



HURRICANE CITY UTAH

Mayor

Nanette Billings

City Manager

Kaden DeMille

City Council

*Joseph Prete
Dave Sanders
David Hirschi
Kevin Thomas
Doug Heideman*

Hurricane City Council Meeting Agenda

August 4, 2022
5:00 PM

City Council Chambers 147 N 870 W, Hurricane

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

5:00 p.m. Pre-meeting

6:00 p.m. - Call to Order

Prayer

Thought

Pledge

Declaration of any conflict of interest

Minutes of the Regular City Council Meeting for January 20, 2022 and July 7, 2022

Presentation of award for community service-Rowdy Reeve

Public Forum – Comments from Public

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

OLD BUSINESS

1. Consideration and possible approval of **Ordinance 2022-36 amending Title 10, Chapter 3, Chapter 13, Chapter 33, and Chapter 34 and Title 4 Chapter 2- with regards to site plan design, open space and amenities, outdoor lighting, and parking in new developments.** Hurricane City Planning Applicant.

2. Consideration and possible approval on a **preliminary plat for Cordero Phase 3, a 214 lot residential subdivision, located at 2100 W 3900 S.** Brant Tuttle Applicant.
3. Consideration and possible approval on a **preliminary plat for Lakeview Townhomes, a multifamily development consisting of 88 townhomes and 62 duplexes,** located at the northwest corner of Sand Hollow Road and Dixie Springs Dr. Brett Burgess Applicant.
4. Discussion and possible **approval of theater productions for 2023**-Tiffani Wright

NEW BUSINESS

1. Consideration and possible approval of a **proclamation designating September 17 through 23 as Constitution Week**-Karen Shuman, Daughters of American Revolution
2. Consideration and possible approval of **Resolution 2022-37 appointing members to the Airport Board**
3. **Public Hearing** to comments on the following:
 - a. An **Agriculture Protection Overlay** located at 1235 S 700 West parcel number H-3-1-3-13192
 - b. An **Agriculture Protection Overlay** located at 1239 S 700 West parcel numbers H-3-2-3-23193, H-3-2-3-23180 and H-3-2-3-2317
4. Ordinance 2022-42: Discussion and consideration of an **Agriculture Protection Overlay for Bevin Johnson located at 1235 S 700 W.** Parcel number H-3-1-3-13192. Bevin Johnson Applicant
5. Ordinances 2022-43: Discussion and consideration of an **Agriculture Protection Overlay for Dale Johnson located at 1239 S 700 W.** Parcel numbers H-3-2-3-23193 H-3-2-3-23180 and H-3-2-3-2317. Dale W. Johnson Applicant.
6. Consideration and possible approval of **Resolution 2022-38 adopting the 2022 Natural Hazard Mitigation Plan**-Lynn Excell
7. Consideration and possible approval of **acceptance of a dedication plat for Three Falls Trail**-Arthur LeBaron
8. **Closed Meeting** held pursuant to Utah Code section 52-4-205, upon request

Adjournment

I hereby certify that the above notice was posted to the city website, (www.cityofhurricane.com) posted to the state public notice website, and at the following locations:

1. City office – 147 North 870 West, Hurricane, UT
2. The Post Office – 1075 West 100 North, Hurricane, UT
3. The library – 36 South 300 West, Hurricane, UT

_____ for the City Recorder

Minutes of the Hurricane City Council meeting held on January 20, 2022, in the Council Chambers at 147 North 870 West, Hurricane, Utah, at 3:00 p.m.

Members Present: Mayor Nanette Billings and **Council Members Present:** Joseph Prete, Dave Sanders, David Hirschi, Doug Heideman, and Kevin Thomas

Staff Present: City Manager Kaden DeMille, City Attorney Fay Reber, Police Chief Lynn Excell, Power Superintendent Scott Hughes, Public Works Director Mike Vercimak, Planning Director Stephen Nelson, Assistant Planning Director Fred Resch III, Street Superintendent Weston Walker, Water Superintendent Ken Richins, Recreation Director Kole Staheli, City Engineer Arthur LeBaron, and City Recorder Cindy Beteag,

AGENDA

3:00 p.m. Special Meeting

Opening Prayer: Cassie Daughtery Youth City Council Advisor

Historical Thought about Flint Wright: Sheila Dutton

National Anthem: Regan Heaps

Pledge of Allegiance: Youth City Council will sign while we say the Pledge

Mayor Nanette Billings welcomed everyone to the meeting and read the rules.

Dave Sanders motioned to approve the rules. Seconded by Joseph Prete. David Hirschi, Joseph Prete, Kevin Thomas, and Dave Sanders, voting aye. Motion carried unanimously.

1. City Council Vacant Seat Interviews

1. Clint Lawton introduced himself for two minutes.
2. Danny Campbell introduced himself for two minutes.
3. Christine Anderson introduced herself for two minutes.
4. Drew Ellerman introduced himself for two minutes.
5. Lea Thompson introduced herself for two minutes.
6. Mark Sampson introduced himself for two minutes.
7. Penny James Garcia introduced herself for two minutes.
8. Clark Fawcett introduced himself for two minutes.
9. April Pinkston introduced herself for two minutes.
10. Amanda Condie introduced herself for two minutes.
11. Doug Heideman introduced himself for two minutes.

12. Chad Daughtery introduced himself for two minutes.

Mayor Billings invited the candidates to exit the room while the City Council conducted interviews with each applicant. She explained that this is a public meeting, and they could choose to stay. Each candidate was allowed to introduce themselves and respond to follow-up questions from the City Council. The candidates were invited to return to the room while the vote was conducted.

Stephen Nelson sent a survey to each Council member, excluding Mayor Billings. Each Council member can vote for two candidates.

Survey one - Lea Thompson and Danny Campbell received one vote. Clark Fawcett, Drew Ellerman, and Doug Heideman received two votes. The remaining candidates received no votes.

David Hirschi voted for Lea Thompson and Drew Ellerman. Kevin Thomas voted for Doug Heideman and Clark Fawcett. Joseph Prete voted for Clark Fawcett and Drew Ellerman. Dave Sanders voted for Doug Heideman and Danny Campbell.

Survey two – A second survey was sent to each Council member for the three candidates that received two votes. Clark Fawcett received two votes. Drew Ellerman and Doug Heideman received three votes.

Kevin Thomas voted for Clark Fawcett and Doug Heideman. Joseph Prete voted for Clark Fawcett and Drew Ellerman. David Hirschi voted for Drew Ellerman and Doug Heideman. Dave Sanders voted for Drew Ellerman and Doug Heideman.

Survey three – A third survey was sent to each Council member for Doug Heideman and Drew Ellerman.

Joseph Prete and David Hirschi voted for Drew Ellerman. Dave Sanders and Kevin Thomas voted for Doug Heideman. Tied vote.

Mayor Billings flipped a coin, Doug Heideman heads, and Drew Ellerman tails. Coin toss result – heads. Doug Heideman.

2. Consideration to appoint a member to the City Council through the vacated term ending on the first Monday of January 2024

Joseph Prete motioned to approve appointing Doug Heideman to the City Council through the vacated term ending on the first Monday of January 2024. Seconded by Dave Sanders. David Hirschi, Joseph Prete, Kevin Thomas, and Dave Sanders, voting aye. Motion carried unanimously.

Doug Heideman was sworn in as the new City Council member.

5:00 p.m. Pre-meeting

1 **6:00 p.m. - Call to Order**

2 Minutes of the Regular City Council Meeting for August 19, 2021

3 Dave Sanders motioned to approve the minutes for August 19, 2021. Seconded by
4 Doug Heideman. Dave Sanders, David Hirschi, Joseph Prete, Dave Sanders, and Doug
5 Heideman voting aye. Kevin Thomas abstained. Motion carried.

6 **Public Forum – Comments from Public**

7 **Report from Planning regarding the Walkable Downtown Survey**

8 Stephen Nelson reported that a Downtown Walking Survey was conducted in October.
9 The purpose of the survey was to obtain public feedback regarding the downtown area
10 and walkability. Fred Resch III reported that thirty-five surveys were received. He
11 reviewed the seven questions and responses. Mr. Nelson reported that the crossing on
12 Main Street and SR-9 were the primary concerns. The main issues are the traffic control
13 freeze features and crossing the state highways. The City Council approved creating a
14 downtown master plan with a recommendation to apply for grants. The Utah
15 Department of Transportation (UDOT) is considering a partnership because there are
16 two state highways through the City. He is confident that the City will be awarded a
17 grant from UDOT. Arthur LeBaron stated that UDOT has shifted from focusing primarily
18 on traffic to emphasizing a focus on active transportation.

19 **OLD BUSINESS**

20 1. Consideration and possible approval of a **Franchise Agreement between**
21 **Hurricane City and Infowest**

22 Mayor Billings recommended continuing the item because the agreement needs to be
23 an ordinance.

24 Joseph Prete motion to continue approval of a Franchise Agreement between Hurricane
25 City and Infowest. Seconded by Doug Heideman. David Hirschi, Joseph Prete, Kevin
26 Thomas, Dave Sanders, and Doug Heideman voting aye. Motion carried unanimously.

27 2. Consideration and possible approval of a **Development Agreement with**
28 **Southern Shores** - Stephen Nelson

29 Southern Shores' attorney advised the applicant that Hurricane City is requiring too
30 much from the applicant, and the project has already received approval. Secondly,
31 State statute states that the applicant is not required to engage in the requirements if
32 the City does not have the requirements in the ordinance. The proposed development
33 agreement is the final draft and indemnifies the City of any flooding. The agreement

1 includes a clause to form a Home Owners Association (HOA). The HOA will obtain
2 liability insurance, holding the HOA and the thirty-four lot owners responsible for any
3 damages. Councilman Prete is concerned because the agreement states that the owner
4 is responsible for obtaining insurance. There is no mention of maintaining the insurance.
5 He asked if the project would create a flood plain. Mike Vermiack explained that
6 anything below a dam could potentially create a floodplain. The applicant explained that
7 the water would run through the historic drainage path, which is required to be
8 maintained by the developers. He noted that the engineer report states that intentional
9 water drainage will not go a fifth of the way to 3000 south. There is no official minimum
10 insurance amount required, and they are collaborating with their insurance company to
11 identify the necessary coverage. Fay Reber feels these concerns should have been
12 discussed before the project was approved. Additional requirements could violate the
13 state code. Councilman Thomas is not worried about the dam breaking but feels that
14 the northern properties should consider the possibility of drainage. The applicant
15 reported that the dam is classified as moderate. The state annually assesses the
16 drainage protocol to determine where the water would flow and any damages it may
17 cause.

18 Dave Sanders motioned to approve the Development Agreement with Southern Shores.
19 Based on the criteria stated in the letter, obtaining and maintaining insurance and the
20 dam meets state requirements. Seconded by Doug Heideman. David Hirschi, Kevin
21 Thomas, Dave Sanders, and Doug Heideman voting aye. Joseph Prete voting nay.
22 Motion carried.

23 **3. Discussion and possible recommendation to the Washington County Water**
24 **Conservancy District regarding extending limited water supplies**

25 Mayor Billings suggested continuing this item, so Councilman Hirschi can meet with the
26 Water Board and bring a recommendation to the City Council. Stephen Nelson has
27 received Councilman Prete's comments. Councilman Prete is concerned that reducing
28 the amount of grass and forcing citizens to obtain specified appliances will make the
29 City less friendly. Mayor Billings agrees with Councilman Prete. She reported that the
30 Southern Utah Home Builders Association is already using the recommendations
31 except for the pool cover mandate. The Mayors are meeting with Washington County
32 Water Conservancy District next Wednesday, and Mayor Billings will meet with Ken
33 Richins to discuss the details of the meeting.

34 Dave Sanders motioned to continue the recommendation to the Washington County
35 Water Conservancy District regarding extending limited water supplies for one month.
36 Seconded by Kevin Thomas. David Hirschi, Joseph Prete, Kevin Thomas, Dave
37 Sanders, and Doug Heideman voting aye. Motion carried unanimously.

38 **NEW BUSINESS**

1 **1. Consideration and possible approval to appoint Susan Lytle to the**
2 **Beautification Committee**

3 Mayor Billings reported that Suzanne Lytle expressed her interest in serving on the
4 committee to fill the open seat.

5 Joseph Prete motioned to approve appointing Susan Lytle to the Beautification
6 Committee. Seconded by Doug Heideman. David Hirschi, Joseph Prete, Kevin Thomas,
7 Dave Sanders, and Doug Heideman voting aye. Motion carried unanimously.

8 **2. Discussion and possible decision regarding the City Attorney and**
9 **Prosecutor's positions**

10 Mayor Billing reported that hiring a City Attorney was approved in the budget. However,
11 the position has not been filled. The prosecution duties are also included in the budget.
12 The City needs to decide whether to hire a full-time attorney or a firm. Fay Reber
13 explained that he is a part-time City Attorney and is willing to continue in his Prosecutor
14 position. The benefit of hiring an in-house attorney is their availability to staff and
15 meeting attendance. The benefit of hiring a firm is that a firm has multiple attorneys with
16 different areas of expertise. Kaden DeMille reported that a full-time attorney is
17 preferable.

18 Kevin Thomas motioned to approve hiring a full-time in-house attorney with Fay Reber
19 remaining in the Prosecutor position. Seconded by Doug Heideman. David Hirschi,
20 Joseph Prete, Kevin Thomas, Dave Sanders, and Doug Heideman voting aye. Motion
21 carried unanimously.

22 **3. Consideration and possible award of bid for Dixie Springs well materials,**
23 **including low carbon steel well casing - Ken Richins**

24 Ken Richins reported that the City put out a bid to drill the Dixie Springs Well. Initially,
25 bidders were concerned about the continuing increase in materials costs, and the bid
26 was updated to include only the materials. Two bids were received. The Scholzen bid
27 was \$46,491.15, and the Rosco Moss bid was \$44,977. A clause within the code allows
28 a local bidder to match the lowest bid.

29 Joseph Prete motioned to allow Scholzen's Products to match the lowest bid and be
30 awarded the contract for the Dixie Springs well materials, including low carbon steel well
31 casing. Subject to the City Attorney confirming that the matching ordinance is effective,
32 if the ordinance is not in effect, the award will go to the lowest bidder Rosco Mose for
33 \$44,977. Seconded by Doug Heideman. David Hirschi, Joseph Prete, Kevin Thomas,
34 Dave Sanders, and Doug Heideman voting aye. Motion carried unanimously.

1 **4. Consideration and possible award of bid for the Dixie Springs well materials**
2 **including stainless steel screen - Ken Richins**

3 Ken Richins reported that two bids were received. The bid from Rosco Moss is \$97,565,
4 and the bid from Western Hyrdo Johnson Screen is \$140,382.78. Mr. Richins does not
5 know why there is such a vast difference in the bid amounts.

6 Dave Sanders motioned to award the bid for the Dixie Springs well materials, including
7 stainless steel screen, to Roscoe Moss for \$97,565. Seconded by David Hirschi. David
8 Hirschi, Joseph Prete, Kevin Thomas, Dave Sanders, and Doug Heideman voting aye.
9 Motion carried unanimously.

10 **5. Consideration and possible award of bid for Dixie Springs well materials**
11 **including well filter gravel pack - Ken Richins**

12 Ken Richins reported that two bids were received. The bid from Red Flint is \$28,042.40,
13 and the bid from PW Guillibrand is \$49,824. Mr. Richins reported that the freight cost in
14 the bid from PW Guillibrand was nearly as much as the gravel pack.

15 Doug Heideman motioned to award the bid for Dixie Springs well materials, including
16 well filter gravel pack, to Red Flint for \$28,042.40. Seconded by Joseph Prete. David
17 Hirschi, Joseph Prete, Kevin Thomas, Dave Sanders, and Doug Heideman voting aye.
18 Motion carried unanimously.

19 **6. Consideration and possible approval of a Resolution appointing Nanette**
20 **Billings as a representative on the Steering Committee on The 5 County**
21 **Board**

22 Mayor Billings reported that John Bramall served on the committee while he was Mayor.
23 Councilman Prete noted that it is customary for the Mayor to serve on the committee.
24 The 5 County Association of Government assists low-income households, and they help
25 coordinate transportation planning, housing assistance, heat assistance, and manage
26 grant applications.

27 Doug Heideman motioned to approve appointing Nanette Billings as a representative on
28 the Steering Committee. Seconded by Kevin Thomas. David Hirschi, Joseph Prete,
29 Kevin Thomas, Dave Sanders, and Doug Heideman voting aye. Motion carried
30 unanimously.

31 **7. Discussion regarding headstone height at the Hurricane Cemetery - Nanette**
32 **Billings**

33 Mayor Billings reported that Hurricane City's headstone height ordinance limits the
34 marker to thirty-six inches from the ground to the top. She provided pictures of the

1 height of headstones from the National Government Headstones and Markers. The
2 headstones are made for veterans and provided at no cost. The headstones are taller
3 than the allowed height, and she would like to find a solution to ensure that the
4 headstones from National Governments Headstones and Markers comply with the
5 ordinance. Kaden DeMille noted that he has no concerns about the height of the
6 markers for veterans. There are two headstones in the cemetery taller than thirty-six
7 inches, which are not for veterans. Darren Barney reported that the headstone
8 measurements were listed on the form. He feels that the size was mistakenly
9 overlooked. Councilman Prete asked if it is possible to require that military markers are
10 set lower in the ground to meet the ordinance specifications. Mr. Barney reported that
11 the military markers could be set lower. The main concern is the two headstone markers
12 that were knowingly set in non-compliance. Councilman Prete understands that this is a
13 delicate situation. Mr. Barney reported that the height ordinance is necessary for
14 cemetery maintenance purposes. He noted that headstones are paid for before
15 completing the form required by the City, and some leniency should be given in these
16 circumstances. The measurements have been provided to the monument companies,
17 but more education could help. The City Council does not think changing the ordinance
18 is necessary. Most families are willing to comply. Effectively educating the monument
19 companies will hopefully eliminate this issue in the future.

20 **8. Discussion and possible decision regarding renewing the contract with**
21 **Granicus - Cindy Beteag**

22 Fred Resch III explained that Granicus is used to enforce the city ordinances on short-
23 term rentals. Granicus identifies which houses are short-term rentals by searching
24 vacation rental sites and cross-referencing with google street view and other real estate
25 websites. Short-term rental complaints are entered into Granicus, and Granicus
26 automatically sends out warning letters when a complaint is entered. Stephen Nelson
27 reported that the staff has been using Granicus for nine months. However, it took time
28 to set up the program. Councilman Prete reported that the City Council was assured
29 that the revenue from the fines would cover the cost of the service. Mr. Resch III
30 reported that fines are complicated due to how the code is written. Mr. Nelson explained
31 that if the enforcement is handled in an administrative or civil approach, infractions and
32 fines would be easier to enforce. However, the ordinance has to be updated to allow
33 that. The City Council would like to see a draft ordinance as soon as possible.
34 Councilman Prete suggested continuing the service for another year, allowing Granicus
35 time to work with an updated ordinance. Mayor Billings also recommended continuing
36 the item to allow time for the ordinance to be updated.

37 Joseph Prete motioned to continue the decision regarding renewing the contract with
38 Granicus until the 11th month of the contract. Seconded by Doug Heideman. David
39 Hirschi, Joseph Prete, Kevin Thomas, Dave Sanders, and Doug Heideman voting aye.
40 Motion carried unanimously.

- 1 **9. Consideration and possible approval of an updated preliminary plat for**
2 **Peregrine Point West Phase 1-4 Amended**, located at 600 N and 3100 W.
3 Perry Development Applicant, Greg Sant Agent.

4 The applicant requested a continuation to the next meeting.

5 David Hirschi motioned to continue consideration and possible approval of an updated
6 preliminary plat for Peregrine Point West Phase 1-4 Amended, located at 600 N and
7 3100 W. Seconded by Doug Heideman. David Hirschi, Joseph Prete, Kevin Thomas,
8 Dave Sanders, and Doug Heideman voting aye. Motion carried unanimously.

9 Mayor Billings reported that there is an open position for a Human Resource, Building
10 Inspector, Building Official, Building and Planning Clerk, Utility Locator, Police Officer,
11 and City Attorney.

12 Mike Vercimak reported that the preconstruction for the Intermountain Healthcare
13 campus is on January 25th at 8:30 a.m.

14 Stephen Nelson reported that the thank you party for the outgoing Council and Mayor is
15 on Monday 24th, at 5:00 p.m.

16 Councilman Prete read a statement about Mayor Bramall's Lifetime Achievement
17 Award.

18 Joseph Prete motioned to adjourn. Seconded by Kevin Thomas. Motion carried
19 unanimously.

1 Minutes of the Hurricane City Council meeting held on July 7, 2022, in the Council Chambers at
2 147 North 870 West, Hurricane, Utah, at 4:00 p.m.

3 **Members Present:** Mayor Nanette Billings and **Council Members Present:** Joseph Prete, Dave
4 Sanders, Doug Heideman, David Hirschi, and Kevin Thomas

5 **Also Present:** City Manager Kaden DeMille, City Attorney Dayton Hall, Police Chief Lynn Excell,
6 Power Superintendent Scott Hughes, Planning Director Stephen Nelson, Planning Technician
7 Fred Resch III, Street Superintendent Weston Walker, City Engineer Arthur LeBaron, City
8 Recorder Cindy Beteag, Fire Chief Tom Kuhlman, Water Superintendent Ken Richins, Human
9 Resource Director Selwin Lovell, and Ash Creek Sewer District Superintendent Mike Chandler.

10 **AGENDA**

11 **4:00 p.m. Work Meeting**

12 **1. Swearing in of new police officers**

13 Cole Henson and Jordan Bogenhagen swore in.

14 **2. Discussion regarding Sky Ranch Annexation**

15 Mayor Billings noted that this is a discussion meeting. Dayton Hall explained that a petition had
16 not been filed; therefore, this is not an action item, and the City Council cannot make a decision
17 or commitment.

18 Mark Hudgens reported that a large portion of the homeowners are interested in annexation.
19 There are questions and concerns regarding the cost of utilities and taxes. Mr. Hudgens has
20 studied these basic issues. Sky Ranch is a unique property and is the only private airport in the
21 State. Most of the homeowners are pilots with aircraft and hangers. The homeowners want to
22 ensure that their investment is safe and their biggest concern is the longevity of the airport. Mr.
23 Hudgens presented a slide show to familiarize the Council and attendees with the area and
24 airport. The presentation outlines the Homeowners Association requirements for a successful
25 annexation. They would like to have confidence that the City will use its power to come to an
26 agreement. He explained that runway protection zones and areas must be respected around
27 the airport. Navigation easements are disclosed in the closing documents, which explain that
28 there are noise and light from the airport. The disclosure protects the homeowner from
29 nuisance lawsuits. He noted that the standard airport layout plan advised by the FAA provides
30 an approach zone with a ratio of 1:20 and a surface area of 1,200 feet. FAA rules do not allow
31 obstacles within 1,200 feet of the runway threshold. The group is concerned
32 because the Solaroca development is directly under the flight path and was approved without
33 any mention of the airport in the approval process. They attempted to contact the property

owner at the end of the runway to purchase the property. Stephen Nelson reported that he has talked with Solaroca, and they seem willing to amend their site plan to allow more protected areas. The North and South properties next to the runway are small, making it difficult to negotiate moving lots or decreasing density. Councilman Prete asked how the runway was approved without the required land. Mr. Hudgens stated that the runway was built and approved in the early 1980s. At that time, this type of growth was not anticipated. He questions how Solaroca was approved without consideration of the airport. Mr. Nelson explained that no recorded easements are protecting the airport on the southern end. Mr. Hudgens reviewed the main concerns. The bottom line is they need navigation easement agreements, protection zones, drainage control, and the ability to maintain the rural culture in the area.

Tim Anderson, attorney for Sky Ranch, reported that this is the only project of this type in Utah. Mr. Anderson reviewed several FAA rules. Special rules apply to airports to ensure safety, and Hurricane City also has codes regarding the airport. He reiterated that they want to ensure that the City enforces the same safety. The airport plan shows that the runway protection zone is 1,000 feet with an approach zone of 3,000 feet. Airports don't always have a protection zone, and uses on adjoining properties can be limited. They would like to look at compatible planning with the properties in the approach zones to ensure they are harmonious with the surrounding area. Mr. Anderson asked the City to impose a navigation easement using its eminent domain right.

Mr. Nelson agrees that adding protection around the airport is wise. However, imposing eminent domain to obtain an easement to preserve a private airport will cost Hurricane City citizens. He feels that overlay protection zones are a better way to protect the airport. Mr. Anderson doesn't think the eminent domain of airspace will cost much money. He is concerned about the density and trees shown on the Solaroca plan. Dayton Hall reported that eminent domain has to be for a public purpose. He is not sure that a privately owned airport is an acceptable purpose. Councilman Sanders thinks Grassy Meadows, Solaroca, and Planning staff should meet to come up with solutions. Councilman Hirschi asked why they want to be annexed into the City. Mr. Hudgens explained that it gives them the best chance for runway protection. They would also like to have a vote and be part of Hurricane City. Councilman Hirschi asked if the benefit of annexation is greater than the possible negative outcome. Councilman Thomas stated that he sees the need to protect the area and the pilots, but he feels that the cost of annexation will far exceed the taxes received.

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

Arthur LeBaron reported that the July 4th events were a success. He witnessed several children and adults walking between the truck and the float. In the future, parade entries will be provided with rules regulating the parade and a release form from the Utah Department of Transportation. The parade route will be chalked, hopefully preventing patrons from walking onto the road. He is especially concerned about the children who enter the road to pick up

1 candy. The chalk line has helped with this in the Peach Days Parade. Councilman Heideman
2 reported that several cities in Northern Utah have set forth ordinances in response to the
3 fatality at the 4th of July parade in Kaysville. He would like to adopt similar ordinances. Mr.
4 LeBaron reported that Balance of Nature expressed interest in contributing to the 4th of July
5 festivals in the future. SITLA sent the plat for the dedication of Three Falls to Salt Lake City for
6 signature. The plat will be on the City Council agenda for acceptance when he receives the title
7 report.

8 Ken Richins reported that the Water Department is fully staffed. Six Dixie Springs water system
9 failures occurred in the past two weeks. Mayor Billings is reaching out for aid to help with the
10 water system failure. Hurricane City inherited the HDPE pipe from the County, which has
11 become a major issue from staffing and financial points. He expressed that Sky Ranch would be
12 a wonderful neighbor. They have negotiated with Washington County Conservancy District, and
13 the district has agreed to bring the water system up to Hurricane City standards. If they do that,
14 the Sky Ranch annexation will not be a concern.

15 Mike Chandler reported that Interstate Rock is mobilizing the Big Reach 11 pipeline
16 construction along Sand Hollow, and the blasting will start midweek. Interstates Rocks trial run
17 of using a vibratory method to re-round the pipe on 3000 South was a success. He reported
18 that the monthly rate and impact fees were increased during their previous board meeting, and
19 the rates have not increased since 2008.

20 Scott Hughes encouraged the City Council to attend the UAMPS conference. Generators are
21 operating, power prices are increasing, and loads are increasing.

22 Selwin Lovell reported that the City Policy manual is almost complete. The open positions are
23 slowly being filled.

24 Tom Kuhlman expressed his gratitude for the working relationship with all of the departments
25 in the City. There were thirty brush fires on July 4th, and twenty-three of reports were in St.
26 George City. Next week the new ladder truck will be in service at the Coral Canyon Station.

27 Chief Excell echoed Chief Kuhlman's comments. He is also grateful for their working
28 relationship with the Fire Department. Mr. Excell reported that two officers failed field training.
29 The department is looking forward to working with the officers sworn in tonight. Mr. Excell
30 explained that the Sky Ranch and Cliff Dwellers annexation will stress the department's
31 resources. A third district and additional officers are necessary to serve the area. He reported
32 that the FBI has taken the case in Lava Bluffs and discussed the fatal vehicle accident on 3900
33 West.

34 Weston Walker reported that the curb is cut, and bases are set for the crosswalk on 870 West.
35 The flashing beacons are back-ordered, but the ADA ramp will be installed soon. The chip seal

on 900 South is complete and will be striped with a walking path for the kids. This project caused some controversy. However, Mayor Billings and Dayton Hall will meet with the property owner to address the concerns. The chip seal on 120 East is scheduled to start in August.

Fred Resch III sent out the first batch of citations last week. The fines start immediately and accrue daily, and he has not received any response. If no responses are received within the next week, the fines will be taken to small claims court. He is planning to send out another batch of citations next week.

Stephen Nelson received approval from the Utah Department of Transportation for the scope of the Downtown Master Plan. He is preparing the official RFP, which will be sent out before the next Council meeting. He has secured a booth area in Peach Days to hold the open house. The Housing Plan is moving along, and the first meeting with the Planning Commission is this week. The public hearing will be held on July 28th. The Planning Commission is officially reviewing a change to agricultural protection overlay regulations to allow areas less than five acres to be included within agricultural protections. The Commission is also considering allowing smaller lot sizes within RA developments if master planned roadway dedications are involved.

Dayton Hall explains the process of the consent agenda.

6:00 p.m. - Call to Order –

Prayer: Inger Durkin

Thought and Pledge: Inger Durkin

Declaration of any conflicts of interest

None

Introduction of the 2022-2023 Royalty-Tacy Wright

Bellarose Murie Miss Hurricane 2022 introduced the Royalty. 1st attendant Grace Durkin is the daughter of Inger and Frank Durkin. Miss Congeniality Tylee Davis is the daughter of Daniel & Skyler Davis.

Grace Durkin reported that she enjoyed working on the Easter Egg Hunt. Tylee Davis reported that her favorite thing was helping with the Washington County Fair. Bellarose Murie enjoyed raising money for the all abilities parking and working with the Easter Car Show.

Public Forum – Comments From Public

Consent Agenda

1. Minutes for Special Meeting November 15, 2021
2. Minutes for Regular Meeting February 3, 2022
3. Minutes for Special Meeting May 18, 2022
4. Minutes for Regular Meeting May 19, 2022
5. Minutes for Regular June 2, 2022
6. Minutes for Special Meeting June 14, 2022
7. Amended Resolution 2022-29 regarding Animal Shelter fees to correct a clerical error
8. Consent to staff to issue a grading permit for Hurricane Power Substation located at 600 N 1150 West.

Kevin Thomas asked for item 2 to be removed from the consent agenda.

Joseph Prete motioned to approve the items from the consent agenda, excluding item 2.
Seconded by Kevin Thomas. Motion carried unanimously.

Kevin Thomas stated on the February 3, 2022, correct line 19 to state that the downside is everyone will start paying immediately, and the payment will be full-sized to start. Correct line 23 to add upfront before the period. Correct line 25 to state that repayment is to twenty years. Remove the word and. Correct the sentence to read that the limited tax bond repayment can go up to thirty or forty years.

Joseph Prete motioned to approve the minutes of the February 3, 2022, Regular Meeting with the stated corrections. Seconded by Dave Sanders. David Hirschi, Joseph Prete, Kevin Thomas, Dave Sanders, and Doug Heideman voting aye. Motion carried unanimously.

OLD BUSINESS

1. Ordinance 2022-11: Consideration and possible approval of a **Land Code Use Amendment to adopt Water Conservation standards** within Title 10 Chapter 39 - Subdivisions, Chapter 32 - Landscaping and Screening, Chapter 23 - Planned Development Overlay, and Chapter 33 - Design and Compatibility Standards.

Councilman Prete explained that the City Council has discussed water conservation for several months. He reviewed the email he prepared to summarize the documents in the packet, provide the key concepts, and give a chronological order of the discussions. The drafted ordinance proposes cutting out the grass in park strips, eliminating grass in commercial areas where the slope exceeds 15%, only allowing grass in active recreation areas, requiring developers to connect to secondary water, and requiring developers to submit landscape irrigations plans with a plan from the installer showing the use of water-efficient trees and

1 bushes. Stephen Nelson noted that there are two sections in the proposed ordinance. The first
2 section covers commercial, industrial, and civic development. The second section, which mostly
3 refers to common areas and park strips, applies to all new construction and residential
4 development. Councilman Prete is not opposed to additional restrictions. He feels it would have
5 been beneficial to keep the recirculation pump and the water-efficient appliances in the
6 ordinance. The proposed ordinance also does not limit the lawn size in new construction. He
7 agrees with the Southern Utah Home Builders Association's suggestion of focusing on what
8 yields the greatest conservation. He feels that more restrictions on new construction will have
9 greater results. Councilman Heideman agrees with Councilman Prete. He is comfortable with
10 the commercial section but thinks the residential section should be revisited.

11 Councilman Hirschi feels confident with Ken Richins's revisions. He appreciates the use of
12 suggestions rather than requirements. He feels that the City Council needs to reconsider the
13 number of high-density projects within Hurricane City. Councilman Heideman agrees that the
14 residential section needs to be revisited.

15 Kevin Thomas motioned to approve Ordinance 2022-11 as written. Motion dies for lack of a
16 second.

17 Mr. Nelson reviewed ordinances that the surrounding cities have put in place. Ken Richins
18 reported that the Water Department is changing the irrigation metering system to AMI
19 metering. He is comfortable with the commercial section. He feels that conservation goals
20 should be included in the residential section. He suggested applying landscape design standards
21 to residential development and that new construction should meet the state standard. Mr.
22 Nelson noted that focusing on the largest water uses is important. The biggest use of water in
23 single-family homes is watering the grass. The Planning Commission and City Council has been
24 hesitant in restricting grass for residential use. Councilman Thomas feels that requiring water
25 sense appliances targets small water and will not make a significant difference. He would like to
26 see restrictions on the amount of grass allowed in new construction. Mr. Richins reported that
27 culinary water is the main concern. He noted that out of eight thousand meters, only fourteen
28 hundred have irrigation connections.

29 Joseph Prete motioned to approve Ordinance 2022-11 as written with the following changes
30 and additions. New construction has the following three requirements water recirculation
31 pump, water smart sprinkler control, and grass restrictions that are double the amount of grass
32 allowed than what is proposed by the district. The City Council discussed the unreliability and
33 cost of water recirculation pumps. Joseph Prete modified his motion to delete the recirculation
34 pump. Seconded by Kevin Thomas. Dave Sanders, Joseph Prete, and Kevin Thomas voting, aye.
35 David Hirschi and Doug Heideman voting nay. Motion carried.

2. Consideration and possible approval of Resolution 2022-27 approving an **agreement with Natural Resources Conservation Service (NRCS)** regarding Warner Draw Watershed Supplemental Watershed Work Plan Agreement-Arthur LeBaron

Mayor Billings explained that NRCS is contributing seventy-five percent of the cost to replace the pipes that the Hurricane Canal Company flows through. Hurricane City is funding the additional twenty-five percent. The NRCS will fund fifty percent of the cost for landowners to sprinkle their property. Arthur LeBaron introduced Engineer Lance Smith from NRCS. Mr. LeBaron discussed the spreadsheet showing the estimated costs. The agreement does not list specific amounts. The cost is shown in percentages. The agreement does not mention forfeiting water rights. This is a joint project to fund the expansion of secondary water. This expansion will deliver water to Canal Company shareholders who cannot get water. This agreement also addresses the tailwater problems. Mr. LeBaron recommends approval of the agreement.

Lance Smith explained that the agreement is more of an MOU. The agreement does not commit Hurricane City to any money, and NRCS will provide the full cost of the design. When the design is complete, the City will have to decide if they want to continue. Washington County, Washington City, and St. George City have signed the agreement. The agreement is stalled pending acceptance from Hurricane City.

Dave Sanders motioned to approve Resolution 2022-27 approving an agreement with Natural Resources Conservation Service (NRCS) regarding Warner Draw Watershed Supplemental Watershed Work Plan Agreement. Seconded by Doug Heideman. David Hirschi, Joseph Prete, Kevin Thomas, Dave Sanders, and Doug Heideman voting aye. Motion carried unanimously.

3. Discussion and possible approval of **trading City-owned farming equipment for help with other items** regarding the Historical Committee-David Hirschi

This item was continued due to concerns regarding the promises made to the DeMille family. Councilman Hirschi reported that Historical Committee would like to trade farm equipment to Casey Lofthouse for the work he completed for the City. David Isom reported that the corn chopper will go to the City for Historic Preservation. Mr. Lofthouse is only interested in restoring the old wagon. Kaden DeMille reported that the City wants to incorporate some of the items into the function of that property. The intent was to restore the shed and add signage explaining the historical value of the items. Park impact fees were used to purchase the property, and Mr. DeMille wants to ensure that the intended purpose is fulfilled. Clint Lawton reported that they have taken implements off the property to store them on the museum property. The Historical Society would like to have the cement bucket that Mr. Lofthouse is willing to donate. Councilman Prete explained that during the previous meeting, Rand Lemmon raised concerns regarding the gentleman's agreement when the City purchased the property. Mr. Lemmon explained that the family had the property for sale for many years, and the allure of selling the property to the City was that the City would keep the equipment in honor of the

1 family. Mr. Lawton reported that the pieces worth saving are stored at the museum until the
2 property is developed. He doesn't think the wagon is worth saving.

3 David Hirschi motioned to approve trading of the wagon for the restoration of the old cement
4 bucket. Seconded by Kevin Thomas. Joseph Prete, Kevin Thomas, Dave Sanders, David Hirschi,
5 and Doug Heideman voting aye. Motion carried unanimously.

- 6 **4. Ordinance 2022-21: Consideration and possible approval of a proposed Land Code Use**
7 **Amendment to Title 10, a section of Chapter 7 - regarding conditional use permits and**
8 **Chapter 15 regarding Highway Commercial building standards. Ishraj Singh Applicant.**
9 Steve Beesley Agent.

10 Stephen Nelson reported that the City Council had expressed concerns about applying the
11 exception throughout the community. He reported that the proposed ordinance is limited to
12 specific parcels. Mr. Nelson cited the proposed changes. Councilman Prete likes the solution
13 but questions if this will open the door for future property owners to ask for special treatment.
14 He feels this will provide a way for landowners to go around the code. Dayton Hall reported
15 that Hurricane City has never identified a zone by parcel number, and other property owners
16 will likely seek the same treatment. However, the City Council has the discretion to approve or
17 deny a zone change or ordinance amendment. Councilman Prete is also concerned because the
18 Council has worked hard to accommodate one developer. A developer can claim mistreatment
19 if the Council doesn't give them the same consideration. Councilman Sanders asked if the
20 parcel west of the wash should be included because it fits the same criteria. Councilman
21 Thomas feels that the proposed change is as good. However, the City Council can already see
22 other areas that might fit the same criteria. Councilman Hirschi asked why an exception
23 couldn't be made for one parcel because of the topography. Mr. Hall explained that exceptions
24 are considered variances, and variances are based on State code. Exceptions are not allowed in
25 the Land Use Code.

26 Kevin Thomas motioned to deny Ordinance 2022-21. Seconded by Doug Heideman. Joseph
27 Prete feels this opens the door for similar land characteristics and anyone who wants to
28 accomplish something their zoning does not allow. Dayton Hall would like to keep the wording
29 that in no event shall any building exceed fifty-five feet in height in paragraph E. 1. Scott Gilbert
30 urged the City Council to consider a variance if the City Council does not pass the ordinance.
31 Mr. Hall stated that the variance request would go to the Variance Board.
32 Kevin Thomas amended his motion to reject Ordinance 2022-21. Except the line reading that in
33 no event shall any building exceed fifty-five feet in height. Seconded by Doug Heideman. Joseph
34 Prete, Dave Sanders, David Hirschi, Doug Heideman, and Kevin Thomas voting aye. Motion
35 carried unanimously.

- 1 **5. 2022-PP-09 Consideration and possible approval of a preliminary plat for Legacy**
2 **Business Park, a 6 lot industrial subdivision located at 563 S Commerce St.** Liv Dalebout
3 Applicant. Evans & Associates-Chad Spencer Agent.

4 Mayor Billings reported that the JUC comments were to keep the drainage pond out of the
5 utility easement. Councilman Prete asked if there were concerns regarding the offshoot so
6 close to the roundabout. Arthur LeBaron has no concerns as long the cul-de-sac requirements
7 are met. Stephen Nelson reported that Planning Commission gave approval subject to Staff and
8 JUC comments.

9 Joseph Prete motioned to approve the preliminary plat for Legacy Business Park, a 6 lot
10 industrial subdivision located at 563 S Commerce St. Subject to staff and JUC comments.
11 Seconded by Kevin Thomas. Dave Sanders, David Hirschi, Joseph Prete, Kevin Thomas, and
12 Doug Heideman voting aye. Motion carried unanimously.

13 **NEW BUSINESS**

14 David Hirschi motioned to move item 7 on New Business to item 1 on New Business. Seconded
15 by Kevin Thomas. Motion carried unanimously.

- 16 **7. Consideration and possible approval of local consent for a single event liquor event for**
17 **Trail Hero - Dan Staheli**

18 Mayor Billings reported that the event is expecting four to eight thousand attendees. Patrons
19 will have a wristband with a pre-purchased tag and are allowed three drinks in a six-hour
20 period. Dan Staheli explained that the wrist band is deemed invalid if broken. The beer garden
21 area is fully fenced and monitored by licensed security.

22 Joseph Prete motioned to approve the local consent for a single event liquor event for Trail
23 Hero. Seconded by Dave Sanders. Kevin Thomas, Doug Heideman, David Hirschi, Dave Sanders
24 and Joseph Prete voting aye. Motion carried unanimously.

- 25 **1. Discussion regarding Hurricane City Code 10-51 and 10-49 - Historic Committee**

26 David Isom explained that most of the historical buildings in Hurricane City are privately owned,
27 and the owners maintain the properties. The Bradshaw House is the only historical building
28 owned and maintained by the City. Clint Lawton provided history explaining how the City
29 obtained the property. Mr. Isom provided a map showing the location of historic homes in the
30 City. There are twenty-three homes in the historic district.

31 The Planning Commission became involved in this issues because a homeowner applied for a
32 zone change to allow a short-term rental. The Historical Preservation Committee by code has a

1 duty to review proposed changes to historical homes and make recommendations to the
2 Planning Commission. Mr. Isom provided a letter explaining the Committee's response to the
3 Planning Commission. The Committee suggests adding short-term rentals as a permitted use.
4 He provided pictures of homes from the early 1900s that were not maintained. The Committee
5 believes that short-term rentals are better maintained than long-term rentals. The Committee
6 wants the owners to have the financial incentive to improve their historic homes. Mr. Lawton
7 explained that they are not forcing owners to change their homes. This is just an incentive for
8 them to improve the lots. This is a way for the City to protect history without paying for
9 improvements.

10 Councilman Prete feels it is worthwhile to preserve historical buildings. Generally, people
11 renovate homes for financial reasons. However, there is a lack of adequate long-term rentals,
12 and the City has too many short-term rentals. Mr. Isom presented three options. The first
13 option is to continue allowing the historic homes in the City to deteriorate. The second option is
14 for the City to purchase the homes and apply for grants to make updates. The third option is to
15 incentivize homeowners to update their homes. Mr. Isom explained that there are standards
16 that the homeowner would need to meet. Stephen Nelson reported that many cities create
17 overlay zones and historic districts with certain standards that apply to historic homes. The City
18 allows the owner to live in the home but pays the owner to upkeep the property. If the City
19 chooses to go this route, Mr. Nelson suggests an aggressive approach with certain
20 requirements to ensure that the historical nature of the home is preserved.

21 Councilman Thomas believes that the homes will be repaired because owners want short-term
22 rentals, but the City already has too many vacation rentals. Mr. Nelson asked if the Council
23 wants to pursue these changes. Councilman Prete feels it is worth pursuing with strict
24 requirements. He suggests allowing short-term rentals in specific historic buildings within the
25 historic district if they are improved, renovated, and restored adhering to strict criteria, with an
26 owner or manager within five minutes of the property. Councilman Heideman and Councilman
27 Sanders agree with Councilman Prete. Councilman Thomas does not want to move forward
28 with the idea. He is concerned about safety issues when using older homes as transient lodging.
29 Mr. Lawton reported that there are historical standards in place. The Homeowners can get
30 grant money from the National Historical Society to upgrade the sewer, water, and electricity.

- 31 **2. Ordinance 2022-39: Consideration and possible approval on a Zone Change amendment**
32 **request located at 650 S and 1100 W from RA-1, residential agriculture one unit per**
33 **acre, to R1-15, residential one unit per 15,000 sq ft to facilitate a lot split.** Jaymie
34 Wetzel Applicant. Jeffrey Hatcher Agent.

35 Councilman Thomas declared a conflict of interest. Mayor Billings noted the different lot sizes
36 surrounding this property. The roadway dedication makes the lot smaller than the allowed lot
37 size. Karl Rasmussen reported that the area is surrounded by R1-10. The Planning Commission
38 gave a positive recommendation. Councilman Prete wants to ensure that the property is

1 restricted to two lots. Stephen Nelson reported that the property will not have the acreage for
2 three lots after the roadway dedication.

3 Doug Heideman motioned to approve a zone change amendment request located at 650 S and
4 1100 W from RA-1, residential agriculture one unit per acre, to R1-15, residential one unit per
5 15,000 sq ft to facilitate a lot split. Seconded by Dave Sanders. David Hirsch, Joseph Prete, Dave
6 Sanders, and Doug Heideman voting, aye. Kevin Thomas abstained. Motion carried.

7 **3. Consideration and possible approval of local consent for a full liquor restaurant license**
8 **located at 82 N Coral Canyon Blvd** - La Fonda Grill LLC applicant, Rosa Kundev agent

9 Rosa Kundev has a restaurant in Mesquite and Overton Nevada. Cindy Beteag reported that the
10 applicant was given good recommendations, and staff has no concerns.

11 Doug Heideman motioned to approve local consent for a full liquor restaurant license located
12 at 82 N Coral Canyon Blvd. Seconded by Kevin Thomas. Joseph Prete, Dave Sanders, David
13 Hirschi, Kevin Thomas, and Doug Heideman voting aye. Motion carried unanimously.

14 **4. Consideration and possible action to deny or accept for further consideration the**
15 **Petition for Annexation for Cliffside parcel 3398-B-HV** - Kent Stephens

16 Martha Honey lives across the street from this property. She is concerned that this will be taken
17 separately from the rest of the development. The zoning presented in the real estate
18 agreement shows third-acre lots. The doors are in the front, so the backs will face their
19 development. She doesn't think drainage has been discussed enough, and the annexation
20 should be considered together.

21 Arthur LeBaron reported that the drainage drains through key drainage areas. Copper Rock has
22 integrated drainage collection areas into the golf course. Any new development will have to
23 address drainage. The citizens need to realize that if this is annexed, the City will not
24 automatically make the improvements. When the property is developed, the City will maintain
25 the infrastructure.

26 Mayor Billings reported that a letter was received from Ross Johnson, and he is concerned that
27 the increased density is not harmonious with the surrounding area. Julie Croft also sent in a
28 letter, and her primary concerns are the change in density.

29 Tara Paris is attending online. She appreciates the City Council taking the time to address this
30 situation.

31 Kent Clayton reported that after speaking to the County, the Mayor, and City Staff, they felt
32 that annexation of this area is favorable to all parties involved, and he thought that any
33 application brought forward would be viewed favorably. He was unaware that Sky Ranch was

1 discussing annexation. He reported that this is a reverse island in the middle of various
2 developments. There are issues with the water system and power services, and Ash Creek
3 Sewer District wants a pump station and trunk line on the parcel. A drainage channel that goes
4 through the property will be addressed when any development comes forward.

5 Mayor Billings reported that each Department Head has provided comments regarding this
6 development's annexation. She read through the comments received. Councilman Heideman
7 asked if combining this annexation with Sky Ranch was better. Stephen Nelson reported that it
8 would be easier to address services if they come together. He explained that services are the
9 biggest issue in this area. Planning for them regionally is better than individually. Although,
10 there is no guarantee the surrounding areas will annex. Mr. Clayton stated they want to be part
11 of the solution and felt their annexation might encourage other parties to request annexation.
12 Mr. Nelson explained that the decision tonight is whether to accept the petition for further
13 consideration. Several issues need to be considered. One consideration is whether this area is
14 within the City's annexation area. Mr. Nelson provided the annexation area map. This property
15 is within the annexation area map and does not overlap any other boundaries. Another
16 consideration is whether adding this area helps with the goals of the different utility
17 departments. He feels it will help with water, but other utilities are a mixed bag. There are
18 boundary issues with how this affects the existing peninsula and will need further review.

19 Some other points to consider are police protection, planning and zoning, maintenance of
20 dedicated City streets, and other services and utilities provided by the City. Mr. Nelson read
21 through the annexation code within the State. The annexation deserves a further legal review
22 for boundaries. Dayton Hall explained that if the Council does not deny the petition, it is
23 deemed acceptable for further consideration. If it is denied, the applicant will have to go
24 through this process later with Sky Ranch. Councilman Thomas favors not accepting the petition
25 until it comes in with Sky Ranch. Councilman Sanders is comfortable with going forward and
26 having staff do further research.

27 Dave Sanders motioned to accept the Petition for Annexation for Cliffside parcel 3398-B-HV for
28 further consideration. Seconded by David Hirschi. Joseph Prete, Dave Sanders, David Hirschi,
29 and Doug Heideman voting, aye. Kevin Thomas voting, nay. Motion carried.

30 **5. Consideration and possible approval of policies 623 and 703-709 of the updated**
31 **employee policy manual - Sel Lovell**

32 Selwin Lovell explained that no changes were made to policies 702 and 705 through 709. The
33 main changes were made to policy 623. These changes will allow part-time employees and
34 elected officials to contribute to a 401 K, 457, or IRA savings account. Kaden DeMille reported
35 that Council and staff previously discussed this, but after more research, the City found
36 additional information that makes this an option. Policy 703 was outdated, and this proposal is
37 to increase the hours of vacation received and how they are accrued. Mr. DeMille explained the

1 current vacation policy. Councilman Sanders asked how this applies to salary employees. Mr.
2 DeMille reported that most exempt employees work more than forty hours weekly. Mr. Lovell
3 explained how exempt employees are tracked. Councilman Sanders appreciates the paid
4 military leave. Mr. DeMille reported that there will be a new policy manual. These sections are
5 up for approval tonight, so they can be implemented simultaneously with the wage increase
6 next week. There is a high turnover rate, and they want to explain the benefits to the
7 employees.

8 Kevin Thomas motioned to approve policies 623 and 703-709 of the updated employee policy
9 manual. With a clarification under the time of service section to make clear that zero to six
10 months is a probation period with no vacation, and after six months to one year, forty hours of
11 vacation is granted. Seconded by Doug Heideman. Joseph Prete, Dave Sanders, David Hirschi,
12 Kevin Thomas, and Doug Heideman voting aye. Motion carried unanimously.

13 Selwin Lovell asked the City Council to reach out and keep in touch with the Department Heads.

14 **6. 2022-LUCA-05: Consideration and possible approval on a Land Use Code Amendment**
15 **request to Title 10, Chapter 3, Chapter 13, Chapter 33, and Chapter 34 and Title 4**
16 **Chapter 2- with regards to site plan design, open space and amenities, outdoor**
17 **lighting, and parking in new developments.** Hurricane City Planning Applicant.

18 Mayor Billings reported that the Planning Commission gave a positive recommendation. Dayton
19 Hall reported that the Commission spent a lot of time reviewing this, and he is comfortable with
20 their recommendations. Stephen Nelson provided a summary and presented a slide show
21 highlighting the changes. Fred Resch III explained that multifamily developments have no open
22 space requirements. The new code incorporates open space requirements and reduces the
23 amount required. It also requires that the open space is an actual open space that residents can
24 utilize. The proposal requires multifamily developments to provide a plan for pedestrian
25 circulation. Mr. Resch III reported that another change is requiring outdoor lighting to be cut off
26 and dark sky compliant.

27 Mr. Nelson reported that there are three main points to outdoor lighting. Shielding, color
28 temperature, and intensity. The Dark Sky Alliance recommends 3,000 kelvins or below. Low
29 kelvins are yellow, and high kelvins are blue or white. Scott Hughes provided examples of
30 different kelvin levels. Chief Excell reported that darkness increases crime, thefts, and
31 pedestrian accidents. Mr. Nelson reported that dark sky is not about decreasing the light. It is a
32 way of focusing the light on a specific location. This will apply to any new lighting installed after
33 it is adopted. Dayton Hall reported that there are no light cut-off requirements for single-family
34 homes in this draft. Mr. Nelson would like to include a way to enforce light trespass.
35 Councilman Prete likes the idea of open space, but he would like for it to be defined better and
36 have a higher percentage required. Councilman Thomas asked if swimming pools count as open
37 space. Mr. Resch III reported that a pool is considered an amenity, not an open space. The final

1 change is to allow parking along the street. Councilman Thomas wants to review the parking
2 section further.

3 Joseph Prete motioned to continue consideration and possible approval on a Land Use Code
4 Amendment request to Title 10, Chapter 3, Chapter 13, Chapter 33, and Chapter 34 and Title 4
5 Chapter 2- with regards to site plan design, open space and amenities, outdoor lighting, and
6 parking in new developments. Seconded by Kevin Thomas. Dave Sanders, David Hirschi, Kevin
7 Thomas, Joseph Prete, and Doug Heideman voting aye. Motion carried unanimously.

