



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 16, 2023

3:30 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.**

3:30 p.m. City Council and Planning Commission Joint Work Meeting - Downtown Master Plan Workshop

5:00 p.m. Pre-meeting

1. Agenda Summary

6:00 p.m. - Call to Order

Prayer

Thought

Pledge of Allegiance

Declaration of any conflicts of interest

Consent Agenda

1. Consideration and possible approval of **Resolution 2023-16 ratifying the previously adopted policy governing the Hurricane American Legion Equestrian Park.**
2. Consideration and possible approval of **memoranda of understanding between the Utah Department of Workforce Services and Hurricane City regarding providing assistance to eligible low-income households for water and power utilities.**
3. Minutes of the Regular City Council meeting for **February 16, 2023**
4. Minutes of the Regular City Council meeting for **March 2, 2023**

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.

NEW BUSINESS

1. Consideration and possible approval of **Resolution 2023-17 amending the rules of order and procedure for meetings of the Hurricane City Council.** -Dayton Hall
2. Consideration and possible approval of **Resolution 2023-18 establishing a new power rate schedule for Hurricane City Power.** -Scott Hughes
3. Consideration and possible approval of **Resolution 2023-19 appointing members to the Beautification Committee.** -Doug Heideman
4. Discussion and consideration of an **Amended Final Plat for Gateway North Industrial Lot 3F, located at 421 N 5500 W.** Tad Porter Applicant.
5. Public Hearing to take comments on the following:
 - a. Discussion and consideration of a possible approval of a sensitive land application for Quail Lake Sunset RV, an RV park with 22 spots located at 2480 N Old Hwy 91
6. Discussion and consideration of a possible approval of a **sensitive land application for Quail Lake Sunset RV, an RV park with 22 spots located at 2480 N Old Hwy 91.** Ray Ebert Applicant. CivilScience-Brandee Walker Agent.
7. Consideration and possible approval for staff to process a **grading permit application for Obsidian Resort Phases 1-5** - Jeff Thomas, ProValue Engineering
8. Consideration and possible approval of **a cooperative agreement with UDOT to share costs for the construction of a right-turn lane at 700 West State Street.** - Arthur LeBaron
9. Consideration and possible approval of **roadway dedications for Resort Drive, Gateway Boulevard, and Bash Parkway.** - Arthur LeBaron
10. Ordinance 2023-ZC-05: Discussion and consideration of a **Zone Change Amendment request located at approximately 5700 W Regional Park Dr from OS, open space, to PF, public facility, to provide additional public facilities and amenities.** Parcels H-4-2-3-1202 and H-4-2-3-430 Washington County Applicant. Jeff Mathis Agent.
11. Ordinance 2023-ZC-06: Discussion and consideration of a **Zone Change Amendment request located approx. between 2600 W and 2100 W and 3600 S from RA-1, residential agricultural one unit per acre, to an R1-8/PDO, residential one unit per 8,000 square feet with a planned development overlay.** Parcels H-3385, H-3393, and H-3399. Mesa Vista Applicant. Adam Allen Agent.
12. Closed Meeting held pursuant to Utah Code section 52-4-205, upon request

Adjournment

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

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

_____ for the City Recorder

Agenda Summary for Hurricane City Council March 16, 2023

Consent Agenda

1. The City Council approved the policy for the new equestrian park on January 5, 2023. Because the policy includes fees to be charged for using the facility, City staff have determined that an adoption of the policy by resolution would be prudent. The proposed resolution simply ratifies (confirms) the prior adoption of the policy.

2. Hurricane City has historically and is presently participating in a Utah State program administered by the Department of Workforce Services ("DWS") in which the State provides assistance to eligible low-income households by making utility payments directly to the City. This arrangement requires the City to approve a memorandum of understanding ("MOU") with DWS. City staff in a previous meeting had raised concerns about some language in the proposed MOU. DWS has clarified in writing the application of that language in response to the City's concerns. There are two MOUs up for consideration by the Council: one for water and one for power. Both MOUs, with attachments, are included in the packet. If the City does not approve the MOUs, many of the City's residents will lose the opportunity for assistance, and it is anticipated that the number of residents that would have their utilities shut off due to nonpayment would increase significantly in the coming months.

4. Approval of minutes from February 16, 2023

5. Approval of minutes from March 2, 2023

New Business

1. The topic of updating the rules governing City Council meetings was discussed by the Council in January. The Council directed the City Attorney to prepare draft amendments to the rules consistent with the discussion, which has now been completed.

The existing rules were adopted in 2012. A copy of the existing rules is included in the packet as the first attachment. The existing rules are still applicable and have not been removed from the new proposed draft. The new proposed rules are included in the packet as the second attachment. Rules 1-4 are consistent with the existing rules. The new rules are in Rules No. 5 & 6. A summary of the additional rules of procedure are as follows.

1. Unless there is an exception, the cutoff for agenda items to be placed on the agenda is the Tuesday the week before the Council's meeting. This will allow for staff to review and comment on the items before the agenda is finalized and provided to the Council by Friday at 3 pm. This will also give the Council the weekend plus three full weekdays to review the packet before the Council's meeting.
2. There are two categories of exceptions to the cutoff deadline. The first is if a board or commission has a meeting after the cutoff date but before the Council's meeting and the board or commission has sent a recommendation to the Council. The item recommended by the board or commission is not required to meet the cutoff deadline. The second category of exception is if there are exigent or emergent circumstances, as determined by the mayor and two council members or three councilmembers. If an item exempt from the cutoff deadline is added to the agenda after the Friday, 3 p.m. deadline, then the council must be notified of the change and provided with the additional materials. There is a hard cutoff 24 hours before the meeting because that is a requirement under the state code.

3. The proposed rules formally adopt the process we have recently been following, which requires a concise summary of the agenda item as part of adding the item to the agenda.
4. Unless there is an exception, requests for the donation of city funds are not permitted. Applicants seeking a donation are required to seek approval of the funding for the next budget year. This way, requests for funding will be weighed against all of the other funding obligations of the city. There is an exception to this, which is that if the mayor and two council members, or three council members, request that the item be on the agenda. In this scenario, there are public hearings and budgetary requirements in the state code that will still need to be complied with.

2. The Power Board and Power Department are recommending a 10% increase in power rates to account for the increased cost of power, costs of new infrastructure, and the resulting depletion of the Power Department's cash reserves.

The Power Department has provided the following summary:

We acknowledge the effect rate increases have on our residents while still recognizing our responsibility to maintain the financial health of the department. This financial health is what allows us to continue to provide the reliability, service, and continued low rates we all enjoy, even when increases become necessary. The 15% rate increase that was approved in November was insufficient. The initial anticipation/hope was it would be enough without having to increase rates further, even though at the time we were aware the losses were higher than 15%.

Wholesale power costs during the months of December and January continued to be extremely high and out of range for the time of year. This was aggravated by the extremely high summer prices we experienced as well. The Power Department relies on power costs declining during the shoulder months to help subsidize the high cost of power during the summer months. That did not happen and caused our cash on hand to decrease substantially during those two months. The Power Board has made a unanimous recommendation for an immediate rate increase of 10% in consumption rates across all rate classes.

We take very seriously our responsibility to balance costs to provide power and provide critically needed infrastructure by keeping rates low and manageable for our residents. We will diligently monitor the situation with wholesale power costs as they continue to be volatile with a measure of caution and responsibility with our residents in mind.

The following documents are included in the Council's packet:

1. Resolution 2023-18 adopting a new power rate schedule;
2. Exhibit A to the Resolution showing the proposed power rate schedule;
3. A "marked up" Exhibit A showing the difference between the current and proposed rate schedules.

3. The Beautification Committee is in need of new members. The following people have agreed to join the committee: Helen Bearinger, Sheila Buchei, Amanda Pectol, and Chris Anderson.

4. The applicant has applied to amend the final plat for Gateway North Industrial Park Phase 1 Lot 3F. The applicant is in the process of building five warehouse/office buildings on the property and now

wishes to condominiumize the buildings into their own lots. The Planning Commission gave a positive recommendation.

5. Public hearing to take comments on a possible approval of a sensitive land application for Quail Lake Sunset RV, an RV park with 22 spots located at 2480 N Old Hwy 91

6. The applicant has filed for a preliminary site plan and sensitive lands application for an RV park located north of the existing Quail Lake RV park and the Harrisburg development. They are proposing 21 RV parking sites and seven tent sites. This property is located near the base of some cliffs and has a wash on the property that will need to be addressed. The applicant has submitted a sensitive lands application with geotechnical report and drainage report to begin to address these concerns. The Planning Commission is the land use authority for the preliminary site plan and approved the proposed layout subject to staff and JUC Comments and approval of the Sensitive Lands Application by the City Council. The City Council is the land use authority for the Sensitive Lands Application. The Planning Commission positively recommended the Sensitive Land Application subject to staff and JUC Comments.

7. After speaking with Arthur LeBaron, they were directed to request approval of a grading permit for Obsidian Resort Ph 1-5.

8. With the development of the Scooters Coffee Shop and Del Taco at 700 West State Street we have been working with the developers and UDOT to provide widening on SR-9 that would accommodate a right turn lane for eastbound traffic approaching 700 West. There is currently a wide shoulder, but it is not wide enough to be striped as a turn lane. Drivers occasionally use the shoulder to turn right, but not legally, and the Police Dept. cites people for this illegal use of the shoulder. The developers have helped with the design and coordination of this project, and UDOT has agreed to pay half of the cost. Approximately \$20,000 of the City's portion will be in-kind, leaving the City's cash outlay at approximately \$55,000 and UDOT at \$75,000. We feel this is a good partnership between the City, UDOT, and the development community to provide a regional benefit to the traveling public.

9. The roadway dedication plats for the remaining Gateway PID roads that are under construction are being presented for approval.

10. Washington County is wanting to build a new parks building and emergency operations center on property owned by the county across from the Washington County Fairgrounds. They had previously applied for a preliminary site plan for the building however that was tabled because the proposed use of office and storage buildings are not permitted in the Open Space zoning. They are now coming in with a zone change for the property. This property is located at the base of the Purgatory Cliffs and has some sloping concerns on the property. The Planning Commission gave a positive recommendation on the proposed zone change finding that the proposal was consistent with the General Plan, the proposal is harmonious with the overall character of existing development, that the zone change would not have a negative impact on the surrounding area, and that facilities are adequate to support the zone change.

11. The applicant has submitted an application for the Mesa Vista development. This is located on 105 acres located between 2400 W and 2100 W north of the Cordero development. They are proposing 185 townhomes, 191 garden/patio homes, 108 single family homes, commercial and civic/religious areas. The commercial areas will be off the future 3700 S interchange and the residential areas will surround it. The applicant has met with staff a number of times about this project and is aware of the utility issues in

this area, the applicant has told staff they are willing to sign a development agreement similar to what other developments in this area have signed. The Planning Commission recommended the denial of the proposed zone change because the area lacks adequate facilities to support the zone change.

12. No closed meeting scheduled as of Monday, March 13, 2023



STAFF COMMENTS

Consideration and possible approval of **Resolution 2023-16 ratifying the previously adopted policy governing the Hurricane American Legion Equestrian Park.**

Discussion:

The City Council approved the policy for the new equestrian park on January 5, 2023. Because the policy includes fees to be charged for using the facility, City staff have determined that an adoption of the policy by resolution would be prudent. The proposed resolution simply ratifies (confirms) the prior adoption of the policy.

Findings:

Recommendation:

City staff recommend approval of the resolution confirming the previously adopted policy.

Attachments:

1. Resolution 2023-16 Ratifying Equestrian Park Policy Previously Adopted (unsigned)

RESOLUTION

**A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH RATIFYING
THE POLICY GOVERNING THE HURRICANE AMERICAN LEGION EQUESTRIAN
PARK**

WHEREAS, the Hurricane City previously adopted, on January 5, 2023, a Policy Governing the Hurricane American Legion Equestrian Park; and

WHEREAS, the City Council desires to ratify the policy by this Resolution;

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that the Policy Governing the Hurricane American Legion Equestrian Park attached hereto and adopted by this City Council on January 5, 2023 is hereby ratified and is deemed effective as of January 5, 2023.

PASSED AND APPROVED THIS ____ day of _____, 2023.

Nanette Billings, Mayor

ATTEST:

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 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	___	___	___	___

Recorder

POLICY GOVERNING THE HURRICANE AMERICAN LEGION EQUESTRIAN PARK

This Policy, adopted by the Hurricane City Council on January 5, 2023, governs the Hurricane American Legion Equestrian Park located at 2518 South 630 West, Hurricane, Utah.

SCHEDULE OF FEES

<u>Description</u>	<u>Rental Fee</u>	<u>Ticketed Events</u>	<u>Over Hours Fee</u>
Main Arena ¹	\$250/day (8 hrs.) / \$150 half-day (4 hrs.) ²	\$1,000/day (8 hrs.) / \$600/half-day (4 hrs.)	\$32/hr.
Practice Arena	Open to the Public – Not Available for Reservation ³		
Ticket/Concession Building	\$75/day (8 hrs.) / \$40/half-day (4 hrs.)		\$10/hr.
Food Truck Hookups	\$100/day (8 hrs.) / \$50/half-day (4 hrs.)		\$13/hr.
Livestock Pens	\$15/night or \$20/week (per pen) ⁴		
Water Truck Rate	\$56/hr. (Does not include Staffing Rate for operator)		
Tractor Rate	\$35/hr.		
Staffing Rate	\$34/hr.		

RULES, REGULATIONS, AND TERMS OF USE

1. Rental Terms. The Schedule of Fees applies to any rental of the Main Arena. Rental of the Main Arena includes the grooming and watering down of the Main Arena, Practice Arena, and parking areas as needed before and during the event. Rental of the Main Arena includes use of the spectator area/grandstands.
2. Discount. Local (Washington County) non-profits, schools, churches, cities, and organizations that are not charging an entry or admission fee to participate in the event may reserve and use the Main Arena free of charge if no City staff, tractor, or water truck is required during the event. If City staff, tractor, or water truck is required during the event, then the local group shall receive a 50% discount off the normal rental rate. The discount is only available for weekday rentals—holidays are excluded. City-sponsored events are not subject to fees.
3. Practice Arena. The Practice Arena is open to the public for personal, non-commercial equestrian use at no charge. It is not available for reservation, and commercial activities or events may not be held there unless the event is sponsored by the City. When the Main Arena has been rented for an event, participants in the event may use the Practice Arena to warm up and practice in conjunction with the event, but members of the public may not be excluded from the Practice Arena.
4. Public's Use of Main Arena. The Main Arena may only be reserved upon the payment of the applicable rental fee. During periods that the Main Arena is not reserved, members of the public may use the Main Arena for personal, non-commercial equestrian purposes. The City may exclude the public from the Main Arena in preparation for a reservation.

¹ May be partitioned into two arenas with available temporary fence. Hourly Staff Rate and Tractor Rate will apply for set up or takedown of temporary fence.

² Discount available for some organizations. See Rules, Regulations, and Terms of Use.

³ See Rules, Regulations, and Terms of Use.

⁴ See Rules, Regulations, and Terms of Use.

5. Hours of Operation. Lighting at the Equestrian Park shall be turned off by 12 am and no PA systems or speakers shall be used between the hours of 11 pm and 6 am.
6. Use of Livestock Pens Overnight. The housing of horses in the livestock pens is prohibited, except for bucking stock. Pens may be rented for the overnight housing of livestock at the established daily and weekly rates. The owner of the livestock shall be solely responsible for the livestock's feed, water, and wellbeing. Hurricane City is not liable for any damage, injury, or death of livestock housed or used at the Equestrian Park, and the owner of the livestock housed at the Equestrian Park shall indemnify and defend Hurricane City from any damage, injury, or death resulting from or in any way relating to the livestock housed at the Equestrian Park. Livestock housed at the Equestrian Park must regularly be used in conjunction with the facilities. The City may require that livestock housed at the Equestrian Park be removed immediately from the Park if the City Staff determine, at Staff's sole discretion, that the livestock are a danger to themselves or others, are not being adequately cared for, or that the livestock are not regularly being used in conjunction with the Park. If the Main Arena is rented and the livestock pens are needed for the event, the owner of the livestock must remove the livestock from the livestock pens with 72 hours' notice from the City. Hurricane City shall have a lien on livestock housed at the Equestrian Park as allowed by Utah Code section 38-2-1.
7. Lighting. Lighting is available during the designated Hours of Operation, to be managed by City staff.
8. Ticketed Events. Events for which spectators are charged admission must obtain an Event Permit as required by Hurricane City Code, Title 7, Chapter 7.
9. Weather Refund Policy. When there is inclement weather, at the option of the user, the event may either be rescheduled to another available date or the rental fee refunded on a pro-rata basis, subject to a 15% processing fee.
10. Playground Area. A playground/park area is located at the entrance to the Equestrian Park. The public shall have continuous access to this area regardless of events scheduled at the Park.
11. Non-Equestrian Activities. The Equestrian Park is primarily for equestrian use, but non-equestrian/non-livestock events may be permitted upon City staff's determination that the event will not damage the facility or interfere with the equestrian nature of the Park. Events such as mud bogging that may affect the arenas' topsoil are prohibited.
12. Damage and Repair Costs. Any individuals using the Equestrian Park are responsible to pay to repair any damage they cause to the Park facilities other than normal wear and tear.
13. Inherent Risk. Any individual using the Equestrian Park agrees that Hurricane City and other equine or livestock activity sponsors are not liable for the inherent risks associated with these activities, as set forth in Utah Code sections 78B-4-201, 203.
14. American Legion Legacy. Hurricane City acknowledges that the Equestrian Park is a legacy left by the Hurricane American Legion. The prior rodeo grounds, located at 800 North and 200 West, was gifted to the City under an agreement that the property would continue to serve as a resource for the local horse community, and the prior rodeo grounds were used for several decades. With the consent of the American Legion, the prior rodeo grounds were relocated to the new Hurricane American Legion Equestrian Park. In recognition of the American Legion's gift of property and the Legion's intent for the gift, the primary purpose of the Equestrian Park is to serve the local horse community. Hurricane City Staff is authorized to limit the number of commercial event reservations to allow adequate, unreserved periods of time, including some weekends, when the Park remains open to the public.



MEMORANDUM OF UNDERSTANDING
BETWEEN THE
UTAH DEPARTMENT OF WORKFORCE SERVICES
AND

This Agreement is entered into between Utah Department of Workforce Services, hereinafter referred to as the Department or DWS, and the organization listed below, hereinafter referred to as ENERGY PROVIDER, collectively referenced as PARTIES:

Organization

Address

City

State

Zip

Now therefore, the PARTIES agree as follows:

- I. Purpose
DWS and the Energy Provider enter into this Agreement for the purpose of DWS providing Energy assistance benefits directly to the Energy Provider for eligible low-income households.
- II. Period of Performance
This Agreement is effective May 1, 2021 through April 30, 2026 unless terminated sooner in accordance with the terms and conditions herein.
- III. Termination
DWS may terminate this Agreement without prior notice if deemed necessary because of a requirement of law or policy, or failure of the Energy Provider to comply with the terms of this Agreement, established procedures, or legal requirements. This agreement may be terminated without cause, in writing, with the mutual consent of the PARTIES.
- IV. Renegotiation or Modification
This Agreement may be amended, modified, or supplemented only by written amendment to the Agreement, executed by the PARTIES hereto, and attached to the original signed copy of the Agreement.
- V. Attachments
The Energy Provider agrees to comply with the terms of the following attachment(s).
Attachment A: Non-Disclosure Agreement
Attachment B: Energy Type Agreement
Attachment C: Energy Assistance Program [Policy Manual](#)

- VI. **Monitoring**
PARTIES shall permit each other the right of a compliance review to ensure that the provisions of the Agreement are upheld and will maintain a process sufficient to allow an audit of its compliance.
- VII. **Imposition of Fees**
The Energy Provider will not impose any fees upon clients for services provided under this Agreement except as authorized by DWS.
- VIII. **Confidentiality and Disclosure**
Checks will be sent to the Energy Provider in the mail. The check stub will contain the account numbers for the accounts to which the check should be applied. The Energy Provider agrees not to use or disclose information other than as permitted under Section I above or required by law. The Energy Provider acknowledges that Utah Code § 35A-4-312(7) imposes privacy and confidentiality requirements on information. Penalties, including criminal penalties under Utah Code § 76-8-1301(4) may be imposed for misuse or improper disclosure of such information.
- A. Information obtained under this Agreement shall only be used to support the valid administrative needs of the Energy Provider and shall not be disclosed for any purpose other than those specifically authorized by this Agreement. The Energy Provider's employees and volunteers must sign the "Department of Workforce Services Non-disclosure Agreement" (Attachment A).
 - B. The Energy Provider shall have sufficient safeguards in place to ensure the information obtained is used only for the purpose disclosed.
 - C. At the request of DWS, the Energy Provider shall identify all personnel, by position, authorized to request and receive information.
- IX. **Equal Opportunity and Non-Discrimination**
The Energy Provider shall comply with Section 188 of the Workforce Innovation and Opportunity Act, and Title VI of the Civil Rights Act, to the extent they apply to the subject matter of this contract.
- X. **Protection and Use of Client Records**
The use or disclosure by any party, of any information concerning a client for any purpose not directly connected with the administration of the PARTIES' responsibilities under the terms of this Agreement is prohibited except on written consent of the client, their attorney, or responsible parent or guardian.
- XI. **Indemnity**
IF THE ENERGY PROVIDER IS A GOVERNMENTAL AGENCY: Both PARTIES to this Agreement are governmental entities as defined in the Utah Governmental Immunity Act (Utah Code Ann. 63G-7-101 et. seq.). Nothing in this Contract shall be construed as a waiver by either or both PARTIES of any rights, limits, protections or defenses provided by the Act. Nor shall this Contract be construed, with respect to third PARTIES, as a waiver of any governmental immunity to which a party to this Contract is otherwise entitled. Subject to and consistent with the Act, each party will

be responsible for its own actions or negligence and will defend against any claims or lawsuit brought against it. There are no indemnity obligations between these PARTIES.

IF THE ENERGY PROVIDER IS A NON-GOVERNMENTAL ENTITY: The Energy Provider agrees to indemnify, save harmless, and release the State of Utah, and all its officers, agents, volunteers, and employees from and against any and all loss, damages, injury, liability, suits, and proceedings arising out of the performance of this Agreement which are caused in whole or in part by the negligence of the Energy Provider's officers, agents, volunteers, or employees, but not for claims arising from the State's sole negligence.

XII. Contract Jurisdiction, Choice of Law and Venue

The provisions of this Agreement shall be governed by the laws of the State of Utah. The PARTIES will submit to the jurisdiction of the courts of the State of Utah for any dispute arising out of this Agreement or the breach thereof. Venue shall be in Salt Lake City, in the Third Judicial District Court for Salt Lake County.

XIII. Separability Clause

A declaration by any court, or any other binding legal source, that any provision of this Agreement is unenforceable shall not affect the legality and enforceability of any other provision of this Agreement, unless the provisions are mutually dependent.

XIV. Additional Requirements

Provisions incorporated into this Agreement by reference but not attached hereto include all other governmental laws, rules, regulations, or actions applicable to services provided herein.

Contact Information

Department of Workforce Services

Energy Provider

Name: Lori Page

Name:

Phone: 801-526-9930

Phone:

Email: loripage@utah.gov

Email:

This MOU and all documents incorporated by reference constitute the entire Agreement between the PARTIES and supersede all prior negotiations, representations, or Agreements, either written or oral between the PARTIES relating to the subject matter of this MOU.

Signatures and Acknowledgement

By signing below, the following officials acknowledge that they understand and agree to all of the terms and responsibilities set forth herein and cause this Agreement to be executed.

APPROVED FOR ENERGY PROVIDER:

Signature Date

Print Name/Title

APPROVED FOR DWS:


Nathan McDonald (Jan 6, 2023 08:50 MST) 01/06/2023

Casey Cameron, Executive Director Date



ATTACHMENT C: FUEL/ENERGY TYPE AGREEMENT

I. Fuel Type(s) provided (please check all that apply):

- ☐ Natural Gas
- ☐ Electricity
- ☐ Propane
- ☐ Coal
- ☐ Wood
- ☐ Fuel Oil
- ☐ Kerosene
- ☐ I have selected at least one energy type

II. PURPOSE OF ATTACHMENT:

The Low-Income Home Energy Assistance Act of 1981 (Pub. Law 97-35, Sections 2601-11, 42 U.S.C. Sections 8621-8629) provides grants to DWS to assist eligible low-income households in meeting the costs of home energy. Eligible households are defined as those meeting the criteria set forth in the Utah HEAT Program Policy Manual, issued by the Utah Department of Workforce Services (DWS) HEAT Program. This contract incorporates the requirements that must be met by ENERGY ASSISTANCE PROVIDER if payments are to be made directly to ENERGY ASSISTANCE PROVIDER in accordance with 42 U.S.C., Section 8624 (b)(7).

III. SCOPE:

A. DWS will make payments directly to ENERGY ASSISTANCE PROVIDER provided that:

1. ENERGY ASSISTANCE PROVIDER charges the household in ENERGY ASSISTANCE PROVIDER'S normal billing process.

2. ENERGY ASSISTANCE PROVIDER bills the household no more than the cost of the energy delivered minus the cost of the payments received or expected from DWS.
3. ENERGY ASSISTANCE PROVIDER does not discriminate against or treat adversely any eligible household for any reason in relation to terms and conditions of service, sale, credit, delivery, or price, including service charges, reconnection charges, and payment plan arrangements.
4. ENERGY ASSISTANCE PROVIDER agrees not to discontinue utility service for at least 30 days after receiving verbal/written verification of payment from DWS, whether for the standard HEAT program or for emergency funds, excluding repairs. Examples of valid HEAT verifications will be available upon request from DWS.
5. ENERGY ASSISTANCE PROVIDER agrees to waive any security deposit billed to households approved for the HEAT program. The HEAT program cannot pay for security deposits
6. ENERGY ASSISTANCE PROVIDER agrees to waive any fees associated with energy service including shut off notice fees, reconnection fees, late payment fees, service initiation fees, and account closure fees when a household is HEAT eligible and receiving HEAT or CRISIS benefits from DWS.
7. Delivery of fuel or energy will be made within four calendar days of the receipt of or verbal/written verification of payment, if not earlier.
8. In regard to clients who have either been disconnected or have run out of fuel and are receiving HEAT or CRISIS funds for reconnection or fuel delivery:

- a. ENERGY ASSISTANCE PROVIDER agrees to reconnect client within 24 hours upon receiving verbal or written commitment of payment from DWS.
- b. For fuel sources other than natural gas or electricity, ENERGY ASSISTANCE PROVIDER agrees to provide emergency fuel within 48 hours upon receiving verbal or written commitment of payment from DWS.

9. If ENERGY ASSISTANCE PROVIDER is a utility regulated by the Public Service Commission of Utah, ENERGY ASSISTANCE PROVIDER will supply energy in accordance with provisions of Utah Residential Utility Service Regulation R746-200, as adopted by the Public Service Commission of Utah.

10. ENERGY ASSISTANCE PROVIDER will ensure that payment by DWS is credited toward the household's home energy costs.

11. If the HEAT benefit was paid in error or if fraud is determined, upon request, the ENERGY ASSISTANCE PROVIDER agrees to return the HEAT benefit to DWS.

B. DWS will include a list of eligible households and amounts paid on behalf of households with each warrant paid to ENERGY ASSISTANCE PROVIDER via the HEAT Vendor Portal.

C. If a household discontinues service with ENERGY ASSISTANCE PROVIDER, the ENERGY ASSISTANCE PROVIDER must return any HEAT benefit credit remaining on the account directly to the client.

D. RELEASE OF INFORMATION:

1. The ENERGY ASSISTANCE PROVIDER named above is a Retail Energy Provider who represents and warrants that it is authorized to receive payment from DWS on behalf of a customer determined by DWS under

the HEAT guidelines to be an eligible HEAT applicant. ENERGY ASSISTANCE PROVIDER will, with reference to an eligible HEAT applicant:

- a. Upon verbal or written request from DWS, provide at no cost to DWS the eligible HEAT applicant's billing and usage history for the previous twelve (12) months. ENERGY ASSISTANCE PROVIDER will transmit such billing history via electronic mail or facsimile by requested date each year.
- b. ENERGY ASSISTANCE PROVIDER agrees to provide relevant account information including account balance, account status, utility number, and a copy of recent utility bills when requested by DWS.



MEMORANDUM OF UNDERSTANDING
BETWEEN THE
UTAH DEPARTMENT OF WORKFORCE SERVICES
AND

This Agreement is entered into between Utah Department of Workforce Services, hereinafter referred to as the Department or DWS, and the organization listed below, hereinafter referred to as Contractor, collectively referenced as PARTIES:

Organization

Address

City State Zip

Now therefore, the PARTIES agree as follows:

- I. Purpose
DWS and the Contractor shall enter into an Agreement for the purpose of DWS providing water assistance benefits directly to the Water Provider for eligible low-income households.
- II. Period of Performance
This Agreement is effective October 1, 2021 through September 30, 2023 unless terminated sooner in accordance with the terms and conditions herein.
- III. Termination
DWS may terminate this Agreement without prior notice if deemed necessary because of a requirement of law or policy, failure of the Contractor to comply with the terms of this Agreement, established procedures, or legal requirements. This agreement may be terminated without cause, in writing, with the mutual consent of the PARTIES.
- IV. Renegotiation or Modification
This Agreement may be amended, modified, or supplemented only by written amendment to the Agreement, executed by the PARTIES hereto, and attached to the original signed copy of the Agreement.
- V. Attachments
The Contractor agrees to comply with the terms of the following attachment(s).
Attachment A: Non-Disclosure Agreement
Attachment B: Water Type Agreement
Attachment C: Water Assistance Program [Policy Manual](#)

- VI. **Monitoring**
PARTIES shall permit each other the right of a compliance review to ensure that the provisions of the Agreement are upheld and will maintain a process sufficient to allow an audit of its compliance.

- VII. **Imposition of Fees**
The Contractor will not impose any fees upon clients for services provided under this Agreement except as authorized by DWS.

- VIII. **Confidentiality and Disclosure**
Checks will be sent to the water provider in the mail. The check stub will contain the account numbers for the accounts to which the check should be applied. The Contractor agrees not to use or disclose information other than as permitted under Section I above or required by law. The Contractor acknowledges that § 35A-4-312(7) imposes privacy and confidentiality requirements on information. Penalties, including criminal penalties under § 76-8-1301(4) Utah Code annotated, may be imposed for misuse or improper disclosure of such information.
 - A. Information obtained under this Agreement shall only be used to support the valid administrative needs of the Contractor and shall not be disclosed for any purpose other than those specifically authorized by this Agreement. The Contractor's employees and volunteers must sign the "Department of Workforce Services Non-disclosure Agreement" (Attachment A).
 - B. The Contractor shall have sufficient safeguards in place to ensure the information obtained is used only for the purpose disclosed.
 - C. At the request of DWS, the Contractor shall identify all personnel, by position, authorized to request and receive information.

- IX. **Equal Opportunity and Non-Discrimination**
The Contractor shall comply with Section 188 of the Workforce Innovation and Opportunity Act, and Title VI of the Civil Rights Act, to the extent they apply to the subject matter of this contract.

- X. **Protection and Use of Client Records**
The use or disclosure by any party, of any information concerning a client for any purpose not directly connected with the administration of the PARTIES' responsibilities under the terms of this Agreement is prohibited except on written consent of the client, their attorney, or responsible parent or guardian.

- XI. **Indemnity**
IF THE WATER PROVIDER IS A GOVERNMENTAL AGENCY: Both PARTIES to this Agreement are governmental entities as defined in the Utah Governmental Immunity Act (Utah Code Ann. 63G-7-101 et. seq.). Nothing in this Contract shall be construed as a waiver by either or both PARTIES of any rights, limits, protections or defenses provided by the Act. Nor shall this Contract be construed, with respect to third PARTIES, as a waiver of any governmental immunity to which a party to this Contract is otherwise entitled. Subject to and consistent with the Act, each party will

be responsible for its own actions or negligence and will defend against any claims or lawsuit brought against it. There are no indemnity obligations between these PARTIES.

IF THE WATER PROVIDER IS A NON-GOVERNMENTAL ENTITY: The Contractor agrees to indemnify, save harmless, and release the State of Utah, and all its officers, agents, volunteers, and employees from and against any and all loss, damages, injury, liability, suits, and proceedings arising out of the performance of this Agreement which are caused in whole or in part by the negligence of the Contractor's officers, agents, volunteers, or employees, but not for claims arising from the State's sole negligence.

XII. Contract Jurisdiction, Choice of Law and Venue

The provisions of this Agreement shall be governed by the laws of the State of Utah. The PARTIES will submit to the jurisdiction of the courts of the State of Utah for any dispute arising out of this Agreement or the breach thereof. Venue shall be in Salt Lake City, in the Third Judicial District Court for Salt Lake County.

XIII. Separability Clause

A declaration by any court, or any other binding legal source, that any provision of this Agreement is unenforceable shall not affect the legality and enforceability of any other provision of this Agreement, unless the provisions are mutually dependent.

XIV. Additional Requirements

Provisions incorporated into this Agreement by reference but not attached hereto include all other governmental laws, rules, regulations, or actions applicable to services provided herein.

Contact Information

Department of Workforce Services

Water Provider

Name: Lori Page

Name:

Position: Water Assistance Vendor Specialist

Position:

Phone: 801-526-9930

Phone:

Email: loripage@utah.gov

Email:

This MOU and all documents incorporated by reference constitute the entire Agreement between the PARTIES and supersede all prior negotiations, representations, or Agreements, either written or oral between the PARTIES relating to the subject matter of this MOU.

Signatures and Acknowledgement

By signing below, the following officials acknowledge that they understand and agree to all of the terms and responsibilities set forth herein and cause this Agreement to be executed.

APPROVED FOR CONTRACTOR:

Signature Date

Print Name/Title

APPROVED FOR DWS:

Casey Cameron, Executive Director Date

ATTACHMENT A

NON-DISCLOSURE AGREEMENT

Each **Contractor/Grantee** employee or volunteer and each **Sub-Contractor/Grantee** employee or volunteer who has access to Customer personal information must sign this Non-Disclosure Agreement at the beginning of the grant or upon hire. A signed copy of this Agreement must be in each employee's/volunteer's file subject to inspection and review by the Department of Workforce Services (DWS).

The **Contractor/Grantee** and its employees and volunteers will comply with the following measures to protect the privacy of the information released under this agreement against unauthorized access or disclosure.

1. The information shall be used only to the extent necessary to assist in the purposes identified within this Agreement and shall not be re-disclosed for any purposes not specifically authorized in this contract.
2. The information shall be stored in a place physically secure from access by unauthorized persons.
3. Information in electronic format shall be stored and processed in such a way that unauthorized persons cannot retrieve the information by computer, remote terminal or any other means.
4. Precautions shall be taken to ensure that only authorized personnel are given access to on-line files.
5. The Contractor/Grantee has provided me instruction regarding the private nature of the information and I understand I am subject to State and Federal law penalties for unauthorized disclosure of information.

Signature

Date

Print Name

ATTACHMENT B: WATER TYPE AGREEMENT

I. Water Type(s) provided (please check all that apply):

- ☐ Drinking Water
- ☐ Wastewater
- ☐ Stormwater
- ☐ Ground-water

PURPOSE OF ATTACHMENT:

On December 27, 2020, the Consolidated Appropriations Act, 2021 was signed into law. This authorizing legislation included funding in emergency spending to assist low-income households with water and wastewater bills. On March 11, 2021, additional funding was appropriated in the American Rescue Plan Act (ARP) of 2021 in emergency spending to assist low-income households with water and wastewater bills. Eligible households are defined as those meeting the criteria set forth in the Water Assistance Policy Manual (incorporated by reference as *Attachment D*), issued by the Utah DWS Department of Workforce Services, Water Assistance Program. This contract incorporates the requirements that must be met by WATER PROVIDERS as payments are made directly by DWS to WATER PROVIDERS.

SCOPE:

A. DWS will make payments directly to a WATER PROVIDER provided that:

1. WATER PROVIDER charges the household in WATER PROVIDER'S normal billing process.
2. WATER PROVIDER bills the household no more than the cost of the water/wastewater minus the cost of the payments received or expected from DWS.
3. WATER PROVIDER does not discriminate against or treat adversely any eligible household for any reason in relation to terms and conditions of service, sale, credit, delivery, or price, including service charges, reconnection charges and payment plan arrangements due to their participation in the water assistance program.

4. WATER PROVIDER agrees not to discontinue water service for at least 30 days after receiving verification of payment from DWS. Examples of valid water payment verifications will be available upon request from DWS.
 5. WATER PROVIDER agrees to waive any security deposit billed to households approved for the Water Program. This does not apply to service initiation fees routinely charged by a WATER PROVIDER to both renters and owners alike as a condition of service.
 6. WATER PROVIDER agrees to reconnect the client within 24 hours upon receiving verbal or written commitment of payment from DWS.
 7. If a WATER PROVIDER is a utility regulated by the Public Service Commission of Utah, a WATER PROVIDER will supply Water accordance with provisions of Utah residential Utility Service Regulation R746-200, as adopted by the Public Service Commission of Utah.
 8. A WATER PROVIDER will ensure that payment by DWS is credited toward the household's water and wastewater costs.
 9. If the water assistance benefit was paid in error or if fraud is determined, upon request, the WATER PROVIDER agrees to return the Water Assistance Benefit to DWS.
- B. DWS will include a list of eligible households and amounts paid on behalf of households with each warrant paid to a WATER PROVIDER. Those providers accessing the portal will use the portal to help determine to which accounts the funds from the warrant should be applied
- C. If a household discontinues service with a WATER PROVIDER, the WATER PROVIDER must return any water benefit credit remaining on the account directly to the client.
- D. RELEASE OF INFORMATION:
1. The WATER PROVIDER named above is a Retail Water Provider who represents and warrants that it is authorized to receive payment from

DWS on behalf of a customer determined by DWS under the Water Assistance Guidelines to be an eligible Water Assistance applicant. A WATER PROVIDER will, with reference to an eligible Water Assistance applicant:

- a. Upon verbal or written request from DWS, provide at no cost to DWS the eligible Water Assistance applicant's billing and usage history for the previous twelve (12) months. A WATER PROVIDER will transmit such billing history via electronic mail or facsimile by requested date each year.
- b. WATER PROVIDER agrees to provide relevant account information including account balance, utility number, and a copy of recent utility bills when requested by DWS.

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I. Water Type(s) provided (please check all that apply):

- ☐ Drinking Water
- ☐ Wastewater
- ☐ Stormwater
- ☐ Ground-water
- ☐ I have selected at least 1 water type

PURPOSE OF ATTACHMENT:

On December 27, 2020, the Consolidated Appropriations Act, 2021 was signed into law. This authorizing legislation included funding in emergency spending to assist low-income households with water and wastewater bills. On March 11, 2021, additional funding was appropriated in the American Rescue Plan Act (ARP) of 2021 in emergency spending to assist low-income households with water and wastewater bills. Eligible households are defined as those meeting the criteria set forth in the Water Assistance Policy Manual (incorporated by reference as *Attachment D*), issued by the Utah DWS Department of Workforce Services, Water Assistance Program. This contract incorporates the requirements that must be met by WATER PROVIDERS as payments are made directly by DWS to WATER PROVIDERS.

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 - b. WATER PROVIDER agrees to provide relevant account information including account balance, utility number, and a copy of recent utility bills when requested by DWS.

Minutes of the Hurricane City Council meeting held on February 16, 2023, in The City Council Chambers at 147 North 870 West, Hurricane, Utah, at 5:00 p.m.

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

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, Police Chief Lynn Excell, Power Superintendent Scott Hughes, Public Works Director Mike Vercimak, Planning Director Stephen Nelson, Assistant Planner Fred Resch III, Street Superintendent Weston Walker, Recreation Director Tiffani Wright, City Engineer Arthur LeBaron, City Recorder Cindy Beteag, and Fire Chief Tom Kuhlman.

AGENDA

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

Ken Richins reported that the Water Department is ready to prepare the well site in the Ghouls Wash well.

Darren Barney reported that the Parks Department has an open part-time position. The department will start working on spring maintenance soon. The dedication for the Dixie Springs All Ability Park is on Friday the 24th at 2:00 p.m.

Scott Hughes reported that the Power Department has an open lineman and apprentice position. The project on 600 North might be put on pause due to insufficient employees.

Tiffani Wright stated that this weekend is busy with tournaments, and spring sports are starting soon. There is an open position at the pool and an open position for a Recreation Coordinator.

Tom Kuhlman stated they were helping other agencies during the snowstorms. House Bill 392 passed and will now go to the Senate. The bill will allow them to look at different funding mechanisms and allow a portion of taxes, excluding gas and food tax, to go toward their funding.

Chief Excell reported there are there two message boards in operation. The damaged board is being repaired, and a new message board with radar has been ordered. Ironman is coming up in May, the marathon significantly impacts the Dixie Springs and Sand Hollow areas, and the proposed return route on SR-7 was approved. Two officers are retiring soon, one position is filled, and interviews for the second position were held today. The K9 handler, K9 officer, and another officer involved in the critical accident are back to work and will be honored tonight.

Weston Walker reported that several potholes are showing up due to the wet weather. When everything dries out, they will return to crack sealing and cleaning the wash. They have completed all the crushing in the yard.

Arthur LeBaron held a meeting with farmers in the Bench Lake area who are experiencing difficulties due to development. He assured them that they would have City support on the issues. He explained that the City needs to consider the impact on cattle operations when approving preliminary plats.

Stephen Nelson reported that several open house meetings were held for the Downtown Master Plan. They received a lot of valuable feedback and will send out an online survey soon. The open house for Did We Hear You Correctly is on March 15th, and the consultant would like to have a workshop with The City Council on the 16th. The RFP draft for the parks, trails, recreation, and open space master plan will go out in the next two weeks. The Building Department is currently interviewing for the Building Official position.

Dayton Hall reported that he reviewed the short-term rental ordinance and is okay with the form presented tonight. He is still working on the excess water usage surcharge. The development agreements for the approved preliminary plats were sent to the developers and must be signed within thirty days. He is continuing to work on the policy for the City Council procedures. He is working on a global rewrite of the event permit, but some legislative items could affect that, so he would like to wait until that is over.

Kaden DeMille reported that they are starting the budgeting process. Mayor Billings noted that the City only received a quarter of the expected impact fees.

Selwin Lovell reported that all the employees are in the process of completing the sexual harassment training. Mayor Billings asked the City Council to get their pictures done at the police station for their IDs.

Doug Heideman recognized Fred Resch III for his excellent job in getting short-term rentals in compliance. He mentioned that he has received a lot of feedback regarding the high density of PDO developments. Mr. Nelson reported that the Planning Commission is reviewing the PDO ordinance. He explained that there are pros and cons to diverse housing types. He will prepare a presentation for the City Council.

6:00 p.m. - Call to Order –

Mayor Nanette Billings welcomed everyone to the meeting.

Prayer, Thought, and Pledge: Sargent Kurt Yates

63 Declaration of any conflicts of interest

64 No conflicts of interest were declared.

65 Recognition of officers involved in a critical incident.

66 Chief Excell and all Sargents came forward. Councilman Sanders expressed gratitude for the
67 privilege of working with Chief Excell and all of the officers protecting Hurricane City. He
68 recognized Deputy Gonzales and Under Sherriff Barry Goulding. He shared that he never
69 thought this incident would happen in Hurricane City. A suspect wrecked his car and fled on
70 foot, entering an occupied home. Officer DeMille, Officer Bopenhagen, St. George PD Deputy
71 Rosales, K-9 officer Riko, and deputies from Washington County responded to the incident.
72 When the officers entered, the suspect came down the stairs with a six-inch knife, and K-9
73 Officer Riko was stabbed multiple times. The suspect was fatally shot. Riko was transported to a
74 Veterinary Clinic in St. George, where he received a blood transfusion and was transported to
75 the Animal Hospital in Las Vegas. Riko was re-certified and is back to work. The City Council
76 thanked everyone who supported the officers during the incident and presented the officers
77 with an award on behalf of the City. K-9 Riko, Officer Eric DeMille, and Officer Jordan
78 Bopenhagen were presented with the Medal of Valor.

79 Development update from the Planning Department

80 Fred Resch III provided an overview of the approvals in the last year. He reported that
81 Preliminary site plans have no vested rights. Preliminary plans give vested rights and expire
82 after one year. Thirty-seven new subdivisions were approved, consisting of 2,557 single-family,
83 862 townhome units, 1,500 multi-family units, 861 resort units, and 180 park model units.

84 One hundred thirteen new short-term rentals were identified this year, and 303 new short-
85 term rental licenses were approved. Seventy-five percent of the warning letters sent out have
86 resulted in compliance.

87 Two thousand final plat lots were approved without a building permit, and 5,000 preliminary
88 plat lots were approved. Ten thousand lots were approved subject to development agreements
89 and have yet to be platted. Seven thousand five hundred lots were approved within a PID and
90 are not subject to a development agreement. Thirteen restaurants, fourteen retail
91 establishments, eighty-two industrial pads, 252 hotel rooms, 333 RV pads, and 212 storage
92 units were approved within commercial development. Mr. Resch III provided a breakdown of
93 the building permits issued. There was a significant decrease in single-family home permits.
94 However, there was a steady increase in commercial building permits.

95 **Public Forum – Comments From Public**

Darlene Smith owns a home in Brentwood. Ms. Smith read quotes from Governor Spencer Cox. Her water efficiency landscape rebate application was denied because she does not live in a qualified City. She was directed to contact her elected officials to encourage the City to participate in the program.

Consent Agenda

1. Consideration and possible approval for the **Planning Director to issue a grading permit for the Gould's Wash Well site** - Ken Richins
2. Consideration and possible approval of **Resolution 2023-11 appointing a temporary Justice Court Judge** for the Justice Court - Kaden DeMille
3. **Minutes** of the Regular City Council Meeting for February 3, 2023, and special meeting January 31, 2023
4. Consideration and possible approval of an amended **final plat for Quail Lake Estates Lots 10 and 11** located at 4400 W State St #10 and #11. Darrell and Christine Leigh Applicant. Ryan Scholes/Alpha Engineering Agent.
5. Consideration and possible approval on an **amended final plat for Dixie Springs Lot F41 and F42**, located at 2829 S 3200 W and 3203 W 2830 S. Heather Hugie Applicant. Mike Hugie Agent.
6. Table the discussion regarding the **maintenance of the park area behind the LDS Stake Center** at 677 S 700 West until further information is received.

Mayor Billings provided a summary of each item on the consent agenda. Councilman Sanders requested to remove item 1 from the consent agenda.

Kevin Thomas motioned to approve all items on the consent agenda except item 1. Seconded by David Hirschi. Joseph Prete, Dave Sanders, Doug Heideman, Kevin Thomas, and David Hirschi - aye. Motion carried unanimously.

Councilman Sanders stated he was mistaken, and item 1 did not need further discussion.

Kevin Thomas motioned to approve consent item 1. Seconded by Dave Sanders. Joseph Prete, Doug Heideman, David Hirschi, Kevin Thomas, and Dave Sanders -aye. Motion carried unanimously.

OLD BUSINESS

1. Ordinance 2022-62 Consideration and possible approval on a **Land Use Code Amendment Request to Title 1-Chapter 5-Subsection-5, Title 10-Chapter 3-Subsection 4 and 10, Title 10-Chapter 15-Subsection 3, Title 10-Chapter 41, and Title 10-Chapter 51; and Title 3 Chapter 10** to make changes regarding short-term rental standards

129 within residential areas, residential hosting standards, and short-term rental standards
130 in commercial zones. Hurricane City Applicant.

131 Councilman Thomas wants to ensure 10-51-14 subsection B9 reads that no space in front of the
132 garage can be counted as parking. Stephen Nelson noted the change he made to the section
133 based on Councilman Thomas's request. Councilman Prete asked Councilman Thomas to clarify
134 his reasons for requesting the update. Councilman Thomas explained that, in his opinion,
135 residential hosting guests should not park in the driveway and block owner access to the
136 garage. Mr. Nelson reported that ADU setbacks shall meet the same setback for primary units.

137 Kevin Thomas motioned to approve the Land Use Code Amendment Request to Title 1-Chapter
138 5-Subsection-5, Title 10-Chapter 3-Subsection 4 and 10, Title 10-Chapter 15-Subsection 3, Title
139 10-Chapter 41, and Title 10-Chapter 51; and Title 3 Chapter 10 with the change that guest
140 parking is not allowed in front of the garage for residential hosting licenses. Seconded by Dave
141 Sanders. Joseph Prete, David Hirschi, Doug Heideman, Kevin Thomas, and Dave Sanders – aye.
142 Motion carried unanimously.

143 **2. Ordinance 2023-04: Consideration and possible approval of a Land Use Code**
144 **Amendment request to Title 10 Chapter 32: Landscaping and Screening to make**
145 **updates to water conservation standards.** Hurricane City Applicant.

146 Mayor Billings explained that the Water Conservancy District changed the rebate program
147 requirements after the City Council passed the ordinance. If approved, this amendment will
148 allow residents to apply for a rebate from the Water Conservancy District and the State of Utah.
149 Stephen Nelson reported that Santa Clara and LaVerkin City code provides exceptions for
150 historical agriculture areas. When preparing the updates to the conservation standards, Staff
151 incorporated similar exceptions for areas historically served by the Hurricane Canal Company
152 with connections to secondary water. Per the Water Conservancy District, the proposal will not
153 qualify for the rebate. The concern cited in the Conservancy District's email is the total water
154 used by culinary and secondary. Mr. Nelson provided clarifications of the exceptions to the
155 conservancy district. However, he has not received official approval and recommends
156 continuing the item. Mayor Billings reported that she is comfortable with the amendment
157 because it matches the ordinance passed by similar cities. Councilman Prete voiced his concern
158 regarding the exception because there are agriculture properties with one connection that
159 feeds multiple lots. Although, he is inclined to approve the amendment as is and take the
160 stance that it is the same as two other communities.

161 Joseph Prete motioned to approve the Land Use Code Amendment request to Title 10 Chapter
162 32: Landscaping and Screening to make updates to water conservation standards with a
163 revision extending the exception to lots serviced by a secondary irrigation system. Seconded by
164 Dave Sanders. Kevin Thomas, Doug Heideman, Joseph Prete, and Dave Sanders – aye. David
165 Hirschi – nay. Motion carried.

166 Councilman Hirschi noted that he does not want to place any restrictions on agriculture and
167 would like to discuss the item further.

168 **NEW BUSINESS**

169 **1. Consideration and possible approval of partnering with Washington County School**
170 **District for a health and resource fair - Nadina Angulo**

171 Nadina Angula works with the Washington County School District to provide services to
172 homeless students within the School District. Hurricane Valley represents 1/3 of the homeless
173 population within the district, and the highest number of students are in Kindergarten. There is
174 a growing need for resources. She reported that the Health and Wellness Fair is being held at
175 Hurricane High School on August 19th. The fair serves to educate families and students about
176 the available resources. She would like the City to appoint a community engagement member
177 to attend monthly meetings. Mayor Billings reported that the representative could advertise on
178 all social media and email. She noted that Ms. Angulo is asking the City to cover the cost of the
179 bounce house and provide water bottles. Kaden DeMille confirmed that the school is
180 responsible for covering the insurance cost of the bounce house. Ms. Angulo explained the
181 resources available to residents within Hurricane Valley.

182 Doug Heideman motioned to approve partnering with Washington County School District for a
183 health and resource fair. Seconded by David Hirschi. Kevin Thomas, Joseph Prete, Dave Sanders,
184 Doug Heideman, and David Hirschi – aye. Motion carried unanimously.

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

187 Mayor Billings cited a text message from Collete Wadsworth stating this is in the middle of
188 where she winters her cows. She would have preferred that the Bureau of Land Management
189 (BLM) notify the land owners, and she does not support the development of the course.

190 Mayor Billings read the summary and comments included in the staff report.

191 Justin Reeve stated this property was recently transferred to the City to protect the retention
192 area. The dam is there to protect the City, and the increased activity will negatively affect the
193 dam. He noted that the GEM trails are established and are only closed for one week a year.

194 Mac Hall is not opposed to multiple uses on BLM property, but this activity will destroy the
195 grazing rights of seven families that rely on it. Mr. Hall asked the City Council to consider
196 citizens that have used the land for many years.

197 Arthur LeBaron reported that Frog Hollow Dam is a flood control structure that was deeded to
198 the City. The dam was not designed to retain water. It can get muddy, and any event staged
199 would not be able to coexist with a rain event. Use of the staging area will be temporary, and it
200 is the responsibility of the event promoter to determine if the area is suitable for their event.

201 Jake Webber with the Utah High School Cycling League (NICA) explained they have been looking
202 for a course in Hurricane City for many years. He explained that the Utah High School Cycling
203 League is the largest in the nation, and Hurricane City has seventy members. He explained that
204 the league would ask for the ground to be graded. However, they are working diligently to
205 minimize their impact. He understands the concerns that were voiced tonight. He reviewed the
206 proposed areas. They are asking for eighty acres and are trying to keep the course on one side
207 of the fences.

208 Justin Reeve reported that the dam is over fifty feet tall and could flood eighty acres. If the
209 vegetation is removed, the mud will come down into Hurricane. He explained the allotments
210 and grazing rotation. Many grazers have had to sell their grazing allotment due to recreation
211 activities. Dayton Hall reported that people have taken down fences letting cows out in the
212 past.

213 Bob Wells with BLM reported that they are willing to work with City and NICA to find a location.
214 They do not have the space on the GEM Trail side to develop a staging area. This area is
215 appealing because a portion is Hurricane City property. They do want to ensure that the
216 concerns discussed are addressed.

217 Kaden DeMille would like to know the financial implication for the City. Arthur LeBaron
218 reported that County fiscal year just started, and they have yet to have an opportunity to put
219 the budget towards it. Staff brought this to the City Council for authorization before
220 researching the cost. Councilman Hirschi asked Mr. Wells if this was the only viable area to
221 develop a staging area. Mr. Wells explained that other areas could be reviewed. He noted that
222 the City and NICA approached the BLM, so they thought it would be a good partnership, and
223 this is an ideal staging area.

224 Councilman Hirschi asked if there was a way to compromise with the grazers. Mac Hall reported
225 that it would have been better if the grazing community had been approached first. He
226 expressed concern that there is no control over the trails, which could create serious issues for
227 the ranchers. Councilman Hirschi would like to continue this item to allow all the groups to
228 discuss options. Mayor Billings would like the City Council to meet with Greater Zion, Dam
229 Association, grazers, BLM, and NICA on-site to discuss viable options.

230

231 Councilman Prete asked if there was a way to schedule the event during a time that would not
232 affect grazing. Pam reported that according to the EAI, cows would be grazing on the eastern
233 portion during the race. Mr. Hall reported that the grazing rotation is different every year.

234 Mr. Webber explained that the goal is to hold State Championship this year in mid-October.
235 Mayor Billings asked if the City Council members could meet on the 22nd, and the Council
236 members discussed their upcoming obligations and decided they could not attend the meeting.
237 The other parties will meet together before the next meeting.

238 David Hirschi motioned to continue the resolution in support of developing a mountain bike
239 racecourse on City and BLM Land. Seconded by Doug Heideman. Kevin Thomas, Dave Sanders,
240 Joseph Prete, David Hirschi, and Doug Heideman – aye. Motion carried unanimously.

241 Steven Lisonbee lives in Laverkin, works in Governor's office, and has kids on the team. He
242 shared that access to trails is a priority from a state perspective. There is a tremendous
243 economic impact when large events are held, and Utah State Legislation has increased the
244 available funds for municipalities to support this.

245 **3. Consideration and possible approval of waiving the rental & power fee for the Farmers**
246 **Market - Annie Spendlove**

247 Mayor Billings summarized the request and reviewed Staff comments. She reported that Staff
248 recommended a flat fee for power. Annie Spendlove shared a video produced by While You
249 Were Town, showing what the farmers market entails. She explained that the farmers market is
250 a local market, and everything is produced and made within one hundred miles of Hurricane
251 City. This is her second season as the owner of the Farmers Market and the 3rd season of the
252 market. They work each year to comply with State and City regulations. This year their goal is to
253 accept the snap program. The market would like to open after the Easter Car Show and extend
254 to November. She reported that many vendors started in the market have moved their business
255 beyond the market. Councilman Thomas thinks it is an excellent service for the community.
256 Councilman Hirschi agrees with Councilman Thomas. Mayor Billings noted that all food trucks
257 must be self-sufficient, and most booths do not use electricity. Joe is a vendor who brings his
258 lathe, and it is fun for kids to see how things are made. This type of venue is a place where kids
259 can learn to be entrepreneurs.

260 Ms. Spendlove reported that the State requires the market to be 501C to qualify for Snap.
261 Mayor Billings reported that Darren Barney recommended weekly rotation to protect the grass.
262 Darren Barney noted that after further review, he determined it would take all summer to get
263 the grass back. Rotating will help, but it will also spread the damage. Stephen Nelson explained
264 that this could be an opportunity to close 100 South temporarily. The general plan calls for
265 permanent closure of the road, and this is an excellent opportunity to see if long-term closure
266 of the roadway is viable. Ms. Spendlove is concerned because the asphalt is hot in July and
267 August. Caleb Spendlove commented that the Cedar City Farmers Market is on the roadway,
268 making navigating the market easier.

Kevin Thomas motioned to approve waiving the rental & power fee for the Farmers Market with the condition that food trucks do not hook up to power and the applicants work with Staff on where it will be held and if it will be rotated. Seconded by Dave Sanders. Joseph Prete, David Hirschi, Doug Heideman, Kevin Thomas, and Dave Sanders – aye. Motion carried unanimously.

4. Ordinance 2023-ZC-03: Consideration and possible approval on a **zone change amendment request located at 663 W 400 S** from R1-8, single-family residential one unit per 8,000 sq ft to RM-1, multi-family six units per acre. Parcel H-231-B-1 Jeremy Black Applicant.

Mayor Billings reported that the applicant wants to remove the home and build a duplex. The Planning Commission unanimously recommended approval. Stephen Nelson reported that the new zoning will enhance the property's usability. The property is in the floodplain, but building can occur in a floodplain if specific standards are met. Jeremy Black reported that they are not building in the floodplain.

Kevin Thomas motioned to approve the zone change amendment request located at 663 W 400 S. Seconded by Joseph Prete. Dave Sanders, David Hirschi, Doug Heideman, Kevin Thomas, and Joseph Prete – aye. Motion carried unanimously.

Dayton Hall clarified that the motion was a unanimous vote in favor of the zone change.

5. Presentation of the improvements at the **Washington County Solid Waste site**

Mayor Billings reported that Galloway is the Engineering Firm for the Washington County Solid Waste District.

The purpose of the project is to improve safety and the flow of traffic. They are making changes to the scale house and building a new facility for Staff. Mayor Billings presented slides of the proposed changes.

