their respective obligations to maintain compliance with the CWS.

ARTICLE 6. GOVERNMENTAL IMMUNITY AND INDEMNITY

6.1 The City and HVFD, as Utah governmental entities, possess certain immunities by law, including immunity under the Utah Governmental Immunity Act, U.C.A. § 63G-7-101, et seq. Nothing in this Interlocal Agreement waives or abrogates any legal immunities possessed by the City or HVFD.

6.2 To the extent permitted by law, each Party is responsible for the negligent or wrongful acts or omissions of its own officers, agents, employees, and representatives, and shall indemnify and hold harmless the other Party.

ARTICLE 7. INTERLOCAL COOPERATION ACT

7.1. In satisfaction of the requirements of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended ("Interlocal Act"), in connection with this Agreement, the Parties agree as follows:

7.1.1. This Agreement shall be approved by each Party, pursuant to § 11-13-202.5 of the Interlocal Act;

7.1.2. This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party, pursuant to Section 11-13-202.5 of the Interlocal Act; and

7.1.3. A duly executed original counterpart of the Agreement shall be filed with the keeper of records of each Party, pursuant to § 11-13-209 of the Interlocal Act.

ARTICLE 8. RELATIONSHIP TO OTHER AGREEMENTS

8.1. In the event of any conflict or disagreement between this Agreement and any applicable statute or regulation, the statute or regulation shall control.

8.2. This Agreement does not supersede any existing mutual aid, automatic aid, dispatch, emergency management, state mobilization, the CWS Agreement, FFSL requirement, or other operational agreement or legal requirement unless expressly stated.

8.3. This Interlocal Agreement may only be amended, modified, or supplemented by an agreement in writing signed by both Parties hereto.

8.4. This Agreement is the complete agreement of the Parties regarding the City's designation of HVFD as the City's municipal fire protection service provider, except that the agreements and legal requirements preserved in this article remain in effect unless expressly superseded as provided therein.

ARTICLE 9. MISCELLANEOUS PROVISIONS

9.1. Interpretation. This Interlocal Agreement is the product of mutual bargaining. It shall be interpreted in accordance with its plain meaning, regardless of the extent to which either party participated in the drafting.

9.2. Severability. If any term or provision of this Interlocal Agreement shall be found to be unlawful or unenforceable, it shall be stricken, and the remainder of the document shall be enforced in accordance with its terms without invalidating the entire Interlocal Agreement.

9.3. Default. Each term and condition hereof shall be deemed a material element of this Interlocal Agreement. In the event either party should fail or refuse to perform according to the terms of this Interlocal Agreement, such party may be declared in default.

9.4. Remedies. Before invoking remedies for breach, the non-breaching Party shall provide written notice identifying the default and a reasonable opportunity to cure, which shall be not less than thirty (30) days unless a shorter period is required by law, FFSL deadline, or emergency circumstances. Cure within that period shall reinstate all rights of the Parties under this Interlocal Agreement. If a default is not timely cured, the non-breaching Party is not required to deliver multiple or successive notices of default. In the event a default or breach remains uncorrected, the party providing notice may elect to: (a) terminate the Interlocal Agreement; (b) treat the Interlocal Agreement as continuing and require specific performance; or (c) pursue any other remedy at law or equity. Nothing in this section creates liability for failure to achieve a particular emergency response outcome or limits immunities available under Article 6.

9.4.1. The Parties may combine or pursue multiple or alternative remedies as may fit the circumstances of the breach. Should either party seek injunctive relief, it may obtain that relief without the necessity of posting a bond to secure the same.

9.5. Governing Law/Venue/Jury Waiver. The laws of the state of Utah govern this Interlocal Agreement. The sole venue for any legal dispute arising from or concerning this Interlocal Agreement shall be the courts of Washington County, Utah. In any such proceeding the court shall decide all matters in dispute, without a jury, regardless of the denomination of any claims that might be brought.

9.6. Approval. This Interlocal Agreement is a valid, binding, and enforceable obligation executed after all Parties have obtained the necessary authority.

ARTICLE 10. NOTICE

10.1. Notice under this Interlocal Agreement shall be valid if sent by email, United States First Class mail, personal delivery, or courier to the address designated below. Email notices shall be deemed to have been delivered on the date they are sent to the below email addresses, provided that no automatic notice of delivery failure is received. The Parties may alter their address for notice at any time upon delivery of written notice to the other stating the new address. The addresses of the Parties are as follows:

Hurricane City:
Attn: Kaden DeMille
147 N 870 W
Hurricane, Utah 84737
kaden@hurricane.utah.gov

Hurricane Valley Fire Special Services District:
Attn: Joe Decker
202 E State St
Hurricane, Utah 84737
jdecker@hvfssd.org

[*execution on following page – remainder of page left blank intentionally*]

SIGNATURES

IN WITNESS WHEREOF, the Parties execute this Agreement as of the latest date indicated below.