8 Mayor and Council reports

Mayor Billings	Airport, Administration, Police, Washington County Solid Waste District, Washington County Water Conservancy District, Youth City Council, Ash Creek Special Sewer District
Joseph Prete	Court, Prosecutors Office, City Attorney, Fire District, Economic Development, Agriculture Preservation, Industrial Park, Power, Power Board
Dave Sanders	Animal Control, Police, Emergency Management, Mosquito Abatement, School Crossing Guards, Victim Services
David Hirschi	Historical Preservation, Parks/Cemetery, Recreation/Pool, Water Department, Water Board, Ash Creek Special Service District, Tourism Board, Golf Course
Kevin Thomas	Planning Commission, Streets and Drainage, Public Works, Engineering, Planning Dept
Vacant	Building Inspections, Code Enforcement, Tree Board, Airport Board, Appeals Board, Beautification Board
Kaden DeMille	City Administration -

9 Adjournment: 10:35 p.m.



STAFF COMMENTS

Agenda Date:	06/09/2022
Application Number:	2022-LUCA-05
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City Planning
Agent:	
Request:	Make a recommendation to the City Council to update Hurricane City Code
Reviewed By	Planning and Zoning

Summary of Concern:

Due to the large number of multifamily developments planned and approved in the city, staff and the Planning Commission have endeavored to come up with new standards for open space and site plan design in new developments. This has been before the Planning Commission for almost six months and staff believes that sufficient fine-tuning has been done

Summary:

Multi Family Open Space

- *Refine definition of open space to exclude parking and unimproved areas*
- *Change open space requirement in multifamily areas from a recommendation of 50% open space to a requirement of 20% usable open space*
 - *Require trees be planted within open space*
- *Require amenities such as pools and clubhouses depending on the size of development*

- *Require said amenities to be spread out throughout the development*

Outdoor Lighting

- *Require all exterior lighting to be fully cut off and shielded downwards*
- *All new exterior lighting shall have a color temperature of 3000 K or less*
- *Light trespass onto neighboring properties can now be considered a nuisance*
- *Exceptions for holiday lighting, lighting that is less than 1000 lumens, agricultural lighting, motion sensors, emergency lightning*

Pedestrian Circulation

- *All new multifamily developments will be required to provide a pedestrian circulation plan showing the location and width of walkways as well as connections to neighboring properties*
- *Require that all trails are at least 10 feet wide unless so marked on the Active Transportation Master Plan*
- *Require covered bicycle parking at a rate of one space per two units*

Parking

- *Allow for diagonal and perpendicular street parking on residential roadways*
- *These parking areas will be maintained by an HOA and shall be 50' from any intersection*
- *The City Engineer must approve the proposed cross-section*

Discussion:

Since the last Planning Commission meeting staff has had the Joint Utility Committee and Engineering go over the proposal in some more detail, here are the primary changes we've made in response to these discussions

- **Pedestrian Circulation:** Differentiated between master planned trails, primary trails, and internal walkways. Allows connections to larger trail systems to count as an amenity and encourages larger trail systems between developments
- **Parking:** Added exceptions for the downtown area. Specified design standards and bulb outs. Street parking counts towards parking requirements for commercial uses. Engineering and Planning are working together to design a sample cross section for diagonal and perpendicular street parking.

This is a big change to the city code that will determine how the city continues to develop. We appreciate your efforts thus far and we appreciate any suggestions and concerns you all may have as we continue this process.

Recommendation: Staff recommends that the Planning Commission listen and consider any public comments made during the public hearing. Staff would recommend approval of the code amendment subject to staff and legal review.



Site Plan Design Ordinance Updates

As part of the 2021 General Plan Update there were a number of improvements to current city ordinances that were suggested to help improve open space and our trail systems, protect our night sky, and promote the building of diverse housing types within the city. With those goals in mind there has been a desire to update our site plan design ordinances Title 10 Chapter 33 and elsewhere. This is a brief explanation for the changes that are being proposed and why they are being proposed in this way.

Multi Family Open Space

As part of our current ordinances 50% of total land area in multi family developments must be open space. As the current definition of open space is incredibly broad, currently a development can be in compliance with this code by covering 50% of the property in parking lots, or including otherwise unusable sensitive lands. This is also an extreme number, not consistent with what just about any city in the region is doing, and has never been strictly enforced through the years. We are proposing lowering the amount of required open space to 20% but making the definition of open space much stricter. We propose defining open space as excluding parking areas and unimproved sensitive lands and requiring amenities to be provided within this open space.

Outdoor Lighting

The General Plan identified the city's dark skies as a valuable natural resource for the community. Zion National Park was recently declared a Dark Sky Park and astro tourism is a valuable part of the city's tourism industry. To quote directly from the General Plan:

“Over the past several years, many rural communities or communities surrounding large areas of protected lands, such as national parks have been pushing to reduce light pollution....

Protecting these night skies provides a beautiful natural asset for the community, but it can also offer an economic advantage. Since most light pollution comes from unnecessary outdoor lighting , or lighting that is not properly shielded, eliminating excess outdoor lighting can improve visibility of the night sky can save millions of dollars”

One of the goals of the General Plan is to add more forceful and less confusing language, while still providing necessary exceptions, to the city code. It is important to note that most of the more recent development in the city already meets this code.

Pedestrian Circulation



The General Plan as well as the Active Transportation Master Plan endorse continued buildout of the city's pedestrian network. Pedestrian networks throughout large developments, multifamily or otherwise, are important and it is important that the developments have these types of connectivity with other properties. We are proposing that applicants provide a plan to show us the pedestrian connectivity between their properties and adjacent properties for the health of the community. As well we are proposing that new applicants adhere to standards set out in the Active Transportation Master Plan and make all walkways 10-12 feet wide.

Parking

During the approval process for the new recreation resort ordinance there was a desire on the part of the City Council, as well as from some recent developments to add some flexibility to our parking code. As currently written perpendicular and diagonal parking along public streets is not allowed, despite being grandfathered in in a number of places within the city. Individual parking lots can have a larger impact than just allowing the parking to be along local roads and residential streets in many circumstances. This will allow for more landscaped open space within developments while still providing the required and necessary parking

Ordinance No. 2022-xx

**AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH
AMENDING SECTION 10-3-4 AND CHAPTERS 10-13, 10-33, 10-34 AND 4-2 OF THE
HURRICANE CITY CODE.**

WHEREAS, the City Council of Hurricane, Utah has previously approved site plan design standards to ensure that well designed neighborhoods are built throughout the City; and

WHEREAS, a large number of multifamily and planned developments are being planned throughout the City; and

WHEREAS, the City Council finds it necessary and desirable to amend ordinances governing site plan design, open space and amenities, outdoor lighting, and parking in new developments; and

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

BE IT HEREBY ORDAINED by the City Council of Hurricane Utah that Section 10-3-4 and Chapters 10-13, 10-33, 10-14 and 4-2 of the Hurricane City Code be, and are hereby, amended to read as follows:

10-3-4: DEFINITIONS OF WORDS AND PHRASES

Open Space means any space in a development that does not contain any structures or amenities, except that a park, as defined in this section, may qualify as Open Space. All Open Space must be completely landscaped with sod, trees, xeriscape, gardens, or agricultural uses; provided, however, that natural features such as hillsides, natural

landscapes, washes, and other natural open spaces may also be considered Open Space. Buildings, streets, parking lots, private yards, and landscaping within the rights-of-way for streets shall not be counted as Open Space. Only usable space qualifies as Open Space. Open Space with a horizontal width of less than six feet or a total area of less than 60 square feet is not considered usable. Areas with sensitive lands shall only qualify as Open Space if some feature or amenity is added, such as a trail, in order to make the land usable.

10-13-7: SPECIAL REGULATIONS:

A. Animals: Within R1, RM, and MH/RV Zones, where permitted by the zone, the keeping of animals shall normally be simultaneous with occupied residential use. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

B. Larger Accessory Buildings: Notwithstanding the maximum building size limitation shown in section [10-13-4](#), [table 10-13-2](#) of this chapter, the maximum size of an accessory building may be increased pursuant to a conditional use permit in accordance with the standards in section [10-7-9](#) of this title.

C. Increased Height: Notwithstanding the height limitations shown in section [10-13-4](#), [table 10-13-2](#) of this chapter a greater building height may be allowed in Residential Zones pursuant to a conditional use permit in accordance with the standards in section [10-7-9](#) of this title.

D. Separation: To buffer the dwelling areas and provide site safety, multi-family projects shall be separated from different land uses by means of a landscape barrier, a berm, a wall, or other means approved by the Planning Commission during final site plan. The commission will consider adjacent land uses and zoning when determining an acceptable separation design. (Ord. 2018-09, 9-6-2018)

~~E. Open-space. In multiple-family residential zones, common open space should equal or exceed the ground floor area of all buildings on site. Projects greater than one story should provide common open space equivalent to the ground floor area plus 50 percent of all additional floor area.~~

10-33-5: SITE PLAN DESIGN:

A. General Considerations: Site layout should help create a coherent and unified project. The impact of site design on surrounding property owners should be taken into

consideration. Projects should be designed to minimize negative impacts on adjoining property.

B. Loading And Service Bays: Landscaped areas and walls should be used to decrease noise levels. Service and loading bays (automotive, service, tire, etc.) shall be oriented away from neighboring residential areas and major public streets.

C. Natural Features: Prominent natural features of land, as shown on a natural features inventory, such as hillsides, views or other features should be considered when designing the site. The design should seek to preserve significant natural features and avoid site design problems associated with floodplains, steep slopes, drainage areas, or other similar features.

D. Noise Impact: Site design shall include provisions for limiting noise, particularly as to adjacent residential property. The occupants of a development should be protected from noise from both outside and within the site through screening, berming, setbacks, and building materials. Noise generating equipment should be located and buffered to minimize impact on adjacent residential uses or districts.

E. Open Space:

1. Open space should be used as a buffer between adjacent properties.

2. The open space within a development should be integral to the development, not small leftover pieces of land.

3. One tree shall be planted for every 1,000 square feet of landscaped open space. These trees shall count for the requirements of Sec. 10-32-5 of this title for multifamily developments with no front yard areas.

4. Courtyard areas should be designed as usable space.

5. Recreation and outdoor activity areas should be provided to accommodate all users. Development projects oriented toward elderly users should be provided with passive activities.

6. Amenities within a development project shall be proportional to the size of the project.

7. Open space should be an integral part of a development project, connecting recreational facilities with other areas utilizing continuous common areas.

8. Private open spaces such as patios and balconies are encouraged. Patios and balconies should be a minimum sixty (60) square feet in area and have a minimum narrow dimension of six feet (6').

9. In Multiple-Family Residential Zones and multi-family areas of Planned Developments, open landscaped space shall be at least 20% of the total land space of the development.

- a. Landscape Buffering should be a minimum of 10' wide, and shall contain a total of one tree and three shrubs for every 35' of the buffering area. Landscape buffering that is not otherwise required shall count as open space.
- b. Except for natural features such as hillsides, natural landscapes, washes, and other natural open spaces, all areas that are unencumbered by improvements shall be landscaped and treated in a way to control dust and weeds. This may include additional landscape treatments, rocks, or planting of natural vegetation.
- c. For townhome developments with all backyards extending more than 10 feet from the back of houses, the minimum percentage of the total land space of the development that must be open landscaped space shall be 15%.
- d. For duplex developments with all backyards extending more than 10 feet from the back of houses, the minimum percentage of the total land space of the development that must be open landscaped space shall be 10%.
- e. The Planning Commission, in its discretion, may lower the amount of open landscaped space or amenities required for a development under 50 units if the development is within a one-quarter mile of a City park.
- f. Open and common space must contain some kind of amenities as set forth below:

Number of units	Number of required amenities
0-15	0
16-50	1
51-100	3
101-200	4
201-300	5

- i. Developments above 300 units shall add one amenity for every 50 units.
- ii. Amenities may include, but are not limited to, pools of at least 1500 sq ft, health or fitness facilities, playgrounds, community gardens, trail systems, dog parks, sport courts, and club houses. All amenities shall be built to commercial standards.

Commented [SN1]: Should this match the definition of 6' above?

Commented [2]: What about the "natural landscapes" that are included in the definition of Open Space? See my suggested revision.

- iii. If multiple amenities are required, the type shall vary. Duplicates of amenities should be avoided but may be approved by the Planning Commission.
- iv. Open landscaped space and amenities shall be centrally located within the development or otherwise easily accessed by all residents within the development. All amenities and open space shall have walking trails or sidewalks for access. Each unit within a development shall be within a quarter mile of an amenity. Where applicable, multiple amenities shall be placed throughout the property to ensure equitable access.
- v. Amenities shall either be maintained by common ownership or deeded to the City if the City agrees to accept ownership.
- vi. Amenity plans shall be submitted with preliminary site plans and shall be approved or denied by the Planning Commission based on the Commission's determination of whether the number, nature, and size of the proposed amenities in the amenity plan satisfies the requirements and purposes of this chapter.
- vii. Development may be phased. Public and Owners' Association-owned amenities shall be fully developed and operational in conjunction with each phase of the subdivision as a percentage of the total developed or number of units in the subdivision. For example, if 25% of the units of the development are being constructed, then a minimum of 25% of the dollar value of the built-out amenities must be developed concurrently.
- viii. All amenities designed and designated to be transferred to City ownership and maintenance must meet Hurricane City Design Standards. The City must review and approve any improvements that will be owned and maintained by the City as part of the construction drawing review.

Commented [3]: Should we address public access to commonly-owned amenities? Such as: "For Owners' Association-owned amenities, any restrictions on public access to the amenities shall be approved by the Planning Commission."

F: Outdoor Lighting Plan: All final site plans shall submit an outdoor lighting plan that complies with Hurricane outdoor lighting standards.

G. Outside Storage: Approved outside storage areas shall be screened from street view and nearby residence, office, and commercial areas. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

H. Pedestrian Circulation:

1. A network of convenient, safe, and raised or textured pedestrian paths shall connect areas within the project, and should also connect the project to adjacent properties and transit facilities.
2. The location and number of access points to a site, the interior circulation pattern, and the separation between pedestrians and vehicles should be designed to

maximize safety and convenience, and should be harmonious with proposed and neighboring buildings.

3. Master planned trails shall be a minimum of 12 feet wide, primary trail systems that connect different developments shall be a minimum of 10 feet wide. Internal walkways (sidewalks) shall be a minimum of 5 feet wide. Primitive and unpaved trails are permitted in natural open space. All trails and pedestrian paths shall comply with pedestrian connectivity standards.

- a. For a trail to count as an amenity, it shall be paved, a minimum of 10' wide, and traverse the development from one end to the opposite end. Amenity trail systems shall connect to master planned trails, parks, schools, commercial areas, adjacent developments and other natural/primitive trail systems where applicable. Trail connectivity should be coordinated with adjacent properties.

4. For multifamily developments or Planned Developments, a pedestrian circulation plan shall be submitted with the Preliminary Site Plan application. Pedestrian circulation plans shall contain:

- a. Location of walkways;
- b. Width of walkways;
- c. Connection points between adjacent properties;
- d. Location of Active Transportation Master Plan trails, if any, in the vicinity of the property and any internal pathways connections to these trails;
- e. Connections between residential buildings and amenities; and
- f. Street crossings and crosswalks which shall be clearly marked.

5. Covered or locked bicycle storage shall be provided in all multifamily developments at a rate of one space per two units. Bicycle storage shall be provided through private storage such as garages or storage units or public storage such as covered bike parking ~~under shared staircases~~. Bicycle storage shall be located to be convenient for residents' daily use.

I. Privacy: Site design and floor plan layouts should be organized to provide privacy for the proposed project and surrounding uses. Window and door placement, and patio/balcony areas should not directly overlook adjacent properties.

J. Security: A site should be designed to avoid creating conditions which may invite criminal activity.

1. Buildings, windows, and landscaping should be located to maximize surveillance of entryways, pathways, and parking lots.

2. Subject to Hurricane City's outdoor lighting standards, adequate lighting should be provided throughout the development.

K. Solar Exposure: An energy efficient design which reduces summer heat gain and winter heat loss and encourages outdoor usable areas should be incorporated into the site plan.

1. An energy efficient design to reduce summer heat gain through window and door placement, and landscaping, use of innovative construction materials, or building orientations is encouraged.

2. Providing shade for outdoor activity areas such as picnic areas and courtyards is encouraged.

L. Trash And Refuse Collection Areas: Areas which generate noise and odors shall be located to minimize the impact on adjacent property owners or users. Such areas shall be screened from view. Refuse enclosures at highly visible locations should be six feet (6') high, constructed of materials to match main buildings on the site, and provide latching gates for screening the opening to the enclosure.

M. Walls:

1. Different projects and uses should be physically separated to minimize the impact of unattractive or noisy areas and provide a buffer between properties.

2. Walls which front on a public street should be designed to include colors, materials, forms, and architectural accents compatible with the main building.

3. Minimum requirements for screening walls: See chapter 37 of this title.

N. Auxiliary Equipment:

1. Generators and other large auxiliary equipment should be placed at locations where they will be least intrusive in terms of noise, appearance, and odors, particularly for occupants of neighboring properties.

2. Equipment should be kept low to the ground.

3. Walls, landscaping, and other materials shall be used to screen auxiliary equipment.

O. Minimum Site Plan Requirements: See applicable base and overlay zone standards (chapters 11 to 30) of this title. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

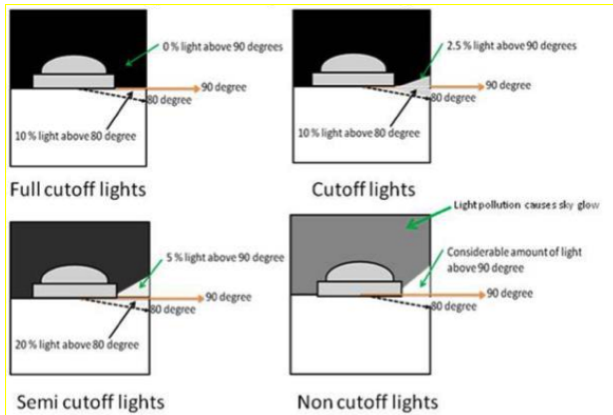
10-33-7: OUTDOOR LIGHTING

The purpose of this section is to encourage lighting practices that minimize light pollution, glare, light trespass, and sky glow in order to preserve the night sky and the rural character of our community

1. Scope: All exterior lighting installed after the effective date of this ordinance shall conform to the requirements of this section.
2. Requirements: Only lighting that is needed shall be installed.
 - a. For commercial and industrial properties: exterior lighting shall be fully cut off, focused downwards, and fully shielded so that no light source is visible, and placed and screened so that it does not cause light trespass on any adjacent properties.
 - i. Fully cut off lighting shall be defined as lighting fixtures that have completely opaque tops and sides, such that light can only escape from the bottom and is aimed towards the ground with no light aiming upwards.
 - b. All new exterior lighting shall have a color temperature of three thousand (3,000) K or less, with a temperature of two thousand seven hundred (2,700) K preferred.
 - c. Walkway lighting within multifamily developments and planned developments shall be fully shielded and no more than one thousand (1000) lumens and no more than three feet above the ground.
 - d. Motion sensor lighting shall not remain illuminated for more than five minutes at a time.
 - e. Gas station canopy and drive-up cover lighting shall be down-lighting and recessed so no part of any light fixture or lens extends below the lower surface of the canopy frame.
 - f. Recreational facilities shall be required to have full cutoff light fixtures and not have light trespass onto adjacent properties except for where it is unavoidable.
 - g. Light poles with floodlights in parking lots and other such facilities shall not exceed eighteen (18) feet in height and shall adhere to all other requirements of this chapter.
 - h. Signs: Signs may be unlighted, lighted externally, lighted internally, or backlit. All sign lighting must be designed, directed, and shielded in such a manner that the light source is not visible beyond the property boundaries where the sign is located. Lighting for signs must be directed such that

only the sign face is illuminated. All lighted signs must have stationary and constant lighting.

3. Exceptions: The following classifications of lighting are exempt from this section:
 - a. Lighting that has a brightness of less than one thousand (1,000) lumens (approximately one 60 watt incandescent light bulb).
 - b. Floodlights with external shielding of the light source and is angled towards the ground at 30 degrees or less.
 - c. Temporary lighting by emergency services.
 - d. Lighting for the United States of America and State of Utah flags.
 - e. Lighting for public or private outdoor events provided the lighting is turned off by 12:00 am and the event is in compliance with all other city ordinances.
 - f. Holiday lighting: Any decorative lighting put up on a temporary time period for the celebration of a special event or holiday.
 - g. The lighting of telecommunication towers to meet Federal Aviation Administration regulations.
 - h. Lighting at airports in order to comply with Federal Aviation Administration requirements. All other lighting must meet this section.
 - i. Lighting used only for recreational lighting when all reasonable measures have been taken to minimize the lighting of surrounding properties. Any adjacent luminaires surrounding the recreational facility, such as lighting for sidewalks, are not exempt.
 - j. Motion sensor lights that are on for less than five minutes at a time.
 - k. Lighting for agricultural uses, provided that sound agricultural practices are being met.
4. Nuisance lighting: Light trespass from all commercial and industrial properties to residential properties in a way that causes a nuisance is prohibited.
5. Diagrams and exhibits: Guidelines for outdoor lighting are below
 - a. Cutoff lights



Examples of Acceptable / Unacceptable Lighting Fixtures



4-2-2: ENUMERATION OF NUISANCES:

A. Specified: Nuisances shall include, but shall not be limited to, the following:

1. Rubbish: Keeping or depositing on, about or over property or premises, or maintaining or allowing to remain on said property or premises, any of the following:

- a. Rubbish, refuse, junk, trash or debris.
 - b. Abandoned, discarded or unused furniture, equipment, automobiles, stoves, refrigerators, freezers, construction materials, cans, containers or other objects not being used.
2. Befouling Water: Befouling water in any spring, stream, well or water source supplying water for culinary purposes.
3. Privies, Cesspools: Allowing any privy vault or cesspool, or other individual wastewater disposal system, to become a menace to health or a source of odors or contamination to air or water.
4. Garbage Containers, Offensive: Permitting any garbage container to remain on the premises when it has become unclean and offensive.
5. Garbage Accumulation: Allowing vegetable waste, garbage, litter, filth or refuse of any nature to accumulate within or upon any property, except when it is temporarily deposited for immediate removal.
6. Manure Accumulation: Permitting the accumulation of manure in any stable, stall, corral, feed yard, yard or in any other building or area in which any animals are kept.
7. Slaughterhouses, Feed Yards: Permitting any slaughterhouse, market, meat shop, stable, feed yard or other place or building wherein any animals are slaughtered, kept, fed or sold to remain unclean or in any state or condition detrimental to health or creating a nuisance because of odors, or which is conducive to the breeding and proliferation of flies or rodents.
8. Discharging Offensive Water Or Liquid Waste: Discharging or placing any offensive water, chemical spray, liquid waste or refuse of any kind into any street, alley, sidewalk, gutter, stream, wash, natural watercourse, ditch, canal or any vacant lot or which, as the result of continued discharge, will render the place of discharge offensive or likely to become so.
9. Collecting Grease, Offensive Matter: Keeping or collecting any stale or putrid grease or other offensive matter.
10. Flies And Mosquitos: Having or permitting upon any premises any fly or mosquito producing condition.
11. Public Drinking Vessels: Keeping any drinking vessel for public use without providing a method of decontamination between uses.

12. Ablutions Near Drinking Fountain: Permitting or performing any ablutions in or near any public drinking fountain.

13. Dwellings Or Places Of Employment; Sanitary Condition: Failing to furnish any dwelling house, boarding house, factory, office or other place of employment with such privy vaults, water closets, sinks or other facilities as may be required to maintain the same in sanitary condition.

14. Refusal To Clean Septic Tanks: Neglecting or refusing to discontinue use of, clean out, disinfect and fill up all septic tanks, privy vaults and cesspools or other individual wastewater disposal systems within twenty (20) days after notice from an enforcement officer or official of the city.

15. Stagnant Water; Offensive Substances: Permitting any lot or excavation site to become the repository of stagnant water or any decaying or offensive substances.

16. Obstructing Public Ways, Watercourses, Parks: Obstructing or tending to obstruct or interfere with or render dangerous to passage or travel any street or sidewalks, lake, stream, drainage, canal or basin, or any public park without first obtaining the written permission of the city council..

17. Lighting: Light trespass from a commercial or industrial property to a nearby residential property. Excessive light trespass from one residential property to another.

10-34-8: PARKING LOT DESIGN AND CONSTRUCTION:

A. Parking Plans: Plans for any proposed parking lot shall be submitted to the Zoning Administrator. The plan shall clearly indicate the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping and other features and appurtenances of the proposed development.

B. Access To Public Street: Except for parking for a single- family or two-family dwelling and townhouses access to a parking space or parking lot shall be from a parking lot aisle and not directly from a public street. Every parking lot shall have access to a public street. Such access may be provided through platted or recorded easements, reciprocal arrangements, or other guaranteed means.

C. Private Driveway: Parking for single-family and two-family dwellings may be accessed from a public street via a private driveway unless such access is a violation of the City's access management plan and other access is possible. Parking for townhouses may be accessed from a public street with a functional classification of "residential local" via a private driveway. Parking for townhouses on streets with a higher functional classification must provide parking that is accessed from a parking lot aisle and not directly from the public street. (Ord. 2018-03, 4-5-2018)

D. Backing Space: Backing space shall be provided for all parking lots so that cars will not back onto a public street. Public sidewalks shall not be used as a part of the required backing area. Separate exits shall be provided for angled and one-way parallel parking so a vehicle will not exit by backing onto a public street.

E. Curb Cuts: Curb cuts and driveways allowing access to a public street shall conform to the requirements of chapter 35 of this title.

F. Internal Circulation: Each parking lot shall provide for traffic circulation on the property adequate to access all parts thereof without the necessity of exiting onto a public street.

G. Landscaping: Parking lots shall be landscaped as provided in chapter 32 of this title.

H. Lighting: Parking lots used at night shall be adequately lighted and comply with Hurricane City's outdoor lighting standards, utilizing hooded light sources. Parking lot lights shall be arranged to reflect light away from adjoining residential premises.

I. Paving: Unless expressly provided otherwise in this title, every parking lot required by this title shall:

1. Be paved with asphalt, concrete or some other all weather surfacing material;
2. Maintained to eliminate dust or mud; and
3. Be graded and drained to dispose of all surface water. Such surface water drainage shall not cross a public sidewalk. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-34 Off-Street Parking and Loading Requirements 10-34-5 Parking Location

D. Prohibited parking.

1. Vacant lots, public rights-of-way unless in designated on-street parking spots, or open land areas shall not be used as parking areas for customers or employees.
2. Overnight parking of vehicles for display other than in designated and improved areas shall be prohibited.

10-34-8: PARKING LOT DESIGN AND CONSTRUCTION

J. Diagonal and Perpendicular On-Street Parking: 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 compliant shall comply with the following standards. Shall only be located on residential local (typical 45' Right of Way Street Section) or residential standard (typical 52' Right of Way Street Section) roadways.

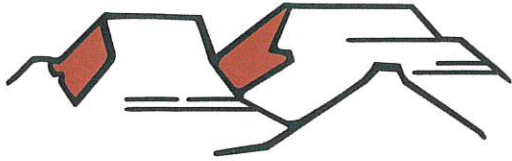
1. Diagonal and perpendicular on-street parking may only be used for a limited percentage of required parking for the following uses:

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%

2. Shall be maintained by a homeowners association or other private entity and shall be paved with concrete. Concrete must be 6" minimum and base course must be 6" thick minimum. Public parking for parks or other City amenities shall be maintained by Hurricane City and may be paved with asphalt.
3. Parking stalls must be terminated by landscaped areas, twenty-foot (20') wide minimum, landscaped with two shrubs no higher than two feet, and at least one single tree pruned and located to ensure proper line of sight is maintained. The length of the landscaped areas shall match the length of the parking stalls. Runs of parking stalls greater than 10 spaces must be separated by 20' wide landscaped areas.
4. Parking shall not cross the sidewalk, and sidewalks shall wrap around the outside of parking areas. Where sidewalk is adjacent to on-street parking and subject to vehicle overhang, the sidewalk must be 6' wide minimum. Abrupt sidewalk transitions must be avoided. Changes in alignment greater than a forty-five-degree (45°) angle are abrupt.
5. Parking areas shall be located fifty feet minimum (50' min) from any intersection with a of public roadways, measured at the intersecting public street's lip of gutter to the nearest edge of the nearest parking stall.
6. On street parking shall be designed to continue stormwater and stormwater conveyance systems.
7. On-street parking and sidewalks shall be placed within the right-of-way or proper easements as follows:
 - a. Parking areas shall be contained within the right of way recorded on the plat, and all right-of-way boundaries shall run parallel with the center line of the street, or
 - b. Standard right-of-way cross sections shall apply, and cross access easement shall be recorded on the final plat containing the full parking space and sidewalks for the continued use and access of the public for the sidewalk.

These standards shall apply to street parking located in or adjacent to a public right-of-way. Proper method of recording these easements or rights-of-way shall be approved by the City.

8. The area designated as the downtown on the General Plan Map of the City's General Plan may use a street parking cross-section that does not comply with this code as long as it matches the existing cross-section in the area and is approved by the City Engineer. Alternate street parking design may be approved by the City Council as recommended by the City Engineer and the City Planning Department.
9. No on street parking areas shall interfere with other standards and specification within this chapter, Hurricane City Design Standards, International Fire Code, and State of Utah Traffic Codes.
10. On-street parking plans and cross sections shall be subject to approval of the City Engineer.
11. On-street parking stalls shall be 25' min from private accesses measured from parking stall to edge of driven access.



PLANNING & ZONING
HURRICANE CITY
UTAH

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

PRELIMINARY PLAT APPLICATION

For office use only: \$150.00 Fee

File No. 2022-48-10

Receipt No. 0.158433

Name: BRAD TITTLE, NORTHERN ENGINEERING Telephone: 801-802-8992

Address: 1040 E 800 N, OREM, UTAH 84097 Fax No. 801-802-8993

Email: btuttle@neicrta.com Agent Email: _____

Agent (If Applicable): same as above Telephone: _____

Address/Location of Subject Property: 2100 WEST 4000 SOUTH, HURRICANE

Tax ID of Subject Property: H-3400-R; H-3400-S, H-3400-T Zone District: R1-6

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

PRELIMINARY PLAT CONTAINS 214 LOTS ON 52.82 ACRES FOR DENSITY OF 4.05 LOTS/ACRE
SEE ATTACHED SUMMARY LETTER

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

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

- ____ h. Contours at vertical intervals not greater than five (5) feet.
 - ____ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock, and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
 - ____ j. Information on whether property is located in desert tortoise take area
- ____ 3. Proposed Plan: The subdivision plans shall show:
- ____ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys, and easements.
 - ____ b. The layout, numbers, and typical dimensions of lots.
 - ____ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
 - ____ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
 - ____ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
 - ____ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
 - ____ g. Approximate radius of all center line curves on highways or streets.
 - ____ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
 - ____ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
 - ____ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
 - ____ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
 - ____ l. Will this subdivision be phased? If yes show possible phasing lines.
 - ____ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.
- ____ 4. Required copies of plans:
- ____ a. Three copies of all full-scale drawings
 - ____ b. One copy of each drawing on a 11 x 17-inch sheets. (8 1/2 x 11 is acceptable if the project is small and the plans are readable at that size).
- ____ 5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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

.....
(Office Use Only)

Date Received: _____ Application Complete: YES NO

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

May 10, 2022

Mr. Stephen Nelson
City Planning Director
City of Hurricane
147 North 870 West
Hurricane, UT 84737

Cordero Phase Three Preliminary Plat Summary

Dear Stephen,

The Cordero Phase Three Preliminary Plat contains 214 lots on 52.82 acres for a density of 4.05 lots per acre. Phase Three is located south of Cordero Phase One and Two at the 2100 West and Copper Rock Parkway intersection. The extension and improvements of 2100 West to the south property line will be included with the construction of Phase Three. No residential driveway accesses will be allowed on 2100 West Street. An existing drainage channel runs through Phase Three and will discharge into the relocated drainage channel in Phase One and Two. The general slope of the property is from the southeast to the northwest. The Phase Three Preliminary Plat contains six separate storm water detention basins which are located within each sub-phase of Phase Three. Each storm drainage basin will provide the 0.2 cfs historical storm water discharge into the storm drainage channel through an outlet structure and will detain the peak storm drain event. Each detention basin will be design with an emergency overflow into the storm drainage channel. Each sub-phase will have a piped storm drain collection system which will channel the storm water to the detention basins. The construction drawings will provide the details in addressing the storm drainage system along with a storm water drainage report submitted with the construction drawings. There are no Hurricane Canal Company facilities located on the project site.

Potential geotechnical constraints have been previously evaluated at this site and there are no known collapsible soils or geologic fault lines in this area. A soils report has been performed on the site and will be resubmitted with the construction drawings. The property is not located in a desert tortoise area. The main access to the project will be through 2100 West Street and Copper Rock Parkway. For a second access a roadway dedication plat has been prepared for 2600 West Street which will provide access from 3000 South Street to Copper Rock Parkway. The Ash Creek Special Service District has an existing sewer line in 2100 West Street and 3960 South Street. The water system improvements as part of Cordero Phase One approval are bonded and currently under construction. The Cordero Phase Two project will provide two separate water main connections and two separate accesses to Phase One, Phase Two and Phase Three. Phase Three will continue the water main and access along 2100 West Street with the adjoining



residential streets connecting into Cordero Phase One and Two. The Cordero Phase Three Project will be developed in six sub-phase as per the Master Plan.

If you have any questions or need any additional information, please contact me.

Thanks,

A handwritten signature in blue ink that reads 'Brant D. Tuttle'.

Brant D. Tuttle, P.E.

Northern Engineering, Inc.

**AFFIDAVIT
PROPERTY OWNER**

STATE OF UTAH)

:SS

COUNTY OF)

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



(Property Owner)

(Property Owner)

Subscribed and sworn to me this 7 day of April 2020

J Burdette Stocking
(Notary Public)

Residing in: Cache County

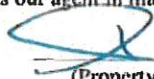
My Commission Expires: 11/10/2022



J BURDETTE STOCKING
Notary Public
State of Utah
My Commission Expires 11/10/2022
Commission Number 703121

Agent Authorization

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



(Property Owner)

(Property Owner)

Subscribed and sworn to me this 7 day of April 2020

J Burdette Stocking
(Notary Public)

Residing in: Cache County

My Commission Expires: 11/10/2022



J BURDETTE STOCKING
Notary Public
State of Utah
My Commission Expires 11/10/2022
Commission Number 703121

STATE OF UTAH)
COUNTY OF Washington :ss

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

Toquerville Enterprises, LLC

(Property Owner)

By: Jerald M. Spillsbury
(Property Owner)
Jerald M. Spillsbury, Manager/Member

Subscribed and sworn to me this 26 day of January 2017.



(Notary Public)

Residing in: Hurricane, Utah
My Commission Expires: 8/21/2020

Agent Authorization

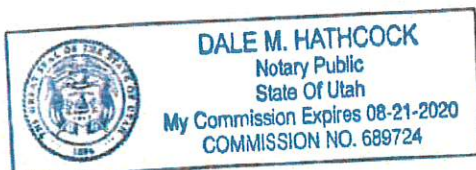
I (we), Toquerville Enterprises, LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) NEI MAJOR DALE BEN to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in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

Toquerville Enterprises, LLC

(Property Owner)

By: Jerald M. Spoilsbury
(Property Owner)
Jerald M. Spoilsbury, Manager/Member

Subscribed and sworn to me this 26 day of January 2017.



(Notary Public)

Residing in: Hurricane, Utah
My Commission Expires: 8/21/2020



STAFF COMMENTS

Agenda Date:	07/21/2022
Application Number:	2022-PP-16
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Brant Tuttle, Northern Engineering
Agent:	
Request:	Approval of a Preliminary Plat
Location:	2100 W 3900 S
Zoning:	R1-6
General Plan Map:	Planned Community

Planning Commission Recommendation

The Planning Commission gave a positive recommendation subject to staff and JUC comments included updating the unit table to comply with the Cordero Development Agreement.

Update 7/14/2022: A will-serve letter has been provided by the Water Department. Staff recommends approval of this preliminary plat subject to staff and JUC comments.

Discussion:

The applicant has filed a preliminary plat for phase 3 of Cordero. The applicant is proposing 214 lots on 52.82 acres and is on the other side of Future 3960 S from phase 2 which was approved earlier this year. The Cordero development is split into three sections with different zonings: the west side is zoned Recreation Resort, the middle section is zoned R1-10 (Southern Shores) and the east side is zoned R1-6. A development agreement governs this development that limits the overall unit count to 700 units across

JUC Comments

1. **Power:** No major concerns with the development
2. **Sewer:** Sewer in phase 1 and phase 2 need to be completed in order to service phase 3.
3. **Street:** Will need infrastructure from previous phases done to continue to this phase.
4. **Water:** Will need an approved water model, before construction drawings
5. **Engineering:** Specify road cross sections. 2100 W is a 77' ROW but that's not clear. Drainage plan needed. Traffic study needed. Geotech study needed. Reduce the number of double frontage lots. Coordinate interconnectivity with Copper Rock. Check block lengths.
6. **Fire:** Need second access
7. **Cable:** Good
8. **Gas:** No gas in the area. The city should consider requiring sleeves for future gas service.
9. **Water Conservancy:** No comments

1. Zoning is R1-6 and all lots meet R1-6 zoning standards and the approved preliminary site plan..
2. A will serve letter has not been provided by either the culinary or sanitary water provider yet, the applicant has indicated they are working to get that provided.

3. The development is partly governed by a development agreement which capped the total number of lots at 700 for the whole area. The development agreement required preliminary plats to list the number of lots that have been approved for the full Cordero development. The plat lists 694 approved units within the entire development. No preliminary plat has been approved for the Recreation Resort area yet.
4. The applicant will need to construct improvements to the surrounding roadways on the City's Transportation Master Plan. The applicant will also need to provide walls along the master plan roadways.
5. There is a 12' multi-use sidepath along the west side of 2100 W that will need to be shown on the plat.
6. Hurricane City Code 10-37-12:
 - a. *Double frontage lots. Lots having frontage on two or more streets shall be prohibited except for corner lots and double frontage lots in subdivisions which back onto streets shown on the City's road master plan. Such double frontage lots shall be accessed only from an internal subdivision street. Frontage on lots having a front lot line on more than one street shall be measured on one street only.*
 - b. Lots along 2100 W (Lots 139-183) are permitted due to 2100 W being a master planned roadway, but they must front either 2080 W or 2160 W. All other double-frontage lots (28-49, 54-74, 137-138) must be redesigned. Lots 4-28 are probably fine due to the preliminary site plan for Copper Rock not showing a roadway along that property line.
7. 4160 S and any other roadways that go to 2000 W should stub through to Copper Rock
8. All block lengths between 4160 S and 4300 S exceed the 800' block length standard in the city code. Another roadway should bisect these blocks. 2160 W from 4160 S to 3960 S also exceeds 800'
9. All park strips will need to be landscaped and have the proper improvements.
10. A will serve letter from the culinary and sanitary water providers has been provided.
11. The Cordero Development Agreement states the following: "The Developer shall provide a table on the preliminary plat with each phase of development the total number of ERUs that have been approved for the total project." This language was included to ensure the full development did not exceed the overall density 3.5 units an acre. The zoning for the property was such that some areas would be less dense and other denser. The applicant has provided some of the details, but it should be place in a table showing how many units have been approved out of the 700.

Recommendation: Staff recommends the City Council review this application based on standards with Hurricane City Code. Staff would recommend approval subject to the comments within this report and that the applicant adds a unit count table compliant with the development agreement.

Stephen Nelson

From: Brant Tuttle <btuttle@neiutah.com>
Sent: Friday, July 29, 2022 9:53 AM
To: Stephen Nelson; Fred Resch
Cc: Boyd Cook; Aaron Robertson; Jon Sorensen; beddogolf@gmail.com
Subject: Cordero Phase 3 Update Preliminary Plat & Roadway Cross-Sections
Attachments: 2022-PHASE 3 CONCEPT 1-PHASE 3 PRELIM-1 (2).pdf; PH-3 DETAILS-DT-1_RD X-SEC'S.pdf

Stephen,

I have attached the updated Cordero Phase 3 Preliminary Plat as per our discussion yesterday. I have also included the updated roadway cross-sections with the 12 foot trail on the east side of 2100 West Street. As I understand with the updates we will be able to be on the City Council Agenda next Thursday, August 4th for Cordero Phase 3 Preliminary Plat Approval. If you have any questions or need any additional information please contact me. Please confirm that we will be on the next City Council Agenda.

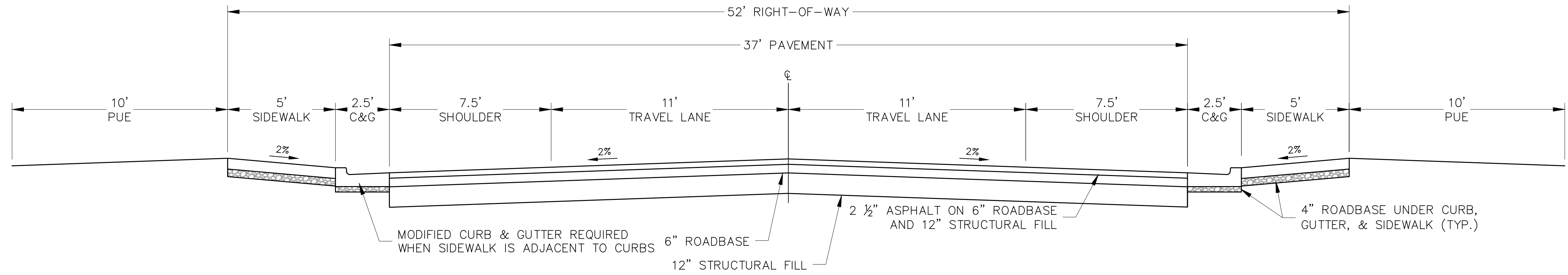
thanks,

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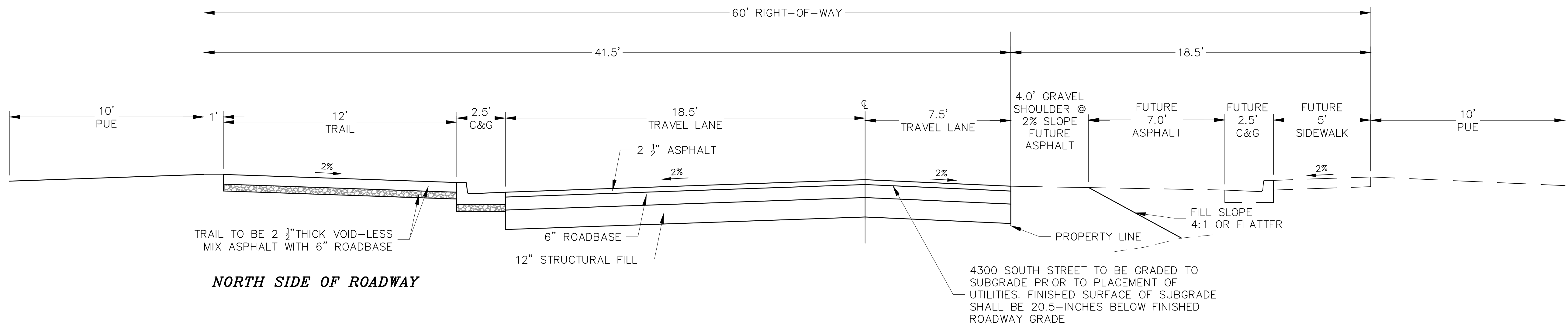
Brant Tuttle



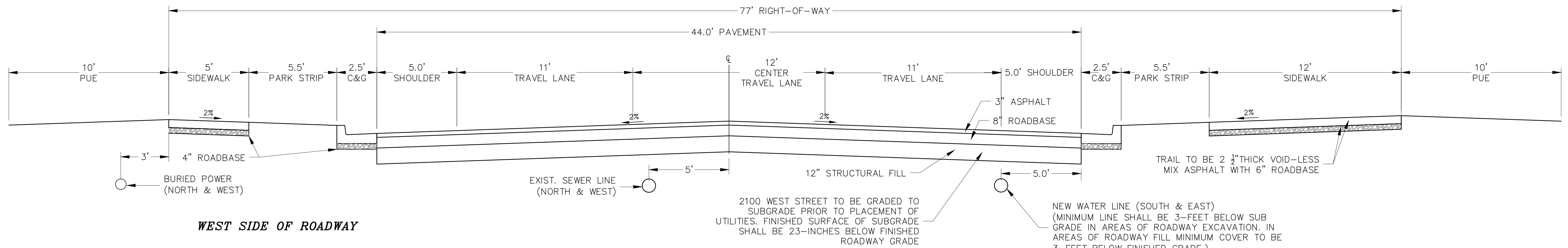
1040 East 800 North
Orem, Utah 84097
Phone: 801.802.8992
Fax: 801.802.8993
Email: btuttle@neiutah.com
Website: <http://www.neiutah.com>



**RESIDENTIAL STANDARD
CROSS-SECTION**



4300 SOUTH CROSS-SECTION



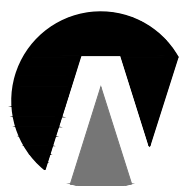
2100 WEST CROSS-SECTION

• FROM 3960 SOUTH TO 4300
SOUTH (2100 WEST)

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5				DESIGNED BY:	DATE:
4				DRAWN BY:	DATE:
3				CHECKED BY:	DATE:
2				APPROVED:	DATE:
1				COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:

K:\3-16-052-00 SPILSBURY-COPPER ROCK\CAD\2020 DESIGN\PHASE THREE 2022\PH-3 DETAILS.dwg 7/29/2022 9:22 AM



**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

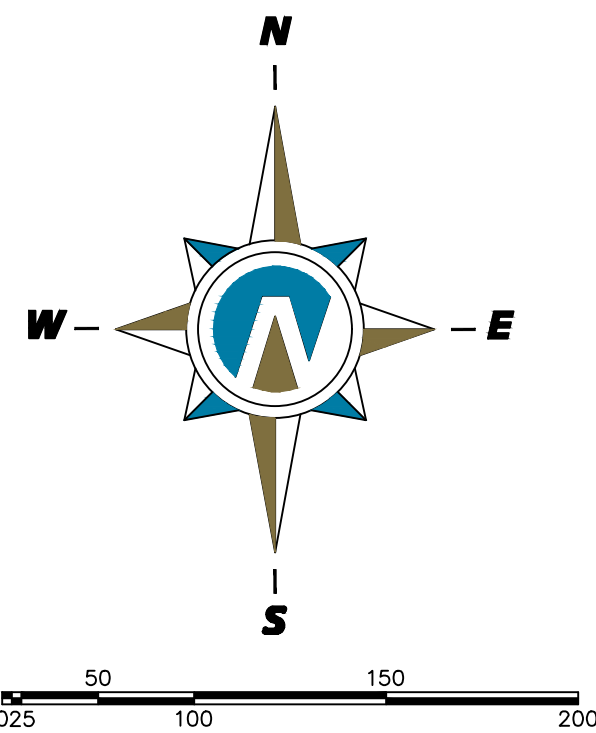
CORDERO PHASE III

ROAD CROSS-SECTIONS

JOB NO.
03-16-052

HURRICANE, UTAH

SHEET NO.
DT-1



(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

SOUTHERN SHORES



LEGEND

- SECTION CORNER
- CLASS I MONUMENT
- PROPERTY CORNERS
- ROAD CENTER LINE
- PROPERTY BOUNDARY
- EASEMENT
- LOT LINE
- SECTION LINE

DEVELOPER:
RIVER VALLEY DEVELOPMENT, LLC
SIERRA HOMES
DALE BEDDO : 435-669-8915
EMAIL: beddogolf@gmail.com

ENGINEER
NORTHERN ENGINEERING
1040 E 800 N
OREM, UTAH 84097
BRANT TUTTLE : 801-802-8992
EMAIL: btuttle@neiutah.com

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:

K:\3-16-052-00 SPILSBURY-COPPER ROCK\CAD\2020 DESIGN\PHASE THREE 2022\2022-PHASE 3 CONCEPT 1.dwg 7/29/2022 9:31 AM



1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

CORDERO PHASE ONE

PRELIMINARY PLAT

HURRICANE, UTAH

JOB NO.
3-16-052

SHEET NO.
PR-01

June 9, 2022

Mr. Stephen Nelson
Planning Director
Hurricane City, Utah 84737

RE: Cordero Phase 3 Preliminary Plat Review Comments

Dear Stephen,

We have prepared this letter to address a few of the items from the staff comments on the Cordero Phase 3 Preliminary Plat. Items 6, 7, 8 and 10 are the only items that we want to address. All of the other items we agree with and do not have any concerns.

- Item 6 addresses the double fronted lots. On our initial design of 2020 West Street we wanted to have the back yards adjacent to the drainage channel of which this design created the double fronted lots from Lot 28 to Lot 49. We had also looked at placing a half plus 12 foot wide roadway along the easterly property line in a north/south direction adjacent to the Copper Rock Development. We are familiar with the Copper Rock Master Plan. A north/south roadway along their westerly property line does not work with their Master Plan. Copper Rock Parkway and 3960 South Street are the only roadway extensions to the Copper Rock Development. To eliminate the double fronted lots we have moved 2020 West Street to the east side of the drainage channel. We have attached an updated lot layout to this letter reflecting this change. In looking at this updated layout it would provide better access for the operation and maintenance of the drainage channel.
- Item 7, 4160 South Street should extend east and stub to the Copper Rock Development. We do not have a problem with this roadway stub but there is no planned roadway connection in the Copper Rock Master Plan. The same issue occurs on the west property line adjacent to the Southern Shores project of which their master plan does not plan any roadway extensions to the east.
- Item 8, block lengths should not exceed 800 feet. We have researched the City Code and could not find the requirement. However, we did find in the Hurricane Design Standard item 3.2.4.2.F on page 3-7 indicating that block lengths without an intervening connector street shall not exceed 800 feet. The row of blocks between 4160 South Street and 4300 South Street are 800 feet from property line to property line. We did not find any required measurement from property line to property line or roadway centerline to roadway centerline. We would request the City consider the 800 feet distance from property line to property line. We have attached a copy of the Design Standards page 3-7.

- Item 10, will serve letter from the culinary and sanitary water providers. We have attached a copy of the will serve letter from Ash Creek Special Service District for sanitary sewer. We have spoken with Ken Richins, the Hurricane City Water Superintendent regarding the water will serve letter and similar to Cordero Phase 2 they are wanting confirmation of the water model for the 214 lots. This model has been submitted, reviewed by the City Consultant and resubmitted to the City with changes made to the water model as per the Consultants comments. We have not received any further review or approval comments from the City or Consultant. We would like to mention that River Valley Development has bonded and is constructing millions of dollars of water system improvements for the Cordero Development of which the water system improvements were approved as part of the final Cordero Phase 1 construction drawings. In addition to the Cordero Phase 1 water system improvements a PID has been approved for this same area by the Hurricane City Council which will enhance the water service to all of this area.

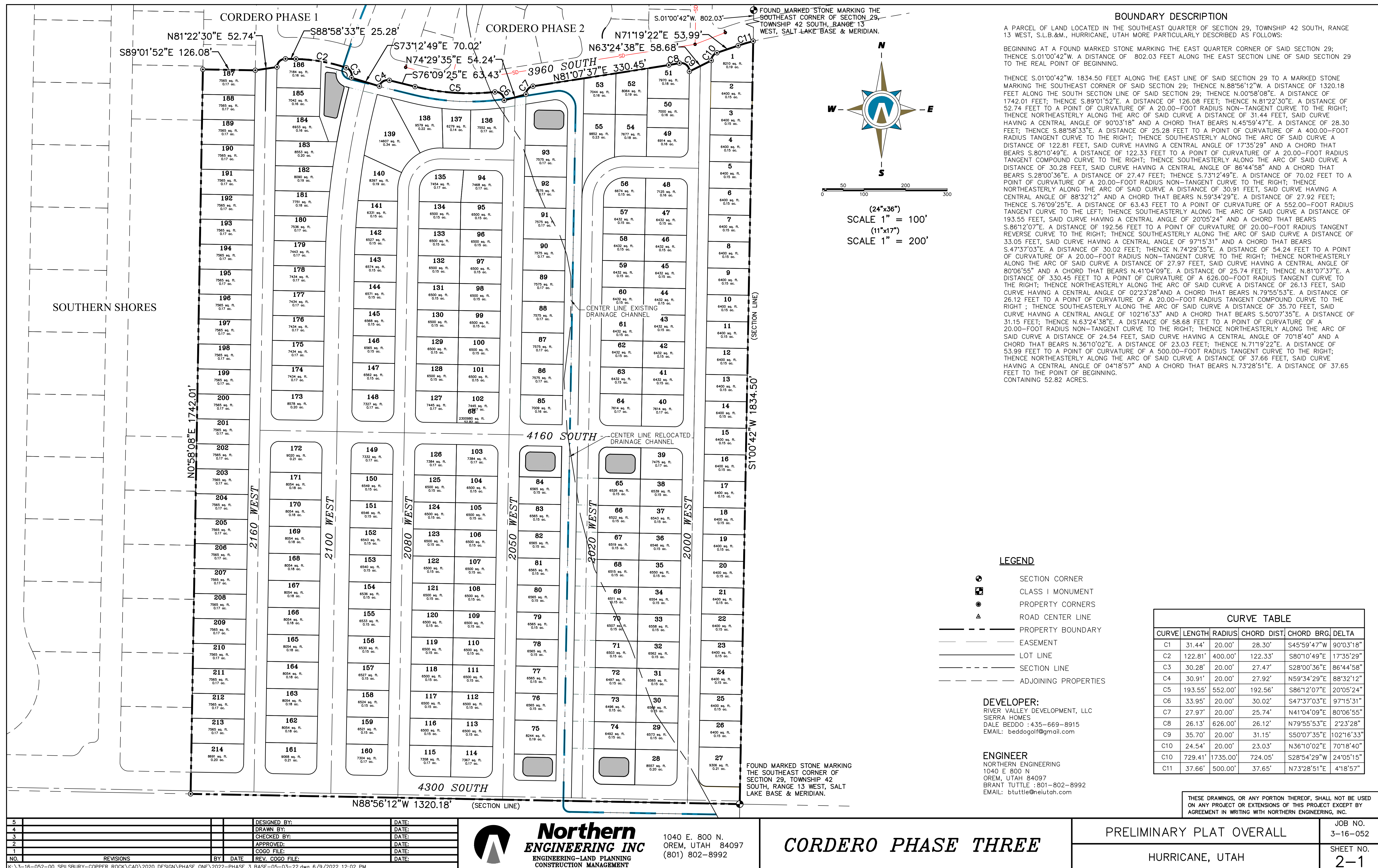
We would respectfully request approval of the Cordero Phase 3 Preliminary Plat with addressing the items mentioned above. As a consideration of accepting the revised layout of eliminating the double front lots and with approval by the Planning Commission we would commit to submitting a full updated Preliminary Plan set prior to the next City County meeting. If you have any questions or need any additional information, please contact me.

Thanks,



Brant D. Tuttle, P.E.

Northern Engineering, Inc.