6. Consideration and possible approval of a resolution regarding **Hurricane City's participation in the NuScale project** - Scott Hughes

Scott Hughes presented graphics detailing the risk and cost estimate scale. Hurricane City crossed the class three milestone, so the costs are getting more defined and accurate. Councilman Heideman commented that the more the City invests, the higher the risk. The estimated cost in 2015 was fifty-five dollars per megawatt, which has now increased to eighty-nine dollars per megawatt. He noted that if the subscription rate goes from eighty percent to one hundred percent, it will drop the cost for the City. Mr. Hughes explained that a decision must be made tonight to stay. The question is whether the City will choose to continue as they are, reduce its entitlement, or withdraw entirely. Councilman Prete reported that the Power

302 Board supports continuing at the current rate. He explained that there is another off-ramp
303 opportunity if the project does not reach eighty percent participation. Councilman Prete noted
304 that he is torn with the City investing in a risky concept rather than finding predictable power
305 rates through contracts. However, the City is already involved in the project, and proceeding
306 with the contract for one more year is reasonable.

307 Doug Heideman motioned to approve the resolution that continues the City's participation at
308 the current rate. Seconded by Kevin Thomas. Joseph Prete, Dave Sanders, David Hirschi, Doug
309 Heideman, and Kevin Thomas – aye. Motion carried unanimously.

310 **7. Consideration and possible approval of political candidates being allowed to purchase**
311 **an ad in the Peach Days magazine.**

312 David Hirschi motioned to approve political candidates being allowed to purchase an ad in the
313 Peach Days magazine. Seconded by Kevin Thomas. Joseph Prete wants to discuss the item
314 further.

315 Councilman Prete reported that this is a City-sponsored magazine. He feels it is essential to
316 provide all the candidates with the same opportunity, the advertisements should be the same
317 size in the same section, and the information should be included in the orientation packet.
318 Mayor Billings commented that this has been allowed for twenty years. Councilman Hirschi
319 agrees with Councilman Prete. Councilman Thomas reported that candidates are allowed to
320 advertise anywhere they want. Councilman Prete reiterated that it is a City-sponsored
321 magazine. Dayton Hall recommended that candidate ads should be in the same place, the same
322 size, and in random order, and notice should be in the orientation packet. Councilman Thomas
323 feels this will make candidates feel obligated to advertise in other ways. Councilman Prete
324 noted that the City does not allow candidates to post signs on City property to avoid the
325 appearance of endorsement. The same principles should apply to the City-sponsored magazine.

326 David Hirschi motioned to approve political candidates being allowed to purchase an ad in the
327 Peach Days magazine. Seconded by Kevin Thomas. Doug Heideman, Dave Sanders, and Joseph
328 Prete – nay. Motion fails.

329 Kevin Thomas motioned to approve political candidates being allowed to purchase an ad in the
330 Peach Days magazine with the condition that a disclaimer is put on all ads stating that the City
331 does not support the ad. Seconded by David Hirschi. Kevin Thomas and David Hirschi – aye.
332 Joseph Prete, Dave Sanders, and Doug Heideman – nay. Motion fails.

333 Joseph Prete motioned to approve political candidates being allowed to purchase an ad in the
334 Peach Days magazine with the condition that all candidates are notified of the option in the
335 orientation packet; all ads are in the same section, in random order based on the Governor's
336 master ballot position list, candidates can purchase any size of ad, and a disclaimer that states

the City does not support the ads. The ad can't be on the first, last, or cover page. Councilman Heideman likes this better than the first option but thinks the City should not allow candidate ads in the City sponsored magazine. Seconded by Dave Sanders. Doug Heideman, Joseph Prete, and Dave Sanders – aye. Kevin Thomas and David Hirschi – nay. Motion carried.

Kevin Thomas motioned to move to item 9. Seconded by David Hirschi. Joseph Prete, Dave Sanders, Doug Heideman, Kevin Thomas, and David Hirschi – aye. Motion carried unanimously.

9. Consideration and possible approval of a Resolution adopting a fee schedule for renting City equipment and supplies

Mayor Billings explained that this fee schedule is being proposed due to private companies asking to use City property. Tiffani Wright reiterated that the fee schedule was drafted due to private events asking to utilize City supplies. They researched the amount that private businesses charge and slightly raised the City fee to not compete with private businesses. Mayor Billings feels that City supplies should only be rented if the event is on City property. Weston Walker feels there should be a cap on the number of supplies that can be rented to ensure the departments have adequate supplies and equipment.

Kevin Thomas motioned to approve the resolution adopting a fee schedule for renting City equipment and/ or supplies with the condition that the items rented stay on City property. Seconded by Dave Sanders. Joseph Prete, Doug Heideman, David Hirschi, Kevin Thomas, and Dave Sanders – aye Motion carried unanimously.

8. Consideration and possible direction of use on City property located at approximately 100 W State Street and approximately 1000 W 100 North

Mayor Billings explained and reviewed the locations available for the donated building. There is space by the Community Center and the current City office. Councilman Thomas shared his vision of the gym at the site of the old high school and explained that the City Council could determine the facade. He presented ideas of how the gyms could be laid out.

Councilman Heideman noted that community members were excited about the building during the open house meeting, but eighty percent were concerned with parking. Tiffani Wright reported that the downtown master plan is to close 100 West which would impede access to the front of the building. Mayor Billings explained that this building has to be started by September. Stephen Nelson reported that part of the downtown master plan is a site analysis. The consultant would like to meet with the City Council for ideas, and they will draft concepts to present to the City Council on the 16th. Mrs. Wright stated that the pressing matter is determining who the engineer will be. The location can be determined in the future, and introduced the three candidates.

371 Kaden DeMille thinks the City can negotiate with any of the candidates. He suggested a work
372 meeting with the City Council to determine the use of the listed properties and a meeting with
373 the candidates.

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

375 Dave Sanders motioned to go into a closed session to discuss the purchase of land. Seconded by
376 David Hirschi. Joseph Prete, Kevin Thomas, Doug Heideman, Dave Sanders, and David Hirschi –
377 aye. Motion carried unanimously.

378 Adjournment at 10:36 p.m.

DRAFT

1 Minutes of the Hurricane City Council meeting held on March 2, 2023, in The City Council
2 Chambers at 147 North 870 West, Hurricane, Utah, at 5:00 p.m.

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

5 **Also Present:** City Manager Kaden DeMille, City Attorney Dayton Hall, Police Chief Lynn Excell,
6 Power Superintendent Scott Hughes, Public Works Director Mike Vercimak, Planning Director
7 Stephen Nelson, Assistant Planner Fred Resch III, Building Clerk Karri Richardson, Street
8 Superintendent Weston Walker, City Engineer Arthur LeBaron, Fire Chief Tom Kuhlman,
9 Financial Supervisor Paige Chapman, and Human Resource Director Selwin Lovell

10 **AGENDA**

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

12 **NEW BUSINESS**

13 **1. Consideration and possible approval of a resolution appointing a deputy city recorder.**

14 Kevin Thomas motioned to approve the resolution appointing a deputy city recorder. Seconded
15 by Doug Heideman. David Hirschi, Dave Sanders, Kevin Thomas, and Doug Heideman – aye.
16 Motion carried unanimously.

17 Layla Mangum swore in Kaden DeMille as Deputy City Recorder.

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

19 Dave Sanders motioned to go into a closed meeting. Seconded by Kevin Thomas. David Hirschi,
20 Doug Heideman, Dave Sanders, and Kevin Thomas – aye. Motion carried unanimously.

21 **5:00 p.m. Pre-meeting - Discussion of Agenda Items, Department Reports**

22 Stephen Nelson reported The Downtown Master Plan workshop meeting is scheduled for
23 3/16/2023 from 3:00 p.m. to 5:00 p.m. Councilman Hirschi noted that the public hearing is
24 scheduled during spring break. Mr. Nelson reported that the meeting coincides with the
25 scheduled consultant meeting. Mayor Billings directed Mr. Nelson to contact the consultant to
26 reschedule the meeting. Mr. Nelson is preparing the request for qualifications for the City
27 Center and Parks and Recreation Master Plan.

28 Kaden DeMille reported that a preliminary meeting was held with Desert Edge for the
29 architecture of the gym building.

30 Arthur LeBaron reported that the National Resource Conservation Service (NRCS) is preparing
31 the environmental impact statement for flood control on Gould's Wash. He suggested
32 scheduling a meeting in August for the NRSC to present preferred alternatives. He spoke to
33 Utah Dam Safety and NRSC to discuss safety requirements regarding the proposed activity
34 around Frog Hollow Dam. Utah Dam Safety reported that they do not want activity along the
35 face of the dam, and NRSC did not raise any significant concerns.

36 Weston Walker reported that the department is filling potholes and clearing drainages in
37 preparation for runoff. Straight stripe is helping with the crack sealing while the department's
38 equipment is being repaired.

39 Paige Chapman asked the City Council to discuss any questions regarding the upcoming budget
40 with herself or Kaden DeMille. She noted that this will be a challenging year.

41 Mike Vercimack explained that the annual AWOS maintenance fee is \$7,500. The fee was not
42 included in the airport budget. Councilman Heideman asked Mr. Vercimack to provide a report
43 of the gate proposal meeting. Stephen Nelson reported that Staff is recommending the City pay
44 for the gate. Kaden DeMille authorized the purchase order for payment to Tailor Fencing. The
45 estimated cost of the fencing and installation is \$3000. Staff will move forward with additional
46 review of public comments and obtaining professional input. The information gathered will go
47 before the Planning Commission and City Council.

48 Fred Resch III reported the Rental Scape program is on track to go live next month.

49 Scott Hughes encouraged the City Council to attend the Utah Associated Municipal Power
50 Systems municipal toolkit workshop. The Workshop is in St. George City on April 19th.

51 Selwin Lovell reported that there are seven open positions. Dayton Hall and Kaden DeMille are
52 reviewing the policy manual, and the review should be finished by April st.

53 Fire Chief reported that the senate passed bill 27-04 which will allow us to get away from
54 property taxes for funding and replace that with a sales tax. Some numbers were run and if you
55 remove Hurricane City from the mix, 44% of calls come from people who do not live within our
56 district.

57 Lynn Excell reported that three officers are graduating Police Academy next week. Three
58 officers who previously left the field of law enforcement are returning to work in the Hurricane
59 City. Two officers are retiring on May 1st, and the positions are tentatively filled. The
60 department is working with Weston Walker and Arthur LeBaron to address the Three Falls
61 Elementary Crosswalk concerns.

Dave Houston reported that the airport is moving to a state-funded monitoring system. The Airport Board met on February 21st. The board discussed tie-down and rental fees, and he will meet with Kathy Excell to discuss methods to track the fees.

6:00 p.m. - Call to Order –

Mayor Nanette Billings welcomed everyone to the meeting.

Prayer, Thought, and Pledge: Paige Chapman

Recognition for school crossing guards

Mayor Billings recognized Gary Marsoc, Ken Twichell, Dave Lusck, and Dave Moody for their service in protecting the roads, defending the community, and ensuring the safety of children and parents using the crosswalks.

Declaration of any conflicts of interest

No conflicts were declared.

Discussion on the impact of new housing – Mayor Billings moved the discussion on the impact of new housing to new business.

Public Forum – Comments From Public

Mark Hutchins introduced the newest Sky Ranch Community and Municipal Relations Committee member, Jen Sterns. Jen Sterns presented a plaque to Hurricane City and thanked the City and Staff for considering their community during their policy-making decision.

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.

92 Kevin Thomas motioned to approve the consent agenda. Seconded by Doug Heideman. Dave
93 Sanders, David Hirschi, Kevin Thomas, and Doug Heideman – aye. Motion carried unanimously.

94 **OLD BUSINESS**

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

97 JD Webber is a student at Hurricane Middle School. He feels a new course is an excellent way to
98 engage youth and unite the community.

99 Jensen Pace is a member of the Hurricane Flying Tigers Mountain Bike Team. He commented
100 that a new course encourages outdoor activity and brings the community together.

101 Gabe Flukenger stated that after her diagnosis of Juvenile arthritis, she could no longer play
102 soccer. Mountain biking is an activity that she can participate in. Mountain biking is open to all
103 students, regardless of their skill level. She understands the concerns regarding the new course,
104 but the positives outweigh the negatives.

105 Carson Pace is a member of the Hurricane Flying Tigers Mountain Bike Team. The new course
106 will be an opportunity for more people to enjoy biking.

107 Adam Pace lives on 1180 South. He supports using city land located at the Frog Hollow Dam
108 area and understands the grazing concerns, and they have been coexisting with livestock on the
109 JEM trail for years. He questioned whether all citizens are allowed access to public lands or just
110 a select few.

111 El Webber has been riding with the mountain bike team for six years. Most courses are far from
112 the school, and a local course would be good for everyone to ride.

113 Shelley and Jace Goodfellow- Shelly Goodfellow reported that her son Jace Goodfellow has
114 been mountain biking for two years. Mrs. Goodfellow listed hosting cities that have mountain
115 biking trails. She wants to protect grazing as much as anyone else. The bike trails are very thin,
116 and the mountain bike program is eco-conscious regarding land and animals. She asked the City
117 Council to allow the citizens to use their public land.

118 Adam Flukenger is the Head Coach of the High School Mountain Bike Team. He is here to
119 petition the Council to support the multipurpose use of the land. This is an opportunity to
120 develop something meaningful. Sand hollow is an example of the positive impact of outdoor
121 activities. They recognize the importance of maintaining the land and habitat and will work with
122 the City to ensure the appropriate use of the area.

Lance Bartola reported that mountain biking is a way to develop strong relationships with his family. He encouraged the Council to consider the good stewardship of the NICA course in Desert Canyon.

Arthur LeBaron met with the Bureau of Land Management (BLM) land specialist Ryan Reeve and Jake Webber, the Utah High School Cycling League (NICA) course designer. The BLM specialist is concerned about the quality of the range land, and the ranching community's primary concern is the cumulative impact of increased land use. Mr. LeBaron reported that there are two separate issues. The first is the City authorizing the use of City property, and the second is the BLM going through compliance with the Nation Environmental Policy Act. During the meeting, suggestions were made to make the trail less impactful.

Colette Wadsworth reported that she should have been notified about this proposal. She questions if everyone who this will impact was contacted. Ms. Wadsworth is concerned about how this will affect the land. However, she is okay with the biking if they leave the cattle alone. She would rather have kids riding in the mountains than on the roads. She just wanted to be consulted.

Mac Hall recognizes that there needs to be a place for this, but he does not believe this is the place. He noted that some locations on his range could accommodate the course. His biggest issue with this plan is the potential hazards with City property. The area gets very slick and soft, and the top of a debris basin dam is not a good location for a venue. He requested to table the item until the issue with the dam site is resolved.

Councilman Thomas explained that the Boy Scout event several years ago devastated the farm property it was held on. He is not opposed to the concept and ideas of the mountain biking community but is opposed to the impact on grazing. Councilman Hirschi is also concerned about the impact on ranchers, but he believes this is a positive benefit to the community and youth. He would like to continue working towards a solution. Councilman Sanders appreciates the team's willingness to participate in maintaining the area, but who will maintain it after the event. Councilman Heideman fully supports the course and the ranching community, and he feels strongly that the increased use will destroy the grazing land.

Doug Heidemen motioned to table the resolution in support of developing a mountain bike racecourse on City and BLM Land indefinitely until a solution can be found. Seconded by Dave Sanders. Kevin Thomas, David Hirschi, Doug Heideman, and Dave Sanders – aye. Motion carried unanimously.

Mayor Billing directed Arthur LeBaron to meet with the BLM and Mac Hall to determine another location.

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

Mayor Billings explained that the City Council directed the City Attorney to draft a revised resolution to reduce the fee per one thousand gallons, lessen the threshold for typical water usage, address the concerns regarding the penalization of large families, and the impact on agricultural families.

Dayton Hall explained the updates made to pressurized irrigation. The updated draft includes large family and livestock water relief programs. Hurricane City previously agreed to the Washington County Water Conservancy District standards; therefore, he is reluctant to change the threshold for new construction. He also included the City Council's request to retain the excess water surcharge funds.

Kevin Thomas motioned to approve Resolution 2023-05 adopting excess water surcharges. Seconded by Dave Sanders. Doug Heideman, David Hirschi, Kevin Thomas, and Dave Sanders – aye. Motion carried unanimously.

NEW BUSINESS

Discussion on the impact of new housing

Stephen Nelson reported that it is essential to consider why the new housing is important. He explained that housing is the most vital service that the City supports. Every service in place is meant to support households. He provided a table showing the basic affordability levels within Hurricane City. Dedicated affordable housing and naturally occurring affordable units are two ways that provide affordable housing. The market rate is the source of naturally occurring affordable units. The City can help the market rate by increasing the housing supply. Housing supply decreases sell prices by alleviating the demand for existing units.

Mr. Nelson reported that home prices in Hurricane City have significantly increased partly due to the drop-in vacancy rates for long-term units. The lack of affordable housing in Hurricane City has affected economic growth, and it is challenging for businesses to obtain or retain employees due to the lack of affordable housing. He explained that City services benefit from tax revenue, and multifamily housing generates more tax revenue than commercial development per acre. Multifamily units are more efficient per unit but use more services per acre. Multiple units per acre use more water than single-family homes per acre. However, multifamily units represent a higher tax revenue. Overall, it comes to down balance and mindful planning.

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

Mayor Billings reported that the applicant is applying for federal grants and seeking permission to asphalt the City road. Hurricane City is responsible for road maintenance after the asphalt is complete.

Kevin Thomas motioned to approve Deseret Roads and Trail System (DRATS) asphaltting the road up to the water tanks and staging area south of the SR-7 interchange. Seconded by David Hirschi. Doug Heidemen, Dave Sanders, Kevin Thomas, and David Hirschi – aye. Motion carries unanimously.

3. Consideration and possible approval to move forward with the AWOS project at the airport - Mike Vercimack

Mike Vercimack reported that the annual maintenance fee covers the cost of inspection, calibration, and certification of the automated system.

Doug Heideman motioned to approve moving forward with the AWOS project at the airport. Seconded by Kevin Thomas. David Hirschi, Dave Sanders, Doug Heideman, and Kevin Thomas – aye. Motion carried unanimously.

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.

Mayor Billings reported that Planning Commission recommended denial due to access to the property.

Chase Stratton reported that the property is under contract, and the applicant wants to develop multifamily housing. He conceded that there is only one access. Staff comments recommended modifying the existing three-way traffic signal to a four-way signal and creating a new entrance from the traffic signal. Mayor Billings asked if the applicant would consider purchasing the northern parcel to accommodate access. Mr. Stratton reported that the Utah Department of Transportation owns the parcel, but it may be up for auction soon.

Councilman Heideman reported that he believes there are better locations for commercial. The traffic in this area is difficult and dangerous due to the access and medians. Councilman Hirschi likes the zone change but prefers eight to ten units per unit. Councilman Thomas prefers the area to remain highway commercial; he agrees that a road connection is necessary regardless of the zoning.

Kevin Thomas motioned to deny the 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. To preserve the Highway Commercial zoning. Seconded by Dave Hirschi. Dave Sanders and

226 Doug Heideman – nay. Kevin Thomas and David Hirschi – aye. Nanette Billings – aye. Motion
227 carries.

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

231 Dayton Hall reported that the final site plan was conditionally approved on the condition that a
232 building permit would be issued once certain conditions were met. The conditional approval
233 allowed the applicant to move forward with prep work. Mr. Hall explained that Hurricane City
234 ordinances determine when a building permit can be issued, and it is not in the City Council's
235 purview to grant building permits. The item for discussion is whether to remove the conditions
236 placed by the City Council. He explained that Glampers Inn requested a subdivision which the
237 City Council approved. The building permit conditions for a subdivision are more stringent than
238 in the final plat approval. He reiterated that no building permits would be issued without the
239 building official's approval.

240 Scott Nielson reported that, per Stephen Nelson, they could move forward with the slides and
241 pool. Katie Leavitt explained that after the October City Council meeting, she was under the
242 assumption that a pool permit was separate from a building permit. The pools, water feature,
243 and slides have been approved. However, the building official could not issue a permit due to
244 the condition placed on the site plan. Mr. Nielson noted that they are here today to petition the
245 City for approval of their non-combustible units. The water loop was paused due to a gas main
246 on Sand Hollow road. The blasting permit was issued, and he anticipates that the water loop
247 will be completed soon. Mayor Billings asked if the Staff could issue a building permit for non-
248 combustibles if the City Council approves removing the conditions of the approval.

249 Mr. Hall explained that only the building official could make that determination. He reviewed
250 conditions that must be met per the City Ordinance for issuing a building permit. Katie asked if
251 the subdivision was withdrawn, could the building permit be issued for the waterslide and pool.
252 Mr. Hall reviewed the conditions that must be met to issue a building permit for one lot with a
253 site plan. He expressed concern that if the subdivision application is withdrawn and building
254 permits are issued, the applicant could reapply for a subdivision and circumvent the subdivision
255 standards. Ms. Leavitt asked what they are required to bond for when the subdivision
256 application is withdrawn. Mr. Hall explained that they will have to bond for public
257 improvements that still need to be constructed.

258 Karl Rasmussen asked if they could record the final plat when bonding is posted. Mr. Nelson
259 explained that they recorded the plat when the public improvements were bonded. However, a
260 building permit can only be issued once the improvements are complete. He clarified the
261 difference between a subdivision and a non-subdivision code.

262 Mayor Billings explained that the item before the City Council tonight is whether to remove the
263 conditions of the conditional approval.

264 Doug Heideman motioned to approve removing the City Council conditions previously placed
265 on the issuance of a building permit for non-combustible structures, subject to compliance with
266 the City's Code and the Building Code. Seconded by Dave Sanders. Kevin Thomas, David Hirschi,
267 Doug Heideman, and Dave Sanders – aye. Motion carried unanimously.

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

270 Arthur LeBaron explained that these are PID roads from the Gateway PID. He feels that review
271 issues can be addressed in the next few days. His recommendation is to accept the roadway
272 dedications. Mr. LeBaron explained the standard review process.

273 Kevin Thomas motioned to approve the acceptance of roadway dedications for Glampers Way,
274 Jellystone Road, and Sand Hollow Road. Subject to approval by the City Engineer and City
275 Attorney. Seconded by David Hirschi. Doug Heideman, Dave Sanders, David Hirschi, and Kevin
276 Thomas – aye. Motion carried unanimously.

277 **7. Consideration and possible approval of the Ethical Behavior Policy** - Sel Lovell
278

279 Susan Cedar is a City employee at Sky Mountain Grill. She believes that this policy was not
280 written with the idea of the grill in mind, due to gratuity. She is wondering if they can make an
281 exemption for the services that have gratuity? Kaden DeMille asked if they receive more than
282 \$50 from one person. Ms. Cedar clarified that they receive returning customers that would tip
283 more than \$50 from one person in a year time period. Georgie Rice noted that she was hired at
284 a lower rate since she receives tips. Sel Lovell stated that the recommendation is from the
285 Fraud Assessment Team. He was not taking into consideration the restaurant industry but this
286 policy could be amended. Paige Chapman shared that this came from the State Auditor's Office
287 as a template. There could be some wording that exempts tips. But says that tips are reported
288 to the State anyways so it is not a "gift". Dayton Hall agrees with Paige that this policy does not
289 include tips, as it is reported income, it is not a gift it is fair market for the service. Mr. Lovell
290 stated that verbiage can be added if necessary, but it was not written with the intent of
291 affecting the service industry. He does not believe it is a problem but is okay with adding an
292 amendment. Mrs. Chapman asked Dayton for clarification that if they were to amend it, it
293 would no longer be conforming to the state code as referenced in our policy. Mr. Hall shared
294 that this is not mirroring State code as it came from the State Auditor.

295
296 Dave Sanders motioned to continue the Ethical Behavior Policy. Seconded by Doug Heideman.
297 Kevin Thomas, David Hirschi, Dave Sanders, and Doug Heideman – aye. Motion carried
298 unanimously.

- 299 Closed Meeting held pursuant to Utah Code section 52-4-205, upon request.
- 300 David Hirschi motioned to go into close session to purchase real property and discuss
301 threatened litigation. Seconded by Doug Heideman. Motion carried unanimously.
- 302 Adjournment: 9:42 p.m.

DRAFT



STAFF COMMENTS

Consideration and possible approval of **Resolution 2023-17 amending the rules of order and procedure for meetings of the Hurricane City Council.** -Dayton Hall

Discussion:

The topic of updating the rules governing City Council meetings was discussed by the Council in January. The Council directed the City Attorney to prepare draft amendments to the rules consistent with the discussion, which has now been completed.

The existing rules were adopted in 2012. A copy of the existing rules is included in the packet as the first attachment. The existing rules are still applicable and have not been removed from the new proposed draft. The new proposed rules are included in the packet as the second attachment. Rules 1-4 are consistent with the existing rules. The new rules are in Rules No. 5 & 6. A summary of the additional rules of procedure are as follows.

1. Unless there is an exception, the cutoff for agenda items to be placed on the agenda is the Tuesday the week before the Council's meeting. This will allow for staff to review and comment on the items before the agenda is finalized and provided to the Council by Friday at 3 pm. This will also give the Council the weekend plus three full weekdays to review the packet before the Council's meeting.
2. There are two categories of exceptions to the cutoff deadline. The first is if a board or commission has a meeting after the cutoff date but before the Council's meeting and the board or commission has sent a recommendation to the Council. The item recommended by the board or commission is not required to meet the cutoff deadline. The second category of exception is if there are exigent or emergent circumstances, as determined by the mayor and two council members or three councilmembers. If an item exempt from the cutoff deadline is added to the agenda after the Friday, 3 p.m. deadline, then the council must be notified of the change and provided with the additional materials. There is a hard cutoff 24 hours before the meeting because that is a requirement under the state code.
3. The proposed rules formally adopt the process we have recently been following, which requires a concise summary of the agenda item as part of adding the item to the agenda.
4. Unless there is an exception, requests for the donation of city funds are not permitted. Applicants seeking a donation are required to seek approval of the funding for the next budget year. This way, requests for funding will be weighed against all of the other funding obligations of the city. There is an exception to this, which is that if the mayor and two council members, or three council members, request that the item be on the agenda. In this scenario, there are public hearings and budgetary requirements in the state code that will still need to be complied with.

Findings:**Recommendation:**

City staff believe that the revisions to the rules will allow for more thorough review of agenda items and result in more informed decisions. Staff recommends approval.

Attachments:

1. Resolution 2012-08 Amending Established Rules of Order & Procedures for Public Meetings
2. Resolution 2023-17 Adopting Rules of Procedure for City Council Meetings

A RESOLUTION BY THE HURRICANE CITY COUNCIL
AMENDTING THE ESTABLISHED
RULES OF ORDER AND PROCEDURE FOR PUBLIC MEETINGS
OF THE HURRICANE CITY COUNCIL AND HURRICANE CITY PLANNING
COMMISSION

WHEREAS the City of Hurricane desires to conduct meetings in an orderly manner, promote civil discourse, and require ethical behavior; and

WHEREAS, during the 2011 Legislative Session, the Utah State Legislature enacted H.B. 267 requiring the formal adoption of rules to achieve the above desires; and

WHEREAS the Hurricane City Council previously adopted rules of order based on Roberts Rules of Order and desires to simplify the rules for meetings; and

WHEREAS the Hurricane City Council desires to make the rules of order available to the public at all meetings;

BE IT RESOLVED by the City Council of Hurricane, Utah that the rules previously adopted as Resolution 2011-5 are hereby rescinded and the following rules are adopted:

Pursuant to Utah Code 10-3-606 the City hereby adopts the following rules of order and procedure to govern the meetings of the City Council.

RULE NO. 1.

The City shall comply with the all required procedures contained in Utah Code including the following Sections:

10-3-502. Regular and special council meetings.

(1) The council of each municipality shall:

(a) by ordinance prescribe the time and place for holding its regular meeting, subject to Subsection (1)(b); and

(b) hold a regular meeting at least once each month.

(2) (a) The mayor of a municipality or two council members may order the convening of a special meeting of the council.

(b) Each order convening a special meeting of the council shall:

(i) be entered in the minutes of the council; and

(ii) provide at least three hours' notice of the special meeting.

(c) The municipal recorder or clerk shall serve notice of the special meeting on each council member who did not sign the order by delivering the notice personally or by leaving it at the member's usual place of abode.

(d) The personal appearance by a council member at a special meeting of the council constitutes a waiver of the notice required under Subsection (2)(c).

10-3-504. Quorum defined.

The number of council members necessary to constitute a quorum is:

- (1) in a municipality with a seven-member council, four;
- (2) in a municipality with a five-member council, three; and
- (3) in a municipality operating under a six-member council form of government, three, excluding the mayor.

10-3-505. Compelling attendance at meetings of legislative body.

The legislative body of a municipality may compel the attendance of its own members at its meetings and provide penalties it considers necessary for the failure to comply with an exercise of the authority to compel attendance.

10-3-506. How the vote is taken.

A roll call vote shall be taken and recorded for all ordinances, resolutions, and any action which would create a liability against the municipality and in any other case at the request of any member of the governing body by a "yes" or a "no" vote and shall be recorded. Every resolution or ordinance shall be in writing before the vote is taken.

10-3-507. Minimum vote required.

- (1) The minimum number of yes votes required to pass any ordinance or resolution, or to take any action by the council, unless otherwise prescribed by law, is a majority of the voting members of the council, without considering any vacancy in the council.
- (2) (a) Any ordinance, resolution, or motion of the council having fewer favorable votes than required in this section is defeated and invalid.
(b) Notwithstanding Subsection (2)(a), a council meeting may be adjourned to a specific time by a majority vote of the council even though the majority vote is less than that required in this section.
- (3) A majority of the council members, regardless of number, may fill any vacancy in the council as provided under Section 20A-1-510.

10-3-508. Reconsideration.

Any action taken by the governing body may not be reconsidered or rescinded at any special meeting unless the number of members of the governing body present at the special meeting is equal to or greater than the number of members present at the meeting when the action was approved.

10-3-601. Business of governing body conducted only in open meeting.

All meetings of the governing body of each municipality shall be held in compliance with the provisions of Title 52, Chapter 4, Open and Public Meetings Act.

10-3-607. Rules of conduct for members of the governing body.

The governing body of each municipality may fine or expel any member for disorderly conduct on a two-thirds vote of the members of the governing body.

10-3-608. Rules of conduct for the public.

The governing body on a two-thirds vote may expel any person who is disorderly during the meeting of the governing body. This section or any action taken by the governing body pursuant hereto does not preclude prosecution under any other provision of law.

RULE NO. 2.

The agenda for the meeting will be the guide to the meeting. Items may only be placed on the agenda by either the mayor or any two council members. While matters not on the agenda may at times come up for discussion, no final action can be taken on any matter not on the agenda.

RULE NO. 3

The mayor shall open and introduce an item on the agenda in order, unless the mayor feels like there is a good reason to go out of order. If the item is one that requires discussion the council members can consider the item in a polite, civil, free-for- all type exchange of ideas for as long as they feel necessary. The mayor may or may not, at his or her discretion, allow members of the public or staff to participate in the discussion. When the mayor thinks the discussion has gone on long enough, and the item is one that requires a decision of the council, the mayor can ask for vote on the matter. Any council-member who has had enough of the discussion, can at any time also ask the mayor to either move on to the next item or call for a vote on the item. If a majority of the others on the council agree, the mayor shall call for a vote or move on to the next item as appropriate. No formal motions or seconds are required or necessary.

RULE NO. 4.

The mayor and council members shall treat each with respect and act at all times during the meeting in a civil and courteous manner to each other and the public.

This resolution shall become effective on October 4, 2012.

DATED this 4th day of October, 2012

Thomas B. Hirschi

Thomas B. Hirschi, Mayor

ATTEST:

Kaden DeMille

Kaden DeMille, Recorder



Council Member Votes

John Bramall	<u>aye</u>
Pam Humphries	<u>aye</u>
Mike Jensen	<u>aye</u>
Kevin Tervort	<u>aye</u>
Darin Thomas	<u>aye</u>

RESOLUTION

A RESOLUTION BY THE HURRICANE CITY COUNCIL AMENDING THE ESTABLISHED RULES OF ORDER AND PROCEDURE FOR PUBLIC MEETINGS OF THE HURRICANE CITY COUNCIL

WHEREAS, Hurricane City desires to conduct meetings in an orderly and careful manner, promote civil discourse, and require ethical behavior;

WHEREAS, the Hurricane City Council previously adopted rules of order and procedure for public meetings in 2011 as stated in Resolution No. 2011-5, which was amended in 2012 as stated in Resolution No. 2012-8;

WHEREAS, the Hurricane City Council finds it necessary to further amend the rules of order and procedure for public meetings of the Hurricane City Council;

WHEREAS, the Hurricane City Council finds that the rules of order and procedure adopted by this Resolution are necessary to allow for appropriate and thorough consideration of matters before the City Council;

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that the rules of order and procedure previously adopted as Resolutions 2011-5 and 2012-8 are hereby rescinded and the following rules of order and procedure shall govern the public meetings of the Hurricane City Council effective immediately.

RULE NO. 1. State Law. The City Council shall comply with all the required procedures contained in the Utah Code, as amended, including the following Sections:

RULE NO. 1.1. – 10-3-502 – Regular and Special Council Meetings.

- (1) The city council shall:
 - (a) by ordinance prescribe the time and place for holding its regular meeting, subject to Subsection (1)(b); and
 - (b) hold a regular meeting at least once each month.
- (2)
 - (a) The mayor or two council members may order the convening of a special meeting of the council.
 - (b) Each order convening a special meeting of the council shall:
 - (i) be entered in the minutes of the council; and
 - (ii) provide at least three hours' notice of the special meeting.
 - (c) The city recorder shall serve notice of the special meeting on each council member who did not sign the order by delivering the notice personally or by leaving it at the member's usual place of abode.
 - (d) The personal appearance by a council member at a special meeting of

the council constitutes a waiver of the notice required under Subsection (2)(c).

RULE NO. 1.2. – 10-3-504 – Quorum Defined.

The number of council members necessary to constitute a quorum is three, excluding the mayor.

RULE NO. 1.3. – 10-3-505 – Compelling Attendance At Meetings of City Council.

The city council may compel the attendance of its own members at its meetings and provide penalties it considers necessary for the failure to comply with an exercise of the authority to compel attendance.

RULE NO. 1.4. – 10-3-506 – How the Vote is Taken.

A roll call vote shall be taken and recorded for all ordinances, resolutions, and any action which would create a liability against the city and in any other case at the request of any member of the governing body by a "yes" or a "no" vote and shall be recorded. Every resolution or ordinance shall be in writing before the vote is taken.

RULE NO. 1.5. – 10-3-507 – Minimum Vote Required.

(1) The minimum number of yes votes required to pass any ordinance or resolution, or to take any action by the council, unless otherwise prescribed by law, is a majority of the voting members of the council, regardless of absence or vacancy.

(2)

(a) Any ordinance, resolution, or motion of the council having fewer favorable votes than required in this section is defeated and invalid.

(b) Notwithstanding Subsection (2)(a), a council meeting may be adjourned to a specific time by a majority vote of the council even though the majority vote is less than that required in this section.

(3) If a vacancy exists in one or more council seats, a majority of the council members presently occupying council seats, regardless of number, may vote to fill the vacancy as provided under Section 20A-1-510.

RULE NO. 1.6. – 10-3-508 – Reconsideration.

Any action taken by the city council may not be reconsidered or rescinded at any special meeting unless the number of members of the city council present at the special meeting is equal to or greater than the number of members present at the meeting when the action was approved.

RULE NO. 1.7. – 10-3-601 – Business of Governing Body Conducted Only in Open Meeting.

All meetings of the city council shall be held in compliance with the provisions of the Utah Code, Title 52, Chapter 4, Open and Public Meetings Act.

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RULE NO. 1.8. – 10-3-607 – Expulsion of Members Prohibited – Exception for Disorderly Conduct.

(1) Except as provided in Subsection (2), the city council may not expel a member of the city council from an open public meeting or prohibit the member from attending an open public meeting.

(2) Except as provided in Subsection (3), following a two-thirds vote of the members of the city council, the city council may fine or expel a member of the governing body for:

- (a) disorderly conduct at the open public meeting;
 - (b) a member's direct or indirect financial conflict of interest regarding an issue discussed at or action proposed to be taken at the open public meeting; or
 - (c) a commission of a crime during the open public meeting.
- (3) The city council may adopt rules or ordinances that expand the reasons or establish more restrictive procedures for the expulsion of a member from a public meeting.

RULE NO. 1.9. – 10-3-608 – Rules of Conduct for the Public.

The city council on a two-thirds vote may expel any person who is disorderly during the meeting of the city council. This section or any action taken by the city council pursuant hereto does not preclude prosecution under any other provision of law.

RULE NO. 2. The Agenda.

The agenda for the meeting shall be a guide to the meeting. Items may only be placed on the agenda by (1) the mayor; (2) any two council members; or (3) after a recommendation from an advisory board, committee, or commission acting as an advisor or recommending body to the city council. Items may only be placed on the agenda if they meet the submission cutoff deadlines set out in Rule No. 5. While matters not on the agenda may at times come up for discussion, no final action can be taken not timely placed on the agenda.

RULE NO. 3. Discussion, Debate, and Decisions on Agenda Items.

The mayor shall open and introduce the agenda items in order. However, the mayor can take agenda items out of order if the mayor determines there is good reason to do so. The mayor may, at the mayor's discretion, delegate the introduction of an agenda item to a city council member or staff member. If the item is one that requires discussion, the council members can consider the item in a polite, civil, free-for-all type of exchange of ideas. The mayor may or may not, at his or her discretion, allow members of the public or staff to participate in the discussion. When the mayor determines that the discussion has been adequate, and the item is one that requires a decision of the council, the mayor can call for a motion and vote on the matter. Any council member that feels the discussion has been adequate on the item may ask the mayor to either move on to the next item or call for a motion and vote on the item. If a majority of the council agrees that discussion has been adequate, the discussion shall cease and a motion and vote shall be taken or the council shall move on to the next agenda item, as appropriate. No formal motions or seconds are required or necessary to terminate the discussion.

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RULE NO. 4. Civility.

The mayor and council members shall treat each other with respect and act at all times during the meeting in a civil and courteous manner to each other and the public.

RULE NO. 5. Agenda Item Cutoff Deadlines and Submission Procedures.

- (1) Generally Applicable Cutoff Deadlines: Except as otherwise provided in this Rule No. 5, the deadline for an item to be placed on the agenda shall be at noon on the Tuesday of the week prior to the council's meeting. This cutoff date will allow the city staff designated by the City Manager to prepare a draft agenda for the Wednesday morning city staff meeting for department heads. This timeline will allow city department heads an opportunity to discuss and comment on agenda items the week before the council's meeting.
- (2) Submission of Supporting Materials and Finalizing City Council Packet: For an item to be timely placed on the agenda, it must be accompanied by any supporting materials and information necessary to evaluate the item. If an agenda item includes the possible approval of an ordinance, resolution, contract, policy, or other written document, the document shall be included in the materials provided to the council. Items shall not be placed on the agenda until they have been reviewed and processed pursuant to applicable ordinances and codes. For example, proposed land use ordinances shall receive a recommendation from the planning commission before being placed on the council's agenda. Proponents of the approval of a written document are encouraged to have the City Manager, City Attorney, and any affected departments review and approve the document prior to placing the item on the agenda to avoid the need for revisions after the materials are provided to the council. Each item placed on the agenda shall be accompanied by a concise summary of the item. The summary shall include: (1) a brief introduction and description of the request; (2) the history of the item if the council has previously considered it; (3) any recommendations to the council by any board, committee, or commission; (4) references to any applicable city ordinances or policies; (5) confirmation that the City Attorney has approved the form any written document that may be adopted by the council, if applicable; and (6) recommendations from city staff. The supporting materials and information shall be compiled in a packet and provided to the council with the then-current agenda by 3 p.m. on the Friday prior to the council's meeting.
- (3) Exceptions to Generally Applicable Cutoff Deadlines: Agenda items resulting from the recommendation of an advisory board, committee, or commission are exempt from the cutoff deadline in subsection (1) of this Rule No. 5, if the city staff member overseeing the board, committee, or commission determines that the item should be exempt from the cutoff deadline. For example, a recommendation from the planning commission to the council made after the cutoff deadline but more than 24 hours before the council's meeting may be added to the agenda if the planning director determines that it is appropriate to add the item after the cutoff deadline. In addition, at the request of the mayor and two council members, or at the request of three council members, an agenda item may be exempted from the cutoff deadline in

exigent or emergent circumstances. The summary for exigent or emergency items shall include which members requested that the item be added after the cutoff deadline. Any item exempted from the cutoff deadline and not provided to the council by the Friday, 3 p.m. deadline must: (1) be placed on the agenda and accompanied with supporting materials no less than 24 hours before the city council meeting and (2) be forwarded to the city council alerting the council that an item has been added to the agenda after the cutoff deadline.

RULE NO. 6. Procedures for and Restrictions on Donation Requests.

Except as provided for in this Rule No. 6, the council will not consider isolated requests from the public for the donation of city funds throughout the year, and these requests for funding will not be placed on the council's agenda. Applicants from the public requesting funding that is not already specifically budgeted for may submit a request to the City Manager's office for funding for the next budget year through the normal budgeting process. This procedure allows the council to consider and weigh all requests for funding concurrently as part of the city's comprehensive budgeting process.

As an exception to the foregoing limits on donation requests from the public being placed on the agenda, at the request of the mayor and two council members, or at the request of three council members, an applicant will be allowed on the agenda to request the donation of city funds. If this occurs, the city will be required to comply with all applicable State Code requirements, including going through the public hearing process prior to considering the donation, as applicable.

PASSED AND APPROVED THIS _____ day of _____, 2023.

Nanette Billings, Mayor

ATTEST:

Recorder

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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	_____	_____	_____	_____

Mayor Billings



STAFF COMMENTS

Consideration and possible approval of **Resolution 2023-18 establishing a new power rate schedule for Hurricane City Power.** -Scott Hughes

Discussion:

The Power Board and Power Department are recommending a 10% increase in power rates to account for the increased cost of power, costs of new infrastructure, and the resulting depletion of the Power Department's cash reserves.

The Power Department has provided the following summary:

We acknowledge the effect rate increases have on our residents while still recognizing our responsibility to maintain the financial health of the department. This financial health is what allows us to continue to provide the reliability, service, and continued low rates we all enjoy, even when increases become necessary. The 15% rate increase that was approved in November was insufficient. The initial anticipation/hope was it would be enough without having to increase rates further, even though at the time we were aware the losses were higher than 15%.

Wholesale power costs during the months of December and January continued to be extremely high and out of range for the time of year. This was aggravated by the extremely high summer prices we experienced as well. The Power Department relies on power costs declining during the shoulder months to help subsidize the high cost of power during the summer months. That did not happen and caused our cash on hand to decrease substantially during those two months. The Power Board has made a unanimous recommendation for an immediate rate increase of 10% in consumption rates across all rate classes.

We take very seriously our responsibility to balance costs to provide power and provide critically needed infrastructure by keeping rates low and manageable for our residents. We will diligently monitor the situation with wholesale power costs as they continue to be volatile with a measure of caution and responsibility with our residents in mind.

The following documents are included in the Council's packet:

1. Resolution 2023-18 adopting a new power rate schedule;
2. Exhibit A to the Resolution showing the proposed power rate schedule;
3. A "marked up" Exhibit A showing the difference between the current and proposed rate schedules.

Findings:

Recommendation:

The Power Board and the Power Department recommend the proposed increase in the rate schedule.

Attachments:

1. Resolution 2023-18 Adopting New Power Rate Schedule
2. 04-2023 Power Rate Increase RESOLUTION COPY
3. 04-2023 Power Rate Increase Changes Markup FOR COUNCIL PACKET

**A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH,
ESTABLISHING A NEW POWER RATE SCHEDULE FOR HURRICANE CITY
POWER**

WHEREAS the Hurricane City Council is authorized by Section 10-3-717 of the Utah Code and Section 1-5-6(G)(1) of the Hurricane City Code to establish fees for municipal services; and

WHEREAS Hurricane City Code sections 8-1-4 & 8-4-4 authorize the City Council to set by resolution fees, rates, deposit requirements, and charges associated with municipal power and water services; and

WHEREAS Hurricane City's costs to purchase and produce power for its customers has increased substantially; and

WHEREAS the City Council desires to ensure the finances and accounts of the City's Power Department remain stable during this period of increased costs for whole power; and

WHEREAS the City Council desires to ensure power rates are revenue neutral, and the Power Board has recommended an increase in rates to accomplish revenue neutrality; and

WHEREAS the City Council has previously approved an updated policy in regard to solar policies and rates on February 2nd, 2023; and

WHEREAS the Hurricane City Council finds that these clarifications and amendments are necessary and desirable for the preservation and protection of the health, safety, and welfare of the residents of Hurricane,

BE IT HEREBY RESOLVED by the Hurricane City Council that kwh rates charged to Hurricane City Power customers shall increase by ten percent (10%) across all power rate classes. In addition, the solar rates previously approved in policy will take effect. These updated power rates and base charges for all Hurricane City Power service areas are set forth in Exhibit "A" attached hereto. The updated rates and charges set forth in this Resolution shall be effective for electricity usage occurring in March 2023, which will be billed in April 2023.

PASSED AND APPROVED this 16th day of March 2023.

Nanette Billings, Mayor

Attest:

Hurricane City Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 16th 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	___	___	___	___

Recorder

Exhibit "A"

Rate Effective
4/1/23 (March
usage)

Residential

Base Charge (Rate 101, 107)			\$	20.00
Plus	Usage		\$	-
	1-800	KWh	\$	0.08946
	801-2000	KWh	\$	0.10222
	2000+	KWh	\$	0.11485
			\$	-

ANALOG METER-Residential

Base Charge (Rate 121)			\$	30.00
Plus	Usage		\$	-
	1-800	KWh	\$	0.08946
	801-2000	KWh	\$	0.10222
	2000+	KWh	\$	0.11485
			\$	-

Electric-Agricultural 1P

Base Charge - Single Phase (Rate 108)			\$	18.00
Plus	All KWh		\$	0.09380
			\$	-
			\$	-

Electric-Agricultural 3P

Base Charge - Three Phase (Rate 111)	All KWh		\$	24.50
Plus			\$	0.10761
			\$	-

Small Commercial 1P

Base Charge - Single Phase (Rate 105)			\$	19.00
Plus	Usage		\$	-
	1-800	KWh	\$	0.10302
	801+	KWh	\$	0.10880
Plus	Demand Charge over 50KWh		\$	8.50
			\$	-

Small Commercial 3P

Base Charge - Three Phase (Rate 106, 112, 113)			\$	24.50
Plus	Usage		\$	-
	1-800	KWh	\$	0.10302
	801+	KWh	\$	0.10880
Plus	Demand Charge over 50KWh		\$	8.50
			\$	-

Alternative Large Commercial Rate - Interruptible 3P

Base Charge - Three Phase (Rate 110)			\$	320.00
Plus	Usage		\$	-
	All KWh		\$	0.06658
	Demand Charge		\$	4.55
			\$	-

Large Commercial 3P

Base Charge - Three Phase (Rate 104)			\$	320.00
Plus	Usage		\$	-
	All KWh		\$	0.06658
Plus	Demand Charge		\$	9.10
			\$	-

Old Commercial Rate

Base Charge (Rate 199)			\$	18.50
Plus	Usage		\$	-
	1-800	KWh	\$	0.09209
	801-1500	KWh	\$	0.10525
	1501-26500	KWh	\$	0.10170
	26501+	KWh	\$	0.09183

Plus	Demand Charge over 50KWh		\$	7.60
			\$	-
CITY-1P				
	Base Charge - Single Phase (Rate 102)		\$	-
			\$	18.00
Plus	Usage		\$	-
	1-800	KWh	\$	0.10064
	801+	KWh	\$	0.11051
			\$	-
CITY-3P				
	Base Charge - Three Phase (Rate 103)		\$	-
			\$	24.50
Plus	Usage		\$	-
	1-800	KWh	\$	0.10064
	801+	KWh	\$	0.11051
			\$	-
Electric Production-Solar refund (Rate 177)				
	All		\$	(0.04)
			\$	-
OLD Residential Solar				
	Base Charge (Rate 115)		\$	-
			\$	20.00
Plus	Usage		\$	-
	1-800	KWh	\$	0.08946
	801-2000	KWh	\$	0.10222
	2000+	KWh	\$	0.11485
			\$	-
1P Basic System Solar				
	Base Charge (Rate 116)		\$	-
			\$	30.00
Plus	Usage		\$	-
	1-800	KWh	\$	0.08946
	801-2000	KWh	\$	0.10222
	2000+	KWh	\$	0.11485
			\$	-
1P Large System Solar				
	Base Charge (Rate 117)		\$	-
			\$	40.00
Plus	Usage		\$	-
	1-800	KWh	\$	0.08946
	801-2000	KWh	\$	0.10222
	2000+	KWh	\$	0.11485
			\$	-
			\$	-
3P Basic System Solar				
	Base Charge - Three Phase (Rate 118)		\$	-
			\$	90.00
Plus	Usage		\$	-
	1-800	KWh	\$	0.10302
	801+	KWh	\$	0.10880
	Demand Charge over 50KWh		\$	8.50
			\$	-
PACIFICORP POWER (OLD UP&L/ROCKY MTN PWR) (Rate 109)				
<u>This is a contracted rate and not subject to rate changes passed by resolution</u>				
	All	KWh	\$	0.19487

Exhibit "A"				Rate Effective 4/1/23 (March usage)	Current Rates as of 11/1/22	Old Rates + 10% kwh Increase Proposed Effective 4/1/2023 billing (March usage)
Residential						
Base Charge (Rate 101, 107)				\$ 20.00	20	20
Plus	Usage			\$ -		
	1-800	KWh		\$ 0.08946	0.08133	0.089463
	801-2000	KWh		\$ 0.10222	0.09293	0.102223
	2000+	KWh		\$ 0.11485	0.10441	0.114851
				\$ -		
ANALOG METER-Residential				\$ -		
Base Charge (Rate 121)				\$ 30.00	30	30
Plus	Usage			\$ -		
	1-800	KWh		\$ 0.08946	0.08133	0.089463
	801-2000	KWh		\$ 0.10222	0.09293	0.102223
	2000+	KWh		\$ 0.11485	0.10441	0.114851
				\$ -		
Electric-Agricultural 1P				\$ -		
Base Charge - Single Phase (Rate 108)				\$ 18.00	18	18
Plus	All KWh			\$ 0.09380	0.08527	0.093797
				\$ -		
				\$ -		
Electric-Agricultural 3P				\$ -		
Base Charge - Three Phase (Rate 111)				\$ 24.50	24.5	24.5
Plus	All KWh			\$ 0.10761	0.09783	0.107613
				\$ -		
Small Commercial 1P				\$ -		
Base Charge - Single Phase (Rate 105)				\$ 19.00	19	19
Plus	Usage			\$ -		
	1-800	KWh		\$ 0.10302	0.09365	0.103015
	801+	KWh		\$ 0.10880	0.09891	0.108801
Plus	Demand Charge over 50KWh			\$ 8.50	8.5	8.5
				\$ -		
Small Commercial 3P				\$ -		
Base Charge - Three Phase (Rate 106, 112, 113)				\$ 24.50	24.5	24.5
Plus	Usage			\$ -		
	1-800	KWh		\$ 0.10302	0.09365	0.103015
	801+	KWh		\$ 0.10880	0.09891	0.108801
Plus	Demand Charge over 50KWh			\$ 8.50	8.5	8.5
				\$ -		
Alternative Large Commercial Rate - Interruptible 3P				\$ -		
Base Charge - Three Phase (Rate 110)				\$ 320.00	320	320
Plus	Usage			\$ -		
	All KWh			\$ 0.06658	0.06053	0.066583
	Demand Charge			\$ 4.55	4.55	4.55
				\$ -		
Large Commercial 3P				\$ -		
Base Charge - Three Phase (Rate 104)				\$ 320.00	320	320
Plus	Usage			\$ -		
	All KWh			\$ 0.06658	0.06053	0.066583
Plus	Demand Charge			\$ 9.10	9.1	9.1
				\$ -		
Old Commercial Rate				\$ -		
Base Charge (Rate 199)				\$ 18.50	18.5	18.5
Plus	Usage			\$ -		
	1-800	KWh		\$ 0.09209	0.08372	0.092092
	801-1500	KWh		\$ 0.10525	0.09568	0.105248
	1501-26500	KWh		\$ 0.10170	0.09245	0.101695
	26501+	KWh		\$ 0.09183	0.08348	0.091828
Plus	Demand Charge over 50KWh			\$ 7.60	7.6	7.6
				\$ -		
CITY-1P				\$ -		
Base Charge - Single Phase (Rate 102)				\$ 18.00	18	18
Plus	Usage			\$ -		
	1-800	KWh		\$ 0.10064	0.09149	0.100639
	801+	KWh		\$ 0.11051	0.10046	0.110506
				\$ -		
CITY-3P				\$ -		
Base Charge - Three Phase (Rate 103)				\$ 24.50	24.5	24.5
Plus	Usage			\$ -		
	1-800	KWh		\$ 0.10064	0.09149	0.100639
	801+	KWh		\$ 0.11051	0.10046	0.110506
				\$ -		
Electric Production-Solar refund (Rate 177)				\$ (0.04)	-0.04	-0.04

			\$	-			
Residential Solar - OLD Rate			\$	-			
Base Charge (Rate 115)			\$	20.00		20	20
Plus	Usage		\$	-			
	1-800	KWh	\$	0.08946	0.08133		0.089463
	801-2000	KWh	\$	0.10222	0.09293		0.102223
	2000+	KWh	\$	0.11485	0.10441		0.114851
			\$	-			
Residential Solar larger system 1P Basic System Solar			\$	-			
Base Charge (Rate 116)			\$	30.00		31	30
Plus	Usage		\$	-			
	1-800	KWh	\$	0.08946	0.08133		0.089463
	801-2000	KWh	\$	0.10222	0.09293		0.102223
	2000+	KWh	\$	0.11485	0.10441		0.114851
			\$	-			
Solar Rate - Commercial 1P Large System Solar			\$	-			
Base Charge - Three Phase (Rate 117)			\$	40.00		31	40
Plus	Usage		\$	-			
	1-800	KWh	\$	0.08946	0.08133		0.089463
	801-2000	KWh	\$	0.10222	0.09293		0.102223
	2000+	KWh	\$	0.11485	0.10441		0.114851
			\$	-			
			\$	-			
Solar Rate - Zero Export Rate Residential 3P Basic System Solar			\$	-			
Base Charge - Three Phase (Rate 118)			\$	90.00		41	90
Plus	Usage		\$	-			
	1-800	KWh	\$	0.10302	0.09365		0.103015
	801+	KWh	\$	0.10880	0.09891		0.108801
	Demand Charge over 50KWh		\$	8.50	8.5		8.5
			\$	-			
PACIFICORP POWER (OLD UP&L/ROCKY MTN PWR) (Rate 109)							
<i><u>This is a contracted rate and not subject to rate changes passed by resolution</u></i>							
	All	KWh	\$	0.19487		0.125	0.125



STAFF COMMENTS

Consideration and possible approval of **Resolution 2023-19 appointing members to the Beautification Committee.** -Doug Heideman

Discussion:

The Beautification Committee is in need of new members. The following people have agreed to join the committee: Helen Bearinger, Sheila Buchei, Amanda Pectol, and Chris Anderson.

Findings:

Recommendation:

Staff recommends approval.

Attachments:

1. Resolution 2023-19 Beautification Committee

**A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, APPOINTING
BEAUTIFICATION COMMITTEE MEMBERS.**

WHEREAS, Hurricane City has created a Beautification Committee as an informal steering committee to assist with and spearhead beautification efforts throughout the City;

WHEREAS, the Beautification Committee is in need of new members to continue their goals and objectives;

WHEREAS, the following citizens have been asked by the Mayor and agreed to serve on the Beautification Committee for a term of at least one year.

BE IT HEREBY RESOLVED by the Hurricane City Council that the following citizens be appointed to the Beautification Committee, with each of their terms expiring on April 1, 2024:

- Helen Bearinger
- Sheila Buchei
- Amanda Pectol
- Chris Anderson

PASSED AND APPROVED the 16th day of March 2023.

Nanette Billings, Mayor

Attest:

Cindy Beteag, City Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 5th day of January 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



STAFF COMMENTS

Discussion and consideration of an **Amended Final Plat for Gateway North Industrial Lot 3F, located at 421 N 5500 W**. Tad Porter Applicant.

Discussion:

The applicant has applied to amend the final plat for Gateway North Industrial Park Phase 1 Lot 3F. The applicant is in the process of building five warehouse/office buildings on the property and now wishes to condominiumize the buildings into their own lots.

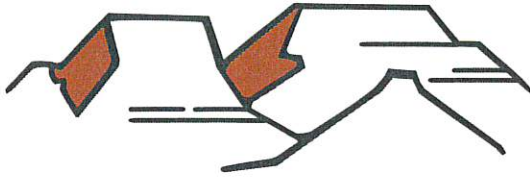
The Planning Commission gave a positive recommendation.

Findings:

Recommendation:

Attachments:

1. 2023-AFP-08 App
2. 2106-0997 LOT 3F AMENDED PLAT
3. 2023-AFP-08 Gateway North Industrial Lot 3F
4. GATEWAY_NORTH_INDUSTRIAL_PARK



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-08

Receipt No. 8-166309

Name: TAD Parker Telephone: 435-619-0846

Address: 2127 E Circle Ridge Dr Fax No. _____

Email: PCH1995@OUTlook.com Agent Email: same

Agent (If Applicable): same Telephone: same

Address/Location of Subject Property: 421 N 5500 W

Tax ID of Subject Property: H-6NIP-3-F Number of Lots: _____

Subdivision Name: Gateway North Industrial Park Phase: 1

Submittal Requirements:

- 1 - 11x17 plat map
- 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.

