



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

City Council

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

Hurricane City Council Meeting Agenda

March 2, 2023
4:00 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.**

4:00 p.m. Closed Meeting: Held pursuant to Utah Code section 52-4-205

5:00 p.m. Pre-meeting

1. Agenda Summary

6:00 p.m. - Call to Order

Prayer

Thought

Pledge of Allegiance

Recognition for school crossing guards

Declaration of any conflicts of interest

Discussion on the impact of new housing.

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.

Consent Agenda

1. Consideration and possible approval of local consent for a single event beer license for Zion Canyon Brewing

2. Discussion and consideration of an Amended Final Plat for Cliff View Estates Phase 1 Lots 14 & 15, located at 3653 and 3653 S Cypress Point Road. Fairway Vista Estates Applicant. Alliance Consulting (Mike Bradshaw) Agent.
3. Discussion and consideration of an Amended Final Plat for North Slope Phase 2 Lots 42 & 43, located at 2041 and 2027 W Cedar Breaks Dr. Fairway Vista Estates Applicant. Alliance Consulting (Mike Bradshaw) Agent.
4. Discussion and consideration of an Amended Final Plat for Cliff View Estates Lot 6 Partial Amendment "C", located 3557 S Cypress Point Road. Fairway Vista Estates Applicant. Alliance Consulting (Mike Bradshaw) Agent.

OLD BUSINESS

1. Consideration and possible approval of a **resolution in support of developing a mountain bike race course on City and BLM Land.**
2. Consideration and possible approval of **Resolution 2023-05 adopting excess water surcharges**

NEW BUSINESS

1. Consideration and possible approval of a **resolution appointing a deputy city recorder**
2. Consideration and possible approval of **Deseret Roads and Trail System (DRATS) asphaltting the road up to the water tanks and staging area south of the SR-7 interchange**
3. Consideration and possible approval to **move forward with the AWOS project at the airport**-Mike Vercimak
4. Ordinance 2023-ZC-04: Discussion and consideration of a **Zone Change Amendment request located at 479 N 360 E from HC, highway commercial, to RM-3, multifamily 15 units per acre. Parcel number H-SMME-1-A.** Interstate Rock Applicant. Chase Stratton Agent.
5. Discussion and consideration of **removing the City Council conditions previously placed on the issuance of a building permit for non-combustible structures, subject to compliance with the City's Code and the Building Code.** - Scott Nielson
6. Consideration and possible approval and acceptance **of roadway dedications for Glampers Way, Jellystone Road, and Sand Hollow Road.** - Arthur LeBaron
7. Consideration and possible approval of the **Ethical Behavior Policy**-Sel Lovell

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

Agenda Summary for Hurricane City Council March 2, 2023

Closed Meeting

Held pursuant to Utah Code section 52-4-205 to discuss the purchase of real property.

Consent Agenda

1. The Hurricane Mountain Bike Festival will be held from March 24th-26th. This is an annual event that has never had any problems in the past.
2. The applicant has applied to amend the final plat for Cliff View Estates within the Copper Rock development to adjust the lot lines between Lots 14 and 15 to match the location of the driveway and a rock wall. Any lot line changes within a recorded subdivision require an amended final plat. The Planning Commission recommended approval of the amended final plat subject to staff and JUC comments.
3. The applicant has applied to amend the final plat for Cliff View Estates within the Copper Rock development to adjust the lot lines between Lots 42 and 43. Any lot line changes within a recorded subdivision requires an amended final plat. The Planning Commission gave a positive recommendation on the proposed final plat amendment subject to staff and JUC Comments.
4. The applicant has applied to amend the final plat for Cliff View Estates within the Copper Rock development to add an additional five feet to the northeast property line. A building permit was submitted for this lot and was rejected because it did not meet setbacks, so they are moving the property line so they can meet setbacks and still build the size house they want. Any lot line changes within a recorded subdivision requires an amended final plat. The Planning Commission gave a positive Recommendation on the proposed amended final plat subject to staff and JUC recommendations.

Old Business

1. UPDATE 2/27/2023

During February 16, 2023 City Council meeting the proposal to create a State Championship venue for the Utah High School Cycling League on City property and BLM land was discussed. Concerns about grazing were brought up by the permittees that graze cattle in area. Staff was directed to meet with the ranchers and BLM Grazing Specialist to see how concerns can be addressed. Here is a summary of that meeting:

In attendance were the following:

- Mac Hall, Permittee
- Ryan Reese, BLM Rangeland Management Specialist
- Bob Wells, BLM Outdoor Recreation Planner
- Jake Weber, Utah High School Cycling League Course Designer
- Pam Blackmore, Hurricane GIS Analyst
- Arthur LeBaron, Hurricane City Engineer

Jake Weber led the discussion. It was established that the permittees and the Rangeland Management Specialist did not have an issue with the State Championship event. The big concern that was reiterated by Mac and Ryan is the potential for cumulative impacts that developing trails in the area may cause to the quality of the grazing land and the ability for the permittees continued use at the current level. Specifically, they were concerned with the area becoming similar to the JEM Trail area, and in particular, the dispersed camping that location currently experiences.

After a lengthy discussion about grazing and impacts we all drove in a truck together (except for Bob Wells, who had to leave) to review the racecourse that has been proposed. Mac Hall suggested a few changes, which Jake Weber conceded to as a matter of compromise. The changes were to abandon the use of one of the ranch access roads and any improvement thereof. The other consisted of moving a stretch of the proposed trail into a wash instead of parallel to the wash. There are maintenance concerns with incorporating the wash into the racecourse, but Jake felt like it was something that could be done and wanted to offer as much compromise as possible.

I checked with an engineer that works on dams with NRCS and he was not concerned about people congregating near or on the dam. In general, I am not concerned about the use of the City property being used as a staging area as long as sustainable improvements are made, such as the placement of road base and culverts, where needed. The cost of these improvements should be borne by TRT funds from Washington County. If the City chooses to permit event promoters to utilize the property there should be a standard agreement with requirements for fees, insurance, clean-up, etc. At the end of the day, the City's authorization of the use of the City property for events lies solely with the City and is separate from the process that the BLM will be required to follow to permit construction of a trail network. In addition, the Utah High School Cycling League is prepared to pay a per-rider fee to the City for any of their events that use City property, as is currently occurring with other courses throughout Utah where they host events.

The BLM is required to follow NEPA (National Environmental Policy Act) for any action on their part. This could be as little as a Determination of NEPA Adequacy or DNA, and as much as an Environmental Assessment, or EA. An evaluation of the development of trails in the area and their impacts is required, regardless of the City's decision. Impacts on grazing, cultural resources, threatened and endangered species, etc. are all on the list to be analyzed. The BLM Rangeland Management Specialist indicated that he would be opposed to the development of trails in the area regardless of concessions made by the trail builders. That is an issue that will have to be taken up by BLM staff at the St. George Field Office, and possibly addressed in an EA.

ORIGINAL DISCUSSION:

The primary motivation behind this request is to provide a sustainable race venue for the NICA Utah League to hold their annual State Championship event. NICA is "National Interscholastic Cycling Association", a league that provides mountain bike racing for middle and high school students athletes across America. The Utah League has held the State Championship event in St. George since its inception. Over the years there have been multiple staging venues, and each one has been developed, making them unsuitable for such an event. Currently there is not a suitable venue available in Washington County, which is problematic because of the need for good weather at the end of the race season in late October. While exploring options, BLM identified the area around the Frog Hollow Dam property (80 acres that Hurricane City owns) to develop a race venue and mountain bike trails. This

would require forging a partnership between Hurricane City and BLM where the City would make their property available for event staging and BLM land would be used for the development of the trails.

Staging requirements include some of the following activities:

- Race start and finish areas.
- Team pit zones
- Public parking
- Participant Camping

Typically, a NICA event requires 15 acres minimum for staging. Participant camping requires additional acreage.

BLM has indicated that they would like to create a primary 5-mile race loop for the NICA Utah League State Championship, with many more miles of trail network that would connect to existing trails in the area. Additionally, BLM would like to use this proposed venue for other bike racing events such as "25 Hours of Frog Hollow". These events are problematic because they require closure of many miles of the JEM Trail network, as well as Sheep Bridge Road. This new venue would provide a course that would not require closure of any roads, and keep the JEM Trail open during events.

For those not into mountain biking, or unfamiliar with the JEM Trail network: The JEM Trail is a world-famous network of trails on both sides of Sheep Bridge Road. People come internationally to ride this iconic trail system. It is very problematic to close it.

City Staff has met with personnel from the State of Utah, National Park Service, Bureau of Land Management, and Washington County (Greater Zion) to discuss this project. There are grants available to be used for this type of project. Transient Room Tax that is managed by Greater Zion seems to be the most available and beneficial source. It has been indicated that adequate funding has been pledged by Washington County to bring this project to fruition. Securing permission from the City for use of the City property is the next step for the project to proceed.

2. When the Council last considered this matter, the Council directed the City Attorney to draft a revised resolution imposing excess water surcharges. For new connections, the Council's direction was to reduce the \$10 per thousand gallons over the threshold to \$5 per gallon. The Council also wanted to see the thresholds relaxed somewhat to account for typical water usage. The Council was also concerned about large families being penalized more than small households. Negative impacts on agriculture were also discussed. Finally, the Council directed that the surcharge funds be retained by the City and used for conservation.

The updated resolution in the packet attempts to address the concerns raised by the Council while also encouraging water users to stay within the parameters for annual water usage set out by the City's water wholesale provider, the Washington County Water Conservancy District.

Summary of the Changes to the Resolution:

As suggested by the Council, two relief programs are built into the proposed surcharge rates. The first is for large families. If a household with more than four full-time residents incurs a surcharge, the

household will be entitled to a rebate of the surcharge for each resident over four based on an allotment of 1,800 gallons per month per resident. The rebate can be sought monthly or annually. A similar relief program is proposed for livestock, with customers watering more than 2 head of cattle (or equivalent livestock unit) being entitled to a rebate at an allotment of 600 gallons of water per month per animal. This rebate may also be sought monthly or annually.

The prior draft of the resolution allowed all existing connections to use 36,000 gallons per month for the entire year without incurring a surcharge. The new version differentiates between those with access to pressurized irrigation and those without. For those without pressurized irrigation (using culinary water to irrigate), the threshold is reduced to 24,000 gallons per month during the three winter months, increased to 48,000 during the five summer months, and the spring and fall months remain at 36,000 per month. This creates a bell curve that better accommodates most user's annual usage while still encouraging careful use of water. For those with access to the City's pressurized irrigation system, the monthly threshold is 24,000 gallons per month for the entire year, which will not impose a surcharge on the vast majority of residents because those residents should only use culinary water indoors.

For new connections, the proposed resolution maintains the same thresholds as recommended by the Conservancy District. The reasoning is that with the Large Family Relief Program and the Livestock Watering Relief Program, households that exceed these thresholds will likely be entitled to a rebate. The Council should also be aware that the District, as of January 1, 2023, has updated its source sizing standards and is assuming that all new connections will meet the lower .59 acre feet per year standard. Moving forward, the Conservancy District's impact fee calculations and calculations of the remaining water supply is based on all new connections meeting the .59-acre feet per year standard. In the new proposed draft, the penalty for exceeding the threshold for new connections has been reduced from \$10 to \$5 per thousand gallons.

The proposed resolution states that excess water use surcharges collected by the City will be maintained by the City and used for water conservation.

New Business

1. The City Recorder position needs temporary coverage.
2. The Desert Roads and Trails system reached out to Mayor Billings. They are applying for a federal grant to pave the road up to the water tanks and staging area south of SR-7. They have offered to match the grant and pay the remaining balance. They want the City to maintain the road after it is paved.
3. Mike Vercimak would like to discuss the ongoing maintenance cost of the AWOS (weather monitoring) system.
4. The applicant is seeking a zone change from HC, highway commercial, to RM-3, multifamily 15 units an acre on a 1.06-acre piece of property located east of the 500 N and SR-9 stoplight. The applicant has indicated to staff they would like to do some multifamily housing on the site but are unsure at this time what the layout or product type will be. At 15 units an acre they could only build, at most, 16 units. The Planning commission recommended denial of the proposed zone change due to concerns about access to the property and that the Planning Commission believes that the parcel is better suited for Highway Commercial.

5. Scott Nielson is requesting to be on the agenda for the Glamper's Inn/Jellystone Resort. He is requesting to be able to move forward with their non-combustible building permits before the completion of the water loop.
6. These roadways need to be approved and accepted by the City Council in order to move forward with the review and recording of the subdivision of Glampers Inn.
7. The policy is the Ethical Behavior Policy/ Code of Ethics. This is an adaptation of the State of Utah's code of ethics which focuses on the position an appointed official or city employee must take when it comes to dealing with the public in an ethical manner (prohibited conduct). This was recommended as part of the City's Fraud Risk Assessment.



STAFF COMMENTS

Consideration and possible approval of local consent for a single event beer license for Zion Canyon Brewing

Discussion:

The Hurricane Mountain Bike Festival will be held from March 24th-26th. This is an annual event that has never had any problems in the past.

Findings:

Recommendation:

Attachments:

1. email
2. event site plan
3. special event application
4. approval sheet

Cindy Beteag

From: Cindy Beteag
Sent: Wednesday, October 05, 2022 10:52 AM
To: DJ Morisette
Subject: RE: Event Permit

Hi DJ,

Sorry it has taken me so long to get back to you. Here is the what the email I thought I sent to you after last year's event.

"Hurricane City is proud of the event that you have created and grown to what it is now. Due to the rising amount of events that are coming to our town and the want for all of them to be sponsored by Hurricane City, we have to make some changes. We have enjoyed our partnership throughout the years and hope to work with you for many more; however, starting next year, we will no longer be able to be a sponsor for this event. In doing this, we wanted to give a year in advance warning that next year the application fee, rental of the community center, and use of power will have to be paid by the event.

We are truly sorry for any inconvenience this may cause you and thank you in advance for your understanding. "

I talked to the Council again about this and they confirmed that moving forward the City won't be sponsoring events unless it is a City event. We are just getting too many requests.

Thank you,

Cindy Beteag



HURRICANE CITY
UTAH

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

From: DJ Morisette <humtbfestival@gmail.com>
Sent: Tuesday, September 13, 2022 11:10 AM
To: Cindy Beteag <cindy@cityofhurricane.com>
Subject: Re: Event Permit

Hi Cindy,

I just now realized that you were calling our event a private event. It's not a private event. Anyone is welcome to come from the community. You pay if you want food, demo bikes and shuttles. If you have any questions about this feel free to call me or email.

Thanks

DJ

Enviado desde mi iPhone

El sep. 7, 2022, a la(s) 2:16 p. m., Cindy Beteag <cindy@cityofhurricane.com> escribió:

Hi DJ,

Some one dropped off the application for the Hurricane Mountain Bike Festival a few weeks ago but they didn't leave payment or say anything. We will need a site plan and payment before we can process this application.

Thank you,

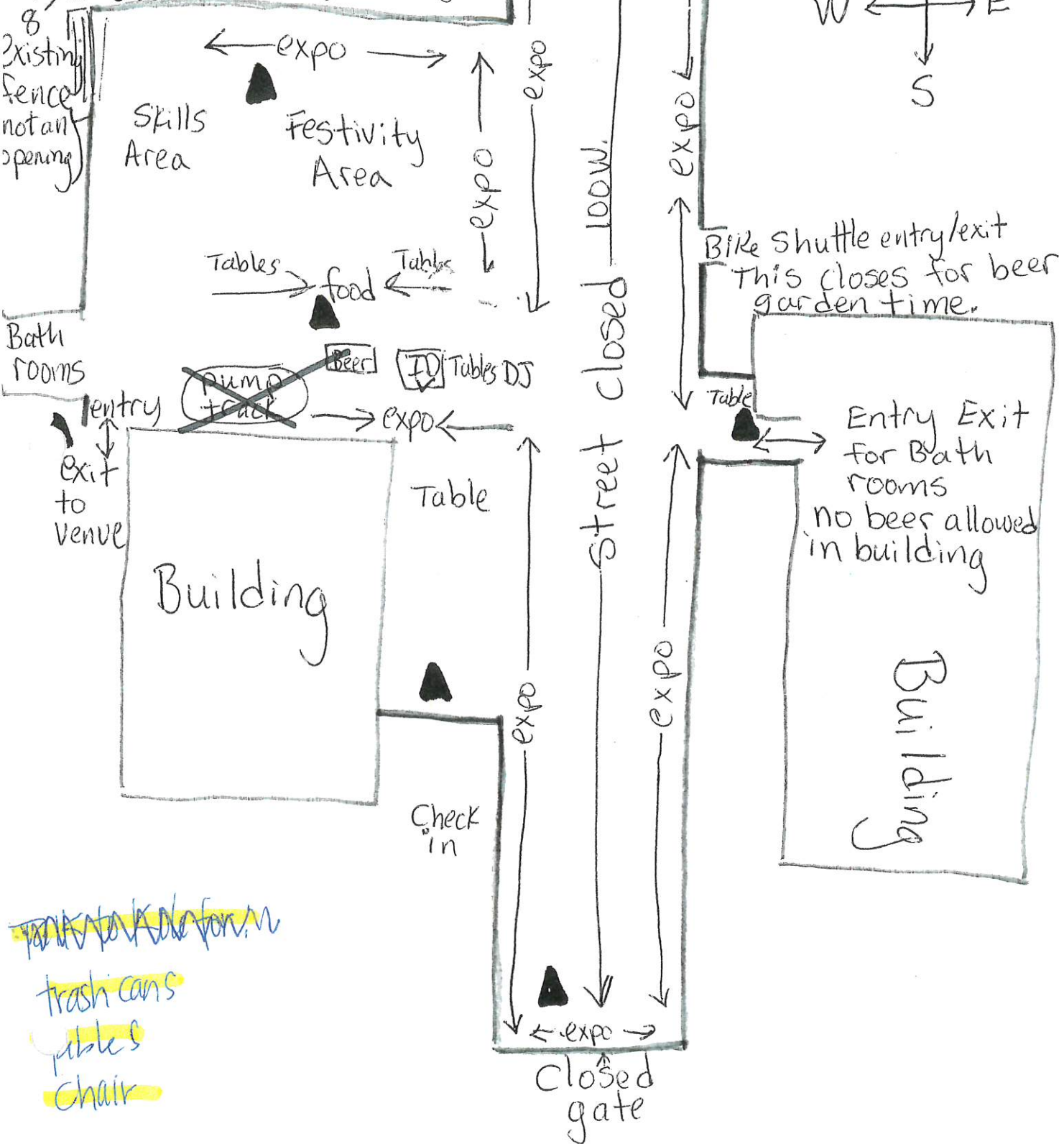
Cindy Beteag

<image001.png>

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

Area is separated by metal & plastic barricades that OTW safety sets up. Hurricane Mountain Dike KS11

Non-red will be enclosed by building or existing fence, expo trailer also create another barrier along fence. there is also only one entrance / exit from venue.



trash cans
tables
chair

Hurricane City - Event Permitting

147 N 870 West, Hurricane, UT 84737

Phone: (435) 635-2811 x 106

E-mail: cindy@cityofhurricane.com

SPECIAL EVENT PERMIT APPLICATION

Type of Event: Check all that apply

\$100 Application Fee

☐ Circuses/Carnival	☐ Concert	☐ Race	☐ Car Show	☐ Grand opening
☐ Parade	☐ Fun run	☐ Cycling	☐ Religious	☐ Festival
☐ Community benefit	☐ Non-profit	☒ Festival	☐ Block party	☐ Rally/Protest/March
☐ Film Production	☐ Film Production	☐ Fundraiser	☐ Other: _____	

1. Event Name: Hurricane Mountain Bike Festival

2. Applicant Name: DJ. Morissette Contact Person: DS morissette Cell Phone: 435-990-1292

3. Organization: _____

4. Applicant Address: 76E. 100S. City: Hurricane State: UT Zip: 84737

5. Mailing Address: // City: // State: // Zip: //

6. Phone Number: _____ Cell Phone: 435-990-1292

7. E-mail: humbfestival@gmail.com 8. Event Web Address: (Only if applicable) www.hurricanemtb festival.com

EVENT DETAILS

9. Location of Event: Community Center

10. Event Date(s): march 24th-26th Start Time: 9:00am End Time: _____

11. Clean up: Date(s): march 26th-27th Start Time: 4:pm End Time: 7pm

12. Approx. # of persons attending event per day: 500 Admission fee charged: ☒ Yes ☐ No Amount \$ 45

13. Is event held on private property? ☐ Yes ☒ No (Please provide letter of approval from property owner)

14. Will food be served? ☒ Yes ☐ No (Please contact Southern Utah Health Department (435) 673-3528)

15. Will alcohol be sold or served? ☒ Yes ☐ No If Yes, Name of Licensee: Zion Canyon Brewing
(The Licensee must obtain an alcohol catering license from the business license office for the event).

16. Number of Private Security/Officer(s): 3 Company Name: onsite private security

CITY PERSONNEL - Please be specific about services required

17. ☐ Security/Police Officer - Complete Security Plan (see attached)

☐ Ambulance: (Rate: \$100/hr. crew may leave on other calls)

☐ Rec Staff after 9:00 p.m. (Rate: \$50/hr.)

☐ Public Works/Sanitation (Rate varies- contact Public Works at 435-635-2811 Ext. 119) *Subject to current fee schedule rates

SITE SET-UP/SOUND Check all that apply

18. ☒ Music Please initial that you will comply with Hurricane City Sound Ordinance. 4-9-2 plu Date 8/2/22

☐ PA/Audio System - Type/Description: _____

☐ Portable Sanitary Units

☐ Tents/Canopies ☐ Yes ☐ No How many tents/pop ups canopies? _____ All tents require inspection from the Hurricane Valley Fire Department

☒ Food Truck Inspection- Require Inspection from Hurricane Valley Fire District/Southwest Health Department

☐ Fireworks/Fire Performance/Open Flame - Requires approval from Hurricane Valley Fire - 435-635-9562

☐ Propane/Gas on site - Requires approval from Hurricane Valley Fire - 435-635-9562

☐ Trash/Recycle Bin Coordination on site - WCSW - 435-673-2813

☐ Mobile Stage (\$400/Event)

I certify that the above information is true and accurate. By signing below, I acknowledge receipt, review & understanding of the Special Event Permit Guidelines, and Schedule of Fees. I am aware that I am responsible for paying for requested City services. I will also comply with all local, state and federal regulations. I will notify the City of any changes to the event. Understand that changes can result in denial or revocation of the permit.

Applicant Signature: DJ Morissette Title: Festival Director Date: 8/2/22 Page 13 of 140

Hurricane City - Event Permitting

147 N 870 West, Hurricane, UT 84737

Phone: (435) 635-2811 x 106

E-mail: cindy@cityofhurricane.com

FOR OFFICE USE ONLY

DATE: _____

RECEIVED: _____

DATE: _____

Security Plan Request Form

Hurricane City Police Department

All questions must be answered completely, or application will not be considered. Please allow 10 days for approval. (Together with this application please provide a written security plan, include the names of all security personnel.)

Event Name

1. Event Name: Hurricane Mountain Bike Festival			
2. Applicant Name: DJ Morissette		Contact Person: DS	Cell Phone: 435-990-1292
3. Organization:			
4. Applicant Address:	City: Hurricane	State: UT	Zip: 84737
5. Mailing Address: 76 E. 100S.	City: " "	State: " "	Zip: " "
6. Phone Number: " "	Cell Phone: 435-990-1292		
7. E-mail: humtbfestival@gmail.com	Website: (if applicable) www.hurricanemtbfestival.com		
8. Number of Expected Attendance	Occupancy Load: 500		

- Security Personnel must be at least 21 years old.
- A security director must always be onsite with a cell phone.
- Shirts or Vests must look the same. "Security" must be stated on the shirt or vest, so it is visible to the public and the police department.

Please Check Applicable Security (The following will allow for the calculation of security required. The calculations will change depending on the type of event.)

- | | | |
|---|-------------------------|-----------------|
| ☐ Police Officers | 2 Police Officers per | 1 to 300 People |
| ☒ Security Officers in Uniform | 3 Security Officers per | 1 to 300 People |
| ☒ Private Citizens in Security Shirts/Vests | 4 Private Citizens per | 1 to 300 People |

Name of Security Contact: Dane Womack Cell Number 435-592-0650

Comments: _____

I understand that falsifying any information on this application constitutes enough cause for rejection or revocation of the Special Events Permit. I also understand that the police department may require additional information as permitted by ordinance and agree to supply the same.

Page 15 of 140

Hurricane City - Event Permitting

147 N 870 West, Hurricane, UT 84737

Phone: (435) 635-2811 x 106

E-mail: cindy@cityofhurricane.com

SPECIAL EVENT CHECK LIST

Thank you for choosing the City of Hurricane to hold an event. The City of Hurricane Special Event Ordinance requires a Special Event Permit for a temporary gathering or organized activity that will disrupt the normal expected peace of any area in the City of Hurricane or is outside the established and normal use allowed by zoning, including but not limited to parades, block parties, sales in parking lots or vacant lots, circuses/carnivals, car shows, foot races, and walk-a-thons, which are held on private or public property. Events shall not be more than seven continuous days in length and shall not occur more than two times within a twelve-month period.

DOCUMENTS

- ___ 1. Complete Special Event Application (Due 45 days before event). Events filed less than 45 days will not be accepted.
- ___ 2. \$100 Application Fee
- ___ 4. Security Plan. Must provide names of security personal, Ages and contact information
- ___ 5. Detailed Event Site Plan. Must include street names, placement of barricades, road/sidewalk closures, booth placement, inflatables, amusement devices, table placement, portable toilet
- ___ 6. Encroachment permit application. Traffic Control Plan (foot, cycling, or any time)
- ___ 7. UDOT Permit (if the event touches state roads)
- ___ 7. Written authorization for events held on private property from the property owner
- ___ 8. Insurance for each vendor naming the City of Hurricane as additional insured. If facility or park. See the sample insurance certificate and the required amounts.
- ___ 9. Proof of Insurance naming the City of Hurricane as additional insured. Insurance closure or sidewalk closure.
- ___ 10. Alcohol Sales/Beer Garden Application - Please contact state of Utah Department
- ___ 11. Temporary sales tax number for event and vendors. Please contact state of Utah
- ___ 12. Health department approval for any food provided at an event. Southwest Health
- ___ 13. Proof of park reservation or city facility reservation.
- ___ 14. If alcohol is to be sold or served in conjunction with a special event, a current application. The Licensee must obtain a Liquor Catering License from the Business Licensing Department. Release application for insurance requirements

The application will be submitted to the event committee for their recommendation of approval. Comments/concerns from the event committee. Comments/ concerns of the committee must be approved by the event permit. City council approval is required for single event alcohol permits.

CITY OF HURRICANE
147 NORTH 870 WEST
HURRICANE UT 84737

435-635-2811

Receipt No: 7.705325

Dec 13, 2022

MOUNTAIN BIKE FESTIVAL

Previous Balance:	.00
NEW BUSINESS LICENSE	100.00-
NEW BUSINESS LICENSE	
NEW BUSINESS LICENSE	100.00
EVENT PERMIT	

Total:

ADJUSTMENT ENTRY
Total Applied:

Change Tendered:

12/13/2022 2:58 PM

Office Use Only

Date application received _____ Date for Staff Review _____ Staff Approval Date _____
Permit# _____ Date 12/13/22 Receipt # 7.705325 Amount 100.00
Date sent to City Departments for review _____

SPECIAL EVENT APPROVAL

Date: December 13, 2022

Name: Hurricane Mountain Bike Festival

Address: Community Center

Dates: March 24-26, 2023

	<u>APPROVED</u>	<u>NOT APPROVED</u>	<u>DATE</u>
FIRE & SAFETY	<u>K</u>		<u>12-14-22</u>
ROADS	<u>WW</u>		<u>12-14-22</u>
WATER	<u>KR</u>		<u>12-14-22</u>
POWER	<u>BA.</u>		<u>12-14-22</u>
ENGINEERING	<u>AOL</u>		<u>12-14-2022</u>
ZONING	<u>SN</u>		<u>12-14-22</u>
PUBLIC WORKS	<u>u</u>		<u>12-15-2022</u>
POLICE	<u>HE</u>		<u>12/14/2022</u>
RECREATION	<u>*TW</u>		<u>12/14/2022</u>

Comments: *The event dates need to include
their set up days. I believe in years
Past they have set up Thursday but according
to this permit I will not plan on them until
Fridays?
emailed 12/15/22



STAFF COMMENTS

Discussion and consideration of an Amended Final Plat for Cliff View Estates Phase 1 Lots 14 & 15, located at 3653 and 3653 S Cypress Point Road. Fairway Vista Estates Applicant. Alliance Consulting (Mike Bradshaw) Agent.

Discussion:

The applicant has applied to amend the final plat for Cliff View Estates within the Copper Rock development to adjust the lot lines between Lots 14 and 15 to match the location of the driveway and a rock wall. Any lot line changes within a recorded subdivision require an amended final plat.

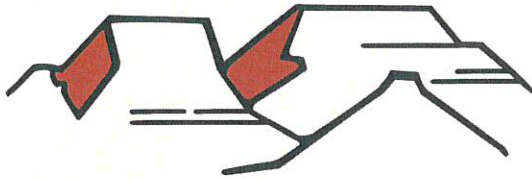
The Planning Commission recommended approval of the amended final plat subject to staff and JUC comments.

Findings:

Recommendation:

Attachments:

1. 2023-AFP-05 App
2. 2023-AFP-05 Plans
3. 2023-AFP-05 Cliff View Estates Ph 1 Lots 14 _ 15



HURRICANE CITY

UTAH

147 N 870 W Hurricane UT 84737

PHONE: 435.635.2811 FAX: 435.635.2184

AMENDED FINAL PLAT APPLICATION

For Office Use Only: \$150 Fee

File No. 2023-AFP-05

Receipt No. 8.165792

Name: Fairway Vista Estates Telephone: 435-463-2400

Address: P.O. Box 160, Hurricane UT 84737 Fax No. _____

Email: kenneth.knudson@hnmweb.com Agent Email: mwb@allianceconsulting.us

Agent (If Applicable): Alliance Consulting (Mike Bradshaw) Telephone: 435-673-8060

Address/Location of Subject Property: Lot 15 - 3652 S Cypress Point Rd., Hurricane UT, 84737

Lot 14 - 3653 S Cypress Point Rd., Hurricane UT, 84737

Tax ID of Subject Property: H-CLF-1-15 & H-CLF-1-14-PT-A Number of Lots: 2

Subdivision Name: Cliff View Estates at Copper Rock Phase: 1

Submittal Requirements:

- a. 1 – 11x17 plat map
- b. Postage Stamps for all property owners within 250 feet of the property boundaries of the proposed amendment.

1. The final plat shall show:

- ☒ a. The name or designation of the subdivision that is distinct from any plat already recorded in the County Recorder's office, as approved by the Planning Commission.
- ☒ b. The boundaries, course, and dimensions of all of the parcels of ground divided, by their boundaries, course, and extent, whether the owner proposes that any parcel of ground is intended to be used as a street or for another public use, and whether any such area is reserved or proposed for dedication for a public purpose.
- ☒ c. The lot or unit reference, block or building reference, street or site address, street name or coordinate address, acreage or square footage of all parcels, units, lots, and the length and width of the blocks and lots intended for sale.
- ☒ d. Every existing right-of-way and easement grant of record for communications infrastructure, for underground facilities as defined in Section 54-8a-2 of the Utah Code and for other utility facilities. Where the same is granted to a specific entity, that entity must be clearly identified.
- ☒ e. True angles and distances to the nearest established street lines or official monument, which shall be accurately described on the plat and shown by appropriate symbols.

- X f. All street center line data must be shown, together with its relationship to the property lines, corners, etc.
- X g. The accurate location of all monuments shall be shown on the plat, and shall be identified, including all United States, State, County, or other official monuments.
- X h. The dedication to the public of all streets and highways included in the proposed subdivision (except approved private streets).
- X i. Street monuments shall be installed by the subdivider in accordance with the requirements of City Standards. Locations of said monuments shall be approved by the City Engineer and indicated on the subdivider's plat by the appropriate symbols.
- X j. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common uses by all property owners.
- X k. Where it is proposed that streets be constructed on property controlled by a public agency or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company and entered on the final plat in a form approved by the City Attorney.