3.2.4.2 INTERSECTIONS

- A. Wherever possible, all street intersections should intersect at ninety degree angles.
- B. In the event an acute angle intersection is proposed, the City Engineer may require mitigation by realigning to achieve a ninety degree intersection. If no other reasonable option for realignment exists, a skew may be allowed up to a maximum of 15° from 90°. Other design approaches to mitigate the skewed angle may be required by the City Engineer.
- C. Proper combination of horizontal and vertical alignment should be obtained by engineering study and consideration of the general guidelines listed in AASHTO (Section Titled: Combinations of Horizontal and Vertical Alignment, p. 279, 2004 edition).
- D. Intersections should not be located on the interior of, or near, sharp curves. Intersections should be located a sufficient distance from all curves to provide proper sight distance for vehicles on the intersecting road or driveway and on the through road.
- E. New intersections with more than four “legs” are generally not permitted. For arterial access, only four-leg intersections, “T” intersections and modern roundabouts are permitted. When designing local road networks, “T” and “L” intersections are desired. The “L” intersection (knuckle) will only be permitted when the street length, in either direction from the angle point, is three hundred feet (300'), or less. Exceptions to these requirements may be granted by the City Engineer on a case by case basis. The developer's engineer must provide acceptable compelling Traffic Engineering analysis justification before deviations will be granted.
- F. When designing local road networks, block lengths without an intervening connector street shall not exceed eight hundred feet (800') in length unless previous approval has been obtained from the City Engineer. Cul-de-sacs are not considered an intervening connecting street.
- G. New access locations created by development shall be unified whenever possible to create the fewest number of access points onto arterials or major collectors. Cross use agreements shall be required where necessary.



Ash Creek Special Service District

1350 S. Sand Hollow Road

Hurricane, UT 84737

Office: (435) 635-2348 Fax: (435) 635-8550

ashcreek@infowest.com

June 7, 2022

Hurricane City
Stephen Nelson
127 N. 870 W.
Hurricane, UT 84737

RE: Cordero Phase III

Stephen,

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, P.E.
Engineer
Ash Creek Special Service District



HURRICANE CITY UTAH

Water Department
Ken Richins, Superintendent

July 8, 2022

To Whom It May Concern:

Brant Tuttle (the "Developer") has requested a culinary water will serve letter for the subdivision known as Cordero Phase 3, located at approximately 2100 W 4000 S in Hurricane, Utah (the "Project").

Infrastructure

The City currently has infrastructure to supply culinary water in the general area 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. In addition, Developer may be required to obtain and supply a hydraulic water study to ensure the waterline will deliver required fire flows. A looped water system may be required.

Water Supply

As of the date of this letter, the city has adequate water to supply water to 213 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.

Sincerely,

Ken Richins
Water Department Superintendent

**DEVELOPMENT AGREEMENT
FOR
CORDERO ZONE CHANGE**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of the 21 day of January, 2021 (the "Effective Date"), by and between the CITY OF HURRICANE, a Utah municipal corporation, hereinafter referred to as "City," and L. Boyd Cook, Cordero, a Utah limited liability company, hereinafter referred to as "Developer." The City and Developer are hereinafter collectively referred to as "Parties."

RECITALS

A. Developer is the owner of approximately 200 acres of land located within the City of Hurricane as is more particularly described on EXHIBIT A, attached hereto and incorporated herein by reference (the "Property").

B. On November 19, 2020, the City Council approved a zone change as shown in Exhibit B with the conditions laid out within this agreement.

C. Developer has proposed a Preliminary Site Plan EXHIBIT C.

D. Developer is willing to design and construct the Project 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 accepted Developer's proffer to enter into this Agreement to memorialize the intent of Developer and City and decreed that the effective date of the Vesting for the zoning be the date of the execution and delivery of this Agreement and the recording thereof as a public record on title of the Property in the office of the Washington County Recorder.

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

G. 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.

H. 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.

I. 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.

J. 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.

K. 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. Zoning. The Property shall be developed in accordance with (i) the requirements of an underlying zone of shown on EXHIBIT B, (ii) all other features as generally shown on the Preliminary Site Plan, and (iii) this Agreement. The Developer shall not seek to develop the Property in a manner that deviates materially from the attached Preliminary Site Plan in EXHIBIT C as permitted by the aforementioned zoning designations for the Property. Except as otherwise approved in writing by City.

3. Governing Standards. The Preliminary Site Plan, the record of the City Council meeting, and this Agreement (together the “Approval Documents”) establish the development rights for the Project, including the use, maximum density, intensity and general configuration for the Project. The Project shall be developed by the Developer in accordance with the Approval Documents. All Developer submittals must comply generally with the Approval Documents. Non-material variations to the Preliminary Site Plan, as defined and approved by the City’s Zoning Administrator, such as exact building locations, location of local roadways, exact locations of open space and parking may be varied by the Developer without official City Council or Planning Commission approval. Such variations however shall in no way change the maximum density, use and intensity of the development of the Project.

4. Additional Specific Developer Obligations. As an integral part of the consideration for this agreement, the Developer voluntarily agrees as follows:

- a. Guaranteed Density and Uses. City specifically acknowledges that at build-out Developer shall be entitled to a total overall density of 700 ERUs, including recreation resort units within the Project. That density equals approximately 3.5 residential units to the acre. Further, the parties acknowledge that actual densities on certain acreage will exceed 3.5 units per

acre because several acres of the Property will be (a) set aside as open space, and (b) larger lots. The Developer shall provide a table on the preliminary plat with each phase of development the total number of ERUs that have been approved for the total project.

5. Construction Standards and Requirements. All construction on the Property at the direction of the Developer shall be conducted and completed in accordance with the City Ordinances and Design Standards, including, but not limited to infrastructure construction, setback requirements, minimum lot sizes, building height requirements, lot coverage requirements and all other zoning requirements.

- a. The City shall accept all improvements which are intended for public use and which have been constructed by Developer or its agents in accordance with the City's standards and as shown on the approved construction drawings.
- b. Unless otherwise specifically approved by the City Council and clearly labeled on the final subdivision plat, all roads within the Project shall be public roads. Upon final acceptance of such roads as having been constructed in conformity with all approved plans and City standards, City shall be responsible for maintenance of the roads at the same level of maintenance applicable to other similar roads within the City. City shall not be responsible for maintenance of any private road within the Project.

6. Reimbursement for Improvements. Developer and Hurricane City will enter into an agreement whereby the developer is reimbursed by the City for the cost of constructing eligible public facilities. All reimbursement agreements shall comply with Hurricane City Code 9-6.

7. On-Site Processing of Natural Materials. Notwithstanding anything to the contrary herein, Developer and its agents shall be permitted to extract and process the natural materials located on the Project, such as aggregate (rock, sand or gravel), for temporary purposes and in connection with the grading, excavation, and other ordinary and customary development processes for the Property. Such natural materials may be used in the construction of infrastructure, homes, or other buildings or improvements located on the Property and other locations outside the Property. No extraction, processing or other form of mining activity shall occur on the Property unless the party desiring to conduct such activity has, prior to the commencement of such activity, obtained all necessary permits and approvals from City.

8. Vested Rights and Reserved Legislative Powers.

- a. Vested Rights. As of the Effective Date, Developer shall have the vested right to develop and construct the Project in accordance with the uses, maximum permissible densities, intensities, and general configuration of development established in the Approval Documents, subject to compliance with the City Ordinances in existence on the Effective Date. The Parties intend that the rights granted to Developer under this Agreement are contractual and also those rights that exist under statute, common law and at equity. The Parties specifically intend that this Agreement grants to

Developer “vested rights” as that term is construed in Utah’s common law and pursuant to Utah Code Ann., §10-9a-509.

- i. Examples of Exceptions to Vested Rights. Notwithstanding the foregoing, the Parties understand and agree that the Project will be required to comply with future changes to City Laws that do not limit or interfere with the vested rights granted pursuant to the terms of this Agreement. The following are examples for illustrative purposes of a non-exhaustive list of the type of future laws that may be enacted by the City that would be applicable to the Project:
 1. Developer Agreement. Future laws that Developer agrees in writing to the application thereof to the Project;
 2. Compliance with State and Federal Laws. Future laws which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;
 3. Safety Code Updates. Future laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare; or,
 4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated.
 5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law.
 6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, imposed and collected.
- b. Reserved Legislative Powers. The Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited.

Notwithstanding the retained power of the City to enact such legislation of the police powers, such legislation shall not modify the Developer's vested right as set forth herein unless facts and circumstances are present which meet the exceptions to the vested rights doctrine as set forth in Section 10-9a-509 of the Municipal Land Use, Development, and Management Act, as adopted on the Effective Date, *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1980), its progeny, or any other exception to the doctrine of vested rights recognized under state or federal law.

9. Default. An "Event of Default" shall occur under this Agreement if any party fails to perform its obligations hereunder when due and the defaulting party has not performed the delinquent obligations within sixty (60) days following delivery to the delinquent party of written notice of such delinquency. Notwithstanding the foregoing, if the default cannot reasonably be cured within that 60-day period, a party shall not be in default so long as that party commences to cure the default within that 60-day period and diligently continues such cure in good faith until complete.

10. Default and Remedies. Failure of a party to perform any of the Party's obligations under this Agreement within a thirty (30) day period (the "**Cure Period**") after written notice thereof from the other party shall constitute a default ("**Default**") by such failing party under this Agreement; provided, however, that if the failure cannot reasonably be cured within thirty (30) days, the Cure Period shall be extended for the time period reasonably required to cure such failure so long as the failing party commences its efforts to cure within the initial thirty (30) day period and thereafter diligently proceeds to complete the cure. Such notice shall specify the nature of the alleged Default and the manner in which such Default may be satisfactorily cured, if possible. If the Default is cured, then no Default shall exist and the noticing Party shall take no further action.

- a. In the event of an uncured Default, the non-defaulting party shall, in addition to any other remedy allowed by law, be entitled to the court's imposition of specific performance and /or injunctive relief, but not monetary damages. All rights and remedies under this Agreement, and /or statute or common law shall be deemed cumulative and the selection of one of the rights or remedies shall not be deemed a waiver of any other right or remedy.
- b. If City elects to consider terminating this Agreement due to a Default by Developer, then City shall give to Developer written notice of City's intent to terminate this Agreement and the matter shall be scheduled for consideration and review by City's legislative body at a duly noticed public meeting. Developer shall have the right to offer written and oral evidence prior to or at the time of said public meeting. If City's legislative body determines that a material uncured Default has occurred and is continuing, City may thereafter pursue the remedy of termination through an appropriate judicial proceeding.

11. Specific Acts of Default. The Parties hereto agree that any of the following occurrences, acts or failure to act shall constitute a Default by Developer, for which City may elect to terminate the agreement in accordance with Section 8 above: (a) the filing of

a petition in bankruptcy by Developer, (b) foreclosure on any portion of the Property which has the effect of creating an unapproved or illegal subdivision under Utah law or City ordinances, (c) the Developer's failure to comply with the requirements of any Section above, or (d) Developer's failure, without good cause as determined in good faith by City, for a period of five (5) years to commence construction of improvements in any new development phase or new Development Parcel. Upon such termination, all approvals or development rights granted hereunder to Developer shall lapse and all obligations of City hereunder shall cease.

12. 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: Jay Stocking
C/O Boyd Cook, CFO
470 N 2450 W
Tremonton, UT 84337
Phone:

To the City: City of Hurricane
Attention: Fay Reber, City Attorney
68 S. 700 W.
Hurricane, UT 84737

13. 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.

m. Termination.

i. Notwithstanding anything in this Agreement to the contrary, it is agreed by the parties hereto that in the event the final plat for the Property has not been recorded in the Office of the Washington County Recorder within five (5) years from the date of this Agreement (the "Term"), or upon the occurrence of an event of default of this Agreement that is not cured, the City shall have the right, but not the obligation, at the sole discretion of the City Council, to terminate this Agreement as to the defaulting party (*i.e.*, the Developer). The Term may be extended by mutual agreement of the Parties.

ii. Upon termination of this Agreement for the reasons set forth herein, following the notice and process required hereby, the obligations of the City and the defaulting party to each other hereunder shall terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to expiration of the Term or termination of this Agreement shall be rescinded or limited in any manner.

14. Assignability. The rights and responsibilities of Developer under this Agreement may be assigned in whole or in part by Developer with the consent of the City as provided herein.

- a. Notice. Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.
- b. Partial Assignment. If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such approved partial assignment, Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned.
- c. Grounds for Denying Assignment. The City may only withhold its consent if the City is not reasonably satisfied of the assignee's reasonable financial ability to perform the obligations of Developer proposed to be assigned.
- d. Assignee Bound by this Agreement. Any assignee shall consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment.

15. Sale or Conveyance. If Developer sells or conveys parcels of land, the lands so sold and conveyed shall bear the same rights, privileges, intended uses, configurations, and density as applicable to such parcel and be subject to the same limitations and rights of the City as when owned by Developer and as set forth in this Agreement without any required approval, review, or consent by the City except as otherwise provided herein.

16. No Waiver. Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the party intended to be benefited by the provisions, and a waiver by a party of a breach hereunder by the other party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

17. Severability. If any portion of this Agreement is held to be unenforceable for any reason, the remaining provisions shall continue in full force and effect.

18. Force Majeure. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefore; acts of nature; governmental restrictions, regulations or controls; judicial orders; enemy or hostile government actions; wars, civil commotions; fires or other casualties or other causes beyond the reasonable control of the party obligated to perform hereunder shall excuse performance of the obligation by that party for a period equal to the duration of that prevention, delay or stoppage.

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

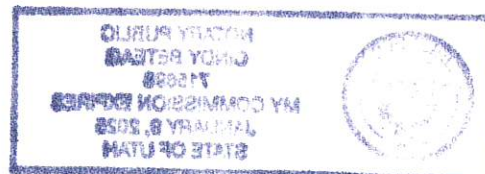


EXHIBIT A
Legal Description Parcel:

EXHIBIT B
Zoning Amendment

EXHIBIT C
Site Plan

**BOUNDARY DESCRIPTION
80 ACRE EASTERLY&WESTERLY PARCEL
& 40 ACRE WESTERLY PARCEL
OF SPILSBURY & RIVER VALLEY DEV. PROPERTY
HURRICANE, UTAH**

A 80 ACRE EASTERLY PARCEL OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, SLB&M, WASHINGTON COUNTY, UTAH, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29.

CONTAINING 80 ACRES MORE OR LESS.

A 80 ACRE WESTERLY PARCEL OF LAND LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, SLB&M, WASHINGTON COUNTY, UTAH, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29.

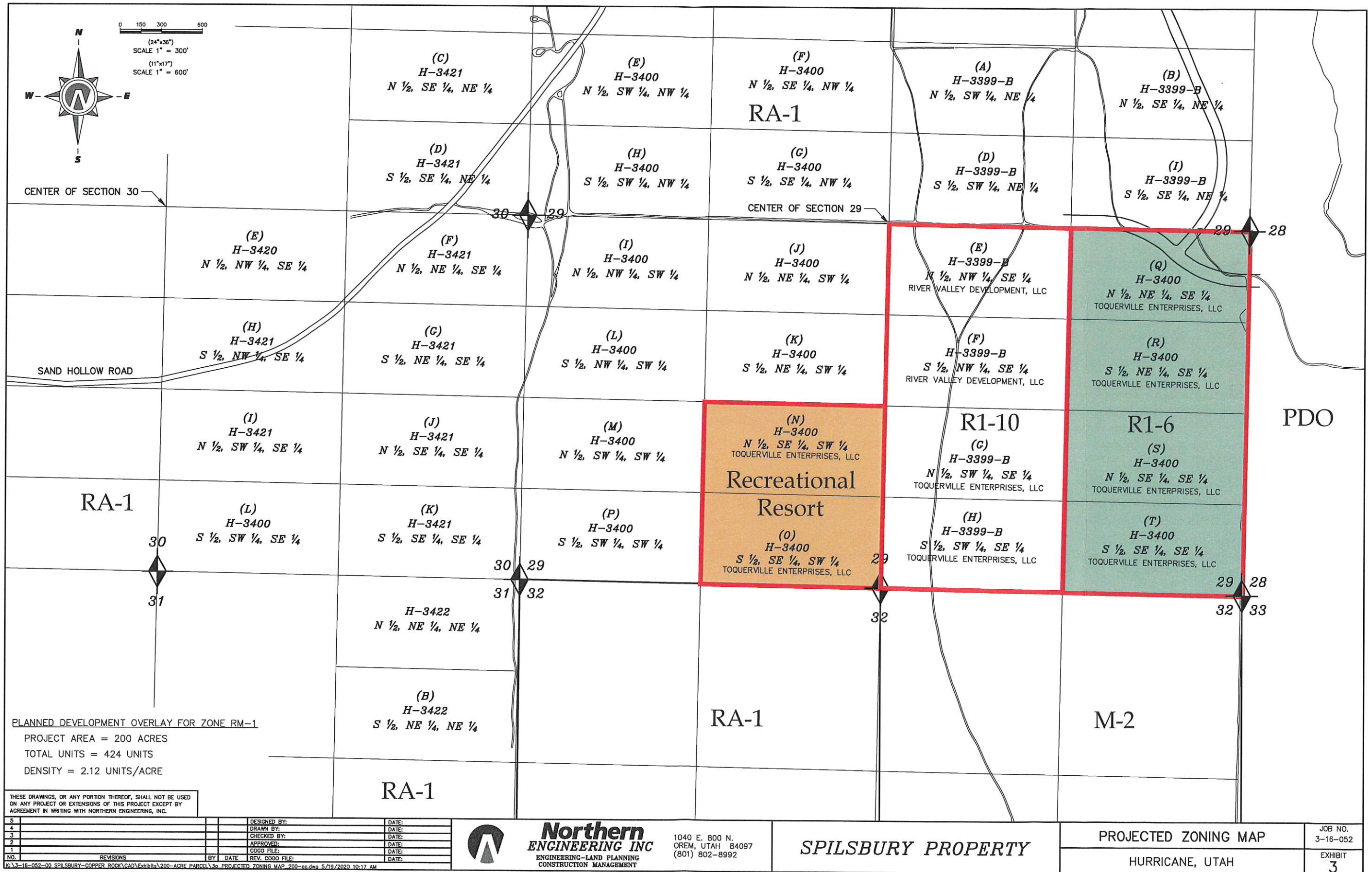
CONTAINING 80 ACRES MORE OR LESS.

A 40 ACRE WESTERLY PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, SLB&M, WASHINGTON COUNTY, UTAH, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29.

CONTAINING 40 ACRES MORE OR LESS.

TOTAL AREA OF ALL THREE PARCELS 200 ACRES MORE OR LESS



PLANNED DEVELOPMENT OVERLAY FOR ZONE RM-1
PROJECT AREA = 200 ACRES
TOTAL UNITS = 424 UNITS
DENSITY = 2.12 UNITS/ACRE

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

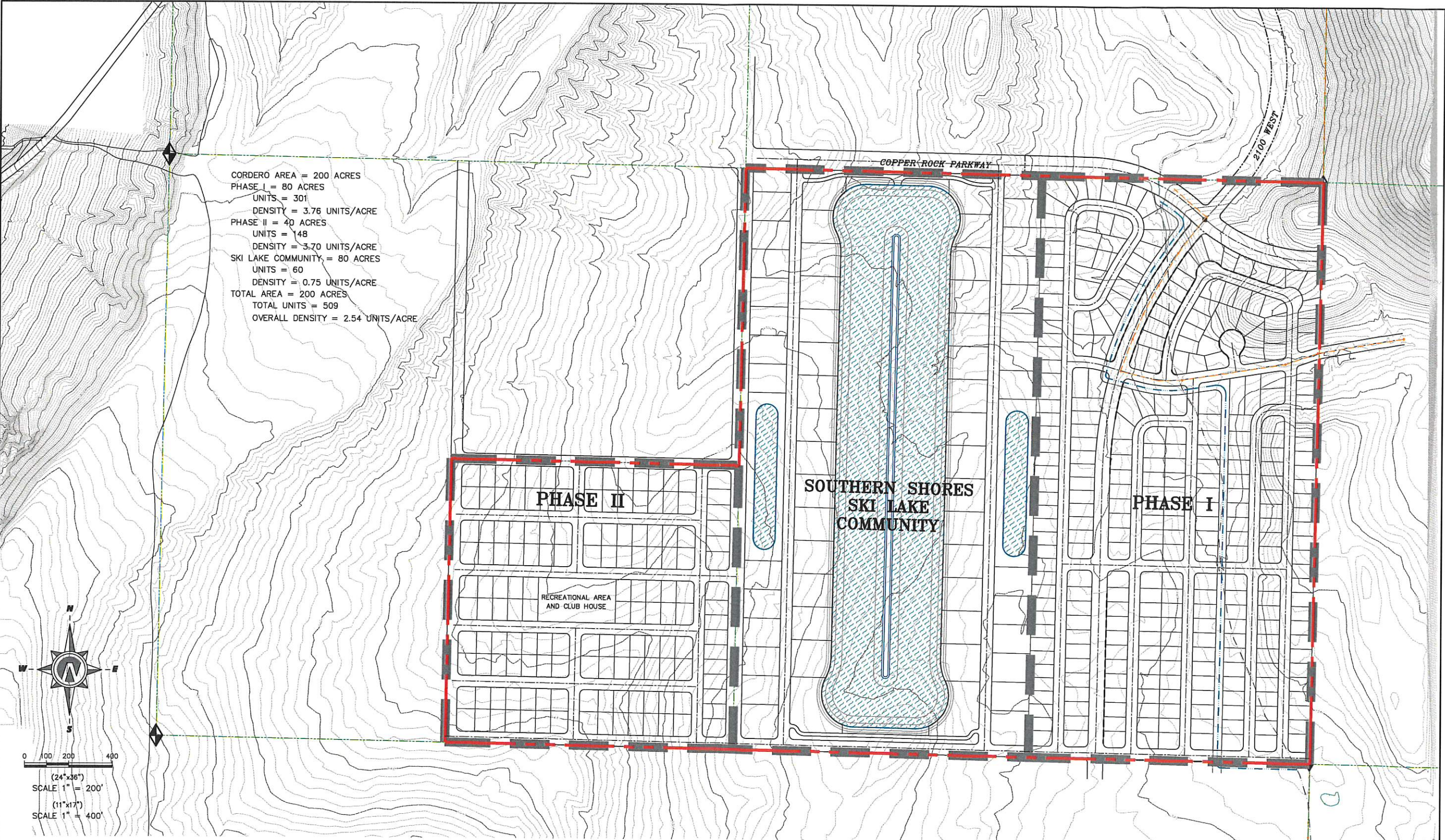
DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:
NO.	REVISIONS
1	BY DATE
2	BY DATE
3	BY DATE
4	BY DATE
5	BY DATE



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

SPILSBURY PROPERTY	PROJECTED ZONING MAP	JOB NO. 3-16-052
	HURRICANE, UTAH	EXHIBIT 3



5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:

K:\3-16-052-00 SPILSBURY-COPPER ROCK\CAD\2020 DESIGN\2020 BASE_09-02-20_c.dwg 9/9/2020 5:11 PM



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

CORDERO

CONCEPT PLAN

HURRICANE, UTAH

JOB NO.
3-16-052

SHEET NO.
1

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED
ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY
AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.



STAFF COMMENTS

Consideration and possible approval on a **preliminary plat for Lakeview Townhomes, a multifamily development consisting of 88 townhomes and 62 duplexes**, located at the northwest corner of Sand Hollow Road and Dixie Springs Dr. Brett Burgess Applicant.

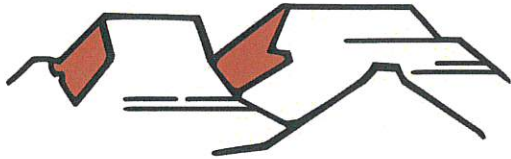
Discussion:

Findings:

Recommendation:

Attachments:

1. 2022-PP-17 2022-PSP-22 App
2. Land Use Plan Desert Sands
3. Lakeside Townhomes (Area J)-PP_052022
4. 2022-PP-17 2022-PSP-22 Lakeview Townhomes
5. FW_ Lake Side Townhomes
6. photos for Lake Side Th



PLANNING & ZONING
HURRICANE CITY
UTAH

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

PRELIMINARY SITE PLAN APPLICATION

For office use only: \$200.00 Fee

File No. 2022-PSP-22

Receipt No. 8-158866

Name: Brett Burgess Telephone: 435-673-9336

Address: 113 East 200 North Suite #2 Fax No. _____

Email: bretteburgess@gmail.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: Northwest of Dixie Springs Dr/Sand Hollow Rd Intersection

Tax ID of Subject Property: H-4136-D-STL Zone District: R1-8

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

Planned development with a combination of Du, Tri, and Fourplex's

This application shall be accompanied by the following:

1. A vicinity map showing the general location of the project.
2. Three (3) copies of a site plan showing:
 - Topography showing 2' contours, identification of 30% or greater slopes:
 - The layout of proposed uses.
 - Location of open space when applicable.
 - Proposed access to the property and traffic circulation patterns.
 - Adjoining properties and uses:
 - Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.
3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities.
4. Tables showing the number of acres in the proposed development and a land use summary, and
5. A phased development plan if applicable.
6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and the fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed due to an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: _____ Received by: _____

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

PRELIMINARY SITE PLAN

PURPOSE

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

WHEN REQUIRED

The preliminary site plan review is only required on the following projects when the Zoning Administrator determines the scope of the project requires both the preliminary site plan and site plan approval.

- a. Any multiple-family residential use.
- b. Any public or civic use.
- c. Any commercial use; or
- d. Any industrial use.

The preliminary site plan is also required with a submittal of zone changes to Planned Development Overlay, or changes to an approved Planned Development Overlay.

A preliminary site plan is not intended to permit actual development of property pursuant to such plan but is 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.

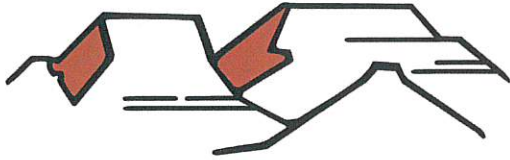
Upon approval of a preliminary site plan, the applicant may prepare and submit the greater level of detail required for a site plan review application, which is required before construction may commence.

PROCESS

The preliminary site plan is submitted to the Planning and Building Department approximately 1 week and 1 day by no later than 12:00 p.m. prior to a regularly scheduled Planning Commission meeting. During this time prior to the meeting, staff will review the plan, and prepare a report and recommendation for the Planning Commission. The Planning Commission at the public meeting will review the application and staff's report, and approve, approve with conditions, or deny the preliminary site plan.

APPEALS

Since there are no vested rights with the approval of a preliminary site plan, the matter is generally not appealed. However, if an appeal is made, it would be filed with the Clerk of the Board of Adjustment located in the Planning and Building Department and heard by the Board of Adjustment. The decision of the Board of Adjustment is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Board of Adjustment.



PLANNING & ZONING HURRICANE CITY UTAH

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

PRELIMINARY PLAT APPLICATION

For office use only: \$150.00 Fee

File No. 2022-PP-17

Receipt No. 8.158867

Name: Brett Burgess Telephone: 435-673-9336

Address: 113 East 200 North Suite #2 Fax No. _____

Email: bretteburgess@gmail.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: Northwest of Dixie Springs Dr/Sand Hollow Rd Intersection

Tax ID of Subject Property: H-4136-D-STL Zone District: R1-8

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) _____
Planned development with a combination of Du, Tri, and Fourplex's

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

____ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:

- ____ a. The proposed name of the subdivision
- ____ b. The location of the subdivision, including the section and range
- ____ c. The names and addresses of the owner, the subdivider, if other than the owner,
- ____ d. Date of preparation, and north point
- ____ e. Scale shall be of sufficient size to accurately show all required conditions of Chapter 39, City Subdivision regulations.

____ 2. Existing Conditions: The preliminary plat shall show:

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

PRELIMINARY PLAT APPLICATION page 4 (General Information)

PURPOSE

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

WHEN REQUIRED

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

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

Subdivision approval process:

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

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

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

- ___ h. Contours at vertical intervals not greater than five (5) feet.
 - ___ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock, and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
 - ___ j. Information on whether property is located in desert tortoise take area
- ___ 3. Proposed Plan: The subdivision plans shall show:
- ___ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys, and easements.
 - ___ b. The layout, numbers, and typical dimensions of lots.
 - ___ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
 - ___ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
 - ___ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
 - ___ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
 - ___ g. Approximate radius of all center line curves on highways or streets.
 - ___ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
 - ___ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
 - ___ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
 - ___ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
 - ___ l. Will this subdivision be phased? If yes show possible phasing lines.
 - ___ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.
- ___ 4. Required copies of plans:
- ___ a. Three copies of all full-scale drawings
 - ___ b. One copy of each drawing on a 11 x 17-inch sheets. (8 1/2 x 11 is acceptable if the project is small and the plans are readable at that size).
- ___ 5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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

(Office Use Only)

Date Received: _____ Application Complete: YES NO

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



Ash Creek Special Service District

1350 S. Sand Hollow Road

Hurricane, UT 84737

Office: (435) 635-2348 Fax: (435) 635-8550

ashcreek@infowest.com

May 24, 2022

Hurricane City
Stephen Nelson
127 N. 870 W.
Hurricane, UT 84737

RE: Lakeside Townhomes

Stephen,

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, P.E.
Engineer
Ash Creek Special Service District



Mike Terry <mike@dsgcivil.com>

Lakeview Townhome - Water will serve letter request

1 message

Ken Richins <kenr@cityofhurricane.com>

Tue, May 24, 2022 at 2:24 PM

To: "mike@dsgcivil.com" <mike@dsgcivil.com>

Mr. Terry:

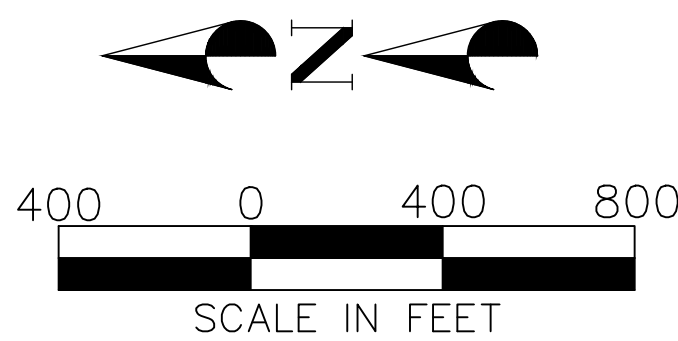
Thank you for your email. In this area, the WCWCD will likely be supplying the water for your development. WCWCD is in the process of updating its policies related to will serve letters and supplying water. For these reasons, I cannot issue a will serve letter until the policy update is complete. As far as your preliminary plat application, you may still submit the application, but I expect that any final approval will be conditioned upon receiving a will serve letter.

Thank you

Ken Richins

Water Superintendent

EXHIBIT "A"

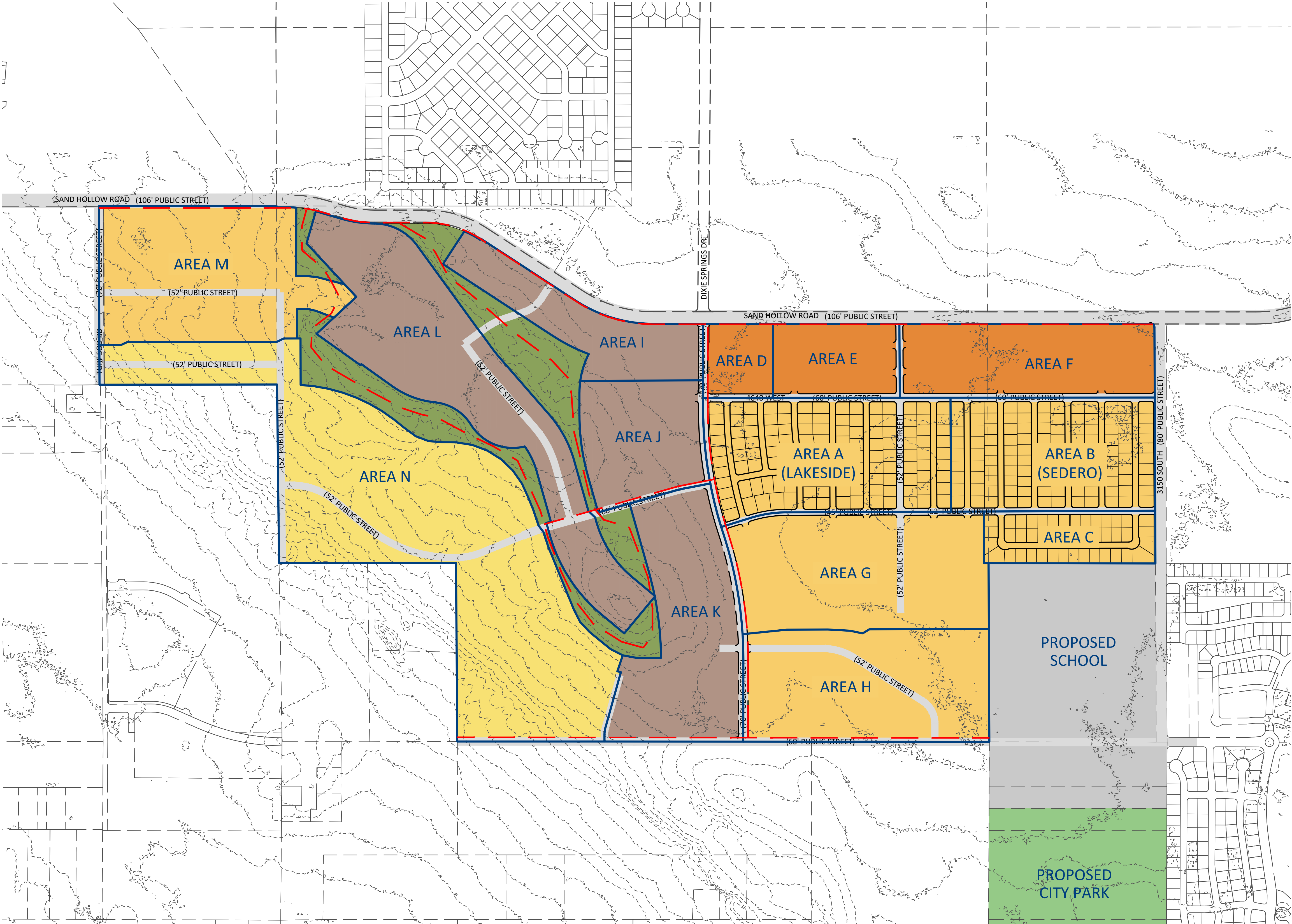
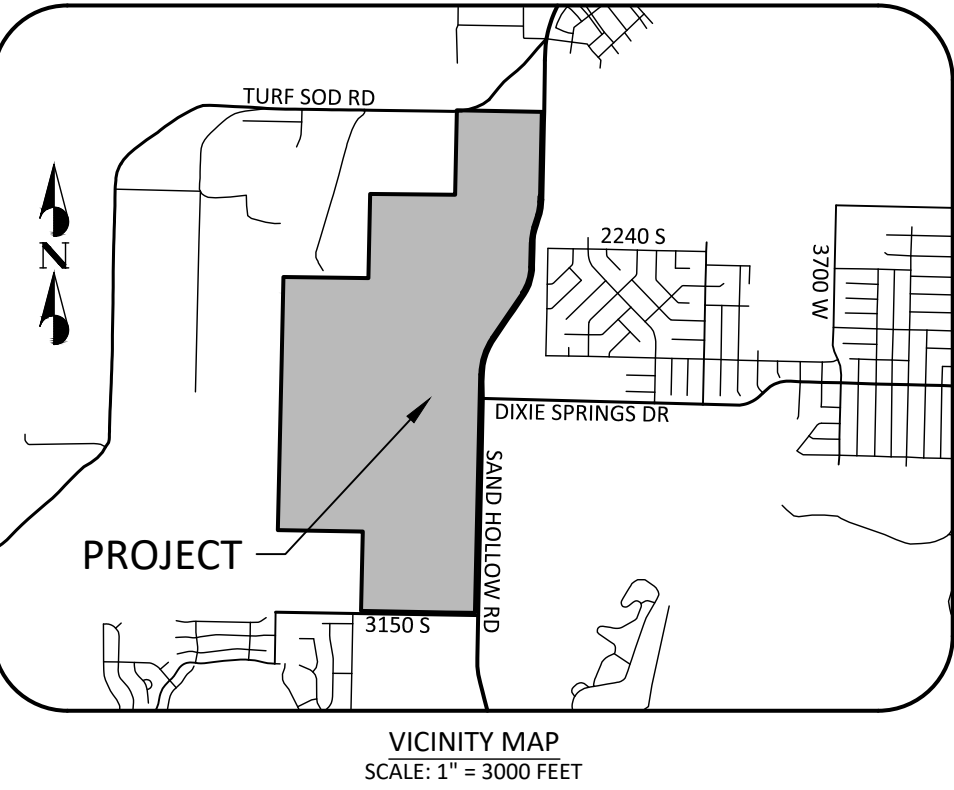
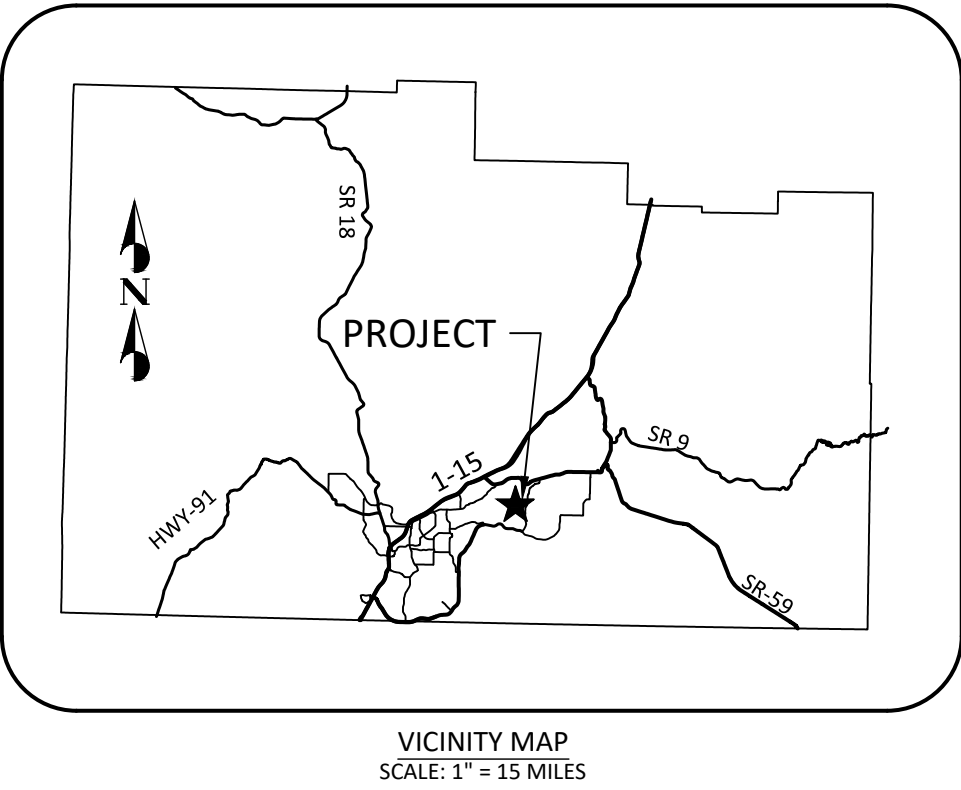


OWNER/DEVELOPER

THE HOLLOWES, LLC.
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790

CONTACT

BRETT BURGESS
(435) 673-9336
bretteburgess@gmail.com



LEGEND

EXISTING RIGHT-OF-WAY LINE

EXISTING PROPERTY LINE

AREA BOUNDARY LINE

PROPOSED MULTI USE TRAIL

PAVED / UNPAVED

LOW DENSITY SINGLE FAMILY RESIDENTIAL
1-3 UNITS/ACRE

HIGH DENSITY SINGLE FAMILY RESIDENTIAL
4-8 UNITS/ACRE

MULTI-FAMILY RESIDENTIAL
6-15 UNITS/ACRE

NEIGHBORHOOD COMMERCIAL

NATURAL OPEN SPACE

LAND USE TABLE

AREA	ACRES	UNITS	DUA	USE
A	35.8	127	3.55	SINGLE FAMILY
B	29.4	118	4.01	SINGLE FAMILY
C	11.4	44	3.86	SINGLE FAMILY
D	6.6	*	*	NEIGHBORHOOD COMMERCIAL
E	11.9	*	*	NEIGHBORHOOD COMMERCIAL
F	23.9	*	*	NEIGHBORHOOD COMMERCIAL
G	37.6	140	3.72	SINGLE FAMILY
H	34.9	140	4.01	SINGLE FAMILY
I	17.3	138	7.98	MULTI FAMILY / RESORT
J	18.1	144	7.96	MULTI FAMILY
K	31.6	247	7.82	MULTI FAMILY
L	44.4	355	8.00	MULTI FAMILY / RESORT
M	36.2	140	3.87	SINGLE FAMILY
N	87.8	175	2.02	SINGLE FAMILY
OS	33.2	*	*	OPEN SPACE
TOTAL	460.1	1770	3.85	

PLANNED DEVELOPMENT
OVERLAY ZONE

FOR

DESERT SANDS

LOCATED IN THE SOUTH HALF SECTION 14
AND NORTH HALF OF SECTION 23,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, S.L.B.&M.

DESERT SANDS
PLANNED DEVELOPMENT
LOCATED IN HURRICANE, UTAH

LAND USE PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

113 East 200 North Suite #2
Georgetown, UT 84302
Office (435) 628-2121

DATE : MARCH 2021

PM : BB

DRAWN BY : LB

DESIGNED BY : LB

CHECKED BY : XX

PROJECT NO. : 20-024

SCALE : 1" = 400'

SHEET NUMBER :

LUP-1

1 OF 1 TOTAL

PROPERTY / RIGHT OF WAY LINE STYLES

	PROPOSED RIGHT OF WAY LINE
	EXISTING RIGHT OF WAY LINE
	PROPOSED ROAD CENTERLINE
	EXISTING ROAD CENTERLINE
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	SECTION LINE
	QUARTER SECTION LINE
	EASEMENT LINE
	SETBACK LINE
	BOUNDARY LINE
	PHASE BOUNDARY

SURFACE FEATURE LINE STYLES

	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED FENCE
	EXISTING FENCE
	PROPOSED FLOW LINE
	EXISTING FLOW LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPOSED BUILDING LINE
	EXISTING BUILDING LINE
	PROPOSED EDGE OF ASPHALT LINE
	EXISTING EDGE OF ASPHALT LINE
	EXISTING EDGE OF ASPHALT LINE
	EXISTING EDGE OF ASPHALT LINE
	SILT FENCE
	SEDIMENT BERM
	CONSTRUCTION FENCE

UTILITY LINE STYLES

	PROPOSED SEWER LINE (SIZE AS NOTED)
	EXISTING SEWER LINE (SIZE AS NOTED)
	PROPOSED WATER LINE (SIZE AS NOTED)
	EXISTING WATER LINE (SIZE AS NOTED)
	PROPOSED IRRIGATION LINE (SIZE AS NOTED)
	EXISTING IRRIGATION LINE (SIZE AS NOTED)
	PROPOSED STORM DRAIN LINE (SIZE AS NOTED)
	EXISTING STORM DRAIN LINE (SIZE AS NOTED)
	PROPOSED PRIMARY POWER LINE (AS NOTED)
	PROPOSED SECONDARY POWER LINE (AS NOTED)
	PROPOSED OVERHEAD POWER LINE
	EXISTING PRIMARY POWER LINE (AS NOTED)
	EXISTING SECONDARY POWER LINE
	EXISTING OVERHEAD POWER LINE
	PROPOSED GAS LINE
	EXISTING GAS LINE
	PROPOSED TELEPHONE LINE
	EXISTING TELEPHONE LINE
	PROPOSED CABLE TV LINE
	EXISTING CABLE TV LINE

ABBREVIATIONS

BVC	BEGIN VERTICAL CURVE
CR	CURB RETURN
CDS	CUL-DE-SAC STATION
KS	KNUCKLE STATION
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
HP	HIGH POINT
LP	LOW POINT
SD	STORM DRAIN
SG	SUBGRADE
TBC	TOP BACK OF CURB
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
UNO	UNLESS OTHERWISE NOTED

PROPERTY / RIGHT OF WAY SYMBOLS

	TBC CURVE/LINE TAG
	CENTER LINE CURVE/LINE TAG
	PROPERTY LINE CURVE/LINE TAG
	SECTION MONUMENT FOUND
	SECTION MONUMENT NOT FOUND
	PROPOSED CLASS I MONUMENT (RING & LID)
	EXISTING CLASS I MONUMENT (RING & LID)
	CLASS II MONUMENT (REBAR & ALUMINUM CAP)
	HORIZONTAL/VERTICAL P.I.

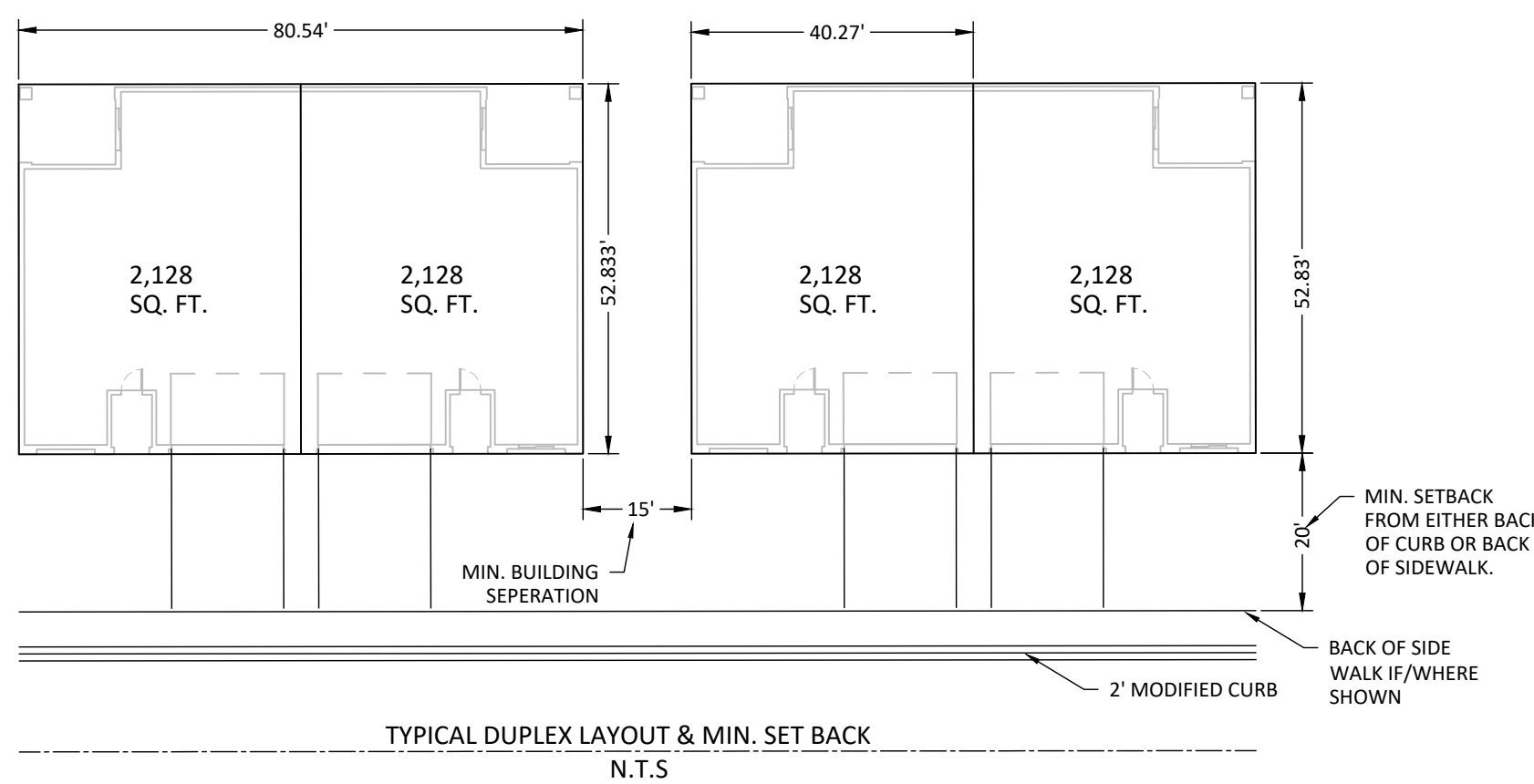
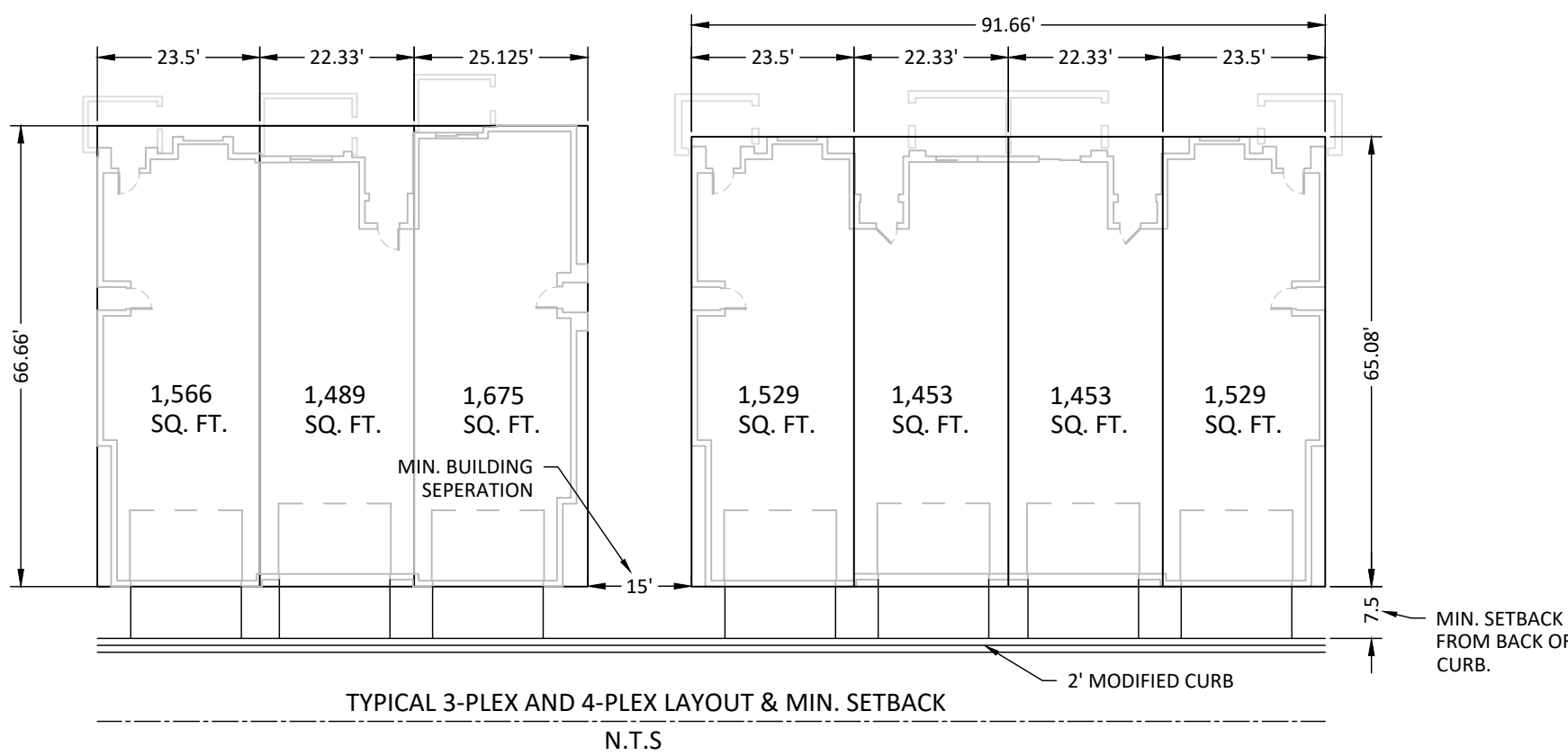
	PROPOSED 2.5" ASPHALT OVER 6" TYPE 2 BASE
	PROPOSED 3" ASPHALT OVER 6" TYPE 2 BASE
	PROPOSED 4" ASPHALT OVER 8" TYPE 2 BASE
	6" CONCRETE OVER 6" TYPE II AGGREGATE BASE.
	COMMON AREA
	LIMITED COMMON AREA
	PROPOSED RECREATION AREA

SURFACE FEATURE SYMBOLS

	FINISHED ELEVATION
	EXISTING ELEVATION
	FINISHED TBC ELEVATION & STATION
	EXISTING TBC ELEVATION & STATION
	PROPOSED STORM DRAIN INLET PROTECTION (FILTERSOCK)
	PROPOSED CURB INLET CATCH BASIN
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN AREA DRAIN
	PROPOSED FLARED END SECTION
	EXISTING CURB INLET CATCH BASIN
	EXISTING DRAIN MANHOLE
	EXISTING STORM DRAIN AREA DRAIN
	PROPOSED SIGN
	REVISION WORK

UTILITY SYMBOLS

	PROPOSED SEWER LATERAL
	EXISTING SEWER LATERAL
	PROPOSED SEWER MANHOLE
	EXISTING SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED WATER VALVE
	EXISTING WATER VALVE
	PROPOSED WATER METER (3/4" UNO)
	EXISTING WATER METER
	PROPOSED IRRIGATION METER
	EXISTING IRRIGATION METER
	UTILITY STUB
	PROPOSED STREET LIGHT WITH JUNCTION BOX
	PROPOSED TRANSFORMER (SIZE AS NOTED)
	PROPOSED SECONDARY POWER PED.
	EXISTING SECONDARY POWER PED.
	EXISTING STREET LIGHT
	4-WAY VAULT
	PAD MOUNT SWITCH GEAR
	PROPOSED POWER POLE
	EXISTING POWER POLE
	EXISTING GUY WIRE
	PROPOSED TELEPHONE PEDESTAL
	EXISTING TELEPHONE PEDESTAL
	PROPOSED CABLE TELEVISION PEDESTAL
	EXISTING CABLE TELEVISION PEDESTAL



PROJECT NAME: LAKEVIEW TOWNHOMES AT DESERT SANDS LOCATED IN HURRICANE, UTAH

SHEET NAME: GENERAL NOTES & SYMBOLS

DSG ENGINEERING, INC.

LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE :	MAY 2022
PM :	BB
DRAWN BY :	MT
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	22-003
SCALE :	N.T.S
SHEET NUMBER :	

CS-1



PROJECT NAME:

LAKEVIEW TOWNHOMES AT DESERT SANDS LOCATED IN HURRICANE, UTAH

PROJECT NAME:

SITE PLAN - HORIZONTAL CONTROL

DSG ENGINEERING, INC.

LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DATE:

MAY 2022

PM:

BB

DRAWN BY:

MT

DESIGNED BY:

LB

CHECKED BY:

PROJECT NO.:

22-003

SCALE:

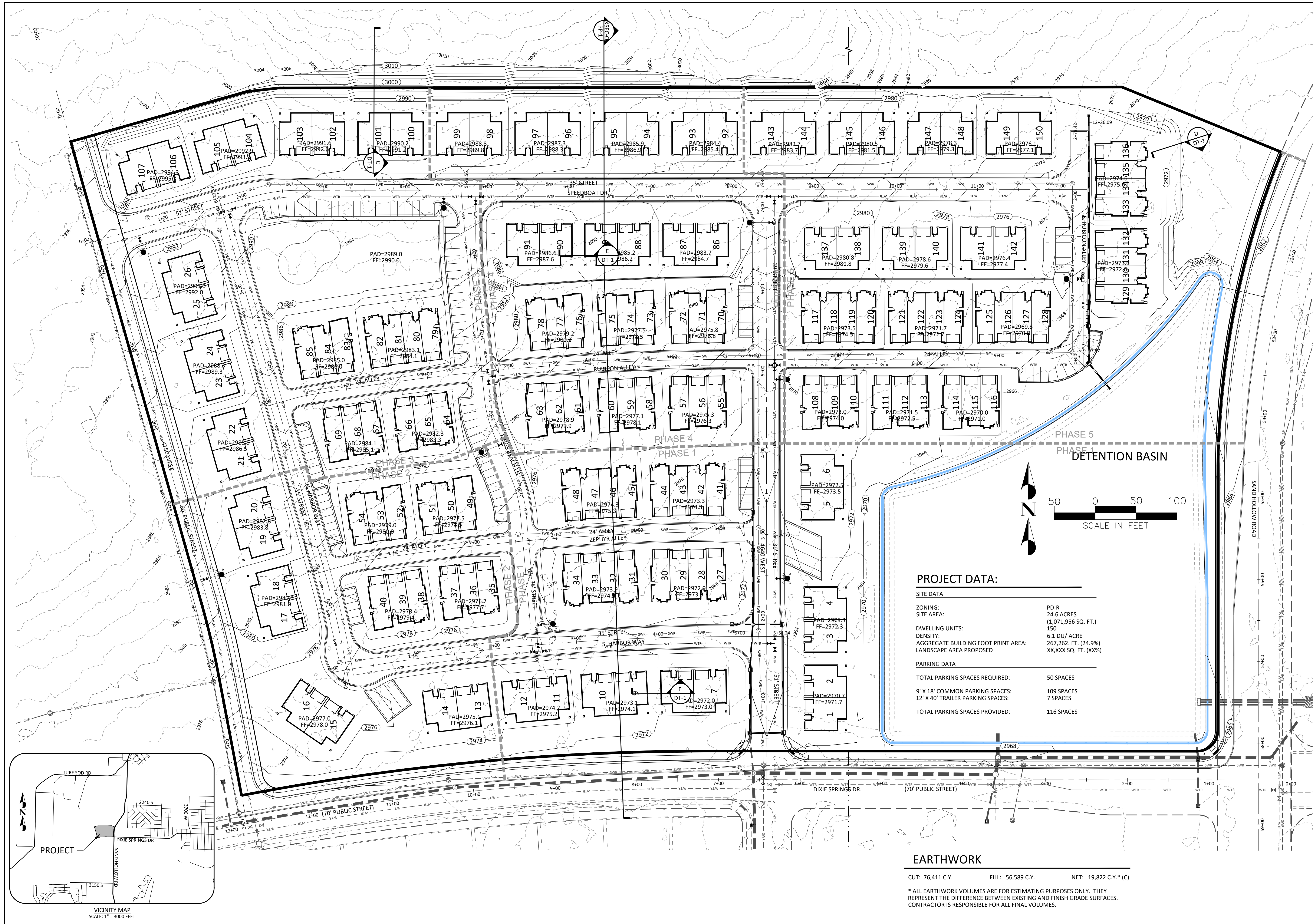
1" = 50'

SHEET NUMBER:

SP-1

3 OF 6 TOTAL

Page 94 of 265



PROJECT DATA:

SITE DATA	
ZONING:	PD-R
SITE AREA:	24.6 ACRES (1,071,956 SQ. FT.)
DWELLING UNITS:	150
DENSITY:	6.1 DU/ ACRE
AGGREGATE BUILDING FOOT PRINT AREA:	267,262. FT. (24.9%)
LANDSCAPE AREA PROPOSED	XX,XXX SQ. FT. (XX%)
PARKING DATA	
TOTAL PARKING SPACES REQUIRED:	50 SPACES
9' X 18' COMMON PARKING SPACES:	109 SPACES
12' X 40' TRAILER PARKING SPACES:	7 SPACES
TOTAL PARKING SPACES PROVIDED:	116 SPACES

EARTHWORK

CUT: 76,411 C.Y. FILL: 56,589 C.Y. NET: 19,822 C.Y.* (C)

* ALL EARTHWORK VOLUMES ARE FOR ESTIMATING PURPOSES ONLY. THEY REPRESENT THE DIFFERENCE BETWEEN EXISTING AND FINISH GRADE SURFACES. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL VOLUMES.

LAKEVIEW TOWNHOMES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



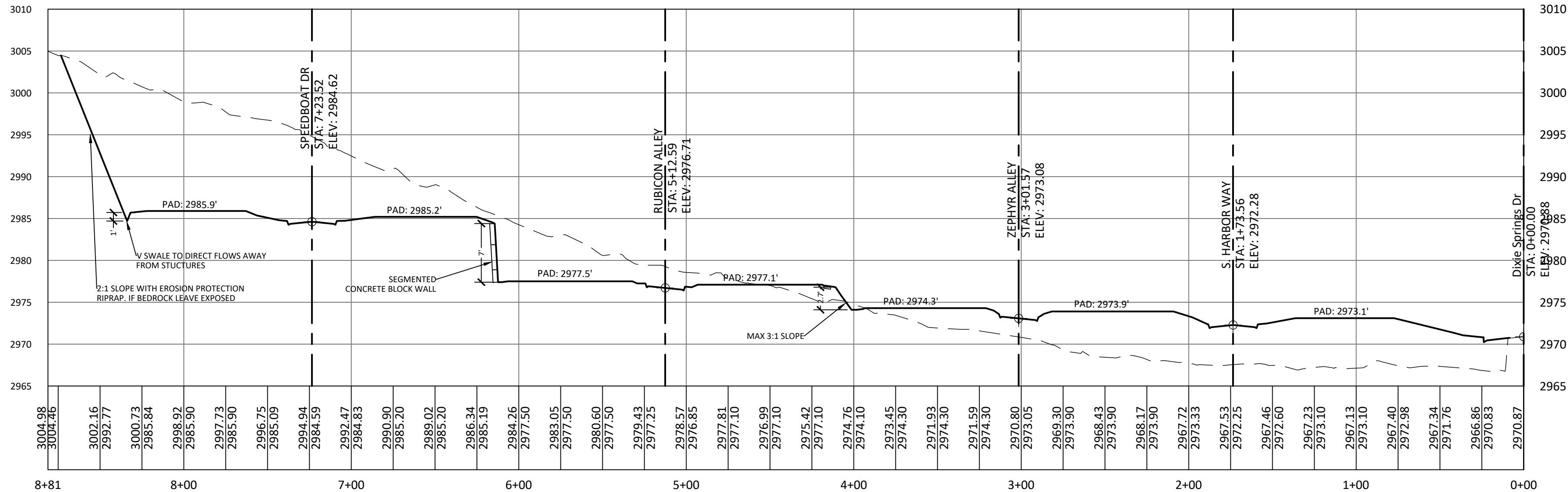
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PM: BB
DRAWN BY: MT
DESIGNED BY: LB
CHECKED BY:
PROJECT NO.: 22-003
SCALE: 1" = 50'
SHEET NUMBER:

SP-2
4 OF 6 TOTAL

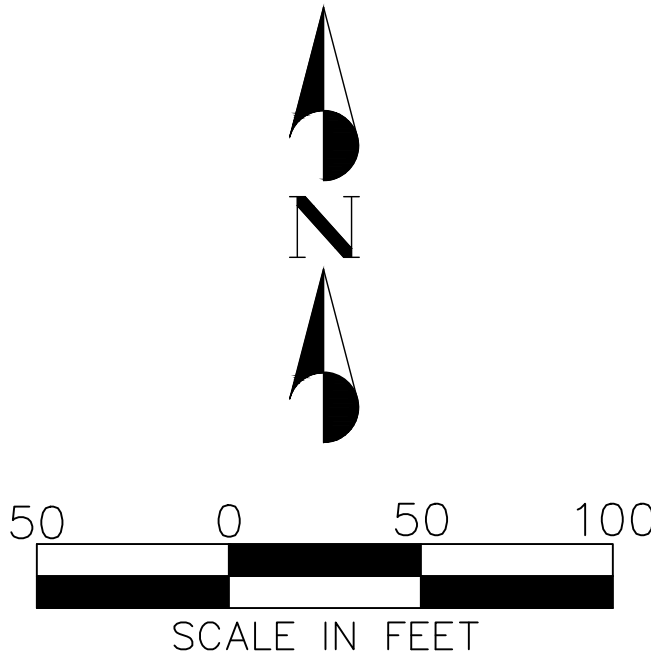
SITE PLAN



XSEC - Q - PLAN (STA 8+81 - 0+00)
SCALE: 1" = 50'



XSEC Q - PROFILE (STA 8+81 - 0+00)
H: 1" = 50'
V: 1" = 5'



LEGEND:

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- BUILDING ENVELOPE LINE
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED GRADE TAG
- EXISTING ELEVATION GRADE TAG
- CATCH BASIN
- UTILITY EASEMENT LINE/HATCH

ABBREVIATIONS

- BVC BEGIN VERTICAL CURVE
- CR CURB RETURN
- CDS CUL-DE-SAC STATION
- EG EXISTING GROUND
- EOA EDGE OF ASPHALT
- EVC END VERTICAL CURVE
- EX EXISTING
- FF FINISH FLOOR
- FG FINISH GRADE
- FL FLOW LINE
- HP HIGH POINT
- KS KNUCKLE STATION
- LP LOW POINT
- SD STORM DRAIN
- SG SUBGRADE
- TBC TOP BACK OF CURB
- VF VERTICAL FEET
- RAD RADIUS

EARTHWORK

CUT: 76,411 C.Y. FILL: 56,589 C.Y. NET: 19,822 C.Y.* (C)

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PROJECT NAME:
**LAKEVIEW TOWNHOMES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH**

SHEET NAME:
XSEC Q - PLAN & PROFILE

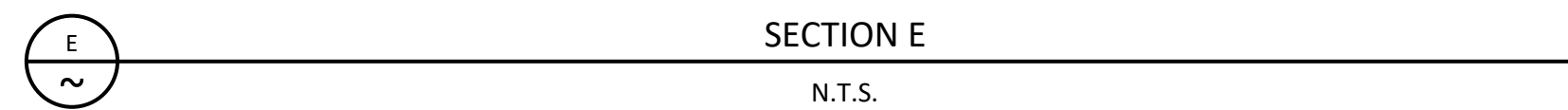
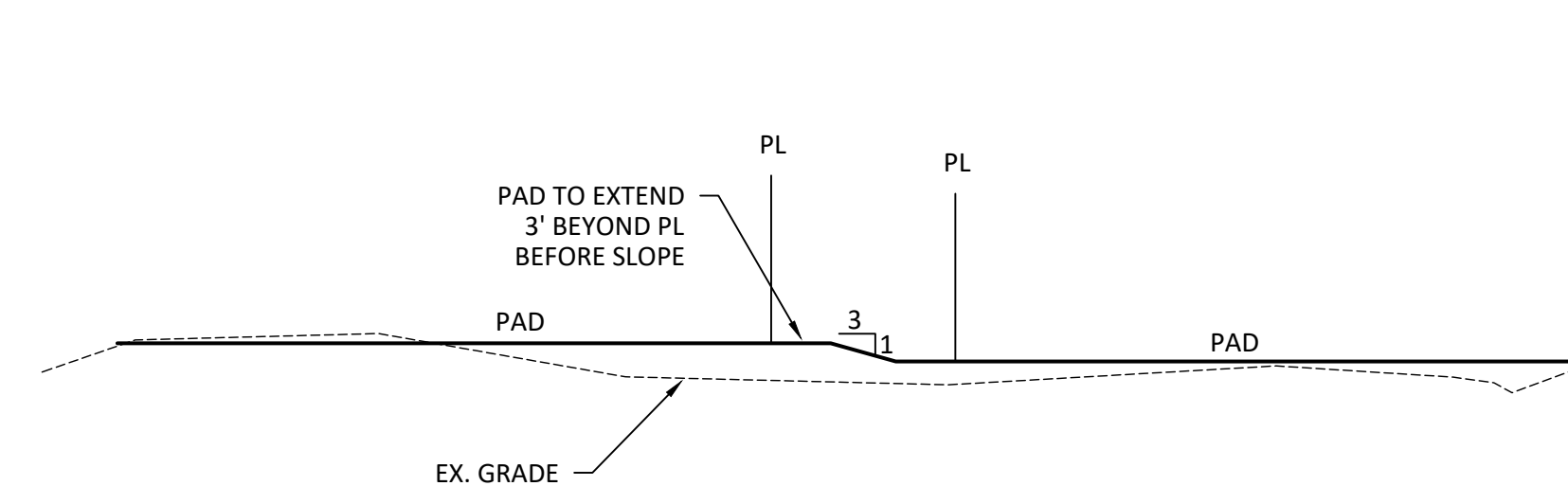
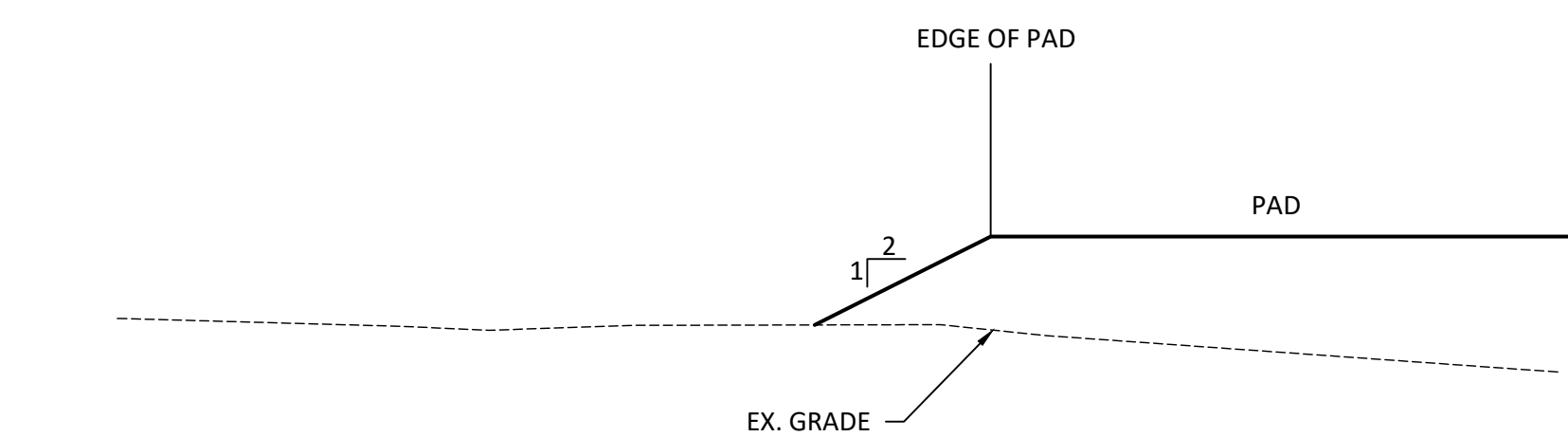
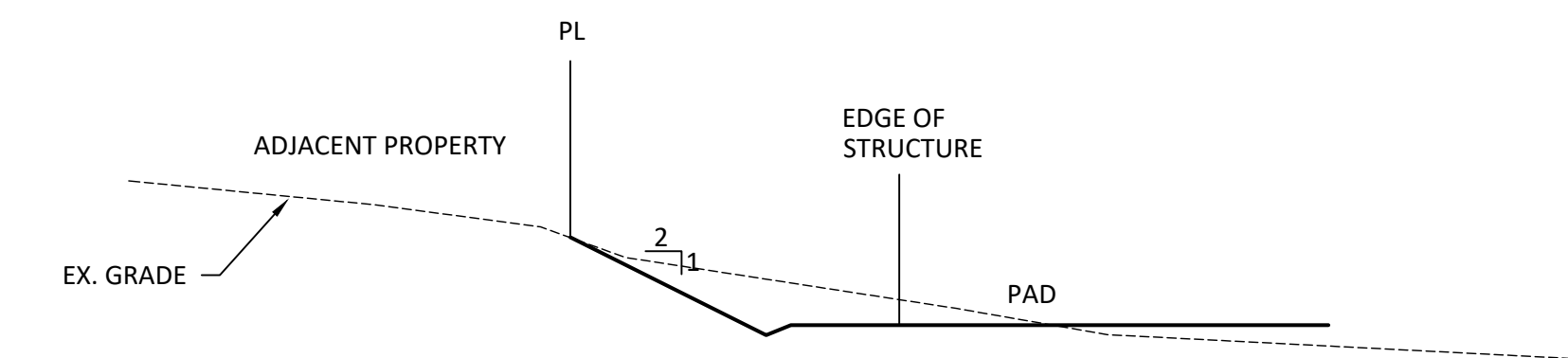
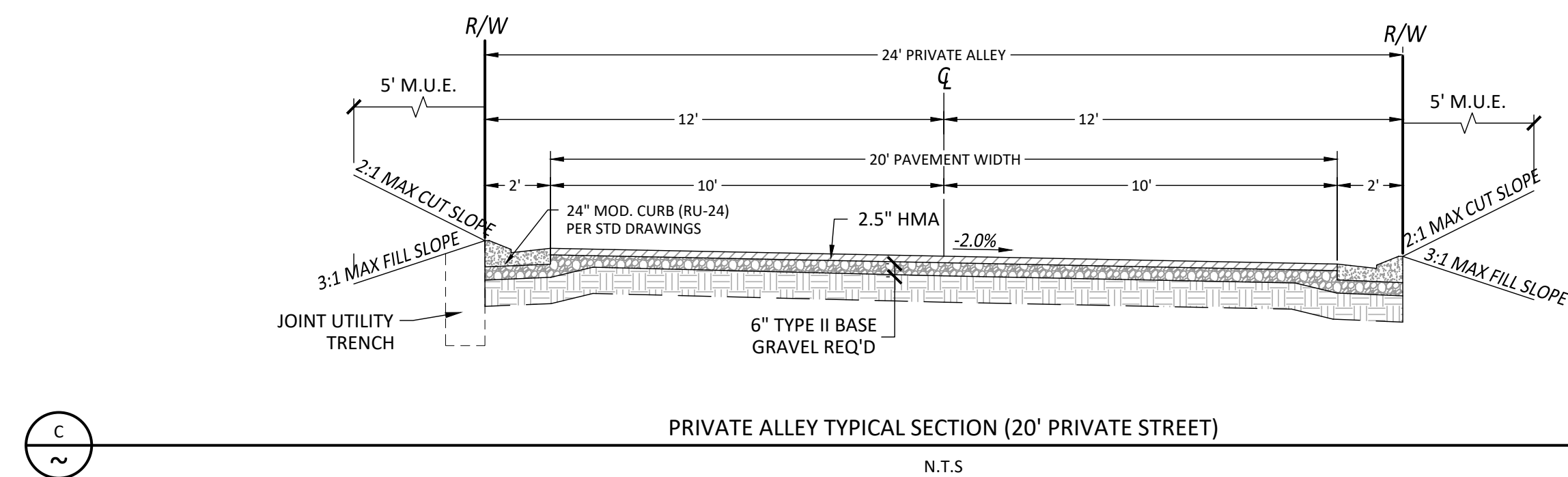
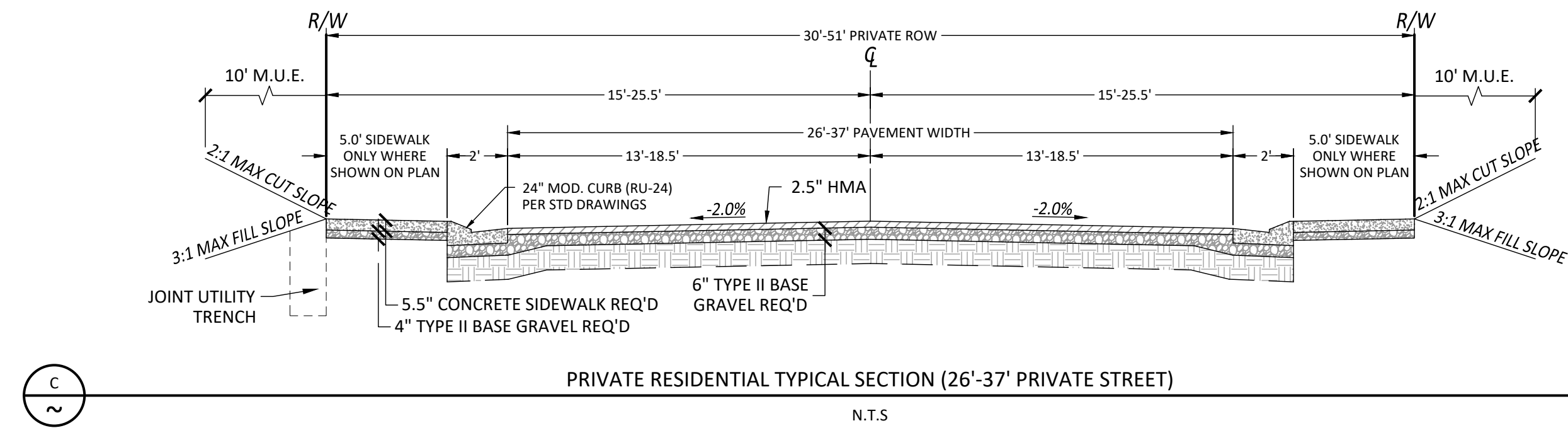
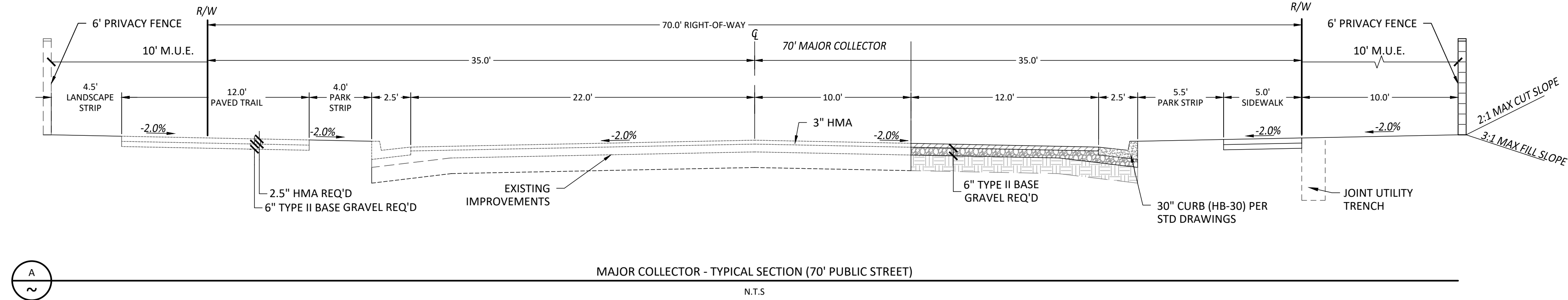
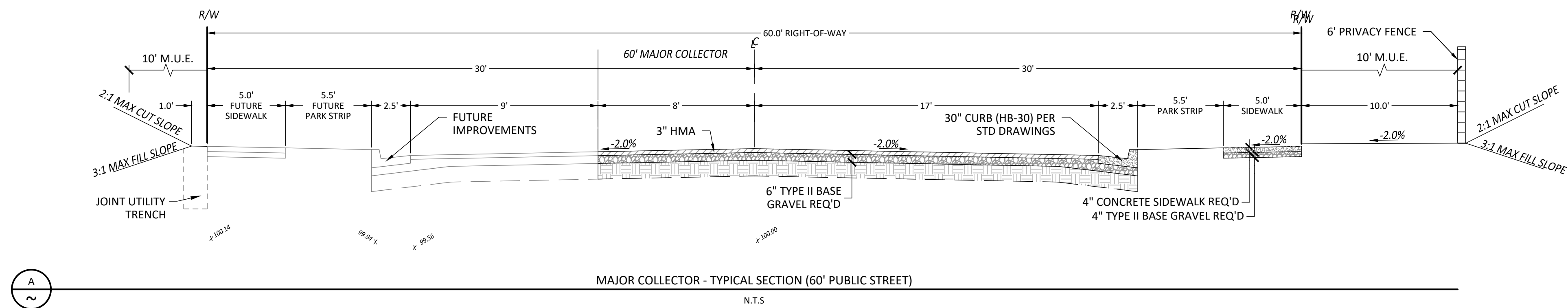
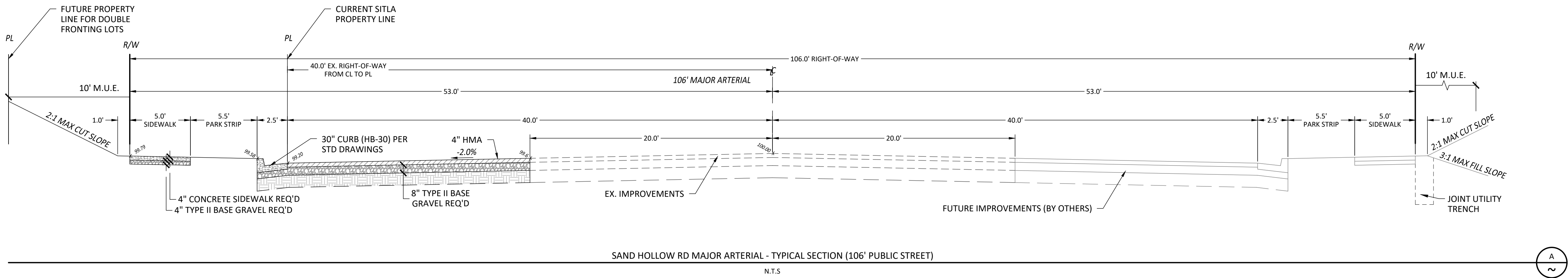
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE :	MAY 2022
PM :	BB
DRAWN BY :	MT
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	22-003
SCALE :	1" = 50'
SHEET NUMBER :	

PP-1

5 OF 6 TOTAL



LAKEVIEW TOWNHOMES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH

DETAIL SHEET

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE:	MAY 2022
PM:	BB
DRAWN BY:	MT
DESIGNED BY:	LB
CHECKED BY:	
PROJECT NO.:	22-003
SCALE:	N.T.S.
SHEET NUMBER:	

DT-1

6 OF 6 TOTAL

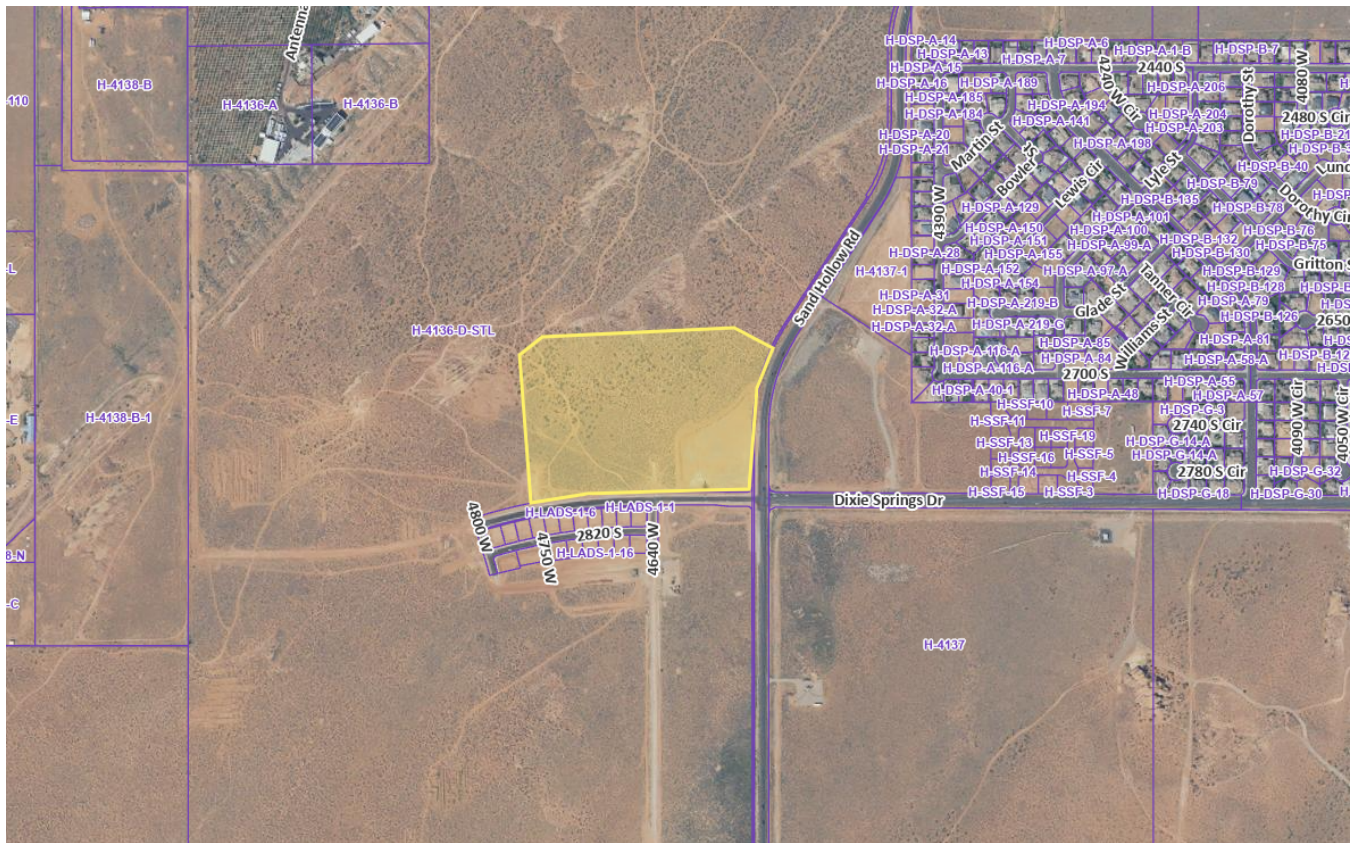


STAFF COMMENTS

Agenda Date:	7/14/2022
Application Number:	2022-PP-17 2022-PSP-22
Type of Application:	Preliminary Plat and Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Brett Burgess
Agent:	
Request:	Approval of a Preliminary Plat and Site Plan
Location:	Northwest corner of Sand Hollow Road and Dixie Springs Dr.
Zoning:	R1-8 PDO
General Plan Map:	Planned Community

Discussion:

This application is for a preliminary acceptance of 88 townhomes and 62 duplex units over 24.1 acres for a total of 6.1 units per acre. This is the next phase of the Desert Sands PDO development across Sand Hollow Road from Dixie Springs. In their master plan, this area is designated as both Area “J” and part of Area “I, ” both as multifamily areas, while I is also designated as a resort area.



Map is approximate

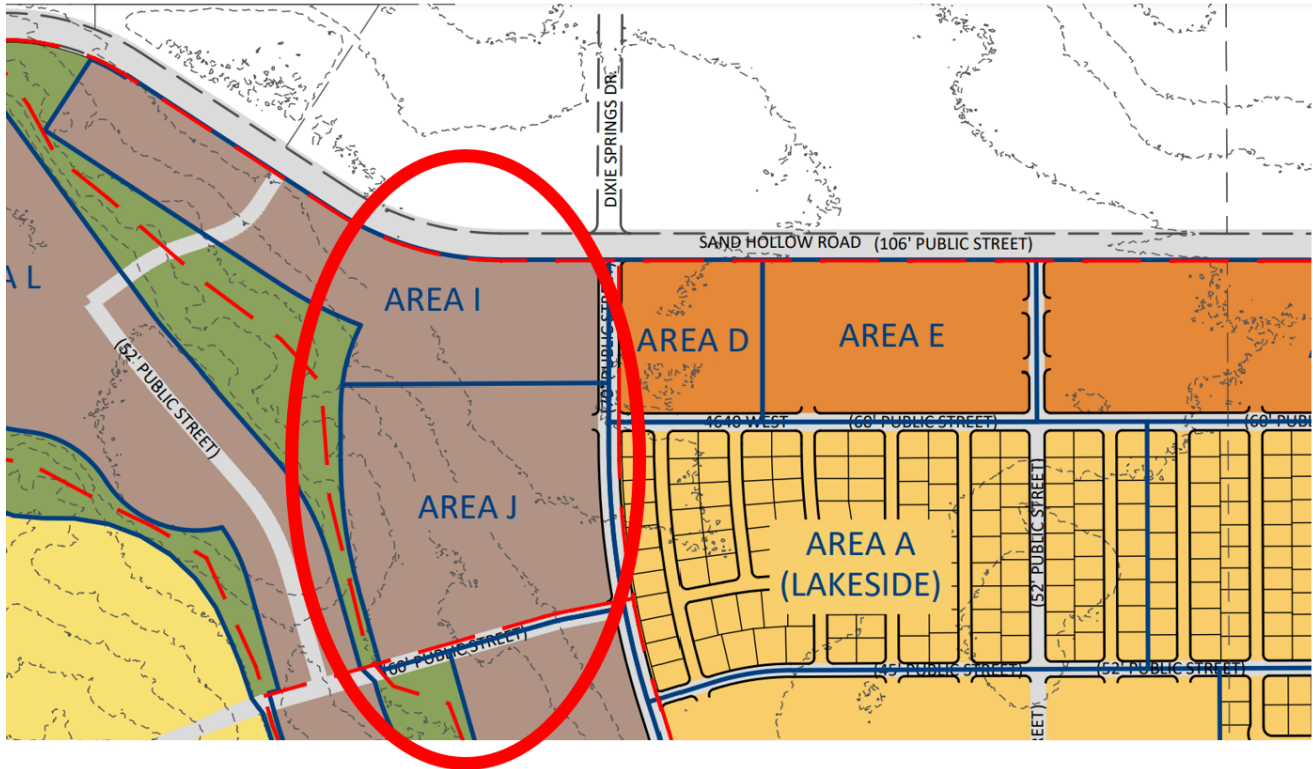
JUC Comments

The following items will need to be addressed:

1. **Power:** Dixie Power area. No comments received.
2. **Sewer:** Due to the narrow roads, the developer will need a private sewer agreement with Ash Creek. Prefer sewer not run through a 24' alley. If the sewer is not in the road, the manhole needs to be brought to grade with concrete collars. Sewer line shown running to the west, will a future road be there? Sewer mains should be in the road.
3. **Street:** Are all interior streets private? Traffic study required.
4. **Water:** Hydrants for Lots 17-26 should be in front of the lot.
5. **Engineering:** Trail along Sand Hollow Road. Can the full ROW for 4750 W be dedicated at this time? Parcel has not been subdivided yet. PUE should be brought to grade. The residential minimum street width is 26' not 24'. Street cross-sections need to be checked.
6. **Fire:** Insufficient number of fire hydrants.
7. **Cable/Phone/Gas/WCWCD:** No comments

Staff Comments: Preliminary Plat

1. The application indicates that this is Area “J” within their development. Area “J” was approved for 108 units over 18.1 acres for 5.97 units per acre. The site plan provided encompasses Area “J” and a portion of Area “I”



Desert Sands Master Plan with the Lakeview Townhomes area highlighted

- a. The approved master plan has Area “J” as 5.98 units per acre and Area “I” as 7.98 units per acre. The plat provided has 6.1 units per acre
 - b. Staff is generally okay with shifting units from one section of the development to the other as long as the number and type of units throughout the development are maintained and the shifts are relatively minor
2. The site plan lists Area I as a possible resort. However, the City limited the number of resort units to 335 units which will likely be used elsewhere, namely Area L. This neighborhood does not have any amenities, and the applicant has not indicated that they are planning on using this site for short term rentals. Staff would recommend that this phase is maintained as long term residential units.
 3. Road cross sections will need to be approved in the construction drawings and match the cross sections approved for earlier phases of the development.
 4. 4750 W should be developed as a full fire access roadway. The master site plan shows a trail along the Eastside of the roadway. Because it is not a City master planned shared uses path, the trail needs to be a minimum of 10’ paved.
 5. It is not indicated on the plat which roads are public and which streets are private. The proposed inner streets do not meet public standards and are assumed to be private. Generally speaking, we discourage large networks of private roadways and limit them for access to multi-family units.
 6. There is open space and a trail system planned to the north of the property. Staff would recommend that an additional trail connection be added to the northeast section of the open space to allow for greater access.
 7. All streets within this development will need a number assigned to them alongside their names
 8. All block lengths appear to meet city standards

9. Perpendicular on-street parking is currently not allowed in public streets, a code change to allow this is currently before the Planning Commission
10. Plat does not indicate if the property is in a tortoise-take area.
11. Park strips along Dixie Springs Drive will need to be landscaped. Staff recommends that street trees are planted every 50'.
12. A will-serve letter has been provided by the sanitary water provider but not the culinary water provider due to a possible policy change by the Washington County Water Conservancy District, which is the primary water provider in this area. 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.*

Staff does not have a timeline on when or if the Conservancy District will complete its review of the will-serve requirements and agrees with the Water Department's recommendation

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends tabling this item until a will-serve letter from Hurricane City Water is provided.

From: [Stephen Nelson](#)
To: [Cindy Beteag](#); [David Sanders](#); [David Hirschi](#); [Doug Heideman](#); [Joseph Prete](#); [Kaden DeMille](#); [Kevin Thomas](#); [Nanette Billings](#)
Cc: [Arthur Lebaron](#); [Mike Vercimak](#); [Fred Resch](#)
Subject: FW: Lake Side Townhomes
Date: Wednesday, July 20, 2022 1:19:35 PM
Attachments: [image002.png](#)
[Lakeview Townhomes \(Area J\)-PP_07.18.22.pdf](#)
[image003.png](#)

City Council,

Please see the attached email below with an update to Lakeview Townhomes. Staff has raised some concerns about the private streets with the applicant. The applicant has cited the following projects as models for the roadways:

- [Casitas at Sienna Hills](#)
- [Escondido at Sienna Hills](#)

Planning staff has gone and walked the development and has added the photos in the link below. It is important to note that both of these neighborhoods listed are resorts. We took some photos of the main roads and the access alleys. Generally speaking, there are no pedestrian areas on the main roadways, and just limited sidewalks connecting parking areas to adjacent homes. There are some access alleys that run behind the units that only have access to garages, which is similar to Lakeview Townhomes.

<https://photos.app.goo.gl/Rg9joU1Jf5wChYhM8>

The City code states that building permits should not be issued for units only accessed by a private right-of-way ([10-37-13](#)). The City has not enforced that provision for private roadway/parking for multi-family and resort developments that are providing parking areas and are not needed for traffic connection. Generally speaking, having the main roadways as public roadways is better for the community by increasing the standard of the roadway and taking off some of the burdens on the HOA. But the additional parking which is being requested does not meet our current standards and is providing overflow parking and rear-loaded garages tend to be more pedestrian/traffic friendly by limiting access on the main roads. In many cases for multi-family developments, a pure public roadway system does not meet the needs of the development and a hybrid option may work best, but it is pretty common for a fully private system. My recommendation is if private roadways are allowed, those private roadways be built to City cross-sections with sidewalks and proper road widths but still allow for street parking. The only exception should be for the driveway access alleys, which will need to be 26' wide as requested by fire.

Please let me know if you have any questions.

Stephen Nelson, AICP
Hurricane City

Planning Director
(435) 635-2811



PLANNING & ZONING
HURRICANE CITY
UTAH

From: logan@dsgcivil.com <logan@dsgcivil.com>
Sent: Monday, July 18, 2022 4:33 PM
To: Stephen Nelson <stephen@cityofhurricane.com>
Cc: Brienna Spencer <brienna@cityofhurricane.com>
Subject: Lake Side Townhomes

Stephen,

Brett sent me the below email and asked that I look into it.

We do plan on having interior private streets to accommodate on street parking and have a slower neighborhood feel with narrow streets.

The exterior streets conveying through traffic will be public and constructed to a Hurricane city standard section.

This project is modeled after the "Casitas at Sienna Hills" and "Escondido at Sienna Hills" subdivisions in Washington City. The existing projects in Sienna Hills do not have sidewalk adjacent to the private streets, we felt that it would be better and more in line with Hurricane city to provide sidewalk on at least one side of the private streets (excluding the alleys) for pedestrian flow.

I've attached an updated drawing for clarification of the public and private streets for your use.

Brett will be out of town for this coming city council meeting, and asked that I attend the meeting for him. He may be able to attend virtually.

Thanks

Logan Blake, PE
Civil Engineer



DSG Engineering
113 East 200 North Suite 2
St. George, UT 84770
(435) 628-2121 x 103 – office
logan@dsgcivil.com

From: Stephen Nelson <stephen@cityofhurricane.com>

Date: July 15, 2022 at 10:28:30 AM MDT

To: Brett Burgess <brett@developmentsolutions.co>

Subject: Lake Side Townhomes

Brett,

It was good seeing you last night. After reviewing the staff comments and getting the report ready for City Council, I realized that we did not really address the roadway system. Our code states that building permits should not be issued for buildings with no public right-of-way access. However, the City has taken a pretty liberal view on that interpretation for multi-family developments because it often does not make sense. I do have some concerns about the lack of sidewalks and when the road is narrow for main drives. I have updated my comment to City Council below.

5. Staff has concerns about the private roadway system. Generally speaking, the City prohibits private roadways and limits them for access to multi-family or commercial units. It is not indicated on the plat which roads are public and which streets are private. The proposed inner streets do not meet public standards and are assumed to be private. Currently, City code does not allow for on-street parking, but the City Council is considering an ordinance to allow it. Main roads should be built to public system size and include sidewalks on both sides. There will need to be a public access easement for utilities and emergency services on all private roadways. Water lines will need to be ductile iron.

Please let me know if you have any questions.

Stephen Nelson, AICP

Hurricane City

Planning Director

(435) 635-2811



PLANNING & ZONING
HURRICANE CITY
UTAH



PROCLAMATION

WHEREAS, September 17, 2022, marks the two hundred and thirty-fifth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE I, Nanette Billings, by virtue of the authority vested in me as Mayor of Hurricane City do hereby proclaim the week of September 17 through 23 as

CONSTITUTION WEEK

AND ask our citizens to reaffirm the ideals of the Framers of the constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of Hurricane City to be affixed this 4th day of August of the year of our Lord two thousand twenty-two.

Nanette Billings, Mayor

[Seal] Attest:

Cindy Beteag, City Recorder

**A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, CONFIRMING
THE AIRPORT AUTHORITY BOARD MEMBERSHIP AND TERMS.**

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

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

WHEREAS, the Board positions are not presently filled due to the expiration of members’ terms and a resignation;

WHEREAS, Hurricane City records regarding recent and current Board membership is as follows:

<u>Name</u>	<u>Term</u>	<u>Status</u>
Art Granger	10/21/2021 – 10/21/2025	Current Board Member
Scott Freeman	10/21/2021 – 10/21/2025	Current Board Member
Bill Stocks	10/21/2021 – 10/21/2025	Resigned
Laron Hall	No record of formal appointment, but Mr. Hall first appeared on the Board’s agenda as a Board member in February of 2015	Unconfirmed/Expired Board Membership
Norm Anderson	7/15/2018 – 7/15/2022	Expired Board Membership
Larry Nemecek	7/15/2018 – 7/15/2022	Expired Board Membership
Mike Vercimak	Initially appointed on 9/20/2007; reappointed on 2/5/2015, with term expiring on 2/5/2019	Expired Board Membership
Doug Heideman	Term coincides with City Council term	Current, Non-voting Board Member
Dave Houston	Term coincides with position as Airport Manager	Current, Non-voting Board Member

WHEREAS, the City Council has authority to adjust the terms of Board membership, and the Council finds it necessary to adjust the terms at this time to allow for appropriate turnover of membership;

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

WHEREAS, the City Council shall designate a City staff member to assist in the coordination of Airport matters between the Board, City Council, and City staff;

BE IT HEREBY RESOLVED that the Hurricane City Council adopts the following tables showing the Board membership and corresponding terms:

VOTING BOARD MEMBERS

<u>Board Member</u>	<u>Term</u>	<u>Aviation Background</u>
Jim Lemmon	8/4/2022 – 10/1/2026	Yes
Cathy Clark	8/4/2022 – 10/1/2026	No
Kate Wadsworth	8/4/2022 – 10/1/2025	No
Scott Freeman	10/21/2021 – 10/1/2025	Yes
Art Granger	10/21/2021 – 10/1/2024	Yes
Norm Anderson	8/4/2022 – 10/1/2024	Yes
Laron Hall	8/4/2022 – 10/1/2023	Yes

NON-VOTING BOARD MEMBERS

<u>Board Member</u>	<u>Term</u>
Doug Heideman, City Council Liason	Coincides with City Council term
Dave Houston, Airport Manager	Coincides with employment as Airport Manager

BE IT HEREBY RESOLVED FURTHER that the Hurricane City Council designates Mike Vercimak, Hurricane City Public Works Director, to assist in the coordination of Airport matters between the Board, City Council, and City staff.

PASSED AND APPROVED the 4th day of August, 2022.

Nanette Billings, Mayor

Attest:

Cindy Beteag, City Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 4th day of August 2022. Whereupon a motion to

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

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

Cindy Beteag



STAFF COMMENTS

Public Hearing to comments on the following:

Discussion:

Findings:

Recommendation:

Attachments:

None



STAFF COMMENTS

An **Agriculture Protection Overlay** located at 1235 S 700 West parcel number H-3-1-3-13192

Discussion:

Findings:

Recommendation:

Attachments:

None



STAFF COMMENTS

An **Agriculture Protection Overlay** located at 1239 S 700 West parcel numbers H-3-2-3-23193, H-3-2-3-23180 and H-3-2-3-2317

Discussion:

Findings:

Recommendation:

Attachments:

None



STAFF COMMENTS

Ordinance 2022-42: Discussion and consideration of an **Agriculture Protection Overlay for Bevin Johnson located at 1235 S 700 W**. Parcel number H-3-1-3-13192. Bevin Johnson Applicant

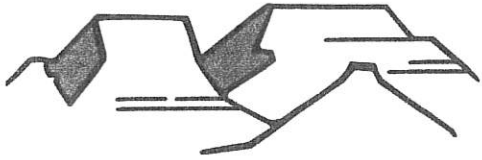
Discussion:

Findings:

Recommendation:

Attachments:

1. 2022-AP-02 Bevin Johnson
2. 2022-AP-02 Bevin Johnson
3. County Recommendation Letter
4. PC Recommendation Letter
5. 2022-AP-02 Map
6. Ordinance 2022-42 Bevin Johnson Ag Protection Overlay



PLANNING & ZONING
HURRICANE CITY
UTAH

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

**AGRICULTURAL PROTECTION AREA
APPLICATION**

For Office Use Only:

File No. _____

Receipt No. _____

APPLICATION & SUBMITTAL CHECKLIST

Name: Bevin W Johnson Telephone: 435-862-2436

Address: 1235 S 700 W Fax No. _____

Email: bevinj3@gmail.com

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

Agent email: _____

Address of Subject Property: 1235 S 700 W

Tax ID of Subject Property: H-3-2-3-23192 Zone District: Block C field survey

Proposed Conditional Use: (Describe, use extra sheet if necessary) _____

Raise animal feed and run cattle operation

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

The application shall include:

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

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

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

Owners Name(s)

Tax Parcel #

of acres

~~Beverly W and Susan S Johnson trust 6.56~~
Beverly W and Susan S Johnson H-3-2-3-231912 6.56

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

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

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

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

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

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

State Code 17-41-101 Definitions

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

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

Alfalfa and cattle

Is the parcel(s) irrigated? yes

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

~~There~~ none

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

Plan is to continue raising feed and keep the cattle production

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

If and when it happens we plan on changing from flood irrigation to pressurized. No development plans

Berni W. Johnson

Signature of Applicant(s)

6/24/2022

Date

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

: ss

COUNTY OF Washington)

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

Bevin W. Johnson
(Property Owner)

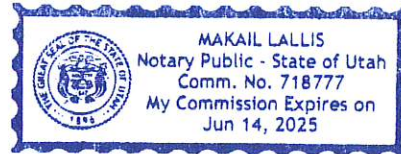
Susan Johnson
(Property Owner)

Subscribed and sworn to me this 24 day of June 2022

Makail Lallis
(Notary Public)

Residing in: Hurricane, UT

My Commission Expires: June 14, 2025



Agent Authorization

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

(Property Owner)

(Property Owner)

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

(Notary Public)

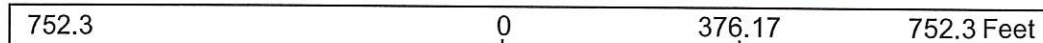
Residing in: _____

My Commission Expires: _____



Subdivisions

- ## Notes



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

Agenda Date:	07/14/2022
Application Number:	2022-AP-02
Type of Application:	Agriculture Protection Overlay
Action Type:	Legislative
Applicant:	Bevin Johnson
Agent:	
Request:	A report for the City Council on a proposal to create an Agricultural Protection Area
Location:	1235 S 700 W
Zoning:	RA-0.5
General Plan Map:	Single Family

Discussion: This request is not to change the zone but protect the land with an Agricultural Protection Area Overlay Zone. The total size is 6.56 acres. State and City codes set the standards for review by the Planning Commission and the County Agricultural Protection Area Advisory Committee. An Agricultural Protection Area grants certain legal protections to the property, including preventing forced rezoning the property, providing a defense against nuisance actions, notice to new subdivisions, and limiting eminent domain actions. These protections are found in the Utah Code, sections of which are included in this report.

The Dixie Conservation District has given a positive recommendation to this application, their letter is included in this packet.

Zoning	Adjacent Land Use
--------	-------------------

North	RA-1	Agriculture and single family homes
East	RA-0.5	Single family homes, some agriculture
South	RA-0.5, PF	Agriculture use, single family homes, Hurricane Intermediate School
West	RA-0.5. PF	Single family homes, some agriculture, Church

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

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

The 2021 General Plan states that the city should “*Encourage the use of and support applications for agricultural protection overlay zones.*” The General Plan Map has this area as Single Family which is compatible with agricultural uses.

There are no master planned roadways or other planned utilities that run through the property. Any extensions of roadways or utilities to this property will come at development at the owner's expense.

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

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

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

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

The land is currently being used for alfalfa growing and cattle grazing. The property is zoned RA-0.5. The applicant intends to continue the current use except for future pressurized irrigation to the property.

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

Staff does not recommend any changes to the land under consideration.

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

No objections have been received at the time of this writing.

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

See the attached letter

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

DIXIE Conservation District Board of Supervisors

Stewart Bowler, Chairman

Colten Iverson, Member

Kelly Blake, Member

Sam Larson, Member

Loyd Jessop, Vice Chairman

AGRICULTURE ADVISORY BOARD TO THE HURRICANE VALLEY CHAMBER OF COMMERCE

Recommendation on a proposed Agriculture Protection Area within Hurricane City.

DATE: 6/28/2022

NAME(S), (see attached copy of APA Proposal for land description):

Bevin W Johnson

As mandated in Section 17-41-305, Utah Code Annotated 1953, as amended, the following criteria were used to evaluate the suitability of this proposal for an Agriculture Protection Area designation in Washington County:

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

REPORT OF RECOMMENDATION:

Modifications, (if any):

Limit on types of agriculture in this APA, (if any);

Recommendation:

Accept ✓

Accept & Modify _____

(Modifications must be attached)

Reject _____

Stewart Bowler
Dixie CD / APA Ag. Advisory Board

Loyd Jessop
Colten Iverson
Kelly Blake



HURRICANE CITY

UTAH

Planning Commission

July 14, 2022

Subject: Report to City Council on proposed Agricultural Protection for Parcel H-3-2-3-23193, H-3-2-3-2317, and H-3-2-3-23180

Hurricane City Council,

The Planning Commission forwards the following findings regarding Agricultural Protection Overlay 2022-AP-03:

1. The land is currently being used for agricultural production or has plans to be used for immediate agricultural production.
2. The land is zoned for agricultural uses, RA-0.5 and RA-1
3. The land is viable for agricultural use
4. The property is congruent with agriculture protection zones
5. Approving the use of this land for agriculture is consistent with current and expected technological trends in agriculture.