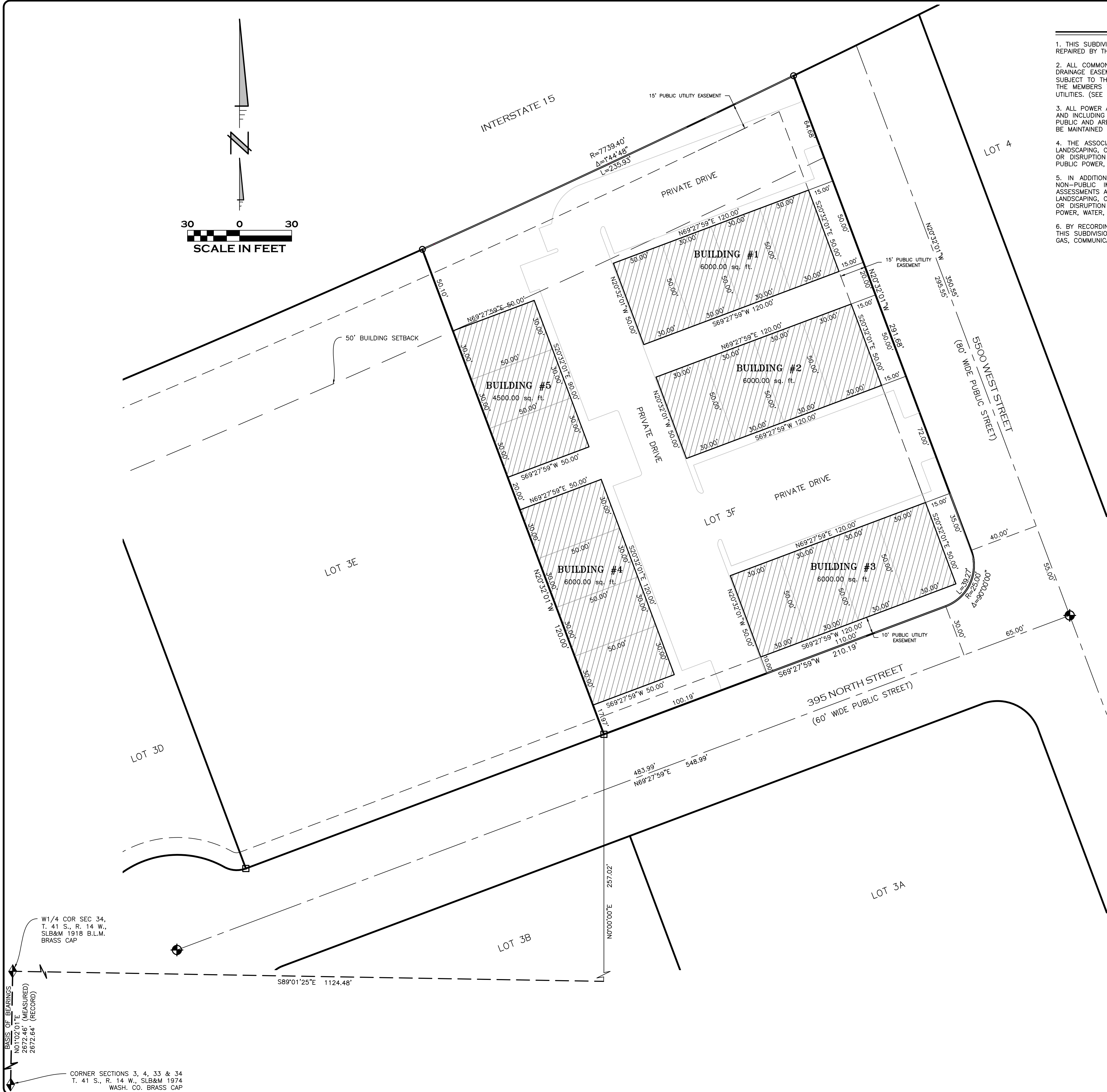
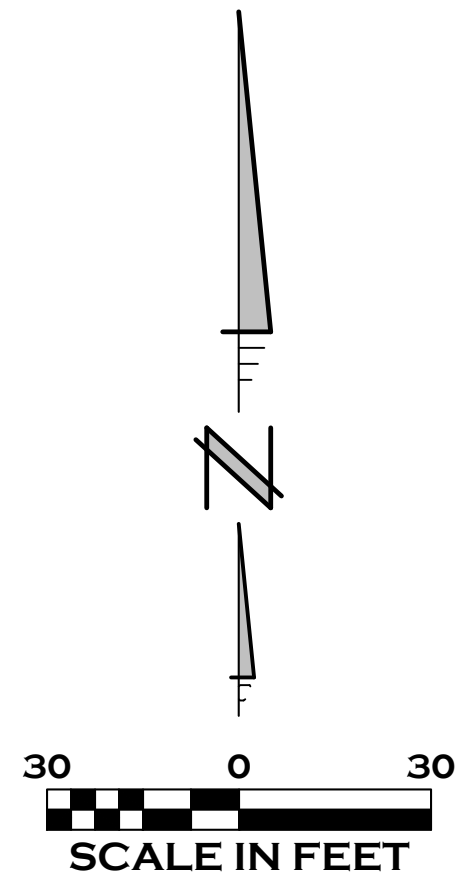
Note: It is important that all applicable information is submitted with the application at least 10 days prior to the Planning Commission meeting. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second and fourth Thursday 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: _____



NOTES

1. THIS SUBDIVISION CONTAINS PRIVATE DRIVES AS LABELED. PRIVATE DRIVES ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF HURRICANE.
2. ALL COMMON AND PRIVATE DRIVE AREAS SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENT SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF HURRICANE TO REQUIRE THE HOMEOWNER'S ASSOCIATION TO ASSESS THE MEMBERS TO REPAIR STREETS, LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES. (SEE DECLARATION)
3. ALL POWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY THE CITY OF HURRICANE UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY THE CITY OF HURRICANE. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.
4. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF HURRICANE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
5. IN ADDITION TO THE ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR THE MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THE SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF HURRICANE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
6. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, COMMUNICATIONS, WATER, AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS.

LEGEND

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

SURVEYOR'S CERTIFICATE

I, GEROLD E. PRATT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING REGISTRATION CERTIFICATE NO. 176247, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS (UNITS), EASEMENTS, AND COMMON AREA, HEREAFTER TO BE KNOWN AS:
"GATEWAY NORTH INDUSTRIAL PARK PHASE 1 2ND AMENDED & EXTENDED PARTIAL AMENDMENT "A" LOT 3F"
AND IS AS DESCRIBED IN THE BOUNDARY DESCRIPTION BELOW:

GEROLD E. PRATT
CERTIFICATE #176247

BOUNDARY DESCRIPTION

ALL OF LOT 3F OF THE GATEWAY NORTH INDUSTRIAL PARK PHASE 1 2ND AMENDED AND EXTENDED AS RECORDED IN THE RECORDS OF THE WASHINGTON COUNTY, UTAH RECORDERS OFFICE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS NORTH 01°01'54" EAST BETWEEN THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND THE WEST 1/4 CORNER OF SECTION 34, 2672.46 FEET TO THE NORTH. THIS PLAT HAS A CLOCKWISE BEARING ROTATION OF 0°52'31" FROM THE PREVIOUS PLAT.

NARRATIVE/AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO PROVIDE FOR FURTHER DIVIDING THE PARCEL 3F OF THE GATEWAY NORTH INDUSTRIAL PARK PHASE 1 2ND AMENDED AND EXTENDED INTO UNITS AS ALLOWED BY HURRICANE CITY ORDINANCES. NO OTHER CHANGES ARE INTENDED WITH THIS PLAT

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL OF THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS (BUILDINGS), EASEMENTS, AND COMMON AREA TO BE HEREAFTER KNOWN AS:

"GATEWAY NORTH INDUSTRIAL PARK PHASE 1 2ND AMENDED & EXTENDED PARTIAL AMENDMENT "A" LOT 3F"

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

WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, A.D. 2023.

MARC CHRISTENSEN
GREEN IGLOO, LLC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____

ON THIS ____ DAY OF _____, A.D. 2023, PERSONALLY APPEARED BEFORE ME, MARC CHRISTENSEN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF GREEN IGLOO, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF GREEN IGLOO, LLC, AND HE DID FOR HIMSELF DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

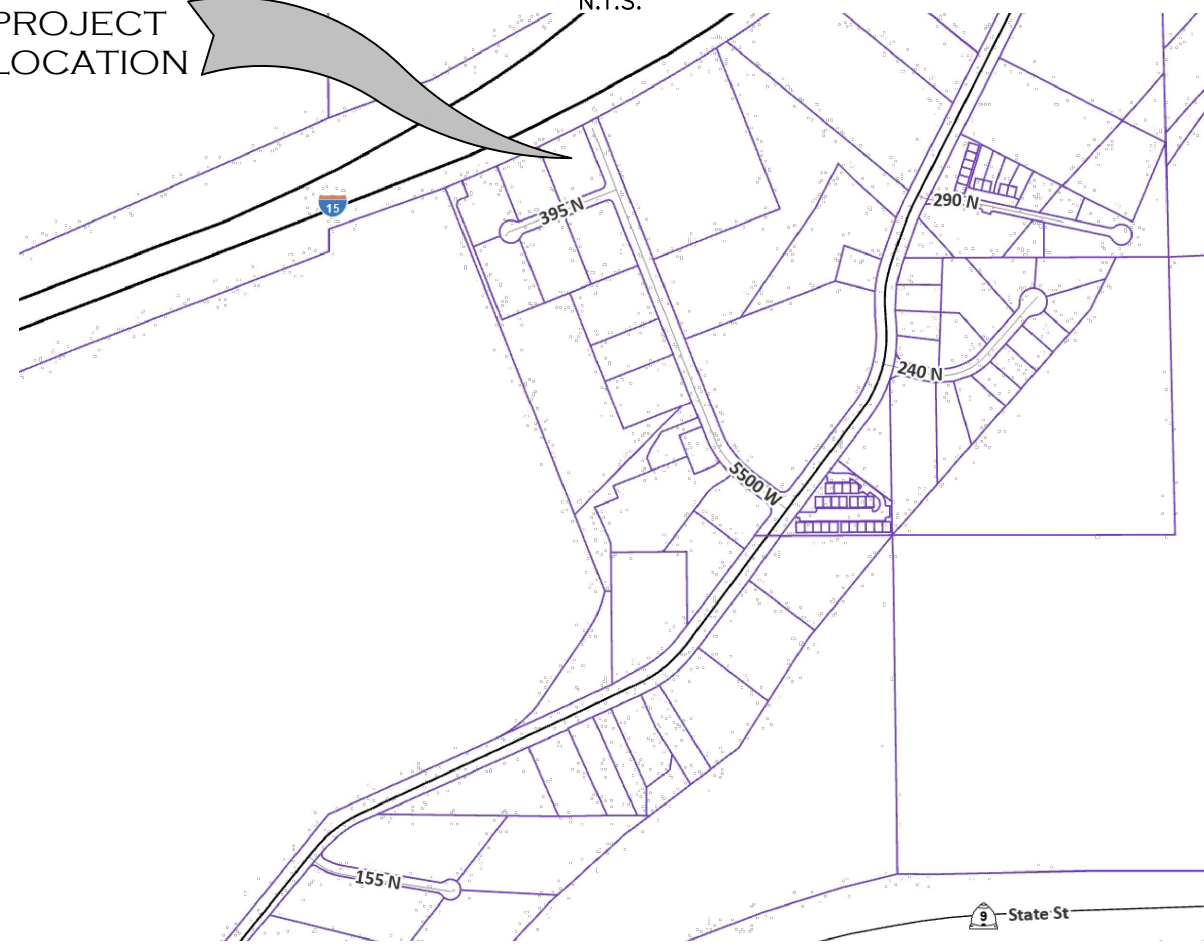
NOTARY PUBLIC _____

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

VICINITY MAP



GATEWAY NORTH INDUSTRIAL PARK PHASE 1 2ND AMENDED & EXTENDED PARTIAL AMENDMENT "A" LOT 3F

LOCATED IN SECTION 34, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH

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

CITY ENGINEER'S APPROVAL

THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 2023.

DATE: _____ HURRICANE CITY ENGINEER

APPROVAL OF ASH CREEK SPECIAL SERVICE DIST.

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS ____ DAY OF _____, A.D. 2023.

SUPERINTENDENT, SSD

APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH

WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS ____ DAY OF _____, A.D. 2023.

ATTEST: CITY RECORDER
HURRICANE, UTAH

NANETTE BILLINGS, MAYOR
HURRICANE, UTAH

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY OF _____, A.D. 2023.

HURRICANE CITY ATTORNEY

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____, A.D. 2023 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

ACCEPTANCE OF COUNTY RECORDER

WASHINGTON COUNTY RECORDER

FILE NAME:
2106-0971, PORTER

DATE:
FEB. 02, 2023

SHEET
1
OF 1



STAFF COMMENTS

Agenda Date:	03/16/2023
Application Number:	2023-AFP-08
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Tad Porter
Agent:	
Request:	Approval of an Amended Final Plat
Location:	421 N 5500 W
Zoning:	M-1
General Plan Map:	Light Industrial/Business

Planning Commission Recommendation

The Planning Commission gave a positive recommendation.

Discussion: The applicant has applied to amend the final plat for Gateway North Industrial Park Phase 1 Lot 3F. The applicant is in the process of building five warehouse/office buildings on the property and now wishes to condominiumize the buildings into their own lots.

JUC Comments

1. **Public Works:** No comments
2. **Power:** No comments
3. **Water:** No comments
4. **Streets:** No comments
5. **Sewer:** No comments
6. **Engineering:** Show existing encumbrances from recorded plat: 50' building setback, public utility easements. Match labels with dedications. Check survey details. Suggested name: "Gateway North Industrial Phase 1 2nd Amended and Extended partial Amendment "A" Lot 3F"
7. **Fire:** No comments received
8. **Cable/Phone/Gas/Water Conservancy/Parks:** No comments

Staff Comments

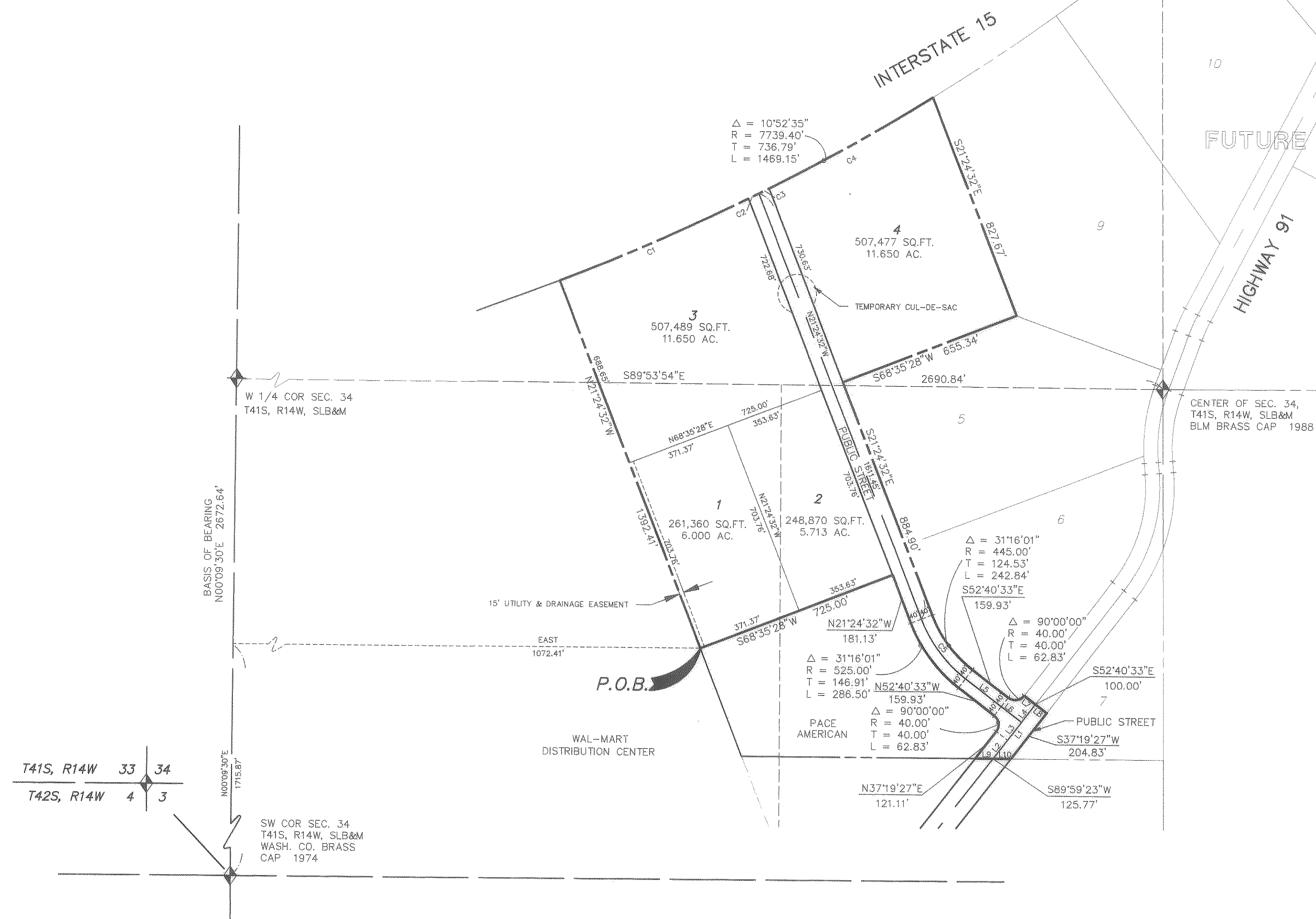
1. The plat does meet amended final plat standards contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2022. The following are the key items:
 - a. Depicts only the portion of the subdivision that is proposed to be amended
 - b. Includes a plat name distinguishing the amended plat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

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	7739.40	226.06	363.30	725.80	N85°54'13"	05°22'31"
C2	7739.40	40.19	20.09	40.19	N85°54'13"	00°17'51"
C3	7739.40	40.21	20.10	40.21	N82°46'11"	00°17'52"
C4	7739.40	62.20	31.15	62.40	N82°46'11"	04°54'23"
C5	445.00	284.67	135.72	261.40	S37°19'27"	31°16'01"
LINE	DIRECTION	DISTANCE				
L1	S37°19'27"W	242.97				
L2	N37°19'27"E	82.97				
L3	N71°19'27"E	80.00				
L4	N37°19'27"E	80.00				
L5	S52°40'33"E	106.93				
L6	S89°59'23"W	80.00				
L7	S89°59'23"W	80.00				
L8	S89°59'23"W	80.00				
L9	N89°59'23"E	82.88				
L10	N89°59'23"E	82.88				

LEGEND

- SECTION MONUMENT
 FOUND
 RECORD
 MEASURED

N
 SCALE: 1" = 300'



GENERAL NOTES

- LOT 1 OF THIS SUBDIVISION HAS NO ACCESS TO PUBLIC ROADS. LOT 1 IS ESTABLISHED IN ANTICIPATION OF SALE TO THE ADJACENT OWNER TO THE SOUTH WHICH WILL PROVIDE ACCESS TO LOT 1. IN THE EVENT THAT LOT 1 IS NOT SOLD TO THE ADJACENT OWNER TO THE SOUTH THE DECLARANT WILL CONVEY, WITH LOT 1, AN EASEMENT FOR ACCESS ACROSS LOT 2.
- ALL PUBLIC STREETS SHALL HAVE AN EASEMENT GRANTED HEREON TO "ASH CREEK SPECIAL SERVICE DISTRICT" FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER MAIN IMPROVEMENTS.

SURVEYOR'S CERTIFICATE

I, JAMES E. STUERCKE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 4953, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND PUBLIC STREETS HEREFTER TO BE KNOWN AS:

GATEWAY NORTH INDUSTRIAL PARK PHASE 1

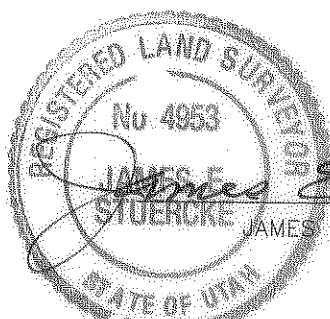
BOUNDARY DESCRIPTION

ALL THAT PORTION OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34;
 THENCE N 00°09'30" E, 1715.87 FEET ALONG THE WEST LINE OF SAID SECTION 34;
 THENCE EAST, 1072.41 FEET TO THE POINT OF BEGINNING;
 THENCE N 21°24'32" W, 1392.41 FEET TO A CURVE CONCAVE NORTHWESTERLY AND HAVING
 A 7739.40 FOOT RADIUS;
 SAID CURVE ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 15 HIGHWAY;
 THENCE NORTHEASTERLY, 1489.12 FEET ALONG THE ARC OF SAID CURVE FROM A RADIAL LINE
 WHICH BEARS N 21°24'32" W THROUGH A CENTRAL ANGLE OF 10°52'34";
 THENCE S 21°24'32" E, 827.67 FEET;
 THENCE S 68°35'28" W, 655.34 FEET;
 THENCE S 21°24'32" E, 884.90 FEET TO A CURVE CONCAVE NORTHEASTERLY AND HAVING
 A 445.00 FOOT RADIUS;
 THENCE SOUTHEASTERLY, 242.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
 ANGLE OF 31°16'01";
 THENCE S 52°40'33" E, 159.93 FEET TO A CURVE CONCAVE NORTHERLY AND HAVING
 A 40.00 FOOT RADIUS;
 THENCE SOUTHEASTERLY, 62.83 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
 ANGLE OF 90°00'00" TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 91
 REALIGNMENT;
 THENCE S 52°40'33" E, 100.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID
 HIGHWAY 91;
 THENCE S 37°19'27" W, 204.83 FEET ALONG SAID RIGHT-OF-WAY;
 THENCE S 89°59'23" W, 125.77 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF SAID
 HIGHWAY 91;
 THENCE N 37°19'27" E, 121.11 FEET ALONG SAID RIGHT-OF-WAY LINE TO A CURVE CONCAVE
 WESTERLY AND HAVING A 40.00 FOOT RADIUS;
 THENCE NORTHEASTERLY, 62.83 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
 ANGLE OF 90°00'00";
 THENCE N 52°40'33" E, 159.93 FEET TO A CURVE CONCAVE NORTHEASTERLY AND HAVING
 A 525.00 FOOT RADIUS;
 THENCE NORTHWESTERLY, 286.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
 ANGLE OF 31°16'01";
 THENCE N 21°24'32" W, 181.13 FEET;
 THENCE S 68°35'28" W, 725.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 39.400 ACRES MORE OR LESS.

8/11/94
DATE



OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE-DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND PUBLIC STREETS TO BE HEREFTER KNOWN AS: GATEWAY NORTH INDUSTRIAL PARK - PHASE 1, FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF HURRICANE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS, ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF HURRICANE AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS, OF THE PLANNED UNIT DEVELOPMENT AGREEMENT AND ESTABLISHMENT OF PUD DESIGN AND DEVELOPMENT DISTRICT, DATED OCTOBER 29, 1993, EXECUTED BY GATEWAY PROPERTY MANAGEMENT, INC. AND RECORDED OCTOBER 29, 1993, AS ENTRY No. 448184, IN BOOK 768, AT PAGES 396-400; OFFICIAL WASHINGTON COUNTY RECORDS, SAID DECLARATIONS OF COVENANTS, INCORPORATED, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED, AND MADE PART OF THIS PLAT.

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS 22nd DAY OF August, 1994

WINDING RIVER ASSOCIATES
UTAH LIMITED PARTNERSHIP

H.C. Cannon

BY: WINDING RIVER PROPERTIES, A UTAH
CORPORATION GENERAL PARTNER
H.C. CANNON, LIMITED POWER OF ATTORNEY

ACKNOWLEDGEMENT

STATE OF UTAH
Washington ss.
COUNTY OF SALT LAKE

ON THE 22nd DAY OF August, 1994, BEFORE ME PERSONALLY APPEARED H.C. CANNON, WHOSE IDENTITY IS PERSONALLY KNOWN TO OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO, BEING BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT HE HAS LIMITED POWER OF ATTORNEY FOR WINDING RIVER PROPERTIES, A UTAH CORPORATION, AND THAT THE FOREGOING DOCUMENT WAS SIGNED BY HIM ON BEHALF OF THAT CORPORATION BY AUTHORITY OF ITS BYLAWS OR OF A RESOLUTION OF ITS BOARD OF DIRECTORS, AND HE ACKNOWLEDGED BEFORE ME THAT THE CORPORATION EXECUTED THE DOCUMENT AND THE DOCUMENT WAS THE ACT OF THE CORPORATION FOR ITS STATED PURPOSE.

GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF August, 1994

MY COMMISSION EXPIRES
08-20-95

Notary Public, State of Utah
St. George, UT

GATEWAY NORTH INDUSTRIAL PARK PHASE 1

RECORDED #477171

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

SOUTHERN UTAH TITLE CO.

DATE: 8-29-94 TIME: 15:16 PM BOOK: 846 PAGE: 306

34.00
FEE \$

COUNTY RECORDER

ALPHA

ENGINEERING

COMPANY

148 E. TABERNACLE, ST. GEORGE, UT. 84770
Telephone: (801) 628-6500

010093FP XREF: C:\055-001\BASE 8-11-94

CITY ENGINEER'S CERTIFICATE

THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 11th DAY OF August, A.D. 1994

CITY ENGINEER

PLANNING COMMISSION

APPROVED THIS 15th DAY OF AUGUST, A.D. 19 94

BY THE CITY PLANNING COMMISSION.

James T. Ballard
CHAIRMAN, PLANNING COMMISSION

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____, A.D. 19 _____
BY THE PLANNING AND ZONING ADMINISTRATOR.

CITY PLANNER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 4th DAY OF August, A.D. 19 94

Gene Van Wagner
ROA REPRESENTATIVE AGENT

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 22nd DAY OF August, A.D. 19 94

Jim E. Van Wagner
CITY ATTORNEY

ACCEPTANCE OF CITY

PRESENTED TO THE HURRICANE CITY COUNCIL ON THE 4th DAY OF August, A.D. 19 94, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.

Charles R. Sawatz
CITY RECORDER

Gene Van Wagner
MAYOR

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	7739.40	726.00	363.30	726.00	N65°44'11"E	05°22'30"
C2	7739.40	40.15	20.08	40.15	N65°44'11"E	05°22'30"
C3	7739.40	40.15	20.08	40.15	N65°44'11"E	05°22'30"
C4	7739.40	682.69	333.35	682.69	N65°44'11"E	05°22'30"
C5	445.00	133.22	66.61	133.22	N65°44'11"E	05°22'30"
C6	445.00	445.00	222.50	445.00	N65°44'11"E	05°22'30"
C7	445.00	445.00	222.50	445.00	N65°44'11"E	05°22'30"
C8	445.00	445.00	222.50	445.00	N65°44'11"E	05°22'30"
C9	445.00	445.00	222.50	445.00	N65°44'11"E	05°22'30"
C10	445.00	445.00	222.50	445.00	N65°44'11"E	05°22'30"
C11	445.00	445.00	222.50	445.00	N65°44'11"E	05°22'30"
C12	445.00	445.00	222.50	445.00	N65°44'11"E	05°22'30"
C13	445.00	445.00	222.50	445.00	N65°44'11"E	05°22'30"
C14	445.00	445.00	222.50	445.00	N65°44'11"E	05°22'30"
C15	445.00	445.00	222.50	445.00	N65°44'11"E	05°22'30"
C16	445.00	445.00	222.50	445.00	N65°44'11"E	05°22'30"
C17	445.00	445.00	222.50	445.00	N65°44'11"E	05°22'30"
C18	445.00	445.00	222.50	445.00	N65°44'11"E	05°22'30"
C19	445.00	445.00	222.50	445.00	N65°44'11"E	05°22'30"
C20	445.00	445.00	222.50	445.00	N65°44'11"E	05°22'30"

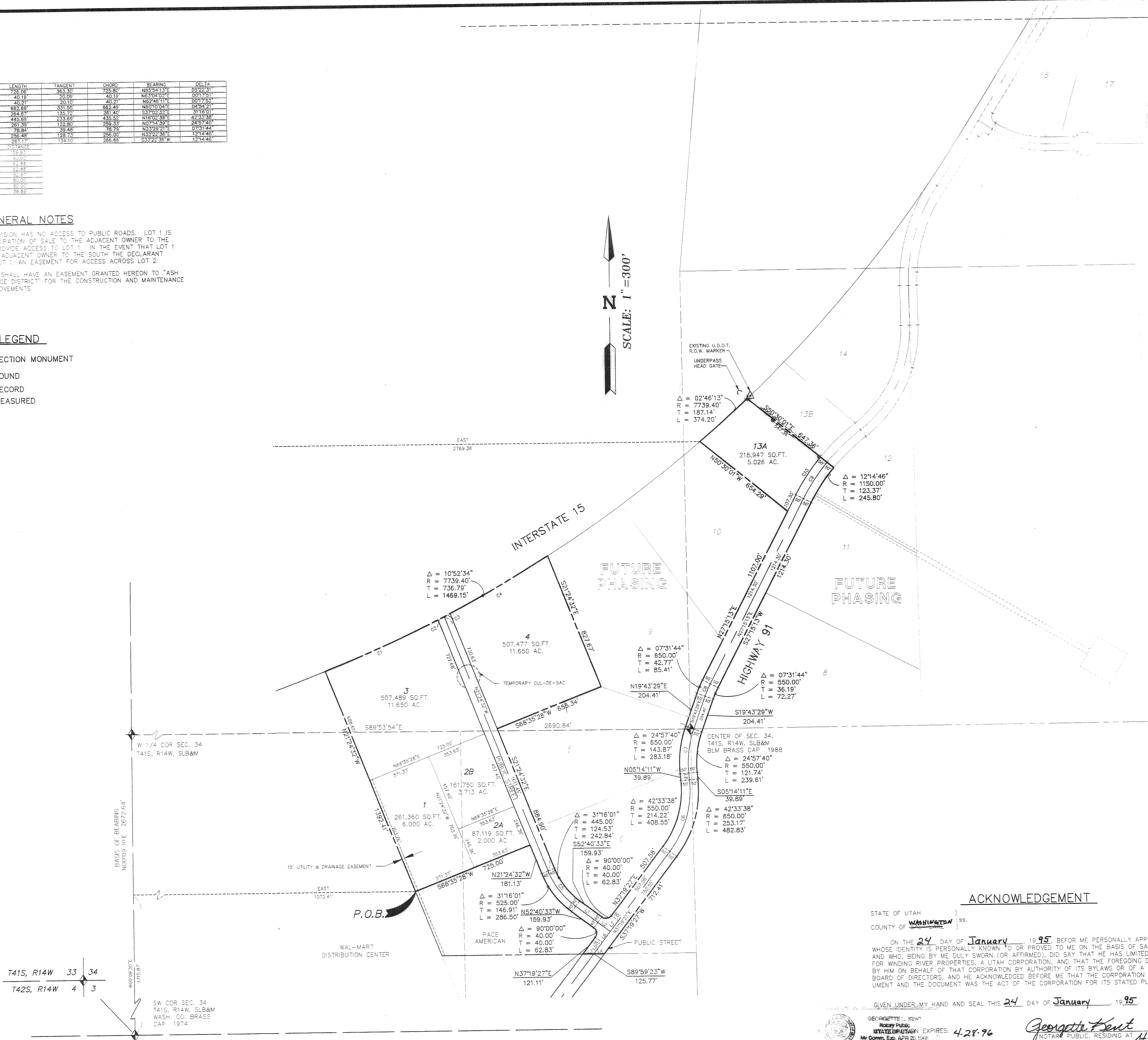
GENERAL NOTES

- LOT 1 OF THIS SUBDIVISION HAS NO ACCESS TO PUBLIC ROADS. LOT 1 IS ESTABLISHED IN ANTICIPATION OF SALE TO THE ADJACENT OWNER TO THE SOUTH WHICH WILL PROVIDE ACCESS TO LOT 1. IN THE EVENT THAT LOT 1 IS NOT SOLD TO THE ADJACENT OWNER TO THE SOUTH THE DECLARANT WILL CONVEY, WITH LOT 1, AN EASEMENT FOR ACCESS ACROSS LOT 2.
- ALL PUBLIC STREETS SHALL HAVE AN EASEMENT GRANTED HEREON TO "ASH CREEK SPECIAL SERVICE DISTRICT" FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER MAIN IMPROVEMENTS.

LEGEND

- SECTION MONUMENT
- FOUND
- RECORD
- MEASURED

RECORDER'S NOTE:
SEE AFFIDAVIT 500467.
REGARDING OWNERS DEDICATION.



SURVEYOR'S CERTIFICATE

I, JAMES E. STUERCKE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4953, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND PUBLIC STREETS HEREAFTER TO BE KNOWN AS:

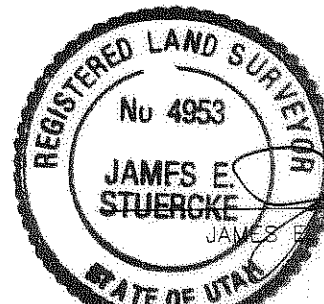
GATEWAY NORTH INDUSTRIAL PARK PHASE 1 - AMENDED

BOUNDARY DESCRIPTION

ALL THAT PORTION OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34;
THENCE N 00°08'30" E, 1715.87 FEET ALONG THE WEST LINE OF SAID SECTION 34;
THENCE EAST, 1072.41 FEET TO THE POINT OF BEGINNING;
THENCE N 21°24'32" W, 1392.41 FEET TO A CURVE CONCAVE NORTHWESTERLY AND HAVING A 7739.40 FOOT RADIUS;
SAID CURVE ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 15 HIGHWAY;
THENCE NORTHEASTERLY, 1469.15 FEET ALONG THE ARC OF SAID CURVE FROM A RADIAL LINE WHICH BEARS N 21°24'32" W THROUGH A CENTRAL ANGLE OF 10°52'34";
THENCE S 21°24'32" E, 827.67 FEET;
THENCE S 68°35'28" W, 655.34 FEET;
THENCE S 21°24'32" E, 884.90 FEET TO A CURVE CONCAVE NORTHEASTERLY AND HAVING A 445.00 FOOT RADIUS;
THENCE SOUTHEASTERLY, 242.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°16'01";
THENCE S 52°40'33" E, 159.93 FEET TO A CURVE CONCAVE NORTHERLY AND HAVING A 40.00 FOOT RADIUS;
THENCE SOUTHEASTERLY, 62.83 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 91 REALIGNMENT;
THENCE N 37°19'27" E, 507.58 FEET ALONG SAID RIGHT-OF-WAY LINE TO A CURVE CONCAVE NORTHWESTERLY AND HAVING A 550.00 FOOT RADIUS;
THENCE NORTHEASTERLY, 408.55 FEET ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 42°33'38";
THENCE N 05°14'11" W, 39.89 FEET ALONG SAID RIGHT-OF-WAY LINE TO A CURVE CONCAVE SOUTHEASTERLY AND HAVING A 550.00 FOOT RADIUS;
THENCE NORTHEASTERLY, 283.18 FEET ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 24°57'40";
THENCE N 19°43'29" E, 204.41 FEET ALONG SAID RIGHT-OF-WAY LINE TO A CURVE CONCAVE SOUTHEASTERLY AND HAVING A 550.00 FOOT RADIUS;
THENCE NORTHEASTERLY, 85.41 FEET ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 07°31'44";
THENCE N 27°15'13" E, 1107.00 FEET ALONG SAID RIGHT-OF-WAY LINE;
THENCE N 50°30'01" W, 654.29 FEET TO A CURVE CONCAVE NORTHWESTERLY AND HAVING A 7739.40 FOOT RADIUS;
SAID CURVE ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 15 HIGHWAY;
THENCE NORTHEASTERLY, 374.20 FEET ALONG THE ARC OF SAID CURVE FROM A RADIAL LINE WHICH BEARS N 40°33'02" W THROUGH A CENTRAL ANGLE OF 02°46'13";
THENCE S 50°30'01" E, 647.36 FEET TO A CURVE CONCAVE SOUTHEASTERLY AND HAVING A 1150.00 FOOT RADIUS;
SAID CURVE ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 91 REALIGNMENT;
THENCE SOUTHWESTERLY, 245.80 FEET ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE FROM A RADIAL LINE WHICH BEARS S 50°30'01" E THROUGH A CENTRAL ANGLE OF 12°14'46";
THENCE S 27°15'13" W, 1214.30 FEET ALONG SAID RIGHT-OF-WAY LINE TO A CURVE CONCAVE SOUTHEASTERLY AND HAVING A 550.00 FOOT RADIUS;
THENCE SOUTHWESTERLY, 72.27 FEET ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 07°31'44";
THENCE S 19°43'29" W, 204.41 FEET ALONG SAID RIGHT-OF-WAY LINE TO A CURVE CONCAVE SOUTHEASTERLY AND HAVING A 550.00 FOOT RADIUS;
THENCE SOUTHWESTERLY, 239.61 FEET ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 24°57'40";
THENCE S 05°14'11" E, 39.89 FEET ALONG SAID RIGHT-OF-WAY LINE TO A CURVE CONCAVE NORTHWESTERLY AND HAVING A 550.00 FOOT RADIUS;
THENCE SOUTHWESTERLY, 482.83 FEET ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 42°33'38";
THENCE S 37°19'27" W, 712.41 FEET ALONG SAID RIGHT-OF-WAY LINE;
THENCE S 89°59'23" W, 125.77 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF SAID HIGHWAY 91;
THENCE N 37°19'27" E, 121.11 FEET ALONG SAID RIGHT-OF-WAY LINE TO A CURVE CONCAVE WESTERLY AND HAVING A 40.00 FOOT RADIUS;
THENCE NORTHEASTERLY, 62.83 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00";
THENCE N 52°40'33" W, 159.93 FEET TO A CURVE CONCAVE NORTHEASTERLY AND HAVING A 525.00 FOOT RADIUS;
THENCE NORTHWESTERLY, 286.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°16'01";
THENCE N 21°24'32" W, 181.13 FEET;
THENCE S 68°35'28" W, 725.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 51,333 ACRES MORE OR LESS.



OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE-DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND PUBLIC STREETS TO BE HEREAFTER KNOWN AS: GATEWAY NORTH INDUSTRIAL PARK PHASE 1 - AMENDED, FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF HURRICANE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS, ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN, THE OWNERS DO HEREBY WARRANT TO THE CITY OF HURRICANE AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS OF THE PLANNED UNIT DEVELOPMENT AGREEMENT AND ESTABLISHMENT OF PUD DESIGN AND DEVELOPMENT DISTRICT, DATED OCTOBER 29, 1993, EXECUTED BY GATEWAY PROPERTY MANAGEMENT, INC. AND RECORDED OCTOBER 29, 1993, AS ENTRY NO. 448154, IN BOOK 766, AT PAGES 396-400, OFFICIAL WASHINGTON COUNTY RECORDS, SAID DECLARATIONS OF COVENANTS, INCORPORATED, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED, AND MADE PART OF THIS PLAT.

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS 24TH DAY OF JANUARY, 1995.

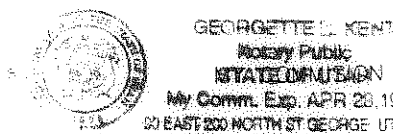
H.C. Cannon
BY: WINDING RIVER PROPERTIES, A UTAH CORPORATION GENERAL PARTNER
H.C. CANNON, LIMITED POWER OF ATTORNEY

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WASHINGTON)

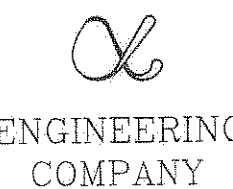
ON THE 24TH DAY OF January, 1995, BEFORE ME PERSONALLY APPEARED H.C. CANNON, WHOSE IDENTITY IS PERSONALLY KNOWN TO OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO, BEING BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT HE HAS LIMITED POWER OF ATTORNEY FOR WINDING RIVER PROPERTIES, A UTAH CORPORATION, AND THAT THE FOREGOING DOCUMENT WAS SIGNED BY HIM ON BEHALF OF THAT CORPORATION BY AUTHORITY OF ITS BYLAWS OR OF A RESOLUTION OF ITS BOARD OF DIRECTORS, AND HE ACKNOWLEDGED BEFORE ME THAT THE CORPORATION EXECUTED THE DOCUMENT AND THE DOCUMENT WAS THE ACT OF THE CORPORATION FOR ITS STATED PURPOSE.

GIVEN UNDER MY HAND AND SEAL THIS 24TH DAY OF January, 1995.



George H. Kent
NOTARY PUBLIC, RESIDING AT St. George, UT

ALPHA



ENGINEERING
COMPANY

145 E. TABERNACLE, ST. GEORGE, UT 84770
Telephone: (801) 628-6500

CITY ENGINEER'S CERTIFICATE

THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS DAY OF January, 1995.

A.D. 1995

CITY ENGINEER

APPROVAL AS TO FORM

APPROVED THIS 19TH DAY OF January, 1995, A.D. 1995, BY THE PLANNING AND ZONING ADMINISTRATOR.

Mayor Hall
CITY PLANNER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 19TH DAY OF January, 1995, A.D. 1995.

Charles R. Jansen
ROA REPRESENTING AGENT

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 27TH DAY OF January, 1995, A.D. 1995.

Tom E. Bell
CITY ATTORNEY

ACCEPTANCE OF CITY

PRESENTED TO THE HURRICANE CITY COUNCIL ON THE 19TH DAY OF January, 1995, A.D. 1995, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.

Charles R. Jansen
CITY RECORDER

RECORDED # 490680

STATE OF UTAH, COUNTY OF WASHINGTON

RECORDED AND FILED AT THE REQUEST OF:

H.C. CANNON

DATE 01-27-95 TIME 16:55 PM BOOK 882 PAGE 415

36.00 FEE \$

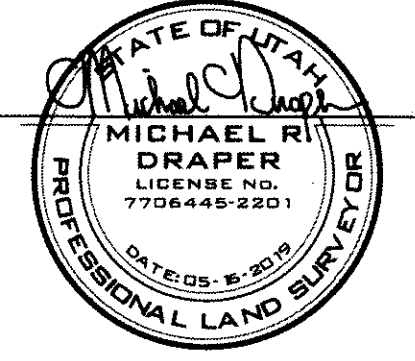
County Recorder

SURVEYOR'S CERTIFICATE:

I, Michael R. Draper, Professional Land Surveyor Number 7706445-2201, hold a License in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and have completed a survey of the property described herein in accordance with Section 17-23-17 and hereby certify all measurements and descriptions are correct. Monuments will be set as represented on this plat. I further certify that by authority of the heron Owners, I have made a survey of the tract of land shown on this plat and have subdivided the same tract into lots, public streets and easements to be hereinafter known as:

**GATEWAY NORTH INDUSTRIAL PARK PHASE 1
2ND AMENDED & EXTENDED**

That the same has been correctly surveyed and points established on the ground in accordance with the heron legal description.



Michael R. Draper

Certificate No. 7706445-2201

BOUNDARY DESCRIPTION:

A subdivision located in Section 34, Township 41 South, Range 14 West, Salt Lake Base and Meridian. the boundary of said subdivision being more particularly described by metes and bounds as follows.

Beginning at a point that is North 00°09'30" East 1,715.87 feet along the section line and East 1,072.41 feet from the section corner common to Sections 3, 4, 33 and 34, Township 41 S. & 42 S., Range 14 West, Salt Lake Base and Meridian. Said point of beginning also being the Southwest corner of Lot 1, Gateway North Industrial Park Phase 1 Amended, according to the official plat thereof, on file as Instrument No. 490680 in the Office of the Washington County, Utah Recorder. Thence continuing along the Westerly, Northerly and Easterly boundaries of said described subdivision plat the following twenty-seven (27) courses as follows:

Thence North 21°24'32" West 1,392.41 feet to a point on the Southeasterly right-of-way line of Interstate 15;
thence Northeasterly, a distance of 1,469.15 feet along said right-of-way line and the arc of a 7,739.40 foot radius, non-tangent curve to the left (Radius bears North 21°24'32" West), through a central angle of 10°52'34";
thence leaving said right-of-way line and running, South 21°24'32" East 827.67 feet;
thence South 68°35'28" West 655.34 feet;
thence South 21°24'32" East 884.90 feet to a point of curvature;
thence Southeasterly, a distance of 242.84 feet along the arc of a 445.00 foot radius curve to the left, through a central angle of 31°16'01" to a point of tangency;
thence South 52°40'33" East 159.93 feet to a point of curvature;
thence Easterly, a distance of 62.85 feet along the arc of a 400.00 foot radius curve to the left through a central angle of 90°00'00" to a point of tangency;
thence North 37°19'27" East 507.58 feet to a point of curvature;
thence Northerly, a distance of 408.55 feet along the arc of a 550.00 foot radius curve to the left through a central angle of 42°33'38" to a point of tangency;
thence North 05°14'11" West 39.89 feet to a point of curvature;
thence Northerly, a distance of 283.17 feet along the arc of a 650.00 foot radius curve to the right through a central angle of 24°57'40" to a point of tangency;
thence North 19°43'29" East 204.41 feet to a point of curvature;
thence Northeasterly, a distance of 85.41 feet along the arc of a 650.00 foot radius curve to the right through a central angle of 07°31'44" to a point of tangency;
thence North 27°15'13" East 1,107.00 feet;
thence North 50°30'01" West 654.29 feet returning to the Southeasterly right-of-way line of Interstate 15;
thence Northeasterly, a distance of 374.20 feet along said right-of-way line and the arc of a 7,739.40 foot radius, non tangent curve to the left (Radius bears North 40°33'02" West), through a central angle of 02°46'13";
thence leaving said right-of-way line and running South 50°30'01" East 647.36 feet along a radial line;
thence Southwesterly, a distance of 245.80 feet along the arc of a 1,150.00 foot radius curve to the left (Radius bears: South 50°30'01" East), through a central angle of 12°14'40" to a point of tangency;
thence South 27°15'13" West 1,214.30 feet to a point of curvature;
thence Southwesterly, a distance of 72.27 feet along the arc of a 550.00 foot radius curve to the left through a central angle of 07°31'44" to a point of tangency;
thence South 19°43'29" West 204.41 feet to a point of curvature;
thence Southerly, a distance of 239.61 feet along the arc of a 550.00 foot radius curve to the left through a central angle of 24°57'40" to a point of tangency;
thence South 05°14'11" East 39.89 feet to a point of curvature;
thence Southerly, a distance of 482.85 feet along the arc of a 650.00 foot radius curve to the right through a central angle of 42°33'38" to a point of tangency;
thence South 37°19'27" West 712.41 feet to a point on the East-West 1/16 line of the Southwest Quarter of Section 34, Township 41 South, Range 14 West, Salt Lake Base and Meridian;
thence South 09°09'23" West 125.77 feet along said 1/16 line to a point on the Northwestern line of the Highway 91 Realignment Roadway Dedication Plat, according to the official plat thereof, on file as Instrument No. 579572 in the Office of the Washington County, Utah Recorder;
thence South 37°19'27" West 535.85 feet along said Northwestern line to the Southeast corner of that parcel owned by the Bottling Group LLC, as described in Utah Patent No. 19381 and also recorded as Instrument No. 695344 in the Office of the Washington County, Utah Recorder;
thence North 00°14'34" West 351.74 feet along the East line of said patent to the Northeast corner thereof;
thence South 09°45'17" West 364.91 feet along the North line of said patent to the Northwest corner thereof;
thence South 00°14'34" East 631.00 feet along the West line of said patent to its intersection with the Northwestern line of said Highway 91 Realignment Roadway Dedication Plat;
thence South 65°25'54" West 620.29 feet along said Northwestern line to a cusp;
thence Northeasterly, a distance of 295.09 feet along the arc of a 550.00 foot radius curve to the left (Radius bears: North 24°36'06" West), through a central angle of 30°44'26" to a point of tangency;
thence North 34°39'28" East 391.30 feet to a point of curvature;
thence Northeasterly, a distance of 213.91 feet along the arc of a 550.00 foot radius curve to the left through a central angle of 22°17'02";
thence North 21°24'32" West 687.73 feet to the Point of Beginning.

Containing approximately 2,884,726 Square Feet or 66.22 Acres.

OWNERS' DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that the undersigned owners of the said described tract of land having caused the same to be subdivided into lots, public streets, and easements to be hereafter known as:

**GATEWAY NORTH INDUSTRIAL PARK PHASE 1
2ND AMENDED & EXTENDED**

for good and valuable consideration received, do hereby dedicate and convey to Hurricane City, Utah, for the perpetual use of the public, all parcels of land shown on this plat as public streets, and public easements. All lots, streets, easements and dedications are noted or shown. The owners do hereby warrant to Hurricane City, Utah and its successors and assigns, title to all property dedicated and conveyed to public use herein against the claims of all persons.
With the exclusion of Lots 2A, 2B, 2C, 4 and 13A, all other lots shown on this plat are subject to the Declaration of Covenants, Conditions and Restrictions (CC&Rs), recorded in the office of the Washington County Recorder on the _____ day of _____, 20____, as Entry No. _____, said Declaration of Covenants, Conditions and Restriction is hereby incorporated and made part of this plat.

In witness whereof we have hereunto set our hands this _____ day of _____, 20____.

TRUCKPRO, L.C.

TRUCKPRO, L.C., a Utah limited liability company
BY: *James Warner, Manager*

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

State of Utah
County of Salt Lake } s.s.

On the 18 day of May, 2019 personally appeared before me James Warner who being by me duly sworn did say that he/she is the Manager of TRUCKPRO, L.C., a Utah limited liability company, the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the Limited Liability Company.

FULL NAME SIGNATURE: Martina Galvan
FULL NAME PRINT: Martina Galvan
COMMISSION NO.: 692025
EXPIRATION DATE: 10-24-2020
A NOTARY COMMISSIONED IN THE STATE OF: Utah

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

PAUL & TODD ENTERPRISES, LLC

Todd Pendleton Paul R. Olsen
PAUL & TODD ENTERPRISES, LLC, a Utah limited liability company
BY: Todd Pendleton Paul R. Olsen

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

State of Utah
County of Washington } s.s.

On the 21st day of May, 2019 personally appeared before me Todd Pendleton & Paul R. Olsen who being by me duly sworn did say that he/she is the President & Vice President of PAUL & TODD ENTERPRISES, LLC, a Utah limited liability company, the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the Limited Liability Company.

FULL NAME SIGNATURE: Nicole E. Black
FULL NAME PRINT: Nicole E. Black
COMMISSION NO.: 698005
EXPIRATION DATE: Nov 14, 2021
A NOTARY COMMISSIONED IN THE STATE OF: Utah

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

THE ADAMS REVOCABLE TRUST

Robert P. Adams Janice E. Adams
THE ADAMS REVOCABLE TRUST, under agreement dated February 28, 2019
BY: ROBERT P. ADAMS

Janice E. Adams
THE ADAMS REVOCABLE TRUST, under agreement dated February 28, 2019
BY: JANICE E. ADAMS

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

State of Utah
County of Washington } s.s.

On the 21st day of May, 2019 personally appeared before me Robert P. & Janice E. Adams who being by me duly sworn did say that they are the Trustees of THE ADAMS REVOCABLE TRUST, under agreement dated February 28, 2019, and that the foregoing instrument was signed in behalf of said Trust by authority of the terms of the Trust Agreement and they acknowledged to me that said Trust executed the same for the purposes stated therein.

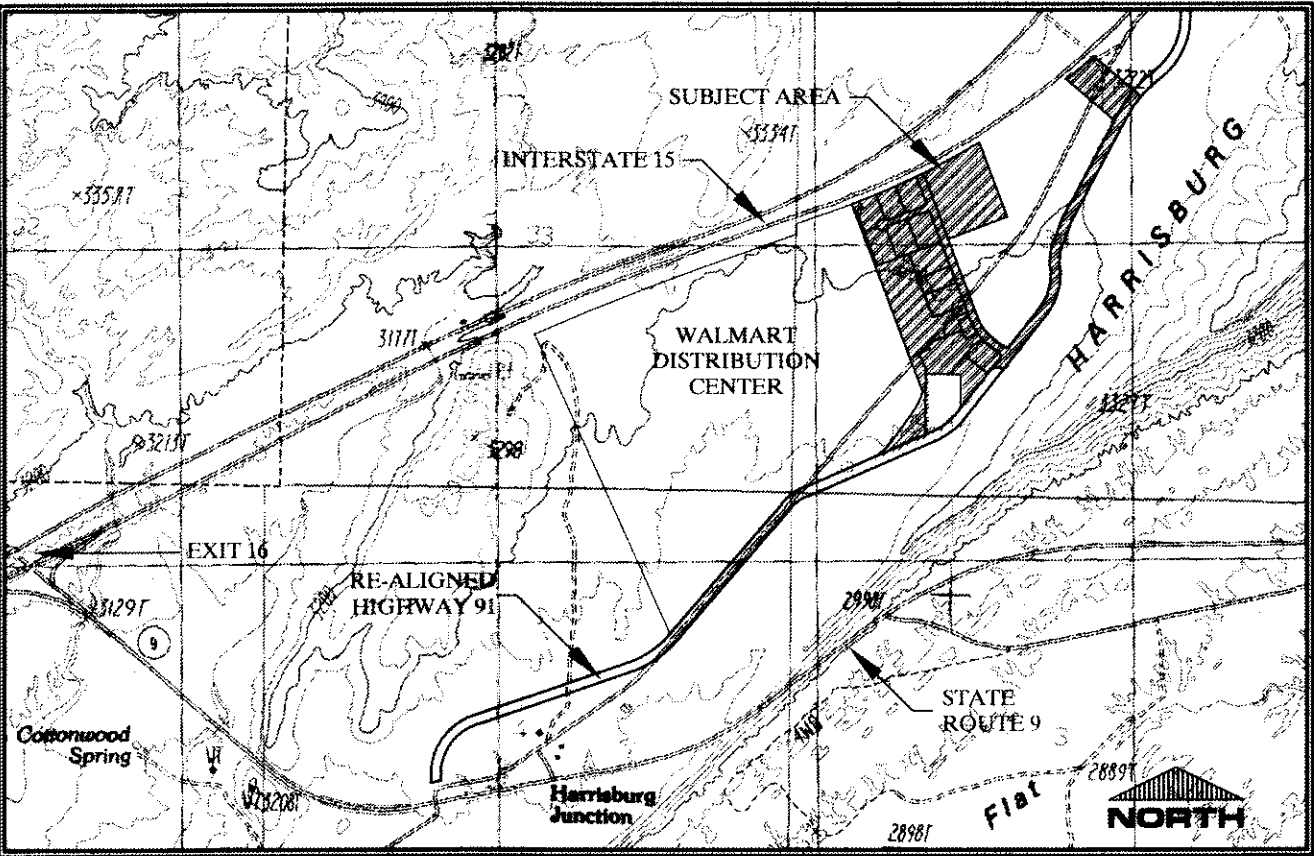
FULL NAME SIGNATURE: Nicole E. Black
FULL NAME PRINT: Nicole E. Black
COMMISSION NO.: 698005
EXPIRATION DATE: Nov 14, 2021
A NOTARY COMMISSIONED IN THE STATE OF UTAH: Utah
(STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6))

AMENDMENT NARRATIVE:

The intent of this Plat amendment is to merge the acreage of Lots 1, 2B and 3 of Gateway North Industrial Park Phase 1 Amended with 4 adjacent or contiguous parcels to the South and re-subdivide the combined area into 15 new lots as shown on Sheet 2 of this plat. The existing plat for Gateway North Industrial Park Phase 1 Amended can be found in the Office of the Recorder in Washington County, Utah. The owners of existing Lots 2A, 4 and 13A are not participating in the dedication of this plat.

VICINITY MAP - HURRICANE, UTAH INDUSTRIAL PARK:

SCALE: 1" = 2000'



SCHEDULE OF EXISTING EASEMENTS, NOTES, RESERVATIONS & INTERESTS:

1. Subject to an Easement in favor of DIXIE POWER COMPANY, A UTAH CORPORATION, for a perpetual easement and right of way to erect and maintain telephone and electric light and power transmission wires over and poles with necessary fixtures, etc., and rights incidental thereto, as set forth in Right of Way Deed recorded January 8, 1931, as Entry No. 33467, in Book R-3, at Page 213, Official Washington County Records.
(General Easement - Affects the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4), Section 34, and also affects other property)
2. An Easement for perpetual Telephone and Electric light and power transmission wires, over and poles with necessary fixtures, etc., and rights incidental thereto, in favor of Dixie Power Company, a Utah Corporation, as recorded January 8, 1931, as Entry No. 33430, in Book S-2, at Page 52, Official Washington County Records.
(Reverts the entire NE1/4SW1/4 of Sec. 34)
3. Reservations and Rights of Way as contained in the Patents from the U.S.A. recorded August 9, 1977, as Entry No. 186126, in Book 223, at Page 738, Official Washington County Records, as follows: "Reserving from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States. Also, Excepting and Reserving to the United States all the Oil and Gas in the Lands so patented and to its persons authorized by it the right to prospect for, mine and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914 (38 Stat.509)
4. Subject to a Right of Way Easement, dated July 19, 1993, from Winding River Associates, as GRANTOR, to Hurricane City, as GRANTEE, for a temporary easement with the right, to erect, construct, install, and lay, and thereafter, a perpetual easement to use, operate, inspect, repair, maintain, replace or remove a roadway and public utilities, over, across and through said land, as recorded August 5, 1993, as Entry No. 440407, in Book 877, at Pages 234-236, and duplicate recording on same date as Entry No. 440406, in Book 747, at Pages 237-239, Official Washington County Records.
(Note: The 66.0 foot portion abuts the Easterly line of the property herein described and is a 66.0 foot "permanent" and a 100.0 foot wide "temporary" easement, "together with the right of ingress and egress over the adjacent lands.")
Surveyor's Note: This easement lies entirely within 5500 West Street and is not depicted graphically herein.
5. Subject to a Utility Easement Dedication, dated May 15, 2007, executed by Richard T. Murset and Carolyn C. Murset, recorded May 15, 2007, as Doc. No. 20070024899, Official Washington County Records.
Surveyor's Note: Utility Easement Dedication conveys "to all public utility agencies, their successors and assigns, a permanent easement" "for construction and maintenance of subterranean electrical, telephone, natural gas, sewer, water and drainage lines and appurtenances, together with the right of access thereto, which would require that no surface construction be allowed which would interfere with normal utility use.
6. Subject to a Right of Way Easement Grant, in favor of Quasar Gas Company, its successors and assigns, for a right of way and easement to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities, and rights incidental thereto, recorded April 18, 2013, as Doc. No. 20130014672, Official Washington County Records.
7. Subject to a Public Utility Easement, dated October 11, 2013, in favor of CITY OF HURRICANE, a Utah municipal corporation, for a perpetual easement to use, install, operate, maintain, repair, remove, relocate and replace public utilities, and rights incidental thereto, recorded October 14, 2013, as Doc. No. 20130039403, Official Washington County Records.
8. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on the Official Plat of "GATEWAY NORTH INDUSTRIAL PARK PHASE 1, AMENDED", Official Washington County Records.

Note:
The final plat for Gateway North Industrial Park Phase 1, Amended dedicated a 15 foot wide Utility & drainage easement that affects the Westerly line of Lot 1 as shown.

The plat also granted and easement to Ash Creek Special Service District per Item 2 of the General Notes as follows:
"ALL PUBLIC STREETS SHALL HAVE AN EASEMENT GRANTED HEREON TO "ASH CREEK SPECIAL SERVICE DISTRICT" FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER MAIN IMPROVEMENTS."

**ADDITIONAL EASEMENTS GRANTED HEREON OR WITH
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS**

1. Lots 1, 2A, 2B, 2C, 3A, 3E, 5, 6, 7, 8, 9 and 10 are subject to a 15 foot wide Public Utility and Drainage Easement dedicated hereon. The easement is perpetual and shall be 15 feet in width, parallel with and along all lot lines fronting 5500 West Street and Highway 91 as shown.
2. Lots 3A, 3B, 3C, 3D, 3E and 3F are subject to a 10 foot wide Public Utility and Drainage Easement dedicated hereon. The easement is perpetual and shall be 10 feet in width, parallel with and along all lot lines fronting 395 North Street as shown.
3. The Declaration of Covenants, Conditions & Restrictions for the Gateway North Industrial Association subjects the lots to a number of easements pertaining to Utilities, Access, Ingress & Egress, Obstruction, Construction, Encroachment and Common Utilities. Refer to the Declaration of Covenants, Conditions & Restrictions for details of the duration and affect of these easements.

NOTES:

1. Lots 3D, 3E and 3F of this subdivision are subject to a 50 foot building setback from the Interstate 15 right of way line. This building setback is intended to accommodate a future interstate off ramp. No permanent structures are allowed in this setback.