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

- X a. A registered professional land surveyor's certificate of survey, together with a statement that: (a) the surveyor holds a license in accordance with Title 58, Chapter 22 of the Utah Code, Professional Engineers, and Professional Land Surveyor's Licensing Act; (b) the surveyor has completed a survey of the property described on the plat in accordance with Section 17-23-17 of the Utah Code and has verified all measurements; (c) has placed monuments as represented on the plat. Plat must be signed and stamped by the licensed surveyor prior to final plat submittal.
- X b. The owner's certificate of dedication of all streets, roads, rights-of-way, or other parcels intended for the use and benefit of the general public.
- c. Mortgagee or other lien holder's Consent to Record, if applicable.
- X d. A notary public's acknowledgement space for the signature of the mortgagee and/or each owner signing the plat.
- X e. Certificate of approval of Ash Creek Special Service District.
- X f. Certificate of approval of the City Engineer.
- X g. Certificate of approval of the City Council, as evidenced by the signature of the mayor
- X h. Certificate of approval as to form executed by the City Attorney.
- X i. A one and one-half inch by five-inch (1 ½" x 5") space in the lower right-hand corner of the drawing for the use of the County Recorder.

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

- _____a. A completed form from the Washington County Treasurer's office (see attached copy of form) for property located within the subdivision verifying that all taxes or special assessments payable on all property within the limits of the subdivision are paid in full
- _____b. An original copy for Staff reviews of the proposed deed restrictions or CC&Rs in proposed final form with signature lines for all owners of any interest in the subdivision who would sign the final subdivision plat must be submitted with final plat application. After being approved by staff this document shall be signed, acknowledged by a notary public, and recorded in the office of the County Recorder along with the final plat.
- _____c. Title report, updated within 30 days, for the property being subdivided.
- _____d. A disk of the final plat prepared in 'Auto-Cad'

Application Process: The following steps occur:

1. A completed application with all required documents and fee payment as outlined above is submitted to the Planning Department.
2. A paper copy of the amended plat is submitted to the City Engineer for review. The City Engineer will redline the plat and email the subdivision engineer of required changes that need to be made. If a plat is still not ready for the City Engineers signature after the second submittal, an additional fee must be paid before the Engineer performs another review.
3. A plat amendment without the notarized signatures of all the owners of record on the mylar or on consent to record forms will require a public hearing. The applicant will be required to pay all notification and/or publication costs for notice of the hearing.

Requirements for recordation:

1. Amended plat approval by the City Council
2. One disk of the final plat provided in 'Auto Cad' format – one for the County Recorder.
3. Review of the title report by the City Attorney.
4. All signatures must be on the mylar, including property owners of record according to the title report, City officials and Ash Creek Special Service District Superintendent.
 - a. The City Attorney is the last signer of the mylar just prior to recordation.
5. Someone from the City Attorney's office will accompany the developer's representative to the County Recorder's office for recordation. The developer pays recording fees.

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

Note: It is important that all applicable information is submitted with the application at least 10 days prior to the Planning Commission meeting. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second and fourth Thursday of each month at 6:00 p.m. A deadline missed due to an incomplete application could result in a delay.

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

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

COPPER ROCK PROPERTIES LC
H-3397-G
PO BOX 160
HURRICANE, UT 84737-0160

FAIRWAY VISTA ESTATES LC
H-GVE-1-1
PO BOX 160
HURRICANE, UT 84737-0160

CRRR LLC - SERIES 1462 WEST TORREY
H-GVE-1-5
PO BOX 160
HURRICANE, UT 84737-0160

WAYMAN HELEN
H-CLF-1-18
PO BOX 1519
COLORADO CITY, AZ 86021

COPPER ROCK PROPERTIES LC
H-3397-F
PO BOX 160
HURRICANE, UT 84737-0160

FAIRWAY VISTA ESTATES LC
H-GVE-1-2
PO BOX 160
HURRICANE, UT 84737-0160

FAIRWAY VISTA ESTATES LC
H-CLF-1-17
PO BOX 160
HURRICANE, UT 84737

WAYMAN VANESSA
H-CLF-1-19
PO BOX 1519
COLORADO CITY, AZ 86021

OYLER BENJAMIN JOSEPH & KURSTIN CHANTE
H-CLF-1-14-PT-A
11882 S VERDE VIEW CV
RIVERTON, UT 84065

FAIRWAY VISTA ESTATES LC
H-CLF-1-16
PO BOX 160
HURRICANE, UT 84737

FAIRWAY VISTA ESTATES LC
H-CLF-1-15
PO BOX 160
HURRICANE, UT 84737

COPPER ROCK PROPERTIES LC
H-3397-D-1
PO BOX 160
HURRICANE, UT 84737-0160

FAIRWAY VISTA ESTATES LC
H-CLF-1-10
PO BOX 160
HURRICANE, UT 84737

COPPER ROCK LOT 4 LLC
H-GVE-1-4
324 N 4275 W
HURRICANE, UT 84737

WILLIAMS THOMAS GREGG & NICOLE, ET AL
H-CLF-1-12
1305 IMPERIA DR
HENDERSON, NV 89045

CRRR LLC - SERIES 3617 S CYPRESS
H-CLF-1-11
PO BOX 1519
COLORADO CITY, AZ 86021

Attorneys
Title Guaranty
Fund, Inc.**COMMITMENT FOR TITLE INSURANCE****ISSUED BY***Attorneys Title Guaranty Fund, Inc.***NOTICE**

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Attorneys Title Guaranty Fund, Inc., a Colorado corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

PCUT202302000440

This page is only a part of an ALTA® Commitment for Title Insurance issued by Attorneys Title Guaranty Fund, Inc. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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- h. "Title": The estate or interest described in Schedule A.
- 2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I—Requirements;
 - f. Schedule B, Part II—Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- e. The Company shall not be liable for the content of the Transaction Identification Data, if any.
- f. In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. In any event, the Company's liability is limited by the terms and provisions of the Policy.

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Transaction Identification Data for reference only:

Issuing Agent: Legal Title Insurance Agency, LLC

Issuing Office: 92 N 3400 West, Suite 1, Hurricane UT 84737

Issuing Office's ALTA® Registry ID: 1212333

Commitment Number: PCUT202302000440

Issuing Office File Number: 4002-1029

Property Address: 3653 S. and 3652 S. Cypress Point Road, Hurricane, Utah 84737

SCHEDULE A

1. Commitment Date: January 24, 2023 @ 8:00 a.m.

2. Policy or Policies to be issued:

Premium

A. ALTA 2006 Owner's Policy, Amount TBD

TBD

Proposed Insured: T B D

Endorsements:

\$0.00

Additional Charges:

\$

Total

\$0.00

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple

4. The Title is at the Commitment Date vested in: Benjamin Joseph Oyler, Kurstin Chantel Oyler, Husband and Wife, as Joint Tenants and Fairway Vista Estates, LC, a Utah Limited Liability Company of Cedar City, Utah

5. The land referred to in this Commitment is located in the County of WASHINGTON, State of Utah, and is described as follows:

See Schedule C attached hereto.

For informational purposes only, the property address is: 3653 S. and 3652 S. Cypress Point Road, Hurricane, Utah 84737

Benjamin Ruesch

Authorized Officer or Agent

Member's Number: 4002

FOR INFORMATION OR SERVICES IN CONNECTION WITH THIS TRANSACTION, CONTACT:

Legal Title Insurance Agency, LLC, 92 N 3400 West, Suite 1, Hurricane UT 84737

Phone: 435-635-6102, Fax: 435-635-7100

Commitment Number: PCUT202302000440

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SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
6. Parcel 1: General property taxes for the year 2023 are accruing as a lien, but are not yet due and payable. Taxes for the year 2022 have been paid in the amount of \$8,010.55. Tax Serial Number H-CLF-1-14-PT-A.

Parcel 2: General property taxes for the year 2023 are accruing as a lien, but are not yet due and payable. Taxes for the year 2022 have been paid in the amount of \$9,247.69 Tax Serial Number H-CLF-1-15.
7. Said property is within the boundaries of Hurricane and Tax District 03, and is subject to any charges and assessments levied thereunder.
8. The effects of easements, restrictions, covenants, conditions, notes, building set-back lines, and rights of way for roads, ditches, canals, streams, rivers, telephone and transmission lines, drainage, utilities or other incidental purposes, over, under or across said property, which are of record or which may be ascertained by an inspection or accurate survey, including, without limitation, any easements, notes, restrictions, building site requirements, setback lines, or rights of way provided for in the official plat map or of record, if any.

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disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, recorded 08/07/2019, as Entry No. 20190031458, in Book n/a, at Page n/a.

21. SEWER LIFT STATION EASEMENT GRANT to Copper Rock Properties LLC, as more particularly described in document recorded 10/17/2019, as Entry No. 20190042971.
22. Vacation of Restrictive Covenants and/or Conditions recorded 01/29/2020, as Entry No. 20200004891. Official Washington County Records.
23. Master Declaration for Copper Rock Golf Course Community of Covenants, Conditions, Restrictions and Easements is made by Fairway Vista Estates LC, but omitting any covenants or restrictions, if any, based upon color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, recorded 07/22/2020, as Entry No. 20200038015, in Book n/a, at Page n/a.
24. BY-LAWS of Copper Rock Community Homeowner's Association recorded 08/03/2020, as Entry No. 20200040231, in Book n/a, at Page n/a of the Official Washington County Records.
25. WATER CONSERVATION EASEMENT to Washington County Water Conservancy District for outside irrigation limitations, and as more particularly described in document recorded 02/04/2021, as DOC No. 20210008104. Any activity which increases the total area of landscaping requiring irrigation on the Property to more than five thousand (5,000) square feet is prohibited.
26. WATER CONSERVATION EASEMENT to Washington County Water Conservancy District for outside irrigation limitations, and as more particularly described in document recorded 03/05/2021, as DOC No. 20210015679. Any activity which increases the total area of landscaping requiring irrigation on the Property to more than sixteen thousand two hundred seventy (16,270) square feet is prohibited.
27. NOTICE OF REINVESTMENT FEE
Homeowners Association: Copper Rock Community Homeowner's Association
Recorded: 03/31/2021
Entry No.: 20210022972
Book/Page: n/a, n/a
28. AMENDED WATER CONSERVATION EASEMENT to Washington County Water Conservancy District for outside irrigation limitations, and as more particularly described in document recorded 05/07/2021 as DOC No. 20210033284. Any activity which increases the total area of landscaping requiring irrigation on the Property to more than five thousand (5,000) square feet is prohibited.
29. Amendment to Covenants, Conditions, and Restrictions as recorded in the Washington County Recorder's Office as Entry Number 20210058678 in Book n/a at Page n/a on 09/03/2021.

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DOC ID No: 20210038864

The Owner's Policy of title insurance committed for in this Commitment, if any, shall contain, in addition to the Items set forth in Schedule B-Section 2, the following items: (1) The Deed of Trust, if any, required under Schedule B-Section 1, Item (b). (2) Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water; minerals, oil and gas; (3) Any and all unpaid taxes, assessments and unredeemed tax sales.

The ALTA Homeowner's Policy of title insurance committed for in this Commitment, if any, shall contain, in addition to the Items set forth in Schedule B-Section 2, the following items: (1) The Deed of Trust, if any, required under Schedule B-Section 1, Item (b); (2) Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water; oil and gas; (3) Real Estate taxes or assessments for the current year and taxes or special assessments which are not shown as existing liens at date of policy; (4) Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete survey of the land and inspection of the land; (5) Covenants, conditions, restrictions, setbacks, easements and/or servitudes appearing in the public records. This exception does not impair the coverage afforded by Covered Risks 12, 13, 23, 24, and 26; (6) Any lease, grant, exception, or reservation of minerals or mineral rights appearing in the public records. This exception does not impair the coverage afforded under Covered Risk 25; (7) Any violation, variation, or encroachment of a boundary wall or fence. This exception does not impair the coverage afforded under Covered Risks 21 and 22; (8) Any security deed, mortgage, deed of trust, judgment, lien or encumbrance of any kind which has been created, suffered, and assumed by the insured or of which the insured has actual knowledge.

Countersigned:

Benjamin Ruesch
Authorized Officer or Agent
Member's Number: 4002

Please make any inquiries for Title questions to Legal Title Insurance Agency, LLC, 92 N 3400 West, Suite 1, Hurricane UT 84737
Phone: 435-635-6102, Fax: 435-635-7100.

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products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your non-public information.

If you send an electronic mail (email) message that includes personally identifiable information, we will use that information to respond to your inquiry. Remember that email is not necessarily secure against interception or other disclosure. If your communication is very sensitive, or includes information such as your bank account, charge card or social security number, you should not send it in an email.

Changes to this Privacy Policy

This Privacy Policy may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Policy, we will post a notice of such changes on our website.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of all the hereon described tract of land having caused the same to be subdivided into public streets and easements to be known hereafter as

"CLIFF VIEW ESTATES - PHASE 1 AT COPPER ROCK PARTIAL AMENDMENT B"

For good and valuable consideration received, the owner does hereby dedicate and convey to City of Hurricane for perpetual use of the public, all parcels of land shown on this plat as public streets and easements. All public streets and easements are as noted of shown. The owner does hereby warrant to the City of Hurricane, its successors and assigns, title to all property dedicated and conveyed to public use herein against the claims of all persons.

In witness whereof we have hereunto set our hands this _____ day of _____ 2021.

Fairway Vista Estates LC
a Utah Limited Liability Company
P.O. Box 160
Hurricane, UT 84737-160

by Kenneth C Knudson, Manager

ACKNOWLEDGMENT - FAIRWAY VISTA ESTATES, LC

STATE OF _____ S.S.
COUNTY OF _____

On the _____ day of _____ 2021, personally appeared before me, KENNETH C KNUDSON, who being by me duly sworn did say that he is the Manager of Fairway Vista Estates, LC., a Utah Limited Liability Company, and that he executed the foregoing owner's dedication in behalf of said company, and he did duly acknowledge to me that such company executed the same for the uses and purposes stated herein.

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

NOTARY PUBLIC

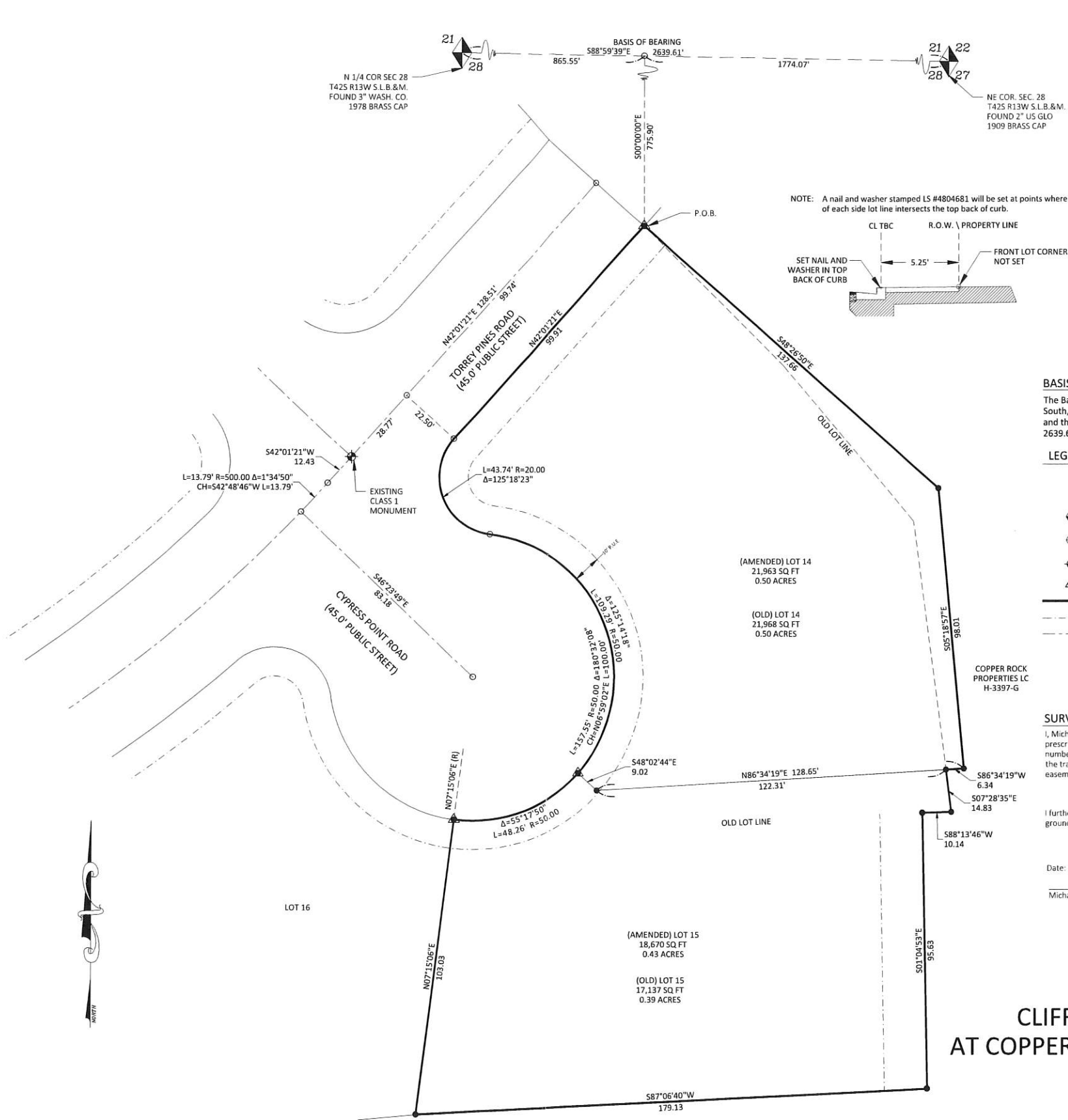
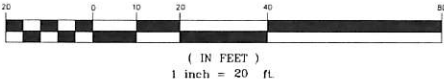
BOUNDARY DESCRIPTION

Beginning at a point which is South 88°59'39" East 865.55 feet along the North section line and South 00°00'00" East 775.90 feet from the North 1/4 corner of Section 28 Township 42 South Range 13 West of the Salt Lake Base and Meridian and running thence South 48°26'50" East 137.66 feet; thence South 05°18'57" East 98.01 feet; thence South 86°34'19" West 6.34 feet; thence South 07°28'35" East 14.83 feet; thence South 88°13'46" West 10.14 feet; thence South 01°04'53" East 95.63 feet; thence South 87°06'40" West 179.13 feet; thence North 07°15'06" East 103.03 feet to a point on the arc of a non-tangent curve to the left having a radius of 50.00 feet; thence Northeasterly 157.55 feet along the arc of said curve through a central angle of 180°32'08", the radial direction bears North 07°15'06" East, to the point of reverse curvature of a curve to the right having a radius of 20.00 feet; thence Northwesterly 43.74 feet along the arc of said curve through a central angle of 125°18'23" to the point of tangency; thence North 42°01'21" East 99.91 feet to the point of beginning.
Contains 0.93 acres.

NARRATIVE

The purpose of this plat is to adjust the boundary of Amended Lot 14 as shown on the Cliff View Estates - Phase 1 at Copper Rock Partial Amendment A plat and Lot 15 of the Cliff View Estates Phase 1 Subdivision as shown on the official plat thereof recorded as Document No. 20190031455 in the office of the Washington County Recorder in said County in the State of Utah.

GRAPHIC SCALE



BASIS OF BEARING

The Basis of Bearing for this project is the North Section line of Section 28, Township 42 South, Range 13 West of the Salt Lake Base and Meridian between the Northeast Corner and the North 1/4 Corner having a bearing of North 88°59'39" West and a distance of 2639.61 feet.

LEGEND

- POINT NOT SET
- SET 5/8" REBAR AND PLASTIC CAP
- ◆ FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- ◇ NOT-FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- ⊕ FOUND CLASS 1 (RING AND LID) MONUMENT
- ▲ NAIL AND WASHER SET IN THE CURB ON THE LOT LINE EXTENDED
- SUBDIVISION BOUNDARY
- - - 10' (PUE) PUBLIC UTILITY EASEMENT
- - - ROADWAY CENTER LINE

SURVEYOR'S CERTIFICATE

I, Michael W. Bradshaw, do hereby certify that I am a Professional Licensed Land Surveyor as prescribed by the laws of the State of Utah and that I hold certificate of registration (license) number 4804681. I further certify that by authority of the hereon Owners, I have made a survey of the tract of land shown and described on this plat, and have subdivided said tract of land into lots, easements, and streets, hereafter to be known as

CLIFF VIEW ESTATES - PHASE 1 AT COPPER ROCK PARTIAL AMENDMENT B

I further certify that his plat is a true and correct representation of conditions existing on the ground.

Date: _____

Michael W. Bradshaw, R.L.S.

Certificate No. 4804681

FINAL PLAT
FOR
CLIFF VIEW ESTATES - PHASE 1
AT COPPER ROCK PARTIAL AMENDMENT B

WASHINGTON COUNTY, UTAH
SECTION 28, TOWNSHIP 42 SOUTH,
RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

ASH CREEK S.S.D. CERTIFICATE OF APPROVAL

I, the Ash Creek Special Service District, do hereby certify that this office has examined this subdivision plat and have determined that it is correct and in accordance with information on file in this office and that I recommend approval.

Special Service District
Hurricane City, Utah

Date: _____

Engineer's Approval

The hereon subdivision Final Plat has been reviewed and is approved in accordance with the information on file in this office this _____ day of _____, A.D. 20 _____

Engineer
City of Hurricane

Approval and Acceptance by the
City of Hurricane, Utah

We, the Mayor and City Council of the City of Hurricane, UT, have reviewed the above subdivision Final Plat and by authorization of said City Council, record in the minutes of its meeting of the _____ day of _____, A.D. 20 _____ hereby accept said Final Plat with all commitments and obligations pertaining thereto.

Attest: City Recorder
City of Hurricane

Mayor
City of Hurricane

Approval as to Form

Approved as to Form, this the _____ day of _____, A.D. 20 _____

City Attorney
City of Hurricane

Treasurer Approval

I, Washington County Treasurer, certify on this _____ day of _____, A.D. 20 _____ that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.

Washington County Treasurer

Recorded Number

Washington County Recorder

DATE:	1-10-22
JOB NUMBER:	4387
SCALE:	1" = 20'
DRAWN BY:	JHC
CHECKED BY:	MWB
DATE	
REVISIONS	
FILE NAME:	Cliff View Amendment B Plat

ALLIANCE CONSULTING
A Planning and Engineering Firm
2303 N Coral Canyon Blvd, Suite 201, Washington, Utah 84780-0577 Tel (435) 673-8060 Fax (435) 673-8065

FINAL PLAT
FOR
CLIFF VIEW ESTATES - PHASE 1 AT COPPER ROCK PARTIAL AMENDMENT B
LOCATED IN
SECTIONS 28 TOWNSHIP 42 SOUTH, RANGE 13 WEST SLB&M,
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH

SHEET
1
OF 1 SHEETS



STAFF COMMENTS

Agenda Date:	03/02/2023
Application Number:	2023-AFP-05
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Fairway Vista Estates
Agent:	Alliance Consulting (Mike Bradshaw)
Request:	Approval of an Amended Final Plat
Location:	3652 and 3653 S Cypress Point Rd
Zoning:	R1-10 PDO
General Plan Map:	Planned Community

Planning Commission Recommendation

The Planning Commission recommended approval of the amended final plat subject to staff and JUC comments.

Discussion: The applicant has applied to amend the final plat for Cliff View Estates within the Copper Rock development to adjust the lot lines between Lots 14 and 15 to match the location of the driveway and a rock wall. Any lot line changes within a recorded subdivision requires an amended final plat.

JUC Comments

1. **Public Works:** No comments
2. **Power:** No comments received
3. **Water:** Okay
4. **Streets:** Okay
5. **Sewer:** No comments received
6. **Engineering:** No comments received
7. **Fire:** Okay
8. **Cable/Phone/Gas/Water Conservancy/Parks:** No comments

Staff Comments

1. The plat does meet amended final plat standards contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2022. The following are the key items:
 - a. Depicts only the portion of the subdivision that is proposed to be amended
 - b. Includes a plat name distinguishing the amended plat from the original plat
 - c. Describe the differences between from the original plat.
 - d. Includes references to the original plat
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. The applicant is not the owner of Lot 14 an owner's dedication for them will need to be added



Recommendation: Staff recommends that the City Council review this application based on Hurricane City and State Code standards. Staff would recommend approval of this item subject to staff and JUC comments.



STAFF COMMENTS

Discussion and consideration of an Amended Final Plat for North Slope Phase 2 Lots 42 & 43, located at 2041 and 2027 W Cedar Breaks Dr. Fairway Vista Estates Applicant. Alliance Consulting (Mike Bradshaw) Agent.

Discussion:

The applicant has applied to amend the final plat for Cliff View Estates within the Copper Rock development to adjust the lot lines between Lots 42 and 43. Any lot line changes within a recorded subdivision requires an amended final plat.

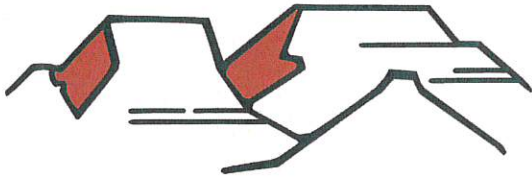
The Planning Commission gave a positive recommendation on the proposed final plat amendment subject to staff and JUC Comments.

Findings:

Recommendation:

Attachments:

1. 2023-AFP-06 App
2. 2023-AFP-06 Plans
3. 2023-AFP-06 North Slope



HURRICANE CITY UTAH

147 N 870 W Hurricane UT 84737

PHONE: 435.635.2811 FAX: 435.635.2184

AMENDED FINAL PLAT APPLICATION

For Office Use Only: \$150 Fee

File No. 2023-AFP-06

Receipt No. 8165793

Name: Fairway Vista Estates Telephone: 435-463-2400

Address: P.O. Box 160, Hurricane UT 84737 Fax No. _____

Email: kenneth.knudson@hnmweb.com Agent Email: mwb@allianceconsulting.us

Agent (If Applicable): Alliance Consulting (Mike Bradshaw) Telephone: 435-673-8060

Address/Location of Subject Property: Lot 42 - 2041 W Cedar Breaks Dr, Hurricane UT, 84737

Lot 43 - 2027 W Cedar Breaks Dr, Hurricane UT, 84737

Tax ID of Subject Property: H-CRNA-2-42 & H-CRNA-2-43 Number of Lots: 2

Subdivision Name: North Slope at Copper Rock Phase: 2

Submittal Requirements:

- a. 1 – 11x17 plat map
- b. Postage Stamps for all property owners within 250 feet of the property boundaries of the proposed amendment.

1. The final plat shall show:

- ☒ a. The name or designation of the subdivision that is distinct from any plat already recorded in the County Recorder's office, as approved by the Planning Commission.
- ☒ b. The boundaries, course, and dimensions of all of the parcels of ground divided, by their boundaries, course, and extent, whether the owner proposes that any parcel of ground is intended to be used as a street or for another public use, and whether any such area is reserved or proposed for dedication for a public purpose.
- ☒ c. The lot or unit reference, block or building reference, street or site address, street name or coordinate address, acreage or square footage of all parcels, units, lots, and the length and width of the blocks and lots intended for sale.
- ☒ d. Every existing right-of-way and easement grant of record for communications infrastructure, for underground facilities as defined in Section 54-8a-2 of the Utah Code and for other utility facilities. Where the same is granted to a specific entity, that entity must be clearly identified.
- ☒ e. True angles and distances to the nearest established street lines or official monument, which shall be accurately described on the plat and shown by appropriate symbols.

- ☒ f. All street center line data must be shown, together with its relationship to the property lines, corners, etc.
- ☒ g. The accurate location of all monuments shall be shown on the plat, and shall be identified, including all United States, State, County, or other official monuments.
- ☒ h. The dedication to the public of all streets and highways included in the proposed subdivision (except approved private streets).
- ☒ i. Street monuments shall be installed by the subdivider in accordance with the requirements of City Standards. Locations of said monuments shall be approved by the City Engineer and indicated on the subdivider's plat by the appropriate symbols.
- ☒ j. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common uses by all property owners.
- ☒ k. Where it is proposed that streets be constructed on property controlled by a public agency or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company and entered on the final plat in a form approved by the City Attorney.

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

- ☒ a. A registered professional land surveyor's certificate of survey, together with a statement that: (a) the surveyor holds a license in accordance with Title 58, Chapter 22 of the Utah Code, Professional Engineers, and Professional Land Surveyor's Licensing Act; (b) the surveyor has completed a survey of the property described on the plat in accordance with Section 17-23-17 of the Utah Code and has verified all measurements; (c) has placed monuments as represented on the plat. Plat must be signed and stamped by the licensed surveyor prior to final plat submittal.
- ☒ b. The owner's certificate of dedication of all streets, roads, rights-of-way, or other parcels intended for the use and benefit of the general public.
- ☐ c. Mortgagee or other lien holder's Consent to Record, if applicable.
- ☒ d. A notary public's acknowledgement space for the signature of the mortgagee and/or each owner signing the plat.
- ☒ e. Certificate of approval of Ash Creek Special Service District.
- ☒ f. Certificate of approval of the City Engineer.
- ☒ g. Certificate of approval of the City Council, as evidenced by the signature of the mayor
- ☒ h. Certificate of approval as to form executed by the City Attorney.
- ☒ i. A one and one-half inch by five-inch (1 ½" x 5") space in the lower right-hand corner of the drawing for the use of the County Recorder.

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

- _____a. A completed form from the Washington County Treasurer's office (see attached copy of form) for property located within the subdivision verifying that all taxes or special assessments payable on all property within the limits of the subdivision are paid in full
- _____b. An original copy for Staff reviews of the proposed deed restrictions or CC&Rs in proposed final form with signature lines for all owners of any interest in the subdivision who would sign the final subdivision plat must be submitted with final plat application. After being approved by staff this document shall be signed, acknowledged by a notary public, and recorded in the office of the County Recorder along with the final plat.
- _____c. Title report, updated within 30 days, for the property being subdivided.
- _____d. A disk of the final plat prepared in 'Auto-Cad'

Application Process: The following steps occur:

1. A completed application with all required documents and fee payment as outlined above is submitted to the Planning Department.
2. A paper copy of the amended plat is submitted to the City Engineer for review. The City Engineer will redline the plat and email the subdivision engineer of required changes that need to be made. If a plat is still not ready for the City Engineers signature after the second submittal, an additional fee must be paid before the Engineer performs another review.
3. A plat amendment without the notarized signatures of all the owners of record on the mylar or on consent to record forms will require a public hearing. The applicant will be required to pay all notification and/or publication costs for notice of the hearing.

Requirements for recordation:

1. Amended plat approval by the City Council
2. One disk of the final plat provided in 'Auto Cad' format – one for the County Recorder.
3. Review of the title report by the City Attorney.
4. All signatures must be on the mylar, including property owners of record according to the title report, City officials and Ash Creek Special Service District Superintendent.
 - a. The City Attorney is the last signer of the mylar just prior to recordation.
5. Someone from the City Attorney's office will accompany the developer's representative to the County Recorder's office for recordation. The developer pays recording fees.

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

Note: It is important that all applicable information is submitted with the application at least 10 days prior to the Planning Commission meeting. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second and fourth Thursday of each month at 6:00 p.m. A deadline missed due to an incomplete application could result in a delay.

