HURRICANE CITY
UTAH

Mayor
Clark Fawcett

City Manager
Kaden DeMille

Planning Commission

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

Hurricane Planning Commission Meeting
Agenda

August 13, 2026
5:00 PM
Hurricane City Offices 147 N 870 W, Hurricane

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 5:00 p.m. at the Hurricane City Offices 147 N 870 W, Hurricane, UT.

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

5:00 p.m. - Planning Commission Business:

1. Discussion on proposed Bench Lake Master Plan

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located along Sand Hollow Rd on approx.. 610 acres from RA-1, residential agriculture one unit per acre, to the following: RR, recreational resort – 205 acres. PC, planned commercial – 176 acres. R1-10/PDO, residential one unit per 10,000 square feet with a planned development overlay – 168 acres. R1-8/PDO, residential one unit per 8,000 square feet with a planned development overlay – 61 acres

2. A Zone Change Amendment request located at 460 N Hurricane Cliffs Parkway from M-1, light industrial, to M-2, heavy industrial.

OLD BUSINESS

1. CUP26-14 & PSP26-07: Discussion and consideration of a possible approval of a conditional use permit and preliminary site plan for a monopole telecommunications facility located at 3000 S and Hwy 7. Anthemnet, Applicant. Doug Kofford, Agent.

NEW BUSINESS

1. ZC26-11 PSP26-08: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment and Preliminary Site Plan request on 1.35 acres from A-5, agriculture 5 acres, and RA-0.5, residential agriculture half acre, to RR, recreational resort. Parcel numbers H-4138-F & a portion of H-4138-K-1-A-2. Chris Wyler, Applicant. Brandee Walker, Agent.
2. ZC26-12 PSP26-13: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located along Sand Hollow Rd on approx.. 610 acres from RA-1, residential agriculture one unit per acre, to the following: RR, recreational resort – 205 acres. PC, planned commercial – 176 acres. R1-10/PDO, residential one unit per 10,000 square feet with a planned development overlay – 168 acres. R1-8/PDO, residential one unit per 8,000 square feet with a planned development overlay – 61 acres. Washington County Water Conservancy District, Applicant. Rhett Beazer, Agent.
3. ZC26-13: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 460 N Hurricane Cliffs Parkway from M-1, light industrial, to M-2, heavy industrial. Smyra Ready Mix-Richard O'Shields, Applicant. Karl Rasmussen, Agent.
4. PP26-10: Discussion and consideration of a possible approval of a preliminary plat for Parkside Cottages at Grandpa's Pond, a 22 lot single family subdivision located at 360 N 3700 W. Interstate Rock Products-Chase Stratton, Applicant. Lazell Preator, Agent.
5. PP26-11: Discussion and consideration of a possible approval of a preliminary plat for Desert Ridge Commercial Subdivision, a 24 lot industrial subdivision located at 491 N Old Highway 91. Salt Canyon Hurricane, Applicant. Destiny Long, Agent.
6. PSP26-11: Discussion and consideration of a possible approval of a preliminary site plan for HVFD Sand Hollow Fire Station 41, a fire station, located near intersection of Sand Hollow Main Gate Entrance Road and Sand Hollow Road. Hurricane Valley Fire District - Joe Decker, Applicant. Method Studio - Kelly Garfield, Agent.
7. PSP26-10: Discussion and consideration of a possible approval of a preliminary site plan for Angelica's Mexican Restaurant, a restaurant located at 112 W State St. Jack and Angelica Lancaster, Applicant. Taylor Smith, Agent.
8. AFP26-11: Discussion and consideration of a possible approval of an amended final plat for Scenic Pointe Phase 2, located at the intersection of 1960 W 725 S. Scott Overman, Applicant. Rebecca Musimbi, Agent.

9. PSP26-12: Discussion and consideration of a possible approval of a preliminary site plan for Cross Country Diner, a restaurant located at 1293 W 80 S. Sergio Arroyo, Applicant. Gerold Pratt, Agent.
10. FSP26-19: Discussion and consideration of a possible approval of a final site plan for Magnolia Court, a residential development consisting of six single family homes and 19 townhomes located at 150 N 735 W. Mike Stewart, Applicant. CivilScience, Agent.

Approval of Minutes:

1. March 26, 2026
2. April 23, 2026

Adjournment

REASONABLE ACCOMMODATION: Hurricane City will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs, please contact the City Planning Technician,435-635-2811 x 112, at least 24 hours in advance if you have special needs.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**08/13/2026 - Planning Commission**
Application Number:	CUP26-14 PSP26-07
Type of Application:	Conditional Use Permit and Preliminary Site Plan
Action Type:	Administrative
Applicant:	Anthemnet
Agent:	Doug Kofford
Request:	Approval of a Conditional Use Permit and Preliminary Site Plan.
Location:	SR-7 and 3000 S
Zoning:	Residential Agriculture RA-1
General Plan Map:	Neighborhood Commercial
Recommendation:	Approve subject to staff comments.
Report Prepared by:	Fred Resch III

Updated Discussion:
This application was tabled at the June 25, 2026, Planning Commission meeting due to the application not meeting the requirements for a taller monopole telecommunications facility. The applicant has elected to lower the height of the tower to 100 feet to meet the code. The applicant is proposing a new 100-foot-tall monopole telecommunications facility located at the northwest corner of the SR-7 and 3000 S interchange. The property is currently zoned Residential Agriculture 1 (RA-1), and a monopole tower is a conditional use in that zone.

JUC Comments
The following items will need to be addressed:

1. **Public Works**: Approved.
2. **Power:** Approved with conditions. There is currently no power infrastructure to this location. Contact Hurricane City Power to schedule a meeting to discuss different options. An 800A service is possible; however, Hurricane City does not support single phase 800A services. This would need to be a commercial three phase service.
3. **Water:** Approved.
4. **Streets:** Approved.
5. **Sewer:** Approved.

6. **Engineering:** The power easement is meant to follow the road alignment for a major collector with a trail on its east side (typically 77' wide). Without a conditional access permit (from UDOT) or additional street dedication/access easement, the site appears to be inaccessible from a public street. 3000 South is a master planned major collector with trails on both sides (typically 84' wide). Must curb, gutter, and trail (more or less) be installed with this pole? HCC 10-50-9(D)(5) suggests the Planning Commission should weigh in. Engineering would encourage placing the proposed access easement along the alignment(s) of the most likely road network.
7. **Fire:** Approved.
8. **Gas**: [No comments received.]
9. **Water Conservancy:** 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.

Vicinity Map

Staff Comments: Preliminary Site Plan

1. Land Use: The proposed use of a monopole telecommunication facility is a conditional use in the RA-1 zone.

2. Final Site Plan: Construction drawings and a final site plan will need to be approved for the site. The final site plan will have to meet the requirements of Hurricane City Code (HCC) section 10-50-12. A building permit will need to be approved for installation of the monopole. The

applicant should also provide verifications with the Final Site Plan application that applicable FCC and FAA regulations have been satisfied.

3. **<u>No Vested Rights Granted</u>: It should be noted that pursuant to HCC section 10-7-10 (D)(2)(b), a preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.**

Staff Findings: Conditional Use Permit

1. The proposed tower is not planned to be taller than 100 feet .
2. There are no residential structures within 100 feet of the proposed tower.
3. The applicant has committed to comply with FCC and FAA regulations.
4. The site plan depicts a 6-foot-tall fence surrounding the tower, to prevent climbing and for security.
5. There are no other facilities, buildings, or mature trees in the area, thus making stealthing impractical.
6. There are no other telecommunications facilities in the vicinity.
7. The property is not in a historic district.

Updated Recommendation: Approve subject to staff and JUC comments.

Previous Recommendation (6/25/26): Staff recommends tabling the item to allow the applicant time to seek clarification from the Sand Hollow Mesa property owners to verify that no residential uses are planned in Neighborhood #1 within 300 feet of the proposed cell tower.

HURRICANE CITY PLANNING AND ZONING
147 North 870 West
Hurricane, UT 84737

RE: Conditional Use Permit Application – Wireless Telecommunications Facility
Location: Intersection of Highway 7 and 3000 South
Parcel No.: H-3380-D

APPLICANT NARRATIVE AND JUSTIFICATION

Anthemnet Inc. ("Applicant") respectfully submits this application for a Conditional Use Permit ("CUP") to construct and operate a wireless telecommunications facility on property located at the intersection of Highway 7 and 3000 South in Hurricane, Utah. The subject property is zoned RA-1 (Residential Agricultural). Pursuant to Hurricane City Code Chapter 10-50, monopole telecommunications facilities are allowed within this zone subject to approval of a Conditional Use Permit.

The proposed facility consists of a 120-foot monopole telecommunications tower, associated antennas, and ground-based equipment within a secured and screened lease area. The monopole is designed to support multiple wireless carriers.

PROJECT NEED AND PUBLIC BENEFIT

Existing Service Conditions

The project area, particularly along the State Route 7 corridor and surrounding undeveloped lands, currently experiences limited and unreliable wireless service. This is primarily due to:

- Distance from the nearest existing telecommunications facilities (approximately 1.25 miles away)
- Terrain variations and roadway elevation changes associated with the SR-7 corridor
- Lack of existing vertical infrastructure capable of supporting wireless equipment

As a result, both coverage gaps and capacity constraints exist within the service area.

Public Benefit

The proposed facility will provide significant public benefits, including:

- **Improved Public Safety:** Reliable wireless service is essential for emergency response coordination, particularly along major transportation corridors such as SR-7. The proposed facility will enhance communication capabilities for first responders and the traveling public.
- **Network Reliability:** The facility will reduce dropped calls, improve data speeds, and provide consistent connectivity for residents, businesses, and visitors.
- **Support for Growth:** The southern Hurricane area is anticipated to experience continued growth and development. The proposed infrastructure will ensure that telecommunications services keep pace with demand.
- **Co-location Opportunities:** By accommodating multiple carriers, the facility reduces the need for additional towers, minimizing cumulative impacts.

CONSISTENCY WITH HURRICANE CITY CODE (CHAPTER 10-50)

Section 10-50-2 – Purpose and Intent

The proposed facility is consistent with the purpose and intent of Chapter 10-50 as follows:

Encouraging Appropriate Siting
While the parcel is zoned RA-1, the site is currently undeveloped and lacks residential structures within approximately 0.30 miles, functioning as a transitional area rather than an established residential neighborhood.

Minimizing the Number of Facilities
The proposed monopole is strategically located to address a defined coverage gap, thereby reducing the need for multiple smaller or less effective installations.

Promoting Co-location
The facility is specifically designed to accommodate multiple carriers, consistent with the City's objective to limit the proliferation of towers.

Minimizing Adverse Impacts
The site's location adjacent to a transportation corridor and within an area of limited development minimizes potential land use conflicts and visual impacts.

Efficient Service Provision
The facility enables telecommunications providers to deliver reliable service efficiently and in a manner consistent with federal and local regulations.

COMPLIANCE WITH DEVELOPMENT STANDARDS (SECTION 10-50-7)

Monopole Height

The Applicant requests approval for a 120-foot monopole, where 100 feet is typically permitted.

This additional height is necessary to:

- Achieve adequate signal propagation over terrain and roadway elevations
- Close an existing coverage gap within the service area
- Enable co-location for multiple carriers, reducing the need for future towers

A monopole limited to 100 feet would not adequately address these objectives and would likely result in the need for additional facilities.

Setback from Residential Zone

The proposed monopole is located approximately 223 feet from the nearest residential zoning boundary, where 300 feet is typically required.

However:

- There are no existing residential structures within approximately 0.25 miles
- The surrounding land is undeveloped and under unified ownership
- The reduced setback does not create the types of impacts (visual, noise, or safety) that the standard is intended to mitigate

Accordingly, the proposal satisfies the intent of the setback requirement, which is to protect residential uses from adverse impacts.

Setback from Residential Structures

No residential structures exist within a distance equal to the height of the monopole. The proposal therefore complies with this requirement.

Co-location Capability

The monopole and ground equipment compound are designed to support multiple carriers, consistent with City policy to minimize the number of towers.

Visual Compatibility

The site is located adjacent to the SR-7 transportation corridor, an area characterized by:

- Roadway infrastructure
- Graded terrain
- Utility features

The monopole will be viewed within this context and will not conflict with existing neighborhood character. Additionally, the site's topography provides partial visual screening from certain vantage points.

VISUAL IMPACT AND DESIGN CONSIDERATIONS

Stealth Design

Concealment or stealth alternatives (e.g., monopine design) were evaluated but determined to be visually incongruent with the surrounding environment, which lacks mature vegetation or architectural vertical elements for context. In this setting, a standard monopole provides the most consistent and visually predictable infrastructure form.

Color

The monopole will be finished in an umber rust color

- Blends with the surrounding landscape

SITE SELECTION ANALYSIS

The Applicant conducted an evaluation of alternative sites and structures within the service area, including:

This analysis determined that:

- The nearest existing tower (approximately 1.25 miles away) cannot provide adequate coverage due to distance and terrain limitations

- No existing structures of sufficient height are available within the service area
- Alternative locations would either fail to meet coverage objectives or create greater visual and land use impacts

The proposed site represents the least intrusive and most technically feasible option to meet network requirements.

ADDITIONAL REQUIREMENTS (SECTION 10-50-9)

The facility will comply with all applicable requirements, including:

- **FCC Regulations:** The facility will operate in full compliance with federal radio frequency emission standards
- **FAA Requirements:** The structure will be evaluated for FAA compliance and marked or lit if required
- **Site Security:** The facility will include measures to prevent unauthorized access, including removal of lower climbing pegs
- **Maintenance:** The site will be regularly maintained, with minimal traffic or operational impacts

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CONDITIONAL USE PERMIT FINDINGS

The proposed facility meets the general criteria for approval of a Conditional Use Permit:

- It is consistent with the intent of the zoning ordinance
- It is compatible with surrounding land uses
- It will not be detrimental to public health, safety, or welfare
- It provides substantial public benefit through improved telecommunications service
- It represents the least intrusive means of addressing a documented service need

CONCLUSION

The proposed wireless telecommunications facility satisfies the applicable requirements of Hurricane City Code and advances important public and infrastructure objectives. The project:

- Addresses a demonstrated gap in wireless service
- Enhances public safety and emergency communications
- Minimizes visual and land use impacts
- Supports co-location and efficient infrastructure deployment

For these reasons, Anthemnet Inc. respectfully requests approval of the Conditional Use Permit.

SITE LOCATION
N

ANTHEMNET

5151 HEADQUARTERS DR SUITE 170 | PLANO, TX 75024

HOLLOW HIGHWAY

APN: H3380-D

3000 SOUTH
HURRICANE, UTAH 84737
(WASHINGTON COUNTY)

PROPOSED 100' MONOPOLE TOWER AND COMMUNICATION FACILITY

REV	DATE	DESCRIPTION
A	04/04/26	PRELIMINARY
B	04/24/26	CLIENT COMMENTS
C	05/05/26	CLIENT COMMENTS
D	05/19/26	CLIENT COMMENTS
E	07/10/26	CLIENT COMMENTS
F	07/21/26	JURISDICTION COMMENTS

PROJECT NO.:	25-10634
DRAWN BY:	K. MCVAUGH
PROJECT MANAGER:	K. MCVAUGH
CHECKED BY:	K. MCVAUGH

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SMW ENGINEERING GROUP, INC
TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-6985 www.smweng.com

ANTHEMNET
5151 HEADQUARTERS DR SUITE 170
PLANO, TX 75024

ANTHEMNET SCOPE OF WORK

THIS PROJECT IS AN UNMANNED WIRELESS COMMUNICATIONS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

ANTHEMNET:

NEW 100' MONOPOLE TOWER
NEW 2440 SQ.FT. PREMISES
6' HIGH PVC FENCED AREA
UTILITIES FROM R.O.W. TO PREMISES
UNDERGROUND POWER AND FIBER CONDUITS
POWER AND FIBER HANDHOLES
MULTI-METER UTILITY RACK
TOWER / COMPOUND GROUND RING
12' WIDE GRAVEL ACCESS DRIVE WITH TURNAROUND

CARRIER SCOPE OF WORK

UTILITY SCOPE OF WORK

HURRICANE CITY POWER
INSTALL POWER TO ANTHEMNET LEASE AREA.

FIBER
MEET- ME LOCATION -

NEW SITE LOCATION

LATITUDE: 37.127022 (NAD83)
LONGITUDE: -113.346883 (NAD83)
ELEVATION: 3333' AMSL (NAVD88)

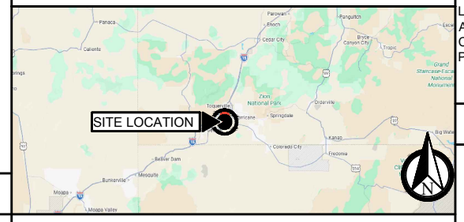
DESIGN CRITERIA

DESIGN WIND SPEED:	105 MPH (ULTIMATE 3-SEC GUST)
EXPOSURE CATEGORY:	C
RISK CATEGORY:	II

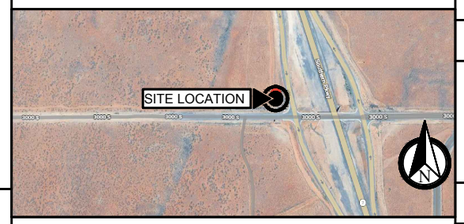
PROJECT SUMMARY

SITE NAME:	HOLLOW HIGHWAY
SITE ADDRESS:	3000 SOUTH
CITY/STATE/ZIP	HURRICANE, UTAH 84737
APN/ PARCEL ID:	H3380-D
COUNTY:	WASHINGTON COUNTY
JURISDICTION:	CITY OF HURRICANE
PROPERTY ACREAGE:	2.68
LEASE AREA:	2440SQ.FT.
ZONING:	COMMERCIAL / RESIDENTIAL DEVELOPMENT RA-1

VICINITY MAP



LOCATION MAP



DRIVING DIRECTIONS

FROM LAS VEGAS:
TAKE INTERSTATE HIGHWAY 15 N/I-15 N. TAKE EXIT 2 ON THE RIGHT ONTO SOUTHERN PKWY/UT-7. KEEP RIGHT AT SOUTHERN PKWY/UT-7 TOWARD ST GEORGE AIRPORT. TURN RIGHT ONTO SOUTHERN PKWY/UT-7. FOLLOW SOUTHERN PKWY/UT-7. BEAR RIGHT AT W 3000 S. TURN LEFT ONTO W 3000 S. YOU HAVE ARRIVED 37.127022, -113.346883 HURRICANE, UT 84737, UNITED STATES.

TOWER OWNER APPLICANT

ANTHEMNET, INC.
5151 HEADQUARTERS
DR SUITE 170
PLANO, TX 75024

CONTACT: BILL PARRISH
PHONE: (469) 447-9540
CONSTRUCTION@ANTHEMNET.COM

PROPERTY OWNER

LANDLORD:	LORIN LOWE
ADDRESS:	1038 E 760 N
CITY, STATE, ZIP:	OREM UT 84097-5478
PHONE NUMBER:	801-369-1030

CARRIER CONTACT

DESIGN FIRM

SMW ENGINEERING GROUP, INC.
158 BUSINESS CENTER DR.
BIRMINGHAM, AL. 35242
JEREMY SHARIT
jsharit@smweng.com

PROJECT MANAGER:
KEVIN MCVAUGH (602) 741-4473

UTILITY CONTACTS

POWER COMPANY	HURRICANE CITY POWER
PHONE	TBD
TELCO COMPANY	TBD
PHONE	TBD
FIBER COMPANY	TBD
PHONE:	TBD

APPROVALS

PROPERTY OWNER _____

CONSTRUCTION _____

SITE ACQUISITION _____

ZONING _____

CONTRACTOR _____

GENERAL NOTES

1. THIS WIRELESS COMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION (FCC) OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS COMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FCC REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
4. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WILL ALL APPLICABLE CODES AND ORDINANCES.
5. EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.
6. THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.

CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2020 NATIONAL ELECTRICAL CODE

811 INFORMATION

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

APWA Color Codes for Marking Underground Utilities

ELECTRIC, POWER, LIGHTING	COMMUNICATION	GAS, OIL, STEAM, PETROL	SEWER, DRAIN LINES
POTABLE WATER	RECLAIMED WATER, IRRIGATION, SLURRY	TEMPORARY SURVEY MARKINGS	PROPOSED EXCAVATION

INDEX OF DRAWINGS

SHEET NO:	DESCRIPTION:	REV:
T-1	TITLE SHEET	F
-	SURVEY	
Z-1	SITE PLAN	F
Z-2	TOWER/COMPOUND SETBACKS	F
Z-2.1	PROPERTY ZONING / FLU MAP	F
Z-3	COMPOUND LAYOUT	F
Z-4	TOWER ELEVATION	F
Z-5	DETAILS	F

FOR REVIEW ONLY NOT FOR CONSTRUCTION

HOLLOW HIGHWAY

3000 SOUTH
HURRICANE, UTAH 84737
(WASHINGTON COUNTY)

SHEET NAME

TITLE SHEET

SHEET NUMBER

T-1

0 50' 100'

SCALE: 1" = 50'

NOTE: SEE PARENT TRACT OVERVIEW ON SHEET 3 OF 3

LINE	BEARING	DISTANCE
L1	S 10°03'52" E	176.12'
L2	N 39°08'02" W	3.40'
L3	S 65°26'53" W	42.00'
L4	N 89°00'56" W	11.00'
L5	N 08°24'23" W	50.42'
L6	N 79°56'03" E	50.00'
L7	S 10°03'59" E	42.00'
L8	N 08°24'23" W	9.92'
L9	S 88°58'08" W	333.93'
L10	S 87°03'55" W	91.16'
L11	N 01°00'04" E	20.00'
L12	N 87°03'55" E	90.14'
L13	N 88°58'08" E	311.51'
L14	N 08°24'23" W	17.17'
L15	N 79°56'03" E	20.01'
L16	S 08°24'23" E	40.50'
L17	S 87°05'28" W	183.67'
L18	S 89°32'39" W	149.11'
L19	N 89°54'46" W	196.98'
L20	N 83°19'07" W	130.83'
L21	N 00°58'25" E	20.05'
L22	S 83°20'25" E	131.67'
L23	S 89°54'46" E	195.74'
L24	N 89°32'39" E	148.59'
L25	N 87°06'24" E	184.61'
L26	S 01°00'04" W	20.00'
L27	N 88°57'59" W	116.39'
L28	S 01°00'33" W	30.00'±
L29	N 88°59'27" W	20.00'
L30	N 01°00'33" E	50.00'

LINE	BEARING	DISTANCE
L31	S 88°59'27" E	136.38'
L32	S 00°58'25" W	20.05'
L33	S 79°56'03" W	20.01'
L34	N 10°03'57" W	5.00'
L35	N 79°56'03" E	70.01'
L36	S 10°03'57" E	5.00'
L37	S 79°56'03" W	50.00'
L38	S 88°58'08" W	8.79'
L39	S 01°01'52" E	11.41'±
L40	S 89°00'56" E	10.00'
L41	N 00°58'52" E	1.93'

POC (AS-SURVEYED)
BRASS DISC
N:10015595.52
E:1101991.19

PARENT TRACT
PARCEL ID: H-3380-D
LOWE LAND TK LLC
INSTRUMENT NO. 20230034194

POB (AS-SURVEYED)
20' INGRESS/EGRESS
& UTILITY EASEMENT "A"
8844.1 SQ. FT.±
0.20 AC.±

POB (AS-SURVEYED)
10' UTILITY EASEMENT
110 SQ. FT.±
0.002 AC.±

POB (AS-SURVEYED)
5' ACCESS EASEMENT
348.5 SQ. FT.±
0.01 AC.±

NO INFORMATION AVAILABLE

POB (AS-SURVEYED)
LEASE AREA
2,439.4 SQ. FT.±
0.06 AC.±

PARENT TRACT
PARCEL ID: H-3380-C
LOWE LAND BL LLC
INSTRUMENT NO. 20230034194

MATCH LINE ON SHEET 1 OF 3

EXCEPTION (11)
POWER EASEMENT
INSTR. NO. 2025009690

DIRT ROAD

WELL

WELL VALVE

BRASS DISC

SOLAR PANEL

EXISTING SOLAR POLE

CATTLE MESH WITH 2 STRAND BARBED WIRE

POE (AS-SURVEYED)
20' INGRESS/EGRESS
& UTILITY EASEMENT "A"

POB (AS-SURVEYED)
20' INGRESS/EGRESS
& UTILITY EASEMENT "B"
13,204.1 SQ. FT.±
0.30 AC.±

3000 SOUTH
GRAVEL
PUBLIC RIGHT-OF-WAY

PARENT TRACT
PARCEL ID: H-3380-B
LOWE LAND BL LLC
INSTRUMENT NO. 20180045063

MATCH LINE ON SHEET 2 OF 3

EXCEPTION (11)
POWER EASEMENT
INSTR. NO. 2025009690

POE (AS-SURVEYED)
20' INGRESS/EGRESS
& UTILITY EASEMENT "B"

POB (AS-SURVEYED)
20' INGRESS/EGRESS
& UTILITY EASEMENT "C"
3,330.5 SQ. FT.±
0.08 AC.±

DIRT ROAD

CATTLE MESH WITH 2 STRAND BARBED WIRE

BRASS DISC

3000 SOUTH

PARENT TRACT
PARCEL ID: H-3380-C
LOWE LAND BL LLC
INSTRUMENT NO. 20230034194

MATCH LINE ON SHEET 1 OF 3

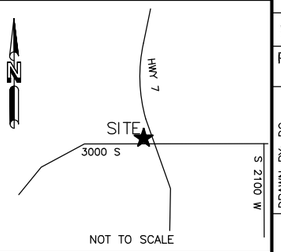
TOWER INFO

CENTER OF TOWER

LATITUDE: 37°07'37.277" NORTH
LONGITUDE: 113°20'48.778" WEST
(NAD 83)
GROUND ELEVATION: 3333'
ABOVE MEAN SEA LEVEL (NAVD88)

SITE ADDRESS:
3000 SOUTH
HURRICANE, UTAH 84737

VICINITY MAP



UTAH SOUTH

GRID NORTH

GRID TO TRUE NORTH CONVERGENCE
-1°07'53.62209

TRUE NORTH TO MAGNETIC DECLINATION
10°49' E

COMBINED SCALE FACTOR
1.000016579

LEGEND

- ○ = 5/8" REBAR SET
- ● = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = REFERENCED INFORMATION
- (M) = MEASURED
- = POWER POLE
- = GUY ANCHOR
- = POWER BOX
- = TELEPHONE PEDESTAL
- Ⓓ = STROM DRAIN MANHOLE
- = HAND HOLE
- = TEMPORARY BENCHMARK
  60D NAIL SET
  ELEVATION 3323.54'
- ROW = RIGHT-OF-WAY
- OP = OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 49053C0840G, which bears an effective date of April 2, 2009 and IS NOT in a special flood hazard area.
Zone 'X': Areas determined to be outside the 0.2% annual chance floodplain.

CORDERO
SE 1/4, SEC. 18, T-42-S, R-13-W
WASHINGTON COUNTY, UTAH

NO.	REVISION	DATE	BY
1	CLIENT COMMENTS	4/23/26	KM
2	10' UTILITY EASEMENT	4/30/26	DG
3	CLIENT COMMENTS	5/18/26	DG

PROJECT NO.
25-10634

DRAWN BY: DG
CHECKED BY: KM
FIELD CREW: JM
APPROVED BY: MKD
DATE: 03/21/26
SCALE: 1" = 50'
SHEET 1 OF 3

RAWLAND TOWER SURVEY

FOR: ANTHEMNET

5151 Headquarters Drive
Suite 7
Plano, TX 75024

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com
SMW ENGINEERING GROUP, INC.

PARENT TRACT (PER TITLE)

A parcel of land in fee for a highway known as Project No. S-0007(21)5, being part of an entire tract of property, situate in the SE1/4 SE1/4 of Section 18, Township 42 South, Range 13 West, S.L.B. & M. The boundaries of said parcel of land are described as follows: Beginning at the southeast corner of said Section 18; and running thence N.89°00'24"W. 659.44 feet along said section line; thence N.01°00'00"E. 68.58 feet to a point 68.59 feet perpendicularly distant northerly from the right of way control line of said Project, opposite approximate Engineers Station 407+09.12; thence N.86°57'21"E. 91.10 feet to a point 75.00 feet perpendicularly distant northerly from the right of way control line of Southern Parkway of said Project opposite Engineers Station 408+00.00 to a point designated as point "M"; thence S.89°00'24"E. 350.00 feet parallel with said right of way control line of said Project to a point opposite Engineers Station 411+50.00; thence N.65°26'23"E. 40.36 feet at a point 330.00 feet perpendicularly distant westerly from the right of way control line of Southern Parkway of said Project, opposite Engineers Station 2239+25.00; thence N.10°02'48"W. 176.14 feet; thence N.01°52'06"E. 65.28 feet to a point in thenortherly boundary line of said entire tact as a point 289.36 feet perpendicularly distant westerly from the right of way control line of said Project, opposite Engineers Station 2241+61.93; thence along said northerly boundary line S.89°00'21"E. 214.96 feet to a point in the east line of said Section 18; thence along said section lineS.01°00'26"W. 330.56 feet to the point of beginning as shown on the official map of said Project on file in the office of the Utah Department of Transportation. The above-described part of an entire tract contains 2.322 acres in area or 101,129 square feet, of which 26,378 square feet or 0.606 acre in contained within the existing right of way. Balance is 1.716 acres or 74,751 square feet. To enable the Utah Department of Transportation to construct and maintain a public highway as a freeway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the Owners of said entire tract of Property hereby release and relinquish to said Utah Department of Transportation any and all Tights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway; including, without limiting the foregoing, all rights of ingress to or egress from said Owner's remaining property contiguous to the lands hereby conveyed to or from said highway. Parcel ID H-3380-D (Acct: 0945728) This being the same property conveyed to Lowe Land TK, LLC from United States in a Land Patent dated May 21, 2015 and recorded May 21, 2015 in Instrument 20150017328 in Washington County, Utah.

LEASE AREA (AS-SURVEYED)

Being a portion of that certain tract of land described and recorded in Instrument No. 20230034194 in the Office of the County Recorder, Washington County, Utah, lying in the southeast corner of Section 18, Township 42 South, Range 13 West and being more particularly described as follows:
Commencing at a brass disc found at the northeastern property line of certain tract of land, having Utah South State Plane Coordinates N:10015595.52 E:1101991.19; thence S 10°03'52" E a distance of 176.12 feet to a brass disc found at the southeast corner of said certain tract of land; thence N 39°08'02" W a distance of 3.40 feet to a 5/8" rebar set and the Point of Beginning; thence S 65°26'53" W a distance of 42.00 feet to a 5/8" rebar set; thence N 89°00'56" W a distance of 11.00 feet to a 5/8" rebar set; thence N 08°24'23" W a distance of 50.42 feet to a 5/8" rebar set; thence N 79°56'03" E a distance of 50.00 feet to a 5/8" rebar set; thence S 10°03'59" E a distance of 42.00 feet to the Point of Beginning. Said above-described Lease Area contains 2,439.4 square feet or 0.06 acres, more or less.

20' INGRESS/EGRESS & UTILITY EASEMENT "A" (AS-SURVEYED)

Being a portion of that certain tract of land described and recorded in Instrument No. 20230034194 in the Office of the County Recorder, Washington County, Utah, lying in the southeast corner of Section 18, Township 42 South, Range 13 West and being more particularly described as follows:
Commencing at a brass disc found at the northeastern property line of certain tract of land, having Utah South State Plane Coordinates N:10015595.52 E:1101991.19; thence S 10°03'52" E a distance of 176.12 feet to a brass disc found at the southeast corner of said certain tract of land; thence N 39°08'02" W a distance of 3.40 feet to a 5/8" rebar set; thence S 65°26'53" W a distance of 42.00 feet to a 5/8" rebar set; thence N 89°00'56" W a distance of 11.00 feet to a 5/8" rebar set; thence N 08°24'23" W a distance of 9.92 feet to the Point of Beginning; thence S 88°58'08" W a distance of 333.93 feet to a point; thence S 87°05'35" W a distance of 91.16 feet to a point; thence N 01°00'04" E a distance of 20.00 feet to a point; thence N 87°03'55" E a distance of 90.14 feet to a point; thence N 88°58'08" E a distance of 311.51 feet to a point; thence N 08°24'23" W a distance of 17.17 feet to a point; thence N 79°56'03" E a distance of 20.01 feet to a 5/8" rebar set; thence S 08°24'23" E a distance of 40.50 feet to the Point of Beginning. Said above-described Easement contains 8844.1 square feet or 0.20 acres, more or less.

20' INGRESS/EGRESS & UTILITY EASEMENT "B" (AS-SURVEYED)

Being a portion of that certain tract of land described and recorded in Instrument No. 20230034194 in the Office of the County Recorder, Washington County, Utah, lying in the southeast corner of Section 18, Township 42 South, Range 13 West and being more particularly described as follows:
Commencing at a brass disc found at the northeastern property line of certain tract of land, having Utah South State Plane Coordinates N:10015595.52 E:1101991.19; thence S 10°03'52" E a distance of 176.12 feet to a brass disc found at the southeast corner of said certain tract of land; thence N 39°08'02" W a distance of 3.40 feet to a 5/8" rebar set; thence S 65°26'53" W a distance of 42.00 feet to a 5/8" rebar set; thence N 89°00'56" W a distance of 11.00 feet to a 5/8" rebar set; thence N 08°24'23" W a distance of 9.92 feet to a point; thence S 88°58'08" W a distance of 333.93 feet to a point; thence S 87°05'35" W a distance of 91.16 feet to the Point of Beginning; thence S 87°05'28" W a distance of 183.67 feet to a point; thence S 89°32'39" W a distance of 149.11 feet to a point; thence N 89°54'46" W a distance of 196.98 feet to a point; thence N 83°19'07" W a distance of 130.83 feet to a point; thence N 00°58'25" E a distance of 20.05 feet to a point; thence S 83°20'25" E a distance of 131.67 feet to a point; thence S 89°54'46" E a distance of 195.74 feet to a point; thence N 89°32'39" E a distance of 148.59 feet to a point; thence N 87°06'24" E a distance of 184.61 feet to a point; thence S 01°00'04" W a distance of 20.00 feet to the Point of Beginning. Said above-described Easement contains 13,204.1 square feet or 0.30 acres, more or less.

20' INGRESS/EGRESS & UTILITY EASEMENT "C" (AS-SURVEYED)

Being a portion of that certain tract of land described and recorded in Instrument No. 20230034194 in the Office of the County Recorder, Washington County, Utah, lying in the southeast corner of Section 18, Township 42 South, Range 13 West and being more particularly described as follows:
Commencing at a brass disc found at the northeastern property line of certain tract of land, having Utah South State Plane Coordinates N:10015595.52 E:1101991.19; thence S 10°03'52" E a distance of 176.12 feet to a brass disc found at the southeast corner of said certain tract of land; thence N 39°08'02" W a distance of 3.40 feet to a 5/8" rebar set; thence S 65°26'53" W a distance of 42.00 feet to a 5/8" rebar set; thence N 89°00'56" W a distance of 11.00 feet to a 5/8" rebar set; thence N 08°24'23" W a distance of 9.92 feet to a point; thence S 88°58'08" W a distance of 333.93 feet to a point; thence S 87°05'35" W a distance of 91.16 feet to a point; thence S 87°05'28" W a distance of 183.67 feet to a point; thence S 89°32'39" W a distance of 149.11 feet to a point; thence N 89°54'46" W a distance of 196.98 feet to a point; thence N 83°19'07" W a distance of 130.83 feet to the Point of Beginning; thence N 88°57'59" W a distance of 116.39 feet to a point; thence S 01°00'33" W a distance of 30.00 feet, more or less, to a point on the north right-of-way line of 3000 South; thence N 88°59'27" W a distance of 20.00 feet to a point on said south right-of-way line; thence N 01°00'33" E a distance of 50.00 feet to a point; thence S 88°59'27" E a distance of 136.28 feet to a point; thence S 00°58'25" W a distance of 20.05 feet to the Point of Beginning. Said above-described Easement contains 3,330.5 square feet or 0.08 acres, more or less.

5' ACCESS EASEMENT (AS-SURVEYED)

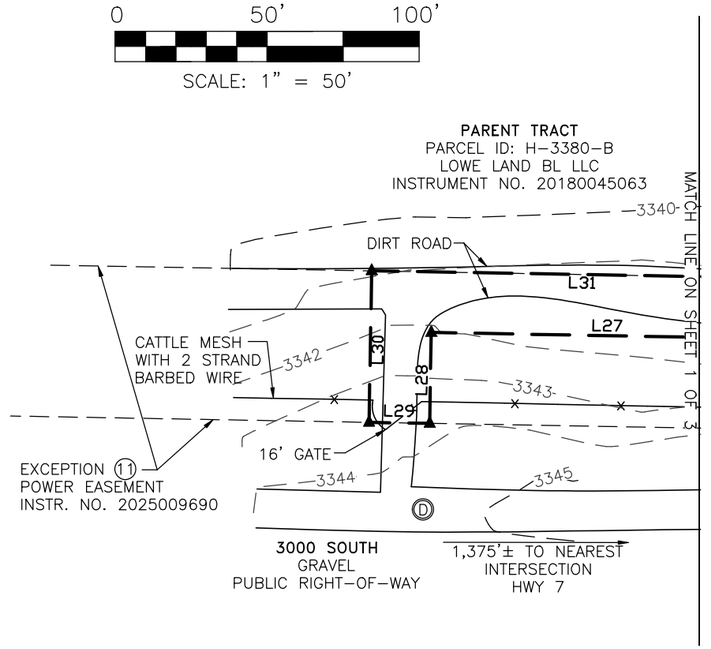
Being a portion of that certain tract of land described and recorded in Instrument No. 20230034194 in the Office of the County Recorder, Washington County, Utah, lying in the southeast corner of Section 18, Township 42 South, Range 13 West and being more particularly described as follows:
Commencing at a brass disc found at the northeastern property line of certain tract of land, having Utah South State Plane Coordinates N:10015595.52 E:1101991.19; thence S 10°03'52" E a distance of 176.12 feet to a brass disc found at the southeast corner of said certain tract of land; thence N 39°08'02" W a distance of 3.40 feet to a 5/8" rebar set; thence S 65°26'53" W a distance of 42.00 feet to a 5/8" rebar set; thence N 89°00'56" W a distance of 11.00 feet to a 5/8" rebar set; thence N 08°24'23" W a distance of 50.42 feet to a 5/8" rebar set and the Point of Beginning; thence S 79°56'03" W a distance of 20.01 feet to a point; thence N 10°03'57" W a distance of 5.00 feet to a point; thence N 79°56'03" E a distance of 70.01 feet to a point; thence S 10°03'57" E a distance of 5.00 feet to a 5/8" rebar set; thence S 79°56'03" W a distance of 50.00 feet to the Point of Beginning. Said above-described Easement contains 348.5 square feet or 0.01 acres, more or less.

10' UTILITY EASEMENT (AS-SURVEYED)

Being a portion of that certain tract of land described and recorded in Instrument No. 20230034194 in the Office of the County Recorder, Washington County, Utah, lying in the southeast corner of Section 18, Township 42 South, Range 13 West and being more particularly described as follows:
Commencing at a brass disc found at the northeastern property line of certain tract of land, having Utah South State Plane Coordinates N:10015595.52 E:1101991.19; thence S 10°03'52" E a distance of 176.12 feet to a brass disc found at the southeast corner of said certain tract of land; thence N 39°08'02" W a distance of 3.40 feet to a 5/8" rebar set; thence S 65°26'53" W a distance of 42.00 feet to a 5/8" rebar set; thence N 89°00'56" W a distance of 11.00 feet to a 5/8" rebar set; thence N 08°24'23" W a distance of 9.92 feet to the Point of Beginning; thence S 88°58'08" W a distance of 8.79 feet to a point; thence S 01°01'52" E a distance of 11.41 feet, more or less, to a point on the north right-of-way line of 3000 South; thence S 89°00'56" E a distance of 10.00 feet to a point on said north right-of-way line; thence N 00°58'52" E a distance of 1.93 feet to a 5/8" rebar set; thence N 08°24'23" W a distance of 9.92 feet to the Point of Beginning. Said above-described Easement contains 110.0 square feet or 0.002 acres, more or less.

0 50' 100'

SCALE: 1" = 50'



CORDERO
SE 1/4, SEC. 18, T-42-S, R-13-W
WASHINGTON COUNTY, UTAH

NO.	REVISION	DATE	BY
1	CLIENT COMMENTS	4/23/26	KM
2	10' UTILITY EASEMENT	4/30/26	DG
3	CLIENT COMMENTS	5/18/26	DG

PROJECT NO.
25-10634

DRAWN BY: DG
CHECKED BY: KM
FIELD CREW: JM
APPROVED BY: MKD
DATE: 03/21/25
SCALE: AS SHOWN

SHEET 2 OF 3

RAWLAND TOWER SURVEY

5151 Headquarters Drive
Suite 170
Plano, TX 75024

FOR: ANTHEMNET

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

SMW ENGINEERING GROUP, INC.

PLOTTABLE EXCEPTIONS
Westcor Land Title Insurance Company
Alta Commitment for Title Insurance Commitment No. TWR–242439–C
Date October 17, 2025
Schedule B, Part II

Exception No.	Instrument	Comment
1–9		Standard exceptions. Contain no survey matters.
(10)	20180042649	Does not affect the lease area or easement.
(11)	20250009690	Does affect the easement and is shown hereon.

SURVEYOR'S NOTES

1. This is a Rawland Tower Survey, made on the ground under the supervision of a Utah Registered Land Surveyor. Date of field survey is March 2, 2026.
2. The following surveying instruments were used at time of field visit: Topcon GM–55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
3. Bearings are based on Utah South State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DN7504. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/– 20 feet horizontally and to within +/– 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one–foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

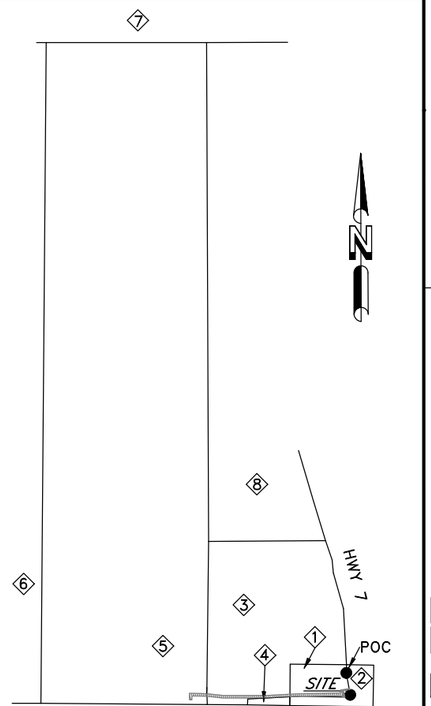
SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Utah to the best of my knowledge, information, and belief.

PRELIMINARY UNTIL FINALIZED WITH SIGNATURE AND SEAL

_____
Timothy Leigh Fish
Utah PLS No. 10705199

PARENT TRACT OVERVIEW — NOT TO SCALE



① **PARENT TRACT**
PARCEL ID: H–3380–D
LOWE LAND TK LLC
INSTRUMENT NO. 20230034194

② NO INFORMATION AVAILABLE

③ **PARENT TRACT**
PARCEL ID: H–3380–C
LOWE LAND BL LLC
INSTRUMENT NO. 20230034194

④ NO INFORMATION AVAILABLE

⑤ **PARENT TRACT**
PARCEL ID: H–3380–B
LOWE LAND BL LLC
INSTRUMENT NO. 20180045063

⑥ NO INFORMATION AVAILABLE

⑦ PARCEL ID: H–3–2–7–2401
LOWE LAND BL LLC
INSTRUMENT NO. 20170043407

⑧ PARCEL ID: H–3379
LOWE LAND BL LLC
INSTRUMENT NO. 20230034194

CORDERO
SE 1/4, SEC. 18, T-42-S, R-13-W
WASHINGTON COUNTY, UTAH

NO.	REVISION	DATE	BY
1	CLIENT COMMENTS	4/23/26	KM
2	10' UTILITY EASEMENT	4/30/26	DG
3	CLIENT COMMENTS	5/18/26	DG

PROJECT NO.
25-10634

DRAWN BY: DG
CHECKED BY: KM
FIELD CREW: JM
APPROVED BY: MKD
DATE: 03/21/26
SCALE: N.T.S.
SHEET 3 OF 3

RAWLAND TOWER SURVEY
5151 Headquarters Drive
Suite 170
Plano, TX 75024
FOR: ANTHEMNET

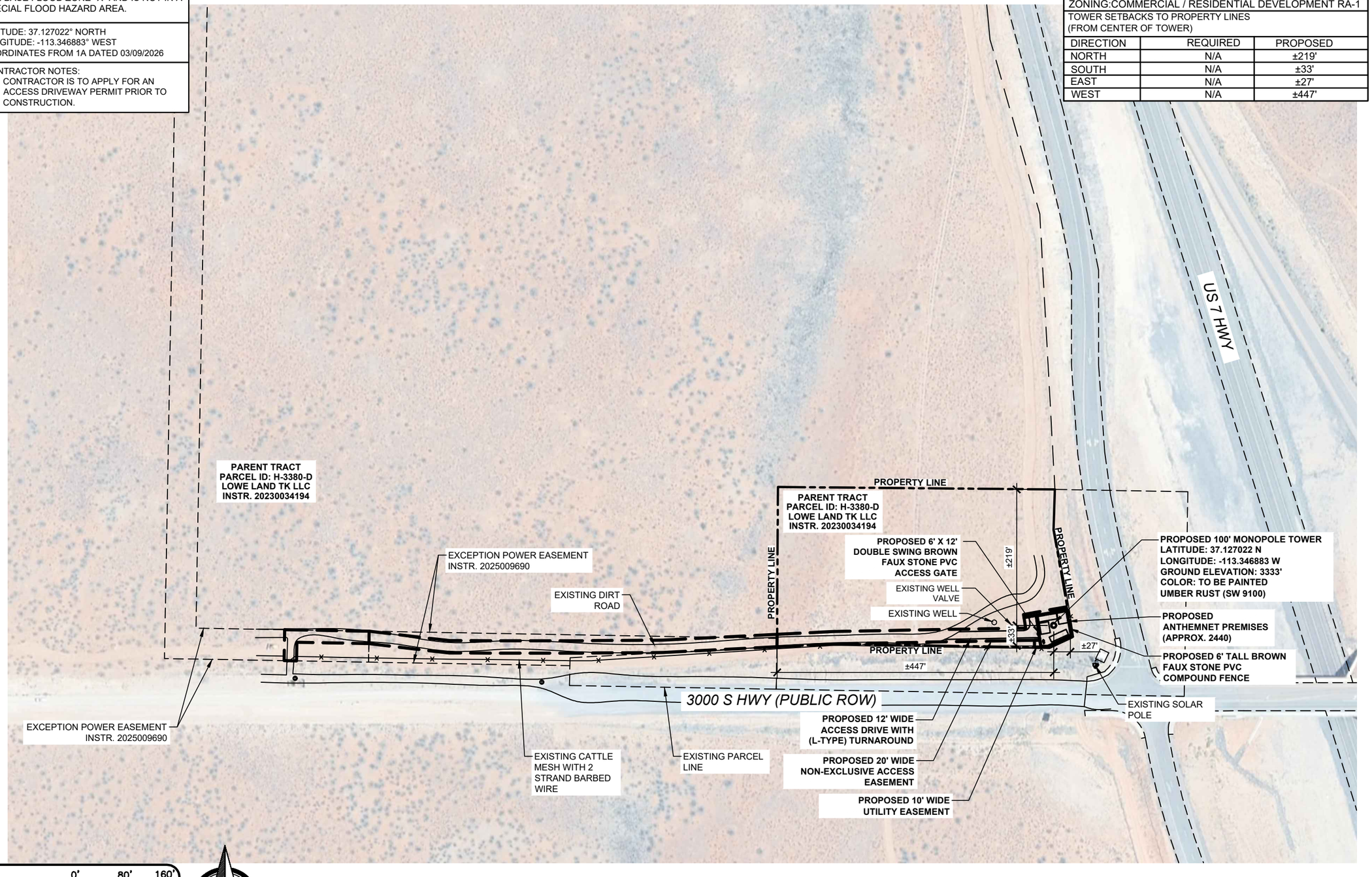
SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com
SMW ENGINEERING GROUP, INC.

SUBJECT PROPERTY IS LOCATED IN PANEL #49053C0840G, DATED 04/02/2009 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LATITUDE: 37.127022° NORTH
LONGITUDE: -113.346883° WEST
COORDINATES FROM 1A DATED 03/09/2026

CONTRACTOR NOTES:
1. CONTRACTOR IS TO APPLY FOR AN ACCESS DRIVEWAY PERMIT PRIOR TO CONSTRUCTION.

ZONING INFORMATION		
JURISDICTION:CITY OF HURRICANE		
ZONING:COMMERCIAL / RESIDENTIAL DEVELOPMENT RA-1		
TOWER SETBACKS TO PROPERTY LINES (FROM CENTER OF TOWER)		
DIRECTION	REQUIRED	PROPOSED
NORTH	N/A	±219'
SOUTH	N/A	±33'
EAST	N/A	±27'
WEST	N/A	±447'



160' 0' 80' 160'

FOR 24"x36" DRAWINGS
GRAPHIC SCALE: 1" = 80'
FOR 11"x17" DRAWINGS
GRAPHIC SCALE: 1" = 160'

N

SITE PLAN

SCALE AS NOTED | 1

REV	DATE	DESCRIPTION
A	04/04/26	PRELIMINARY
B	04/24/26	CLIENT COMMENTS
C	05/05/26	CLIENT COMMENTS
D	05/19/26	CLIENT COMMENTS
E	07/10/26	CLIENT COMMENTS
F	07/21/26	JURISDICTION COMMENTS

PROJECT NO.:	25-10634
DRAWN BY:	K. MCVAUGH
PROJECT MANAGER:	K. MCVAUGH
CHECKED BY:	K. MCVAUGH

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SMW ENGINEERING GROUP, INC
TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-6985 www.smweng.com

ANTHEMNET
5151 HEADQUARTERS DR SUITE 170
PLANO, TX 75024

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

HOLLOW HIGHWAY

3000 SOUTH
HURRICANE, UTAH 84737
(WASHINGTON COUNTY)

SHEET NAME
SITE PLAN

SHEET NUMBER
Z-1

SUBJECT PROPERTY IS LOCATED IN PANEL #49053C0840G, DATED 04/02/2009 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

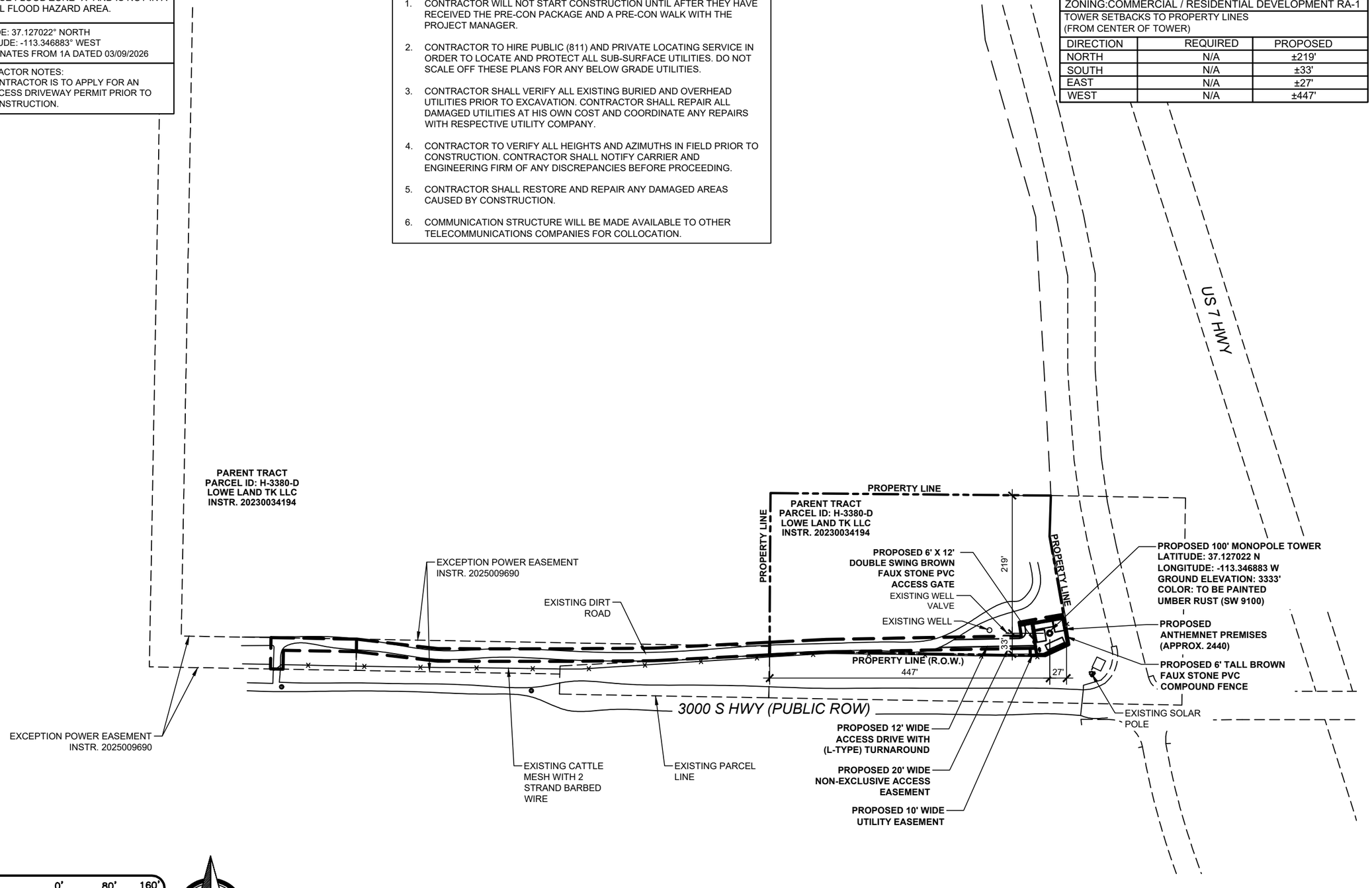
LATITUDE: 37.127022° NORTH
LONGITUDE: -113.346883° WEST
COORDINATES FROM 1A DATED 03/09/2026

CONTRACTOR NOTES:
1. CONTRACTOR IS TO APPLY FOR AN ACCESS DRIVEWAY PERMIT PRIOR TO CONSTRUCTION.

IMPORTANT SITE NOTES:

1. CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PRE-CON PACKAGE AND A PRE-CON WALK WITH THE PROJECT MANAGER.
2. CONTRACTOR TO HIRE PUBLIC (811) AND PRIVATE LOCATING SERVICE IN ORDER TO LOCATE AND PROTECT ALL SUB-SURFACE UTILITIES. DO NOT SCALE OFF THESE PLANS FOR ANY BELOW GRADE UTILITIES.
3. CONTRACTOR SHALL VERIFY ALL EXISTING BURIED AND OVERHEAD UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL REPAIR ALL DAMAGED UTILITIES AT HIS OWN COST AND COORDINATE ANY REPAIRS WITH RESPECTIVE UTILITY COMPANY.
4. CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CARRIER AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.
5. CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.
6. COMMUNICATION STRUCTURE WILL BE MADE AVAILABLE TO OTHER TELECOMMUNICATIONS COMPANIES FOR COLLOCATION.

ZONING INFORMATION		
JURISDICTION:CITY OF HURRICANE		
ZONING:COMMERCIAL / RESIDENTIAL DEVELOPMENT RA-1		
TOWER SETBACKS TO PROPERTY LINES (FROM CENTER OF TOWER)		
DIRECTION	REQUIRED	PROPOSED
NORTH	N/A	±219'
SOUTH	N/A	±33'
EAST	N/A	±27'
WEST	N/A	±447'



160' 0' 80' 160'
FOR 24"x36" DRAWINGS
GRAPHIC SCALE: 1" = 80'
FOR 11"x17" DRAWINGS
GRAPHIC SCALE: 1" = 160'

N

TOWER/COMPOUND SETBACKS

SCALE AS NOTED | 1

REV	DATE	DESCRIPTION
A	04/04/26	PRELIMINARY
B	04/24/26	CLIENT COMMENTS
C	05/05/26	CLIENT COMMENTS
D	05/19/26	CLIENT COMMENTS
E	07/10/26	CLIENT COMMENTS
F	07/21/26	JURISDICTION COMMENTS

PROJECT NO.:	25-10634
DRAWN BY:	K. MCVAUGH
PROJECT MANAGER:	K. MCVAUGH
CHECKED BY:	K. MCVAUGH

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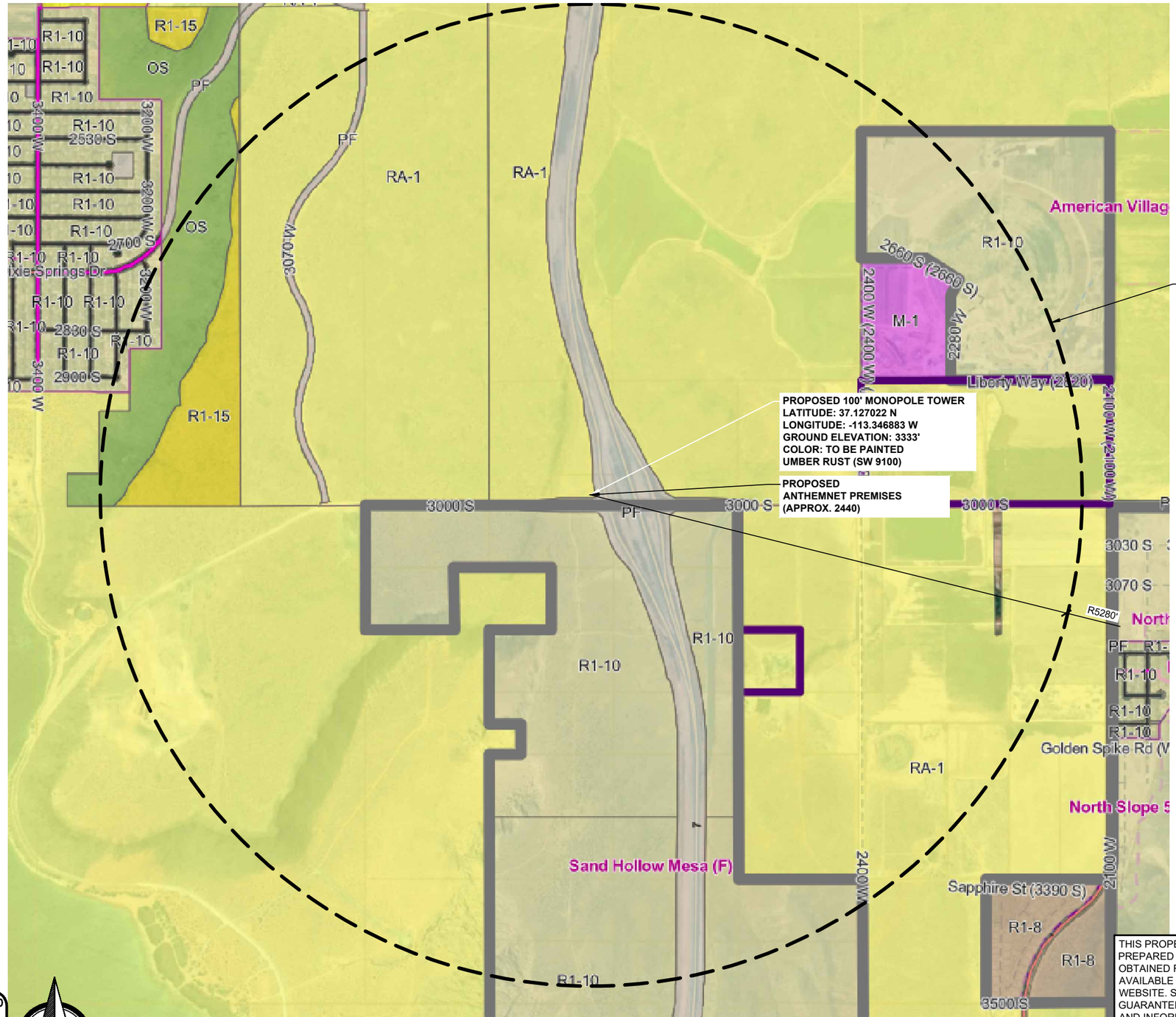
HOLLOW HIGHWAY

3000 SOUTH
HURRICANE, UTAH 84737
(WASHINGTON COUNTY)

SHEET NAME
TOWER/COMPOUND SETBACKS

SHEET NUMBER
Z-2



1200' 0' 600' 1200

FOR 24"x36" DRAWINGS
GRAPHIC SCALE: 1" = 600'
FOR 11"x17" DRAWINGS
GRAPHIC SCALE: 1" = 1200'

1 PROPERTY ZONING

THIS PROPERTY ZONING PAGE WAS PREPARED UTILIZING INFORMATION OBTAINED FROM PUBLIC DOCUMENTS MADE AVAILABLE ON THE WASHINGTON COUNTY WEBSITE. SMW ENGINEERING CANNOT GUARANTEE THE ACCURACY OF THE DATA AND INFORMATION DEPICTED ON THE WASHINGTON COUNTY WEBSITE AND HEREBY EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR THE TRUTH, VALIDITY, INVALIDITY, ACCURACY, INACCURACY OF ANY SAID DATA AND INFORMATION.

PROPERTY ZONING/FLU MAP

SCALE AS NOTED | 1

REV	DATE	DESCRIPTION
A	04/04/26	PRELIMINARY
B	04/24/26	CLIENT COMMENTS
C	05/05/26	CLIENT COMMENTS
D	05/19/26	CLIENT COMMENTS
E	07/10/26	CLIENT COMMENTS
F	07/21/26	JURISDICTION COMMENTS

PROJECT NO.:	25-10634
DRAWN BY:	K. MCVAUGH
PROJECT MANAGER:	K. MCVAUGH
CHECKED BY:	K. MCVAUGH

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HOLLOW HIGHWAY

3000 SOUTH
HURRICANE, UTAH 84737
(WASHINGTON COUNTY)

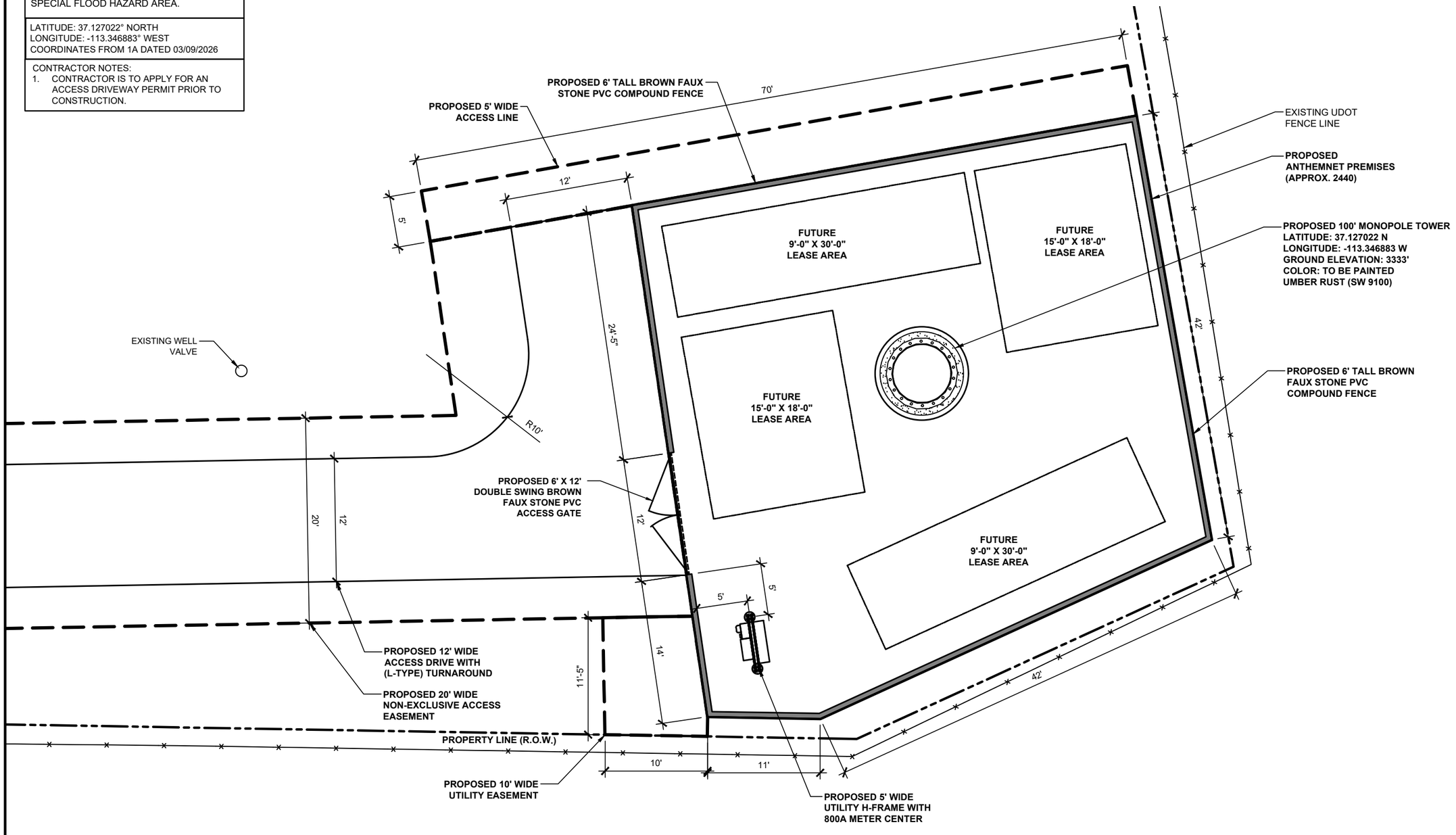
SHEET NAME
PROPERTY ZONING/FLU MAP

SHEET NUMBER
Z-2.1

SUBJECT PROPERTY IS LOCATED IN PANEL #49053C0840G, DATED 04/02/2009 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LATITUDE: 37.127022° NORTH
LONGITUDE: -113.346883° WEST
COORDINATES FROM 1A DATED 03/09/2026

CONTRACTOR NOTES:
1. CONTRACTOR IS TO APPLY FOR AN ACCESS DRIVEWAY PERMIT PRIOR TO CONSTRUCTION.