Future Use

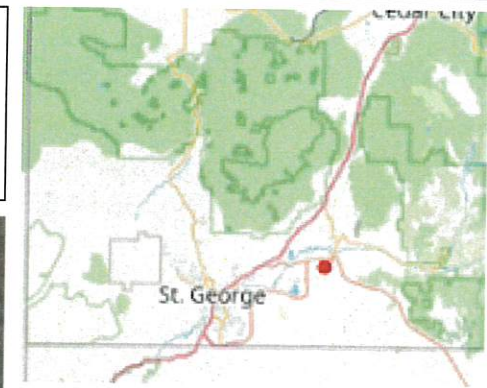
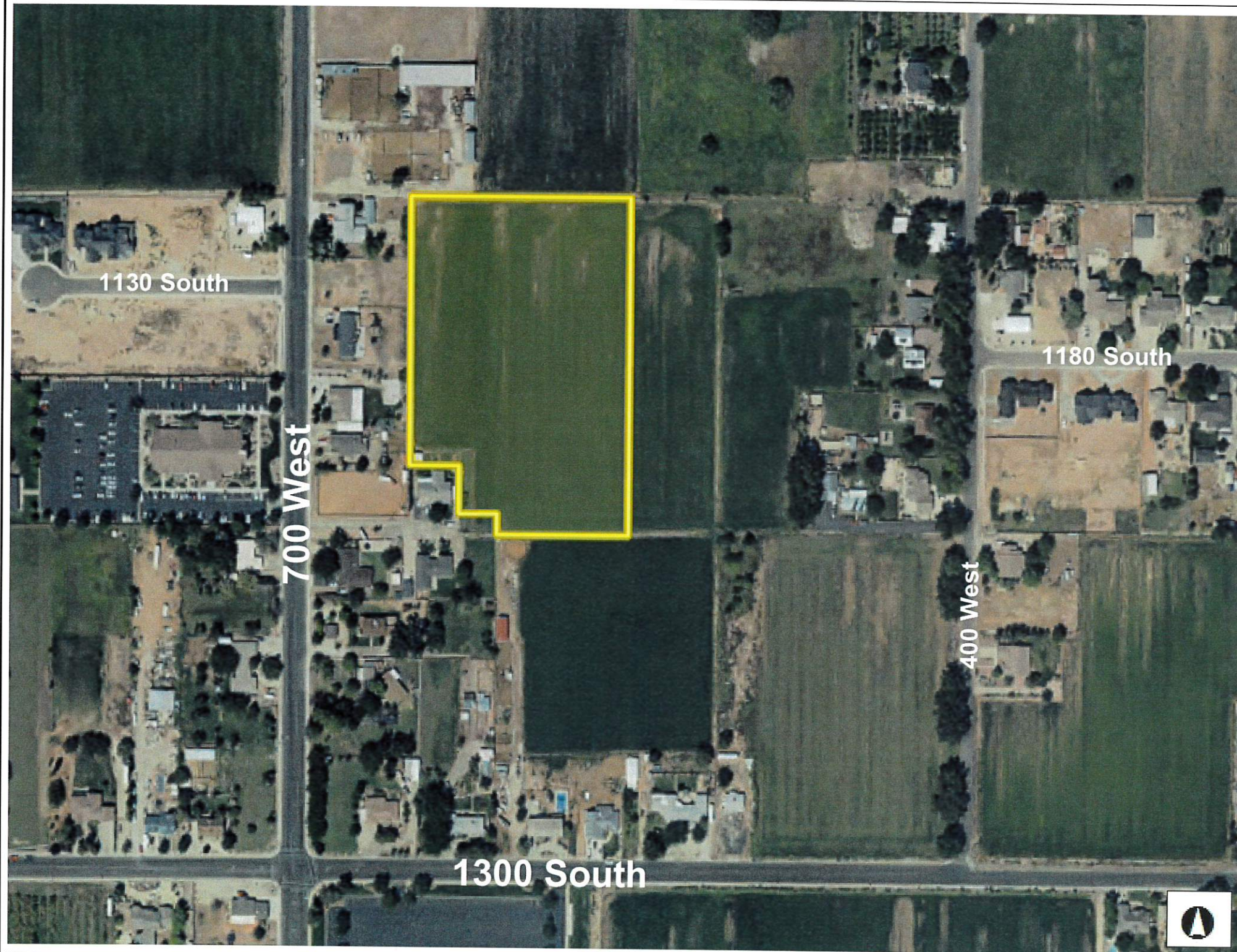
1. The General Plan maps have the area listed as Single Family

Recommendation

The Planning Commission recommends that the City Council approve the overlay request for parcel H-3-2-3-23193, H-3-2-3-2317, and H-3-2-3-23180.



Ag Protection



Legend

Notes

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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ORDINANCE NO 2022-42

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE
AGRICULTURAL PROTECTION OVERLAY ZONE FOR PARCEL H-3-1-3-13192

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

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

WHEREAS, the land is currently zone for agricultural use as RA-0.5; and

WHEREAS, the property is viable for agricultural use; and

WHEREAS, the property exceeds five acres; and

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

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

WHEREAS, the Hurricane Planning Commission gave a positive recommendation to
approve proposed protection overlay; and

WHEREAS, the Dixie Conservation District Board gave a positive recommendation.

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

1. The proposed Agricultural Protection Overlay Zone for Parcel H-3-1-3-13192 is
approved.

PASSED AND APPROVED on this 4th day of August 2022.

Hurricane City

Mayor

Attest:

Cindy Beteag, City Recorder

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

and approve said Resolution was made by _____ and seconded by
_____. A roll call vote was then taken with the following results:

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

Cindy Beteag, Recorder



STAFF COMMENTS

Ordinances 2022-43: Discussion and consideration of an **Agriculture Protection Overlay for Dale Johnson located at 1239 S 700 W**. Parcel numbers H-3-2-3-23193 H-3-2-3-23180 and H-3-2-3-2317. Dale W. Johnson Applicant.

Discussion:

Findings:

Recommendation:

Attachments:

1. 2022-AP-03 App
2. 2022-AP-03 Dale Johnson
3. 2022-AP-03 Map
4. County Recommendation Letter
5. PC Recommendation Letter
6. Ordinance 2022-43 Dale Johnson Ag Protection Overlay



PLANNING & ZONING
HURRICANE CITY
UTAH

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

**AGRICULTURAL PROTECTION AREA
APPLICATION**

For Office Use Only:

File No. 2022-AP-03

Receipt No. _____

APPLICATION & SUBMITTAL CHECKLIST

Name: Dale W. Johnson Telephone: 435-275-5721
Address: 1239 S. 700 W. Fax No. _____
Email: dale9168@gmail.com
Agent (If applicable): _____ Agent's Phone: _____
Agent email: _____
Address of Subject Property: 1239 S. 700 West Hurricane, Utah
Tax ID of Subject Property: H-3-2-3-23193 / H-3-2-3-23180 Zone District: Block 6 Field Sur.
Proposed Conditional Use: (Describe, use extra sheet if necessary) _____
Raise animal feed and run cattle operation

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

The application shall include:

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

2. Any limits on the types of agriculture production to be allowed within the agriculture protection area: _____

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

Owners Name(s)	Tax Parcel #	# of acres
Dale & Cheri Johnson	H-3-2-3-23192	2.81
	H-3-2-3-2317	1.00
	H-3-2-3-23180	3.74
Total		7.55

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

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

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

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

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

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

State Code 17-41-101 Definitions

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

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

Alfalfa and cattle

Is the parcel(s) irrigated? yes

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

1 Hay Barn, corals

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

Plan is to continue raising feed and keep the cattle production going.

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

If and when it happens, we plan on changing from flood irrigation to pressurized. No plans what so ever to develop.

Dale Johnson

Signature of Applicant(s)

6/24/2022

Date

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

AFFIDAVIT
PROPERTY OWNER

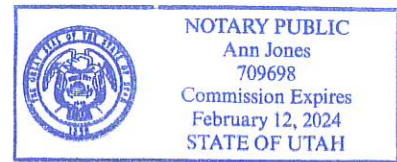
STATE OF UTAH)
 : ss
COUNTY OF)

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

Dale John
(Property Owner)

Cheri Johnson
(Property Owner)

Subscribed and sworn to me this 24 day of June, 2022
Ann Jones
(Notary Public)



Residing in: Utah

My Commission Expires: 2-12-24

Agent Authorization

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

(Property Owner)

(Property Owner)

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

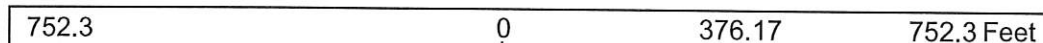
(Notary Public)

Residing in: _____

My Commission Expires: _____



- ## Notes



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Agenda Date:	07/14/2022
Application Number:	2022-AP-03
Type of Application:	Agriculture Protection Overlay
Action Type:	Legislative
Applicant:	Dale Johnson
Agent:	
Request:	A report for the City Council on a proposal to create an Agricultural Protection Area
Location:	1239 S 700 W
Zoning:	RA-1, RA-0.5
General Plan Map:	Single Family

Discussion: This request is not to change the zone but protect the land with an Agricultural Protection Area Overlay Zone. The total size is 7.55 acres. State and City codes set the standards for review by the Planning Commission and the County Agricultural Protection Area Advisory Committee. An Agricultural Protection Area grants certain legal protections to the property, including preventing forced rezoning the property, providing a defense against nuisance actions, notice to new subdivisions, and limiting eminent domain actions. These protections are found in the Utah Code, sections of which are included in this report.

The Dixie Conservation District has given a positive recommendation to this application, their letter is included in this packet.

Zoning	Adjacent Land Use
7/14/2022	2022-AP-03

North	RA-1, RA-0.5	Agriculture and single family homes
East	RA-0.5, RA-1	Single family homes, some agriculture
South	RA-0.5, PF	Agriculture use, single family homes, Hurricane Intermediate School
West	RA-0.5. PF	Single family homes, some agriculture, Church

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

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

The 2021 General Plan states that the city should “*Encourage the use of and support applications for agricultural protection overlay zones.*” The General Plan Map has this area as Single Family which is compatible with agricultural uses.

There are no master planned roadways or other planned utilities that run through the property. Any extensions of roadways or utilities to this property will come at development at the owner's expense.

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

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

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

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

The land is currently being used for alfalfa growing and cattle grazing. The property is zoned RA-0.5 and RA-1. The applicant intends to continue the current use with the exception of future pressurized irrigation to the property..

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

Staff does not recommend any changes to the land under consideration.

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

No objections have been received at the time of this writing.

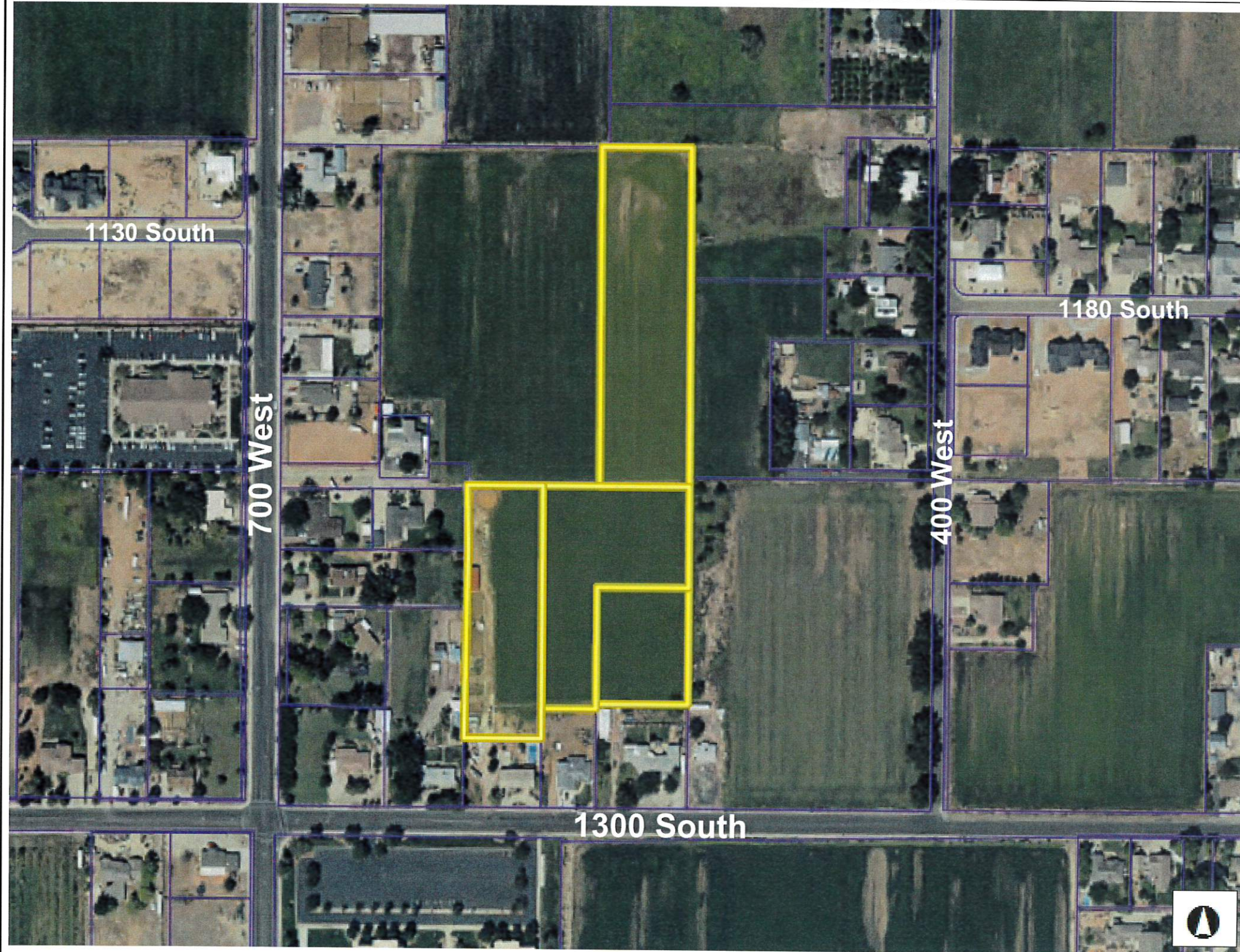
5. *Includes a recommendation to thelegislative body to either accept, accept and modify, or reject the proposal.*

See the attached letter

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



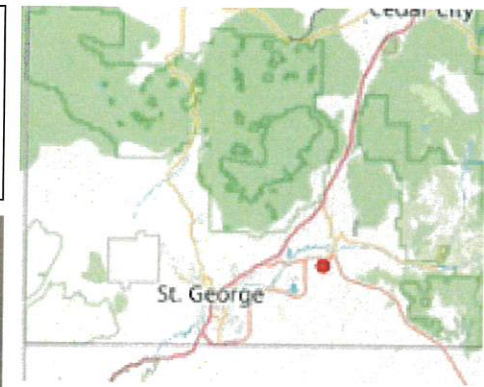
Ag Protection



752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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



Legend

 Parcels

Notes

DIXIE Conservation District Board of Supervisors

Stewart Bowler, Chairman

Colten Iverson, Member

Kelly Blake, Member

Sam Larson, Member

Loyd Jessop, Vice Chairman

AGRICULTURE ADVISORY BOARD TO THE HURRICANE VALLEY CHAMBER OF COMMERCE

Recommendation on a proposed Agriculture Protection Area within Hurricane City.

DATE: 6/28/2022

NAME(S), (see attached copy of APA Proposal for land description):

Dale W Johnson

As mandated in Section 17-41-305, Utah Code Annotated 1953, as amended, the following criteria were used to evaluate the suitability of this proposal for an Agriculture Protection Area designation in Washington County:

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

REPORT OF RECOMMENDATION:

Modifications, (if any):

Limit on types of agriculture in this APA, (if any);

Recommendation:

Accept ✓

Accept & Modify _____

(Modifications must be attached)

Reject _____

Stewart Bowler
Dixie CD /APA Ag. Advisory Board

Loyd Jessop
Colten Iverson
Kelly Blake



HURRICANE CITY

UTAH

Planning Commission

July 14, 2022

Subject: Report to City Council on proposed Agricultural Protection for Parcel H-3-2-3-23-193, H-3-2-3-2317, and H-3-2-3-23180.

Hurricane City Council,

The Planning Commission forwards the following findings regarding Agricultural Protection Overlay 2022-AP-03:

1. The land is currently being used for agricultural production or has plans to be used for immediate agricultural production.
2. The land is zoned for agricultural uses, RA-1 and RA-0.5
3. The land is viable for agricultural use
4. The property is congruent with agriculture protection zones
5. Approving the use of this land for agriculture is consistent with current and expected technological trends in agriculture.

Future Use

1. The General Plan maps have the area listed as Single Family

Recommendation

The Planning Commission recommends that the City Council approve the overlay request for parcel H-3-2-3-231912.

ORDINANCE NO 2022-43

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE
AGRICULTURAL PROTECTION OVERLAY ZONE FOR PARCEL H-3-2-3-2393, H-3-2-3-
23180 AND H-3-2-3-2317

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

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

WHEREAS, the land is currently zone for agricultural use as RA-1 and RA-0.5; and

WHEREAS, the property is viable for agricultural use; and

WHEREAS, the property exceeds five acres; and

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

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

WHEREAS, the Hurricane Planning Commission gave a positive recommendation to
approve proposed protection overlay; and

WHEREAS, the Dixie Conservation District Board gave a positive recommendation.

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

1. The proposed Agricultural Protection Overlay Zone for Parcel H-3-2-3-2393, H-3-2-3-
23180 and H-3-2-3-2317 is approved.

PASSED AND APPROVED on this 4th day of August 2022.

Hurricane City

Mayor

Attest:

Cindy Beteag, City Recorder

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

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

Cindy Beteag, Recorder

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Five County Association of Governments									
FCAOG	Radon #1	1	Protect employees and clients from radon risk.	Complete radon testing at AOG offices and implement mitigation measures if needed.	H	1-3 years	L	Utah DEQ, organization budget.	AOG administration
FCAOG	Radon #1	1, 3	Protect employees and clients from radon risk.	Provide information about the importance of radon testing and mitigation to childcare providers, aging service clients, and other AOG clientele.	M	Ongoing	L	Utah DEQ, program budgets.	AOG programs
FCAOG	Flood #1	2, 6	Increase capacity of the storm drainage basin for the St. George building.	Replace the aging and non-functioning stormwater detention system with a direct drainage system to the wash north of the St. George building.	M	Ongoing	M	State, local, and federal sources, organization budget.	AOG Administration
FCAOG	Severe Weather #1	1, 2, 3	Inform jurisdictions of planning and mitigation tools.	Provide jurisdictions in the Five County region with information and planning tools to address severe weather impacts.	H	Ongoing	M	State, local, and federal sources, organization budget.	AOG programs
FCAOG	Severe Weather #2	2	Collect data to inform mitigation actions.	Assess AOG office vulnerabilities to severe weather and mitigate accordingly.	M	5-years	M	Organization budget.	AOG Administration
FCAOG	Severe Weather #3	1, 4	Inform jurisdictions of planning and mitigation tools.	Continue to promote the HEAT and Weatherization programs offered by the AOG to low- and moderate-income persons.	H	Ongoing	L	Organization and Program budget.	AOG Administration and Programs
FCAOG	Drought #1	6	Conserve water on AOG owned properties.	Set policy to use drought tolerant landscaping and waterwise irrigation on AOG owned properties.	L	1-year	L	Organization budget.	AOG Administration
FCAOG	Drought #2	2	Conserve water on AOG owned properties.	Install water efficient toilets and sinks in existing and future AOG properties.	L	5-years	L	Organization budget.	AOG Administration
FCAOG	Drought #3	4	Inform jurisdictions of planning and mitigation tools.	Coordinate with jurisdictions in the region to complete a drought plan.	M	5-years	M	Local, state, and federal sources.	AOG Community and Economic Development
Beaver County									
Beaver County	Drought #1	3	Encourage citizens to take water-saving measures.	Provide the public with information about ongoing drought conditions and conservation efforts from Slow the Flow.	H	Ongoing, annually	L	Beaver County	Beaver County
Beaver County	Drought #2	1, 3	Reduce drought impacts on critical economic assets in the County.	Provide agricultural interests with information about crop insurance and encourage participation. Provide information on County website.	H	Ongoing, annually.	L	Beaver County	Beaver County
Beaver County	Earthquake #1	2	Protect County owned historic structures and users of those spaces from earthquake damages.	Inventory and assess county owned structures for URM. Where need is identified, implement structural and nonstructural retrofits.	M	5-years, ongoing	M	Beaver County, Preservation Utah, State and Federal Tax Credit.	Beaver County

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Beaver County	Earthquake #2	3	Inform residents and businesses about earthquake safety.	Participate in the Great Utah Shake out and provide public education for earthquake safety. Directly work with county departments, schools, and businesses to participate.	H	Annually, ongoing.	L	Beaver County	Beaver County
Beaver County	Severe Weather #1	5	Reduce impacts on emergency services during severe weather and power outage events.	Coordinate with fire special service districts to acquire generators.	H	5-years	M	Beaver County	Beaver County Emergency Manger
Beaver County	Severe Weather #2	5	Reduce impacts on emergency services during severe weather and power outage events.	Coordinate with identified county and municipal emergency operations centers to ensure they are set up to operate with power outage. As needed, acquire generators for these spaces.	H	5-years	M	Beaver County	Beaver County Emergency Manger
Beaver County	Wildfire #1	4, 6	Participate in fuels reduction efforts.	Coordinate with the forest service to engage in fuels reduction and mitigation on the east side of the County, near Beaver Mountain.	M	Ongoing	M	Beaver County, USFS, DNR	Beaver County, partner USFS, DNR, private property owners.
Beaver County	Wildfire #2	4, 6	Participate in fuels reduction efforts.	Coordinate with BLM and property owners throughout County.	M	Ongoing	M	Beaver County, BLM, DNR	Beaver County, partner BLM, Private property owners.
Beaver County	Wildfire #3	1, 4, 6	Inform property owners of defensible space tactics.	Provide voluntary site visits (to CARs) by fire crews to consult with landowners about specific ways to reduce risk to their property.	H	Ongoing	M	Beaver County	Beaver County, partner with Fire SSDs
Beaver County	Landslide #1	1, 2	Address landslides and steep slopes in codes and ordinances.	Assess and consider need for hillside and geologic hazard ordinances.	M	5-years	L	Beaver County	Beaver County
Beaver County	Flood #1	1, 2	Encourage property owners to acquire flood insurance.	Provide public information about NFIP participation on the County website.	M	Ongoing, annually	L	Beaver County	Beaver County
Beaver County	Flood #2	1, 2, 6	Harden drainage infrastructure from dams and reservoirs.	Restructure and rebuild the drainage from the Minersville lake.	H	5-years	M	Beaver County, CIB, NCRS	Beaver County
Beaver County	Flood #3	2	Indian Peaks Band of Paiute Indians- Prevent future roadway erosion of the road which leads to the water tank.	Add culverts on the county road into Indian Peaks to control roadway flooding	H	1-5 years	M	Beaver County, CIB, CDBG, FEMA	Beaver County
Beaver County	Flood #4	4	Obtain FEMA flood mapping throughout the County	Participate in flood mapping efforts in Beaver County.	M	unknown	M	Beaver County	Beaver County, State RiskMAP coordinator, FEMA
Beaver County	Flood #5	2, 3	Install flash flood warning signs along roadways in areas that are prone to flash floods.	Coordinate with UDOT to install flash flood warning signs on the Beaver Canyon Road.	L	Within the next 5 years	L	Local governments, State and Federal funding as available	Beaver County, UDOT

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Beaver County	Problem Soils #1	1, 2, 4	Collect data to inform mitigation needs and actions.	Coordinate with the Utah Geological Survey to map and identify the extent of problem soils in the County.	L	5-years	L	Beaver County	Beaver County
Beaver County	Radon #1	3	Inform residents of radon risk, testing, and mitigation.	Engage in a public education campaign to inform residents of the risks, testing availability, and mitigation of Radon. To be distributed on County website.	H	Ongoing annually	L	Beaver County	Beaver County
Beaver County	Radon #2	2	Identify radon risk in public facilities.	Coordinate with the Beaver County School District to engage in radon testing in k-12 public schools.	M	5-years	L	Beaver County School District	Beaver County
Beaver City	Radon #1	3	Inform residents of Radon risk.	Provide radon risk, testing, and mitigation information to residents.	H	Ongoing annually	L	Beaver City	Beaver City, Department of Environmental Quality.
Beaver City	Flood #1	1, 2, 4, 6	Collect data to inform mitigation activities.	Work with Beaver County, State of Utah, and FEMA to create flood maps.	M	Ongoing	L	FEMA, Beaver County, Beaver City	Beaver City
Beaver City	Flood #2	1, 2, 4	Community compliance with federal programs.	Work with the State of Utah and FEMA to participate in the NFIP.	L	Ongoing	L	Beaver City	Beaver City
Beaver City	Flood #3	1, 2, 6	Reduce stormwater flooding.	Limiting the percentage of allowable impervious surface within developed parcels.	M	Ongoing	L	Beaver City	Beaver City
Beaver City	Flood #4	1, 2	Reduce stormwater flooding.	Requiring developers to construct on-site retention basins for excessive stormwater and as a firefighting water source.	M	Ongoing	L	Beaver City	Beaver City
Beaver City	Flood #5	2, 4	Protect equipment which supports critical infrastructure and facilities.	Work with local utilities to raise utilities or other mechanical devices above expected flood levels.	L	Ongoing	L	Beaver City, local utility companies	Beaver City, local utility companies
Beaver City	Drought #1	1, 2, 6	Inform residents of drought hazards and conservation.	Encourage citizens to take water-saving measures.	H	Ongoing	L	Beaver City	Beaver City
Beaver City	Drought #2	2	Complete the baker canyon spring development project.	Install infrastructure to deliver spring water from the Baker Canyon Spring into the culinary water system.	H	1-year	H	Beaver City, Division of Drinking water, CDBG, CIB	Beaver City
Beaver City	Earthquake #1	2	Reduce falling or tipping hazards.	Requiring bracing of generators, elevators, and other vital equipment in hospitals and public buildings.	M	Ongoing	L	Beaver City, local hospitals, and clinics.	Beaver City, local hospitals, and clinics.
Beaver City	Earthquake #2	1, 2	Reduce falling or tipping hazards.	Require anchoring rooftop-mounted equipment (i.e., HVAC units, satellite dishes, etc).	M	Ongoing	L	Beaver City	Beaver City
Beaver City	Earthquake #3	2	Reduce utility shut off, leaks, and infrastructure damage.	Using flexible piping when extending water, sewer, or natural gas service.	M	Ongoing	L	Beaver City, local utility companies	Beaver City, local utility companies
Beaver City	Earthquake #4	1	Prevent injuries from shattered glass.	Install window film at public facilities.	L	Ongoing	L	Beaver City	Beaver City

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Beaver City	Earthquake #5	3	Inform residents and visitors of earthquake hazard.	Developing an outreach program about earthquake risk and mitigation activities in homes, schools, and businesses.	H	Ongoing	L	Beaver City	Beaver City
Beaver City	Earthquake #6	1	Reduce falling or tipping hazards.	Requiring new masonry chimneys greater than 6 feet above a roof to have continuous reinforced steel bracing.	M	Ongoing	L	Beaver City	Beaver City
Beaver City	Earthquake #7	3, 5	Inform residents and visitors of earthquake hazard.	Educating homeowners on safety techniques to follow during and after an earthquake.	H	Ongoing	L	Beaver City	Beaver City
Beaver City	Severe Weather #1	1, 3	Inform residents and visitors of extreme temperature hazard.	Educate residents and visitors of the dangers of extreme temperatures (hot and cold) and severe weather events and the steps they can take to protect themselves during an event.	H	Ongoing	L	Beaver City	Beaver City
Beaver City	Severe Weather #2	1, 3	Inform residents and visitors of lightning hazard.	Developing a lightning brochure for distribution by recreation equipment retailers or outfitters.	H	Ongoing	L	Beaver City	Beaver City
Beaver City	Severe Weather #3	2	Reduce loss and damage of equipment.	Installing and maintaining surge protection on critical electronic equipment.	H	1-year	L	Beaver City	Beaver City
Beaver City	Severe Weather #4	1	Reduce loss of structures due to snow load.	Discouraging flat roofs in areas that experience heavy snows.	H	Ongoing	L	Beaver City	Beaver City
Beaver City	Severe Weather #5	1	Reduce structural damage from high wind.	Require or encourage wind engineering measures and construction techniques.	H	Ongoing	L	Beaver City	Beaver City
Beaver City	Severe Weather #6	1	Reduce structural damage from high wind.	Use anchor bolts, Laminated or impact-resistant glass, Reinforced pedestrian & garage doors, Window shutters, Waterproof adhesive sealing strips, Interlocking roof shingles, etc.	H	Ongoing	L	Beaver City	Beaver City
Beaver City	Landslide #1	1, 2, 6	Identify and address vulnerable landslide areas.	Identify and apply soil stabilization measures, such as planting soil stabilizing vegetation on steep, publicly owned slopes.	M	Ongoing	M	Beaver City	Beaver City
Beaver City	Landslide #2	1, 2, 6	Identify and address vulnerable landslide areas.	Using debris-flow measures that may reduce damage in sloping areas, such as stabilization, energy dissipation, and flow control measures.	M	Ongoing	M	Beaver City	Beaver City
Beaver City	Landslide #3	1, 2, 6	Plan for future growth which may include areas with steep slopes.	Establishing setback requirements and using large setbacks when building roads near slopes of marginal stability.	M	Ongoing	L	Beaver City	Beaver City
Beaver City	Landslide #4	1, 2, 4	Prevent rockfall damage to roads and travelers.	Installing catch-fall nets for rocks at steep slopes near roadways.	L	5-years	M	Beaver City, UDOT, Beaver County	Beaver City, UDOT, Beaver County
Beaver City	Problem Soils #1	1, 2, 4	Collect data to inform mitigation activities.	Work with Beaver County and the Utah Geological Survey to update problem soil mapping of the area.	L	5-years	M	Beaver City, Beaver County, UGS	Beaver City, Beaver County, UGS
Beaver City	Problem Soils #2	1, 2, 6	Reduce structural damage from problem soil impacts.	Restrict development in areas where soil is considered unsuitable for development.	M	Ongoing	L	Beaver City	Beaver City

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Beaver City	Wildfire #1	1, 2	Establish standards to address wildfire impacts on structures and infrastructure.	Adopt a Wildland Urban Interface Code.	M	2-years	L	Beaver City	Beaver City, Beaver County Fire District.
Beaver City	Wildfire #2	1, 2, 5	Establish standards to address wildfire impacts on structures and infrastructure.	Using zoning and/or a special wildfire overlay district to designate high-risk areas and specify the conditions for the use and development of specific areas.	M	2 years	L	Beaver City	Beaver City, Beaver County Fire District.
Beaver City	Wildfire #3	1, 2	Establish standards to address wildfire impacts on structures and infrastructure.	Encouraging the use of non-combustible materials (i.e., stone, brick, and stucco) for new construction and renovations in wildfire hazard areas.	M	ongoing	L	Beaver City	Beaver City, Beaver County Fire District.
Beaver City	Wildfire #4	1, 2	Reduce vulnerability of fire accelerants in the community.	Protecting propane tanks or other external fuel sources.	L	ongoing	L	Beaver City	Beaver City
Beaver City	Wildfire #5	2	Reduce fire potential at critical facilities and infrastructure.	Coordinate with local utility providers to mitigate hazardous fuels around utility infrastructure.	M	Ongoing annually	M	Beaver City, local utility companies	Beaver City, local utility companies
Beaver City	Multi Hazard #1	1, 3	Inform residents and visitors of extreme temperature hazard.	Providing educational materials to local businesses/hotels for visitors use to understand natural hazard risks while recreating.	H	Ongoing	L	Beaver City	Beaver City
Milford	Flood #1	2	Improve drainage capacity in Town.	Flush and replace culverts as needed to facilitate moving of water from the west side of town to the main drainage canal.	H	5-years	M	Milford City	Milford City
Milford	Drought #1	6	Inform the community of risks and use natural systems to mitigate hazards.	Encourage the use of native vegetation in new development.	L	1-year, ongoing	L	Milford City	Milford City, Developers
Milford	Earthquake #1	2, 4, 5	Prevent tipping and falling of equipment during an earthquake.	Brace essential equipment in city owned critical facilities. Work with facilities not operated by the city (fire stations, schools, hospitals, etc) to inform them of safety concerns with unsecured equipment during earthquake events.	M	2-years, ongoing	M	Milford City	Milford City, Milford Hospital, Fire Service District, Schools
Milford	Severe Weather #1	2, 5	Ensure the continuation of operations following an event.	Install and maintain surge protection on critical electronic equipment.	H	1-year	L	Milford City	Milford City
Milford	Wildfire #1	1, 3, 4, 6	Inform the community of risks and use natural systems to mitigate hazards.	Coordinate with local fire service district to educate residents on fuels reduction on personal property during planned community clean-ups.	H	1-year, ongoing	M	Milford City	Milford City, Fire Service District.
Milford	Radon #1	3	Inform the community of risks	Provide information about local radon risk, testing, and mitigation to residents.	H	1-year, ongoing	L	Milford City , Department of Environmental Quality	Milford City
Minersville	Drought #1	2	Conserve water resources.	Encourage citizens to take water-saving measures through town website and utility billings.	H	Unknown	L	Minersville Town	Minersville Town, Division of Water Resources

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Minersville	Drought #2	6	Reduce water intensity of future development.	Require new development to use drought tolerant and native vegetation.	H	Unknown	L	Minersville Town	Minersville Town, developers.
Minersville	Drought #3	6	Promote groundwater recharge	In codes and ordinances encourage the use of permeable driveways and surfaces.	M	Unknown	L	Minersville Town	Minersville Town
Minersville	Flood #1	2	Increase stormwater drainage capacity.	Complete stormwater improvements on SR-130/Center Street Drainage as described in the Stormwater Drainage Evaluation.	M	Unknown	M	Minersville Town, CDBG, CIB	Minersville Town
Minersville	Flood #2	2	Increase stormwater drainage capacity.	Modify/repair the side ditches on Main Street as described in the Stormwater Drainage Evaluation.	M	Unknown	M	Minersville Town, CIB	Minersville Town
Minersville	Flood #3	2	Increase stormwater drainage capacity.	Modify/repair the side ditches on both sides of 100 North as described in the Stormwater Drainage Evaluation.	M	Unknown	M	Minersville Town, CIB	Minersville Town
Minersville	Flood #4	2	Increase stormwater drainage capacity.	Modify/repair the side ditches along both sides of 300 West as described in the Stormwater Drainage Evaluation.	M	Unknown	M	Minersville Town, CIB	Minersville Town
Minersville	Flood #5	2	Increase stormwater drainage capacity.	Modify/Repair the side ditches along the east side of 400 West as described in the Stormwater Drainage Evaluation.	M	Unknown	M	Minersville Town, CIB	Minersville Town
Minersville	Flood #6	2	Increase stormwater drainage capacity.	Construct retention/detention ponds on the west side of 400 W near the outlet of watershed W2-4 or consider conveyance to Beaver River.	M	Unknown	M	Minersville Town, NRCS, CIB, CDBG	Minersville Town
Minersville	Wildfire #1	1, 2	Set requirements for development in wildfire vulnerable areas.	Adopt a Wildland Urban Interface Code.	M	Unknown	L	Minersville Town	Minersville Town
Minersville	Wildfire #2	1, 2	Set requirements for development in wildfire vulnerable areas.	Use non-combustible materials (i.e., stone, brick, and stucco) for new construction and renovations in wildfire hazard areas.	M	Unknown	L	Minersville Town	Minersville Town
Minersville	Wildfire #3	1, 2	Set requirements for development in wildfire vulnerable areas.	Coordinate with local utility providers to mitigate hazardous fuels around utility infrastructure.	M	Unknown	M	Minersville Town, local utilities	Minersville Town, local utilities
Minersville	Earthquake #1	1	Reduce potential for harm from structures and infrastructure during earthquake events.	Require new masonry chimneys greater than 6 feet above a roof to have continuous reinforced steel bracing.	M	Unknown	L	Minersville Town	Minersville Town
Minersville	Earthquake #2	1	Reduce potential for harm from structures and infrastructure during earthquake events.	Anchoring rooftop-mounted equipment (i.e., HVAC units, satellite dishes, etc) on Town owned property.	H	Unknown	M	Minersville Town	Minersville Town
Minersville	Earthquake #3	1, 2	Reduce infrastructure damage during earthquake events.	Use flexible piping when extending or replacing water, sewer, or natural gas service.	M	Unknown	M	Minersville Town, local utilities	Minersville Town, local utilities
Minersville	Earthquake #4	2	Reduce potential for harm from structures and infrastructure during earthquake events.	Install window film at critical facilities to prevent injuries from shattered glass.	L	Unknown	L	Minersville Town	Minersville Town

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Minersville	Earthquake #5	3	Communicate earthquake risks and vulnerabilities.	Develop and distribute an outreach program about earthquake risk and mitigation activities in homes, schools, and businesses.	H	Ongoing annually	L	Minersville Town	Minersville Town, Earthquake Utah
Minersville	Landslide #1	6	Reduce land sliding and slope failure.	Applying soil stabilization measures, such as planting soil stabilizing vegetation on steep, publicly owned slopes.	M	Unknown	M	Minersville Town	Minersville Town
Minersville	Landslide #2	6	Prevent landslides and debris flows following fire.	Develop a revegetation plan to address bare slopes following fire or other natural hazard has damaged vegetation.	L	Unknown	M	Minersville Town, BLM, Forest Service	Minersville Town, BLM, Forest Service, Fire Department.
Minersville	Severe Weather #1	2, 5	Ensure critical facilities can continue operations.	Installing and maintaining surge protection on critical electronic equipment.	H	Unknown	L	Minersville Town	Minersville Town, critical facilities, fire stations.
Minersville	Severe Weather #2	1, 2	Protect critical facilities from severe weather and high wind.	Use anchor bolts, Laminated or impact-resistant glass, Reinforced pedestrian & garage doors, Window shutters, Waterproof adhesive sealing strips, Interlocking roof shingles, etc. at critical facilities.	M	Unknown	M	Minersville Town	Minersville Town, critical facilities, fire stations.
Minersville	Severe Weather #3	2, 5	Ensure critical facilities can continue operations.	Purchase generators to ensure the function of essential equipment during or after a natural hazard event or power outage.	H	Unknown	M	Minersville Town	Minersville Town, critical facilities, fire stations.
Minersville	Radon #1	1	Inform residents of radon risk.	Provide radon risk, testing, and mitigation information to residents.	H	Unknown	L	Minersville Town	Minersville Town, Utah DEQ
Minersville	Radon #2	1	Set standards for residential development to address hazard risks.	Require radon mitigation in new development of residential property.	L	Unknown	L	Minersville Town	Minersville Town, developers
Minersville	Problem Soil #1	1, 2	Collect data to inform mitigation.	Work with Beaver County and the Utah Geological Survey to update problem soil mapping of the area.	L	Unknown	M	Minersville Town	Minersville Town, Beaver County, Utah Geological Survey
Minersville	Problem Soil #2	1, 2	Set standards for development to address hazard risks.	Restrict development in areas where soil is considered unsuitable for development.	M	Unknown	L	Minersville Town	Minersville Town
Minersville	Problem Soil #3	1, 2	Set standards for development to address hazard risks.	Adopt a Geologic Hazard Ordinance.	M	Unknown	L	Minersville Town	Minersville Town
Garfield County									
Garfield County	Multi-Hazard #1	5	Improve countywide communication capabilities.	Extend and harden radio communications throughout the County, including to Ticaboo.	L	5-years	M	Garfield County	Garfield County

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Garfield County	Drought #1	2	Improve water development in municipalities.	Support local development of new water resources.	M	Ongoing	L	Municipalities & Garfield County	Municipalities & Garfield County
Garfield County	Drought #2	2, 6	Protect natural water sheds and critical water equipment in wildlands.	Continue maintenance on existing watershed protection zones which were implemented to address impacts from wildfire, landslides, flooding, and severe weather on watersheds serving the County.	H	Ongoing	M	Garfield County	Garfield County
Garfield County	Drought #3	2, 6	Protect natural water sheds and critical water equipment in wildlands.	Coordinate with incorporated cities and towns to develop new watershed protection zones to mitigate natural hazard impacts on water quality.	L	Ongoing	M	Garfield County	Garfield County
Garfield County	Drought #4	1, 2, 4, 6	Identify best practices to develop waste systems.	To lessen potential impacts on water quality, Garfield County will coordinate with existing and future development in the unincorporated County to address septic density.	H	Ongoing	L	Garfield County	Garfield County
Garfield County	Radon #1	1, 2	Reduce radon risk in public facilities	County coordination with Garfield County School District to provide Radon Testing at k-12 public schools.	M	2-years	L	Garfield County & Garfield County School District	Garfield County & Garfield County School District
Garfield County	Severe Weather #1	1, 2	Reduce impacts of flash flooding and debris flows at popular outdoor recreation areas.	Add and expand culverts to accommodate precipitation and flooding within the Burr Trail and Hole in the Rock Road to reduce road damage and entrapment events due to washouts.	M	5 years	H	Garfield County	Garfield County
Garfield County	Severe Weather #2	2	Collect data to inform mitigation at Ticaboo.	Complete a stormwater drainage study for the Ticaboo community.	M	5-years	M	Garfield County	Garfield County
Garfield County	Problem Soil #1	2	Reduce damage from problem soils sink and swell actions.	Address Problem Soils at the building/construction level by requiring all subdivision proposals to have a geotechnical report	M	Ongoing	L	Private funds/developer, County or City government operating budget, Utah Geological Survey operating budget.	Garfield County
Garfield County	Problem Soil #2	2	Reduce damage from problem soils sink and swell actions.	Through mapping, identifying areas which contain collapsible and expansive soils. Require soils testing at the building/construction level and ensure that engineer's recommendations are followed.	L	Ongoing	L	Garfield County	Garfield County and Utah Geological Survey
Garfield County	Landslide #1	3	Inform residents and visitors of the risks of landslide and rockfall present in the County.	Increase public education related to landslide hazards by distributing Utah Geological Survey (UGS) landslide informational brochures to local municipality level emergency management, engineering, and planning departments.	H	Ongoing	L	Garfield County	Garfield County

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Garfield County	Landslide #2	2	Update policies to protect new development and infrastructure from landslide risks.	Drafting/updating zoning and /or landslide ordinance to prevent development of structures near debris flows, landslides, and rockfall areas.	M	2-years	L	Garfield County	Garfield County with partner in Utah Geological Survey
Garfield County	Landslide #3	2	Update policies to protect new development and infrastructure from landslide risks.	Address landslide risk at the building/construction level by requiring all subdivision proposals to have a geotechnical report.	M	Ongoing	L	Local Developer	Garfield County, Local Developers, Utah Geological Survey.
Garfield County	Wildfire #1	3	Inform residents of defensible space tactics and interface risks.	Promote public awareness campaign for property owners living in Wildland-Urban Interface areas using mailings, printed information, public service announcements	H	Ongoing	L	Garfield County	Garfield County, State and Federal government
Garfield County	Wildfire #2	1, 2, 6	Reduce fuels near residences and infrastructure.	Continue to place strategic fuel breaks throughout the focus area.	M	Ongoing	M	State and federal loans and grants as available.	Community and local government entities; private property owners.
Garfield County	Wildfire #3	1, 3, 4, 6	Inform residents of defensible space tactics and interface risks.	Encourage landowner mitigation and defensible space work through public engagement.	H	Ongoing	L	State and federal loans and grants as available.	Community and local government entities; private property owners.
Garfield County	Wildfire #4	1, 2, 3, 4, 6	Reduce fuels near residences and infrastructure.	Compliment fuels reduction work being done by the Parks Service and Forest Service by working with private land owners to identify and implement defensible space needs.	M	Ongoing	L	State and federal loans and grants as available.	Community and local government entities; private property owners.
Garfield County	Wildfire #5	1, 3, 4, 6	Inform residents of defensible space tactics and interface risks.	Prevent fires on private lands, which may spread onto federal lands through fuels reduction and defensible space tactics.	M	Ongoing	L	Garfield County, State and federal loans and grants as available.	Garfield County; private property owners.
Garfield County	Wildfire #6	5	Ensure adequate equipment and current trainings for all fire departments.	Enhance existing wildfire training programs, equipment procurement, and firefighting resources for wildfire suppression.	M	Ongoing	L	State CIB funding, Federal Wildfire Grant programs, Garfield County	Federal Government

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Garfield County	Wildfire #7	1, 2, 3, 4, 6	Reduce fuels near residences and infrastructure.	Optimize the Wildland-Urban Interface Program	M	Ongoing	L	Garfield County	Garfield County, BLM, Forest Service, Fire districts.
Garfield County	Wildfire #8	1, 2, 3, 4, 6	Reduce fuels near residences and infrastructure.	Protect Forest Health through harvesting timber.	M	Ongoing	L	Garfield County, Federal and State funds as available	Garfield County, BLM, Forest Service, Fire districts.
Garfield County	Wildfire #9	1, 2, 4, 6	Reduce fuels near residences and infrastructure.	Coordinate actions with ongoing BLM & Pinion/Juniper Conditioning	M	Ongoing	L	Garfield County, Federal and State funds as available	Garfield County, BLM, Forest Service, Fire districts.
Garfield County	Wildfire #10	1, 2, 6	Reduce fuels near residences and infrastructure.	Address wildfire through vegetation treatment on private and County owned lands.	M	Ongoing	L	Garfield County	Garfield County
Garfield County	Flood #1	1, 2	Assess and update policies to protect structures and infrastructure from flood.	Nonstructural measures appear to be the most prudent option for the County to implement. Zoning to prevent development of structures near all rivers, creeks, and lakes (100' minimum setback).	H	Ongoing	L	Garfield County, State and Federal flood and planning grant programs	Garfield County
Garfield County	Flood #2	1, 2	Assess and update policies to protect structures and infrastructure from flood.	Address flood control by requiring subdivision proposals to have a storm water drainage system on case-by-case basis.	H	Ongoing	L	Private funds/developer	Garfield County
Garfield County	Flood #3	6	Protect natural drainages and waterways.	Clear debris and other material from all waterways.	M	Ongoing	M	Public/private property owners.	Private property owners, irrigation companies, Garfield County.
Garfield County	Flood #4	1, 2, 4	Protect natural drainages and waterways.	Construct flood mitigation improvements along the Paria River between Bryce Canyon and the County boundary with Kane County to prevent disruptive flooding.	M	Ongoing	L	Garfield County, State and Federal funds	Garfield County, State and Federal Governments.
Garfield County	Flood #5	1, 2	Assess and update policies to protect structures and infrastructure from flood.	Voluntarily participate in the FEMA Community Rating System (CRS) which will help to keep communities safer, reduce flood insurance rates, and improve floodplain management activities.	L	Ongoing	L	Garfield County, State and Federal funds	Garfield County
Garfield County	Earthquake #1	1, 2	Enforce local policies.	Continued dedication/vigilance in enforcing the seismic standards established in the International Building Code (IBC).	H	Ongoing	L	Garfield County	Garfield County

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Garfield County	Earthquake #2	1, 2	Collect data to inform mitigation needs.	Utilize the Earthquake Mapping to assess earthquake risks as it relates to any building/subdivision proposals. If deemed necessary, jurisdiction should require the builder/developer to conduct a site-specific earthquake hazard identification/mapping study.	M	Ongoing	L	Private funds/developer	Garfield County; Private property owner; Utah Geological Survey
Garfield County	Earthquake #3	4	Collect data to inform mitigation needs.	At the County level, contract with Utah Geological Survey (UGS) to formally study/map earthquake hazard areas.	L	3-5 years	M	Garfield County	Local, jurisdictional level; Private property owner; Utah Geological Survey
Antimony Town	Drought #1	3	Protect agricultural economy in the area.	Encourage agricultural interests to pursue crop insurance to protect against drought.	H	2-3 years	L	Antimony Town	Antimony Town
Antimony Town	Flood #1	2, 6	Protect town critical facilities	Increase drainage and absorption capacities in the stormwater detention basin behind the school and town hall.	M	5-years	M	Antimony Town	Antimony Town
Antimony Town	Flood #2	4	Improve available flood risk data	Coordinate with Garfield County and FEMA for floodplain map updates.	L	Ongoing	L	FEMA, Garfield County, Antimony Town	Antimony Town
Antimony Town	Earthquake #1	2	Protect town facilities and equipment from earthquake impacts.	Anchor rooftop-mounted equipment at the town office.	M	5-years	L	Antimony Town	Antimony Town
Antimony Town	Severe Weather #1	5	Ensure the operation of critical facilities during and after a hazard event.	Purchase generators to operate equipment at the town Fire Station.	M	5-years	M	Antimony Town, CDBG	Antimony Town, Fire Department, Garfield County
Antimony Town	Wildfire #1	1, 2, 4, 6	Reduce fuel loads in and surrounding the community.	Coordinate with state and local partners to complete fuels mitigation in the community.	M	Ongoing	L	Antimony Town	Antimony Town, BLM, Garfield County, Forest Service.
Antimony Town	Wildfire #2	1, 2, 3	Address potential in town fire hazards.	Develop standard in town ordinances to protect propane tanks or other external fuel sources.	M	3-years	L	Antimony Town	Antimony Town
Antimony Town	Radon #1	1, 3	Inform residents of Radon Hazard.	Provide radon risk, testing, and mitigation information to residents.	H	Ongoing, annually	L	Antimony Town, Department of Environmental Quality	Antimony Town.
Boulder Town	Multi Hazard #1	4, 5	Prepare for emergency and hazardous events.	Education of the Emergency Operations Plan (EOP), including:	M	1-years	L	Boulder Town	Boulder Town
				· Public education about evacuation/shelter locations.					
				· Emergency Response Teams training about EOP operations, to include County responders in the area.					