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

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

FAIRWAY VISTA ESTATES LC
H-CRNS-2-19
PO BOX 160
HURRICANE, UT 84737-0160

KID ZELD CAPITAL LLC
H-CRNS-2-45
PO BOX 668
COLORADO CITY, AZ 86021

FAIRWAY VISTA ESTATES LC
H-CRNS-2-34
PO BOX 160
HURRICANE, UT 84737-0160

FAIRWAY VISTA ESTATES LC
H-CRNS-2-46
PO BOX 160
HURRICANE, UT 84737-0160

FAIRWAY VISTA ESTATES LC
H-CRNS-2-52
PO BOX 160
HURRICANE, UT 84737-0160

FAIRWAY VISTA ESTATES LC
H-CRNS-2-32
PO BOX 160
HURRICANE, UT 84737-0160

PSI CONSTRUCTION LLC
H-CRNS-2-24
928 ESTES COVE AVE
HENDERSON, NV 89012-2667

FAIRWAY VISTA ESTATES LC
H-CRNS-2-56
PO BOX 160
HURRICANE, UT 84737-0160

FAIRWAY VISTA ESTATES LC
H-CRNS-2-40
PO BOX 160
HURRICANE, UT 84737-0160

INTERSTATE HOMES LLC
H-CRNS-2-57
52 S 850 W STE 202A
HURRICANE, UT 84737-5716

FAIRWAY VISTA ESTATES LC
H-CRNS-2-38
PO BOX 160
HURRICANE, UT 84737-0160

FAIRWAY VISTA ESTATES LC
H-CRNS-2-20
PO BOX 160
HURRICANE, UT 84737-0160

WAYMAN SUSAN
H-CRNS-2-48
2066 W GRAND TETON RD
HURRICANE, UT 84737

FAIRWAY VISTA ESTATES LC
H-CRNS-2-27
PO BOX 160
HURRICANE, UT 84737-0160

FAIRWAY VISTA ESTATES LC
H-CRNS-2-51
PO BOX 160
HURRICANE, UT 84737-0160

PSI CONSTRUCTION LLC
H-CRNS-2-25
928 ESTES COVE AVE
HENDERSON, NV 89012-2667

FAIRWAY VISTA ESTATES LC
H-CRNS-2-39
PO BOX 160
HURRICANE, UT 84737-0160

ESPLIN BRADLEY F & ELIZABETH TRS, ET AL
H-3390-A-3
1822 N 2500 WEST CIR
SAINT GEORGE, UT 84770

INTERSTATE HOMES LLC
H-CRNS-2-50
52 S 850 W STE 202A
HURRICANE, UT 84737-5716

FAIRWAY VISTA ESTATES LC
H-CRNS-2-33
PO BOX 160
HURRICANE, UT 84737-0160

FAIRWAY VISTA ESTATES LC
H-CRNS-2-53
PO BOX 160
HURRICANE, UT 84737-0160

FAIRWAY VISTA ESTATES LC
H-CRNS-2-18
PO BOX 160
HURRICANE, UT 84737-0160

FAIRWAY VISTA ESTATES LC
H-CRNS-2-43
PO BOX 160
HURRICANE, UT 84737-0160

FAIRWAY VISTA ESTATES LC
H-CRNS-2-37
PO BOX 160
HURRICANE, UT 84737-0160

FAIRWAY VISTA ESTATES LC
H-CRNS-2-55
PO BOX 160
HURRICANE, UT 84737-0160

INTERSTATE HOMES LLC
H-CRNS-2-41
52 S 850 W STE 202A
HURRICANE, UT 84737-5716

HURRICANE ENTERPRISES LTD
H-3387
485 WOODMINSTER DR
MORAGA, CA 94556-2318

FAIRWAY VISTA ESTATES LC
H-CRNS-2-26
PO BOX 160
HURRICANE, UT 84737-0160

FAIRWAY VISTA ESTATES LC
H-CRNS-2-49
PO BOX 160
HURRICANE, UT 84737-0160

FAIRWAY VISTA ESTATES LC
H-CRNS-2-44
PO BOX 160
HURRICANE, UT 84737-0160

PROPERTY PRIVACY SERVICES TR
H-CRNS-2-54
PO BOX 668
COLORADO CITY, AZ 86021

FAIRWAY VISTA ESTATES LC
H-CRNS-2-42
PO BOX 160
HURRICANE, UT 84737-0160

FAIRWAY VISTA ESTATES LC
H-CRNS-2-47
PO BOX 160
HURRICANE, UT 84737-0160

INTERSTATE HOMES LLC
H-CRNS-2-23
52 S 850 W STE 202A
HURRICANE, UT 84737-5716

FAIRWAY VISTA ESTATES LC
H-CRNS-2-17
PO BOX 160
HURRICANE, UT 84737-0160

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of all the hereon described tract of land having caused the same to be subdivided into public streets and easements to be known hereafter as

For good and valuable consideration received, the owner does hereby dedicate and convey to the Hurricane City for perpetual use of the public, all parcels of land shown on this plat as public streets and easements. All public streets and easements are as noted or shown. The owner does hereby warrant to the Hurricane City, its successors and assigns, title to all property dedicated and conveyed to public use herein against the claims of all persons.

In witness whereof we have hereunto set our hands this _____ day of _____, 2022.

Fairway Vista Estates L.C.
a Utah Limited Liability Company
P.O. Box 160
Hurricane, UT 84737-160

by Kenneth C. Knudson, Manager

STATE OF _____
COUNTY OF _____ S.S.

On the _____ day of _____ 2022, personally appeared before me, KENNETH C KNUDSON, who being by me duly sworn did say that he is the Manager of Fairway Vista Estates, L.C., a Utah Limited Liability Company, and that he executed the foregoing owner's dedication in behalf of said company, and he did duly acknowledge to me that such company executed the same for the uses and purposes stated herein.

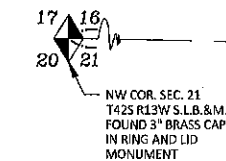
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

NOTARY PUBLIC

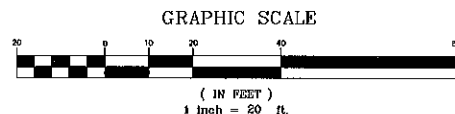
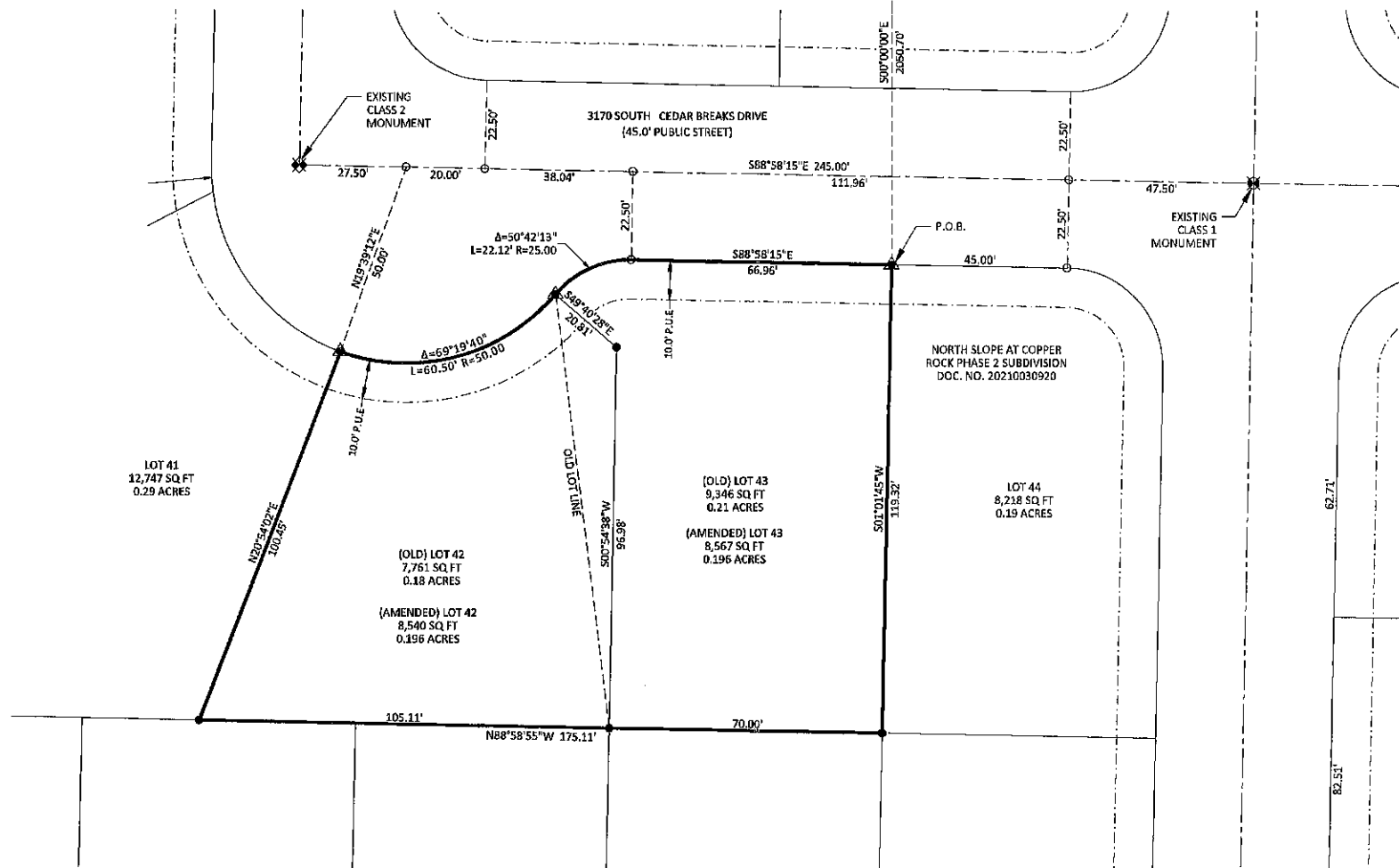
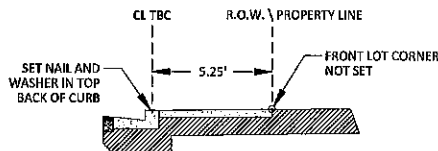
Beginning at the Northeastly corner of Lot 43 of the North Slope at Copper Rock Phase 2 Subdivision as shown on the official plat thereof recorded as Document No. 20210030920 In the office of the Washington County Recorder In said County the State of Utah said point being South 88°59'02" East 723.24 feet along the North section line and South 00°00'00" East 2050.70 feet from the Northwest corner of Section 21 Township 42 South Range 13 West of the Salt Lake Base and Meridian and running thence along the boundary of said Lot 43 and Lot 42 of said North Slope at Copper Rock Phase 2 Subdivision through the following six (6) courses: South 01°14'55" West 119.32 feet; thence North 88°58'55" West 175.11 feet; thence North 70°54'02" East 100.45 feet to a point on the arc of a non-tangent curve to the left having a radius of 50.00 feet; thence Northeastly 60.50 feet along the arc of said curve through a central angle of 59°19'40", the radial direction bears North 19°39'12" East, to the point of reverse curvature of a curve to the right having a radius of 25.00 feet; thence Northeastly 22.12 feet along the arc of said curve through a central angle of 50°42'13" to the point of tangency; thence South 88°58'15" East 66.96 feet to the point of beginning.

Contains 0,392 acres.

The purpose of this plat is to adjust the boundary of Lots 42 and 43 as shown on the North Slope at Copper Rock Phase 2 Subdivision as shown on the official plat thereof recorded as Document No. 20210030920 in the office of the Washington County Recorder in said County in the State of Utah. No other changes have been made or intended.



NOTE: A nail and washer stamped LS #4804681 will be set at points where the extension of each side lot line intersects the top back of curb.



VICINITY MAP

The Basis of Bearing for this project is the North Section line of Section 21, Township 42 South, Range 13 West of the Salt Lake Base and Meridian between the Northwest Corner and the North 1/4 Corner having a bearing of South 88°59'02" East and a distance of 2638.17 feet.

	POINT NOT SET
	SET 5/8" REBAR AND PLASTIC CAP
	FOUND MONUMENTATION AS SHOWN AND DESCRIBED
	NOT-FOUND MONUMENTATION AS SHOWN AND DESCRIBED
	FOUND CLASS 2 MONUMENT
	FOUND CLASS 1 MONUMENT
	NAIL AND WASHER SET IN THE CURB ON THE LOT LINE EXTENDED

I, Michael W. Bradshaw, do hereby certify that I am a Professional Licensed Land Surveyor as prescribed by the laws of the State of Utah and that I hold certificate of registration (license) number 4804681. I further certify that by authority of the hereon Owners, I have made a survey of the tract of land shown and described on this plat, and have subdivided said tract of land into lots, easements, and streets, hereafter to be known as

NORTH SLOPE AT COPPER ROCK PHASE 2 SUBDIVISION PARTIAL AMENDMENT B
LOTS 42 AND 43

I further certify that his plat is a true and correct representation of conditions existing on the ground.

Date: _____

Michael W. Bradshaw, R.L.S.

Certificate No.4804681

WASHINGTON COUNTY, UTAH
SECTION 21, TOWNSHIP 42 SOUTH,
RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

ASH CREEK S.S.D. CERTIFICATE OF APPROVAL	Engineer's Approval	Approval and Acceptance by the Hurricane City, Utah	Approval as to Form	Treasurer Approval	Recorded Number
I, the Ash Creek Special Service District, do hereby certify that this office has examined this subdivision plat and have determined that it is correct and in accordance with information on file in this office and that I recommend approval.	The hereon subdivision Final Plat has been reviewed and is approved in accordance with the information on file in this office this _____ day of _____, A.D. 20____	We, the Mayor and City Council of the Hurricane City, UT, have reviewed the above subdivision Final Plat and by authorization of said City Council, record in the minutes of its meeting of the _____ day of _____, A.D. 20____ hereby accept said Final Plat with all commitments and obligations pertaining thereto.	Approved as to Form, this the _____ day of _____, A.D. 20____	I, Washington County Treasurer, certify on this _____ day of _____, A.D. 20____ that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.	
Special Service District Hurricane City, Utah	Engineer City of Hurricane	Attest: City Recorder City of Hurricane	City Attorney City of Hurricane	Washington County Treasurer	Washington County Recorder
Date:		Mayor City of Hurricane			

ALLIANCE CONSULTING
A Planning and Engineering Firm



NORTH SLOPE AT COPPER ROCK - PH 2 PARTIAL AMENDMENT B FINAL PLAT

FOR
LOTS 42 AND 43
LOCATED IN
SECTIONS 21 TOWNSHIP 42 SOUTH, RANGE 13 WEST SUB&M,
CITY OF HURRICANE WASHINGTON COUNTY UTAH



STAFF COMMENTS

Agenda Date:	03/02/2023
Application Number:	2023-AFP-06
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Fairway Vista Estates
Agent:	Alliance Consulting (Mike Bradshaw)
Request:	Approval of an Amended Final Plat
Location:	2041 and 2027 W Cedar Breaks Dr
Zoning:	R1-10 PDO
General Plan Map:	Planned Community

Planning Commission

The Planning Commission gave a positive recommendation on the proposed final plat amendment subject to staff and JUC Comments.

Discussion: The applicant has applied to amend the final plat for Cliff View Estates within the Copper Rock development to adjust the lot lines between Lots 42 and 43. Any lot line changes within a recorded subdivision requires an amended final plat.

JUC Comments

1. **Public Works:** No comments
2. **Power:** No comments received
3. **Water:** Okay
4. **Streets:** No comments
5. **Sewer:** No comments received
6. **Engineering:** No comments received
7. **Fire:** Okay
8. **Cable/Phone/Gas/Water Conservancy/Parks:** No comments

Staff Comments

1. The plat does meet amended final plat standards contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2022. The following are the key items:
 - a. Depicts only the portion of the subdivision that is proposed to be amended
 - b. Includes a plat name distinguishing the amended plat from the original plat
 - c. Describe the differences between from the original plat.
 - d. Includes references to the original plat
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. The two homes being constructed on the lots will still meet setbacks for the R1-10 PDO zoning



Recommendation: Staff recommends that the City Council review this application based on Hurricane City and State Code standards. Staff would recommend approval of this item subject to staff and JUC comments.



STAFF COMMENTS

Discussion and consideration of an Amended Final Plat for Cliff View Estates Lot 6 Partial Amendment "C", located 3557 S Cypress Point Road. Fairway Vista Estates Applicant. Alliance Consulting (Mike Bradshaw) Agent.

Discussion:

The applicant has applied to amend the final plat for Cliff View Estates within the Copper Rock development to add an additional five feet to the northeast property line. A building permit was submitted for this lot and was rejected because it did not meet setbacks, so they are moving the property line so they can meet setbacks and still build the size house they want. Any lot line changes within a recorded subdivision requires an amended final plat.

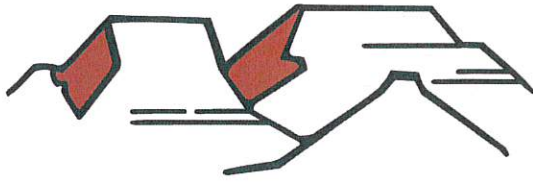
The Planning Commission gave a positive Recommendation on the proposed amended final plat subject to staff and JUC recommendations.

Findings:

Recommendation:

Attachments:

1. 2023-AFP-07 App
2. 2023-AFP-07 Plans
3. 2023-AFP-07 Plat
4. 2023-AFP-07 Cliff View Estates Lot 6



HURRICANE CITY

UTAH

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

AMENDED FINAL PLAT APPLICATION

For Office Use Only: \$150 Fee

File No. 2023-AFP-07

Receipt No. 8-166011

Name: Fairway Vista Estates Telephone: 435-463-2400

Address: P.O. Box 160, Hurricane UT 84737 Fax No. _____

Email: kenneth.knudson@hnmweb.com Agent Email: mwb@allianceconsulting.us

Agent (If Applicable): Alliance Consulting (Mike Bradshaw) Telephone: 435-673-8060

Address/Location of Subject Property: Lot 6 - 3557 S Cypress Point Rd., Hurricane UT, 84737

Tax ID of Subject Property: H-CLF-1-06 Number of Lots: 1

Subdivision Name: Cliff View Estates at Copper Rock Phase: 1

Submittal Requirements:

- a. 1 – 11x17 plat map
- b. Postage Stamps for all property owners within 250 feet of the property boundaries of the proposed amendment.

1. The final plat shall show:

- ☒ a. The name or designation of the subdivision that is distinct from any plat already recorded in the County Recorder's office, as approved by the Planning Commission.
- ☒ b. The boundaries, course, and dimensions of all of the parcels of ground divided, by their boundaries, course, and extent, whether the owner proposes that any parcel of ground is intended to be used as a street or for another public use, and whether any such area is reserved or proposed for dedication for a public purpose.
- ☒ c. The lot or unit reference, block or building reference, street or site address, street name or coordinate address, acreage or square footage of all parcels, units, lots, and the length and width of the blocks and lots intended for sale.
- ☒ d. Every existing right-of-way and easement grant of record for communications infrastructure, for underground facilities as defined in Section 54-8a-2 of the Utah Code and for other utility facilities. Where the same is granted to a specific entity, that entity must be clearly identified.
- ☒ e. True angles and distances to the nearest established street lines or official monument, which shall be accurately described on the plat and shown by appropriate symbols.

- ☒ f. All street center line data must be shown, together with its relationship to the property lines, corners, etc.
- ☒ g. The accurate location of all monuments shall be shown on the plat, and shall be identified, including all United States, State, County, or other official monuments.
- ☐ h. The dedication to the public of all streets and highways included in the proposed subdivision (except approved private streets).
- ☒ i. Street monuments shall be installed by the subdivider in accordance with the requirements of City Standards. Locations of said monuments shall be approved by the City Engineer and indicated on the subdivider's plat by the appropriate symbols.
- ☒ j. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common uses by all property owners.
- ☒ k. Where it is proposed that streets be constructed on property controlled by a public agency or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company and entered on the final plat in a form approved by the City Attorney.

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

- ☒ a. A registered professional land surveyor's certificate of survey, together with a statement that: (a) the surveyor holds a license in accordance with Title 58, Chapter 22 of the Utah Code, Professional Engineers, and Professional Land Surveyor's Licensing Act; (b) the surveyor has completed a survey of the property described on the plat in accordance with Section 17-23-17 of the Utah Code and has verified all measurements; (c) has placed monuments as represented on the plat. Plat must be signed and stamped by the licensed surveyor prior to final plat submittal.
- ☒ b. The owner's certificate of dedication of all streets, roads, rights-of-way, or other parcels intended for the use and benefit of the general public.
- ☐ c. Mortgagee or other lien holder's Consent to Record, if applicable.
- ☒ d. A notary public's acknowledgement space for the signature of the mortgagee and/or each owner signing the plat.
- ☒ e. Certificate of approval of Ash Creek Special Service District.
- ☒ f. Certificate of approval of the City Engineer.
- ☒ g. Certificate of approval of the City Council, as evidenced by the signature of the mayor
- ☒ h. Certificate of approval as to form executed by the City Attorney.
- ☒ i. A one and one-half inch by five-inch (1 ½" x 5") space in the lower right-hand corner of the drawing for the use of the County Recorder.

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

- _____a. A completed form from the Washington County Treasurer's office (see attached copy of form) for property located within the subdivision verifying that all taxes or special assessments payable on all property within the limits of the subdivision are paid in full
- _____b. An original copy for Staff reviews of the proposed deed restrictions or CC&Rs in proposed final form with signature lines for all owners of any interest in the subdivision who would sign the final subdivision plat must be submitted with final plat application. After being approved by staff this document shall be signed, acknowledged by a notary public, and recorded in the office of the County Recorder along with the final plat.
- _____c. Title report, updated within 30 days, for the property being subdivided.
- _____d. A disk of the final plat prepared in 'Auto-Cad'

Application Process: The following steps occur:

1. A completed application with all required documents and fee payment as outlined above is submitted to the Planning Department.
2. A paper copy of the amended plat is submitted to the City Engineer for review. The City Engineer will redline the plat and email the subdivision engineer of required changes that need to be made. If a plat is still not ready for the City Engineers signature after the second submittal, an additional fee must be paid before the Engineer performs another review.
3. A plat amendment without the notarized signatures of all the owners of record on the mylar or on consent to record forms will require a public hearing. The applicant will be required to pay all notification and/or publication costs for notice of the hearing.

Requirements for recordation:

1. Amended plat approval by the City Council
2. One disk of the final plat provided in 'Auto Cad' format – one for the County Recorder.
3. Review of the title report by the City Attorney.
4. All signatures must be on the mylar, including property owners of record according to the title report, City officials and Ash Creek Special Service District Superintendent.
 - a. The City Attorney is the last signer of the mylar just prior to recordation.
5. Someone from the City Attorney's office will accompany the developer's representative to the County Recorder's office for recordation. The developer pays recording fees.

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

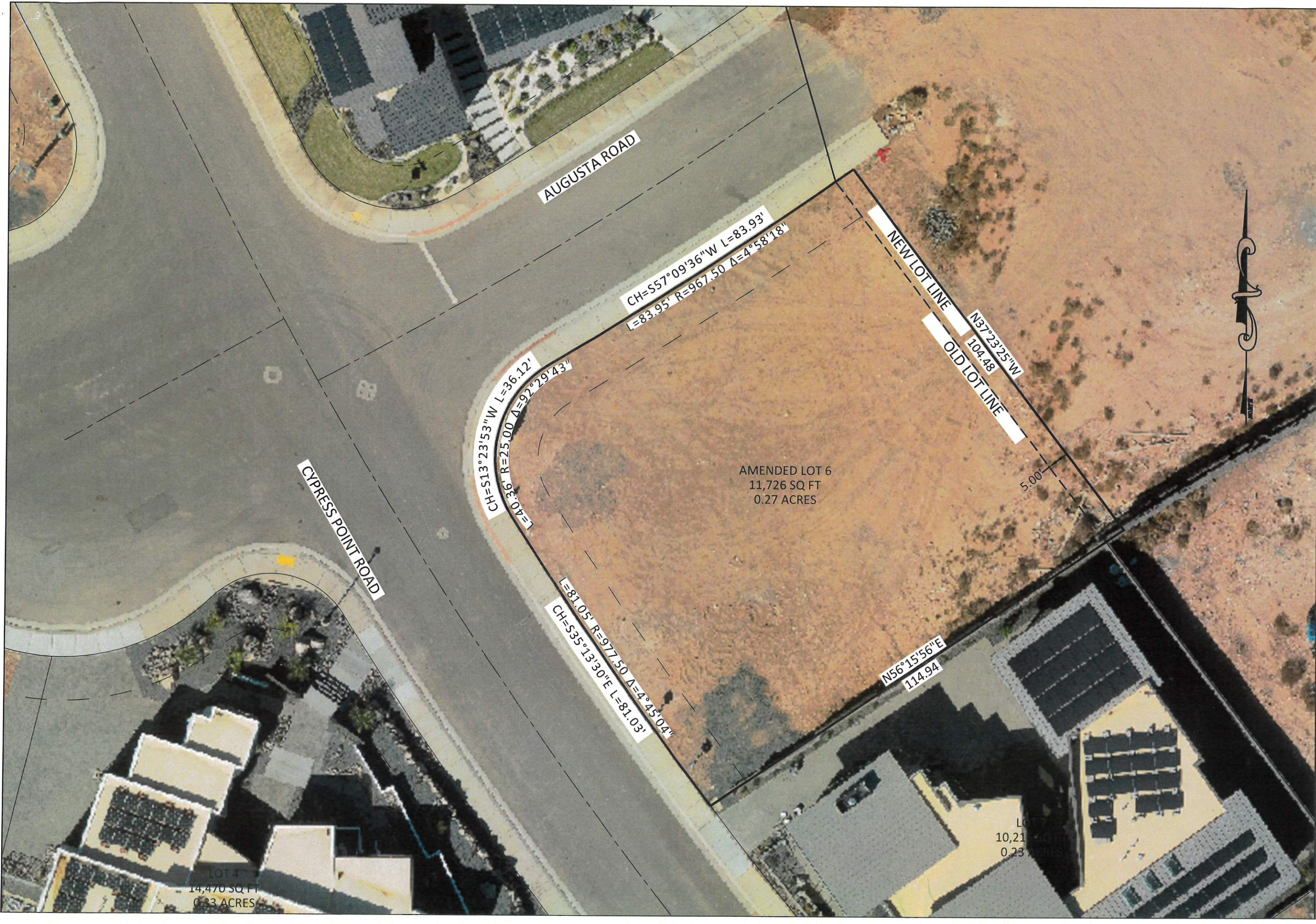
Note: It is important that all applicable information is submitted with the application at least 10 days prior to the Planning Commission meeting. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second and fourth Thursday of each month at 6:00 p.m. A deadline missed due to an incomplete application could result in a delay.

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

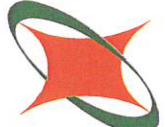
(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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



DATE: 1-31-23
JOB NUMBER: 4387
SCALE: 1" = 20'
DRAWN BY: JHC
CHECKED BY: MWB



ALLIANCE CONSULTING
A Planning and Engineering Firm

2303 N Coral Canyon Blvd., Suite 201
Washington, Utah 84780-0577
Tel (435) 672-8060
Fax (435) 672-8065

CLIFF VIEW LOT 6 - LOT LINE ADJUSTMENT EXHIBIT
FOR
COPPER ROCK
LOCATED IN SECTION 28
TOWNSHIP 42 SOUTH, RANGE 13 WEST S1B&M
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DRAWING NAME:
NAME
SHEET

NO comment TDS of 2/7/23

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of all the hereon described tract of land having caused the same to be subdivided into public streets and easements to be known hereafter as

"CLIFF VIEW ESTATES - PHASE 1 AT COPPER ROCK PARTIAL AMENDMENT AND EXTENDED C"

For good and valuable consideration received, the owner does hereby dedicate and convey to City of Hurricane for perpetual use of the public, all parcels of land shown on this plat as public streets and easements. All public streets and easements are as noted of shown. The owner does hereby warrant to the City of Hurricane, its successors and assigns, title to all property dedicated and conveyed to public use herein against the claims of all persons.

In witness whereof we have hereunto set our hands this _____ day of _____, 2023.

Fairway Vista Estates LC
a Utah Limited Liability Company
P.O. Box 160
Hurricane, UT 84737-160

by Kenneth C Knudson, Manager

ACKNOWLEDGMENT - FAIRWAY VISTA ESTATES, LC

STATE OF _____ S.S.
COUNTY OF _____
On the _____ day of _____, 2023, personally appeared before me, KENNETH C KNUDSON, who being by me duly sworn did say that he is the Manager of Fairway Vista Estates, LC, a Utah Limited Liability Company, and that he executed the foregoing owner's dedication in behalf of said company, and he did duly acknowledge to me that such company executed the same for the uses and purposes stated herein.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
COMMISSION NUMBER: _____

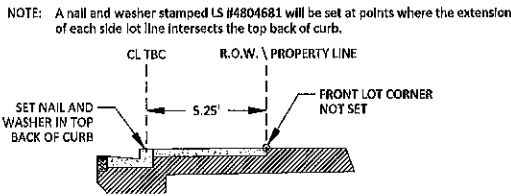
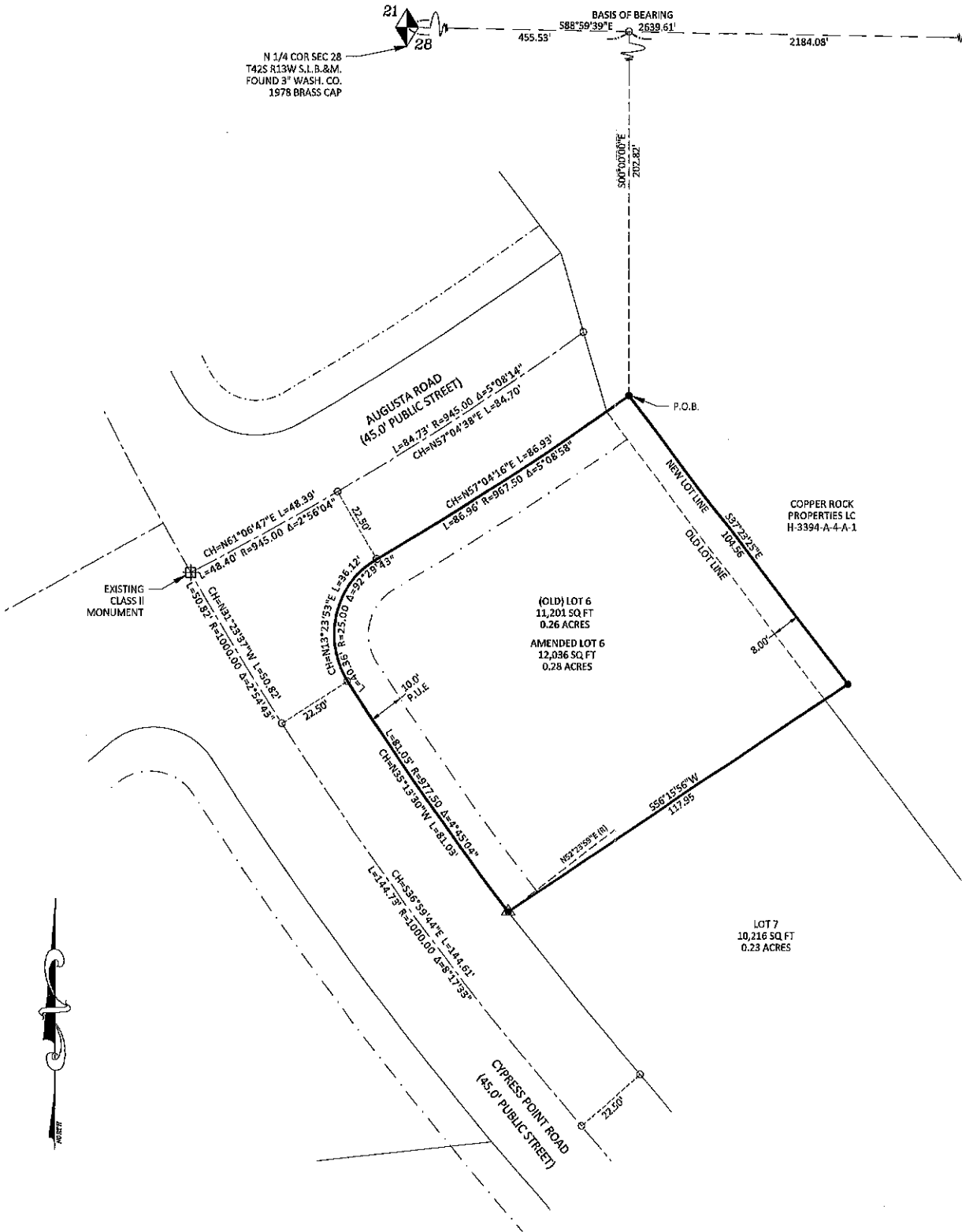
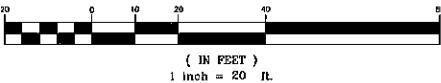
BOUNDARY DESCRIPTION

Beginning at a point which is South 88°59'39" East 455.53 feet along the North section line and South 00°00'00" East 202.82 feet from the North 1/4 corner of Section 28 Township 42 South Range 13 West of the Salt Lake Base and Meridian and running thence South 37°23'25" East 104.56 feet; thence South 56°15'56" West 117.95 feet to a point on the arc of a non-tangent curve to the right having a radius of 977.50 feet; thence Northwesterly 81.05 feet along the arc of said curve through a central angle of 04°45'04", the radial direction bears North 52°23'59" East, to the point of compound curvature of a curve to the right having a radius of 25.00 feet; thence Northeasterly 36.12 feet along the arc of said curve through a central angle of 92°29'43" to the point of reverse curvature of a curve to the left having a radius of 967.50 feet; thence Northeasterly 85.99 feet along the arc of said curve through a central angle of 05°08'58" to the point of beginning.
Contains 0.28 acres.