10' 0' 5' 10'

FOR 24"x36" DRAWINGS
GRAPHIC SCALE: 1" = 5'
FOR 11"x17" DRAWINGS
GRAPHIC SCALE: 1" = 10'

N

COMPOUND LAYOUT

SCALE AS NOTED | 1

REV	DATE	DESCRIPTION
A	04/04/26	PRELIMINARY
B	04/24/26	CLIENT COMMENTS
C	05/05/26	CLIENT COMMENTS
D	05/19/26	CLIENT COMMENTS
E	07/10/26	CLIENT COMMENTS
F	07/21/26	JURISDICTION COMMENTS

PROJECT NO.:	25-10634
DRAWN BY:	K. MCVAUGH
PROJECT MANAGER:	K. MCVAUGH
CHECKED BY:	K. MCVAUGH

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HOLLOW HIGHWAY

3000 SOUTH
HURRICANE, UTAH 84737
(WASHINGTON COUNTY)

SHEET NAME
COMPOUND LAYOUT

SHEET NUMBER
Z-3

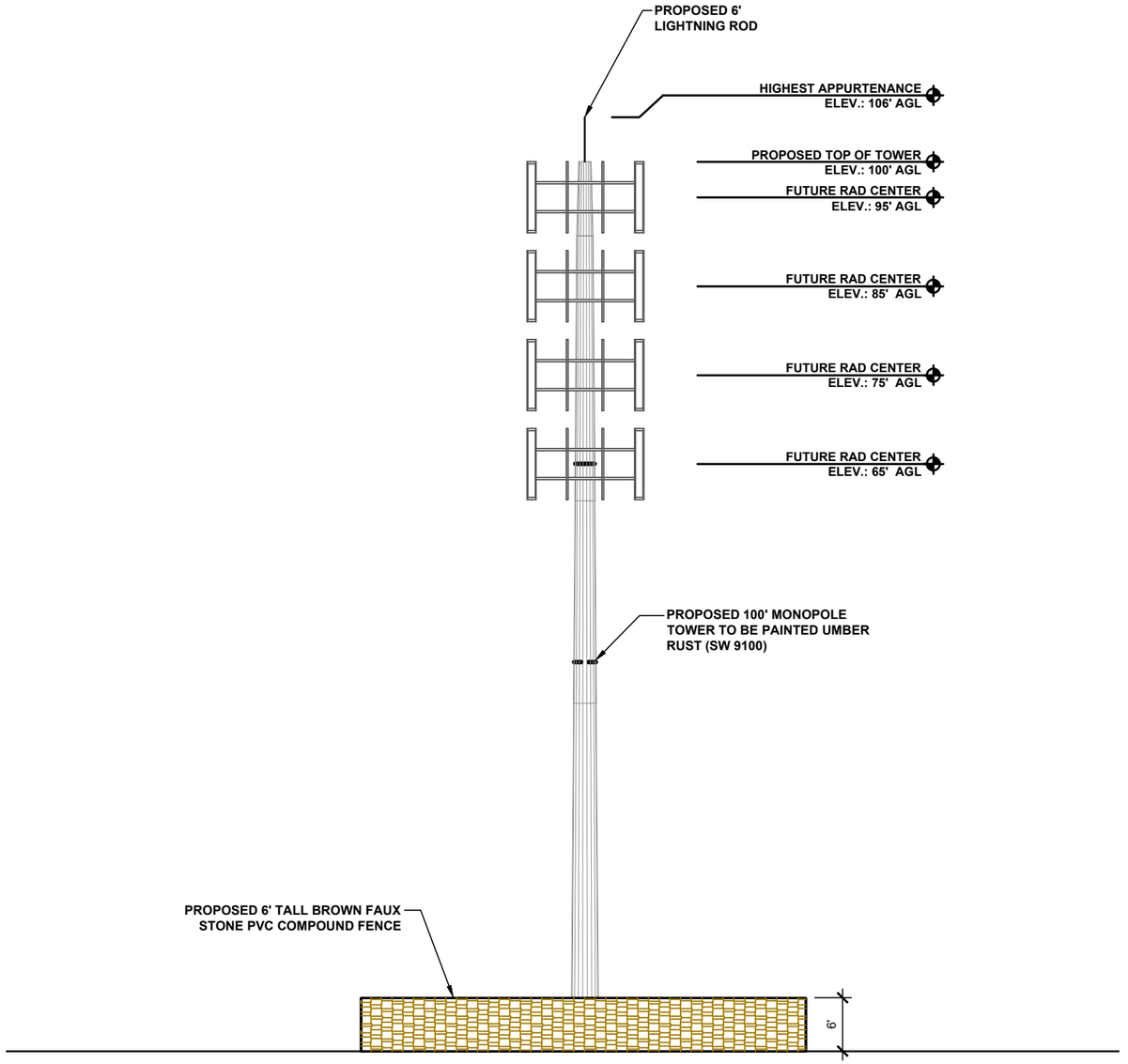
SUBJECT PROPERTY IS LOCATED IN PANEL #49053C0840G, DATED 04/02/2009 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LATITUDE: 37.127022° NORTH
LONGITUDE: -113.346883° WEST
COORDINATES FROM 1A DATED 03/09/2026

CONTRACTOR NOTES:
1. CONTRACTOR IS TO APPLY FOR AN ACCESS DRIVEWAY PERMIT PRIOR TO CONSTRUCTION.

STRUCTURAL ANALYSIS NOTE:

1. AN ANALYSIS OF THE TOWER OR STRUCTURE IS PENDING BY OTHERS.
   TOWER FOUNDATION AND DESIGN SPECIFICATIONS ARE SEPARATE DOCUMENTS OUTSIDE THIS CONSTRUCTION DOCUMENT SET (DESIGNED BY OTHERS).
2. PROPOSED ANTENNA PLACEMENT LOCATION TO BE FIELD VERIFIED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION TO AVOID ANY INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS. IF INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS IS DISCOVERED DURING FIELD VERIFICATION. PLEASE CONTACT SMW ENGINEERING GROUP INC. FOR DESIGN REVISION PRIOR TO ANY NEW ANTENNA INSTALLATION.
3. THE ELEVATION PLAN IS MEANT TO DEPICT TOWER HEIGHT AND IS NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE TOWER DRAWINGS AND/OR STRUCTURAL ANALYSES PREPARED BY OTHERS.
4. CLIMBERS SHOULD NOT LATCH OR TIE THEIR SUPPORT LANYARD OR GEAR ON TO ANTENNAS, RADIOS, ALL TYPES OF MOUNTS, ETC. UNLESS APPROVED BY THE ORIGINAL DESIGN ENGINEER. THEY SHOULD ONLY TIE TO THEIR SUPPORT LANYARDS OR GEAR TO OR ATTACH TO TOWER STRUCTURAL MEMBERS THAT HAVE VISIBLE BOLTING AND CONNECTION TO THE LARGER STRUCTURE.
5. THE LATEST ANTENNA DESIGN IS TO BE REFERENCED PRIOR TO TOWER WORK TO VERIFY THE LATEST EQUIPMENT IS ACCOUNTED FOR.
   ILLUMINATION. COMMUNICATION TOWERS SHALL NOT BE ARTIFICIALLY LIGHTED EXCEPT TO ASSURE HUMAN SAFETY OR AS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
6. FINISHED COLOR. COMMUNICATION TOWERS NOT REQUIRING FAA PAINTING/MARKING SHALL HAVE A GALVANIZED FINISH.
7. COLLOCATION. THE TOWER WILL BE DESIGNED TO ACCOMMODATE AT LEAST (4) WIRELESS CARRIERS.



16' 0' 8' 16'
FOR 24"x36" DRAWINGS
GRAPHIC SCALE: 1/8" = 1'-0"
FOR 11"x17" DRAWINGS
GRAPHIC SCALE: 1/16" = 1'-0"

TOWER ELEVATION

SCALE AS NOTED | 1

REV	DATE	DESCRIPTION
A	04/04/26	PRELIMINARY
B	04/24/26	CLIENT COMMENTS
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D	05/19/26	CLIENT COMMENTS
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PROJECT NO.:	25-10634
DRAWN BY:	K. MCVAUGH
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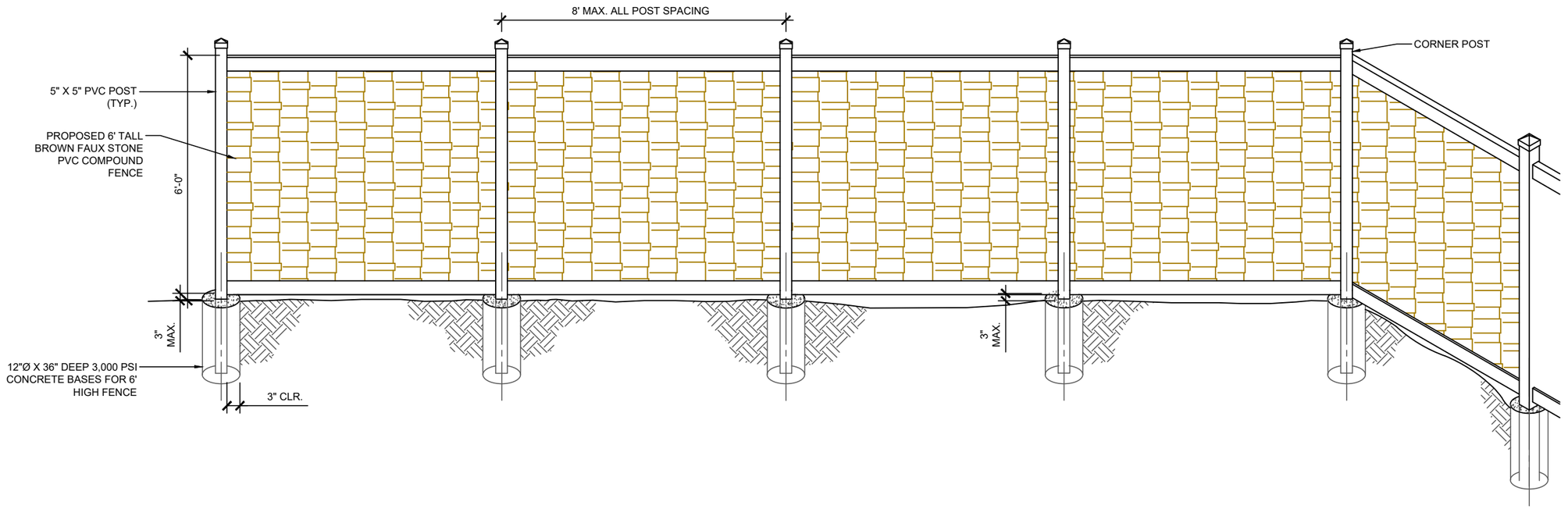
HOLLOW HIGHWAY

3000 SOUTH
HURRICANE, UTAH 84737
(WASHINGTON COUNTY)

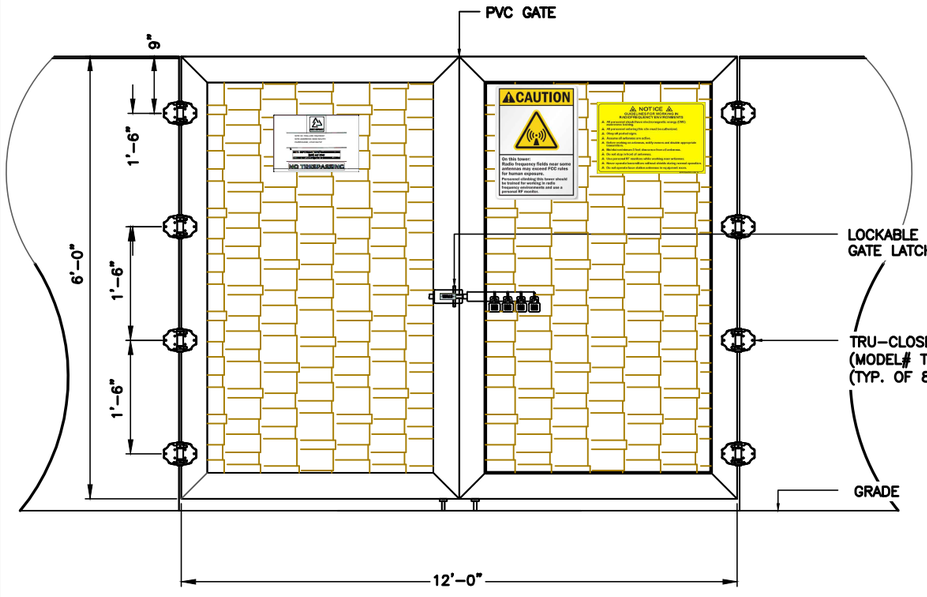
SHEET NAME
TOWER ELEVATION

SHEET NUMBER
Z-4



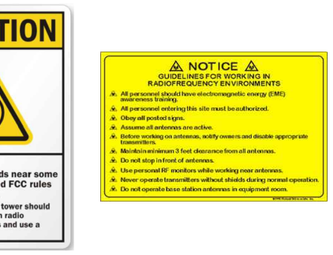
PVC FENCE DETAIL

NTS | 1

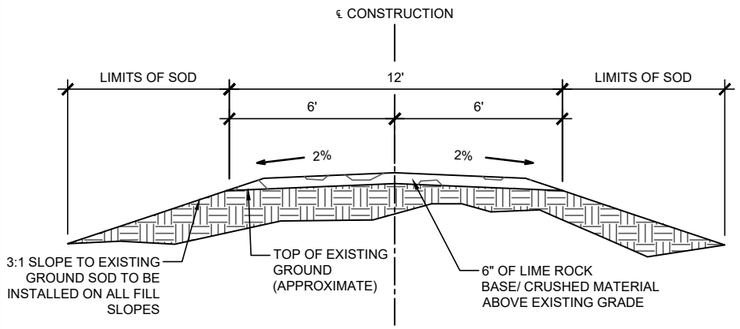


TYPICAL GATE DETAIL

NTS | 2



RF EXPOSURE CAUTION SIGNAGE



GRAVEL DETAILS (COMPOUND/ACCESS DRIVE)

NTS | 3

REV	DATE	DESCRIPTION
A	04/04/26	PRELIMINARY
B	04/24/26	CLIENT COMMENTS
C	05/05/26	CLIENT COMMENTS
D	05/19/26	CLIENT COMMENTS
E	07/10/26	CLIENT COMMENTS
F	07/21/26	JURISDICTION COMMENTS

PROJECT NO.:	25-10634
DRAWN BY:	K. MCVAUGH
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(WASHINGTON COUNTY)

SHEET NAME

DETAILS

SHEET NUMBER

Z-5

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

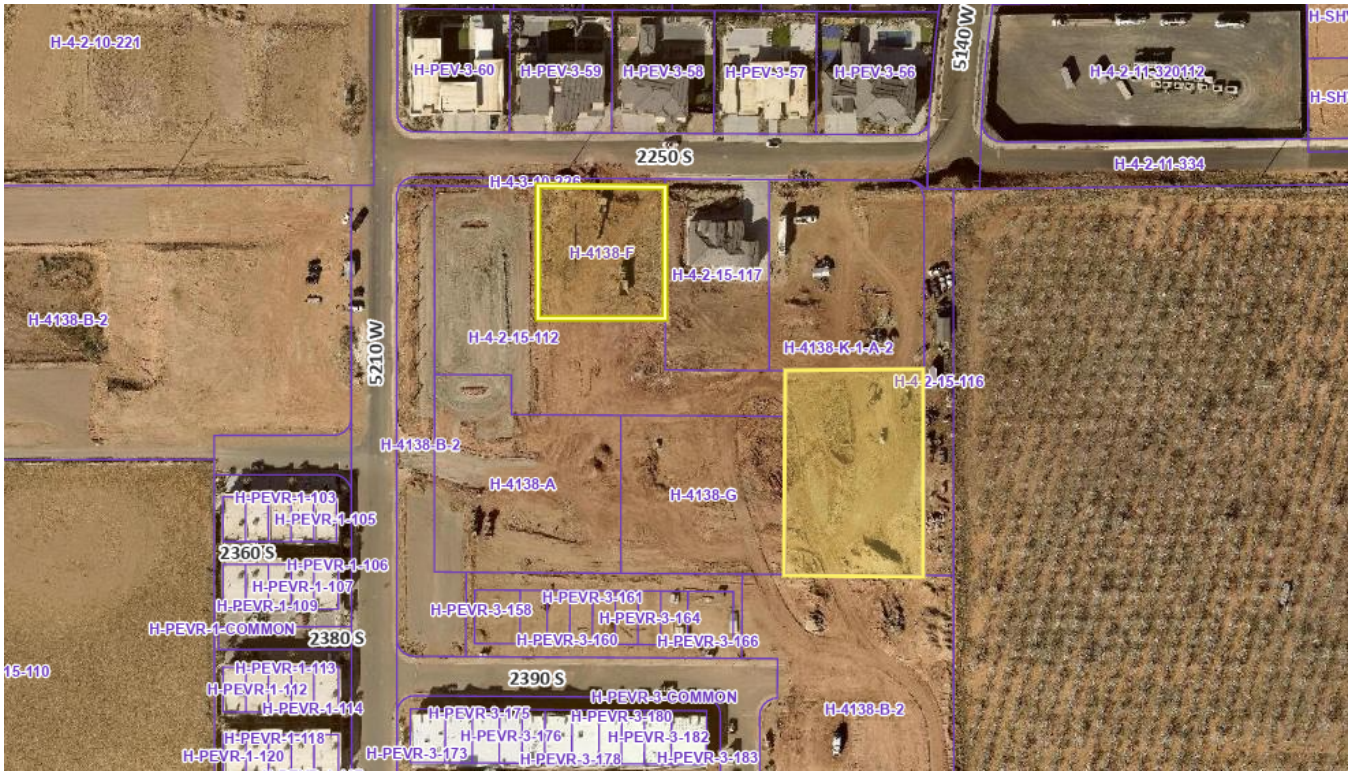
Agenda Date:	**08/13/2026 - Planning Commission**
Application Number:	ZC26-11 PSP26-08
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Chris Wyler
Agent:	Brandee Walker
Request:	Zone Change from A-5 and RA-0.5 to Recreation Resort.
Location:	2250 S 5210 W
Zoning:	A-5 and RA-0.5
General Plan Map:	Planned Community
Recommendation:	Recommend approval subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant has submitted a zone change request for two parcels totaling 1.35 acres to rezone to the Recreation Resort (RR) zone. One parcel, consisting of approximately 0.85 acres, is currently zoned Residential Agricultural 0.5 (RA-0.5). The second parcel, consisting of approximately 0.50 acres, is currently zoned Agricultural 5 (A-5). The subject properties are adjacent to the existing Pecan Valley Resort development, located south of 2250 South. The applicant has indicated that this will be the final expansion of Pecan Valley Resort's Recreation Resort zoning.

Hurricane City Code 10-26-5(A)(1) requires that a preliminary site plan be submitted with any request to rezone property to the Recreation Resort zone. The applicant has elected to submit a preliminary site plan encompassing the entire Pecan Valley Resort development south of 2250 South. This approach consolidates the numerous prior approvals for the development into a single preliminary site plan.

The existing zoning and existing land uses in the vicinity of the the subject property are summarized in this table:

	Zoning	Adjacent Land Use
North	RR	Pecan Valley Phase 3(single family homes)
East	RA-0.5, RA-1	Single family home, pistachio orchard
South	RR	Under development Pecan Valley Resort
West	RR	Under development Pecan Valley Resort



Vicinity Map

Zone Change Factors:

As per Hurricane City Code (HCC) 10-7-7 as cited below:

> *Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council as described in subsection 10-7-5A of this chapter. In making an amendment, the following factors should be considered:*
>
> *1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
>
> *2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
>
> *3. The extent to which the proposed amendment may adversely affect adjacent property; and*
>
> *4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

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

Response: The General Plan Map shows this area as "Planned Community," which recommends that: *"Master planned communities should be complete communities that offer a mixture of housing types and supporting uses such as neighborhood and supporting commercial uses, offices, churches, schools, and parks. Development in this designation should take into account the character of existing surrounding development."*

Historically, when the City has approved Recreation Resort zones, these zones have been limited to the Planned Community portions of the Future Land Use Map in the General Plan. The project area is surrounded by existing and ongoing resort development.

This area is currently zoned Agricultural A-5, one unit per 5 acres, and Residential Agricultural RA-0.5, one unit per 0.5 acres, which does not conform to the General Plan, but there are many agricultural uses and larger homesteads in the area. The General Plan states: "*Hurricane encourages the preservation of farms and open pastures that recall the agricultural heritage of Hurricane and help provide a sustainable local food source."* The roadway 5140 W could be considered a buffer area between the Recreation Resort zoning and the more intensive agricultural operations to the east. However, this is a very small expansion of Recreation Resort zoning, and therefore, it is not expected to have any impacts on or detract from such uses. Also, the Moderate Income Housing Plan, most recently updated in 2024, recommends limiting the expansion of Recreation Resort zoning except in special circumstances. Ultimately, the proposed zone change would be practical since the property is essentially a small island of agriculturally zoned land surrounded by Recreation Resort.

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

Response: Most of the area is agriculture, undeveloped, or other phases of Pecan Valley Resort. The proposed zoning would be harmonious with the adjacent phases of Pecan Valley Resort and would not conflict with existing agricultural uses in the area.

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

Response: Any adverse impacts on the surrounding property resulting from the zone change could be considered negligible in light of the overall Recreation Resort development that has already been approved around the subject property. Furthermore, bringing the zoning into conformance with the Planned Community general plan designation for the site could justify the zone change. But the loss of agriculturally zoned areas could be seen as an adverse impact; however, this would be a very small expansion of Recreation Resort zoning, and therefore, it is not expected to have any adverse impacts on agricultural uses.

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

Response: See the JUC comments below. A paved secondary access is required to serve this area, and the City Council has directed that no additional subdivision plats or zone changes be approved until the secondary access issue is resolved. The property immediately to the south and west of the subject property (identified as *The Homesteads at Pecan Valley* on the preliminary site plan) previously received a zone change that was conditioned upon a development agreement requiring the developer to

dedicate the necessary right-of-way, and bond for and construct the secondary access. Similarly, the applicant for this zone change has agreed in principle to participate in a like agreement, although no agreement or plan requiring such participation has yet been executed. Such an agreement would need to be a condition of approval should this zone change request be approved.

Other Considerations:
Per Hurricane City Code, section 10-26-5 pertaining to Recreation Resorts:

B. In addition to the items required by 10-7-7, the City shall consider the following criteria in assessing any zone change application.

1. General Plan Map: Recreation Resort Zoning shall be located in Commercial, Planned Community, Mixed Use, or Multi-Family areas as labeled by the General Plan Map.

Response: The property is located in the Planned Community portion of the General Plan Map and the zone change would bring consistency between the general plan and zoning at the site.

2. Recreation Resort Zoning shall avoid clustering in a single location, and should be limited in size relative to the commercial or multi-family zoned area. Only in rare cases should a recreation resort zone exceed 20 acres.

Response: Even without this addition, the Pecan Valley Resort already exceeds 20 acres and is the largest development in the area, however this would only increase the overall size of the development by a very small amount (approximately 2%).

3. Recreation Resort Zoning shall only be located adjacent to Major Collectors, Minor Arterials, or Major Arterial Roads.

Response: The nearest master planned roadway is 5140 W which is a minor collector.

4. Recreation Resort Zoning should help add to the commercial viability of an area within commercial areas listed in the General Plan Map. It may do this by adding commercial amenities, tourism, or renewed development of an area.

Response: The proposed zone change does not enhance this objective.

5. Recreation Resort Zoning should not conflict with long term housing and moderate income housing needs of an area. Recreation Resort Zoning should not be located in places where multi-family housing could be built that would have easy access to public amenities and services, such as schools, parks, and utilities.

Response: This area does not have easy access to existing public amenities that would benefit multifamily uses; this site would probably not be ideal for multifamily housing due to the existing surrounding resort uses.

Preliminary Site Plan Review

The applicant has submitted a site plan for the entire Pecan Valley Resort site south of 2250 S. Pecan Valley Resort north of 2250 S (platted as Pecan Valley Phase 3) consists of 23 single family homes and, to date, is substantially built out.

JUC Comments:

Public Works: Second paved fire and emergency access needs to be completed before approvals in the area.
Power: Dixie Power area. [No comments received.]
Water: A Water Model will be required for the Development.
Streets: Approved.
Sewer: [No comments received.]
Engineering: Subdivision improvements along 2250 South and 5140 West must be constructed. The greater Pecan Valley is accessed via only one paved roadway, Turf Sod Road. A second paved access must be provided (IFC appendix D D102.1 & D107.1 & 2, and HCS 3.2.4.2(K)). Improving 5140 W and Dixie Springs Drive seemed to be most attainable. Applicant must clarify plans for the historic access their property has provided for adjacent properties (H-4138-N & H-4138-C). Said properties may get access to public streets with future developments. Realigning the two southernmost roads has been proposed in the redlines to give the neighbors access and avoid double frontage lots (HCC 10-37-12(E)). A significant portion of the proposed site is dependent on a potential project within the Andrew Hall zone change (file #ZC25-16). The proposed layout is inconsistent with the proposed development agreement for that project. The project's traffic impact study (dated 12/13/2021) assumed this project would have use of 5140 W and Dixie Springs Drive by 2026. Traffic impact recommendations must be revisited by the traffic engineer (HCS 3.9.2). The existing pressure reducing valve in 5140 W will likely need to move to facilitate proposed water loops. City staff are awaiting feedback from Hurricane's Water Engineering firm. It's expected that the southwest portion of the development will be subject to likely redesigns because of uncertain futures. Maintaining/restoring existing accesses, making arrangements for 5350 W or 2760 S to connect to future Dixie Springs Drive, and avoiding cul-de-sacs and single loaded streets/double frontage lots should be prioritized design elements. (See HCS 2.5.1(11th paragraph), HCC 10-26-5(b)(3), and HCS 3.2.2 & HCC 10-37-12(E)).
Fire: Denied. Second access is required. 2021 IFC Appendix D.
Gas: [No comments received.]
Fiber: We have active fiber within the lot(s) and would like the area to be fully blue staked to avoid damages and charges for fixing our lines.
WCWCD: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the project adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments:

1. **Density:** The preliminary site plan shows 444 units for the entire property which is consistent with the currently approved development agreement. Therefore, any units placed in the property to be rezoned (density would allow up to 4) should be allowed only as a "density transfer" from other portions of the development so that no additional units are created.

2. **Parking:** Per HCC section 10-26-6:

> *E. Off street parking: Parking shall comply with the following standards.*
>
> *1. Within recreational resorts, an application shall provide two parking spaces per unit or one space per bedroom, whichever is higher. Tandem parking spaces are permitted only if approved as part of the preliminary site plan by the Planning Commission.*
> *2. RV and Trailer Parking: An applicant shall provide sufficient parking areas for RV's and trailers. A minimum of one RV/trailer parking space shall be provided for every 5 units.*

   The applicant has stated all units will have a minimum of a two-car garage. It is not cleare if this will meet part (E)(1)'s requirements based on the typical unit size in this development, but the parking requirements can be addressed at a later stage. It is also noted that 39 RV/trailer parking stalls are provided and 89 are required; this will also need to be addressed. Finally, all on street parking will need to meet HCC section 10-34-8.

3. **Amenities:** The preliminary site plan shows, for the entire development, a clubhouse and resort pool (existing), a pickleball facility, and a recreation building that is indicated to have indoor pickleball courts. Per the original development agreement, the applicant is required to provide another amenity in the southern area of the development, and one is shown accordingly. Per HCC section 10-26-4, two clubhouses and four pools are required for a development this size.
4. The preliminary site plan shows a deviation in the road network from what was originally proposed by the applicant for the southern phases of Pecan Valley. This affects the approved development agreement for Homesteads at Pecan Valley south and west of this property. The property owner for that property will need to consent and the City Council will have to approve amending that development agreement to meet this plan.
5. In 2025, the City Council determined that no new preliminary plats or zone changes would be approved within the Pecan Valley area until a second paved access is constructed to satisfy the requirements of the International Fire Code. In 2026, the Council approved a zone change for the Homesteads at Pecan Valley project subject to a development agreement restricting development rights until the second paved access is dedicated and bonded for or constructed. Staff finds it acceptable to extend this same arrangement to the applicant as a condition of the requested zone change. However, the applicant has requested permission to begin constructing the amenities in this new phase before the second paved access is dedicated, bonded for, or constructed in exchange for foregoing construction of certain previously approved preliminary platted units within Pecan Valley Resort. Staff does not support this proposal because it would delay badly needed infrastructure improvements in the area and is inconsistent with the City Council's previous decisions. Accordingly, staff does not recommend approval of the proposed "trade."

Findings:
Staff makes the following findings:

1. The application complies with the standards within the General Plan and General Plan Map.
2. The proposal is substantially similar to the existing resort uses within the project area, if not the neighboring agricultural areas; however, this would be a very small expansion of Recreation Resort zoning, and therefore, it is not expected to have any significant impacts on the existing agricultural uses.
3. The proposed amendment will not adversely impact the area.
4. Staff believes adequate public facilities can be attained with a development agreement restricting development until a second paved fire access can be brought to the area.
5. The standards for granting a zone change to Recreation Resort in HCC section 10-26-5 are substantially met.
6. The preliminary site plan is acceptable.

Recommendation: The Planning Commission should review this application based on the standards within the Hurricane City Code and consider any public comments received at the public hearing. Staff recommends this zone change be approved subject to a development agreement that addresses staff comments.

Pecan Valley Resort

Preliminary Site Plan – Updated June 2026

The amended and extended Preliminary Site Plan includes the existing clubhouse and waterpark, a proposed recreation building, a proposed indoor pickleball facility, associated parking areas, and a total of 444 resort units, consistent with the First Amendment to the Development Agreement and within the properties identified in Exhibit A.

The accompanying zone change request adds approximately 1.35 acres to the Resort Recreation (RR) zoning district. This amendment maintains compliance with the 444-unit maximum while allowing for the addition of enhanced recreational amenities.

The southern phases have been revised to include trailer parking at a ratio of 1 stall per 5 units. Based on the 444-unit development cap, 89 trailer parking stalls are required; 139 stalls are proposed.

The northern phases, including the area proposed for RR zoning, incorporate a large indoor pickleball facility and associated parking improvements designed to serve both the new amenity and the existing clubhouse and waterpark facilities.

Included Parcels:

H-PEV-3 (Pecan Valley Phase 3), H-PEVR-1 (PVR Phase 1), H-PEVR-3 (PVR Phase 3), H-4-2-15-113 & H-4-2-15-114 (proposed PVR Phase 2), H-4138-B-2 (proposed PVR Phase 4), H-4138-B-1 (proposed south phases), H-4138-L (proposed south phases), H-4138-E (proposed south phases), H-4138-B-2 (storm water & proposed Recreation Building), H-4138-A (parking & amenities), H-4-2-15-112 (parking & amenities) H-4138-G (north townhomes), H-4138-F (Stratton addition)

The project encompasses approximately **82.3 acres** of Resort Recreation (RR) zoned property.

June 17, 2026

Zone Change Narrative

Pecan Valley Resort

The purpose of this zone change request is to incorporate an additional 1.35 acres of recently acquired property from the Stratton's to Pecan Valley Resort. The two annexation parcels are located towards the north of the Resort. Parcel #1 is 0.85 acres being located along Pecan Valley Road (5140 West). Parcel #2 is 0.50 acres being located along 2250 South. These parcels are highlighted in red on the provided zone change exhibit map.

The proposed zone change parcels will provide additional pickleball amenities and complete the road connection of 2360 South from 5210 West to Pecan Valley Road. Four (4) additional townhome units are proposed.

The current development agreement allows 444 units as defined by the First Amendment to Development Agreement within the properties as defined by Exhibit A. The prior zone change proposed 17 units in this block area. This proposed zoning application is requesting an additional 4 units on the 1.35 acres being an annexed with a density of 2.96 dwelling units per acre.

In summary, the addition of 1.35 acres to the RR zoning of Pecan Valley Resort, will keep the unit count under the 444 cap while adding elevated amenities.

15

DOC # 20230000908
Agreement Page 1 of 13
Gary Christensen Washington County Recorder
01/11/2023 11:38:04 AM Fee $ 0.00
By HURRICANE CITY

Return To:
City of Hurricane
Attention: Cindy Beteag
147 N 870 W
Hurricane, UT 84737

DEVELOPMENT AGREEMENT
FOR
PECAN VALLEY ZONE CHANGE

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of the 11 day of January, 2023 (the "Effective Date"), by and between HURRICANE CITY, a Utah municipal corporation, hereinafter referred to as "City," and PVH LLC, a Utah LLC, hereinafter referred to as "Developer." The City and Developer are hereinafter collectively referred to as "Parties."

RECITALS

A. Developer is the owner of approximately 18.09± acres of land located within Hurricane City as is more particularly described on EXHIBIT A, attached hereto and incorporated herein by reference (the "Property").

B. On November 17, 2022, the City Council approved a zone change as shown on the zoning map attached hereto as EXHIBIT B, subject to and conditioned upon the terms and conditions of this Agreement.

C. Developer has proposed, and City has approved, a Preliminary Site Plan attached hereto and incorporated herein as EXHIBIT B. The Preliminary Site Plan grants no vested entitlements and shall be subject to changes as listed within this agreement.

D. Developer is willing to design and construct the Project in accordance with the Preliminary Site Plan and in a manner that is in harmony with and intended to promote the long-range policies, goals, and objectives of the City's general plan, zoning and development regulations in order to receive the benefit of vesting for certain uses and zoning designations under the terms of this Agreement as more fully set forth below.

E. The City Council have further authorized the Mayor of the City to execute and deliver this Agreement on behalf of the City.

F. The City has the authority to enter into this Agreement pursuant to Utah Code Section 10-9a-102(2) and relevant municipal ordinances, and desires to enter into this Agreement with the Developer for the purpose of guiding the development of the Property in accordance with the terms and conditions of this Agreement and in accordance with applicable City Ordinances.

G. This Agreement is generally consistent with, and all preliminary and final plats within the Property are subject to and shall conform with, the City's General Plan, Zoning

Ordinances, and Subdivision Ordinances, and any permits issued by the City pursuant to City Ordinances and regulations.

H. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

I. The Parties understand and intend that this Agreement is a "development agreement" within the meaning of, and entered into pursuant to, the terms of Utah Code Ann., §10-9a-102.

J. The Parties intend to be bound by the terms of this Agreement as set forth herein.

AGREEMENT

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

1. Incorporation of Recitals. The foregoing Recitals are hereby incorporated into this Agreement as a substantive part hereof.

2. General Terms: The City approves the zoning boundaries shown in EXHIBIT B with the following terms and conditions.

a. Planned Development Overlay. The area labeled as PDO in EXHIBIT B is approved but shall be limited to no more than 77 total units. These units shall only be used for long-term residential uses. Prior to any development, Developer shall file a new preliminary site plan that complies with Hurricane City Code and standards and obtain approval from the Hurricane City Planning Commission.

b. Recreation Resort. The area labeled as Pecan Valley Resort within EXHIBIT B is approved but shall contain no more than 236 units. Prior to any development, Developer shall file a new site plan that complies with Hurricane City Code 10-26 for review and obtain approval from the Planning Commission. The Developer shall provide new outdoor amenities within the southern section of the resort according to Hurricane standards or as otherwise approved by the Planning Commission. The Planning Commission may, but is not required to, consider amenities in other areas of the resort to offset required amenities.

c. Clubhouse and Amenity Center. In the first phase of any development within the Pecan Valley Resort, Developer shall develop a Clubhouse in the northeast of the development as shown in EXHIBIT B. The applicant shall follow all Hurricane City approval procedures, including a preliminary site plan, construction drawings, subdivision plans, final site plan, and building permits.

3. Nothing in this Agreement shall amend or replace any requirements by City, State, Federal, Fire, other local development agreements or restrictions, or other applicable regulations.

4. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To the Developer: Pecan Valley Holdings LLC
Attention: Chris Wyler
5183 W 2040 S
Hurricane, UT 84737

To the City: City of Hurricane
Attention: Dayton Hall, City Attorney
147 N 870 W
Hurricane, UT 84737

5. Adequate Public Facilities.

a. This subsection 5 applies to any portion of the Property for which development has not already been approved by the City.

b. Developer understands, acknowledges and specifically agrees that: (a) power, water, and other utility services to the Property may not be currently available in sufficient capacity to serve some or all of the Property, and may not have been extended to the Property; (b) the granting of this zone change, approval of a preliminary plat, and review of construction drawings, does not in any way guarantee or warrant the availability and extension of power, water, or other utility services to the Property; (c) no application for any building or grading permit requiring the availability and extension of power, water, or other utility service for the specific property identified in the permit application, shall be filed, made, or approved until such time that such utilities or services are available and have been extended to the applicable property, as determined by City staff; and (d) Developer assumes all risk and liability associated with any development activity on the Property, including but not limited to all costs incurred for engineering, feasibility studies, etc., in the event that such services do not become available and are not extended to the Property.

c. The City may deny any application for preliminary plat(s), final plat(s), site plans, and/or building permit(s) if the City finds that (1) utilities, roadways, or other public facilities or infrastructure are inadequate to support the Property that is the subject of that application or (2) services are not in the vicinity of the Property that is the subject of that application. Notwithstanding the foregoing, the City may consider an application if the applicant can show that current utility systems, roadway systems, and other public facilities and infrastructure are adequate to meet the demand for the Property that is the subject of that application and the applicant can provide a plan on how to reasonably

connect the systems, facilities, and infrastructure to the property that is the subject of that application.

6. General Term and Conditions.

a. Headings. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

b. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (to the extent that assignment is permitted). Without limiting the generality of the foregoing, a "successor" includes a party that succeeds to the rights and interests of the Developer as evidenced by, among other things, such party's submission of land use applications to the City relating to the Property or the Project.

c. Non Liability of City Officials and Employees. No officer, representative, consultant, attorney, agent or employee of the City shall be personally liable to the Developer, or any successor in interest or assignee of the Developer, for any default or breach by the City, or for any amount which may become due to the Developer, or its successors or assignees, or for any obligation arising under the terms of this Agreement. Nothing herein will release any person from personal liability for their own individual acts or omissions.

d. Third Party Rights. Except for the Developer, the City and other parties that may succeed the Developer on title to any portion of the Property, all of whom are express intended beneficiaries of this Agreement, this Agreement shall not create any rights in and/or obligations to any other persons or parties. The Parties acknowledge that this Agreement refers to a private development and that the City has no interest in, responsibility for, or duty to any third parties concerning any improvements to the Property unless the City has accepted the dedication of such improvements

e. Further Documentation. This Agreement is entered into by the Parties with the recognition and anticipation that subsequent agreements, plans, profiles, engineering and other documentation implementing and carrying out the provisions of this Agreement may be necessary. The Parties agree to negotiate and act in good faith with respect to all such future items.

f. Relationship of Parties. This Agreement does not create any joint venture, partnership, undertaking, business arrangement or fiduciary relationship between the City and the Developer.

g. Agreement to Run With the Land. This Agreement shall be recorded in the Office of the Washington County Recorder against the Property and is intended to and shall be deemed to run with the land, and shall be binding on and shall benefit all successors in the ownership of any portion of the Property.

h. Performance. Each party, person and/or entity governed by this Agreement shall perform its respective obligations under this Agreement in a manner that will not unreasonably or materially delay, disrupt or inconvenience any other party, person and/or entity governed by this Agreement, the development of any portion of the Property or the issuance of final plats, certificates of occupancy or other approvals associated therewith.

i. Applicable Law. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Utah.

j. Construction. This Agreement has been reviewed and revised by legal counsel for both the City and the Developer, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

k. Consents and Approvals. Except as expressly stated in this Agreement, the consent, approval, permit, license or other authorization of any party under this Agreement shall be given in a prompt and timely manner and shall not be unreasonably withheld, conditioned or delayed. Any consent, approval, permit, license or other authorization required hereunder from the City shall be given or withheld by the City in compliance with this Agreement and the City Ordinances.

l. Approval and Authority to Execute. Each of the Parties represents and warrants as of the Effective Date this Agreement, it/he/she has all requisite power and authority to execute and deliver this Agreement, being fully authorized so to do and that this Agreement constitutes a valid and binding agreement.

7. Amendment. This Agreement may be amended only in writing signed by the Parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

HURRICANE CITY CORPORATE SEAL WASHINGTON COUNTY UTAH

CITY:

CITY OF HURRICANE

ATTEST:

By: _____
City Recorder

By: _____
Mayor

DEVELOPER:

By: _____
Name: Chris Wyler
Title: Member

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On the 11 day of January, 2023 personally appeared before me Chris Wyler, who being by me duly sworn, did say that he is the Member of PVH, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he executed the same.

NOTARY PUBLIC
Brienna Spencer
714562
COMMISSION EXPIRES
October 7, 2024
State of Utah

_____
Notary Public
Residing at: Hurricane UT 84737

EXHIBIT A

Legal Description Parcel

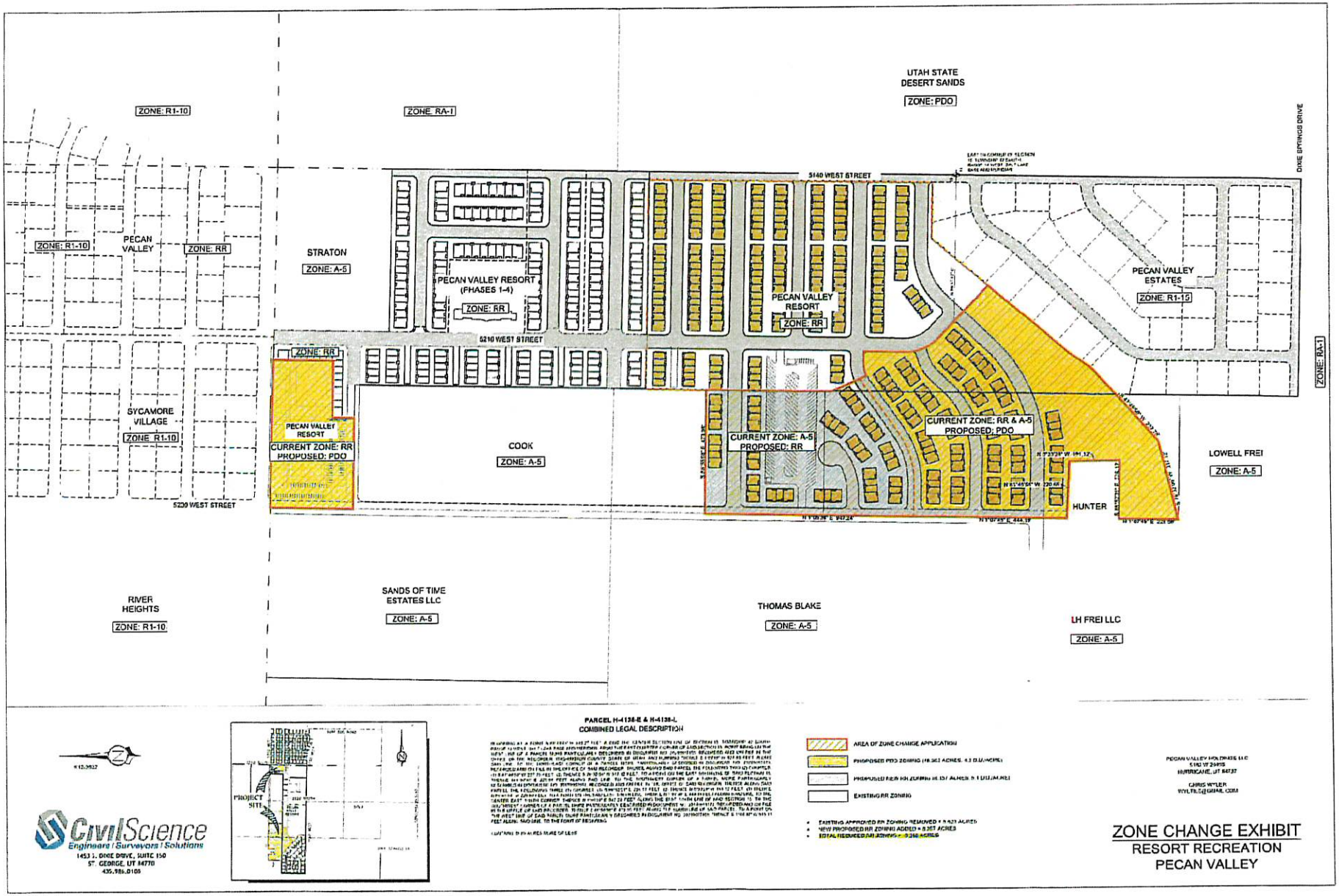
PARCEL H-4138-E & H-4138-I.
COMBINED LEGAL DESCRIPTION

BEGINNING AT A POINT N 88°41'43" W 645.27 FEET ALONG THE CENTER SECTION LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE EAST QUARTER CORNER OF SAID SECTION 15, POINT BEING ON THE WEST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20210017459, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE S 1°07'48" W 624.89 FEET ALONG SAID LINE, TO THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20220015183, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES, (1) S 47°49'50" W 237.75 FEET, (2) THENCE S 76°32'06" W 317.12 FEET, TO A POINT ON THE EAST 1/16TH LINE OF SAID SECTION 15, THENCE N 1°07'48" E 225.96 FEET ALONG SAID LINE, TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20170050011, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES, (1) S 88°52'21" E 226.17 FEET, (2) THENCE N 0°33'28" W 191.12 FEET, (3) THENCE N 66°45'54" W 220.69 FEET, TO A POINT ON THE SAID EAST 1/16TH LINE, THENCE N 1°07'48" E 444.19 FEET ALONG SAID LINE, TO THE CENTER EAST 1/16TH CORNER, THENCE N 1°05'36" E 947.24 FEET ALONG THE EAST 1/16TH LINE OF SAID SECTION 15, TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20140011173, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, THENCE S 88°55'08" E 479.95 FEET ALONG THE SOUTH LINE OF SAID PARCEL, TO A POINT ON THE WEST LINE OF SAID PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20210017460, THENCE S 1°05'47" W 949.11 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING

CONTAINS 18.09 ACRES MORE OR LESS

EXHIBIT B
Zoning Amendment Preliminary Site Plan Map

EXHIBIT C
City Council Approval Minutes



CivilScience
Engineers | Surveyors | Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0109

PARCEL H-4138-E & H-4138-I
COMBINED LEGAL DESCRIPTION

PECAN VALLEY HOLDINGS LLC
5140 W 2940S
HURRICANE, UT 84737
CHRIS WYLER
WYLER5@GMAIL.COM

ZONE CHANGE EXHIBIT
RESORT RECREATION
PECAN VALLEY

Mr. Nelson. Councilman Hirschi confirmed there are five hundred units and expressed concern with the density. Mr. Brown noted that he discussed this with Mr. Nelson and felt this area is a good location for this type of development. Councilman Thomas noted that there is infrastructure in the area, and this is near other commercial uses.

Mayor Billings asked how the applicant intends to make this an affordable housing product. Mr. Brown reiterated that the applicant is willing to provide ten percent as affordable housing with a development agreement. Councilman Prete likes the project. It is time to proceed forward with the moderate-income housing plan. He confirmed that the applicant agrees to not exceed three stories and designate ten percent as affordable housing. He explained that these details must be worked out in a development agreement. He suggested continuing the item until the development agreement has been reviewed. He noted that this is the first applicant that has committed to deed-restricted affordable housing.

Joseph Prete motioned to continue the Zone Change Amendment request for Steward Land Holdings located at approx. 3112 West State Street from HC to PC to the next meeting to consider the request with a development agreement. Seconded by Kevin Thomas. Dave Sanders, Kevin Thomas, and Joseph Prete voting, aye. David Hirschi and Doug Heideman nay. Motion carried.

5. Consideration and possible approval of **allocating funds to the Tourism Board** - April Gates/Doug Heideman

April Gates stated that the Tri-State Jamboree donated money to help veterans. The Tourism Alliance is taking over the Tri-State Jamboree moving forward. Ms. Gates reported that the Tourism Board is requesting $3,000 to help boost their website.

Kevin Thomas motioned to approve allocating $3,000 to the Tourism Board. Seconded by Dave Sanders. Joseph Prete, Doug Heideman, David Hirschi, Kevin Thomas, and Dave Sanders voting aye. Motion carried unanimously.

6. Ordinance 2022-60: Consideration and possible approval of a proposed **Zone Change Amendment request located at approx. 5200 West and 2500 South from A-5, agriculture one unit per 5 acres, to RM-1/PDO, multifamily 6 units per acre with a Planned Development Overlay, and RR, recreation resort.** Parcel numbers: H-4138-B, H-4138-L, H-4138-E. Chris Wyler Applicant. Brandee Walker-Civil Science Agent.

Stephen Nelson explained that this is part of the Pecan Valley project. The applicant previously asked to expand the resort use and add a PDO. The Planning Commission recommended denial. After discussions with the applicant, the City Council felt a development agreement could be implemented to cap the density. He explained that the presented development agreement will require amenities in certain areas, an additional clubhouse in the southern area, and limits the

number of units. Mayor Billings asked when the clubhouse will be built. Mr. Nelson reported that the clubhouse will be built in the first phase. Councilman Thomas feels this is a good change that benefits the community. Councilman Sanders asked how the excavation process will affect the neighbors. Chris Wyler feels it will help the neighbors with the flood water. They have a four-foot storm drain going to the river, which will help with future flooding. Mr. Nelson explained that the Planning Commission recommended denial due to concerns regarding infrastructure in the area, the main sewer line, and the expansion of the resort area. He noted that the development agreement contains adequate public facilities language.

Kevin Thomas motioned to approve the Zone Change Amendment request located at approx. 5200 West and 2500 South from A-5, agriculture one unit per 5 acres, to RM-1/PDO, multifamily 6 units per acre with a Planned Development Overlay, and RR, recreation resort subject to a development agreement and staff and JUC comments; 1. Power: Dixie Power area. Still waiting on off-site improvements. Probably will have enough capacity when they get to this part. 2. Water: Need an updated water model. Water is in the area but could be limited with this increase. 3. Streets: Second access needed to handle high density traffic flow. 4. Sewer: A lot of off-site sewer will be needed for this property. May need a regional lift station. 5. Engineering: 5200 W is 5350 W. The property should be acquired to connect 5350 W through. The Hunter and Lowell Frei parcels should be accessible from a public street. 6. Fire: Water supply and access. 7. Gas: No concerns. 8. Cable: No comments. 9. Density: The applicant is proposing 4.2 units per acre, RM-1 zoning allows up to six units per acre. The applicant is proposing 71 long-term townhome units and 228 resort townhome units. 10. The applicant is proposing that the already approved parking lot and clubhouse area on the north end of Pecan Valley Resort be zoned RM-1 PDO. The applicant has indicated to staff that this would be a recreation/community center open to the public. 11. Amenities: The total Pecan Valley Resort area has 473 units. Per HCC 10-26-4: Two clubhouses with 2,000 sq ft of nonoffice space and four pools of at least 2,000 sq ft are required. Two clubhouses are shown and the Planning Commission has approved a larger pool amenity with enhanced features in the phase 1 amenity area. a. The Planning Commission may approve an alternative amenity package. Staff would be broadly supportive of some level of alternative compliance on this overall plan due to the fact that the code requiring amenities was passed during the design and construction of the overall resort area. The relevant codes are: i. Alternative compliance, such as splash pads, sports courts, and open space amenities may be considered by the Planning Commission to offset other amenities requirements. ii. Pools: Pools may be combined for an enhanced amenity area with the approval of the Planning Commission. b. Staff has serious concerns with counting the proposed recreation/community center as an amenity for the resort when it is not zoned Recreation Resort and instead zoned RM-1 PDO. Other resorts in the city have been required to provide all of their amenities within the recreation resort zoning and have not been allowed to count amenities in other zones. c. Another consideration is that HCC 10-26-4 states that: "These amenities should be centrally located and have walking trails or sidewalks for access. Where applicable, multiple amenities should be placed throughout the property to ensure equitable access." With this addition the amenities are clustered around the northern end of the roperty.

Some sort of amenity should be placed on the southern end of the property. 12. Parking: A full parking plan will be needed for the preliminary plat approval. Most units will have garages sized enough to meet the requirements of, "two parking spaces per unit or one space per bedroom, whichever is higher" (HCC 10-26-6 E) a. Previous submissions have indicated that 100 RV parking spaces are provided within the recreation resort zone. 94 spaces are required for the entire resort area. 13. While staff has no issues with long-term residential in this area staff has serious concerns with the plan as presented with regards to the integration of the two uses on the site plan. Staff has had problems in the already built portions of Pecan Valley where there is an approved resort on one street and long-term residential on another where people have bought in the long-term area thinking it was the short-term, which causes confusion for property owners and noise and parking issues for residents. This plan mitigates this from the previous plan by not having long-term and short-term units sharing a building but where they share a street and where the units will theoretically be identical looking the problems that exist in other phases of Pecan Valley will persist. 14. The applicant is proposing that 3.737 acres of resort zoning be removed from the northern property and 3.370 acres be added to the southern property. This change increases the number of approved resort units within Pecan Valley by 23 additional units. 15. Planned Development Overlays (PDO) are required to be a minimum of 5 acres. The proposed resort is a total of 3.737 acres. This zoning is attached to the resort and the other PDO. Generally speaking, the applicant is seeking to exchange property from Resort to PDO without changing the use and justifying an expansion of resort zoning. Because of this, staff would generally recommend that the clubhouse/fitness area remains in the same zone and that the Planning Commission consider the southern zone change independently. 16. Hurricane City Code 10-37-4 states: a. Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City. b. The City has generally interpreted this code to mean that developments should not be approved without an adequate, approved, and bonded for plan to install facilities and infrastructure to the property. The Sewer District has expressed concerns about sewer capacity. Also, the Fire District has serious concerns about increasing units and density along Turf Sod Road, which does not have a second access, and there are plans for an improved second access to the property to Dixie Springs Drive once connected to 5140 West. These plans have been signed, but the improvements have not been installed. Seconded by David Hirschi. Doug Heideman, Dave Sanders, David Hirschi, and Kevin Thomas voitng aye. Joseph Prete, nay. Motion carried.

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Unofficial Copy

When Recorded return to:
Hurricane City
City Recorder
147 N. 870 West
Hurricane, UT 84737

DOC # 20260017422
Agreement Page 1 of 5
Gary Christensen Washington County Recorder
05/05/2026 01:19:25 PM Fee $ 0.00
By HURRICANE CITY

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR PECAN VALLEY ZONE CHANGE

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR Pecan Valley Zone Change ("Amendment") is made to be effective as of July 3, 2025 (the "Effective Date"), by and among Pecan Valley Development LLC, a Utah limited liability company ("Developer") and HURRICANE CITY, a Utah municipal corporation and political subdivision of the State of Utah ("City") (individually a "Party" and collectively the "Parties").

RECITALS

A. The Parties entered into that certain Development Agreement (the "Original Agreement") effective January 11th, 2023, and recorded in the office of the Washington County Recorder as Document #20230000908 on January 11, 2023.

B. The Original Agreement governed a southern portion of the planned Pecan Valley Resort.

C. By this Amendment, the Parties intend to incorporate additional land into the Original Agreement, including approximately 2.9 acres of land that is being rezoned as Recreation Resort.

D. Having incorporated the additional property into the Original Agreement, the Parties also intend to confirm a total cap of 444 units on properties subject to the Amendment.

E. The City finds the proposed Amendment is consistent with its authority to enter and amend Development Agreements under its Land Use Code and under Utah Land Use, Development, and Management Act, Utah Code §10-20 et. seq.

AGREEMENT

Now, therefore, in consideration of the mutual covenants, conditions, and terms of this Amendment, as more fully set forth below, Owner, Developer, and City hereby agree to amend the Original Agreement as follows:

1. The properties now governed by the Original Agreement are described at Exhibit A, which is incorporated into the Original Agreement and shall be governed thereby.

2. The properties described at Exhibit A are zoned as Recreation Resort and are incorporated into the Recreation Resort area described in section 2(b) of the Original Agreement.

3. The unit counts and caps within the Original Agreement are amended as follows: No more than 444 units are permitted within the properties described at Exhibit A.

4. Except as expressly modified by this Agreement, all terms and conditions of the Original Agreement shall remain the same and are in full force and effect.

IN WITNESS THEREOF, the Parties have executed this First Amendment to the Development Agreement on the dates indicated below, to be effective as of the date first written above.

DATED this 1 day of May, 2026.

Developer:
Pecan Valley Development, LLC
a Utah limited liability company

Chris Wyler, Member

Subscribed and sworn to before me on this 1 day of May, 2026.