**FINAL PLAT FOR
GATEWAY NORTH INDUSTRIAL PARK PHASE 1
2ND AMENDED & EXTENDED**

AN AMENDMENT OF AND ADDITION TO GATEWAY NORTH INDUSTRIAL PARK PHASE 1 AMENDED
RECORDED AS WASHINGTON COUNTY, UTAH INSTRUMENT No. 490680
LOCATED IN SECTION 34, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 2



352 East Riverside Drive, Suite A-2, St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397 - www.RACIVIL.COM

1494-17-004 AMENDED PLAT FILE NUMBER:	05/16/2019 DATE:	M.R.D. DRAWN:
1494-17-004 JOB NUMBER:	N/A SCALE:	M.R.D. CHECKED:

ASH CREEK SPECIAL SERVICE DISTRICT APPROVAL:

The heron subdivision has been reviewed and is approved in accordance with information on file in this office, this 16th day of May, 2019

Michael D. Smith
SUPERINTENDENT
ASH CREEK SPECIAL SERVICE DISTRICT

CITY ENGINEER'S APPROVAL:

The heron subdivision has been reviewed and is approved in accordance with information on file in this office, this 16th day of May, 2019

Robert O. Johnson 5-16-19
CITY ENGINEER
HURRICANE CITY, UTAH

**APPROVAL AND ACCEPTANCE
by HURRICANE CITY, UTAH:**

We the mayor and city council of Hurricane City, Utah have reviewed the above subdivision and by authorization of said City Council recorded in the minutes of it's meeting of the 23rd day of May, A.D. 2019 hereby accept said subdivision with all commitments and all obligations pertaining thereto.

Shirley A. Howell
MAYOR
HURRICANE CITY, UTAH

Christine A. Howell
ATTEST: CITY RECORDER
HURRICANE CITY, UTAH

APPROVAL as to FORM:

Approved as to form, this 31 day of May, A.D. 2019

John E. Pelt
CITY ATTORNEY
HURRICANE CITY, UTAH

TREASURER APPROVAL:

I, Washington County Treasurer, do hereby certify that all taxes, special assessments, and fees, including the fee for this subdivision plat have been paid in full.

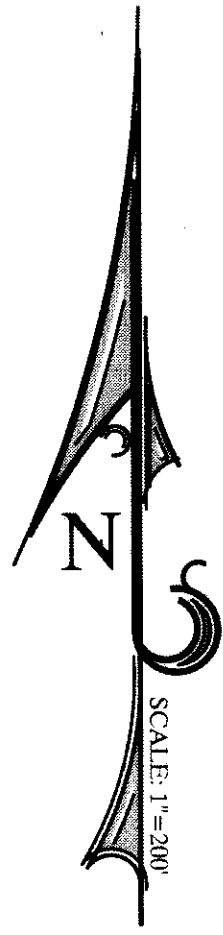
David L. Smith
WASHINGTON COUNTY TREASURER

RECORDED NO:

DOC # 20190021844

Map (Conveying Property)
Russell Shirts Washington County Recorder
05/06/2019 02:41:30 PM Fee \$ 132.00
By CHRISTENSEN CURREN

Russell Shirts
FEE
COUNTY RECORDER
WASHINGTON COUNTY, UTAH



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Surveyor's Note: Utility Easement Dedication conveys "to all public utility agencies, their successors and assigns, a permanent easement" "for construction and maintenance of subterranean electrical, telephone, natural gas, sewer, water and drainage lines and appurtenances, together with the right of access thereto, which would require that no surface construction be allowed which would interfere with normal utility use."
6. Subject to a Right of Way and Easement Grant, in favor of Questar Gas Company, its successors and assigns, for a right of way and easement to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities, and rights incidental thereto, recorded April 18, 2013, as Doc. No. 20130014672, Official Washington County Records.
7. Subject to a Public Utility Easement, dated October 11, 2013, in favor of CITY OF HURRICANE, a Utah municipal corporation, for a perpetual easement to use, install, operate, maintain, repair, remove, relocate and replace public utilities, and rights incidental thereto, recorded October 14, 2013, as Doc. No. 20130038403, Official Washington County Records.
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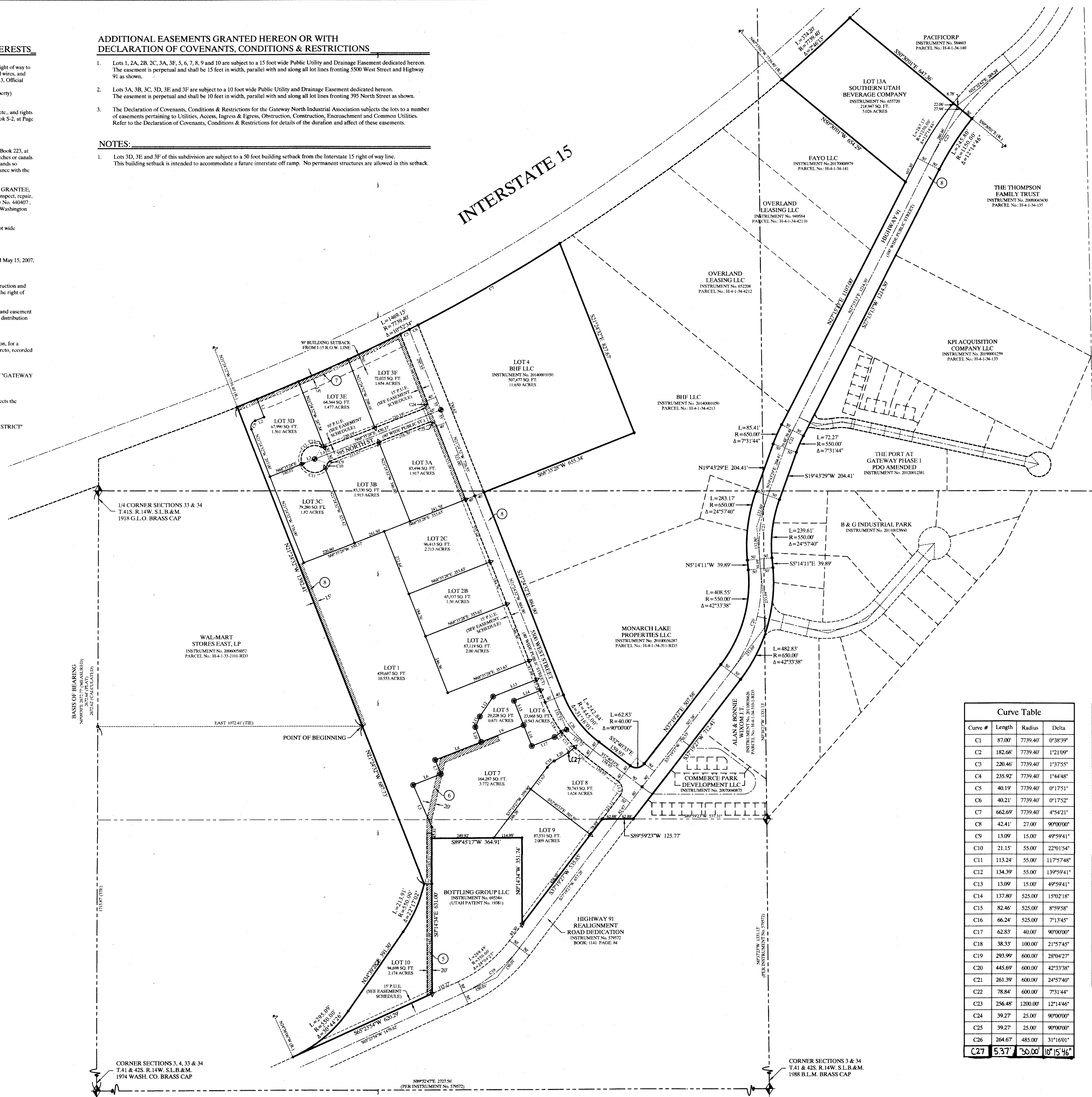
Note:
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The plat also granted and easement to Ash Creek Special Service District per from 2 of the General Notes as follows:
"ALL PUBLIC STREETS SHALL HAVE AN EASEMENT GRANTED HEREON TO ASH CREEK SPECIAL SERVICE DISTRICT" FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER MAIN IMPROVEMENTS.

ADDITIONAL EASEMENTS GRANTED HEREON OR WITH DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

1. Lots 1, 2A, 2B, 2C, 3A, 3F, 5, 6, 7, 8, 9 and 10 are subject to a 15 foot wide Public Utility and Drainage Easement dedicated hereon. The easement is perpetual and shall be 15 feet in width, parallel with and along all lot lines fronting 5500 West Street and Highway 91 as shown.
2. Lots 3A, 3B, 3C, 3D, 3E and 3F are subject to a 10 foot wide Public Utility and Drainage Easement dedicated hereon. The easement is perpetual and shall be 10 feet in width, parallel with and along all lot lines fronting 395 North Street as shown.
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NOTES:

1. Lots 3D, 3E and 3F of this subdivision are subject to a 50 foot building setback from the Interstate 15 right of way line. This building setback is intended to accommodate a future interstate off ramp. No permanent structures are allowed in this setback.



LEGEND:

- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- SET PARKER KALON NAIL & WASHER
- NOTHING SET OR FOUND
- ◆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- ⊕ RING & LID SURVEY CONTROL MONUMENT TO BE SET IN CONJUNCTION WITH THIS PLAT
- ▲ SET PARKER KALON NAIL & WASHER IN CURB ON EXTENSION OF LOT LINE
- EXISTING EASEMENT (REFER TO EASEMENT SCHEDULE)

Curve Table			
Curve #	Length	Radius	Delta
C1	87.00'	7739.40'	0°38'39"
C2	182.68'	7739.40'	1°21'09"
C3	220.46'	7739.40'	1°37'55"
C4	235.92'	7739.40'	1°44'48"
C5	40.19'	7739.40'	0°17'51"
C6	40.21'	7739.40'	0°17'52"
C7	662.69'	7739.40'	4°54'21"
C8	42.41'	27.00'	90°00'00"
C9	13.09'	15.00'	49°59'41"
C10	21.15'	55.00'	22°01'54"
C11	113.24'	55.00'	117°57'48"
C12	134.39'	55.00'	139°59'41"
C13	13.09'	15.00'	49°59'41"
C14	137.80'	525.00'	15°02'18"
C15	82.46'	525.00'	8°59'58"
C16	66.24'	525.00'	7°13'45"
C17	62.83'	40.00'	90°00'00"
C18	38.33'	100.00'	21°57'45"
C19	293.99'	600.00'	28°04'27"
C20	445.69'	600.00'	42°33'38"
C21	261.39'	600.00'	24°57'40"
C22	78.84'	600.00'	7°31'44"
C23	256.48'	1200.00'	12°14'46"
C24	39.27'	25.00'	90°00'00"
C25	39.27'	25.00'	90°00'00"
C26	264.67'	485.00'	31°16'01"
C27	53.77'	30.00'	0°15'46"

Line Table		
Line #	Length	Direction
L1	79.13'	N21°24'32"W
L2	39.00'	S68°25'28"W
L3	55.00'	N68°35'28"E
L4	53.62'	N68°35'28"E
L5	186.66'	S21°45'05"E
L6	120.12'	S68°25'28"W
L7	61.67'	N21°24'32"W
L8	199.67'	N68°35'28"E
L9	184.50'	N68°35'28"E
L10	64.98'	N21°24'32"W
L11	46.55'	N23°28'27"E
L12	96.76'	N33°28'27"E
L13	188.31'	N68°35'28"E
L14	115.80'	N68°35'28"E
L15	106.09'	S21°24'32"E
L16	91.21'	S21°24'32"E
L17	99.98'	N68°35'28"E
L18	35.00'	S53°33'10"W
L19	28.71'	S49°01'26"W
L20	66.74'	S59°17'12"W
L21	31.32'	N89°45'26"E



352 East Riverside Drive, Suite A-2, St. George, Utah 84790
Ph (435) 673-8586 Fax (435) 673-8397 - www.RACIVIL.COM

1494-17-004 AMENDED PLAT FILE NUMBER:	05/16/2019 DATE:	M.R.D. DRAWN:
1494-17-004 JOB NUMBER:	1" = 200' SCALE:	M.R.D. CHECKED:



STAFF COMMENTS

Public Hearing to take comments on the following:

a. Discussion and consideration of a possible approval of a sensitive land application for Quail Lake Sunset RV, an RV park with 22 spots located at 2480 N Old Hwy 91

Discussion:

Findings:

Recommendation:

Attachments:

None



STAFF COMMENTS

Consideration and possible approval for staff to process a **grading permit application for Obsidian Resort Phases 1-5** - Jeff Thomas, ProValue Engineering

Discussion:

After speaking with Arthur LeBaron, they were directed to request approval of a grading permit for Obsidian Resort Ph 1-5.

Findings:

Recommendation:

Attachments:

1. Agenda Request Form
2. Grading Plans

AGENDA FORM

Date of City Council meeting: MARCH 16, 2023

Name of Person Making Presentation: Jeff Thomas, ProValue Engineering

Address: 4095 West BASH PARKWAY
HURRICANE, UTAH

Contact #:

Phone: 435-668-8307

e-mail: jeff@pv-eng.com

Approximate length of discussion: 5 minutes ~~5~~ 5 minutes for Approval

Description of item to be discussed: Obsidians would like to get
going on their project AND ARE REQUESTING AN APPROVAL
FOR A GRADING PERMIT. WE HAVE ATTACHED GRADING
PLANS FOR CONSIDERATION OF APPROVAL

If this is a complaint issue:

Have you tried to resolve the issue with staff? ☒ yes ☐ no

If yes, with whom? Arthur ~~reco~~ recommended we request this
with the Mayor.

If you have a power point presentation, we would encourage you to keep it under 10 minutes. All other items discussed will be done as quickly and as efficiently as possible.

GRADING TITLE PAGE FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW
QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

CONTACT INFORMATION

STREETS DEPARTMENT	WESTON WALKER	435-668-6509
ASH CREEK SEWER DISTRICT	AMBER GILLETTE	435-635-2348 EXT 110
WATER DEPARTMENT	KORY WRIGHT	435-669-0309
CENTURYLINK	BRAXTON PETERSON	385-479-7339
TDS TELECOM	MATT BRANN	435-817-0180
DOMINION ENERGY	JAKE BOZARTH	435-231-9971
PUBLIC WORKS DEPARTMENT	MIKE VERCIMAK	435-635-2811 OR EXT 119
PLANNING DEPARTMENT	STEPHEN NELSON	435-635-2811 EXT 118
DIXIE POWER DEPARTMENT	CHAD REYNOLDS	435-669-4270
FIRE DEPARTMENT	JOHN POSTERT	435-635-9562 OR 435-269-9790
PARKS DEPARTMENT	DARREN BARNEY	435-635-9665 OR 435-668-9059
HURRICANE CITY ENGINEER	ARTHUR LEBARON	435-635-2811 EXT 113
W.C.W.C.D.	RYAN NAY	435-773-3016
GIS	JOE RHODES	435-669-5471
HURRICANE CANAL COMPANY	MAC HALL	435-668-8552

SHEET INDEX

SHEET	DESCRIPTION
C1	TITLE PAGE
C2	EXISTING CONDITIONS PLAN
C3	GRADING PLAN PHASE 1-5
C4	RECLAMATION PLAN PHASE 1-5
C5	GRADING DETAILS

HURRICANE CITY APPROVAL

STREETS DEPARTMENT	DATE
ASH CREEK SEWER DISTRICT	DATE
WATER DEPARTMENT	DATE
CENTURYLINK	DATE
DOMINION ENERGY	DATE
PLANNING DEPARTMENT	DATE
DIXIE POWER DEPARTMENT	DATE
FIRE DEPARTMENT	DATE
PARKS DEPARTMENT	DATE
TDS TELECOM	DATE
PUBLIC WORKS DEPARTMENT	DATE
HURRICANE CITY ENGINEERING DEPARTMENT	DATE
W.C.W.C.D.	DATE
HURRICANE CITY GIS	DATE
WASHINGTON COUNTY SOLID WASTE	DATE

REVISIONS		
NO	DESCRIPTION	DATE

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8567

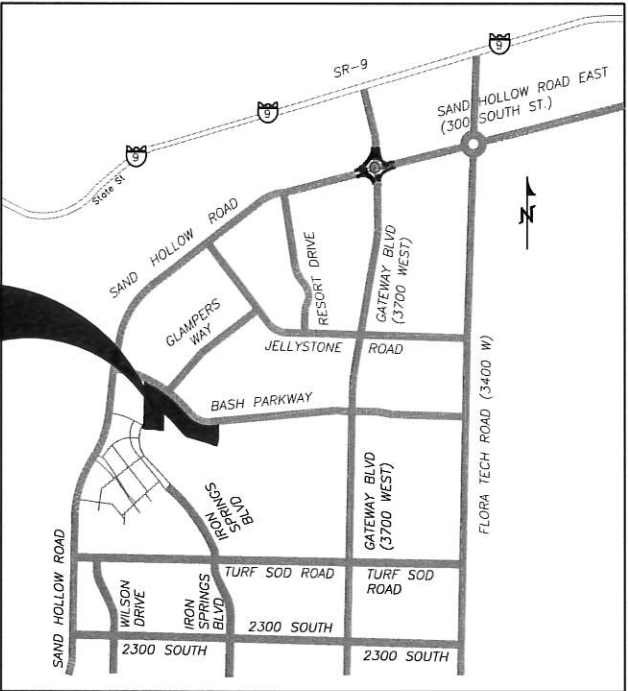


TITLE PAGE FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 &
THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 01/21/2023
SCALE: N/A
JOB NO:
281-010

SHEET NO:
C1

**PROJECT
LOCATION**



VICINITY MAP
N.T.S.

OWNERS:

OBSIDIAN RESORT PHASES 1-5 LLC
CONTACT: BRENT MOSER
TELEPHONE: (801)-793-0346
EMAIL: enhancedhomesofutah@gmail.com

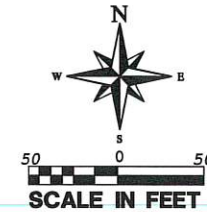
PARCEL H-4-2-12-1113-GS1 IS OWNED BY BASH RESORTS LLC.
PARCEL H-4-2-11-126 IS OWNED BY SAND HOLLOW HOLDINGS RBT LLC.
PARCEL H-4-2-11-2112-GS1 IS OWNED BY WESTERN MTG & REALTY CO.

**EXISTING CONDITIONS PLAN FOR:
OBSIDIAN RESORT PHASES 1-5**

**LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW
QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH**

GRADING PLAN NOTES

1. KEYNOTES BELOW PROVIDE FOR THE REFERENCE OF THE FEATURES THAT NEED TO BE CONSTRUCTED FOR THIS PROJECT.
2. CONSTRUCT ALL FEATURES PER STANDARD DETAILS UNLESS OTHERWISE NOTED.

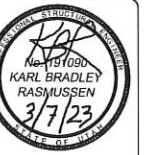


LEGEND

	1' EXISTING GRADE MINOR CONTOUR
	5' EXISTING GRADE MAJOR CONTOUR
	EXISTING SEWER LINE (SIZE SHOWN)
	EXISTING WATER LINE (SIZE SHOWN)
	EXISTING UNDERGROUND POWER LINE
	ROAD IMPROVEMENTS IN CONSTRUCTION
	10-FOOT PUBLIC UTILITY EASEMENT
	PROPERTY LINE
	PHASE LINE
	EXISTING SEWER MANHOLE

[illegible]

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-2307



EXISTING CONDITIONS PLAN FOR: OBSIDIAN RESORT PHASES 1-5

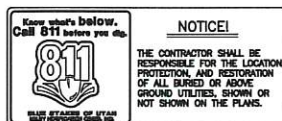
LOCATED IN THE NE QUARTER OF SECTION 11 &
THE NW QUARTER OF SECTION 12, T42S, R14W, S11B.4M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 03/06/2023
SCALE: 1"=50'

JOB NO.
281-010

SHEET NO:
C2

Page 93 of 274

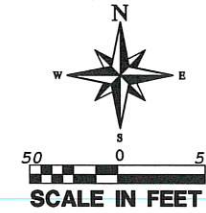


GRADING PLAN FOR: OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW
QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

GRADING PLAN NOTES

1. KEYNOTES BELOW PROVIDE FOR THE REFERENCE OF THE FEATURES THAT NEED TO BE CONSTRUCTED FOR THIS PROJECT.
2. CONSTRUCT ALL FEATURES PER STANDARD DETAILS UNLESS OTHERWISE NOTED.



LEGEND

- 1' EXISTING GRADE MINOR CONTOUR
- 5' EXISTING GRADE MAJOR CONTOUR
- 1' FINISHED GRADE MINOR CONTOUR
- 5' FINISHED GRADE MAJOR CONTOUR
- PROPOSED SILT FENCE LOCATION
- ROAD IMPROVEMENTS IN CONSTRUCTION
- 10-FOOT PUBLIC UTILITY EASEMENT
- PROPERTY LINE
- PHASE LINE
- BIG RIVER/CRUSHED ROCK
- PROPOSED STORM DITCH

Cut/Fill Summary

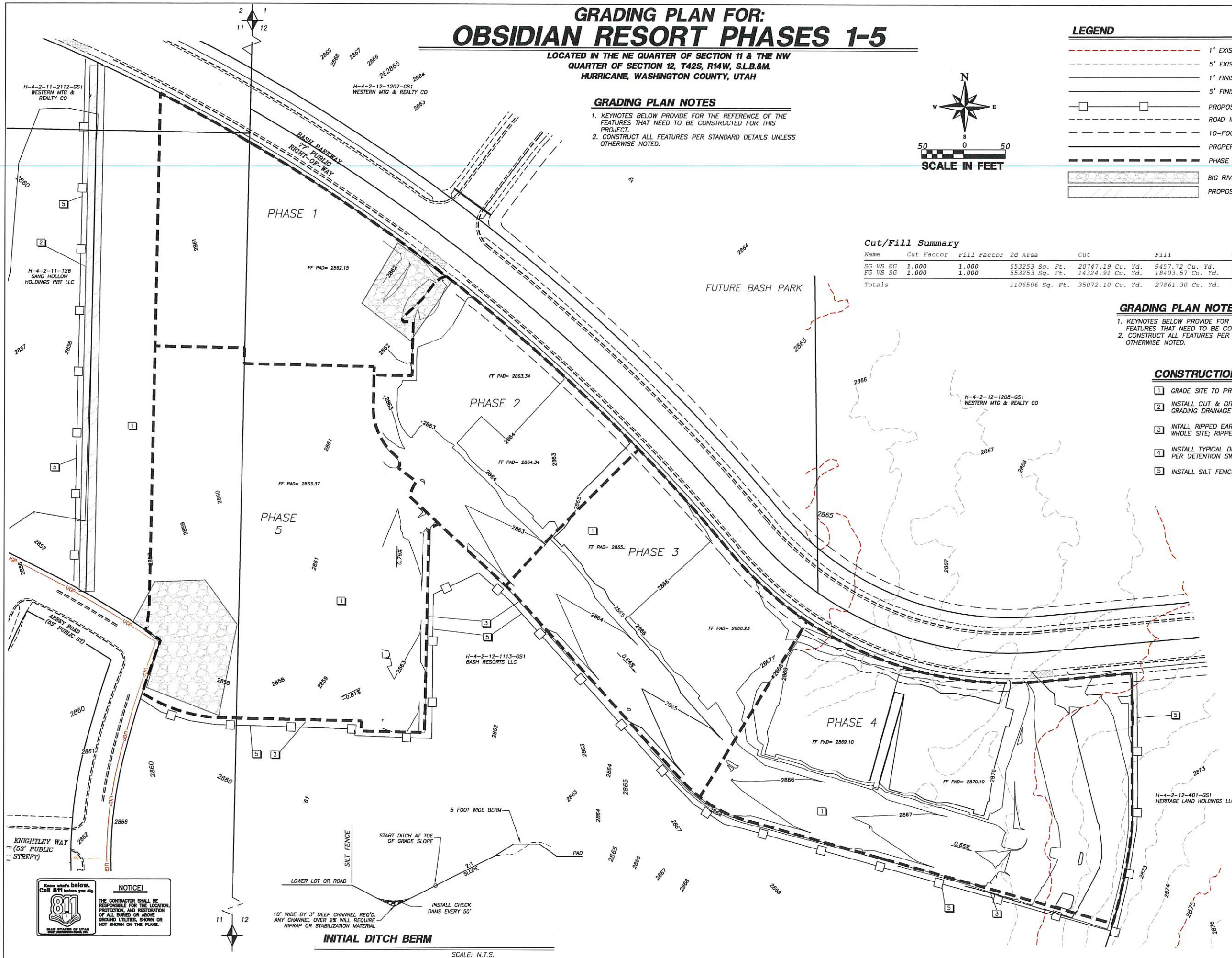
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FG VS SG	1.000	1.000	553253 Sq. Ft.	14324.91 Cu. Yd.	18403.57 Cu. Yd.	4078.67 Cu. Yd.<Fill>
Totals			1106506 Sq. Ft.	35072.10 Cu. Yd.	27861.30 Cu. Yd.	7210.80 Cu. Yd.<Cut>

GRADING PLAN NOTES

1. KEYNOTES BELOW PROVIDE FOR THE REFERENCE OF THE FEATURES THAT NEED TO BE CONSTRUCTED FOR THIS PROJECT.
2. CONSTRUCT ALL FEATURES PER STANDARD DETAILS UNLESS OTHERWISE NOTED.

CONSTRUCTION KEYNOTES

1. GRADE SITE TO PROPOSED CONTOURS
2. INSTALL CUT & DITCH FOR PERMANENT POST GRADING DRAINAGE CONTROL
3. INSTALL RIPPED EARTHEN DRAINAGE CONTROL WHOLE SITE; RIPPED WITH BULLDOZER
4. INSTALL TYPICAL DETENTION DRAINAGE CONTROLS PER DETENTION SWALE SECTION
5. INSTALL SILT FENCE



INITIAL DITCH BERM

SCALE: N.T.S.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84401
Phone: 1-801-460-1007



GRADING PLAN FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 &
THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

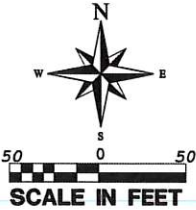
DATE: 03/06/2023
SCALE: 1"=50'

JOB NO.
281-010

SHEET NO:
C3

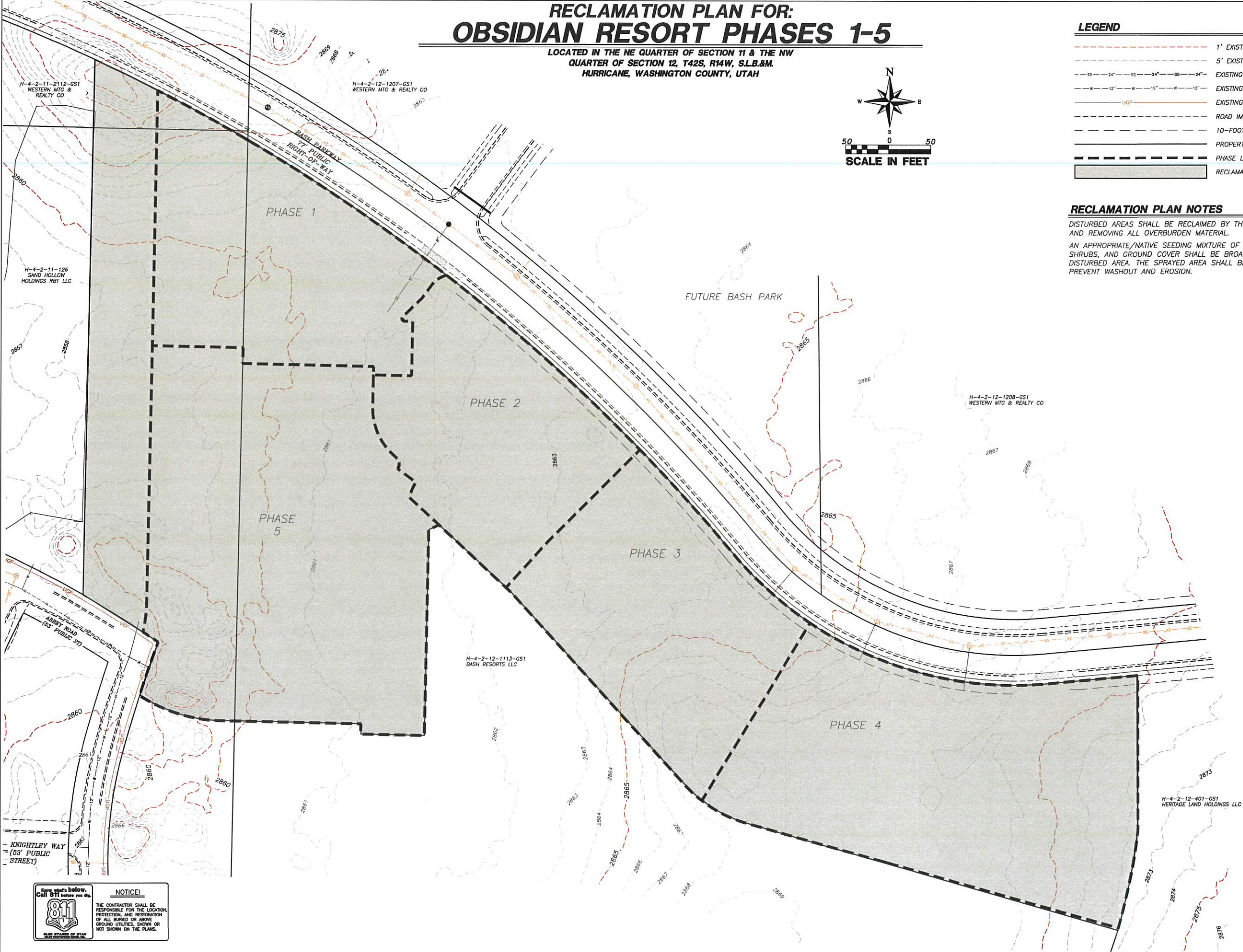
RECLAMATION PLAN FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW
QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



LEGEND	
	1' EXISTING GRADE MINOR CONTOUR
	5' EXISTING GRADE MAJOR CONTOUR
	EXISTING SEWER LINE (SIZE SHOWN)
	EXISTING WATER LINE (SIZE SHOWN)
	EXISTING UNDERGROUND POWER LINE
	ROAD IMPROVEMENTS IN CONSTRUCTION
	10-FOOT PUBLIC UTILITY EASEMENT
	PROPERTY LINE
	PHASE LINE
	RECLAMATION AREA

RECLAMATION PLAN NOTES
DISTURBED AREAS SHALL BE RECLAIMED BY THE USE OF 2" SOIL COVER AND REMOVING ALL OVERBURDEN MATERIAL.
AN APPROPRIATE/NATIVE SEEDING MIXTURE OF PERENNIAL GRASSES, SHRUBS, AND GROUND COVER SHALL BE BROADCAST SPRAYED OVER THE DISTURBED AREA. THE SPRAYED AREA SHALL BE TREATED SO AS TO PREVENT WASHOUT AND EROSION.



See notes below.
Call 811 before you dig.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

REVISIONS	
NO	DESCRIPTION

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 200 West, Suite 1
Hurricane City, Utah 84431
Phone: (435) 666-0067

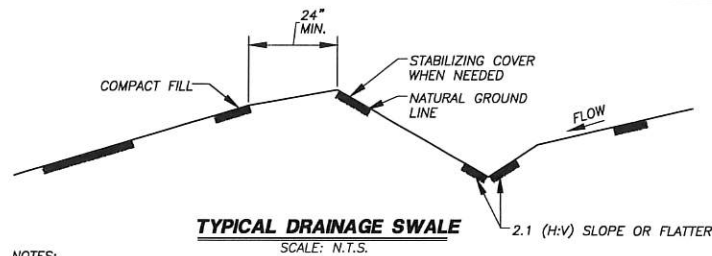


RECLAMATION PLAN FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 &
THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

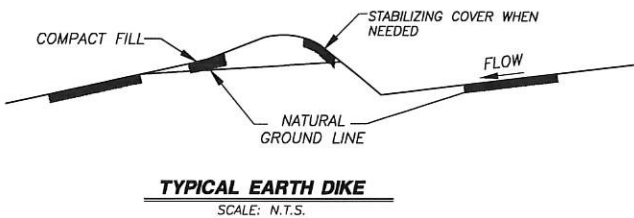
DATE: 03/06/2023
SCALE: 1"=50'

JOB NO.
281-010

SHEET NO.
C4

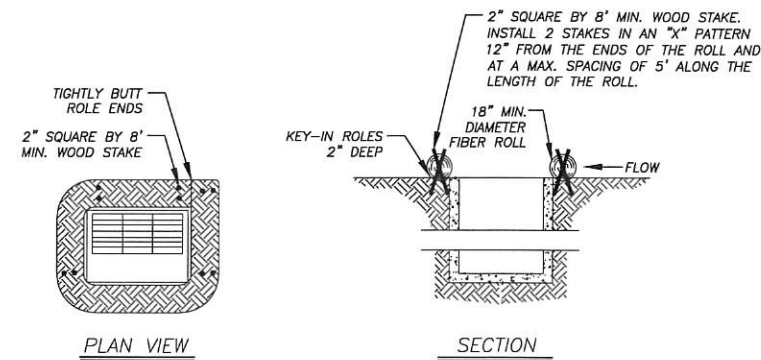


- NOTES:
1. STABILIZE INLET, OUTLETS AND SLOPES.
 2. PROPERTY COMPACT THE SUBGRADE.



EARTH DIKES AND DRAINAGE SWALES

- NOTES:
1. KEY-IN FIBER ROLLS 12" DEEP AROUND THE PERIMETER OF THE DROP INLET STRUCTURE AND STAKE AS SHOWN.
 2. OVERLAP THE ENDS OF THE FIBER ROLL AT LEAST 18".
 3. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOPS OF THE ROLLS ARE NOT HIGHER THAN THE ADJACENT ROADWAY.
 4. MAINTAIN A PROPERLY FUNCTIONING FIBER LOG BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
 5. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

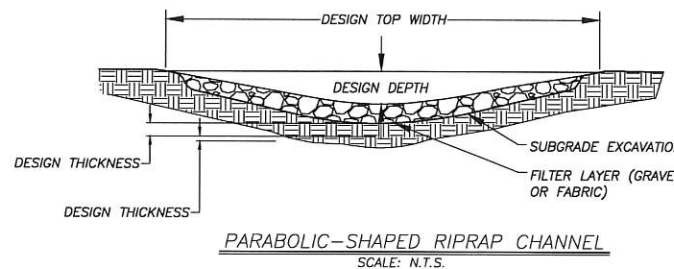
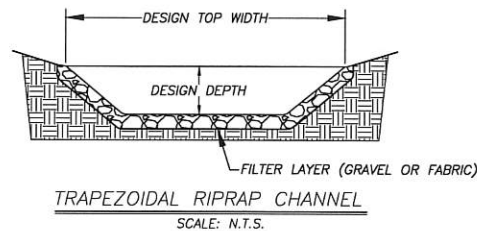
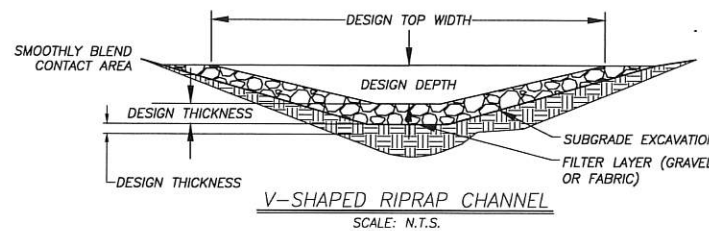


STRAW WATTLE PROTECTION

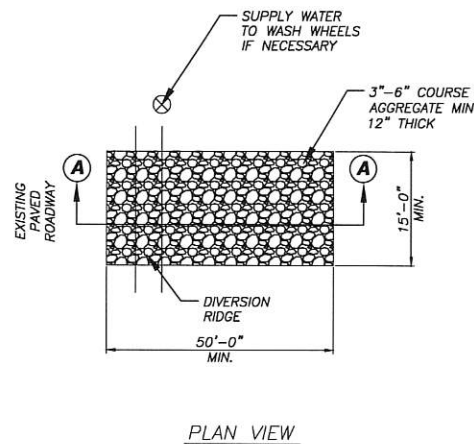
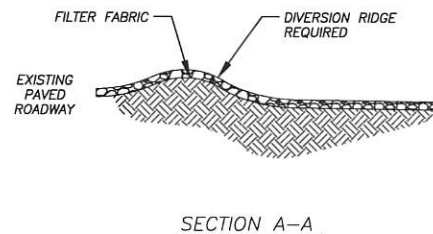
- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR, AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT RAP OR SEDIMENT BASIN. TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT.

CONSTRUCTION SPECIFICATIONS:

1. THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3 TO 6 INCH STONE. PLACE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLANS, AND SMOOTH IT. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS AND IN ANY CASE SHALL NOT BE LESS THAN 12 FEET WIDE. THE LENGTH OF THE PAD SHALL BE REQUIRED, BUT NOT LESS THAN 50 FEET.
2. LOCATE CONSTRUCTION ENTRANCES AND EXIT TO LIMIT SEDIMENT LEAVING THE SITE AND TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES, AVOID ENTRANCES WHICH HAVE STEEP GRADES AND ENTRANCES AT CURVES IN PUBLIC ROADS. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY. PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, STRAW BALES, OR OTHER APPROVED METHODS.



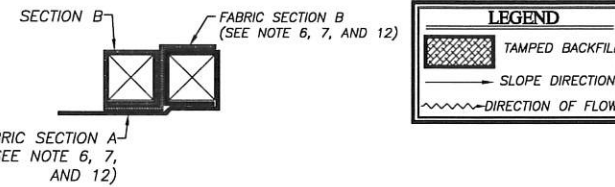
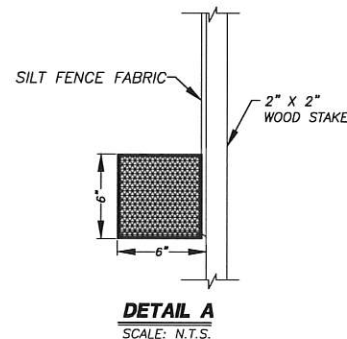
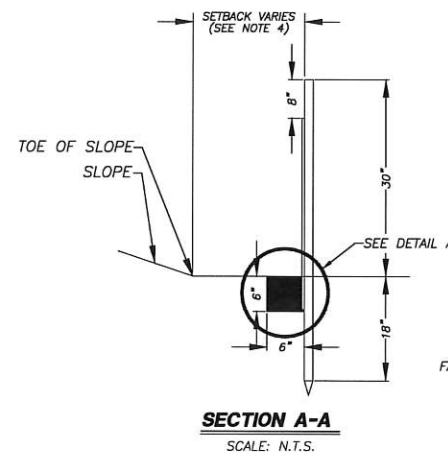
RIP RAP



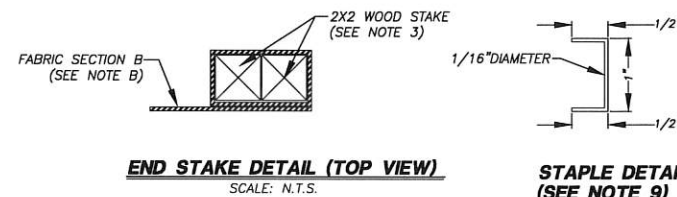
MAINTENANCE:

1. MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. REPLACE GRAVEL MATERIAL WHEN SURFACE VOIDS ARE VISIBLE. AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIAL SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS.

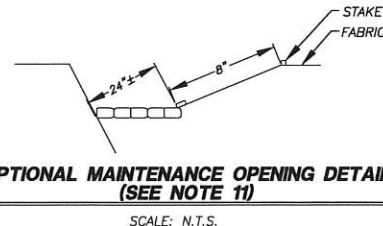
ENTRANCE / TRACKOUT PAD



JOINING SECTION DETAIL (TOP VIEW)



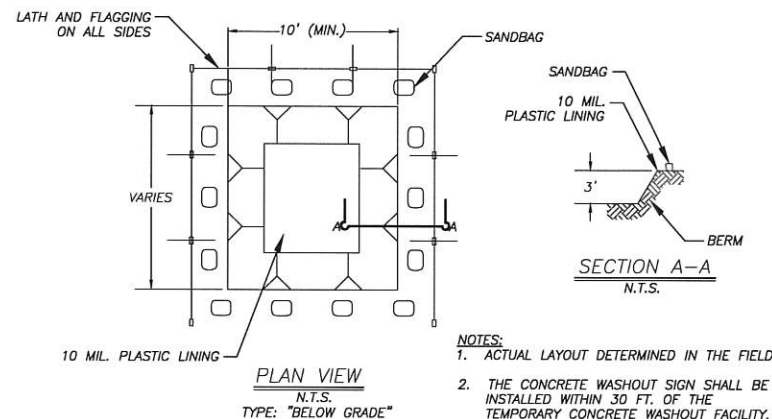
STAPLE DETAIL (SEE NOTE 9)



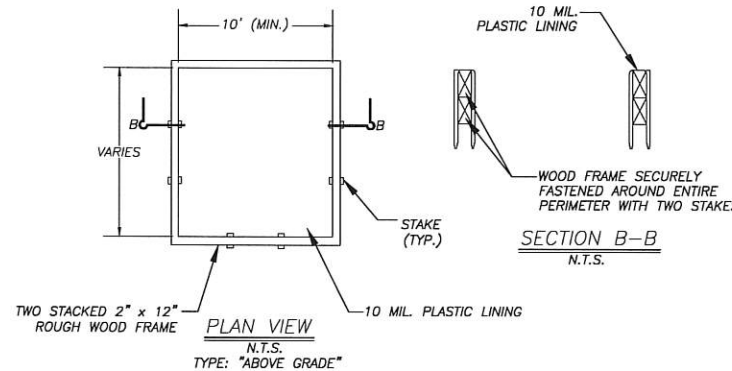
SILT FENCE

NOTES

1. CONSTRUCT THE LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION, ALONG THE REACH DOES NOT EXCEED 1/4 THE HEIGHT OF LINEAR BARRIER. IN NO CASE SHALL THE REACH EXCEED 500 FEET.
2. THE LAST 8'-0" OF THE FENCE SHALL BE TURNED UP SLOPE
3. STAKE DIMENSIONS ARE NOMINAL.
4. DIMENSIONS VARY TO FIT FIELD CONDITION
5. STAKES SHALL BE PLACED 8'-0" MAXIMUM AND SHALL BE POSITIONED ON DOWN SLOPE SIDE OF FENCE.
6. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH FOUR (4) STAPLES.
7. STAKES SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FOLLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE.
8. FOR END STAKE, FENCE FABRIC SHALL BE FOLDED AROUND TOW STAKES ONE FULL TURN AND SECURED WITH FOUR (4) STAPLES.
9. MINIMUM OF STAPLES OF PER STAKE, DIMENSIONS AS SHOWN.
10. CROSS BARRIER SHALL BE A MINIMUM OF 1/4 AND A MAXIMUM OF 1/2 THE HEIGHT OF THE LINEAR LINER BARRIER.
11. MAINTENANCE OPENING SHALL BE CONSTRUCTED IN A MANNER TO ENSURE SEDIMENT REMAINS BEHIND FENCE.
12. JOINING SECTIONS MAY NOT BE PLACED AT SUMP LOCATIONS.
13. SANDBAGS ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS.



- NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



CONCRETE WASTE MANAGEMENT

GRADING DETAILS FOR: OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S1B&M. HURRICANE, WASHINGTON COUNTY, UTAH

NO	REVISIONS	DATE	BY
	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 846-6061



POST-GRADING PLAN FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S1B&M. HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 03/06/2023
SCALE: 1"=50'

JOB NO:
281-010

SHEET NO:
C5



STAFF COMMENTS

Consideration and possible approval of **a cooperative agreement with UDOT to share costs for the construction of a right-turn lane at 700 West State Street.** - Arthur LeBaron

Discussion:

With the development of the Scooters Coffee Shop and Del Taco at 700 West State Street we have been working with the developers and UDOT to provide widening on SR-9 that would accommodate a right turn lane for eastbound traffic approaching 700 West. There is currently a wide shoulder, but it is not wide enough to be striped as a turn lane. Drivers occasionally use the shoulder to turn right, but not legally, and the Police Dept. cites people for this illegal use of the shoulder. The developers have helped with the design and coordination of this project, and UDOT has agreed to pay half of the cost. Approximately \$20,000 of the City's portion will be in-kind, leaving the City's cash outlay at approximately \$55,000 and UDOT at \$75,000. We feel this is a good partnership between the City, UDOT, and the development community to provide a regional benefit to the traveling public.

Findings:

Estimated Cost breakdown:

Road widening:	\$130,000
<u>Utility Relocates:</u>	<u>\$ 20,000</u>
Total:	\$150,000

City In-kind:	\$20,000
<u>Developer In-kind:</u>	<u>\$16,000</u>
Total:	\$36,000

Based on these numbers, the estimated cash participation by City is \$39,000. I would recommend we approve the agreement with UDOT and plan for \$50,000 to provide a contingency amount. The City will be required to cover the entire cost of the widening portion and then get reimbursed by UDOT in July as stated in the proposed agreement.

Recommendation:

Approval

Attachments:

None



STAFF COMMENTS

Consideration and possible approval of **roadway dedications for Resort Drive, Gateway Boulevard, and Bash Parkway**. - Arthur LeBaron

Discussion:

The roadway dedication plats for the remaining Gateway PID roads that are under construction are being presented for approval.

Findings:

Staff has gone through one round of reviews on these plats and they are very close to being ready to record. City acceptance of the plats is the next step.

Recommendation:

Approval is recommended, subject to Engineering and Legal final review.

Attachments:

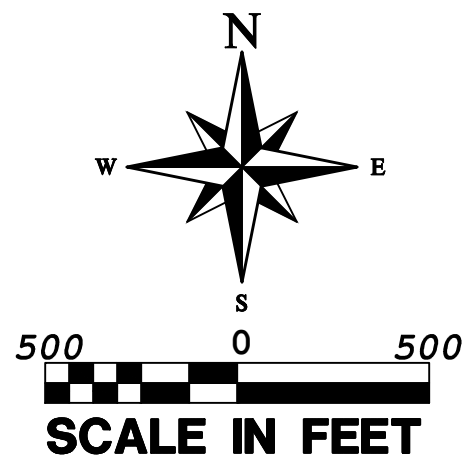
1. 336-005 PID 1-3 ROADWAY DEDICATION EXHIBIT-C2-MASTER PLAN

ROADWAY DEDICATION'S EXHIBIT FOR:
GATEWAY AT SAND HOLLOW PIDS 1 & 3 SECTION 1

LOCATED ON SECTION 1, 2, 11 & 12, T42S, R14W S.L.B.&M.
AND SECTIONS 6 & 7, T42S, R13W S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

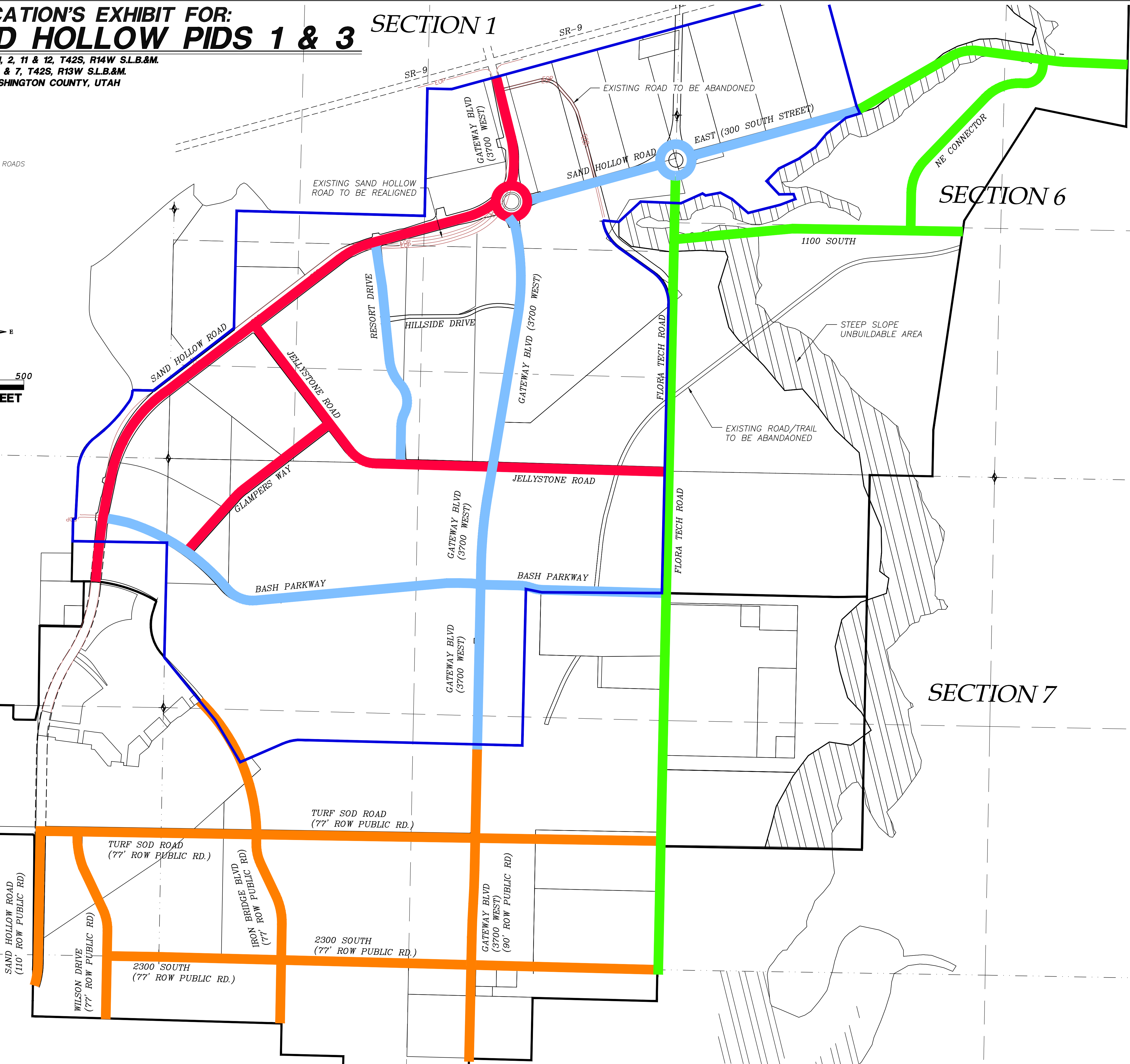
- UNBUILDABLE AREA
- DISTRICT 1 JELLYSTONE ROAD, SAND HOLLOW ROAD & GLAMPERS WAY ROADS
- DISTRICT 1 GATEWAY BLVD, BASH PARKWAY AND RESORT DRIVE ROADS
- DISTRICT 3 MASTER PLAN ROADS
- DISTRICT 2 PROPOSED GATEWAY BLVD ROAD IN PID DISTRICT 2
- GATEWAY AT SAND HOLLOW DISTRICT 1 PID BOUNDARY
- ORIGINAL ROW (RIGHT OF WAY)
- ADJACENT PROPERTY LINE (PARCELS)
- SURV-QUARTER
- SURV-SECTION
- SR-7 EX-ROW
- SECTION CORNER



SECTION 11

SECTION 7

SECTION 6



PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Pritchard City, Utah 84301
Phone: (435) 590-3127 Keri Ramussen
Phone: (435) 590-3127 Chad Hill

PROVALUE
ENGINEERING

ROADWAY DEDICATION'S EXHIBIT FOR:
GATEWAY AT SAND HOLLOW PIDS 1 & 3
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 3/1/2023
SCALE: 1"=500'

JOB NO.
336-005

SHEET NO:
C2

REVISIONS
NO DESCRIPTION DATE BY

MASTER PHASE PLAN

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STAFF COMMENTS

Ordinance 2023-ZC-05: Discussion and consideration of a **Zone Change Amendment request located at approximately 5700 W Regional Park Dr from OS, open space, to PF, public facility, to provide additional public facilities and amenities.** Parcels H-4-2-3-1202 and H-4-2-3-430 Washington County Applicant. Jeff Mathis Agent.

Discussion:

Washington County is wanting to build a new parks building and emergency operations center on property owned by the county across from the Washington County Fairgrounds. They had previously applied for a preliminary site plan for the building however that was tabled because the proposed use of office and storage buildings are not permitted in the Open Space zoning. They are now coming in with a zone change for the property. This property is located at the base of the Purgatory Cliffs and has some sloping concerns on the property.

The Planning Commission gave a positive recommendation on the proposed zone change finding that the proposal was consistent with the General Plan, the proposal is harmonious with the overall character of existing development, that the zone change would not have a negative impact on the surrounding area, and that facilities are adequate to support the zone change.

Findings:

Recommendation:

Attachments:

1. Legacy Park Zone Change Application
2. 2023-PSP-01
3. WashCO EOC Sensitive Lands Application
4. Legacy Park Zoning
5. Legacy Park Patent-OWNERSHIP
6. Legacy Park Parcels to rezone
7. Legacy Park Zone Change Legal Description
8. Copy of scan1
9. 220442 EOC Building-Geotech
10. EOC Sensitive Lands Application Plans 2-13-23
11. WC_EOC Drainage Study
12. 2023-ZC-05 Washington County Parks Building CC Report
13. Ordinance 2023-ZC-05 Washington County Parks Building



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. _____

Receipt No. _____

Name: Washington County, Utah Telephone: 435-634-5700

Address: 111 East Tabernacle St., St. George UT 84770 Fax No. _____

Email: nicholle.felshaw@washco.utah.gov Agent Email: jm@mrwdesign.com

Agent (If Applicable): Jeff Mathis, MRW Design Associates Telephone: 435-619-6613

Address/Location of Subject Property: Approx. 5700 W Regional Park Dr., Hurricane UT

Tax ID of Subject Property: H-4-2-3-430 & H-4-2-3-1202 Existing Zone District: OS (open space)

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) Proposed new Zoning
is PF (public facility). Due to the proximity of this property to Legacy Park and with the current, and future plans, by the County
to provide additional public facilities and amenities in these areas adjacent to the Park we request the Zone be changed to PF.

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 250 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 Thursday and fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed 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: _____

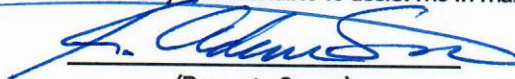
AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

COUNTY OF)

I (we), Washington County

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.

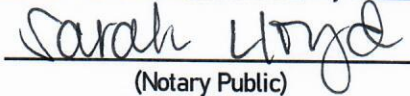


(Property Owner)

Adam Snow, Washington County Chairman

(Property Owner)

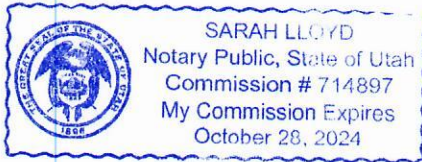
Subscribed and sworn to me this 27 day of Jan 2023



(Notary Public)

Residing in: St. George, Utah

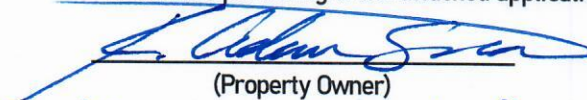
My Commission Expires: 10/28/2024



Agent Authorization

I (we), Washington County
Jeff Mathis

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.

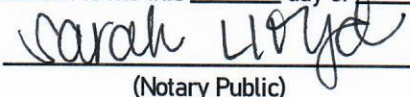


(Property Owner)

Adam Snow, Washington County Chairman

(Property Owner)

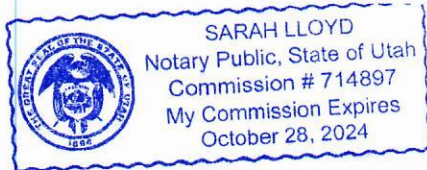
Subscribed and sworn to me this 27 day of Jan 2023



(Notary Public)

Residing in: St. George, Utah

My Commission Expires: 10/28/2024



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

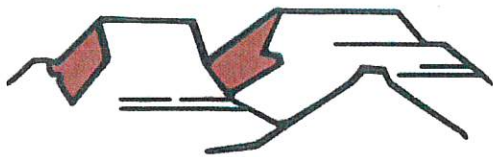
When approving a zone change the following factors should be considered by the Planning Commission and City Council:

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.



PLANNING & ZONING
HURRICANE CITY
UTAH

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

PRELIMINARY SITE PLAN APPLICATION

For office use only: \$200.00 Fee
File No. 2023-PSP-01
Receipt No. _____

Name: Washington County Telephone: 435-634-5714

Address: 197 E Tabernacle St, St. George, UT 84770 Fax No. _____ Phone: (435) 634-5714

Email: Nicholle.Felshaw@washco.utah.gov Agent Email: JM@mrwdesign.com

Agent (If Applicable): Jeff Mathis Telephone: 435-628-2377

Address/Location of Subject Property: Approximately 5700 W regional park Rd.

Tax ID of Subject Property: H-4-2-3-1202 Zone District: PF - Public facility

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

Wash. co. Fairgrounds EOC/Parks Building

This application shall be accompanied by the following:

Kurt Gardner 691-3123

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

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

(Office Use Only)

Date Received: _____ Received by: _____

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

COUNTY OF Washington :ss

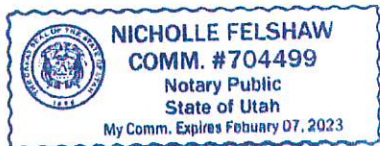
I (we) Washington County being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct 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.

Washington County/Victor Iverson, Chair
(Property Owner)

[Signature]
(Property Owner)

Subscribed and sworn to me this 2 day of December 2022

[Signature]
(Notary Public)



Residing in: St. George, UT

My Commission Expires: February, 7 2023

Agent Authorization

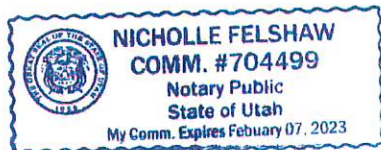
I (we) Washington County the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Jeff Mathis to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering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

Washington County/Victor Iverson, Chair
(Property Owner)

[Signature]
(Property Owner)

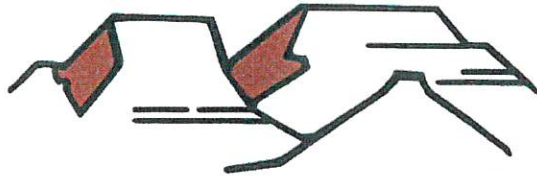
Subscribed and sworn to me this 2 day of December 2022

[Signature]
(Notary Public)



Residing in: St George, UT

My Commission Expires: February 7, 2023



HURRICANE CITY

UTAH

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Washington County am/are the applicant(s) of the application known as EDC/Legacy Park Storage located on parcel(s) H-4-2-3-1202 within the City of Hurricane, Washington County, Utah.