NARRATIVE

The purpose of this plat is to adjust the boundary of Lot 6 of the Cliff View Estates Phase 1 Subdivision as shown on the official plat thereof recorded as Document No. 20190031455 in the office of the Washington County Recorder in said County in the State of Utah.

GRAPHIC SCALE



BASIS OF BEARING

The Basis of Bearing for this project is the North Section line of Section 28, Township 42 South, Range 13 West of the Salt Lake Base and Meridian between the North 1/4 Corner and the Northeast Corner having a bearing of South 88°59'39" East and a distance of 2639.61 feet.

LEGEND

- POINT NOT SET
- SET 5/8" REBAR AND PLASTIC CAP
- ◆ FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- ◇ NOT-FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- ⊕ FOUND CLASS II MONUMENT
- ▲ NAIL AND WASHER SET IN THE CURB ON THE LOT LINE EXTENDED
- SUBDIVISION BOUNDARY
- - - 10' (PUE) PUBLIC UTILITY EASEMENT
- - - ROADWAY CENTER LINE

SURVEYOR'S CERTIFICATE

I, Michael W. Bradshaw, do hereby certify that I am a Professional Licensed Land Surveyor as prescribed by the laws of the State of Utah and that I hold certificate of registration (license) number 4804681. I further certify that by authority of the hereon Owners, I have made a survey of the tract of land shown and described on this plat, and have subdivided said tract of land into lots, easements, and streets, hereafter to be known as

CLIFF VIEW ESTATES - PHASE 1 AT COPPER ROCK PARTIAL AMENDMENT AND EXTENDED C

I further certify that this plat is a true and correct representation of conditions existing on the ground.

Date: _____

Michael W. Bradshaw, R.L.S.

Certificate No. 4804681

FINAL PLAT FOR CLIFF VIEW ESTATES - PHASE 1 AT COPPER ROCK PARTIAL AMENDMENT AND EXTENDED C

WASHINGTON COUNTY, UTAH
SECTION 28, TOWNSHIP 42 SOUTH,
RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

ASH CREEK S.S.D. CERTIFICATE OF APPROVAL

I, the Ash Creek Special Service District, do hereby certify that this office has examined this subdivision plat and have determined that it is correct and in accordance with information on file in this office and that I recommend approval.

Special Service District
Hurricane City, Utah
Date: _____

Engineer's Approval

The hereon subdivision Final Plat has been reviewed and is approved in accordance with the information on file in this office this _____ day of _____, A.D. 20 _____

Engineer
City of Hurricane

Approval and Acceptance by the City of Hurricane, Utah

We, the Mayor and City Council of the City of Hurricane, UT, have reviewed the above subdivision Final Plat and by authorization of said City Council, record in the minutes of its meeting of the _____ day of _____, A.D. 20 _____ hereby accept said Final Plat with all commitments and obligations pertaining thereto.

Attest: City Recorder
City of Hurricane
Mayor
City of Hurricane

Approval as to Form

Approved as to Form, this the _____ day of _____, A.D. 20 _____

City Attorney
City of Hurricane

Treasurer Approval

I, Washington County Treasurer, certify on this _____ day of _____, A.D. 20 _____ that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.

Washington County Treasurer

Recorded Number

Washington County Recorder

DATE:	2-1-23
JOB NUMBER:	4387
SCALE:	1" = 20'
DRAWN BY:	JHC
CHECKED BY:	MWB
DATE	
REVISIONS	
FILE NAME:	CLIFF View Amend and Extend C Plat

ALLIANCE CONSULTING
A Planning and Engineering Firm
2003 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel: (435) 673-8080 Fax: (435) 673-8085

FINAL PLAT FOR CLIFF VIEW ESTATES - PH 1 AT COPPER ROCK PARTIAL AMEND & EXTEND C LOCATED IN SECTIONS 28 TOWNSHIP 42 SOUTH, RANGE 13 WEST SLB&M, CITY OF HURRICANE, WASHINGTON COUNTY, UTAH

SHEET 1 OF 1 SHEETS



STAFF COMMENTS

Agenda Date:	03/02/2023
Application Number:	2023-AFP-07
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Fairway Vista Estates
Agent:	Alliance Consulting (Mike Bradshaw)
Request:	Approval of an Amended Final Plat
Location:	3557 S Cypress Point road
Zoning:	R1-10 PDO
General Plan Map:	Planned Community

Planning Commission Recommendation

The Planning Commission gave a positive Recommendation on the proposed amended final plat subject to staff and JUC recommendations.

Discussion: The applicant has applied to amend the final plat for Cliff View Estates within the Copper Rock development to add an additional five feet to the northeast property line. A building permit was submitted for this lot and was rejected because it did not meet setbacks, so they are moving the property line so they can meet setbacks and still build the size house they want. Any lot line changes within a recorded subdivision requires an amended final plat.

JUC Comments

1. **Public Works:** No comments received
2. **Power:** No comments received
3. **Water:** No comments received
4. **Streets:** No comments received
5. **Sewer:** No comments received
6. **Engineering:** No comments received
7. **Fire:** No comments received
8. **Cable/Phone/Gas/Water Conservancy/Parks:** No comments

Staff Comments

1. The plat does meet amended final plat standards contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2022. The following are the key items:
 - a. Depicts only the portion of the subdivision that is proposed to be amended
 - b. Includes a plat name distinguishing the amended plat from the original plat
 - c. Describe the differences between from the original plat.
 - d. Includes references to the original plat

2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. An owner's dedication for Copper Rock Properties LLC may need to be added.



Recommendation: Staff recommends that the City Council review this application based on Hurricane City and State Code standards. Staff would recommend approval of this item subject to staff and JUC comments.



STAFF COMMENTS

Consideration and possible approval of a **resolution in support of developing a mountain bike race course on City and BLM Land.**

Discussion:

UPDATE 2/27/2023

During February 16, 2023 City Council meeting the proposal to create a State Championship venue for the Utah High School Cycling League on City property and BLM land was discussed. Concerns about grazing were brought up by the permittees that graze cattle in area. Staff was directed to meet with the ranchers and BLM Grazing Specialist to see how concerns can be addressed. Here is a summary of that meeting:

In attendance were the following:

Mac Hall, Permittee

Ryan Reese, BLM Rangeland Management Specialist

Bob Wells, BLM Outdoor Recreation Planner

Jake Weber, Utah High School Cycling League Course Designer

Pam Blackmore, Hurricane GIS Analyst

Arthur LeBaron, Hurricane City Engineer

Jake Weber led the discussion. It was established that the permittees and the Rangeland Management Specialist did not have an issue with the State Championship event. The big concern that was reiterated by Mac and Ryan is the potential for cumulative impacts that developing trails in the area may cause to the quality of the grazing land and the ability for the permittees continued use at the current level. Specifically, they were concerned with the area becoming similar to the JEM Trail area, and in particular, the dispersed camping that location currently experiences.

After a lengthy discussion about grazing and impacts we all drove in a truck together (except for Bob Wells, who had to leave) to review the racecourse that has been proposed. Mac Hall suggested a few changes, which Jake Weber conceded to as a matter of compromise. The changes were to abandon the use of one of the ranch access roads and any improvement thereof. The other consisted of moving a stretch of the proposed trail into a wash instead of parallel to the wash. There are maintenance concerns with incorporating the wash into the racecourse, but Jake felt like it was something that could be done and wanted to offer as much compromise as possible.

I checked with an engineer that works on dams with NRCS and he was not concerned about

people congregating near or on the dam. In general, I am not concerned about the use of the City property being used as a staging area as long as sustainable improvements are made, such as the placement of road base and culverts, where needed. The cost of these improvements should be borne by TRT funds from Washington County. If the City chooses to permit event promoters to utilize the property there should be a standard agreement with requirements for fees, insurance, clean-up, etc. At the end of the day, the City's authorization of the use of the City property for events lies solely with the City and is separate from the process that the BLM will be required to follow to permit construction of a trail network. In addition, the Utah High School Cycling League is prepared to pay a per-rider fee to the City for any of their events that use City property, as is currently occurring with other courses throughout Utah where they host events.

The BLM is required to follow NEPA (National Environmental Policy Act) for any action on their part. This could be as little as a Determination of NEPA Adequacy or DNA, and as much as an Environmental Assessment, or EA. An evaluation of the development of trails in the area and their impacts is required, regardless of the City's decision. Impacts on grazing, cultural resources, threatened and endangered species, etc. are all on the list to be analyzed. The BLM Rangeland Management Specialist indicated that he would be opposed to the development of trails in the area regardless of concessions made by the trail builders. That is an issue that will have to be taken up by BLM staff at the St. George Field Office, and possibly addressed in an EA.

ORIGINAL DISCUSSION:

The primary motivation behind this request is to provide a sustainable race venue for the NICA Utah League to hold their annual State Championship event. NICA is "National Interscholastic Cycling Association", a league that provides mountain bike racing for middle and high school students athletes across America. The Utah League has held the State Championship event in St. George since its inception. Over the years there have been multiple staging venues, and each one has been developed, making them unsuitable for such an event. Currently there is not a suitable venue available in Washington County, which is problematic because of the need for good weather at the end of the race season in late October. While exploring options, BLM identified the area around the Frog Hollow Dam property (80 acres that Hurricane City owns) to develop a race venue and mountain bike trails. This would require forging a partnership between Hurricane City and BLM where the City would make their property available for event staging and BLM land would be used for the development of the trails.

Staging requirements include some of the following activities:

- Race start and finish areas
- Team pit zones
- Public parking
- Participant Camping

Typically a NICA event requires 15 acres minimum for staging. Participant camping requires

additional acreage.

BLM has indicated that they would like to create a primary 5-mile race loop for the NICA Utah League State Championship, with many more miles of trail network that would connect to existing trails in the area. Additionally, BLM would like to use this proposed venue for other bike racing events such as "25 Hours of Frog Hollow". These events are problematic because they require closure of many miles of the JEM Trail network, as well as Sheep Bridge Road. This new venue would provide a course that would not require closure of any roads, and keep the JEM Trail open during events.

For those not into mountain biking, or unfamiliar with the JEM Trail network: The JEM Trail is a world-famous network of trails on both sides of Sheep Bridge Road. People come internationally to ride this iconic trail system. It is very problematic to close it.

City Staff has met with personnel from the State of Utah, National Park Service, Bureau of Land Management, and Washington County (Greater Zion) to discuss this project. There are grants available to be used for this type of project. Transient Room Tax that is managed by Greater Zion seems to be the most available and beneficial source. It has been indicated that adequate funding has been pledged by Washington County to bring this project to fruition. Securing permission from the City for use of the City property is the next step for the project to proceed.

Findings:

The City property in the Frog Hollow Basin would be very useful for temporary event staging. The property lies within the inundation area for the Frog Hollow Debris Basin, so there is the risk that the staging area could be temporarily under water. The staging area could be designed to minimize this risk.

Events that use this venue will attract thousands of participants and their families, which will create additional traffic for local businesses, without affecting City streets or infrastructure.

Providing more trail miles in the area will disperse cycling traffic, creating a better experience for all users.

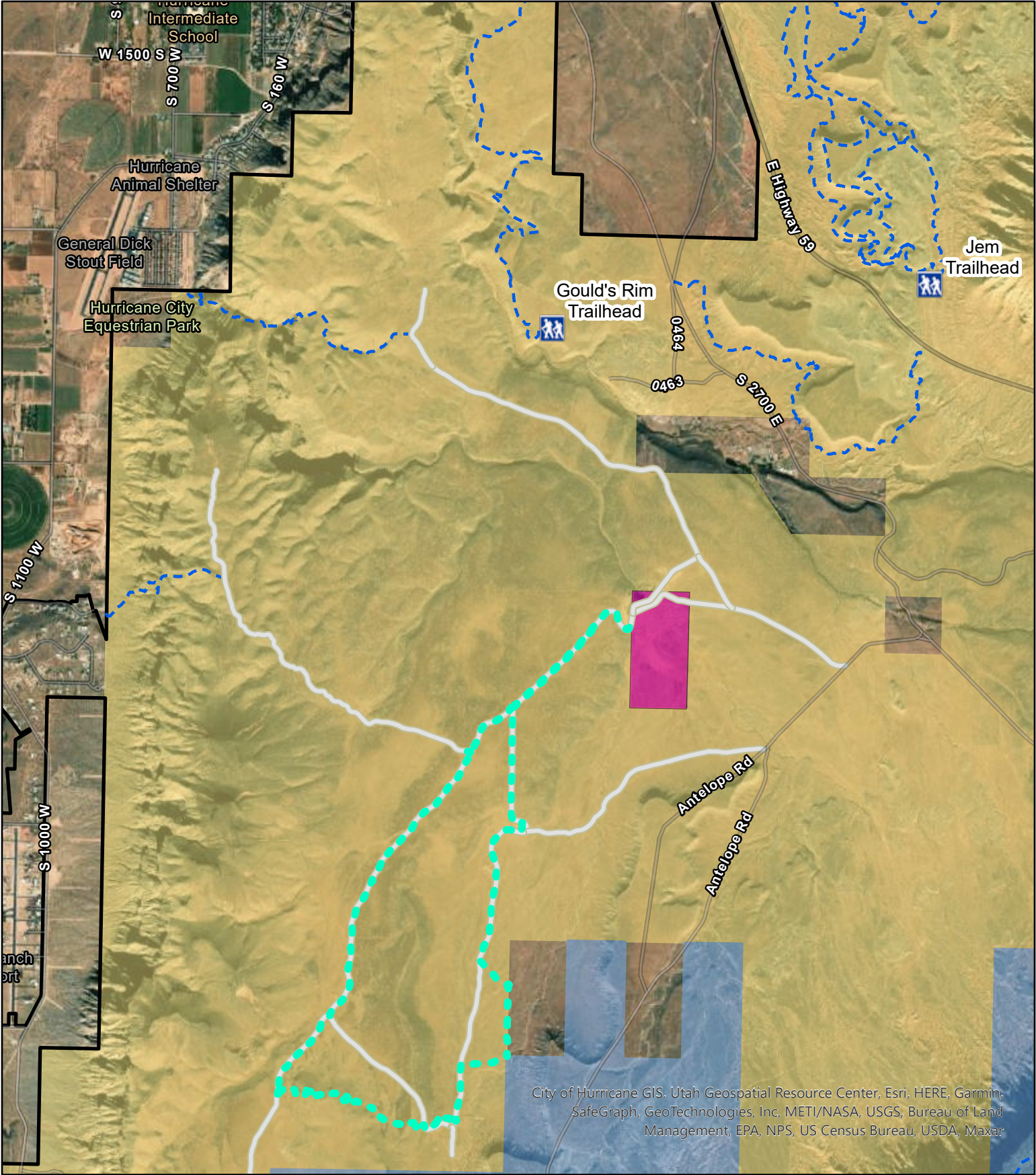
Recommendation:

The City Engineer recommends approval.

Attachments:

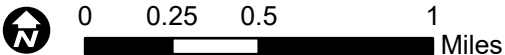
1. Frog Hollow Preliminary Route _2_3_2023
2. Resolution 2023-12 Support of the mountain bike race course
3. MTB FrogHollow_2_16_2023_revised
4. Mac Hall Comment
5. Applicant'sProposedAction
6. Project Proposal_2_24_2023
7. comment
8. State Info on Frog Hollow Dam

Potential NICA State Championship Course--to be revised



- - - Potential Bike Trail (currently being revised)
- Hurricane City Property
- Bureau of Land Management
- Private
- State Trust Lands
- Existing Non-maintained Dirt Road
- Existing Trailhead
- - - Singletrack
- Municipal Boundaries

This map is provided on an as is basis. The City of Hurricane makes no warranties expressed or implied as to the quality, and completeness, of the map and data provided. While the City of Hurricane has reviewed the information on this map, in no event shall the City of Hurricane be liable for damages arising from use by others.



RESOLUTION

**A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH,
IN SUPPORT OF USING CITY PROPERTY IN CONJUNCTION WITH THE BUREAU
OF LAND MANAGEMENT (“BLM”) TO DEVELOP A MOUNTAIN BIKE
RACECOURSE ON CITY AND BLM PROPERTY**

WHEREAS, the National Interscholastic Cycling Association “NICA” has held the State Championship event in St. George, Utah since its inception;

WHEREAS, previously used staging areas are now developed; and

WHEREAS, BLM has identified the area around the Frog Hollow Dam property as a possible area to develop a race venue and mountain bike trails;

WHEREAS, Hurricane City owns 80 acres at this location;

WHEREAS, it is in the best interest of the citizens of Hurricane City to develop additional venues and mountain bike trails;

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah to support coordination with the BLM by making the City property at the Frog Hollow Dam available for event staging in conjunction with the BLM’s development of mountain biking trails.

DATED this 16th day of February 2023

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 16nd day of February, 2023.

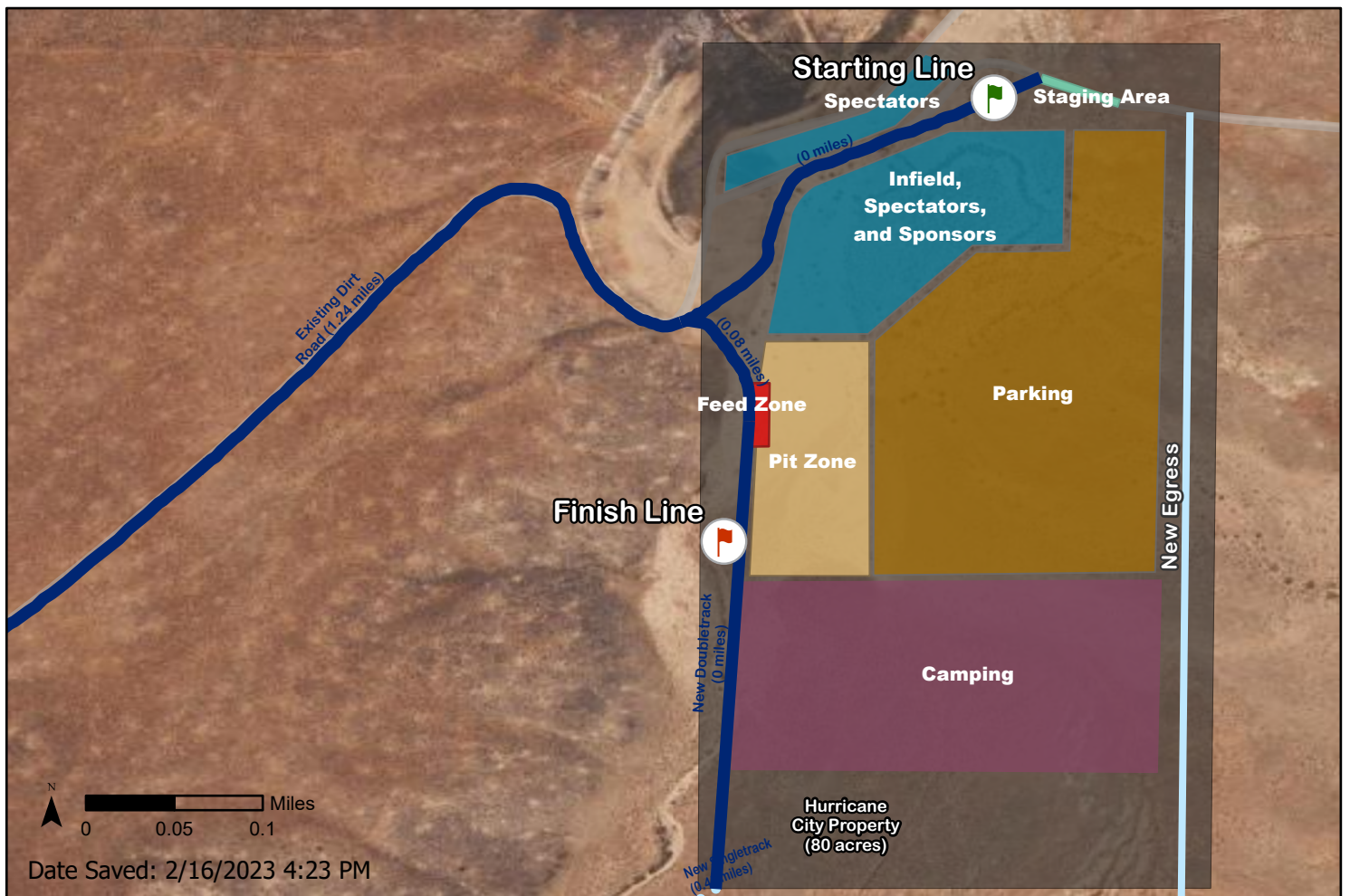
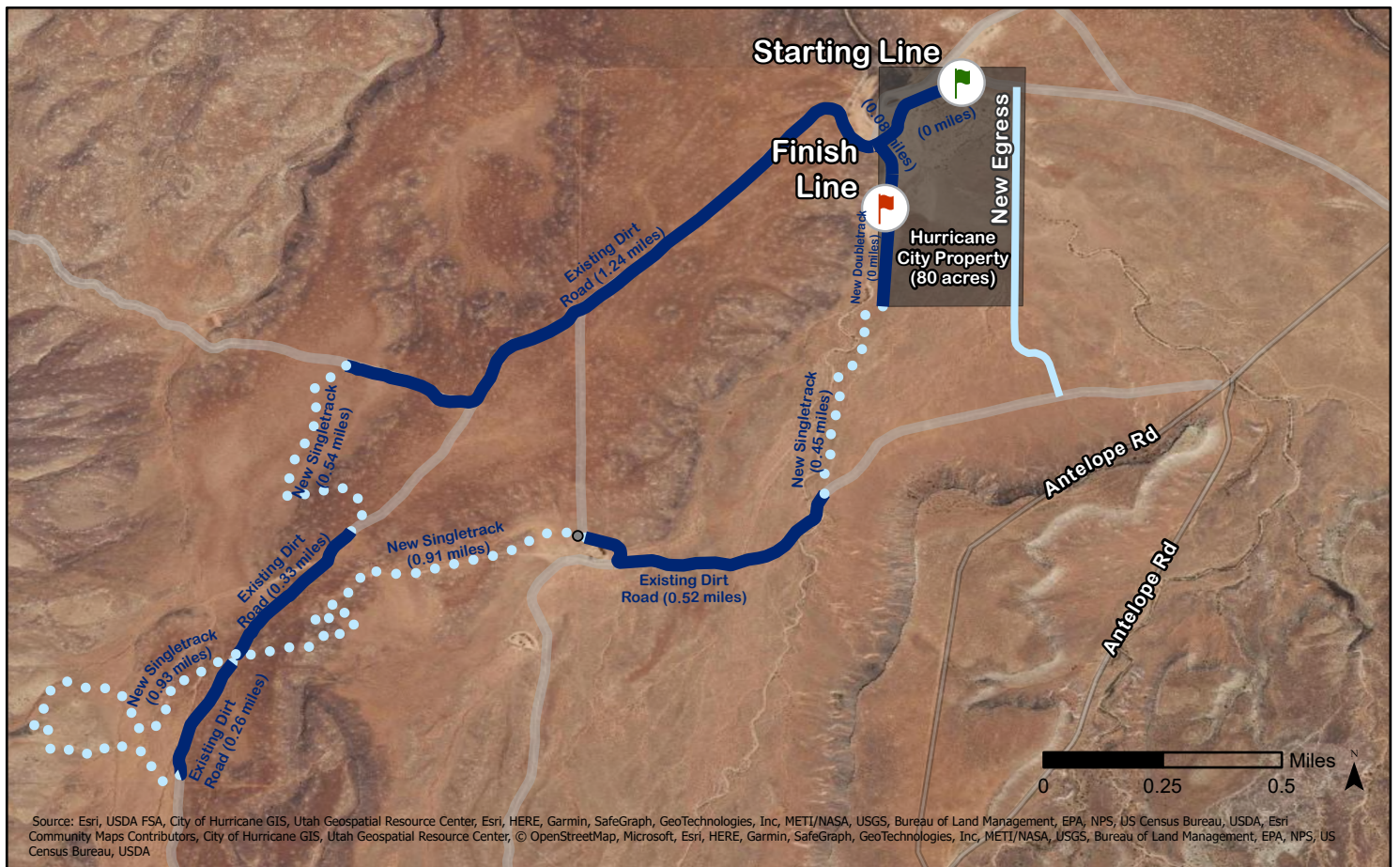
Whereupon a motion to adopt and approve said Resolution was made by

_____ 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



February 25, 2023

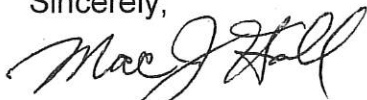
Dear Mayor and City Council,

Thank you for your consideration in the matter of the Frog Hollow and adjacent grazing properties. Several of us met at the site on February 17th. We spent two hours with Jake discussing the potential impact of the venue on the grazing. He minimized said impacts while I was showing what happened in areas around us. We did agree one event is not going to do irreparable damage, but it did come out that there were definite plans to move all the events from east of 59 to this site, and advertise for others, until feasibly an event could be held every weekend, which will adversely impact the grazing. The cumulative effect will be devastatingly destructive to the best grazing in our allotment.

The dam site is also a questionable location for so many major events. When the Bench Lake Irrigation Company proposed the site, in the middle fifties, it was determined, for the protection of the structure, they would need a buffer zone, a protective area. The company then purchased, at some cost, the 80 acres for that purpose. When the City took over the Dam the Canal Company still felt there needed to be that protective area, and that is the major reason they provided that site to the City with the Dam. In contacting individuals that I worked with at Dam Safety they stated that they would recommend against it, but an official statement would have to come from the director.

I recognize a venue, comparable to the one we discussed, is needed and would be used. But as I suggested various changes Jake was quite adamant that the Frog Hollow site was the only site he would consider. In subsequent conversation with BLM range people there were several suggested options, and I found at least two options on our grazing allotment, which could possibly be developed for public use without devastating the local grazing. I admit it is a significant departure from what was planned. However, if we all work together, and take time to plan and review the impacts on all parties, I believe a good compromise can be found, so I am asking that all decisions and actions regarding this venue be postponed until an agreeable compromise can be reached.

Sincerely,

A handwritten signature in black ink, appearing to read "Mac J Hall", written in a cursive style.

Mac J Hall

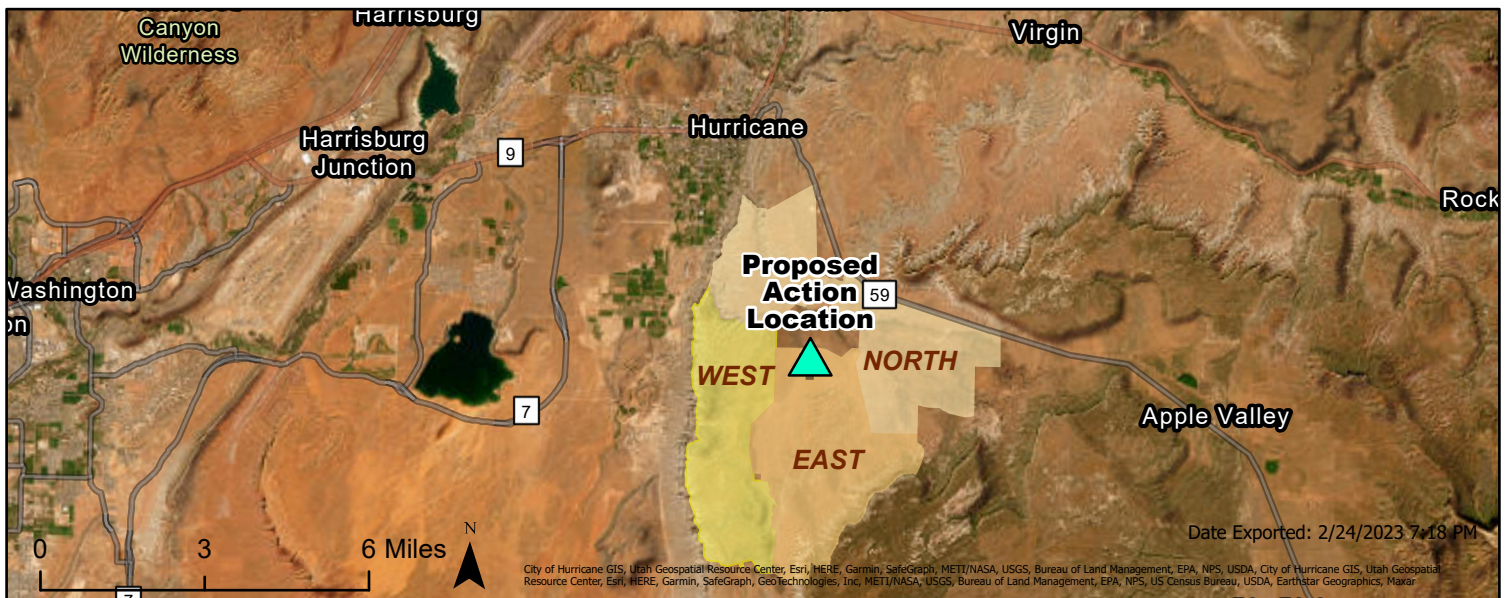
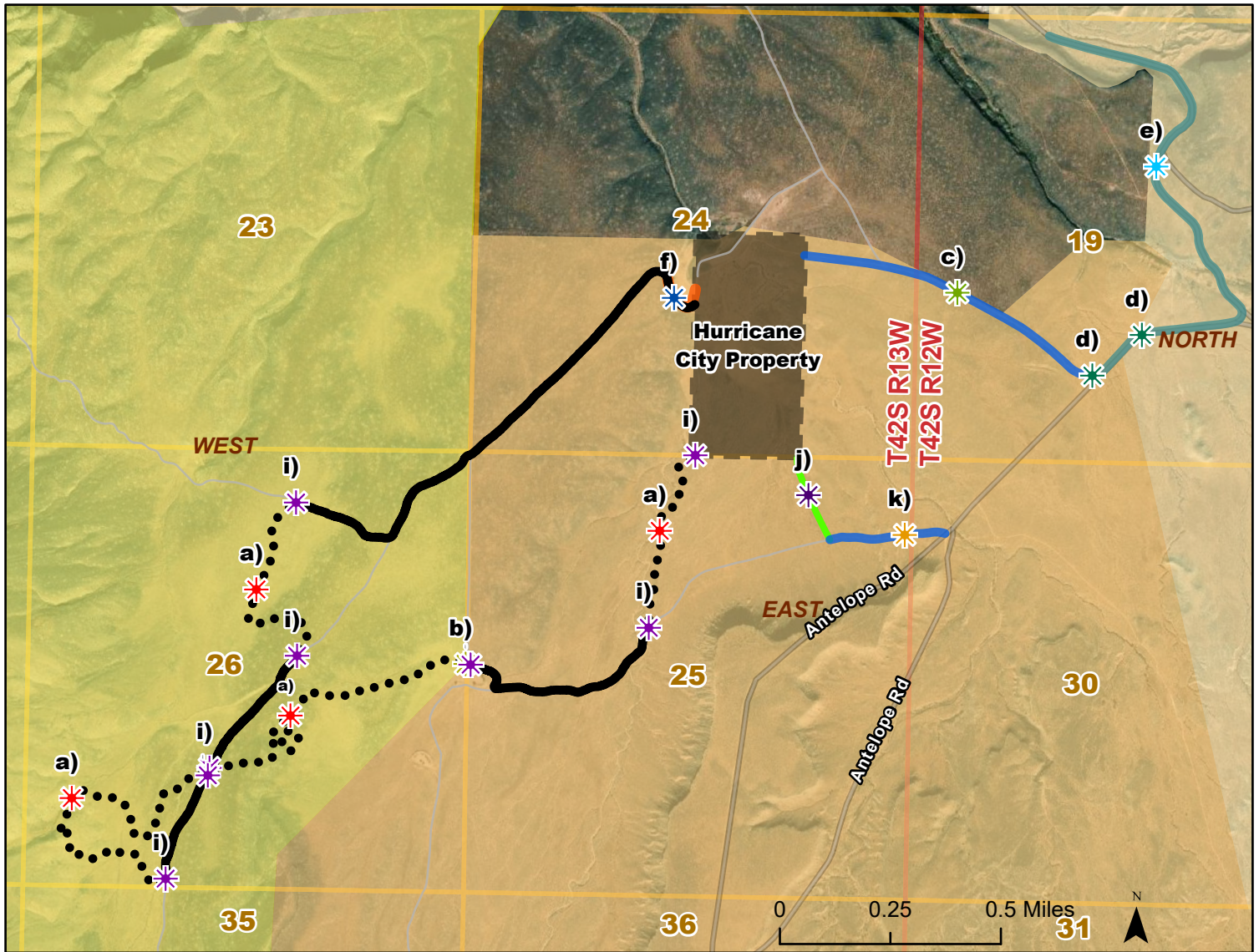
Applicant Proposed Action and Context Map

- Proposed Action**
- ✱ a) Singletrack (4)
 - ✱ b) Gate or Rideover (1)
 - ✱ c) Widen and gravel (1)
 - ✱ d) Replace cattleguards (2)

- ✱ e) Chip seal road (1)
- ✱ f) Regrade slope (1)
- ✱ i) 2 Boulders (8)
- ✱ j) New egress (1)
- ✱ k) Widen and gravel (1)

- Existing Dirt Road**
- Chip seal
 - Keep as is
 - Regrade
 - Widen and gravel
 - Hurricane City Property
 - New Egress

- Proposed Trail Alignment**
- Existing Road
 - Proposed Singletrack
- Hurricane Fault Allotment**
- EAST PASTURE
 - NORTH PASTURE
 - WEST PASTURE



Proposal for construction of singletrack mountain bike trail, new access road, and widening of existing access roads on BLM-managed lands in the SGFO near Frog Hollow Dam

Proposed Action Location: T42S R13 W Sections 24, 25, and 26 & T42S R12W Sections 19 and 30

INTRODUCTION

Hurricane City (the Applicant) is considering providing a location suitable for the Utah High School Cycling League to host their race events each fall. The Applicant has selected a location in conjunction with the St. George Field Office (SGFO) Bureau of Land Management (BLM) Outdoor Recreation Planners that will allow the Applicant to keep most disturbance on Hurricane City property and off BLM-managed land. The Applicant sincerely appreciates the multiple-use mission of the BLM, their determination to carefully manage the resources on the land they manage, and their willingness to provide much-needed recreation opportunities for today's youth. This proposal is being submitted to the BLM to receive feedback from the SGFO's ID team on how to further reduce and limit impacts while proceeding with this Proposed Action.