NOTARY PUBLIC
BRIENNA SPENCER
739421
MY COMMISSION EXPIRES
SEPTEMBER 30, 2028
STATE OF UTAH

Notary Public

City:
Hurricane City

Clark Fawcett, Mayor

HURRICANE CITY CORPORATE SEAL EST. 1906 WASHINGTON COUNTY UTAH

Attest:

Cindy Beteag, City Recorder

Unofficial Copy

PECAN VALLEY RESORT

DEVELOPMENT AGREEMENT

LEGAL DESCRIPTON

EXHIBIT "A"

INCLUDING ALL OF PECAN VALLEY RESORT BOUNDARY – PHASES 1-4 MORE PARTICULARLY DESCRIBED AS FOLLOWS: H-4-2-10-224; H-4-2-10-225

BEGINNING AT A POINT WHICH IS S 1°07'30" W 440.00 FEET ALONG THE EAST LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE NORTHEAST CORNER OF SAID SECTION 15, AND RUNNING THENCE S 1°07'30" W 992.25 FEET ALONG SAID SECTION LINE;THENCE N 88°34'06" W 845.88 FEET; THENCE N 1°05'47" E 1147.86 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 2360 SOUTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S 88°54'31" E 137.05 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, (2) THENCE ALONG THE ARC OF SAID CURVE 31.39 FEET THROUGH A CENTRAL ANGLE OF 89°55'57", TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 5210 WEST STREET; THENCE N 1°09'32" E 264.73 FEET ALONG SAID RIGHT-OF-WAY LINE, TO A POINT ON THE NORTH LINE OF SAID SECTION 15; THENCE S 88°27'52" E 95.24 FEET ALONG SAID SECTION LINE; THENCE S 1°07'30" W 440.00 FEET; THENCE S 88°27'52" E 594.02 FEET, TO THE POINT OF BEGINNING.
CONTAINS 20.81 ACRES MORE OR LESS

TOGETHER WITH PARCELS INCLUDED IN THE PECAN VALLEY DEVELOPMENT ZONE CHANGE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PARCELS NO. H-4-2-15-112, H-4138-A, & H-4138-G
BEGINNING AT A POINT WHICH IS N 88°27'52" W 475.20 FEET ALONG THE NORTH LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE NORTHEAST CORNER OF SAID SECTION 15, POINT ALSO BEING THE NORTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 20250019341, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES: (1) S 1°07'30" W 150.00 FEET, (2) THENCE S 88°27'52" E 145.20 FEET; THENCE S 1°07'30" W 57.99 FEET; THENCE S 88°27'52" E 137.48 FEET; THENCE S 1°07'30" W 232.00 FEET; THENCE N 88°27'52" W 401.50 FEET; THENCE N 1°07'30" E 440.00 FEET; THENCE S 88°27'52" E 118.82 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.90 ACRES MORE OF LESS

TOGETHER WITH A PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PARCEL NO. H-4168-L
BEGINNING AT A POINT BEING SOUTH 00°03'11" EAST 317.15 FEET ALONG THE NORTHEAST 1/16 LINE FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NORTHEAST 1/16 CORNER), SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°56'40" EAST 479.92 FEET; THENCE SOUTH 00°03'20" EAST 1,361.37 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°56'03" WEST 479.98 FEET TO THE NORTHEAST 1/16 LINE; THENCE SOUTH 00°03'11" EAST 455.66 FEET ALONG THE NORTHEAST 1/16 LINE; THENCE NORTH 89°56'03" EAST 479.98 FEET; THENCE NORTH 00°03'20" WEST 455.66 FEET TO THE POINT OF BEGINNING.
CONTAINS 5.02 ACRES MORE OR LESS

Unofficial Copy

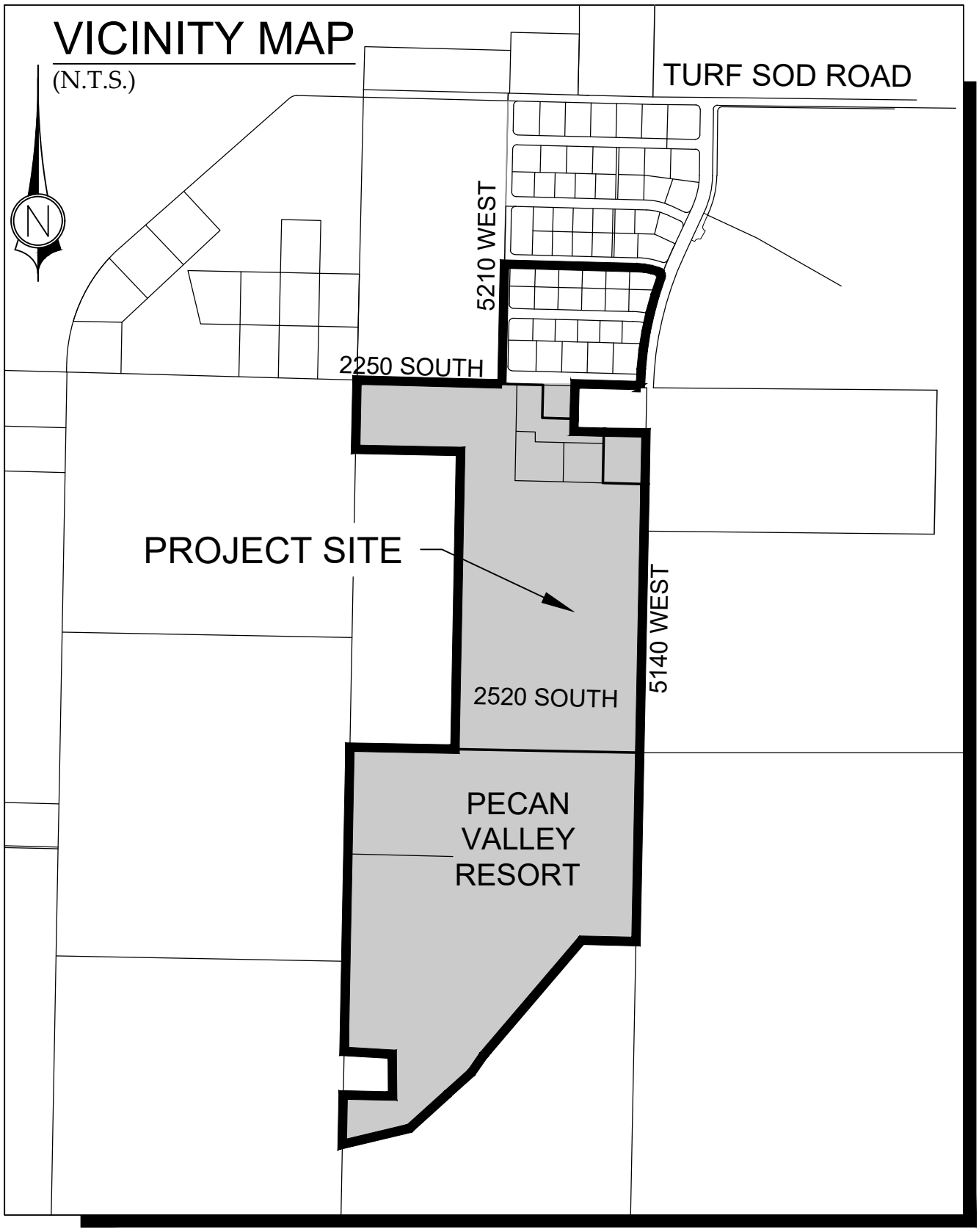
TOGETHER WITH A PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PARCEL NO. H-4138-E
BEGINNING SOUTH 0°00'54" WEST ALONG THE SECTION LINE 865.94 FEET AND WEST 844.36 FEET FROM THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°57'18" WEST 480 FEET TO 1/16 LINE; THENCE NORTH 0°02'42" WEST ALONG 1/16 LINE 226.03 FEET; THENCE NORTH 89°57'18" EAST 226.145 FEET; THENCE NORTH 01°43'49" WEST 191.12 FEET; THENCE NORTH 87°56'15" WEST 220.67 FEET TO 1/16 LINE; THENCE NORTH 0°02'42" WEST ALONG 1/16 LINE 444.19 FEET TO THE EAST-WEST QUARTER SECTION LINE; THENCE NORTH 0°04'43" WEST ALONG 1/16 LINE 491.73 FEET; THENCE NORTH 89°55'17" EAST 480 FEET; THENCE SOUTH 0°04'43" EAST 493.49 FEET TO THE EAST-WEST QUARTER SECTION LINE; THENCE SOUTH 0°02'42" EAST 867.90 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPTING THEREFROM THE FOLLOWING:
BEGINNING AT A POINT BEING SOUTH 00°01'40" WEST 622.75 FEET ALONG THE SECTION LINE AND WEST 844.64 FEET FROM THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE SOUTH 00°00'08" EAST 243.00 FEET; THENCE SOUTH 89°58'04" WEST 480.00 FEET; THENCE NORTH 75°22'31" EAST 317.32 FEET; THENCE NORTH 46°40'15" EAST 237.76 FEET TO THE POINT OF BEGINNING.
CONTAINS 13.08 ACRES MORE OR LESS

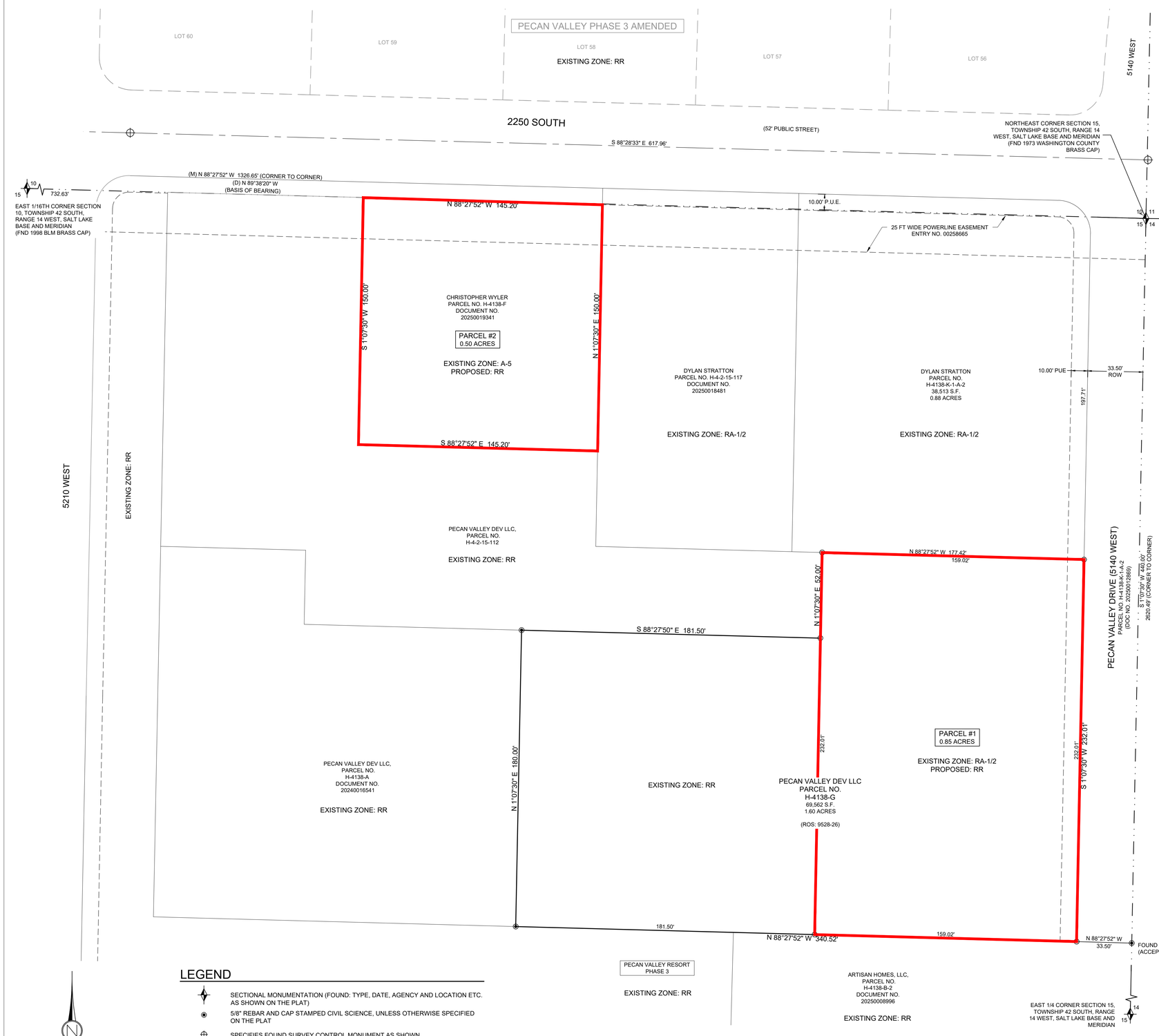
TOGETHER WITH A PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PARCEL NO. H-4138-B-2
BEGINNING AT A POINT WHICH IS N 88°27'52" W 689.26 FEET ALONG THE NORTH LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE NORTHEAST CORNER OF SAID SECTION 15, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 5210 WEST STREET, AND RUNNING THENCE S 1°09'32" W 264.73 FEET ALONG SAID RIGHT-OF-WAY LINE, TO A POINT ON THE NORTHERLY BOUNDARY OF PECAN VALLEY RESORT PHASE 1 SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, POINT ALSO BEING THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) ALONG THE ARC OF SAID CURVE 31.39 FEET THROUGH A CENTRAL ANGLE OF 89°55'57", (2) THENCE N 88°54'31" W 137.05 FEET, (3) THENCE S 1°05'47" W 27.50 FEET, TO THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20140011173, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE N 88°54'31" W 480.02 FEET ALONG THE NORTH LINE OF SAID PARCEL, TO A POINT ON THE EASTERLY LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20160033920, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE N 1°05'38" E 317.15 FEET ALONG SAID PARCEL, TO A POINT ON THE SAID NORTH LINE OF SECTION 15; THENCE S 88°27'52" E 637.38 FEET ALONG SAID SECTION LINE, TO THE POINT OF BEGINNING.
CONTAINS 4.50 ACRES MORE OR LESS
TOGETHER WITH A PORTION OF A PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PARCEL NO. H-4138-B-1
BEGINNING AT A POINT WHICH IS S 1°07'30" W 1432.25 FEET ALONG THE EAST LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE NORTHEAST CORNER OF SAID SECTION 15, AND RUNNING THENCE S 1°07'30" W 1100.02 FEET ALONG SAID LINE; THENCE N 88°34'06" W 248.47 FEET; THENCE S 40°30'52" W 693.98 FEET; THENCE S 34°37'51" W 93.29 FEET; THENCE S 49°06'31" W 141.29 FEET, TO A POINT ON THE EAST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20220009288, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES: (1) N 1°07'48" E 621.80 FEET, (2) THENCE N 1°05'47" E 1190.12 FEET ALONG SAID LINE AND EXTENSION THEREOF, TO THE SOUTHEAST CORNER OF PECAN VALLEY RESORT PHASE 1 SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE

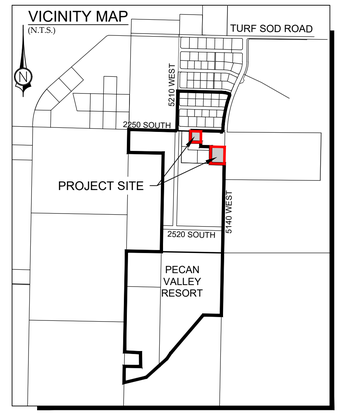
S 88°34'06" E 845.88 FEET ALONG SAID BOUNDARY AND THE EXTENSION THEREOF, TO THE POINT OF BEGINNING.
CONTAINS 26.36 ACRES MORE OR LESS

CONTAINING A COMBINED 72.67 ACRES MORE OR LESS

Unofficial Copy


VICINITY MAP
(N.T.S.)
N
TURF SOD ROAD
5210 WEST
2250 SOUTH
PROJECT SITE
5140 WEST
2520 SOUTH
PECAN
VALLEY
RESORT





LEGAL DESCRIPTIONS

PARCEL #1
DOCUMENT NO. 20260019431

BEGINNING AT A POINT WHICH IS S 1°07'30" W 440.00 FEET ALONG THE EAST SECTION LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND N 88°27'52" W 33.50 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 15, AND RUNNING THENCE N 88°27'52" W 159.02 FEET; THENCE N 1°07'30" E 232.00 FEET; THENCE S 88°27'52" E 159.02 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF PECAN VALLEY DRIVE, MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20250012869, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE S 1°07'30" W 232.01 FEET ALONG SAID RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING.

CONTAINS 36,892 SQ FT OR 0.85 ACRES MORE OR LESS

PARCEL #2
DOCUMENT NO. 20250019341

BEGINNING AT A POINT NORTH 89°38'20"WEST 330.00 FEET FROM THE NORTHEAST CORNER OF SECTION 15,TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN; RUNNING THENCE SOUTH 0°03' EAST 100.00 FEET; THENCE NORTH 89°38'20" WEST 145.20 FEET; THENCE NORTH 0°03' WEST 150.00 FEET, TO THE NORTH SECTION LINE, THENCE SOUTH 89°38'20" EAST ALONG THE NORTH SECTION LINE 145.20 FEET TO THE POINT OF BEGINNING.

CONTAINS 21,780 SQ FT OR 0.50 ACRES MORE OR LESS

COMBINED AREA TO BE ZONED RR = 1.35 ACRES

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT)
- 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE, UNLESS OTHERWISE SPECIFIED ON THE PLAT
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN
- EASEMENT LINE (SEE NOTES)
- SECTION LINE
- CENTER LINE
- EXISTING PARCEL LINE
- EXISTING LOT LINE
- (M) RECORD BEARING
- (D) DEED BEARING

0 15 30 60
SCALE: 1" = 30'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

APPLICANT CONTACT
PECAN VALLEY DEVELOPMENT LLC
CHRIS WYLER
5202 W 2250 S
HURRICANE, UT 84737

PECAN VALLEY RESORT - ZONE CHANGE (JUNE 2026)
LOCATED IN
NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
PREPARED FOR: PECAN VALLEY DEVELOPMENT LLC

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

PECAN VALLEY RESORT
ZONE CHANGE (JUNE 2026)
LOCATED IN
NE 1/4 OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M

PROJ. #: IF25377
DATED: 06/17/2026
DRAWN BY: JRM
CHECKED BY: BLW
SCALE OF SHEET
HOR SCALE: 1" = 30'

SHEET 1 OF 1

PRELIMINARY SITE PLAN
PECAN VALLEY RESORT

NTS

HALLEY JO THORNBERG TRUSTEES
H-4-2-14-441

STATE OF UTAH
H-4136-D-SLL

TO TURF SOD ROAD

5140 WEST

87' PUBLIC STREET

TO DIXIE SPRINGS DRIVE

STRATTON
H-4138-K-1-A-2

STRATTON
H-4-2-15-117

PECAN VALLEY PHASE 3 AMENDED
(23 PLATTED)

2250 SOUTH

PICKLE BALL

PECAN VALLEY RESORT
NORTH PHASES
(21 PROPOSED)

5160 WEST

PECAN VALLEY RESORT
PHASES 1-4
(173 APPROVED)

2360 SOUTH

2480 SOUTH

2520 SOUTH

RESORT POOL
POOL #1
POOL #2
POOL #3

CLUBHOUSE

2560 SOUTH

2590 SOUTH

45' PUBLIC STREET

PECAN VALLEY RESORT
SOUTH PHASES
(227 PROPOSED)

52' PUBLIC STREET

POOL #4

PECAN VALLEY ESTATES

PECAN VALLEY HOLDINGS
LLC H-4138-B-1

DESERT BELL ZONE
TRAILHEAD ZONE #1

ROCKY HELSON SLOPE

2700 SOUTH

10' TRAIL

STORM WATER BASIN

MAINTAIN EXISTING ACCESS TO LOWELL FREI PROPERTY

5210 WEST

2360 SOUTH

2380 SOUTH

2420 SOUTH

2440 SOUTH

2480 SOUTH

RECREATION BUILDING

STORM WATER BASIN

SEWER

JOHN & MELINDA COOK
H-4-2-15-110

TRAILER PARKING
89 STALLS REQUIRED (444/5)
139 PROVIDED

2625 SOUTH

2660 SOUTH

EXISTING OVERHEAD POWER TO BE RELOCATED AS DEVELOPMENT OCCURS

2725 SOUTH

2700 SOUTH

HUNTER
H-4138-D

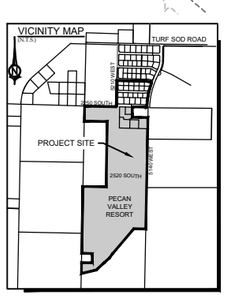
TO THE HOMESTEADS AT PECAN VALLEY STORM WATER BASIN

TO THE HOMESTEADS AT PECAN VALLEY SEWER LIFT STATION

LH FREI LLC
H-4141

THE HOMESTEADS AT PECAN VALLEY
&
THOMAS BLAKE
H-4138-J

VICINITY MAP
(N.T.S.)



PROJECT INFORMATION

TOTAL RR AREA = 82.3±

UNIT COUNT = 444 TOTAL

- FINAL PLAT/ SITE PLAN ENTITLED = 196 (23 SINGLE FAM + 173 TH PHASES 1-4)
- PROPOSED = 248 TOWNHOMES (SOUTH PHASES + NORTH PHASES)

APPLICANT CONTACT

PECAN VALLEY DEVELOPMENT LLC
CHRIS WYLER
5202 W 2250 S
HURRICANE, UT 84737

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

PECAN VALLEY RESORT
PRELIMINARY SITE PLAN - JUNE 2026
LOCATED IN HURRICANE, UTAH

PROJ. #:	23159
DRAWN BY:	BLW
DATED:	07/09/2026
SCALE OF SHEET HOR SCALE:	N/A
SHEET	1 OF 1

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**08/13/2026 - Planning Commission**
Application Number:	ZC26-12 PSP26-13
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Washington County Water Conservancy District
Agent:	Rhett Beazer
Request:	Zone Change from RA-1 to R1-10(PDO), Recreation Resort, Planned Commercial, and R1-8(PDO)
Location:	Sand Hollow Road
Zoning:	RA-1
General Plan Map:	Planned Community, Neighborhood Commercial
Recommendation:	Table the item.
Report Prepared by:	Fred Resch III

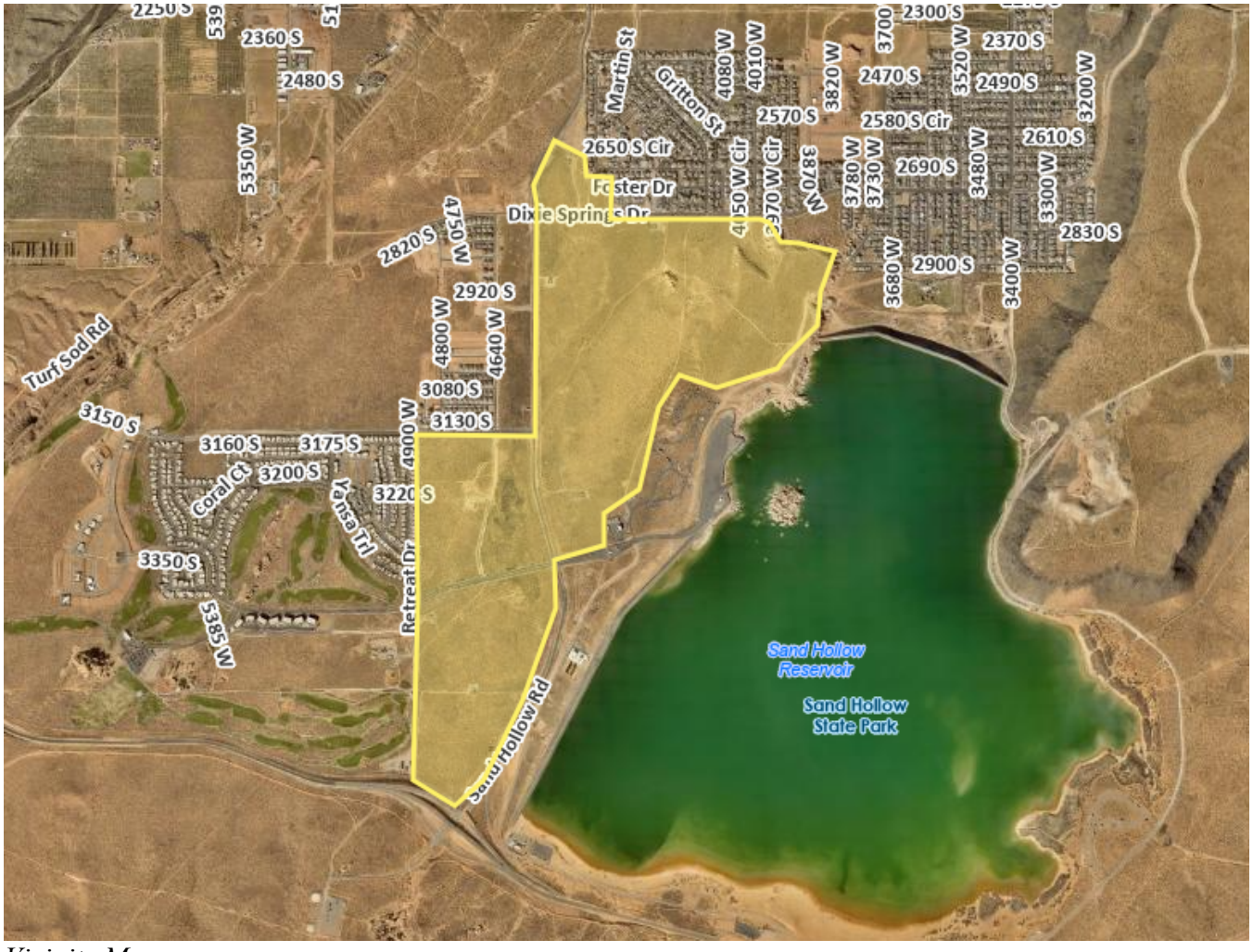
Discussion: The Washington County Water Conservancy District, the applicant and property owner, has requested a zone change for approximately 610 acres located north and west of Sand Hollow State Park and along Sand Hollow Road. The proposal is intended to establish the zoning framework for the long-term development of the property pursuant to an accompanying preliminary site plan that was also submitted for consideration. The applicant is proposing a rezone the property from the current Residential Agricultural 1 (RA-1) zoning to the following zoning designations:

- **Single Family Residential R1-8(PDO)** on approximately 61 acres;
- **Single Family Residential R1-10(PDO)** on approximately 168 acres;
- **Recreation Resort (RR)** on approximately 205 acres; and
- **Planned Commercial (PC)** on approximately 176 acres.

Hurricane City Code requires that a preliminary site plan shall be submitted with any zone change application requesting a Planned Development Overlay ("PDO"), a Recreation Resort zone, or a Planned Commercial zone.

The existing zoning and existing land uses in the vicinity of the the subject property are summarized in this table:

	Zoning	Adjacent Land Use
North	R1-10, R1-8(PDO)	Dixie Springs and Desert Sands (Primarily single-family homes with commercial uses planned.)
East	RA-1	Sand Hollow State Park (recreational)
South	RA-1	Sand Hollow State Park (recreational) Unincorporated south of SR-7
West	R1-8(PDO) R1-10(PDO)	Desert Sands and Sand Hollow Resort (Primarily single-family homes, resort, and commercial uses planned.)



Vicinity Map

Zone Change Factors:

As per Hurricane City Code ("HCC") 10-7-7 as cited below:

> *Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council as described in subsection 10-7-5A of this chapter. In making an amendment, the following factors should be considered:*
>
> *1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
>
> *2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
>
> *3. The extent to which the proposed amendment may adversely affect adjacent property; and*
>
> *4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

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

Response: The General Plan Map designates this area primarily as future "Planned Community" with "Neighborhood Commercial" hubs around the intersection of Sand Hollow Road at Dixie Springs Drive, and for the intersection of Sand Hollow Road at Sand Hollow Resort Parkway. These designations are defined in the General Plan as follows:

General Plan – Planned Community: *"Master planned communities should be complete communities that offer a mixture of housing types and supporting uses such as neighborhood and supporting commercial uses, offices, churches, schools, and parks. Development in this designation should take into account the character of existing surrounding development."*

General Plan – Neighborhood Commercial: *"Retail and service uses scaled to surrounding existing and planned future residential uses at strategic locations throughout the City."*

The current RA-1 zoning of the property is not consistent with these General Plan designations, but the zone change proposal does align with them; therefore, staff finds that the request by and large complies with the General Plan and its associated vision and goals for this area, that contemplate commercial development along Sand Hollow Road in combination with mixed-density residential development. The General Plan also encourages the City to "capitalize on the local tourism industry," a goal that can be supported by commercial development along Sand Hollow Road near the entrance to one of Utah's busiest state parks.

Although, the Moderate Income Housing Plan also encourages the City to limit the expansion of Recreation Resort developments in order to prioritize residential development. While Recreation Resort

development can provide economic- and tourism-related benefits, the large amount of Recreation Resort zoning proposed in this application is not consistent with that objective.

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

Response: Some aspects of this analysis depend on the timing and manner in which this property develops relative to the surrounding properties. The area is predominantly composed of large-scale master planned developments similar to the proposal. Existing and planned developments in the vicinity, including Desert Sands, Sand Hollow Resort, and Gateway to Sand Hollow, contain a mix of residential neighborhoods, commercial uses, and resort development. Overall, staff finds that the proposed zoning is largely harmonious with the existing and planned character of the surrounding area.

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

Response: Most of the neighboring properties are currently undeveloped. As the property develops over time, there will be impacts on adjacent properties, but the zoning being requested is consistent with the General Plan for the area. Staff has also been working with the applicant to ensure that infrastructure improvements are coordinated with future development and can be integrated effectively with surrounding properties, along with preservation of sensitive lands with unique geologic features and landforms. Therefore, staff does not anticipate that the project's impacts will be adverse.

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

Response: See the JUC comments below. There are no significant concerns about the availability of public facilities, such as power and water, to serve this development. As cited below in the JUC comments, additional coordination will be needed for traffic flow and improvements along Dixie Springs Drive and Sand Hollow Road.

Other Considerations:
Per HCC section 10-26-5 regarding consideration of Recreation Resort zoning:

B. In addition to the items required by 10-7-7, the City shall consider the following criteria in assessing any zone change application.

1. General Plan Map: Recreation Resort Zoning shall be located in Commercial, Planned Community, Mixed Use, or Multi-Family areas as labeled by the General Plan Map.

Response: The property is located in the Planned Community portion of the General Plan Map; thus, recreation resort zoning would not be inconsistent with the General Plan.

2. Recreation Resort Zoning shall avoid clustering in a single location, and should be limited in size relative to the commercial or multi-family zoned area. Only in rare cases should a recreation resort zone exceed 20 acres.

Response: The largest portion of this zone change is Recreation Resort, and it far exceeds 20 acres. Should it be approved, locating the Recreation Resort zones near the state park may be most appropriate.

3. Recreation Resort Zoning shall only be located adjacent to Major Collectors, Minor Arterials, or Major Arterial Roads.

Response: None of the three Recreation Resort zones are adjacent to master planned roadways.

4. Recreation Resort Zoning should help add to the commercial viability of an area within commercial areas listed in the General Plan Map. It may do this by adding commercial amenities, tourism, or renewed development of an area.

Response: The proposed Recreation Resort zoning can contribute to the commercial viability of the commercial areas identified in the General Plan Map by increasing tourism activity and supporting additional visitor-oriented development in the area. The property is located near Sand Hollow State Park, a major regional tourist destination, and the area already experiences significant tourism-related activity. Additional visitors staying in the area can create increased demand for restaurants, retail, services, and other commercial amenities, helping support the long-term viability of the commercial areas proposed along Sand Hollow Road.

5. Recreation Resort Zoning should not conflict with long term housing and moderate income housing needs of an area. Recreation Resort Zoning should not be located in places where multi-family housing could be built that would have easy access to public amenities and services, such as schools, parks, and utilities.

Response: As stated above the Moderate Income Housing Plan does not support additional Recreation Resort developments, especially at this scale. There are parks and planned schools and amenities in the area making this, for the most part, a desirable location for moderate income housing.

Conclusion: While the proposal meets Standards 1 and 4, staff finds that it does not meet Standards 2, 3, and 5. Staff recognizes that there is some merit to including Recreation Resort zoning as part of the overall proposal, particularly in the area adjacent to Sand Hollow State Park where the property has desirable views and is naturally separated from nearby residential areas by topography. However, staff does not support the additional proposed Recreation Resort areas in excess of 20 acres, and believes alternative zoning designations should be considered for those areas.

Preliminary Site Plan Review

JUC Comments:
Public Works: Need public facilities zone for Proposed Fire Station at Park Entrance. Recreation Resort numbers seem high. What type of barrier between Recreation Resort and State Park?
Power: Dixie Power area. [No comments received.]
Water: A Water Model will need to be completed for the area.
Streets: Approved.

Sewer: Approved.
Engineering: The site appears to be subject to ground water protection zones associated with ten (10) different wells. Development standards in these ground water protection zones are more stringent and governed by HCC 8-1A & Utah Administrative Code R309-515-6. Ground water protection zones 1 and 2 must be shown on subsequent land use applications (HCC 10-39-7(B)(5) & HCC 10-7-10(d)(3)(c)(2)(d)). What are the wells connected to? It's assumed existing routes from the wells to their destinations must be preserved or replaced. A portion of the entry to Sand Hollow State Park must be made a public street to support additional development/property owners (see HCS 3.2.2(bullet 2 & 3), HCS 3.6.8.1). The majority of the proposed zone change falls in geologic hazard areas specified by the special study 127 maps (see HCC 10-28). These must be identified and specified on the next land use applications. The proposed road network should facilitate internal trips between where people stay and where they're expected to frequent (e.g., A direct path from the RR zones and the state park's entry). Traffic impact study specifically addressing intersection traffic control for each intersection along the master planned roads (Sand Hollow Road, Dixie Springs Drive, 3150 South, Sand Hollow Resort Parkway & 4640 West) must be submitted prior to any subsequent land use application (HCS 3.9.2). Plans to install a two-lane roundabout at Sand Hollow Road and Dixie Springs Drive have already been initiated. Each access from Sand Hollow Road must have a dedicated right turn lane (HCS 3.2.4.15) storm drain master plan project 7 should be made to progress concurrent with the build-out of the proposed zone change area. The proposed uses table seems to be missing.
HCC 10-15-8 (d)(1)(b) states, "the preliminary site plan shall show general areas of use and specify percentages of different uses."
Fire: Site plan review will be charged when/if construction drawings are submitted.
Gas: [No comments received.]
Fiber: Approved.
WCWCD: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments:

1. **Density:** The applicant is requesting two Planned Development Overlay areas to provide flexibility for planning purposes. A PDO allows for flexibility in lot size and housing types. Since the residential units in a PDO could be a mix single-family and multi-family housing types, the site plan should provide clear information about the housing types being requested, such as how many of each type and where they will be built. Upon review of the submitted site plan, the unit types were not specified, but the following unit density is proposed:
    - The R1-10(PDO) area could build 548 units.
    - The R1-8(PDO) area could build 249 units.
    - The Recreation Resort area could build 2,306 units.
    - The Planned Commercial area could build 871 units.

    Possible Total = 3,974 Units

2. **Site Plan Requirements:** Hurricane City Code 10-15-8(D)(1)(b) requires that a preliminary site plan for Planned Commercial depict general areas of commercial and residential use; the proposed site plan does not provide this information. Based on the discussions with the applicant, it was not clear if they were intending to request the Planned Commercial zone with its required residential component, or rather, an exclusively commercial zone with no residential component such as the Neighborhood Commercial or General Commercial zone instead. This should be clarified by the applicant.
3. Hurricane City Code section 10-23-7(D)(1) for Planned Development Overlay zones is substantially satisfied by this application; however, the Planning Commission must require the applicant to submit a more detailed site plan with additional information on the types of units and densities within the residential areas.
4. While a fire station is permitted in commercial zones, it would be appropriate to rezone the planned fire station next to the entrance to Sand Hollow State Park to a Public Facility zone.

Findings:
Staff makes the following findings:

1. The application complies with the standards within the General Plan and General Plan Map.
2. The proposal is substantially similar to planned and existing developments in the area.
3. The proposed amendment will not adversely impact the area since it substantially complies with the long-range goals for use of the subject property as advised within the General Plan.
4. Adequate public facilities are available for this development.
5. The standards for granting a zone change to Recreation Resort in HCC 10-26-5 are not substantially satisfied, although, there may be some merits to possibly approving a lesser amount of Recreation Resort zoning on this property.
6. The preliminary site plan needs to be more detailed before approval can be considered.

Recommendation: The Planning Commission should review this application based on the standards within the Hurricane City Code and consider any public comments received at the public hearing. Staff recommends the application be tabled to address staff and JUC comments.

ALPHA ENGINEERING

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

July 17, 2026

City of Hurricane
147 North 870 West
Hurricane, UT 84737

Re: Sand Hollow Area Preliminary Site Plan – Narrative

To Whom It May Concern,

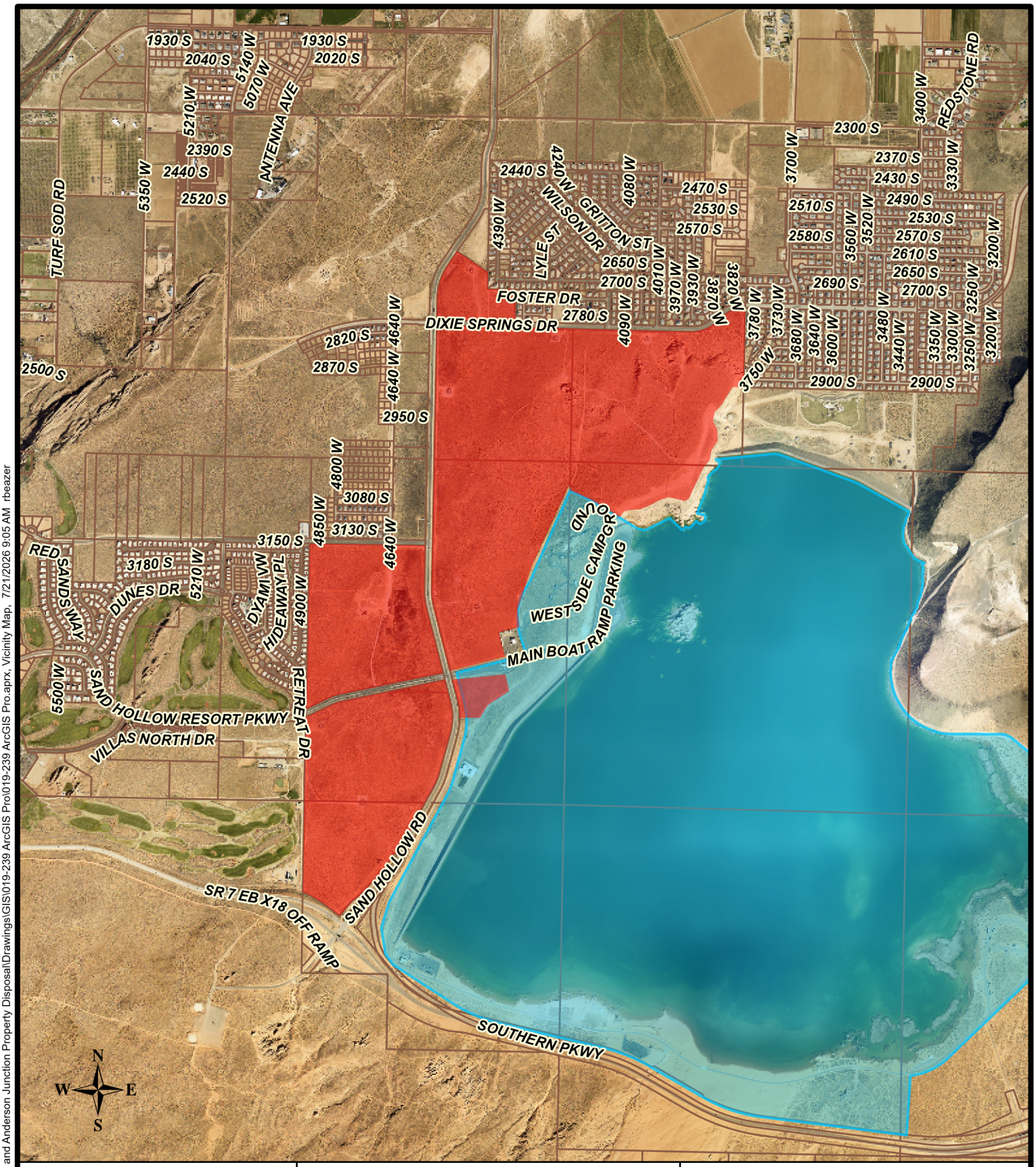
We are submitting an application for a Preliminary Site Plan based on requirements received from the Hurricane City Planning & Zoning Department as part of our Zone Change Application. The Sand Hollow Area Zone Change consists of providing a zone change for land owned by the Washington County Water Conservancy District (WCWCD) associated with parcels: H-4130, H-4137, H-4205-D-10, H-4205-D-10-A and H-4205-D-12. The overall area requesting the zone change is approximately 610 acres and is located near Sands Hollow Resort Parkway and Sand Hollow Road. The existing zoning is RA-1. With the zone change request, we are requesting approximately 168 acres of Planned Development Overlay (PDO) with an underlying zone of R1-10, approximately 61 acres of PDO with an underlying zone of R1-8, approximately 205 acres of Recreational Resort (RR), and approximately 176 acres of Planned Commercial (PC).

If you have any questions concerning the above or need us to modify any of the information, please feel free to call.

Sincerely,

Rhett Beazer

Rhett Beazer, P.E.
ALPHA ENGINEERING COMPANY



0 500 1,000 2,000 3,000

Feet

Legend

- Preliminary Site Plan Area
- Park Management Area
- Washington County Parcels

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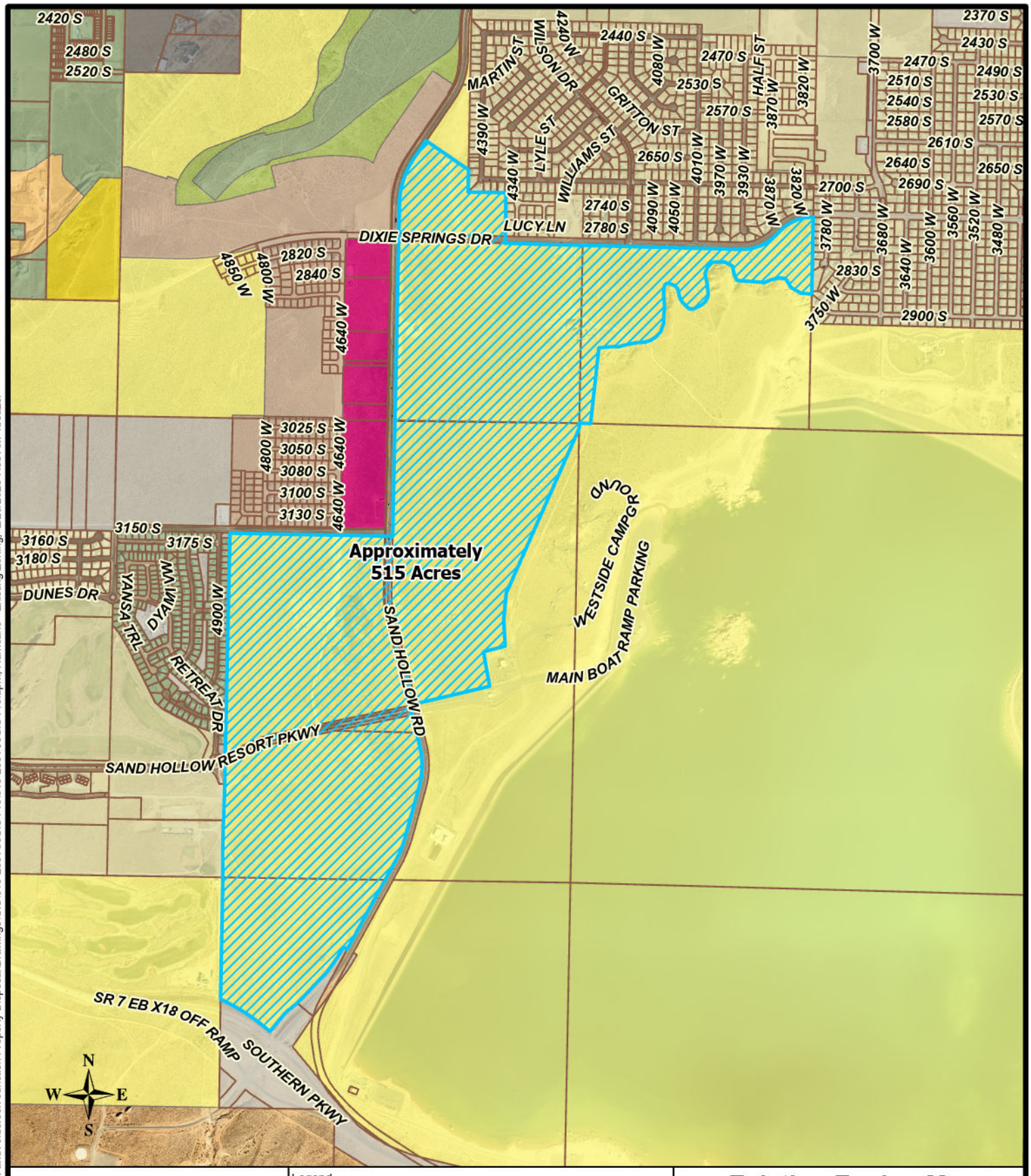
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

Vicinity Map

Hurricane, Utah

Spatial Reference:	UT83-SF
Drawn By:	RKB
Scale:	1" = 2,000 feet
Date:	July 2026

P:\019-239 WCWCD Sand Hollow and Anderson Junction Property Disposal\Drawings\GIS\019-239 ArcGIS Pro\019-239 ArcGIS Pro.aprx, Vicinity Map, 7/21/2026 9:05 AM rbeazer



0 380 750 1,500 2,300

Feet

Legend

- Zone Change Area
- Washington County Parcels

Zoning Classification

- A-5
- RR
- OS
- RA-1
- R1-15
- R1-10
- R1-8
- RM-1
- NC
- PF
- PDO

Existing Zoning Map

Hurricane, Utah

Spatial Reference:	UT83-SF
Drawn By:	RKB
Scale:	1" = 1,500 feet
Date:	February 2026

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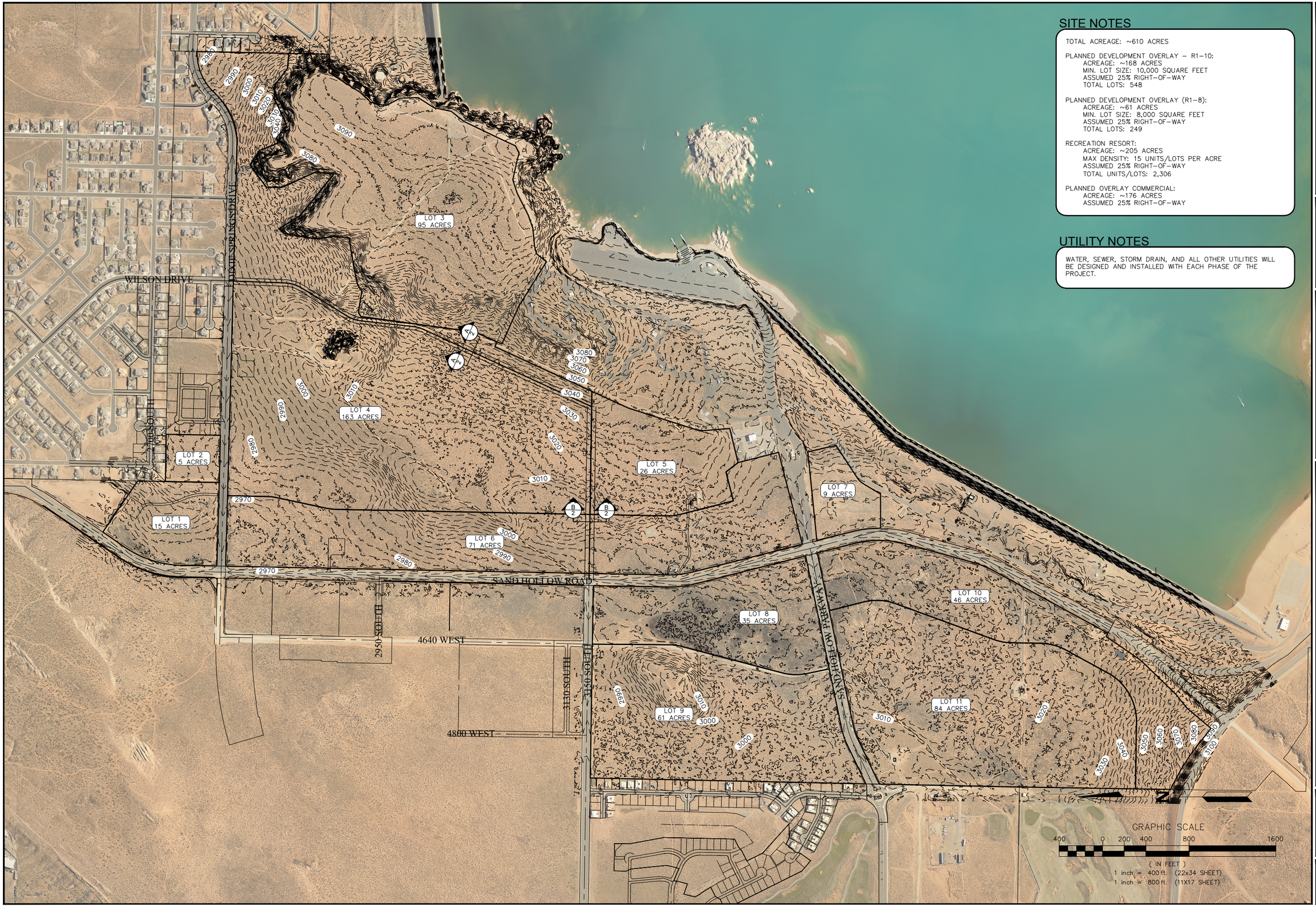

SITE NOTES

TOTAL ACREAGE: ~610 ACRES

PLANNED DEVELOPMENT OVERLAY – R1–10:
- ACREAGE: ~168 ACRES
- MIN. LOT SIZE: 10,000 SQUARE FEET
- ASSUMED 25% RIGHT–OF–WAY
- TOTAL LOTS: 548

PLANNED DEVELOPMENT OVERLAY (R1–8):
- ACREAGE: ~61 ACRES
- MIN. LOT SIZE: 8,000 SQUARE FEET
- ASSUMED 25% RIGHT–OF–WAY
- TOTAL LOTS: 249

RECREATION RESORT:
- ACREAGE: ~205 ACRES
- MAX DENSITY: 15 UNITS/LOTS PER ACRE
- ASSUMED 25% RIGHT–OF–WAY
- TOTAL UNITS/LOTS: 2,306

PLANNED OVERLAY COMMERCIAL:
- ACREAGE: ~176 ACRES
- ASSUMED 25% RIGHT–OF–WAY

UTILITY NOTES

WATER, SEWER, STORM DRAIN, AND ALL OTHER UTILITIES WILL BE DESIGNED AND INSTALLED WITH EACH PHASE OF THE PROJECT.

NO.	DATE	BY	DESCRIPTION

REVISIONS

PRELIMINARY
NOT FOR CONSTRUCTION

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TITLE: HURRICANE PROPERTY
PRELIMINARY SITE PLAN

PROJECT: WASHINGTON COUNTY WATER CONSERVANCE DISTRICT
HURRICANE, UTAH

PROJECT #	019-239
NAME	RKB
DATE	JULY 17, 2026
SCALE	AS NOTED
SHEET	1 of 2
FILE	019-239 Hurricane EXH.dwg

UTILITY NOTES

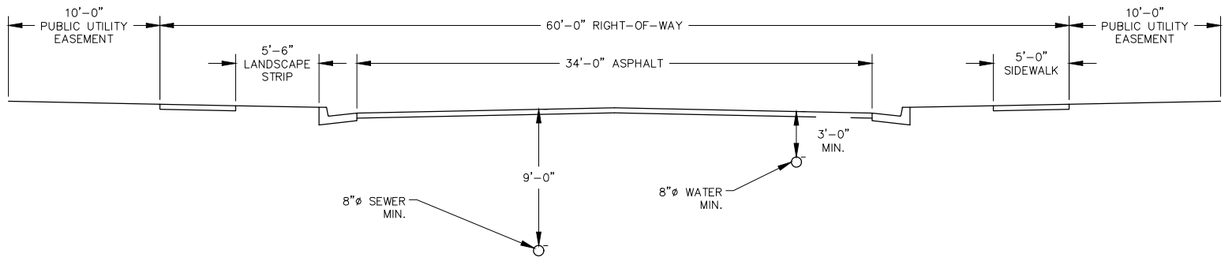
WATER:

MINIMUM 3' DEPTH

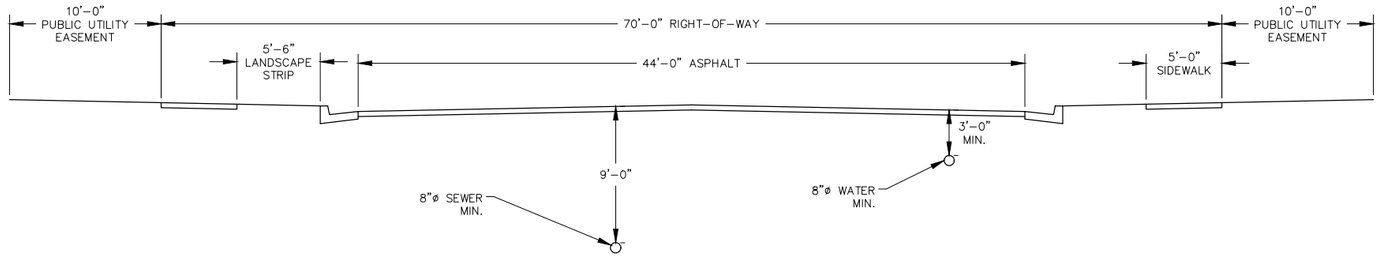
MINIMUM 8"ø WATER TO BE INSTALLED IN EACH ROADWAY

SEWER:

MINIMUM 9' DEPTH. IF LESS DEPTH IS NEEDED, APPROVAL TO BE RECEIVED FROM ASH CREEK SSD.
MINIMUM 8"ø PIPE TO BE INSTALLED W/ 60"ø MANHOLES.



A ~ MINOR COLLECTOR (60' R.O.W.)
NTS



B ~ MAJOR COLLECTOR (70' R.O.W.)
NTS

NO.	DATE	BY	DESCRIPTION

REVISIONS

PRELIMINARY
NOT FOR CONSTRUCTION

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TITLE: HURRICANE PROPERTY
PRELIMINARY CROSS SECTIONS

PROJECT: WASHINGTON COUNTY WATER CONSERVANCE DISTRICT
HURRICANE, UTAH

PROJECT # 019-239
NAME RKB
DATE JULY 17, 2026
SCALE AS NOTED

SHEET 2
2 OF 2

FILE 019-239 Hurricane EXH.dwg

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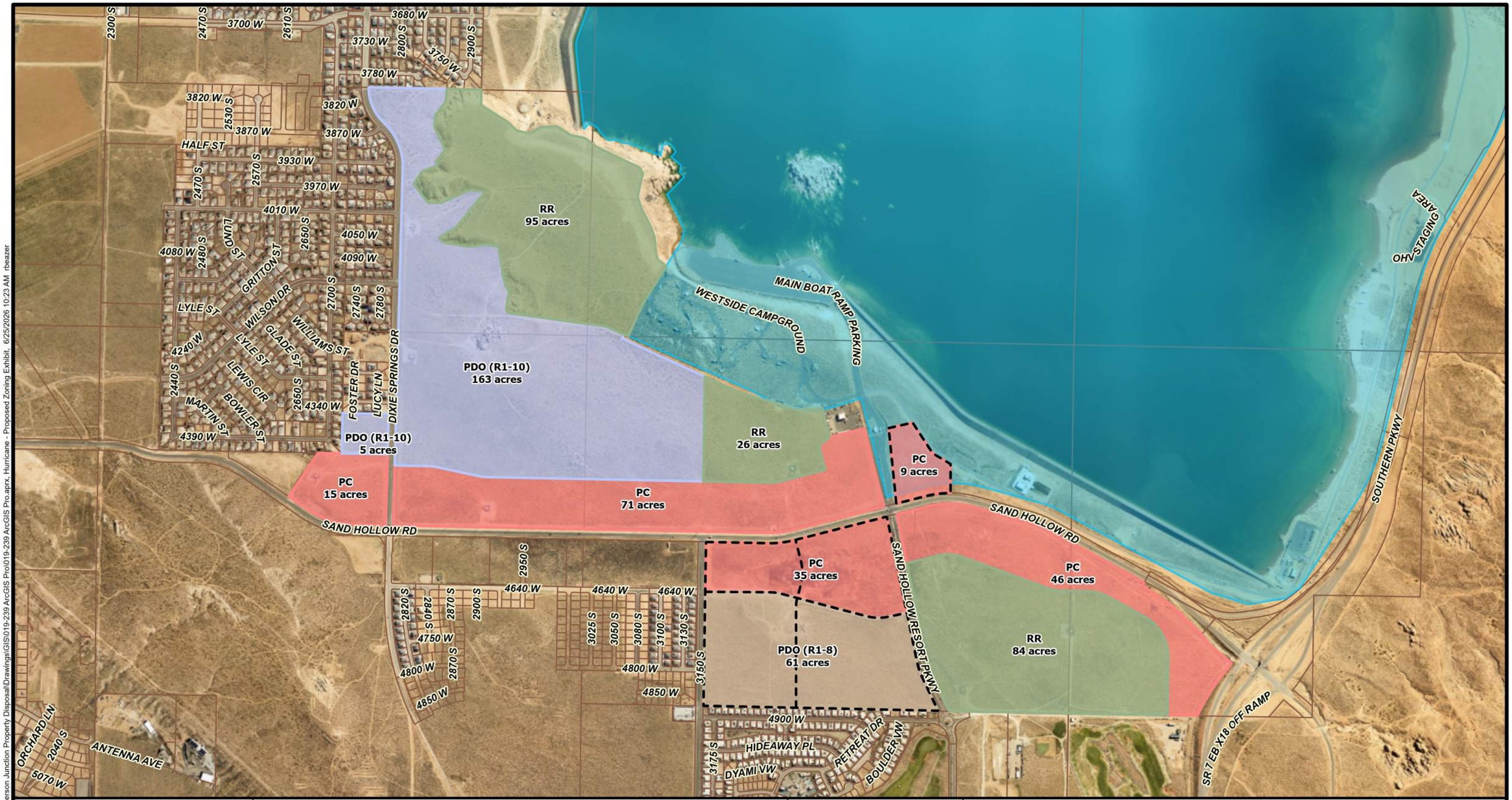

0 500 1,000 2,000
Feet

Legend

Zone
- PC
- PDO (R1-8)
- PDO (R1-10)
- RR

- Phase 1 Lines
- Park Management Area

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N E S W

1 of 1

Proposed Zoning Exhibit

Hurricane, Utah

Spatial Reference:	Utah State Plane NAD 83, feet
Drawn By:	RKB
Scale:	1" = 1,000 feet
Date:	June 2026

P:\019-239 WCWCD Sand Hollow and Anderson Junction Property Disposal\Drawings\GIS\019-239 ArcGIS Pro\019-239 ArcGIS Pro.aprx, Hurricane - Proposed Zoning Exhibit, 6/25/2026 10:23 AM rbeazer

PLANNING & ZONING
HURRICANE CITY
UTAH

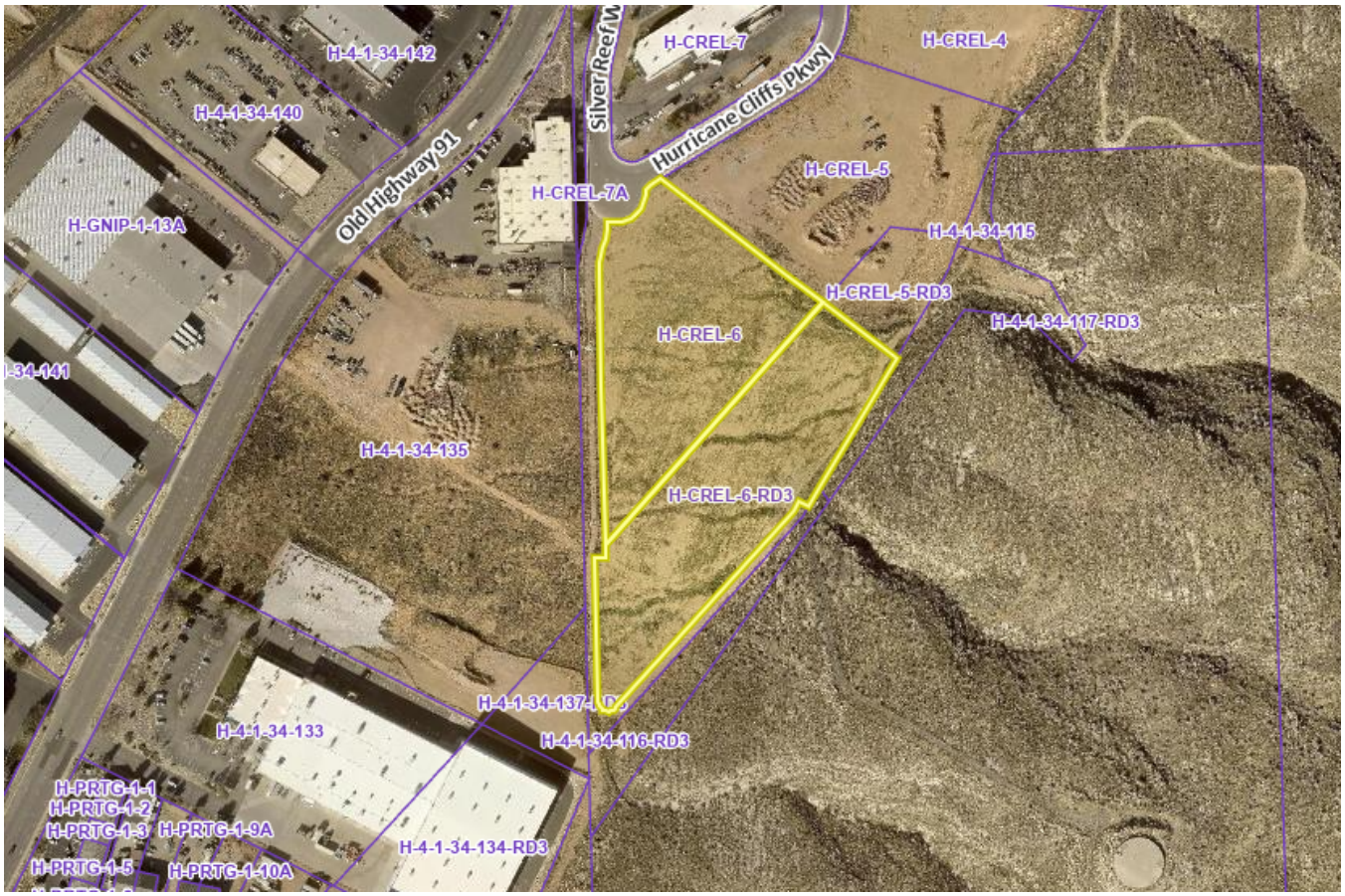
STAFF COMMENTS

Agenda Date:	**08/13/2026 - Planning Commission**
Application Number:	ZC26-13
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Smyra Ready Mix-Richard O'Shields
Agent:	Karl Rasmussen
Request:	Zone Change from M-1 to M-2.
Location:	460 N Hurricane Cliffs Parkway
Zoning:	M-1
General Plan Map:	Light Industrial/Business
Recommendation:	Recommend Approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion: The applicant has submitted a zone change request for Lot 6 of the Crocker Enterprises industrial subdivision located near the north end of the industrial portion of Old Highway 91. The request is from Light Industrial (M-1) to Heavy Industrial (M-2) to facilitate the construction of a concrete batch plant. The applicant currently has an operation just outside city limits near Quail Creek Industrial Park.

The existing zoning and existing land uses in the vicinity of the the subject property are summarized in this table:

	Zoning	Adjacent Land Use
North	M-1	Light industrial use and undeveloped property
East	M-1	Undeveloped property (hillside)
South	M-1	Undeveloped property (hillside)
West	M-1	Light industrial use and undeveloped property



Vicinity Map

Zone Change Factors:

Pursuant to Hurricane City Code (HCC) section 10-7-7:

> *Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council as described in subsection 10-7-5A of this chapter. In making an amendment, the following factors should be considered:*
>
> *1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
>
> *2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
>
> *3. The extent to which the proposed amendment may adversely affect adjacent property; and*
>
> *4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

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

Response: The General Plan Map shows this area as “Light Industrial/Business” which is defined as:

> *Uses including general business operations, employment centers, and small-scale warehousing or assembly facilities with automobile and truck access. BMP and M-1 zone designations are most appropriate for this use.*

The proposed zone change would not meet the Future Land Use Map designation for this area, “Industrial/Heavy Manufacturing” would be the proper designation for this type of zone request. However, the proposal is generally consistent with the goals and objectives of the General Plan. Specifically, the General Plan encourages the City to "allow for Heavy Industrial in proper areas" and to "support continued industrial growth and zone changes in appropriate areas of the City." A concrete batch plant is relatively compatible with the surrounding industrial uses, particularly given that two similar facilities already operate along Old Highway 91, and there is no residential development in the vicinity. While the proposal does not strictly comply with the General Plan Map designation, staff finds that it is generally consistent with the broader goals and policies of the General Plan. The General Plan is an advisory guiding document, and although it is not binding, it is staff’s routine practice to not vary from its guidance and recommendations except in unique circumstances where it make reasonable sense. In light of the existing industrial conditions within the subject area, staff therefore deems this as a reasonable variance that will not create a detrimental conflict with the General Plan.

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

Response: The existing development in the area is all light industrial developments on larger lots or undeveloped light industrially zoned property. A concrete batch plant would be compatible with those uses.

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

Response: Most of the neighboring properties are undeveloped. While the potential adverse effects of a concrete batch plant are greater than a typical light industrial use, the property is large enough and has sufficient infrastructure to support the use.

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

Response: See the JUC comments below. There are not overall concerns with providing adequate public facilities to the site.

JUC Comments: [No comments received.]
Public Works: [No comments received.]

Power: [No comments received.]
Water: Approved.
Streets: Approved.
Sewer: Approved.
Engineering: No comments at this time.
Fire: Approved.
Gas: [No comments received.]
Fiber: Approved
WCWCD: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Findings:
Staff makes the following findings:

1. The application complies with the standards within the General Plan, if not the General Plan Map.
2. The proposal is substantially similar to planned and existing developments in the area.
3. The proposed amendment will not adversely impact the area.
4. Adequate public facilities are available for this development.

Recommendation: The Planning Commission should review this application based on the standards within the Hurricane City Code and consider any public comments received at the public hearing. Staff recommends approval.

Legal Description

CROCKER ENTERPRISES LLC (H) LOT: 6

Narrative

The applicant is requesting a zone change for the H-CREL-6 and H-CREL-6-RD3 properties from **M-1 (Light Industrial)** to **M-2 (Heavy Industrial)** to allow for the development of a concrete batch plant. The applicant is requesting a zone change for the H-CREL-6 and H-CREL-6-RD3 properties from **M-1 (Light Industrial)** to **M-2 (Heavy Industrial)** to allow for the development of a concrete batch plant.