By my/our signature(s) below I/we do hereby acknowledge and agree to the following:

- 1 Neither acceptance nor approval of a development application by Hurricane City shall constitute a guarantee that sufficient water will be available to serve the zone designation, project, or permit for which this application is being submitted; and
- 2 Prior to receiving final approval for the application, the applicant may be required by Hurricane City to provide a guarantee of water availability which verifies that there is a sufficient water supply; and
- 3 For any application which may be approved without a guarantee of water availability, the applicant knowingly assumes the entire risk of water availability for the project and/or application; and
- 4 I/we waive any and all claims against Hurricane City that are in any way related to water availability for any project, permit, or use for which the land use application has been approved.

Dated this 2 day of December, 2022

Applicant Name: Washington County

Name of Signer (if different from Applicant Name): Victor Iverson, Chair

Title of Signer: Commission Chair

Signature: [Signature]

STATE OF Utah

COUNTY OF Washington

On the 2 day of December, 2022, personally appeared before me Victor Iverson the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

Notary Public: Nicholle Felshaw
My Commission Expires: February 7, 2023



All signatures to this Acknowledgment, other than for Applicants signing in an individual capacity, shall be accompanied by documentation acceptable to the City attesting to the fact that the signer hereof is authorized to execute the Acknowledgment on behalf of the Applicant (e.g. a copy of a corporate resolution, copy of a partnership agreement, etc.). (Ord. No. 2022-37, 6-16-2022)

PRELIMINARY SITE PLAN

PURPOSE

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

WHEN REQUIRED

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

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

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

A preliminary site plan is not intended to permit actual development of property pursuant to such plan but is prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.

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

PROCESS

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

APPEALS

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



PLANNING & ZONING
HURRICANE CITY
UTAH

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

SENSITIVE LANDS APPLICATION

For office use only:

File No. _____

Receipt No. _____

Name: Washington County, Utah Telephone: 435-634-5700

Address: 111 E Tabernacle St., St. George UT, 84770 Fax No. _____

Email: nicholle.felshaw@washco.utah.gov Agent Email: jm@mrwdesign.com

Agent (If Applicable): Jeff Mathis Telephone: 435-619-6613

Address/Location of Subject Property: Approx. 5700 W Regional Park Dr., Hurricane UT

Tax ID of Subject Property: H-4-2-3-1202 Zone District: Currently OS
Re-zone to PF

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) Emergency Operations Center,
Search & Rescue Storage, Legacy Park Maintenance Storage

Other companion application submitted with the Development Plan:

- ☐ Preliminary Plat
- ☐ Site Plan Review
- ☐ Conditional Use Permit
- ☒ Rezone
- ☐ Other

Submittal Requirements:

Please review the attached Supplemental Information to determine additional information that must be submitted with this application.

DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The following information shall be submitted with the application for Development Plan approval, and may be in addition to information required for a companion application being processed concurrently with the Development Plan:

X 1. Development plan: The development plan shall clearly show:

X a. Two (2) foot contours. The contour map shall be prepared and certified by a licensed professional civil engineer or surveyor drawn at a scale no smaller than one (1) inch equals one hundred (100) feet. Contour maps based on interpolation of maps with larger contour intervals are not acceptable.

X b. Field surveys may be required of the applicant by the City to verify the accuracy of the contour lines shown on the contour map.)

X c. Slopes having grades of 10-29 percent and natural slopes of thirty (30) percent or greater shall be color shaded clearly showing the difference between the two categories. This contour information shall either be

computer based or based on profile lines drawn perpendicular to contours at intervals no less than one hundred fifty (150') feet apart, nor greater than seventy-five (75') feet from an existing or proposed property line. Grades shall then be determined by calculating the slope along one hundred (100) foot segments of the profile. (See Appendix Diagram-A of the Land Use Ordinance)

 X d. To determine required minimum lot size (Section 10-24-6B of the Sensitive Land Ordinance), the average natural grade on each proposed parcel shall be calculated and indicated on the development plan. The average grade is determined by calculating the grade of the natural slope between two opposing property lines, based on profiles taken perpendicular to the contours, no less than one hundred fifty (150) apart, nor greater than seventy-five (75) feet from an existing or proposed property line.

 X e. The proposed development layout of lots, roads, proposed road grades, open space, area of disturbances, and existing native vegetation.

 X 2. Soils Investigation Report: A soils investigation report which contains the following information:

 X a. Nature, distribution, and classification (Unified Soil Classification) of existing soils to the appropriate depth of influence by the proposed development, but not less than ten (10) feet deeper than the proposed excavations or to bedrock.

 X b. Strength of existing soils, bearing capacity of supporting soils, settlement estimates, collapse and shrink swell characteristics, lateral pressures, and trench excavation limitations.

 X c. Ground water levels that may affect development and estimated elevation of high ground water levels.

 X d. Appropriate laboratory testing for classification, consistency, strength, and consolidation conditions.

 X e. Slope stability.

 X f. A written statement by the persons or firm preparing the soils report describing the general suitability of the site for the owner=s intended use.

 X 3. Geotechnical Report: A geotechnical and geological report shall be prepared by a geologist licensed to practice in the State of Utah, whenever a proposed building permit or development project:

(a) Is located within one thousand (1,000) feet of an identified fault; or

(b) Is located on slopes estimated to be twenty (20) percent or greater; or

(c) Is determined to have potential hazards by the City Engineer, County Geologist or State Geologist.

The geotechnical and geological report when required above shall include:

 X a. A geologic map showing topography, surface and subsurface geologic features and any geologic limitations to the proposed use.

 X b. Depth to bedrock.

 X c. Subsurface investigative logs and reports.

 X d. Identification of all geologic hazards; and

 X e. Measures to mitigate or eliminate geologic hazards and problems.

 X 4. Grading and Drainage Plan: A grading and drainage plan report which includes storm water management, erosion, and grading plans describing the methods by which surface water, natural drainages, flooding (including identification of

100-year flood where applicable), erosion and sedimentation loss, and hydrologic hazards will be controlled during and after construction. The plan shall include the following information:

- ☒ a. The grading plan shall show present topography, including the location and depth of all proposed fills and cuts of finished earth surfaces, and/or use of retaining walls including height, using a contour interval of two (2) foot when grades are 0-29% and five (5) foot contours when grades 30% and over.
- ☒ b. The proposed area to be graded shall be clearly delineated on the plan.
- ☒ c. Preliminary Street grades shall be identified on the plan.
- ☒ d. All calculations and proposed details used for design and construction of debris basins, impoundments, diversions, dikes, waterways, drains, culverts and other water management or soil erosion control measures shall be shown. Drainage calculations shall determine runoff volume and peak discharge using the "Rational Method," "SCS Curve Number Method," or appropriate equivalent. Data provided should include:
 - (1) Rainfall depth, duration, and distribution.
 - (2) Watershed slope and drainage area delineation.
 - (3) Land condition of watershed surface.
 - (4) Topography of drainage area; and
 - (5) Soil Descriptions in Watershed. Erosion calculations shall employ predictions of soil loss sheet erosion using the Universal Soil Loss Equation or equivalent. Data to be provided should include factors of:
 - (a) Rainfall intensity and duration.
 - (b) Soil erodibility.
 - (c) Land slope and length of slope or topography.
 - (d) Condition the soil surface and land management practices in use; and
 - (e) Surface cover, grass, pavements, etc.

5. License Required: All required reports shall be prepared by persons licensed to practice their specialty or expertise in the State of Utah, if such license for practice is required.

6. Expert Advice: In reviewing technical reports, calculations, and plans which may be required, the City staff or City Engineer may find it necessary to obtain the advice of other experts regarding the adequacy of the reports submitted, and the validity of the conclusions and recommendations reached in the reports. In such cases the City staff or City Engineer may consult with such experts, with the reasonable costs of these consultations to be borne by the developer prior to any public hearing. The Planning Commission or City Council may require payment by the developer of the costs of such consultations as a condition of preliminary or final plat approval.

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application could result in a month's delay. Call the Planning Department to determine the submittal deadline.

.....
(Office Use Only)

Date Received: _____ Application Complete: YES ____ NO ____

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

PROJECTS SUBJECT TO SENSITIVE LANDS REQUIREMENTS

The following projects are subject to Sensitive Land requirements:

1. All preliminary plats, planned developments, site plan reviews, conditional use permits and any other land use development permits authorized by City Codes when they are:

(a) Located on lands defined in Section 10-24-2 of the Land Use Code or identified as sensitive lands on the General Plan Sensitive Lands Map.

(b) Located within one thousand (1000) feet of a fault identified on a published geologic map.

(c) Located within one hundred (100) feet, measured perpendicularly from a fault identified as a result of on-site investigation by a registered geologist.

(d) Hillside and ridge and bluff areas (as set forth in section 10-24-5A of the Land Use Ordinance.).

2. Any grading on sensitive land not associated with an approved project of the types listed in subsection 1 above, when such grading will:

(a) Disturb ten thousand (10,000) square feet or more of land area.

(b) Create a cut or fill over three (3) feet in height; or

(c) Create trenching over two hundred (200) feet in length.

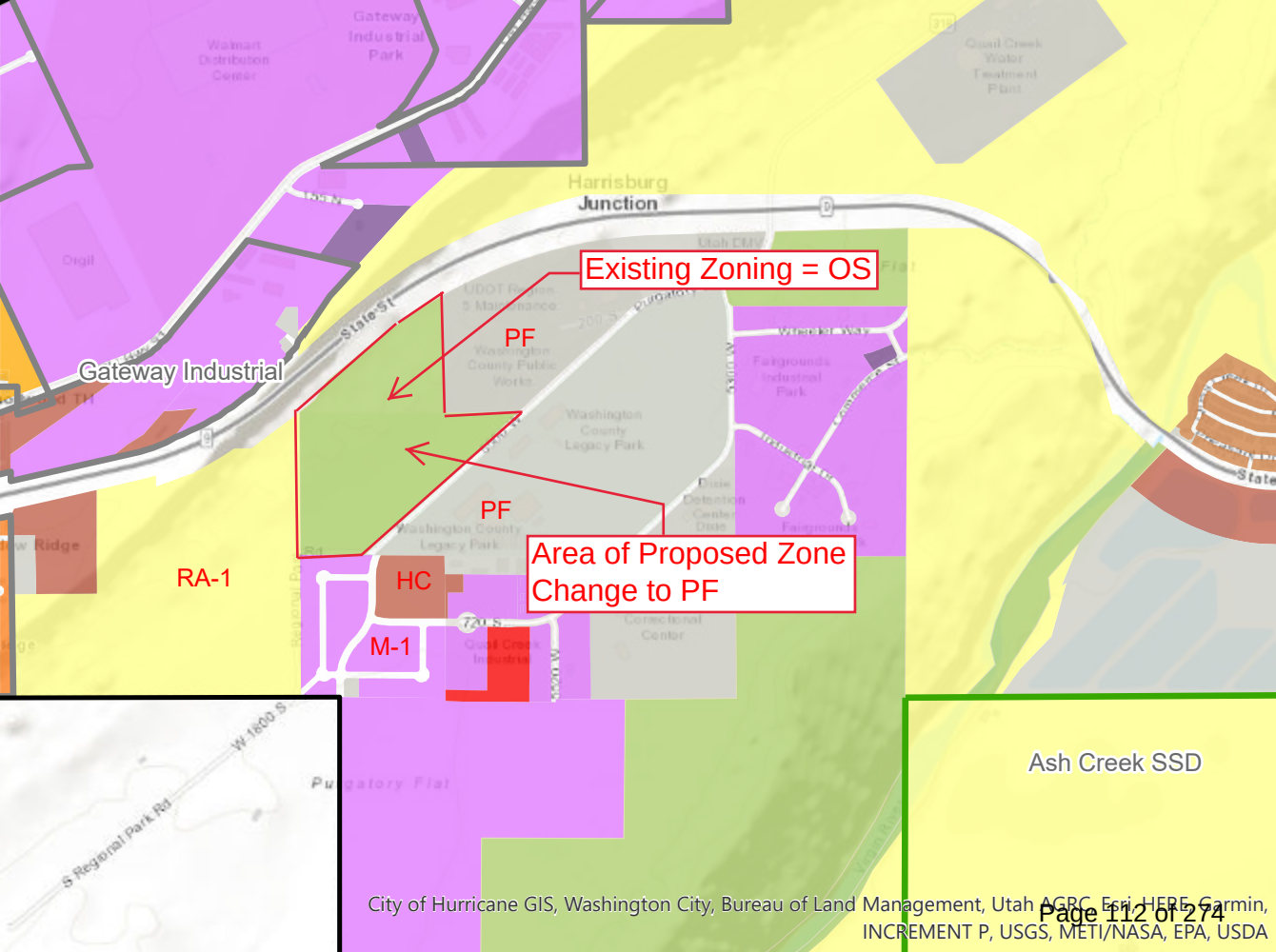
(A development plan is not required, however sufficient information must be submitted to determine compliance with Chapter 24, Sensitive Lands)

3. All building permits, including grading on vacant lots or parcels not previously processed in accordance with the provisions of this Chapter 24 of the Land Use Ordinance. (A development plan is not required, however sufficient information must be submitted to determine compliance with Chapter 24, Sensitive Lands)

PROJECT REVIEW PROCEDURE

When a preliminary plat, site plan, planned development or conditional use permit or other application is located on sensitive lands, the Development Plan application is submitted as a companion application and processed concurrently. The Planning Commission will review the application(s) and on conditional use permits and site plan reviews they will approve, approve with conditions, or deny the Development Plan application. On preliminary plats, or zone changes, the Planning Commission will forward a recommendation to the City Council. Following receipt of a recommendation from the Planning Commission, or on appeal, the City Council will hold a public hearing on the application and approve, approve with conditions, or deny the proposed Development Plan.

NOTE: To fully understand the requirements for projects on sensitive lands, you should request a copy of Chapter 24 of the Land Use Ordinance from the City of Hurricane Planning Department.



Existing Zoning = OS

Area of Proposed Zone Change to PF

Ash Creek SSD

The United States of America

To all to whom these presents shall come, Greeting:

UTU-71351-02

WHEREAS,

Washington County/St. George Interlocal Agency

is entitled to a land patent pursuant to the Recreation and Public Purposes Act of June 14, 1926 (44 Stat. 741), as amended and supplemented (43 U.S.C. 869; et. seq.), for the following described land:

Salt Lake Meridian, Utah

T. 42 S., R. 14 W.,
sec. 3, lots 6, 7, 9-11, 18, and 20.

Containing 248.64 acres.

NOW KNOW YE, that the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with said Act of Congress, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said Washington County/St. George Interlocal Agency, the land above described for use as a regional park and equestrian center: TO HAVE AND TO HOLD the same, together with all rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the same Washington County/St. George Interlocal Agency, forever; and

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches or canals constructed by the authority of the United States. Act of August 30, 1890 (43 U.S.C. 945);
2. All minerals, including oil and gas, in the land so patented with the right to prospect for, mine and remove the same. The Secretary of the Interior reserves the right to determine whether such mining and removal of mineral will interfere with the development, operation and maintenance of the regional park and equestrian center; and

Patent Number **43-2000-0004**

3. Those rights for a highway, granted to the Federal Highway Administration, its successors and assigns, by right-of-way number UTU-094803, pursuant to the Act of August 27, 1958, (72 Stat. 885, 23 U.S.C. 3171), as to lots 18 and 20, section 3.

SUBJECT TO:

1. Those rights for a water line, granted to the City of St. George, its successors and assigns, by right-of-way number UTU-60051, pursuant to the Act of October 21, 1976, (90 Stat. 2776, 43 U.S.C. 1761), as to lots 6, 9-11, and 20;
2. Those rights for a natural gas line, granted to Questar, its successors and assigns, by right-of-way number UTU-62308, pursuant to Section 28 of the Mineral Leasing Act of 1920, as amended (30 U.S.C. 185), as to lots 6, 10, and 11;
3. Those rights for a water line, granted to the City of Hurricane, its successors and assigns, by right-of-way number UTU-70047, pursuant to the Act of October 21, 1976, (90 Stat. 2776, 43 U.S.C. 1761), as to lots 6, 7, 18, and 20;
4. Those rights for a power line, granted to the City of Hurricane, its successors and assigns, by right-of-way number UTU-71166, pursuant to the Act of October 21, 1976, (90 Stat. 2776, 43 U.S.C. 1761), as to lots 6, 7, 18, and 20;
5. Those rights for a natural gas line, granted to the Questar, its successors and assigns, by right-of-way number UTU-71320, pursuant to Section 28 of the Mineral Leasing Act of 1920, as amended (30 U.S.C. 185), as to lots 6, 7, 18, and 20; and
6. Those rights for a power line, granted to PacifiCorp, its successors and assigns, by right-of-way number UTU-0140800, pursuant to the Act of March 4, 1911, (36 Stat. 1253; U.S.C. 961), as amended, as to lots 6, 7, 18, and 20.

Provided, that title shall revert to the United States upon a finding, after notice and opportunity for a hearing, that, without the approval of the Secretary of Interior or his delegate, the patentee or its successor attempts to transfer title to or control over the lands to another, the lands have been devoted to a use other than that for which the lands were conveyed, the lands have not been used for the purpose for which the lands were conveyed for a 5-year period, or the patentee has failed to follow the approved development plan or management plan.

Provided further, that the Secretary of Interior may take action to revert title in the United States if the patentee directly or indirectly permits its agents, employees, contractors, or subcontractors (including without limitation lessees, sublessees, and permittees) to prohibit or restrict the use of any part of the patented lands or any of the facilities thereon by any person because of such person's race, creed, color, sex, national origin, or handicap.

Patent Number **43-2000-0004**

In addition to the above the grant of the herein described land is subject to the following reservations, conditions, and limitations:

1. The patentee or its successors in interest shall comply with and shall not violate any of the terms or provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 241), and requirements of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant thereto (43 CFR 17) for the period that the lands conveyed herein are used for the purpose for which the grant was made pursuant to the act cited above, or for another purpose involving the provision of similar services or benefits;
2. The United States shall have the right to seek judicial enforcement of the requirements of Title VI of the Civil Rights Act of 1964, and the terms and conditions of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant to said Title VI, in the event of their violation by the patentee;
3. The patentee and its successors in interest will, upon request of the Secretary of the document signs and posters bearing a legend concerning the applicability of Title VI of the Civil Rights Act of 1964 to the area or facility conveyed;
4. The reservations, conditions and limitations contained in paragraphs (1) through (3) above shall constitute a covenant running with the land, binding on the patentee and its successors in interest for the period for which the land described herein is used for the purpose for which this grant was made, or for another purpose involving the provision of similar services or benefits; and
5. The assurances and covenant required by sections (1) through (4) above shall not apply to ultimate beneficiaries under the program for which this grant is made. "Ultimate beneficiaries" are identified in 43 CFR 17.12(h).



IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in Salt Lake City, Utah

the Ninth day of November
in the year of our Lord one thousand nine hundred and
Ninety-Nine and of the Independence of the
United States the two hundred and Twenty-Fourth

By Joe J. Lee
Chief, Branch of Lands and Realty

Patent Number **43-2000-0004**



	Title
---	----------------



Legend

Parcels

Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wildlife
- National Park Service
- Shivwits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- State Park
- State of Utah
- Washington County
- Municipally Owned
- School District
- Privately Owned
- Water
- Water Conservancy District
- State Assessed Oil and Gas
- Mining Claim

Legend

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The map displays the geographical distribution of land ownership within the Grand Staircase-Escalante National Monument. The legend identifies 17 ownership categories, each represented by a unique color. The map shows that the majority of the area is owned by the U.S. Forest Service (light green) and the Bureau of Land Management (yellow and orange). Other significant owners include the State of Utah (light blue), Washington County (orange), and the State Assessed Oil and Gas (pink). The map also shows areas of water (blue) and mining claims (light pink). A north arrow is positioned in the bottom right corner of the map.

Legend

Parcels

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The map displays the Shivwits Plateau area, bounded by a black line. The land is divided into numerous colored polygons representing different ownership types. The colors used include shades of green, yellow, orange, purple, brown, blue, and pink. The map is oriented with North at the top, as indicated by the north arrow in the bottom right corner. The legend on the left side of the map provides the key for the colors used to represent different ownership types and geographical features.

Legend

Parcels

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North Arrow

Notes

1,504.7 0 752.33 1,504.7 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere

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

1,504.7 0 752.33 1,504.7 Feet
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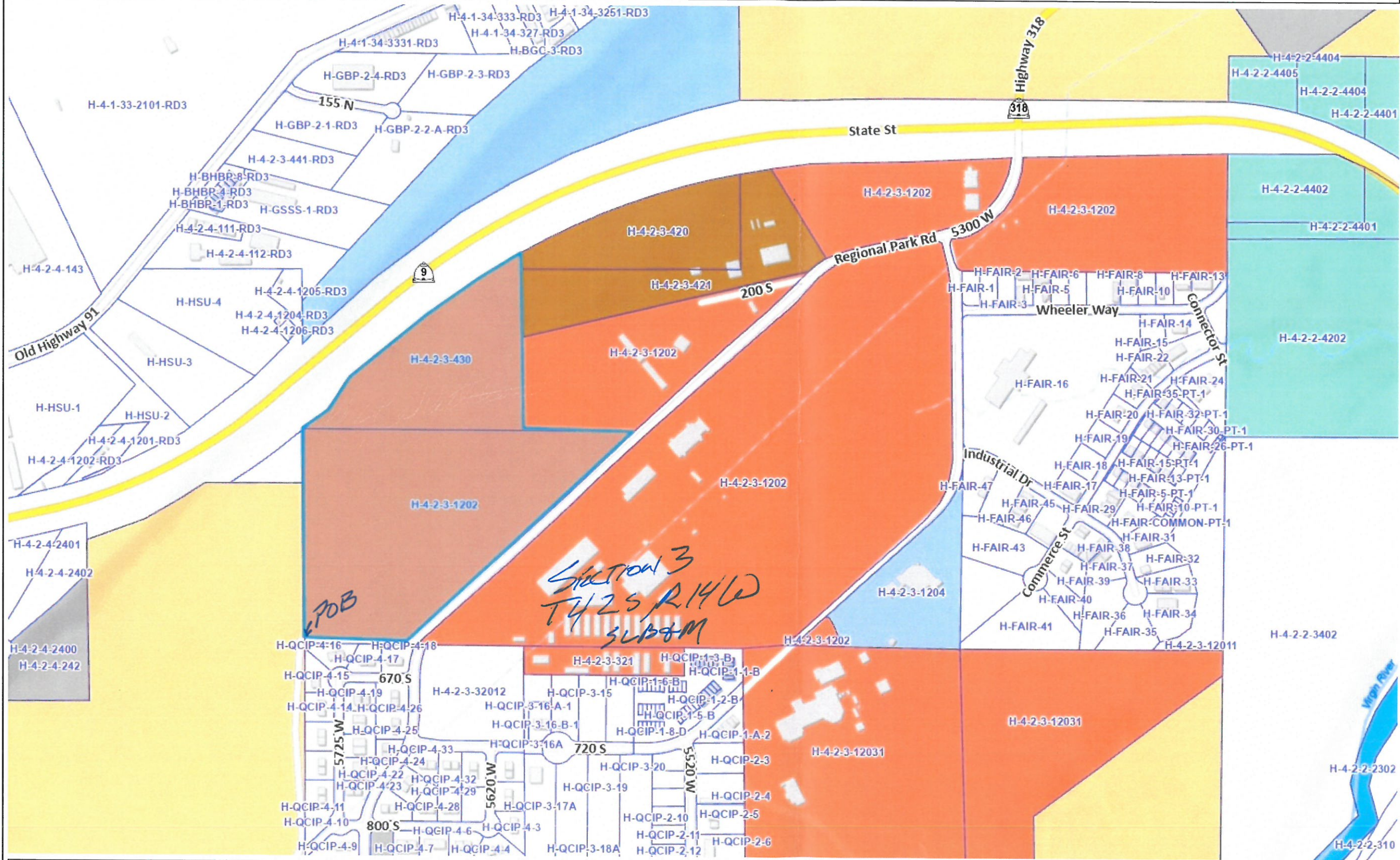
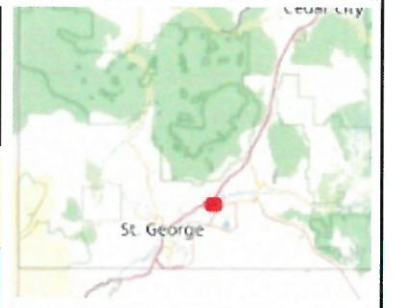
LEGACY PARK ZONE CHANGE PARCEL BOUNDARY DESCRIPTION

Beginning at the Southwest corner of Sectional Lot 9, Section 3, Township 42 South, Range 14 West, Salt Lake Base and Meridian and running; thence East along the South line of Sectional lot 9 to the West line of an existing County Road; thence Northeasterly along the West line of said road to the North line of Sectional Lot 10; thence West along the North line of lot 10 to the Northwest corner of Sectional lot 10 and the Southeast corner of Sectional lot 8; thence North along the East line of Sectional lot 8 to a point on the South Right of Way line of State Route 9, also known as U-15; thence Southwesterly along the South line of State Route 9 to the West Section line of Section 3, Township 42 South, Range 14 West, Salt Lake Base and Meridian; thence South along the West Section line of Section 3 to the Southwest corner of Sectional lot 9 of Section 3, Township 42 South, Range 14 West, Salt Lake Base and Meridian and the Point of Beginning.





Title



- Legend**
- ☐ Parcels
- Ownership**
- ☐ U.S. Forest Service
 - ☐ U.S. Forest Service Wilderness
 - ☐ Bureau of Land Management
 - ☐ Bureau of Land Management Wild
 - ☐ National Park Service
 - ☐ Shiwits Reservation
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 - ☐ Water
 - ☐ Water Conservancy District
 - ☐ State Assessed Oil and Gas
 - ☐ Mining Claim

Notes

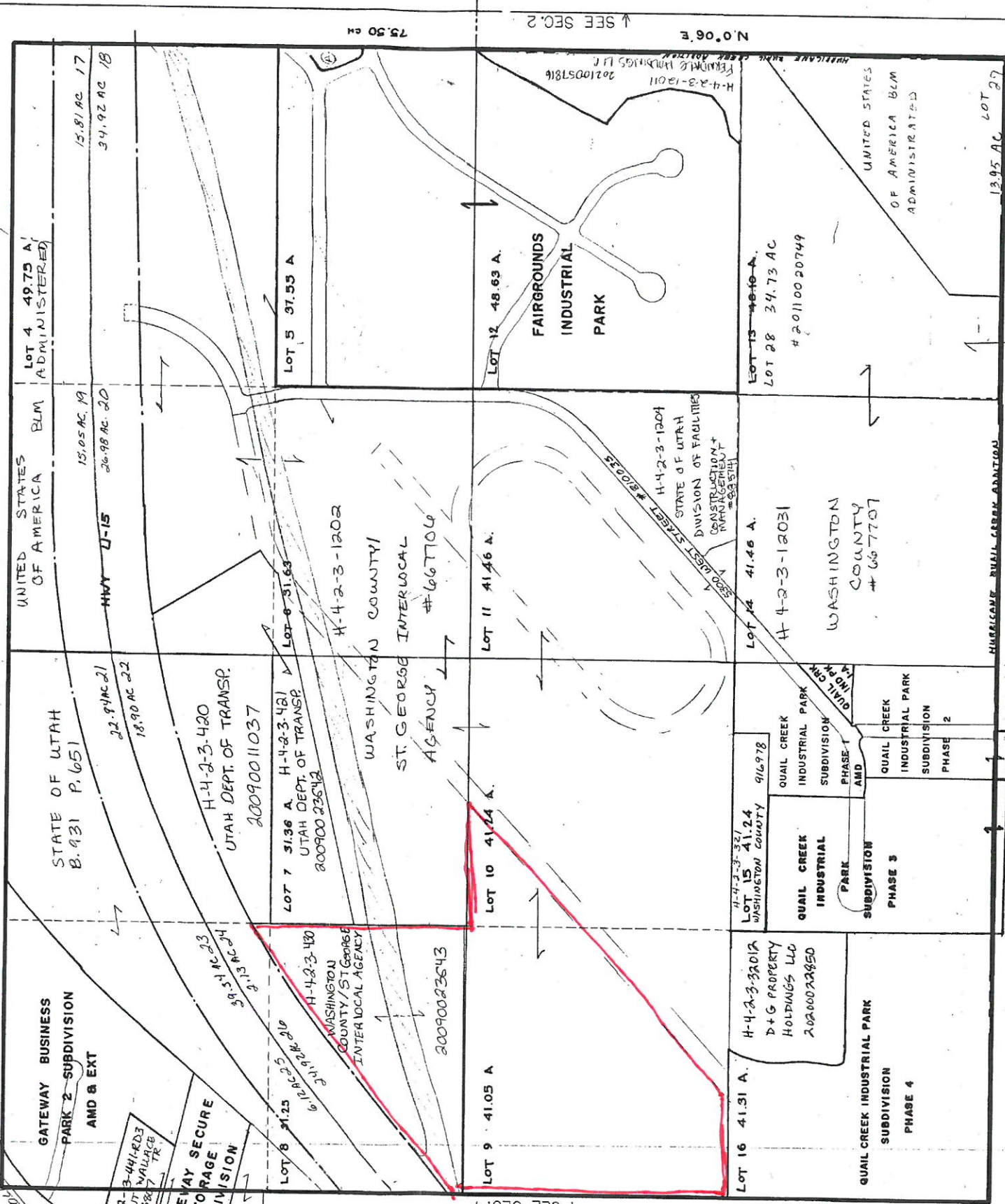
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SECTION 3
T42S --- R14W
SALT LAKE BASE & MERIDIAN
SCALE: ONE INCH=400 FEET
WASHINGTON COUNTY, UTAH

(A) H-4-2-3-1201 STEVE STONE WASHINGTON LLC 2020002387

↑ SEE SEC. 34 T41S R14W

989°57'E

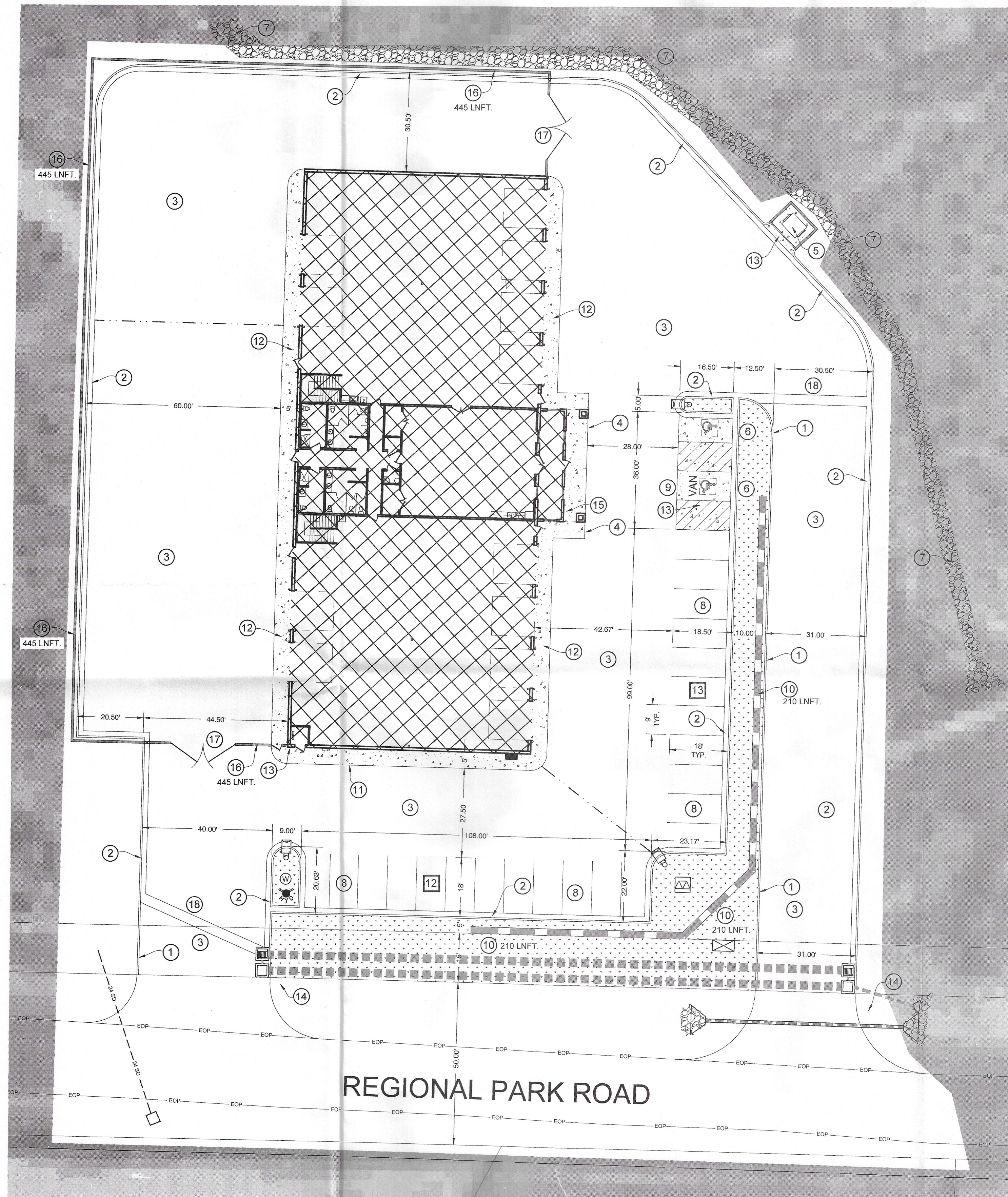


This plat is furnished for information only.
No liability is assumed by Assessor's or
Recorder's Office as to correctness of
such data.

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Recorder's Office as to correctness of
such data.

Washington County Recorder

Washington County Recorder



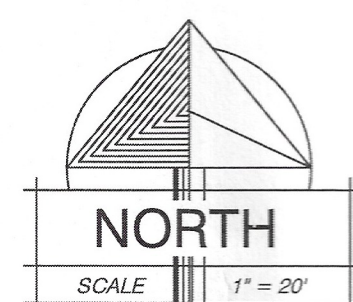
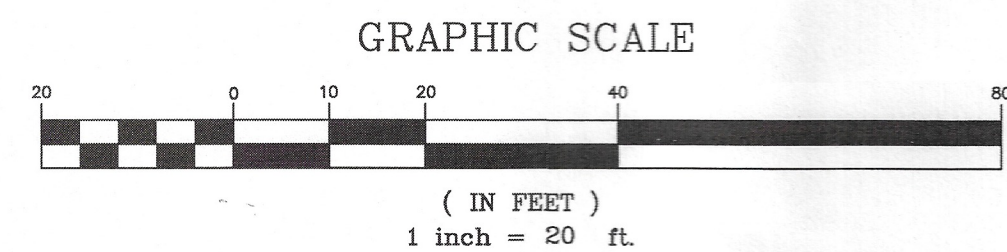
SITE PLAN
SCALE: 1" = 20'

AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.
Call
before you
Dig
1-800-662-4111
BLUE STAINS LOCATION CENTER, UTAH

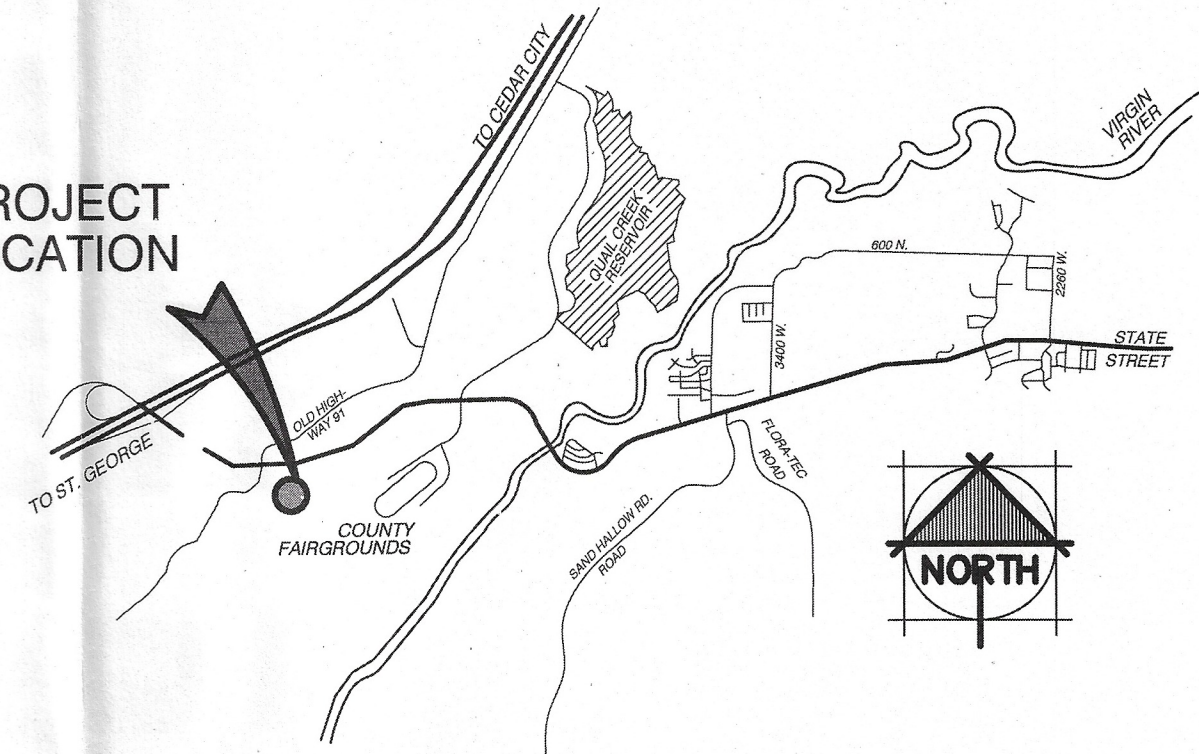
LEGEND

- = BUILDING AREA
(SEE ARCHITECTURAL PLANS FOR DETAILS)
- = ASPHALT AREA
- = CONCRETE AREA
- = LANDSCAPE AREA

- = PARKING SPACE QUANTITY
- INSTALL 8" PARKING LOT CURB
(PER DETAIL "A" ON SHEET C4.1)
- INSTALL 24" PARKING LOT CURB
(PER DETAIL "B" ON SHEET C4.1)
- INSTALL ASPHALT PARKING SECTION
(PER DETAIL "C" ON SHEET C4.1)
- ACCESSIBLE AREA CONCRETE
TO BE FLUSH W/ ASPHALT
- INSTALL DUMPSTER ENCLOSURE
(PER DETAIL "E" ON SHEET C4.1)
- INSTALL ACCESSIBLE PARKING SIGN
(PER DETAIL "G" ON SHEET C4.1)
- INSTALL ROCK LINED DRAINAGE CHANNEL, SEE GRADING PLAN
- 4" WIDE PAINTED WHITE PARKING STRIPES AS SHOWN
- INSTALL PAINTED ACCESSIBLE PARKING SPACE SYMBOL
- INSTALL CONCRETE BLOCK RETAINING WALL, SEE GRADING PLAN
- INSTALL 5" WIDE THICKENED EDGE CONCRETE SIDEWALK
SEE DETAIL "F" ON C4.1 (4" THICK CONCRETE OVER 4" TYPE II BASE)
- INSTALL 4" THICK CONCRETE OVER 4" COMPACTED ROAD
BASE AS SHOWN
- REMOTE FIRE DEPARTMENT CONNECTION LOCATION, PROVIDE
KNOX CAPS
- INSTALL STOP & STREET SIGN AS PER HURRICANE CITY STANDARDS
- PROVIDE KNOX KEY BOX AND KEY MOUNTED TO BUILDING
- 6" C.M.U. BLOCK WALL, SEE SITE DETAIL X/C8.1
- 20' METAL GATE
- 3" WIDE, CONCRETE VALLEY GUTTER, SEE DETAIL "D" ON SHEET C4.1



PROJECT
LOCATION



VICINITY MAP

N.T.S.

PROPERTY INFO

PROPERTY ADDRESS = H-4-2-3-1202
APPROX. 5320 W REGIONAL PARK RD.
HURRICANE, UTAH 84737

OWNER / DEVELOPER:

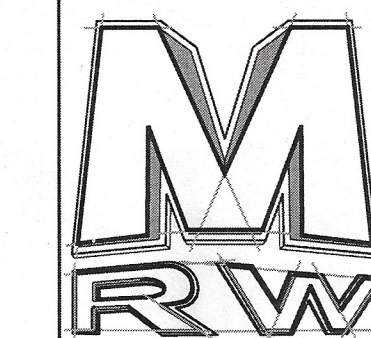
WASHINGTON COUNTY UTAH
AGENT: JEFF MATHIS
75 EAST 100 SOUTH
ST. GEORGE, UTAH 84770
(435) 628-2377
WWW.MRWDESIGN.COM

SITE PLAN NOTES

- ALL PROPERTY CORNERS SHALL BE STAKED/PINNED.
- THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
- THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
- ANY NECESSARY MODIFICATIONS TO APPROVED DESIGNS/PLANS SHALL BE APPROVED BY THE DESIGN ENGINEER AND CITY PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE CONTAINED ON THE SUBJECT SITE ONLY. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF THE APPROVED LOT/SITE AREA.
- THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFF SITE.
- A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND CONTROL AIRBORNE PARTICLES/DUST.
- UNLESS SHOWN OTHERWISE ON THESE PLANS, ALL CONSTRUCTION SHALL CONFORM TO THE "INTERNATIONAL BUILDING CODE" AND ALL RELATED LATEST EDITION CODE BOOKS AS ADMINISTERED BY ST. GEORGE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF, AND PROJECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
- ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ST. GEORGE CITY, SPECIFICALLY APPENDIX "J" OF THE INTERNATIONAL BUILDING CODE.
- OWNER/CONTRACTOR SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE THE COMMENCEMENT OF CONSTRUCTION. SIZE OF SIGN, SIZE OF LETTERING, AND PLACEMENT LOCATION SHALL BE APPROVED BY ST. GEORGE CITY PRIOR TO INSTALLATION. SIGN SHALL LIST PROJECT NAME, CONTRACTOR COMPANY NAME, CONTRACTOR PHONE CONTACT INFORMATION AND GRADING PERMIT NUMBER.
- A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING, OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICES INSPECTORS.
- ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT VEHICULAR OPERATORS VIEW.

PROJECT INFORMATION

ZONING - M1	
MASTER PLAN - MANUFACTURING	
NEW BUILDING HEIGHT: 23'-2"	
OCCUPANCY TYPE: A-3,S-1	
CONSTRUCTION TYPE: V-B	
BUILDING WILL BE FIT W/AUTOMATIC FIRE SPRINKLER	
TOTAL SITE AREA: 2.18 ACRES; 95,028 sq. ft.	
MAIN FLOOR BUILDING AREA (FOOTPRINT)	15,000 SQ. FT.
	16% OF SITE
PARKING/IMPERVIOUS AREA	63,290 SQ. FT.
	66% OF SITE
LANDSCAPE/COMMON AREA	17,400 SQ. FT.
	18% OF SITE
PARKING DATA	
OFFICE AREA 3,976 SQFT. @ (1 PER 250 SQFT.) = 15 SPACES	
WAREHOUSE AREA 10,724 SQFT. @ (1 PER 1,000 SQFT.) = 10 SPACES	



DESIGN
ASSOCIATES INC.
ARCHITECTURE &
CONSULTING ENGINEERS

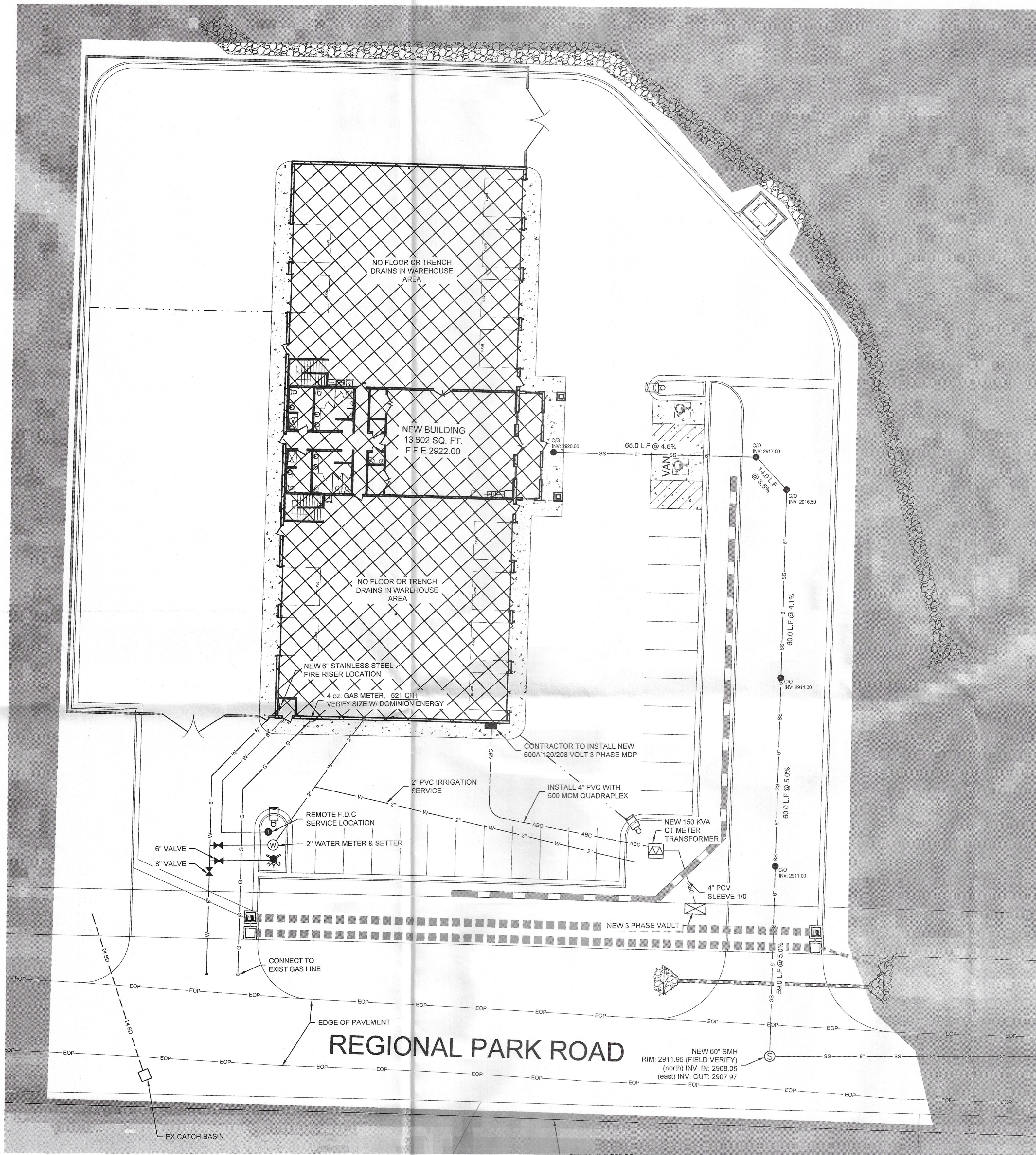
73 EAST 100 SOUTH
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
www.mrwdesign.com

SITE PLAN
WASHINGTON COUNTY FAIRGROUNDS EOC/PARKS BUILDING
AT LEGACY PARK
HURRICANE CITY, UTAH

C2.1
OF SHEETS

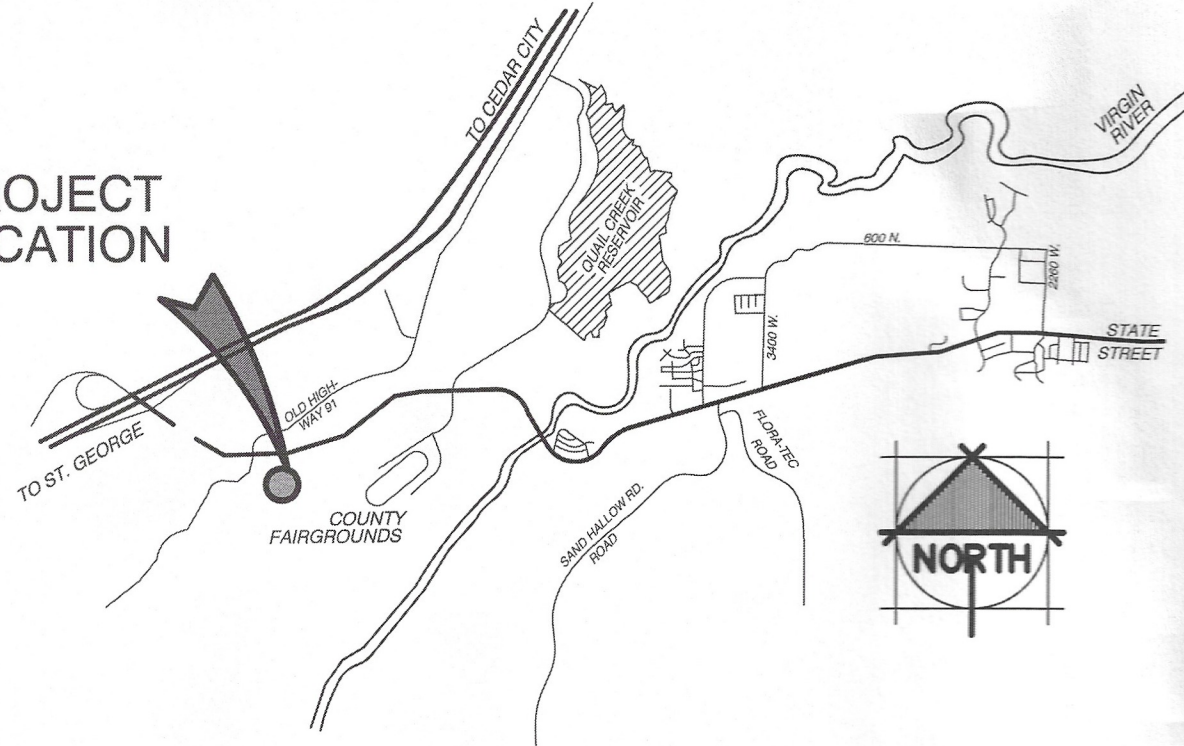
© COPYRIGHT 2021 MRW DESIGN ASSOCIATES INC.

7-18-22
DATE:
21050
JOB NUMBER:
1" = 20'
SCALE:
R.N.
DRAWN:
J.J.M.
CHECKED:



UTILITY PLAN
SCALE: 1" = 20'

PROJECT
LOCATION



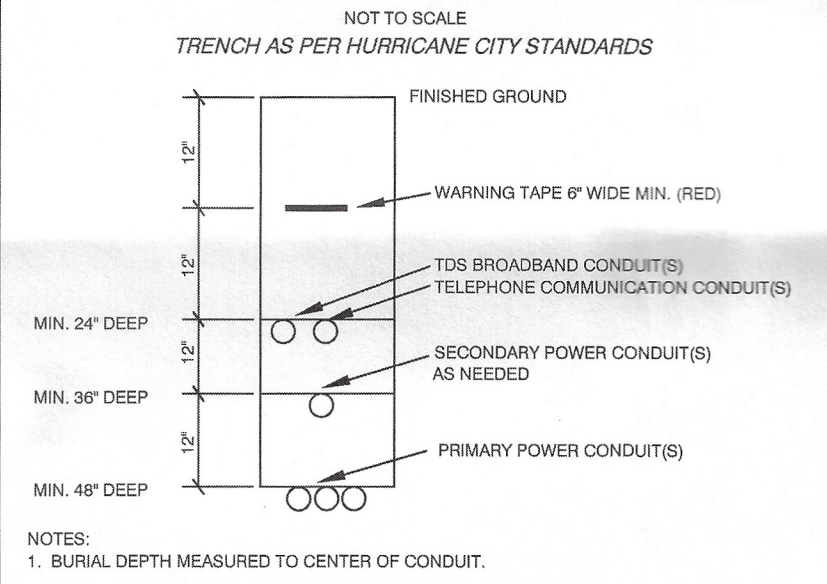
VICINITY MAP

N.T.S.

LEGEND

WTR	EXISTING WATERLINE (SIZE UNKNOWN)
W 2"	PROPOSED C-900 PVC WATERLINE (SIZE SHOWN)
WV	PROPOSED WATER VALVE
WV	EXISTING FIRE HYDRANT
WV	PROPOSED FIRE HYDRANT
SS	EXISTING SANITARY SEWER (SIZE SHOWN)
SS 6"	PROPOSED PVC SANITARY SEWER (SIZE SHOWN)
SS	PROPOSED SEWER CLEAN/OUT
ABC	EXISTING PRIMARY POWER (PHASE NOTED)
ABC	PROPOSED PRIMARY POWER (PHASE NOTED)
ABC	PROPOSED TRANSFORMER
E	PROPOSED SECONDARY POWER (AS NOTED)
E	PROPOSED POWER SERVICE
G	EXISTING DOMINION GAS LINE
T	EXISTING TELEPHONE/COMMUNICATION LINES
TV	EXISTING CABLE LINES

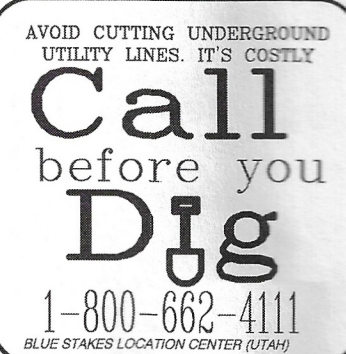
JOINT UTILITY TRENCH DETAIL



Water for Building usage Calculations

Fixture	Load Value (wsfu)	Qty	Sub-Total (wsfu)
1. L-1,2 - Lavatory	2.0	6	12
2. MS-1 - Mop Sink	3	1	3
3. WC-1 - Water Closet, Flush Tank, Public	5.0	7	35.0
4. SS-1 - Conference Room Sink	1.4	1	1.4
5. U-1 - Urinal (flush tank)	3.0	2	6.0
6. CLWS-1 - Clothes washer (public)	3	1	3
7. SH-1 - Roll-in shower (accessible)	4.0	2	8.0
8. S-1 - Stand up utility sink	3.0	2	6.0
9. HB-1 - Hose Bib (Wall Hydrant)	2.5	4	10
Total Estimated Daily Use (wsfu)			84.4
Total Estimated Demand per 2018 IPC, Appendix E, Table E103.3(3)*			41.0 gpm

*1 Indicates calculation excludes landscape, must be irrigated in off-peak hours



DOMINION ENERGY GAS NOTES:

- DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. CONTACT JEFF BURTON (435)-674-6157
- DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT THE DEVELOPER'S EXPENSE. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COST. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E. 550 N. ST. GEORGE)
- ALL OF THE 10 FOOT UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10 FOOT WIDTH, TO WITHIN 8 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. ****DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.****
- ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
- PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
- POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER
- FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF GAS SERVICE TO THIS PROJECT. CONTACT CRAIG HANSEN, (435)-674-6144, AT LEAST 2 WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
- **** IMPORTANT NOTICE ****
- GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED. STREETS ARE TO BE WITHIN 6" OF SUBGRADE AND THE 10' UTILITY EASEMENT IS GRADED TO TOP BACK OF CURB
- HIGH PRESSURE GAS NOTE:
- IF HIGH PRESSURE GAS LINES ARE LOCATED IN OR NEAR YOUR DIGGING AREA:
- BEFORE DIGGING PLEASE CALL:
- BRIAN WARD (435)-559-6547

CENTURYLINK NOTES:

- DEVELOPER TO PROVIDE ALL TRENCH AND CENTURYLINK WILL PROVIDE 4" CONDUIT. CONTACT LUIS @ 435-832-8553 (7) DAYS IN ADVANCE
- INSIDE TERMINATION: DEVELOPER TO PROVIDE 4"x8" PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL
- OUTSIDE TERMINATION: DEVELOPER TO PROVIDE 30' X 30'X10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL
- CONTACT CENTURYLINK ENGINEER AT 385-478-7339 OR BRANTON.PETERSON@CENTURYLINK.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS
- ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

TDS BROADBAND NOTES:

- THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
- TDS WILL PROVIDE CONDUITS. PLEASE CONTACT DAVID AT 435-703-8832 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK
- ANY QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO DAVID TRAUTNVEIN WITH TDS AT 435-703-8832
- RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR
- ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

WATER NOTES:

- ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY THE CITY OF HURRICANE WATER DEPARTMENT
- ALL CONSTRUCTION SHALL CONFORM TO THE "CITY OF HURRICANE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND THE "UNIFORM BUILDING CODE" LATEST EDITION AS ADMINISTERED BY THE CITY OF HURRICANE
- CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION
- THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE INTERNATIONAL PLUMBING CODE (IPC) SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4
- ALL BACKFLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF HURRICANE REQUIREMENTS.
- 14 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
- THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
- ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH
- CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED.
- ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE CITY OF HURRICANE WATER SERVICES ENGINEER.
- CONTACT DALLAN AT 435.632.5843 WITH ANY WATER SERVICE RELATED QUESTIONS.

WASTE WATER NOTES:

- ALL SEWER SYSTEMS NEED TO BE INSPECTED BY ASH CREEK SPECIAL SERVICES DISTRICT. CALL 24 HOURS BEFORE BURYING SEWER FOR INSPECTION. PLEASE CALL 635-2348.
- ALL SEWER MAINS TO BE INSTALLED IN A PUBLIC STREET
- PRIVATE SEWER LINES TO BE MAINTAINED BY OWNER AS PER PRIVATE SEWER AGREEMENT WITH ASH CREEK SPECIAL SERVICES DISTRICT.
- ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS.
- ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL ASH CREEK SPECIAL SERVICE DISTRICT.
- NO SEWERS UNDER 9' DEEP UNLESS APPROVED BY ASH CREEK SPECIAL SERVICE DISTRICT.
- BUILDINGS MAY REQUIRE INTERCEPTORS AT LATER DATE.
- ALL SEWER MANHOLES SHALL HAVE ASH CREEK SPECIAL SERVICE DISTRICT LOGO LIDS FOR FINAL INSPECTION.