APPLICANT'S PURPOSE AND NEED

The purpose of this project is to help meet the urgent demand for more Utah High School Cycling League (UHSCL) event venues, specifically in Washington County, Utah. The UHSCL has lost access to the state championship course previously used near St. George, Utah, due to it being located on private land, which is getting developed by the landowner. Since the timing of their events are in the fall, they need a new venue in Southern Utah where, compared to the higher elevations and more northern latitudes of other areas in Utah, the climate is warmer and the weather more predictable and conducive to outdoor sporting events during that time of year. The Applicant would like to help provide a venue for this league. In addition, the Applicant hopes this site will be able to function as a venue for other local mountain biking events.

Mountain biking is a rapidly growing sport in Utah. 7,800 students are currently enrolled on 92 UHSCL teams across the state, which equates to more participants than the next four largest state mountain biking leagues combined. Here in Washington County, there are approximately 800 students on 7 teams, and yet, there isn't a single league racecourse available here. Courses have specific requirements: 5-6 miles in length and approximately 500-600 feet of elevation gain. Not having a local course puts Washington County students at a disadvantage because they must drive to practice on the closest course in Iron County. For many households, this isn't an option. On race weekends, local teams never have the home team advantage, and must drive long distances across the state for events. In addition, the UHSCL struggles to find venues to host their race events every year.

The need for this project is to provide a mountain bike trail that can function as this UHSCL race venue. A suitable project location must:

- Be near Hurricane City with access roads that either currently are able to, or can be improved to allow safe passage of 5,000 vehicle trips in one day;
- Have open space that will allow development of a mountain bike trail that is 5-6 miles long and provides 500-600 feet of elevation gain;
- Have land available to the public in perpetuity;

- Allow building of trail on soils that can be easily maintained and are not eroded;
- Not interfere with existing recreationists at already established recreation sites and areas (a priority due to the large size of the planned events); and
- Be adjacent to the 80-acre parcel of Hurricane City-owned land for staging, parking, and camping.

THE PROPOSED ACTION

The Applicant's goal is to construct a UHSCL course on BLM-managed land during the summer of 2023 in preparation for the race season beginning this August through October 2023. The Proposed Action would require:

- 2.84 miles of single-track, machine built, 4-foot-wide trail on BLM-managed lands in the SGFO. This trail would be composed of several shorter lengths of trail that connect to already existing dirt roads;
- A ride-over or spring-loaded gate to allow recreationists to cross one existing barbed wire fence (ride-over or gate to be selected at the BLM's preference);
- Widening and graveling of an existing Washington County dirt road that provides access to the Frog Hollow dam to be 24-feet-wide and support safe, two-way travel;
- Replacement of cattleguards that are in disrepair and/or do not support safe, two-way travel on the existing roads accessing the site;
- Chip sealing the existing Gould Wash Road and Antelope Road from the current edge of chip seal to the ingress of the Frog Hollow Dam (approximately 1.32 miles);
- Regrading one section of road (approximately 0.12 miles) immediately southwest of the dam where it climbs the hill. No other sections of dirt road will be regraded;
- The Applicant will gladly work with the BLM to improve other roads or fences to address immediate safety or resource concerns onsite, if any. This may or may not include adding culverts as necessary to ensure proper drainage of stormwater runoff, thereby preventing erosion of the landscape and reducing long-term maintenance of roads. This will be determined when engineering is complete, before any construction begins, and in coordination with the BLM;
- Wayfinding, safety, and/or regulatory signage to be located, designed, and built according to BLM standards and in coordination with the BLM;
- 2 boulders placed off the road where each trail intersects the road to restrict OHV access to the new singletrack trails;
- A new, 0.20-mile, 24-foot-wide egress road connecting the 80-acre Hurricane City parcel to a dirt road, which connects to Antelope Road.
- Widening and graveling a 0.26-mile section of an existing 10-foot-wide east-west dirt road to be 24-feet-wide and support safe, 2-way travel. This road connects the proposed new egress to Antelope Road.

Please see the attached kmz and map for locations of each component of the Proposed Action. The Applicant is willing to negotiate the location of these trails and consider other alternatives provided they still allow connection to the 80-acre Hurricane City parcel of land shown on the attached map.

EXPECTED PERMANENT DISTURBANCE

Of the above project components listed in the Proposed Action, the following will result in permanent disturbance to the landscape where surface vegetation will be removed, topsoil compacted, and local stormwater runoff patterns altered as is typical for new dirt singletrack trail development and road widening and construction. The Applicant's goal is to have as minimal impact on BLM-managed land and the resource values upon it as possible, while still accomplishing the project's Purpose and Need. The Proposed Action would require new permanent disturbance that totals approximately 3.12 acres. This was calculated as follows: 1.38 acres from 2.84 miles of new singletrack 4-foot-wide trail, 0.72 acres from widening 0.74 miles of access road to 24 feet wide (it is currently approximately 16 feet wide), 0.58 acres from construction of a new 24-foot-wide egress 0.20 miles long, and 0.44 acres from widening the 0.26-mile east-west road from 10 feet wide to 24 feet wide (see Table 1 below).

Table 1. Calculations for Estimated Permanent Disturbance from the Proposed Action			
Proposed Action	Miles of Disturbance	Area Calculation	Acres of Disturbance
a) New 4-foot-wide singletrack	2.84	2.84 miles * 5280 feet*4 feet = 59,980.8 sf which equals 1.38 acres	1.38
c) Widen existing 16-foot county road	0.74	(24 feet-16 feet) * 5280 feet * 0.74 miles = 31,257.6 sf which equals 0.72 acres	0.72
j) Create new 24-foot-wide access road	0.20	0.20 miles * 24 feet* 5280 feet = 25,344.0 sf which equals 0.58 acres	0.58
k) Widen existing 10-foot-wide road	0.26	(24 feet – 10 feet) * 5280 * 0.26 miles = 19,219.2 sf which equals 0.44 acres	0.44
Total New Permanent Disturbance			3.12 acres

ALTERNATIVES CONSIDERED, BUT NOT FOUND REASONABLE

Two other alternatives were considered for this project, but they were not found reasonable because they did not fulfill the Purpose and Need of the Applicant. These other alternatives are:

- 1) Warner Valley location of former Cholla Challenge Intermountain Cup bike race: This site was proposed to the BLM initially, but determined unsuitable since it is located in an open OHV area, soils are unsuitable for sustainable development due to being highly erosive sand, and the trail would be constructed on State of Utah School and Institutional Trust Lands Administration (SITLA) land. SITLA would not guarantee that the site would never be developed in email conversation with them. These factors conflicted with the Applicant's need for a location that didn't interfere with existing recreation users, was easily maintained, was adjacent to a Hurricane City parcel of land, and was available to the public in perpetuity.
- 2) JEM trails: This site was proposed by the BLM initially, but determined unsuitable due to the fact that the location cannot meet the staging and parking requirements of this project (as there is no adjacent Hurricane City parcel of land), nor can it meet the need to not interfere with existing BLM recreation users.

KNOWN RESOURCES CROSSED WITH NEW DISTURBANCE

The Proposed Action was sited in a location to minimize impacts on these BLM-managed resource values: livestock grazing, visual resource management, recreation, trails of national and historic significance, federally protected and BLM special status plants and wildlife, areas of critical environmental concern, lands with wilderness characteristics, wilderness areas, wilderness study areas, prime farmland, and national conservation areas. The Applicant's GIS Analyst had previously obtained the spatial data for these resource values from the BLM SGFO GIS Specialist, which was studied while creating the trail alignment. The Applicant has avoided crossing the above resource values with the exception of livestock grazing, prime farmland if irrigated, and visual resource management areas. This is not to say that other resources will not be indirectly or directly impacted, including experiencing cumulative impacts.

The Proposed Action would cross a Class III visual resource management area, but it would not conflict with the management objectives of that area. The Proposed Action would cross 0.23 miles of prime farmland if irrigated with new singletrack trail according to the Utah Soils GIS dataset available from the Utah Geospatial Resource Center (data supplied to the Utah Geospatial Resource Center and available for download here: <https://gis.utah.gov/data/sgid-index/>). However, the most recent permit renewal environmental assessment (EA) ID Team Checklist indicated there are no prime farmlands in the three allotments up for renewal (including the Hurricane Fault Allotment).

The Proposed Action would require 2.84 miles of new singletrack trail in the Hurricane Fault Allotment (approximately 0.47 miles in the East Pasture and 2.37 miles in the West Pasture; there would be no new disturbance in the North Pasture). In the East Pasture, the Proposed Action would create a new 0.20-mile 24-foot-wide egress, an existing 16-foot-wide ingress would be widened to 24 feet wide, and an existing dirt road would be widened from 10 feet to 24 feet. Total acres of new permanent disturbance in the East Pasture would be approximately 1.97 acres. Total new permanent disturbance in the West Pasture would be approximately 1.15 acres.

The Hurricane Fault Allotment is approximately 12,000 acres and 86% of the allotment is public land. 1,200 acres are unsuitable for grazing livestock, which leaves approximately 10,800 acres for grazing. As described in the most recent permit renewal EA completed in 2017, 156 cow calf pairs are permitted, which equates to 1,088 animal unit months (AUMs) among 4 permittees that have permits to graze cattle on the pastures from October 1 to April 30. Grazing during other times of the year is not permitted. In another location of the EA, the allotment permits 1,114 AUMs, a discrepancy of 26 AUMs. The EA (page 14 and page 23; URL = https://eplanning.blm.gov/public_projects/nepa/82578/111332/136256/DOI-BLM-UT-C030-2017-0042-EA_06-29-2017_508_Template.pdf) indicates that the pasture rotation since 2008 is as follows:

“Through the most recent 10-year permit renewal EA written in 2008, the pasture rotation of the Hurricane Fault Allotment was altered. Spring grazing in the East Pasture was directed to the North and West Pastures to lower utilization of grass and forb vegetation important to blackbrush communities in the East Pasture. Grazing in the East Pasture was designated for the fall and early winter months. The new rotation system encourages better livestock distribution within

the three pastures and has been deemed successful since its implementation in 2008.”

The current stocking rate is approximately 0.1007 AUMs per acre (1,088 AUMs / 10,800 acres of grazeable land in allotment = 0.1007 AUMs per acre). The Proposed Action would disturb approximately 3.12 acres of available forage. The new stocking rate (without modifying the head of cattle in the allotment) would be approximately 0.1008 AUMs per acre (10,800 acres – 3.12 acres = 10,796.88 acres, then 1,088 AUMs / 10,796.88 acres grazeable land = 0.1008 AUMs per acre). Thus, the available forage for livestock grazing would be similar and the effect on stocking rate would be negligible.

The Applicant has contacted the Utah State Historic Preservation Office (SHPO), and SHPO determined the Proposed Action location has not been surveyed for cultural resources. Because of this, it is currently uncertain how the project can be realigned to avoid impacting those sites. However, when the archaeological survey is complete (the Applicant will hire a consultant to conduct the survey to meet BLM and SHPO standards), SHPO indicated the Applicant can microsite the trail to avoid those impacts, which would be done in coordination with the BLM archaeologist.

CONFORMANCE WITH THE EXISTING LAND USE PLAN

This project complies with the BLM SGFO Resource Management Plan, as amended. To the best of the Applicant’s knowledge, nothing in the BLM SGFO Resource Management Plan precludes development of the Proposed Action. Specifically, the Proposed Action would not cross any right-of-way exclusion or avoidance areas. Additionally, this project would help the BLM meet its recreation management objectives to:

- Establish partnerships with local government agencies;
- Reduce conflicts among various recreationists; and
- Establish fees for recreation users (the BLM will be compensated on a per-rider basis for UHSC events).

EXISTING RIGHTS-OF-WAY

The Applicant has determined that they possess existing rights-of-way on the west and east sides of the Hurricane City parcel containing the Frog Hollow Dam. With the help of the Washington County Roads Department and the BLM Realty Specialist, the Applicant has determined that the main access road from Antelope Road to the Frog Hollow Dam is a Class D, RS-2477 Washington County Road. The Applicant is working with Washington County to obtain approval to apply to the BLM for a right-of-way to widen this road. After the Applicant obtains this permission, they would apply to the BLM to have a right-of-way granted. Additionally, the Applicant would apply for a right-of-way to construct the egress identified above as part of the Proposed Action.

CONCLUSION

The Applicant has considered specific existing resource values of which they are aware that would be directly impacted by the Proposed Action. However, given the BLM ID Team is obviously made up of the resource specialists, the Applicant hopes they will carefully consider this proposal, identify mitigation measures to reduce direct and indirect impacts on these and other resource values (e.g., vegetation, general fish and wildlife, water, etc.) and allow the Applicant to proceed with the Proposed Action. The

Applicant believes there is nothing in this Proposed Action that precludes the BLM from implementing their multiple-use mission mandated to them under the Federal Land Policy and Management Act of 1976, while continuing to allow sustainable livestock grazing permitted on public land as established under the Taylor Grazing Act of 1934. The Applicant looks forward to working with the BLM SGFO on this endeavor.

Brienna Spencer

From: Nanette Billings
Sent: Wednesday, March 1, 2023 8:32 AM
To: Brienna Spencer
Subject: Fwd: Support for the Frog Hollow city property project.

Brienna,

Would you add this letter old business item #1 in the packet for the council to read? Thank you.

Nanette Billings
Hurricane City Mayor
435-680-2757

Begin forwarded message:

From: Flying Tigers <hhsflyingtigers@gmail.com>
Date: February 27, 2023 at 8:00:21 PM MST
To: Nanette Billings <billings@cityofhurricane.com>, Joseph Prete <prete@cityofhurricane.com>, David Sanders <sanders@cityofhurricane.com>, David Hirschi <hirschi@cityofhurricane.com>, Doug Heideman <heideman@cityofhurricane.com>, Kevin Thomas <thomas@cityofhurricane.com>
Subject: Support for the Frog Hollow city property project.

Thank you for the work you do to help this community. I have been to a number of the city council meetings and I can tell you care about what you are doing.

My name is Adam Fluckiger. I have been involved in the community for a lot of years in different roles and understand the time commitment it takes. Currently I am involved by volunteering as the Head Coach and Team Director for the Hurricane High Schools Mountain Bike team. I have been involved with them for the last 5 years. I have seen the impact it has had on so many students in our community. This last season we had 70 students registered with our team and 40 parents register and license to participate with the team. This is definitely not a traditional sport where they limit the student participation and ask parents to back off and let the coach talk. High school mountain biking is not a sanctioned sport with the school district and so we survive with the support of the community and parents.

We are excited to hear a number of the city employees as well as the BLM are in support of having a race in our community. Every season we travel all over the state to participate. This coming season we will be in Manti, Cedar City, Beaver, and Eagle Mountain. We would love to see Hurricane added to this

list.

The sport of mountain biking is one of the fastest growing activities across the state and country. Zion is great to have in the backyard of us but people come from all over the world to ride the trails we have in the area. We are missing out on so much more by not being more proactive and expanding the opportunity to attract and keep people here locally.

This property Hurricane has is a great opportunity for the city to support as well as benefit from the thousands of bike riders across the state. As the owner of the property you have the right to make some simple adjustments to help it be usable for events. I understand the ranchers are concerned with this but they don't have any agreement or right to use the city property. They have agreements with the BLM. The ranchers should be bringing their concerns to the BLM. The BLM has the requirement to make sure public property is used in the best way to protect it as well as make it available to the general public. The ranchers have rights to have their animals on it based on the schedule they are given but they don't have the right to the land themselves. These are two different conversations. The city should deal with their land and let BLM deal with rancher agreements.

The impact this location will have on the community is amazing. Our race in Manti is Aug 19th and every Hotel in the Manti and Ephraim area are already booked out for the races. We had to book to stay in Salina. The restaurants get filled with participants that bring their business to the community. The Utah League is getting requests from communities all over the state to come and have a race in their town because they see the positive impact it's having. We aren't just helping the students but this is a positive impact on hundreds in Hurricane.

I have 2 kids on the Hurricane Team. We are the most inclusive team in the city. We don't have tryouts that exclude students that want to be involved. So many of our students are either unable or uninterested in traditional sports that are limited and political. Our student athletes all get to practice and race at every event. It brings families together doing an activity they will do for a lifetime.

I know you are always required to make the hard decisions but when you look at what will bring the greatest positive impact to the community you serve. Supporting this is the obvious choice. We can all see bikes and cows get along just fine together. We have shared the same trails for years and years on the JEM trails. I ask that you support this project and support all the families and business owners that live here locally. As well as those this will benefit across the state as well.

Thank you,

Coach Adam Fluckiger
Head Coach and Team Director of the Hurricane High Flying Tigers

Please call me if you would like to discuss further.
435-574-9955



DAMVIEW Dam Safety Database Information Viewer

Version: 2018.10.11.00 Rundate: 03/01/2023 10:46 AM

Select to View Scanned Documents ▾

Dam Break Map

Exit View

WARNING: Dam Safety makes NO claims as to the accuracy of this data.

Basic Information:

Dam Number: UT00418
Dam Name: FROG HOLLOW
Dam Type Category: Inspected Flood Control Dams greater than 20 Acft
Hazard Rating: HIGH
Owner: HURRICANE CITY
Agent:
Address: 147 NORTH 870 WEST
HURRICANE, UT 84737

Telephone: (435) 635-2811

Year Completed: 1978

Dam Modification History:

~~2004~~ ADDRESS CHANGE MCL

Inspection Information:

Inspection Agency: Utah Division of Water Rights
Inspection Date/Time: May 18 2023 9:00AM
Last Inspection Date/Time: Apr 20 2021 2:30PM
Inspection Meeting Location: Meet at the Dam
Inspector: Joel Carpio
Notice Letter Date:
Inspection Letter Date:

Contacts and Agencies

Jason Whipple
Washington County Emergency Services
197 East Tabernacle
St. George, UT 84770
Phone: (435) 634-5734
Email: jason.whipple@washco.utah.gov

Aimee Rohner
NRCS
125 S State St Rm 4406
Salt Lake City, UT 84138
Email: aimee.rohner@usda.gov

Arthur LeBaron, P.E., City Engineer

City of Hurricane
147 North 870 West
Hurricane, UT 84737
Phone: (435) 635-2811
Email: arthur@cityofhurricane.com

Location Information

Easting UTM: 298944.415387 Meters, Zone 12, NAD83
Northing UTM: 4110503.41631 Meters, Zone 12, NAD83
PLS Location: NWSE Section 24, 42S 13W, SL
County: Washington
WR Area: 81
Regional Office: Cedar City
Tributary Stream: FROG HOLLOW
View on Map: [Map](#)
Quad Map: The Divide
[5,000 year return period PGA:](#) 0.3506 g

Value shown was generated using the U.S. Geological Survey 2014
Unified Hazard Tool assuming a Vs30 value of 760 m/s.
Users of this value should be aware that actual site conditions may
require alternative input parameters and analysis.

Hydraulic and Structural Information

Structural Height: 58 Feet
Hydraulic Height: 51 Feet
Reservoir Area at Spillway Crest: 125 Acres
Reservoir Storage at Spillway Crest: 1450 Acft
Reservoir Storage at Dam Crest: 2000 Acft
Dam Crest Elevation: 4200 Feet MSL
Dam Crest Length: 1982 Feet
Dam Crest Width: 14 Feet
Spillway Type: Drop Inlet
Emergency Spillway Type: Open Channel
Spillway Maximum Discharge: Cfs
Maximum Dam Breach Flow: Cfs
Drainage Basin Area: 12.5 Sq. Miles
Outlet Diameter: 24 Inches
Outlet Length: 113 Feet
Outlet Construction: Reinforced Concrete Pipe
Outlet Control Location:
Maximum Outlet Discharge: Cfs

Emergency Information

First Downstream Town: HURRICANE
Distance: 4 Miles

EAP Received Date: 04/30/2014

Comments:

AS BUILT MYLAR PLANS IN FILE PACKET. (8/2/90)
14Apr97 - Please pc NRCS,Lamont Robbins,PO Box 11350,
SLC,UT 84147. --drr ADDRESS CHANGE 2004 MCL



STAFF COMMENTS

Consideration and possible approval of **Resolution 2023-05 adopting excess water surcharges**

Discussion:

When the Council last considered this matter, the Council directed the City Attorney to draft a revised resolution imposing excess water surcharges. For new connections, the Council's direction was to reduce the \$10 per thousand gallons over the threshold to \$5 per gallon. The Council also wanted to see the thresholds relaxed somewhat to account for typical water usage. The Council was also concerned about large families being penalized more than small households. Negative impacts on agriculture were also discussed. Finally, the Council directed that the surcharge funds be retained by the City and used for conservation. The updated resolution in the packet attempts to address the concerns raised by the Council while also encouraging water users to stay within the parameters for annual water usage set out by the City's water wholesale provider, the Washington County Water Conservancy District.

Summary of the Changes to the Resolution:

1. As suggested by the Council, two relief programs are built into the proposed surcharge rates. The first is for large families. If a household with more than four full-time residents incurs a surcharge, the household will be entitled to a rebate of the surcharge for each resident over four based on an allotment of 1,800 gallons per month per resident. The rebate can be sought monthly or annually. A similar relief program is proposed for livestock, with customers watering more than 2 head of cattle (or equivalent livestock unit) being entitled to a rebate at an allotment of 600 gallons of water per month per animal. This rebate may also be sought monthly or annually.
2. The prior draft of the resolution allowed all existing connections to use 36,000 gallons per month for the entire year without incurring a surcharge. The new version differentiates between those with access to pressurized irrigation and those without. For those without pressurized irrigation (using culinary water to irrigate), the threshold is reduced to 24,000 gallons per month during the three winter months, increased to 48,000 during the five summer months, and the spring and fall months remain at 36,000 per month. This creates a bell curve that better accommodates most user's annual usage while still encouraging careful use of water. For those with access to the City's pressurized irrigation system, the monthly threshold is 24,000 gallons per month for the entire year, which will not impose a surcharge on the vast majority of residents because those residents should only use culinary water indoors.
3. For new connections, the proposed resolution maintains the same thresholds as recommended by the Conservancy District. The reasoning is that with the Large Family Relief Program and the Livestock Watering Relief Program, households that exceed

these thresholds will likely be entitled to a rebate. The Council should also be aware that the District, as of January 1, 2023, has updated its source sizing standards and is assuming that all new connections will meet the lower .59 acre feet per year standard. Moving forward, the Conservancy District's impact fee calculations and calculations of the remaining water supply is based on all new connections meeting the .59 acre feet per year standard. In the new proposed draft, the penalty for exceeding the threshold for new connections has been reduced from \$10 to \$5 per thousand gallons.

4. The proposed resolution states that excess water use surcharges collected by the City will be maintained by the City and used for water conservation.

Findings:

Recommendation:

Attachments:

1. 230227 Resolution 2023-05 Approving Excess Water Use Surcharges (v. 3) (unsigned)

RESOLUTION

**A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, APPROVING
AND ADOPTING SURCHARGES FOR EXCESS WATER USE**

WHEREAS, Hurricane City strives to conserve water and has previously adopted a tiered water conservation rate structure, time of day water use ordinances, and water conservation landscape ordinances;

WHEREAS, Hurricane City desires to enhance its current efforts to conserve water by imposing an excess water use surcharge to assist in the efficient and effective management of water resources in light of the continued growth and development of Washington County;

WHEREAS, Hurricane City desires to promote the utilization of natural resources for the overall promotion of the general welfare of the residents Hurricane City and the communities of Washington County; and

WHEREAS, to protect the public health, safety, and welfare of the City's residents, the City Council deems it necessary and desirable to adopt and approve the excess water use surcharges set forth in this Resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that the following surcharges are hereby approved and adopted, to be implemented on April 1, 2023, or as soon as City staff is reasonably able to implement the surcharges, whichever is sooner:

1. **Excess Water Use Surcharge for Pre-2023 Water Connections.** For connections to the City's municipal water system existing prior to January 1, 2023, a monthly excess water use surcharge shall be charged in the amount of One Dollar (\$1.00) per thousand gallons of potable water exceeding the Residential Thresholds and Non-Residential Thresholds as set forth in this section, which varies by type of connection and by season.

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Residential Thresholds for Existing Connections				
Season	Winter (December, January, February)	Spring (March, April)	Summer (May, June, July, August, September)	Fall (October, November)
Connections without Secondary Irrigation Access ¹	24,000 gallons per month	36,000 gallons per month	48,000 gallons per month	36,000 gallons per month
Connections with Secondary Irrigation Access	24,000 gallons per month	24,000 gallons per month	24,000 gallons per month	24,000 gallons per month

Non-Residential Thresholds for Existing Connections	
<u>Meter Size</u>	<u>Monthly Threshold</u>
3/4" meter	36,000 gallons per month
1" meter	80,000 gallons per month
1.5" meter	260,000 gallons per month
2" meter	420,000 gallons per month
3" meter	850,000 gallons per month
4" meter	1,400,000 gallons per month
6" meter	2,600,000 gallons per month
8" meter	4,200,000 gallons per month

2. **Excess Water Use Surcharge for Post-1/1/2023 Water Connections.** For new connections to the City's municipal water system connecting on or after January 1, 2023, a monthly excess water use surcharge shall be charged in the amount of Five Dollars (\$5.00) per thousand gallons of potable water exceeding the Residential Thresholds and Non-Residential Thresholds as set forth in this section, which varies by type of connection and by season.

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¹ Secondary Irrigation as used in this Resolution means City-provided pressurized irrigation water.

Residential Thresholds for New Connections				
Season	Winter (December, January, February)	Spring (March, April)	Summer (May, June, July, August, September)	Fall (October, November)
Connections without Secondary Irrigation Access	8,000 gallons per month	15,000 gallons per month	20,000 gallons per month	15,000 gallons per month
Connections with Secondary Irrigation Access	8,000 gallons per month	8,000 gallons per month	8,000 gallons per month	8,000 gallons per month

Non-Residential Thresholds for New Connections	
<u>Meter Size</u>	<u>Monthly Threshold</u>
3/4" meter	36,000 gallons per month
1" meter	80,000 gallons per month
1.5" meter	260,000 gallons per month
2" meter	420,000 gallons per month
3" meter	850,000 gallons per month
4" meter	1,400,000 gallons per month
6" meter	2,600,000 gallons per month
8" meter	4,200,000 gallons per month

3. **Leak Rate.** The City may reduce the excess water use surcharge in the same manner it reduces the regular billing pursuant to its policies and ordinances regarding water leaks.
4. **Large Family Relief Program.** When a customer is charged an excess water use surcharge and the customer's meter is being used to supply a residential structure that houses more than four (4) full-time residents for any month, the customer may apply for a rebate of up to the total amount of the excess water use surcharge for any month. The rebate will be calculated based on an allotment of 1,800 gallons of water per month per each full-time resident exceeding four (4) full-time residents. The customer may apply for the rebate on a monthly or yearly basis, provided that the application for a rebate for a surcharge in any calendar year must be received by January 31st of the following year. The City will issue a rebate to the customer upon proof from the customer on forms provided by the City that the customer housed more than four (4) full-time residents for any month during the month(s) for which the rebate is applied.
5. **Livestock Watering Relief Program.** When a customer is charged an excess water use surcharge and the customer is watering more than two head of cattle or the equivalent livestock unit using a meter issued by the City for any month, the

customer may apply for a rebate of up to the total amount of the excess water use surcharge for any month. The rebate will be calculated based on an allotment of 600 gallons of water per month per each animal exceeding two. The customer may apply for the rebate on a monthly or yearly basis, provided that the application for a rebate for a surcharge in any calendar year must be received by January 31st of the following year. The City will issue a rebate to the customer upon proof from the customer on forms provided by the City that the customer was watering more than two head of cattle or the equivalent livestock unit during the month(s) for which the rebate is applied.

6. **Conservation Efforts.** Funds collected as an excess water use surcharge shall be utilized by the City to support its water conservation efforts.

PASSED AND APPROVED THIS _____ day of _____, 2023.

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 _____ day of _____, 2023. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

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

Cindy Beteag, Recorder



STAFF COMMENTS

Consideration and possible approval of **Resolution appointing a deputy city recorder**

Discussion:

The City Recorder position needs temporary coverage.

Findings:

Recommendation:

Attachments:

None



STAFF COMMENTS

Consideration and possible approval of **Deseret Roads and Trail System (DRATS) asphaltting the road up to the water tanks and staging area south of the SR-7 interchange**

Discussion:

The Desert Roads and Trails system reached out to Mayor Billings. They are applying for a federal grant to pave the road up to the water tanks and staging area south of SR-7. They have offered to match the grant and pay the remaining balance. They want the City to maintain the road after it is paved.

Findings:

Recommendation:

Attachments:

None



STAFF COMMENTS

Consideration and possible approval to **move forward with the AWOS project at the airport**-Mike Vercimak

Discussion:

Mike Vercimak would like to discuss the ongoing maintenance cost of the AWOS (weather monitoring) system.

Findings:

Recommendation:

Attachments:

None



STAFF COMMENTS

Ordinance 2023-ZC-04: Discussion and consideration of a **Zone Change Amendment request located at 479 N 360 E from HC, highway commercial, to RM-3, multifamily 15 units per acre. Parcel number H-SMME-1-A.** Interstate Rock Applicant. Chase Stratton Agent.

Discussion:

The applicant is seeking a zone change from HC, highway commercial, to RM-3, multifamily 15 units an acre on a 1.06 acre piece of property located east of the 500 N and SR-9 stoplight. The applicant has indicated to staff they would like to do some multifamily housing on the site but are unsure at this time what the layout or product type will be. At 15 units an acre they could only build, at most, 16 units.

The Planning commission recommended denial of the proposed zone change due to concerns about access to the property and that the Planning Commission believes that the parcel is better suited for Highway Commercial.

Findings:

Recommendation:

Attachments:

1. Ordinance 2023-ZC-04 Interstate Rock
2. 2023-ZC-04 App
3. 2023-ZC-04 Map
4. 2023-ZC-04 Interstate Rock

ORDINANCE NO 2023-ZC-04

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE
FOR PARCEL H-SMME-1-A FROM HIGHWAY COMMERCIAL (HC) TO RM-3

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

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

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

WHEREAS, the proposed amendment will have an impact on the area, however, that impact will not change from the currently approved zoning and master plan; and

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

1. That Parcel H-SMME-1-A be rezoned from Highway Commercial (HC) to RM-3

PASSED AND APPROVED on this 2nd day of March 2023.