EXISTING ZONE MAP FOR:
H-CREL-6 & H-CREL-6-RD3

LOCATED IN NORTHEAST QUARTER SECTION 34 T41S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

LEGEND

PROPERTY LINE

ADJACENT PROPERTY LINE

N
W E
S
100 0 100
SCALE IN FEET

OWNERS LEGEND:

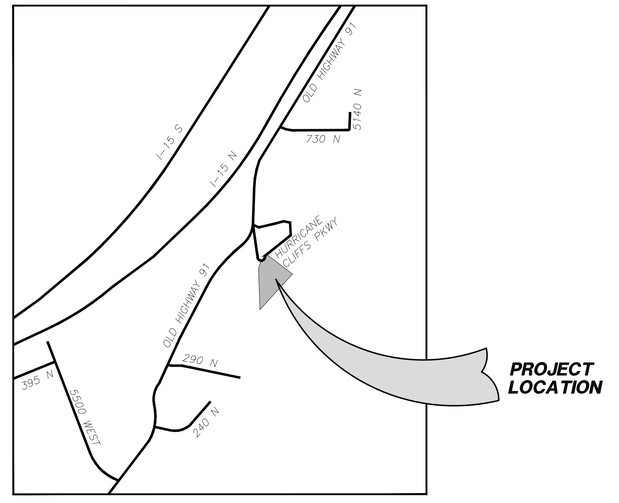
A CROCKER ENTERPRISES LLC–PARCEL: H–CREL–6
B ARCHER WILEY LLC–PARCEL: H–4–1–34–135
C OLD HIGHWAY LLC–PARCEL: H–4–1–34–133
D OLD HIGHWAY LLC–PARCEL: H–4–1–34–134–RD3
E ARCHER WILEY LLC–PARCEL: H–4–1–34–137–RD3
F UTAH STATE SCHOOL & TRUST LANDS: H–4–1–34–116–RD3
G SALTCANYON HURRICANE 457–491 LLC–PARCEL: H–4–1–34–142
H SALTCANYON HURRICANE 457–491 LLC–PARCEL: H–4–1–34–143
I MOUNTAIN RIDGE PROPERTIES LC–PARCEL: H–4–1–34–130
J CROCKER ENTERPRISES LLC–PARCEL: H–CREL–1
K CROCKER ENTERPRISES LLC–PARCEL: H–CREL–2
L CROCKER ENTERPRISES LLC–PARCEL: H–CREL–3
M CROCKER ENTERPRISES LLC–PARCEL: H–CREL–4
N CROCKER ENTERPRISES LLC–PARCEL: H–CREL–5
O CROCKER ENTERPRISES LLC–PARCEL: H–CREL–5–RD3
P UTAH STATE SCHOOL & TRUST LANDS–PARCEL: H–4–1–34–115
Q UTAH STATE SCHOOL & TRUST LANDS–PARCEL: H–4–1–34–117–RD3
R CROCKER ENTERPRISES LLC–PARCEL: H–CREL–6–RD3

ZONE LEGEND:

M–1: LIGHT INDUSTRIAL
BMP: BUSINESS/MANUFACTURING PARK

LEGAL DESCRIPTION:

CROCKER ENTERPRISES LLC (H) LOT: 6



VICINITY MAP:

SCALE: N.T.S

OWNER(S):

CROCKER ENTERPRISES LLC
2825 E COTTONWOOD PKWY STE 330
SALT LAKE CITY, UT 84121

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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

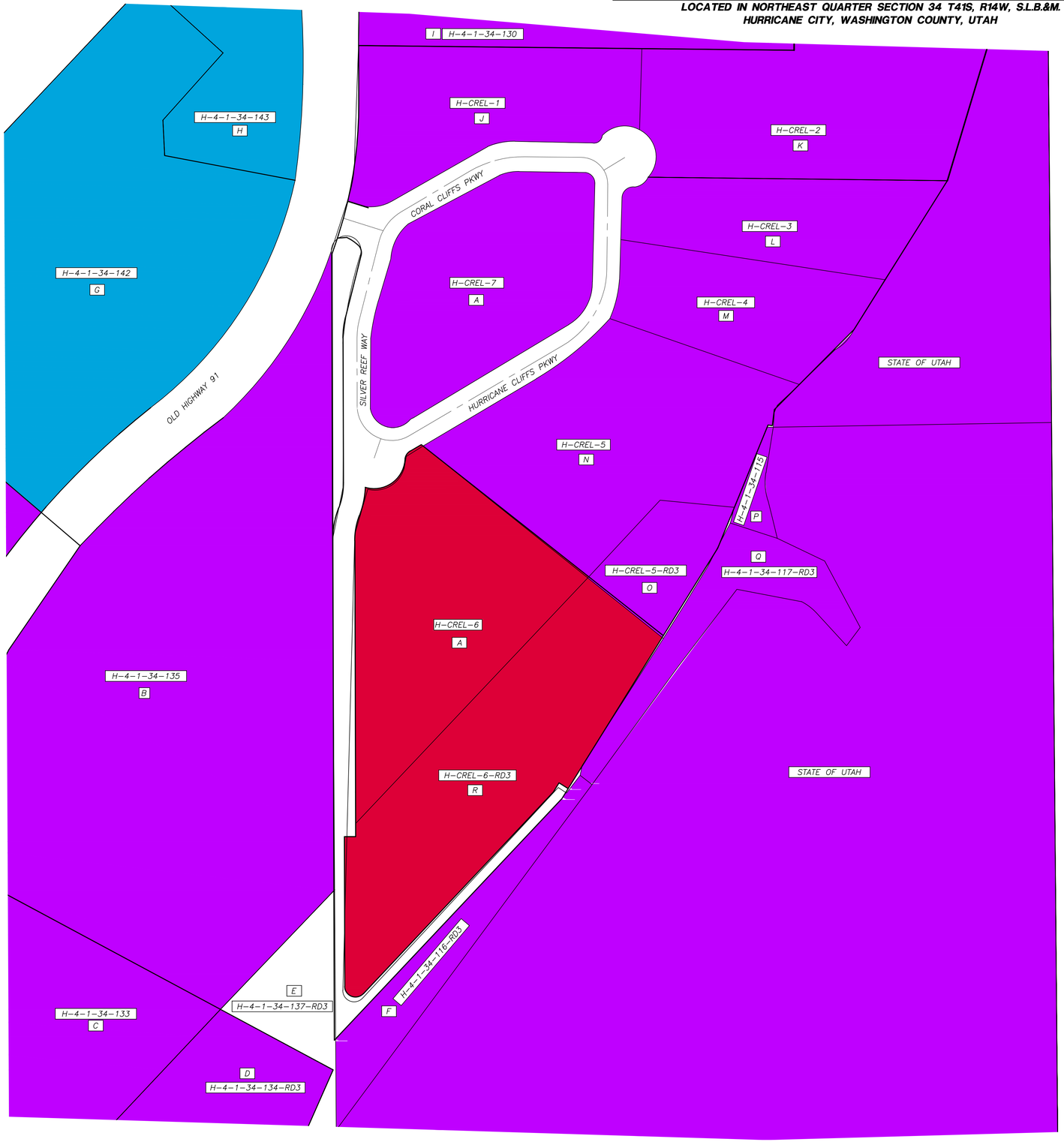
EXISTING ZONE MAP FOR:
H-CREL-6 & H-CREL-6-RD3
LOCATED IN NORTHEAST QUARTER OF SECTION 34, T41S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	07/13/2026
SCALE	1"=100'
JOB NO.	859-001
SHEET NO:	1 OF 2

859-001 READY MIX BATCH ZONE CHANGE.DWG

PROPOSED ZONE CHANGE MAP FOR:
H-CREL-6 & H-CREL-6-RD3

LOCATED IN NORTHEAST QUARTER SECTION 34 T41S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGEND

PROPERTY LINE

ADJACENT PROPERTY LINE

N
W E
S
100 0 100
SCALE IN FEET

OWNERS LEGEND:

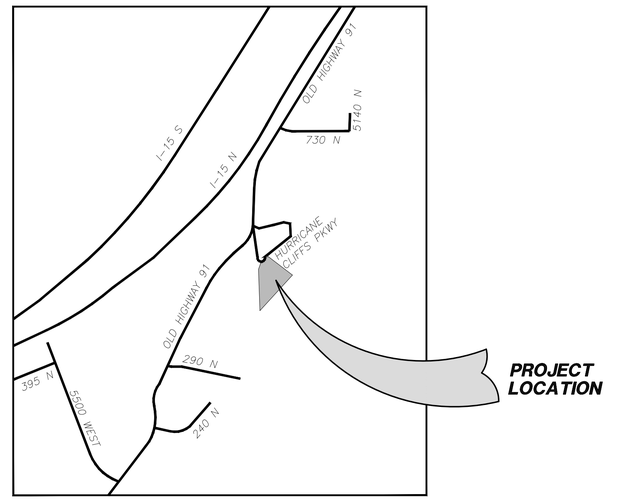
A CROCKER ENTERPRISES LLC–PARCEL: H–CREL–6
B ARCHER WILEY LLC–PARCEL: H–4–1–34–135
C OLD HIGHWAY LLC–PARCEL: H–4–1–34–133
D OLD HIGHWAY LLC–PARCEL: H–4–1–34–134–RD3
E ARCHER WILEY LLC–PARCEL: H–4–1–34–137–RD3
F UTAH STATE SCHOOL & TRUST LANDS: H–4–1–34–116–RD3
G SALTCANYON HURRICANE 457–491 LLC–PARCEL: H–4–1–34–142
H SALTCANYON HURRICANE 457–491 LLC–PARCEL: H–4–1–34–143
I MOUNTAIN RIDGE PROPERTIES LC–PARCEL: H–4–1–34–130
J CROCKER ENTERPRISES LLC–PARCEL: H–CREL–1
K CROCKER ENTERPRISES LLC–PARCEL: H–CREL–2
L CROCKER ENTERPRISES LLC–PARCEL: H–CREL–3
M CROCKER ENTERPRISES LLC–PARCEL: H–CREL–4
N CROCKER ENTERPRISES LLC–PARCEL: H–CREL–5
O CROCKER ENTERPRISES LLC–PARCEL: H–CREL–5–RD3
P UTAH STATE SCHOOL & TRUST LANDS–PARCEL: H–4–1–34–115
Q UTAH STATE SCHOOL & TRUST LANDS–PARCEL: H–4–1–34–117–RD3
R CROCKER ENTERPRISES LLC–PARCEL: H–CREL–6–RD3

ZONE LEGEND:

M–1: LIGHT INDUSTRIAL
BMP: BUSINESS/MANUFACTURING PARK
M–2: HEAVY INDUSTRIAL

LEGAL DESCRIPTION:

CROCKER ENTERPRISES LLC (H) LOT: 6



VICINITY MAP:

SCALE: N.T.S

OWNER(S):

CROCKER ENTERPRISES LLC
2825 E COTTONWOOD PKWY STE 330
SALT LAKE CITY, UT 84121

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

PROPOSED ZONE CHANGE MAP FOR:
H-CREL-6 & H-CREL-6-RD3
LOCATED IN NORTHEAST QUARTER OF SECTION 34, T41S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	07/13/2026
SCALE	1"=100'
JOB NO.	859-001
SHEET NO:	2 OF 2

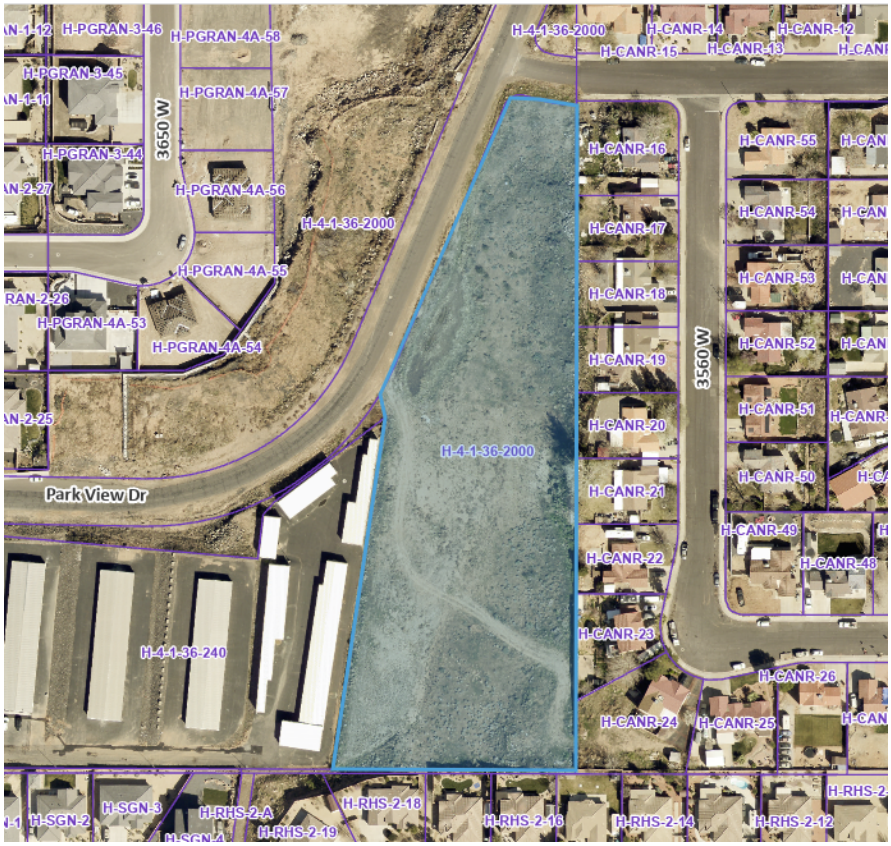
859-001 READY MIX BATCH ZONE CHANGE.DWG

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**08/13/2026 - Planning Commission**
Application Number:	PP26-10
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Interstate Rock Products-Chase Stratton
Agent:	Lazell Preator
Request:	Preliminary Plat Approval
Location:	360 N 3700 W
Zoning:	R1-4
General Plan Map:	Single Family
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant is requesting preliminary plat approval for Parkside Cottages at Grandpas Pond, a 22-lot single-family subdivision. A zone change on this property to R1-4 was approved in late 2025 subject to a development agreement with terms regarding R1-4 standards and required improvements. This property is zoned Single Family Residential R1-4.



Vicinity Map

JUC Comments
The following items will need to be addressed:

1. **Public Works:** 1) Need to account for drainage along Park View Dr. 2) Proper fire hydrant spacing needs to be met.
2. **Power:** Proposed power layout has been provided to the applicant.
3. **Sewer:** There is an existing 8” stub into the property that does not appear to be used – this stub will need to be cut, capped, and abandoned. Polymer manhole on the 36” main required.
4. **Streets:** There is a natural basin that needs to be addressed.
5. **Water**: Approved.
6. **Engineer:** Striping on-street parallel parking should be discussed and coordinated with the streets department. The 45' cross section can only accommodate parking on one-side (IFC 103.6.2) and the spaces between private driveways will be narrow.
7. **Fire:** Turnaround on private property is impossible for us to keep/maintain to keep clear.
8. **Cable/Phone:** [No comments received.]
9. **Gas:** Approved.
10. **Water Conservancy District**: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of

water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments: Preliminary Plat

1. **Density:** Zoning is R1-4 per the approved development agreement. The Development Agreement stipulates the preliminary plat will substantially match the concept plan attached to the development agreement; the proposed plat substantially conforms.
2. **Unit Count:** The Development Agreement caps this development at 22 units, which this plat complies with.
3. **Amenities:** As required by the Development Agreement the applicant is proposing sidewalk from the current end of sidewalk at 360 N to 3700 W.
4. **Will Serve:** Will-serve letters from Hurricane City Water and Ash Creek Sewer District have been provided.
5. **Water use:** To assist the Washington County Water Conservancy District (WCWCD) as the city's wholesale water provider under the 2006 Regional Water Supply Agreement (RWSA), Hurricane City and other cities report monthly the number of number final platted lots, preliminary platted lots, lots subject to development agreements, and lots within PID taxing areas. These numbers help the WCWCD plan for future water needs and inform the WCWCD's 20-year plan to supply water to the growing County. The 22 lots contemplated by this application were previously reported to WCWCD as part of the development agreement.

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

SITEWORKS ENGINEERING

Project: 260211

52 South 850 West, Ste 103A, Hurricane, Utah 84737
Tel: (435) 635-8143
Info@SiteWorks-Eng.com

COTTAGES AT GRANDPAS POND

THE PROJECT WILL CONSIST OF RESIDENTIAL UNITS BASED UPON A PRELIMINARY PLAN APPROVED BY HURRICANE CITY. THE SITE IS SURROUNDED BY EXISTING RESIDENTIAL SUBDIVISIONS AND A STORAGE FACILITY.

A TRAFFIC STUDY WAS NOT REQUIRED FOR THE SUBDIVISION.

A FULL SWPPP PLAN WILL BE PROVIDED BY INTERSTATE ROCK PRODUCTS.

LAZELL PREATOR
DESIGN MANAGER

WATER
HURRICANE CITY
UTAH

Kory Wright, Superintendent

June 8, 2026

To Whom It May Concern:

Siteworks Engineering (the "Developer") has requested a culinary water will serve letter for the subdivision known as **Parkside Cottages @ Grandpa's Pond**, located at approximately **360 N Park View Drive** in Hurricane, Utah (the "Project").

Infrastructure

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

Water Supply

As of the date of this letter, the City has adequate water to supply water to **22** residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements

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

Sincerely,

Kory Wright
Water Department Superintendent

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

May 21, 2026

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

Subject: Parkside Cottages at Grandpa's Pond

Gary,

There is sewer capacity for this project. The developers understand and agree that they will need to get plan approval for the sewer system.

After approval, they agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

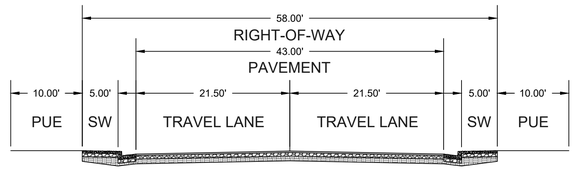
Sincerely,

Amber Gillette

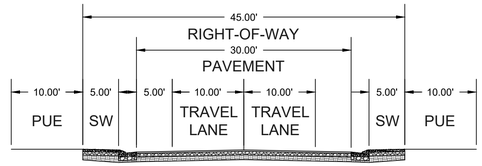
Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

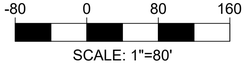
1350 South Sandhollow Road, Hurricane, UT 84737
phone: 435.635.2348
email: ashcreek@infowest.com

58' RESIDENTIAL LOCAL



45' RESIDENTIAL LOCAL





SCALE: 1"=80'

SITEWORKS ENGINEERING
52 S 850 W SUITE 103, HURRICANE, UTAH 84737
P: 435-635-8143 | E: INFO@SITEWORKS-ENG.COM

PROFESSIONAL ENGINEER
MAR 10 2026
No. 260231
TRACE L. ALLEN
STATE OF UTAH

DESIGNED BY MB
DRAWN BY MB
CHECKED BY LP

INTERSTATE ROCK PRODUCTS, INC.

OVERALL SITE PLAN & PRELIMINARY PLAT

PARKSIDE COTTAGES @ GRANDPA'S POND

360 N PARK VIEW DRIVE, HURRICANE, UT 84737

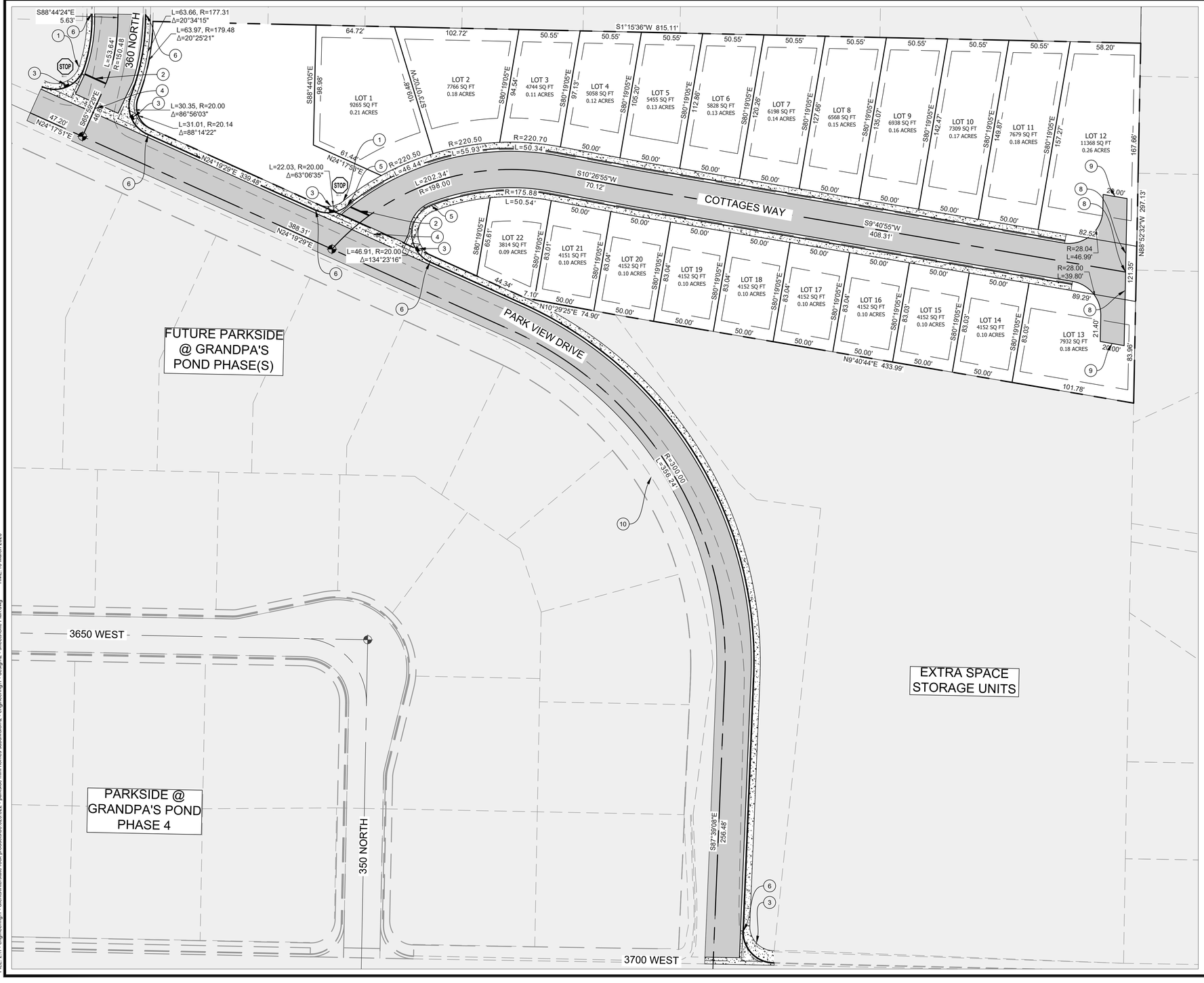
REV.	DATE	DESCRIPTION	BY

DATE
MAR 10 2026

PROJ. # 251204

PAGE # C2.0

FILE z:\1 - engineering\1 - clients\interstate rock products\06 025.022 - parkside mini homes subdivision\2 - engineering\1 - design\2 - sheets\Site Plan.dwg TIME: 16 March 2026



SITE PLAN CALLOUTS

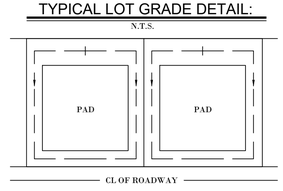
1. INSTALL STOP SIGN (R1-1)
2. INSTALL STOP BAR, PER CITY STDS.
3. INSTALL ADA RAMP
4. INSTALL 8' WATERWAY
5. INSTALL RU30-7 (MODIFIED) C&G
6. INSTALL HB30-7 C&G
7. FIRE TURNAROUND, PER CITY STDS.
8. INSTALL END OF ROAD SIGN (OM4-3)
9. INSTALL "NO PARKING FIRE LANE" SIGN (R8-31)
10. EXISTING EDGE OF PAVEMENT

SITE NOTES

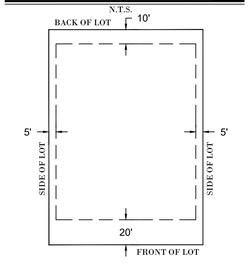
ZONE: R1-6
AVERAGE LOT AREA: 5,870 SQFT
MINIMUM LOT AREA: 4,000 SQFT
MINIMUM LOT WIDTH: 50 FT

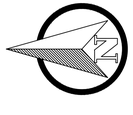
SETBACK STANDARDS
FRONT: 20'
REAR: 10'
INTERIOR SIDE YARD: 5'
STREET SIDE YARD: 10'

TYPICAL LOT GRADE DETAIL:



TYPICAL LOT SETBACKS:





-40 0 40 80

SCALE: 1"=40'

SITEWORKS ENGINEERING
52 S 850 W SUITE 103, HURRICANE, UTAH 84737
P: 435-635-8143 | E: INFO@SITEWORKS-ENG.COM

PROFESSIONAL ENGINEER
MAR 10 2026
No. 260231
TRACE L. ALLEN
STATE OF UTAH

DESIGNED BY MB
DRAWN BY MB
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INTERSTATE ROCK PRODUCTS, INC.

SITE PLAN & PRELIMINARY PLAT

PARKSIDE COTTAGES @ GRANDPA'S POND

360 N PARK VIEW DRIVE, HURRICANE, UT 84737

REV.	DATE	DESCRIPTION	BY

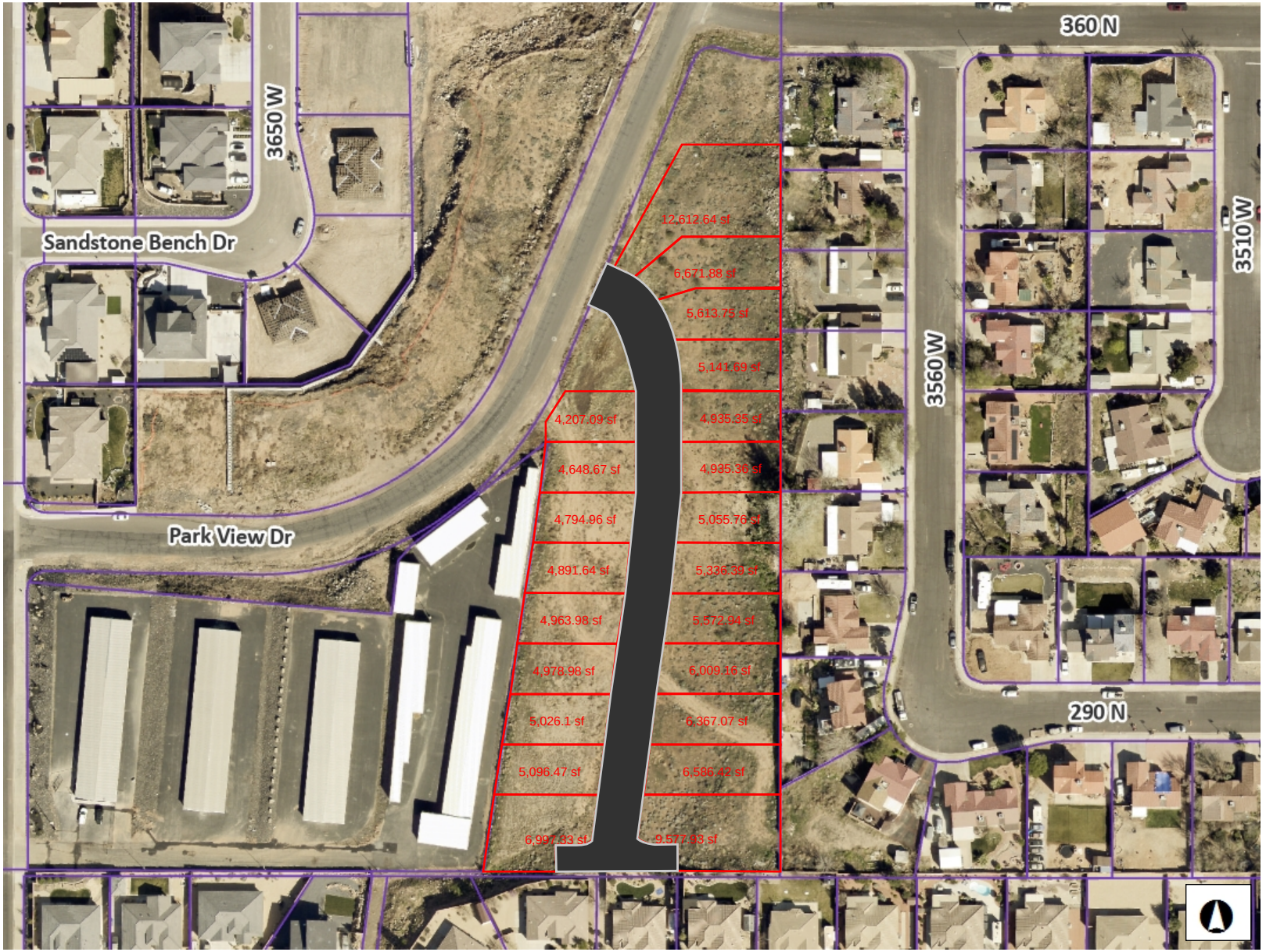
DATE MAR 10 2026

PROJ. # 251204

PAGE # C2.1

FILE: z:\1- engineering\1 - clients\interstate rock products\06.025.022 - parkside mini homes subdivision\2 - engineering\1 - design\2 - sheets\Site Plan.dwg TIME: 15 March 2026

Zone Change H-4-1-36-2000



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

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

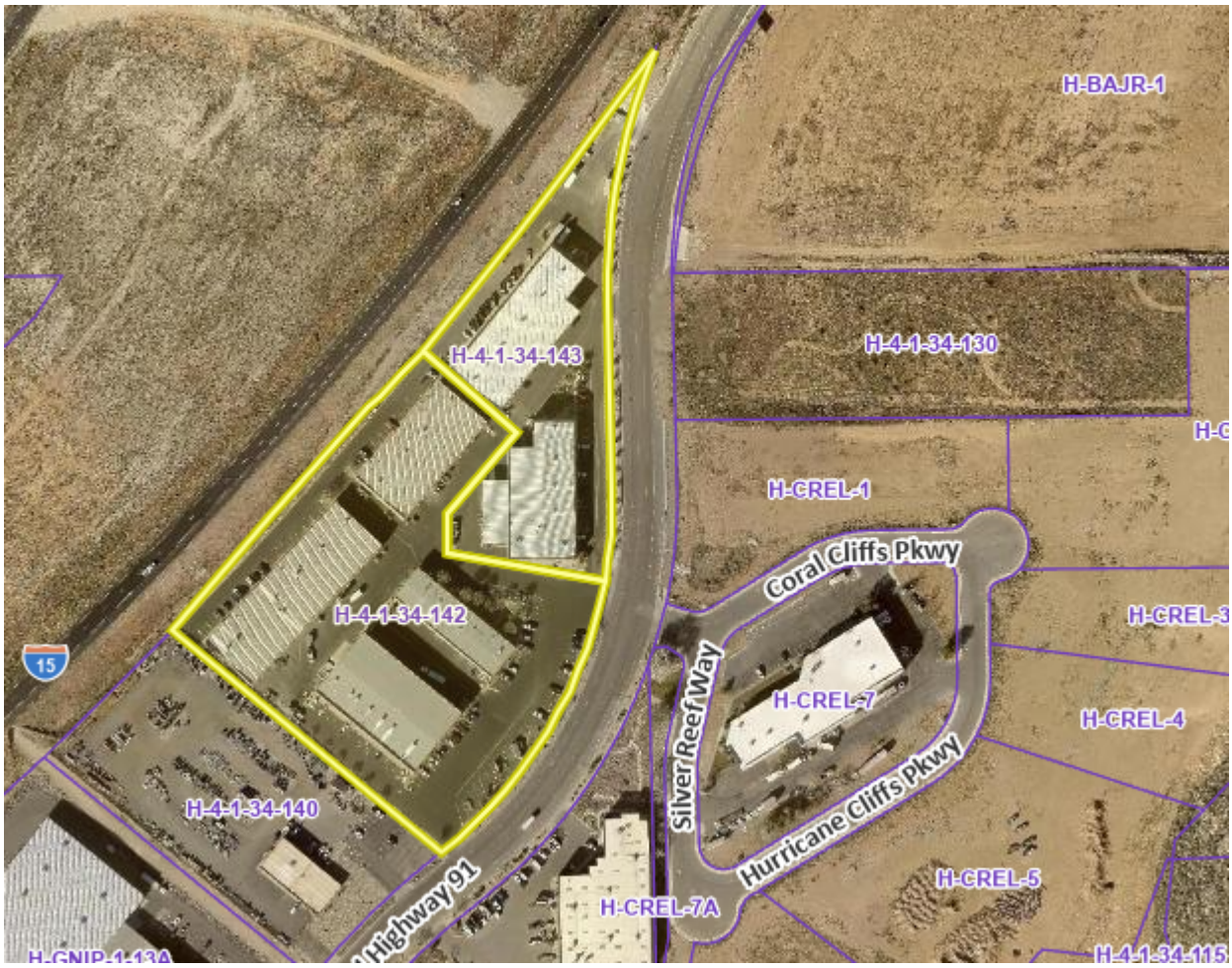
DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible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

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**08/13/2026 - Planning Commission**
Application Number:	PP26-11
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Salt Canyon Hurricane
Agent:	Destiny Long
Request:	Preliminary Plat Approval
Location:	491 N Old Highway 91
Zoning:	BMP
General Plan Map:	Light Industrial/Business
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant is requesting preliminary plat approval for Desert Ridge Commercial Subdivision. This is an existing light industrial development located on the northwest end of the industrial portion of Old Highway 91. They intend to split the existing six industrial buildings into 25 individual industrial condominiums and common space. The property is zoned Business Manufacturing Park (BMP).



Vicinity Map

JUC Comments
The following items will need to be addressed:

1. **Public Works:** Interior Access?? (Cross Access Easements/Master HOA) What is the plan for access.
2. **Power:** Approved.
3. **Sewer:** Approved.
4. **Streets:** Approved.
5. **Water**: All new water services will have meters located on the public right-of-way (Old Highway 91).
6. **Engineer:** Each unit would be a separate water user. Ensure the proposal is consistent with HCC 8-1-5. It appears an owners' association must already be formed for this proposed subdivision. Unless "Unit F canopy" is considered a separate lot, it appears there are 24 units. Do the owners intend to sell the canopy separately from Unit F? If not, Unit F and Unit F Canopy should be one continuous unit. Final plat will need Hurricane City's water note (HCC 10-39-10(b)(6)). Additional comments regarding the plat given to the applicant.
7. **Fire:** Approved.
8. **Cable/Phone:** [No comments received.]

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

Staff Comments: Preliminary Plat

1. Zoning is BMP. Hurricane City Code section 10-37-7 allows condominium existing projects as long as the underlying zone allows it, which in this case it does.
2. Hurricane City Code section 8-1-5 would require each unit have a separate water meter. A set of construction drawings will need to be submitted and approved to the JUC to install those meters.
3. Add note to plat: *Hurricane City operates a municipal culinary water system with limited water supply. Approval of a plat by Hurricane City does not guarantee that sufficient water will be available to serve lots depicted on any plat. Any land use applicant may be required by Hurricane City to provide a guarantee of water availability. If there is any approval without a water guarantee, the applicant assumes the entire risk of water availability for a platted lot.*(HCC section 10-39-10(b)(6))

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

Salt Canyon Hurricane

The purpose of this application is to subdivide the existing commercial building into individual condominium units, allowing each unit to be separately owned, conveyed, financed and managed while maintaining the overall integrity of the development.

The proposed subdivision is limited to creating separate legal condominium units and does not involve changes to the building footprint, site layout, parking configuration, access, drainage, landscaping, or the approved use of the property. All existing life safety systems, fire separations and building code requirements will remain in place or be modified only as required by the applicable building codes and utility providers.

As part of this project, separate domestic water meters are being requested for each individual condominium unit. Providing individual water meters will allow each unit owner to establish separate utility accounts, accurately measure water consumption, simplify property management and support future ownership of the individual units. The proposed utility modifications are intended solely to serve the newly established condominium units and will be completed in accordance with the requirements of Hurricane City and the applicable utility standards.

No changes are proposed to the intensity of use, occupancy classification, traffic generation, or overall operation of the development beyond the establishment of individual ownership and utility service for each unit.

We respectfully request the City's review and approval of the proposed commercial condominium subdivision and associated utility improvements, including the installation of individual water meters for each unit.

Destiny Long

Sorensen Design & Construction, Inc.
1075 East Hwy 40
Vernal, UT 84078

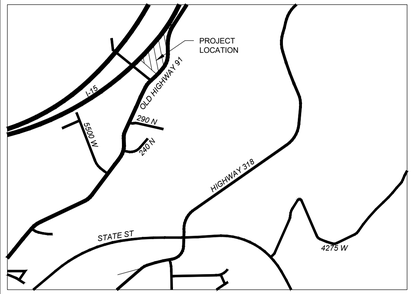
PRELIMINARY AND FINAL PLAT OF

DESERT RIDGE COMMERCIAL SUBDIVISION

A PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHEAST ¼ OF SECTION 34 & SOUTHEAST ¼ OF SECTION 27
TOWNSHIP 41 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY, UTAH

VICINITY MAP: NOT TO SCALE

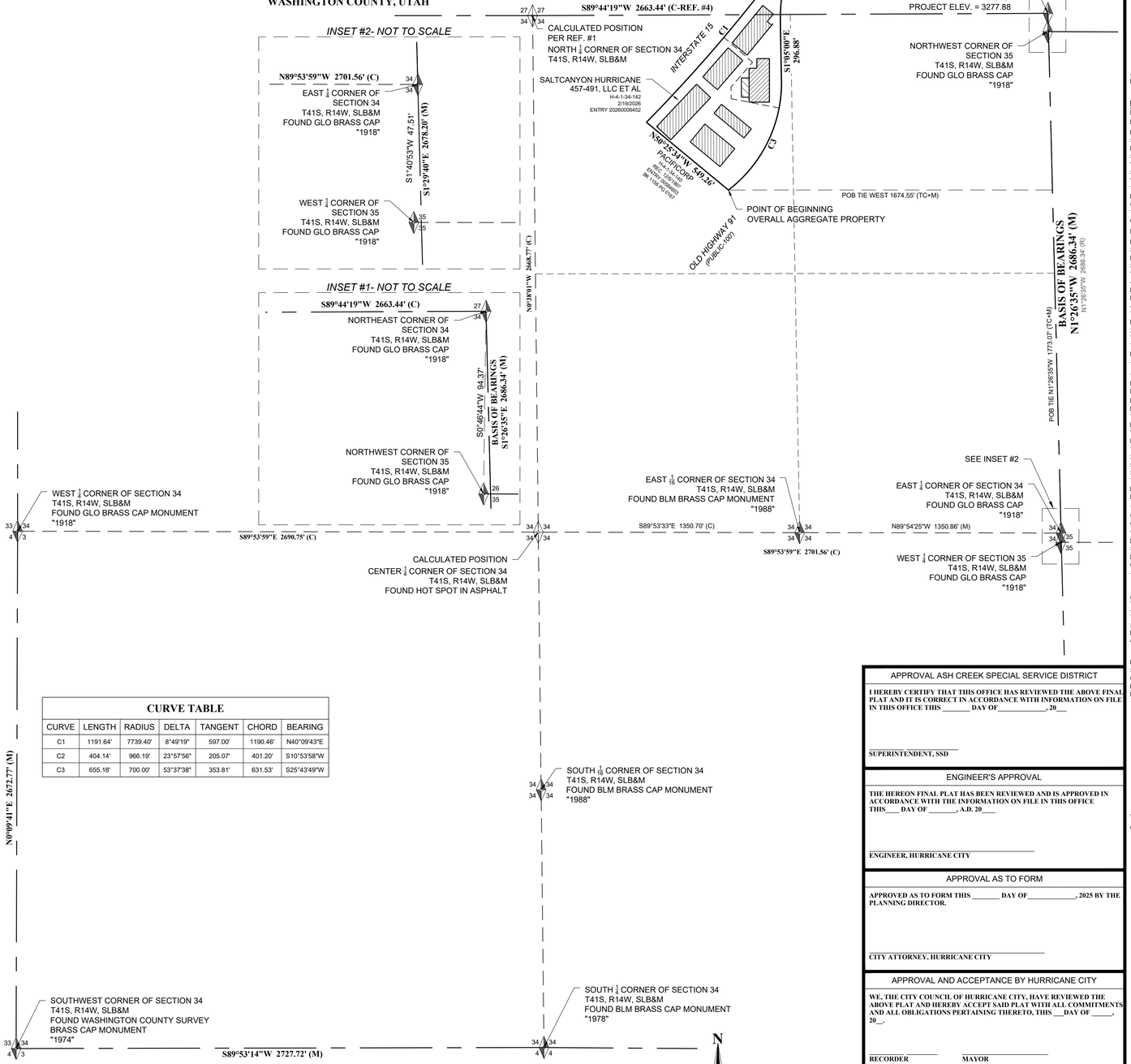


LEGEND

- SECTION CORNER (LOCATED)
- SECTION CORNER (NOT-LOCATED)
- STREET MONUMENT
- MONUMENT, AS NOTED
- UDOT OR BOR MONUMENT, AS NOTED
- PROPERTY CORNER (SET) REBAR W/ CAP "GILSON ENG" NAIL & WASHER "GILSON ENG" LEAD PLUG
- PROPERTY CORNER (FOUND, AS NOTED)
- MONUMENT LINE
- TIE LINE
- ROW LINE
- BOUNDARY LINE
- CENTERLINE
- EASEMENT/P.U.E.
- CHAIN LINK FENCE
- VINYL/WOOD FENCE
- WIRE FENCE
- BLOCK FENCE

PLAT NOTES

1. REFER TO AN ALTA/NSPS LAND TITLE SURVEY FILED AS #____-2026 AT THE OFFICE OF THE WASHINGTON COUNTY SURVEYOR FOR EXISTING CONDITIONS, TOPOGRAPHY, UTILITY INFORMATION, BOUNDARY RETRACEMENT/ANALYSIS AND EXTERIOR PROPERTY CORNERS SET
2. EASEMENTS ARE PER RUDD & HAWKES FILE #JR25-655 WITH COMMITMENT DATE JANUARY 7, 2026 AT 8:00 AM
3. MINOR IRREGULARITIES EXIST BETWEEN THE PRINCIPAL DIMENSIONS SHOWN ON THIS PLAT AND THE EXISTING BUILDINGS. IT IS THE INTENT OF THIS PLAT THAT INTERIOR DIVISION LINES BETWEEN UNITS FOLLOW THE CENTERLINE OF THE EXISTING WALLS. ALL BUILDING LINES ARE PARALLEL OR PERPENDICULAR TO THE PRINCIPAL COURSE SHOWN ON SHEET 3 OF 3.
4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED. THE COMMON AREAS ARE TO SERVE AS INGRESS AND EGRESS EASEMENTS FOR THE COMMON USE OF THE OWNERS EFFECTUATED BY THE RECORDING OF THIS PLAT
5. ALL COMMON AREAS TO SERVE AS PRIVATE, SHARED UTILITY EASEMENTS EFFECTUATED BY THE RECORDING OF THIS PLAT
6. NOTICE TO PURCHASERS: THE INFRASTRUCTURE WITHIN THIS PLAT IS PRIVATELY OWNED AND THE MAINTENANCE, REPAIR, REPLACEMENT, AND OPERATION OF THE INFRASTRUCTURE IS THE RESPONSIBILITY OF THE PROPERTY OWNERS AND WILL NOT BE ASSUMED BY THE CITY
7. REFER TO DECLARATIONS FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR INDIVIDUAL UTILITY LINES TO INDIVIDUAL UNITS
8. REFER TO DECLARATIONS FOR A DESCRIPTION OF THE UNDIVIDED INTEREST PERCENTAGE OF INDIVIDUAL OWNERS TO THE COMMON AREA
9. LIMITED COMMON AREA APPURTENANCE TO INDIVIDUAL UNITS IS INDICATED BY HATCHING AS SHOWN HEREON. INDIVIDUAL UNITS OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE LIMITED COMMON AREAS APPURTENANT TO THEIR UNIT. REFER TO DECLARATION FOR ADDITIONAL INFORMATION
10. OWNERS OF RECORD:
    - SALT CANYON HURRICANE 457-491, LLC A UTAH LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 41.05% INTEREST
    - CHUONG HO AS TO AN UNDIVIDED 3.57% INTEREST
    - BS COPPER LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 9.81% INTEREST
    - 457 DE NORTHRIDGE HURRICANE SC, LLC A UTAH LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 24.72% INTEREST
    - DAVID C. BLANCHARD AND HEIDI M. BLANCHARD AS TO AN UNDIVIDED 4.76% INTEREST



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	1191.64'	7739.40'	8°49'19"	597.00'	1190.46'	N40°09'43"E
C2	404.14'	966.19'	23°57'56"	205.07'	401.20'	S10°53'58"W
C3	655.18'	700.00'	53°37'38"	353.81'	631.53'	S25°43'49"W

SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152657, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT; I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER'S OR OWNER'S AGENT, I HAVE COMPLETED A SURVEY OF THE REAL PROPERTY DESCRIBED ON THIS PLAT AND SHOWN HEREON IN ACCORDANCE WITH UTAH CODE SECTION 17-73-504, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID REAL PROPERTY INTO LOTS TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS ***DESERT RIDGE COMMERCIAL SUBDIVISION***, HAVE OR WILL PLACE MONUMENTS AND/OR PROPERTY CORNERS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PROFESSIONAL LAND SURVEYOR 6-25-2026 JOSH F. MADSEN No. 5152657 STATE OF UTAH

JOSH F. MADSEN
LICENSE NO. 5152657

LEGAL DESCRIPTION

PER RUDD & HAWKES FILE NUMBER JR25-655 DATED JANUARY 7, 2026 AT 8:00 AM

PARCEL 'A'

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE HIGHWAY 91 RE-ALIGNMENT, A 100 FOOT WIDE PUBLIC STREET, AS RECORDED IN THE WASHINGTON COUNTY RECORDER'S OFFICE AS INSTRUMENT #579572, SAID POINT BEING NORTH 01°26'3" WEST 1773.07 FEET ALONG THE SECTION LINE AND WEST 1674.55 FEET FROM THE EAST 1/4 CORNER OF SECTION 34, TOWNSHIP 41 (SOUTH, RANGE 14 WEST, SALT LAKE BASIN & MERIDIAN AND RUNNING THENCE NORTH 50°25'34" WEST 549.26 FEET TO A POINT ON A 7739.40 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS NORTH 45°25'38" WEST; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF THE INTERSTATE 15 HIGHWAY AS RECORDED IN THE WASHINGTON COUNTY RECORDERS OFFICE; THENCE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 4°23'54 AND ALONG THE ARC OF SAID CURVE 594.13 FEET; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING SOUTH 48°52'25 EAST 196.41 FEET; THENCE SOUTH 41°07'35" WEST 168.90 FEET; THENCE SOUTH 00°09'16" EAST 60.87 FEET; THENCE SOUTH 79°09'18" EAST ON A RADIAL BEARING 252.33 FEET TO A POINT ON A 700.00 FOOT RADIUS CURVE TO THE RIGHT, SAID POINT ALSO BEING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY 91 RE-ALIGNMENT; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 41°42'00" AND ALONG THE ARC OF SAID CURVE 509.46 FEET TO THE POINT OF BEGINNING.

PARCEL 'B'

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY 91 RE-ALIGNMENT, A 100 FOOT WIDE PUBLIC STREET, AS RECORDED IN THE WASHINGTON COUNTY RECORDERS OFFICE AS INSTRUMENT #579572, SAID POINT BEING NORTH 01°26'35" WEST 2197.18 FEET ALONG THE SECTION LINE AND WEST 1402.07 FEET FROM THE EAST 1/4 CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASIN AND MERIDIAN AND RUNNING THENCE NORTH 79°09'18" WEST 252.33 FEET; THENCE NORTH 00°09'16" WEST 60.87 FEET; THENCE NORTH 41°07'35" EAST 168.90 FEET; THENCE NORTH 48°52'25" WEST 196.41 FEET TO A POINT ON A 7739.40 FOOT RADIUS CURVE TO THE LEFT (BEARING TO RADIUS POINT IS N49°49'32" W), SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE FOR THE INTERSTATE 15 HIGHWAY AS RECORDED IN THE WASHINGTON COUNTY RECORDERS OFFICE; THENCE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 4°25'25" AND ALONG THE ARC SAID CURVE 597.55 FEET TO A POINT ON A 966.19 FOOT RADIUS CURVE TO THE LEFT BEARING TO RADIUS POINT IS SOUTH 67°06'57" EAST, SAID POINT BEING THE INTERSECTION OF THE RIGHT OF WAY OF THE INTERSTATE 15 HIGHWAY & SAID HIGHWAY 91 REALIGNMENT; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 23°58'03" AND ALONG THE ARC OF THE RIGHT OF WAY LINE OF SAID HIGHWAY 91 RE-ALIGNMENT 404.17 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°05'00" EAST 296.88 FEET TO THE POINT OF A 700.00 FOOT RADIUS CURVE TO THE RIGHT THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 11°55'42" AND ALONG SAID ARC 145.73 FEET TO THE POINT OF BEGINNING.

THE ABOVE TWO PARCELS ARE SUBJECT TO THE FOLLOWING SHARED UTILITY EASEMENTS:

15 FOOT WIDE WATER LINE EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY 91 RE-ALIGNMENT, A 100 FOOT WIDE PUBLIC STREET, AS RECORDED IN THE WASHINGTON COUNTY RECORDERS OFFICE AS INSTRUMENT #579572, SAID POINT BEING NORTH 01°26'35" WEST 2580.36 FEET ALONG THE SECTION LINE AND WEST 1384.54 FEET FROM THE EAST ¼ CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASIN & MERIDIAN AND RUNNING THENCE SOUTH 87°53'27" WEST 43.29 FEET; THENCE SOUTH 39°34'26" WEST 314.34 FEET; THENCE SOUTH 50°25'34" EAST 10.98 FEET; THENCE SOUTH 41°07'35" WEST 15.21 FEET; THENCE NORTH 50°25'34" WEST 10.56 FEET; THENCE SOUTH 39°34'26" WEST 398.35 FEET; THENCE SOUTH 50°25'34" EAST 346.11 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY 91, SAID POINT ALSO BEING ON A 700.00 FOOT RADIUS CURVE TO THE RIGHT (BEARING TO RADIUS POINT IS N 40°33'40" W); THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 1°14'55" AND 15.26 FEET ALONG THE ARC OF SAID CURVE; THENCE NORTH 50°25'34" WEST 358.34 FEET; THENCE NORTH 39°34'26" EAST 313.72 FEET, THENCE NORTH 50°25'34" WEST 157.21 FEET; THENCE NORTH 39°34'26" EAST 313.72 FEET, THENCE NORTH 50°25'34" WEST 157.21 FEET; THENCE NORTH 39°34'26" EAST 259.57 FEET; THENCE SOUTH 50°25'34" EAST 157.21 FEET; THENCE SOUTH 39°34'26" WEST 244.57 FEET; THENCE NORTH 50°25'34" WEST 142.21 FEET; THENCE NORTH 39°34'26" EAST 229.57 FEET; THENCE SOUTH 50°25'34" EAST 142.21 FEET; THENCE NORTH 39°34'26" EAST 191.33 FEET; THENCE NORTH 87°53'27" EAST 50.29 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 1°05'00" EAST 15.00 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

15 FOOT WIDE SEWER EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY 91 RE-ALIGNMENT, A 100 FOOT WIDE PUBLIC STREET, AS RECORDED IN THE WASHINGTON COUNTY RECORDERS OFFICE AS INSTRUMENT #579572, SAID POINT BEING NORTH 01°26'35" WEST 2214.92 FEET ALONG THE SECTION LINE AND WEST 1398.46 FEET FROM THE EAST ¼ CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASIN & MERIDIAN AND RUNNING THENCE NORTH 86°18'39" WEST 248.18 FEET, THENCE NORTH 3°41'27" EAST 15.04 FEET; THENCE SOUTH 86°18'39" EAST 249.84 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE, SAID POINT BEING ON A 700.00 FOOT RADIUS CURVE TO THE RIGHT (BEARING TO RADIUS POINT IS IN 80°37'47" W); THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 1°14'07" AND 15.09 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING.

TAX SERIAL NUMBER: H-4-1-34-142

OVERALL AGGREGATE PROPERTY DESCRIPTION

A PORTION OF REAL PROPERTY LOCATED IN THE NORTHEAST ¼ OF SECTION 34 AND THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 14 WEST SALT LAKE BASE & MERIDIAN AND ALL OF PARCEL 1 AND PARCEL 2 PER INSTRUMENT #20260006452 (RECORDED FEBRUARY 19, 2026 AT THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY). THE FOLLOWING OVERALL AGGREGATE DESCRIPTION IS PER AN ALTA/NSPS LAND TITLE SURVEY FILED AS #____-2026 AT THE OFFICE OF THE WASHINGTON COUNTY SURVEYOR;

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE HIGHWAY 91 RE-ALIGNMENT, A 100 FOOT WIDE PUBLIC STREET, (RECORDED OCTOBER 14, 1997 AS INSTRUMENT #579572 AT THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY); SAID POINT OF BEGINNING IS FURTHER DESCRIBED AS NORTH 01°26'36" WEST 1773.07 FEET ALONG THE SECTION LINE AND WEST 1674.55 FEET FROM THE EAST ¼ CORNER OF SECTION 34, TOWNSHIP 41 (SOUTH, RANGE 14 WEST, SALT LAKE BASIN & MERIDIAN;

THENCE NORTH 50°25'34" WEST 549.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 7,739.40 FEET, TO WHICH A RADIAL LINE BEARS NORTH 45°25'38" WEST; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF THE INTERSTATE 15 HIGHWAY AS RECORDED IN THE WASHINGTON COUNTY RECORDERS OFFICE; NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°49'19" AN ARC DISTANCE OF 1,191.64 FEET TO A POINT OF CUSP AT THE INTERSECTION OF SAID INTERSTATE 15 AND SAID HIGHWAY 91 RE-ALIGNMENT;

CONTINUING ALONG SAID HIGHWAY 91 REALIGNMENT THE FOLLOWING THREE COURSES; A NON-TANGENT CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 966.19 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 67°07'04" EAST; SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°57'56" AN ARC DISTANCE OF 404.14 FEET TO A POINT OF TANGENCY; SOUTH 1°05'00" EAST 296.88 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 700.00 FEET; SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°37'38" AN ARC DISTANCE OF 655.18 FEET TO THE POINT OF BEGINNING;

WITH AN AREA OF 397,470 S.F. OR 9.125 ACRES

CONTAINING 25 UNITS, COMMON AREA AND LIMITED COMMON AREA

APPROVAL ASH CREEK SPECIAL SERVICE DISTRICT

I HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED THE ABOVE FINAL PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, 20___

_____
SUPERINTENDENT, SSD

ENGINEER'S APPROVAL

THE HEREON FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS____ DAY OF _____, A.D. 20____

_____
ENGINEER, HURRICANE CITY

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF_____, 2025 BY THE PLANNING DIRECTOR.

_____
CITY ATTORNEY, HURRICANE CITY

APPROVAL AND ACCEPTANCE BY HURRICANE CITY

WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS, AND ALL OBLIGATIONS PERTAINING THERETO, THIS ___DAY OF _____, 20__.

_____ _____
RECORDER **MAYOR**

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER CERTIFY ON THIS ____ DAY OF _____AD. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS FINAL PLAT HAVE BEEN PAID IN FULL.

_____
COUNTY TREASURER

WASHINGTON COUNTY RECORDER

STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF:

RECORDED # _____

_____

DATE_____ **TIME**_____ **BOOK**_____ **PAGE**_____

_____ _____
FEES **WASHINGTON COUNTY RECORDER**

PRELIMINARY AND FINAL PLAT OF

DESERT RIDGE COMMERCIAL SUBDIVISION

A PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHEAST ¼ OF SECTION 34 & SOUTHEAST ¼ OF SECTION 27
TOWNSHIP 41 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY, UTAH

GILSON ENGINEERING
Consulting Engineers & Surveyors
12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 571-9414 FAX: (801) 571-9449

PRELIMINARY AND FINAL PLAT OF

DESERT RIDGE COMMERCIAL SUBDIVISION

A PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHEAST ¼ OF SECTION 34 & SOUTHEAST ¼ OF SECTION 27
TOWNSHIP 41 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY, UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACTS OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS , TOGETHER WITH PRIVATE EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

DESERT RIDGE COMMERCIAL SUBDIVISION

THE UNDERSIGNED OWNER HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

THIS _____ DAY OF _____ A.D., 2026.

BY: _____
PRINT NAME & TITLE: SALTCANYON HURRICANE 457-491, LLC

NOTARY ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____ , IN THE YEAR OF 20____ , BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE _____ OF SALTCANYON HURRICANE 475-491, LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD REGARDING THE ***DESERT RIDGE COMMERICAL SUBDIVISION*** AND WAS SIGNED BY HIM/HER/THEY ON BEHALF OF SAID SALTCANYON HURRICANE 475-491, LLC AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

COMMISSION #: _____
MY COMMISSION EXPIRES _____

_____
PRINT NAME:
A NOTARY PUBLIC COMMISSIONED IN UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACTS OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS , TOGETHER WITH PRIVATE EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

DESERT RIDGE COMMERCIAL SUBDIVISION

THE UNDERSIGNED OWNER HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

THIS _____ DAY OF _____ A.D., 2026.

BY: _____
PRINT NAME & TITLE: CHUNG HO

NOTARY ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____ , IN THE YEAR OF 20____ , BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED CHUNG HO, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD REGARDING THE ***DESERT RIDGE COMMERCIAL SUBDIVISION*** AND WAS SIGNED BY HIM/HER/THEY AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

COMMISSION #: _____
MY COMMISSION EXPIRES _____

_____
PRINT NAME:
A NOTARY PUBLIC COMMISSIONED IN UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

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DESERT RIDGE COMMERCIAL SUBDIVISION

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THIS _____ DAY OF _____ A.D., 2026.

BY: _____
PRINT NAME & TITLE: BS COPPER, LLC

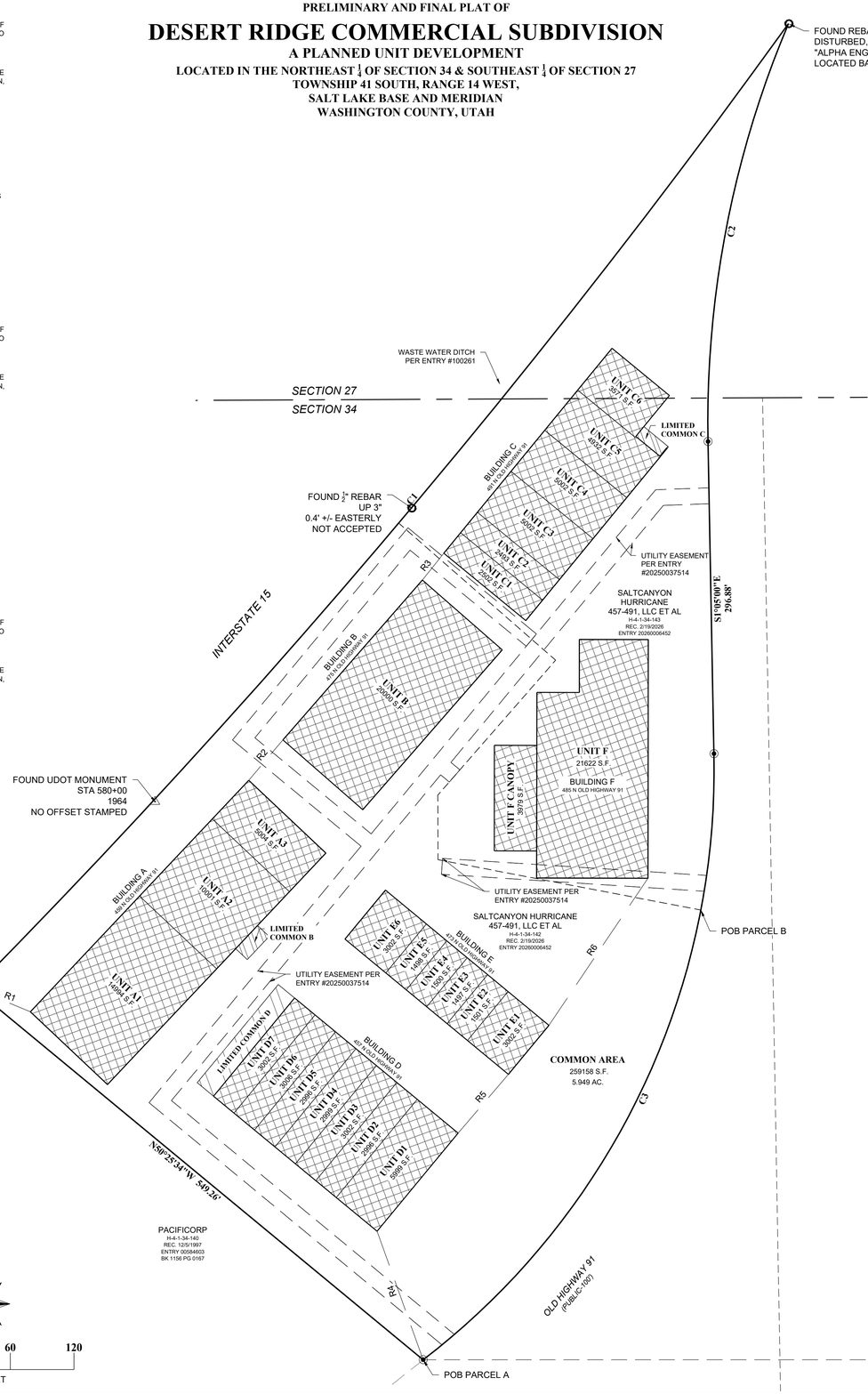
NOTARY ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____ , IN THE YEAR OF 20____ , BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ , THE _____ OF BS COPPER, LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD REGARDING THE ***DESERT RIDGE COMMERICAL SUBDIVISION*** AND WAS SIGNED BY HIM/HER/THEY ON BEHALF OF SAID BS COPPER, LLC AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

COMMISSION #: _____
MY COMMISSION EXPIRES _____

_____
PRINT NAME:
A NOTARY PUBLIC COMMISSIONED IN UTAH



LEGEND

- SECTION CORNER (LOCATED)
- SECTION CORNER (NOT-LOCATED)
- STREET MONUMENT
- MONUMENT, AS NOTED
- UDOT OR BOR MONUMENT, AS NOTED
- PROPERTY CORNER (SET) REBAR W/ CAP "GILSON ENG" NAIL & WASHER "GILSON ENG" LEAD PLUG
- PROPERTY CORNER (FOUND, AS NOTED)
- MONUMENT LINE
- TIE LINE
- ROW LINE
- BOUNDARY LINE
- CENTERLINE
- EASEMENT/P.U.E.
- CHAIN LINK FENCE
- VINYL/WOOD FENCE
- WIRE FENCE
- PRIVATE UNIT
- LIMITED COMMON
- COMMON AREA

LINE TABLE

LINE #	LENGTH	DIRECTION
R1	57.36'	S67° 39' 14"E
R2	49.82'	N40° 12' 44"E
R3	32.36'	N38° 38' 10"E
R4	128.64'	N19° 41' 34"W
R5	72.82'	N40° 31' 58"E
R6	167.26'	N33° 56' 41"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	1191.64'	7739.40'	8°49'19"	597.00'	1190.46'	N40°09'43"E
C2	404.14'	966.19'	23°57'56"	205.07'	401.20'	S10°53'58"W
C3	655.18'	700.00'	53°37'38"	353.81'	631.53'	S25°43'49"W

N

60 0 60 120
SCALE IN FEET

GILSON ENGINEERING
Consulting Engineers & Surveyors
12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 571-9414 FAX: (801) 571-9449

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACTS OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS , TOGETHER WITH PRIVATE EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

DESERT RIDGE COMMERCIAL SUBDIVISION

THE UNDERSIGNED OWNER HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

THIS _____ DAY OF _____ A.D., 2026.

BY: _____
PRINT NAME & TITLE: FS CLARENDON, LLC

NOTARY ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____ , IN THE YEAR OF 20____ , BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ , THE _____ OF FS CLARENDON, LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD REGARDING THE ***DESERT RIDGE COMMERICAL SUBDIVISION*** AND WAS SIGNED BY HIM/HER/THEY ON BEHALF OF SAID FS CLARENDON, LLC AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

COMMISSION #: _____
MY COMMISSION EXPIRES _____

_____
PRINT NAME:
A NOTARY PUBLIC COMMISSIONED IN UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACTS OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS , TOGETHER WITH PRIVATE EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

DESERT RIDGE COMMERCIAL SUBDIVISION

THE UNDERSIGNED OWNER HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

THIS _____ DAY OF _____ A.D., 2026.

BY: _____
PRINT NAME & TITLE: 457 DE NORTHRIDGE HURRICANE SC, LLC

NOTARY ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____ , IN THE YEAR OF 20____ , BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ , THE _____ OF 457 DE NORTHRIDGE HURRICANE SC, LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD REGARDING THE ***DESERT RIDGE COMMERICAL SUBDIVISION*** AND WAS SIGNED BY HIM/HER/THEY ON BEHALF OF SAID 457 DE NORTHRIDGE HURRICANE SC, LLC AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

COMMISSION #: _____
MY COMMISSION EXPIRES _____

_____
PRINT NAME:
A NOTARY PUBLIC COMMISSIONED IN UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACTS OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS , TOGETHER WITH PRIVATE EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

DESERT RIDGE COMMERCIAL SUBDIVISION

THE UNDERSIGNED OWNER HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

THIS _____ DAY OF _____ A.D., 2026.