Hurricane City	**Hurricane Valley Fire Special Service District**
_____	_____
Clark Fawcett, Mayor	Joseph Decker, Fire Chief
Date: _____	Date: _____
Attest:	**Attest:**
_____	_____
Cindy Beteag, City Recorder	Melinda Falaniko, District Clerk
Date: _____	Date: _____

STAFF REPORT

To: Hurricane City Council

From: Kaden DeMille, City Manager

Date: 06/11/2026

Agenda Item: **Consideration and possible approval of a Memorandum of Understanding (MOU) with Utah Tech University regarding the Public, Educational, and Government (PEG) access television channel**

Purpose

The purpose of this item is to request Council approval to designate Utah Tech University as Hurricane City's official PEG (Public, Educational, Government) channel operator and to authorize the transfer and use of the City's $1.00 per-subscriber PEG/CEC fee (also known as the Community Education Channel Grant) received under the TDS Video Services Franchise Agreement for the operation, maintenance, and capital support of the regional PEG television station.

Background

PEG Fee Structure Under the TDS Franchise

Hurricane City entered into a Video Services Franchise Agreement with TDS (originally Baja Broadband). Under Section 7 – Community Education Channel Grant, TDS is required to pay the City $1.00 per residential video subscriber per month, with CPI adjustments permitted up to $1.25. These funds are designated by the franchise agreement solely for capital expenditures related to the access channel, consistent with applicable law.

These PEG funds are not City tax dollars. They are collected by TDS from subscribers and passed through to the City—or the City's designated access provider—for the support of the PEG channel required under federal law and local franchise agreements.

Authority to Designate a PEG Channel Operator

Municipalities are permitted to authorize a designated access provider to manage and operate the PEG channel. Utah Tech is already recognized regionally as a capable access provider with established TV and radio broadcasting programs.

End of the CEC Interlocal Agreement

Until June 2025, multiple cities participated in the Community Education Channel (CEC) via an interlocal agreement that combined PEG subscriber funds and per-capita city contributions. The cities ended the operational funding component in June 2025 and the interlocal agreement dissolved. PEG subscriber funds, however, continue under the TDS franchise and remain restricted to PEG-eligible purposes.

Utah Tech's Proposed Role

Utah Tech would serve as the official PEG channel operator, receiving Hurricane City's PEG funds directly from TDS. Prior accumulated funds would also be transferred to Utah Tech. Funds would be used exclusively for PEG-related purposes such as PEG broadcasting, capital equipment, maintenance, training, production, and technical support.

Rationale for Designation

Designating Utah Tech ensures compliance with the franchise agreement, provides modern broadcast capability, leverages Utah Tech's existing infrastructure, and restores a functional PEG system for the region.

Fiscal Impact

This action has no impact on the City's General Fund. PEG revenue is restricted by law and does not constitute municipal tax revenue. Utah Tech will receive all accumulated and ongoing PEG funds.

Options for Council to Consider

1. Approve the MOU with Utah Tech University (recommended).

2. Decline designation and attempt to operate the PEG channel independently.

3. Seek an alternative operator.

Recommendation

Approve the MOU with Utah Tech University and authorize Utah Tech to receive and use Hurricane City's TDS PEG subscriber fees for the operation, maintenance, and capital support of the PEG/TV channel.

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is entered into by and between UTAH TECH UNIVERSITY ("Utah Tech"), a political subdivision and an institution of higher education of the State of Utah and HURRICANE CITY ("Municipality"), a Utah municipal corporation and a political subdivision of the State of Utah. Utah Tech and Hurricane City may be referred to collectively as the "Parties."

1. PURPOSE

1. The purpose of this MOU is to define the roles, responsibilities, and financial arrangements related to the operation and oversight of a Public, Educational, and Government ("PEG") access television channel provided pursuant to the Municipality's franchise agreement with TDS Cable ("TDS").
2. This MOU establishes Utah Tech as the operator of the PEG channel, provides for the use of PEG-related funding to support broadcast media operations at Utah Tech, and establishes valuable consideration for the Parties' responsibilities and obligations under this MOU.

2. BACKGROUND

1. Municipality has entered into a cable television franchise agreement with TDS, which includes the provision of a PEG access channel.
2. The franchise agreement stipulates a fee of one dollar ($1.00) per video subscriber, billed by TDS to its subscribers, for the support of PEG programming.
3. Municipality desires to designate Utah Tech to oversee and operate the PEG channel in a manner consistent with FCC regulations, community standards, educational opportunities, and applicable TDS guidelines.
4. Utah Tech operates broadcast media services, including Utah Tech TV and Utah Tech Radio, and has the facilities, personnel, and educational mission appropriate for PEG channel operation.