Hurricane City

Nanette Billings, Mayor

Attest:

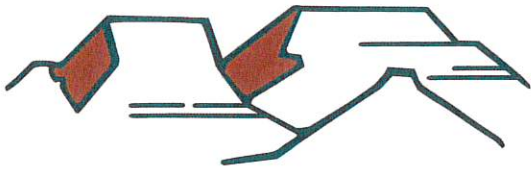
Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 2nd day of March 2023. 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

EXHIBIT A
ZONING MAP



PLANNING & ZONING
HURRICANE CITY
UTAH

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

ZONE CHANGE APPLICATION

For office use only: \$500.00 Fee
File No. 2023-2C-04
Receipt No. 8-166031

Name: Interstate Rock Products, Inc. Telephone: 435-635-2628

Address: 42 S 850 W Hurricane, UT 84737 Fax No. _____

Email: office@interstaterock.com Agent Email: chase.stratton@interstaterock.com

Agent (If Applicable): Chase Stratton Telephone: 435-773-3666

Address/Location of Subject Property: Chase Stratton 479 N 360 E

Tax ID of Subject Property: H-SMME-1-A Existing Zone District: Highway Commercial

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) RM-3 (15 units/lot)

Requesting a zone change to allow the entire parcel residential use and remove commercial use.

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

- ____a. The name and address of every person or company the applicant represents.
- ____b. An accurate 11 x 17-inch property map showing the existing and proposed zoning classifications.
- ____c. All abutting properties showing present zoning classifications.
- ____d. An accurate legal description of the property to be rezoned.
- ____e. Stamped envelopes with the names and addresses of all property owners within 350 feet of the boundaries of the property proposed for rezoning.
- ____f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second and fourth Thursday of each month at 6:00 p.m. The deadline for a regular zone change application is 14 days. The deadline for a PDO zone change is 20 days. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(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.

(Property Owner)

(Property Owner)

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

(Notary Public)

Residing in: _____

My Commission Expires: _____

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: _____

ZONE CHANGE APPLICATION (General Information)

PURPOSE

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc). Zoning occurs as a means to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change the following factors should be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the City's General Plan.
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

PROCESS

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report and forward a recommendation to the City Council of approval, approval with modifications, or denial the zone change application.

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

Warranty Deed Page 1 of 3
 Russell Shirts Washington County Recorder
 10/18/2019 02:41:05 PM Fee \$40.00 By
 SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:

Nathaniel Stephenson
 P.O. Box 1385
 Provo, UT 84603



**SOUTHERN UTAH
 TITLE COMPANY**
 "Doing good Deeds for over 70 years"
 sutc.com

Order No. 205209 - AG
 Tax I.D. No. H-SMME-1

Space Above This Line for Recorder's Use

WARRANTY DEED

One Time Three Time, LLC., A Utah Limited Liability Company, grantor(s), of Yorba Linda, County of Orange, State of California, hereby **CONVEY** and **WARRANT** to

Nathaniel Stephenson, grantee(s) of St. George, County of Washington, State of Utah, for the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

TOGETHER WITH all improvements and appurtenances there unto belonging, and being **SUBJECT TO** easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 17th day of October, 2019.

One Time Three Time, LLC., A Utah Limited Liability Company

By: [Signature]
 Damon Suter, Manager

STATE OF Utah)

:ss.

COUNTY OF Washington)

On the _____ day of October, 2019, personally appeared before me, Damon Suter, who being by me duly sworn, did say that he/she is the Manager of One Time Three Time, LLC., A Utah Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Damon Suter acknowledged to me that said limited liability company executed the same.

NOTARY PUBLIC

My Commission Expires:

* see Attached *

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On October 17, 2019 before me, Mindy L. Cutler, Notary Public
(insert name and title of the officer)

personally appeared Damon Carl Suter
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Attachment to that certain Warranty Deed executed by One Time Three Time, LLC., A Utah Limited Liability Company grantor(s), to Nathaniel Stephenson grantee(s).

Order No. 205209

Tax I.D. No. H-SMME-1

EXHIBIT "A"

Lot One (1), SHADOW MOUNTAIN MOBILE ESTATES, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

LESS AND EXCEPTING THEREFROM the following described property:

A parcel of land in fee, for the widening of the existing highway State Route 9 known as Project No. 0009, being part of an entire tract of property, situate in Lot 1, Shadow Mountain Mobile Estates Subdivision, Section 35, Township 41 South, Range 13 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northwest Corner of said Lot 1; and running thence South 57°40'52" East 2.07 feet along the Northerly boundary line of said Lot 1 to a point 42.00 feet perpendicularly distant Easterly from the centerline of said project, opposite approximate Engineers Station 62+06.91; thence South 32°19'34" West 278.09 feet parallel to said centerline; thence Southwesterly 35.27 feet, more or less, along the arc of a 4042-foot radius curve to the right (chord bears South 32°34'34" West 35.27 feet) concentric with said centerline; thence South 32°57'07" West 17.75 feet; thence Southerly 8.23 feet along the arc of a 19.50-foot radius curve to the left (chord bears South 20°59'29" West 8.17 feet); thence South 18°26'52" East 17.92 feet; thence Southeasterly 10.90 feet along the arc of a 19.50-foot radius curve to the left (chord bears South 61°48'48" East 10.76 feet) to the Southerly boundary line of said Lot 1; thence North 77°49'32" West 29.71 feet along said boundary line to the Southwest Corner of said Lot 1; thence North 32°19'08" East 359.91 feet along the Northwesterly boundary line of said Lot 1 to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Initials 

KREIDER DEAN JR
H-SMME-5
364 E 450 N
HURRICANE, UT 84737

GARNER TRACEY TAYLOR
H-303-A-1
197 S 800 W
HURRICANE, UT 84737

FJERMESTAD JAELEN
H-SMME-6
3548 S 1100 W
HURRICANE, UT 84737

HURRICANE CITY
H-305-A-2-A, 1-B
147 N 870 W
HURRICANE, UT 84737-1671

MARTINEZ AGUSTIN MARTIN, ET AL
H-SMME-11
391 E 500 N
HURRICANE, UT 84737

MUNOZ INV LLC LANDS OF SOUTHERN UTAH
H-303-A-2-B
99 W SAINT GEORGE BLVD
SAINT GEORGE, UT 84770

HERITAGE RENTALS LLC
H-SMME-22-B
PO BOX 189
HURRICANE, UT 84737-0189

CARAYAS ROBYN
H-SMME-19
374 E 500 N
HURRICANE, UT 84737

CANNON LLOYD A
H-SMME-7
384 E 450 N
HURRICANE, UT 84737-1843

GROVES GERALD LAMIE & DEBORAH LYNNE TF
H-288-C
415 N STATE ST # 102
HURRICANE, UT 84737

HERITAGE RENTALS LLC
H-SMME-22-B
PO BOX 189
HURRICANE, UT 84737-0189

DIXIE HEALTH HOLDINGS LLC
H-SMME-9
29222 RANCHO VIEJO RD STE 127
SAN JUAN CAPISTRANO, CA 92675

FITZGERALD MICHAEL F & HETTIE A
H-303-E
542 N 300 E
HURRICANE, UT 84737

STEPHENSON NATHANIEL
H-SMME-1-A
PO BOX 1385
PROVO, UT 84603-1385

BRADY ROBERT TR
H-SMME-4
PO BOX 1819
SAINT GEORGE, UT 84771-1819

BETTS CLIFTON E
H-SMME-20
470 N 360 E
HURRICANE, UT 84737-3307

BALLARD RALPH T & RUTH M TRS
H-314-A-1
94 W 650 N
HURRICANE, UT 84737-1755

CAMERON SCOTT BRIAN & ROBERTA B
H-303-C-1
556 N 300 E
HURRICANE, UT 84737

BALLARD RALPH T & RUTH M TRS
H-303-A-2-C
94 W 650 N
HURRICANE, UT 84737-1755

DIXIE HEALTH HOLDINGS LLC
H-SMME-8
29222 RANCHO VIEJO RD STE 127
SAN JUAN CAPISTRANO, CA 92675

GARNER KIDS LTD
H-303-A-3
530 N 300 E
HURRICANE, UT 84737

HERITAGE RENTALS LLC
H-SMME-22-A
PO BOX 189
HURRICANE, UT 84737-0189

HERITAGE RENTALS LLC
H-SMME-22-A
PO BOX 189
HURRICANE, UT 84737-0189

FEASTER MELANIE, ET AL
H-SMME-13
365 E 500 N
HURRICANE, UT 84737-3304

HURRICANE CITY
H-303-H
147 N 870 W
HURRICANE, UT 84737

BEGODY DOROTHY A
H-SMME-3
346 E 450 N
HURRICANE, UT 84737

WINTER MARGARET & JODY LYNN
H-SMME-16
539 N 360 E
HURRICANE, UT 84737

UTAH DEPT OF TRANSPORTATION
H-SMME-18
4501 S 2700 W PO BOX 141255
SALT LAKE CITY, UT 84114-1255

HENRY HILL OIL SERVICES LLC
H-286-A-1
5500 S HOLLADAY BLVD
HOLLADAY, UT 84117

CAMERON SCOTT BRIAN & ROBERTA B
H-303-C-1
556 N 300 E
HURRICANE, UT 84737

HURRICANE CITY
H-305-A-2-A-1-B
147 N 870 W
HURRICANE, UT 84737-1671

THAYER TONY LYN & ROBINLYN
H-SMME-14
840 N 120 E
HURRICANE, UT 84737

MAHAN ASPEN
H-SMME-12
385 E 500 N
HURRICANE, UT 84737

DEL TORO DUSTIN
H-314-P
53 S 200 W
WASHINGTON, UT 84780

CORBETT TODD
H-SMME-2-A
334 E 450 N
HURRICANE, UT 84737-1843

BACON MISTY LYNN
H-SMME-15
554 N 360 E
HURRICANE, UT 84737

MILLER NICHOLAS B, ET AL
H-SMME-21
367 E 450 N
HURRICANE, UT 84737

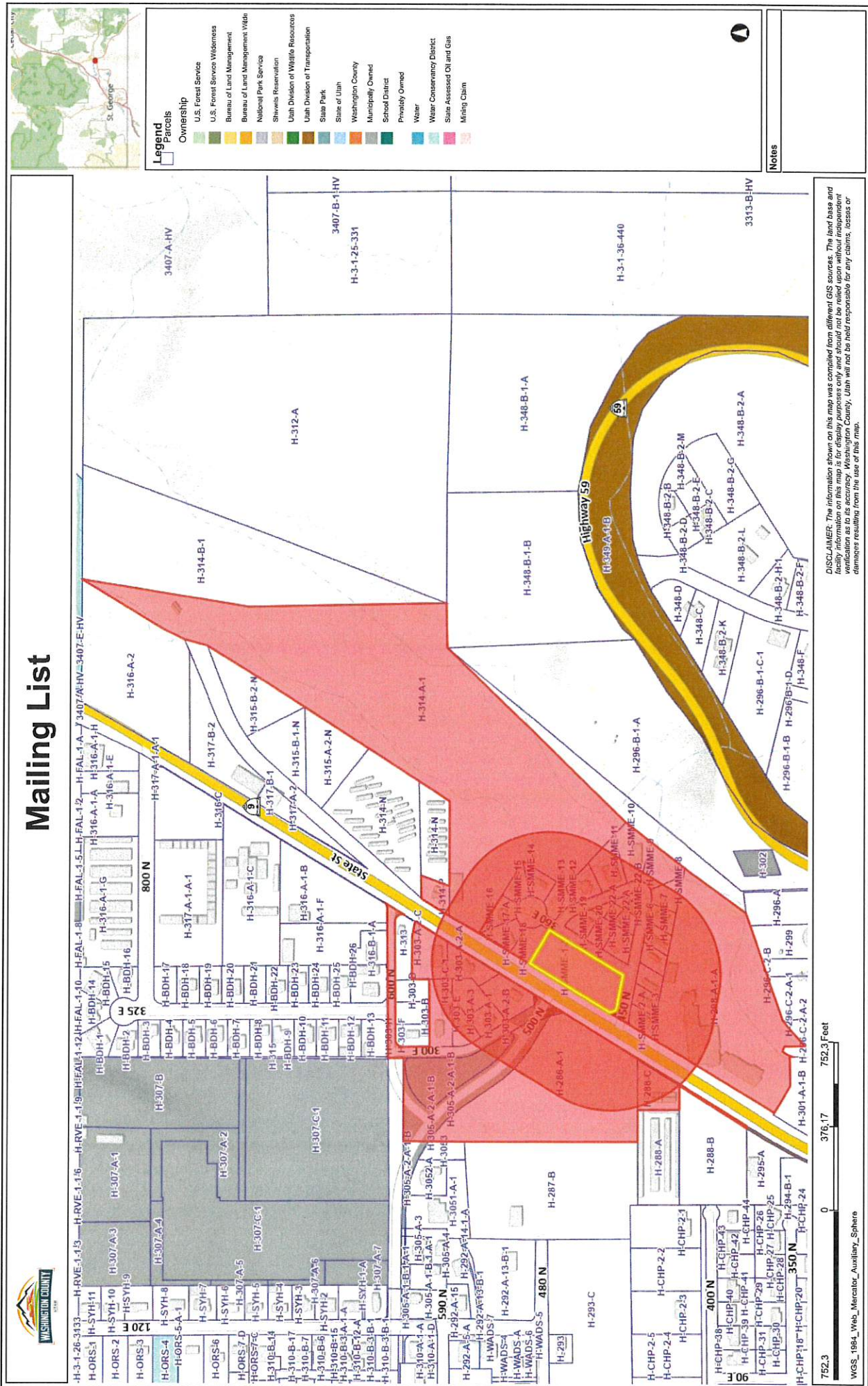
DIXIE HEALTH HOLDINGS LLC
H-298-A-1-A
29222 RANCHO VIEJO RD STE 127
SAN JUAN CAPISTRANO, CA 92675

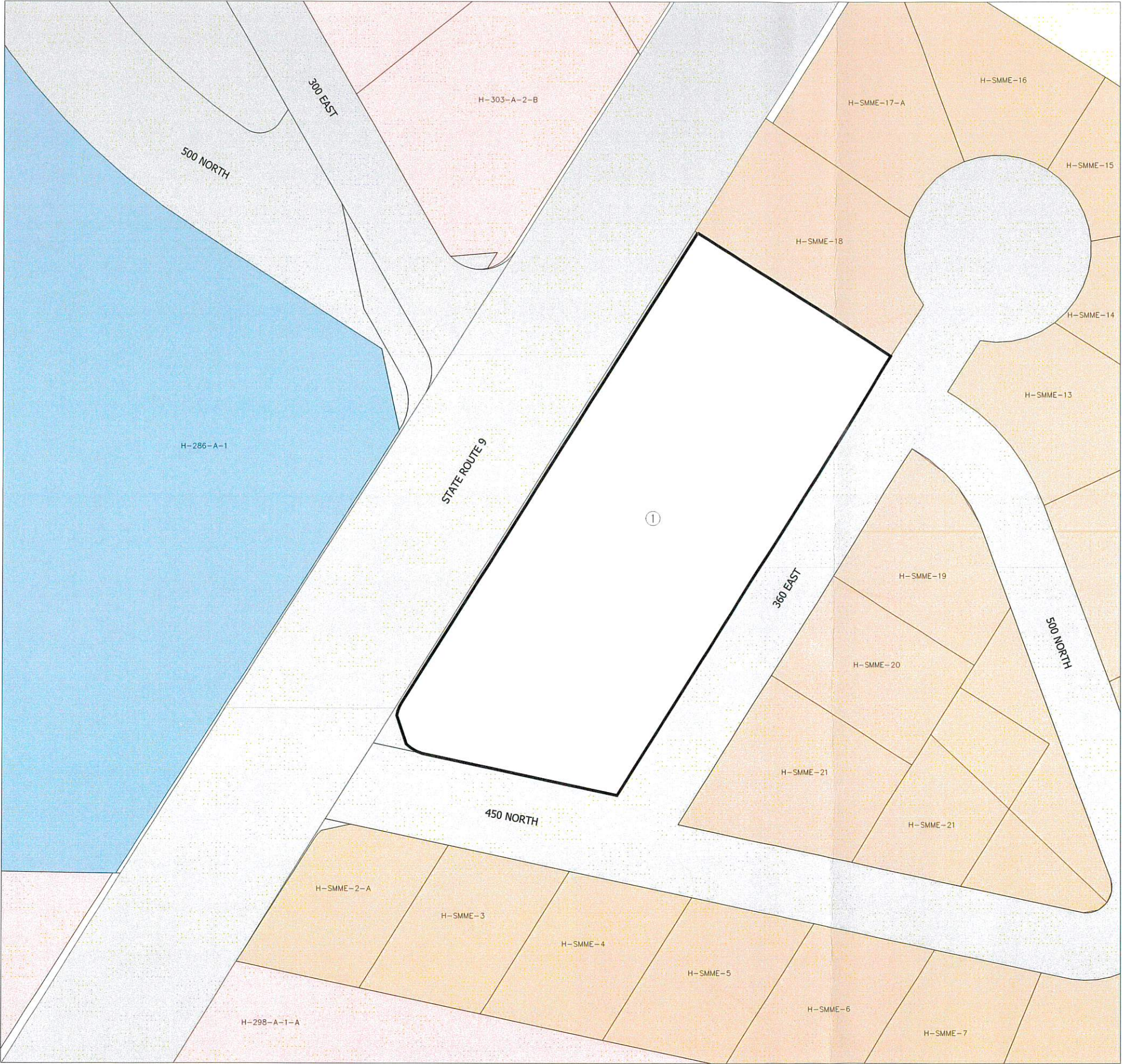
SIVILS ALBERT D & KAREN TRS
H-303-A-2-A
565 N STATE ST
HURRICANE, UT 84737

HERITAGE RENTALS LLC
H-SMME-10
1400 S 700 W
HURRICANE, UT 84737

STOUT KAYLA P, ET AL
H-SMME-17-A
521 N 360 E
HURRICANE, UT 84737

Mailing List





ZONE CHANGE MAP FOR:
PARCEL: H-SMME-1-A

NW COR. NE COR. SEC 35, T 41 S, R 13 W, HURRICANE, UTAH

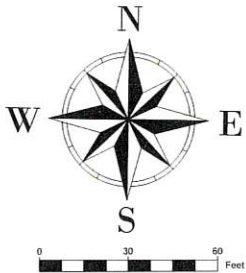
ZONE CHANGE DESCRIPTIONS:
LOT ONE (1), SHADOW MOUNTAIN MOBILE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.
LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:
A PARCEL OF LAND IN FEE, FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 9 KNOWN AS PROJECT NO. 0009, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN LOT 1, SHADOW MOUNTAIN MOBILE ESTATES SUBDIVISION, SECTION 35, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; AND RUNNING THENCE SOUTH 57°40'52" EAST 2.07 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 1 TO A POINT 42.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 62+06.91; THENCE SOUTH 32°19'34" WEST 278.09 FEET PARALLEL TO SAID CENTERLINE; THENCE SOUTHWESTERLY 35.27 FEET, MORE OR LESS, ALONG THE ARC OF A 4042-FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 32°34'34" WEST 35.27 FEET) CONCENTRIC WITH SAID CENTERLINE; THENCE SOUTH 32°57'07" WEST 17.75 FEET, THENCE SOUTHERLY 8.23 FEET ALONG THE ARC OF A 19.50-FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 20°59'29" WEST 8.17 FEET); THENCE SOUTH 18°26'52" EAST 17.92 FEET; THENCE SOUTHEASTERLY 10.90 FEET ALONG THE ARC OF A 19.50-FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 61°48'48" EAST 10.76 FEET) TO THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1; THENCE NORTH 77°49'32" WEST 29.71 FEET ALONG SAID BOUNDARY LINE TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 32°19'08" EAST 359.91 FEET ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT 1 TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECTION FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION
PARCEL CONTAINS: 1.06 ACRES

ZONE CHANGE PARCEL OF INTEREST:

1 H-SMME-1-A
NATHANIEL STEPHENSON
EXISTING ZONE: HC
PROPOSED ZONE: RM-3

ZONE LEGEND:

- ZONE: MOBILE HOME - RV
- ZONE: HIGHWAY COMMERCIAL
- ZONE: RECREATIONAL RESORT
- ZONE: R1-10 (1 UNIT PER 10,000 SF)



VICINITY MAP
N.T.S.

INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST HURRICANE, UT 84737
P: 435.635.2628 | F: 435.635.2177

DESIGNED BY: ---
DRAWN BY: KKS
CHECKED BY: CS

INTERSTATE ROCK PRODUCTS, INC.	ZONE CHANGE FOR:	
	PARCEL: H-SMME-1-A	
	HURRICANE UTAH	

DATE	REV.	DATE	DESCRIPTION	BY
02/08/23				
SCALE				
1"=30'				
PROJ. #	PAGE #			
3000-1509	ZC1			



STAFF COMMENTS

Agenda Date:	03/02/2023
Application Number:	2023-ZC-04
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Interstate Rock Products, Inc.
Agent:	Chase Stratton
Request:	A Zone Change from HC to RM-3
Location:	479 N 360 E
Zoning:	HC
General Plan Map:	Multifamily

Planning Commission Recommendation

The Planning commission recommended denial of the proposed zone change due to concerns about access to the property and that the Planning Commission believes that the parcel is better suited for Highway Commercial.

Discussion:

The applicant is seeking a zone change from HC, highway commercial, to RM-3, multifamily 15 units an acre on a 1.06 acre piece of property located east of the 500 N and SR-9 stoplight. The applicant has indicated to staff they would like to do some multifamily housing on the site but are unsure at this time what the layout or product type will be. At 15 units an acre they could only build, at most, 16 units.

	Zoning	Adjacent Land Use
North	MH/RV, R1-10	Manufactured Homes, Junkyard
East	MH/RV	Manufactured Homes
South	MH/RV, HC	Manufactured Homes, Assisted Living Facility

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

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

Response: The General Plan Map shows this area as a Multifamily. The 2021 General Plan defines Multifamily as follows:

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

The proposed zoning does match the General Plan. This was presumably planned this way due to its easy access to SR-9 as well as a variety of housing types existing in the area. This parcel also has some limitations about future commercial development due to the access and adjacent uses.

The Hurricane City General Plan recommends that the City consider adding different housing types in appropriate areas:

In recent years, the City has recognized the need to approve zoning changes and project plans that provide a wider variety of housing options for Hurricane residents. A number of new multi-family housing units have been approved in recent years and are in various stages of construction and occupation. These multi-family homes are a mixture of rental apartments, rental and owner-occupied townhomes, and duplex housing.

In 2018, the City adopted the Hurricane Moderate Income Housing Plan. The Plan provides information on housing costs in Hurricane, local incomes, and the attainability of housing for City residents. The Plan also sets policies and identifies strategies to broaden housing availability. The 2019 Plan states:

“While the City cannot control the housing market, it can take steps to ensure housing options continue to be available for all residents of all income ranges and ages. These include locating appropriate land use designations for multi-family housing, manufactured home communities, and townhome development. Ensuring these land use designations are located in areas convenient to shopping, transportation, and jobs will help families keep transportation costs lower. The City will be starting an amendment of the entire General Plan in 2020 and will ensure consideration is given to these factors when finalizing the updated plan.” (Hurricane City General Plan, 2021, p 41).

The 2022 Moderate Income Housing Plan also encourages the City to look at more areas where “missing middle” housing can be provided.

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

Response: There are several manufactured home developments and a planned townhome development (for short-term use) on the other side of SR-9.

3. Will the proposed amendment affect the adjacent property?

Response: The surrounding development is an older mobile home park and the new development will likely have a positive impact on the surrounding area. The current zoning for the property is Highway Commercial. This zoning, which does not match the General Plan for the property, would allow for a number of uses that would likely have a higher impact on the adjacent property. Staff has spoken with other developers who would propose, without needing a zone change, to build 20-25 short-term rentals or a hotel on the property. Due to access issues and neighborhood character, retail and office uses on the property are probably not likely or viable.

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

Response: Facilities and services are adequate for this development. JUC had some concerns on how the development will be laid out but not about their general availability.

Other Comments/Considerations

1. The plat for Shadow Mountain Mobile Estates shows a 7" irrigation easement across this property. Applicants will need to design around that or move it if possible.

JUC Comments:

Public Works: Need a second access

Power: Owner must develop power to the property. Must meet with HC Power to design. Must provide a site plan as to what is needed.

Water: No concerns

Streets: No comments

Sewer: No issues with zone change

Fire: Okay with zone change. They may need to sprinkle the buildings if a second access isn't possible. (The applicant will need to work directly with the Fire District about steps to take to meet Fire Code.)

Engineering: Turning the 500 N/SR-9 interchange into a four way intersection and connecting it to 360 E would be a preferable design.

Phone/Cable: No comment

Findings:

Staff makes the following findings:

1. The proposed changes meets the standards of the General Plan and the General Plan Map
2. The proposed change matches the surrounding development in use and zoning.
3. The proposed amendment will have an impact on the area, but the limited number of units would mitigate the impact.
4. Services are adequate to serve the area and proposed project.

Recommendation: Staff recommends the City Council review this application and the zone change based on standards and consider residents' comments. Staff would recommend approval of the proposed zone change to RM-3.



STAFF COMMENTS

Discussion and consideration of **removing the City Council conditions previously placed on the issuance of a building permit for non-combustible structures, subject to compliance with the City's Code and the Building Code.** - Scott Nielson

Discussion:

Scott Nielson is requesting to be on the agenda for the Glamper's Inn/Jellystone Resort. He is requesting to be able to move forward with their non-combustible building permits before the completion of the water loop.

Findings:

Recommendation:

Attachments:

1. City Council (1)
2. council agenda request - glampers inn
3. Power Will Serve
4. Sewer Will Serve
5. Water Will Serve



SOUTHWEST UTAH
PUBLIC HEALTH
DEPARTMENT
PREVENT • PROMOTE • PROTECT

WWW.SWUHEALTH.ORG

620 South 400 East, #400 • ST. GEORGE, UTAH 84770 • (435) 673-3528

260 E. DL Sargent Drive • CEDAR CITY, UTAH 84721 • (435) 586-2437

445 North Main • KANAB, UTAH 84741 • (435) 644-2537

PO Box 374. 601 East Center • PANGUITCH, UTAH 84759 • (435) 676-8800

PO Box G, 74 West 1175 North • BEAVER, UTAH 84713 • (435) 438-2482

Thursday, October 13, 2022

ATTN:

Douglas R. Ferrell

Patrell Engineering Group, Inc.

2906 E 3110 S

St. George, UT 84790

RE: SWIMMING POOL PLAN REVIEW – Jellystone Park Camp Resorts Pools (3), Spas (2), Slides, and Splash Pad

Our office has reviewed the plans you submitted for the proposed Jellystone Park Camp Resorts pool facilities, located at 505 S Sand Hollow Rd. in Hurricane, Utah 84737. These plans appear to meet applicable health codes for public swimming pools and are APPROVED. Therefore, as specified by state health code (R392-302-8.6), construction of this facility may proceed (upon approval from the appropriate local municipal authority.)

As part of the plan review the number and location of sanitary fixtures for use by patrons of the facility was reviewed and restroom and shower facilities are in accordance with Table 4 of R392-302-25. In no case will the number of restrooms available be less than one per gender and shower facilities will be enclosed for privacy.

The owner of this facility is responsible to obtain written approval of any plan revisions. Failure to obtain written approval may result in additional costs to bring the facility in to compliance with R392-302. The owner is additionally responsible for ensuring that the facility is operated by a qualified pool operator, and submitting monthly water quality samples or bacteria testing results to SWUPHD for each month of operation.

It is recommended that samples of desired plaster color and tiles to be used be submitted to SWUPHD. Additionally, please be aware that access to an unattended recreational water facility (directly into the enclosure or indirectly through a clubhouse or other building) MUST be controlled by latching doors or by a fence with properly latching gates.

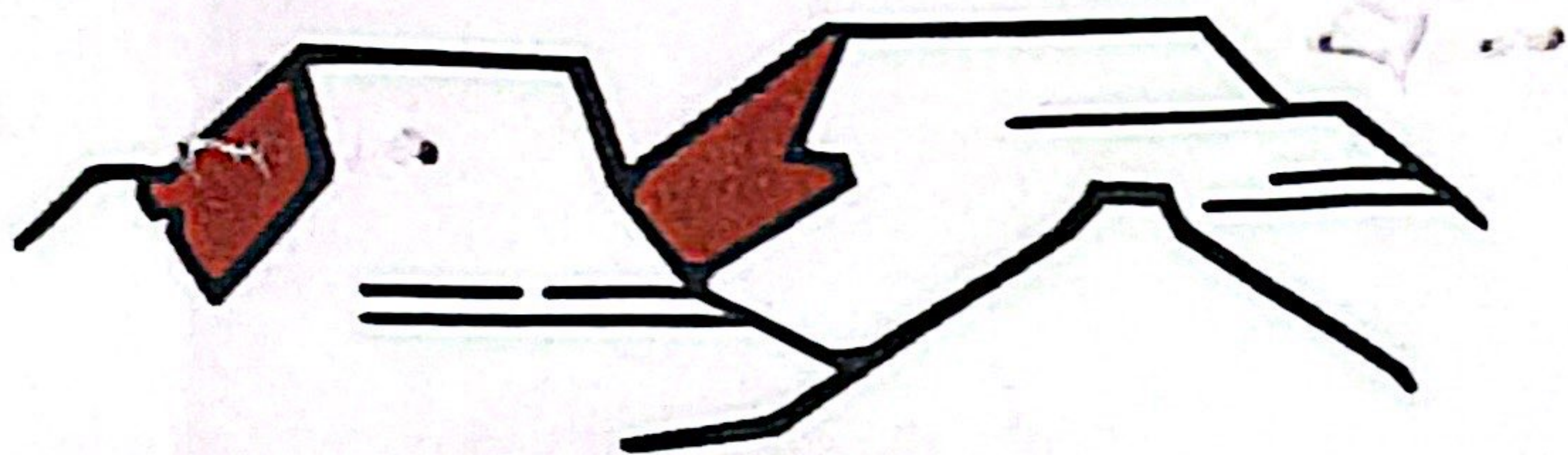
Please note that this approval is not a permit to operate. A permit to operate will not be issued until the *Public Pool Interlocking Verification Affidavit* form has been submitted to our office, and construction of the proposed facility is completed and is determined to comply with the approved plans and the requirements of the Southwest Utah Public Health Department and R392-302. Compliance shall be determined through three (3) inspections of the proposed facility consisting of a piping inspection, a rebar inspection and a final inspection once all work has been completed, but prior to being opened to the public. The pipe and rebar inspections may be combined so long as all piping in the pool remains exposed. The scheduling of these inspections is the responsibility of the facility owner.

Thank you for your attention to this matter. Please contact me at (435) 986-2583 if you have any questions or concerns.

Sincerely,

Teri Prax, EHS

cc: Washington County Building Department, Nielson Development



PLANNING & ZONING HURRICANE CITY UTAH

Stephen Nelson, Planning Director
Fred Resch, Assistant Planner/Code Enforcement
Brienna Spencer, Planning Technician

January 5, 2023

Blow Sand LLC
2464 E 2000 S
St George UT 84790

Re: Building Permits for Glampers Inn

To Whom It May Concern,

This letter is in response to the building permit applications that have been submitted for Glampers Inns/Jellystone Park. The minutes of the October 20, 2022, Hurricane City Council meeting indicate that the final site plan was approved, but with certain conditions to be completed before a building permit may be issued. The minutes are as follows:

Doug Heideman motioned to approve the proposed final site plan for Glampers Inn, an RV park and commercial development located south of Sand Hollow Road subject to the approval of the bonded amount by the City Attorney and the Public Works Director. The following conditions must be completed before a building permit is issued; The water must loop from the project back to Bash Parkway and Sand Hollow Road before the water system is accepted for use. The down payment must be made to Dixie Power. The PID must pay for gas installed in the roadways before service to the property. Fire needs an improved second access from the property. Fire hydrants must be operational. The public facilities must be determined adequate, as explained in Section 9-6-3. Seconded by David Hirschi. Kevin Thomas, David Hirschi, and Doug Heideman voting aye. Joseph Prete voted nay. He is concerned that an economic crash will leave the City in a challenging situation. Motion carried.