BY: _____
PRINT NAME & TITLE: DAVID C. BLANCHARD AND HEIDI M. BLANCHARD

NOTARY ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

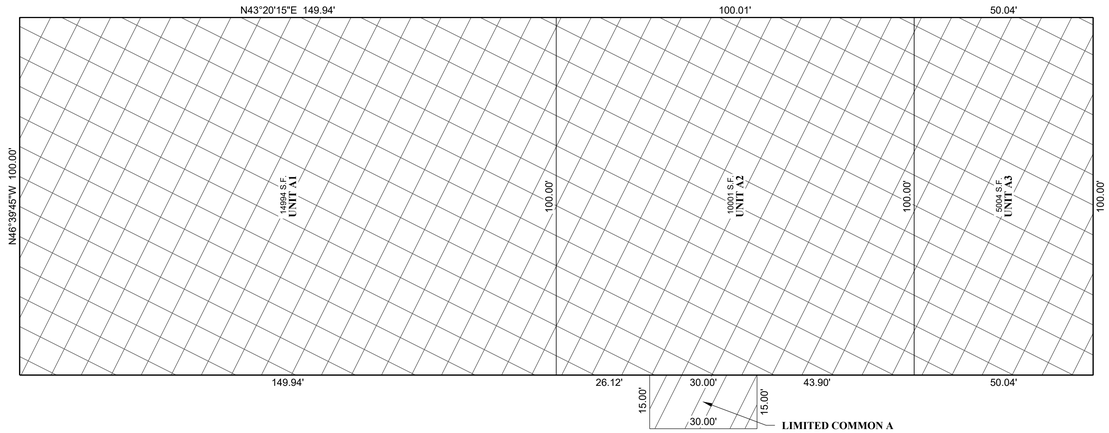
ON THIS _____ DAY OF _____ , IN THE YEAR OF 20____ , BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED DAVID C. BLANCHARD AND HEIDI M. BLANCHARD, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD REGARDING THE ***DESERT RIDGE COMMERCIAL SUBDIVISION*** AND WAS SIGNED BY HIM/HER/THEY AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

COMMISSION #: _____
MY COMMISSION EXPIRES _____

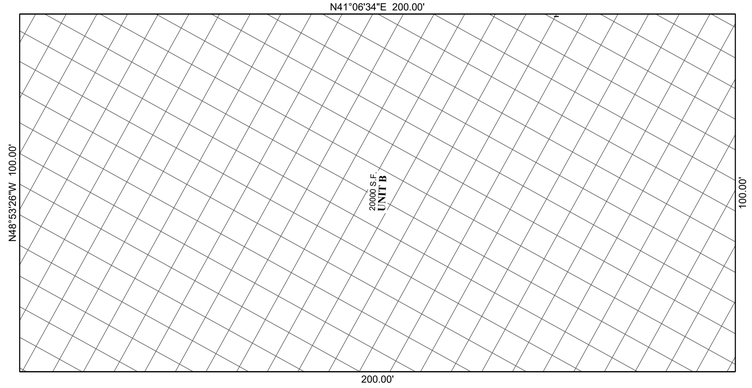
_____
PRINT NAME:
A NOTARY PUBLIC COMMISSIONED IN UTAH

6-25-2026
JOSH F. MADSEN
No. 5152857
STATE OF UTAH
PROFESSIONAL LAND SURVEYOR

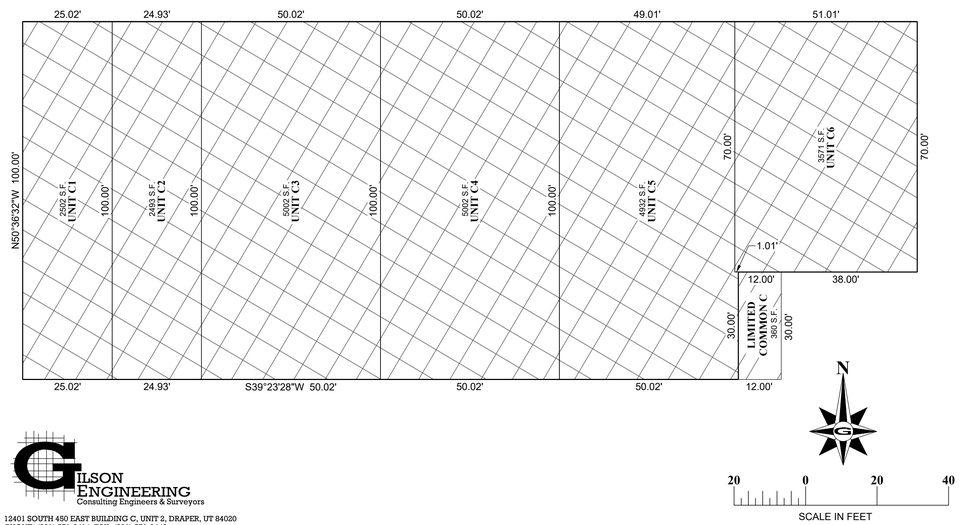
BUILDING A
459 N OLD HIGHWAY 91



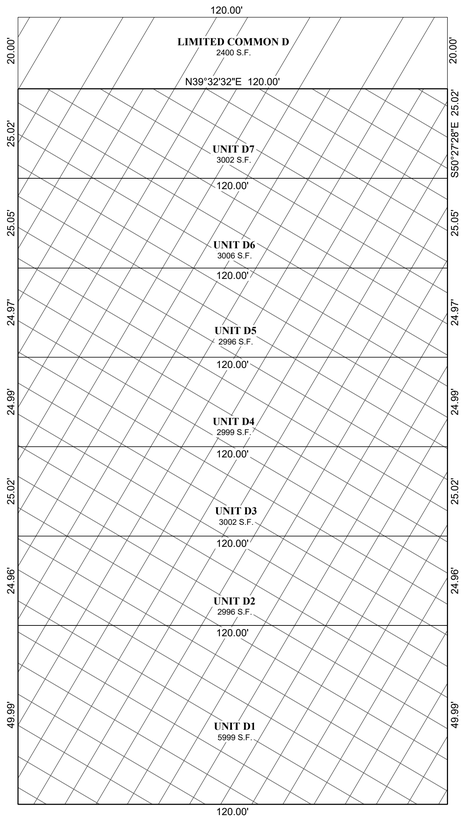
BUILDING B
475 N OLD HIGHWAY 91



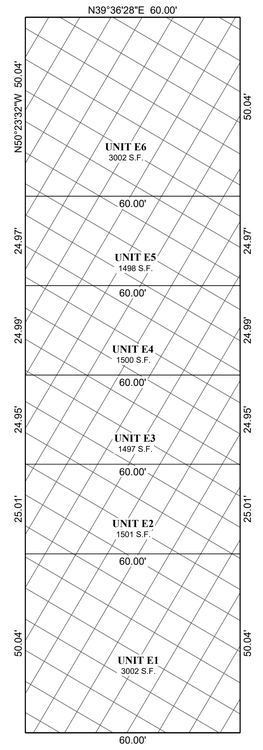
BUILDING C
491 N OLD HIGHWAY 91



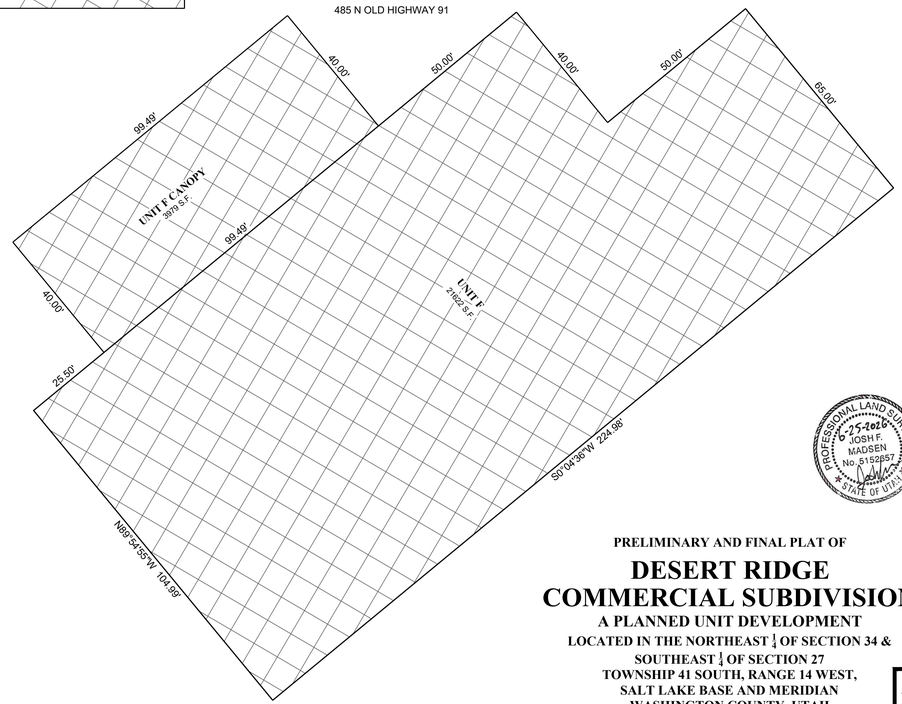
BUILDING D
457 N OLD HIGHWAY 91



BUILDING E
473 N OLD HIGHWAY 91



BUILDING F
485 N OLD HIGHWAY 91



LEGEND

- SECTION CORNER (LOCATED)
- SECTION CORNER (NOT-LOCATED)
- STREET MONUMENT
- MONUMENT, AS NOTED
- UDOT OR BOR MONUMENT, AS NOTED
- PROPERTY CORNER (SET) REBAR W/ CAP "GILSON ENG" NAIL & WASHER "GILSON ENG" LEAD PLUG
- PROPERTY CORNER (FOUND, AS NOTED)
- MONUMENT LINE
- TIE LINE
- ROW LINE
- BOUNDARY LINE
- CENTERLINE
- EASEMENT/P.U.E.
- CHAIN LINK FENCE
- VINYL/WOOD FENCE
- WIRE FENCE
- PRIVATE UNIT
- LIMITED COMMON
- COMMON AREA

PROFESSIONAL LAND SURVEYOR
9-25-2020
JOSH F. MADSEN
No. 5152857
STATE OF UTAH

PRELIMINARY AND FINAL PLAT OF

DESERT RIDGE COMMERCIAL SUBDIVISION

A PLANNED UNIT DEVELOPMENT
LOCATED IN THE NORTHEAST ¼ OF SECTION 34 &
SOUTHEAST ¼ OF SECTION 27
TOWNSHIP 41 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY, UTAH

GILSON ENGINEERING
Consulting Engineers & Surveyors
12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 571-9414 FAX: (801) 571-9449

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**08/13/2026 - Planning Commission**
Application Number:	PSP26-11
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Hurricane Valley Fire District
Agent:	Method Studio
Request:	Preliminary Site Plan Approval.
Location:	Near the intersection of Sand Hollow Main Gate Entrance Road and Sand Hollow Road.
Zoning:	RA-1
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant has submitted a preliminary site plan for a new fire station and fire district offices located just outside the entrance to Sand Hollow State Park north of the existing driveway and entrance station. The plan calls for an approximately 25,000-square-foot building and a training tower, as well as associated parking and drainage areas. The site is currently zoned Residential Agricultural 1 (RA-1).

Vicinity Map

JUC Comments
The following items will need to be addressed:

1. Public Works: Will need access agreement for property.

2. Fire: Relocate fire hydrant add remote FDC eliminate the PIV

3. Sewer: Construction drawings will need to reflect redline comments provided to applicant

4. Water: Please use Ductile Iron Pipe for the Main Water Lines.

5. Dixie Power: I couldn't find the proposed transformer & meter location in the drawings. This will need to be a Dixie Power new construction request.

6. Streets: Approved.

7. Engineering: Engineering expects that another road between Sand Hollow Road and this site will be proposed after WCWCD considers staff comments for a proposed master planned zone change. Said road may impact this site (see HCS 3.2.4.2(H)). The property lines shown on the preliminary site plan do not exist. A lot line adjustment should be done or a preliminary plat or lot split application should be submitted to create these lines (USC 10-20-906 or HCC 10-39-4). If the site is made a separate property, a cross access easement minimum must be secured from the WCWCD. Looped water mains are required for more than two (2) fire hydrants. Engineering assumes the loop can be completed by WCWCD's system; however, that should be confirmed with the Hurricane City Water Department (see HCS 3.6.4). Power and communication infrastructure typically runs on the north side of roads (HCS 2.2.9(D)). The existing water main may frustrate that alignment. Existing WCWCD 8" water main. WCWCD's comment suggests we could move the existing interagency meter that's west of this site east of the Fire

Stations last tie in or extend a dedicated water main from Hurricane City's system. As Hurricane City's Water Department indicates all Hurricane City water mains outside a public right of way must be ductile iron. Typically, Hurricane City water mains must be in public streets (see HCS 3.6.8.1).

8. Gas: Approved.

9. Infowest: We have active fiber within the lot(s) and would like the area to be fully blue staked to avoid damages and charges for fixing our lines.

10. Washington County Water Conservancy District: It's recommended that the fire station connect to Hurricane City's system rather than the district's, or we would have to move our meter to the east of the fire station's last tie-in. The plans have the line listed as a 10", but it's an 8". With the increased demand during training and if connecting to the district's line, is the district expected to cover the additional costs of Hurricane's pumping charges? The fire station is in a source protection zone for some of our wells. So, we'd like to make sure that no retardants or foams are being used that'll impact groundwater quality. Washington County Water Conservancy District hereby acknowledges that based on the information provided, the project adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments:

1. Land Use: The proposed fire station, categorized as a "protective service" in the city code, is a permitted use in the current RA-1 zone. A proposal to change the zone of this and other properties to Planned Commercial is pending as another item on this agenda. This use would be permitted in either zone classification.
2. Subdivide: The applicant intends to submit a lot-split application as a separate request at a later date (HCC section 10-39-4).
3. Parking Requirements: Pursuant to HCC section 10-34-10(A), a protective service requires *"4 spaces, plus 1 space per employee on highest employment shift."* The site plan depicts 79 parking stalls. It is unclear if the parking standard is being satisfied, therefore, the applicant will need to provide more information with the final site plan to verify sufficient parking is being provided.
4. Landscaping: Hurricane City Code requires a 10-foot-wide landscape buffer along each right-of-way. A full landscape plan will be required with the final site plan submittal. The final site plan will also need to ensure that proper parking lot landscaping is provided on the landscape plan at time of submittal.
5. The "training tower" will need to be evaluated for height limitations.
6. **No Vested Rights Granted: It should be noted that pursuant to HCC section 10-7-10 (D)(2)(b), a preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.**

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

Hurricane Valley Fire District - Sand Hollow Fire Station is a new building located within Washington County Water Conservancy District property adjacent to the Sand Hollow Reservoir near the main gate. This project will bring fire and EMS services to the local area and serve as the administrative headquarters for the HVFD.

SAND HOLLOW FIRE STATION 41

50% CONSTRUCTION DOCUMENTS - 06/22/2026

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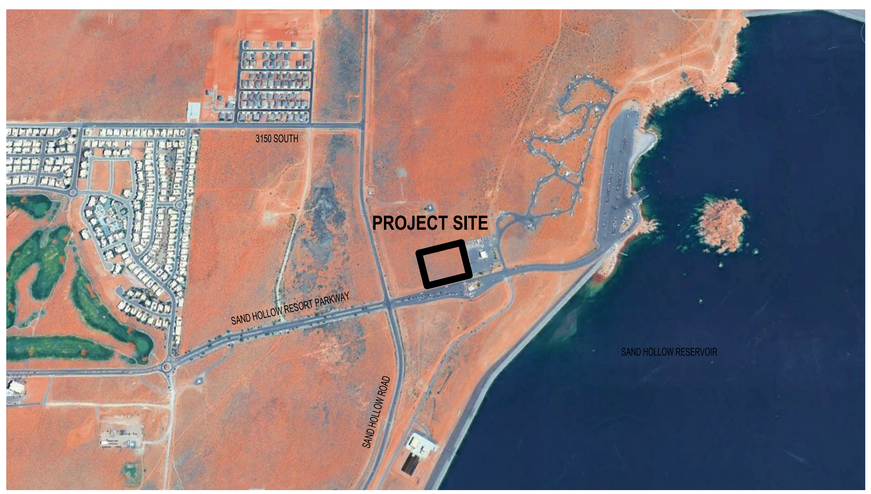

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project:
SAND HOLLOW FIRE STATION 41

SAND HOLLOW RESORT PARKWAY AND SAND HOLLOW ROAD
HURRICANE, UT 84737

project #: 25.0495
date: 06/22/2026
revisions :

title:
COVER SHEET

sheet:
G000

50% CONSTRUCTION DOCUMENTS

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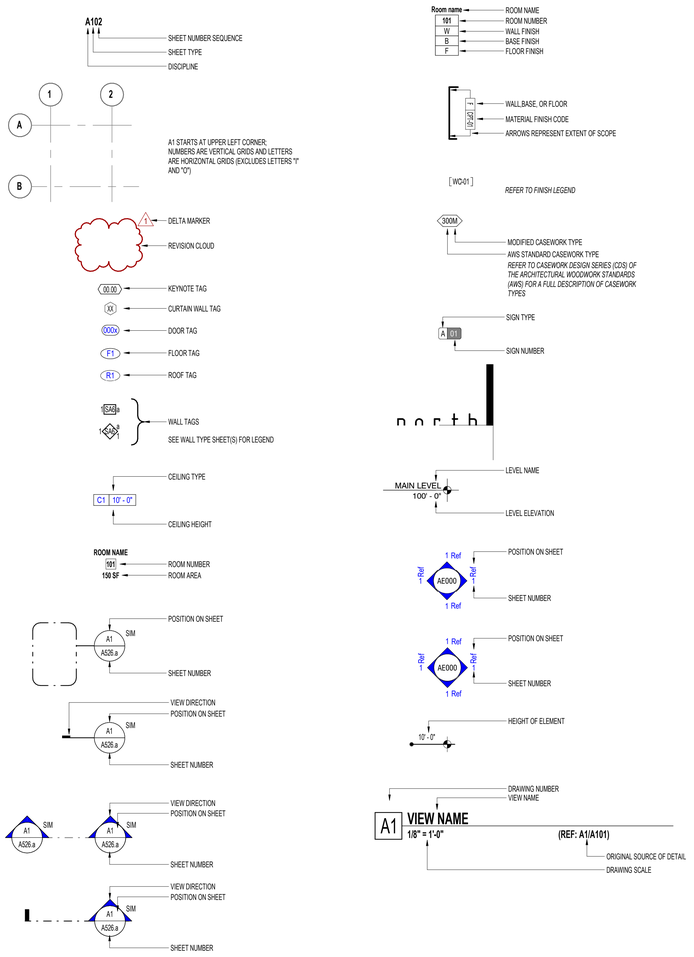
ABBREVIATION SCHEDULE

Abbrev.	Description
○	NUMBER OR POUND
&	AND
2:1 SL	2 HORIZONTAL TO 1 VERTICAL SLOPE
@	AT
[	CHANNEL
±	PLUS MINUS
Ø	DIAMETER
≤	LESS THAN OR EQUAL TO
≥	GREATER THAN OR EQUAL TO
A	
AB	ANCHOR BOLT
AC	ASPHALTIC CONCRETE
ACST	ACOUSTIC
AD	AREA DRAIN
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECTURAL, ARCHITECT, ARCHITECTURE
ASPH	ASPHALT
B	
B	BASELINE
B	BOTTOM
BEJ	BRICK EXPANSION JOINT
BLDG	BUILDING
BLK	BLOCK
BM	BEAM
BO	BOARD
BRG	BEARING
BSMT	BASEMENT
C	
C&G	CURB & GUTTER
CAP	CAPACITY
CEM	CEMENT
CG	CORNER GUARD
CIP	CAST IN PLACE, CAST IRON PIPE
CIR	CIRCULATING
CJ	CONTROL JOINT
CL	CENTERLINE
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNITS
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
CSK	COUNTERSUNK
CT	CERAMIC TILE
CTR	CENTER
D	
D	DEPTH
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
E	
E	EAST
E/P	EDGE OF PAVEMENT
EA	EACH
EHM	EXTERIOR HOLLOW METAL
EL	ELEVATION
ELEC'T	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP	EXPANSION
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
F	
F.V.	FIELD VERIFY
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISH
FLR	FLOOR
FR	FRAME
FTG	FOOTING
FXTR	FIXTURE
G	
G	GROUND
GA	GA
GALV	GALVANIZED
GL	GLASS
GR	GRADE
GRD	GROUND
GWB	GYPSUM WALL BOARD
H	
HB	HOSE BIBB
HC	HANDICAPPED
HDW	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HORZ	HORIZONTAL
HR	HOUR
HW	HOT WATER
I	
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IHM	INTERIOR HOLLOW METAL
INSUL	INSULATION
INT	INTERIOR
INTX	INTERSECTION
INV	INVERT
J	
JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT
L	
L	ANGLE
L	LENGTH
LC	LENGTH OF CURVE
LDC	LEAD COVERED
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LT	LIGHT

ABBREVIATION SCHEDULE

Abbrev.	Description
M	
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MET	METAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTG	MOUNTING
MULL	MULLION
MWP	MEMBRANE WATERPROOFING
N	
N	NORTH
NA	NOT APPLICABLE
NE	NORTHEAST
NEC	NATIONAL ELECTRIC CODE
NEUT	NEUTRAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NW	NORTHWEST
O	
OA	OUTSIDE AIR
OA	OUTSIDE AIR
OC	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OPP	OPPOSITE
OVHD	OVERHEAD
P	
PI	POINT IF INTERSECTION
PL	PLATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT
PRELIM	PRELIMINARY
PRESS	PRESSURE
PRIM	PRIMARY
PRTN	PARTITION
PT	POINT, POINT OF TANGENT
Q	
QT	QUARRY TILE
R	
R	RADIUS
RA	RETURN AIR
RB	RESILIENT VINYL BASE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RECP	RECEPTACLE
REINF	REINFORCEMENT
REQD	REQUIRED
REV	REVISION
RF	ROOF
RFLCP	REFLECTIVE CEILING PLAN
RM	ROOM
RVT	RESILIENT VINYL TILE
S	
S	SOUTH
SCH	SCHEDULE
SD	STORM DRAIN
SE	SOUTHEAST
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SL	SLOPE
SPEC	SPECIFICATION
SQ	SQUARE
STL	STEEL
SUSP	SUSPENDED
T	
T	TOP
T&B	TOP AND BOTTOM
TEL	TELEPHONE
TEMP	TEMPORARY
TERM	TERMINAL
THK	THICK/THICKNESS
THRSLD	THRESHOLD
TO	TOP OF
TOS	TOP OF STEEL, TOP OF SLAB
TOW	TOP OF WALL
TYP	TYPICAL
U	
UNO	UNLESS NOTED OTHERWISE
V	
VCT	VINYL COMPOSITION TILE
VENT	VENTILIATING
VERT	VERTICAL
VEST	VESTIBULE
VWC	VINYL WALL COVERING
W	
W	WIDTH, WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WIDTH
WT	WEIGHT
WWF	WELDED WIRE FABRIC
X	
X	TRANSFORMER

ARCHITECTURE SYMBOLS



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ARCHITECTURAL	
AK101	SLAB PLANS - OVERALL
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AK101B	LEVEL 1 SLAB PLAN - AREA B
AK102A	LEVEL 2 SLAB PLAN - AREA A
AK102B	LEVEL 2 SLAB PLAN - AREA B
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AE101	FLOOR PLANS - OVERALL
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AE103	ROOF PLAN - OVERALL
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AE121	DIMENSION PLANS - OVERALL
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AE131	RCP PLANS - OVERALL
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AE315	WALL SECTIONS
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IF101	LEVEL 1 FURNITURE PLAN
IF102	LEVEL 2 FURNITURE PLAN

GENERAL NOTES - MISCELLANEOUS

AFTER REVIEW, REMOVE THIS NOTE AND GRAPHIC OVERRIDE

1. THE PROJECT MANUAL, UNDER SEPARATE COVER, IS AN INTEGRAL PART OF THESE CONSTRUCTION DRAWINGS.

2. PLANS, SECTIONS, ELEVATIONS, DETAILS AND DIMENSIONS LABELED "TYPICAL" SHALL APPLY TO ALL SITUATIONS OCCURRING THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY KEYED ON THE DRAWINGS.

3. ALL WORK, MATERIALS, AND METHODS SHALL BE IN CONFORMANCE WITH THE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT LOCATION.

4. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS AS BEING NOT IN CONTRACT (N.I.C.) OR EXISTING, ALL ITEMS, MATERIALS AND INSTALLATION OF SAME ARE PART OF THE CONTRACT AS DEFINED BY THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ACCESSORIES, COMPONENTS AND ASSEMBLIES REQUIRED FOR THE WORK DEPICTED OR SPECIFIED.

5. CONTRACTORS ARE RESPONSIBLE FOR ALL WORK REGARDLESS OF THE LOCATION OF THE INFORMATION ON THE DOCUMENTS.

6. KEEP SITE CLEAN AND CLEAR OF DEBRIS AND IN ORDERLY CONDITION THAT DOES NOT DETRACT FROM THE SURROUNDING SITE AND REPAIR ANY DAMAGE CAUSED BY WORK OF THE CONTRACT.

7. ALL DIMENSIONS ARE TO THE FACE OF METAL OR WOOD STUD FRAMED WALLS AND TO THE FACE OF CONCRETE AND MASONRY WALLS AS SHOWN, UNLESS NOTED OTHERWISE.

8. INSTALL SEALANT (ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS) AT EXTERIOR SIDE OF ALL JOINTS, SEAMS, CONNECTIONS, OPENINGS. SEALANT COLOR TO BE SELECTED FROM FULL RANGE AND TO BE APPROVED BY ARCHITECT PRIOR TO PROCUREMENT AND INSTALLATION.

9. DOOR OPENINGS IN FRAME CONSTRUCTION WHICH ARE NOT DIMENSIONED ARE EITHER CENTERED IN THE WALL, FACE OF JAMB OR LOCATED 4" FROM THE FACE OF STUD TO THE FINISHED JAMB.

10. ALL SPECIAL ACCESSIBLE FACILITIES SHALL BE IDENTIFIED WITH APPROVED SIGNAGE.

11. THE CONTRACTOR IS RESPONSIBLE FOR PRODUCING A WEATHER TIGHT BUILDING. DETAILS AND OMISSIONS TO DRAWINGS NOTWITHSTANDING. ALL DRAWING CONFLICTS WHICH MAY NOT ALLOW A WEATHERTIGHT CONDITION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

12. DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. CONTRACTOR SHALL SUBMIT SPECIFIC DISCREPANCIES FOR ARCHITECT REVIEW.

13. PROVIDE FULL METAL BACKING PLATE (16 GAUGE X 8" HIGH SECURED TO 3 STUDS MIN.) OR WOOD BLOCKING AS REQUIRED TO SECURELY ANCHOR ALL WALL MOUNTED EQUIPMENT (CABINETS, TOILET ROOM ACCESSORIES, HARDWARE, ETC.). BLOCKING SHALL PROVIDE A RIGID CONNECTION CAPABLE OF SUPPORTING DESIGN LOADS. PROVIDE A 16 GAUGE X 6" STL. STUD TRACK SECURED TO 2 STUDS TO SECURELY SUPPORT ALL WALL STOPS (DOOR BUMPER).

14. COORDINATE WITH ALL TRADES, SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT. EQUIPMENT PADS OR BASES, AS WELL AS ELECTRIC POWER, WATER, AND DRAIN INSTALLATIONS, BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL PROVIDE COORDINATION DRAWINGS FOR PROPER PLACEMENT OF ALL TRADES' WORK. ANY CONCERNS, SPACE LIMITATIONS, OR STRUCTURAL CONFLICTS, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. A REASONABLE RESPONSE TIME SHALL BE ALLOWED AS NOTED IN THE SPECIFICATIONS.

15. ALL FLOOR OR WALL OPENINGS REQUIRED FOR PIPES, DUCTS, CONDUITS ETC. SHALL BE SEALED IN AN APPROVED MANNER.

16. FIRE SPRINKLER DESIGN TO BE DONE BY A CERTIFIED SUB-CONTRACTOR AND WILL REQUIRE APPROVALS BY THE CITY, AND STATE FIRE MARSHALS. APPROVALS BY THE FIRE MARSHAL ARE TO BE OBTAINED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO ARCHITECT. SUBMITTAL TO THE ARCHITECT ALSO INDICATES THAT THE CONTRACTOR HAS REVIEWED AND COORDINATED FIRE-SPRINKLER PIPING LOCATIONS WITH ALL TRADES.

17. ROOMS ENCLOSED WITH RATED WALLS REQUIRE RATED DOORS. ANY DUCTS PASSING THROUGH WALLS REQUIRE FIRE DAMPERS AND/OR FIRE/SMOKE DAMPERS. ANY CONDUIT OR PIPING REQUIRES RATED SEALANT AT JOINTS.

18. GENERAL STRUCTURAL NOTES GOVERN TYPICAL CONDITIONS WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED.

19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND LOCATE ELECTRICAL, DATA, AND PHONE RECEPTACLES, SWITCHES, ETC. TO AVOID CASEWORK, DOORS, ETC.

20. THE DRAWINGS AND SPECIFICATIONS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL AND STRUCTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE TYPE OF STRUCTURAL, MECHANICAL, ELECTRICAL, AND UTILITY SYSTEMS AND MAJOR ARCHITECTURAL ELEMENTS OF CONSTRUCTION AS "SCOPE" DOCUMENTS.

21. THE DRAWINGS AND SPECIFICATIONS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE WORK. CONTRACTS SHALL BE LET ON THE BASIS OF SUCH DOCUMENTS, WITH THE UNDERSTANDING THAT THE CONTRACTOR IS TO FURNISH ALL ITEMS REQUIRED FOR PROPER COMPLETION OF THE WORK WITHOUT ADJUSTMENT TO CONTRACT PRICE. IT IS INTENDED THAT THE WORK TO BE OF SOUND AND QUALITY CONSTRUCTION AND THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INCLUSION OF ADEQUATE AMOUNTS TO COVER INSTALLATION OF ALL ITEMS INDICATED, DESCRIBED, OR REASONABLY IMPLIED.

MATERIAL LEGEND

- EARTH (EXISTING)
- EARTH (BACKFILL)
- DRAINAGE FILL COMPACTED FILL
- CONCRETE CAST-IN-PLACE
- CONCRETE PRECAST
- BRICK
- CONCRETE MASONRY UNIT
- GROUT
- STEEL
- ALUMINUM
- CONTINUOUS WOOD
- INTERMITTENT WOOD BLOCKING
- SHEATHING
- WOOD FINISH
- HARDBOARD
- PARTICLE BOARD
- BATT INSULATION
- LOOSE FILL INSULATION
- RIGID INSULATION
- FIRE SPRAY
- GYPSUM BOARD

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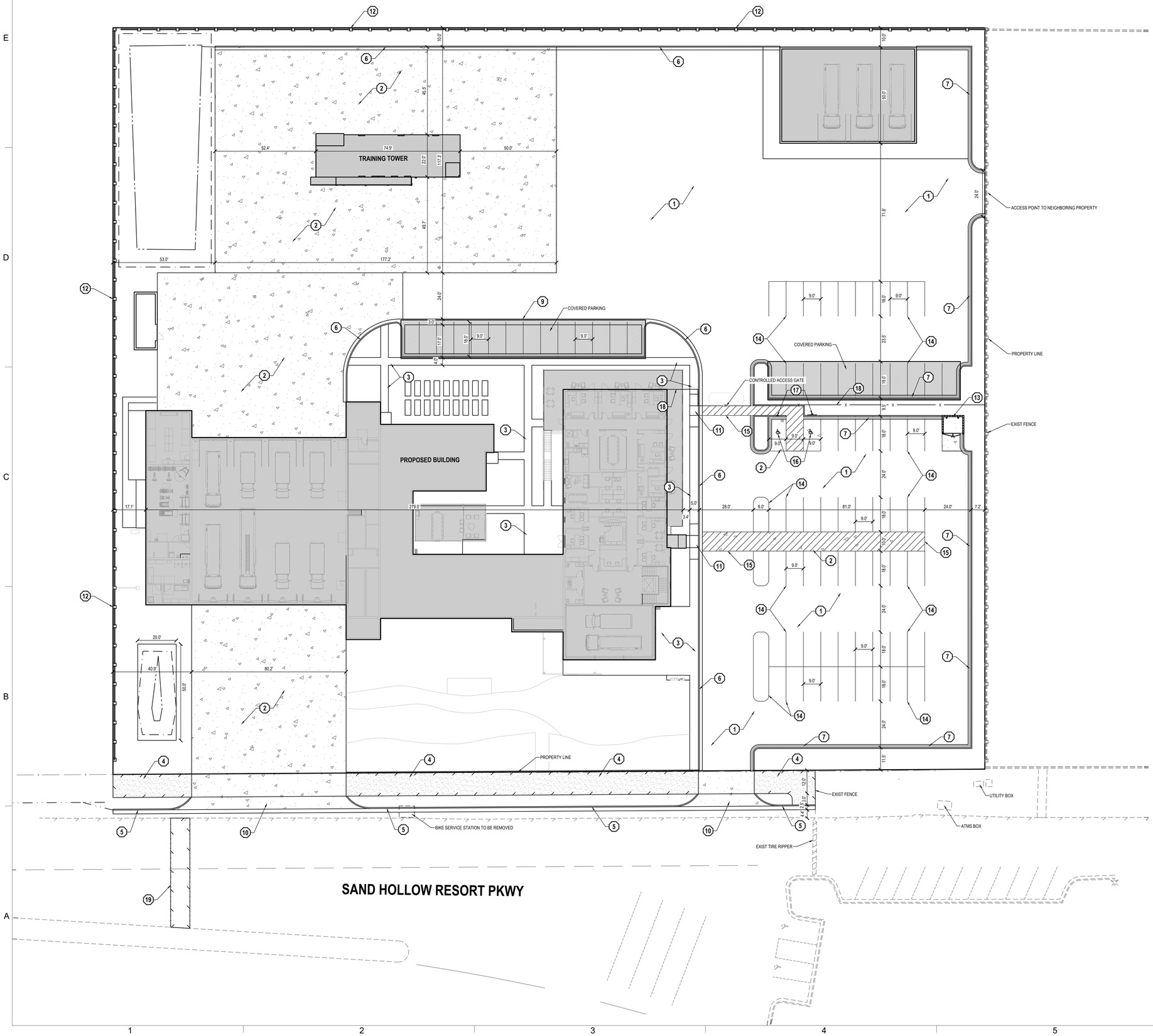
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



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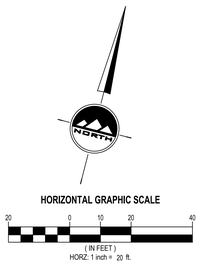
GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE HURRICANE CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 5/C-500.
2. CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 6/C-500.
3. 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
4. ASPHALT TRAIL PER GEOTECHNICAL REPORT AND DETAIL 7/C-500.
5. 30" TYPE "A" CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
6. 24" COLLECTION CURB AND GUTTER PER DETAIL 8/C-500.
7. 24" REVERSE PAN CURB AND GUTTER PER DETAIL 9/C-500.
8. TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
9. 3' WATERWAY PER APWA STANDARD PLAN NO. 211.
10. OPEN DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 225.
11. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
12. FENCE. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
13. TRASH ENCLOSURE PER ARCHITECTURAL PLANS WITH 6" THICK CONCRETE APRON WITH #4 REBAR @ 24" O.C. E.W. ON 6" GRAVEL BASE.
14. 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
15. WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS
16. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
17. "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS.
18. CONTROLLED ACCESS FENCE. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
19. TRENCH BACKFILL AND ASPHALT PATCH PER HURRICANE CITY STANDARD DETAIL TD 100.



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project:

SAND HOLLOW FIRE STATION 41

address:

SAND HOLLOW RESORT PARKWAY
AND SAND HOLLOW ROAD
HURRICANE, UT 84737

project#: 25.0495
date: 05.05.2026

revisions :

title:

SITE PLAN

sheet:

C-100

DESIGN DEVELOPMENT

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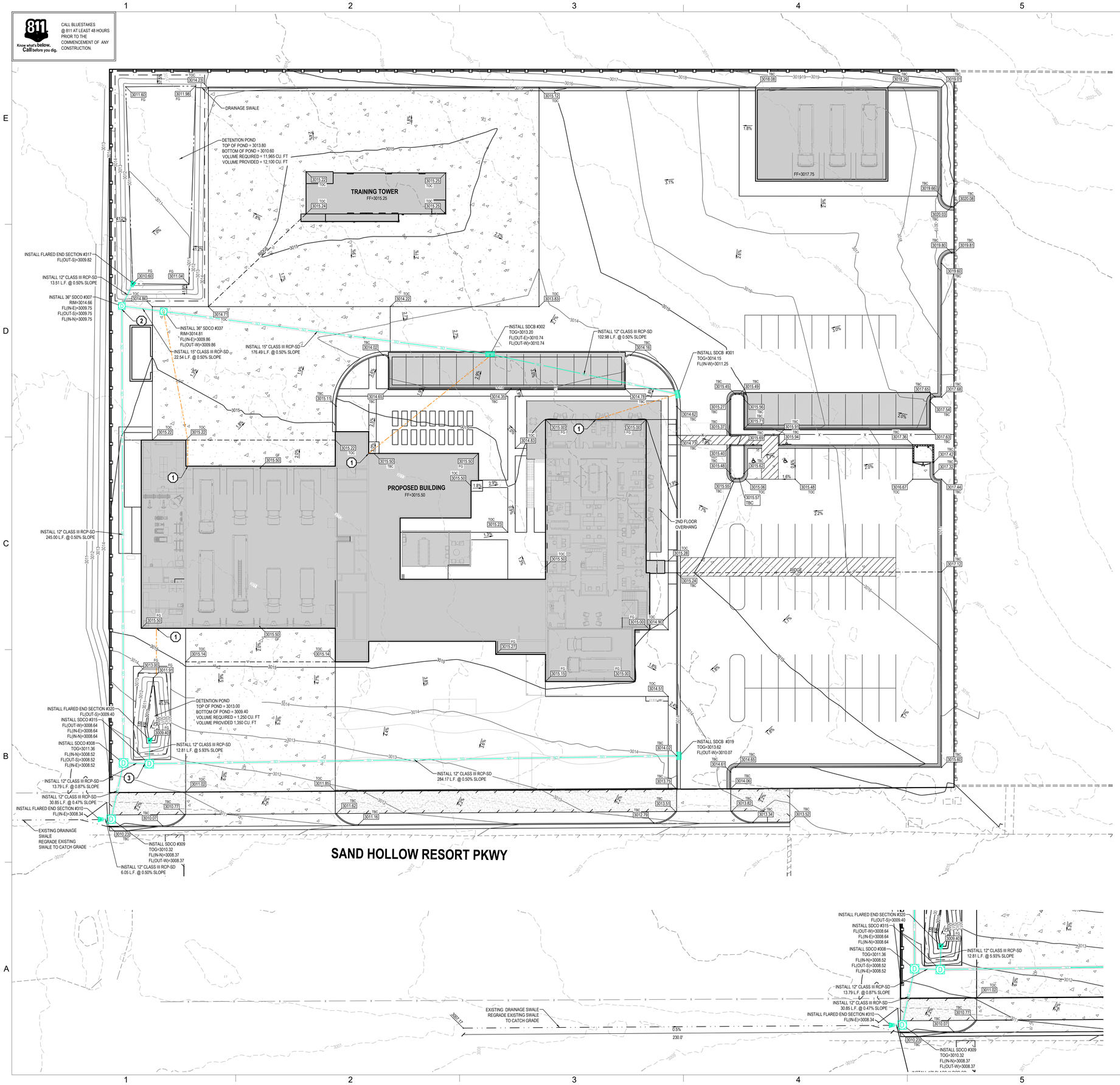

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE HURRICANE CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 30XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER HURRICANE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL HURRICANE CITY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. 6" SDR-35 PVC ROOF DRAIN, LENGTH PER PLAN 1.0% SLOPE MIN.
2. 3.52" ORIFICE PLATE PER DETAIL 10/C-500 INSTALLED ON SOUTH SIDE OF STORM DRAIN BOX #307.
3. 1.94" ORIFICE PLATE PER DETAIL 10/C-500 INSTALLED ON WEST SIDE OF STORM DRAIN BOX #315.

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

ENSIGN
THE STANDARD IN ENGINEERING

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SAND HOLLOW FIRE STATION 41

address:

SAND HOLLOW RESORT PARKWAY
AND SAND HOLLOW ROAD
HURRICANE, UT 84737

project#: 25.0495
date: 05.05.2026

revisions :

title:

GRADING PLAN

sheet:

C-200

DESIGN DEVELOPMENT

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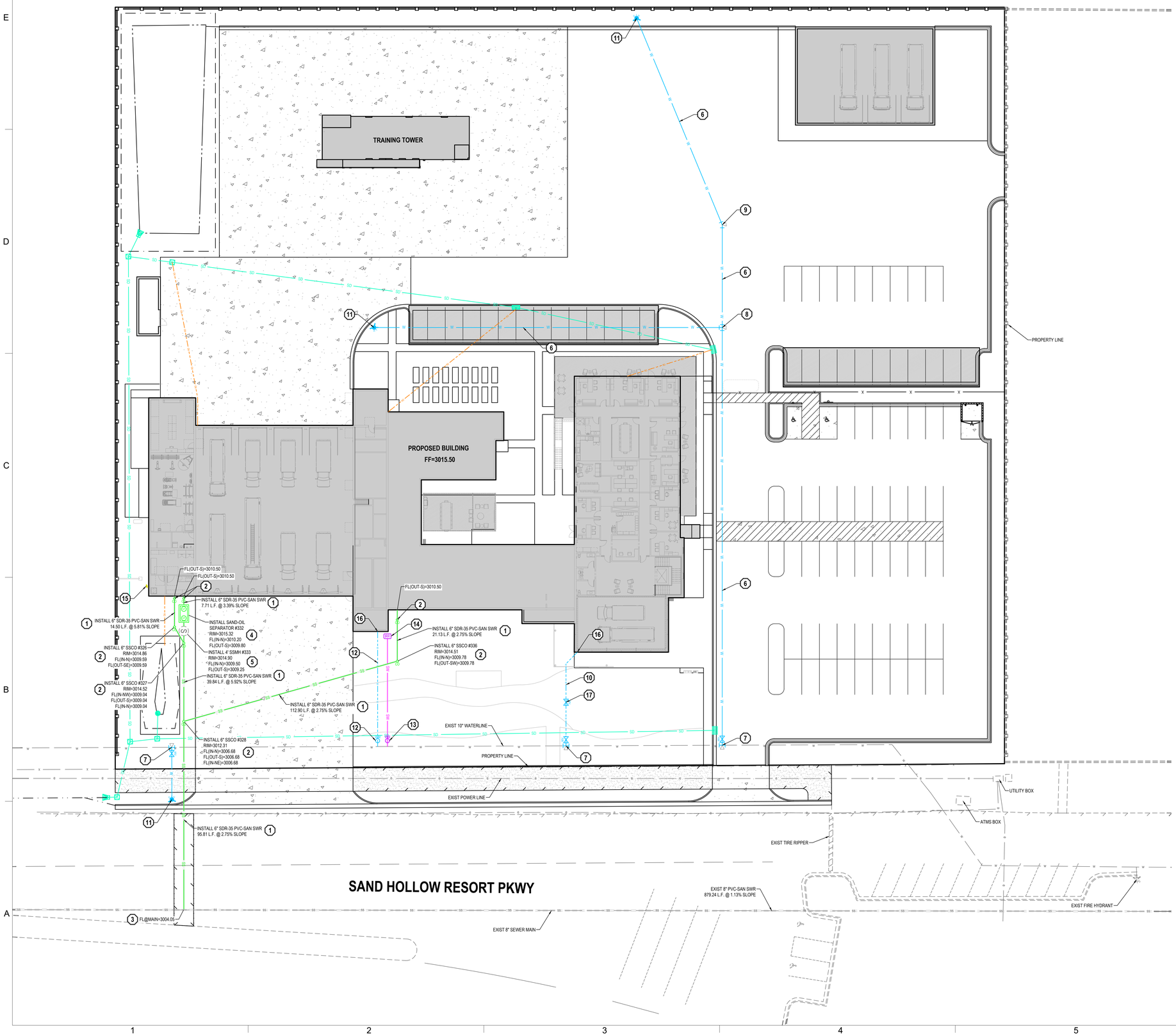

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Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE HURRICANE CITY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTORS FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER HURRICANE CITY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER HURRICANE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER HURRICANE CITY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL HURRICANE CITY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. 6" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, PER HURRICANE CITY'S STANDARDS AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
2. SANITARY SEWER CLEANOUT PER HURRICANE CITY'S STANDARDS AND SPECIFICATIONS.
3. CONNECT TO EXISTING SEWER MAIN PER HURRICANE CITY'S STANDARDS AND SPECIFICATIONS.
4. GREASE INTERCEPTOR. SEE PLUMBING PLANS FOR DESIGN INFORMATION.
5. SAMPLING MANHOLE. SEE PLUMBING PLANS FOR DESIGN INFORMATION.
6. 8" C-900 PVC POTABLE WATER LINE PER HURRICANE CITY'S STANDARDS AND SPECIFICATIONS.
7. LOCATE AND CONNECT TO EXISTING 10" WATER LINE PER HURRICANE CITY'S STANDARDS AND SPECIFICATIONS.
8. 8" X 8" CROSS TEE WITH (3) 8" GATE VALVES AND THRUST BLOCKS PER HURRICANE CITY'S STANDARDS AND SPECIFICATIONS.
9. 8" 45° BEND W/ THRUST BLOCKING PER HURRICANE CITY'S STANDARDS AND SPECIFICATIONS.
10. INSTALL 6" PVC FIRE LINE PER HURRICANE CITY'S STANDARDS AND SPECIFICATIONS.
11. FIRE HYDRANT ASSEMBLY COMPLETE PER APWA STANDARD PLAN NO. 511 AND SPECIFICATIONS.
12. 2" CULINARY WATER METER AND AND SERVICE LATERAL PER APWA STANDARD PLAN NO. 505 AND SPECIFICATIONS.
13. INSTALL 2" IRRIGATION WATER METER.
14. INSTALL IRRIGATION BOX WITH BACKFLOW PREVENTER.
15. INSTALL GAS METER PER HURRICANE CITY'S STANDARDS AND SPECIFICATIONS.
16. SEE PLUMBING PLANS FOR CONTINUATION.
17. INSTALL POST INDICATOR VALVE

NORTH

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

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project:

SAND HOLLOW FIRE STATION 41

address:

SAND HOLLOW RESORT PARKWAY
AND SAND HOLLOW ROAD
HURRICANE, UT 84737

project#: 25.0495
date: 05.05.2026

revisions :

title:

UTILITY PLAN

sheet:

C-300

DESIGN DEVELOPMENT

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TRAINING TOWER

PROPOSED BUILDING
FF=3015.50

SAND HOLLOW RESORT PKWY

RIDGE

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

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LAYTON
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TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMPS) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMPS TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

SCOPE OF WORK:

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

1. INLET PROTECTION PER DETAIL 1/C-500.
2. SILT FENCE PER DETAIL 2/C-500.
3. PORTABLE TOILET PER DETAIL 3/C-500.
4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 4/C-500.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.

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revisions :

title:

EROSION CONTROL PLAN

sheet:

C-400

DESIGN DEVELOPMENT

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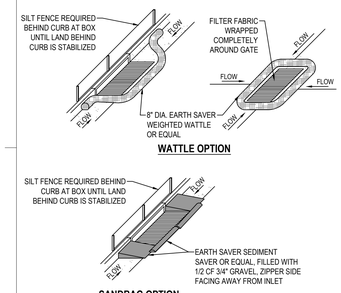


WATTLE OPTION

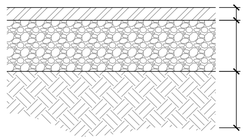
SANDBAG OPTION

NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

1 SAG INLET PROTECTION

SCALE: NONE



2 1/2" ASPHALTIC CONCRETE PER SPECIFICATIONS, DM-1/2, PG 64-22, MAX RAP=15%

10" UNTREATED BASE COURSE COMPACTED PER GEOTECHNICAL REPORT AND SPECIFICATIONS

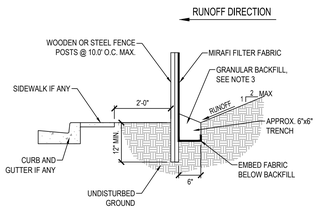
12" PROPERLY PREPARED SUBGRADE OR FILL COMPACTED PER GEOTECHNICAL REPORT AND SPECIFICATIONS

ASPHALT NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.

2 TEMPORARY SILT FENCE

SCALE: NONE

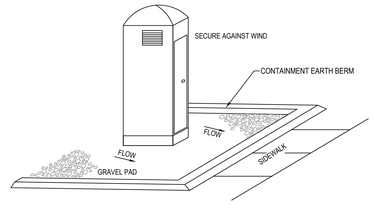


NOTES:

1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

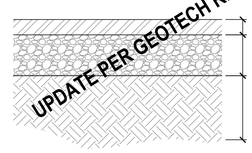
3 PORTABLE TOILET

SCALE: NONE



ASPHALT NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



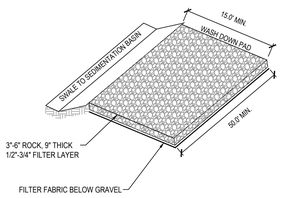
3" ASPHALTIC CONCRETE PER SPECIFICATIONS, DM-1/2, PG 64-22, MAX RAP=15%

8" UNTREATED BASE COURSE COMPACTED PER GEOTECHNICAL REPORT AND SPECIFICATIONS

PROPERLY PREPARED SUBGRADE OR FILL COMPACTED PER GEOTECHNICAL REPORT AND SPECIFICATIONS

4 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

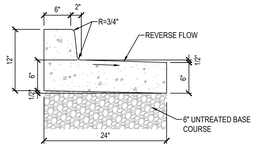


NOTE:

1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

5 ASPHALT PAVEMENT SECTION

SCALE: NONE

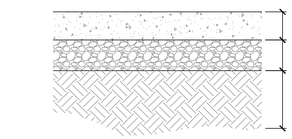


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

6 CONCRETE PAVEMENT SECTION

SCALE: NONE



5 1/2" PORTLAND CEMENT CONCRETE (4,000 PSI, 28 DAY COMPRESSION STRENGTH, 6% AIR ENTRAINED, 4" SLUMP)

6" UNTREATED BASE COURSE COMPACTED PER GEOTECHNICAL REPORT AND SPECIFICATIONS

PROPERLY PREPARED SUBGRADE OR FILL COMPACTED PER GEOTECHNICAL REPORT AND SPECIFICATIONS

CONCRETE NOTES

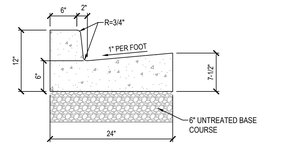
1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.

7 ASPHALT TRAIL SECTION

SCALE: NONE

8 24" COLLECTION CURB AND GUTTER

SCALE: NONE



NOTE:

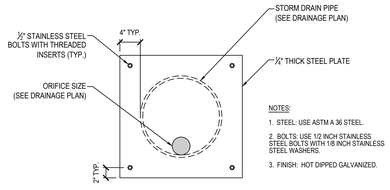
1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

9 24" REVERSE PAN CURB AND GUTTER

SCALE: NONE

10 ORIFICE PLATE

SCALE: NONE



NOTES:

1. STEEL: USE ASTM A 36 STEEL.
2. BOLTS: USE 1/2 INCH STAINLESS STEEL BOLTS WITH 1/8 INCH STAINLESS STEEL WASHERS.
3. FINISH: HOT DIPPED GALVANIZED.

ENSIGN
THE STANDARD IN ENGINEERING

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STAMP/ UPDATE

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project:

SAND HOLLOW FIRE STATION 41

address:

SAND HOLLOW RESORT PARKWAY AND SAND HOLLOW ROAD
HURRICANE, UT 84737

project#: 25.0495
date: 05.05.2026

revisions :

title:

DETAILS

sheet:

C-500

DESIGN DEVELOPMENT

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**08/13/2026 - Planning Commission**
Application Number:	PSP26-10
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Jack and Angelica Lancaster
Agent:	Taylor Smith
Request:	Preliminary Site Plan Approval.
Location:	112 W State St
Zoning:	GC
General Plan Map:	Downtown
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant has submitted a preliminary site plan for Angelica's Mexican Restaurant, located on the corner of 100 W and State Steet. This site is currently occupied by a car dealership and the Cross Country Diner. The applicant is also requesting a parking modification due to the small size of the lot. This property is zoned General Commercial (GC).

Vicinity Map

JUC Comments
The following items will need to be addressed:

1. Public Works: Account for storm drain, install waterway if needed. Is parking sufficient? ADA compliant?

2. Fire: When building gets a final placement HVFSSD will look for fire hydrants and access.

3. Sewer: Approved.

4. Water: Approved.

5. Power: Approved with conditions. Power to this lot is currently limited. Existing building is utilizing a 125A 120/240V single phase service. If three phase power is required there will be a limit with upgrades. Contact HCP to discuss options.

6. Streets: Approved.

7. Engineering: Driveways should be dimensioned to 25' min (HCC 10-34-7(B)(2)). The AASHTO green book indicates passenger vehicles require turning radii larger than 14' (see HCC 10-33-4(A)). It appears the ADA route from the ADA stalls to the door could be made more direct. Construction plans must show site boundary lines and label the bearings and distances. A tie to the nearest section corner must be given (see HCC 10-7-10(D)(3)(c). All existing lanes (right, through, and left) on 100 W should be preserved at SR-9. Engineering would assert that diagonal parking stalls can be striped on both sides of 100 W up to 100 N and away from the SR-9 intersection. A stall near 100 North would still be within 500' of this site (HCC 10-34-5(B)(3)). Diagonal parking should observe HCC table 10-34-2. Curb return

and 8' waterway accesses are required (HCC 10-35-4(B)(2)(c)). A conditional access permit should likely be filed with UDOT for the SR-9 access.

8. Gas: Approved.

9. Infowest: Approved.

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

Staff Comments:

1. Land Use: The proposed use of a restaurant is permitted in the General Commercial zone.
2. Setbacks: Due to being on a block where most buildings do not meet the standard setback of 20 feet the closer setback of 12.71 feet is permitted pursuant to Hurricane City Code (HCC) section10-37-12(F)(1).
3. Parking Requirements: Pursuant to HCC section 10-34-10(A), a restaurant requires, *"1 space per 100 square feet of gross floor area"* for the proposed size of the building 41 parking stalls would be required. The site plan depicts 17 onsite parking stalls and some additional parking on 100 W. The applicant has had a parking study prepared to request a modification to the parking requirement (HCC 10-34-9(F)) requesting a modification of the parking requirement to 24 parking stalls and then a reduction to 20 parking stalls. The study makes the following arguments which staff analyzes below:
    a. While City Code does not differentiate between uses within a restaurant the 4,098-square-foot restaurant will not all be used for customer seating area, based on the actual use of the building, discounting back of house and storage areas, the actual requirement would be 24 parking stalls (Table 4). This type of analysis is supported by HCC section 10-34-4(A).
    b. The applicant is proposing to stripe additional stalls along 100 W. Per HCC section 10-34-8(J)(1), 5% of the required parking stalls can be used by on street parking, which means up to three on street parking stalls can be counted for this development. In addition, HCC section 10-34-9(D) allows the Planning Commission to consider the availability of nearby public parking when evaluating a parking modification request. Staff finds that the existing on-street parking along 100 West is generally underutilized during the restaurant's anticipated peak evening hours and may reasonably serve patrons of the proposed use.
    c. This property is located in the Downtown area where the City has made it a goal for economic and property revitalization, which this project would qualify as (see the Hurricane City Downtown Master Plan and HCC section 10-34-9(B). Parking demands in traditional downtown areas are often met through a combination of on-site parking, on-street parking, and shared public parking rather than by requiring each individual property to meet the full parking requirement on-site.

d. The existing restaurant of this chain in St. George operates a similarly sized restaurant with a comparable number of parking stalls utilizing on street parking in a busier neighborhood. HCC section 10-34-10(F)(1)(b) supports using similar types of businesses as comparisons when determining required parking.
e. Staff also notes the existing property, as well as others in the downtown area, do not comply with current parking standards due to their age and historical development pattern. Despite this, staff is not aware of widespread parking deficiencies that significantly impact the surrounding area.
f. Based on the submitted parking study, the availability of on-street parking, the property's location within the downtown area, and the characteristics of the proposed use, staff finds that the requested parking modification is supported by the criteria in HCC section 10-34-9.

4. Landscaping: Hurricane City Code requires a 10-foot-wide landscape buffer along each right-of-way; a full landscape plan will be required with the final site plan submittal. The applicant appears to be stipulating a landscape modification due to the closer setback on the front side and location on a corner, staff finds this acceptable but will need to be requested per HCC section 10-32-5 at the time of final site plan submission.
5. **No Vested Rights Granted: It should be noted that pursuant to HCC section 10-7-10 (D)(2)(b), a preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.**

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends approval of the preliminary site plan and parking modification subject to staff and JUC comments.

Galloway
577 S. 200 E.
Salt Lake City, UT 84111
801.533.2100 • GallowayUS.com

July 6, 2026

Fred Resch III
Planning & Zoning
Hurricane City
147 N 870 W
Hurricane, UT 84737
Address

RE: Angelica's Mexican Grill – Site Plan Application and Parking Modification Request

Dear Mr. Resch,

Please accept the enclosed Site Plan application for the proposed Angelica's Mexican Grill development located at 112 West State Street, Hurricane, Utah.

Project Description

Angelica's Mexican Grill is proposing the redevelopment of the property located at 112 West State Street in Hurricane, Utah. The project consists of demolishing the existing site improvements and constructing a new restaurant with associated parking, landscaping, utility improvements, pedestrian access, and site amenities. The property is located within the General Commercial (GC) zoning district and Hurricane City's Downtown Focus Area.

The proposed development includes a new approximately 3,182-square-foot restaurant building, on-site parking, ADA-compliant accessibility, landscaping, site lighting, utility improvements, storm drainage, and pedestrian enhancements.

Parking Modification Request

As part of this application, the Applicant respectfully requests approval of a parking modification pursuant to Hurricane City Code Section 10-34-9.

Due to the limited size of this infill parcel, the site cannot reasonably accommodate the full number of parking spaces required by code while maintaining a viable redevelopment. A detailed Parking Study prepared by Galloway & Company has been included with this submittal and demonstrates that the requested parking reduction is appropriate based on expected parking demand, comparable restaurant operations, available on-street parking, and the operational characteristics of the proposed restaurant.

The proposed development also enhances the public realm by improving pedestrian circulation and supporting the continued revitalization of Hurricane's Downtown Focus Area.

We respectfully request approval of the enclosed Site Plan and Parking Modification Request. Thank you for your time and consideration. We look forward to working with City staff and the Planning Commission throughout the review process.

Client Name
Project Name
Date

Sincerely,
GALLOWAY

Fred Resch III
Planning & Zoning
Hurricane City
147 N 870 W
Hurricane, UT 84737
Title
Contact Information

cc: Project File

Galloway
1575 South River Road, Suite 101
St. George, UT 84790
435.352.1050 • GallowayUS.com

To: Fred Resch III
Hurricane City, Utah - Planning & Zoning

From: Kevin Fellin, P.E.

Date: June 30, 2026

Re: Proposed Angelica's Mexican Grill
112 W State Street

Subject: Parking Modification Request, Pursuant to Sec. 10-34-9

A. INTRODUCTION

The purpose of this memorandum is to present the results of a "parking space study" conducted in support of a parking modification request for a new restaurant proposal in Hurricane City, Utah. The site is approximately 0.337-acres, zoned General Commercial (GC), and located within Hurricane City's "Downtown Focus Area". The site is located within the northwest corner of the W State Street & 100 W intersection and is currently improved with two (2) users: Pacific Auto Lot (pre-owned car dealer) and the Cross Country Diner (fast food restaurant). The site location is shown on Figure 1. The Applicant, Angelica's Mexican Grill, is proposing to raze the existing uses and develop a new restaurant that would provide fewer spaces than the minimum required by the City's Code of Ordinances. The following memorandum will detail national data and operator information to justify the proposed parking modification request.

Figure 1 – Site Location

B. PROPOSED DEVELOPMENT

As shown on Figure 2, the Applicant proposes to redevelop the subject site with an approximate 4,098 square feet of gross floor area (GFA) restaurant use with 17 off-street (on-site) parking spaces. The restaurant would provide lunch and dinner service only. Anticipated restaurant hours are as follows:

- Monday – Saturday: 11 AM to 9 PM
- Sunday: Closed

Proposed N 100 West Street Restriping (see Figure 2). In coordination with City staff, the proposal would re-stripe N 100 West Street's southbound approach to W State Street to:

1) Reduce the pedestrian crossing distance across the northern traffic leg at this intersection,
2) Improve traffic patterns with new lane striping that reflects the City's closure to north/southbound through traffic along S 100 West Street between W State Street and W 100 South Street, and
3) Add three (3) additional diagonal on-street parking spaces along the site's frontage on N 100 West Street.

Due to the small parcel size and interest in maximizing on-site parking, the proposed building is being designed with a partial second floor to facilitate a small office space with the remainder bonus area available for additional storage. The conceptual site plan is provided as Figure 2 and conceptual architectural renderings as Figure 3.