WASTE WATER GENERAL NOTES:

- SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND 2'X3' PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER. ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
- THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR: MANHOLE TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION IF PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK
- DURING CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

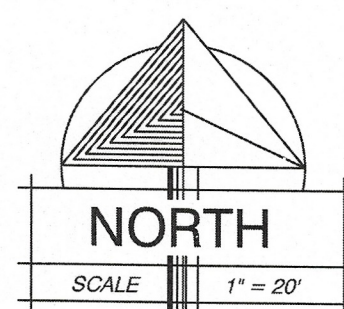
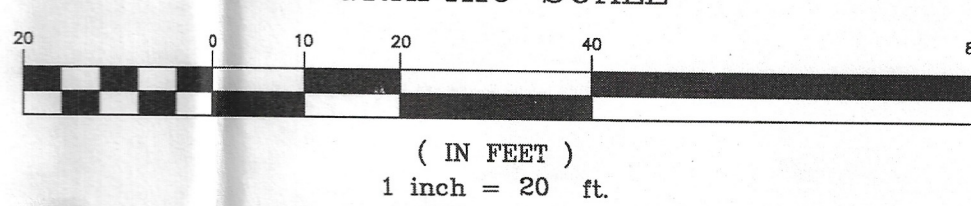
POWER NOTES:

- DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
- ONLY A PRE-APPROVED CONTRACTOR SHALL WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF, TO BE TO HURRICANE POWER SPECS.
- PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT: 435-635-5538
- EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
- NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
- ALL CONDUITS TO BE FOAMED. ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
- ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
- THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
- IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.
- METERS SHALL NOT BE LOCATED IN FENCED IN AREAS. METERS SHALL BE KEPT ACCESSIBLE AT ALL TIMES.
- DEVELOPER WILL BE BILLED A TERMINATION FEE \$98.00 DOLLARS PER PRIMARY ELBOW TERMINATIONS.
- DEPENDING ON TRANSFORMER LOCATION, TRANSFORMER MAY NEED DOLLARS TO PROTECT IT FROM TRAFFIC. CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.
- CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS AND STREET LIGHT BASES TO BE PRECAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
- SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANEL IS 3" OF 4" PVC. YOU MAY NEED MULTIPLE RUNS OF CONDUIT FROM THE TRANSFORMER TO THE PANEL. QUANTITY TO BE DETERMINED BY ELECTRICIAN. SIZE OF ACCEPTABLE WIRE IS 350 OR 500 ALUMINUM.
- HURRICANE POWER HAS CHANGED OUR STREET LIGHT SPEC. TO LEDS, SEE HURRICANE POWER FOR NEW SPEC.
- A FEE OF \$8,999 WILL BE APPLIED TO THE INVOICE FOR CONNECTION INTO EXISTING 3 PHASE SWITCH.
- DEVELOPER WILL BE BILLED \$1,395.00 CT METERING FEE AND WILL METER ALL THE LOAD AT THE TRANSFORMER. HURRICANE CITY WILL PROVIDE ALL CT MATERIAL.
- STREET LIGHTS MUST BE 25' AUTOBAHNS ROAD POOLS.

PRE NOTES:

- THE TYPE OF CONSTRUCTION FOR THE BUILDING WILL BE STANDARD BUILDING MATERIALS INCLUDING: CONCRETE, WOOD, STEEL & C.M.U. BLOCK.
- BUILDING HEIGHT = 25'-0" MAXIMUM
- BUILDING WILL BE FIRE SPRINKLED AND HAVE A FIRE ALARM.
- BUILDING OCCUPANCY TYPE: A-3,S-1
- BUILDING CONSTRUCTION TYPE: V-B

GRAPHIC SCALE



7-18-22
DATE:

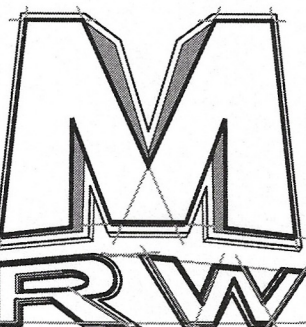
21050
JOB NUMBER:

1" = 20'
SCALE:

R.N.
DRAWN:

J.J.M.
CHECKED:

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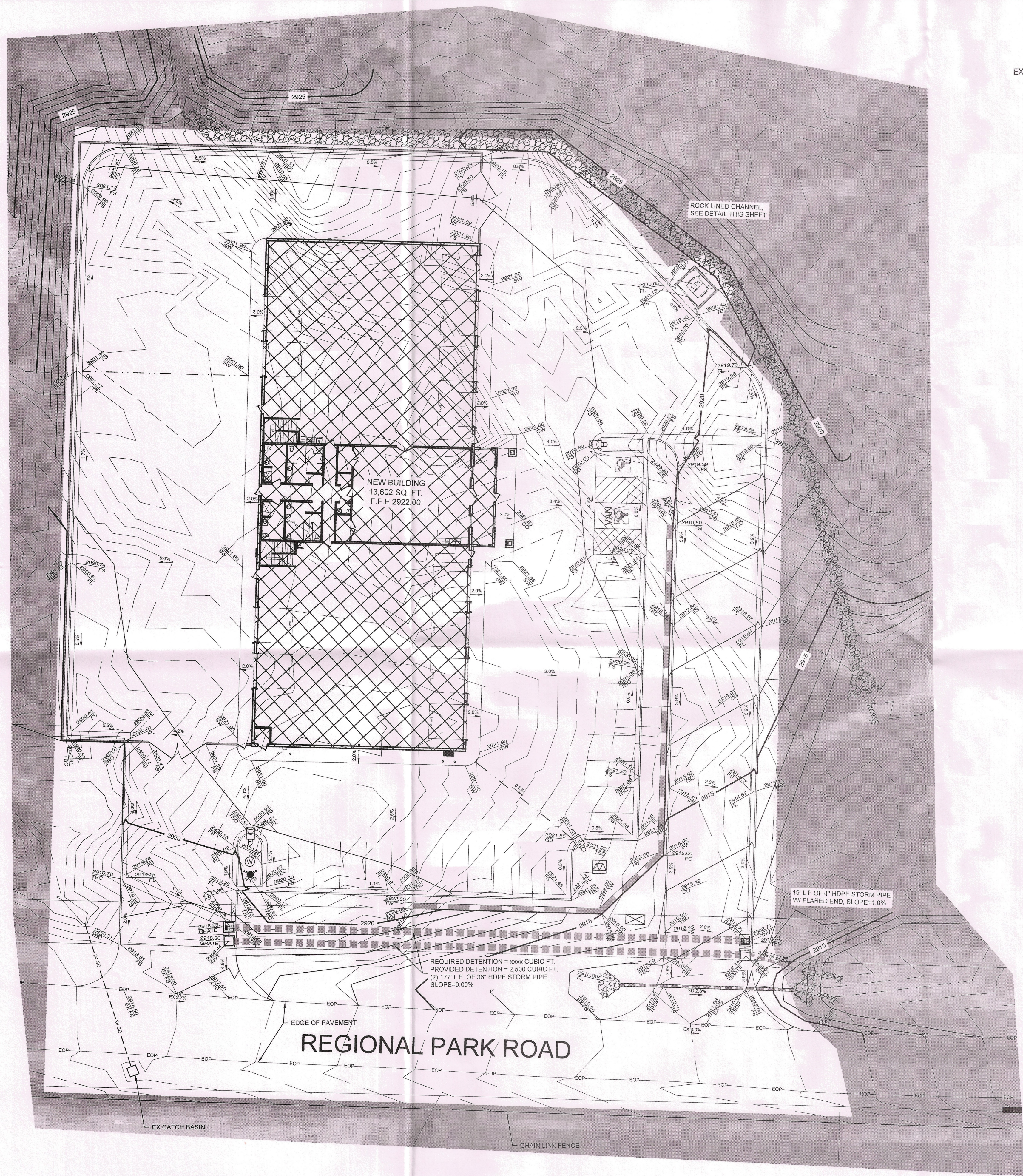


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ARCHITECTURE &
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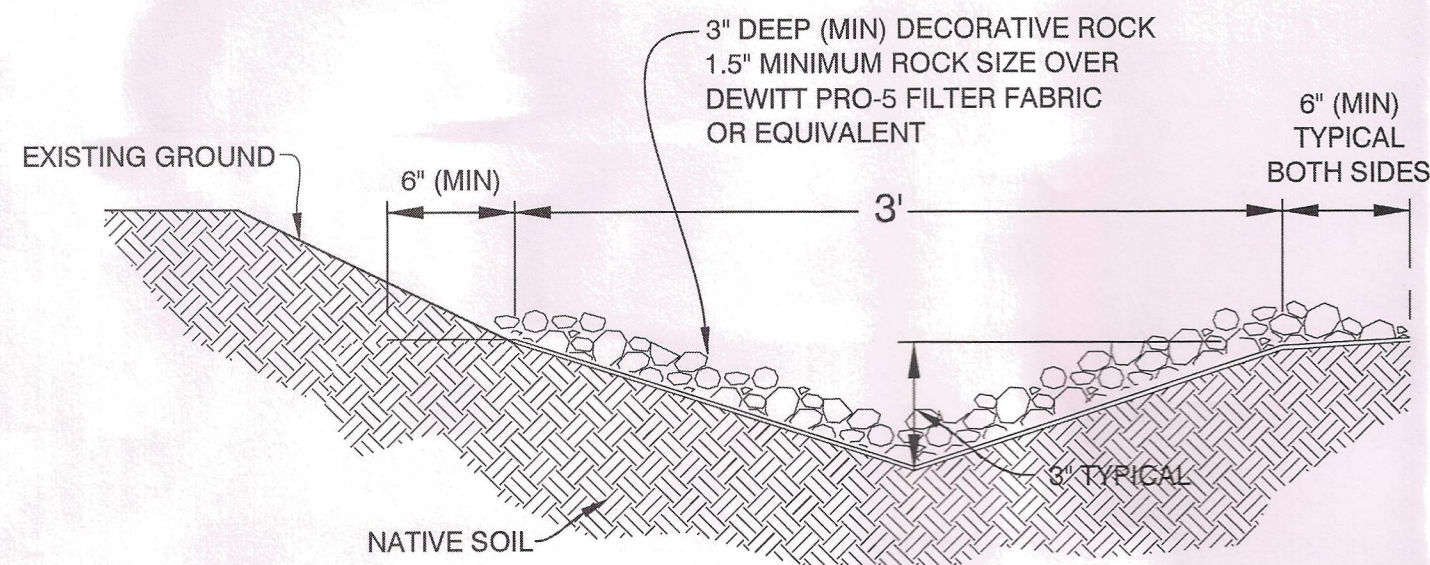
73 EAST 100 SOUTH
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
www.mrwdesign.com

UTILITY PLAN
WASHINGTON COUNTY FAIRGROUNDS EOC/PARKS BUILDING
AT LEGACY PARK
HURRICANE CITY, UTAH

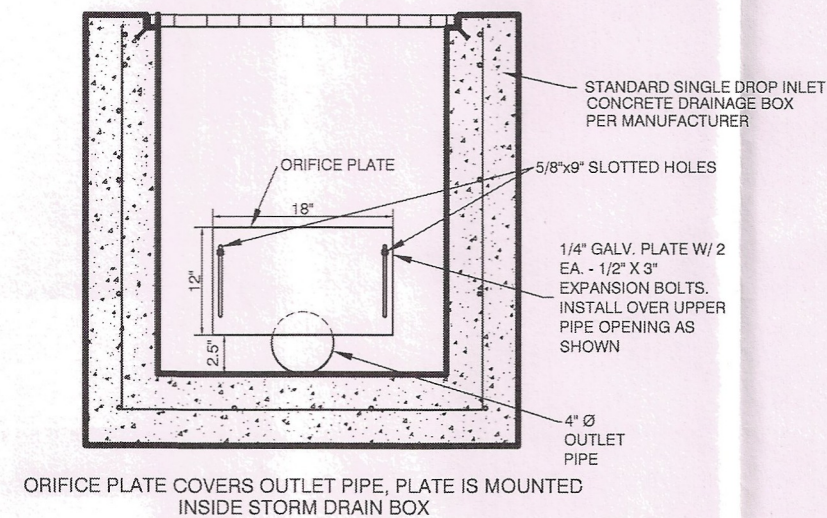
C2.2
OF SHEETS



GRADING PLAN
SCALE: 1" = 20'



ROCK LINED CHANNEL



STORM DRAIN BOX #2
ORIFICE DETAIL

*NOTES:

- 1.) ALL EXTERIOR EXIT DISCHARGE DOORS TO HAVE LEVEL EXTERIOR LANDING WITH A 2% MAX SLOPE (SEE GRADING PLAN SHEET C4)
- 2.) ALL ACCESSIBLE PARKING STALLS, ACCESS AISLE & EGRESS ROUTE TO HAVE A 2% MAX SLOPE AND CROSS SLOPE (SEE GRADING PLAN SHEET C4)
- 3.) VAN ACCESSIBLE PARKING STALLS HAVE BEEN LABELED ON THE PLAN ALL VAN ACCESSIBLE STALLS ARE TO BE 18' DEEP X 9' WIDE, WITH A STRIPED AREA THAT IS 18' DEEP X 8' WIDE PER ICC A117.1-09 SECTION 502.
- 4.) ALL ACCESSIBLE ACCESS ROUTES ARE TO BE A MINIMUM OF 5' WIDE AND HAVE A 5% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE (SEE GRADING PLAN SHEET C4)

Call before you Dig
1-800-662-4111
BLUE STIMES LOCATION CENTER (UTAH)

STORM DRAIN DATA

#	TYPE	TBC	GRATE	INV IN	INV IN ADDITIONAL	INV OUT
1	DROP INLET (2) 4' x 4' BOXES	2907.43	2906.93	N/A	N/A	(2) 30" (EAST) 2899.43
2	DROP INLET (2) 4' x 4' BOXES	2905.93	2905.43	(2) 30" (WEST) 2899.43	12" (NORTH) 2899.43	4" (SOUTH) 2899.43
3	DROP INLET 2' x 2' BOX	N/A	2908.80	N/A	N/A	12" (SOUTH) 2905.30

*SEE DETENTION OUTLET STRUCTURE DETAIL ON THIS SHEET

LEGEND

- 81.30 TBC = TOP BACK OF CURBING ELEV.
- 81.30 FG = TOP OF ASPHALT (FINISHED GRADE)
- 2781 = DIRECTION OF FLOW
- 2781 = EXISTING 1' CONTOUR
- 2780 = EXISTING 5' CONTOUR
- 2781 = PROPOSED 1' CONTOUR
- 2780 = PROPOSED 5' CONTOUR
- ACA — ACA — ACA — = ACCESSIBLE ROUTE TO BE A MINIMUM OF 5' WIDE AND HAVE A 2% MAX CROSS SLOPE AND 5% MAX RUNNING SLOPE
- NEW CONCRETE BLOCK WALL (SEE GEOTECH ENGINEER DESIGN)
- TW=60.5
BW=53.5 = TOP & BOTTOM OF WALL ELEVATIONS

GRADING PLAN NOTES

1. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HURRICANE, SPECIFICALLY APPENDIX K OF THE "INTERNATIONAL BUILDING CODE," 2003 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.
2. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
3. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL STRUCTURAL FILL SHALL BE PLACED IN 8 INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).
4. ALL EXCAVATIONS, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUBSOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.
5. OWNER IS RESPONSIBLE FOR ALL ON SITE DRAINAGE AND DETENTION.

EARTHWORK QUANTITIES

3,529 (C) CU. YD. CUT
5,236 (F) CU. YD. FILL
1,706 (C) CU. YD. NET CUT

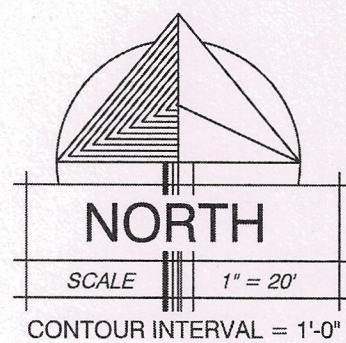
CUT AND FILL VOLUMES SHOWN ARE BASED ON DIGITAL TERRAIN MODELING COMPUTATIONS. VOLUMES SHOWN ARE COMPACTED IN PLACE VOLUMES AND DO NOT REFLECT EXPANSION AND SHRINKAGE CONDITIONS EXPERIENCED DURING CONSTRUCTION. THESE VOLUMES ARE SHOWN AS REFERENCE ONLY.

THE CONTRACTOR SHALL BE RESPONSIBLE TO EVALUATE THE ONSITE SOILS, REVIEW THE GEOTECHNICAL INVESTIGATION AND DETERMINE THE ANTICIPATED EARTHWORK FOR THIS PROJECT.

THESE VOLUMES ARE GENERATED TO THE FINISHED GRADE OF THE SITE

DRAINAGE NOTES

1. ALL DRAINAGE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HURRICANE, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE DRAINAGE STUDY.



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

7-18-22
DATE:
21050
JOB NUMBER:
1" = 20'
SCALE:
R.N.
DRAWN:
J.J.M.
CHECKED:

M
RW
DESIGN
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GRADING PLAN
WASHINGTON COUNTY FAIRGROUNDS EOC/PARKS BUILDING
AT LEGACY PARK
HURRICANE CITY, UTAH

C2.3
OF SHEETS



July 14, 2022

Washington County
Nicholle Felshaw
197 East Tabernacle
St. George, UT 84770

Subject: Geotechnical Investigation Report
Washington County EOC Building
Hurricane, Utah
Landmark Project No.: 230442

Nicholle,

As requested, we have completed our Geotechnical Investigation for the above noted project. Our geotechnical recommendations, along with our field and laboratory data are presented in this report.

Our field investigation consisted of the excavation of four (4) test pits across the site with a rubber-tire backhoe. Spread footings are recommended for structural support of the proposed structure. Over-excavation and recompaction, as detailed in Section 5.0 of this report, will be required. The existing soils, free from organics and other debris are suitable for use as structural fill at depth, however, imported structural fill will be required directly below the footings.

Landmark has great interest in providing materials testing and special inspection services during the construction phase of this project. If you advise us of the appropriate time to discuss these engineering services, we will be pleased to meet with you at your convenience.

Please feel free to contact our office at (435) 986-0566 if you have any questions.

Sincerely,

LANDMARK TESTING AND ENGINEERING

Steven Wells, P.E.
Geotechnical Manager

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FIGURES 3 through 4:	TEST PIT LOGS
FIGURE 5:	UNIFIED SOIL CLASSIFICATION SYSTEM
FIGURE 6:	MODIFIED PROCTOR CURVE
FIGURE 7:	SOIL CLASSIFICATON REPORT
FIGURE 8:	WATER SOLUBLE SULFATE IN SOIL

1.0 INTRODUCTION

This report presents the results of Landmark Testing & Engineering's geotechnical investigation for the proposed Washington County EOC Building. Figure 1 is a Vicinity Map showing the project location relative to surrounding features. Figure 2 is a Site Map showing the proposed project layout and the approximate locations of the test pits completed for this investigation.

This investigation was completed to assist in developing opinions and recommendations concerning site earthwork and foundation design.

2.0 PROPOSED CONSTRUCTION

We understand that a 1- to 2-story government office building is planned for construction on a portion of Parcel H-4-3-1202, west of the stables at the Fairgrounds. The building will be of masonry block construction with a concrete-slab-on-grade floor. Paved parking and driveways are planned, along with concrete flatwork. Based on other government buildings in the direct vicinity, we assume that Xeriscaping will be installed.

Building loads and details were not provided. We estimate wall loads on the order of 2.5 to 4.0 kips per foot, and individual column loads on the order of 50.0 kips. For traffic loads in the parking areas, we have used a Traffic Index of 5.0 for the parking areas, which is similar to light residential traffic, and a TI of 7.0 for the driveways and truck traffic areas.

Any significant changes to the anticipated development should be reviewed by Landmark to evaluate the continued applicability of the recommendations contained in this report.

3.0 SITE SETTING

3.1 SURFACE CONDITIONS

The site is in a relatively undisturbed state, and covered with low hills and washes. The hills and washes lead to elevation changes of up to 6 feet in relatively short distances. The site then drops off an additional 5 feet to Regional Park Road. Vegetation on the site consisted of desert brush and a few field grasses.

3.2 GEOLOGIC SETTING

According to the Utah Geological Survey, the project site is mapped as located within the valley exposed in the Virgin Anticline.¹ The geologic layers exposed at the site was the Shnabkaib Member of the Moenkopi Formation which consists of "bacon striped, ledgy slopes of laminated to thin-bedded, gypsiferous, pale-red to moderate reddish-brown mudstone and siltstone, resistant, white to greenish-gray gypsum and lesser thin, laminated, light-gray dolomite beds; gypsum is present as laterally continuous, massive beds, finely laminated, commonly silty or muddy beds, and nodular intervals that range from less than one inch to about 9 feet thick; gypsum also present as secondary cavity fillings and cross-cutting veins; weathers to soft, punky, gypsiferous soils; deposited in a variety of supratidal, intertidal, and subtidal environments on a broad, coastal shelf of very low relief."

¹ Interactive Geologic Map Portal, Retrieved July 14 2022, from Utah Geological Survey, <https://geology.utah.gov/apps/intgeomap>.

The soils encountered in our test pits were consistent with these formations

3.3 SEISMICITY

Seismicity at the site was determined using the Seismic Maps Tool from seismicmaps.org website. The following values are presented to assist with seismic design:

- Latitude = 37.1599° North, Longitude = 113.4220° West
- Site Class = C – Very Dense Soil and Soft Rock, based on ASCE 7 as referenced in 2018 IBC

Period (sec)	Sa (g)	Site Class
0.2	$S_s = 0.595$	B/C
1.0	$S_1 = 0.193$	B/C
0.2	$S_{DS} = 0.500$	C
1.0	$S_{D1} = 0.193$	C

As per Section 20.1 of ASCE 7-16, “The soil shall be classified in accordance with Table 20.3-1 and Section 20.3 based on the upper 100 feet of the site profile.” However, Section 20.1 continues, “Where site specific data are not available to a depth of 100 feet, appropriate soil properties are permitted to be estimated by the registered design professional preparing the soil investigation report based on known geologic conditions.” Based on our engineering experience in the area, mapped geology and the soils encountered in the test pits, it is the opinion of Landmark Testing and Engineering that the soils on site classify as Site Class C.

3.4 GEOLOGIC HAZARDS

The St. George basin lies within the transitional zone between the Colorado Plateau to the east and the Basin and Range Province to the west. Southwestern Utah is located on a structural block proximate to the southern segment of the Intermountain Seismic belt, which is characterized by high-angle normal faults that tend to step down to the west. The Hurricane fault with an offset of 6,000 to 8,000 feet forms the eastern edge of the transition zone. The Grand Wash-Reef Reservoir-Gunlock fault system with displacement of about 1,500 to 3,000 feet forms the western edge.

Fault Rupture

The trace of the Hurricane fault is located approximately 7.0 miles from the site. Higgins and Willis (1995),² indicate that the Hurricane fault displaces late Quaternary sediments and is considered active. The projected trace of the Washington fault is located approximately 5.0 miles west of the site. The Washington fault displaces late Quaternary sediments and is considered active. Strong ground motion associated with movement along the Hurricane or other faults associated with the Intermountain Seismic Belt is possible, however, the potential for surface fault rupture is considered low.

2 Higgins, J.M. and Willis, G.C., 1995, Interim Geologic Map of the St. George Quadrangle, Washington County, Utah; Utah Geological Survey Open-File Report 323

Liquefaction

Liquefaction is the sudden loss of shear strength in the soil due to the build-up of excess pore water pressure.³ This can occur when the soil is subjected to intense shaking such as during a seismic event. The soils that are most susceptible to liquefaction are loose, saturated sandy soils with a low fines content (material passing the #200 sieve).

According to the Utah Geological Survey⁴, the soils in the project area are mapped as being within a high liquefaction-susceptibility zone, but groundwater is lacking. Soils encountered in the test pits are loose to medium dense clayey and silty gravels overlying bedrock. These types of soils may be considered not susceptible to liquefaction in the presence of shallow ground water. Ground water was not encountered in our test pits during our investigation and therefore liquefaction potential may be considered low. A liquefaction study is beyond the scope of this report.

Rockfall Hazard

Rockfall hazard is not a direct concern at the site. The USGS⁴ hazard map shows a high rockfall hazard exists on the roadcut for SR-9 to the north of the site.

4.0 INVESTIGATION

4.1 FIELD INVESTIGATION

Four (4) test pits were completed to a depth of 4.0 to 7.0 feet at the corners of the proposed building in order to characterize subsurface conditions at the site for the structure. The test pits were excavated with a Bobcat 337 mini-ex rubber-tire. Depending on subsurface conditions, bag or block samples of soil were obtained from the test pit excavations. Mr. Gregory Kaiser of our office supervised the excavation and sampling of the test pits. Approximate test pit locations are shown on the Site Map, Figure 2.

Soils encountered in the test pits consisted of 1.0 to 5.0 feet of loose sandy silt (ML) overlying claystone and mudstone bedrock. The silty sand contained a large amount of both crystalline and powdered gypsum. Due to the coarse nature of the soils, undisturbed samples for density and consolidation testing could not be collected. The mudstone bedrock was soft to moderately hard with depth, and refusal in this material was met in several of the test pits. The claystone bedrock was typically harder, and refusal was met within 1 to 2 feet of encountering this material.

Groundwater was not encountered in the test pits at the time of investigation.

The test pit logs are presented on Figures 3 through 4. A key to the soil classifications used on the logs is presented on Figure 5.

-
- 3 Coduto, Donald P. (1999), Geotechnical Engineering: Principles and Practices, Prentice Hall, Upper Saddle River, NJ
- 4 St. George-Hurricane Metropolitan Area Geologic-Hazard Study, Knudsen, Tyler R., Utah Geologic Survey Special Study 127.

4.2 *LABORATORY TESTING*

Soil samples from the test pits were taken to our St. George, Utah laboratory for testing. Tests performed on the samples included moisture content, sieve analysis, Atterberg Limits, and modified proctor.

The maximum laboratory dry density of a composite sample of the sandy silt soils collected from Test Pit 2 was 114.2 pcf at an optimum moisture content of 15.5 percent. The sample contained 4.0 percent gravel, and 83.5 percent fines. The sample classified as a sandy silt (ML). A large gypsum content was also observed.

A sample from Test Pit 3 at 2.5 feet contained 1.06 percent water soluble sulfate, and therefore will be corrosive to both concrete and masonry block.

The results of the laboratory tests are shown on the test pit logs on Figures 3 through 4.

4.3 *ANALYSIS AND CONCLUSIONS*

The soil portion of the site was loose, and contained a large amount of gypsum and soluble sulfates. Based on the existing grades, these soils will likely be removed during mass grading. The underlying bedrock has been shown to be moderately difficult to excavate, and larger equipment should be anticipated for excavation. D-9 class dozers with a single shank ripper have been used.

Due to the corrosive nature of the soils, we recommend that footings and slabs be underlain by an imported, granular fill. The existing soils will likely be difficult to place to structural fill standards due to the difficulty of achieving the correct moisture content for compaction.

5.0 *SITE GRADING AND EARTHWORK*

5.1 *GENERAL GRADING*

Grubbing does not appear to be required. A grading plan has not been developed; however, we anticipate that overall grades will require up to 5 feet of cut, and localized fills.

The existing soils consisted of loose, silty soils. We recommend that the soils below the proposed building be over-excavated to bedrock. The excavation should extend a minimum of 5.0 feet beyond the limits of the footings. The geotechnical engineer should observe and document the amount of over-excavation.

In pavement and flatwork areas, we recommend that area be over-excavated to bedrock, or to allow for 3 feet of structurally placed soils.

Exposed subgrades should be scarified a minimum of 8-inches, moisture conditioned to within 2 percent of the optimum moisture content and compacted to a minimum of 95 percent of the maximum dry density as determined by ASTM D-1557. Scarification and recompaction is not required in areas where the bedrock is encountered.

5.2 *FILL PLACEMENT AND COMPACTION*

All fill to be placed for support of footings and slabs-on-grade should be considered structural fill. On-site soils are suitable for use as structural fill at depth. However, we recommend that the floor slabs and footings be established on 1 foot of imported structural fill for corrosion protection, as described in Section 12.0 of this report.

Imported, granular fill, should be well-graded, non-expansive, and free of organics and all deleterious materials. Soils used for imported, granular fill should meet the following specifications and preferably would classify as gravel.

GRADATION	PERCENT PASSING
3- inch	100
1.5-inch	80-100
No. 200 sieve	10-25
ATTERBERG LIMITS	
Liquid Limit	30 or less
Plasticity Index	9 or less

Material not meeting the above requirements may be suitable for use as structural fill at the discretion of the geotechnical engineer. Samples of structural fill should be submitted for testing prior to transporting to the site. Spec roadbase is approved for use as granular structural fill.

Any on-site soils used as structural fill or imported, granular fill should be compacted to the following specifications.

FILL PLACEMENT AND COMPACTION	
Maximum lift thickness	8-inch (loose)
Minimum compaction	95% ASTM D-1557
Compacted Moisture Content	within 2% of optimum

Compaction of structural fill should be completed with equipment suitable for the conditions encountered in the field such that compaction requirements are met, including those areas that may be inaccessible to large rolling compactors. All structural fill should be evenly spread on a horizontal plane in eight-inch loose lifts. Each eight-inch lift of structural fill material placed at the site should be tested for compliance with the required relative compaction and moisture content prior to proceeding with additional lifts.

5.3 **LIGHTLY LOADED ELEMENTS**

Exterior concrete slabs on grade (sidewalks, curbs, gutters, and misc.) should be established on a minimum of 12-inches of structurally placed soils with a maximum particle size of 3-inches. Sidewalks adjacent to Regional Park Road will need to be underlain by approved aggregate base as per Hurricane City Standards.

Structural fill, including road base, should be compacted to a minimum of 95% of the maximum dry density as determined by ASTM D-1557.

5.4 CUT AND FILL SLOPES

It is recommended that permanent cut or fill slopes in surficial sandy soil be maintained at a slope of one vertical to two horizontal (1V:2H) or flatter unless structurally retained. Permanent slopes in bedrock may be maintained at slopes of 3 vertical to 1 horizontal (3V:1H).

Grading of both cut and fill slopes should be such that surface water is directed away from the slopes and not concentrated on slopes or in unprotected channels. Construction procedures should ensure adequate compaction of slope faces. All excavations should conform to OSHA standards.

6.0 FOUNDATION & CONSTRUCTION CONSIDERATIONS

The proposed structures may be supported on conventional spread or continuous footings established on one foot of granular, imported fill overlying adequately compacted native soils. Foundations should not transition from bedrock to structural fill. Foundation excavations should be visually observed and tested by qualified personnel prior to placement of reinforcing steel or concrete. Additional foundation recommendations are subsequently presented.

DESCRIPTION	VALUE
Foundation Type	Continuous or spread footings
Bearing Material	1 foot of imported granular fill
Allowable Bearing Capacity	2,000 psf on structural fill
Minimum embedment depth below finished grade	12 inches (for frost and confinement)
Minimum footing width	12 inches (continuous) for single-story 18-inches for two stories 24-inches for three stories or greater 24-inches (isolated spread)
Total estimated settlement	1-inch
Total differential settlement	less than 3/4 inch

The allowable bearing capacity is based upon dead load plus long-term live load. A one-third increase in allowable bearing capacity for short duration loads such as wind or seismic loads is permitted with the alternative load combinations given in Section 1605.3.2 of the IBC.

7.0 FLOOR SLABS

It is recommended that concrete floor slabs be constructed on a pad that has been prepared as previously indicated. A minimum of 4-inches of relatively free-draining material should be used beneath the slab in order to help distribute floor loads, break the rise of capillary water, and aid in the concrete curing process. Alternatively, 6 inches of road base may be used in place of the free draining-material. The thickness of the free-draining material may be included in the 12-inches of imported structural fill.

Concrete slabs should be designed using rebar reinforcement and frequent crack control joints to help control normal shrinkage and stress cracking. Concrete placement and curing should meet

ACI⁵ requirements including following hot or cold weather placement recommendations, when appropriate. If a moisture-sensitive floor covering will be installed, we recommend that a vapor barrier be installed beneath the concrete slab. The moisture sensitivity of floor finishes, anticipated project conditions, and the potential effects of slab curling and cracking should be considered in determining if the barrier should be placed directly beneath the slab or beneath the free-draining gravel (see ACI 302.IR-96 for more information regarding vapor barrier location). If the vapor barrier is installed directly beneath the slab, measures should be taken to minimize excessive slab curl such as reduced joint spacing and use of a low shrinkage (low water-cement ratio) mix.

8.0 LATERAL EARTH PRESSURES

Lateral loads imposed on footings may be resisted by the development of passive earth pressures against the sides of footings and friction between the base of the footing and the supporting soils. Lateral earth pressure values are presented in the following table.

Case Evaluated	Soil Type	Value
Active	Granular, Structural Fill	37 psf/ft
		57 psf/ft (with seismic)
At-Rest	Granular, Structural Fill	57 psf/ft
Passive	Granular, Structural Fill	460 psf/ft
		398 psf/ft (with seismic)
Coefficient of friction $\tan(\phi*0.6)$ where $\phi = 34^\circ$	Granular, Structural Fill	0.37

The lateral earth pressures presented do not include any safety factors except where the friction angle (ϕ) used to determine the coefficient of friction has been multiplied by 0.6 to account for smooth contact conditions. The pressures also assume horizontal backfill and that the backfill is in a drained condition with no build-up of hydrostatic pressure. The additional effects of sloping backfill, surcharge, structural loads and groundwater conditions should be included in calculating lateral earth pressures. Backfill should be placed in accordance with the requirements of structural fill except that backfill in landscape and areas that will not be subject to structural loadings may be reduced to 90 percent of the maximum dry density as determined by ASTM D-1557.

9.0 PAVEMENT DESIGN RECOMMENDATIONS

Design of the pavement sections are based on the procedures outlined in the 1993 Guidelines for Design of Pavement Structures by the American Association of State Highway and Transportation Officials (AASHTO). A Traffic Index of 5.0 was used for design for the parking areas, and a T.I.

⁵

American Concrete Institute

of 7.0 was used for the driveway and truck traffic areas. A CBR value of 10 was used based on the soil encountered in our investigation.

For pavement design, the following design parameters have been assumed:

<u>Pavement Design Life</u>	20 years
<u>Subgrade CBR</u>	10 (design)
<u>Structural Layer Coefficients</u>	Asphalt = 0.42
	Type II Base = 0.12

Based on design parameters, the following pavement sections are provided.

Location	Asphalt Thickness (inches)	Base Course (inches)	Scarified and Compacted Subgrade (inches)
Parking Areas (T.I. = 5.0)	2.5	6.0	8.0
Driveways (T.I. = 7.0)	3.0	8.0	8.0

Recompacted on-site soils should be compacted to a minimum of 95 percent of the maximum dry density as determined by ASTM D-1557 and base course soils should be compacted to a minimum of 95 percent of the maximum dry density (ASTM D-1557). Asphalt should be compacted to at least 96 percent of the Marshall maximum density. Asphaltic concrete and base should be tested prior to site delivery and during placement for conformance with project specifications.

10.0 MOISTURE CONTROL

This soils report provides recommendations for site preparation and foundation design. Inadequate surface drainage or failure to control moisture will result in excessive differential movement of slabs, walkways, porches, or patios and structural damage, regardless of the site preparation. The following moisture control measures are recommended:

- (1) Once the finish floor elevation has been established, the site grades should be constructed and maintained to drain surface and roof runoff away from the building foundation at a slope of ten percent for at least ten feet beyond the structure. The ground surface should be graded to drain away from the building in all directions. Water should not be allowed to pond adjacent to foundations or on-site.
- (2) Roof runoff should be collected, and downspouts should be designed to discharge collected water a minimum of 10 feet beyond the building footprint.
- (3) Xeriscape (landscaping that eliminates the need for supplemental irrigation of plants) is recommended within 10 feet of the building foundation. Bubblers, although more efficient than sprinkler irrigation, still have a significant potential of introducing excessive water into the ground and saturating foundation soils. Bubblers are not recommended in the 10 feet buffer zone area. As an alternative, sealed bottom planter boxes may be used.

- (4) Inadequate compaction of utility trench backfill provides a conduit for water migration. All utility trenches within the building footprint and extending 5 feet beyond the footprint should be backfilled with structural fill similar to that approved for the foundations. Backfill adjacent to structures should be compacted to at least 90 percent of the maximum dry density as determined by ASTM D-1557 and the minimum slope requirements should be followed. Backfill beneath structures should be compacted to at least 95 percent of the maximum dry density.
- (5) Grading should be such that surface water is directed away from all cut and fill slopes and collected only in channels protected against erosion. Water should not be allowed to pond on-site. Gutters and downspouts should be installed to collect precipitation, and the downspouts should be piped to divert water away from the foundation.

It should be emphasized that final grading and landscaping generally occurs after construction of the structure and observation of these features is outside of normal geotechnical inspection and observation. The owner/contractor is responsible to ensure that these surface drainage and moisture control recommendations are followed throughout the life of the structure.

11.0 SOIL CORROSIVITY

Soils from the Purgatory Flats area have been shown to have a high soluble sulfate content and a large gypsum content. Based on these issues, we have recommended that the footings be established on a minimum of 1 foot of imported structural fill to act as a buffer between the concrete and the corrosive soils. We recommend that concrete mixes used on the project be designed in accordance with ACI 318 Table 4.3.1 for a sulfate exposure class of S1 (moderate). We recommend that buried pipes be plastic (PVC or HDPE) instead of metal, where possible.

12.0 FOUNDATION REVIEW AND TESTING

This report has been prepared to assist in project design and construction. Variations from the conditions portrayed in the exploratory investigations may occur which are sometimes sufficient to require modifications to the design. In order to incorporate recommendations provided into actual field conditions and to confirm that the project specifications are implemented, we recommend that observation and testing be performed during construction to monitor over-excavation, grading, and preparation of soils upon which foundations elements or structural loads may be established.

13.0 LIMITATIONS

The exploratory data presented in this report were collected to provide geotechnical design recommendations for this project and subsurface site descriptions represent conditions observed at the time and at the locations explored. The investigations may not be indicative of subsurface conditions beyond the investigation location and conditions may change with passage of time. If subsurface conditions are encountered that are significantly different than those reported herein, Landmark should be contacted immediately for the continued applicability of the recommendations. In the event changes to the project are made that differ from those presented in this report, Landmark should be made aware of the changes. Landmark will provide written

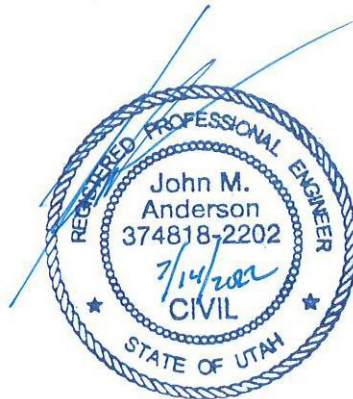
verification that the recommendations and conclusions remain valid or that modifications are required.

This report has been prepared to assist in project design and construction. We respectfully request the opportunity to review the final design drawings and specifications in order to determine whether the assumptions and recommendations presented herein are applicable to the anticipated designs.

This report is not intended to be used as a bid document. Any information concerning the environmental conditions of the site is beyond the scope of this geotechnical study. This geotechnical report has been prepared to meet the specific needs of our client and may not be appropriate to satisfy the needs of other users.

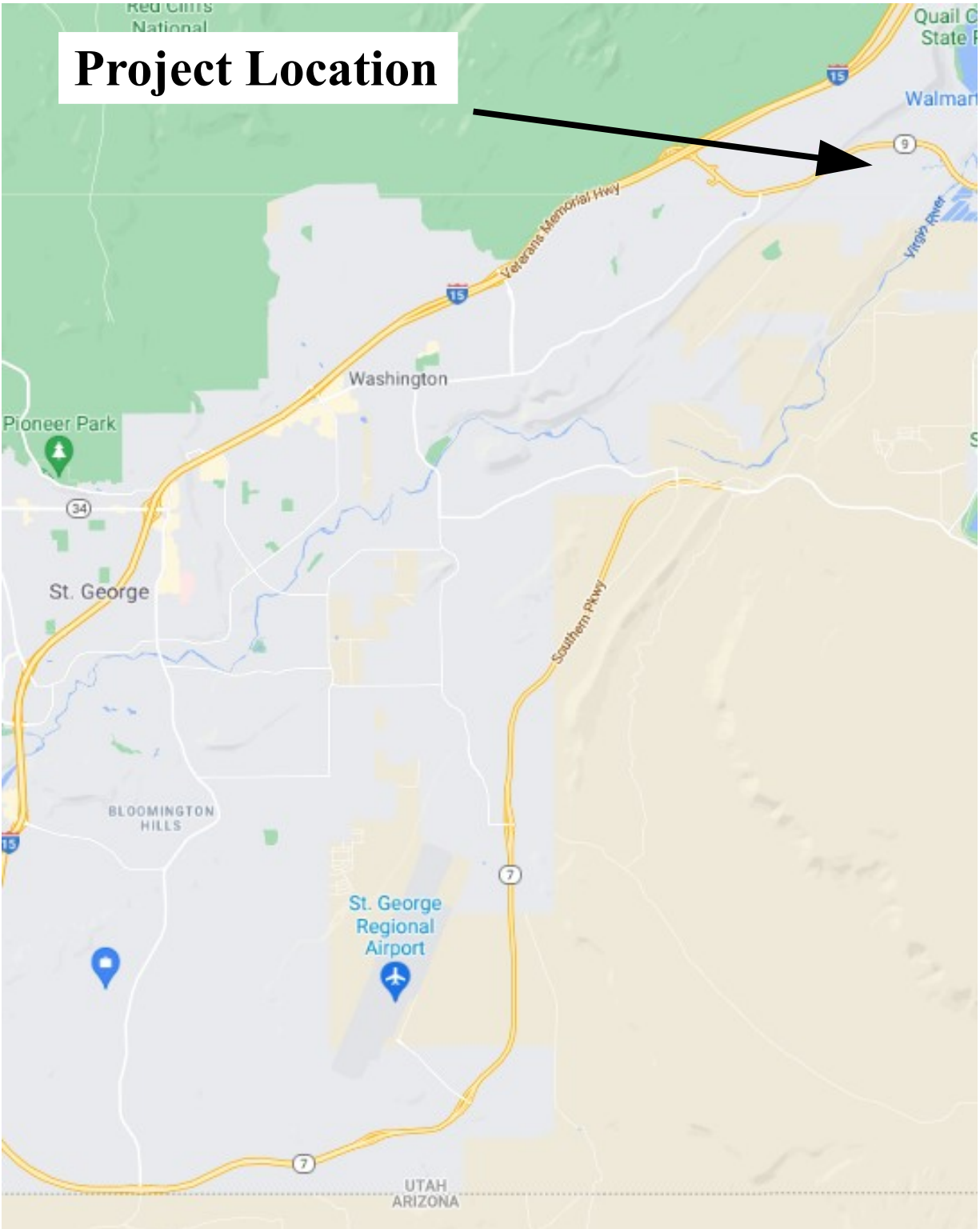
LANDMARK TESTING & ENGINEERING

John M. Anderson, P.E.
Project Engineer



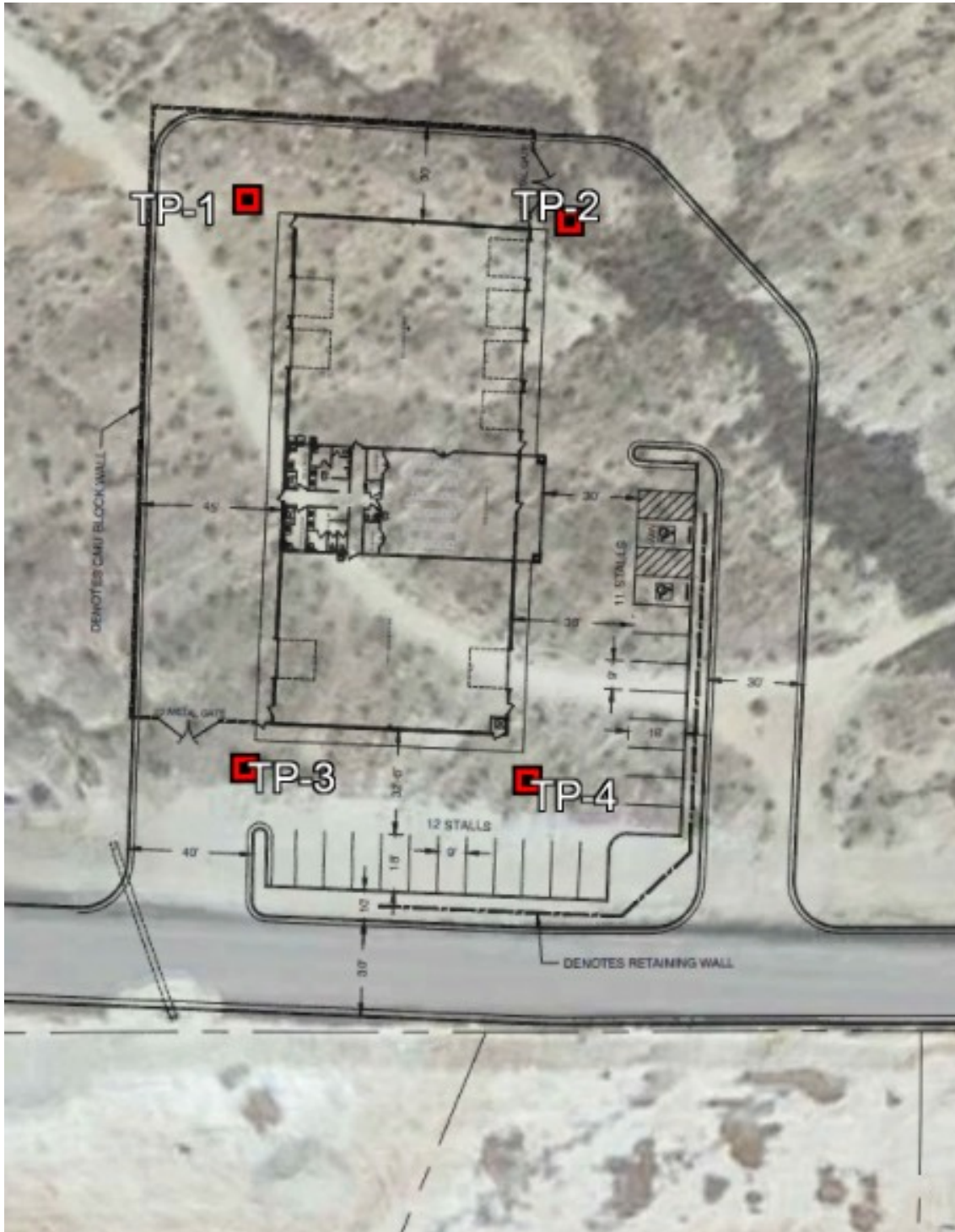


Project Location



Vicinity Map
Landmark Project No 220442

Figure 1



TEST PIT NUMBER TP1

DATE STARTED 6/10/22 COMPLETED 6/10/22 EXCAVATION COMPANY Trever Jensen ELEVATION _____
 LOGGED BY Greg Kaiser CHECKED BY _____ EXCAVATION METHOD Mini-Ex
 NOTES _____

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS		MECHANICAL GRADATION			Other Tests
						LIQUID LIMIT	PLASTICITY INDEX	GRAVEL (%)	SAND (%)	FINES (%)	
0.0											
		1	SAND SILT (ML), loose to medium dense, dry, fine to medium grained, gypsum lenses, white to gray.								
2.5											
		2	SILTSTONE, very weak, abundant interbedded gypsum, green and white.								
5.0											

Mini-Ex refusal on Claystone.
 Refusal at 5.0 feet.
 Bottom of test pit at 5.0 feet.

TEST PIT NUMBER TP2

DATE STARTED 6/10/22 COMPLETED 6/10/22 EXCAVATION COMPANY Trever Jensen ELEVATION _____
 LOGGED BY Greg Kaiser CHECKED BY _____ EXCAVATION METHOD Mini-Ex
 NOTES _____

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS		MECHANICAL GRADATION			Other Tests
						LIQUID LIMIT	PLASTICITY INDEX	GRAVEL (%)	SAND (%)	FINES (%)	
0.0											
		B 1	SANDY SILT (ML), loose to medium dense, moist, fine to medium grained, iron oxide present, red and brown.								
2.5											
			SILTSTONE, very weak to weak, layered silt and gypsum, greenish gray.								
5.0											

Mini-Ex refusal on Claystone.
 Refusal at 5.5 feet.
 Bottom of test pit at 5.5 feet.



Landmark Testing & Engineering

PROJECT NAME Washington County EOC Building
 CLIENT Washington County
 PROJECT NUMBER 220442
 PROJECT LOCATION Washington County, Utah

Figure No. 3

TEST PIT NUMBER TP3

DATE STARTED 6/10/22 COMPLETED 6/10/22 EXCAVATION COMPANY Trever Jensen ELEVATION _____
 LOGGED BY Greg Kaiser CHECKED BY _____ EXCAVATION METHOD Mini-Ex
 NOTES _____

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS		MECHANICAL GRADATION			Other Tests
						LIQUID LIMIT	PLASTICITY INDEX	GRAVEL (%)	SAND (%)	FINES (%)	
0			SANDY SILT (ML), loose to medium dense, dry, fine to medium grained, roots, pinholes, gypsum present, gray.								
5		1	SILTSTONE, weathered to firm, dry, fine to medium grained, roots, gypsum, iron oxide, gray.								

Mini-Ex refusal on Claystone
 Refusal at 7.0 feet.
 Bottom of test pit at 7.0 feet.

TEST PIT NUMBER TP4

DATE STARTED 6/10/22 COMPLETED 6/10/22 EXCAVATION COMPANY Trever Jensen ELEVATION _____
 LOGGED BY Greg Kaiser CHECKED BY _____ EXCAVATION METHOD Mini-Ex
 NOTES _____

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS		MECHANICAL GRADATION			Other Tests
						LIQUID LIMIT	PLASTICITY INDEX	GRAVEL (%)	SAND (%)	FINES (%)	
0.0			SANDY SILT (ML), medium dense, dry, fine to medium grained, voids, roots, white.								
2.5			SILTSTONE, weak to moderately strong, dry, gray.								

Mini-Ex refusal on Claystone.
 Refusal at 4.0 feet.
 Bottom of test pit at 4.0 feet.



Landmark Testing & Engineering

PROJECT NAME Washington County EOC Building

CLIENT Washington County

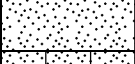
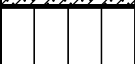
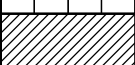
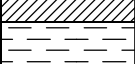
PROJECT NUMBER 220442

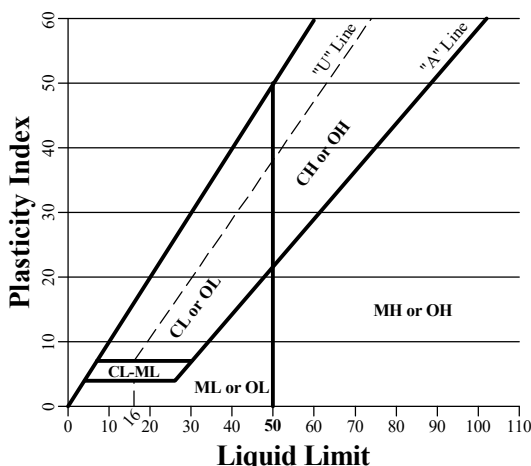
PROJECT LOCATION Washington County, Utah

Figure No. 4

LANDMARK 2 TEST PITS - LANDMARK NEW.GDT - 7/15/22 15:23 - P:\PROJECTS\22 PROJECTS\220442\GEOTECH\220442 - WC EOC BUILDING.GPJ

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS	SYMBOLS		TYPICAL NAMES
COARSE-GRAINED SOILS (More than 50% of soil Retained on No. 200 sieve size)	GRAVELS More than 1/2 of coarse fraction > No. 4 sieve size		GW Well graded gravels or gravel-sand mixtures little or no fines.
			GP Poorly graded gravels or gravel-sand mixtures little or no fines.
			GM Silty gravels, gravel-sand-silt mixtures
			GC Clayey gravels, gravel-sand-clay mixtures
	SANDS More than 1/2 of coarse fraction < No. 4 sieve size		SW Well graded sands or gravelly sand mixtures little or no fines.
			SP Poorly graded sands or gravelly sand mixtures little or no fines.
			SM Silty sands, sand-silt mixtures
			SC Clayey sands, sand-clay mixtures
FINE-GRAINED SOILS (Less than 50% of soil Retained on No. 200 sieve size)	SILTS & CLAYS Liquid Limit < 50		ML Inorganic silts and very fine sands, rock flour, silty fine sands or clayey silts with slight plasticity
			CL Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
			OL Organic silts and organic silty clays of low plasticity
	SILTS & CLAYS Liquid Limit > 50		MH Inorganic silts, micaceous or diatomaceous fine sand or silty soils, elastic silts
			CH Inorganic clays of high plasticity, fat clays
			OH Organic clays of medium to high plasticity, organic silty clays, organic silts
HIGHLY ORGANIC SOILS			PT Peat and other highly organic soils

GRAIN SIZE CHART			SAMPLES	PLASTICITY CURVE
CLASSIFICATION	Range of Grain Size			
	U.S. Standard Sieve Size	Grain Size in Millimeters		
BOULDERS	Above 12"	Above 305		
COBBLES	12" to 3"	305 to 76.2		
GRAVEL	3" to No. 4	76.2 to 4.76		
	Coarse 3" to 3/4"	76.2 to 19.1		
Fine 3/4" to No. 4	19.1 to 4.76			
SAND	No. 4 to No. 200		4.76 to 0.074	
	Coarse No. 4 to No. 10		4.76 to 2.00	
	Medium No. 10 to No. 40		2.00 to 0.42	
	Fine No. 40 to No. 200	0.420 to 0.074		
SILT & CLAY	Below No. 200	Below 0.074		
				
				



Landmark Testing & Engineering

PROJECT NAME Washington County EOC BuildingCLIENT Washington CountyPROJECT NUMBER 220442PROJECT LOCATION Washington County, Utah**Figure No. 5**



PROCTOR REPORT

Client: Washington County
197 East Tabernacle
St. George, UT 84770

Date of Report: 6/25/2022

Reviewed By: Z. Girsberger

Lab#: 22SG3055

Project: Washington County EOC Building

Project #: 220442

Location: Hurricane

Sampled By: G. Kaiser

Date: 6/14/2022

Type of Sample: Sandy Silt (ML)

Tested By: M. Wells

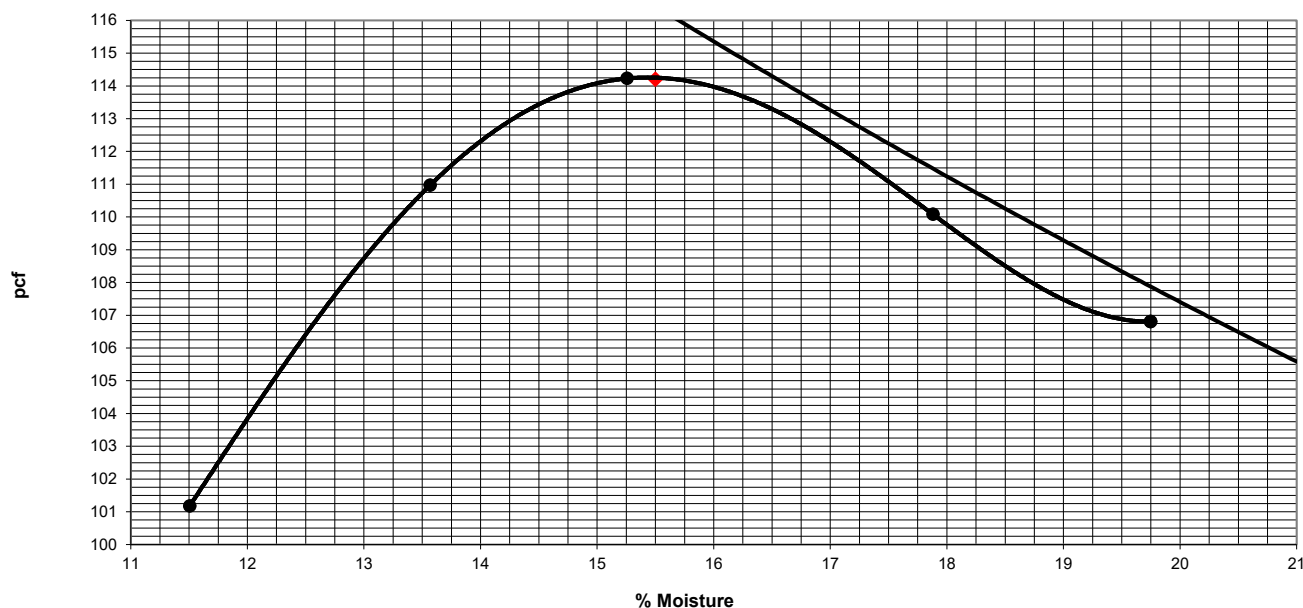
Date: 6/23/2022

Location of Sample: Test Pit 2 at 1'

Authorized By: Client

Date: 6/14/2022

Moisture Density Relationship



Proctor Data

Hammer Weight:	10 pounds
Hammer Drop:	18 inches
Number of Layers:	5 layers
Blows per Layer:	25 blows
Mold Size (cu. Ft.):	0.033333
% Oversized:	2.0
Oversize Sp. G.:	N/A
ZAV Sp. G.:	2.63
Test Performed on Material Passing:	3/8 in. Sieve

Point	1	2	3	4	5	6
% Moisture	11.5	13.6	15.3	17.9	19.7	
Dry Density	101.2	111.0	114.2	110.1	106.8	

Test Results

Maximum Dry Density, Lbs/ft ³	114.2
Optimum Moisture, %	15.5
Test Standard	ASTM D 1557
Method	Method B

FIGURE 6



SOIL CLASSIFICATION REPORT

Client: Washington County
197 East Tabernacle
St. George, UT 84770

Date of Report: 6/23/2022

Reviewed By: Z. Girsberger

Lab#: 22SG3053

Project: Washington County EOC Building

Project #: 220442

Location: Hurricane

Sampled By: G. Kaiser

Date: 6/14/2022

Type of Sample: White Silt with Sand

Tested By: C. Cox

Date: 6/14/2022

Location of Sample: Test Pit 1 at 1'

Authorized By: Client

Date: 6/14/2022

Sieve Analysis , ASTM C136 and C117

Sieve Size	% Passing Cumulative	Specification
150 mm 6"		
75 mm 3"		
50 mm 2"		
37.5 mm 1-1/2"		
25 mm 1"		
19 mm 3/4"		
12.5 mm 1/2"	100	
9.5 mm 3/8"	100	
4.75 mm #4	96	
2.00 mm #10	92	
1.18 mm #16	89	
425 µm #40	87	
300 µm #50	86	
75 µm #200	83.5	

Test	Result	Specification	Test Standard
Natural Moisture Content, %	15.3		ASTM D 2216
Liquid Limit	NP		ASTM D 4318
Plasticity Index	NP		ASTM D 4318
Unified Classification System	ML		ASTM D 2487
AASHTO Classification System	A-4(0)		AASHTO M145

% Cobble > 3"	% Gravel < 3" - #4	% Sand < #4 - #200	% Silt-Clay < #200
0.0	4.0	12.5	83.5

Diameter D ₆₀	Diameter D ₃₀	Diameter D ₁₀	Coefficient of Uniformity, C _u	Coefficient of Concavity, C _c