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Boulder Town	Multi Hazard #2	4, 5	Prepare for emergency and hazardous events.	Establish an agreement with Boulder Churches to use these spaces as evacuation and shelter for area residents and visitors during an emergency.	L	1-years	L	Boulder Town	Boulder Town, Local church organizations
Boulder Town	Severe Weather #1	1, 3	Protect residents & visitors from extreme temperatures.	Amend EOP ordinance to include daytime shelter locations during extreme heat and cold temperature events prevalent to the area.	L	1-years	L	Boulder Town	Boulder Town
Boulder Town	Wildfire #1	1, 2	Reduce wildfire risk.	Adopt WUI codes to strengthen community information and ability to regulate and reduce wildfire risks.	M	1-years	L	Boulder Town	Boulder Town
Boulder Town	Wildfire #2	1, 2	Reduce wildfire risk.	Update Community Wildfire Preparedness Plan.	M	3-years	L	Boulder Town	Boulder Town & Boulder Wildfire Council
Boulder Town	Wildfire #3	1, 2, 3, 6	Engage residents in wildfire mitigation on personal property.	Organize community clean up and education days with residents and property owners.	H	Ongoing	L	Boulder Town	Boulder Town & Boulder Wildfire Council
Boulder Town	Wildfire #4	4, 6	Coordinate with local property owners to mitigate property.	Establish partnership with Irrigation Water Company for the maintenance of drainage ditches to reduce wildfire fuels growing in ditches.	M	2-years	M	Boulder Town; Irrigation Water Company.	Boulder Town; Irrigation Water Company.
Boulder Town	Flood #1	2, 4	Protect critical access routes from flooding impacts.	Assessment of bridges over Boulder Creek in partnership with UDOT and Garfield County to address stability concerns due to flooding. Bridges include:	M	5-years	H	Boulder Town, UDOT	Boulder Town, Garfield County, UDOT Potential Partner: Escalante City
				· Boulder Creek					
				· Calf Creek					
				· Escalante River					
				Steps in the assessment include:					
				· Review existing UDOT assessments of bridge structures;					
				· Share observed floods impacting these bridges with UDOT;					
				· Coordinate with UDOT for additional structural assessment or retrofit of bridges if needed.					
Boulder Town	Flood #2	4, 6	Coordinate with local property owners to mitigate property.	Establish partnership with Irrigation Water Company for the evaluation of drainage capacity and maintenance of ditches to reduce flooding risk to residents.	M	2-years	L	Boulder Town; Irrigation Water Company.	Boulder Town; Irrigation Water Company.
Boulder Town	Earthquake #1	3, 4, 5	Inform residents of earthquake vulnerability and risks.	Register for and participate in the Great Shakeout event annually.	M	1-year	L	Boulder Town	Boulder Town

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Boulder Town	Drought #1	3	Inform residents of drought risks and conservation practices.	Provide public education in partnership with the private culinary and irrigation water companies to inform residents on water challenges and drought conditions locally, including the need for waterwise use.	H	1-year	L	Boulder Town	Boulder Town
Boulder Town	Problem Soils #1	1, 2	Collect data to inform mitigation activities.	Coordinate with the Utah Geological Survey to better understand the extent that Problem Soils are a risk to development in the community. May include new mapping of the area.	L	2-years	L	Boulder Town, Utah Geological Survey	Boulder Town, Utah Geological Survey
Boulder Town	Radon	3	Inform residents of radon risks and mitigation.	Coordinate with Garfield County to inform residents of radon risk and in home mitigation.	H	Ongoing, annually	L	Boulder Town, Garfield County	Boulder Town, Garfield County, Utah Department of Environmental Quality.
Bryce Canyon City	Wildfire #1	1	The potential spread of wildfire into Bryce Canyon City.	Mechanical thinning and cleanup of fuels on wildland interface areas along boundaries of City.	H	Ongoing, annually	M	US Forest Service, Bryce Canyon City	Bryce Canyon City Fire Department, US Forest Service
Bryce Canyon City	Wildfire #2	3	Coordinate with property owners near forested areas to address wildfire risks.	Public information campaign to property owners vulnerable to fire. Inform about Firewise program participation.	H	Ongoing, annually	M	Bryce Canyon City	Bryce Canyon City
Bryce Canyon City	Drought #1	1, 6	Use local scaping techniques to prioritize drought tolerant vegetation.	Assess City landscaping and water ordinances for needed drought restrictions for future commercial and residential development. May include restricting certain types of vegetation, requiring a percentage of limiting permissible amount of grass on a lot, etc.	M	2-years	L	Bryce Canyon City	Bryce Canyon City
Bryce Canyon City	Severe Weather #1	2, 5	Identify locations for residents to	Inform residents that the Fire station is the command and information center during severe weather and power outage events.	H	Ongoing, annually.	L	Bryce Canyon City	Bryce Canyon City Fire Department
Bryce Canyon City	Earthquake #1	1, 3, 4	Identify and retrofit unreinforced masonry in occupied structures in Bryce Canyon City.	Inventory private properties for potential unreinforced masonry. Coordinate with private property owners to inform them of seismic safety and structural and nonstructural options.	L	1-year, ongoing	L	Bryce Canyon City	Bryce Canyon City
Cannonville	Drought #1	1, 2	Improve water storage capabilities.	Construct a new 300,000-gallon water tank storage and 1 mile of transmission lines.	H	2-years	H	Utah Division of Drinking Water, CIB, CDBG	Cannonville Town
Cannonville	Flood #1	1,2	Reduce flooding in the town.	Assess and restore/repair existing drainages and culverts.	M	Ongoing	L	Cannonville Town, County, UDOT	Cannonville Town
Cannonville	Flood #2	1	Prevent flooding of residential properties.	Complete the installation of curbs and gutters in the Town. Remaining areas without curb and gutter are on side streets.	M	Ongoing	L	CDBG, CIB, Cannonville	Cannonville Town

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Cannonville	Severe Weather #1	1, 3	Reduce impacts caused by power outages on the town’s vulnerable residents.	Identify specific at-risk populations that may be exceptionally vulnerable in the event of long-term power outages. Organize outreach to vulnerable populations, including establishing and promoting accessible heating centers in the community.	H	1-year, ongoing	L	Cannonville Town Budget	Cannonville Town
Cannonville	Problem Soil #1	1, 2	Plan for mitigation in future development.	Update annexation policy to reflect standards for problem soils in identified areas.	L	2-years	L	Cannonville Town	Cannonville Town
Cannonville	Landslide #1	2, 4	Understand risks, vulnerabilities, and needed action to protect water infrastructure.	Work with BLM to assess and stabilize the slope failure under the old water tank to protect existing town infrastructure on the site.	M	5-years	M	BLM, Cannonville Town, County	BLM, Cannonville Town, County.
Cannonville	Wildfire #1	2, 6	Protect drainages from debris and excessive fuel load.	Clear fuels and debris on hillsides and drainages.	M	Ongoing	L	Cannonville Town	Cannonville Town, Volunteer Fire Department.
Cannonville	Wildfire #2	1, 3, 4, 6	Protect residents from fire hazards. Inform residents of wildfire hazard risks.	Identify residential properties in need of fuels mitigation and coordinate with the property owner to reduce the fuels.	M	Ongoing	L	Cannonville Town	Cannonville Town, Volunteer Fire Department.
Cannonville	Earthquake #1	3	Protect residents from earthquake hazards. Inform residents of earthquake hazard risks.	Inform residents of earthquake risks and structural and nonstructural retrofit options.	H	Ongoing	L	Cannonville Town	Cannonville Town
Cannonville	Earthquake #2	2, 5	Secure equipment and facilities critical to town operation and emergency response.	Assess and implement nonstructural retrofits at the town’s firehouse, well and filtration house, and town office.	M	3-years	M	Cannonville Town	Cannonville Town, Fire Department, Water Department.
Cannonville	Radon #1	3	Inform residents of radon hazard locally.	Provide radon risk, testing, and mitigation information to residents.	H	Ongoing	L	Cannonville Town	Cannonville Town
Escalante	Flood #1	2	Use planning to inform mitigation actions.	Update the Stormwater Drainage Plan	H	3-5 Years	M	Local Government Operating budget, CIB, FEMA	Escalante City
Escalante	Flood #2	2	Use planning to inform mitigation actions.	Implement actions identified in updated Stormwater Drainage Plan.	L	phased over 10 years	M	Local Government Operating budget, CIB, CDBG, FEMA	Escalante City
Escalante	Earthquake #1	1, 2	Assess structural safety of historic community structures.	Engineers’ assessment and seismic retrofit of Community Center	M	5 Years	M	State and Federal Historic Tax Credit, Preservation Utah, Utah Historic Buildings Grant, FEMA, Municipal Budget, CDBG	Escalante City

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Escalante	Wildfire #1	3, 4, 5, 6	Protect residential property from wildfire hazards.	Coordinate “slash and clean-up days” as part of the ongoing city beautification clean up days. Partner with fire department to educate and assist residents in Wildland interface areas or high-risk wildfire areas with fuels reduction on their property.	M	Ongoing	L	Municipal Budget, Fire Department	Escalante City, Escalante Fire Dept.
Escalante	Drought #1	1, 2, 6	Conserve water resources.	Develop an ordinance to limit the timing for outdoor watering, per the goals and implementation section of the Water Conservation Plan.	H	1-2 years	L	Municipal Budget	Escalante City
Escalante	Drought #2	2	Secure water infrastructure to prevent losses from damage or aging infrastructure.	Upgrade the source flow meters at the chlorinator building and well house, per the goals and implementation section of the Water Conservation Plan.	M	5 Years	M	Municipal budget, CDBG, CIB	Escalante City
Escalante	Drought #3	2	Secure water infrastructure to prevent losses from damage or aging infrastructure	Upgrade the water storage tank water-level monitoring system, per the goals and implementation section of the Water Conservation Plan.	M	5 Years	H	Municipal budget, CDBG, CIB	Escalante City
Escalante	Drought #4	3	Inform the public about water conservation.	Educate the public about water conservation measures, per the goals and implementation section of the Water Conservation Plan.	H	Ongoing	L	Municipal budget	Escalante City & local utility company
Escalante	Drought #5	3	Inform the public about water conservation.	Encourage xeriscaping and use of drought tolerant plants.	H	Ongoing	L	Municipal budget	Escalante City
Escalante	Severe Weather #1	2	Continue operations during power outage events.	Purchase generator for City office to limit impacts during power outage due to storm.	L	2-years	M	Municipal budget	Escalante City
Hatch	Earthquake #1	2	Assess and take actions to preserve historic town owned facilities.	Assess and seismic retrofit the old schoolhouse, which currently operates as the Daughters of the Utah Pioneers Museum.	M	5-years	M	Hatch Town, Preservation Utah, State and Federal tax Credit.	Hatch Town, Daughters of the Utah Pioneers
Hatch	Flood #1	1, 2	Reduce street flooding which impacts yards and property.	Construct flood control measures that are addressed in the town drainage study, including curb and gutter to prevent flooding during high precipitation events.	H	5-years	M	Hatch Town, FEMA, CIB, CDBG	Hatch Town
Hatch	Flood #2	2	Reduce street flooding which impacts yards and property.	Develop a retention basin at wash north of the town.	M	5-years	M	CIB, Hatch Town	Hatch Town
Hatch	Flood #3	2	Reduce street flooding which impacts yards and property.	Construct a piped water diversion of stormwater in the northeast portion of town to address flooding in that area of town.	M	5-years	M	CIB, CDBG, Hatch Town	Hatch Town
Hatch	Drought #1	2	Conserve town water resources.	Adopt tiered water conservation policy, which links increased conservation with measurable drought, water quantity, and/or water quality metrics.	M	1-year	L	Hatch Town	Hatch Town
Hatch	Drought #2	3	Conserve town water resources.	Engage in public education with residents to promote water conservation and smart water use.	H	1-year	L	Hatch Town, Irrigation Companies	Hatch Town

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Hatch	Severe Weather #1	2, 5	Ensure town offices can function during severe weather events.	Purchase and install a generator at the Town Hall and designate the building as an emergency meeting place, giving residents shelter and resources during emergencies and power outages.	L	3-years	M	Hatch Town	Hatch Town
Hatch	Wildfire #1	3, 5, 6	Encourage residents to participate in fuels mitigation on personal property.	Add educational element about defensible space and fire mitigation to the annual community clean up. Coordinate with the town fire department to identify vulnerable	M	1-year, ongoing	L	Hatch Town	Hatch Town
									Hatch Fire Department
Hatch	Wildfire #2	4, 5	Ensure safety and fuels mitigation at utility facilities.	Coordinate with utility companies that house large propane tanks in town to develop:	M	1-year	L	Hatch Town	Hatch Town
				1. Posted signage with contact information for use during in emergencies at each tank.				Garkane	Garkane
				2. A shared and documented method for response to emergencies at the propane tanks.				Blackburn	Blackburn
Henrieville	Drought #1	2	Develop and protect water sources.	Develop secondary water system in the town in phases. Phase 1- construct well house infrastructure for the drilled well. Phase 2- connect well infrastructure to existing town water tower.	M	5-10 years	H	Division of Drinking Water, CIB, CDBG	Henrieville Town
Henrieville	Drought #2	3	Inform residents of natural hazard risks and actions to mitigate on personal property and through changed behaviors.	Continue to inform residents on water saving measures, using information from the Utah Division of Water Resources.	H	ongoing	L	Henrieville Town Operating Budget	Henrieville Town
Henrieville	Severe Weather #1	1	Protect buildings and infrastructure from the impacts of winter storms.	Develop and enforce building codes for roof snow loads.	H	1 year, ongoing	L	Henrieville Town Operating Budget	Henrieville Town
Henrieville	Severe Weather #2	5	Protect buildings and infrastructure from the impacts of power outages.	Purchase and install propane generators at firehouse to ensure access to firehouse during severe weather events.	H	2-years	M	Henrieville Town, Fire Department	Henrieville Town, Fire Department
Henrieville	Severe Weather #3	2	Protect buildings and infrastructure from the impacts of power outages.	Installing and maintaining surge protection on critical electronic equipment.	H	1-year	L	Henrieville Town Operating Budget	Henrieville Town, Fire Department
Henrieville	Earthquake #1	5	Protect critical facilities from the impacts of earthquake to minimize potential damage and ensure ability to respond.	Brace generators at the fire house.	L	1-year	L	Henrieville Town Operating Budget	Henrieville Town
Henrieville	Earthquake #2	2	Protect critical facilities from the impacts of earthquake to minimize potential damage and ensure ability to respond.	Anchor rooftop-mounted equipment (i.e., HVAC units, satellite dishes, etc) at the town office and facilities.	H	1-year	L	Henrieville Town Operating Budget	Henrieville Town
Henrieville	Wildfire #1	3, 4, 6	Inform residents of natural hazard risks and actions to mitigate on personal property and through changed behaviors.	Develop a community yard cleanup day which includes public education from the fire department and town council about defensible space around homes.	M	1-year, ongoing	L	Henrieville Town Operating Budget	Henrieville Town, Fire Department

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Henrieville	Wildfire #2	1	Set standards for the protection of people and property.	Protecting propane tanks or other external fuel sources.	L	1-year	M	Henrieville Town Operating Budget	Henrieville Town, Fire Department
Henrieville	Flood #1	1	Conduct community planning and policy making to protect residents, property, and infrastructure.	Adopt an ordinance for floodplain requirements in development.	M	1-year	L	Henrieville Town Operating Budget	Henrieville Town
Henrieville	Flood #2	2, 4	Improve infrastructure on critical roadways to ensure adequate community access.	Work with the County to replace bridges south of the Town.	M	3-5 years	H	Henrieville Town Operating Budget, Garfield County, UDOT	Henrieville Town, Garfield County, UDOT
Henrieville	Flood #3	2	Improve town infrastructure which will limit the extent of community impacts from natural hazards.	Increase drainage capacity of existing town retention basins.	M	5-years	M	Henrieville Town Operating Budget	Henrieville Town, Garfield County
Henrieville	Landslide #1	1	Conduct community planning and policy making to protect residents, property, and infrastructure.	Update local annexation policy to describe requirements for areas subject to landslide hazards.	L	1-year	L	Henrieville Town Operating Budget	Henrieville Town
Henrieville	Radon #1	3	Inform residents of natural hazard risks and actions to mitigate on personal property and through changed behaviors.	Provide radon risk, testing, and mitigation information to residents.	H	1-year, ongoing	L	Henrieville Town Operating Budget	Henrieville Town
Henrieville	Problem Soils #1	4	Collect data to improve policy making opportunities.	Work with Garfield County and the Utah Geological Survey to update problem soil mapping of the area.	L	3-years	M	Henrieville Town, Garfield County, UGS	Henrieville Town, Garfield County
Panguitch	Radon #1	3	Inform residents of Radon Hazard	Provide radon risk, testing, and mitigation information to residents.	H	Annual, ongoing	L	Panguitch City, Utah DEQ	Panguitch City
Panguitch	Flood #1	1, 2	Address stormwater flooding risks.	Increase the size of culverts to ensure culverts are not blocked by sediment as described in the Capital Facilities Plan.	M	5-years	M	Panguitch City, CDBG, CIB	Panguitch City
Panguitch	Flood #2	3	Inform residents of Flood Insurance options	Encourage residents to purchase flood insurance.	L	Annual, ongoing	L	Panguitch City	Panguitch City
Panguitch	Flood #3	4	Improve floodplain mapping data	Work with Garfield County, State of Utah, and FEMA to update flood maps	M	5-years	L	Panguitch City	Panguitch City
Panguitch	Flood #4	1, 2	Increase absorption capacity on new development.	Adopt limits to the percentage of allowable impervious surfaces within developed parcels.	L	3-years	L	Panguitch City	Panguitch City
Panguitch	Flood #5	1, 2	Increase stormwater infrastructure on new development.	Require developers to construct on-site retention basins for excessive stormwater and as a potential fire fighting source.	M	3-years	L	Panguitch City	Panguitch City, Developers.
Panguitch	Flood #6	1, 2	Maintain and repair existing stormwater infrastructure.	Assess the local need to increase drainage capacities with retention basins, relief drains, spillways, drain widening/dredging or rerouting, logjam and debris removal, extra culverts, bridge modification, dike setbacks, flood gates and pumps, or channel redirection.	M	5-years	M	Panguitch City, CDBG, CIB	Panguitch City

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Panguitch	Flood #7	2, 3, 4	Coordinate to address flood risks.	Work with local utility providers, Rocky Mountain Power and Questar Gas, to ensure mechanical devices are above expected flood levels.	M	5-years	M	Panguitch City	Panguitch City, Utility providers
Panguitch	Flood #8	1, 2, 5	Secure critical infrastructure from flood.	Assess and inventory low-lying bridges in the community. Raise bridges where necessary, above expected flood levels.	L	5- 10 years	H	Panguitch City, Garfield County, UDOT	Panguitch City, UDOT, Garfield County.
Panguitch	Flood #9	2, 6	Enhance levels of flooding resistance and protection to the Panguitch City culinary water spring sites	Enhance fire and flood protection by using fire and flooding mitigation measures.	H	Ongoing, annually	L	Panguitch City	Panguitch City, U.S. Forest Service
Panguitch	Drought #1	2	Secure critical water infrastructure and supply.	Replace the transmission waterline from the Delong-Indian Hollow Springs to address a worn protective coating and eroded steel.	M	5- 10 years	H	Division of Drinking Water, CIB, Utah Board of Water Resources, USDA Rural Development, USDA ECWAG, USDA Community Facilities Direct Loan & Grant	Panguitch City, Division of Drinking Water
Panguitch	Drought #2	2	Secure critical water infrastructure and supply.	Develop a new well to meet projected water needs as the community grows, as described in the Capital Facilities Plan for the community.	M	5- 10 years	H	Division of Drinking Water, CIB, Utah Board of Water Resources, USDA Rural Development, USDA ECWAG, USDA Community Facilities Direct Loan & Grant	Panguitch City, Division of Drinking Water
Panguitch	Drought #3	2	Secure critical water infrastructure and supply.	Plan and design new water storage tank for emergency water storage and to store water from newly drilled well.	M	5- 10 years	H	Division of Drinking Water, CIB, Utah Board of Water Resources, USDA Rural Development, USDA ECWAG, USDA Community Facilities Direct Loan & Grant	Panguitch City, Division of Drinking Water

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Panguitch	Drought #4	2	Secure critical water infrastructure and supply.	Install a digital meter system on the culinary water system, as described in the Capital Facilities Plan.	H	5- 10 years	M	Division of Drinking Water, CIB, Utah Board of Water Resources, USDA Rural Development, USDA ECWAG, USDA Community Facilities Direct Loan & Grant	Panguitch City, Division of Drinking Water
Panguitch	Earthquake #1	1, 2, 4	Secure critical facilities function during earthquakes.	Requiring bracing of generators, elevators, and other vital equipment in hospitals.	M	5-years	L	Local hospital	Local hospital
Panguitch	Earthquake #2	2	Secure critical facilities function during earthquakes.	Anchoring rooftop-mounted equipment (i.e., HVAC units, satellite dishes, etc) at city facilities.	H	3-years	L	Panguitch City	Panguitch City
Panguitch	Earthquake #3	2	Secure critical facilities function during earthquakes.	Using flexible piping when extending water, sewer, or natural gas service.	M	5-years	M	Panguitch City, utility providers	Panguitch City, utility providers
Panguitch	Earthquake #4	1, 2	Secure critical facilities function during earthquakes.	Installing window film to prevent injuries from shattered glass at city facilities.	H	3-years	L	Panguitch City	Panguitch City
Panguitch	Earthquake #5	3	Inform residents of earthquake hazards.	Developing an outreach program about earthquake risk and mitigation activities in homes, schools, and businesses.	H	Annually, ongoing	L	Panguitch City	Panguitch City
Panguitch	Earthquake #6	1, 2	Develop codes to protect new structures and infrastructure.	Requiring new masonry chimneys greater than 6 feet above a roof to have continuous reinforced steel bracing.	L	2-years	L	Panguitch City	Panguitch City.
Panguitch	Earthquake #7	3	Inform residents of earthquake hazards.	Educating homeowners on safety techniques to follow during and after an earthquake.	H	Annually, ongoing	L	Panguitch City	Panguitch City
Panguitch	Severe Weather #1	3	Inform residents of extreme temperature and severe weather hazards.	Educate residents and visitors of the dangers of extreme temperatures (hot and cold) and severe weather events and the steps they can take to protect themselves during an event.	H	Annually, ongoing	L	Panguitch City	Panguitch City
Panguitch	Severe Weather #2	3	Provide area visitors information about natural hazards.	Developing a lightning brochure for distribution by recreation equipment retailers or outfitters.	H	Annually, ongoing	L	Panguitch City	Panguitch City
Panguitch	Severe Weather #3	2	Secure critical facilities function during earthquakes.	Installing and maintaining surge protection on critical electronic equipment.	H	1-year	L	Panguitch City	Panguitch City
Panguitch	Severe Weather #4	1, 2	Enforce code and building best practices.	Discouraging flat roofs in areas that experience heavy snows.	H	Ongoing	L	Panguitch City	Panguitch City
Panguitch	Severe Weather #5	1, 2	Enforce code and building best practices.	Require or encourage wind engineering measures and construction techniques.	H	Ongoing	L	Panguitch City	Panguitch City
Panguitch	Severe Weather #6	1, 2	Enforce code and building best practices.	Use anchor bolts, Laminated or impact-resistant glass, Reinforced pedestrian & garage doors, Window shutters, Waterproof adhesive sealing strips, Interlocking roof shingles, etc.	H	Ongoing	L	Panguitch City	Panguitch City

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Panguitch	Landslide #1	6	Protect hillsides using natural systems.	Apply soil stabilization measures, such as planting soil stabilizing vegetation, on steep publicly owned slopes	L	Ongoing	M	Panguitch City	Panguitch City
Panguitch	Landslide #2	1, 2	Protect critical infrastructure from landslide damage or disruption.	Using debris-flow measures that may reduce damage in sloping areas, such as stabilization, energy dissipation, and flow control measures.	M	5-years	M	Panguitch City	Panguitch City
Panguitch	Landslide #3	1, 2	Protect critical infrastructure from landslide damage or disruption.	Establishing setback requirements and using large setbacks when building roads near slopes of marginal stability.	L	2-years	L	Panguitch City	Panguitch City
Panguitch	Landslide #4	2	Protect critical infrastructure from landslide damage or disruption.	Installing catch-fall nets for rocks at steep slopes near roadways in landslide prone areas.	M	5-years	M	Panguitch City, UDOT, Garfield County	Panguitch City, UDOT, Garfield County
Panguitch	Problem Soils #1	4	Improve available data to inform mitigation decision making.	Work with Garfield County and the Utah Geological Survey to update problem soil mapping of the area.	M	5-years.	M	Panguitch City, Garfield County, UGS	Panguitch City, Garfield County, UGS
Panguitch	Problem Soils #2	1, 2	Protect new residents & development from the impacts of problem soils.	Restrict development in areas where soil is considered unsuitable for development.	M	2-years	L	Panguitch City	Panguitch City
Panguitch	Wildfire #1	1, 2	Enhance levels of fire resistance and protection to the community	Finalize and adopt Panguitch City Community Wildfire Protection Plan and incorporate into the City Risk Management Plan.	H	2-years	L	Panguitch City, Utah DNR	Panguitch City, Fire Department
Panguitch	Wildfire #2	1, 2	Enhance levels of fire resistance and protection to the community	Adopt a Wildland Urban Interface Code.	H	2-years	L	Panguitch City	Panguitch City
Panguitch	Wildfire #3	1, 2	Enhance levels of fire resistance and protection to the community	Identify the risks of wildland/urban interface fires in the area	M	Ongoing	L	Panguitch City	Panguitch City, Fire Department, DNR, BLM
Panguitch	Wildfire #4	1, 2	Enhance levels of fire resistance and protection to the community	Inventory local risk and identify strategies to reduce the risks to homes and businesses in the community during a wildfire. Implement identified strategies.	M	3-years	L	Panguitch City	Panguitch City, Fire Department
Panguitch	Wildfire #5	1, 2, 3, 4, 6	Enhance levels of fire resistance and protection to the community	Enhance fire protection through:	M	Ongoing	L	Panguitch City	Panguitch City, Fire Department
				-Improved fire prevention and public education					
				-Improved coordination within the community					
				-Development of long-term strategies					
				-Adopting Firewise Landscaping mitigation measures.					
Panguitch	Wildfire #6	1, 2	Enhance levels of fire resistance and protection to the community	Using zoning and/or a special wildfire overlay district to designate high-risk areas and specify the conditions for the use and development of specific areas.	M	3-years	L	Panguitch City	Panguitch City, Fire Department
Panguitch	Wildfire #7	1, 2	Enhance levels of fire resistance and protection to the community	Encouraging the use of non-combustible materials (i.e., stone, brick, and stucco) for new construction and renovations in wildfire hazard areas.	L	1-years	L	Panguitch City	Panguitch City
Panguitch	Wildfire #8	1, 2	Enhance levels of fire resistance and protection to the community	Protect propane tanks or other external fuel sources.	L	1-years	L	Panguitch City	Panguitch City

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Panguitch	Wildfire #9	4	Enhance levels of fire resistance and protection to the community	Coordinate with local utility providers to mitigate hazardous fuels around utility infrastructure.	M	Ongoing, Annually	L	Panguitch City, utility providers	Panguitch City, utility providers
Panguitch	Wildfire #10	1, 2	Enhance levels of fire resistance and protection to the community	Encourage the use of defensible, survivable space, and fire wise construction in the urban / wildland fire interface areas.	M	Ongoing, annually	L	Panguitch City	Panguitch City, Fire Department
Panguitch	Wildfire #11	2, 6	Enhance levels of fire resistance and protection to the Panguitch City culinary water spring sites	Enhance fire and flood protection by using fire and flooding mitigation measures.	M	Ongoing, annually	L	Panguitch City	Panguitch City, U.S. Forest Service
Panguitch	Multi-Hazard #1	3, 4	Inform visitors of the natural hazard risks in the area.	Providing educational materials to local businesses/hotels for visitors use to understand natural hazard risks while recreating.	L	Ongoing	L	Panguitch City	Panguitch City
Tropic	Drought #1	1, 2	Increase available water storage for the town.	Implement actions identified in the current reservoir feasibility study, which is in progress in 2021, which considers the development of a winter water reservoir, which the town holds water rights for.	M	5-years	H	Town Operating Budget, CIB, CDBG	Tropic
Tropic	Drought #2	2	Secure systems to support emergency water.	Complete filtration and management system for a community well to be used as emergency water.	H	5-years	M	Town Operating Budget, CIB, CDBG	Tropic
Tropic	Drought #3		Reduce outdoor water use.	Encourage drought tolerant, native landscaping in the community.	M	1-year/ongoing	L	Town Operating Budget	Tropic
Tropic	Severe Weather #1	2	Protect property from roadway and sheet flooding.	Construct proper drainage as addressed in the Storm Water Master plan to prevent flood damage to property.	L	Phased as funding becomes available	M	Town Operating Budget, CIB, CDBG	Tropic
Tropic	Severe Weather #2	2	Address areas where sedimentation has impacted natural drainages and flood infrastructure.	Repair and expand (where necessary) flood ponds in the community which have filled with sediment and debris, impacting their stormwater capacity.	M	5-years	M	Town Operating Budget	Tropic
Tropic	Flood #1	4	Coordinate with partners to address flooding which affects the town boundary.	Coordinate with the National Parks Service to address flooding from Bryce Canyon National Park which impact the west side of Tropic.	M	5-years	M	Town Operating Budget	Tropic
Tropic	Flood #2	2, 6	Repair and secure flood damage which impacts local water supply.	Repair washed out area at the Dr. Good springs. Damages to the area have prevented the community from meeting water exchange obligation with the irrigation company.	H	5-years	M	Town Operating Budget, CIB, CDBG	Tropic
Iron County									
Iron County	Flood #1	1, 2	Collect data to inform flood mitigation actions.	Complete flood studies of Summit, Coal Creek, Little Creek, and Parowan Creek.	H	5-years	M	Iron County, NCRS, Cities and Towns	Iron County
Iron County	Flood #2	1, 2	Establish codes which are targeted to high-risk flood areas.	Set new flood channel set back requirements dependent on expected flood rates throughout the County.	M	1-year	L	Iron County	Iron County

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Iron County	Flood #3	4	Reduce flooding on critical infrastructure.	Coordinate with UDOT to increase flood capacity of stormwater infrastructure under I-15.	L	5-10 years	H	UDOT, NRCS, FEMA, CIB, Iron County.	Iron County, UDOT
Iron County	Flood #4	1, 2	Restore riparian areas and drainages in the County.	Repair rip rap and re-brace the bank in Right Hand Canyon into Coal Creek.	H	5-years	M	Iron County	Iron County
Iron County	Flood #5	2, 5	Inform users of capacity of critical infrastructure which crosses riparian areas.	Post gross vehicle weight at the Urie Creek Bridge in Right Hand Canyon.	H	2-years	L	Iron County	Iron County
Iron County	Flood #6	1, 2	Collect data to inform flood mitigation actions.	Complete floodplain remapping with FEMA	M	Unknown	L	RiskMAP Coordinator, FEMA.	Iron County, RiskMAP Coordinator, FEMA.
Iron County	Flood #7	2	Reduce flooding on critical infrastructure.	Address flood risk at the Bridge near Lady Bug Nursery in Cedar City.	L	5-years	M	Iron County, Cedar City, CIB, CDBG	Iron County, Cedar City
Iron County	Flood #8	1, 2	Establish codes which are targeted to high-risk flood areas.	Adopt an ordinance for flood management at Quichipa Lake to set estimated elevations and setbacks of different water levels for development.	M	2-years	L	Iron County	Iron County
Iron County	Drought #1	2, 6	Develop groundwater infiltration systems.	Develop a dike at Lake Quichipa to direct water to an infiltration pond.	M	2-years	M	Iron County	Iron County
Iron County	Drought #2	2, 6	Develop groundwater infiltration systems.	Identify recharge areas to increase water recharge capacity. Complete necessary infrastructure to support infiltration.	M	5-years	M	Iron County, Central Iron County Water Conservancy District	Iron County, Central Iron County Water Conservancy District
Iron County	Drought #3	2, 6	Monitor groundwater infiltration and the aquifer.	Install measuring devices for groundwater recharge.	H	5-years	M	Iron County, Central Iron County Water Conservancy District	Iron County, Central Iron County Water Conservancy District
Iron County	Drought #4	1, 2, 6	Plan for future water needs and conservation of the aquifer.	Complete a groundwater management plan.	H	5-years	M	Iron County, Central Iron County Water Conservancy District	Iron County, Central Iron County Water Conservancy District
Iron County	Drought #5	1	Encourage water conservation.	Adopt updated water rights requirements for secondary homes.	H	2-years	L	Iron County	Iron County
Iron County	Wildfire #1	1, 2	Support local fuels mitigation in the County.	Acquire a woodchipper to support communities in fuels mitigation and creating defensible space.	L	4-years	M	Iron County	Iron County
Iron County	Wildfire #2	2	Protect water supply and infrastructure from fire.	Set requirements for fuels mitigation surrounding critical County and municipal facilities, including water infrastructure in wildlands.	H	2-years	M	Iron County	Iron County
Iron County	Wildfire #3	2	Protect critical infrastructure from fire.	Complete fuels reduction and mulching in the Cedar Valley near critical Class B roads.	H	2-years	M	Iron County	Iron County

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Iron County	Earthquake #1	2	Protect water infrastructure from ground shaking events.	Harden water tanks, pipelines, and other critical water infrastructure identified to cross a mapped quaternary fault.	L	Ongoing	H	Iron County, CIB, CDBG.	Iron County
Iron County	Earthquake #2	2	Protect water infrastructure from ground shaking events.	Install emergency shut off for water pipes at locations which cross mapped fault lines.	M	5-years	H	Iron County, CIB.	Iron County
Iron County	Earthquake #3	1	Protect existing county facilities from ground shaking events.	Inventory structures in the County constructed with Unreinforced Masonry.	M	5-years	L	Iron County	Iron County
Iron County	Earthquake #4	1	Protect existing county facilities from ground shaking events.	Implement structural and nonstructural retrofit County owned URM structures. Inform private property owners of URM vulnerability and mitigation options.	M	10-years	H	State and Local Tax Credit, Preservation Utah, Iron County, CIB.	Iron County
Iron County	Earthquake #5	1, 5	Plan for continued operations of critical facilities during and after an earthquake event.	Acquire back up generators for critical county facilities.	H	3-years	M	Iron County	Iron County, Fire stations, sheriff's office.
Iron County	Severe Weather #1	1	Protect existing county facilities from severe weather impacts.	Inventory County owned property for snow load capacity.	M	5-years	L	Iron County	Iron County
Iron County	Severe Weather #2	1	Protect existing county facilities from severe weather impacts.	Implement necessary improvements on identified County owned structures in need of snow load capacity increase.	M	10-years	H	State and Local Tax Credit, Preservation Utah, CDBG, Iron County.	Iron County
Iron County	Severe Weather #3	1	Limit damage caused by falling snow.	Adopt an ordinance which sets a Sheering protection requirement for utilities at the entry to the home.	H	2-years	L	Iron County	Iron County
Iron County	Landslide #1	1, 2	Prevent landslide near critical water infrastructure due to water tank failure/leaks.	Inventory County owned water tanks on or near hillsides for stability and seismic resilience.	L	5-years	L	Iron County	Iron County
Iron County	Landslide #2	2	Address landslide risk to roadways in and out of Brian Head Town.	Work with UDOT to implement slope stabilization and/or rockfall catch nets along SR-14 and Highway 143 to prevent rockfall and landslide on roadways.	M	Ongoing	M	Iron County, UDOT,	Iron County, UDOT,
Iron County	Landslide #3	1, 2	Coordinate with property owners to mitigate landslide and flooding impacts.	Restore County springs and riparian areas which have caused landslides and flooding.	L	Ongoing	H	Iron County, FEMA, NRCS.	Iron County, private property owners.
Iron County	Problem Soils #1	1	Collect data to inform mitigation actions.	Identify property which has been impacted by problem soils in the community and document impacts.	L	2-years	L	Iron County	Iron County
Iron County	Problem Soils #2	1	Implement bank stabilization measures in Shurtz Creek	Complete an assessment of erosion and sedimentation on Shurtz Creek. Implement recommended bank stabilization measures.	M	5-years	M	Iron County	Iron County
Iron County	Problem Soils #3	1, 2	Collect data to inform mitigation actions.	Work with the Utah Geological Survey to update problem soil mapping in Iron County.	M	5-years	L	Iron County, Utah Geological Survey	Iron County, Utah Geological Survey

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Iron County	Radon #1	3	Inform residents of radon risk.	Provide radon risk, testing, and mitigation information to residents.	H	Ongoing, annually	L	Iron County	Iron County, Utah Dept. of Environmental Quality
Iron County	Radon #2	1, 4	Collect data to inform mitigation actions.	Work with UGS to assess radon risk in the county.	M	5-years	L	Iron County, Utah Geological Survey	Iron County, Utah Geological Survey
Iron County	Multi Hazard #1	3	Inform the public about natural hazards, mitigation, and safety.	Conduct a community engagement campaign for natural hazards and personal property mitigation at the County Fair and in coordination with Life Safety events hosted for elementary school students.	H	Ongoing, annually	L	Iron County	Iron County
Brian Head	Wildfire #1	1, 3	Involve the public in town mitigation efforts.	Coordinate wildfire preparedness council to engage town in preparedness and public involvement.	M	2-years, ongoing	L	Brian Head Town	Brian Head Town
Brian Head	Wildfire #2	1, 2, 6	Use natural systems to prevent wildfire hazards.	Complete the Quaking Aspen restoration project on the southwest end of town.	H	1-year	M	Brian Head Town, Ski Resort, Forest Service.	Brian Head Town
Brian Head	Wildfire #3	1, 2	Use natural systems to prevent wildfire hazards.	Assess town owned property for fuels management needs and complete fuels removal.	L	Ongoing	M	Brian Head Town	Brian Head Town
Brian Head	Wildfire #4	4	Engage wildland fire hazard mitigation collaboratively	Coordinate with Resort, BLM, Forest Service, and County to complete wildfire mitigation surrounding the Town.	H	Ongoing	M	Brian Head Town	Brian Head Town
Brian Head	Drought #1	6	Inform residents on water conservation practices.	Develop a public education campaign which includes: brochures requesting the use of slow the flow practices for municipal water users, not overwatering lawns, and using natural landscaping.	H	Ongoing, annually.	L	Brian Head Town	Brian Head Town
Brian Head	Earthquake #1	2	Protect town from damaged	Inspection of manholes & sewer utility lines to address damages due to land movement.	H	Ongoing	M	Brian Head Town Public Works	Brian Head Town
Brian Head	Landslide #1	6	Reduce erosion potential following vegetation damage.	Coordinate with private and federal partners in revegetating burn scars to prevent erosion and stabilize soils on burn scars.	M	Ongoing	M	Brian Head Town, FEMA, BLM, Forest Service, Iron County	Brian Head Town, BLM, Forest Service, Iron County
Brian Head	Severe Weather #1	3	Inform visitors and residents of extreme weather conditions as a high mountain area.	Communicate through media, social media, and UDOT automated signage to inform travelers of hazardous road conditions or weather.	M	Ongoing, as needed during storm events.	L	Brian Head Town	Brian Head Town
Brian Head	Flood #1	2	Increase capacity of stormwater drainage infrastructure.	Install new 36" culvert at Highland Drive as described in Storm Drain Master Plan.	H	1-year	M	Brian Head Town Public Works	Brian Head Town
Brian Head	Flood #2	2	Increase capacity of stormwater drainage infrastructure.	Install two new 48" culverts at Loop Road as described in Storm Drain Master Plan.	H	1-year	M	Brian Head Town Public Works	Brian Head Town
Brian Head	Flood #3	2	Increase capacity of stormwater drainage infrastructure.	Install two new 36" culverts at Forest Drive between Mountain View Drive and Deer Trail as described in Storm Drain Master Plan.	H	4-years	M	Brian Head Town Public Works	Brian Head Town

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Brian Head	Flood #4	2	Increase capacity of stormwater drainage infrastructure	Install new 36” culvert at Ridgeview St as described in Storm Drain Master Plan.	M	5-years	M	Brian Head Town Public Works	Brian Head Town
Brian Head	Flood #5	2	Increase capacity of stormwater drainage infrastructure	Install new 36” culvert at Vasels Rd as described in Storm Drain Master Plan.	M	6-years	M	Brian Head Town Public Works	Brian Head Town
Brian Head	Flood #6	2	Increase capacity of stormwater drainage infrastructure	Install new 36” culvert at Village Way as described in Storm Drain Master Plan.	M	7-years	M	Brian Head Town Public Works	Brian Head Town
Brian Head	Radon #1	3	Provide public information about Radon risks.	Provide radon risk, testing, and mitigation information to residents. Send information using utility billing, town website, and social media.	H	Annually	L	Brian Head Town	Brian Head Town
Cedar City	Multi Hazard #1	2, 4	Reduce impacts on utility infrastructure.	Develop and harden electrical grid to prevent outages due to natural hazards, solar storms, or manmade disruptions to electrical utility services.	M	Ongoing	M	Cedar City	Cedar City
Cedar City	Wildfire #1	1, 2, 4, 6	Reduce wildfire risk from fuels in wildland interface areas.	Implement fuels management actions identified in CWPP 2020.	H	Ongoing	L	Cedar City, Fire Department, DNR	Cedar City, Fire Department, DNR
				- Fuels reduction at Cody Drive, Thunderbird Gardens, and Private Properties in the WUI.					
				- Summit Mountain, Ashdown Forest, and Square Top					
Cedar City	Wildfire #2	2	Reduce wildfire risk to public facilities	Assess city buildings and critical facilities in wildfire risk areas to standards identified in the Wildland Urban Interface Code adopted by the City.	L	Ongoing	L	Cedar City, Fire Department,	Cedar City, Fire Department,
Cedar City	Severe Weather #1	3	Provide public information about energy efficiency and impacts from extreme temperatures.	Educate residents and property owners about insulating pipes and attics to protect against extreme temperatures.	H	Ongoing, annually.	L	Cedar City	Cedar City
Cedar City	Severe Weather #2	5	Secure critical facilities with generators in the event of electrical disruptions, to ensure that services can be offered to residents.	Assess Cedar City Police Department for back-up power needs.	M	5-years	M	Cedar City	Cedar City, Police department
Cedar City	Flood #1	2	Use planning and data collection to inform mitigation	Update Stormwater Master Plan.	M	5-years	M	Cedar City	Cedar City
Cedar City	Flood #2	3	Inform residents about NFIP.	Encouraging property owners to purchase flood insurance. To be distributed in utility billings.	L	Ongoing, annually	L	Cedar City	Cedar City
Cedar City	Landslide #1	6	Address exposed or vulnerable steep slopes in the city.	Stabilize soil by planting vegetation on steep, publicly owned slopes	M	Ongoing	M	Cedar City	Cedar City
Cedar City	Earthquake #1	2	Identify and harden structures vulnerable to earthquakes.	Inventory public and commercial buildings constructed pre-1970 or using unreinforced masonry for seismic safety.	L	Ongoing	M	Preservation Utah, State and Federal Tax Credit, Cedar City	Cedar city
Cedar City	Earthquake #2	2	Identify and harden structures vulnerable to earthquakes.	Strengthening and retrofitting city owned non-reinforced masonry buildings and non-ductile concrete facilities that are vulnerable to ground shaking.	M	Ongoing	M	Preservation Utah, State and Federal Tax Credit, Cedar City	Cedar city

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Cedar City	Earthquake #3	2	Reduce hazards from large furniture and equipment in public facilities.	Implement nonstructural retrofitting techniques in city structures to prevent damage or injury during a shaking event.	H	Ongoing	L	Cedar City	Cedar City
Cedar City	Earthquake #4	2	Identify and harden critical water infrastructure vulnerable to earthquakes	Assess water infrastructure and consider installing shutoff valves and emergency connector hoses where water mains cross fault lines.	M	Ongoing	M	CIB, CDBG	Cedar City
Cedar City	Radon #1	3	Inform residents of radon risks and mitigation	Provide public education to residents and property owners of radon risks in Utah and provide information for testing options.	H	Ongoing	L	Cedar City	Cedar City, Partner Utah DEQ.
Cedar City	Problem Soils #1	1, 2	Reduce earth fissures impact on structures and infrastructure.	Monitor areas at risk to earth fissures by observing changes in groundwater levels.	H	Ongoing	L	Cedar City, CICWD.	Cedar City, CICWD.
Cedar City	Problem Soils #2	1, 2	Assess current development standards and identify potential additional ordinances.	Adopt a Geologic Hazard ordinance.	M	5-years	L	Cedar City	Cedar City
Cedar City	Drought #1	2	Protect the groundwater aquifer	Work with CICWD to study and mitigate issues from overuse of groundwater aquifers, especially in times of drought when recharge of these resources may be lessened.	H	Ongoing	M	Cedar City, CICWD.	Cedar City, CICWD.
Cedar City	Drought #2	2	Conserve water used at public facilities	Incorporate drought tolerant landscaping at Cedar City owned buildings.	H	Ongoing	M	Cedar City	Cedar City
Cedar City	Drought #3	2	Develop and improve water sources and infrastructure.	Build new water storage tank and develop new culinary well.	M	5-10 Years	H	CIB, CDBG, Cedar City	Cedar City, CICWD
Cedar City	Drought #4	2	Improve and collect data to inform mitigation actions.	Update Culinary Water Master Plan.	M	5-years	M	Cedar City, CIB, CDBG	Cedar City
Enoch City	Severe Weather #1	2	Reduce impacts from severe weather events on power grid.	Develop and harden electrical grid to prevent outages due to natural hazards, solar storms, or manmade disruption to electrical utilities.	M	5-years	M	Enoch City	Enoch City
Enoch City	Severe Weather #2	2	Reduce impacts from severe weather events on power grid.	Secure City owned, critical facilities with generators in the event of electrical disruptions, to ensure that services can be offered to residents.	M	5-years	M	Enoch City	Enoch City
Enoch City	Wildfire #1	2, 4, 6	Coordinate with other entities to engage in fuels management.	Implement fuels management actions identified in CWPP 2020:	H	5-years	M	Enoch City, Cedar City Fire Department	Enoch City, Cedar City Fire Department
				Cody Drive					
				Thunderbird Gardens					
				Private properties in the WUI					
				Enoch City owned properties					
				Summit Mountain					
Enoch City	Wildfire #2	1, 4, 6	Work with residents to create defensible space.	Conduct home assessments at residences in the WUI.	M	1-year	L	Enoch City, Cedar City Fire Department	Enoch City, Cedar City Fire Department
Enoch City	Drought #1	4, 6	Protect water storage through the groundwater aquifer.	Work with CICWCD to recharge aquifer through piping of winter runoff and storm water to reduce loss to evaporation.	M	10-years	M	Enoch City, CICWCD	Enoch City, CICWCD

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Enoch City	Drought #2	3	Inform residents about drought risks.	Public education about water conservation and drought related actions.	H	1-year	L	Enoch City, CICWCD	
Enoch City	Flood #1	2	Reduce severe flooding on I-15.	Design and construct sediment debris basins east of I-15 to delay and meter flow of severe runoff.	H	Ongoing/ 10-years	H	NRCS, Enoch City Storm Drainage Fund	Enoch City
Enoch City	Flood #2	1	Protect natural channels and drainages in the community.	Purchase property from homeowners in the northeast portion of the municipal boundaries to channel flood waters to a natural dry wash and into open space to the north. Efforts will contribute to water infiltration into the aquifer.	M	Ongoing/ 10-years	H	FEMA BRIC Grant, Enoch City	Enoch City
Enoch City	Flood #3	2	Reduce flooding on Half Mile Road residences.	Complete stormwater drainage on the north portion of Half Mile Road.	M	10-years	H	Enoch City	Enoch City
Enoch City	Landslide #1	1, 2, 6	Protect hillsides and vulnerable slopes in the community from landslide and damage.	Assess vegetation in wildfire prone areas to encourage plants with strong root systems and plan for planting	L	5-years	L	Enoch City, Cedar City Fire	Enoch City, Cedar City Fire
Enoch City	Earthquake #1	1, 3	Identify URM in the community.	Inventory historically significant structures throughout the community. Provide property owners with information about seismic safety and preservation.	M	5-years	L	Enoch City	Enoch City
Enoch City	Radon #1	3	Inform residents of radon risks and vulnerabilities.	Provide public education to Enoch residents and property owners about radon risks, testing, and mitigation. Publish education in City newsletter or in utility bills.	H	1-year	L	Enoch City	Enoch City
Kanarraville	Multi Hazard #1	2, 5	Reduce impacts resulting from power outage.	Purchase well generator and assess additional emergency generators needed for essential town structures during an emergency.	M	10-years	M	Enterprise and General Funds	Town Clerk and Maintenance Department
Kanarraville	Severe Weather #1	2, 4	Protect community electrical infrastructure.	Coordinate with Rocky Mountain Power to assess aging power poles in the community.	L	5-years	L	Rocky Mountain Power and Kanarraville Town	Town Clerk
Kanarraville	Wildfire #1	1, 2	Update local policy to protect residences and infrastructure vulnerable to wildfire.	Adopt the Wildland Urban Interface Code.	M	1-year	L	N/A	Town Clerk
Kanarraville	Wildfire #2	1, 2, 6	Reduce fuels in and around the community.	Continue to place fuel breaks around the community.	H	Ongoing	M	Kanarraville General Fund	Fire and Maintenance Departments.
Kanarraville	Drought #1	2	Diversify Kanarraville Water Sources.	Drill a new well as additional source of water for the community.	H	Current/1-year	H	USDA Grant	Kanarraville Town, KP Ventures, Ensign Engineering
Kanarraville	Drought #2	3	Inform residents of drought hazard locally.	Provide public education about waterwise usage during drought in the Town Water Newsletter.	H	Ongoing	L	N/A	Town Clerk and Treasurer

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Kanarraville	Flood #1	2	Increase infrastructure flood capacity.	Assess storm drains and drainage ditches that surround the town for water capacity. Address stormwater flow and capacity of drainage ditches per the results of the assessment.	M	3-years	M	General Fund	Maintenance Manager and Team
Kanarraville	Landslide #1	2	Repair drainage ditch which regularly experiences debris flows.	Clear and repair the drainage ditches off old-highway 91 in coordination with Iron County. One drainage is located in the North of town, and one is in the South.	M	Ongoing	M	General Fund, Iron County	Town Clerk and Maintenance Team, Iron County
Kanarraville	Earthquake #1	2	Inventory community buildings for URM and other seismic vulnerability.	Assess public buildings and water structures that may be vulnerable to ground shaking or structural damage.	M	8-years	H	General Fund	Town Clerk and Maintenance Manager
Kanarraville	Problem Soils #1	1, 2, 4	Identify sensitive soils near the community.	Work with Dixie State University to update the geological survey of Kanarra Falls hiking area.	M	Ongoing	L	N/A	Town Clerk
Kanarraville	Radon #1	3	Inform residents of radon risks and mitigation.	Provide information about radon and radon testing to the community through Town Newsletters.	H	Ongoing	L	Enterprise Fund	Town Clerk and Treasurer
Paragonah	Flood #1	1, 2, 4	Protect homes from Red Creek Flood Waters.	Expand the existing Red Creek floodway from the mouth of the canyon to west of I-15. Iron County is responsible from the mouth of the canyon to the town boundary and again after it leaves the town boundary to west of I-15. Paragonah is responsible within the town boundary.	H	5-years	H	Utah Army National Guard 115th Engineer Battalion, 348 East Main street, Lehi, UT will contribute equipment and personnel but no cash outlay, Iron County and Paragonah town will purchase materials. Federal loans and grants as available.	Paragonah Town, Iron County
Paragonah	Flood #2	1, 2, 6	Identify flooding vulnerabilities in Paragonah Canyon	Complete planning and assessment for flood mitigation needs in Paragonah Canyon.	M	5-years	L	Paragonah Town, Iron County	Paragonah Town, Iron County
Paragonah	Flood #3	1, 2	Identify and address underperforming stormwater infrastructure.	Increase capacity of retention basins, culverts, and stormwater drainage systems	M	Ongoing	M	USDA, CDBG, CIB, Paragonah Town, Iron County	Paragonah Town, Iron County
Parowan	Flood #1	2, 6	Manage storm drains and floodplains by increasing infrastructure.	Replace current bridge over Parowan Creek with a new bridge to convey the 100-year floodplain.	H	5-years	H	Joint Highways Funding, FEMA BRIC.	Parowan City
Parowan	Flood #2	2	Manage storm drains and floodplains by increasing infrastructure.	Sediment cleans out at City detention basin and clearing of streams	M	1-year, ongoing	M	Parowan City, Iron County	Parowan City, Iron County

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Parowan	Wildfire #1	1, 2, 4, 5, 6	Fuel’s reduction and defensible space tactics with focus on interior lots, including the exterior city boundaries.	Coordinate with the local volunteer fire department for fuels mitigation in the community and maintain a current fire mitigation plan with the Utah Forestry, Fire, and State Lands Division.	M	1-year, ongoing	M	Parowan City, Utah State Forestry and Fire Agency (funds provided for in-kind mitigation activities)	Parowan City, Fire Department
Parowan	Wildfire #2	3	Fuel’s reduction and defensible space tactics with focus on interior lots, including the exterior city boundaries.	Distribute information about fuels mitigation on personal property in Chamber of commerce welcome packets for new utility users.	M	1-year, ongoing	L	Parowan City, Chamber of Commerce	Parowan City, Chamber of Commerce
Parowan	Landslide #1	6	Mitigation through natural processes.	Develop a revegetation and reseeding strategy for burned slopes in the community to prevent increased risk of flood and debris flows.	L	3-years	L	Parowan City, BLM, USFS.	Parowan City, BLM, USFS.
Parowan	Drought #1	2, 6	Conserve local resources.	Replace all grass at City office with xeriscaping.	H	2-years	M	Parowan City, State of Utah	Parowan City
Parowan	Earthquake #1	3	Reduce damages and impacts from earthquakes.	Inform the public of nonstructural retrofits to secure furniture and equipment.	H	1-year, ongoing annually	L	Parowan City, Iron County Emergency management	Parowan City, Iron County Emergency management
Parowan	Earthquake #2	2, 4	Upgrade critical facilities and infrastructure to prevent losses.	Coordinate with the Iron County School District to assess and address seismic safety at Parowan schools, as identified in the Utah k-12 public schools URM inventory report.	M	5-years	M	State of Utah, FEMA, Parowan	Parowan, Iron County School District.
Parowan	Radon #1	3	Reduce public health impacts from hazards.	Inform residents of radon testing and mitigation options.	H	1-year, ongoing	L	Parowan City	Parowan City
Parowan	Problem Soils #1	1, 2	Follow local ordinances and requirements.	Continue to require soils testing prior to development in the community.	M	Ongoing	L	Parowan City	Parowan City
Kane County									
Kane County	Flood #1	1, 2	Reduce impacts of sand and debris on stormwater drainage systems.	Increase the size of culverts along 3-miles of the highway near Mountain View Drive off Chinle drive of Kanab.	M	5-years	M	Kane County, CDBG, CIB, UDOT	Kane County
Kane County	Flood #2	1, 2	Reduce impacts of sand and debris on stormwater drainage systems.	Increase the size of culvert at Sand dunes road west of the Sand Dunes State Park.	M	5-years	M	Kane County, CIB, UDOT	Kane County
Kane County	Flood #3	1, 2	Reduce impacts of sand and debris on stormwater drainage systems.	Install low water crossings in Vermillion Cliffs Subdivision.	M	5-years	M	Kane County, CDBG, CIB, UDOT	Kane County
Kane County	Flood #4	1, 2, 5	Reduce impacts flash flood and severe weather on county infrastructure.	Install a box culvert at the crossing of House Rock Valley Road at Buckskin Wash.	M	5-years	M	Kane County, CIB, UDOT	Kane County
Kane County	Flood #5	2	Plan for County improvements which integrate mitigation.	Develop a roadway infrastructure capital improvement plan.	H	5-years	M	Kane County, CIB, UDOT	Kane County
Kane County	Flood #6	4	Improve data to inform mitigation decisions.	Participate in flood mapping and the national flood insurance program.	H	5-years	M	Kane County, FEMA	Kane County, State, cities/towns.