Figure 2 – Conceptual Site Plan

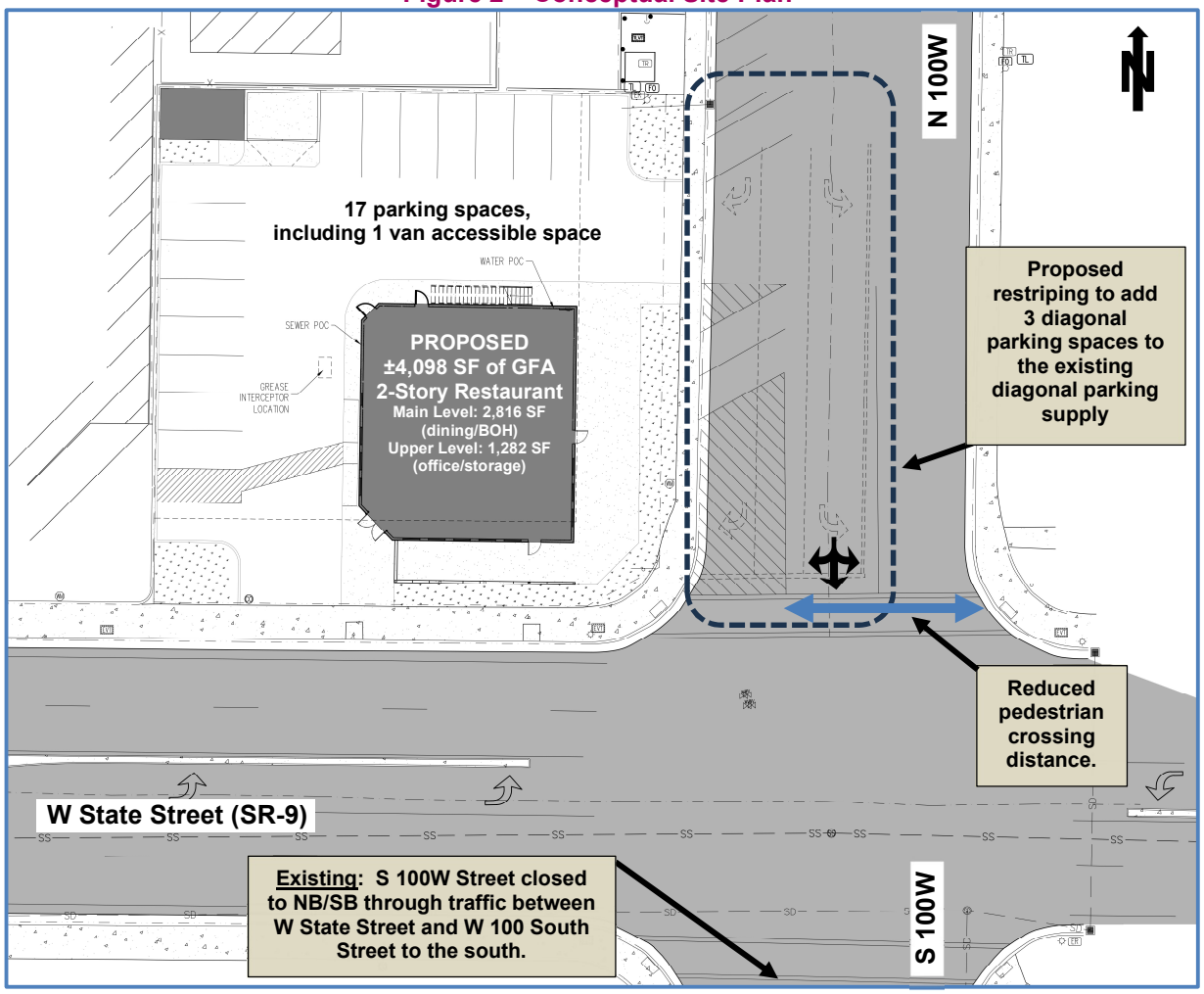
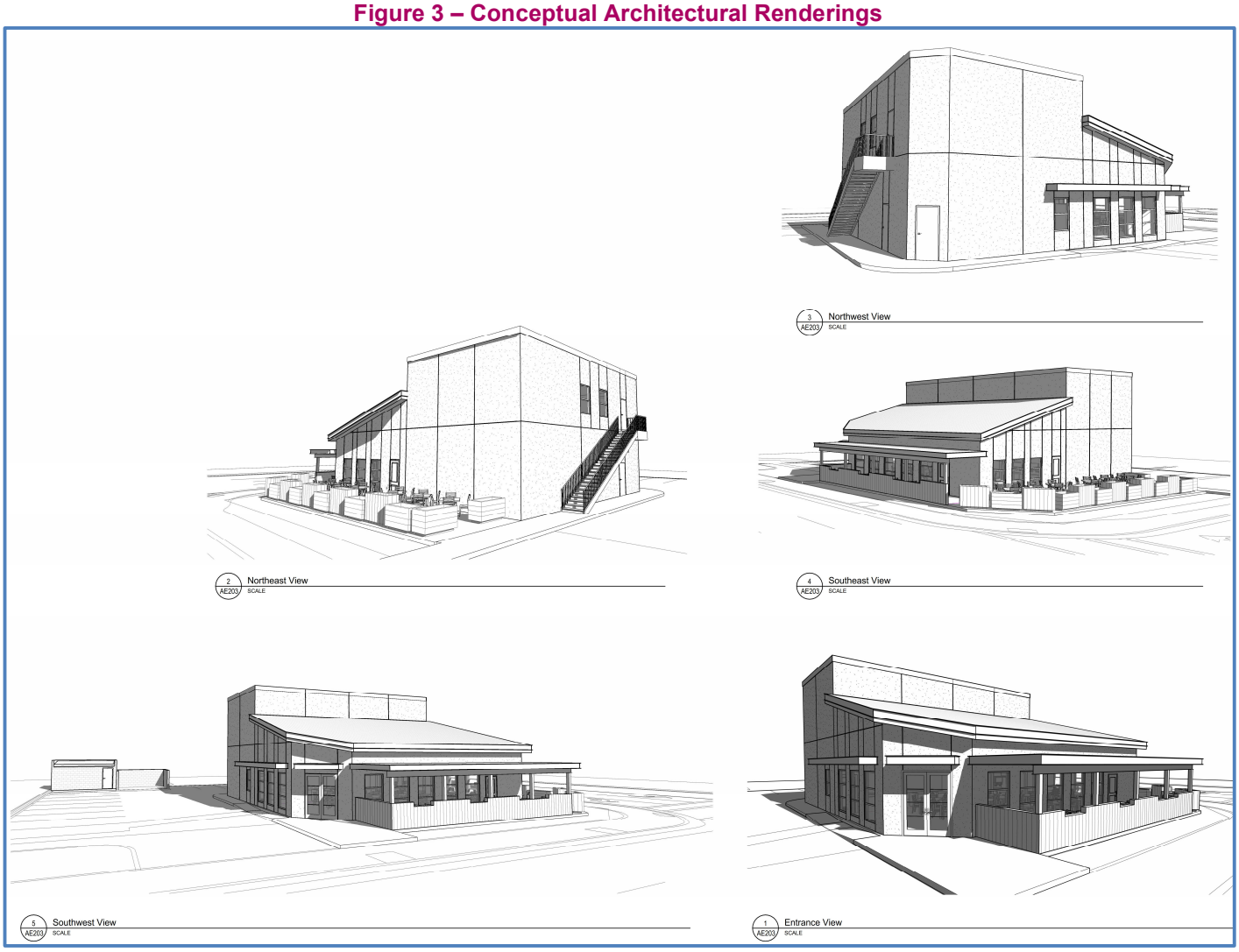


Figure 3 – Conceptual Architectural Renderings



C. HURRICANE CITY'S OFF-STREET PARKING REQUIREMENTS

Chapter 34 – Sec. 10-34-10 (Table 10-34-1 Off Street Parking Schedule) of Hurricane City's Code of Ordinances provides the minimum standard for off-street parking for various use types. For a "Restaurant, general" use, the minimum parking space standard is 1 space per 100 SF of GFA (or in other words, 10 spaces per 1,000 SF). Based on strict application of this standard, this minimum parking ratio applies to all the functional areas of the proposed restaurant building that includes the customer seating area, back-of-house (e.g. kitchen, employee area, utility area), restrooms, corridors, office space, and storage areas.

The minimum parking standard for the proposed restaurant per Hurricane City's off-street parking requirements is summarized in Table 1 when applied to the entire restaurant building (first and second floors).

Table 1 – Minimum Parking Requirement per Code of Ordinance Standards

Land Use	Amount	Minimum
Restaurant, General	4,098 GFA	41
Total Spaces Required		**41**

D. PARKING PROVIDED

Parking for the proposed restaurant use will be provided by on-site parking and supported by existing and proposed on-street parking along the adjacent public street (N 100W street).

Proposed On-Site Parking. As shown of Figure 2, the Applicant is proposing a total of 17 parking spaces on-site that will meet the Code's parking design criteria and include one (1) van accessible parking space.

Existing On-Street Parking on Public Street. As shown on Figure 1, N 100W street between W State Street and W 100 N street is currently served by diagonal, public on-street parking on both sides of the street and located within 500 feet of the subject site. The existing diagonal spaces serve a combination of single-family detached homes and commercial uses near its southern end. Diagonal parking is limited to those areas along the street that do not provide a residential or commercial driveway. The total number of on-street spaces is estimated to be:

- ±26 on-street spaces (±13 spaces on the east side plus ±13 spaces on the west side)

Given the diagonal spaces are not striped, the total amount may vary based on parking behavior.

Proposed On-Street Parking on Public Street. As discussed previously, and in coordination with City staff, the Applicant is proposing to re-stripe N 100W's southbound approach to W State Street to add three (3) additional diagonal on-street parking spaces along the site's N 100W frontage. Two (2) spaces south of, and one (1) space north of the site's entrance. Providing these spaces will also effectively reduce the pedestrian crossing distance across N 100W street by reducing the pedestrian/vehicular conflict zone as well as improve traffic patterns given the road closure across the street.

See Table 2 below for a summary of the overall available parking in the area, on-site and off-site.

Table 2 – Overall Available Parking

Location	Minimum
On-Site (Proposed)	17
On-Street (Existing)	26*
On-Street (Proposed)	3
Total Parking Available	**46**

*Partially used by existing residents/visitors

E. ITE PARKING GENERATION

The Institute of Transportation Engineers (ITE) Parking Generation Manual, 6th Edition, provides a national database of land uses and associated parking demands. ITE is the national industry standard reference for parking and trip generation estimates for many land uses.

ITE would define Angelica's Mexican Grill as Land Use Code (LUC) 930 - Fast Casual Restaurant which is defined below by ITE:

> **Fast Casual Restaurant (LUC 930):** *A fast casual restaurant is a sit-down restaurant with no (or very limited) wait staff or table service. A customer typically orders off a menu board, pays for food before food is prepared, and seats themselves. The menu generally contains higher quality, made-to-order food items with fewer frozen or processed ingredients than at a fast-food restaurant. Most patrons eat their meal within the restaurant, but a significant portion of the restaurant sales can be carry-out orders. A fast casual restaurant typically serves lunch and dinner; some serve breakfast. A typical duration of stay for an eat-in customer is 40 minutes or less.*

ITE provides parking demand forecasts based parking demand counts collected at eight (8) restaurants ranging in size from approximately 1,500 SF of GFA to 5,000 SF of GFA. The parking demand ranges and results per 1,000 SF of GFA are shown below:

- **Parking Demand Range:** 5.86 to 15.00 spaces per 1,000 SF of GFA
  - **33rd Percentile:** 8.57 spaces per 1,000 SF of GFA
  - **Average Rate:** 9.77 spaces per 1,000 SF of GFA
  - **85th Percentile:** 13.61 spaces per 1,000 SF of GFA

In accordance with these ITE assumptions, the proposed use would generate the following parking demand as provided in Table 3.

Table 3. ITE Weekday Parking Demand Summary

Land Use	LUC	Amount	Weekday Demand Rate		
			33rd %	Average	85th %
			8.57 sp/ksf	9.77 sp/ksf	13.61 sp/ksf
Fast-Casual Restaurant	930	4,098 SF	35.1 Spaces	40.0 Spaces	55.7 Spaces

Angelica's Mexican Grill is expected to generate parking demands less than ITE's range due to the function of its building area. However, with a combination of on-site and available adjacent on-street parking, the site's anticipated parking demands will be served over the long term. Short-term parking demands are anticipated to be higher than normal when the restaurant first opens and the local community begins to sample the added amenity to their area. Other considerations are as follows:

- The proposed restaurant will serve the existing residential neighborhood and area commercial employees that may likely choose to walk to the site.
- The proposed restaurant provides online ordering for enhanced pick-up orders that will reduce parking dwell time for customers.
- The proposed restaurant is served by nearby on-street parking spaces.
- When holistically considering the bonus space provided by the second story of the proposed building and back-of-house area, only a third of the total proposed restaurant building area is dedicated to customer dining space.
- An existing Angelica's Mexican Grill in St. George, Utah (101 E St. George Boulevard) successfully operates with 16 on-site parking spaces with supporting nearby on-street parking.

F. OTHER PARKING GENERATION CONSIDERATIONS

1. Sec. 10-34-8.J.1. Diagonal and Perpendicular On-Street Parking on Public Streets.

According to Hurricane City's Code of Ordinances:

J. *Diagonal and perpendicular on-street parking on public streets.* Diagonal and perpendicular street parking on public streets is permitted in multiple-family residential (RM-1 RM-2, and RM-3), mobile home/RV park (MH/RV), open space (OS), public facilities (PF), residential planned development overlay (PDO), and recreation resort (RR) zones when constructed and approved pursuant to the following standards. Diagonal and perpendicular on-street parking shall only be located on residential local (typical 45-foot right-of-way street section) or residential standard (typical 52-foot right-of-way street section) roadways.

1. Diagonal and perpendicular on-street parking may only be used for a limited percentage of required parking for the following uses:

Use	Percentage or number of street parking of required parking
Multi-family and resort units	10%
Parks	Up to 20 spaces
Multi-family or resort amenities	Up to 20 spaces for each amenity
Commercial	5%
Planned commercial and mixed use	20%
Government and civic use	10%
All other uses	10%

Based on a minimum parking requirement of 41 spaces (see Table 1)**, Sec. 10-34-8.J.1.** would suggest at least three (3) on-street spaces may be accounted for to satisfy the site's parking requirements.

2. Functional Areas of Proposed Restaurant Building

As noted previously, due to the small parcel size and interest in maximizing on-site parking, the proposed building is designed with a partial second floor with a separate external doorway to facilitate a small office space and the remaining area serving as additional bonus storage space. While the ground floor serves the customer dining area, the majority of the ground floor area is associated with the back-of-house area that includes the kitchen, food order counter, employee area, utility area, restrooms, corridors, and storage areas. When considering the separate functional areas of the restaurant building and applying the Code's corresponding parking ratios to their function (e.g. Office & Manufacturing / Warehousing), for planning purposes only, the following parking standards could be applied to these areas:

- 1 space per 250 SF of GFA for the office area
- 1 space per 1,000 SF of GFA for the storage area(s)
- 1 space per peak shift employee for the remaining non-dining space (e.g. 6 peak shift employees)

As shown in Table 4, the theoretical parking requirement for this approach would be 24 spaces versus 41 spaces based on the strict application of the Code that considers the entire building. With a requirement of 24 spaces and a parking supply of 19 spaces (=17 on-site spaces + 2 on-street diagonal spaces), the proposal would only be deficient by five (5) parking spaces.

Galloway
1575 South River Road, Suite 101
St. George, UT 84790
435.352.1050 • GallowayUS.com

Table 4: Minimum Parking Requirement Calculation based on Applicable Parking Ratios by Applicable Function Use of Building (e.g. Dining Area, BOH/Principal Employee Area, Office Space, and Storage)

Scenario	Use	Building Area	Amount	Units	Hurricane City, Utah Land Use		Minimum Parking Raio (1)	Mininum Required Parking (spaces)	Provided Location	(spaces)
Proposed	**Angelica's Mexican Grill**	Main Level	2,816	SF of GFA					On-Site	17
		-Dining Space (Customers)	*1,363*	*SF of GFA*	Restaurant, general	1.0	sp/100 SF of GFA	13.6	On-Street **(2)**	2
		-BOH Space (Employees)	*1,453*	*SF of GFA*						
			6	*peak shift employees*	Manufacturing/Warehousing **(3)**	1.0	sp/employee peak shift	8.0		
		Upper Level	1,282	SF of GFA						
		-Office Space (Employees)	*204*	*SF of GFA*	Office, general	1.0	sp/250 SF of GFA	0.8		
		-Storage (Employees)	*1,078*	*SF of GFA*	Manufacturing/Warehousing **(3)**	1.0	sp/1000 SF of GFA	1.1		
		Total Area	**4,098**	**SF**	**Varies**		**Varies**	**24**	**Total**	**19**

Note(s):
(1) The minimum parking ratios based on the Hurricane City - Code of Ordinances, Off Street Parking Schedule (Sec.10-34-10, Table 10-34-1).
(2) Sec. 10-34-8.J.1. - Diagonal and perpindicular on-street parking may only be used for a limited percentage of required parking for the following uses: 5%
(3) Sec. 10-34-10. - Manufacturing/Wholesale and warehousing: 1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater.

Parking Reduction Consideration	
Code of Ordinances, Minimum Parking Requirement	**24**
Parking Provided (On-Site + Onstreet Allowance)	**19**
Percent Parking Reduction	**20.8%**
Fewer Spaces than Minimum Code Requirement	**(5)**

Galloway
1575 South River Road, Suite 101
St. George, UT 84790
435.352.1050 • GallowayUS.com

G. PARKING MODIFICATION REQUEST

Pursuant to Sec. 10-34-9.A. from Hurricane City's Code of Ordinances:

A. *Modification permitted.* The number of parking spaces required under section 10-34-6 of this chapter may be modified in accordance with the provisions in this section. The purpose of such modifications is to avoid creating unnecessary parking areas that will be essentially unused. In considering a modification, the Planning Commission may require a parking study to be completed as provided in subsection F of this section.

Pursuant to Sec. 10-34-9.F. from Hurricane City's Code of Ordinances:

E. *Parking space study.* When a parking space study is required for a particular use shown in subsection 10-34-10A, table 10-34-1 of this chapter, or when an applicant requests a modification in the number of parking spaces required under section 10-34-6 of this chapter, a parking study shall be provided by the applicant which recommends an adequate number of parking spaces and sets forth the basis of the recommendation.
   1. The study shall provide:
      a. Planning and traffic engineering data, including estimates of parking demand based on recommendations from the Institute of Parking Engineers;
         See "Part E" of this Parking Study
      b. Data collected from uses or combinations of uses that are the same or comparable to the proposed project as indicated by density, scale, bulk, area, type of activity, and location;
         See "Part E" of this Parking Study
      c. The source of data used to develop the study's recommendations; and
         See "Part E" of this Parking Study
      d. The name and qualifications of the persons who prepared the study.
         Kevin Fellin, P.E., Principal (Galloway & Company, LLC)
         KevinFellin@GallowayUS.com
         Kevin Fellin has over 25 years experience as a traffic/parking consultant having conducted parking needs, feasibility, transit related, and share-use studies and surveys for real estate developers, hospitals, and other institutions.
   2. The Planning Commission shall determine the required number of parking spaces after:
      a. Considering the recommendations of the parking study and any recommendations from City staff; and
      b. Making the findings required under subsection D or E of this section.

PARKING MODIFICATION REQUEST. As shown in Table 5 and based on strict application of the Code of Ordinances, the minimum parking requirement for the proposed restaurant use is 41 spaces. Based on an on-site parking supply of 17 spaces plus an allowance to utilize three (3) on-street diagonal spaces (or 5% of the 41 space requirement), the site requirement will be served by 20 spaces. **As a result, a parking reduction request of 21 fewer spaces (or 51.2% reduction) is requested to permit approval of the site with 17 on-site parking spaces.**

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Table 5: Minimum Parking Requirement Calculation based on "Restaurant" Use for 100% of Building Area

Scenario	Use	Building Area	Amount	Units	Hurricane City, Utah Land Use		Minimum Parking Raio (1)	Mininum Required Parking (spaces)	Provided Location	(spaces)
Proposed	**Angelica's Mexican Grill**	Main Level	2,816	SF of GFA	Restaurant, general	1.0	sp/100 SF of GFA	28.2	On-Site	17
		-Dining Space	*1,363*	*SF of GFA*					On-Street **(2)**	3
		-BOH Space	*1,453*	*SF of GFA*						
		Upper Level	1,282	SF of GFA	Restaurant, general	1.0	sp/100 SF of GFA	12.8		
		-Office Space	*204*	*SF of GFA*						
		-Storage	*1,078*	*SF of GFA*						
		Total Area	**4,098**	**SF**	**Restaurant, general**	**1.0**	**sp/100 SF of GFA**	**41**	**Total**	**20**

Note(s):
(1) The minimum parking ratios based on the Hurricane City - Code of Ordinances, Off Street Parking Schedule (Sec.10-34-10, Table 10-34-1).
(2) Sec. 10-34-8.J.1. - Diagonal and perpindicular on-street parking may only be used for a limited percentage of required parking for the following uses: 5%

Parking Modification Request	
Code of Ordinances, Minimum Parking Requirement	**41**
Proposed Minimum Parking Requirement (On-Site + Onstreet Allowance)	**20**
Proposed Percent Parking Reduction Request	**51.2%**
Proposed Fewer Spaces than Minimum Code Requirement	**(21)**

H. CONCLUSIONS AND BASIS FOR PARKING MODIFICATION REQUEST

Conclusions:

1. The subject site is currently improved with a pre-owned car dealer and fast-food restaurant that is characterized by used vehicles that are stored on-site, typically in tandem with each other. The existing car dealer and restaurant parking demands (employees and customers) are served through a limited combination of residual on-site parking areas and nearby on-street parking spaces. The site currently does not provide dedicated accessible parking spaces.
2. Given the small parcel size, the proposed restaurant use would be developed as a 2-story building that is ±4,098 SF of GFA in size that includes additional building space that does not materially generate parking demands at the restaurant parking rate level. The restaurant would operate as a local, fast-casual restaurant that requires limited, to no-wait staff.
3. Based on strict application of Hurricane City's Code of Ordinances, the proposed restaurant requires a minimum of 41 spaces to serve the proposed 4,098 SF of GFA restaurant use.
4. The proposed redevelopment will delineate 17 on-site parking spaces, which includes one (1) van accessible parking space. A reduction of 21 spaces is requested when considering the provision that permits the consideration of 3 on-street spaces to meet the site's parking requirement.

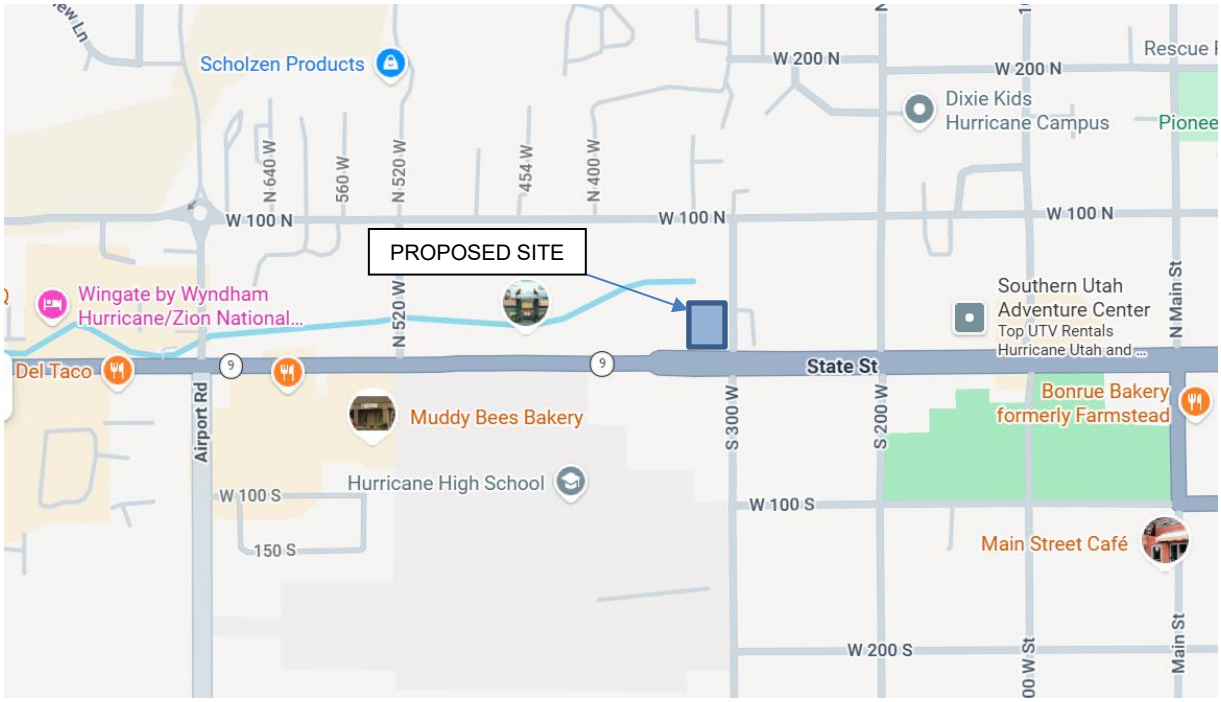
Basis for Parking Modification Request:

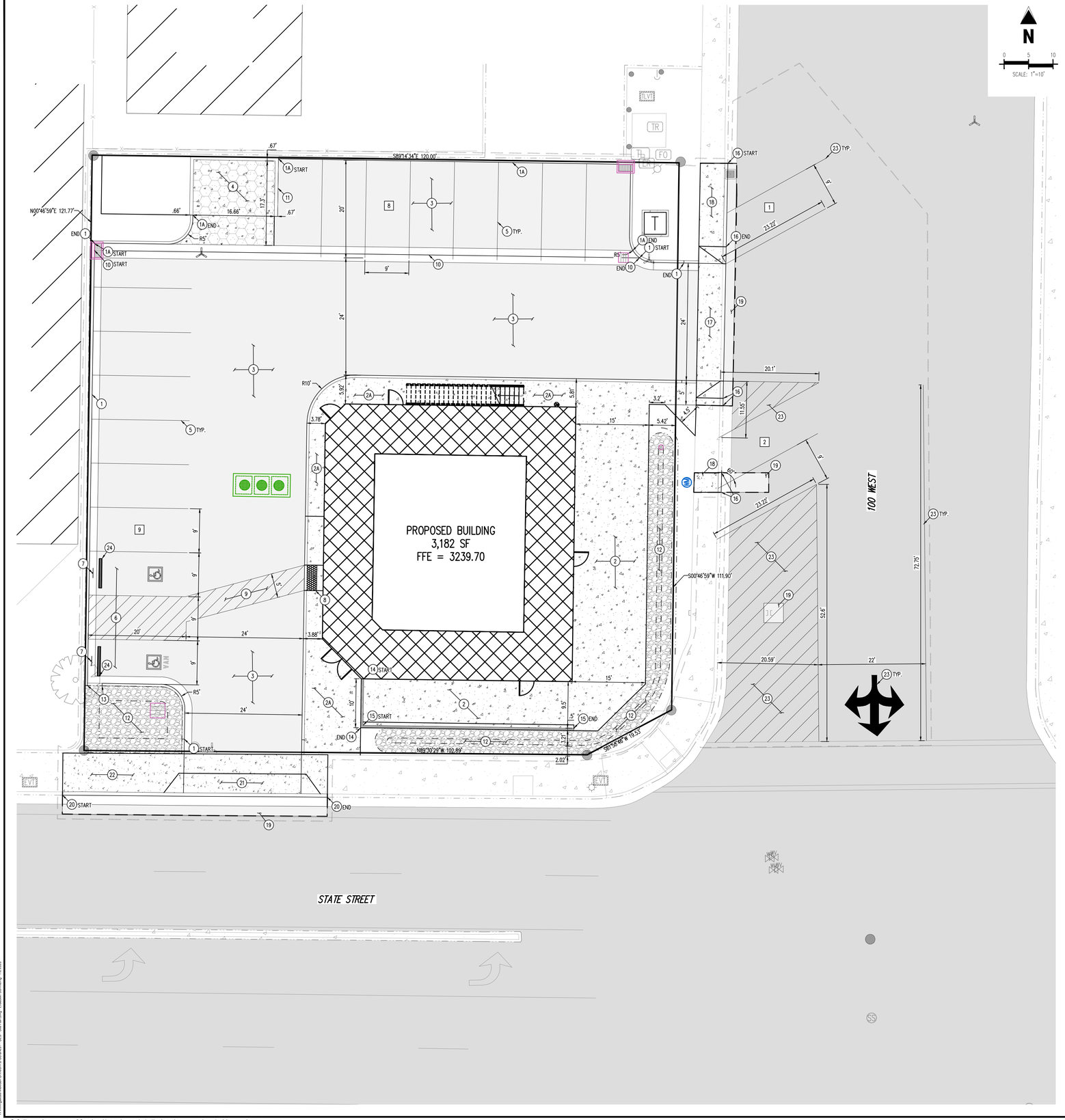
1. Should a parking modification request be approved, it would support the revitalization of a key commercial corner within Hurricane City's "Downtown Focus Area" improving the streetscape along the streets fronting the site.
2. The proposed restaurant is served by approximately 26 nearby on-street parking spaces that are within 500 feet of the site.
3. The proposal will improve the neighborhood's existing on-street parking supply by restriping N 100W Street to add three (3) additional diagonal parking spaces along its N 100W street frontage.
4. The proposed re-striping along N 100W Street will also effectively reduce the pedestrian crossing distance across N 100W Street thereby improving pedestrian connectivity in this area as well traffic patterns due to the existing road closure across the street.
5. The proposed restaurant will serve the existing neighborhood uses and area commercial employees that will likely choose to walk to the site.
6. The proposed restaurant building area is comprised of a future 2-story building that provides nearly two-thirds of its building space to non-dining area functions. When parking these areas according to their functional use with respect to corresponding Code parking standards for peak shift employees, office space, and storage; the site's parking requirement would be reduced from 41 spaces to 24 spaces. Based on this alternate review of parking requirements, the site would only require a parking modification equivalent to five (5) fewer spaces than Code requirements.
7. The proposed restaurant provides online ordering for enhanced pick-up orders that will reduce parking dwell time for customers.
8. An existing Angelica's Mexican Grill in St. George, Utah (101 E St. George Boulevard) successfully operates with 16 on-site parking spaces with supporting nearby on-street parking.

We trust that the information contained herein provides sufficient justification for the proposed parking modification request. If you have any questions or need further information, please contact Kevin Fellin at KevinFellin@gallowayus.com or 703-622-2401.

Vicinity Map

300 West & State Street





SITE SCHEDULE

1. CONSTRUCT 24" CURB AND GUTTER. SEE DETAIL 1 ON SHEET C2.5.
1A. CONSTRUCT 6" VERTICAL CURB. SEE CITY OF HURRICANE DETAIL CC 100 ON SHEET C2.6.
2. CONSTRUCT STANDARD-DUTY CONCRETE SIDEWALK. SEE DETAIL 5 ON SHEET C2.5.
2A. CONSTRUCT THICKENED EDGE WALK. SEE DETAIL 4 ON SHEET C2.5.
3. CONSTRUCT ASPHALT PAVEMENT. SEE DETAIL 7 ON SHEET C2.5.
4. CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL 6 ON SHEET C2.5.
5. CONSTRUCT 4" WHITE PARKING STRIPING. SEE DETAIL 15 ON SHEET C2.5.
6. CONSTRUCT ADA PARKING. SEE DETAILS 13 & 14 ON SHEET C2.5.
7. CONSTRUCT ADA PARKING SIGN. SEE DETAILS 10-12 ON SHEET C2.5.
8. CONSTRUCT ADA RAMP. SEE DETAILS 8 & 9 ON SHEET C2.5.
9. PAINT CROSSWALK STRIPING. SEE DETAIL 15 ON SHEET C2.5.
10. CONSTRUCT 3' CROSS PAN. SEE DETAIL 3 ON SHEET C2.5.
11. CONSTRUCT TRASH ENCLOSURE. REFERENCE STRUCTURAL & ARCHITECTURAL PLANS FOR DETAILS.
12. CONSTRUCT GRAVEL RAIN BED. REFERENCE SHEET C3.0.
13. CONSTRUCT 3' CURB OPENING. SEE DETAIL 2 ON SHEET C2.5.
14. CONSTRUCT CONCRETE WALL. REFERENCE ARCHITECTURAL PLANS FOR DETAILS.
15. CONSTRUCT ORNAMENTAL FENCE. REFERENCE ARCHITECTURAL PLANS FOR DETAILS.
16. CONSTRUCT CURB & GUTTER PER HURRICANE CITY DETAIL CC 101 ON SHEET C2.6.
17. CONSTRUCT DRIVEWAY PER HURRICANE CITY DETAILS CC103 & CC 104 ON SHEET C2.6.
18. CONSTRUCT SIDEWALK PER HURRICANE CITY DETAIL CC 105 ON SHEET C2.6.
19. SAWCUT, REMOVE, AND REPLACE EXISTING ASPHALT AS NEEDED TO CONSTRUCT DRIVEWAY AND UTILITY CONNECTIONS.
20. CONSTRUCT CURB & GUTTER TYPE B1-A PER UDOT DETAIL GW 2B ON SHEET C2.7.
21. CONSTRUCT DRIVEWAY PER UDOT DETAIL GW 3A ON SHEET C2.7.
22. CONSTRUCT SIDEWALK PER UDOT DETAIL GW 3A ON SHEET C2.7.
23. PAINT STRIPING. SEE DETAIL 15 ON SHEET C2.5.
24. CONSTRUCT WHEELSTOP. SEE DETAIL 16 ON SHEET C2.5.

SITE LEGEND

- CONSTRUCTION LIMIT LINE
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- SIGHT TRIANGLE
- PROPOSED SAWCUT LINE
- PROPOSED SWALE FLOWLINE
- EXISTING TO REMAIN
- PROPOSED NEW
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING FENCE TO REMAIN
- PROPOSED FENCE
- PROPOSED WALL
- ADA PATH OF TRAVEL
- PARKING COUNT
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED PIPE BOLLARD
- PROPOSED ADA PARKING SYMBOL
- PROPOSED WHEEL STOP
- PROPOSED DETECTABLE WARNING TRUNCATED DOMES
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING LIGHT POLE
- PROPOSED SITE LIGHTING
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER CATCH BASIN
- PROPOSED STORM SEWER CATCH BASIN
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

Galloway
172 N East Promontory, Suite 274
Farmington, UT 84025
801.953.1357
GallowayUS.com

Galloway & Company, LLC

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

ANGELICA'S MEXICAN GRILL
112 West State Street
Hurricane, Utah

#	Date	Issue / Description	Init.

Project No:	JAL000001.20
Drawn By:	ES
Checked By:	DL
Date:	08/15/2026

Site Plan

C2.0

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PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**08/13/2026 - Planning Commission**
Application Number:	AFP26-11
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Scott Overman
Agent:	Rebecca Musimbi
Request:	Approval of an Amended Final Plat.
Location:	1960 W 725 S
Zoning:	R1-10
General Plan Map:	Single Family
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant is requesting an amendment to the final plat of Scenic Pointe Phase 2 to split lot 37 into two separate lots. This property is zoned Single Family Residential 10 (R1-10).

Vicinity Map

JUC Comments

1. **Public Works:** Approved.
2. **Engineering:** I'm ready for the mylar after Planning Commission approval.
3. **Streets:** Approved
4. **Water:** Approved.
5. **Fire:** Approved.
6. **Sewer:** Due to the lot split, Lot 37A does not have a sewer lateral. A new lateral will need to be installed during future home construction.
7. **Power:** Approved.
8. **Gas:** Approved.
9. **Fiber:** We have conduit within the lot(s) and would like the area to be fully blue staked to avoid damages and charges for fixing our lines.
10. **Water Conservancy:** 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 plat meets the following standards for amending final plats contained in Utah Code sectin 10-20-811 for subdivision amendments, updated in 2025. The following is a list of the key code requirements that should be considered:
    a. Depicts only the portion of the subdivision that is proposed to be amended.
    b. Includes a plat name distinguishing the amended plat from the original plat.
    c. An amendment note describing the changes from the original plat.
    d. Includes references to the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. A set of construction drawings to bring an additional set of utilities to the site will need to be approved.

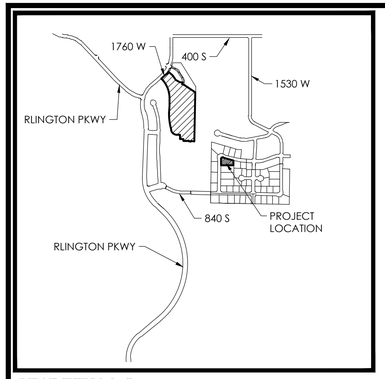
Recommendation: The Planning Commission should review this application based upon standards within the Hurricane City Code and applicable State Code standards. Staff recommends approval subject to staff and JUC comments.

26-0114 SCENIC POINTE PHASE 2 AMENDED PLAT
NARRATIVE

THE PURPOSE OF THIS PLAT IS TO VACATE LOT 37 OF SCENIC POINTE PHASE 2 SUBDIVISION RECORDED FEBRUARY 12, 2023 AS ENTRY No. 20230004107 IN WASHINGTON COUNTY RECORDER'S OFFICE AND SUBSEQUENTLY DIVIDE SAID PARCEL INTO TWO LOTS.

SCENIC POINTE PHASE 2 AMENDMENT PLAT

VACATING AND AMENDING LOT 37 OF SCENIC POINTE PHASE 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, T42 S, R13 W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- REBAR AND CAP
- CLASS I STREET MONUMENT (FOUND)
- NAIL IN TOP BACK OF CURB ON PROPERTY LINE PROJECTION

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

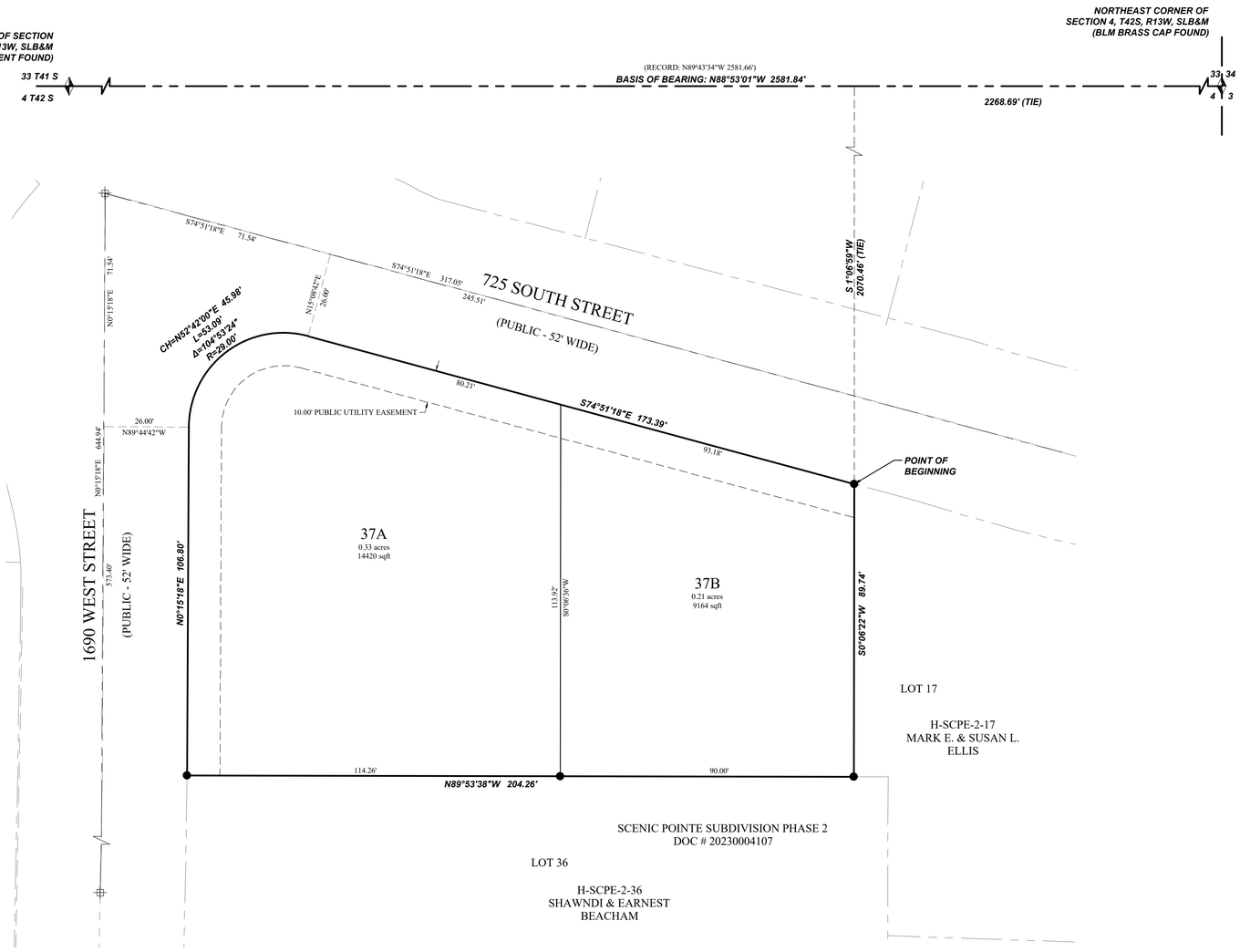
S

NOTES:

1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2) A 10' PUBLIC UTILITY EASEMENT IS LOCATED ALONG ALL STREET FRONTAGES.
3) PARENT PARCEL NUMBER IS H-SCPE-2-37
4) HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO VACATE LOT 37 OF SCENIC POINTE PHASE 2 SUBDIVISION RECORDED FEBRUARY 12, 2023 AS ENTRY No. 20230004107 IN WASHINGTON COUNTY RECORDER'S OFFICE AND SUBSEQUENTLY DIVIDE SAID PARCEL INTO TWO LOTS.



SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 12554439. ACCORDANCE WITH TITLE 58, CHAPTER 22 PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, AND HAVE VERIFIED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-73-504 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

SCENIC POINTE PHASE 2 AMENDMENT PLAT
VACATING AND AMENDING LOT 37 OF SCENIC POINTE PHASE 2

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AND SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED IN THE BOUNDARY DESCRIPTION.

PROFESSIONAL LAND SURVEYOR — No. 12554439 — JUSTIN LUNDBERG — STATE OF UTAH — 07/28/26

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO: 12554439

07/28/26
Date

BOUNDARY DESCRIPTION

All of Lot 37 of Scenic Pointe Phase 2 according to the official plat thereof recorded February 15, 2023 as Doc # 20230004107 in the Washington County Recorder's Office, also described as follows:

Located in the Northeast Quarter of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian, located in Hurricane City, Washington County, Utah, being more particularly described as follows;

Beginning at a point located on northeast corner of Lot 37 of Scenic Pointe Phase 2 according to the official plat thereof recorded February 15, 2023 as Doc # 20230004107 in the Washington County Recorder's Office, said point being located N88°53'01"W 2268.69 feet along the Section line and S1°06'59"W 2070.46 feet from the Northeast Corner of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian; running thence along said Lot line the following five (5) courses: (1) S00°06'22"W 89.74 feet; thence (2) N89°53'38"W 204.26 feet; thence (3) N00°15'18"E 106.80 feet; thence (4) along the arc of a curve to the right with a radius of 29.00 feet a distance of 53.09 feet through a central angle of 104°53'24" Chord: N52°42'00"E 45.98 feet; thence (5) S74°51'18"E 173.39 feet to the point of beginning.

Containing 23,584 square feet +/-.

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____, 20 ____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, R. SCOTT OVERMAN, WHO BEING DULY SWORN DID SAY THAT HE IS THE MANAGER OF SCENIC 37 HOLDINGS LLC, A UTAH LIMITED LIABILITY COMPANY, THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY WITH PROPER AUTHORITY, AND DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

OWNER'S DEDICATION

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

SCENIC POINTE PHASE 2 AMENDMENT PLAT
VACATING AND AMENDING LOT 37 OF SCENIC POINTE PHASE 2

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL LAND SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENT. LOTS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY CONVEY TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SCENIC POINT PHASE 2 SUBDIVISION IN HURRICANE, UTAH. RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 24TH DAY OF MARCH 2023 AS DOCUMENT NUMBER 20230007938. SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ 20____.

SCENIC 37 HOLDINGS LLC, A UTAH LIMITED LIABILITY COMPANY

_____
R. SCOTT OVERMAN, MANAGER

SCENIC POINTE PHASE 2 AMENDMENT PLAT
VACATING AND AMENDING LOT 37 OF SCENIC POINTE PHASE 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, T42 S, R13 W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

CITY ENGINEER APPROVAL	CITY ATTORNEY APPROVAL	ASH CREEK SPECIAL SERVICE DIST.	TREASURER APPROVAL	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS _____DAY OF _____	APPROVED AS TO FORM, THIS THE _____DAY OF _____	THE HEREON SUBDIVISION PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE OFFICE THIS _____ DAY OF _____	APPROVED AS TO RELEASE OF PAID TAXES THIS _____ DAY OF _____, A.D. 20____	WE, THE CITY COUNCIL OF HURRICANE CITY, UTAH, HAVE REVIEWED THE ABOVE LOT SPLIT PLAT AND HEREBY ACCEPT SAID LOT SPLIT DEDICATION PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS _____ DAY OF _____
_____ CITY ENGINEER HURRICANE CITY, UTAH	_____ CITY ATTORNEY HURRICANE CITY, UTAH	_____ SUPERINTENDENT ASH CREEK SPECIAL SERVICE DISTRICT	_____ WASHINGTON COUNTY TREASURER	_____ ATTEST: CITY RECORDER HURRICANE CITY, UTAH _____ MAYOR HURRICANE CITY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF:

_____
WASHINGTON COUNTY RECORDER

SHEET 1 OF 1

PREPARED BY
FOCUS ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

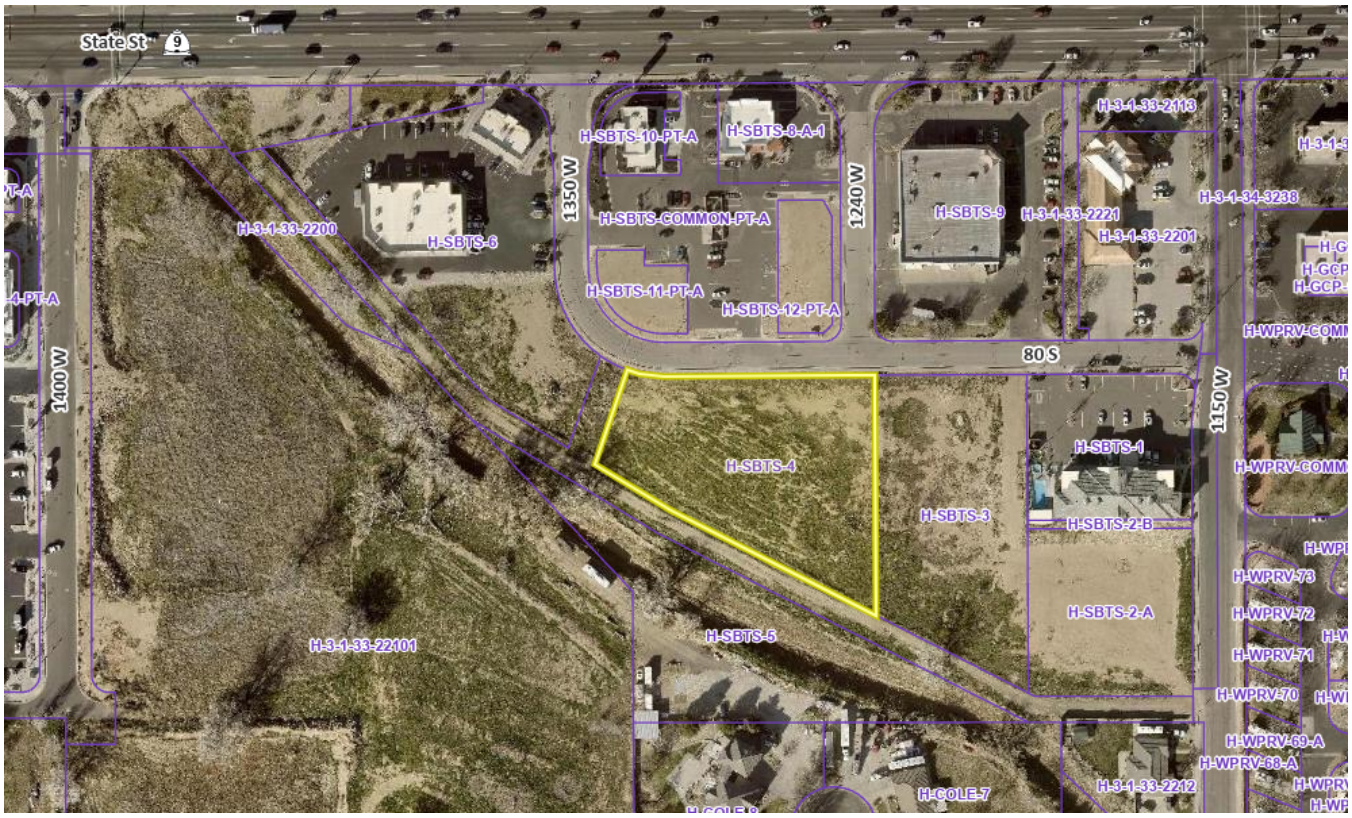
Z:_2026\26-014 Scenic Point Lot 37\design 26-014\dwg\sheets\C2 - AMENDED PLAT.dwg

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**08/13/2026 - Planning Commission**
Application Number:	PSP26-12
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Sergio Arroyo
Agent:	Gerold Pratt
Request:	Preliminary Site Plan Approval.
Location:	1293 W 80 S
Zoning:	HC
General Plan Map:	General Commercial
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant has submitted a preliminary site plan for Cross Country Diner, a restaurant currently located at the corner of 100 W and State Street. This location is Lot 4 of the Stonebrook Towne Square commercial subdivision behind Jimmy Johns and Family Pawn. The applicant has not informed staff whether they intend to construct a building or move the current food truck to this location. This property is zoned Highway Commercial (HC).



Vicinity Map

JUC Comments
The following items will need to be addressed:

1. Public Works: Account for storm drain, install waterway if needed. Is parking sufficient? ADA compliant?

2. Fire: Construction design still required.

3. Sewer: Preliminary approved. Construction drawings will need to reflect redlines provided to the applicant.

4. Water: Approved.

5. Power: This plan is approved for a 200A single phase service with a metered pedestal. If the owner requires a different service size contact HCP to discuss options.

6. Streets: Approved.

7. Engineering: It appears Lot 3 (the property to the east) and this site (Lot 4) would mutually benefit from aligning an access with 1240 West (see HCC 10-35-4(B)(8)). The access throat must be finished with concrete or asphaltic pavement to prevent gravel/mud from tracking onto the public street (HCC 10-34-8(I). Construction plans must show and label the flood-way and floodplain boundaries published by FEMA (see HCC 10-28-3 & HCC 10-40a). A floodplain development permit will likely be required.

Applicant must locate and show the existing sewer and water mains west and south of the site. It appears proposed utility connections could avoid cutting the existing road. Applicant should keep minimum turning radii in mind for laying out typical routes. Trash collection trucks will need to swing wide to reach the dumpster enclosure and need a significant area to turn around. Similarly, where will food deliveries be made? Where the dumpster enclosure is located and 80 south is particularly narrow. The active transportation master plan includes plans for Gould Wash Trail. City will likely utilize the existing 30' wide public utility and drainage parcel. The applicant should determine if they plan to discourage visitors from the trail or try to accommodate them (see HCC 10-2-3(C)(1)). This site is unique in that it's also flanked by a 35' public utility and drainage parcel on its west side City will likely use to connect the trail to the existing sidewalk network. Shared backing spaces should be avoided (HCC 10-33-4). As-built drawings suggest that an 18" storm drain was stubbed to the property and marked with a t-post. The preliminary site plan fails to indicate a stormwater detention plan.

8. Gas: [No comments received.]

9. Infowest: Approved.

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

Staff Comments:

1. Land Use: The proposed use of a restaurant is permitted in the Highway Commercial zone.
2. Parking Requirements: Pursuant to HCC section 10-34-10(A), a restaurant requires, *"1 space per 100 square feet of gross floor area."* For the proposed size of the building, 14 parking stalls would be required and 28 are proposed. The site plan indicates that a gravel parking lot will be constructed, which is permitted as long as it's an all-weather surface (HCC section 10-34-8(I)(2)).
3. Landscaping: Hurricane City Code requires a 10-foot-wide landscape buffer along each right-of-way; a full landscape plan will be required with the final site plan submittal.
4. **No Vested Rights Granted: It should be noted that pursuant to HCC section 10-7-10 (D)(2)(b), a preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.**

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends approval of the preliminary site plan subject to staff and JUC comments.

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

July 23, 2026

Planning Dept

Hurricane City

RE: NARRATIVE FOR CROSS COUNTRY DINER, PRELIMINARY SITE PLAN

Ladies/Gentlemen:

Cross Country Diner currently operates on 100 West Street. Their lease is expiring at that location and they are relocating to this location at 1293 West 80 South in Hurricane. He will lease that location as well.

At the new location there will be adequate off-street parking and other improvements that will allow their restaurant to become even more successful.

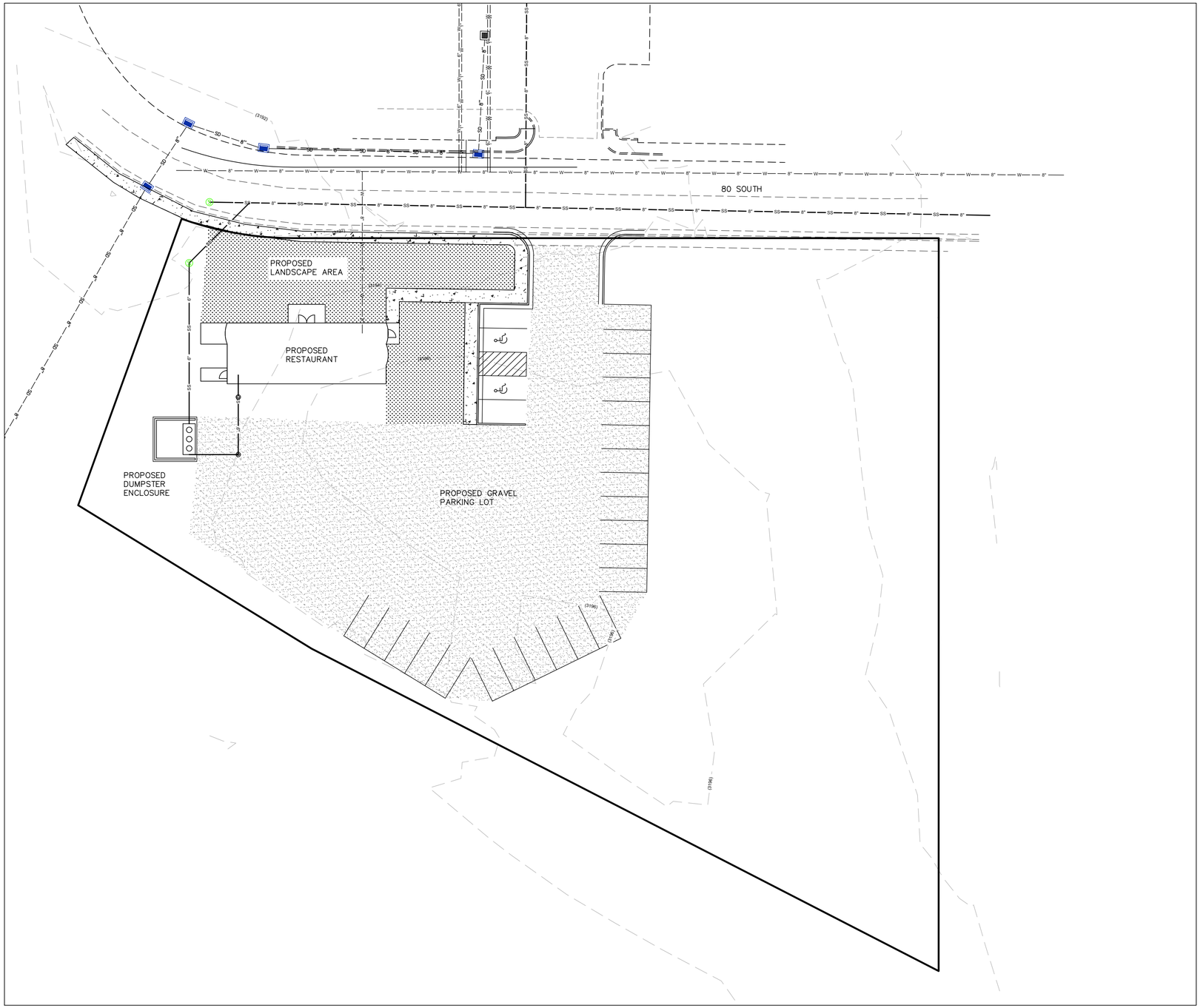
If you have any questions or require additional information, please don't hesitate to contact this office.

Respectfully,

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

PRELIMINARY SITE PLAN

CROSS COUNTRY DINER
MARK FAHRENKAMP
HURRICANE CITY
WASHINGTON COUNTY, UTAH



LEGEND

EXISTING WATER — W — 8" — W — 8" —
EXISTING SEWER — SS — 4" —
EXISTING STORM DRAIN — SD — 8" —
EXISTING CONTOUR

VICINITY MAP
N.T.S.

SITE SUMMARY

1.39 ACRE COMMERCIAL LOT
1392 SQ.FT. RESTAURANT
28 ADDITIONAL PARKING SPACES

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

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

PRELIMINARY SITE PLAN
CROSS COUNTRY DINER
FOR
MARK FAHRENKAMP
HURRICANE CITY
WASHINGTON COUNTY, UTAH

FILE NAME: –
DATE: JULY 2026
CHECKED:
SCALE: 1"=20'

SHEET 1 OF 1

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**08/13/2026 - Planning Commission**
Application Number:	FSP26-19
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Mike Stewart
Agent:	CivilScience
Request:	Approval of a Final Site Plan.
Location:	150 N 375 W
Zoning:	R1-6/RM-2
General Plan Map:	Multifamily
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant has filed a final site plan for Magnolia Court subdivision located at 100 N and 700 W. This project consists of six single family homes and 19 townhomes. This site is dual-zoned Single Family Residential 6 (R1-6) and Multiple Family Residential 2 (RM-2).

JUC Comments

Construction drawings were approved in January 2026.

Vicinity Map

Staff Comments: Final Site Plan

1. Land Use: The proposed use meets R1-6 and RM-2 development standards and matches the approved preliminary site plan.
2. Parking: All units will have a two-car garage and driveway to meet HCC section 10-34-10(A).
3. Landscape: Hurricane City code requires one tree and two shrubs per unit for multifamily developments (HCC section 10-32-6(F)) and the submitted landscape plan satisfies this requirement. There is existing landscaping along 700 W as well.
4. Elevations: Conceptual building renderings have been submitted, and staff has no concerns with the renderings as presented. The buildings are under 35 feet in height.
5. Lighting: All outdoor lighting will need to meet the requirements of HCC section 10-33-7, including fully shielded lighting, color temperature under 4,000 K, and floodlights under 18 feet.

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

Magnolia Court

The proposed residential development contains 25 residential units comprising 19 townhomes and 6 single family lots. The property is located at approximately 100 North and 700 West on 2.99 acres. The parcel is split zoned with R1-6 and RM-2.

MAGNOLIA COURT

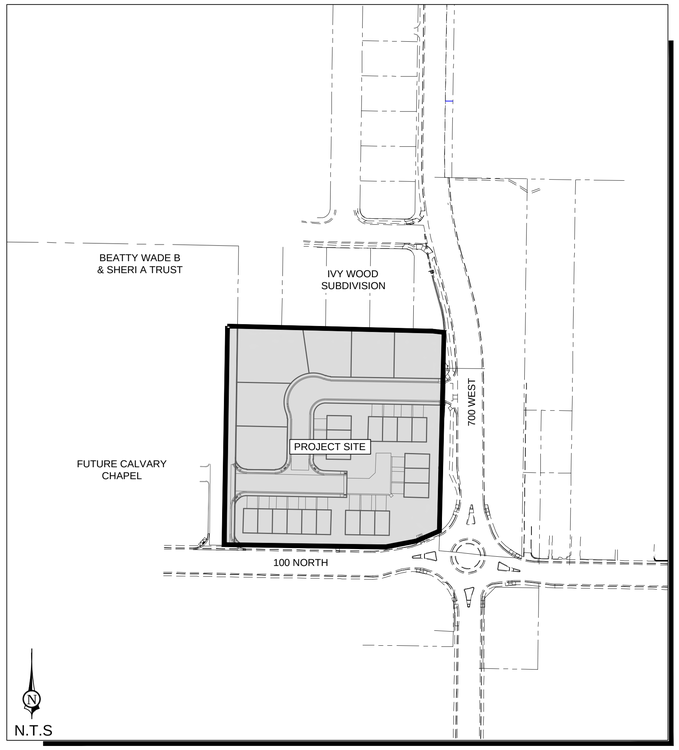
CONSTRUCTION DRAWINGS

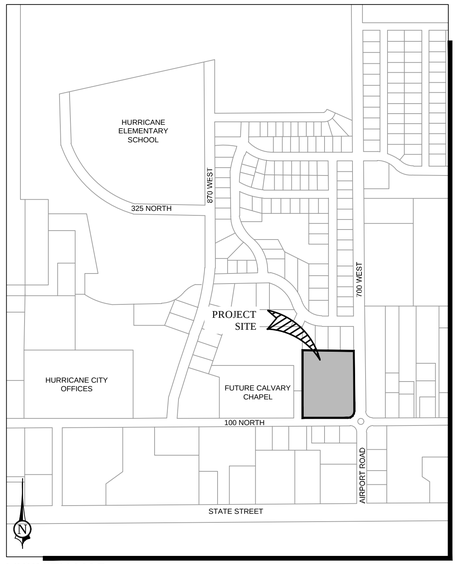
LOCATED IN HURRICANE, UTAH

SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST

PARCEL NO. H-3-1-34-4220-A

SHEET NO.	SHEET NAME
C1	COVER SHEET
C2	SITE & SIGNAGE PLAN
C3	EROSION & DUST CONTROL PLAN
C4	GRADING & DRAINAGE PLAN
C5	SEWER, WATER & POWER PLAN
C6	PLAN & PROFILE - 125 NORTH & 150 NORTH
C7	PLAN & PROFILE - 735 WEST & 755 WEST
C8	DETAIL SHEET
C9	DETAIL SHEET
C10	DETAIL SHEET
C11	DETAIL SHEET
C12	DETAIL SHEET





VICINITY MAP

N.T.S

GENERAL NOTES:

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

DUST CONTROL

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES

EARTH MOVING ACTIVITIES

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

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

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

APPROVALS		UTILITIES	
PUBLIC WORKS	DATE	POWER	DATE
CITY ENGINEERING	DATE	PHONE	DATE
PLANNING & ZONING	DATE	GAS	DATE
PARKS & RECREATION	DATE	CABLE	DATE
STREETS DEPARTMENT	DATE	HURRICANE VALLEY FIRE DISTRICT	DATE
WATER DEPARTMENT	DATE	WASHINGTON COUNTY WATER CONS DISTRICT	DATE
GIS	DATE	ASH CREEK SPECIAL SERVICE DISTRICT	DATE

APPROVED
01/27/2026

CivilScience
Engineers | Surveyors | Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

CONTACT

SHORT TERM INV LLC
983 PAIUTE DRIVE
WASHINGTON, UT 84780
DEVELOPER CONTACT: (435) 668-6646

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CivilScience
Engineers | Surveyors | Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PROFESSIONAL ENGINEER
No. 11395943
ROBERT
BURKHILL III
01.09.26
STATE OF UTAH

REUSE OF DRAWINGS
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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

CONSTRUCTION DRAWINGS

MAGNOLIA COURT

LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 21143
DATE:	01/09/2026
DESIGN BY:	AN
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A

SHEET

C1

PATH: L:\UTAH\PROJECTS\ACTIVE 2021\PX21143.00 - STEWART HURRICANE 3 ACRES\700 - CAD\DESIGN\21143.00_NP.DWG

APPROVED
01/27/2026

LOT 83 | LOT 82 | LOT 81 | LOT 80

IVY WOOD SUBDIVISION

BEATTY WADE B & SHERI A TRUST

HURRICANE CITY
PARCEL NO.
H-325-B-1-A
DOCUMENT NO.
2011006400

SANFORD L. PORTER & DEANNA PORTER
PARCEL NO.
H-324-A
ENTRY NO.
00840286

HURRICANE CITY

CALVARY CHAPEL

S 88°30'43" E 334.12'

S 84°01'43" E 19.75'

S 1°17'06" W 341.02'

S 0°51'19" W 374.27'

N 89°00'40" W 259.12'

S 81°48'47" W 33.13'

N 22°09'15" W 0.50'

S 19°03'58" E 0.50'

S 89°00'40" E 2308.39'

N 0°51'19" E 58.00'

22 — 11,048 SF
23 — 6,264 SF
24 — 6,045 SF
25 — 6,867 SF
21 — 6,434 SF
20 — 6,367 SF
1 2 3 4 5 6 — 25.00' x 42.00'
7 8 9 — 25.00' x 42.00'
10 11 12 — 25.00' x 42.00'
13 14 15 — 25.00' x 42.00'
16 17 18 19 — 25.00' x 42.00'

150 NORTH STREET — 45' PUBLIC STREET
125 NORTH STREET — 45' PUBLIC STREET
100 NORTH STREET — 66' PUBLIC STREET
735 WEST STREET — 45' PUBLIC STREET
755 WEST STREET — 50' PUBLIC STREET
700 WEST STREET — 66' PUBLIC STREET

CONNECT TO EXISTING CURB & GUTTER (HIGH BACK)

INSTALL ASPHALT PATCH & REPLACE CONCRETE (THICKNESS TO MATCH EXISTING)

INSTALL "PRIVATE DRIVE DO NOT ENTER" SIGN

CONNECT TO EXISTING CURB & GUTTER (HIGH BACK)

REMOVE 89.90'± EXISTING CURB

INSTALL ASPHALT PATCH & REPLACE CONCRETE TO NEAREST JOINT (ASPHALT THICKNESS TO MATCH EXISTING)

STORM DETENTION BASIN

PRIVATE CONCRETE DRIVE SURFACE

25.00 SEWER EASEMENT

10.00' PUE (TYP)

7.50' P.U.E

50.00' HURRICANE CITY

PROPOSED DRIVE

WEST QUARTER CORNER SECTION
34, TOWNSHIP 41 SOUTH, RANGE 13
WEST, SALT LAKE AND MERIDIAN

CENTER SECTION LINE

R=52.50'
L=4.43'
Δ=4°49'56"

R=342.50'
L=20.51'
Δ=3°25'53"

R=342.00'
L=18.43'
Δ=3°05'17"

R=67.50'
L=10.92'
Δ=9°16'10"

R=342.50'
L=9.62'
Δ=1°36'35"

LEGEND

- PROPERTY LINE
- EDGE OF ASPHALT
- PROPOSED LOT LINES
- EXISTING LOT LINES
- FUTURE LOT LINES
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- SIGN PER PLAN
- STREET & STOP SIGN

NOTE:
INSTALL STREET AND STOP SIGNS PER CITY STANDARD.