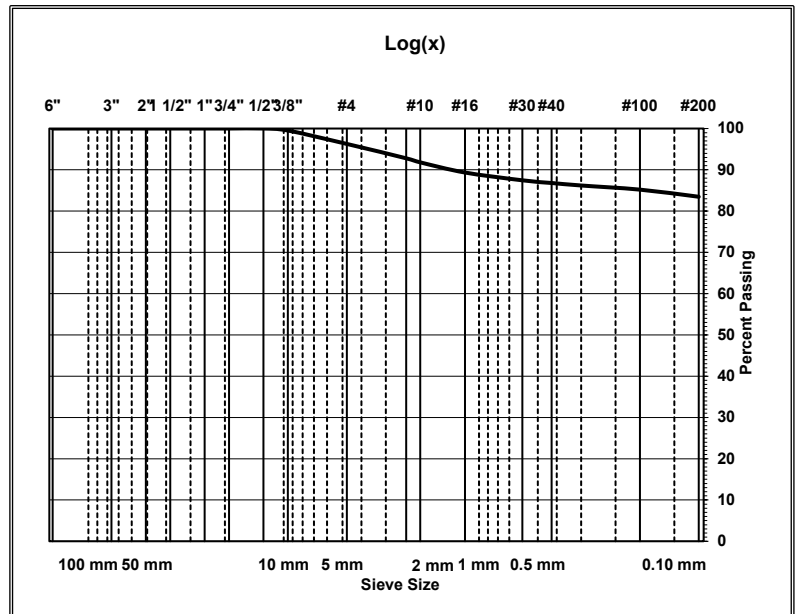
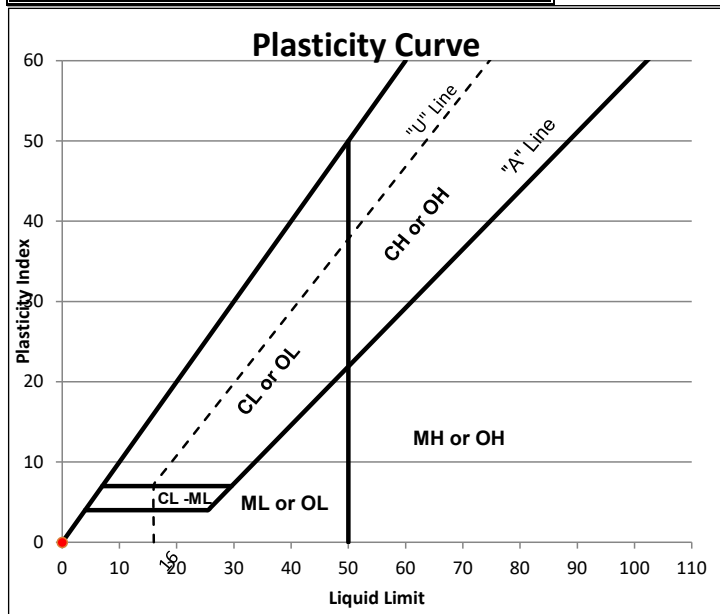


FIGURE 7



WATER-SOLUBLE SULFATE IN SOIL

Client: Washington County
197 East Tabernacle
St. George, UT 84770

Date of Report: 6/21/2022

Reviewed By: Z. Girsberger

Lab#: 22SG3056

Project: Washington County EOC Building

Project #: 220442

Location: Hurricane

Sampled By: G. Kaiser

Date: 6/14/2022

Type of Sample: Sandy Silt (ML)

Tested By: A. Pay

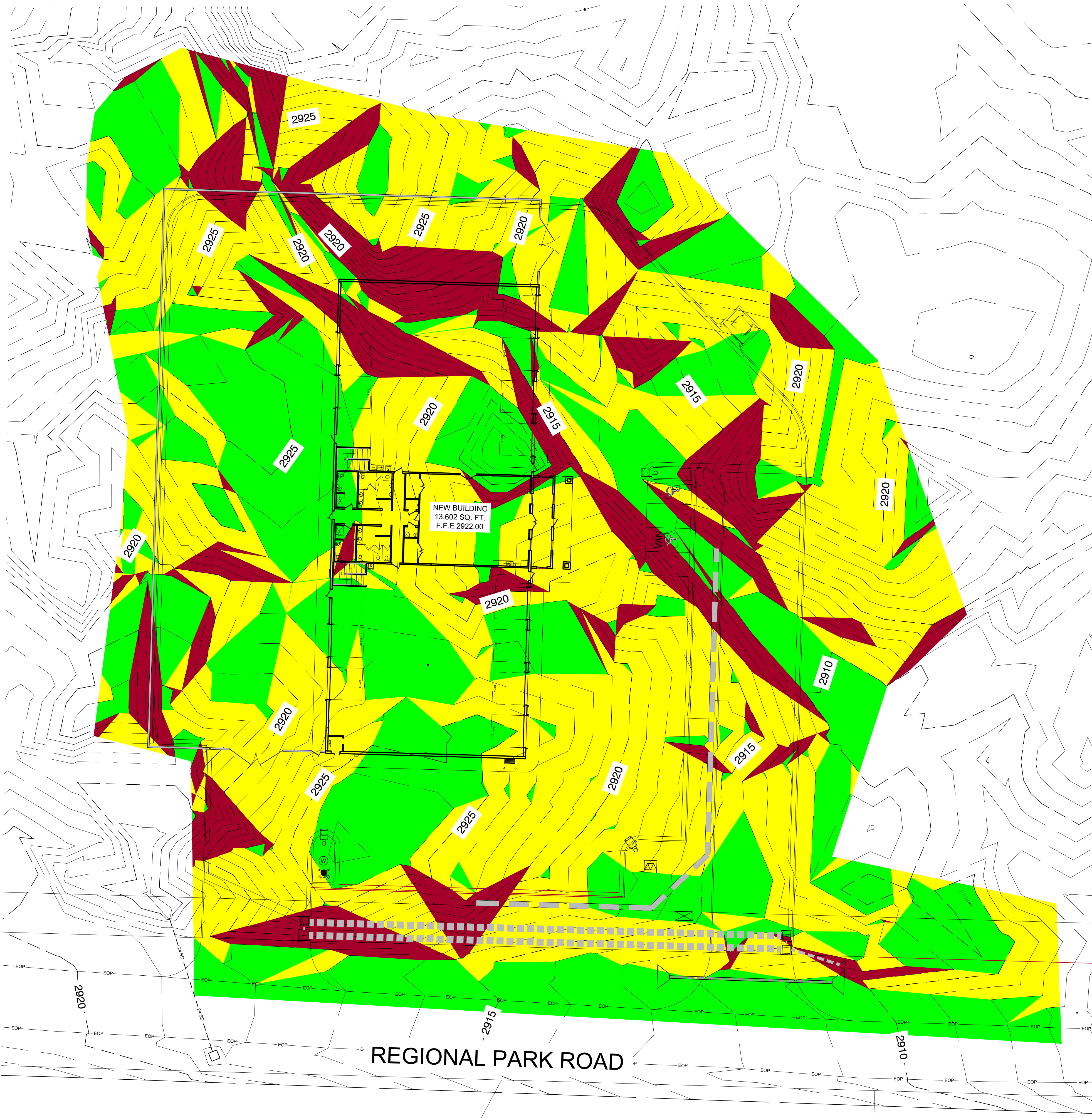
Date: 6/21/2022

Location of Sample: Test Pit 3 at 2.5'

Authorized By: Client

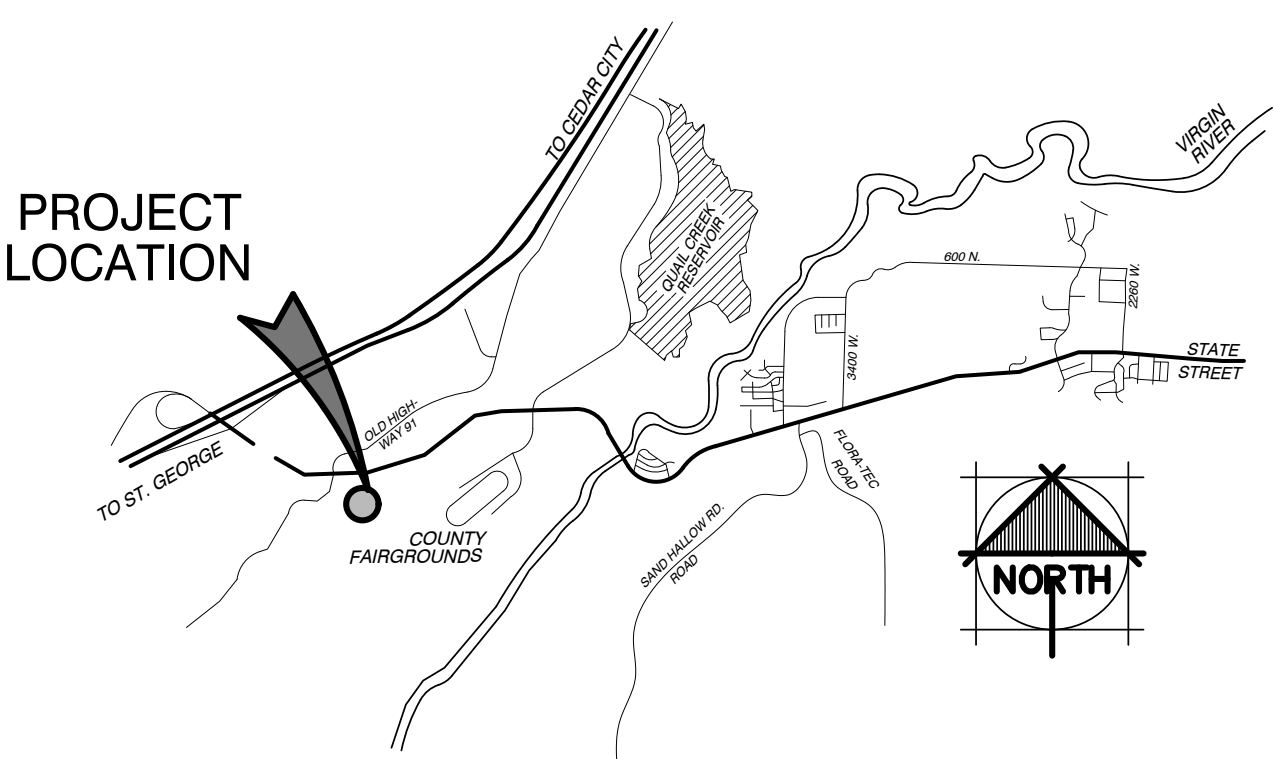
Date: 6/14/2022

Test	Result %	Exposure Class	Test Standard
Percent Water-Soluble Sulfate in Soil	1.06	S2	ASTM C1580



SENEITIVE LANDS PLAN
SCALE: 1" = 20'

Call
before you
Dig
1-800-662-4111
BLUE STAMER LOCATION CENTER (UTAH)



VICINITY MAP

N.T.S.

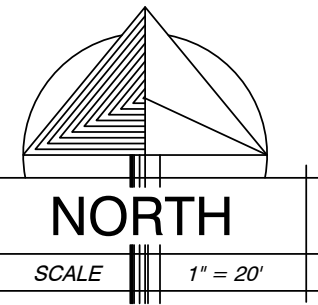
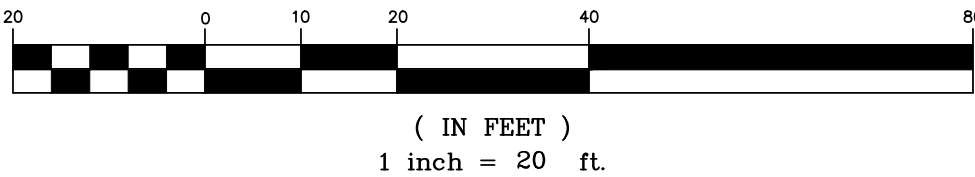
PROPERTY INFO

PROPERTY ADDRESS = H-4-2-3-1202
APPROX. 5320 W REGIONAL PARK RD.
HURRICANE, UTAH 84737

OWNER / DEVELOPER:

WASHINGTON COUNTY UTAH
AGENT: JEFF MATHIS
75 EAST 100 SOUTH
ST. GEORGE, UTAH 84770
(435) 628-2377
WWW.MRWDESIGN.COM

GRAPHIC SCALE



CONTOUR INTERVAL EVERY 1'

PROJECT INFORMATION

ZONING - M1	
MASTER PLAN - MANUFACTURING	
NEW BUILDING HEIGHT: 23'-2"	
OCCUPANCY TYPE: A-3, S-1	
CONSTRUCTION TYPE: V-B	
BUILDING WILL BE FIT W/AUTOMATIC FIRE SPRINKLER	
TOTAL SITE AREA:	2.18 ACRES; 95,028 sq. ft.
MAIN FLOOR BUILDING AREA (FOOTPRINT)	15,000 SQ. FT. 16% OF SITE
PARKING/IMPERVIOUS AREA	63,290 SQ. FT. 66% OF SITE
LANDSCAPE/COMMON AREA	17,400 SQ. FT. 18% OF SITE
PARKING DATA	
OFFICE AREA 3,976 SQFT. @ (1 PER 250 SQFT.) = 15 SPACES	
WAREHOUSE AREA 10,724 SQFT. @ (1 PER 1,000 SQFT.) = 10 SPACES	

EARTHWORK QUANTITIES

3,529 (C) CU. YD. CUT
5,236 (F) CU. YD. FILL
1,706 (C) CU. YD. NET CUT

CUT AND FILL VOLUMES SHOWN ARE BASED ON DIGITAL TERRAIN MODELING COMPUTATIONS. VOLUMES SHOWN ARE COMPACTED IN PLACE VOLUMES AND DO NOT REFLECT EXPANSION AND SHRINKAGE CONDITIONS EXPERIENCED DURING CONSTRUCTION. THESE VOLUMES ARE SHOWN AS REFERENCE ONLY.

THE CONTRACTOR SHALL BE RESPONSIBLE TO EVALUATE THE ONSITE SOILS, REVIEW THE GEOTECHNICAL INVESTIGATION AND DETERMINE THE ANTICIPATED EARTHWORK FOR THIS PROJECT.

THESE VOLUMES ARE GENERATED TO THE FINISHED GRADE OF THE SITE

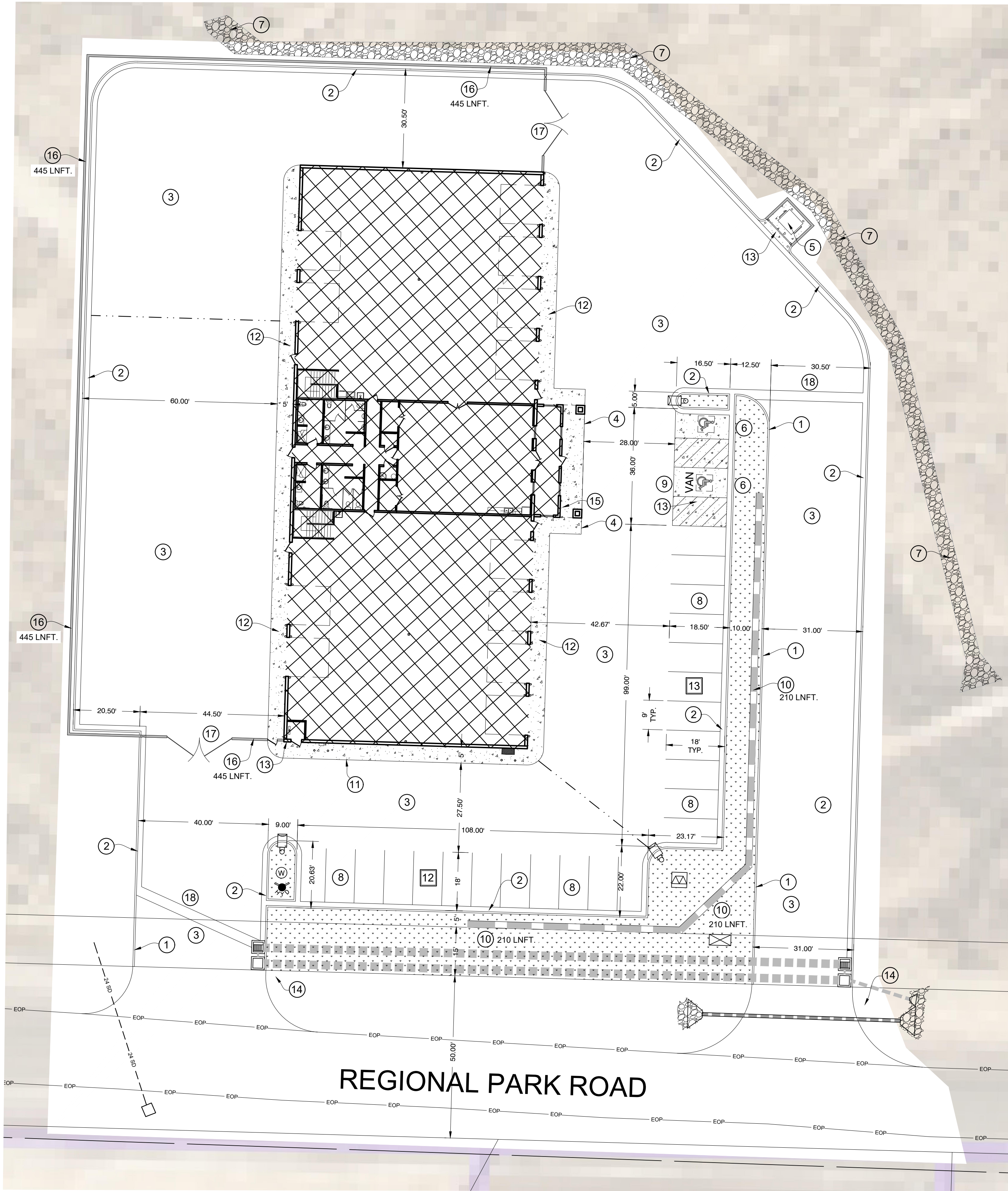
7-18-22 DATE:
21050 JOB NUMBER:
1" = 20' SCALE:
R.N. DRAWN:
J.J.M. CHECKED:

M
RW
DESIGN
ASSOCIATES INC.
ARCHITECTURE &
CONSULTING ENGINEERS

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P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
www.mrwdesign.com

SENEITIVE LANDS PLAN
WASHINGTON COUNTY FAIRGROUNDS EOC/PARKS BUILDING
AT LEGACY PARK
HURRICANE CITY, UTAH

SL1.1
OF SHEETS

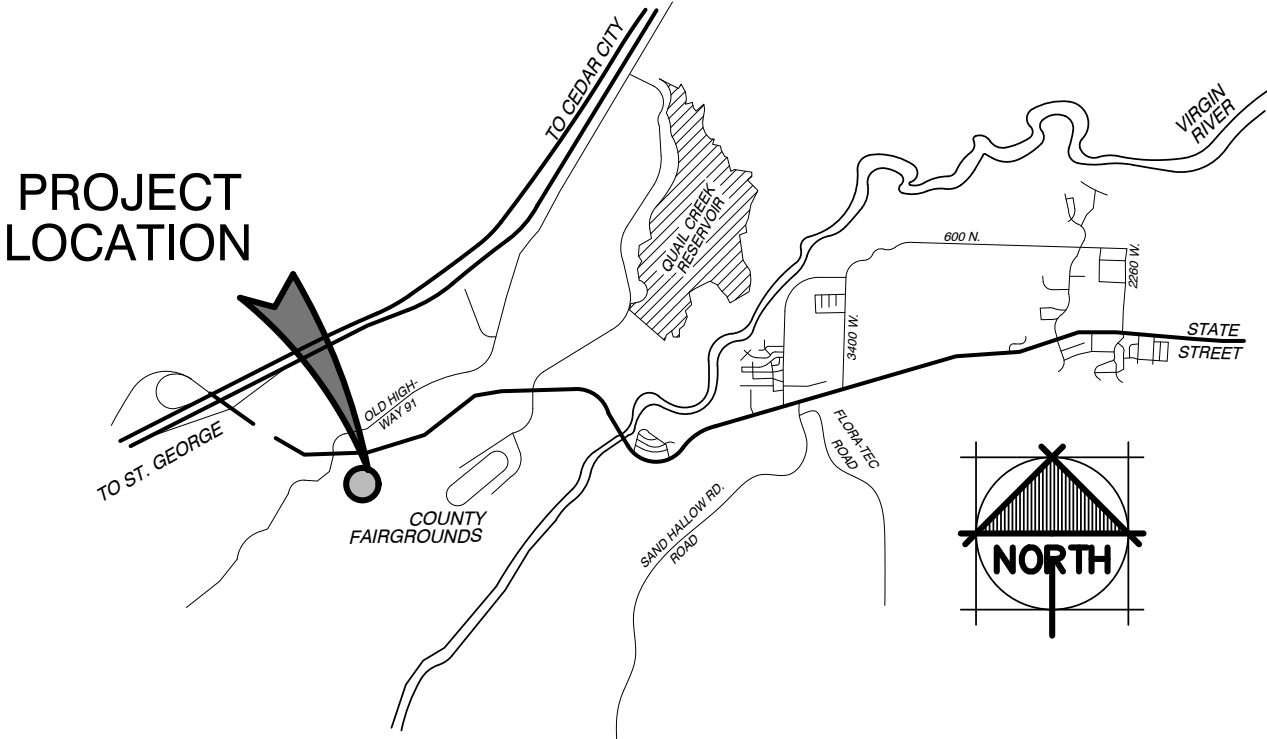
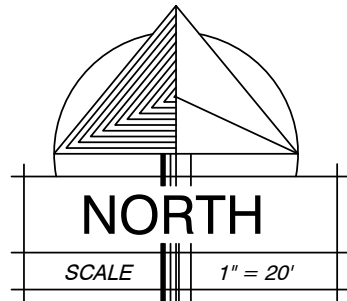
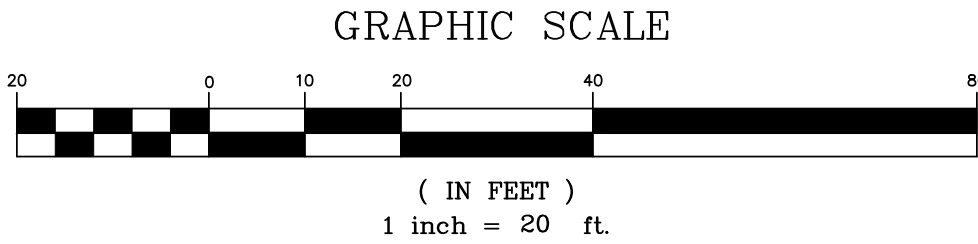


SITE PLAN
SCALE: 1" = 20'

AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.
**Call
before you
Dig**
1-800-662-4111
BLUE STAKES LOCATION CENTER (UTAH)

LEGEND

- [Pattern] = BUILDING AREA
(SEE ARCHITECTURAL PLANS FOR DETAILS)
- [Pattern] = ASPHALT AREA
- [Pattern] = CONCRETE AREA
- [Pattern] = LANDSCAPE AREA
- [8] = PARKING SPACE QUANTITY
- [1] INSTALL 6" PARKING LOT CURB
(PER DETAIL "A" ON SHEET C4.1)
- [2] INSTALL 24" PARKING LOT CURB
(PER DETAIL "B" ON SHEET C4.1)
- [3] INSTALL ASPHALT PARKING SECTION
(PER DETAIL "C" ON SHEET C4.1)
- [4] ACCESSIBLE AREA CONCRETE
TO BE FLUSH W/ ASPHALT
- [5] INSTALL DUMPSTER ENCLOSURE
(PER DETAIL "E" ON SHEET C4.1)
- [6] INSTALL ACCESSIBLE PARKING SIGN
(PER DETAIL "G" ON SHEET C4.1)
- [7] INSTALL ROCK LINED DRAINAGE CHANNEL, SEE GRADING PLAN
- [8] 4" WIDE PAINTED WHITE PARKING STRIPES AS SHOWN
- [9] INSTALL PAINTED ACCESSIBLE PARKING SPACE SYMBOL
- [10] INSTALL CONCRETE BLOCK RETAINING WALL, SEE GRADING PLAN
- [11] INSTALL 5" WIDE THICKENED EDGE CONCRETE SIDEWALK
SEE DETAIL "F" ON C4.1 (4" THICK CONCRETE OVER 4" TYPE II BASE)
- [12] INSTALL 4" THICK CONCRETE OVER 4" COMPACTED ROAD
BASE AS SHOWN
- [13] REMOTE FIRE DEPARTMENT CONNECTION LOCATION, PROVIDE
KNOX CAPS
- [14] INSTALL STOP & STREET SIGN AS PER HURRICANE CITY STANDARDS
- [15] PROVIDE KNOX KEY BOX AND KEY MOUNTED TO BUILDING
- [16] 6" C.M.U. BLOCK WALL, SEE SITE DETAIL X/C8.1
- [17] 20' METAL GATE
- [18] 3' WIDE, CONCRETE VALLEY GUTTER, SEE DETAIL "D" ON SHEET C4.1



VICINITY MAP

N.T.S.

PROPERTY INFO

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OWNER / DEVELOPER:
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SITE PLAN NOTES

ALL PROPERTY CORNERS SHALL BE STAKED/PINNED.
THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
ANY NECESSARY MODIFICATIONS TO APPROVED DESIGNS/PLANS SHALL BE APPROVED BY THE DESIGN ENGINEER AND CITY PRIOR TO CONSTRUCTION.
ALL WORK SHALL BE CONTAINED ON THE SUBJECT SITE ONLY. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF THE APPROVED LOT/SITE AREA.
THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFF SITE.
A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND CONTROL AIRBORNE PARTICLES/DUST.
UNLESS SHOWN OTHERWISE ON THESE PLANS, ALL CONSTRUCTION SHALL CONFORM TO THE "INTERNATIONAL BUILDING CODE" AND ALL RELATED LATEST EDITION CODE BOOKS AS ADMINISTERED BY ST. GEORGE CITY.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF, AND PROJECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ST. GEORGE CITY, SPECIFICALLY APPENDIX "J" OF THE INTERNATIONAL BUILDING CODE.
OWNER/CONTRACTOR SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE THE COMMENCEMENT OF CONSTRUCTION. SIZE OF SIGN, SIZE OF LETTERING, AND PLACEMENT LOCATION SHALL BE APPROVED BY ST. GEORGE CITY PRIOR TO INSTALLATION. SIGN SHALL LIST PROJECT NAME, CONTRACTOR COMPANY NAME, CONTRACTOR PHONE CONTACT INFORMATION AND GRADING PERMIT NUMBER.
A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING, OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICES INSPECTORS.
ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT VEHICULAR OPERATORS VIEW.

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MASTER PLAN - MANUFACTURING	
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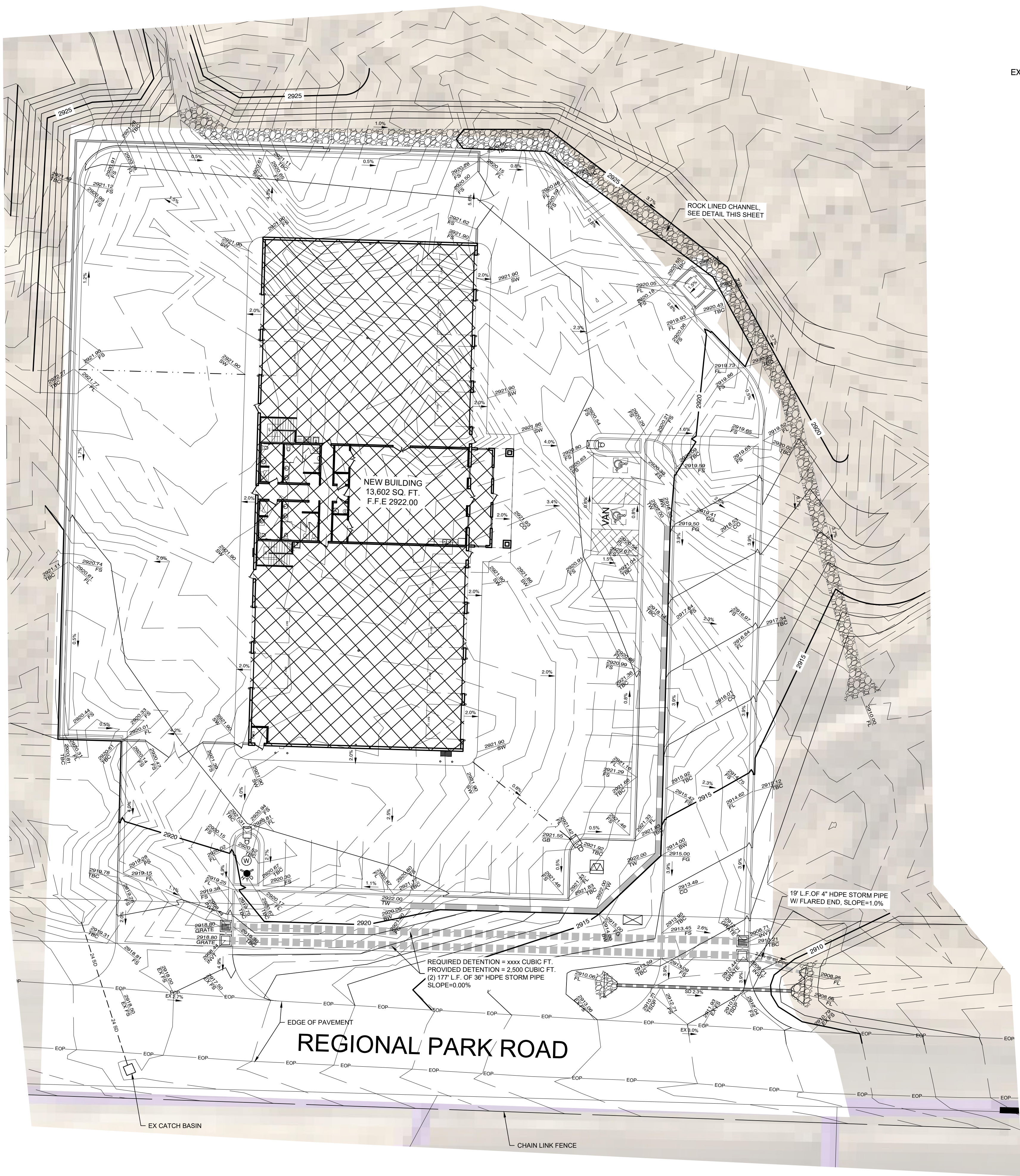
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1" = 20' SCALE:
R.N. DRAWN:
J.J.M. CHECKED:

**M
RW**
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ASSOCIATES INC.
ARCHITECTURE &
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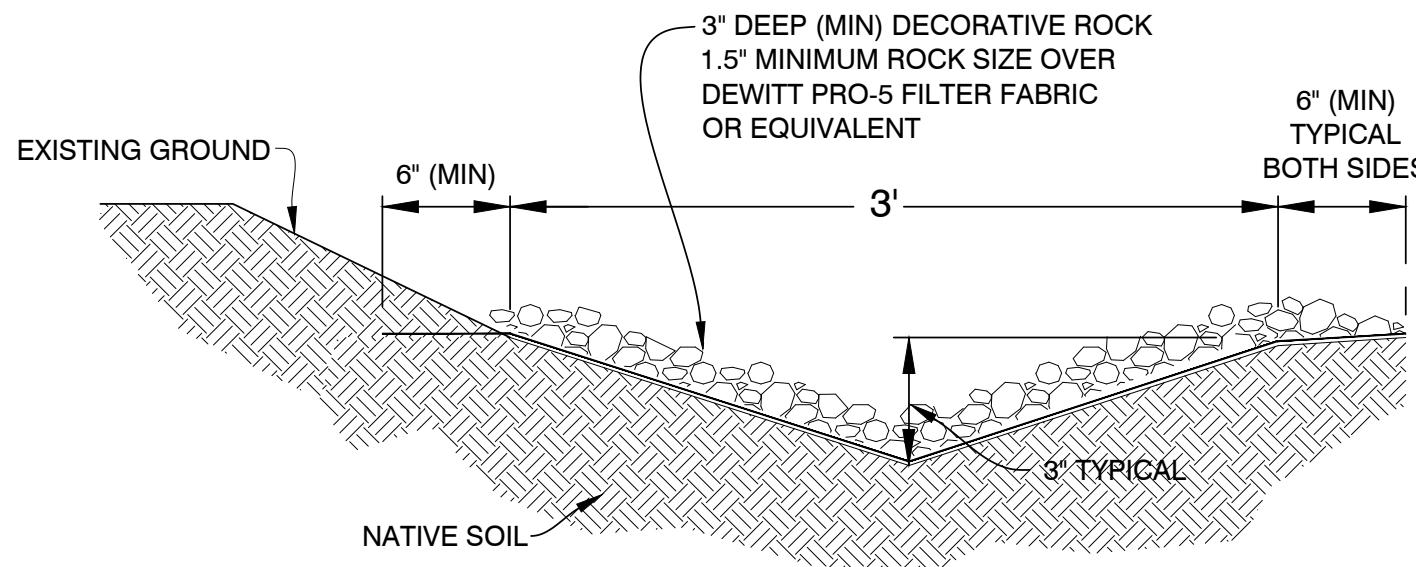
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SITE PLAN
WASHINGTON COUNTY FAIRGROUNDS EOC/PARKS BUILDING
AT LEGACY PARK
HURRICANE CITY, UTAH

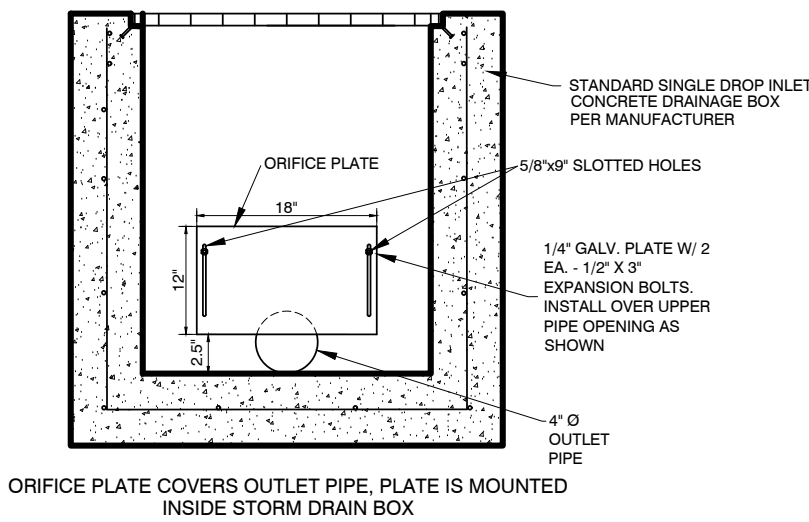
C2.1
OF SHEETS



GRADING PLAN
SCALE: 1" = 20'



ROCK LINED CHANNEL



STORM DRAIN BOX #2
ORIFICE DETAIL

- *NOTES:
- 1.) ALL EXTERIOR EXIT DISCHARGE DOORS TO HAVE LEVEL EXTERIOR LANDING WITH A 2% MAX SLOPE (SEE GRADING PLAN SHEET C4)
 - 2.) ALL ACCESSIBLE PARKING STALLS, ACCESS AISLE & EGRESS ROUTE TO HAVE A 2% MAX SLOPE AND CROSS SLOPE (SEE GRADING PLAN SHEET C4)
 - 3.) VAN ACCESSIBLE PARKING STALLS HAVE BEEN LABELED ON THE PLAN ALL VAN ACCESSIBLE STALLS ARE TO BE 18' DEEP X 9' WIDE, WITH A STRIPED AREA THAT IS 18' DEEP X 8' WIDE PER ICC A117.1-09 SECTION 502.
 - 4.) ALL ACCESSIBLE ACCESS ROUTES ARE TO BE A MINIMUM OF 5' WIDE AND HAVE A 5% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE (SEE GRADING PLAN SHEET C4)



STORM DRAIN DATA

#	TYPE	TBC	GRATE	INV IN	INV IN ADDITIONAL	INV OUT
1	DROP INLET (2) 4' x 4' BOXES	2907.43	2906.93	N/A	N/A	(2) 30" (EAST) 2899.43
2	DROP INLET (2) 4' x 4' BOXES	2905.93	2905.43	(2) 30" (WEST) 2899.43	12" (NORTH) 2899.43	4" (SOUTH) 2899.43
3	DROP INLET 2' x 2' BOX	N/A	2908.80	N/A	N/A	12" (SOUTH) 2905.30

*SEE DETENTION OUTLET STRUCTURE DETAIL ON THIS SHEET

LEGEND

- 81.30 TBC = TOP BACK OF CURBING ELEV.
- 81.30 FG = TOP OF ASPHALT (FINISHED GRADE)
- = DIRECTION OF FLOW
- 2781 = EXISTING 1' CONTOUR
- 2780 = EXISTING 5' CONTOUR
- 2781 = PROPOSED 1' CONTOUR
- 2780 = PROPOSED 5' CONTOUR
- ACCESSIBLE ROUTE TO BE A MINIMUM OF 5' WIDE AND HAVE A 2% MAX CROSS SLOPE AND 5% MAX RUNNING SLOPE
- NEW CONCRETE BLOCK WALL (SEE GEOTECH ENGINEER DESIGN)
- TW=60.5
BW=53.5 = TOP & BOTTOM OF WALL ELEVATIONS

GRADING PLAN NOTES

1. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HURRICANE, SPECIFICALLY APPENDIX K OF THE "INTERNATIONAL BUILDING CODE," 2003 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.
2. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
3. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL STRUCTURAL FILL SHALL BE PLACED IN 8 INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).
4. ALL EXCAVATIONS, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUBSOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.
5. OWNER IS RESPONSIBLE FOR ALL ON SITE DRAINAGE AND DETENTION.

EARTHWORK QUANTITIES

3,529 (C) CU. YD. CUT
5,236 (F) CU. YD. FILL
1,706 (C) CU. YD. NET CUT

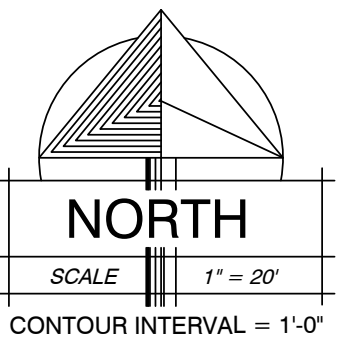
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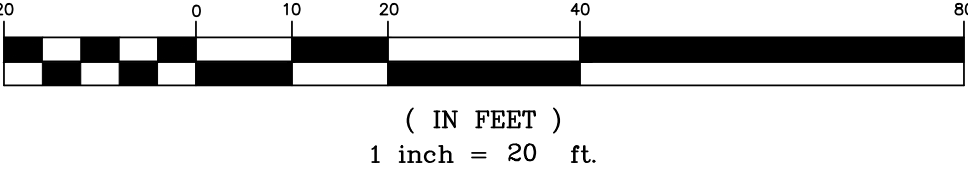
THESE VOLUMES ARE GENERATED TO THE FINISHED GRADE OF THE SITE

DRAINAGE NOTES

1. ALL DRAINAGE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HURRICANE, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE DRAINAGE STUDY.



GRAPHIC SCALE

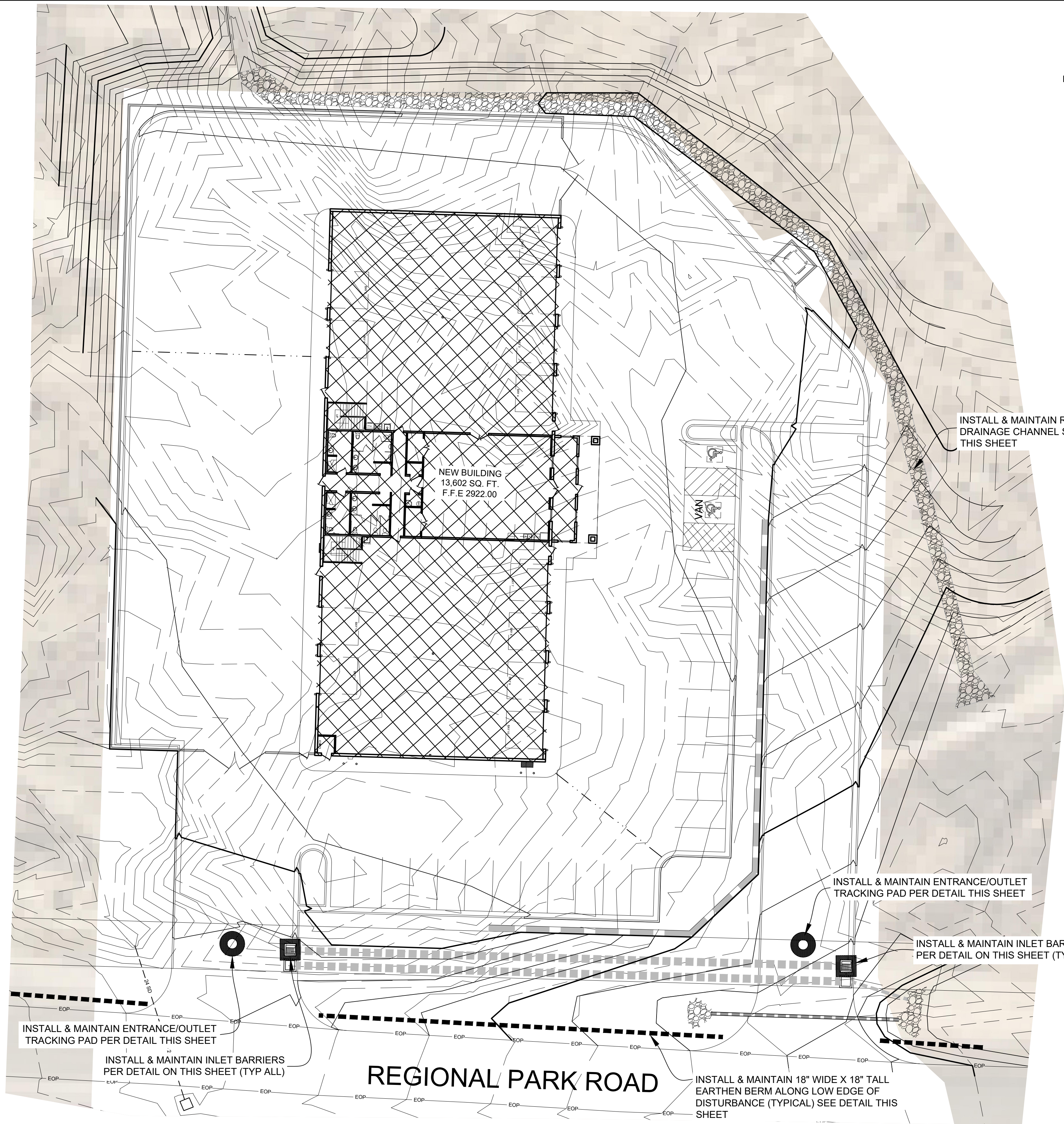


7-18-22
DATE:
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1" = 20'
SCALE:
R.N.
DRAWN:
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CHECKED:
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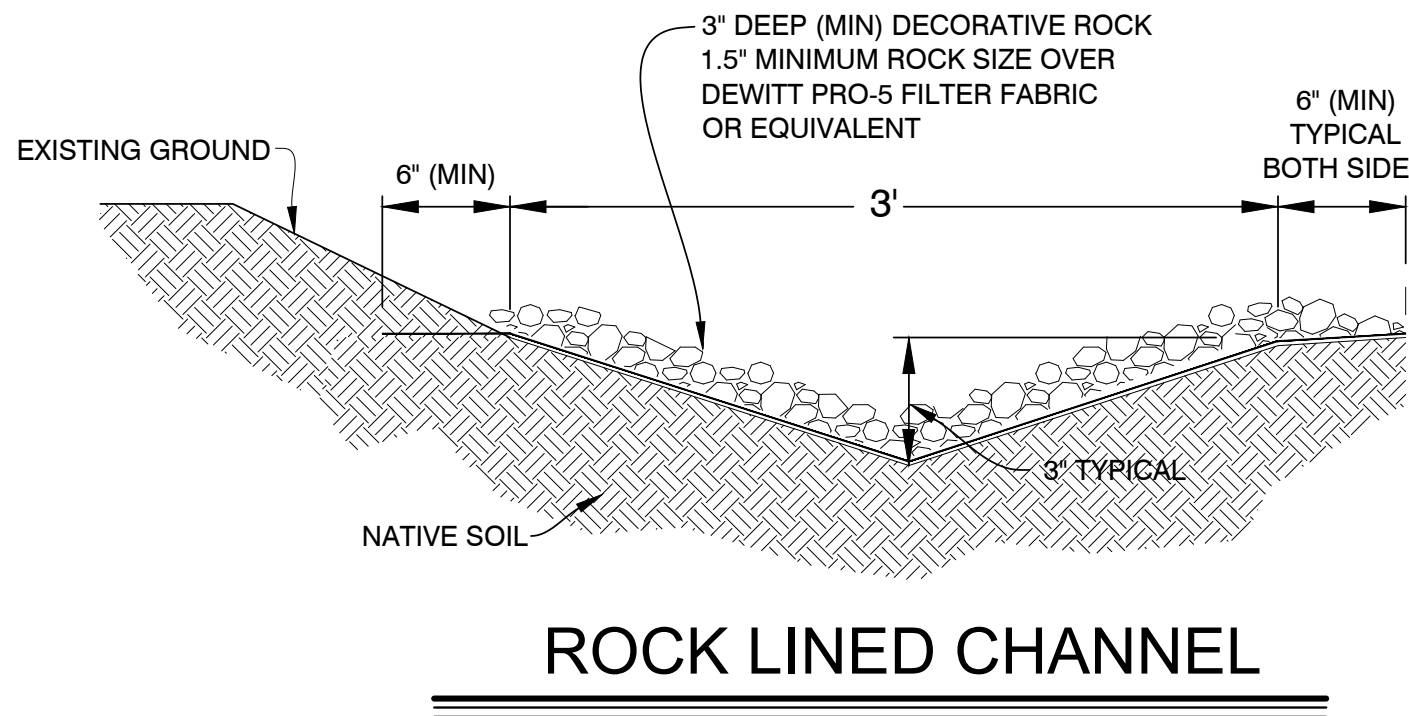
GRADING PLAN
WASHINGTON COUNTY FAIRGROUNDS EOC/PARKS BUILDING
AT LEGACY PARK
HURRICANE CITY, UTAH



EROSION CONTROL PLAN, SWPPP
SCALE: 1" = 20'

LEGEND

- = DIRECTION OF FLOW
- = EXISTING 1' CONTOUR
- = EXISTING 5' CONTOUR
- = PROPOSED 1' CONTOUR
- = PROPOSED 5' CONTOUR
- = INLET BARRIERS (SEE DETAIL ON THIS SHEET)
- = GRAVEL TRACKING PAD (SEE DETAIL ON THIS SHEET)
PLEASE NOTE, THAT DAILY STREET SWEEPING MAY BE USED AS AN ALTERNATIVE TO THE TRACKING PAD
- = EARTHEN BERM (SEE DETAIL ON THIS SHEET)



ROCK LINED CHANNEL



BMP FIELD REVISIONS

BMP #	REVISION MADE	NAME	DATE

MAINTENANCE

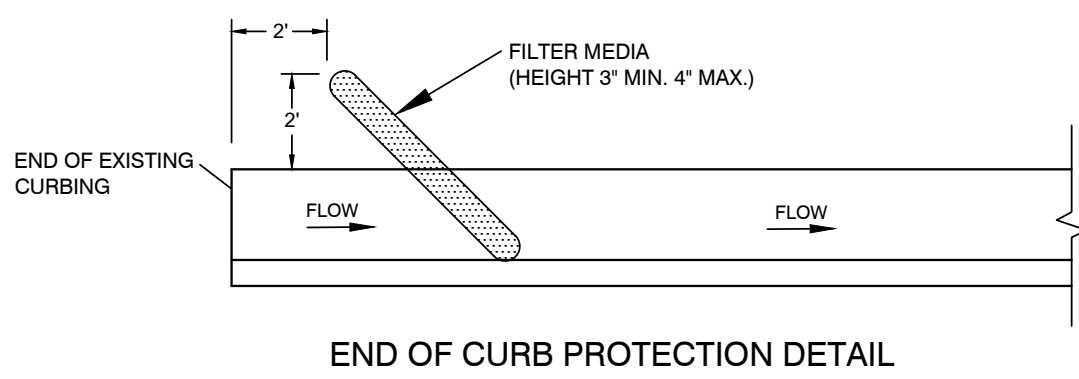
- ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.
- THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED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

EROSION CONTROL NOTES

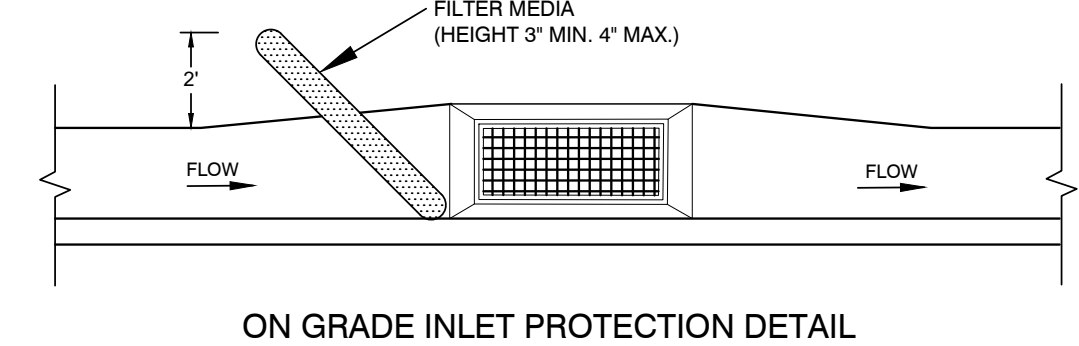
- THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE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

DUST CONTROL NOTES

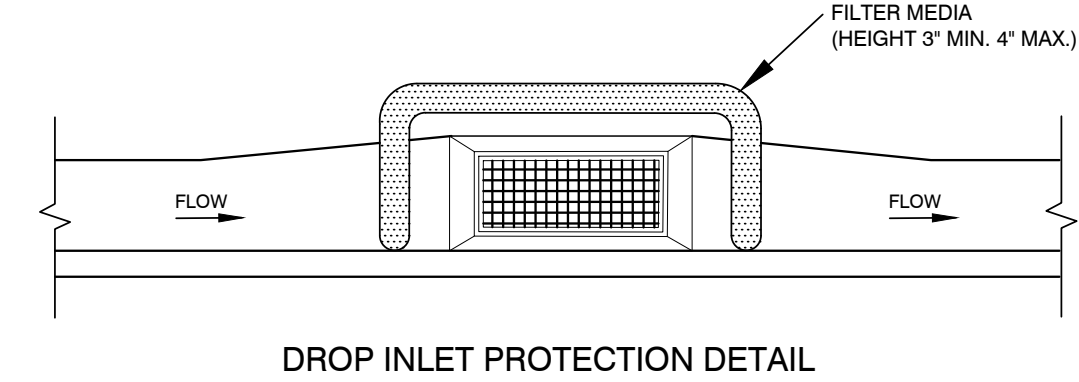
- EARTH MOVING ACTIVITIES:
- APPLY WATER BY MEANS OF TRUCKS, HOSES AND / OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTHMOVING ACTIVITIES.
 - PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS, OR EQUIPMENT PENETRATION.
 - APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
 - OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.
- DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:
- WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
 - INSTALL FENCE BARRIER AND / OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.



END OF CURB PROTECTION DETAIL



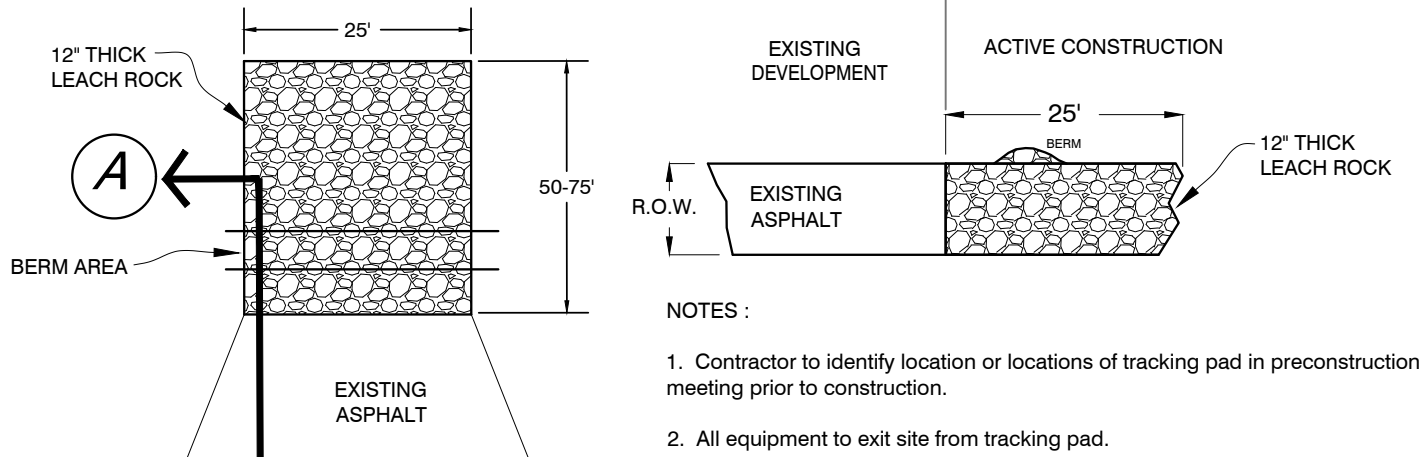
ON GRADE INLET PROTECTION DETAIL



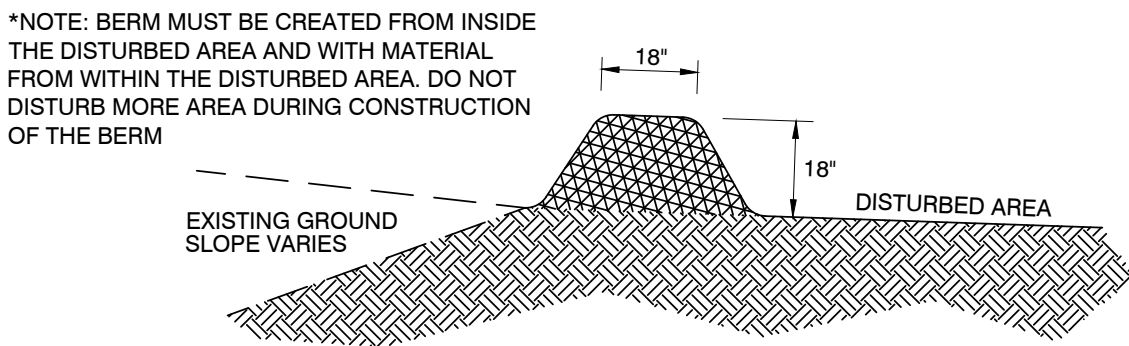
DROP INLET PROTECTION DETAIL

- PLACE INLET BARRIERS AS SHOWN AROUND THE INLET OPENING.
- IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOP OF THE INLET BARRIER IS NOT HIGHER THAN THE ADJACENT ROADWAY.
- MAINTAIN A PROPERLY FUNCTIONING INLET BARRIERS THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
- REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

INLET BARRIERS



GRAVEL TRACKING PAD

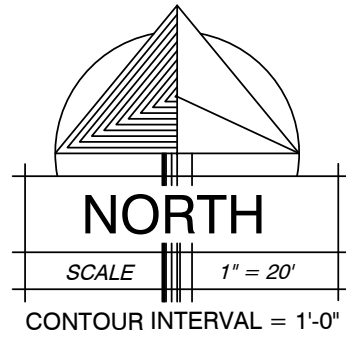


EARTHEN BERM

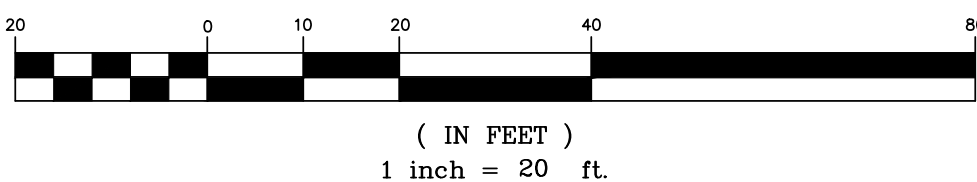
LOCATED AT TOP OF SLOPE ON LOW SIDE OF PROJECT

EROSION CONTROL NARRATIVE

- INSTALL CURB INLET BARRIER PER DETAILS ON THIS SHEET. AROUND ALL PROPOSED CATCH BASINS UNTIL CONSTRUCTION IS COMPLETE. TYPICAL ALL PROPOSED & NEARBY EXISTING CATCH BASINS.
- INSTALL ROCK SOCK SEDIMENT CONTROL IN ALL ADJACENT EXISTING CURBING, AND WATERWAYS WHERE NEEDED.
- APPLY WATER FOR DUST CONTROL IN QUANTITIES AND LOCATIONS AS DIRECTED BY ENGINEER. DUST CONTROL MAY BE REQUIRED AT ANY TIME. DON'T WASTE WATER.
- WATER WILL BE USED FROM THE EXISTING CITY FIRE HYDRANTS WITH USE OF A CITY OWNED WATER METER.



GRAPHIC SCALE



7-18-22
DATE:

21050
JOB NUMBER:

1" = 20'
SCALE:

R.N.
DRAWN:

J.J.M.
CHECKED:

M
R
W

DESIGN
ASSOCIATES INC.

ARCHITECTURE &
CONSULTING ENGINEERS

73 EAST 100 SOUTH
P.O. BOX 2775
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(435) 628-2377 (435) 673-3580 fax
www.mrwdesign.com

EROSION CONTROL PLAN, SWPPP

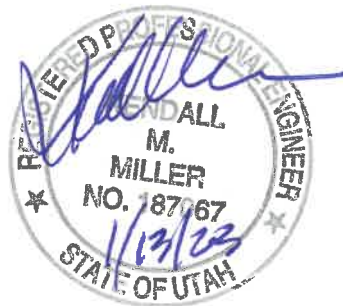
WASHINGTON COUNTY FAIRGROUNDS EOC/PARKS BUILDING
AT LEGACY PARK
HURRICANE CITY, UTAH

C3.1
OF SHEETS

**DRAINAGE STUDY
FOR
WASHINGTON COUNTY EOC/PARKS BUILDING
APPROX. 5320 W. REGIONAL PARK DR.
HURRICANE, UTAH**

Prepared for:

MRW Design Associates, Inc.
73 East 100 South
St. George, UT 84770



January, 2023



Kendall Miller, PE

Civil Engineering • Geotechnical Engineering
Planning • Environmental Engineering
786 S. Marlar Ct. • Washington, Utah 84780
(435) 680-5053 millerconsultinginc@gmail.com

January 13, 2023

Re: Drainage Study
Proposed Washington County EOC/Parks Building
At Legacy Park
Approximately 5320 W Regional Park Dr.
Hurricane, UT

INTRODUCTION

This report is submitted as a drainage study to accompany the Grading and Site Plan submittal for the referenced project site. This study analyzes pre- and post-development hydrologic conditions and storm water runoff. The proposed project consists of the construction of a 2-story office/storage building with appurtenant asphaltic concrete paved parking and driveways and landscaping. The project site is located at approximately 5320 W Regional Park Drive in Hurricane, Utah, as shown on the attached Vicinity Map, Figure 1. The site encompasses approximately 1.52 acres.