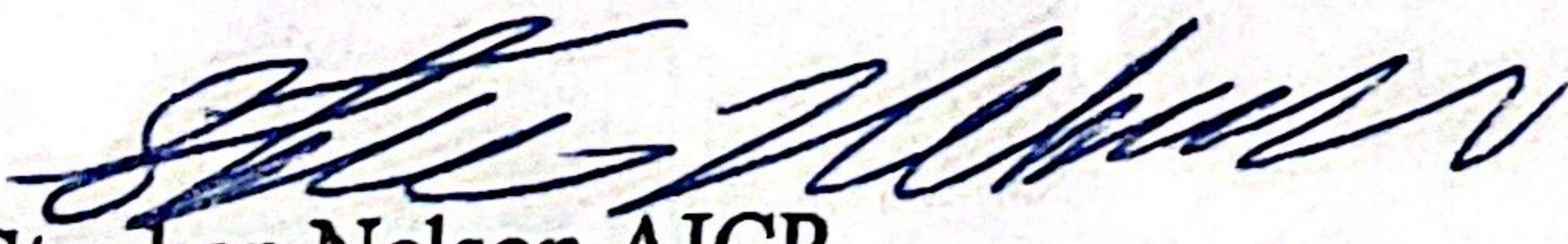
issues w/
Blasting

Letters
attached

Can
charge from
1 side this
week

Hurricane City and Ash Creek Special Service District staff have reviewed the installed improvements and found that the development does not meet the criteria set by the City Council to issue a building permit at this time; namely, the listed infrastructure improvements are incomplete. In addition, Hurricane City has not received any documentation or evidence that the property owner or PID has paid the required payment to Dixie Power or for gas installation. Therefore, until the conditions established by the City Council are met, Hurricane City can not issue any building permits.

If you have any questions, please get in touch with me.


Stephen Nelson AICP
Hurricane City Planning Director



PROJECT:	Glampers Resort, Phase 1		PROJECT NUMBER:	2220198
ADDRESS:	Hurricane		DATE:	December 29, 2022
CONTRACTOR:	Scott Nielson		PERMIT NUMBER:	
			P.O. NUMBER:	
SITE VISITS:			MILEAGE (ROUND TRIP):	10
START TIME:	7:30 AM	FINISH TIME:	1:00 PM	
START TIME:		FINISH TIME:		
START TIME:		FINISH TIME:		
START TIME:		FINISH TIME:		
WEATHER:	Heavy Overcast			
TEMPERATURE RANGE (°F):	35 to 40			
WINDS:	None			

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		
Concrete	1.50	Concrete Cylinders	12	None
Reinforced Concrete	4.00	Concrete Cores		
Sample Pick-up		Grout Samples		
Soils		Masonry Prisms		
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		
Cancelled Visit		Shotcrete Panel		
		Cylinder Pick-Up		
Total Hours	5.50			NON-COMPLIANCE ITEM(S) FOLLOW UP:
				ORIGINAL DATE(s):

OBSERVATIONS:

AGEC visited the site as requested to perform tests per the ASTM C1064, C143, C231 and C31 test methods on 142 yards of Interstate Rock Products ready mix concrete mix design #6003A placed by Showcase Concrete Corporation in stem wall footings in the water slide area. The first sample was retrieved at 8:45 AM and measured a 5" slump, 5.1% air content and had a concrete temperature of 63 degrees Fahrenheit. The second sample was retrieved at 10:00 AM and measured a 6" slump, 5.5% air content and had a concrete temperature of 64 degrees Fahrenheit. The third sample was retrieved at 11:00 AM and measured a 5 1/2" slump, 5.6% air content and had a concrete temperature of 65 degrees Fahrenheit. AGECE also verified the final measurements of the concrete reinforcing steel on site. No slump specifications were called out in the plans. Test results and observations met project specifications. Twelve 4"x8" concrete cylinders were cast to later be transported to the AGECE laboratory for further testing. Tracy with Showcase Concrete Corporation was notified of test results. LogTag #877C was used for recording curing temperatures. Paperwork was left on site.



RECEIVED BY

COMPANY

Brendon Bradshaw

CONSTRUCTION
OBSERVER

1894274

CERTIFICATION #

Reviewed By: _____

Date: _____

PROJECT: Glampers Resort, Phase 1

ADDRESS: Hurricane

CONTRACTOR: Scott Nielson

PROJECT NUMBER: 2220198

DATE: January 6, 2022

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 30

SITE VISITS:

START TIME: 11:00 AM FINISH TIME: 1:00 PM

START TIME: FINISH TIME:

START TIME: FINISH TIME:

START TIME: FINISH TIME:

WEATHER: High Clouds

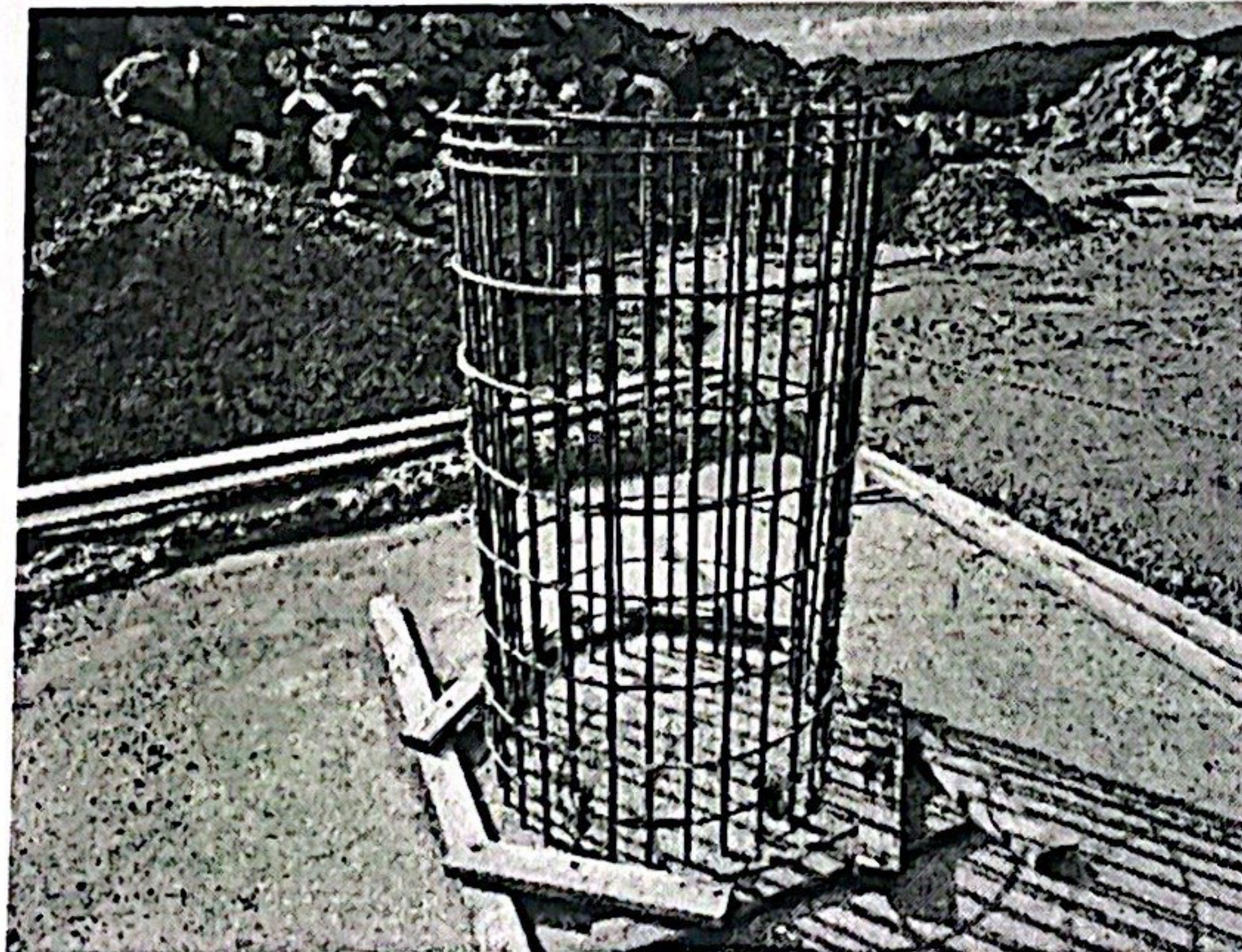
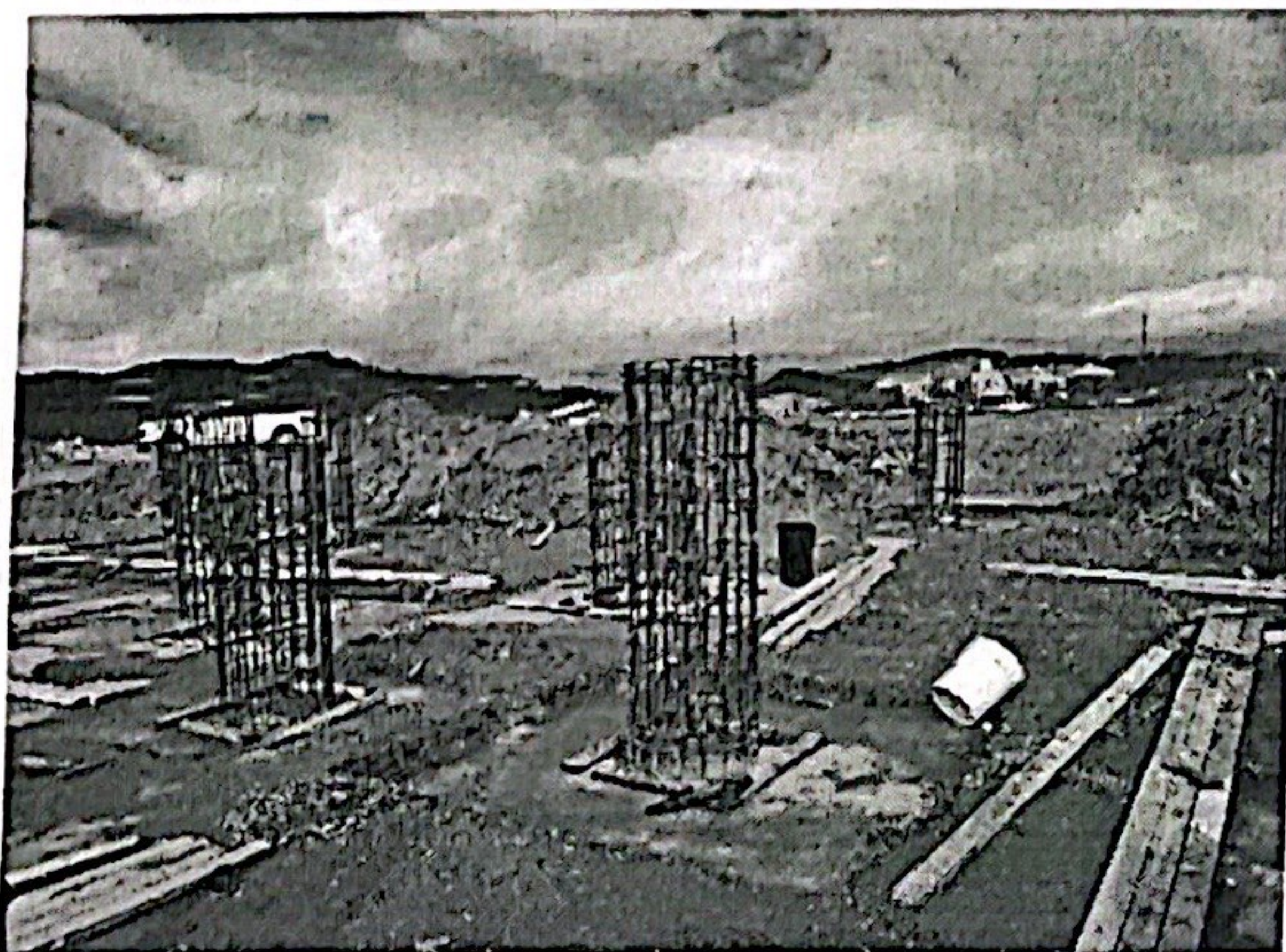
TEMPERATURE RANGE (°F): 40 to 50

WINDS: Calm

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete		Concrete Cylinders		
Reinforced Concrete	2.00	Concrete Cores		
Sample Pick-up		Grout Samples		
Soils		Masonry Prisms		
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		
Cancelled Visit		Shotcrete Panel		
Post-Installed Anchors		CCP		
Total Hours	2.00			
				NON-COMPLIANCE ITEM(S) FOLLOW UP:
				ORIGINAL DATE(s):

OBSERVATIONS:

AGEC was on-site as requested to perform in progress visual observations on the concrete reinforcing steel (CRS) that was placed in the columns for the slide foundation. The work observed was in conformance with approved construction documents. Final observations and measurements on the forms and bolts to be verified prior to concrete placement. Glen with Nielson Development was notified of observations. A copy of report was emailed to katie@nielsondevelopment.com.



RECEIVED BY

COMPANY

Zachary Sawyer

CONSTRUCTION
OBSERVER

ICC #9066450

CERTIFICATION #

Reviewed By: rc

Date: 1/12/2023

PROJECT:Glampers Resort, Phase 1

ADDRESS:Hurricane, UT

CONTRACTOR:Scott Nielson

PROJECT NUMBER:2220198

DATE:January 23, 2023

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP):10

SITE VISITS:

START TIME:8:30 AMFINISH TIME:10:30 AM

START TIME:FINISH TIME:

START TIME:FINISH TIME:

START TIME:FINISH TIME:

WEATHER:Partly Cloudy

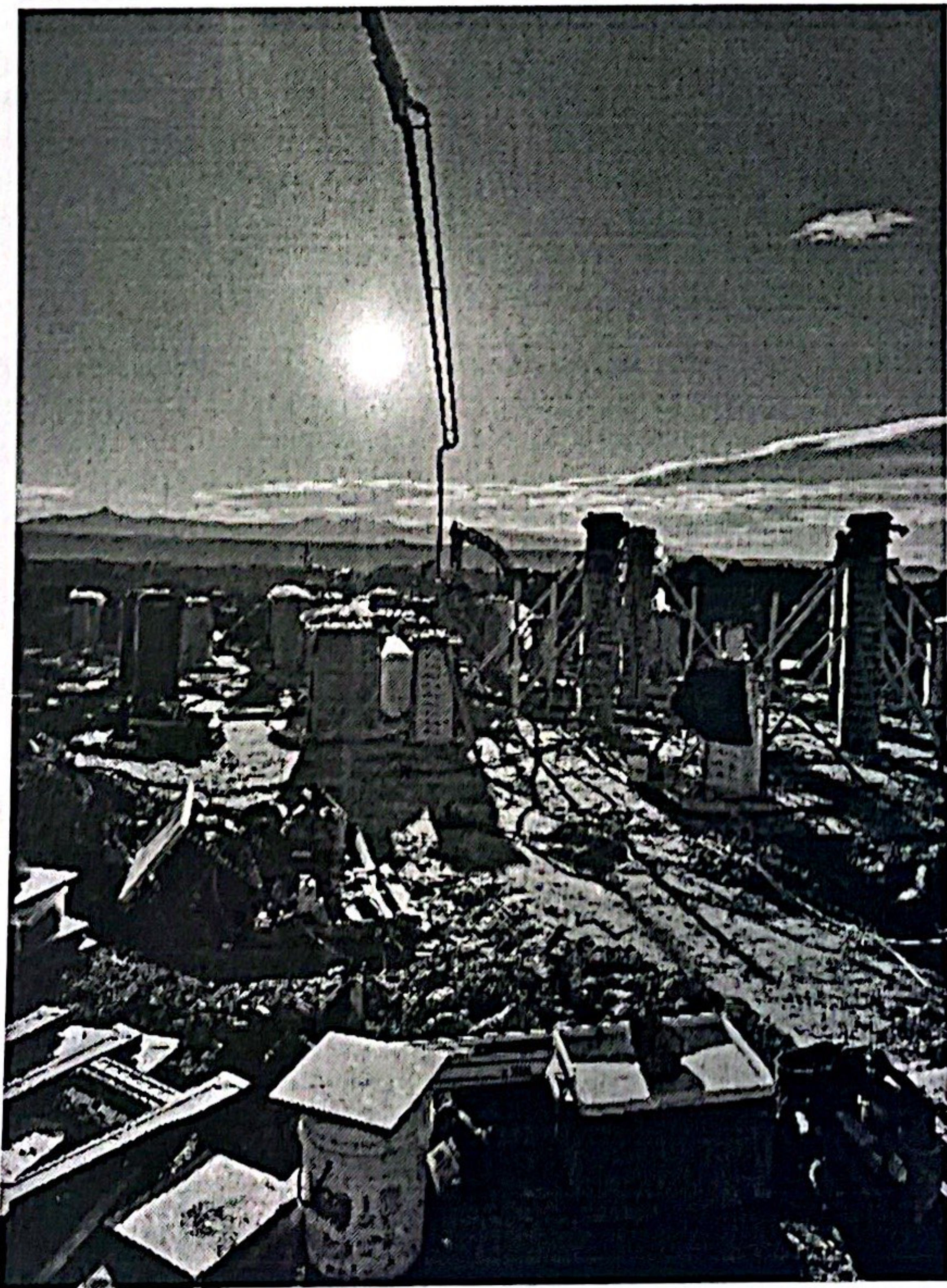
TEMPERATURE RANGE (°F):30to35

WINDS:High

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete	2.00	Concrete Cylinders	4	
Reinforced Concrete		Concrete Cores		NON-COMPLIANCE ITEM(S) FOLLOW UP:
Sample Pick-up		Grout Samples		
Soils		Masonry Prisms		
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		
Cancelled Visit		Shotcrete Panel		
Total Hours	2.00			ORIGINAL DATE(s):

OBSERVATIONS:

AGEC visited the site as requested to perform slump, air content and temperature tests on 36 yards of Interstate Rock Products ready mix concrete mix design #6503A placed by Showcase Concrete for water park piers. Test results met project specifications. 4 - 4"x8" concrete cylinders were cast to later be transported to the AGECEC laboratory for further testing. Glenn with Nielson Dev was notified of test results. Paperwork was left on site.



RECEIVED BY

COMPANY

Logan Whipple

CONSTRUCTION
OBSERVER

2146439

CERTIFICATION #

Reviewed By:

TS

Date:

1/24/2023

PROJECT: Glampers Resort, Phase 1

ADDRESS: Hurricane

CONTRACTOR: Scott Nielson

PROJECT NUMBER: 2220198

DATE: February 3, 2023

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 30

SITE VISITS:

START TIME: 11:00 AM

FINISH TIME: 1:00 PM

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

WEATHER: High Clouds

TEMPERATURE RANGE (°F): 40 to 50

WINDS: Calm

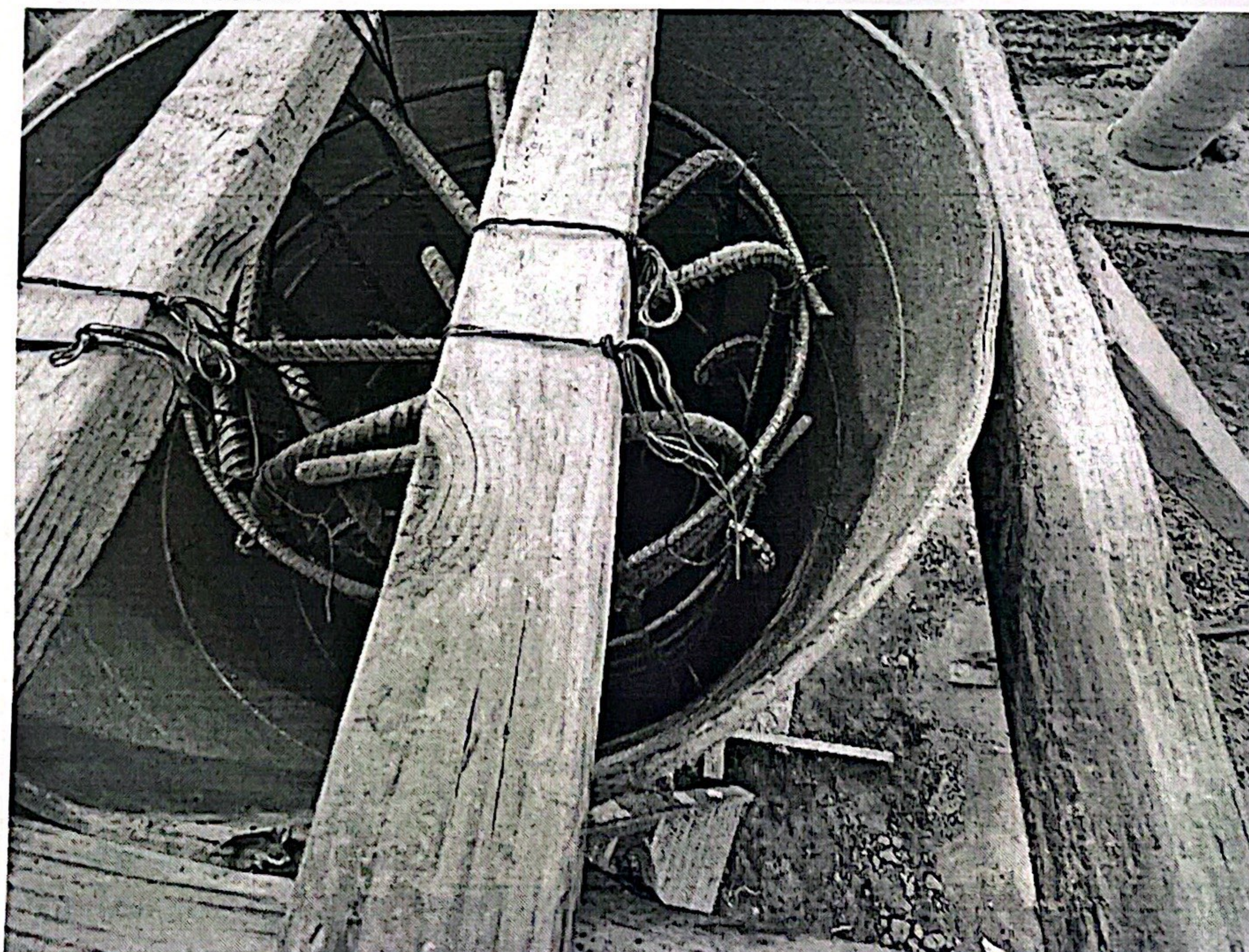
TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		
Concrete		Concrete Cylinders		None
Reinforced Concrete	2.00	Concrete Cores		
Sample Pick-up		Grout Samples		NON-COMPLIANCE ITEM(S) FOLLOW UP:
Soils		Masonry Prisms		
Structural Masonry		Mortar Samples		ORIGINAL DATE(s):
Structural Steel		Soil Series		
Cancelled Visit		Shotcrete Panel		
Post-Installed Anchors		CCP		
Total Hours	2.00			

OBSERVATIONS:

AGEC was on-site as requested to perform in progress visual observations on the concrete reinforcing steel (CRS) that was placed in the twelve remaining columns (those without footings) for the slide foundation. The work observed was in conformance with approved construction documents. Glen with Nielson Development was notified of observations. A copy of report was emailed to katie@nielsondevelopment.com.

Concrete placement was scheduled to begin at 12:00 PM, but was pushed back to 1:00 PM. Another representative from AGECEC was to perform field testing due to time constraints.

*Only one photo included due to camera malfunction.



RECEIVED BY

COMPANY

Zachary Sawyer

CONSTRUCTION
OBSERVER

ICC #9066450

CERTIFICATION #

Reviewed By: rc

Date: 2/8/2023



Applied GeoTech

DAILY REPORT OF OBSERVATIONS, SPECIAL INSPECTION and TESTING

PROJECT: Glampers Resort, Phase 1

ADDRESS: Hurricane, UT

CONTRACTOR: Scott Neilson

PROJECT NUMBER: 2220198

DATE: February 3, 2023

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 15

SITE VISITS:

START TIME: 12:00 PM FINISH TIME: 2:30 PM

START TIME: FINISH TIME:

START TIME: FINISH TIME:

START TIME: FINISH TIME:

WEATHER: Overcast

TEMPERATURE RANGE (°F): 50 to 55

WINDS:

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete	2.50	Concrete Cylinders	4	
Reinforced Concrete		Concrete Cores		NON-COMPLIANCE ITEM(S) FOLLOW UP:
Sample Pick-up		Grout Samples		
Soils		Masonry Prisms		
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		
Cancelled Visit		Shotcrete Panel		
Total Hours	2.50			ORIGINAL DATE(s):

OBSERVATIONS:

AGEC was on site as requested to perform slump, air content and temperature tests on 20 yds of Interstate Rock Products ready mix concrete mix design #6503A placed by Show Case Concrete for slide foundations. Test results met project specifications. (4) 4"x8" concrete cylinders were cast to later be transported to the AGECE laboratory for further testing. Glen with Neilson Development was notified of test results. Paperwork was left on site.

RECEIVED BY

COMPANY

Logan Whipple
CONSTRUCTION
OBSERVER

2146439
CERTIFICATION #

Reviewed By: TS

Date: 2/6/2023

Subject: Fwd: Glampers
From: scott Nielson <gocamping21@gmail.com>
Date: 12/8/2022, 2:54 PM
To: Katie Leavitt <katie@nielsondevelopment.com>

----- Forwarded message -----

From: John Postert <johnp@hvfssd.org>
Date: Thu, Dec 8, 2022 at 12:06 PM
Subject: Glampers
To: stephen@cityofhurricane.com <stephen@cityofhurricane.com>
CC: gocamping21@gmail.com <gocamping21@gmail.com>

Stephen,

I received a call from Scott Nelson regarding 3 buildings that he would like to start before he has a charged fire hydrant. He stated the 3 buildings were going to be constructed of cinder block therefore non-combustible. I told him that he will have to submit plans to HVFSSD, we will review and verify the type of construction. If the plans confirm the construction type, we will charge him the impact fees and he will be able to continue with his building permit approval with the City. He **MUST have charged hydrants and a final fire inspection before he can occupy or use in any fashion the buildings.** All buildings will be subject to the requirements of the code analysis that will be done by his engineers prior to plan submittal. No other approvals are given for any other building construction on the site. Only the 3 he has requested. No combustible materials may be delivered on site without charged hydrants.

HVFSSD supports the decisions of any other department regarding this project and makes no commitment on approvals. Only those for HVFSSD.

If you have any questions, please feel free to contact me

Thanks,

John Postert

Hurricane Valley Fire Spec. Serv. Dist.



Occupancy: **Glamper's Inn**
Occupancy ID: **GLA505**
Address: **505 S Sand Hollow RD W**
HURRICANE UT 84737

Inspection Type: **Building Plan Review**

Inspection Date: **12/27/2022**

By: **Postert, John (5847)**

Time In: **12:00**

Time Out: **12:29**

Authorized Date: **12/27/2022**

By: **Postert, John (5847)**

Next Inspection Date: **No Inspection Scheduled**

Form: plans review

Inspection Topics:

Hydrant coverage

500 foot spacing, 250 feet from where truck will spot at a fire.

250/500 spacing. Some single homes may be allowed longer spacing

Status: **FAIL**

Notes: no hydrants will be functional during construction. must have a dedicated water tender on site during construction. No final inspection will be done prior to working hydrants

- well + water truck

road width above what is required

verify road width

20 feet no hydrants 26 feet with hydrants check city code to make sure they do not require additional width

Status:

Notes:

turnaround required

turn around required

over 150 verify approved turn around supplied

Status:

Notes:

verify turning radius

turning radius verify

must meet turning radius for HVFD current fire equipment

Status:

Notes:

alarm system required

alarm required?

verify code requirements for alarm system. Do not approve until approved alarm plans are accepted

Status:

Notes:

inkler system

inkler system required?

required no approval until approved plans are accepted.

Status:

Notes:

Other fire service features

Are any other fire service features required
Check gates etc for fire access. Any other fire features.
Status: FAIL
Notes: no exit signs called out on electric plan. must be at all building exits. exit lights must have emergency lighting "bug eyes" attached to exit sign and able to provide emergency lighting in case of power failure

Knox box and caps

Knox equipment
Knox box and Knox caps provided.
Status:
Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
Notes: No Additional time recorded		

Total Additional Time: 0 minutes
Inspection Time: 29 minutes
Total Time: 29 minutes

Summary:

Overall Result: Passed with Comments

Inspector Notes: comfort stations...see comments...fees still owed -pd- already

Hurricane Valley Fire Spec. Serv. Dist.



Occupancy: **Glamper's Inn**

Occupancy ID: **GLA505**

Address: **505 S Sand Hollow RD W**
HURRICANE UT 84737

Inspection Type: **Building Plan Review**

Inspection Date: **12/27/2022**

By: **Postert, John (5847)**

Time In: **12:00**

Time Out: **12:17**

Authorized Date: **12/27/2022**

By: **Postert, John (5847)**

Next Inspection Date: **No Inspection Scheduled**

Inspection Topics:

Drainage coverage

Foot spacing, 250 feet from where truck will spot at a fire.

100 foot spacing. Some single homes may be allowed longer spacing

Result: **FAIL**

Notes: no hydrants will be functional during construction. **must have a dedicated water tender on site during construction.** No inspection will be done prior to working hydrants

- well + water trucks

Driveway width above what is required

Driveway width

no hydrants 26 feet with hydrants check city code to make sure they do not require additional width

Notes:

:

Driveway turnaround required

Driveway turnaround required

50 verify approved turn around supplied

Notes:

Turning radius

Turning radius verify

turning radius for HVFD current fire equipment

Alarm system required

Alarm system required?

requirements for alarm system. Do not approve until approved alarm plans are accepted

Fire alarm system

Fire alarm system required?

approval until approved plans are accepted.

Other fire service features

Are any other fire service features required
Check gates etc for fire access. Any other fire features.

Status: FAIL
Notes: exit lights must have emergency lighting "bug eyes" attached to exit sign and able to provide emergency lighting in case of power failure

Knox box and caps

Knox equipment
Knox box and Knox caps provided.

Status:
Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
----------	-------------------	-----------------

Notes: No Additional time recorded

Total Additional Time: 0 minutes
Inspection Time: 17 minutes
Total Time: 17 minutes

Summary:

Overall Result: Passed with Comments

Inspector Notes: see comments...fees owed...contact HVFSSD

Hurricane Valley Fire Spec. Serv. Dist.



Occupancy: **Glamper's Inn**
Occupancy ID: **GLA505**
Address: **505 S Sand Hollow RD W**
HURRICANE UT 84737

Inspection Type: **Building Plan Review**

Inspection Date: **12/27/2022**

By: Postert, John (5847)

Time In: **12:00**

Time Out: **12:42**

Authorized Date: **12/27/2022**

By: Postert, John (5847)

Next Inspection Date: **No Inspection Scheduled**

Form: plans review

Inspection Topics:

Hydrant coverage

500 foot spacing, 250 feet from where truck will spot at a fire.

250/500 spacing. Some single homes may be allowed longer spacing

Status: **FAIL**

Notes: no hydrants will be functional during construction. must have a dedicated water tender on site during construction. No final inspection will be done prior to working hydrants

- well & water trucks

road width above what is required

Verify road width

20 feet no hydrants 26 feet with hydrants check city code to make sure they do not require additional width

Status:

Notes:

turnaround required

Turnaround required

Over 150 verify approved turn around supplied

Status:

Notes:

Verify turning radius

Turning radius verify

Must meet turning radius for HVFD current fire equipment

Status:

Notes:

Alarm system required

Alarm required?

Code requirements for alarm system. Do not approve until approved alarm plans are accepted

Status:

Notes:

sprinkler system

Sprinkler system required?

Need no approval until approved plans are accepted.

Status:

Notes:

Other fire service features

Are any other fire service features required
Check gates etc for fire access. Any other fire features.
Status: FAIL
Notes: exit lights must have emergency lighting "bug eyes" attached to exit sign and able to provide emergency lighting in case of power failure. No exit lights shown on plan

Knox box and caps

Knox equipment
Knox box and Knox caps provided.
Status:
Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
Notes: No Additional time recorded		

Total Additional Time: 0 minutes
Inspection Time: 42 minutes
Total Time: 42 minutes

Summary:

Overall Result: Passed with Comments
Inspector Notes: pool building...see comments...fees still owed

Hurricane Valley Fire Special Services District
202 E State St
Hurricane UT 84737
435-635-9562

Receipt No: 13642
Receipt Date: 01/03/2023
Time of Receipt: 01/03/2023 05:17 PM

PR - H-4-2-1-330-GSI / H-4-2-	175.00
OF - H-4-2-1-330-GSI / H-4-2-	150.00
H-4-2-1-330-GSI / H-4-2-1-111	931.24
H-4-2-1-330-GSI / H-4-2-1-111	5,470.29
H-4-2-1-330-GSI / H-4-2-1-111	1,538.05
PR - H-4-2-1-330-GSI / H-4-2-	175.00
OF - H-4-2-1-330-GSI / H-4-2-	150.00
H-4-2-1-330-GSI/H-4-2-1-1113	1,869.24
PR - H-4-2-1-330-GSI/H-4-2-1	175.00
OF - H-4-2-1-330-GSI/H-4-2-1	150.00
	<u>\$10,783.82</u>

Check: 1209	<u>10,783.82</u>
	\$10,783.82

Thank you for your payment.