KEYED NOTES:

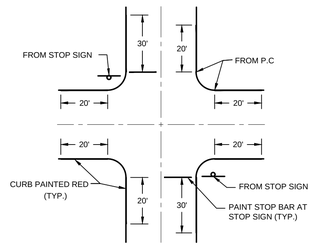
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 30" MODIFIED CURB & GUTTER (PER CITY STD)
2. EXISTING MODIFIED CURB & GUTTER
3. 5' CONCRETE SIDEWALK (PER CITY STD)
4. ADA ACCESS RAMP
5. STREET & STOP SIGN
6. 24" WATER WAY
7. 8' WATER WAY (PER CITY STD)

PARKS DEPARTMENT NOTE:

1. ANY LANDSCAPING, INCLUDING STREET LANDSCAPE STRIPS AND/OR MEDIANS AND ASSOCIATED IRRIGATION, SHALL BE INSTALLED BY DEVELOPER/OWNER(S) AND IS NOT THE RESPONSIBILITY OF HURRICANE CITY PARKS DEPARTMENT TO MAINTAIN.

CURB PAINTING AT INTERSECTION



N

0 30
15 60
SCALE: 1" = 30'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

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Engineers / Surveyors / Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PROFESSIONAL ENGINEER
No. 11395943
ROBERT BURKHILL III
01.09.26
STATE OF UTAH

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

SITE & SIGNAGE PLAN

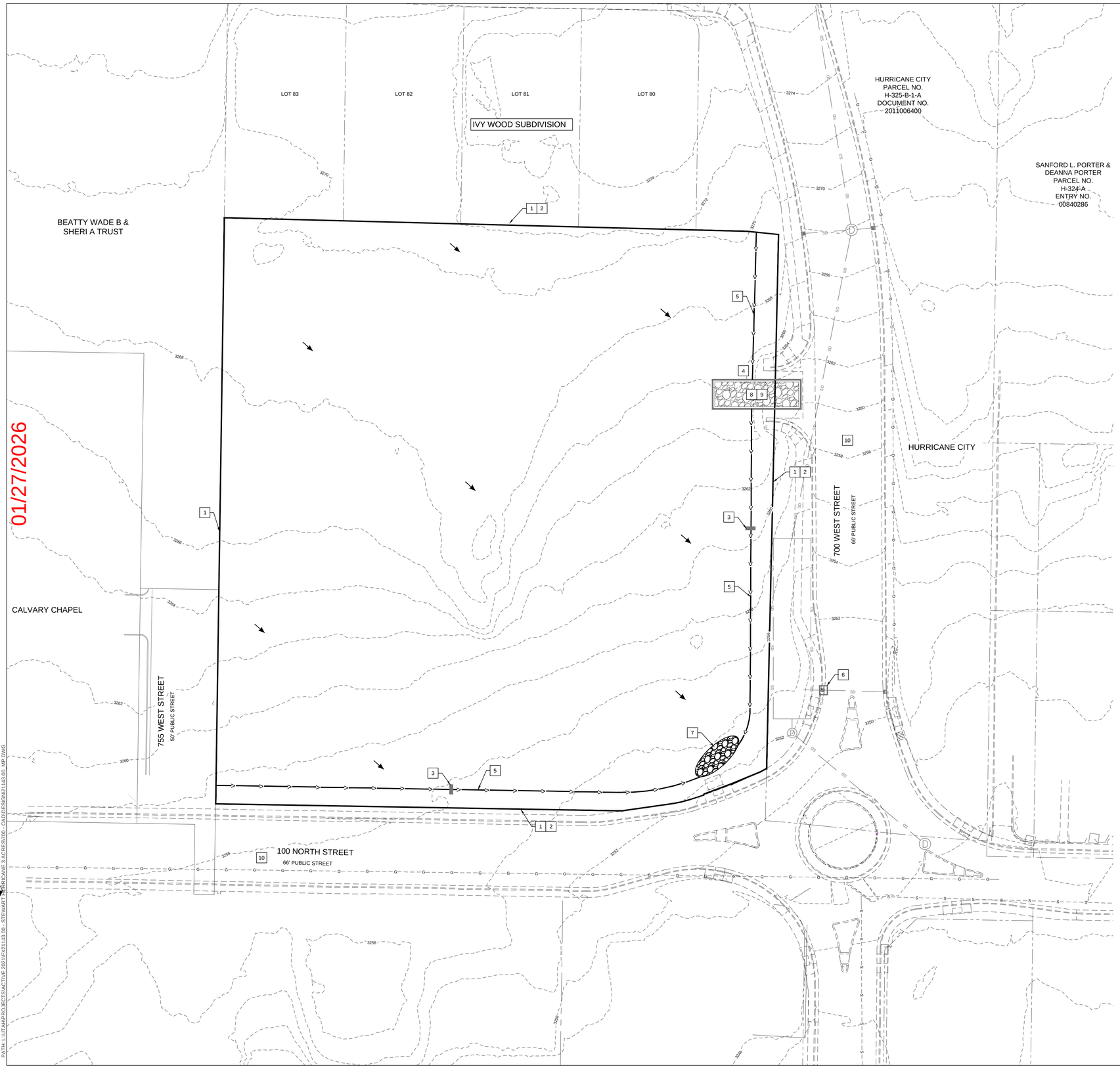
MAGNOLIA COURT
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 21143
DATE:	01/09/2026
DESIGN BY:	AN
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	N/A

SHEET
C2

PATH: L:\UT\AM\PROJECTS\ACTIVE 2021\FX21143.00 - STEWART HURRICANE 3 ACRES\SY00 - CAD\DESIGN\21143.00 -MP.DWG

APPROVED
01/27/2026



CONSTRUCTION NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. ADDITIONAL CONTROL DEVISES MAY BE REQUIRED UPON INSPECTION OF PROPOSED FACILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE.
4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.
6. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
12. ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT INTO SERVICE DOWN-GRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.

CONSTRUCTION KEYNOTES

1	PROPERTY BOUNDARY
2	LIMITS OF CONSTRUCTION
3	CHECK DAM (PER DETAIL SHEET)
4	CONCRETE WASHOUT (PER DETAIL SHEET)
5	EARTH DIKES AND DRAINAGE SWALES (PER DETAIL SHEET)
6	STORM DRAIN INLET PROTECTION (APWA #124)
7	SEDIMENT TRAP
8	ENTRANCE / OUTLET TIRE WASH
9	TEMPORARY CONSTRUCTION ENTRANCE (PER DETAIL SHEET)
10	STREET SWEEPING AND VACUUMING

CONSTRUCTION KEYNOTES

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROJECT BOUNDARY
- EARTH DIKES AND DRAINAGE SWALES (BERM TO RETAIN 1.5' OF WATER)
- CHECK DAM
- FLOW DIRECTION
- STORM DRAIN INLET PROTECTION
- TEMP. CONSTRUCTION EXIT

N

0 30
15 60
SCALE: 1" = 30'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

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CivilScience
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1453 S. DIXIE DRIVE, SUITE 150
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435.986.0100

PROFESSIONAL ENGINEER
No. 11395943
ROBERT BURKHILL III
01.09.26
STATE OF UTAH

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

EROSION & DUST CONTROL PLAN

MAGNOLIA COURT
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 21143
DATE:	01/09/2026
DESIGN BY:	AN
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	N/A
SHEET	C3

PATH: L:\UTAH\PROJECTS\ACTIVE 2021\FX21143.00 - STEWART - HURRICANE 3 ACRES\170 - CAD\DESIGN\21143.00_MP.DWG

APPROVED
01/27/2026

LOT 83
LOT 82
LOT 81
LOT 80
IVY WOOD SUBDIVISION
HURRICANE CITY PARCEL NO. H-325-B-1-A DOCUMENT NO. 2011006400
BEATTY WADE B & SHERI A TRUST
HURRICANE CITY
CALVARY CHAPEL
150 NORTH STREET
45' PUBLIC STREET
125 NORTH STREET
45' PUBLIC STREET
100 NORTH STREET
66' PUBLIC STREET
755 WEST STREET
735 WEST STREET
700 WEST STREET
22 11,048 SF PAD=3268.8
23 6,264 SF PAD=3269.0
24 6,045 SF PAD=3267.8
25 6,867 SF PAD=3266.8
21 6,434 SF PAD=3267.1
20 6,367 SF PAD=3265.5
15 PAD=3266.5
14 PAD=3264.0
16 PAD=3267.0
17
18 PAD=3265.0
19
12 PAD=3259.0
11
10
1 PAD=3263.0
2
3
4 PAD=3263.0
5
6
7
8 PAD=3260.4
9
EX PAD=3269.7±
EX PAD=3270.8±
EX PAD=3273.4±
EX PAD=3272.5±
TOW: 3270.8 BOW: 3269.0
TOW: 3273.4 BOW: 3269.0
TOW: 3272.5 BOW: 3267.8
TOW: 3270.8 BOW: 3266.8
EX. TBC: 3268.84
TOP OF PIPE = 3266.11 EX GND = 3269.16
EXISTING IRRIGATION (MAINTAIN EXISTING GRADE OVER PIPE)
EX. TBC: 3263.86
EX 18" RCPE
EX. TBC: 3257.86
EX. TBC: 3255.16
EX. TBC: 3252.76
EX. TBC: 3251.04
EX. TBC: 3252.15
EX. TBC: 3252.19
EX. TBC: 3256.66
EX. TBC: 3256.17
EX. TBC: 3253.75
STA: 0+14.07 TBC: 3267.71
STA: 0+39.63 TBC: 3268.03
STA: 0+50.14 HP TBC: 3268.16
STA: 0+84.80 TBC: 3267.78
STA: 1+58.30 TBC: 3265.46
STA: 2+34.21 EX TBC: 3262.75
STA: 0+00.00 TBC: 3267.14
STA: 0+42.60 TBC: 3268.20
STA: 1+00.00 TBC: 3267.47
STA: 1+21.78 TBC: 3266.87
STA: 1+71.78 TBC: 3264.63
STA: 2+09.78 TBC: 3262.94
STA: 2+36.96 EX TBC: 3261.45
STA: 0+39.80 TBC: 3266.40
STA: 0+42.60 TBC: 3266.40
STA: 0+50.14 TBC: 3266.05
STA: 0+69.60 TBC: 3266.07
STA: 0+64.45 TBC: 3265.38
STA: 1+00.00 TBC: 3263.75
STA: 1+18.40 TBC: 3262.83
STA: 1+18.80 TBC: 3262.83
STA: 0+00.00 EOA: 3264.14
STA: 0+00.05 TBC: 3264.32
STA: 0+44.90 TBC: 3262.94
STA: 0+93.14 TBC: 3262.54
STA: 1+78.14 TBC: 3261.39
STA: 2+05.20 TBC: 3260.58
STA: 0+50.00 EOA: 3261.36
STA: 0+72.89 EOA: 3260.08
STA: 0+95.00 EOA: 3258.85
STA: 1+07.37 EOA: 3258.16
STA: 1+19.98 TBC: 3257.62
STA: 0+45.10 TBC: 3262.93
STA: 1+00.00 TBC: 3262.48
STA: 1+50.00 TBC: 3262.03
STA: 1+84.20 TBC: 3261.21
STA: 2+11.20 TBC/TOC: 3260.09 (TRANSITION TO 2' WATER WAY)
STA: 2+05.00 TBC: 3260.58
STA: 2+16.20 TBC: 3259.91
STA: 0+72.89 TBC: 3260.20
STA: 0+95.00 TBC: 3258.97
STA: 1+19.14 TBC: 3257.62
TOW: 3263.0 BOW: 3259.5
TOW: 3263.0 BOW: 3257.3
TOW: 3263.0 BOW: 3262.5
TOW: 3260.4 BOW: 3260.0
TOW: 3263.0 BOW: 3256.8
TOW: 3263.0 BOW: 3256.0
TOW: 3260.4 BOW: 3255.5
TOW: 3264.0 BOW: 3260.5
TOW: 3264.0 BOW: 3259.0
TOW: 3266.0 BOW: 3259.0
TOW: 3257.5 BOW: 3255.0
TOW: 3259.0 BOW: 3254.0
TOW: 3260.4 BOW: 3253.4
TOC: 3259.20
TOC: 3259.03
TOC: 3259.00
TOC: 3259.16
RL: 3258.66
STORM RETENTION BASIN #1
STORM DETENTION BASIN #2
EXISTING 700 WEST UNDERGROUND STORM STORAGE CHAMBER
INSTALL CONCRETE FLOW LINE TO SDCB
12" HDPE 21 L.F. @ 4.65%
2X2 SDCB (INSTALL 0.5' CONCRETE CURB AT BACK OF GRATE) GRATE = 3258.20 SE 12" INV OUT = 3252.96
END SECTION #1 12" INV = 3251.97
12" HDPE 36 L.F. @ 10.00% (CONTRACTOR TO VERIFY 6" CLEARNACE BETWEEN EXISTING IRRIGATION & PROPOSED 12" HDPE. CONTACT ENGINEER FOR ALTERNATE DESIGN IF CONFLICT ARISES)
EX 36" IRRIGATION TOP = 3248.8± BOTTOM = 3245.7±
OUTLET STRUCTURE #1 (PER DETAIL A) GRATE =3254.00 12" INV = 3252.00
EX SDMH RIM = 3252.0± NEW 12" INV IN = 3248.35 INV IN = 3243.3± INV OUT = 3243.3±
2:1 SLOPE MAX
1.6%
2.85%
0+00
1+00
2+00
3+00
3+09
1+67
2+85

GRADING NOTES

APPROXIMATELY 4,468 CU.YD. OF CUT 4,781 CU.YD. OF FILL AND 313 CU.YD. OF IMPORT MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY) THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF ROADS & PADS.

IN NO CASE, SHALL RETAINING WALLS BE BUILT IN THE 10' PUE THAT IS ADJACENT TO ANY ROAD.

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

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

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

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

GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS AND A PAD CERTIFICATION IS REQUIRED FOR ALL FILL ON EACH LOT, OR PAD.

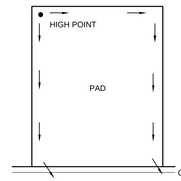
OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.

LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPERTY BOUNDRY
- PROPOSED LOT LINES
- EXISTING LOT LINES
- CONCRETE FLOW LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- DRAINAGE FLOW DIRECTION
- PAD= 00.00 — FINISH PAD ELEVATION
- LOCATION ELEVATION — SPOT ELEVATION
- TOW: ELEVATION / BOW: ELEVATION — TOP OF WALL / BOTTOM OF WALL

TYPICAL LOT DRAINAGE

(UNLESS OTHERWISE NOTED)



DRAINAGE NOTES:

1. DRAIN AWAY FROM STRUCTURES @ 5% FOR 10' MINIMUM.
2. DRAIN FROM REAR OF PAD TO STREET.
3. FLOW LINE OF DRAINAGE SWALE TO BE 1% MINIMUM

A OUTLET STRUCTURE #1

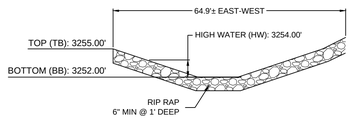
N.T.S.

B STORM RETENTION BASIN DETAIL #1

STORAGE PROVIDED = 1,010 C.F

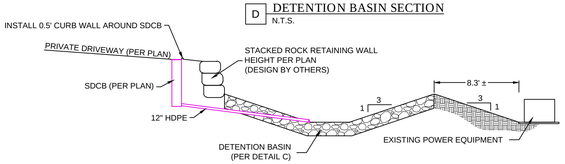
C STORM DETENTION BASIN DETAIL #2

STORAGE PROVIDED = 4,700 C.F



D DETENTION BASIN SECTION

N.T.S.



N
0 30
15 60
SCALE: 1" = 30'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

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

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

PROFESSIONAL ENGINEER
No. 11395943
ROBERT BURKHILL III
01.09.26
STATE OF UTAH

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NO.	DESCRIPTION	BY	APRL	DATE
	REVISION			

GRADING & DRAINAGE PLAN

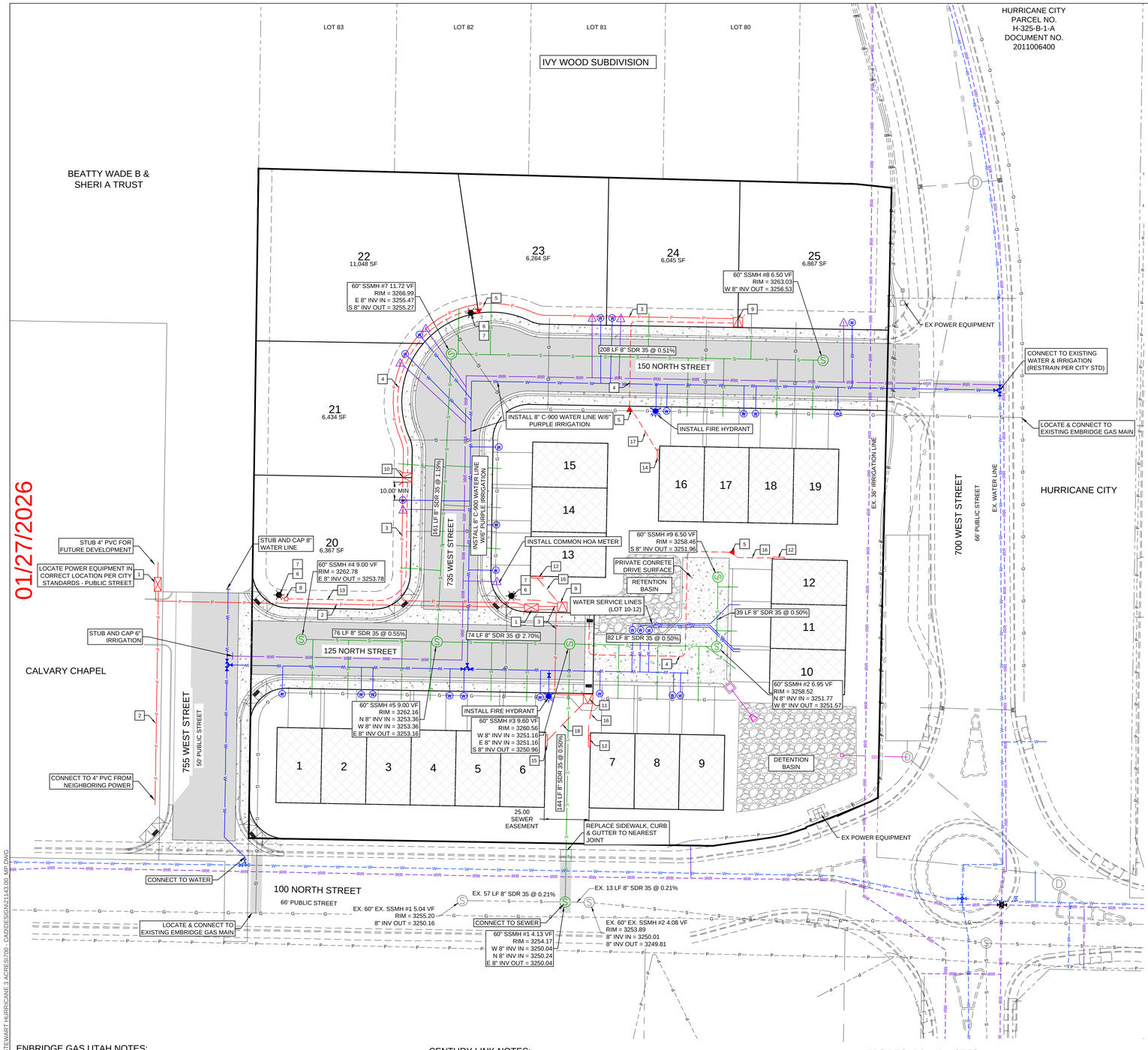
MAGNOLIA COURT
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 21143
DATE:	01/09/2026
DESIGN BY:	AN
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	1" = 30 '
VER SCALE:	N/A

SHEET
C4

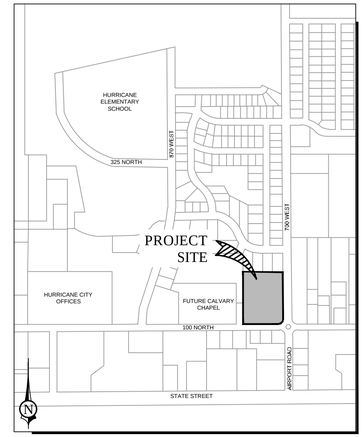
PATH: L:\UTAH\PROJECTS\ACTIVE 2021\FX21143.00 - STEWART HURRICANE 3 ACRES\700 - CADD\DESIGN\21143.00_NP.DWG

APPROVED
01/27/2026



LEGEND

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF ASPHALT
- EXISTING EDGE OF ASPHALT
- EXISTING CURB & GUTTER
- FIRE HYDRANT
- WATER GATE VALVE
- INSTALL 3/4" WATER METER (INSTALL TRAFFIC RATED BOX ON ALL TOWN HOME UNITS)
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER LINE
- C-900 CLASS 150 WATER LINE (SIZE PER PLAN)
- IRRIGATION LINE
- EX. SEWER MANHOLE
- SDR SEWER LINE
- EXISTING SEWER LINE
- EX POWER / UTILITY POLE
- 4-WAY ELECTRICAL VAULT
- NEW POWER AS NOTED
- NEW POWER TRANSFORMER
- STREET LIGHT
- SECONDARY POWER BOX
- EXISTING SECONDARY POWER
- EXISTING STREET LIGHT
- EXISTING POWER
- PROPOSED GAS MAIN
- EXISTING GAS MAIN



WATER NOTES:

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

HURRICANE CITY POWER NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS OF HURRICANE CITY POWER:

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
2. FOR SCHEMATIC PURPOSES ONLY. EQUIPMENTPLACEMENT TO BE INSTALLED TO HURRICANE POWER SPECS.
3. PRE-APPROVED CONTRACTOR TO GO OVER PLANS WITH HC POWER BEFORE WORK BEGINS. CONTACT HC POWER FOR AN APPOINTMENT. 435-635-5536
4. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
5. RUNNING LINE FOR POWER IS ON THE NORTH AND WEST SIDE OF THE STREET UNLESS OTHERWISE APPROVED. ALWAYS WITHIN THE EXISTING PUE IF AVAILABLE
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
8. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
9. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER.
10. POWER EQUIPMENT INCLUDING TRANSFORMERS, METERS VAULTS, ETC. SHALL NOT BE LOCATED INSIDE FENCED AREAS. METERS SHALL BE KEPT ACCESSIBLE
11. DEVELOPERS WILL BE INVOICED A TERMINATION FEE PER PRIMARY ELBOW.
12. DEPENDING ON TRANSFORMER LOCATION TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT FROM TRAFFIC. CONTACT HURRICANE POWER REGARDING QUESTIONS.
13. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS, AND STREETLIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
14. HURRICANE CITY POWER WILL NEED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE NEEDS IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
15. THE SIZE OF ACCEPTABLE CONDUIT FROM THE TRANSFORMER TO METER PANEL IS 2",3" AND 4" PVC. SIZE OF ACCEPTABLE WIRE IS 4/0, 350, OR 500 MCM ALUMINUM ONLY
16. HURRICANE POWER HAS CHANGED OUR STREETLIGHT SPEC TO LED, SEE HC POWER FOR NEW SPECS. ALL STREETLIGHTS WILL BE BLACK HEAD AND BLACK POLE.
17. A DIRT PAD, LEVEL WITH THE SIDEWALK WILL BE MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT FOR 5' ON ALL SIDES, ANY SLOPES OR CHANGES OF GRADE WILL BE RETAINED WITH CONCRETE, BLOCK, OR STACKED ROCK TO MAINTAIN LEVEL.
18. ANY INVOICE WILL BE SENT AT TIME OF PUNCH-LIST FOR ALL ELBOW TERMINATIONS, RISER GEES, VAULT AND SWITCH CONNECTION FEES, AND ANY EXTRA TIME SPENT ON JOB IF APPLICABLE
19. ALL METER BASES WITH MULTIPLE SOCKETS MUST BE LABELED WITH PLACARDS, OR METALLIC STICKER TO THE APPROPRIATE UNITS
20. MAGNOLIA COURT SHALL WORK WITH CALVARY CHAPEL TO ESTABLISH POWER FROM THE SOUTH SIDE OF 100 NORTH TO THE POWER BOXES NEEDED TO FEED THIS SUBDIVISION
21. IF POWER IS NOT AVAILABLE AT THE ENTRANCE ON 100 NORTH IT IS POSSIBLE TO DESIGN THE POWER TO COME FROM 700 WEST
22. WATER METERS SHALL BE LOCATED AT LEAST 10' AWAY FROM POWER BOXES. GAS SHALL BE INSTALLED ON OPPOSITE SIDE OF BUILDINGS FROM POWER IN A PACK
23. RETAINING WALLS ARE NOT TO BE BUILT IN THE PUE
24. RETENTION PONDS/BASINS ARE TO REMAIN OUTSIDE OF ALL PUE

1	INSTALL NEW 3-PHASE VAULT	7	INSTALL NEW DECORATIVE STREETLIGHT (BLACK)	13	INSTALL 2" PVC WITH #2 ALUM TRIPLEX
2	INSTALL 4/0 15KV WIRE IN 4" PVC	8	INSTALL NEW STREETLIGHT BOX	14	INSTALL 4 SOCKET METER PACK 125 AMP PER UNIT
3	INSTALL 1/0 15KV WIRE IN 2.5" PVC	9	INSTALL NEW 37.5 KVA TRANSFORMER (120/240)	15	INSTALL 6 SOCKET METER PACK 125 AMP PER UNIT
4	INSTALL 500 MCM ALUM TRIPLEX IN 3" PVC	10	INSTALL NEW 25 KVA TRANSFORMER (120/240)	16	INSTALL 3" PVC WITH 350 MCM ALUM TRIPLEX
5	INSTALL NEW SECONDARY BOX	11	INSTALL NEW 50 KVA TRANSFORMER (120/240)	17	INSTALL 3" PVC WITH 500 MCM ALUM TRIPLEX
6	INSTALL 1" PVC WITH #10 COPPER	12	INSTALL 3 SOCKET METER PACK 125 AMP PER UNIT	18	INSTALL (2) 3" PVC WITH 500 MCM ALUM TRIPLEX

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT NOTES:

1. CONTRACTOR IS REQUIRED TO CAL RYAN NAY AT 435-773-3016, 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 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.
3. ALL CHANGES TO EXISTING GRADES NEAR EXISTING WCWCD WATERLINES MUST BE APPROVED BY THE DISTRICT PRIOR TO CONSTRUCTION.
4. ANY INFRUSTRUCTURE RELOCATIONS ASSOCIATED WITH THE PROJECT WILL BE AT THE OWNER/ DEVELOPER'S EXPENSE.
5. WCWCD WATERLINES AND FACILITIES ARE TO MEET THE CURRENT WCWCD SPECIFICATIONS.

ASH CREEK SPECIAL SERVICE DISTRICT NOTES:

1. SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
2. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
3. PRIOR TO COMPLETION OF THE PROJECT PROVE A PDF AND A 2'X3' PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER, ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
4. THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR; MANDREL TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION IF PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
5. DURING CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.
6. SEWER CROSSING: PER NOTE (SLEEVE SEWER MAINS & LATERALS WHERE 18" CLEARANCE ARE NOT MET OR WHEN SEWER IS ABOVE WATER, 20' LONG CENTERED AT WATER LINE.)
7. NO SEWERS UNDER 9' DEEP UNLESS APPROVED BY ASH CREEK SSD 435-635-2348.
8. ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS.

HURRICANE VALLEY FIRE DEPARTMENT NOTES:

1. CONSTRUCTION OF ROADS MUST BE COMPLETE WITH ALL WEATHER SURFACE PRIOR TO SIGN OFF FOR BUILDING PERMIT
2. FIRE HYDRANT MUST PRODUCE A MINIMUM OF 1,000 GPM. (2021 IFC APPENDIX B)
3. HYDRANT SPACING PER 2021 IFC APPENDIX C
4. BURNING OF CONSTRUCTION MATERIAL IS PROHIBITED
5. HYDRANTS MUST BE CHARGED AND WORKING BEFORE COMBUSTIBLE MATERIAL CAN BE DELIVERED
6. KNOX BOX REQUIRED ON ALL COMMERCIAL BUILDINGS
7. FDC MUST BE REMOTE: OUT OF THE COLLAPSE ZONE OF THE BUILDING AND WITHIN 50' OF A FIRE HYDRANT & EQUIPPED WITH KNOW CAPS
8. UNDERGROUND FLUSH MUST BE WITNESSED BY HVFSSD
9. FIRE HYDRANTS MUST MAINTAIN 3' CLEAR SPACE AROUND HYDRANT. NO FENCES OR SHRUBS SHALL BE WITHIN 3'
10. BUILDINGS BUILT WITH ACCORDANCE WITH 2021 IFC 903 MAY REQUIRE FIRE SUPPRESSION
11. GATES WILL REQUIRE KNOX OPENERS OR LOCKS

ENBRIDGE GAS UTAH NOTES:

1. DEVELOPER NEEDS TO CONTACT ENBRIDGE GAS PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. ASHLEY GLANZMAN 435-231-9971.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E 350 N -- ST GEORGE).
4. ALL OF THE 15' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 15' WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON/IN A PUE** DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.**
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS, AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB, AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS, OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT JC HALL; (435) 210-0729, AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. ***IMPORTANT NOTICE** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE, AND THE 15' UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 324-3370, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE A ENBRIDGE GAS HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

CENTURY LINK NOTES:

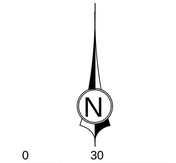
1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CROSSINGS. CENTURYLINK SUB CONTRACTOR (NEILS FUGAL) WILL PLACE CONDUIT IN TRENCH. CALL 435-632-6553 15 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
2. ANY BREAKS/BLOCKAGES IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY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

INFOWEST, CATV/FIBER OPTIC NOTES:

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

TDS BROADBAND NOTES:

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



SCALE: 1" = 30'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

CONTACT

SHORT TERM INV LLC
983 PAIUTE DRIVE
WASHINGTON, UT 84780
DEVELOPER CONTACT: (435) 668-6646

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

CivilScience
Engineers / Surveyors / Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PROFESSIONAL ENGINEER
No. 11395943
ROBERT
BURKHILL III
01.09.26
STATE OF UTAH

NO.	DESCRIPTION	BY	APRL	DATE
	REVISION			

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SEWER, WATER, & POWER PLAN

MAGNOLIA COURT

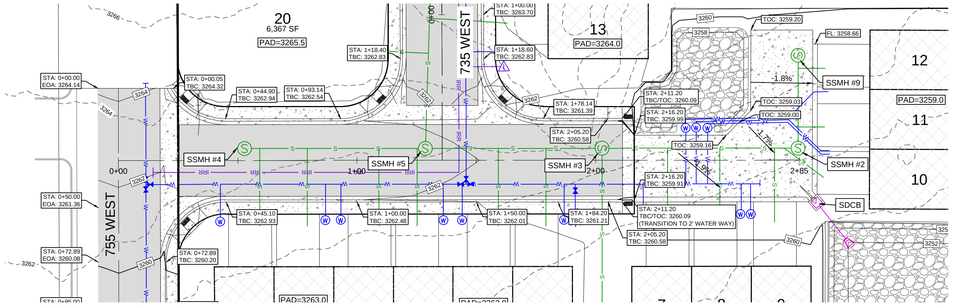
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 21143
DATE:	01/09/2026
DESIGN BY:	AN
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	N/A

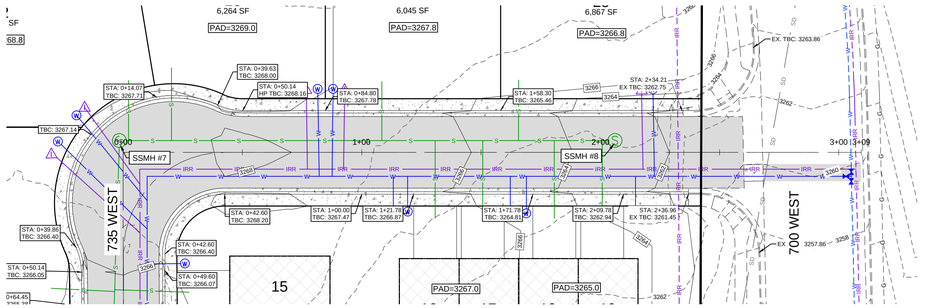
SHEET
C5

PATH: L:\UT\AM\PROJECTS\ACTIVE 2021\FX21143.00 - STEWART HURRICANE 3 ACRES\STO\0 - CAD\DESIGN\21143.00 -MP.DWG

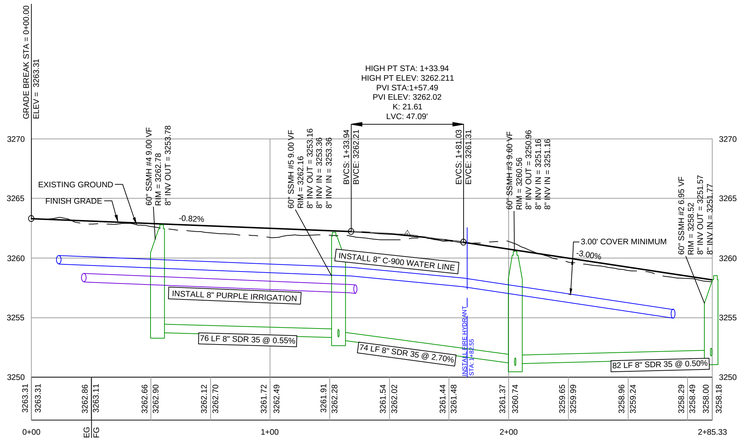
APPROVED
01/27/2026

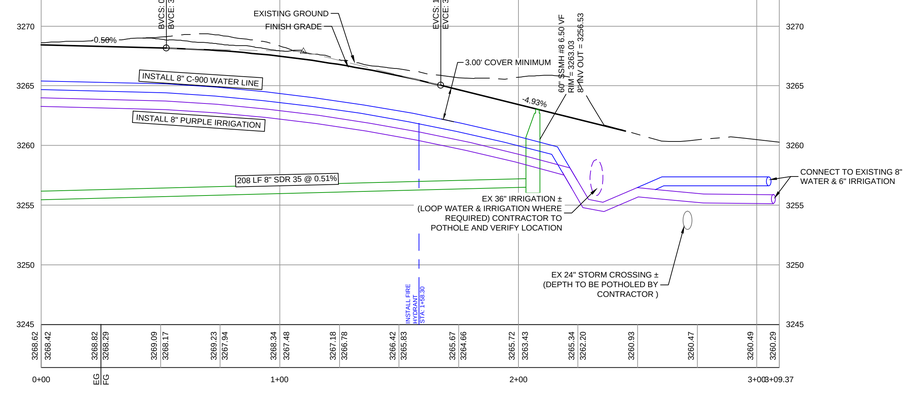


125 NORTH
45' PUBLIC STREET



150 NORTH
45' PUBLIC STREET

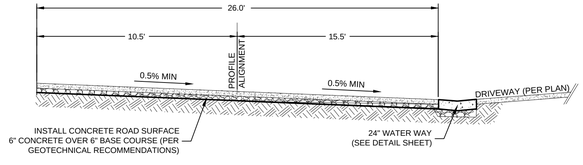




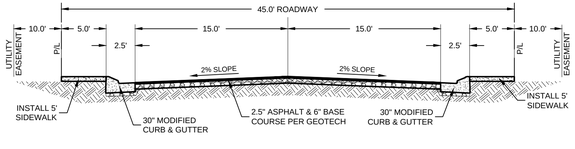
LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPERTY BOUNDRY
- PROPOSED LOT LINES
- EXISTING LOT LINES
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- SPOT ELEVATION (LOCATION / ELEVATION)
- SEWER MANHOLE (SIZE AS NOTED ON PLAN)
- 4" PVC SEWER LATERAL
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- WATER LATERAL & SERVICE WITH BOX
- EXISTING IRRIGATION LINE
- EXISTING WATER LINE
- C-900 CLASS 150 WATER LINE 8"Ø (UNLESS SIZE NOTED OTHERWISE)
- TRIANGULAR IRRIGATION VALVE
- EXISTING TRIANGULAR IRRIGATION VALVE
- IRRIGATION LATERAL WITH 1" SERVICE & BOX
- C-900 IRRIGATION "PURPLE" PIPE 6"Ø (UNLESS SIZE NOTED OTHERWISE)

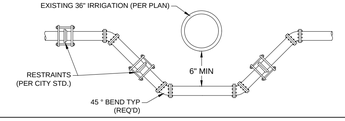
125 NORTH (SHARED DRIVEWAY)
STA: 2+11.15 - END

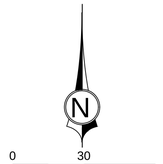


45' PUBLIC STREET



WATER & IRRIGATION LOOP DETAIL





SCALE: 1" = 30'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

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

PROFESSIONAL ENGINEER
No. 11395943
ROBERT BURKHILL III
01.09.26
STATE OF UTAH

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

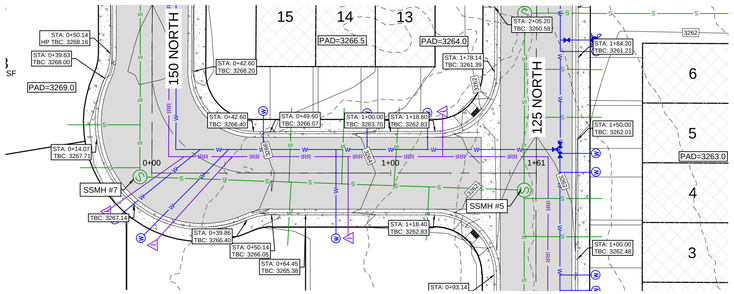
PLAN & PROFILE - 125 NORTH & 150 NORTH

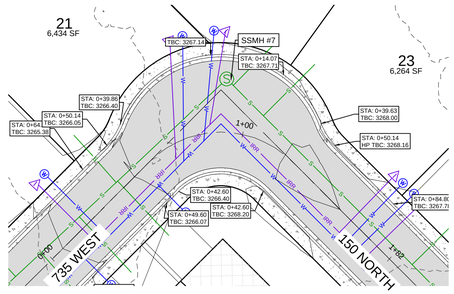
MAGNOLIA COURT
LOCATED IN HURRICANE, UTAH

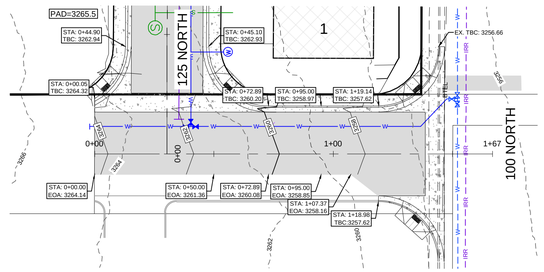
PROJ. #:	Fx. 21143
DATE:	01/09/2026
DESIGN BY:	AN
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	1" = 6'

SHEET
C6

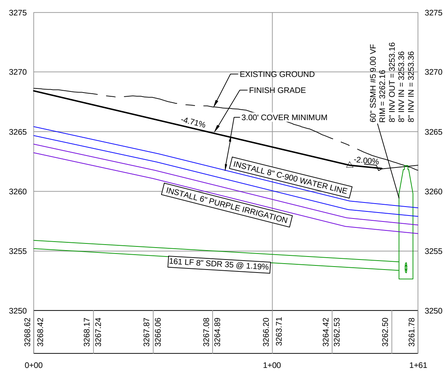
PATH: L:\UTAH\PROJECTS\ACTIVE 2021\PX21143.00 - STEWART HURRICANE 3 ACRES\700 - CAD\DESIGN\21143.00_MP.DWG





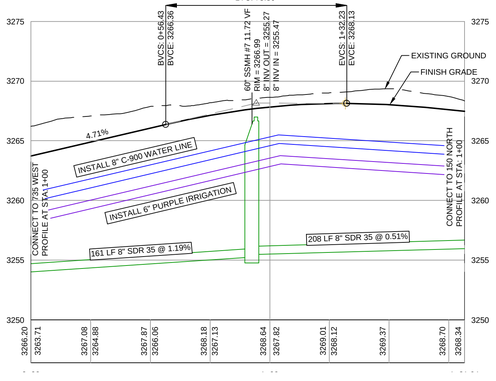


735 WEST
45' PUBLIC STREET

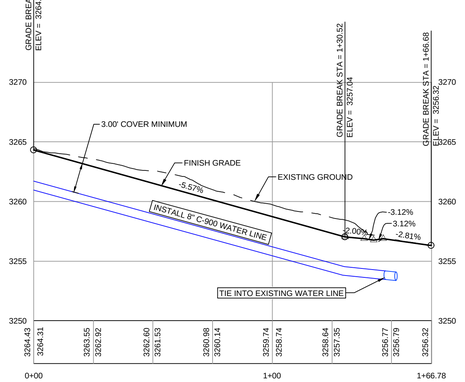


150 NORTH TO 735 WEST TRANSITION
45' PUBLIC STREET

HIGH PT STA: 1+31.70
HIGH PT ELEV: 3268.135
PVI STA:0+94.33
PVI ELEV: 3268.15
K: 15.99
LVC: 75.80'



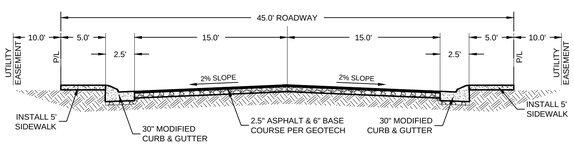
755 WEST
50' PUBLIC STREET



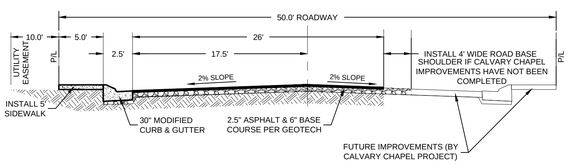
NOTE:

THE DESIGN OF 755 WEST IS SHARED WITH THE DESIGN OF CALVARY CHAPEL. THE DESIGN PRESENTED IN THESE CONSTRUCTION DRAWINGS IS THE BEST REPRESENTATION OF THE SHARED PUBLIC STREET FROM THE DATA PROVIDED TO CIVIL SCIENCE.

45' PUBLIC STREET



50' PUBLIC STREET



LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPERTY BOUNDRY
- PROPOSED LOT LINES
- EXISTING LOT LINES
- PROPOSED CURB & GUTTER
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- EXISTING TRIANGULAR IRRIGATION VALVE
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- C-900 IRRIGATION "PURPLE" PIPE 6"Ø (UNLESS SIZE NOTED OTHERWISE)

SCALE: 1" = 30'

0 30 15 60

(SCALE ONLY VALID FOR 24" x 36" PAPER)

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APPROVED 01/27/2026

PATH: L:\UTAH\PROJECTS\ACTIVE 2021\P21143.00 - STEWART HURRICANE 3 ACRES\700 - CAD\DESIGN\21143.00_MP.DWG

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435.986.0100

PROFESSIONAL ENGINEER
No. 11395943
ROBERT BURKHILL III
01.09.26
STATE OF UTAH

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NO.	DESCRIPTION	BY	APPL	DATE
	REVISION			

PLAN & PROFILE - 735 WEST & 755 WEST

MAGNOLIA COURT
LOCATED IN HURRICANE, UTAH

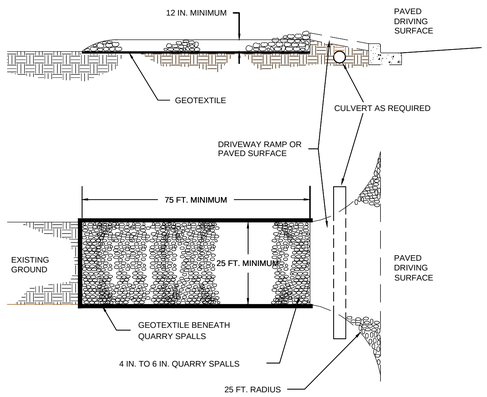
PROJ. #:	Ex. 21143
DATE:	01/09/2026
DESIGN BY:	AN
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	1" = 6'

SHEET

C7

APPROVED
01/27/2026

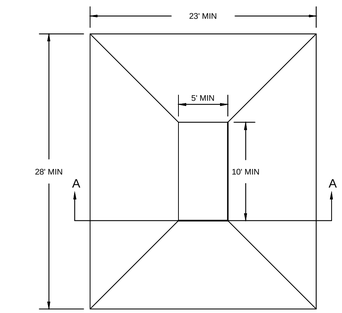
TEMP. CONSTRUCTION ENTRANCE

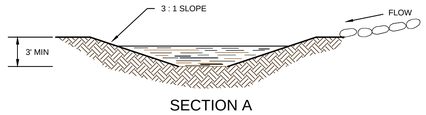


NOTES:

1. PAD SHALL BE REMOVED AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD OR AS DIRECTED BY THE CITY CLEARING AND GRADING INSPECTOR.
2. PAD SHALL BE INSTALLED IN PLANTING STRIP AS APPROPRIATE.
3. PAD THICKNESS SHALL BE INCREASED IF SOIL CONDITIONS DICTATE OR PER THE DIRECTION OF THE CITY CLEARING AND GRADING INSPECTOR.
4. MINIMUM DIMENSIONS MAY BE MODIFIED AS REQUIRED BY SITE CONDITIONS UPON APPROVAL OF THE CITY CLEARING AND GRADING INSPECTOR.

CONCRETE WASHOUT



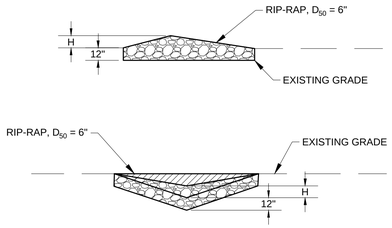


SECTION A

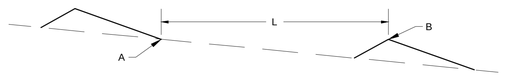
NOTES:

1. INSTALL ADJACENT AND DOWNGRADIENT OF TEMPORARY CONSTRUCTION EXIT OR SINGLE FAMILY DRIVEWAY AND AS CLOSE TO PAVED DRIVING SURFACE AS POSSIBLE.
2. MORE TRUCK TRAFFIC MAY REQUIRE A LARGER AREA. REDUCED TO 6 FT. X 3 FT

CHECK DAM



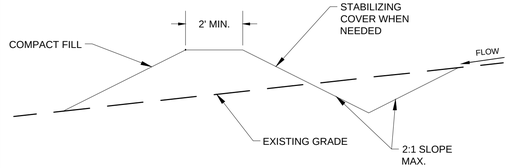
ROCK CHECK DAM



L = THE DISTANCE SUCH THAT POINTS A AND B ARE AT THE SAME ELEVATION.

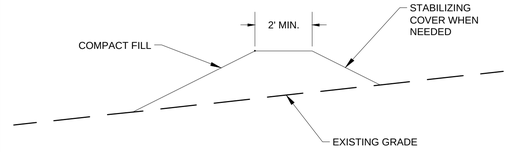
CHECK DAM SPACING

EARTH DIKES AND DRAINAGE SWALES



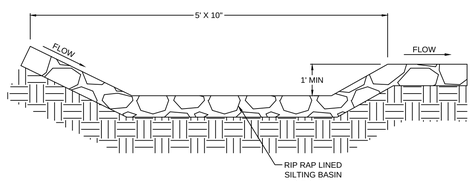
TYPICAL DRAINAGE SWALE

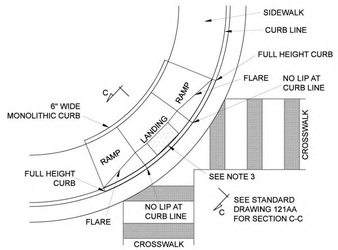
NOTES:
1. STABILIZE INLETS, OUTLETS, AND SLOPES.
2. PROPERLY COMPACT THE SUBGRADE



TYPICAL EARTH DIKE

SEDIMENT TRAP





CORNER PEDESTRIAN RAMP

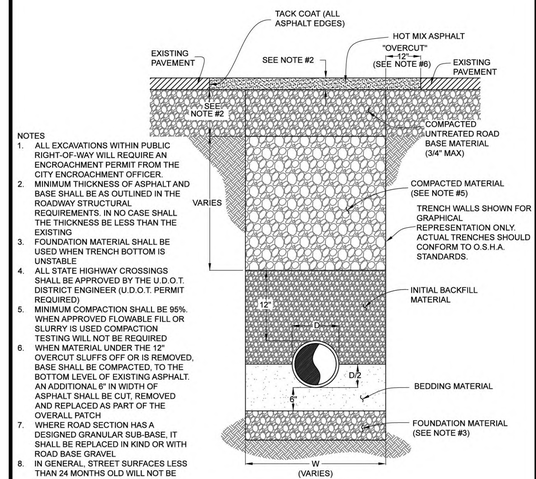
NOTES:

1. REFER TO STANDARD DRAWING NUMBER 121AA FOR PEDESTRIAN ACCESS RAMP DETAIL AND SLOPE REQUIREMENTS
2. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING, OR CURB CUT. SEE DETAIL A ON STANDARD DRAWING 121AA FOR DETECTABLE WARNING SURFACE DIMENSIONS
3. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 6" TO 8" FROM THE CURB LINE
4. WHEN DETECTABLE WARNING SURFACE IS CUT, GRIND REMAINING PORTION OF ANY CUT DOMES. SEAL ALL CUT PANEL EDGES TO PREVENT WATER DAMAGE
5. LOCATE CURB CUT WITHIN CROSSWALK
6. HURRICANE CITY WILL ACCEPT OTHER PEDESTRIAN RAMP DESIGNS AS LONG AS THEY MEET OR EXCEED ADA REQUIREMENTS

STANDARD CORNER PEDESTRIAN RAMP

N.T.S.

CITY OF HURRICANE ENGINEERING		
REVISIONS DATE	DESCRIPTION	BY
STANDARD CORNER PEDESTRIAN RAMP	STANDARD DWG. NO. PED 100	1 OF 9
	APPROVED: DATE: APRIL 2020	BY: H.C.E.



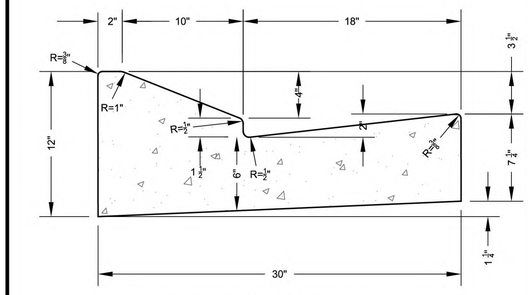
NOTES

1. ALL EXCAVATIONS WITHIN PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE CITY ENCROACHMENT OFFICER.
2. MINIMUM THICKNESS OF ASPHALT AND BASE SHALL BE AS OUTLINED IN THE ROADWAY STRUCTURAL REQUIREMENTS. IN NO CASE SHALL THE THICKNESS BE LESS THAN THE EXISTING
3. FOUNDATION MATERIAL SHALL BE USED WHEN TRENCH BOTTOM IS UNSTABLE
4. ALL STATE HIGHWAY CROSSINGS SHALL BE APPROVED BY THE U.D.O.T. DISTRICT ENGINEER (U.D.O.T. PERMIT REQUIRED)
5. MINIMUM COMPACTION SHALL BE 95%. WHEN APPROVED FLOWABLE FILL OR SLURRY IS USED COMPACTION TESTING WILL NOT BE REQUIRED
6. WHEN MATERIAL UNDER THE 12" OVERCUT SLUFFS OFF OR IS REMOVED, BASE SHALL BE COMPACTED, TO THE BOTTOM LEVEL OF EXISTING ASPHALT. AN ADDITIONAL 6" IN WIDTH OF ASPHALT SHALL BE CUT, REMOVED AND REPLACED AS PART OF THE OVERALL PATCH
7. WHERE ROAD SECTION HAS A DESIGNED GRANULAR SUB-BASE, IT SHALL BE REPLACED IN KIND OR WITH ROAD BASE GRAVEL
8. IN GENERAL, STREET SURFACES LESS THAN 24 MONTHS OLD WILL NOT BE CUT. IF A CUT MUST BE MADE,ADDITIONAL, STRICTER REQUIREMENTS MAY BE INVOKED, SEE ENCROACHMENT OFFICER
9. 24 HOUR NOTICE REQUIRED ON ALL INSPECTIONS
10. ALL TRENCH BACKFILL SHALL MEET MINIMUM COMPACTION REQUIREMENTS
11. EXCLUDING EMERGENCY CLOSURES ALL ROAD CLOSURES AND DETOURS REQUIRE 48 HOURS PRIOR NOTICE

TRENCH BACKFILL AND REPAIR

N.T.S.

CITY OF HURRICANE ENGINEERING		
REVISIONS DATE	DESCRIPTION	BY
TRENCH BACKFILL AND REPAIR DETAIL	STANDARD DWG. NO. TD 100	1 OF 1
	APPROVED: DATE: APRIL 2020	BY: H.C.E.

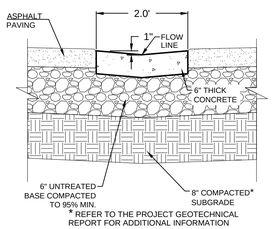


MODIFIED CURB & GUTTER TYPE RU30

N.T.S.

2' CONCRETE GUTTER

N.T.S.



* REFER TO THE PROJECT GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION

CivilScience
Engineers / Surveyors / Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PROFESSIONAL ENGINEER
No. 11395943
ROBERT BURKHILL III
01.09.26
STATE OF UTAH

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

DETAIL SHEET

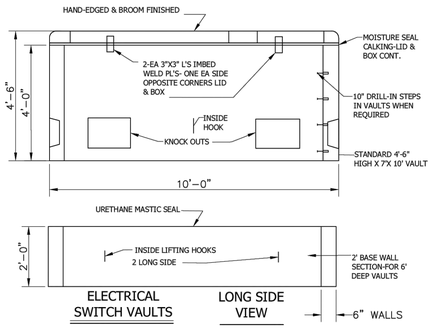
MAGNOLIA COURT
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 21143
DATE:	01/09/2026
DESIGN BY:	AN
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A

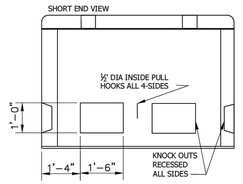
SHEET
C8

PATH: L:\UTAH\PROJECTS\ACTIVE 2021\FX21143.00 - STEWART HURRICANE 3 ACRES\700 - CAD\DESIGN\21143.00_MP.DWG

APPROVED
01/27/2026



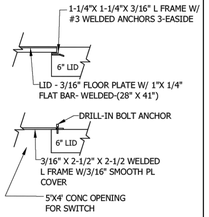
ELECTRICAL SWITCH VAULTS — LONG SIDE VIEW



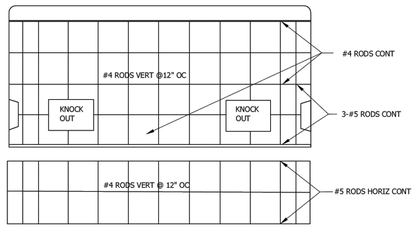
TEMPORARY FILL - IN PL FOR LARGE OPENING

NOTES

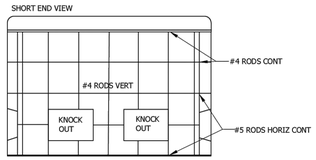
1. ALL STEEL - PAINTED W/-1 COAT RED PRIMER 2- COATS- GRAY ENAMEL FINISH.



DR-1

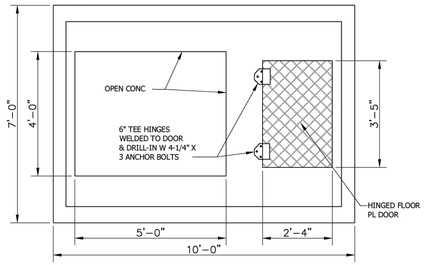


ELECTRICAL SWITCH VAULTS — LONG SIDE VIEW

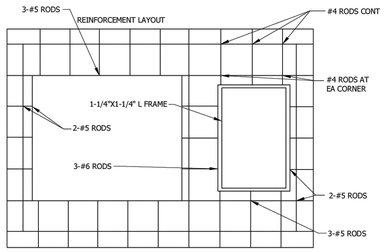


REINFORCEMENT DESIGN

DR-2



TOP VIEW CONC LID LAYOUT



ELECTRICAL SWITCH VAULTS

DR-3

NOTES

* 1" DIA GALV BOLT - 3' LONG

* 1" DIA PVC CONDUIT

* 40' STANDARD HURRICANE CITY SPEC LIGHT BASE

* 6-#6 RODS VERTICAL

* 7-#3 RING AT 12" OC CONT 60 GRADE REBAR

#4,000 PSI CONC 28DAYS

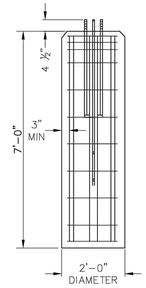
* #6 COPPER GROUND WIRE

* 7' BASE USED FOR PARKING LIGHT BASES

CEMENT PLASTER-FINISH

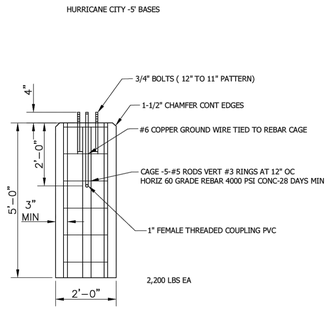
*MINIMUM REBAR USED: FOR 35' HIGH & UNDER
6-#5 RODS VERT
7-#3 RINGS AT 17" OC
FOR 40' HIGH & ABOVE
6-#6 RODS VERT
7-#3 RINGS AT 12" OC

* 1" DIA PVC CONDUIT 24" BELOW GRADE OR TO DESIGN SPEC'S



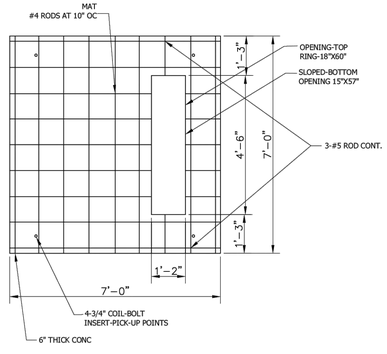
HURRICANE CITY - 7' BASES

DR-4



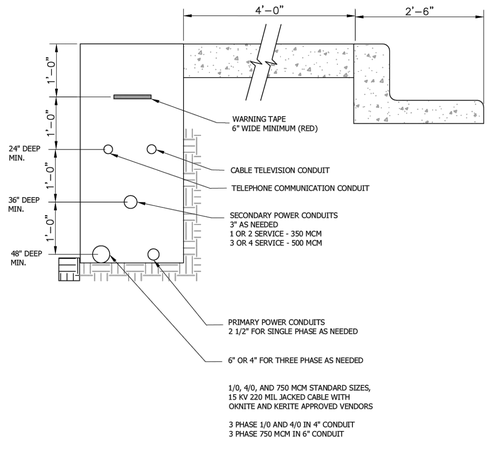
HURRICANE CITY - 5' BASES

DR-5



3-PH TRANSFORMER PAD POWER

DR-6

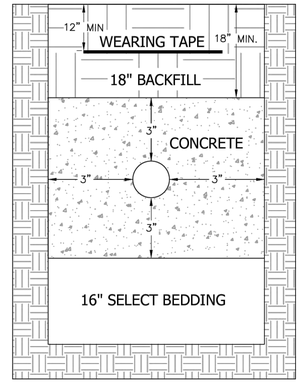


NOTES

1. THIS TRENCH IS TO BE LOCATED ON THE NORTH OR WEST SIDE. GAS TRENCH ON EAST AND SOUTH SIDE.
2. BURIAL DEPTH MEASURED TO CENTER OF CONDUIT.

JOINT UTILITIES TRENCH DETAIL

DR-7



NOTE

WARNING TAPE SIX (6") RED SHALL BE INSTALLED TWELVE INCHES (12") BELOW FINAL GRADE FOR THE LENGTH OF THE ENTIRE TRENCH.

CONCRETE ENCASED CONDUIT

DR-8

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435.986.0100

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

DETAIL SHEET

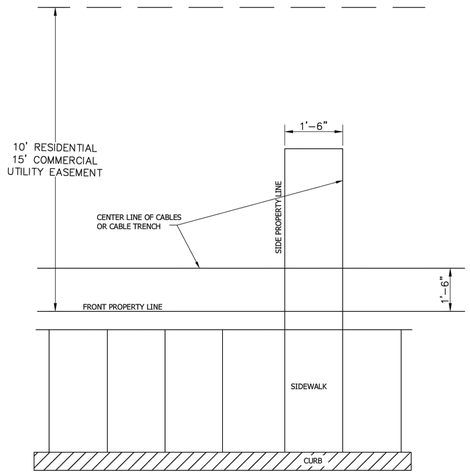
MAGNOLIA COURT
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 21143
DATE:	01/09/2026
DESIGN BY:	AN
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A

SHEET
C9

PATH: L:\UTAH\PROJECTS\ACTIVE 2021\FX21143.00 - STEWART HURRICANE 3 ACRES\700 - CAD\DESIGN\21143.00 MP.DWG

APPROVED
01/27/2026

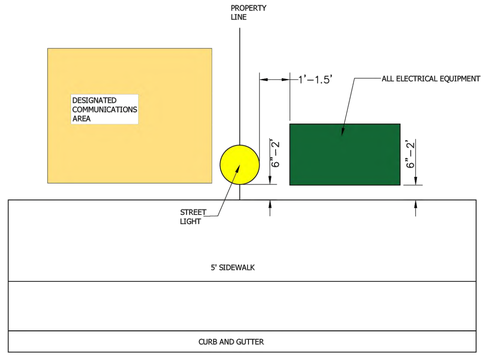


NOTES

1. IF SIDEWALK DOES NOT EXIST OR IS NOT PLANNED FOR, PLACE EQUIPMENT AS THOUGH THE CURB WERE EDGE OF SIDEWALK ON THE ABOVE.

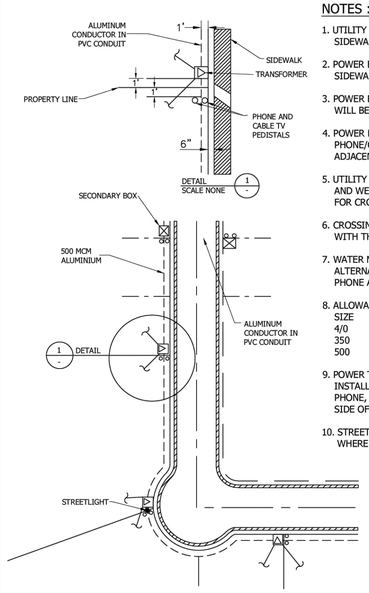
UNDERGROUND CABLE FRONT
LOT LINE CONSTRUCTION

DR-9



UNDERGROUND CABLE FRONT
LOT LINE CONSTRUCTION

DR-10



NOTES :

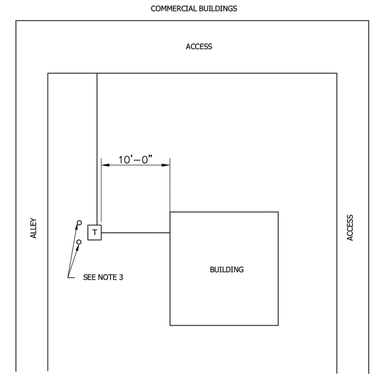
1. UTILITY TRENCH WILL BE 1'-0" BEHIND SIDEWALK.
2. POWER BOXES WILL BE WITHIN 6" OF SIDEWALK.
3. POWER BOXES AND PHONE/CABLE TV BOX WILL BE WITHIN 1'-0" OF PROPERTY LINE.
4. POWER BOXES WILL BE ON ONE PROPERTY PHONE/CABLE TV WILL BE PLACED ON ADJACENT PROPERTY.
5. UTILITY TRENCH WILL BE ON THE NORTH AND WEST SIDE OF THE STREET EXCEPT FOR CROSSINGS.
6. CROSSINGS SHALL RUN AT A 90° ANGLE WITH THE ROAD.
7. WATER METERS WILL BE LOCATED ON ALTERNATE LOT LINES FROM POWER, PHONE AND CABLE TV WHERE POSSIBLE.
8. ALLOWABLE WIRE SIZE AND CONNECTION

SIZE	CONNECTIONS (MAX)
4/0	1
350	2
500	4

9. POWER TRANSFORMER OR SECONDARY BOX INSTALL ON RIGHT SIDE OF PROPERTY LINE PHONE, CABLE TV PEDESTAL ON THE LEFT SIDE OF PROPERTY LINE.
10. STREETLIGHT TO SET ON PROPERTY LINE WHERE POSSIBLE

HURRICANE POWER PLACEMENT
N.T.S.