3. FINANCIAL ARRANGEMENTS

1. **PEG Subscriber Fee Allocation**
   a. Municipality shall assign to Utah Tech the total sum of its subscriber PEG fees paid by TDS from June 2025 to March 2026, currently held by St. George City.
   b. From April 2026 and ongoing until the expiration of this MOU, TDS shall remit the one dollar ($1.00) per video subscriber PEG fee, as specified in the franchise agreement with Municipality, to Utah Tech, and in accordance with established billing and remittance procedures.
2. **Use of Funds**
   a. Funds received by Utah Tech (TV/Radio), under this MOU shall be used solely for the operation, maintenance, and support of broadcast media activities, including but not limited to:
      i. Operation of the PEG channel.
      ii. Utah Tech TV.
      iii. Utah Tech Radio.
      iv. Equipment, staffing, training, and production costs associated with PEG programming
      v. Student Scholarships
3. **No Profit Intent**
   a. Funds provided under this MOU are intended to support public and educational broadcasting purposes and are not intended to generate profit for Utah Tech.

4. RESPONSIBILITIES OF UTAH TECH UNIVERSITY

Utah Tech agrees to:

1. Operate and oversee the PEG channel in compliance with:
    a. Federal Communications Commission (FCC) regulations
    b. Applicable federal, state, and local laws
    c. Community standards
    d. TDS technical and operational guidelines
2. Program the PEG channel as an extension of Utah Tech's educational and public service broadcasting mission.
3. Maintain editorial and operational control of the PEG channel, subject to applicable legal and regulatory requirements.
4. Accept and schedule pre-recorded content submitted by Municipality, or other authorized municipal entities, provided such content meets technical standards, FCC requirements, and community content guidelines.
5. Provide reasonable access and scheduling consideration for qualifying public, educational, and governmental programming.

5. RESPONSIBILITIES OF THE MUNICIPALITY

Municipality agrees to:

1. Support the designation of Utah Tech as the PEG channel operator.
2. Coordinate with Utah Tech regarding municipal content submissions, policy considerations, and community needs related to PEG programming.
3. Allow autonomy of Utah Tech's day-to-day operational control of the PEG channel, except as required by law or franchise obligations.

6. CONTENT STANDARDS AND LIABILITY

1. Utah Tech shall establish reasonable content submission guidelines consistent with FCC regulations and community standards.
2. Municipality acknowledges that Utah Tech may refuse or remove content that does not meet applicable legal, technical, or policy requirements.
3. Each Party shall be responsible for its own acts and omissions and those of its officers, employees, and agents.
4. The Parties acknowledge that Utah Tech and Municipality are each a governmental entity in the State of Utah and is bound by the provisions of the Utah Governmental Immunity Act (Title 63G, Chapter 7, Utah Code Annotated, 1953, as amended) and does not waive any procedural or substantive defense or benefit provided or to be provided by the Governmental Immunity Act or comparative legislation enactment, including with limitation, the provisions of Section 63G-7-604 regarding limitation of judgments. Any indemnity and insurance obligations incurred by Utah Tech or Municipality under this Agreement are expressly limited to the amounts identified in the Act.

7. TERM AND TERMINATION

1. **Term**
    a. This MOU shall become effective on the date it is signed and executed by all parties and shall remain in effect for five (5) years, automatically renewing for 5 more consecutive renewals unless terminated earlier as provided herein.
2. **Termination for Convenience**
    a. Either Party may terminate this MOU upon 30 days' written notice to the other Party.
3. **Termination for Cause**

a. Either Party may terminate this MOU immediately upon written notice if the other Party materially breaches its obligations and fails to cure such breach within a reasonable time.

8. NO AGENCY OR PARTNERSHIP

Nothing in this MOU shall be construed to create a partnership, joint venture, or agency relationship between the Parties.

9. AMENDMENTS

This MOU may be amended only by a written document signed by authorized representatives of both Parties.

10. GOVERNING LAW

This MOU shall be governed by and construed in accordance with the laws of the State of Utah.

11. ENTIRE AGREEMENT

This MOU and the accompanying supplemental terms included with the MOU constitute the entire understanding between the Parties with respect to the subject matter herein and supersedes all prior discussions or agreements, whether written or oral.

12. SIGNATURES

IN WITNESS WHEREOF, the Parties have executed this Memorandum of Understanding as of the dates set forth below.

UTAH TECH UNIVERSITY

By: _____

Name: _____

Title: _____

Date: _____

HURRICANE CITY, UTAH

By: _____

Name: _____

Title: _____

Date: _____

TDS CABLE

By: _____

Name: _____

Title: _____

Date: _____