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Kane County	Flood #7	1, 2, 5	Improve infrastructure to reduce flood risk to residential areas.	Assess County owned bridges, culverts, and drainage infrastructure for capacity and implement needed improvements.	M	Ongoing	M	Kane County, CIB, UDOT	Kane County
Kane County	Flood #8	1, 2, 4, 5	Improve infrastructure to reduce flood risk to residential areas.	Coordinate with UDOT to assess bridges, culverts, and stormwater drainage infrastructure for capacity along Highway 89.	M	Ongoing	M	Kane County, UDOT	Kane County
Kane County	Drought #1	3, 4	Protect agriculture industry from drought impacts.	Preserve economic stability during a drought by encouraging agricultural interests to obtain crop insurance to cover potential losses due to drought.	H	Ongoing	L	Kane County	Kane County
Kane County	Drought #2	6	Conserve water resources.	Replace unused grass areas with native vegetation on County owned property.	H	5-years	M	Kane County	Kane County
Kane County	Drought #3	2, 3, 4	Conserve water resources.	Establish drought policies with tiered actions to implement at different severities of drought conditions.	H	5-years	L	Kane County	Kane County
Kane County	Drought #4	6	Conserve water resources.	Set standards for development to use drought tolerant and native vegetation.	M	5-years	L	Kane County	Kane County
Kane County	Severe Weather #1	3, 5	Inform residents of extreme temperatures risk.	Educate residents and visitors of the dangers of extreme temperatures (hot and cold) and severe weather events and the steps they can take to protect themselves during an event.	H	Ongoing, annually	L	Kane County	Kane County
Kane County	Severe Weather #2	3, 5	Inform residents of extreme temperatures risk.	Partner with local cities and towns to identify community structures which could be used as daytime cooling centers during extreme heat days in areas of high vulnerability.	M	5-years	L	Kane County	Kane County
Kane County	Severe Weather #3	3, 4, 5	Inform residents of extreme temperatures risk.	Distribution of severe weather information like heat, lightning, and severe thunderstorms to recreation equipment retailers or outfitters to share with their clientele.	H	Ongoing	L	Kane County, local businesses, hotels	Kane County, local businesses, hotels
Kane County	Wildfire #1	1, 2, 5	Reduce fuel loads.	Coordinate with fire warden to identify mitigation actions.	M	Ongoing	M	DNR, Kane County	Kane County
Kane County	Wildfire #2	2, 5	Protect County facilities from wildfire risk.	Assess critical facilities & County owned property to ensure that materials are flame resistant and landscaping is Firewise.	M	Ongoing	M	Kane County	Kane County
Kane County	Earthquake #1	1, 2, 3, 4	Collect data to inform mitigation. Inform residents of potential hazards.	Develop an inventory of structures built before seismic code & URM for the county. Educate property owners on seismic safety and retrofits.	L	Ongoing	L	Kane County, State and Federal Historic Tax Credit, Preservation Utah	Kane County
Kane County	Earthquake #2	2	Protect and secure critical equipment.	Partner with hospitals, clinics, and other critical facilities to brace generators, elevators, and other vital equipment.	M	5-years	L	Kane County, Hospital, Fire Stations, Sheriff's office	Kane County, Hospital, Fire Stations, Sheriff's office

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Kane County	Earthquake #3	1, 2	Use codes and ordinances to protect structures from earthquake.	Require the anchoring rooftop-mounted equipment (i.e., HVAC units, satellite dishes, etc).	H	2-years	L	Kane County	Kane County
Kane County	Earthquake #4	2	Use codes and ordinances to protect structures from earthquake.	Using flexible piping when extending water, sewer, or natural gas service.	M	Ongoing	M	Kane County, utility providers	Kane County
Kane County	Earthquake #5	2	Protect and secure critical facilities and their users.	Installing window film on county owned property to prevent injuries from shattered glass.	L	2-years	L	Kane County	Kane County
Kane County	Earthquake #6	3, 4	Inform residents and organizations of earthquake hazards.	Developing an outreach program about earthquake risk and mitigation activities in homes, schools, and businesses.	H	Ongoing, annually	L	Kane County	Kane County
Kane County	Earthquake #7	2	Protect and secure critical equipment.	Requiring new masonry chimneys greater than 6 feet above a roof to have continuous reinforced steel bracing.	H	2-years	L	Kane County	Kane County
Kane County	Landslide #1	1, 2	Identify and reduce landslide hazards.	Applying soil stabilization measures, such as planting soil stabilizing vegetation on steep, County owned slopes.	M	Ongoing	M	Kane County, FEMA, BLM, DNR	Kane County
Kane County	Landslide #2	1, 2	Identify and reduce landslide hazards.	Installing catch-fall nets for rocks at steep slopes near roadways at Cedar Mountain over highway 14.	M	5-years	M	Kane County, UDOT, Washington County	Kane County
Kane County	Landslide #3	1, 2	Identify and reduce landslide hazards.	Inventory and identify catch-fall nets for rocks at steep slopes near roadways on highway 89.	M	5-years	M	Kane County, UDOT	Kane County
Kane County	Landslide #4	1, 2, 5, 6	Address flooding and landslide risk following wildfire events.	Develop a plan for revegetation of steep slopes following a natural hazard like a debris flow, landslide, flood, or wildfire which has damaged the existing vegetation.	L	5-years	M	Kane County, UDOT, and towns.	Kane County, UDOT, and towns.
Kane County	Problem Soil #1	4	Use data and information to inform mitigation activities.	Work with the Utah Geological Survey to update problem soil mapping.	L	5-years	L	Kane County, UGS, Cities and Towns.	Kane County, UGS, Cities and Towns.
Kane County	Problem Soil #2	4	Use data and information to inform mitigation activities.	Inventory locations where problem soils have caused damages to properties in the County.	L	Ongoing	L	Kane County, UGS, Cities and Towns.	Kane County, UGS, Cities and Towns.
Kane County	Radon #1	3	Inform residents of radon hazard.	Provide radon risk, testing, and mitigation information to residents.	H	Ongoing, annually	L	Kane County, Cities and Towns.	Kane County, Cities and Towns.
Kane County	Radon #2	1, 2, 4	Reduce risk of radon in public facilities.	Partner with the County School District to complete tests in Kane County Schools.	M	5-years	L	Kane County, Kane County School District	Kane County, Kane County School District, Cities and Towns.

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Alton	Wildfire #1	1, 5	Encourage Firewise landscaping for town residents.	Coordinate yard clean ups and education about Firewise landscaping, to align with the annual spring town clean up.	H	Ongoing annually	L	Alton Town, Fire Department, Kane County	Alton Town, Fire Department, Firewise program partnership.
Alton	Wildfire #2	2, 5	Encourage Firewise landscaping at town owned facilities.	Assess critical facilities to ensure that materials are flame resistant and landscaping is Firewise	H	Ongoing	L	Alton Town, Fire Department, Kane County	Alton Town, Fire Department, Firewise program partnership.
Alton	Landslide #1	1, 2, 6	Limit impacts of landslide and debris flows on burn scars.	Develop a plan for revegetation of steep slopes following a natural hazard like a debris flow, landslide, flood, or wildfire which has damaged the existing vegetation.	L	Ongoing	L	Alton Town, Fire Department, Kane County	Alton Town, Fire Department, Kane County
Alton	Severe Weather #1	2	Ensure town hall facilities can serve residents during power outage.	Acquire a generator for town office.	H	5-years	M	Alton Town	Alton Town
Alton	Earthquake #1	2	Protect the town's facilities and users during a ground shaking event.	Assess the town hall for structural stability and implement identified nonstructural and structural retrofits.	M	5-years	M	State and Federal Historic Tax Credits, Preservation Utah.	Alton Town
Alton	Earthquake #2	3	Inform residents of earthquake hazards	Distribute information on earthquake hazards and vulnerabilities in the town. To include postings to social media pages and town group text communications.	H	Ongoing annually	L	Alton Town	Alton Town, Earthquake Utah partnership.
Alton	Drought #1	3	Inform residents of drought events and conservation practices.	Inform residents of waterwise watering practices. During drought events, include communication about conservation and limiting water use. To include posting to town social media and group texts.	H	Ongoing annually and as needed.	L	Alton Town	Alton Town
Alton	Flood #1	1, 2, 4, 6	Coordinate with local, state, and federal partners to comply with flood programs.	Participate in flood mapping efforts and the national flood insurance program.	M	Ongoing	L	Alton Town	Alton Town
Alton	Radon #1	1, 3	Inform residents of radon risk and testing.	Provide radon risk, testing, and mitigation information to residents through postings to town social media and the town group text. .	H	Ongoing, annually	L	Alton Town	Alton Town
Big Water	Drought #1	1, 2	Use findings from community studies to improve mitigation.	Complete the ongoing Water Table Study and use findings to improve local conservation and drought mitigation efforts.	M	2-years	L	Division of Drinking Water, CIB, CDBG	Big Water Town
Big Water	Flood #1	1, 2, 4	Work collaboratively with partners to address natural hazard risks.	Coordinate with UDOT and Kane County to assess Culverts under Highway-89 for capacity and debris clearing to prevent roadway flooding on critical infrastructure.	M	Ongoing	L	Big Water Town, UDOT	UDOT

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Big Water	Severe Weather #1	1, 2	Maintain and upgrade city infrastructure with hazard resilient materials and practices.	Require in Town Code that developers engage in stormwater infrastructure development, like curb and gutter, swales, retention basins, etc.	H	1-year, ongoing	L	Developers	Big Water Town, local developers.
Big Water	Landslide #1	1, 2	Assess active landslides for future mitigation needs.	Coordinate with BLM and National Parks Service to assess slopes which may cause flooding in drainages or on the Creek near town.	M	Ongoing	L	Big Water Town	Big Water Town
Big Water	Wildfire #1	1, 2, 3, 4, 6	Reduce invasive species and fuel loads	Annually, during town yard clean ups, provide residents public information about fire mitigation on personal property. Include notice in utility billings and on site from fire department/Kane County emergency management.	H	Ongoing	L	Big Water Town	Big Water Town, Kane County, Fire Department
Big Water	Earthquake #1	3	Inform residents of natural hazard risks and earthquake preparedness.	Annually, in utility billings, send residents information about earthquake safety and preparedness needs locally.	H	Annually	L	Big Water Town	Big Water Town, Earthquake Utah
Big Water	Radon #1	3	Inform residents of natural hazard risks and mitigation options available.	Inform the public of radon gas risks, testing, and mitigation techniques using City website and social media.	H	Annually	L	Big Water Town	Big Water Town, Utah DEQ
Big Water	Multi-Hazard #1	1	Use best practices and standards for development in areas exposed to geologic hazards.	Adopt a geologic hazard ordinance which addresses radon, problem soils, landslides, and other natural hazards.	H	Ongoing	L	Big Water Town	Big Water Town, Utah Geologic Survey.
Glendale	Severe Weather #1	1, 2	Address stormwater water flow in developed areas.	Assess and install new culverts as identified.	M	Ongoing	M	Glendale Town, CIB, CDBG,	Glendale Town
Glendale	Severe Weather #2	1, 2, 4	Maintain existing stormwater infrastructure.	Clear debris and as needed increase capacity of settling ponds on top of cliff ledges in the town.	L	Ongoing	M	Glendale Town	Glendale Town, private property owners.
Glendale	Severe Weather #3	1, 2	Address stormwater water flow in developed areas.	Install drainage infrastructure to direct waters off the roadways.	L	5-years	M	Glendale Town, CDBG, CIB	Glendale Town
Glendale	Flood #1	2	Prevent overflow of the drainage ditch.	Assess, repair, and increase the capacity of the Main Street irrigation ditch.	M	5-years	M	Glendale Town, CDBG	Glendale Town
Glendale	Flood #2	1, 2	Address flooding reoccurrences on Sanders Street.	Assessment of Sanders Street drainage problem to inform best mitigation option. Implement recommended action.	M	5-years	M	Glendale Town, CDBG, CIB	Glendale Town
Glendale	Drought #1	2	Replace aging well and infrastructure.	Complete a siting assessment for a new town well and infrastructure. Drill well and construct infrastructure.	H	5-years	H	Glendale Town, division of drinking water, CDBG, CIB	Glendale Town
Glendale	Drought #2	2	Protect water sources from outside contamination	Reclaim (install a new barrier over) one of the town springs and install chlorination system.	H	5-years	H	Glendale Town, division of drinking water, CDBG, CIB	Glendale Town
Glendale	Drought #3	3	inform residents about water conservation.	Provide residents with steps to conserve water in town utility bills.	H	Ongoing, annually.	L	Glendale Town	Glendale Town

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Glendale	Wildfire #1	6	Reduce wildfire fuel loads near town boundaries.	Fuels management in the newly annexed area near Lydia's Canyon.	M	2-years, ongoing	M	Glendale Town, BLM, Forest Service, Kane County	Glendale Town
Glendale	Wildfire #2	1, 3, 5	Reduce wildfire fuel loads on residential properties.	Host classes and coordination with the fire department to educate residents on creating defensible space.	M	Annually	L	Glendale Town	Glendale Town, Kane County
Glendale	Earthquake #1	2	Protect town historic structures and their users from earthquake.	Complete an assessment of Town Hall for seismic safety and implement recommended structural and nonstructural retrofits.	H	5-years	H	Glendale Town, Preservation Utah, Federal and State Historic Tax Credit.	Glendale Town
Glendale	Earthquake #2	1	Protect town historic structures and their users from earthquake.	Inform the private property owners of suspected unreinforced masonry of potential hazard.	M	Ongoing, annually	L	Preservation Utah, Federal and State Historic Tax Credit.	Glendale Town, private property owners.
Glendale	Landslide #1	1	Address suspected or potential slope failures within the town limits.	Work with property owner(s) and the Utah Geological Survey to assess a suspected slope failure and bare slope on Center Street. Implement recommended mitigation activities.	M	5-years	M	Glendale Town	Glendale Town, private property owners, Utah Geological Survey
Glendale	Landslide #2	2	Address suspected or potential slope failures within the town limits.	Install benching around the landslide at the Town ballpark.	H	2-years	M	Glendale Town	Glendale Town
Glendale	Problem Soils #1	2	Reduce the damages caused to town roads by problem soil expansion and compaction.	Widen the excavation requirements for roads in the town code.	M	1-year	L	Glendale Town	Glendale Town
Glendale	Radon #1	3	Inform residents of Radon hazard risks.	Provide radon risk, testing, and mitigation information to residents in town utility billings.	H	Ongoing, annually	L	Glendale Town	Glendale Town
Kanab	Flood #1	2	Minimize flood damage in Kanab and the surrounding development.	Construct a levee along the creek through the north and east part of town.	M	Contingent on funding	H	Kanab City, NRCS, FEMA, CIB	Kanab City
Kanab	Flood #2	2	Minimize flood damage in Kanab and the surrounding development.	Install adequate storm drainage for excess flows	M	Contingent on funding	H	Kanab City, NRCS, CIB, CDBG	Kanab City
Kanab	Flood #3	2	Minimize future flooding along Stout Canyon Road, House Rock Road, Barracks Road, and Spring Drive	Build and implement flood control measures, and infrastructure.	M	5 years	H	Kanab City, NRCS, FEMA, CIB	Kanab City
Kanab	Flood #4	1, 2	City Wide Flood Control	Build and implement flood control measures, and infrastructure.	M	5 years	H	Kanab City, NRCS, CIB, CDBG	Kanab City
Kanab	Flood #5	2	Flood Control in Pugh Canyon near the Kanab Golf Course.	Build and implement flood control measures, and infrastructure.	M	5 years	H	Kanab City, NRCS, FEMA, CIB	Kanab City
Kanab	Flood #6	1, 2	Flood Control in the Ranchos Subdivision area	Build and implement flood control measures, and infrastructure.	M	5 years	H	Kanab City, NRCS, FEMA, CIB	Kanab City

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Kanab	Wildfire #1	4, 6	Reduce wildfire fuels in and around Kanab.	Coordinate with county and state to identify and complete fuels management projects in Kanab.	M	Ongoing, annually	L	Kanab City, Kane County, BLM, Forest Service, DNR.	Kanab City, Kane County, DNR.
Kanab	Problem Soil #1	4	Identify the extent of problem soils hazards in the community to inform city ordinances.	Work with the Utah Geological Survey to update problem soil mapping. As needed, update city ordinances to include all areas vulnerable to problem soils in the requirements for geotechnical reporting for building permits.	L	5-years	M	Kanab City, Utah Geological Survey	Kanab City, Utah Geological Survey
Kanab	Severe Weather #1	5	Ensure operations at the planned City Emergency Operations Center at Kanab City Offices.	Acquire generator for the Kanab City Office.	M	5-years	M	Kanab City	Kanab City
Kanab	Severe Weather #2	1, 3	Address vulnerabilities of tourists and visitors to severe weather events.	Work with local businesses and tourism partners to develop a public information campaign about extreme temperature and thunderstorm risks and vulnerabilities.	H	Ongoing	L	Kanab City	Kanab City, tourism partners, local businesses.
Kanab	Earthquake #1	3	Inform residents of earthquake risks.	Public education campaign to homeowners on unreinforced masonry risks and earthquake safety techniques to follow during and after an earthquake.	H	Ongoing, annually	L	Kanab City	Kanab City
Kanab	Earthquake #2	2	Secure Kanab City structures which are Unreinforced Masonry construction.	Inventory structures in the city that are constructed with unreinforced masonry and plan for retrofit of structures for the safety of occupants.	L	5-years	H	Preservation Utah, SHIPO mitigation grants, State and Federal tax credit.	Kanab City, Kanab City Heritage Board.
Kanab	Drought #1	3	Conserve water resources.	Participate in a water conservation public education campaign to inform residents of water conservation practices. Provide information in monthly water billings.	H	Ongoing, monthly.	L	Kanab City	Kanab City, Rural Water
Kanab	Drought #2	1, 2	Conserve Water Resources	Consider revising ordinances to remove greenspace landscaping requirements	M	5-years	L	Kanab City	Kanab City
Kanab	Radon #1	3	Inform residents of Radon testing and mitigation.	Provide radon risk, testing, and mitigation information to residents on city website and social media pages.	H	Ongoing, annually.	L	Kanab City	Kanab City, Department of Environmental Quality.
Kanab	Radon #2	4	Identify public facilities which may be exposed to Radon.	Complete radon tests in Kanab k-12 public schools. Work to mitigate radon if testing indicates a need.	M	5-years	L	Kanab City, Kane County School District	Kanab City, Kane County School District
Orderville	Drought #1	3	Inform residents of water conservation design techniques.	Encourage permeable driveways and surfaces to promote groundwater recharge.	L	Ongoing	L	Orderville Town	Orderville Town
Orderville	Drought #2	3	Inform residents and agricultural interests of availability of crop insurance.	Preserve economic stability during a drought by encouraging agricultural interests to obtain crop insurance to cover potential losses due to drought. Provide information at town office.	H	Ongoing, annually	L	Orderville Town	Orderville Town

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Orderville	Drought #3	2	Reduce town consumption of water where available.	Assess town facilities and where identified, replace unused grass areas with native vegetation on town owned property.	H	5-years	M	Orderville Town	Orderville Town
Orderville	Drought #4	2	Set standards for water consumption during drought conditions.	Establish drought policies with tiered actions to implement at different severities of drought conditions.	M	5-years	L	Orderville Town	Orderville Town
Orderville	Drought #5	2	Plan for and build in redundancies in the water system	Assess and identify capacity for town infrastructure to install redundancies and harden the water system in the town.	M	5-years.	L	Orderville Town	Orderville Town
Orderville	Drought #6	1, 3	Plan for water consumption on future development.	Set standards for development to use drought tolerant and native vegetation.	M	5-years	L	Orderville Town	Orderville Town
Orderville	Severe Weather #1	3	Inform residents and visitors of severe weather risks.	Educate residents and visitors of the dangers of extreme temperatures (hot and cold) and severe weather events and the steps they can take to protect themselves during an event. Information to be available at the town office.	H	Ongoing, annually	L	Orderville Town	Orderville Town
Orderville	Severe Weather #2	3	Reduce vulnerability on extreme temperature days in the town.	Partner with local cities and towns to identify community structures which could be used as daytime cooling centers during extreme heat days in areas of high vulnerability.	L	Ongoing	L	Orderville Town	Orderville Town
Orderville	Severe Weather #3	3	Inform visitors of severe weather risks.	Distribution of severe weather information like heat, lightning, and severe thunderstorms to recreation equipment retailers or outfitters to share with their clientele.	H	Ongoing	L	Orderville Town	Orderville Town
Orderville	Severe Weather #4	2	Protect critical town owned equipment.	Installing and maintaining surge protection on critical electronic equipment at town operated facilities.	H	5-years	L	Orderville Town	Orderville Town
Orderville	Earthquake #1	1, 2, 4	Coordinate with critical facilities to secure critical equipment.	Partner with hospitals, clinics, and other critical facilities to brace generators, elevators, and other vital equipment.	M	Ongoing	L	Orderville Town, critical facilities, county facilities	Orderville Town, critical facilities, county facilities
Orderville	Earthquake #2	1, 2	Set code to reduce earthquake impacts on equipment and users.	Require the anchoring rooftop-mounted equipment (i.e., HVAC units, satellite dishes, etc).	H	Ongoing	L	Orderville Town	Orderville Town
Orderville	Earthquake #3	2	Secure critical infrastructure from ground shaking.	Using flexible piping when extending water, sewer, or natural gas service.	M	Ongoing	M	Orderville Town, utility companies	Orderville Town, utility companies
Orderville	Earthquake #4	2	Protect users of public facilities from damages and injury during earthquake.	Installing window film on town owned property to prevent injuries from shattered glass.	M	5-years	L	Orderville Town	Orderville Town
Orderville	Earthquake #5	3	Inform residents about earthquake risks and vulnerabilities.	Developing an outreach program about earthquake risk and mitigation activities in homes, schools, and businesses. To be available at the town office and town outreach events.	M	Ongoing, annually	L	Orderville Town	Orderville Town

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Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Orderville	Earthquake #6	1, 2	Set code to reduce earthquake impacts on masonry structures.	Requiring new masonry chimneys greater than 6 feet above a roof to have continuous reinforced steel bracing.	H	Ongoing	L	Orderville Town	Orderville Town
Orderville	Earthquake #7	3	Inform residents about earthquake risks and vulnerabilities.	Educating homeowners on safety techniques to follow during and after an earthquake.	M	Ongoing, annually	L	Orderville Town	Orderville Town
Orderville	Earthquake #8	1, 2	Collect data to inform mitigation activities.	Inventory structures in the town that are constructed with unreinforced masonry and plan for retrofit of structures for the safety of occupants.	L	5-years	M	Orderville Town, Preservation Utah, State and Federal Tax Credit.	Orderville Town
Orderville	Flood #1	2	Reduce street flooding and improve drainage system.	Maintain and clean drainages and culverts in the town.	M	Annually	L	Orderville Town	Orderville Town
Orderville	Flood #2	1, 2	Improve data to inform flood mitigation.	Participate in flood mapping and the national flood insurance program.	M	Unknown	L	Orderville Town, Kane County, FEMA	Orderville Town, Kane County, RiskMAP Coordinator
Orderville	Flood #3	6	Include stormwater infiltration as a method to address flooding	Limiting the percentage of allowable impervious surface within developed parcels in high flood risk areas.	L	Ongoing	L	Orderville Town	Orderville Town
Orderville	Flood #4	1	Include stormwater controls with all new development.	Require developers to construct on-site retention basins for excessive stormwater and as a firefighting water source.	H	Ongoing	L	Orderville Town	Orderville Town
Orderville	Flood #5	2	Reduce street flooding and improve drainage system.	Increasing drainage or absorption capacities with detention and retention basins, relief drains, spillways, drain widening/dredging or rerouting, logjam and debris removal, extra culverts, bridge modification, dike setbacks, flood gates and pumps, or channel redirection.	M	Ongoing	M	Orderville Town	Orderville Town
Orderville	Flood #6	2, 4	Remove critical equipment and infrastructure from known flood risk areas.	Working with utility companies to raise utilities or other mechanical devices above expected flood levels.	M	Ongoing	L	Orderville Town, utility companies	Orderville Town, utility companies
Orderville	Flood #7	2, 4	Remove critical equipment and infrastructure from known flood risk areas.	Coordinate with UDOT to assess bridges, culverts, and stormwater drainage infrastructure for capacity along Highway 89.	M	Ongoing	L	Orderville Town, UDOT, Kane County	Orderville Town, UDOT, Kane County
Orderville	Flood #8	3	Inform visitors and residents of flood risk areas.	Partner with park rangers, outdoor outfitters and other recreation industry partners to inform visitors of the flood hazard risks.	M	Ongoing, annually	L	Orderville Town	Orderville Town
Orderville	Wildfire #1	1, 2	Set standards for development in interface areas	Adopt the Wildland Urban Interface Code.	H	5-years	L	Orderville Town	Orderville Town
Orderville	Wildfire #2	1, 2	Set standards for development in interface areas	Using zoning and/or a special wildfire overlay district to designate high-risk areas and specify the conditions for the use and development of specific areas.	M	5-years	L	Orderville Town	Orderville Town

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Orderville	Wildfire #3	1, 2, 3	Set standards for development in interface areas	Encouraging the use of non-combustible materials (i.e., stone, brick, and stucco) for new construction and renovations in wildfire hazard areas.	M	Ongoing	L	Orderville Town	Orderville Town
Orderville	Wildfire #1	3, 5, 6	Inform residents about defensible space on personal property	Coordinate yard clean ups and education about Firewise landscaping in unincorporated and incorporated communities.	H	Ongoing, annually	L	Orderville Town	Orderville Town
Orderville	Wildfire #1	4, 6	Reduce fuel loads in and surrounding the town.	Complete fuels management on town owned land and support efforts from partnering agencies like, BLM, NPS, DNR, and other local, state, or federal agencies.	M	Ongoing, annually	L	Orderville Town, BLM, DNR, USFS, Kane County	Orderville Town, BLM, DNR, USFS, Kane County
Orderville	Wildfire #1	1, 2	Reduce vulnerability of natural gas and propane fuels.	Require that large propane tanks or other external fuel sources have protective measures.	M	Ongoing	L	Orderville Town	Orderville Town
Orderville	Wildfire #1	1, 2, 4, 6	Protect critical facilities, equipment, and infrastructure from wildfire.	Coordinate with local utility providers to mitigate hazardous fuels around utility infrastructure.	M	Ongoing	L	Orderville Town, utility companies	Orderville Town, Utility companies
Orderville	Wildfire #1	2, 6	Protect critical facilities, equipment, and infrastructure from wildfire.	Assess critical facilities to ensure that materials are flame resistant and landscaping is Firewise.	M	Ongoing	L	Orderville Town	Orderville Town
Orderville	Landslide #1	2, 6	Reduce the vulnerability of steep slopes.	Applying soil stabilization measures, such as planting soil stabilizing vegetation on steep, town owned slopes.	L	Ongoing	M	Orderville Town, DNR, NRCS	Orderville Town
Orderville	Landslide #1	2, 6	Reduce the vulnerability of steep slopes.	Using debris-flow measures that may reduce damage in sloping areas, such as stabilization, energy dissipation, and flow control measures.	M	Ongoing	M	Orderville Town, DNR, NRCS	Orderville Town
Orderville	Landslide #1	1, 2	Implement development standards for structures near steep slopes.	Establishing setback requirements and using large setbacks when building roads near slopes of marginal stability.	M	Ongoing	L	Orderville Town	Orderville Town
Orderville	Landslide #1	2, 4	Installing catch-fall nets for rocks at steep slopes near roadways.	Coordinate with the County and UDOT to assess the need for and install catch-fall nets for steep slopes on vulnerable roadways.	L	Ongoing	M	Orderville Town, Kane County, UDOT.	Orderville Town
Orderville	Landslide #1	6	Protect damaged slopes and vegetation from sliding.	Develop a plan for revegetation of steep slopes following a natural hazard like a debris flow, landslide, flood or wildfire which has damaged the existing vegetation.	L	Ongoing	M	Orderville Town, DNR, USFS, BLM, Kane County	Orderville Town, DNR, USFS, BLM, Kane County
Orderville	Radon #1	3	Inform residents of radon risk and mitigation.	Provide radon risk, testing, and mitigation information to residents.	H	Ongoing, annually	L	Orderville Town	Orderville town, partner with Utah DEQ
Orderville	Radon #2	4	Reduce radon risks and exposure in public facilities.	Partner with the County School District to complete tests in Kane County Schools.	M	5-years	L	Orderville town, Kane County, Kane County School District	Orderville town, Kane County, Kane County School District
Orderville	Problem Soil #1	4	Collect data to inform mitigation	Work with the Utah Geological Survey to update problem soil mapping.	L	Ongoing	L	Orderville Town, UGS	Orderville town, UGS, Kane County

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Orderville	Problem Soil #2	4	Collect data to inform mitigation	Inventory locations where problem soils have caused damages to properties in the town.	L	Ongoing	L	Orderville Town, UGS	Orderville town, UGS, Kane County
Orderville	Problem Soil #3	1, 2	Set development standards to reduce impacts of problem soils.	Require soils survey for all new development to identify problem soils.	H	Ongoing	L	Orderville Town	Orderville Town
Orderville	Multi-Hazard #1	6	Preserve land vulnerable to natural hazards.	Consider acquiring land in identified natural hazard risk area for public open space use.	L	Ongoing	H	Orderville Town	Orderville Town
Washington County									
Washington County	Drought	2, 6	Remove and replace unused turf at county owned facilities.	Assess County owned facilities and replace unused turf landscaping with drought tolerant vegetation.	L	5-years	M	Washington County, State of Utah,	Washington County
Washington County	Severe Weather	1, 3, 4	Public health and connecting residents and visitors to spaces which are climate controlled.	Develop & publish a list of public facilities which could be used as daytime cooling centers. List would be posted to the County EM Facebook page during severe heat events.	M	1-year, ongoing	L	Washington County	Washington County, cities, and towns.
Washington County	Wildfire	1, 3, 5, 6	Inform and assist unincorporated communities in local level mitigation.	Develop a toolkit with wildfire mitigation information and practices. Distribute to unincorporated communities, encouraging the use of a wildfire committee or council. Assist council in facilitating fuels mitigation.	H	2-years, ongoing	M	Washington County	Washington County, Fire service districts.
Washington County	Flood	2, 4	Maintain existing stormwater infrastructure in the County.	Assess detention basins and river crossings near Dammeron Valley and Gunlock for capacity. Where needed, repair or expand infrastructure.	M	Ongoing	L	Washington County Public Works.	Washington County Public Works.
Washington County	Landslide	1, 3	Communicate landslide and rockfall risk to residents and property owners.	Prepare and distribute a pamphlet regarding landslide and rockfall risks. Start a public education campaign communicating landslide and rockfall risks to new property owners at the time of sale.	H	2-years, ongoing	L	Washington County Emergency Management, Utah Geological Survey	Washington County Emergency Management, local developers and realtors
Washington County	Landslide	1, 2, 6	Address landslide and flood risks on Virgin River.	Inventory bank stability and landslide risks on the Virgin River. Where identified, implement bank stabilization measures.	H	5-years	H	Washington County, NRCS, FEMA & Virgin Town.	Washington County & Virgin Town.
Washington County	Earthquake	1, 2, 4	Coordinate with the Washington County School District to assess and provide structural/nonstructural retrofits in identified schools with suspected unreinforced Masonry.	Complete an assessment of Enterprise Elementary to determine the extent of URM and identify structural or nonstructural retrofit needs.	M	5-years	H	Washington County School District, Washington County, FEMA	Washington County & Washington County School District.
Washington County	Earthquake	1, 2, 4	Coordinate with the Washington County School District to assess and provide structural/nonstructural retrofits in identified schools with suspected unreinforced Masonry.	Complete an assessment of Dixie High School ROTC building to determine the extent of URM and identify structural or nonstructural retrofit needs.	M	5-years	H	Washington County School District, Washington County, FEMA	Washington County & Washington County School District.

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Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Washington County	Earthquake	1, 2, 4	Coordinate with the Washington County School District to assess and provide structural/nonstructural retrofits in identified schools with suspected unreinforced Masonry.	Complete an assessment of Springdale School to determine the extent of URM and identify structural or nonstructural retrofit needs.	M	5-years	H	Washington County School District, Washington County, FEMA	Washington County & Washington County School District.
Washington County	Earthquake	1, 2	Assess county owned facilities for unreinforced masonry and structural/nonstructural retrofit needs.	Inventory County owned buildings built or have portions of the structure constructed before seismic code implementation.	M	5-years	M	Washington County	Washington County
Washington County	Earthquake	1, 2	Assess county owned facilities for unreinforced masonry and structural/nonstructural retrofit needs.	Using inventory results, implement needed seismic retrofits to secure County facilities.	L	5-years	H	Washington County	Washington County
Washington County	Earthquake	5	Maintain training, staff, and equipment to respond to an earthquake event.	Continue County and regional training, equipment, and education for emergency responders during earthquake events. Engage in regular trainings and equipment maintenance.	H	Ongoing	L	Washington County	Washington County
Washington County	Earthquake	3	Inform residents of earthquake hazard, risks, and preparedness actions.	Provide earthquake preparedness and response public outreach on the County emergency management Facebook Page annually.	H	Ongoing	L	Washington County Emergency Mgmt.	Washington County Emergency Mgmt.
Washington County	Radon	3	Inform residents of Radon gas risk, testing availability, and mitigation options.	Develop a public education campaign for radon testing and mitigation in homes. Post information to the County emergency management Facebook page annually.	H	Ongoing	L	Washington County Emergency Mgmt.	Washington County Emergency Mgmt.
Washington County	Problem Soils	1, 2	Use best practices and standards for development in areas exposed to geologic hazards.	Adopt a Geologic Hazard Ordinance.	M	2-years	L	Washington County Community Develop., Utah Geologic Survey	Washington County Community Development
Apple Valley	Drought #1	1, 2, 6	Secure water infrastructure and storage capacity.	Connect the town water systems with piping to protect existing wells.	M	Dependent on available funding.	H	CIB, Division of Drinking Water	Apple Valley
Apple Valley	Flood #1	1, 2, 6	Implement stormwater drainage systems.	Complete paving and stormwater infrastructure in the town.	M	Dependent on available funding.	H	CIB, FEMA, CDBG.	Apple Valley
Hildale	Multi Hazard #1	5	Plan for emergency response	Update Emergency Operations Plan.	L	2-years	M	Hildale City	Hildale City
Hildale	Flood #1	1, 2, 6	Infrastructure and Public Safety	Construct erosion reduction measures on Water Canyon Road.	M	5-years	H	Hildale City	Hildale City
Hildale	Flood #2	1, 2, 6	Use natural systems to mitigate hazards.	Construct erosion reduction measures on Short Creek.	M	5-years	H	Hildale City	Hildale City

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Hildale	Flood #3	2, 5	Use enforcement mechanisms for public safety.	Control and enforce illegal dumping in Short Creek.	H	1-year; ongoing	L	Hildale City	Hildale City
Hildale	Flood #4	1, 2	Community planning to limit hazard exposure.	Adopt an erosion hazard ordinance to protect vulnerable areas prone to erosion.	M	1-year	L	Hildale City	Hildale City
Hildale	Wildfire #1	6	Use natural systems to mitigate hazards.	Vegetation restoration in Short Creek and washes to reduce flammable fuels and protect the creek.	M	Ongoing	L	Hildale City, DNR.	Hildale City
Hildale	Wildfire #2	6	Use natural systems to mitigate hazards.	Continue invasive species and fuels management practices in the city.	H	Ongoing	L	Hildale City, DNR.	Hildale City
Hildale	Wildfire #3	2	Community planning for mitigation.	Adopt Wildland Urban Interface Code.	M	1-year	L	Hildale City	Hildale City
Hildale	Earthquake #1	2	Infrastructure and Public Safety	Engage in seismic retrofits of city owned buildings constructed before the adoption of the Utah Building Code.	M	5-10-years	M	Hildale City, CIB, FEMA.	Hildale City
Hildale	Problem Soil #1	1, 2, 4	Acquire updated data for the city to inform decisions.	Work with the Utah Geological Survey to complete updated mapping of problem soil risks in the community.	L	5-years	L	Hildale City	Hildale City
Hildale	Problem Soil #2	1, 2	Community planning to limit hazard exposure.	Assess the existing building code requirements for problem soils testing and mitigation to ensure they are effectively managing the risks.	M	5-years	L	Hildale City	Hildale City
Hildale	Severe Weather #1	5	Infrastructure and Public Safety	Purchase generators for critical facilities and infrastructure operation during power outage.	H	2-years	M	Hildale City, Washington County	Hildale City
Hildale	Landslide #1	6	Use natural systems to mitigate hazards.	Applying soil stabilization measures, such as planting soil stabilizing vegetation on steep, publicly owned slopes.	M	5-years	M	Hildale City, DNR	Hildale City
Hildale	Landslide #1	1, 3	Inform the Community of risks.	Coordinate with property owners in areas of identified steep slope to mitigate risks on the property.	L	2-years	L	Hildale City	Hildale City
Hildale	Drought #1	2	Use natural systems to mitigate hazards.	Replace unused turf with native vegetation on City owned properties.	M	5-years	M	Hildale City	Hildale City
Hildale	Radium #1	1, 2	Improve facilities to address and mitigate risks.	Construct new water processing and filtration facilities to improve water quality.	H	5-10-years	H	Hildale City, Colorado City, Washington County, Division of Drinking Water, CIB.	Hildale City
Hildale	Radon #1	3	Inform the Community of risks.	Provide radon risk, testing, and mitigation information to residents.	H	1-year; ongoing	L	Hildale City, DEQ.	Hildale City
Hurricane	Drought #1	2, 6	Reduce stormwater runoff.	Encourage permeable driveways and surfaces to promote groundwater recharge.	L	Ongoing	L	Hurricane City	Hurricane City
Hurricane	Drought #2	1	Protect agriculture industry from drought impacts.	Preserve economic stability during a drought by encouraging agricultural interests to obtain crop insurance to cover potential losses due to drought.	H	Ongoing	L	Hurricane City	Hurricane City
Hurricane	Drought #3	2	Improve infrastructure which provides critical services to residents.	Expand water storage capacity for municipal water.	M	5-10 years	H	Hurricane City	Hurricane City

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Hurricane	Drought #4	2	Conserve water resources.	Replace unused grass areas with native vegetation on City owned property.	M	5-years	M	Hurricane City	Hurricane City
Hurricane	Drought #5	1, 2, 3	Develop policies to address drought	Establish drought policies with tiered actions to implement at different severities of drought conditions.	H	5-years	M	Hurricane City	Hurricane City
Hurricane	Drought #6	2	Improve infrastructure which provides critical services to residents.	Plan for and build in redundancies in the water system.	M	5-10 years	H	Hurricane City	Hurricane City
Hurricane	Flood #1	1, 2	Improve infrastructure to reduce flood risk to residential areas.	Construct detention basin on Gould Wash.	H	3-years	H	NRCS, Hurricane City, Washington County.	Hurricane City, Washington County.
Hurricane	Flood #2	1, 2	Improve infrastructure to reduce flood risk to residential areas.	Rehabilitate Frog Hollow detention basin	H	5-years	H	Hurricane City, Washington County.	Hurricane City, Washington County.
Hurricane	Flood #3	1, 2	Reduce stormwater run off.	Limiting the percentage of allowable impervious surface within developed parcels.	L	5-years	L	Hurricane City	Hurricane City
Hurricane	Flood #4	1, 2	Improve policies to reduce flood risk to residential areas.	Preparing and adopting a stormwater drainage plan and ordinance.	M	5-years	M	Hurricane City, CIB.	Hurricane City
Hurricane	Flood #5	1, 2	Improve infrastructure to reduce flood risk to residential areas.	Assess and as needed, increasing drainage or absorption capacities with detention and retention basins, relief drains, spillways, drain widening/dredging or rerouting, logjam and debris removal, extra culverts, bridge modification, dike setbacks, flood gates and pumps, or channel redirection.	M	Ongoing	M	Hurricane City, NCRS, FEMA, CIB, CDBG	Hurricane City
Hurricane	Flood #6	1, 2	Improve infrastructure to reduce flood risk to residential areas.	Working with utility companies to raise utilities or other mechanical devices above expected flood levels.	M	Ongoing	L	Hurricane City, utility companies	Hurricane City, utility companies
Hurricane	Severe Weather #1	3	Inform residents of extreme temperatures risk.	Educate residents and visitors of the dangers of extreme temperatures (hot and cold) and severe weather events and the steps they can take to protect themselves during an event.	H	Ongoing, annually	L	Hurricane City	Hurricane City
Hurricane	Severe Weather #2	3, 4	Coordinate with local businesses to inform visitors of severe weather risk.	Developing a lightning brochure for distribution by recreation equipment retailers or outfitters.	M	Ongoing, annually	L	Hurricane City	Hurricane City
Hurricane	Severe Weather #3	2	Protect and secure city equipment.	Installing and maintaining surge protection on critical electronic equipment.	H	5-years	L	Hurricane City	Hurricane City
Hurricane	Severe Weather #4	1, 2	Use codes and ordinances to protect structures from severe weather.	Ensuring the development and enforcement of building codes for roof snow loads.	H	5-years	L	Hurricane City	Hurricane City
Hurricane	Severe Weather #5	1, 2	Use codes and ordinances to protect structures from severe weather.	Require or encourage wind engineering measures and construction techniques.	H	5-years	L	Hurricane City	Hurricane City
Hurricane	Severe Weather #6	1, 2	Use codes and ordinances to protect structures from severe weather.	Anchor bolts, Laminated or impact-resistant glass, Reinforced pedestrian & garage doors, Window shutters, Waterproof adhesive sealing strips, Interlocking roof shingles, etc.	H	5-years	L	Hurricane City	Hurricane City

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Hurricane	Wildfire #1	1, 2	Use codes and ordinances to protect structures from wildfire.	Adopt the Wildland Urban Interface Code.	H	2-years	L	Hurricane city	Hurricane City
Hurricane	Wildfire #2	1, 2	Use codes and ordinances to protect structures from wildfire.	Using zoning and/or a special wildfire overlay district to designate high-risk areas and specify the conditions for the use and development of specific areas.	M	2-years	L	Hurricane city	Hurricane City
Hurricane	Wildfire #3	1, 2	Use codes and ordinances to protect structures from wildfire.	Encouraging the use of non-combustible materials (i.e., stone, brick, and stucco) for new construction and renovations in wildfire hazard areas.	M	2-years	L	Hurricane city	Hurricane City
Hurricane	Wildfire #4	1, 2	Use codes and ordinances to protect structures from wildfire.	Protecting propane tanks or other external fuel sources.	L	2-years	L	Hurricane city	Hurricane City
Hurricane	Wildfire #5	1, 4	Protect critical infrastructure in vulnerable hazard areas.	Coordinate with local utility providers to mitigate hazardous fuels around utility infrastructure.	M	Ongoing	L	Hurricane City, utility companies	Hurricane City, Utility companies
Hurricane	Wildfire #6	2, 4, 5	Protect critical facilities in vulnerable hazard areas	Assess critical facilities to ensure that materials are flame resistant and landscaping is Firewise.	H	Ongoing	M	Hurricane City, local hospital/clinic, fire and police stations, schools.	Hurricane City, local hospital/clinic, fire and police stations, schools.
Hurricane	Earthquake #1	1, 2	Use codes and ordinances to protect structures from earthquake.	Requiring bracing of generators, elevators, and other vital equipment in hospitals and clinics.	M	2-years	L	Hurricane city	Hurricane City
Hurricane	Earthquake #1	2	Protect and secure city equipment.	Brace generators owned by the city.	H	5-years	M	Hurricane City	Hurricane City
Hurricane	Earthquake #2	3, 4	Inform residents and organizations of earthquake hazard,	Participate in great earthquake shakeout.	H	Ongoing	L	Hurricane City	Hurricane City
Hurricane	Earthquake #3	1, 2	Use codes and ordinances to protect structures from earthquake.	Require the anchoring rooftop-mounted equipment (i.e., HVAC units, satellite dishes, etc).	H	2-years	L	Hurricane city	Hurricane City
Hurricane	Earthquake #4	2	Use seismically resilient materials for critical infrastructure.	Using flexible piping when extending water, sewer, or natural gas service.	M	Ongoing	M	Hurricane City, ClB, CDBG,	Hurricane City.
Hurricane	Earthquake #5	2, 5	Protect and secure critical facilities	Installing window film to prevent injuries from shattered glass at critical facilities.	M	2-years	M	Hurricane City	Hurricane City
Hurricane	Earthquake #6	3, 4	Inform residents and organizations of earthquake hazards.	Developing an outreach program about earthquake risk and mitigation activities in homes, schools, and businesses.	H	Ongoing	L	Hurricane City	Hurricane City, local businesses/ schools.
Hurricane	Earthquake #7	1, 2	Use codes and ordinances to protect structures from earthquake.	Requiring new masonry chimneys greater than 6 feet above a roof to have continuous reinforced steel bracing.	M	2-years	L	Hurricane city	Hurricane City
Hurricane	Earthquake #8	3	Inform residents of earthquake hazards.	Educating homeowners on safety techniques to follow during and after an earthquake.	H	Ongoing	L	Hurricane City	Hurricane City

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Hurricane	Earthquake #9	1, 2, 3, 4	Collect data to inform mitigation. Inform residents of potential hazards.	Inventory structures in the City that are constructed with unreinforced masonry and plan for retrofit of structures for the safety of occupants.	L	Ongoing	L	Hurricane City, State and Federal Historic Tax Credit, Preservation Utah	Hurricane City
Hurricane	Landslide #1	1, 2	Identify and reduce landslide hazards.	Applying soil stabilization measures, such as planting soil stabilizing vegetation on steep, publicly owned slopes.	M	Ongoing	M	Hurricane City, FEMA, BLM, DNR	Hurricane City
Hurricane	Landslide #2	1, 2	Identify and reduce landslide hazards.	Using debris-flow measures that may reduce damage in sloping areas, such as stabilization, energy dissipation, and flow control measures.	M	Ongoing	M	Hurricane City, FEMA, BLM, DNR	Hurricane City
Hurricane	Landslide #3	1, 2	Use codes and ordinances to protect structures from landslide.	Establishing setback requirements and using large setbacks when building roads near slopes of marginal stability.	M	2-years	L	Hurricane city	Hurricane City
Hurricane	Landslide #4	1, 2, 4	Identify and reduce landslide hazards.	Installing catch-fall nets for rocks at steep slopes near vulnerable roadways.	M	5-years	M	Hurricane City, UDOT, Washington County	Hurricane City
Hurricane	Radon #1	3	Inform residents of Radon Hazard	Provide radon risk, testing, and mitigation information.	H	Annual, ongoing	L	Hurricane City, Utah DEQ	Hurricane City
Hurricane	Problem Soils #1	2, 4	Collect data to inform mitigation actions	Work with the Utah Geological Survey to update problem soil mapping.	L	5-10 years	L	Hurricane City, UGS.	Hurricane City
Hurricane	Problem Soils #2	1, 2	Collect data to inform mitigation actions	Inventory locations where problem soils have caused damages to properties.	L	Ongoing	L	Hurricane City	Hurricane City
Hurricane	Multi-Hazard #1	3	Inform residents of natural hazard events	Provide community information regarding natural hazards and vulnerabilities at the September preparedness fair.	H	Annually ongoing	L	Hurricane City	Hurricane City
Hurricane	Multi-Hazard #2	3, 4	Review and update risk data and actions to address natural hazards.	With local planning team, complete reviews of the progress on actions	H	Annually, ongoing	L	Hurricane City	Hurricane City
Hurricane	Multi-Hazard #3	3	Inform visitors of natural hazard events	Providing educational materials to local businesses/hotels for visitors use to understand natural hazard risks while recreating.	H	Annually, ongoing	L	Hurricane City	Hurricane City
Hurricane	Multi-Hazard #4	2	Conserve land at risk to natural hazards.	Inventory land at greatest risk to natural hazards and consider acquiring land in identified natural hazard risk area for public open space use.	H	5-10 years	H	Hurricane City	Hurricane City
Ivins	Multi-Hazard #1	3, 5	Provide residents with information	Identify new locations to install and inform residents about disaster boxes in Ivins City neighborhoods.	H	5-years	L	Ivins City	Ivins City Emergency Preparedness Committee, Ivins City.

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Ivins	Problem Soils #1	1, 2, 6	Reduce risk to structures and infrastructure.	Address problem soils at the building/construction level by requiring all subdivision proposals to have a geotechnical report.	H	Ongoing	L	Private funds/ developer; Local government operating budget; Utah Geologic Survey operating budget.	Ivins City
Ivins	Radon #1	3	Provide residents with information	Provide radon risk, testing, and mitigation information to residents.	H	1-year / ongoing	L	City budget	Ivins City
Ivins	Radon #2	4	Reduce risk to structures and infrastructure.	Participate in radon testing in local public schools.	M	1-year	L	Ivins City, Washington County, Washington County School District	Ivins City, Washington County, Washington County School District
Ivins	Drought #1	2	Secure water sources.	Construct a reservoir in Ivins City to support local irrigation needs.	H	10-year	H	Washington County Water Conservancy District	Ivins City, Washington County Water Conservancy District.
La Verkin	Flood #1	2	Identify areas in need of stormwater infrastructure improvements.	Prepare and adopt an updated community-wide stormwater management master plan.	M	1 year	M	City Operating Budget	La Verkin City
La Verkin	Wildfire #1	6	Identify public and critical facilities vulnerable to wildfire. Implement defensible space tactics.	Assessment and fuels reduction at critical facilities and schools identified in wildfire risk areas.	M	3 years	M	City Operating Budget	La Verkin City, Hurricane Valley Fire Dept.
La Verkin	Wildfire #2	2, 5	Identify public and critical facilities vulnerable to wildfire.	Retrofit critical facilities at risk to wildfire with noncombustible building materials.	M	5 years	M	City Operating Budget	La Verkin City
La Verkin	Earthquake #1	2	Protect public structures from ground shaking impacts.	Assess and inventory critical facilities, schools, and historic structures for seismic safety. Implement retrofits to community structures identified on the inventory.	M	3 years	M	City Operating Budget, Preservation Utah, State and Federal Tax Credit	La Verkin City
La Verkin	Landslide #1	1, 2, 6	Collect data and plan to reduce risk.	Assess existing steep slope ordinance and additional needs to address landslide areas that could be included in a Geologic Hazard Ordinance.	H	1 year	L	City Operating Budget	La Verkin City, Utah Geological Survey
La Verkin	Problem Soils #1	1, 2, 6	Collect data and plan to reduce risk.	Assess existing construction standards requiring geological study for problem soils, landslides and rockfall, and faults. Consider where a Geologic Hazard Ordinance could fill additional needs.	H	1 year	L	City Operating Budget	La Verkin City, Utah Geological Survey
La Verkin	Drought #1	2	Improve water infrastructure for conservation and longevity.	Replace secondary water system.	L	5 years	H	City Operating Budget	La Verkin City

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
La Verkin	Drought #2	3	Conserve Municipal water resources.	Public outreach about water conservation and drought risks through water billings and on city social media/website. .	H	Ongoing, annually	L	City Operating Budget	La Verkin City
La Verkin	Severe Weather #1	1, 4	Improve energy efficiency, especially of LMI homes.	Engage in local weatherization programs for aging residential properties.	H	5 years	L	City Operating Budget	La Verkin City
La Verkin	Radon #1	3	Inform residents of radon hazard, testing, and mitigation.	Public outreach about the importance of Radon testing and mitigation. To be distributed by City at offices and on website/social media.	H	Ongoing	L	City Operating Budget	La Verkin City
La Verkin	Radon #2	2	Reduce radon risks in public facilities.	Conduct radon testing at La Verkin Elementary School. Retrofit radon mitigation systems if results indicate high concentrations.	M	1 year	M	City Operating Budget	La Verkin City, Washington County, Washington County School District
Leeds	Radon	3	Reduce radon exposure to residents.	Provide radon risk, testing, and mitigation information to residents.	H	1-year	L	Leeds Town	Leeds Town
Leeds	Radon	4	Reduce radon exposure to residents.	Test k-12 public schools for radon hazard.	M	2-years	L	Washington County, Washington County School District	Leeds Town, Washington County, Washington County School District
Leeds	Radon	1	Reduce radon exposure to residents.	Adopt a geologic hazard ordinance which sets requirements for construction to mitigate radon hazards.	H	1-years	L	Leeds Town	Leeds Town
Leeds	Drought	4	Ensure water resources are conserved and protected.	Work with private water company for public education and securing water resources.	H	3-years	L	Water company, Leeds Town	Water Company, Leeds Town
Leeds	Drought	1, 2	Ensure water resources are conserved and protected.	Work with water company to plan for redundancy and ensure that pipes are resilient to geologic hazards.	M	5-years	M	Water company, Leeds Town	Water Company, Leeds Town
Leeds	Earthquake	2	Protect town facilities and users from natural hazards.	Assess and implement structural and nonstructural retrofits to the Town Hall.	L	5-years	M	Leeds Town	Leeds Town
Leeds	Wildfire	1, 4	Reduce fuel loads in and near the town to address severe wildfire risks.	Coordinate BLM on with ongoing fuels abatement near town.	M	2-years, ongoing	L	Leeds Town, BLM	Leeds Town, BLM
Leeds	Wildfire	1, 4, 5	Coordinate with other entities for natural hazard preparedness, response, and recovery efforts.	Coordinate with the community and county on an evacuation route for the community.	M	5-years	M	Leeds Town	Leeds Town, Washington County, UDOT, Private property owners.
Leeds	Wildfire	1, 4	Reduce fuel loads in and near the town to address severe wildfire risks.	Coordinate with Hurricane Valley SSD for fuels abatement.	H	2-years, ongoing	L	Leeds Town, Hurricane Valley SSD	Leeds Town, Hurricane Valley SSD

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Leeds	Flood	2	(Main Street Storm Drain Improvements) Reduce community and residential flooding through storm drainage improvements.	Replace ditch on north side of Main Street with curb and gutter. Storm drain catch basins along Main Street at intersections. Storm drain outlet to discharge into Harrisburg Wash.	M	5 Years	H	Leeds, CIB, CDBG, FEMA	Leeds Town
Leeds	Flood	2	(Silver Reef Area Storm Drain Improvements) Reduce community and residential flooding through storm drainage improvements.	Re-grade swales. Clear debris from washes and waterways. Place rip rap along points of erosion (turns, steep slopes, and culvert inlets and outlets)	M	5 Years	H	Leeds, CIB, CDBG, FEMA	Leeds Town
Leeds	Flood	2	(Silver Meadows and Mesa View Storm Drain Improvements) Reduce community and residential flooding through storm drainage improvements.	Re-grade swales. Clear debris from washes and waterways. Place rip rap along points of erosion (turns, steep slopes, and culvert inlets and outlets). Install underground storm drainpipe.	M	5 Years	H	Leeds, CIB, CDBG, FEMA	Leeds Town
Leeds	Flood	2	(Leeds Valley Road Storm Drain Improvements) Reduce community and residential flooding through storm drainage improvements.	Construct concrete swales with catch basins and underground piping. Direct underground piping to convey water to discharge into Harrisburg Wash.	M	5 Years	H	Leeds, CIB, CDBG, FEMA	Leeds Town
Leeds	Flood	2	Town Storm Water Maintenance Program) Reduce community and residential flooding through storm drainage improvements.	Develop a Storm Water Maintenance and Management Plan to manage sediment build up and removal. Plan will outline costs for such maintenance and planning for future improvements. GIS mapping of project with portable management device.	M	6 Years	M	Leeds, CIB, CDBG, FEMA	Leeds Town
Leeds	Severe weather	2	Protect town facilities and users from natural hazards.	Installing and maintaining surge protection on critical electronic equipment.	H	1-year	L	Leeds Town	Leeds Town
Leeds	Severe weather	1, 4	Coordinate with other entities for natural hazard preparedness, response, and recovery efforts.	Coordinate with entities with large facilities (like the local church or fire department) to act as shelters during power outages.	M	2-years	L	Leeds, Fire SSD, Local Churches, business owners.	Leeds, Fire SSD, Local Churches, business owners.
Leeds	Landslide	2	Protect town facilities and users from natural hazards.	Plan for reseeding and revegetation of town owned slopes following wildfire events.	L	2-years	M	Leeds, Fire SSD	Leeds, Fire SSD
Leeds	Landslide	2	Plan for future growth in potential hazard areas.	Review and include landslide and steep slope requirements in annexation plans for the town.	H	3-years	L	Leeds	Leeds
New Harmony	Wildfire/ Flood #1	1, 3, 4, 5	Improve access and evacuation options for the community during hazardous events.	Coordinate with Washington County and local property owners to identify a secondary access road to the community to improve community access during emergency situations. Inform residents of hazards and evacuation protocols annually.	H	5-years	M	Washington County, UDOT	New Harmony, local property owners, Washington County, UDOT.
Rockville	Drought #1	3, 4	Conserve water resources locally.	Encourage the Rockville Pipeline Company to inform users on water efficiency and conservation methods.	H	Ongoing, annually	L	Rockville Town & Rockville Pipeline Company	Rockville Town & Rockville Pipeline Company
Rockville	Drought #2	2	Conserve water resources locally.	Replace unused turf and grass with native vegetation on Town owned Property.	H	3 years	M	Rockville Town	Rockville Town