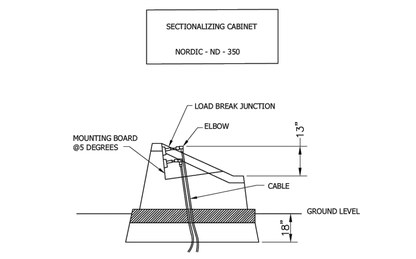
DR-11

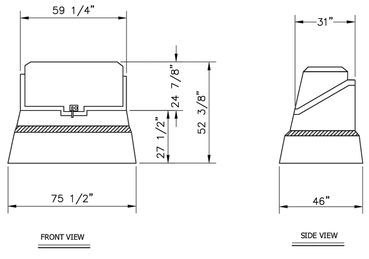


NOTES

1. URG POWER DESIGN AND INSTALLATION FOR COMMERCIAL BUILDING DEVELOPMENTS SHALL BE PERFORMED TO FRONT LOTS SPECIFICATIONS AS MUCH AS POSSIBLE, SEE DRAWING LABELED "UNDERGROUND CABLES FRONT LOT LINE CONSTRUCTION" OF THESE SPECIFICATIONS.
2. IF EQUIPMENT CAN NOT BE PLACED ALONG FRONT LOT OR ACCESS WAYS, IT SHALL BE PLACED ACCORDING TO THE
3. IF TRANSFORMER IS PLACED IN A DRIVEWAY OR NEAR A PASSAGE, BOLLARDS OR PILEON SHALL BE PLACED AS SHOWN.

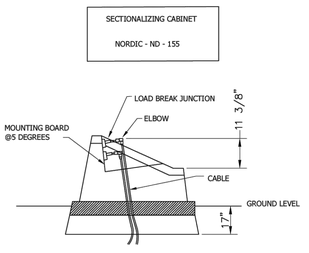
DR-12

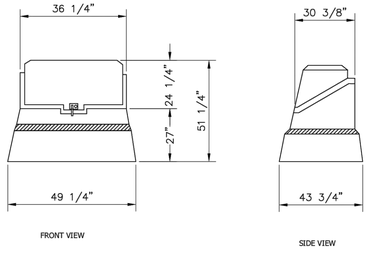




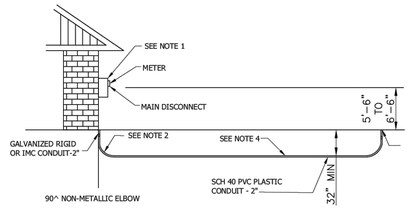
SECTIONALIZING CABINET

DR-13





DR-14



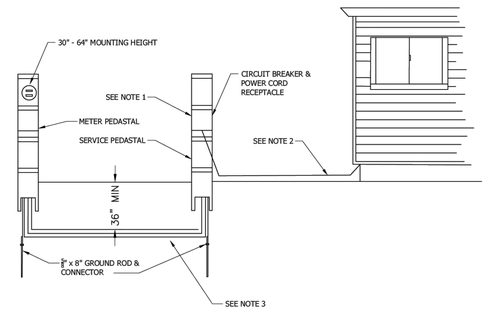
SEE NOTE 3

NOTES

1. METER MOUNTING PROVISION ONLY. MAIN DISCONNECTING MEANS REQUIRED ELSEWHERE.
2. MINIMUM RADIUS OF BEN EIGHTEEN INCHES (18").
3. SERVICE CONDUCTORS TO EXTEND FROM THE METER MOUNTING PROVISION TO THE END OF THE CONDUIT. IN ADDITION, A 5' LENGTH OF CABLE SHALL BE LEFT BEYOND THE END OF THE CONDUIT FOR THE CITY POWER DEPARTMENT TO MAKE ITS CONNECTIONS. CABLE ENDS TO BE SEALED.
4. PLASTIC OR IMC CONDUIT - 2", CONDUIT TO BE CONTINUOUS FROM THE END OF THE ELBOW ON THE SERVICE RISE TO WITHIN 12" OF THE SECONDARY JUNCTION BOX OR TRANSFORMER.
5. METER SHALL BE PLACED AT THE BUILDING'S CLOSEST LOCATION TO THE TRANSFORMER APPROVED BY THE POWER DEPARTMENT.

IN CONDUIT SERVICE REQUIREMENT
RESIDENTIAL PREFERRED

DR-15



NOTES

1. ALL METAL PARTS (BOXES, CONDUIT, ETC.) SHALL BE BONDED TO THE GROUNDING CONDUCTOR.
2. TO BE INSTALLED PER BUILDING CODE REQUIREMENT.
3. GROUNDING TO BE INSTALLED PER BUILDING CODE REQUIREMENT.
4. WIRE SIZE AND LUGS IN PEDESTAL ARE TO BE RATED ACCOMMODATE TOTAL AMPS OF SYSTEM.

SERVICE REQUIREMENT - MOBILE
HOMES & TRAILERS

DR-16

CivilScience
Engineers | Surveyors | Solutions
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435.986.0100

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

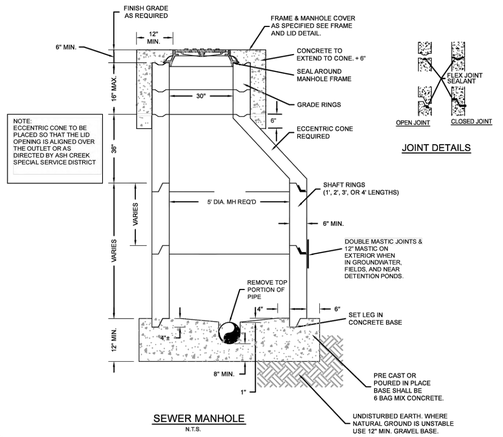
DETAIL SHEET

MAGNOLIA COURT
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 21143
DATE:	01/09/2026
DESIGN BY:	AN
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A

SHEET
C10

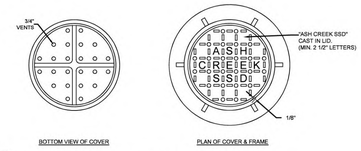
PATH: I:\UTAH\PROJECTS\ACTIVE 2021\FX21143.00 - STEWART HURRICANE 3 ACRES\700 - CAD\DESIGN\21143.00_MP.DWG



SEWER MANHOLE

N.T.S.

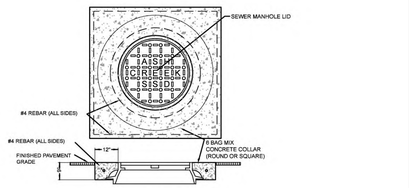
JOINT DETAILS



NOTE:
CAST IRON FRAME & COVER TO MEET REQUIREMENTS OF ASTM A 48 (CLASS 30)
REQUIRED MINIMUM COMBINED WEIGHT 402 lbs.

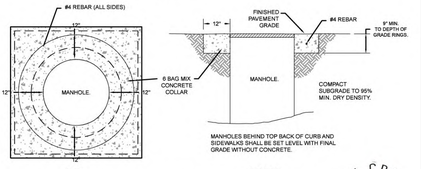
RING & LID DETAIL

N.T.S.



FRAME & LID DETAIL

N.T.S.

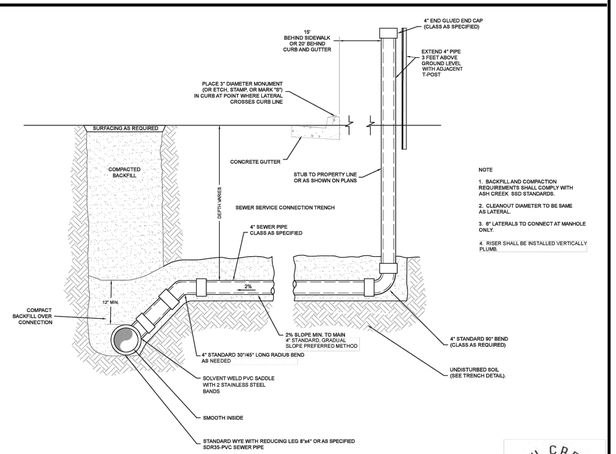


NOTES

1. ADJUST MANHOLES TO GRADE AFTER PAVING IS COMPLETED.
2. CUT OUT TOP AND SET COVER TO GRADE & BACKFILL w/CONCRETE. ASPHALT SHALL BE SAW CUT IN STRAIGHT UNIFORM LINES.

MANHOLE~ADJUSTMENT TO GRADE

N.T.S.

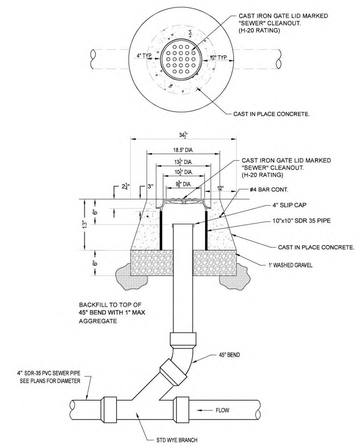


NOTE

1. BACKFILL AND COMPACTION REQUIREMENTS SHALL COMPLY WITH ASH CREEK SSD STANDARDS.
2. CLEANOUT DIAMETER TO BE SAME AS LATERAL.
3. 8" LATERALS TO CONNECT AT MANHOLE ONLY.
4. RISER SHALL BE INSTALLED VERTICALLY PLUMB.

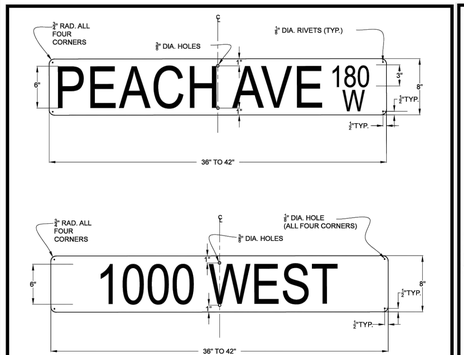
SEWER SERVICE CONNECTION DETAIL

N.T.S.



SEWER CLEANOUT W/LID DETAIL

N.T.S.



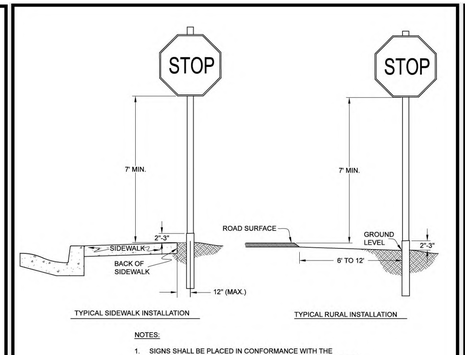
NOTES:

1. BACKGROUND SHALL BE GREEN, LEGEND AND LETTERS SHALL BE WHITE
2. ALL SHEETING SHALL BE HIGH INTENSIRY REFLECTIVE SHEETING (FP-85 TYPE III A)
3. SIGNS SHOULD BE MADE BY THE "REVERSE OUT" PROCESS. NO STICK ON LETTERS. CONTACT CITY SIGN SHOP FOR DETAILS
4. SIGN BLANK SHALL BE 6061-T6 HEAT TREATED HIGH TENSILE DEGREASED ALUMINUM WITH ALODINE 1200 FINISH. MIN. THICKNESS SHALL BE 0.080"
5. EACH SIGN SHALL CONSIST OF TWO PLATES RIVETED TOGETHER AND MOUNTED AS REQUIRED
6. SIGNS ON PRIVATE ROADS ARE REQUIRED AND SHOULD MEET SAME SPECIFICATIONS OF STANDARD SIGNS EXCEPT FOR BACKGROUND COLOR
7. ALL STREETS WITH NAMES SHALL ALSO HAVE THE COORDINATE DESIGNATION ON THE SIGN IN THE APPROPRIATE LOCATION UNLESS OTHERWISE APPROVED
8. CONTACT HURRICANE CITY GIS DEPARTMENT & SUBMIT SIGN PROOFS 2 WEEKS PRIOR TO ORDERING SIGNS.
9. THE FIRST LETTER IN EACH WORD SHALL BE UPPER CASE, WITH THE REMAINDER BEING LOWER CASE. LETTERS AND NUMBERS SHALL CONFORM TO THE HEIGHT, WIDTH, STROKE WIDTH, AND SPACING AS PER THE U.S. DEPT. OF TRANSPORTATION PUBLICATION "STANDARD ALPHABET FOR HIGHWAY SIGNS"

STANDARD STREET SIGN

N.T.S.

CITY OF HURRICANE ENGINEERING				
REVISIONS			STANDARD STREET SIGN	STANDARD DWG. NO. SS100 1 OF 1
DATE	DESCRIPTION	BY		APPROVED:
				DATE: APRIL 2020 BY: H.C.E



TYPICAL SIDEWALK INSTALLATION

TYPICAL RURAL INSTALLATION

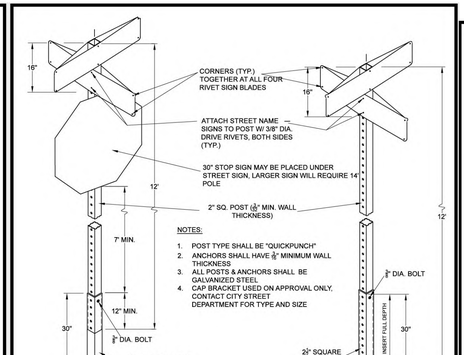
NOTES:

1. SIGNS SHALL BE PLACED IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
2. STREET NAME SIGNS SHALL BE REQUIRED ON ALL CITY STREETS
3. ALL POST COMPONENTS SHALL BE GALVANIZED STEEL
4. STREET NAME SIGNS SHALL BE PLACED ABOVE STOP SIGN, AS PER CITY STANDARD DRAWING "SIGN POST & MOUNTING DETAILS
5. WHERE PLANTER STRIP LIES BETWEEN SIDEWALK AND CURB, SIGNS SHALL BE INSTALLED IN PLANTER STRIP
6. SIGNS SHALL BE PLACED TO BE CLEARLY VISABLE. ALL OBSTRUCTIONS SUCH AS TREES, POLES, OTHER SIGNS, ETC, SHALL BE AVOIDED

SIGN, POST AND INSTALLATION

N.T.S.

CITY OF HURRICANE ENGINEERING				
REVISIONS			SIGN, POST AND INSTALLATION DETAILS	STANDARD DWG. NO. SS 102 1 OF 1
DATE	DESCRIPTION	BY		APPROVED:
				DATE: APRIL 2020 BY: H.C.E



NOTES:

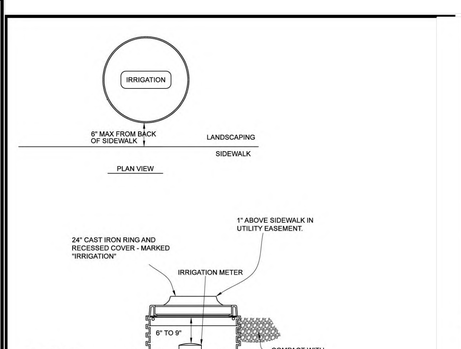
1. POST TYPE SHALL BE "QUICKPUNCH"
2. ANCHORS SHALL HAVE ⅛" MINIMUM WALL THICKNESS
3. ALL POSTS & ANCHORS SHALL BE GALVANIZED STEEL
4. CAP BRACKET USED ON APPROVAL ONLY, CONTACT CITY STREET DEPARTMENT FOR TYPE AND SIZE

MARK	DIM.	TOLERANCE
D	2"	+⅛" -0"
L	30"	±¼"
W	2"	±"

SIGN POST AND MOUNTING DETAILS

N.T.S.

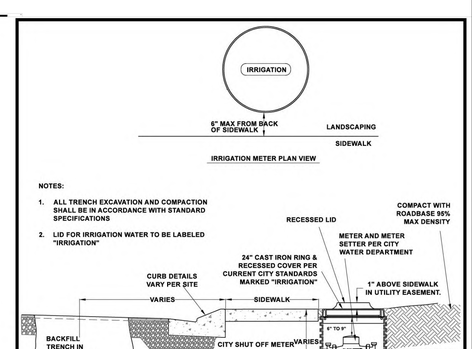
CITY OF HURRICANE ENGINEERING				
REVISIONS			SIGN POST AND MOUNTING DETAILS	STANDARD DWG. NO. SS 103 1 OF 1
DATE	DESCRIPTION	BY		APPROVED:
				DATE: APRIL 2020 BY: H.C.E



IRRIGATION METER BOX

N.T.S.

CITY OF HURRICANE				
REVISIONS			IRRIGATION METER BOX DETAILS	STANDARD DWG. NO. WD 305-2 2 OF 2
DATE	DESCRIPTION	BY		APPROVED:
				DATE: 8/25/20 BY: H.C



1" IRRIGATION SERVICE AND METER

N.T.S.

CITY OF HURRICANE				
REVISIONS			1" IRRIGATION SERVICE CONNECTION AND METER	STANDARD DWG. NO. WD 305-1 1 OF 2
DATE	DESCRIPTION	BY		APPROVED:
				DATE: 8/5/2020 BY: H.C.E

CivilScience
Engineers / Surveyors / Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PROFESSIONAL ENGINEER
No. 11395943
ROBERT BURKHILL III
01.09.26
STATE OF UTAH

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NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

DETAIL SHEET

MAGNOLIA COURT
LOCATED IN HURRICANE, UTAH

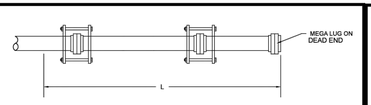
PROJ. #:	Fx. 21143
DATE:	01/09/2026
DESIGN BY:	AN
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A

SHEET

C11

APPROVED
01/27/2026

PATH: L:\UTAH\PROJECTS\ACTIVE_2021\FX21143.00 - STEWART HURRICANE 3 ACRES\700 - CAD\DESIGN\21143.00_MP.DWG



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

PIPE SIZE	IN INCHES							
4	6	8	10	12	14	16	18	20
44	62	82	99	118	135	153	169	187

RESTRAINED LENGTHS, "L" (IN FEET)

RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

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

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

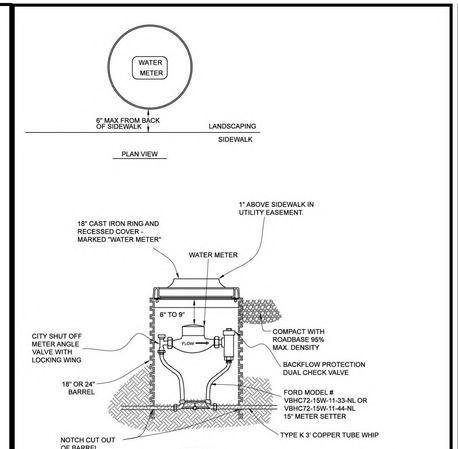
IF ACTUAL CONDITIONS DIFFER FROM THOSE LISTED ABOVE OR THE REQUIRED RESTRAINED LENGTH CANNOT BE MET, THE RESTRAINED JOINT LENGTH SHALL BE DETERMINED BY THE WATER AND POWER ENGINEER.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

STD. DEAD END/INLINE VALVE FOR PVC PIPE RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO.	
WD 308	1 OF 1
APPROVED:	
DATE: OCT. 2020	BY: H.C.E.



WATER METER BOX

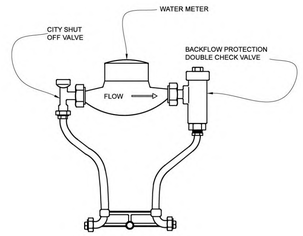
N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

WATER METER BOX DETAILS

STANDARD DWG. NO.	
WD 303-2	2 OF 4
APPROVED:	
DATE: 8/05/20	BY: H.C.E.



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

WATER METER SETTER

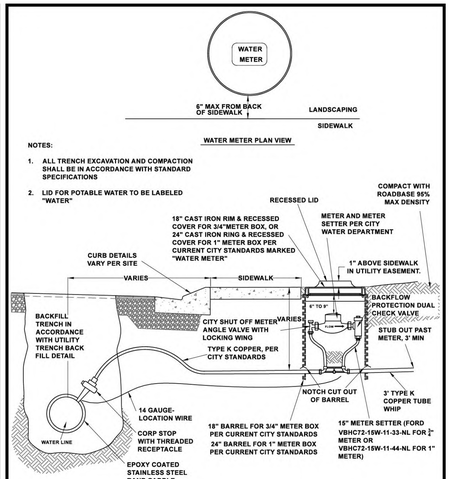
N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

WATER METER SETTER DETAILS

STANDARD DWG. NO.	
WD 303-1	1 OF 4
APPROVED:	
DATE: 8/5/2020	BY: H.C.E.



NOTES:

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

¾" AND 1" WATER SERVICE AND METER

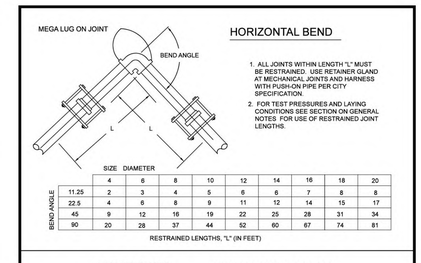
N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

¾" AND 1"WATER SERVICE AND METER

STANDARD DWG. NO.	
WD 303-3	3 OF 4
APPROVED:	
DATE: 8/5/2020	BY: H.C.E.

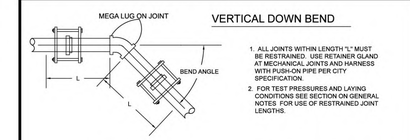


HORIZONTAL BEND

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

BEND ANGLE	SIZE DIAMETER								
	4	6	8	10	12	14	16	18	20
11.25	2	3	4	5	6	6	7	8	8
22.5	4	6	8	9	11	12	14	15	17
45	9	12	16	19	22	25	28	31	34
90	20	28	37	44	52	60	67	74	81

RESTRAINED LENGTHS, "L" (IN FEET)



VERTICAL DOWN BEND

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

BEND ANGLE	SIZE DIAMETER								
	4	6	8	10	12	14	16	18	20
11.25	6	8	11	13	15	18	20	22	24
22.5	12	17	22	26	31	35	39	44	48
45	24	34	45	53	63	72	81	90	99

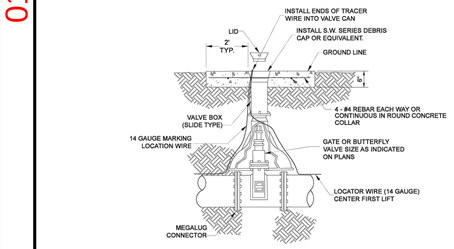
RESTRAINED LENGTHS, "L" (IN FEET)

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD BENDS FOR PVC RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO.	
WD 307	1 OF 1
APPROVED:	
DATE: OCT. 2020	BY: H.C.E.



NOTES:

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

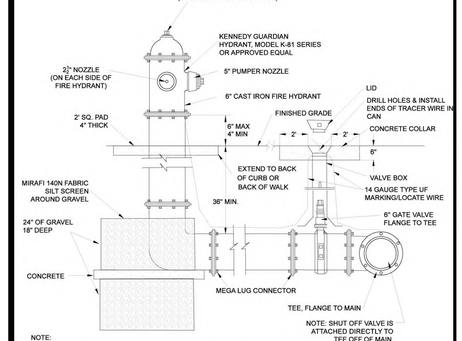
2- MARK CONCRETE COLLAR ON WATER VALVE BOXES WITH ARROW INDICATING DIRECTION OF FLOW & SIZE OF LINE.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

MAIN LINE VALVE

STANDARD DWG. NO.	
WD 316	1 OF 1
APPROVED:	
DATE: 5/4/2021	BY: H.C.E.



NOTE:

IN GENERAL, HYDRANTS SHALL BE PLACED A MINIMUM OF 6" AND A MAXIMUM OF 12" BEHIND SIDEWALK. WHERE A PLANTER STRIP IS USED, HYDRANT MAY BE PLACED IN CENTER PROVIDED WIDTH OF PLANTER IS 4' OR GREATER

STANDARD FIRE HYDRANT

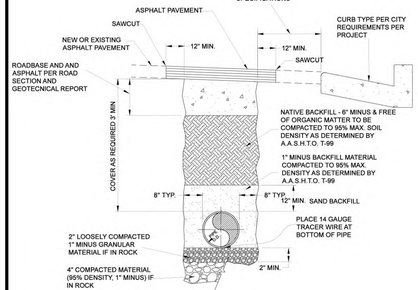
N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD FIRE HYDRANT DETAILS

STANDARD DWG. NO.	
WD 302	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



CULINARY WATER TRENCH

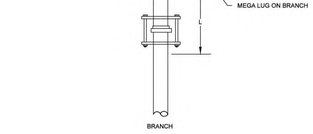
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

CULINARY WATER TRENCH DETAIL

STANDARD DWG. NO.	
TD 102	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



BRANCH SIZE \ RUN SIZE DIAMETER	4	6	8	10	12	14	16	18	20	24
4	*	*	*	*	*	*	*	*	*	*
6		*	*	*	*	*	*	*	*	*
8			*	*	*	*	*	*	*	*
10				10	*	*	*	*	*	*
12					28	12	*	*	*	*
14						44	30	17	3	*
16							61	48	35	10
18								77	65	41
20									93	70
24										124

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

RESTRAINED LENGTHS, "L" (IN FEET)

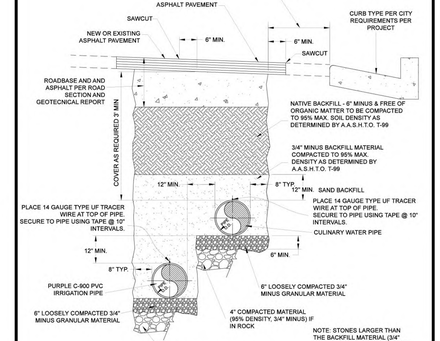
1. RESTRAIN THE TWO MECHANICAL JOINTS ON THE RUN SIDES OF THE TEE. THERE SHOULD BE A FULL 20' LENGTH OF PIPE INSTALLED ON EACH SIDE OF THE RUN.
2. ALL JOINTS WITHIN THE LENGTH "L" ON THE BRANCH MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS ON PUSH-ON PIPE PER CITY SPECIFICATION.
3. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD TEE FOR PVC RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO.	
WD 306	1 OF 1
APPROVED:	
DATE: OCT. 2020	BY: H.C.E.



JOINT IRRIGATION AND CULINARY WATER TRENCH

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

JOINT IRRIGATION AND CULINARY WATER TRENCH

STANDARD DWG. NO.	
WD 301	1 OF 1
APPROVED:	
DATE: 8/5/2020	BY: H.C.E.

APPROVED
01/27/2026

PATH: L:\UTAH\PROJECTS\ACTIVE 2021\FX21143.00 - STEWART HURRICANE 3 ACRES\700 - CAD\DESIGN\21143.00_MP.DWG

CivilScience
Engineers / Surveyors / Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PROFESSIONAL ENGINEER
No. 11395943
ROBERT BURKHILL III
01.09.26
STATE OF UTAH

NO.	DESCRIPTION	BY	APRL	DATE
	REVISION			

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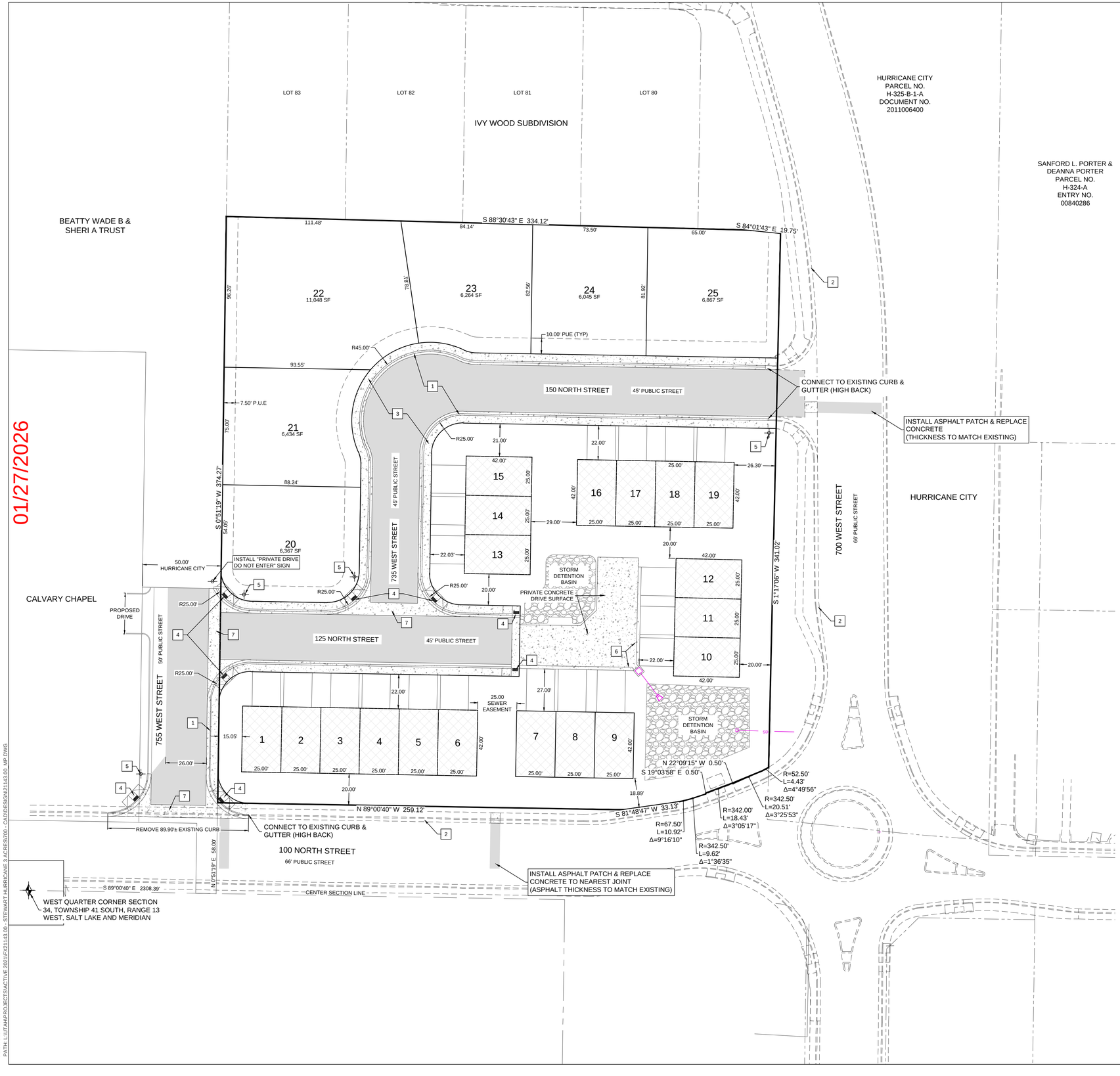
DETAIL SHEET

MAGNOLIA COURT
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 21143
DATE:	01/09/2026
DESIGN BY:	AN
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A

SHEET

C12



LEGEND

- PROPERTY LINE
- EDGE OF ASPHALT
- PROPOSED LOT LINES
- EXISTING LOT LINES
- FUTURE LOT LINES
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- SIGN PER PLAN
- STREET & STOP SIGN

NOTE:
INSTALL STREET AND STOP SIGNS PER CITY STANDARD.

KEYED NOTES:

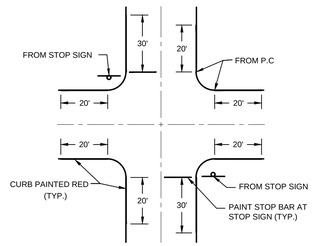
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 30" MODIFIED CURB & GUTTER (PER CITY STD)
2. EXISTING MODIFIED CURB & GUTTER
3. 5' CONCRETE SIDEWALK (PER CITY STD)
4. ADA ACCESS RAMP
5. STREET & STOP SIGN
6. 24" WATER WAY
7. 8' WATER WAY (PER CITY STD)

PARKS DEPARTMENT NOTE:

1. ANY LANDSCAPING, INCLUDING STREET LANDSCAPE STRIPS AND/OR MEDIANS AND ASSOCIATED IRRIGATION, SHALL BE INSTALLED BY DEVELOPER/OWNER(S) AND IS NOT THE RESPONSIBILITY OF HURRICANE CITY PARKS DEPARTMENT TO MAINTAIN.

CURB PAINTING AT INTERSECTION



TOTAL AREA = 2.99 ACRES
TOTAL UNITS = 25
DENSITY = 8.36 D.U./ACRE
COMMON AREA = 21,953 SF
LIMITED COMMON AREA = 18,905 SF
PRIVATE OWNERSHIP = 62,964 SF

ALL UNITS TO HAVE 2-CAR GARAGE + DRIVEWAY

N

0 30
15 60
SCALE: 1" = 30'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

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

APPROVED
01/27/2026

CivilScience
Engineers / Surveyors / Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PROFESSIONAL ENGINEER
No. 11395943
ROBERT
BURKHILL III
01.09.26
STATE OF UTAH

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NO.	DESCRIPTION	BY	APRL	DATE
	REVISION			

SITE & SIGNAGE PLAN

MAGNOLIA COURT
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 21143
DATE:	01/09/2026
DESIGN BY:	AN
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	N/A

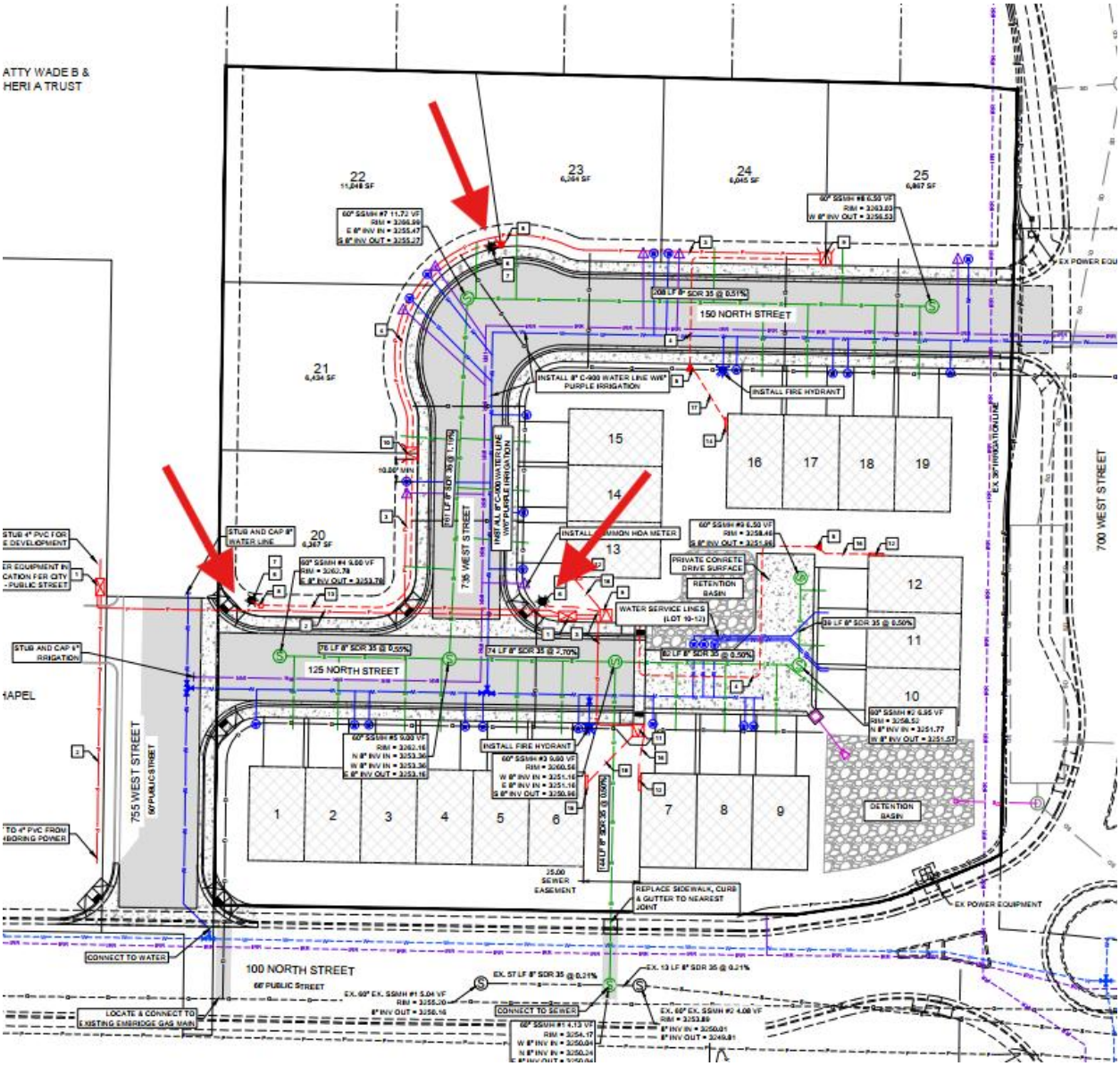
SHEET
C2

PATH: L:\UT\AM\PROJECTS\ACTIVE 2021\FX21143.00 - STEWART HURRICANE 3 ACRES\SY00 - CAD\DESIGN\21143.00 -MP.DWG

Magnolia Court

Lighting

Lighting within Magnolia Court is provided within the public streets by standard street lighting as shown on the approved Utility Plan.



Magnolia Court

Hurricane Planning Commission
Meeting Minutes
March 26, 2026

Minutes of the Hurricane City Planning Commission meeting held on March 26, 2026, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Ralph Ballard, Brad Winder, Kelby Iverson, and Scott Hughes.

Members Excused: Michelle Smith

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III (online), City Attorney Dayton Hall, Planning Technician Brienna Spencer, City Engineer Representative Jeremy Pickering, and City Councilmember Lynn Excell

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Paul Farthing

Prayer and/or thought by invitation given by Ralph Ballard

Paul Farthing motioned to approve the agenda as presented. Ralph Ballard seconded the motion. Unanimous.

Declaration of any conflicts of interest – none.

Public Hearings

1. A zone change amendment request located on a portion of approx.. 630 S 60 E from RA-1, residential agriculture one unit per acre, to R1-10, single family residential one unit per 10,000 square feet. Parcel number H-362.

There were multiple comments and petitions submitted that are on the record and attached in the official packet.

Gary Cupp gave an overview of the application. He stated that the applicant has requested to rezone 0.5 acres of the overall parcel from RA-1 to R1-10. He explained that the applicant would like to build one single-family home on the portion proposed for rezoning.

Kyle Ballard stated that he lives on Main Street. He read a letter officially submitting a petition against the proposed zone change. The petition included concerns regarding density being too high, setting a precedent for future development, infrastructure and traffic congestion, the impact of potential short-term rentals, public safety and hazardous parking, and preservation of the historic nature of the area.

Steve Shawstead stated that he agreed with everything Kyle had said. He explained that he lives directly next door and shares the north property line with the property in question. He noted that he was good friends with Dale Hinton and provided background regarding previous interactions with the applicant. He stated that he feels Samantha frequently changes her mind about what she wants to do with the property and that the proposed development does not align with what he believes the trust intended. He

noted that the property is zoned for one-acre lots and stated that two individuals on the petition list would purchase one-acre lots because they would prefer larger lots, but that opportunity has not been available. He questioned where the changes would end and where the line should be drawn.

Bruce Ballard stated that he doesn't develop but sells to developers. They develop in phases but once they start, they don't stop. The lot isn't over towards 60 E yet but it will be. They'll just start to chip away at the larger piece; it's just how it works. Once you have a precedent, it continues on. Over 90% of the residents have signed the petition and that is something to take into account. There hasn't been a new lot in over 50 years. The traffic is already bad enough.

Tona Abbott stated that she was a Ruesch before she got married and that her dad has lived on the street since the 1970s. She stated that the traffic is already bad enough and that it is not safe to let kids go play. She expressed concern that the decision will impact generations and that there needs to be consideration for heritage and keeping things safe. She stated that the impact of the development could eventually result in someone getting hurt. She noted that parking is not allowed on the street, but there are already many people coming into the area. She stated that building on a street without the necessary infrastructure is a concern and added that being unfriendly is not the Hurricane anyone wants.

Leann Worwood stated that she lives across the wash from the proposed property. When they first built their home, they spoke with the family and were told that the land would never be sold. She stated that it was very quiet behind their house where development eventually occurred and that they have already seen negative impacts from people using the Three Falls trailhead. She stated that she and her husband would have signed the petition had they known about it. She added that they love the agricultural atmosphere, climate, neighbors, and the land, and that the changes in the area have already negatively impacted them. She stated that allowing four homes would further negatively impact the area. She expressed concerns regarding water scarcity and stated that, according to their insurance company, they are located in a floodplain. She stated that rezoning sets a precedent and asked whether a traffic study had been completed, what the long-term water plan is during drought conditions, and what safeguards would be in place to ensure density does not continue to increase.

Sandra Adams stated that she lives on 180 West. She noted that there is a farm just north of her property that relies on water. She stated that the reason she attended the meeting was because someone told her that her neighborhood was in danger. She stated that 60 E is not a very wide road and expressed hope that an impact study would be completed. She added that she does not know whether 810 S would be used as an access point for the development but stated that it is not an adequate road either.

Tanner Waymes stated that he is the father of two young children and that his son is just learning to ride his bike. He stated that traffic is currently slow and that the area is friendly and safe. He explained that they purchased their home to create a second generation in the area because they love the neighborhood. He asked that the area remain a safe family-oriented neighborhood and that development remain low impact and safe for families who live there and are raising their children.

Linda Ballard stated that she lives on 60 E. She stated that she feels the Hinton's have the right to do what they want with their property if it remains one-acre lots. She noted that developments with 30 houses or more require two access points. She asked that if the Hinton's move forward with development, they be considerate of the neighbors. She also stated that the original trees planted in the city in 1906 are located on 60 E and expressed concern that widening the road would remove part of Hurricane's history.

Brian Hawkins stated that the city has not finished its project at the end of 60 E and that it should be completed before any additional development is approved.

Mr. Larson stated that the sewer line down 60 E is not large enough to support additional homes and that this is a concern for existing residents.

Bill Mullen stated that he lives on Main Street. He stated that everyone is discussing vehicle traffic, but no one is talking about construction trucks. He said he could not imagine the impact once dump trucks begin traveling up and down the road and stated that they would have to coordinate traffic because it would not work otherwise. He stated that the development should occur somewhere else.

OLD BUSINESS

1. PSP24-36 PP24-34: Discussion and consideration of a possible approval of a preliminary site plan and preliminary plat for BASH Mancaves, a mixed use development consisting of 14 mancaves, 42 residential units, and office/retail space located at west of Marla at Elim Valley. Western Mortgage and Realty Co - Tim Tippett, Applicant. Karl Rasmussen, Agent.

Kyle Rasmussen presented the project, describing a mixed-use development with office/retail space on the ground floor, 42 residential units above, and 13 “man cave” units. Gary Cupp noted that the application was previously tabled due to Public Works concerns, which have since been addressed, and the project is now returning for consideration.

Scott Hughes asked about building height. Mr. Rasmussen confirmed the maximum height is 35 feet per zoning. Commissioner Hughes also referenced prior engineering concerns regarding access. Mr. Cupp stated that an updated staff report has been provided and engineering is comfortable moving forward to construction drawings.

Kelby Iverson asked what changes had been made since the original proposal. Mr. Rasmussen explained that the “man caves” were always part of the plan, but the site layout was adjusted, particularly due to storm drain placement. Paul Farthing asked whether the “man caves” would be used as nightly rentals. Mr. Rasmussen indicated they could be while confirming that the residential units above are intended for long-term occupancy. Commissioner Farthing also commented that the parking layout appears irregular.

Ralph Ballard requested clarification on remaining engineering concerns. Jeremy Pickering explained that prior discussions included potential cross-access with an adjacent property. While cross-access remains possible, it would require coordination with that property owner. He noted that the project is designed to function independently, but conditions have been included to manage access, including the need for properly designed acceleration and deceleration lanes. He added that the applicant has incorporated an additional lane to improve functionality, though some details still need to be resolved.

Brad Winer raised concerns about the storm drain running through the property and noted that the area is often wet. Mr. Rassmussen responded that the storm drain will be piped through the project. Dayton Hall clarified that short-term rentals are not permitted within the planned commercial zone and noted that while this was not specified on the site plan, it is addressed in the staff report. Trent Johnson acknowledged that if short-term rentals are not permitted, the units will not be used for nightly rentals.

Paul Farthing motioned to table at the request of the applicant to clarify the use of nightly rentals and to get more info on the storm drains and possibly access. Ralph Ballard seconded the motion. Unanimous.

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

Ryan Wild represented the applicant. Kelby Iverson asked who would own and maintain the open space. Jeremy Pickering responded that it will be designated as common space and maintained by the HOA. Scott Hughes raised a question regarding whether a development agreement would apply due to the commercial component. Brad Winder asked when a development agreement is required. Dayton Hall clarified that it is typically established at the time of a zoning change, which has already occurred for this project.

Shelley Goodfellow motioned to approve subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

NEW BUSINESS

1. PP26-03: Discussion and consideration of a possible approval of a preliminary plat for Cordero Phase 4, a nine-lot single family subdivision located at 2100 W Cliff View Drive. River Valley Development, Applicant. Brant Tuttle, Agent.

Brant Tuttle provided a history of the project and explained that the design includes common driveways accessed from Cliff View Drive, along with two lots accessed from 2100 West. He stated that the proposal meets the requirements of a preliminary plat.

Ralph Ballard asked for confirmation that the project meets all requirements. Gary Cupp confirmed that it does. Scott Hughes asked about access to all nine lots, specifically whether access would be provided to the east. Jeremy Pickering confirmed that some lots will be served by private drives, while others will utilize common drives maintained by the HOA.

Mark Sampson asked whether an HOA is already established. Mr. Pickering confirmed that one is in place and will be responsible for maintenance. Dayton Hall noted the importance of addressing HOA responsibilities now to avoid complications during the recording process. No further comments or discussion were made.

Brad winder motioned to approve PP26-03 provided the JUC and staff comments. Ralph Ballard seconded the motion. Unanimous.

2. ZC26-05: Discussion and consideration of a recommendation to the City Council on a zone change amendment request located on a portion of approx. 630 S 60 E from RA-1, residential agriculture one unit per acre, to R1-10, single family residential one unit per 10,000 square feet. Parcel number H-362. Samantha Hinton, Applicant.

Brad Winder asked the applicant to explain the proposal. Samantha Hinton stated they are seeking to create approximately a half-acre lot for a single-family home. Commissioner Winder noted concerns that the area does not currently include a hammerhead or cul-de-sac and that adding one could significantly reduce usable space. Ms. Hinton responded that, based on preliminary discussions, the front of the property may be able to accommodate those requirements.

Commissioner Winder asked whether the request would constitute spot zoning. Gary Cupp clarified that it would not, noting that surrounding properties north of the wash are zoned R1-10 and align with the General Plan. He added that while future development could trigger additional requirements such as roadway access and infrastructure improvements, those are not applicable at this stage. Commissioner Winder expressed concern about long-term access and impacts to Main Street.

Ralph Ballard asked about ownership documentation and infrastructure concerns raised by the public. Dayton Hall explained that trusts are not typically recorded with the property and the trustee has authority to request the zone change. Mr. Cupp added that infrastructure is not evaluated at the zone change stage but would be addressed during a future lot split or subdivision application. Jeremy Pickering noted that up to ten units can be accessed from a 40-foot right-of-way and that a full analysis would occur at the time of subdivision review.

Discussion continued regarding whether future access could be restricted from 60 East, with staff indicating that such considerations would be addressed during later development review. Mark Sampson asked about similar situations and Commissioner Winder referenced a past subdivision where a roadway was never completed due to adjacent development not moving forward.

Mr. Hall emphasized that a zone change is a policy decision, while subdivision approval is largely administrative if standards are met. Commissioner Ballard expressed concern that changing the zoning alters the long-term entitlement of the property, potentially impacting the rural character of the area. Paul Farthing noted that a single home on a larger parcel would likely not raise concerns, but establishing a different zoning precedent could.

Kelby Iverson questioned whether the timing of the zone change is appropriate, acknowledging it aligns with the General Plan but may be premature given public concern. Ms. Hinton stated her intent was to apply the most appropriate zoning to allow a minimal lot split without impacting the agricultural use of the remaining property. Mr. Cupp reiterated that rezoning does not obligate the City to approve future development proposals.

Scott Hughes asked if a zone change can be done without a lot split first. Mr. Cupp confirmed that zoning changes occur prior to subdivision and will be coordinated with GIS for accuracy. Commissioner Hughes mentioned that he has observed that the Water Conservancy makes the same comment on all applications. Commissioner Iverson asked if it was the Conservancy's way of pushing it onto the City. Mr. Hall provided context on comments from the Water Conservancy, noting they are intended to protect the agency from future infrastructure obligations.

Shelley Goodfellow reviewed the criteria for a zone change, stating the request appears consistent with the General Plan, compatible with surrounding zoning, and supported by available services, with technical concerns to be addressed at later stages. Commissioner Iverson acknowledged both public concern and policy alignment, noting the decision largely comes down to timing. Ms. Hinton added that some opposition may be based on misinformation. In closing, Commissioner Iverson asked why RA-0.5 zoning was not pursued to which Ms. Hinton explained that lot frontage requirements made that option unfeasible.

Shelley Goodfellow motioned a recommendation of approval of ZC26-05 to the City Council based on the standards which are the proposed amendment is consistent with the goals, objectives, and policies of the city's general plan, the proposed amendment is harmonious with the overall character of existing development within the vicinity, the proposed amendment will not adversely affect adjacent property, and the facilities and services are adequate to serve the property.

Further discussion. Paul Farthing asked if there was a way to add clarification that there would only be one single half acre lot? Dayton Hall stated that to put restrictions on a zone, you have to do a development agreement and record it against the property. If the half acre is large enough to put two lots on it, they can have two lots. Commissioner Farthing just wants to make sure that if the zone change is granted, it's on only the half acre shown.

Mark Sampson seconded the motion. Roll call. Shelley Goodfellow – aye, Scott Hughes – nay, Kelby Iverson – nay, Mark Sampson – aye, Paul Farthing – aye, Ralph Ballard – nay, Brad Winder – nay. Motion fails.

Paul Farthing motioned a recommendation of approval to the City Council based on the positive results of the four criteria and limiting the R1-10 zone to no more than half an acre as presented and drawn in the Planning Commission documents. Shelley Goodfellow seconded the motion. Roll call: Shelley Goodfellow – aye, Scott Hughes – nay, Kelby Iverson – nay, Mark Sampson – aye, Paul Farthing – aye, Ralph Ballard – aye, Brad Winder – nay. Motion carries.

3. CUP26-11: Discussion and consideration of a possible approval of a conditional use permits for buildings of greater height located at 920 S 1250 W. WPP Hurricane Land LLC, Applicant. Wade Edwards, Agent.

The Commission reviewed and approved a site plan in January. They are now requesting an increase to the maximum building height from 35 feet to 43 feet for eight buildings. Shelley Goodfellow stated that her primary concern was the ordinance language limiting buildings to no more than two stories or one and one-half times the height of adjacent buildings, noting that there are currently no adjacent buildings for comparison. The applicant explained that the taller buildings were intentionally placed toward the interior of the development rather than along the perimeter and that, because of the site's topography, the three-story buildings would appear more like two stories and the four-story buildings would appear more like three stories. Commissioner Goodfellow commented that she could see this becoming a significant issue for the city if developed in this manner. Gary Cupp acknowledged those concerns and noted that staff had included a condition requiring the shorter buildings to be constructed before the taller buildings. The applicant added that they own the adjacent property and have no intention of developing additional tall buildings in the area.

Kelby Iverson expressed concern about introducing four-story buildings in the heart of Hurricane and stated that the Commission should consider the community's character and the interests of existing residents. The applicant explained that the development agreement establishes the project's overall unit count and that the requested height increase would allow additional parking and open space while maintaining that density. Paul Farthing stated that most of the buildings in the project are three stories and that, unlike hospitals which often receive height exceptions, the proposed four-story buildings would be visible and that he opposed the request.

Dayton Hall outlined the Commission's available options under the ordinance, explaining that if the applicant first constructs the shorter buildings, the ordinance would require approval of the taller buildings later because the applicable requirements would have been satisfied. Josh Lyon of Wasatch stated that the applicant was attempting to work with the city by locating the four-story buildings where they would be least noticeable. He explained that placing the taller buildings within a natural bowl on the property would concentrate the project's density rather than spreading it throughout the development. Ralph Ballard asked whether the proposed housing would be affordable, and Mr. Lyon responded that it would be more affordable than the adjacent single-family homes. The applicant concluded by reiterating the anticipated view from 920 South and the limited visual impact of the proposed taller buildings.

Paul Farthing motioned to approve CUP26-07 as presented by staff subject to staff recommendation. Ralph Ballard seconded. Roll call: Shelley Goodfellow – nay, Scott Hughes – aye, Kelby Iverson – nay, Mark Sampson – aye, Paul Farthing – aye, Ralph Ballard – aye. Brad Winder – nay. Motion carries.

4. FSP26-07: Discussion and consideration of a possible approval of a final site plan for Gateway Park, a park located at the corner of Jellystone Road, Gateway Blvd, and Bash Parkway. Hurricane City, Applicant. Karl Rasmussen, Agent.

Gary Cupp stated that he had nothing to add and that the proposal is in line with the preliminary site plan and meets the applicable standards. Scott Hughes asked if additional parking could have been provided, although he noted it was probably too late at this point. Mr. Cupp responded that the project exceeds the required amount of parking.

Shelley Goodfellow motioned to approve FSP26-07. Kelby Iverson seconded the motion. Unanimous.

Shelley Goodfellow stated that they often have property owners come in with, what she believes is, a lot of misinformation and she felt tonight was an example of that. She stated that the discussion involved protecting the minority from the majority, noting that situations like this are likely to happen when people are resistant to change.

Ralph Ballard motioned to adjourn. Paul Farthing seconded the motion. Unanimous.

Adjournment at 8:31p.m.

DRAFT

Hurricane Planning Commission
Meeting Minutes
April 23, 2026

Minutes of the Hurricane City Planning Commission meeting held on April 23, 2026, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Brad Winder, Scott Hughes, Mark Sampson, Ralph Ballard, and Shelley Goodfellow.

Members Excused: Paul Farthing, Michelle Smith, Kelby Iverson (later joined in the meeting at 6:39PM)

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, and City Engineer Representative Jeremy Pickering.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Scott Hughes

Prayer and/or thought by invitation given by Shelley Goodfellow

Brad Winder motioned to approve the agenda as presented. Shelley Goodfellow seconded the motion. Unanimous.

Declaration of any conflicts of interest

Public Hearings

1. A Land Use Text Amendment request on Title 10 Chapter 36 regarding signs.
Gary Cupp provided background on the reason this item is being brought forward. He explained that there have been discussions with the Planning Commission and City Council regarding the need to establish standards for political signs. As part of that process, staff also identified several definitions and code provisions that needed clarification and cleanup. The proposed amendments include regulations for automated signs and flagpoles, standards for the approval of taller signs, and provisions for off-premises signage advertising community events.

No comments from the public.

NEW BUSINESS

1. PP26-06: Discussion and consideration of a possible approval of a preliminary plat for Villas at Sand Hollow Phase 5, a recreation resort development consisting 90 units located at 5150 W Sand Hollow Resort Parkway. GA Homes, Applicant. Brigham McLaws, Agent.
Brigham McLaws explained that the proposal is to extend the existing villas and that the primary purpose of the application is to plat the road. The applicant decided to include the villas in the plat as well.

Gary Cupp stated that there are no concerns from the Planning Department.

Brad Winder asked about the concern noted by the Engineering Department and whether it had been resolved or would be addressed at a later stage. Mr. Cupp explained that the engineering concern would be addressed during the final plat process.

Commissioner Winder also asked about parking. To which Mr. Cupp stated that parking would be addressed with the construction drawings.

No further comments were made.

Shelley Goodfellow motioned to approve PP26-06 subject to staff and JUC comments. Scott Hughes seconded the motion. Unanimous.

2. FSP26-08: Discussion and consideration of a possible approval of a final site plan for a duplex located at 228 W 100 N. Nate Shaw, Applicant. Irwin Pledger, Agent.

Gary Cupp explained that a preliminary site plan had previously been submitted and that signed construction drawings have now been received. Mark Sampson asked if there were any concerns with the proposal. Mr. Cupp stated that there were no significant concerns, noting that a lighting plan had not been submitted. The applicant has been informed that the project will need to comply with the applicable lighting standards. Other than the lighting plan, there were no concerns.

No further comments were made.

Brad Winder motioned to approve FSP26-08 subject to staff and JUC comments especially the note concerning outdoor lighting. Ralph Ballard seconded the motion. Unanimous.

3. PSP26-02: Discussion and consideration of a possible approval of a preliminary site plan for Coral Canyon Echo Suites, a hotel development, located at 6960 W Coral Junction Road. Rob Pitts, Applicant. Tyler Hughes-Rosenberg Associates, Agent.

Jared Bates with Rosenberg Associates provided background on the proposal. He explained that the applicant previously received approval for a greater height CUP and has been working with staff regarding the lot split and fire access.

Brad Winder asked about Comment #2 concerning the lot split. Mr. Bates explained that an application has been prepared and is currently being worked on.

Scott Hughes asked about the second access. Mr. Bates stated that there is future development planned on the adjacent property. The access is intended to be temporary and will be paved with asphalt once the adjacent development occurs.

No further comments were made.

Scott Hughes motioned to approve PSP26-02 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

4. AFP26-05: Discussion and consideration of a possible approval of an amended final plat for Scenic Pointe Phase 2 Lot 42, located at 1481 W 840 S. Daniel Borchardt, Applicant. Barry Thompson, Agent.

Daniel Borchardt shared that they purchased a home in Scenic Pointe Phase 2, Lot 42 and purchased the lot behind it with the intent of putting in a gym and a pool. Once the amendment was drawn up, they found that the lot line was off, so he purchased another lot so it wasn't a weird-shaped lot. He is trying to

combine the lots. He explained that he originally hoped to have access from 1385 W into his backyard, but double frontage isn't allowed. The only way would be to give the City a strip of land across the back so the property would not have double frontage.

Fred Resch explained that the ordinance says streets with double frontage shall be prohibited unless they are a master-planned roadway. Mark Sampson asked what the reason was for this requirement. Mr. Resch stated that it is bad planning and causes people cutting across. He noted that neither of these are master-planned roads.

Mr. Borchardt explained that in his situation, there is no way to drive through from one street to the other because there is a building in the way. He stated that they would park on this side and enter through the back. Mr. Resch stated that it causes confusion on utility placement and addressing.

Dayton Hall stated that combining the three lots would cause a code violation and that they can't do it. Commissioner Sampson asked if they can't do it, why it was before the Commission. Mr. Resch explained that the workaround is for the owner to create a dedicated common area to make it not a double-frontage lot. Gary Cupp stated that this would eliminate the opportunity to create a curb cut and that, by dedicating the area, it removes the double frontage and an encroachment would not be granted.

Mr. Borchardt stated that he wanted to keep people off the street and have them park on the property but doing it this way will result in people parking on the street. At this point, he just wants to get it done.

Ralph Ballard asked if there was a real concern for not allowing double-frontage lots. Mr. Hall stated that there are probably policy reasons why the ordinance is written the way it is. Commissioner Ballard asked what the control would be for stopping it if the ordinance were changed. Mr. Hall stated that the frontage is the issue, not access. Commissioner Ballard asked if, without combining the lots, the applicant could still accomplish what they are wanting to do with the yard. Mr. Resch stated that it could be feasible, but impact fees would be required.

Ralph Ballard motioned to continue AFP26-05 until the next meeting to allow staff time to look at this closer. Shelley Goodfellow seconded the motion. Unanimous.

5. LUCA26-02: Discussion and consideration of a recommendation to the City Council on a land use code amendment to Title 10 Chapter 36 regarding signs. Hurricane City Planning, Applicant.

Gary Cupp shared that following conversations with the Planning Commission and City Council, staff has incorporated the requested changes, which are shown in red and blue. Staff feels the proposed changes are ready to move forward for approval. There will also be an update to the conditional use permit ordinance and the flagpole height will be addressed through the approval standards.

Ralph Ballard asked if the sign height standard was related to visual site issues on corners. Scott Hughes stated that he appreciated the flagpole standards because they would prevent them from creating a safety hazard.

Shelley Goodfellow asked how video clips on a sign are considered different from animated signs and how they would not create a safety hazard, stating that it is essentially a movie playing on the sign. Mr. Cupp stated that he had not done the research to know why they are not addressed under that provision. Commissioner Goodfellow stated that she was not sure they wanted to allow them. Mr. Cupp explained that, when looking into the issue, he found that there are a lot of signs that show little video clips.

Kelby Iverson added that the pixel quality may not be the best, but it is essentially the same. Commissioner Goodfellow stated that she does not think they need them and that they are not necessary for businesses.

Shelley Goodfellow motioned a recommendation of LUCA26-02 with the addition that we prohibit video messaging and allow static images only. Ralph Ballard seconded the motion. Scott Hughes – nay, he stated that the restriction may be too restrictive since there are already many of these signs. He noted that without data supporting the restriction, it could create an advantage for businesses that already have them unless existing signs are required to be removed. Brad Winder – nay, it's too restrictive. Mark Sampson, Ralph Ballard, and Shelley Goodfellow – aye. Kelby Iverson – nay. Motion fails due to a split vote

Commissioner Iverson expressed concern with the size of the signs. Mr. Cupp stated that video messaging signs could be excluded from consideration for larger sign sizes. Commissioner Hughes supported the idea of not allowing video messaging signs to be larger. Mr. Resch noted that the current code would allow a sign up to 200 square feet. Commissioner Hughes asked about a sign on a truck that pulls over and is parked. Mr. Cupp stated that it would be considered off-premises and would be enforceable if parked.

Scott Hughes motioned a recommendation of approval LUCA26-02 as is. Brad Winder seconded the motion. Roll call. Motion carries unanimously.

Planning Commission Business:

1. Legislative Update

Moved this item after approval of minutes.

Fred Resch III presented a slide show that went over the legislative session with new state code updates. He went over the changes that'll affect things within the city.

Approval of Minutes:

1. January 8, 2026

Shelley Goodfellow motioned to approve the minutes from January 8, 2026. Brad Winder seconded the motion. unanimous

2. February 12, 2026

Brad Winder motioned to approve the minutes from February 12, 2026. Shelley Goodfellow seconded the motion. Unanimous.

3. February 26, 2026

Pg. 5 line 31 – Amy was present and not present. What does that mean? Clarification was given that she was forgotten to be removed from the list of present members from those minutes being approved at that time.

Scott Hughes motioned to approve the minutes from February 26, 2026 as presented. Shelley Goodfellow seconded the motion. Unanimous.

4. March 12, 2026

Pg. 3 line 21 – turn should be term.

Scott Hughes motioned to approve the minutes from March 12, 2026 with the state correction. Mark Sampson seconded the motion. Unanimous.

Moving back to legislative update.

Shelley Goodfellow was dismissed from the meeting at 7:33PM

Ralph Ballard motioned to adjourn. Brad Winder seconded the motion. Unanimous.

Adjournment at 7:45pm