DIXIE POWER
145 W BRIGHAM RD
ST. GEORGE, UT 84790
(435)673-3297

Receipt Reprint - 01/09/2023

Journal: 138440
Set: 0

Date: Dec 1, 2022
Time: 4:35:03

GLAMPERS INN
Misc. Receivables
Invoice: 4924

540520.17

~ phase 1

GLAMPERS INN
Misc. Receivables
Invoice: 4925

341682.68

phase 3

Total To-Be-Paid: 882202.85
1173 Checks - REMITPLUS: **882202.85**

Change Due: 0.00

8 522 mariselaz 99 2

Thank you for your payment!

Receipt Reprint - 01/09/2023

Journal: 139757
Set: 0

Date: Jan 4, 2023
Time: 10:07:12

GLAMPERS INN
Misc. Receivables
Invoice: 4944

52846.65

Total To-Be-Paid: 52846.65
1202 Checks - REMITPLUS: 52846.65

Change Due: 0.00

9 1141 esther.ruiz 99 3

phase 2

Thank you for your payment!

DIXIE POWER
145 W BRIGHAM RD
ST. GEORGE, UT 84790
(435)673-3297

New invoice sent

January 31 2023

Hurricane City- Third CHECK

Appl. No: PLAN0128

SCA Job No: 20220071-275

Re: Plan Review: Jellystone Park - Camp Resort
Address: Zion Gate Estates Lot 122

Shums Coda Associates (SCA) has completed a 3rd review on behalf of the city.

This project was reviewed for conformance to the provisions of the 2018 International Building Code, 2018 IPC, 2018 IMC, 2018 IFGC 2020 NEC and 2018 IECC. and 2009 ANSI 117

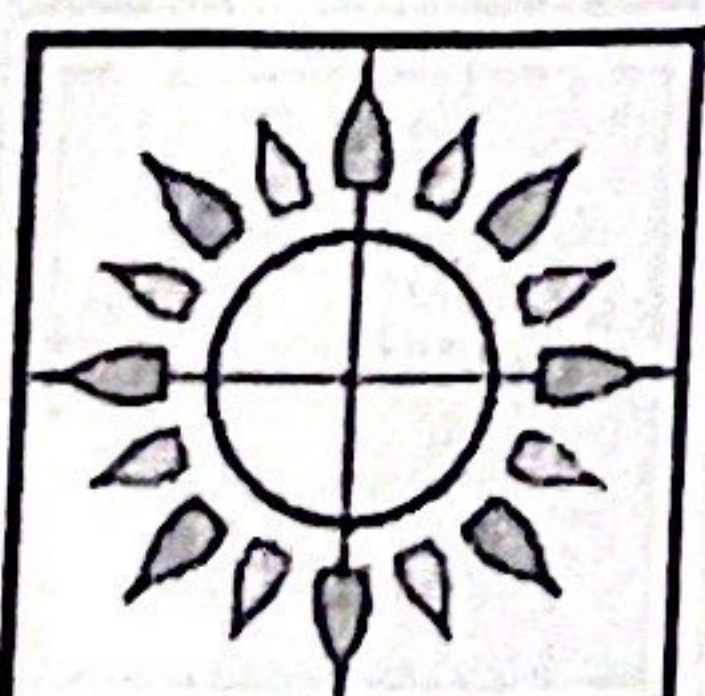
Our comments follow on the attached list.

Please submit an itemized response letter with the appropriate number of **complete and revised** plans and documents with all revisions clouded.

Sincerely,

SHUMS CODA ASSOCIATES

Jody Hilton
Plans Examiner
Jody.hilton@shumscoda.com



Shums Coda Associates

www.shumscoda.com

(844) 674-5179

February 1, 2023

Business Name
Building Address

Jellystone Park Camp-Resort
Sand Hollow Road
Hurricane, Utah

Scope of work

Construct an aquatic park including
clubhouse / restaurant and an equipment
building.

Scope of this review

Site plan and aquatics only

Owner

Not Given

Engineer

Patrell Engineering Group 626-335-4362

This review is for the site plans and aquatics portions of the project. Any or all structural components such as equipment buildings, raised stairs and bridges, clubhouse, shade structures etc. must have complete engineer stamped plans and calculations for review and approval prior to installation.

Please note that all plan correction items called out on the plan review must be resolved to obtain permit issuance or must be listed and approved as a deferred submittal. Work that has commenced before permitting approved is installed at the owner's risk. Any or all code violations will be required to be corrected at the contractor's expense.

GENERAL COMMENTS:

- G5. *New comment from third review: Provide al list of all deferred submittals Items SW1 thru SW28 and MP1 thru E2 and attach to site plan for reference and review by inspectors and contractors.*

SITE PLAN COMMENTS

- SP3. Provide the total number of parking stall required or dedicated to being provided for this facility.

Comment is restated and remains. No response received.

Not resolved Indicate if the all of parking stalls are hard surfaced or just the accessible stalls, accessible access aisles and the accessible rotes form building to all activities. We found the following concerns with the ADA Plans

- A. The plan reviewer counts 351 parking stalls including 11 accessible stalls. One van accessible stall is shown on the ADA plan the other as indicated in the response is not identified as a van accessible stall. 2 van accessible stall required when more than 6 accessible stalls are provided 18 IBC sec.1106.5
- B. Accessible routes have been shown from the mad moose to the two accessible parking stalls, the restaurant (unit 1) to the two accessible parking stall, from (commercial BLD) unit 5 to the 3 accessible parking stalls and from the ranger station to the 4 accessible stalls Please provide on the ADA site plan the width of the ADA sidewalks and the slope (max 5% and the cross slope of 2% Cross slope have not been included
- C. The plan reviewer is confused with the proposed accessible curb ramps. The ramp detail provided shows 6 foot side ramps at 8.33 % The rampa shown on the site plan do not show flared or sloped side ramps For example detail on C15.2 the required landings for each accessible access aisle is only required to be 3 feet in width. No side flares are shown Suggest provide a 6 foot in length side ramps at 8.33 % adjacent the top ADA access aisle X and one at the lowest stall (van stall) Are curb ramps required What is the elevation of the sidewalks and parking lot surface (all locations)
- D. No accessible routes have been shown from parking spaces or RV spaces / units exterior features: the lake with beach, playground, play pool area by ranger station , (provide information that all walk surfaces inside large play/ pool area has slopes of 2% or less.)
- E. Show accessible access to all water features, pools, lazy river, slides play equipment etc.
- SP7. Identify on the site plan the accessible means of egress route from the required 2nd means of egress, exterior exit discharge doors from the clubhouse to the public way. If not possible (discuss with Building Official) a code compliant exterior area for assisted rescue will be allowed at the exterior landing 18 IBC 1009.1 The accessible means of egress route may join or interconnect with the accessible route. 2018 IBC

Comment is restated and remains. No response received.

No resolved Please show the second required exit from the clubhouse, restaurant, commercial building and moose rental and provide and or connect accessible means of egress from these e 2nd exits to the accessible route or to the public way

SWIMMING POOL AND WATER FEATURE GENERAL REQUIREMENTS

Pools Water Supply. R392.302-4

Approved as submitted.

Swimming Pool Review

SW19. Pool, spa, and deck areas must be illuminated All such lighting to be listed and labeled for this specific use.

Not resolved list as a deferred submittal on the title page of the plans. To be provide with architectural plans.

Not resolved list as a deferred submittal on the title page of the plans. To be provide with architectural plans.

SW21. Provide emergency lighting for pool and spa area if occupant load is over 49 persons.

Not resolved list as a deferred submittal on the title page of the plans. To be provide with architectural plans.

Not resolved list as a deferred submittal on the title page of the plans. To be provide with architectural plans.

SW22. Provide emergency powered exit signs at the two provided exit access doors if the occupant is over 49 persons.

Not resolved list as a deferred submittal on the title page of the plans. To be provide with architectural plans.

Not resolved list as a deferred submittal on the title page of the plans. To be provide with architectural plans.

Water slides and other structures

Approved as submitted.

MECHANICAL AND PLUMBING COMMENTS:

Approved as submitted.

ELECTRICAL COMMENTS:

Approved as submitted.

Additional comments may follow after review of the requested information. If you have any questions regarding the above comments, please contact Shums Coda Associates at (844) 674-5179 between 8:30 A.M. to 5:00 P.M., M-F.

February 27, 2023

Nielson Development
505 S Sand Hollow Rd.
Hurricane, UT 84737

Dear Developer:

Re: Natural Gas Service Availability Letter

Natural gas can be made available to serve the Glampers Inn development when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules and/or buildings that will be served by natural gas, and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).
2. Review by Dominion Energy' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Dominion Energy' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

Jacob Bozarth
435-231-9971
Jacob.g.bozarth@dominionenergy.com
Pre-Construction Representative

Subject: Glampers Natural Gas will server letter

From: "Jacob.G.Bozarth@dominionenergy.com" <Jacob.G.Bozarth@dominionenergy.com>

Date: 2/27/2023, 2:33 PM

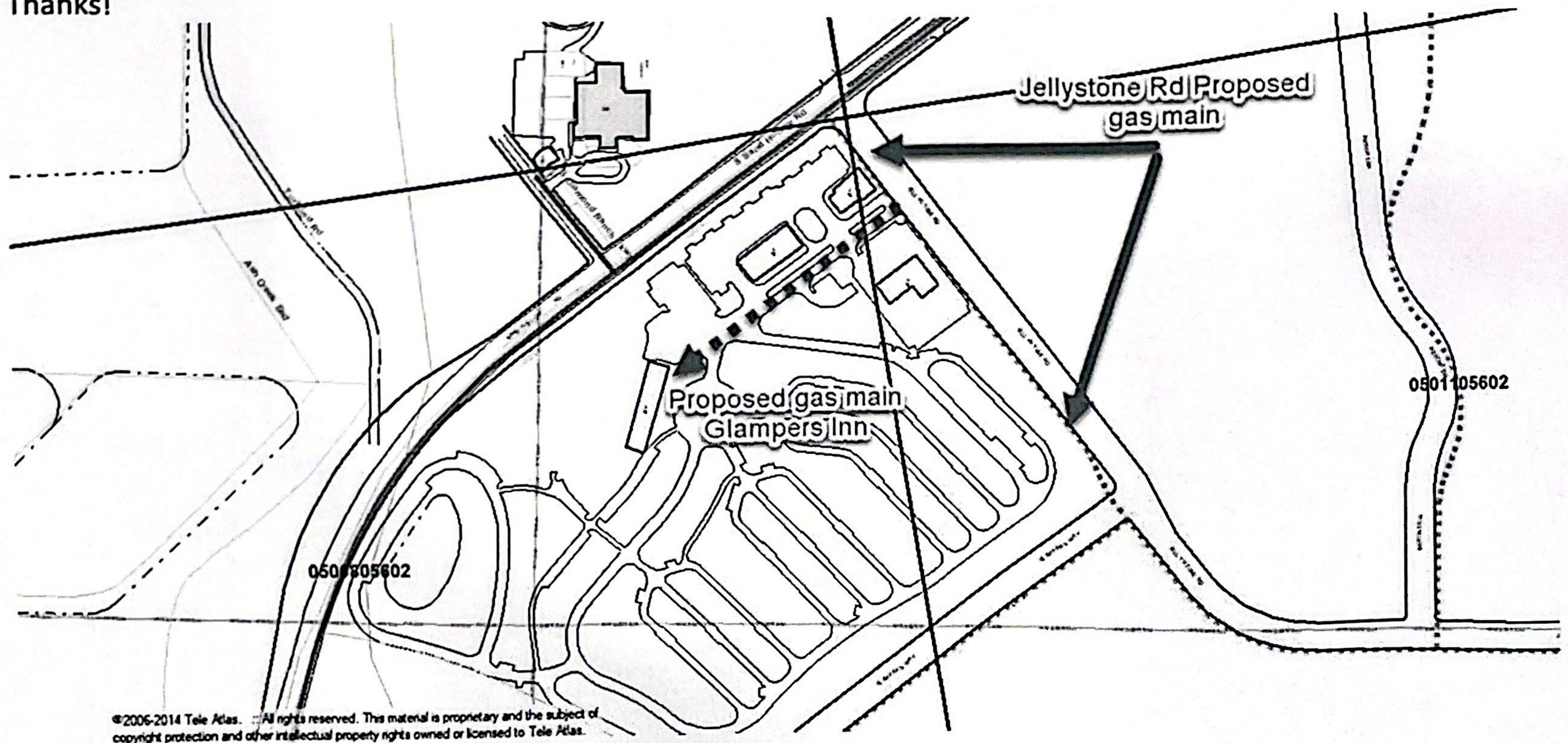
To: "katie@nielsondevelopment.com" <katie@nielsondevelopment.com>

Katie,

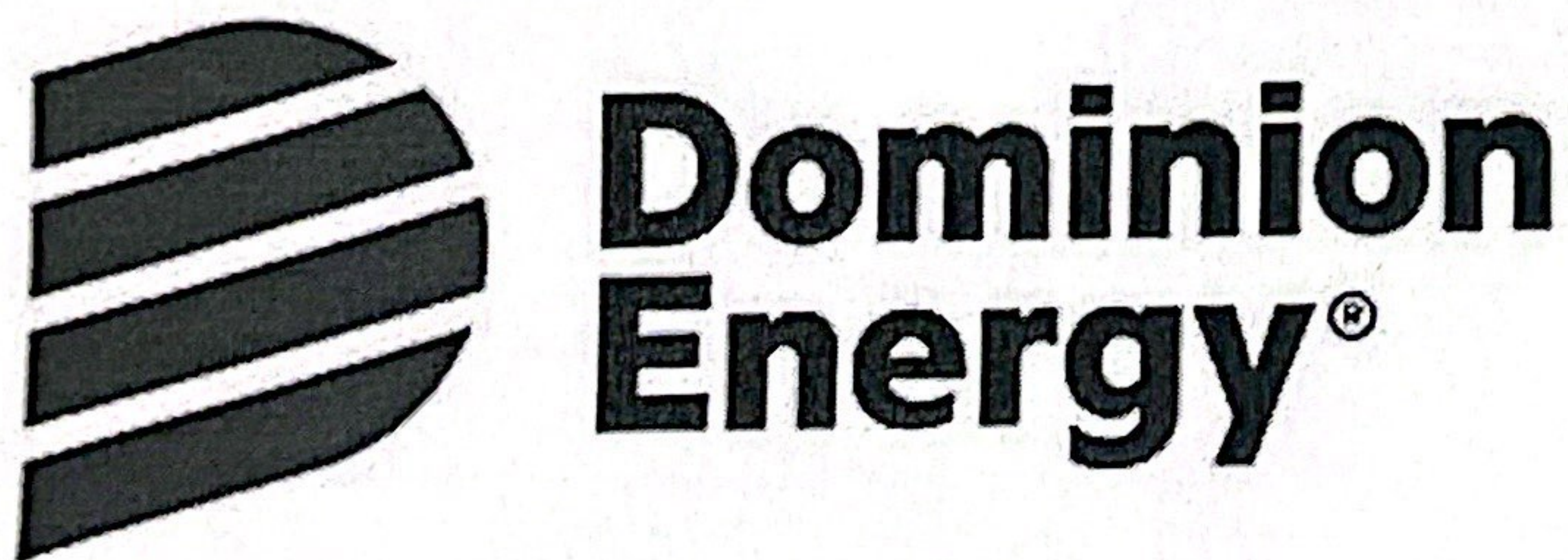
The gas main on Jellystone will need to be installed before we can serve you. That main has already been paid for by the PID just FYI.

If you need any other info from me just let me know. Happy to help.

Thanks!



Jake Bozarth
Pre-Construction Rep II
Dominion Energy Services
1155 E 350 N, St George, UT 84770
435-231-9971



CONFIDENTIALITY NOTICE: This electronic message contains information which may be legally confidential and or privileged and does not in any case represent a firm ENERGY COMMODITY bid or offer relating thereto which binds the sender without an additional express written confirmation to

Brienna Spencer

From: Katie Leavitt <katie@nielsondevelopment.com>
Sent: Monday, February 27, 2023 2:57 PM
To: Brienna Spencer; Stephen Nelson
Cc: scott Nielson
Subject: City Council Meeting- Glamper's Inn

Brienna,

I had to do a dropbox link for all of the attachments since it was too large to send to you.

<https://www.dropbox.com/s/lxrqu1wahpdcdf6/City%20Council%20%281%29.pdf?dl=0>

Scott Nielson is requesting to be on the council agenda for March 2nd. This is for the Glamper's Inn/Jellystone Resort he is requesting to move forward with our non combustible building permits.

There were 6 items from the previous agenda and I am attaching documentation for the council.

1- Water loop must be completed from Bash parkway to Sand Hollow Rd. - This is not complete. We have approx. 500 ft left of the 10,000 ft. loop. No one expected us not to be able to blast along Sand Hollow Rd. We have had crews working 60-70 hrs a week with 2 chipping hammers since we got the approval to work on Sand Hollow Rd. We have only been getting approx 30 ft a day instead of 150 ft we estimated.

2- Down payment to Dixie Power has been made- see receipts attached

3-The PID must pay for gas to be installed in the roadways- PID has paid Dominion Energy they are getting receipts and I will send them when received. - See email from Dominion confirming payment

4-Fire District needs an improved second access from the property.- There are access roads throughout the property from Jellystone, Glampers, and Sand Hollow Rd. - I have requested a letter saying the access roads are sufficient - I will send it when I get it.

5- Fire Hydrants must be operational- The fire loop is not done, but we can charge hydrants one way from Bash Parkway- This can be completed by the end of this week.

6- The public facilities must be determined adequate- Will Serve Letters have been requested from all facilities- I will send them as soon as I receive them., Dominion Energy is attached

Attached are a few items to note and to show completed items

Pool Plan Approval from the Southwest Utah Public Health Department

Letter from Stephen Nelson outlining the motion that was made by City Council

Inspection Reports from AGEC and SWUPHD

Email from HVFSSD stating they are ok with us moving forward with non combustible if impact fees are paid and it is approved by all other departments in the city

Fire Inspections showing approved - We also have a well and 2 water trucks on site

Impact Fee receipt from HVFSSD

Dixie Power Receipts

3rd review of water park by shums coda with redlines- We have the water slides and structures approved as submitted, mechanical and plumbing approved as submitted, electrical approved as submitted. There are still a few redlines on parking and ADA as well as some deck lighting and emergency power exit signs. - Pro Value and our electrical engineer from Arizona are finalizing these.

Dominion Energy Will Serve Letter and email stating the PID has paid for the gas main

I will send over the remaining items I noted above before the council meeting so they can review and I will bring copies to the meeting.

Thanks,

--



Katie Leavitt - President
Nielson Corporation and Companies



FORMERLY OWNED CORPORATIONS



--



February 28, 2023

To Whom It May Concern:

Dixie Power will provide power service to the proposed Glampers Inn RV Resort based upon our franchised area that has been established by Hurricane City. This development is located within Hurricane City boundary and East of Sand Hollow Rd on the south side of Turf Sod Road.

Upon payment of all construction costs and impact fees for the property in question and also the completion of the Gateway PID roadways that will bring the power infrastructure to the parcel, we are willing, able and capable of providing electrical service. The developer will need to furnish all rights-of-way and follow Dixie Power regulations.

If you have any further questions please feel free to give us a call (435) 673-3297.

Sincerely,

Dixie Power Engineering Department



February 28, 2023

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

Subject: Zion Utah Jellystone Park

Stephen,

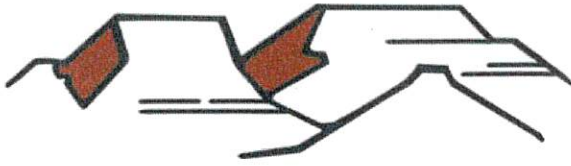
There is sewer capacity for this project. The developers understand and agree that they will need to get plan approval for the sewer system.

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

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



HURRICANE CITY

UTAH

Water Department
Ken Richins, Superintendent

February 28, 2023

To Whom It May Concern:

Nielson Development (the "Developer") has requested a culinary water will serve letter for the subdivision known as Glamper's Inn – Jellyston Park, located at approximately 505 S Sand Hollow Rd 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 112 equivalent 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



STAFF COMMENTS

Consideration and possible approval and acceptance **of roadway dedications for Glampers Way, Jellystone Road, and Sand Hollow Road.** - Arthur LeBaron

Discussion:

These roadways need to be approved and accepted by the City Council in order to move forward with the review and recording of the subdivision of Glampers Inn.

Findings:

Recommendation:

Attachments:

1. conversation
2. official request



NB



Nanette >

lake at the capital.

After hearing about Scott Nielson's situation, we need council to approve roadway dedication plats for Jellystone, Glampers Way and Sand Hollow Road for his final plat to get recorded. Can this be added? Thanks.

Read 12:04 PM

Go in and talk to Beanna and she can get them on. Fill out the proper notice so she can post.



iMessage



Brienna Spencer

From: Katie Leavitt <katie@nielsondevelopment.com>
Sent: Tuesday, February 28, 2023 12:46 PM
To: Brienna Spencer
Subject: Added item to our council spot

We need council to approve roadway dedication plats for Jellystone, Glampers Way and Sand Hollow Road for his final plat to get recorded. Can this be added? The mayor approved it to be added.



Sent from my iPhone



STAFF COMMENTS

Consideration and possible approval of the **Ethical Behavior Policy**-Sel Lovell

Discussion:

The policy is the Ethical Behavior Policy/ Code of Ethics. This is an adaptation of the State of Utah's code of ethics which focuses on the position an appointed official or city employee must take when it comes to dealing with the public in an ethical manner (prohibited conduct).

This was recommended as part of the City's Fraud Risk Assessment

Findings:

Recommendation:

Attachments:

1. HC - Ethical Behavior Policy
2. HC - Ethical Behavior Pledge - Employees
3. HC - Ethical Behavior Pledge - Appointed Officers



ETHICAL BEHAVIOR POLICY

Employee Code of Ethics

Prohibited Conduct

No current employee or officer, as specified, shall:

1. Disqualification from Acting on Hurricane City Business.
 - a. Engage in any transaction or activity, which is, or would to a reasonable person appear to be, in conflict with or incompatible with the proper discharge of official duties, or which impairs, or would to a reasonable person appear to impair, the employee's independence of judgment or action in the performance of official duties and fail to disqualify him or herself from official action in those instances where conflict occurs.
 - b. Have a financial or other private interest, direct or indirect, personally or through a member of his or her immediate family, in any matter upon which the employee is required to act in the discharge of his or her official duties and fail to disqualify him or herself from acting or participating.
 - c. Fail to disqualify him or herself from acting on any transaction which involves Hurricane City and any person who is, or at any time within the preceding twelve (12) month period has been a private client of his or hers, or of his or her firm or partnership.
 - d. Have a financial or other private interest, direct or indirect, personally or through a member of his or her immediate family, in any contract or transaction to which Hurricane City or any agency may be a party, and fails to disclose such interest to the appropriate authority prior to the formation of the contract or the time Hurricane City or agency enters into the transaction; provided, that this paragraph shall not apply to any contract awarded through the public bid process in accordance with applicable law.
2. Improper Use of Official Position.
 - a. Use his or her official position for a purpose that is or would to a reasonable person appear to be primarily for the private benefit of the employee, rather than primarily for the benefit of Hurricane City; or to achieve a private gain or an exemption from duty or responsibility for the employee or any other person.
 - b. Use or permit the use of any person, funds, or property under his or her official control, direction, or custody, or of any Hurricane City funds or property, for a purpose which is, or to a reasonable person would appear to be, for something other than a legitimate purpose.
 - c. Except in the course of official duties, assist any person in any transaction where the employee's assistance is, or to a reasonable person would appear to be, enhanced by that employee's position with the Hurricane City; provided that this subsection shall not apply to: any employee

appearing on his or her own behalf or representing himself or herself as to any matter in which he or she has a proprietary interest, if not otherwise prohibited by ordinance;

- d. Regardless of prior disclosure thereof, have a financial interest, direct or indirect, personally or through a member of his or her immediate family, in a business entity doing or seeking to do business with Hurricane City, and influence or attempt to influence the selection of, or the conduct of business with that business or entity.
3. Accept Gifts or Loans.
- a. Ask for or receive, directly or indirectly, any compensation, gift, gratuity, or thing of value, or promise thereof, for performing or for omitting or deferring the performance of any official duty; except that the following shall be allowed:
 - i. Unsolicited flowers, plants, and floral arrangements.
 - ii. Unsolicited advertising or promotional items of nominal value, such as pens and notepads.
 - iii. Unsolicited token or awards of appreciation in the form of a plaque, trophy, desk item, wall memento, or similar item.
 - iv. Unsolicited food items given to a department when the contents are shared among employees and the public.
 - v. Unsolicited items received for the purpose of evaluation or review provided the officer or employee has no personal beneficial interest in the eventual use or acquisition of the item by Hurricane City.
 - vi. Information material, publications, or subscriptions related to the recipient's performance of official duties.
 - vii. Food and beverages consumed at hosted receptions where attendance is related to official duties.
 - viii. Meals, beverages, and lodging associated with retreats or other meetings where the official serves as a representative, designee or is otherwise assigned to another organization or entity from Hurricane City
 - ix. Travel costs, lodging, and tuition costs associated with Hurricane City sanctioned training or education when not provided by a private entity under contract with the Hurricane City
 - x. Admission to, and the cost of food and beverages consumed at, events sponsored by or in conjunction with a civic, charitable, governmental, or community organization and other officials or employees of similar agencies are in attendance.
 - xi. Unsolicited gifts from dignitaries from another entity or other jurisdiction that are intended to be personal in nature.
 - xii. Campaign contributions; and
 - xiii. Unsolicited gifts with an aggregate economic value of \$50.00 or less from a single source in a calendar year received either directly or indirectly by the official or employee.
4. Disclose Privileged Information.

Disclose or use any privileged or proprietary information gained by reason of his or her official position for the immediate or anticipated personal gain or benefit of the employee or any other person or entity; provided, that nothing shall prohibit the disclosure or use of information which is a matter of public knowledge, or which is available to the public on request.

5. Financial or Beneficial Interest in Transactions.

Regardless of prior disclosure an employee or officer may not participate in or benefit from (personally or through his or her family) a contract or agreement where that employee or officer acted as an agent of Hurricane City. This includes receiving compensation, gratuity or other benefit from an interested party of an agreement or contract with Hurricane City.

6. Nepotism.

- a. Violate *Utah Code* § 52-3, which prohibits employment of relatives, with few exceptions.

7. Misuse of Public Resources or Property.

- a. Violate *Utah Code* § 76-8-4, which delineates the unlawful use of public funds and destruction of property, including records.

8. Outside Employment.

- a. Retain secondary employment outside of Hurricane City employment, which, as determined by Hurricane City Council, and according to Utah Administrative Code R477-9-2:
 - i. Interferes with an employee's performance.
 - ii. Conflicts with the interests of Hurricane City or the State of Utah.
 - iii. Gives reason for criticism or suspicion of conflicting interests or duties.

9. Political Activity.

- a. Except as otherwise provided by law:
 - i. The partisan political activity, political opinion, or political affiliation of an applicant for a position with Hurricane City may not provide a basis for denying employment to the applicant.
 - ii. A Hurricane City officer's or employee's partisan political activity, political opinion, or political affiliation may not provide the basis for the officer or employee's employment, promotion, disciplinary action, demotion, or dismissal.
 - iii. A Hurricane City employee may not engage in political campaigning or solicit political contributions during hours of employment.
 - iv. A Hurricane City officer or employee may not use Hurricane City equipment while engaged in campaigning or other political activity.
 - v. A Hurricane City officer or employee may not directly or indirectly coerce, command, or advise another Hurricane City officer or employee to pay, lend, or contribute part of the officer's or employee's salary or compensation, or anything else of value to a political party, committee, organization, agency, or person for political purposes.

- vi. A Hurricane City officer or employee may not attempt to make another officer or employee's employment status dependent on the officers or employee's support, or lack of support of a political party, affiliation, opinion, committee, organization, agency, or person engaged in political activity.
 - b. A Hurricane City employee who has filed a declaration of candidacy may:
 - i. be given a leave of absence for the period between the primary election and the general election; and
 - ii. Use any vacation or other leave available to engage in campaign activities.
 - c. Neither the filing of a declaration of candidacy nor a leave of absence under this section may be used as the basis for an adverse employment action, including discipline and termination, against the employee.
 - d. Nothing in this chapter shall be construed to:
 - i. prohibit a Hurricane City officer or employee's voluntary contribution to a party or candidate of the officer or employee's choice; or
 - ii. Permit a Hurricane City officer or employee partisan political activity that is prohibited under federal law.
 - e. No Hurricane City officer or employee shall solicit or participate in soliciting any assessment, subscription, or contribution to any political party during working hours on the premises of any Hurricane City property.
 - f. No Hurricane City officer or employee shall promise any appointment to any position with Hurricane City as a reward for any political activity.
 - g. A Hurricane City employee who is elected to an office with Hurricane City shall terminate Hurricane City employment prior to being sworn into the elected office.
10. Fair and Equal Treatment.
- a. No person shall be appointed to, removed from, or in any way favored or discriminated against with respect to any appointive public office because of such person's race, color, age, religion, sex, national origin, or functional limitation as defined by applicable state or federal laws, if otherwise qualified for the position or office.
 - b. No Hurricane City officer or employee shall grant any special consideration, treatment, or advantage to any citizen beyond that which is available to every other citizen.
11. Prohibited Conduct After Leaving Hurricane City:
- a. No former employee shall, during the period of one (1) year after leaving Hurricane City office or employment:
 - i. Disclose or use any privileged or proprietary information gained by reason of his/her Hurricane City employment for his/her gain or anticipated gain, or for the gain or anticipated gain of any person, unless the information is a matter of public knowledge or is available to the public on request.
 - ii. Assist any person in proceedings involving an agency of Hurricane City with which he/she was previously employed, involving a matter

in which he or she was officially involved, participated, or acted in the course of duty.

- iii. Represent any person as an advocate in any matter in which the former employee was officially involved while a Hurricane City employee.
- iv. Participate as a competitor in any competitive selection process for a Hurricane City contract in which he or she assisted the Hurricane City in determining the project or work to be done or the process to be used.

The following is an adaptation of the State of Utah's code of ethics which all elected officers and employees of Hurricane City must follow.



ETHICAL BEHAVIOR PLEDGE

Annual Ethics Pledge - Employee

The following pledge is required to be made annually by all officers and employees of Hurricane City:

I, _____ am the duly elected/appointed
Print Name

_____ of Hurricane City.
Print Title

I pledge to adhere to the code of ethics as approved by the Hurricane City Council.

These topics include but are not limited to; improper use of official position, accepting gifts or loans, disclosing privileged information, retaining a financial or beneficial interest in a transaction, nepotism, misuse of public resources or property, outside employment, political activity, fair and equal treatment, and conduct after leaving office or employment.

Additionally, I pledge to disclose all conflicts of interest on the conflict-of-interest disclosure form. I understand that state statute and Hurricane City Policy Manual section 105 provide penalties for violation of specific unethical behavior.

Signing this document verifies that I have been provided time to read applicable statutes and ordinances, as well as the Hurricane City code of ethics.

DATED THIS _____ **DAY OF** _____, _____.
Day Month Year

Signature: _____



ETHICAL BEHAVIOR PLEDGE

Annual Ethics Pledge – Elected Official

The following pledge is required to be made annually by all officers and employees of Hurricane City:

I, _____ am the duly elected/appointed
Print Name

_____ of Hurricane City.
Print Title

I pledge to adhere to the code of ethics as approved by the Hurricane City Council.

These topics include but are not limited to; improper use of official position, accepting gifts or loans, disclosing privileged information, retaining a financial or beneficial interest in a transaction, nepotism, misuse of public resources or property, outside employment, political activity, fair and equal treatment, and conduct after leaving office or employment.

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Signing this document verifies that I have been provided time to read applicable statutes and ordinances, as well as the Hurricane City code of ethics.

State of _____)

§

County of _____)

On this ____ day of _____, in the year _____, before me, _____
Date Month Year Notary Public Name

a notary public, personally appeared _____, proved on the basis of
Name of Document Signer

satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument

and acknowledged (he/she/they) executed the same.

Witness my hand and official seal

Notary Signature

Seal