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Rockville	Drought #3	6	Preserve natural features of the landscape.	Remove invasive species growing along the Virgin River bottom.	M	5 years	M	Rockville Town & Utah DNR	Rockville Town & Utah DNR
Rockville	Severe Weather #1	3	Inform residents of mitigation on their property.	Educate residents on keeping trees trimmed to prevent limb breakage.	H	Ongoing, annually	L	Rockville Town	Rockville Town & Town Arborist
Rockville	Wildfire #1	3	Inform residents of mitigation on their property.	Educate residents on keeping removing dried debris and participating in tree trimming.	H	Ongoing, yearly	L	Rockville Town	Rockville Town & Town Arborist
Rockville	Wildfire #2	2, 4, 5, 6	Facilitate partnerships with other entities to address natural hazards.	Coordinate with the Hurricane Valley Fire District and DNR on fuels treatment and mitigation activities.	M	5-years	M	Rockville Town, Hurricane Valley Fire District, & Utah DNR	Rockville Town, Hurricane Valley Fire District, & Utah DNR
Rockville	Wildfire #3	4	Facilitate partnerships with other entities to address natural hazards.	Coordinate with local arborist to assist on properties to remove tree limbs, fallen trees, and other fuels.	M	Ongoing, annually	M	Rockville Town, residents.	Rockville Town & Town Arborist
Rockville	Flood #1	2, 6	Engage in designs and construction to address natural hazards.	Obtain easements for new wash route. Wash redesign and new construction for wash north of Highway 9. Install rip rap along areas of erosion.	M	5-years	H	Rockville, CIB, CDBG, FEMA	Rockville Town, UDOT, Washington County
Rockville	Flood #2	2, 6	Engage in designs and construction to address natural hazards.	Re-grade and widen wash. Install culverts to ensure adequate flow. Place rip rap along points of erosion (Turns, steep slopes, and culvert inlets and outlets). Clear Debris from wash and culverts along Dennett Lane.	M	5-years	H	Rockville, CIB, CDBG, FEMA	Rockville Town, UDOT, Washington County
Rockville	Flood #3	2, 6	Engage in designs and construction to address natural hazards.	Re-grade swale to collect and divert water to drainage washes. Install soil erosion mechanisms along lower part of mesa to minimize amount of sediment during storm events. Install culvert under roadways to route water to natural drainage channels.	M	5-years	H	Rockville, CIB, CDBG, FEMA	Rockville Town, UDOT, Washington County
Rockville	Flood #4	2	Update local codes and policies to protect residents from hazards.	Develop a storm water drainage and management plan. Plan will outline costs for such maintenance and planning for future improvements. GIS Mapping of Projects with portable management device.	M	5-years	M	Rockville, CIB, CDBG, FEMA	Rockville Town, Washington County
Rockville	Landslide #1	1, 2	Stabilize or limit the potential for damage from rock fall	Protect or relocate structures located in the high rock fall hazard area north of SR-9 in Rockville, Utah.	M	Ongoing, long-term strategy	H	FEMA Hazard Mitigation Grant Program	Rockville Town, Utah Department of Public Safety, Washington County
Rockville	Radon #1	3	Inform residents of mitigation on their property.	Provide public education about radon.	H	Ongoing, yearly	L	Utah Department of Environmental Quality, Rockville Town	Rockville Town
Rockville	Radon #2	1	Update local codes and policies to protect residents from hazards.	Consider land use code change to address radon hazard in new development.	L	5 years	L	Rockville Town	Rockville Town
Rockville	Earthquake #1	2	Protect existing Town facilities from natural hazards.	Retrofit of town owned buildings (no roof mounted equipment, chimneys, or) as needed.	L	5 years	H	Rockville Town, Preservation Utah	Rockville Town

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Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Rockville	Earthquake #2	3	Inform residents of mitigation on their property.	Share information about earthquake preparedness.	H	Ongoing, yearly	L	Rockville Town, Utah Seismic Safety Commission	Rockville Town
Rockville	Problem Soil #1	1, 2	Update local codes and policies to protect residents from hazards.	Review current land use code for applicable problem soils and geologic hazard ordinances.	M	5 years	L	Rockville Town	Rockville Town
St. George	Drought #1	6	Conserve municipal water resources.	Replace city owned unused turf with xeriscape landscaping.	H	Ongoing	M	St. George City, State of Utah	St. George City
St. George	Drought #2	1	Conserve municipal water resources.	Inform residents of water conservation measures through postings to City notice boards, social media, and websites in partnership with Washington County Water Conservancy District.	H	Ongoing	L	St. George City, Washington County Water Conservancy District	St. George City, Washington County Water Conservancy District
St. George	Flood #1	2, 6	Stabilize Santa Clara River for future flood events.	Stabilize riverbanks and hardened bank structure and infrastructure along the Santa Clara River. Limit development within the flood plain and relocate existing structures threatened by flooding. Clear debris and limit vegetation growth to reduce flood impacts. Provide early warning.	M	Ongoing	M	Washington County Flood Control Authority, St. George City.	Washington County Flood Control Authority, St. George City.
St. George	Flood #2	2, 6	Stabilize Virgin River for future flood events.	Stabilize riverbanks and hardened bank structure and infrastructure along the Virgin River. Limit development within the flood plain and relocate existing structures threatened by flooding. Clear debris and limit vegetation growth to reduce flood impacts. Provide early warning.	M	Ongoing	M	Washington County Flood Control Authority, St. George City.	Washington County Flood Control Authority, St. George City.
St. George	Flood #3	2, 6	Stabilize Sand Hollow Wash for future flood events.	Stabilize riverbanks and hardened bank structure and infrastructure along the Sand Hollow Wash. Limit development within the flood plain and relocate existing structures threatened by flooding. Clear debris and limit vegetation growth to reduce flood impacts. Provide early warning.	M	Ongoing	M	Washington County Flood Control Authority, St. George City.	Washington County Flood Control Authority, St. George City.
St. George	Flood #4	2, 6	Stabilize Fort Pierce Wash for future flood events.	Stabilize riverbanks and hardened bank structure and infrastructure along the Fort Pierce Wash. Limit development within the flood plain and relocate existing structures threatened by flooding. Clear debris and limit vegetation growth to reduce flood impacts. Provide early warning.	M	Ongoing	M	Washington County Flood Control Authority, St. George City.	Washington County Flood Control Authority, St. George City.
St. George	Flood #5	3	Inform residents, property owners, businesses, and other partners of local flood risks.	Public education and outreach. notify property owners in and adjacent to floodplain. Notify business owners and work with realtors, engineering firms, about flood risk.	H	Annually ongoing	L	St. George City	St. George City
St. George	Severe Weather #1	2	Align mitigation with existing city plans and processes.	Complete stormwater infrastructure actions identified in Capital Facilities master plan.	M	Ongoing	M	St. George City	St. George City

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
St. George	Landslide #1	1, 2	Align landslide mitigation with existing city plans and processes.	Continue to enforce the development in adverse geological hazard areas ordinance.	H	Ongoing	L	St. George City	St. George City
St. George	Landslide #1	1, 2	Align landslide mitigation with existing city plans and processes.	Follow up on recommendations from hillside review board and professional engineering studies for all new development.Enforce and monitor recommendations and requirements over time.	H	Ongoing	L	St. George City	St. George City
St. George	Wildfire #1	6	Remove significant fuels loads in vulnerable drainages, especially those near development.	Assessment and removal of vegetation in the Santa Clara River, Virgin River, Sand Hollow Wash, and Fort Pierce Wash.	H	Ongoing	M	Washington County Flood Control Authority, St. George City, Fire Department.	Washington County Flood Control Authority, St. George City, Fire Department.
St. George	Earthquake #1	3	Inform residents of earthquake risks and mitigation.	Engage in a public education campaign to inform residents and property owners of unreinforced masonry risks and earthquake safety. To be shared on city website and social media.	H	Ongoing annually	L	St. George City	St. George City
St. George	Radon #1	3	Inform residents of radon risks and mitigation.	Develop a public education campaign to inform residents of radon risks, testing, and mitigation. To be shared on city website and social media.	H	Ongoing annually	L	St. George City	St. George City
St. George	Multi-Hazard #1	2	Ensure power reliability and continued service to critical facilities and infrastructure within service area.	Consider acquisition of a backup battery to be housed and operated at the city power plant.	L	Dependent on available funding	H	Department of Energy, Build Back Better Infrastructure funding, FEMA.	St. George City
Santa Clara	Drought #1	1, 2, 3	Maintain and upgrade city infrastructure with hazard resilient materials and practices.	Replace city owned unused turf with xeriscape landscaping.	L	2-3 years	M	Santa Clara City, State of Utah, Water Conservancy District	Santa Clara City
Santa Clara	Drought #2	3, 4, 5	Conserve municipal water resources.	Develop Drought Contingency Plan in participation with the water conservancy district.	M	3-years	L	Water Conservancy District	Water Conservancy District
Santa Clara	Drought #3	2, 6	Collect data to inform mitigation needs and local decision making.	Monitor aquifer levels. If aquifer should fall below acceptable levels, implement emergency actions including pumping water and purchasing water from other sources.	H	ongoing	L	Santa Clara City	Santa Clara City
Santa Clara	Drought #4	3	Conserve municipal water resources.	Inform residents of water conservation measures through postings to City notice boards, social media, and websites.	H	Annually	L	Santa Clara City, Water Conservancy District	Santa Clara City

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Santa Clara	Flood #1	1, 2, 6	Collect data to inform mitigation needs and local decision making.	Inventory property most vulnerable to flooding along washes and the Santa Clara River and plan for the city to purchase or conserve properties to mitigate flood risks.	M	Ongoing	L	Santa Clara City	Santa Clara City, Flood Technical Committee
Santa Clara	Flood #2	1,2, 6	Conserve vulnerable areas and sensitive lands.	Acquire identified property most vulnerable to flooding along washes and the Santa Clara River.	L	Ongoing	L	Santa Clara City	Santa Clara City, Flood Technical Committee
Santa Clara	Flood #3	1, 2	Collect data to inform mitigation needs and local decision making.	Update the Floodplain mapping completed for Santa Clara City.	H	5-years	M	Santa Clara City, FEMA, State of Utah	Santa Clara City, FEMA, State of Utah
Santa Clara	Flood #4	2, 4, 6	Minimize invasive species and debris in river.	Engage in vegetation removal along the Santa Clara River.	H	Ongoing	L	Santa Clara City	Santa Clara City, Flood Technical Committee
Santa Clara	Severe Weather #1	2	Maintain and upgrade city infrastructure with hazard resilient materials and practices.	Repair and install new stormwater drain as described in the city stormwater master plan.	H	5-years	M	Santa Clara City Public Works	Santa Clara City Public Works
Santa Clara	Severe Weather #2	2	Collect data to inform mitigation needs and local decision making.	Assessment of vulnerable power poles to identify damage, decay, or other need for replacement/repair.	M	Ongoing	L	Santa Clara City Public Works	Santa Clara City Public Works
Santa Clara	Severe Weather #3	2	Protect identified vulnerable power infrastructure	Removal of hazardous trees and tree limbs which threaten power infrastructure.	M	Ongoing	L	Santa Clara City Public Works	Santa Clara City Public Works
Santa Clara	Riverine Erosion #1	1, 2, 4, 6	Collect data to inform mitigation needs and local decision making.	Complete study/inventory of areas in the Tuacahn Wash and the Santa Clara River in need of erosion protection and bank stabilization	M	Ongoing	L	Santa Clara City	Santa Clara City, Flood Technical Committee
Santa Clara	Riverine Erosion #2	1, 2, 4, 6	Conserve and maintain essential community riparian and drainage areas.	On identified banks and slopes in the Tuacahn Wash and Santa Clara River, implement bank stabilization and erosion protection measures.	M	Ongoing	L	Santa Clara City	Santa Clara City, Flood Technical Committee
Santa Clara	Problem Soil #1	2	Maintain and upgrade city infrastructure with hazard resilient materials and practices.	Assess and repair City assets and infrastructure which are damaged by soils expansion and contraction.	L	Ongoing	L	Santa Clara City	Santa Clara City
Santa Clara	Problem Soil #2	1, 2	Maintain and upgrade city infrastructure with hazard resilient materials and practices.	Assess the need for infrastructure, utility, and landscaping requirements in areas identified to have blue clay problem soils.	M	Ongoing	L	Santa Clara City	Santa Clara City
Santa Clara	Problem Soil #3	1, 2	Assess need for problems soils mitigation and extent of hazard in the community.	Continue to enforce current problem soils ordinance.	H	Ongoing	L	Santa Clara City	Santa Clara City
Santa Clara	Landslide #1	1, 2	Assess active landslides for future mitigation needs.	Monitoring of Truman drive landslide to ensure stability.	H	Ongoing	L	Santa Clara City	Santa Clara City
Santa Clara	Landslide #2	1, 2	Collect data to inform mitigation needs and local decision making.	Inventory landslide vulnerable residential properties in need of additional mitigation.	M	Ongoing	L	Santa Clara City	Santa Clara City, Hillside Committee

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Santa Clara	Landslide #3	1, 2	Conserve vulnerable areas and sensitive lands.	Complete landslide mitigation or purchase of property on identified landslide vulnerable properties.	M	Ongoing	L	Santa Clara City, FEMA, Washington County	Santa Clara City
Santa Clara	Landslide #4	1	Prevent construction in identified hazard areas.	Include in hillside ordinance a third-party review for geologic study.	M	Ongoing	L	Santa Clara City	Santa Clara City, Hillside Committee
Santa Clara	Landslide #5	1, 2, 5, 6	Conserve vulnerable areas and sensitive lands.	Plan for reseeding and revegetation on damaged slopes.	L	Ongoing	L	Santa Clara City	Santa Clara City, Fire Department
Santa Clara	Wildfire #1	1, 2, 4, 6	Reduce invasive species and fuel loads.	Participate in fuels reduction on the Santa Clara River.	H	Ongoing	L	Santa Clara City, Flood Committee	Santa Clara City, Fire Dept, Flood Technical Committee
Santa Clara	Wildfire #2	1, 2, 4, 6	Reduce fuel loads in Santa Clara City.	Inventory hillsides and washes in need of fuels mitigation in the community. Remove fuels in identified areas of need.	M	Ongoing	L	Santa Clara City	Santa Clara City, Fire Department
Santa Clara	Wildfire #3	1, 2, 4, 6	Reduce fuel loads in Santa Clara City.	Inform residents of wildfire risks and activities/programs available for individual or neighborhood level mitigation like Firewise, on the City website and social media.	H	Annually	L	Santa Clara City	Santa Clara City, Fire Department
Santa Clara	Earthquake #1	2, 5	Protect critical facilities from earthquake threats.	Assess the Circle Drive Fire Station for structural and nonstructural retrofit needs.	M	5-years	M	Santa Clara City, Fire Department	Santa Clara City, Fire Department
Santa Clara	Earthquake #2	2, 5	Protect critical facilities from earthquake threats.	Implement identified structural and nonstructural retrofit at the Circle Drive Fire Station.	M	5-years	H	Santa Clara City, Fire Department	Santa Clara City, Fire Department
Santa Clara	Earthquake #3	2	Protect critical facilities from earthquake threats.	Assess and secure critical equipment owned by the city for non-structural retrofit.	H	Ongoing	M	Santa Clara City	Santa Clara City
Santa Clara	Earthquake #4	1, 2	Maintain and upgrade city infrastructure with hazard resilient materials and practices.	Upgrade City owned utility pipes to use flexible piping, as described in the Master Plan.	M	Ongoing	M	Santa Clara City	Santa Clara City
Santa Clara	Radon #1	3	Inform residents of natural hazard risks and mitigation options available.	Inform the public of radon gas risks, testing, and mitigation techniques using City website and social media.	H	annually	L	Santa Clara City	Santa Clara City, Utah DEQ
Santa Clara	Shallow Groundwater #1	1, 2, 6	Collect data to inform mitigation needs and local decision making.	Regular monitoring of groundwater content following the adoption of new water ordinance. If needed, consider additional water and landscaping requirements in areas with shallow groundwater.	H	Ongoing	L	Santa Clara City	Santa Clara City
Santa Clara	Multi-Hazard #1	1	Use best practices and standards for development in areas exposed to geologic hazards.	Adopt a geologic hazard ordinance which addresses radon, problem soils, landslides, and other natural hazards.	H	Ongoing	L	Santa Clara City	Santa Clara City
Springdale	Drought #1	2, 6	Use natural systems to mitigate hazards.	Update drought design guidelines for native and drought resistant landscaping.	L	1-year	L	Springdale Town	Springdale Town
Springdale	Drought #2	2	Community planning to limit hazard exposure.	Drought response plan with itemized responses based on drought monitor status.	M	5-years	M	Springdale Town	Springdale Town

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Springdale	Drought #3	2	Collect data for informed decision making.	Investigate water source redundancy for the community to address potential shortages from the Virgin River.	H	5-years	L	Springdale Town	Springdale Town
Springdale	Drought #4	2, 6	Use natural systems to mitigate hazards.	Assessment of town assets for vegetation water use and install waterwise infrastructure and replace water intensive vegetation.	M	3-years	L	Springdale Town	Springdale Town
Springdale	Flood #1	2, 6	Infrastructure improvement for public safety.	Construct an erosion control/rip rap wall to protect the Canyon Springs Estates subdivision emergency access and Town water line from further erosion and damage.	M	5-years	H	Springdale Town	Springdale Town
Springdale	Flood #2	2, 6	Infrastructure improvement for public safety.	Construct an erosion control/rip rap wall at the South end of Springdale to protect the Town sewer line and Rockville Canal irrigation pipe from further erosion and damage.	M	5-years	H	Springdale Town, Washington County, NRCS	Springdale Town, Washington County, NRCS
Springdale	Flood #3	2, 4	Collect data for informed decision making.	Review requirements and community needs to participate in the Community Ratings System (CRS) program.	L	1-year	L	Springdale Town	Springdale Town
Springdale	Flood #4	1, 2, 6	Community planning to limit hazard exposure.	Adopt an Erosion Hazard Ordinance for washes in Springdale Town.	H	1-year	L	Springdale Town	Springdale Town
Springdale	Flood #5	2, 6	Infrastructure improvement for public safety.	Construct erosion control/rip rap wall on bend of river near SR-9 south of Springdale Chevron and North of River Park.	M	5-years	H	Springdale Town, UDOT, NRCS	Springdale Town, UDOT, NRCS
Springdale	Flood #6	2, 6	Infrastructure improvement for public safety.	Construct and implement an erosion hazard structure at sewer discharge point.	M	5-years	L	Springdale Town	Springdale Town
Springdale	Flood #7	1, 2	Infrastructure improvement for public safety.	Assess culverts and side washes for capacity, size, and maintenance to address debris. Coordinate with UDOT to address the culverts under SR-9.	L	5-years	M	Springdale Town, UDOT	Springdale Town, UDOT
Springdale	Landslide #1	2, 6	Collect data for informed decision making.	Regularly monitor the landslide at balanced rock behind Town Hall.	M	ongoing	L	Springdale Town, UGS	Springdale Town, UGS
Springdale	Landslide #2	2, 4, 6	Collect data for informed decision making.	Coordinate with Utah Geological Survey to assess active landslides for stability.	M	3-years	L	Springdale Town, UGS	Springdale Town, UGS
Springdale	Landslide #3	1, 2	Community planning to limit hazard exposure.	Implement set back requirements for development near slopes of marginal stability.	H	2-years	L	Springdale Town	Springdale Town
Springdale	Wildfire #1	2, 6	Use natural systems to mitigate hazards.	Create a vegetation restoration plan for use following fire events to stabilize soils.	L	3-years	M	Springdale Town	Springdale Town
Springdale	Wildfire #2	2, 4, 5, 6	Use natural systems to mitigate hazards.	Coordinate with HVFSSD for residential wildfire mitigation and fuels reduction in Springdale Town.	H	Ongoing	M	Springdale Town, Hurricane Valley Fire District	Hurricane Valley Fire District
Springdale	Severe Weather #1	1, 2	Infrastructure improvement for public safety.	Develop heat shelters through shade structures and streetscape design.	H	5-years	M	Springdale Town	Springdale Town
Springdale	Severe Weather #2	2, 5	Community planning to limit hazard exposure.	Develop a plan for power outage response and recovery.	H	3-years	M	Springdale Town, Rocky Mountain Power	Springdale Town, Rocky Mountain Power

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Springdale	Severe Weather #3	1, 2	Use natural systems to mitigate hazards.	Investigate development standards to encourage green infrastructure design in stormwater management.	M	3-years	L	Springdale Town	Springdale Town
Springdale	Severe Weather #4	2, 5	Infrastructure improvement for public safety.	Purchase and install emergency generators at critical public facilities.	H	3-years	M	Springdale Town	Springdale Town
Springdale	Severe Weather #5	1, 2, 3	Collect data for informed decision making.	Identify and map cooling centers locally to promote shelter from extreme heat events.	M	2-years; ongoing	L	Springdale Town	Springdale Town
Springdale	Earthquake #1	1, 2, 3	Inform the community of hazard risks.	Inform owners of structures built before the adoption of seismic code of mitigation techniques to improve building safety during earthquakes.	H	Ongoing	L	Springdale Town	Springdale Town
Springdale	Earthquake #2	2	Infrastructure improvement for public safety.	Assess roof mounted equipment on town structures for security during a ground shaking event. Coordinate with critical facilities to stabilize and protect essential equipment from ground shaking.	H	2-years	M	Springdale Town	Springdale Town
Springdale	Earthquake #3	2	Collect data for informed decision making.	Assessment of critical water infrastructure for seismic safety.	M	5-years	M	Springdale Town	Springdale Town
Springdale	Radon #1	3	Inform the community of hazard risks.	Provide public information about residential radon testing.	H	Ongoing	L	Springdale Town, DEQ	Springdale Town
Springdale	Radon #2	2, 4	Collect data for informed decision making.	Coordinate with Washington County School District to complete Radon testing in Springdale area schools.	M	2-years	L	Washington County, Washington County School District	Springdale Town, Springdale Elementary, Washington County, Washington County School District
Toquerville	Flood #1	1, 2	Protect critical riparian areas and drainages.	Adopt an erosion hazard zone through water courses and drainages in the City.	H	1-year	L	Toquerville City	Toquerville city, Floodplain Manager
Toquerville	Flood #2	1, 2	Collect data to inform mitigation needs and local decision making.	Inventory drainages, washes, and riparian areas for erosion protection needs.	M	Ongoing	L	Toquerville City, BLM, Washington County	Toquerville City, Floodplain Manager
Toquerville	Flood #3	1, 2, 4, 6	Conserve and maintain essential riparian and drainage areas.	On identified drainages, washes, and riparian areas, implement bank stabilization techniques.	M	Ongoing	L	Toquerville City, BLM, Washington County	Toquerville City, Floodplain Manager
Toquerville	Flood #4	2, 5	Collect data to inform mitigation needs and local decision making.	Inventory all bridges along washes for erosion protection, structural stability, and flood capacity.	M	5-years	M	Toquerville City, UDOT, Washington County, FEMA	Toquerville City, Floodplain Manager
Toquerville	Flood #5	2, 5	Maintain critical infrastructure.	At identified bridges, harden bridge infrastructure to address flooding, erosion, and structural stability concerns.	M	Ongoing	M	Toquerville City, UDOT, Washington County, FEMA	Toquerville City, Floodplain Manager

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Toquerville	Flood #6	2	Prevent flood waters from subverting bridge structures. Maintaining dam water levels.	Clear willows and other debris from Ash Creek.	H	Semi-Annual	L	Toquerville Operating budget (water Budget) Partnered with the Water District, La Verkin, and Hurricane	Toquerville City
Toquerville	Wildfire #1	1, 2, 4, 6	Reduce fuel loads in interface areas.	Inventory hillsides and washes in need of fuels mitigation in the community. Remove fuels in identified areas of need.	M	Ongoing	L	Toquerville City	Toquerville City, Hurricane Valley Fire SSD
Toquerville	Wildfire #2	1, 2, 4, 6	Reduce fuel loads in interface areas.	Inform residents of wildfire risks and activities/programs available for individual or neighborhood level mitigation like Firewise, on the City website and social media.	H	Annually	L	Toquerville City	Toquerville City, Hurricane Valley Fire SSD
Toquerville	Severe Weather #1	2	Protect identified vulnerable power infrastructure	Removal of hazardous trees and tree limbs which threaten power infrastructure.	H	Ongoing	L	Toquerville City	Toquerville City
Toquerville	Drought #1	2	Increase water storage capacity.	Work with the Washington County Water Conservancy District to complete the Toquerville Reservoir.	H	5-10 years	H	Toquerville City, Washington County Water Conservancy District.	Toquerville City, Washington County Water Conservancy District.
Toquerville	Drought #2	2	Increase water storage capacity.	Pump water from the Springs Drive water storage tank to relocate and rehabilitate the Springs Drive Tank.	M	2-years	M	Toquerville City, CIB, CDBG	Toquerville City
Toquerville	Earthquake #1	2	Retrofit historic town property.	Complete an assessment of the historic town hall constructed of sandstone for seismic safety. Implement recommended retrofits to preserve the historic structure.	M	2-5 years	M	Federal and State Historic Tax Credit, Preservation Utah	Toquerville City
Toquerville	Earthquake #2	1, 2,	Upgrade infrastructure to more resilient materials.	Replace water lines on Toquerville Boulevard and Ash Creek with flexible materials resilient to earthquake.	M	5-years	H	Toquerville City, CIB, CDBG	Toquerville City
Toquerville	Landslide #1	1, 2, 4	Address public safety hazards on roadways	Inventory potential rockfall locations from Anderson Junction south. Coordinate with UDOT to address landslide mitigation.	L	Ongoing	L	Toquerville City, UDOT	Toquerville City, UDOT
Toquerville	Landslide #2	6	Limit development on land with identified natural hazards.	Acquire identified property on the south end of Toquerville, near La Verkin, where slopes greater than 30% grade pose significant development challenges.	L	5-years	M/H	Toquerville City, FEMA	Toquerville City, private property owners.
Toquerville	Problem Soils #1	2, 5	Address public safety hazards on roadways	Inventory Toquerville roads which collect windblown sand. On identified roadways, implement potential mitigation measures.	M	Ongoing	M	Toquerville City, UDOT, Washington County	Toquerville City, UDOT, Washington County
Toquerville	Radon #1	3	Inform residents of natural hazard risks and mitigation options available.	Inform the public of radon gas risks, testing, and mitigation techniques using City website and social media.	H	Ongoing, annually	L	Toquerville City	Toquerville City, Utah DEQ

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Toquerville	Multi Hazard #1	5	Develop plans to guide emergency response and recovery.	Complete an Emergency Operations Plan for the community.	H	3-years	M	Toquerville City, FEMA, Utah DEM	Toquerville City
Virgin	Flood #1	2	(Town Storm Water Drainage Plan) Storm water management projects to prevent residential flooding and prevent flood waters from washing out roadways and drainage ditches.	Develop a storm water drainage and management plan for planning and maintenance planning. Plan outline costs for such maintenance and planning for future improvements. GIS mapping of project with portable management device.	M	5 Years	M	Virgin, CIB, FEMA	Virgin Town
Virgin	Flood #2	6	Mitigate erosion at Rio de Sion bridge entrance.	Install gabion baskets and/or riprap at the Rio de Sion Bridge.	M	5 years	M	Virgin, CIB, CDBG, FEMA	Virgin Town
Virgin	Flood #3	1, 2	Prevent residential flooding and manage flood waters at culvert between 170 E. and Mills St. on 100 S.	Improve flood drainage by reaming out culvert and adding riprap below 100 S. and/or replacing pipe with larger pipe to improve flood capacity to the river.	M	5 years	M	Virgin, CIB, CDBG, FEMA	Virgin Town
Virgin	Flood #4	6	Improve DGE drainage	Reinforcing banks by adding gabion baskets along roadway to keep flow in roadway. This was done at South end of subdivision but needs to be continued to north end.	M	5 years	M	Virgin, CIB, CDBG, FEMA	Virgin Town
Virgin	Flood #5	6	Prevent residential flooding and manage flood waters in Sierra Bella Subdivision.	Create and enforce ditch along north end until it reaches natural drainage.	M	5 years	M	Virgin, CIB, CDBG, FEMA	Virgin Town
Virgin	Flood #6	1, 2	Prevent residential flooding and manage flood waters on 170 E.	Replace box culvert with a larger size.	M	5 years	M	Virgin, CIB, CDBG, FEMA	Virgin Town
Virgin	Radon #1	3	Inform residents of Radon Hazard.	Provide public information on Radon risk, testing, and mitigation information to residents in the local emergency preparedness newsletter.	H	Ongoing annually	L	Virgin Town	Virgin Town
Virgin	Drought #1	1, 2	Expand municipal water storage capacity.	Construct an additional water tank in the Town.	M	5-years	H	Virgin, CIB, CDBG, Division of Drinking Water	Virgin Town
Virgin	Earthquake #1	1, 2	Identify and address unreinforced masonry in the town.	Inventory unreinforced masonry structures and implement structural and nonstructural retrofit of town owned structures.	L	5-years	H	Virgin Town, Preservation Utah, State and Federal Historic Tax Credit	Virgin Town
Virgin	Earthquake #2	1, 3	Identify and address unreinforced masonry in the town.	Directly contact private property owners with URM structures on the property to inform them of potential hazard, assessment, and retrofit options.	L	5-years	L	Virgin Town	Virgin Town
Virgin	Severe Weather #1	1, 2	Assess town policies to mitigate severe weather hazards.	Review current codes regarding engineering design to address high wind and modify if necessary.	H	3-years	L	Virgin Town	Virgin Town
Virgin	Severe Weather #2	3, 5	Inform residents of extreme temperatures hazards.	Educate residents and visitors of the dangers of extreme temperatures and severe weather events, including steps they can take to protect themselves during an event. Information to be distributed in the emergency preparedness newsletter.	H	Ongoing, annually	L	Virgin Town	Virgin Town
Virgin	Severe Weather #3	2	Protect town facilities and infrastructure.	Installing and maintaining surge protection on critical electronic equipment.	H	1-year	L	Virgin Town	Virgin Town

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Virgin	Landslide #1	1, 2	Protect new development from landslide and debris flow hazards.	Assess and identify set back requirements and other code provisions to address landslides/debris flows at the bottom of the mesas in town.	H	5-years	L	Virgin Town	Virgin Town
Virgin	Problem Soils #1	1, 2	Assess town policies to mitigate geologic hazards.	Review current codes regarding geologic hazard reports and studies prior to construction. Where necessary, adopt ordinances.	H	5-years	L	Virgin Town	Virgin Town
Virgin	Wildfire #1	4	Work collaboratively to address wildfire fuels in the town.	Coordinate with County/BLM/NPS for fuels management surrounding the town.	H	Ongoing	M	Virgin Town, BLM, Washington County	Virgin Town, BLM, Washington County
Virgin	Wildfire #2	1, 2	Assess town policies to mitigate wildfire hazards.	Require in town code that large propane tanks on personal property are protected.	M	3-years	L	Virgin Town	Virgin Town
Virgin	Wildfire #3	4, 5	Assess town policies to mitigate wildfire hazards.	Work with the Hurricane Valley Fire Service District to review the need for and implications of adopting the Wildland Urban Interface Code.	M	5-years	L	Virgin Town	Virgin Town
Washington City	Radon #1	3	Inform residents of Radon risk.	Provide public education about radon.	H	Ongoing annually	L	Washington City	Washington City, Department of Environmental Quality.
Washington City	Flood #1	1, 2, 6	Reduce residential and street flooding.	Implement stormwater measures identified in the Stormwater master plan (adopted 2022)	M	5-years	H	Washington City, CDBG, CIB	Washington City
Washington City	Flood #2	1, 2, 6	Implement bank stabilization measures along vulnerable areas of the Virgin River.	Install rip rap on the Virgin River at Sullivan Park & Pine View Park to stabilize riverbanks.	H	3-years	H	Washington City	Washington City, Washington County Flood committee
Washington City	Flood #3	1, 2, 6	Stabilize dams.	Repair the dams and spillways at the Stucki Debris Basin, Warner Valley Draw and the Gypsum Debris Basin.	H	3-years	H	NRCS, Washington County.	NRCS, Washington City, Washington County Flood committee
Washington City	Drought #1	2, 6	Conserve resources used on city property.	Replace City owned unused grass areas with native vegetation on town owned property.	M	3-years	M	Washington City, State of Utah	Washington City
Washington City	Drought #2	2, 6	Conserve culinary water for indoor use.	Install secondary water system for outdoor irrigation throughout Washington City.	M	5-years	H	Washington City, CDBG, CIB.	Washington City, Water Conservancy District.
Washington City	Drought #3	2, 6	Conserve resources used on new developments	Adopt a new ordinance limiting the amount of grass on new development.	M	5-years	H	Washington City, CDBG, CIB.	Washington City, Water Conservancy District.

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Washington City	Earthquake #1	1, 2, 3	Identify and mitigate vulnerable construction.	Inventory City Owned structures in the city that are constructed with unreinforced masonry and plan for retrofit of structures for the safety of occupants.	M	3-years	M	Washington City, preservation Utah, Federal and State Historic Tax Credit.	Washington City, Earthquake. Utah.gov
Washington City	Earthquake #2	3	Inform residents of earthquake risks.	Use public meetings as an opportunity to share earthquake risk and mitigation activities in homes, schools, and businesses.	H	Ongoing, annually	L	Washington City	Washington City
Washington City	Severe Weather #1	3	Inform residents of extreme temperature risks.	Educate residents and visitors of the dangers of extreme temperatures and severe weather events, including steps they can take to protect themselves during an event.	H	Ongoing	L	Washington City	Washington City
Washington City	Severe Weather #2	1, 3	Identify assets to be used or adapted to address vulnerable communities' extreme temperature exposure.	Produce a map of cooling locations where visitors and residents may go during daytime hot temperature events.	L	2-years.	L	Washington City	Washington City GIS staff
Washington City	Landslide #1	6	Maintain identified and previously mitigated hazards.	Monitoring of Telegraph landslide and as needed implement slope stabilization measures.	H	Ongoing	M	Washington City	Washington City
Washington City	Problem Soils #1	1	Identify damages caused to inform future planning needs.	Inventory locations where problem soils have caused damages to properties.	L	1-year, ongoing	L	Washington City	Washington City GIS Staff
Washington City	Wildfire #1	1, 2, 5, 6	Identify hazard areas within town boundaries to inform plans and action.	Inventory and reduce fuel loads in areas most vulnerable to wildfire in the city boundary.	M	Ongoing	M	Washington City	Washington City Fire Department
Washington City	Wildfire #2	1, 2, 4, 5, 6	Reduce fuels at junctions between natural systems and development.	Coordinate fuels mitigation and reduction on the Virgin River Corridor.	H	Ongoing	M	Washington City	Washington City, Fire Department, Flood TAC.
Paiute Indian Tribe of Utah									
Paiute Indian Tribe of Utah	Multi Hazard #1	5	Plan for community safety.	Update the Emergency Operations Plan.	H	2-years	M	FEMA Tribal Homeland Security Grant	Paiute Indian Tribe of Utah, TERT
Paiute Indian Tribe of Utah	Wildfire #1	3	Inform the public of natural hazard risks and personal mitigation.	Public education campaign to inform residents about fuels mitigation on personal property to coincide with community yard clean ups.	H	1-year, ongoing	L	Paiute Indian Tribe of Utah, TERT	Paiute Indian Tribe of Utah, TERT, participation from county/SSD fire departments.
Paiute Indian Tribe of Utah	Wildfire #2	6	Plan for community safety and reduce other hazard risks.	Develop a plan for landscape revegetation and restoration following wildfires.	M	2-years	M	Paiute Indian Tribe of Utah	Paiute Indian Tribe of Utah
Paiute Indian Tribe of Utah	Wildfire #3	2	Plan for community safety.	Assess transportation routes and communications with residents to address evacuation challenges.	H	1-year	M	Paiute Indian Tribe of Utah, Counties	Paiute Indian Tribe of Utah, UDOT, Counties

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Paiute Indian Tribe of Utah	Wildfire #4	1, 2, 4, 6	Use natural systems and partnerships to reduce risks.	Participate in fuels management activities with neighboring jurisdictions, local, state, and federal agencies.	M	1-year, ongoing	M	Paiute Indian Tribe of Utah, DNR	Paiute Indian Tribe of Utah, DNR, Counties
Paiute Indian Tribe of Utah	Earthquake #1	1, 2	Address community infrastructure and facility vulnerabilities.	Require bracing of generators and equipment at Tribe owned facilities.	M	2-years	L	Paiute Indian Tribe of Utah	Paiute Indian Tribe of Utah
Paiute Indian Tribe of Utah	Earthquake #2	2	Address community infrastructure and facility vulnerabilities.	Use flexible piping when extending underground utilities.	L	ongoing	M	Paiute Indian Tribe of Utah, Indian CDBG program	Paiute Indian Tribe of Utah
Paiute Indian Tribe of Utah	Flood #1	4	Participate with federal programs.	Work with state and FEMA to participate in the NFIP program.	H	Ongoing	L	Paiute Indian Tribe of Utah	Paiute Indian Tribe of Utah
Paiute Indian Tribe of Utah	Flood #2	1, 2	Address community infrastructure and facility vulnerabilities.	Increase drainage/absorption capacities of detention basins.	L	5-years	M	Paiute Indian Tribe of Utah, FEMA Mitigation Grant	Paiute Indian Tribe of Utah
Paiute Indian Tribe of Utah	Flood #3	4	Address risks through coordination with partner and neighboring organizations.	Coordinate with Cedar City to address stormwater drainage challenges from neighboring subdivision.	M	5-years	L	Cedar City, FEMA, Paiute Indian Tribe of Utah	Paiute Indian Tribe of Utah, Cedar City
Paiute Indian Tribe of Utah	Flood #4	1, 2	Address risks through coordination with partner and neighboring organizations.	Assess and implement stormwater drainage infrastructure to protect the access road to the Springdale PITU land.	L	5-years	M	Paiute Indian Tribe of Utah, CDBG, FEMA.	Paiute Indian Tribe of Utah
Paiute Indian Tribe of Utah	Landslide #1	1, 2	Plan for community safety.	Require new development to be set back from steep slopes and hillsides.	M	1-year, ongoing	L	Paiute Indian Tribe of Utah	Paiute Indian Tribe of Utah
Paiute Indian Tribe of Utah	Landslide #2	6	Use natural systems and partnerships to reduce risks.	Conserve land on or near steep slopes and hillsides to reduce landslide risks.	L	2-years	M	Paiute Indian Tribe of Utah	Paiute Indian Tribe of Utah
Paiute Indian Tribe of Utah	Drought #1	1	Address community infrastructure and facility vulnerabilities.	Development of supplemental water sources.	H	5-10 years.	H	Paiute Indian Tribe of Utah, Indian CDBG program	Paiute Indian Tribe of Utah
Paiute Indian Tribe of Utah	Drought #2	2	Address community infrastructure and facility vulnerabilities.	Removal of unused turf from tribe/band owned facilities.	L	3-years.	L	Paiute Indian Tribe of Utah, State of Utah	Paiute Indian Tribe of Utah
Paiute Indian Tribe of Utah	Radon #1	3	Inform the public of hazard risks and mitigation.	Provide a public education campaign to inform residents of testing and mitigation options for radon.	H	1-year, ongoing	L	Paiute Indian Tribe of Utah, DEQ	Paiute Indian Tribe of Utah
Paiute Indian Tribe of Utah	Radon #2	1	Plan for community safety.	Require new residential structures to include radon mitigation during development.	L	1-year, ongoing	L	Paiute Indian Tribe of Utah	Paiute Indian Tribe of Utah
Paiute Indian Tribe of Utah	Severe Weather #1	1, 2, 6	Use natural systems and partnerships to reduce risks.	Plan for and implement low impact stormwater drainage infrastructure as new infrastructure is needed.	M	5-years	M	Paiute Indian Tribe of Utah, Indian CDBG program	Paiute Indian Tribe of Utah
Paiute Indian Tribe of Utah	Severe Weather #2	1, 2	Plan for community safety.	Discouraging flat roofs in areas that experience heavy snowfalls.	M	1-year, ongoing	L	Paiute Indian Tribe of Utah	Paiute Indian Tribe of Utah

Multi Jurisdictional Mitigation Strategy Summary Table									
Community / Organization	Hazard ID	Goal	Objective	Action	Priority	Timeline	Cost	Funding Source	Responsible Party
Paiute Indian Tribe of Utah	Problem Soils #1	1, 2	Plan for community safety.	Require that new development submit geologic study to demonstrate presence of problem soils and mitigate if soils are present.	M	1-year, ongoing	L	Paiute Indian Tribe of Utah	Paiute Indian Tribe of Utah

**A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, ADOPTING
THE 2022 FIVE COUNTY ASSOCIATION OF GOVERNMENTS MULTI-
JURISDICTIONAL NATURAL HAZARD MITIGATION PLAN.**

WHEREAS the City Council recognizes the threat that natural hazards pose to people and property within Hurricane City; and

WHEREAS Hurricane City has prepared a multi-hazard mitigation plan, hereby known as the 2022 Five County Association of Governments Multi-Jurisdictional Natural Hazard Mitigation Plan in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS the 2022 Five County Association of Governments Multi-Jurisdictional Natural Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in Hurricane City from the impacts of future hazards and disasters; and

WHEREAS adoption by the City Council demonstrates their commitment to the hazard mitigation and achieving the goals outlined in the 2022 Five County Association of Governments Multi-Jurisdictional Natural Hazard Mitigation Plan.

NOW THEREFORE, BE IT RESOLVED BY THE HURRICANE CITY COUNCIL, UTAH, THAT:

In accordance with Hurricane City rule for adopting resolutions, the City Council adopts the 2022 Five County Association of Governments Multi-Jurisdictional Natural Hazard Mitigation Plan.

This resolution shall be effective on the date it is adopted.

PASSED AND APPROVED this 4th day of August, 2022.

Nanette Billings, Mayor

Attest:

Cindy Beteag, Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 4th day of August, 2022. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

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

Cindy Beteag



STAFF COMMENTS

Consideration and possible approval of **acceptance of a dedication plat for Three Falls Trail-Arthur LeBaron**

Discussion:

This plat will dedicate 37.49 acres of trail, park, and open space property near and around the 3-Falls area that is accessible from 60 East. The land is all SITLA property, and the plat has already been signed by them.

Findings:

Recommendation:

Attachments:

1. 2022-06-22-Three Falls Trail Dedication

THREE FALLS TRAIL

SECTION 2, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, **ADAM S. ALLEN**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. **5633341**, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACTS OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SURVEYED SAID TRACT FOR DEDICATION, HEREAFTER TO BE KNOWN AS:

THREE FALLS TRAIL

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



DATE:

ADAM ALLEN, PLS #5633341

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE-DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SURVEYED FOR DEDICATION, HEREAFTER TO BE KNOWN AS:

THREE FALLS TRAIL

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS A PUBLIC PARK, EXCEPTING AND RESERVING ALL COAL, OIL, GAS, AND OTHER MINERALS IN ALL LANDS SO DEDICATED AND CONVEYED.

ALL PARCELS OF LAND SHOWN ON THIS PLAT ARE SUBJECT TO THE RESTRICTIVE COVENANT FILED IN THE OFFICE OF THE WASHINGTON COUNTY, UTAH RECORDER ON June 3, 2022, INSTRUMENT NUMBER **20220029414**, AS MAY BE AMENDED FROM TIME TO TIME.

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

THE STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

By: _____
Name: MICHELLE E. MCCONKIE
Title: DIRECTOR

Approved as to form:

By: _____
SPECIAL ASSISTANT ATTORNEY GENERAL

STATE OF UTAH ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF _____)

ON THE ____ DAY OF _____, 20__, BEFORE ME _____, A NOTARY PUBLIC, MICHELLE E. MCCONKIE, WHO BEING BY ME DULY SWORN DID STATE THAT SHE IS THE DIRECTOR OF THE STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, AND SHE DID DULY ACKNOWLEDGE THAT SHE EXECUTED THE ABOVE INSTRUMENT IN BEHALF OF THE STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION FOR THE USES AND PURPOSES STATED HEREIN.

NOTARY PUBLIC: _____
FULL NAME PRINT: _____
COMMISSION NO.: _____
EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

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

LEGAL DESCRIPTION

BEGINNING AT A POINT THAT IS ON THE NORTH SECTION LINE, SAID POINT ALSO LIES NORTH 09°00'15" WEST 449.68 FEET ALONG THE SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 01°13'41" WEST 059.77 FEET; THENCE SOUTH 31°22'01" WEST 507.42 FEET; THENCE SOUTH 01°13'41" WEST 151.70 FEET; THENCE SOUTH 35°30'13" WEST 295.04 FEET; THENCE SOUTH 01°13'41" WEST 025.31 FEET; THENCE SOUTH 55°17'03" EAST 250.04 FEET; THENCE SOUTH 08°27'30" EAST 275.26 FEET; THENCE SOUTH 64°24'25" EAST 196.20 FEET; THENCE SOUTH 12°30'20" WEST 362.87 FEET; THENCE SOUTH 22°10'42" EAST 313.37 FEET; THENCE SOUTH 11°14'44" EAST 236.94 FEET; THENCE SOUTH 54°24'20" EAST 395.09 FEET TO THE NORTH SOUTH CENTER SECTION LINE OF SAID SECTION 2; THENCE SOUTH 01°12'40" WEST CENTER SECTION LINE 303.12 FEET; THENCE NORTH 44°30'12" WEST 797.14 FEET; THENCE NORTH 10°00'03" WEST 500.90 FEET; THENCE NORTH 00°18'04" EAST 365.50 FEET; THENCE NORTH 29°04'10" WEST 329.47 FEET; THENCE SOUTH 60°33'22" WEST 70.61 FEET; THENCE NORTH 66°01'42" WEST 77.72 FEET; THENCE NORTH 42°51'05" WEST 64.16 FEET; THENCE NORTH 47°46'01" WEST 307.19 FEET TO THE EAST LINE OF THE HURRICANE LOCAL SURVEY, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID HURRICANE LOCAL SURVEY THE FOLLOWING NINE (9) COURSES: 1) NORTH 25°44'24" EAST 120.00 FEET, 2) NORTH 09°15'01" EAST 119.23 FEET, 3) NORTH 09°14'52" EAST 106.57 FEET, 4) SOUTH 00°59'15" EAST 33.00 FEET, 5) NORTH 01°00'45" EAST 340.65 FEET, 6) NORTH 00°50'30" EAST 532.97 FEET, 7) NORTH 19°44'34" EAST 400.02 FEET, 0) NORTH 00°42'04" EAST 372.70 FEET, AND 9) NORTH 04°54'51" EAST 16.47 FEET TO THE SOUTH LINE OF THE 2-KSAM FAMILY PARTNERSHIP PARCEL, TAX ID# H-369-A; THENCE SOUTH 00°50'54" EAST ALONG SAID SOUTH LINE 20.55 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 12°43'01" EAST ALONG THE EAST LINE OF SAID PARCEL 160.50 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTH 00°50'54" WEST ALONG SAID NORTH LINE 42.26 FEET TO THE SAID EAST LINE OF THE SAID HURRICANE LOCAL SURVEY; THENCE NORTH 08°14'21" EAST ALONG SAID EAST LINE 49.75 FEET; THENCE NORTH 08°14'14" WEST ALONG SAID EAST LINE 267.95 FEET TO THE SOUTH LINE OF THE DAVID AND CATHIE BURGON PARCEL, TAX ID# H-6-B-1; THENCE SOUTH 09°13'44" EAST ALONG SAID SOUTH PARCEL LINE 74.69 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 00°46'16" EAST ALONG THE EAST LINE OF SAID PARCEL 32.56 FEET TO THE NORTH SECTION LINE OF SAID SECTION 2; THENCE SOUTH 09°00'15" EAST ALONG SAID NORTH SECTION LINE 420.47 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING PARCEL FOR A WELL SITE:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 09°00'26" EAST 1563.19 FEET ALONG THE SECTION LINE; THENCE SOUTH 2225.23 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE SOUTH 32°40'47" EAST 200.00 FEET; THENCE SOUTH 57°11'13" WEST 200.00 FEET; THENCE NORTH 32°40'47" WEST 200.00 FEET; THENCE NORTH 57°11'13" EAST 200.00 FEET TO THE POINT OF BEGINNING. (CONTAINS 40,000 SQUARE FEET OR 0.92 ACRES, MORE OR LESS)

NET DEDICATION PARCEL CONTAINS 1,502,001 SQUARE FEET OR 37.49 ACRES.

NOTES:

1) STATE OF UTAH INSTITUTIONAL TRUST LANDS RESERVES THE ENTIRE INTEREST IN THE MINERAL ESTATE, INCLUDING ALL COAL, OIL, GAS AND OTHER MINERALS IN ALL LANDS SO CONVEYED AND DEDICATED.

THREE FALLS TRAIL

SECTION 2, TOWNSHIP 42 SOUTH, RANGE 13 WEST
SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH

SHEET 1 OF 2



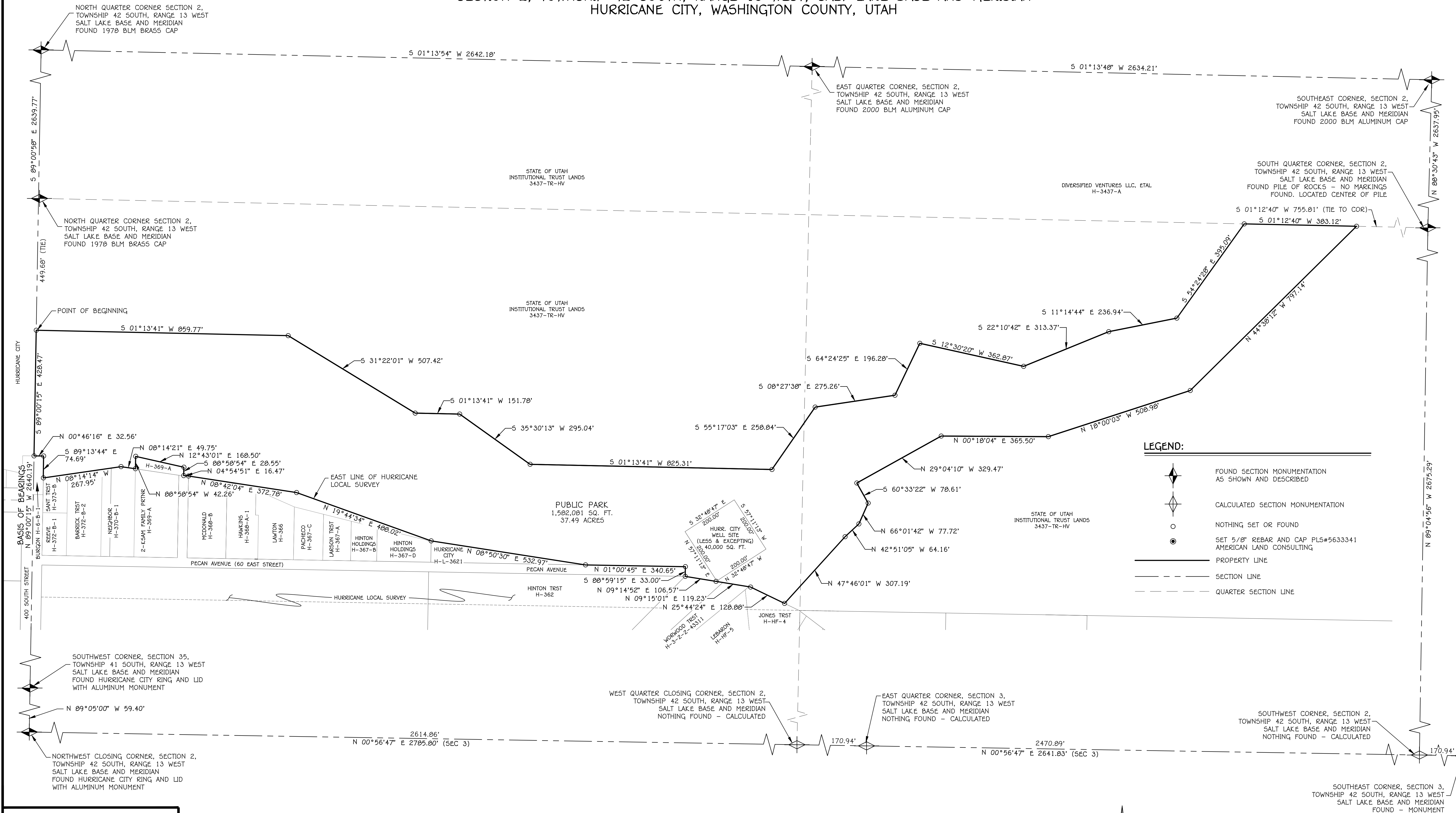
1043 EAST 3740 SOUTH, WASHINGTON, UT 84780

JOB # 21-032 - Hurr. City DATE: 06/22/2022
FILE: 21-032 Dedication.dwg SCALE: N.T.S.

APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH:		APPROVAL AS TO FORM:	TREASURER APPROVAL:	RECORDED NO.
WE, HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY APPROVE SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS ____ DAY OF _____, 20__.		APPROVED AS TO FORM, THIS ____ DAY OF _____, 20__.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____, 20__, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS DEDICATION PLAT HAVE BEEN PAID IN FULL.	
CITY RECORDER HURRICANE CITY, UTAH	MAYOR HURRICANE CITY, UTAH	CITY ATTORNEY HURRICANE CITY, UTAH	TREASURER WASHINGTON COUNTY, UTAH	FEE: COUNTY RECORDER WASHINGTON COUNTY, UTAH

THREE FALLS TRAIL

SECTION 2, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH



AMERICAN
★ LAND CONSULTING ★
1043 EAST 3740 SOUTH, WASHINGTON, UT 84780
JOB # 21-032 - Hurr. City DATE: 06/22/2022
FILE: 21-032 Dedication.dwg SCALE: 1"=150'

THREE FALLS TRAIL
SECTION 2, TOWNSHIP 42 SOUTH, RANGE 13 WEST
SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH
SHEET 2 OF 2