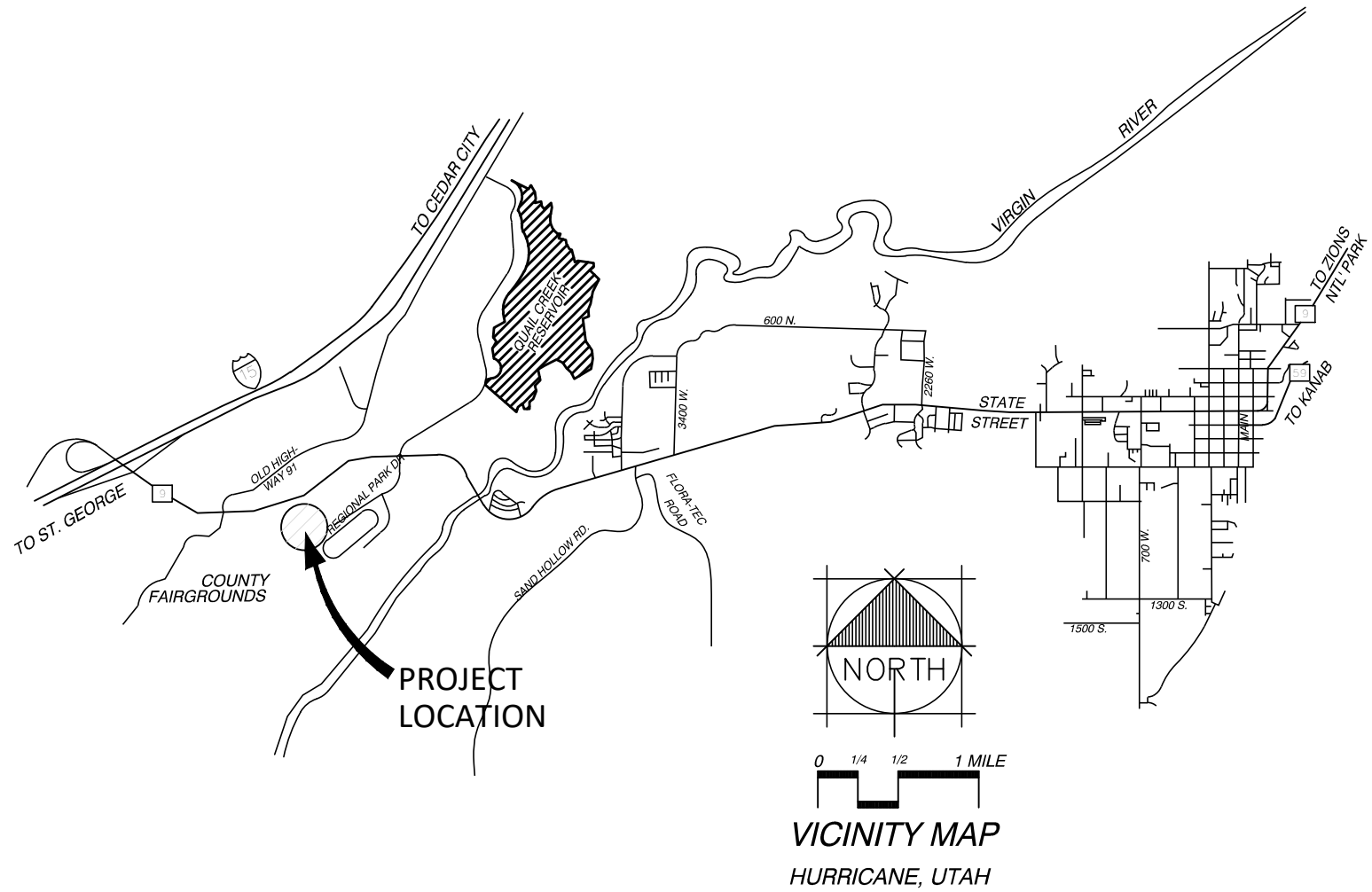
FEMA

Based upon a review of Map Number 49053C 820G, effective date April 2, 2009, areas of the site proposed for development are located within an area designated as Zone "X", defined by FEMA as an area of minimal flooding. An abbreviated copy of the referenced FIRM map indicating the location of the project site is included on Figure 2.

HYDROLOGIC ANALYSIS

The hydrologic analysis included a comparison of the calculated storm runoff for the 100-year recurrence storm for the existing hydrologic vs. developed hydrologic conditions. The Rational Method was utilized to analyze the storm runoff.

Copies of the Rational Method calculations are attached herewith for the existing and developed conditions.



VICINITY MAP

FIGURE 1

National Flood Hazard Layer FIRMette

113°25'36"W 37°09'47"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)
- Area with Flood Risk due to Levee (Zone D)

OTHER AREAS

- No SCREEN
- Area of Minimal Flood Hazard (Zone X)
- Effective LOMRS
- Area of Undetermined Flood Hazard (Zone X)

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

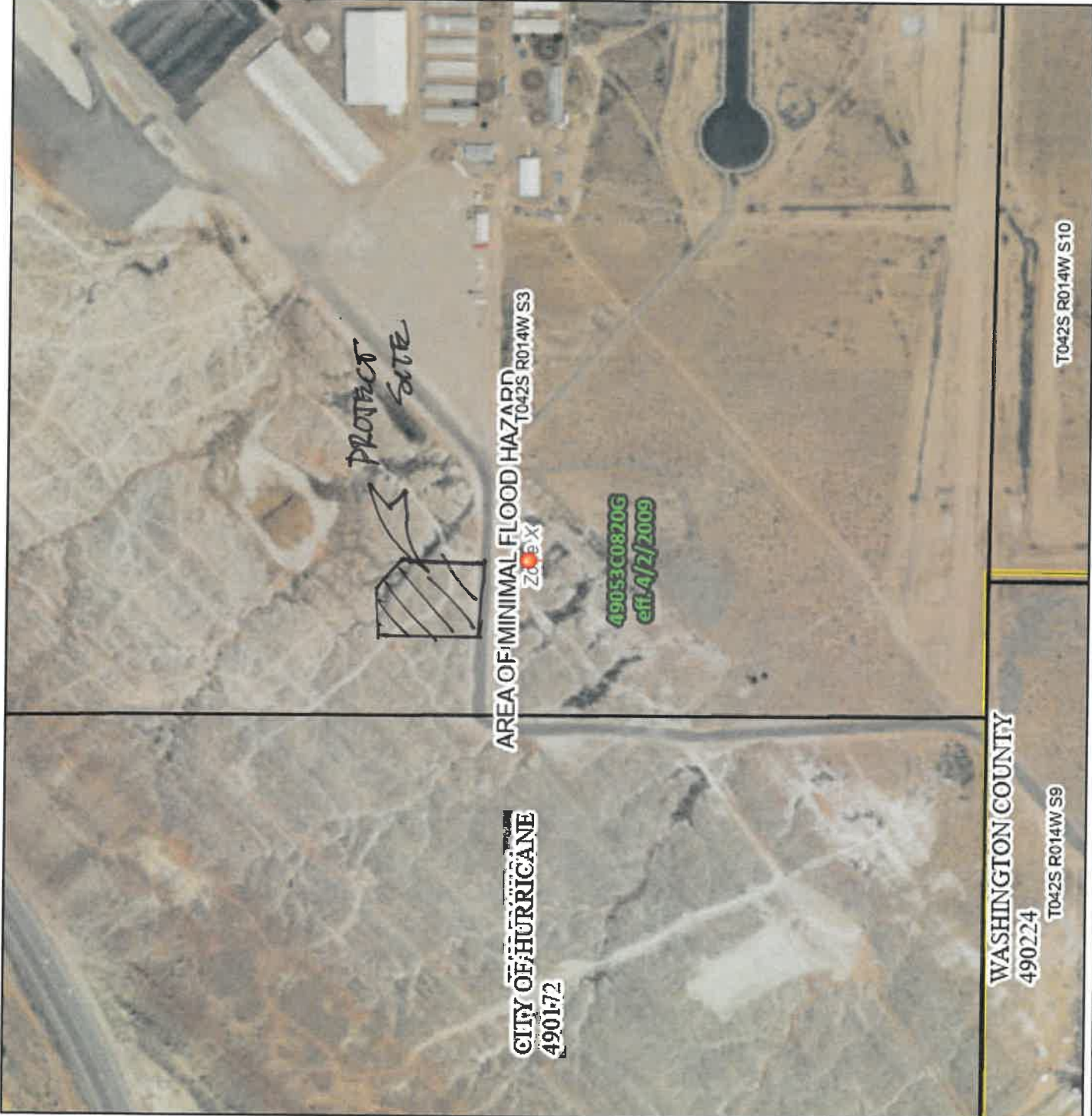
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/15/2023 at 1:29 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Existing Conditions:

The existing site is currently undeveloped. The existing site topography is undulating badland sloping from northwest to the southeast corner of the site at an approximate 4 percent grade. Little to no vegetation was observed onsite. The site is bounded on the south by partially developed street improvements, and on all other sides by undeveloped property. Approximately 3.5 acres of undeveloped badland topography drains to the northern boundary of the site. The existing condition hydrologic basin is indicated on Figure 3.

Developed Conditions:

Developed conditions hydrologic basins are indicated on Figure 4. The developed site drainage improvements include sheet flow within asphalt paved parking areas, and shallow concentrated surface flow within parking lot curb and/or paved drainage swales. A detention/retention basin is proposed within the parking lot/landscape area (see Figure 4). The basin is design with sufficient storage volume to detain sufficient runoff as to allow not more than 0.2 cfs per acre discharge to the historic downstream facilities while retaining the 1 percent annual chance (100-year) runoff.

Composite Rational Formula Method runoff coefficients were calculated for developed and existing conditions, respectively. Hydrologic soil conditions and composite runoff coefficient calculations are included in the Appendix.

4.0 RAINFALL METHODOLOGY

The rainfall and runoff data developed for this hydrologic analysis was prepared for use with the Rational Method. Runoff modeling was performed for the existing and developed on-site conditions, and off-site existing conditions for the 10-year and 100-year storm frequencies.

4.1 Rainfall Intensity

Rainfall Intensity data was obtained from Depth-Duration-Frequency Table 2-1 found in the City of Hurricane Drainage Guidelines and Hydrology Manual for the 10-year and 100-year frequency storm events. Interpolated rainfall intensity values for the 10-year and 100-year storm events based upon the times of concentration were used. A summary of NOAA Atlas 14 Depth-Duration-Frequency table converted to Intensity-Duration-Frequency is included in the Appendix.



SCALE: 1"=100'

LEGEND

● Q100=3.2 cfs 100-YR STORM DISCHARGE

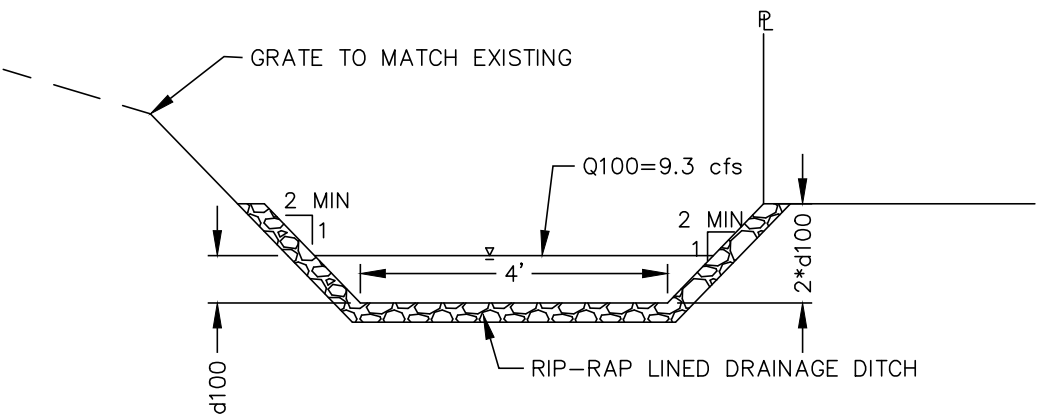
■ DRAINAGE SUBBASIN BOUNDARY

FIGURE

3

WASHINGTON COUNTY EOC/PARKS
HURRICANE, UT
EXISTING CONDITIONS

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OFFSITE DRAINAGE DITCH DETAIL

NOT TO SCALE

LEGEND

$Q100=3.2$ cfs 100-YR STORM DISCHARGE

DRAINAGE SUBBASIN



SCALE: 1"=40'

FIGURE

4

WASHINGTON COUNTY EOC/PARKS
HURRICANE, UT
DEVELOPED CONDITIONS

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5.0 RUNOFF METHODOLOGY

Standard Form 4 was completed to determine the Time of Concentration, and subsequent rainfall intensity value for each drainage basin (see Appendix). The time of concentration was calculated as follows:

$$T_c = T_i + T_t$$

where:

T_c = Time of concentration

T_i = Initial, inlet or overland travel time

T_t = Travel time for concentrated flow

The velocity used in the travel time computations for all offsite and onsite basins were estimated using approximate channel properties and applying Manning's equation.

Initial flow time was calculated as follows:

$$T_i = 1.8(1.1 - K)L_o^{1/2}/S^{1/3}$$

where:

T_i = Initial overland travel time (minutes)

$K = 0.0132 * CN - 0.39$

CN = Curve Number

L_o = Length of overland flow (maximum 500 feet)

S = average basin slope

The lag time was calculated as follows:

$$T_{lag} = 0.6T_c \text{ (hours)}$$

Due to the minor basin lengths, no additional flow routing was modeled.

Based upon the results of the Rational Method analysis, the calculated 10-year and 100-year storm events runoff rates for the existing and developed hydrologic basins are indicated in Table 1.

Table 1.
Calculated Runoff

Hydrologic Condition/Basin	Q10 (cfs)	Q100 (cfs)
Existing Conditions		
EX	2.2	5.0
OFF1	6.2	9.3
Developed Conditions		
DV1	2.2	4.1
DV2	1.9	4.3

Assuming a maximum discharge rate of 0.3 cfs (0.2 cfs per acre), the proposed detention basin should be designed for a minimum volume of 2,451 cubic feet (100-year event). The detention basin should drain to the existing curb inlet located at the northeast corner of the site. Based on orifice flow calculations included in the Appendix, an orifice controlled 4-inch diameter storm drain having a 75% outlet restriction should be sufficient to limit the detention basin outflow to 0.3 cfs.

RESULTS AND CONCLUSIONS

Excess runoff generated by the proposed development will be stored within proposed detention/retention facilities located onsite. Runoff discharge from the site will not exceed 0.2 cfs per acre as established by Hurricane City Standards.

If you have any questions concerning this report, please call.

Kendall M. Miller, PE
Principal Engineer

APPENDIX

[Contact Us](#) | [Subscribe](#) | [Archived Soil Surveys](#) | [Soil Survey Status](#) | [Glossary](#) | [Preferences](#) | [Link](#) | [Logout](#) | [Help](#)[A](#) [A](#) [A](#)[Area of Interest \(AOI\)](#)[Soil Map](#)[Soil Data Explorer](#)[Download Soils Data](#)[Shopping Cart \(Free\)](#)

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Soil Chemical Properties

Soil Erosion Factors

Soil Health Properties

Soil Physical Properties

Soil Qualities and Features

AASHTO Group Classification (Surface)

AASHTO Group Index

Depth to a Selected Soil Restrictive Layer

Depth to Any Soil Restrictive Layer

Depth to Bedrock

Drainage Class

Frost Action

Frost-Free Days

Hydrologic Soil Group

[View Description](#) [View Rating](#)

View Options

Map ☒Table ☒Description of Rating ☒

Rating Options

☐ Detailed Description

Advanced Options

Aggregation Method Dominant Condition

Component Percent Cutoff

Tie-break Rule

☐ Lower☒ Higher[View Description](#) [View Rating](#)

Map Unit Name

Parent Material Name

Representative Slope

Soil Slippage Potential

Subsidence, Initial

Subsidence, Total

Unified Soil Classification (Surface)

Water Features

Soil Map

Scale (not to scale)



HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL

RATIONAL FORMULA METHOD RUNOFF COEFFICIENTS AND AVERAGE PERCENT IMPERVIOUS AREA

LAND USE OR SURFACE CHARACTERISTICS	AVERAGE PERCENT IMPERVIOUS AREA	RUNOFF COEFFICIENTS			
		10-YEAR		100-YEAR	
		GRASS ¹	DESERT ²	GRASS ¹	DESERT ²
<u>Business and Commercial:</u>					
Downtown Areas	95	.88	.88	.89	.89
Neighborhood Areas	70	.70	.75	.80	.83
<u>Residential</u> (Average Lot Size):					
1/8 Acre or less (Multi-Unit)	65	.68	.73	.78	.80
1/4 Acre	38	.55	.62	.65	.74
1/3 Acre	30	.50	.57	.60	.70
1/2 Acre	25	.45	.53	.55	.67
1 Acre	20	.40	.49	.50	.64
2 Acre	12	.35	.45	.40	.60
<u>Industrial:</u>	72	.72	.76	.82	.84
<u>Open Space:</u> (Lawns, Parks, Golf Courses)	5	.10	-	.30	-
<u>Undeveloped Areas:</u> (Natural Vegetation)	0	-	.25	-	.50

<u>Streets and Roads:</u>					
Paved	100	.90		.93	
Gravel	20	.40		.50	
<u>Drives and Walks:</u>	95	.88		.89	
<u>Roofs:</u>	90	.85		.87	

Notes:

- ¹ Grass - Grassed Landscaping or Irrigated Vegetation
² Desert - Desert Landscaping or Natural Vegetation

Revision	Date

**WRC
ENGINEERING**

REFERENCE:

USDCM, DRCOG, 1969 (with modifications)

TABLE 601

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL

RUNOFF CURVE NUMBERS (URBAN AREAS¹)

Cover description		Curve numbers for hydrologic soil group—			
Cover type and hydrologic condition	Average percent impervious area ²	A	B	C	D
<i>Fully developed urban areas (vegetation established)</i>					
Open space (lawns, parks, golf courses, cemeteries, etc.):					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) ⁴ ...		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					

See Table 602A

Developing urban areas

Newly graded areas (pervious areas only, no vegetation) ⁵	77	86	91	94
--	----	----	----	----

- 1 Average runoff condition, and $I_p = 0.2S$.
- 2 The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system. Impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using Figure 603.
- 3 CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.
- 4 Composite CN's for natural desert landscaping should be computed using Figure 603 based on the impervious area percentage (CN #98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.
- 5 Composite CN's to use for the design of temporary measures during grading and construction should be computed using Figure 603 based on the degree of development impervious area percentage) and the CN's for the newly graded pervious areas.

Revision	Date

**WRC
ENGINEERING**

REFERENCE:
SCS TR-55, USDA, June 1986.

**TABLE 602
1 of 4**

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL

RUNOFF CURVE NUMBERS (SEMIARID RANGELANDS¹)

Cover description		Curve numbers for hydrologic soil group—			
Cover type	Hydrologic condition ²	A ³	B	C	D
Herbaceous—mixture of grass, weeds, and low-growing brush, with brush the minor element.	Poor		80	87	93
	Fair		71	81	89
	Good		62	74	85
Oak-aspen—mountain brush mixture of oak brush, aspen, mountain mahogany, bitter brush, maple, and other brush.	Poor		66	74	79
	Fair		48	57	63
	Good		30	41	48
Pinyon-juniper—pinyon, juniper, or both; grass understory.	Poor		75	85	89
	Fair		58	73	80
	Good		41	61	71
Sagebrush with grass understory.	Poor		67	80	85
	Fair		51	63	70
	Good		35	47	55
Desert shrub—major plants include saltbush, greasewood, creosotebush, blackbrush, bursage, palo verde, mesquite, and cactus.	Poor	63	77	85	88
	Fair	55	72	81	86
	Good	49	68	79	84

¹Average runoff condition, and $I_a = 0.2S$.

²Poor: < 30% ground cover (litter, grass, and brush overstory).

Fair: 30 to 70% ground cover.

Good: > 70% ground cover.

³Curve numbers for group A have been developed only for desert shrub.

Revision	Date

**WRC
ENGINEERING**

REFERENCE:

SCS TR-55, USDA, June 1986.

**TABLE 602
4 of 4**

Time of Concentration, Tc

Project: WCEOC

$$T_c = L^{0.8} [(1000/CN) - 9]^{0.7} / 1140 S^{0.5}$$

Where: Tc= time of concentration (hrs)

L = length of the longest flow path (miles)

CN= Hydrologic curve number

S = watercourse slope (%)

Basin	Area (ac)	Flow Path, CN		ΔElev, ft.	Slope, S (%)	Tc (hrs)	Tc (min)	Tc Remarks
OFF1	3.48	645	85	32	4.96	0.14	9	
EX	1.523	262	85	10	3.82	0.08	5	
DV1	0.802	520	94	9.2	1.77	0.14	8	
DV2	0.721	220	94	3.1	1.41	0.08	5	

RATIONAL METHOD CALCULATIONS EXISTING AND DEVELOPED CONDITIONS

RATIONAL METHOD

Project: WCRC
Date: 1/12/2023

Methodology: $Q = CIA$
where: Q = Peak Runoff Flow, cfs
 C = Runoff Coefficient
 I = Rainfall Intensity, in/hr
 A = Basin Area, Acres

Storm Recurrence Interval: 10 yr
Basin

Subbasin	Area (acres)	Area (ft ²)	% Impervious	% Pervious	C Impervious	C Pervious	C Composite	Tc (min)	I @ Tc (in/hr)	Q, peak (cfs)
OFF1	3.48	151588.8	0	100	0.5	0.5	0.50	9	3.56	6.19
EX	1.523	66341.88	0	100	0.5	0.5	0.50	5	2.88	2.19
OFF1	0.802	34935.12	95	5	0.93	0.5	0.91	8	3.05	2.22
OFF2	0.721	31406.76	95	5	0.93	0.5	0.91	5	2.88	1.89

RATIONAL METHOD

Project: WCRC
Date: 1/12/2023

Methodology: $Q = CIA$
where: Q = Peak Runoff Flow, cfs
 C = Runoff Coefficient
 I = Rainfall Intensity, in/hr
 A = Basin Area, Acres

Storm Recurrence Interval: 100 yr
Basin

Subbasin	Area (acres)	Area (ft ²)	% Impervious	% Pervious	C Impervious	C Pervious	C Composite	Tc (min)	I @ Tc (in/hr)	Q, peak (cfs)
OFF1	3.48	151588.8	0	100	0.5	0.5	0.50	9	5.36	9.33
EX	1.523	66341.88	0	100	0.5	0.5	0.50	5	6.62	5.04
OFF1	0.802	34935.12	95	5	0.93	0.5	0.91	8	5.68	4.14
OFF2	0.721	31406.76	95	5	0.93	0.5	0.91	5	6.62	4.34

DETENTION BASIN VOLUME CALCULATIONS

DETENTION/RETENTION BASIN SIZING

Rational Method

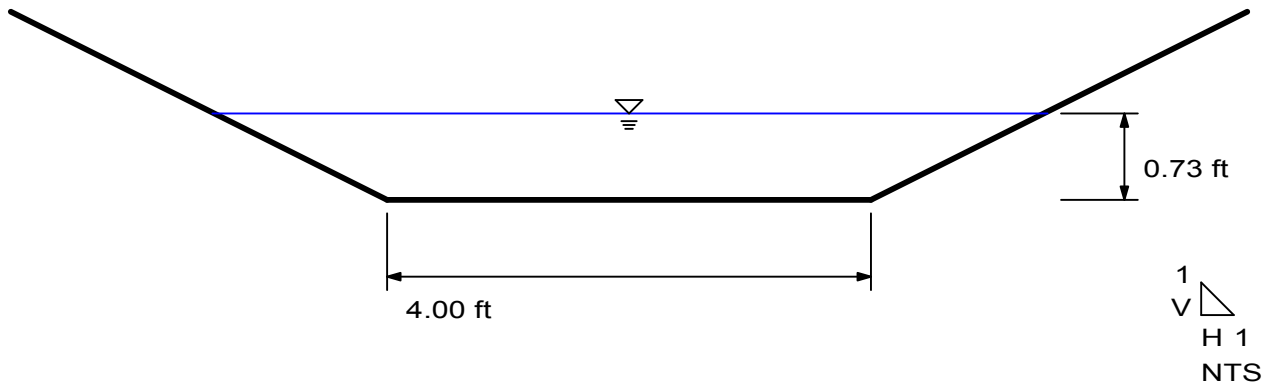
Project:	Washington County EOC		
Project Location:	Hurricane, UT		
Date:	1/12/2023		
Storm Recurrence Interval:	100 yr		
Total Site Area:	1.523		
Detention, D or Retention, R	D		
Total Discharge Rate (cfs):	Existing	0.30	0.2*AREA (ac)
	Developed	8.47	
Time of Concentration:	Existing	9 min	
	Developed	5 min	
Tc @ Peak Outflow:	9.82 min		
Volume In:	2542 ft ³		
Volume Out:	91 ft ³		
Detention Volume:	2451 ft ³		

HYDRAULIC CALCULATIONS

Cross Section
Cross Section for Trapezoidal Channel

Project Description	
Project File	c:\haestad\fmw\desert c.fm2
Worksheet	WCEOC
Flow Element	Trapezoidal Channel
Method	Manning's Formula
Solve For	Channel Depth

Section Data	
Mannings Coefficient	0.030
Channel Slope	0.005000 ft/ft
Depth	0.73 ft
Left Side Slope	2.000000 H : V
Right Side Slope	2.000000 H : V
Bottom Width	4.00 ft
Discharge	9.30 cfs



OFFSITE DITCH
Worksheet for Trapezoidal Channel

Project Description	
Project File	c:\haestad\fmw\desert c.fm2
Worksheet	WCEOC
Flow Element	Trapezoidal Channel
Method	Manning's Formula
Solve For	Channel Depth

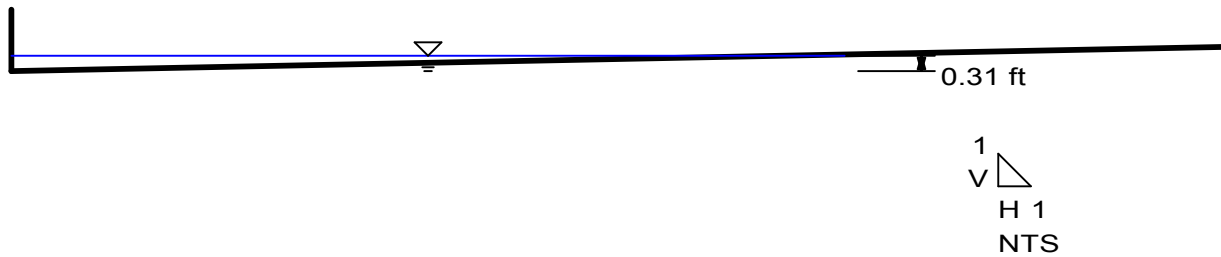
Input Data	
Mannings Coefficient	0.030
Channel Slope	0.005000 ft/ft
Left Side Slope	2.000000 H : V
Right Side Slope	2.000000 H : V
Bottom Width	4.00 ft
Discharge	9.30 cfs

Results		
Depth	0.73	ft
Flow Area	3.97	ft ²
Wetted Perimeter	7.25	ft
Top Width	6.91	ft
Critical Depth	0.50	ft
Critical Slope	0.018440	ft/ft
Velocity	2.34	ft/s
Velocity Head	0.09	ft
Specific Energy	0.81	ft
Froude Number	0.55	
Flow is subcritical.		

Cross Section Cross Section for Triangular Channel

Project Description	
Project File	c:\haestad\fmw\desert c.fm2
Worksheet	WC_EOC
Flow Element	Triangular Channel
Method	Manning's Formula
Solve For	Channel Depth

Section Data	
Mannings Coefficient	0.035
Channel Slope	0.020000 ft/ft
Depth	0.31 ft
Left Side Slope	0.000000 H : V
Right Side Slope	50.000000 H : V
Discharge	4.10 cfs



PARKING LOT
Worksheet for Triangular Channel

Project Description	
Project File	c:\haestad\fmw\desert c.fm2
Worksheet	WC_EOC
Flow Element	Triangular Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data	
Mannings Coefficient	0.035
Channel Slope	0.020000 ft/ft
Left Side Slope	0.000000 H : V
Right Side Slope	50.000000 H : V
Discharge	4.10 cfs

Results		
Depth	0.31	ft
Flow Area	2.40	ft ²
Wetted Perimeter	15.80	ft
Top Width	15.49	ft
Critical Depth	0.28	ft
Critical Slope	0.035371	ft/ft
Velocity	1.71	ft/s
Velocity Head	0.05	ft
Specific Energy	0.36	ft
Froude Number	0.77	
Flow is subcritical.		



STAFF COMMENTS

Agenda Date:	03/16/2023
Application Number:	2023-ZC-05
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Washington County
Agent:	Jeff Mathis
Request:	A Zone Change from Open Space to Public Facility
Location:	5700 W Regional Park Road
Zoning:	OS
General Plan Map:	Public

Planning Commission Recommendation

The Planning Commission gave a positive recommendation on the proposed zone change finding that the proposal was consistent with the General Plan, the proposal is harmonious with the overall character of existing development, that the zone change would not have a negative impact on the surrounding area, and that facilities are adequate to support the zone change.

Discussion:

Washington County is wanting to build a new parks building and emergency operations center on property owned by the county across from the Washington County Fairgrounds. They had previously applied for a preliminary site plan for the building however that was tabled because the proposed use of office and storage buildings are not permitted in the Open Space zoning. They are now coming in with a zone change for the property as well as a sensitive lands application. This property is located at the base of the Purgatory Cliffs and has some sloping concerns on the property.

	Zoning	Adjacent Land Use
North	RA-1, PF, M-1	Purgatory Cliffs, Industrial Park further north
East	PF	Washington County Fairgrounds and other public buildings
South	PF, M-1	Washington County Fairgrounds and Quail Creek Industrial Park
West	RA-1	Purgatory Cliffs

the larger Fairgrounds area. It is important to note that this zone change would open up a larger area for future development which may have a larger effect.

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

Response: Yes. JUC had no major concerns.

JUC Comments

Some comments from prior submission

Public Works: How will access be provided to the property?

Power: Must extend the main feeder from the closest switch in front of the Fairgrounds. Must make 6” tie in with Dennett property. Must provide Power Dept with power needs and details. County must hire Hurricane City Power pre qualified electrical contractors.

Water: No comments on zone change. They show a water meter but no water connection

Streets: Okay with zone change and site plan

Sewer: Coordinate with Dennett Construction for connection to the pump station

Engineering: Ownership of Regional Park Road, between SR-9 and Quail Creek Industrial Park Phase 4 is ambiguous. It appears that jurisdiction of the public right of way that covers Regional Park Road has never been conveyed to the City. Clarity somewhere through this application process would be appreciated

Fire: No comment

Cable: No comments



Findings: Staff makes the following findings:

03/16/2023

2023-ZC-05
2023-PSP-01
2023-HIL-02

1. The proposed amendment is compatible with the goals and policies of the General Plan pertaining to public facilities.
2. The proposed amendment is in harmony with the overall character of the existing development.
3. The proposed amendment will affect adjacent property but not as much as typical commercial and residential uses.
4. Public facilities are adequate.

Recommendation: Staff recommends the City Council review this application and the zone change amendment standards as well as take into consideration the comments from residents that will be made in the public hearing before making a recommendation to the City Council. Staff recommends approval of the zone change.

ORDINANCE NO 2023-ZC-05

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE
FOR PARCEL H-4-2-3-1202 AND H-4-2-3-430 FROM OPEN SPACE (OP) TO PUBLIC
FACILITIES (PF)

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 proposal will not have a negative impact on the surrounding area; and

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

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

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

That parcel H-4-2-3-1202 and H-4-2-3-430 from Open Space (OP) to Public Facilities (PF)

PASSED AND APPROVED on this 16th 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



STAFF COMMENTS

Ordinance 2023-ZC-06: Discussion and consideration of a **Zone Change Amendment request located approx. between 2600 W and 2100 W and 3600 S from RA-1, residential agricultural one unit per acre, to an R1-8/PDO, residential one unit per 8,000 square feet with a planned development overlay. Parcels H-3385, H-3393, and H-3399.** Mesa Vista Applicant. Adam Allen Agent.

Discussion:

The applicant has submitted an application for the Mesa Vista development. This is located on 105 acres located between 2400 W and 2100 W north of the Cordero development. They are proposing 185 townhomes, 191 garden/patio homes, 108 single family homes, commercial and civic/religious areas. The commercial areas will be off the future 3700 S interchange and the residential areas will surround it. The applicant has met with staff a number of times about this project and is aware of the utility issues in this area, the applicant has told staff they are willing to sign a development agreement similar to what other developments in this area have signed.

The Planning Commission recommended the denial of the proposed zone change because the area lacks adequate facilities to support the zone change.

Findings:

Recommendation:

Attachments:

1. Ordinance 2023-ZC-06 Mesa Vista PDO
2. 2023-ZC-06 App
3. 2023-PSP-05 App
4. 2023-ZC-06 2023-PSP-05 Mesa Vista
5. 2023-02-03 Mesa Vista Zoning Booklet
6. Copy of 046-191 Limited Culinary Distribution Capacity Exhibit 11x17
7. Hurricane Circuit CW101 Analysis Report-Final

ORDINANCE NO 2023-ZC-05

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE
FOR PARCEL H-4-2-3-1202 AND H-4-2-3-430 FROM OPEN SPACE (OP) TO PUBLIC
FACILITIES (PF)

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 proposal will not have a negative impact on the surrounding area; and

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

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

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

That parcel H-4-2-3-1202 and H-4-2-3-430 from Open Space (OP) to Public Facilities (PF)

PASSED AND APPROVED on this 16th day of March 2023.

Hurricane City

Nanette Billings, Mayor

Attest:

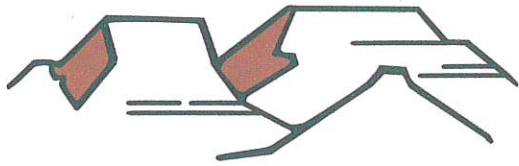
Cindy Beteag, City Recorder

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-ZC-05

Receipt No. 8166087

Name: MESA VISTA Telephone: 435.680.3090

Address: 590 E. ST. GEORGE BLVD Fax No. N/A
ST. GEORGE, UTAH 84770

Email: kenlfrei@gmail.com Agent Email: adam@alcsg.com

Agent (If Applicable): ADAM ALLEN Telephone: 435.680.6711

Address/Location of Subject Property: BETWEEN 2600 WEST AND 2100 WEST

Tax ID of Subject Property: 11-3385, 11-3393, 11-3394 Existing Zone District: RA-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) TOWNHOMES: 185 UNITS
GARDEN HOMES: 191 UNITS, R-1-8⁺ SINGLE FAMILY HOMES: 108 UNITS.
HIGHWAY AND NEIGHBORHOOD COMMERCIAL, CIVIC/RELIGIOUS USES.

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 250 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 Thursday and fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed 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)

COUNTY OF)

:SS

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

[Signature]
(Property Owner)

[Signature]
(Property Owner)

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

(Notary Public)

Residing in: _____

My Commission Expires: _____

Agent Authorization

I (we), BBKL, LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) American Land 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.

[Signature]
(Property Owner)

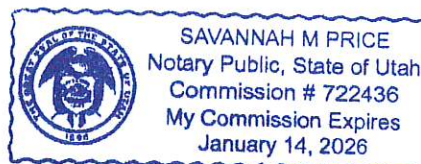
[Signature]
(Property Owner)

Subscribed and sworn to me this 2 day of February 2023.

[Signature]
(Notary Public)

Residing in: Utah

My Commission Expires: January 14, 2026



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.



ZONE CHANGE LEGAL DESCRIPTION

Beginning at The South Quarter Corner of Section 20, Township 42 South, Range 13 West; Running thence North 01°01'54" East 1,320.70 feet along the center Section Line; thence South 88°51'13" East 899.63 feet; thence North 01°08'47" East 1,650.00 feet; thence South 88°51'13" East 660.00 feet; thence South 01°08'47" West 1,650.00 feet; thence North 88°51'13" West 243.59 feet; thence South 01°01'54" West 1,321.56 feet to a point on the Section Line between said Section 20, and Section 29, Township and Range aforesaid; thence South 00°47'22" West 1,316.81 feet; thence North 88°52'39" West 1,319.24 feet to the Center Section Line of said Section 29; thence North 00°55'44" East along said line 1,318.21 feet to the point of beginning.

Containing 4,563,634 Square Feet or 104.77 Acres.

I want to...

H-3391

H-3389-A-2-A

H-3390-A-1

Tools

H-3-2-20-420

H-3388-A-1

H-3390-A-2

H-3382

H-3390-A-3

H-3384-A-1

H-3384-B

H-3386-A

H-3387

H-3394-A-3-B/

H-3410-H-SH1

H-339

H-3410-I-SH1

H-3386-B

H-3400-B-SH1

H-3399

H-3399-NP

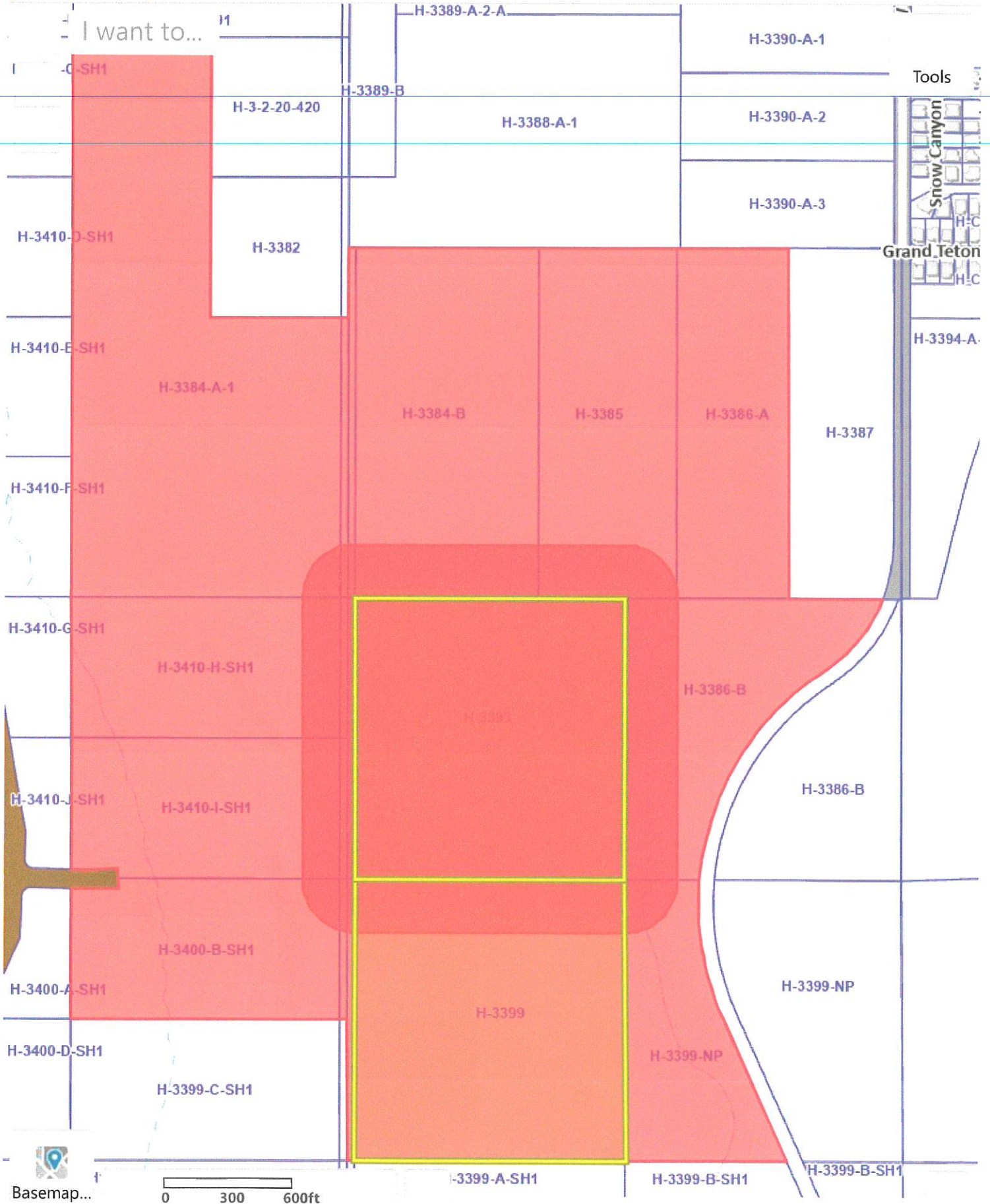
H-3399-NP

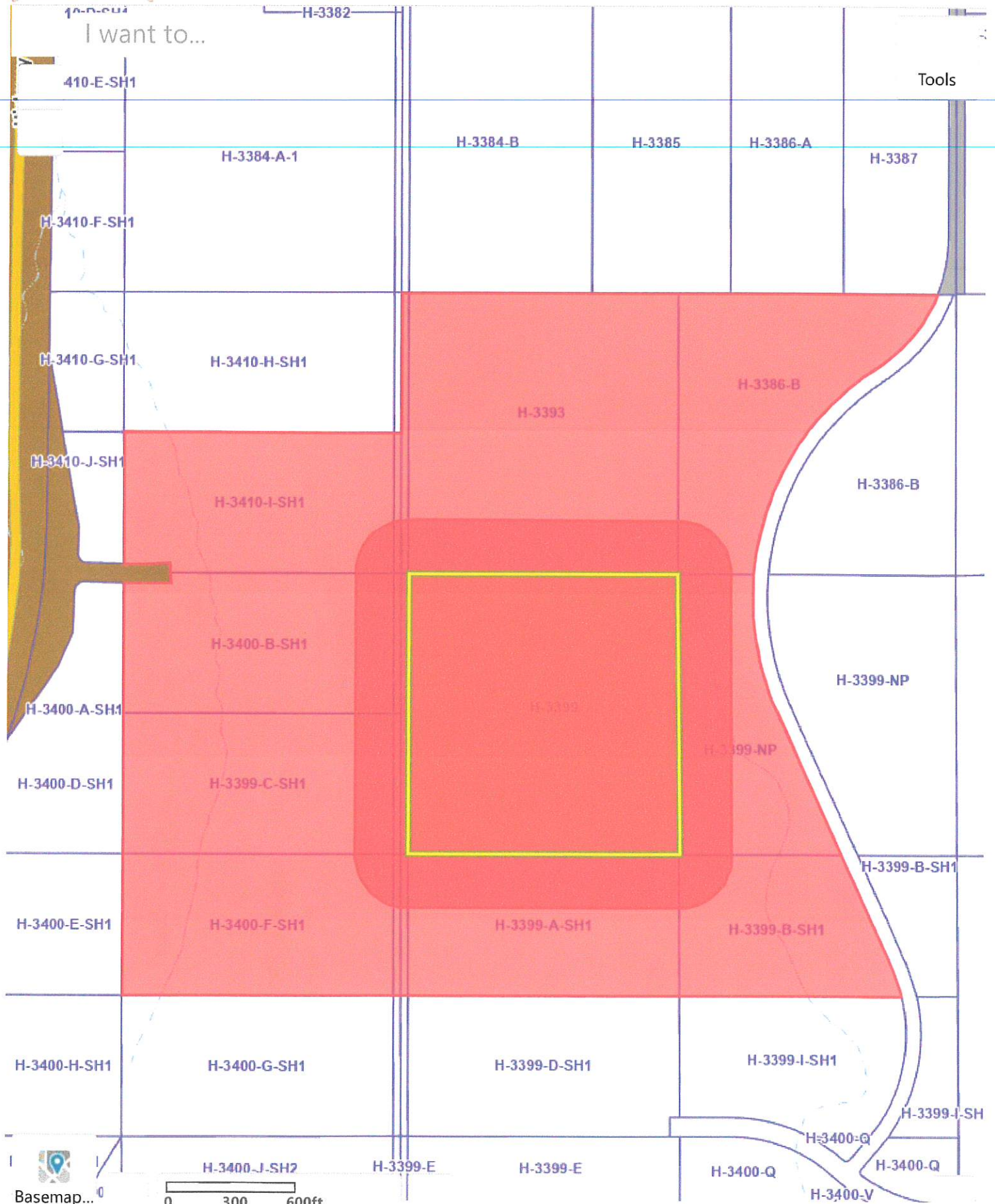
H-3398-J

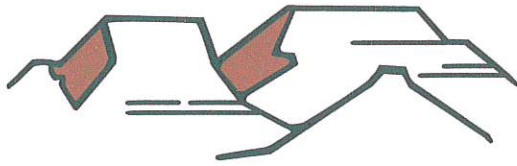
399-C-SH1

Basemap...

A horizontal number line with tick marks at 0, 300, and 600ft.







PLANNING & ZONING
HURRICANE CITY
UTAH

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

PRELIMINARY SITE PLAN APPLICATION

For office use only: \$200.00 Fee
File No. 2023-PSP-04
Receipt No. 8-166686

Name: MEGA VISTA Telephone: 435.680.3090

Address: 590 E. ST. GEORGE BLVD. Fax No. N/A
ST. GEORGE, UTAH 84770

Email: kenthwei@gmail.com Agent Email: adam@alcsg.com

Agent (If Applicable): Adam Allen Telephone: 435.680.6711

Address/Location of Subject Property: BETWEEN 2600 WEST AND 2100 WEST

Tax ID of Subject Property: 11-3385, 11-3393, 11-3397 Zone District: RA-1

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) TOWNHOMES: 185 UNITS

GARDEN HOMES: 191 UNITS R-18+ SINGLE FAMILY HOMES: 108 UNITS. HIGHWAY AND NEIGHBORHOOD COMMERCIAL, CIVIC/RELIGIOUS USES.

This application shall be accompanied by the following:

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

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

(Office Use Only)

Date Received: _____ Received by: _____

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

COUNTY OF)

:SS

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

[Signature]
(Property Owner)

[Signature]
(Property Owner)

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

(Notary Public)

Residing in: _____

My Commission Expires: _____

Agent Authorization

I (we), BBK LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) American Land Consulting 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.

[Signature]
(Property Owner)

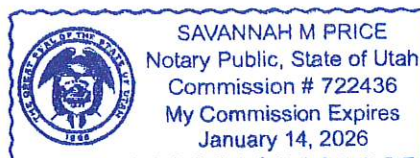
[Signature]
(Property Owner)

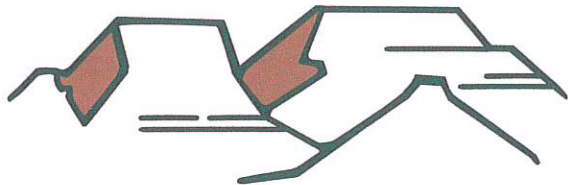
Subscribed and sworn to me this 2 day of February 2023.

[Signature]
(Notary Public)

Residing in: Utah

My Commission Expires: January 14, 2026





HURRICANE CITY

UTAH

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, BBKK, LLC / Blake Frei / Kade Ence am/are the applicant(s) of the application known as Mesa Vista located on parcel(s) H-3385, H-3393, H-3399 within the City of Hurricane, Washington County, Utah.

By my/our signature(s) below I/we do hereby acknowledge and agree to the following:

1. Neither acceptance nor approval of a development application by Hurricane City shall constitute a guarantee that sufficient water will be available to serve the zone designation, project, or permit for which this application is being submitted; and
2. Prior to receiving final approval for the application, the applicant may be required by Hurricane City to provide a guarantee of water availability which verifies that there is a sufficient water supply; and
3. For any application which may be approved without a guarantee of water availability, the applicant knowingly assumes the entire risk of water availability for the project and/or application; and
4. I/we waive any and all claims against Hurricane City that are in any way related to water availability for any project, permit, or use for which the land use application has been approved.

Dated this 2nd day of February, 2023.

Applicant Name: BBKK, LLC / Blake Frei / Kade Ence

Name of Signer (if different from Applicant Name): Blake Frei or Kade Ence

Title of Signer: Owner

Signature: [Signature] [Signature]

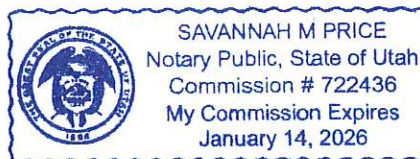
STATE OF Utah

COUNTY OF Washington

On the 2 day of February, 2023, personally appeared before me Savannah Price, the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

Notary Public: Savannah M. Price

My Commission Expires: January 14, 2026



All signatures to this Acknowledgment, other than for Applicants signing in an individual capacity, shall be accompanied by documentation acceptable to the City attesting to the fact that the signer hereof is authorized to execute the Acknowledgment on behalf of the Applicant (e.g. a copy of a corporate resolution, copy of a partnership agreement, etc.). (Ord. No. 2022-37, 6-16-2022)

PRELIMINARY SITE PLAN

PURPOSE

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

WHEN REQUIRED

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

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

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

A preliminary site plan is not intended to permit actual development of property pursuant to such plan but is prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.

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

PROCESS

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

APPEALS

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



ZONE CHANGE LEGAL DESCRIPTION

Beginning at The South Quarter Corner of Section 20, Township 42 South, Range 13 West; Running thence North 01°01'54" East 1,320.70 feet along the center Section Line; thence South 88°51'13" East 899.63 feet; thence North 01°08'47" East 1,650.00 feet; thence South 88°51'13" East 660.00 feet; thence South 01°08'47" West 1,650.00 feet; thence North 88°51'13" West 243.59 feet; thence South 01°01'54" West 1,321.56 feet to a point on the Section Line between said Section 20, and Section 29, Township and Range aforesaid; thence South 00°47'22" West 1,316.81 feet; thence North 88°52'39" West 1,319.24 feet to the Center Section Line of said Section 29; thence North 00°55'44" East along said line 1,318.21 feet to the point of beginning.

Containing 4,563,634 Square Feet or 104.77 Acres.



STAFF COMMENTS

Agenda Date:	03/16/2023
Application Number:	2023-ZC-06 2022-PSP-05
Type of Application:	Zone Change and Preliminary Site Plan Approval
Action Type:	Legislative
Applicant:	Mesa Vista
Agent:	Adam Allen
Request:	A Zone Change and Preliminary Site Plan approval from RA-1 to R1-8 PDO
Location:	Between 2400 W and 2100 W
Zoning:	RA-1
General Plan Map:	Planned Community

Planning Commission Recommendation

The Planning Commission recommended the denial of the proposed zone change because the area lacks adequate facilities to support the zone change.

The Planning Commission generally liked the design of the development, but expressed concerns about the lack of facilities. There was one member who expressed concerns about some cattle operation in the area.

Discussion:

The applicant has submitted an application for the Mesa Vista development. This is located on 105 acres located between 2400 W and 2100 W north of the Cordero development. They are proposing 185 townhomes, 191 garden/patio homes, 108 single family homes, commercial and civic/religious areas. The commercial areas will be off the future 3700 S interchange and the residential areas will surround it. The applicant has met with staff a number of times about this project and is aware of the utility issues in this area, the applicant has told staff they are willing to sign a development agreement similar to what other developments in this area have signed.

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

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

- 1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
- 2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
- 3. The extent to which the proposed amendment may adversely affect adjacent property; and*
- 4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

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

The General Plan has this area mapped as Planned Community. The General Plan defines Planned Community as:

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

The proposed development matches the General Plan map in terms of uses and zoning. The applicant is offering a mixture of housing types as well as commercial and civic uses as called for in the General Plan. The General Plan also supports creating new commercial centers in different areas of the city and approving a wider variety of housing options.

The following are some quotes for the General Plan that apply to this development:

Support mix uses developments in key areas to support future commercial growth. Require a minimum percentage of those developments be retained as commercial space. p. 96

As the City develops, it will be important to ensure that development patterns and the mix of land uses continue to support the objectives of the General Plan, and to work to balance residential and commercial land uses to maintain financial sustain-ability. p 78

Medium and high density residential developments should be planned near support facilities such as collector and arterial roads, schools, shopping, and employment centers. p 42

Medium and high density residential developments should be planned and designed to minimize impacts to nearby existing developments, while providing high-quality, attractive housing options. p 42

Housing developments should include a mix of housing types and densities to support households from a wide range of incomes. p 42

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

There is no existing development in the immediate vicinity of this development. The zone change proposal is harmonious with the approved developments in terms of uses and zoning, so when this area is eventually built out it will be harmonious.

3. Will the proposed amendment affect the adjacent property?

Changing the zoning from RA-1 to R1-8 PDO will affect the adjacent properties; however many of the adjacent properties are currently zoned and in the process of being developed. This new development will add to the demand of infrastructure, but could also provide additional resources to develop needed facilities.

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

There are public facilities (power lines, water lines etc.) in the vicinity of this property brought in by the Cordero development. However, there are concerns from the power department on capacity in this area until a substation is completed and transmission lines can be brought to the area. There are also concerns from the water department on water pressures and looping in this area until a well and tank site can be established south of Sky Ranch. Both of these utilities will need to have regional infrastructure completed prior to additional development in the area.

This property is in the annexation area for the Bench Lake Public Infrastructure District but has not joined the PID at this time.

Sec. 10-37-4. - Adequate public facilities.

Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities,

water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.

Preliminary Site Plan Review

JUC Comments:

Power:

Water: Water model required

Streets:

Sewer:

Fire:

Engineering: 3350 S is a major collector with a planned trail on the north side, typical cross section is 77' wide. Desert Sky Estates and Mesa Vista must agree to street and drainage channel locations along shared property lines. Applicants must take note of planned roadway stubs Hurricane City standards restrict block lengths to 800' and Desert Sky has not proposed a drainage channel location. Sand Hollow Mesa has a road planned along this property's southern border. 3700 S is a master planned major collector with 12' trails on both sides; a typical cross section is 84' wide. 2400 W is a master planned major collector with a 12' trail on the west side, typical cross section is 77' wide. Coordinate proposed roadway spacing on 2400 W with Sand Hollow Mesa PID, it appears the PID has proposed a roadway on the 1/16" section line. It appears a 250' by 350' has been coordinated for a power substation in the southwest corner of that intersection. Traffic Impact study required. Besides obvious restrictions on power and water, coordination with neighbors for access management and drainage seem to be the only notable concerns which can be resolved at preliminary plat.

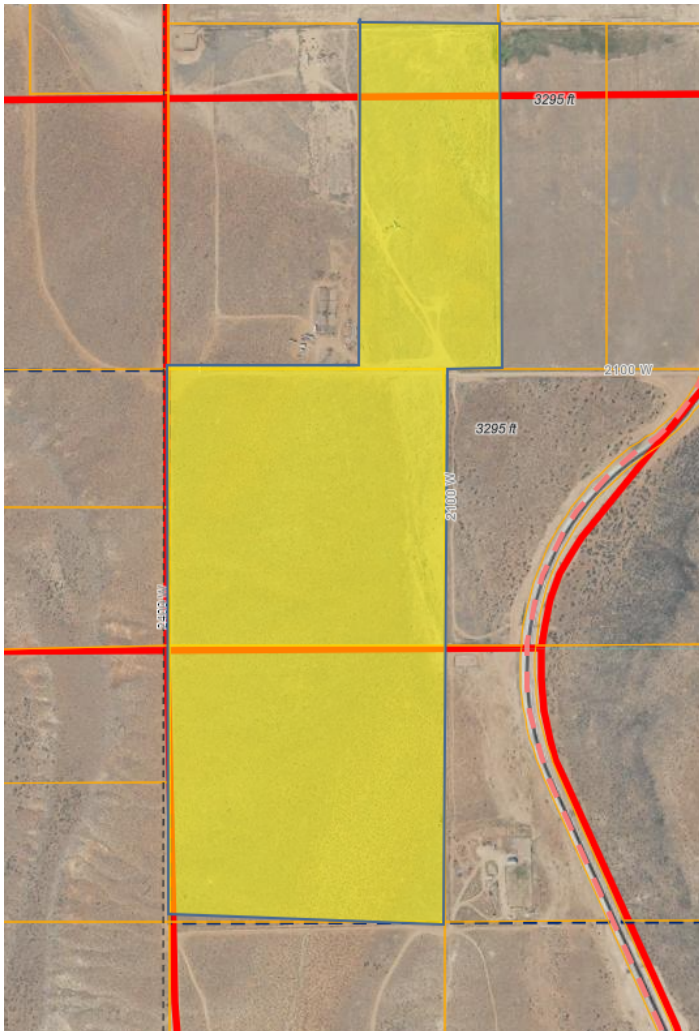
Gas:

Phone:

Cable:

Staff Comments:

1. **Density:** The applicant is requesting an R1-8 PDO. R1-8 PDO zoning typically allows for up to 4.5 units per acre. The applicant is proposing 485 units over 104.72 acres for a density of 4.63 units per acre. Staff has requested the applicant provide some justification for the additional density.
2. **Transportation Master Plan:** The 2019 Transportation Master Plan depicts this area in the picture below



- a. The proposed site plan substantially matches the Transportation Master Plan
 - i. The applicant appears to have taken the Active Transportation Master Plan into account with their trails plan however they do not appear to have accounted for the increased right-of-way. See Engineering comments above.
3. The accesses to Desert Sky Estates will have to match what was approved for that development.
4. There is a master planned drainage ditch that is along the eastern property line that will need to be negotiated with Desert Sky Estates and other property owners in the area. The applicant has indicated a willingness to work with the City and other developers on this issue.

Findings:

Staff makes the following findings:

1. The application meets many of the standards within the General Plan and General Plan Map.
2. This zone change is harmonious with what the General Plan and the approved developments in the area anticipates the remainder of the area will be developed in the area
3. The proposed development will have an impact on the area but there is almost no development in the area right now

4. Services are not adequate to serve the property.

Recommendation: Staff recommends the City Council review this application and the zone change based on standards and considers residents' comments. Staff believes there are a few options available for the City to consider.

1. Denial of the application. The proposed area of the development is located in an area that the City currently does not have adequate facilities to support additional development. The main concerns are for power, water, and storm drainage. The applicant has committed to design the project with those limitations in mind, but there are major pieces of infrastructure that need to be put in place that would exceed the scope of this one development. This includes **Water:** a well, tank(s) and transmission lines. **Power:** new substation and transmission lines. **Stormwater:** needs to coordinate drainage with surrounding property owners. There are also the concerns raised by the Washington County Water Conservancy District (WCWCD) about future water shortage county wide in the next five years. The City is doing some research and discussing these items internally and with the district and there is no clear indication of the proper steps forward at the time of this report. As stated in the previous report for another development, staff has concerns about long term developments in isolated areas due to the limited water supply and warnings from the WCWCD.

The General Plan also recommends that “*Medium and high density residential developments should be planned near support facilities such as collector and arterial roads, schools, shopping, and employment centers.*” Many of these facilities are planned for this area, but are not currently built.

The applicant also needs to justify the proposed number of units in greater detail.

2. Approval subject to a development agreement. The application does comply with the first three considerations of a zone change, and also provides a mix of uses recommended for this area. The applicant has acknowledged that some of the facilities are limited and the applicant has stated to staff that they are not planning on developing in the near future, but want to get entitlements to justify investing in additional study, water modeling, and design work. The applicant has told staff they would be interested in signing a development agreement similar to others in the area.

If the Planning Commission would like to make this recommendation, they should state clearly what terms they would like to see to as part of any development agreement, including that no land use applications may be filed until services in the area are adequate to support the development.

3. Approval of the proposal. The City can also approve the development without a development agreement. There are provisions within the code that the City can deny these applications in the

future without a development agreement. There is also some possibility that some of the concerns could be resolved by time they would want to develop.



MESA VISTA AREA ZONING PLAN



PREPARED BY:

American Land Consulting LLC.
1173 South 250 West Suite-504 St. George, Utah 84770

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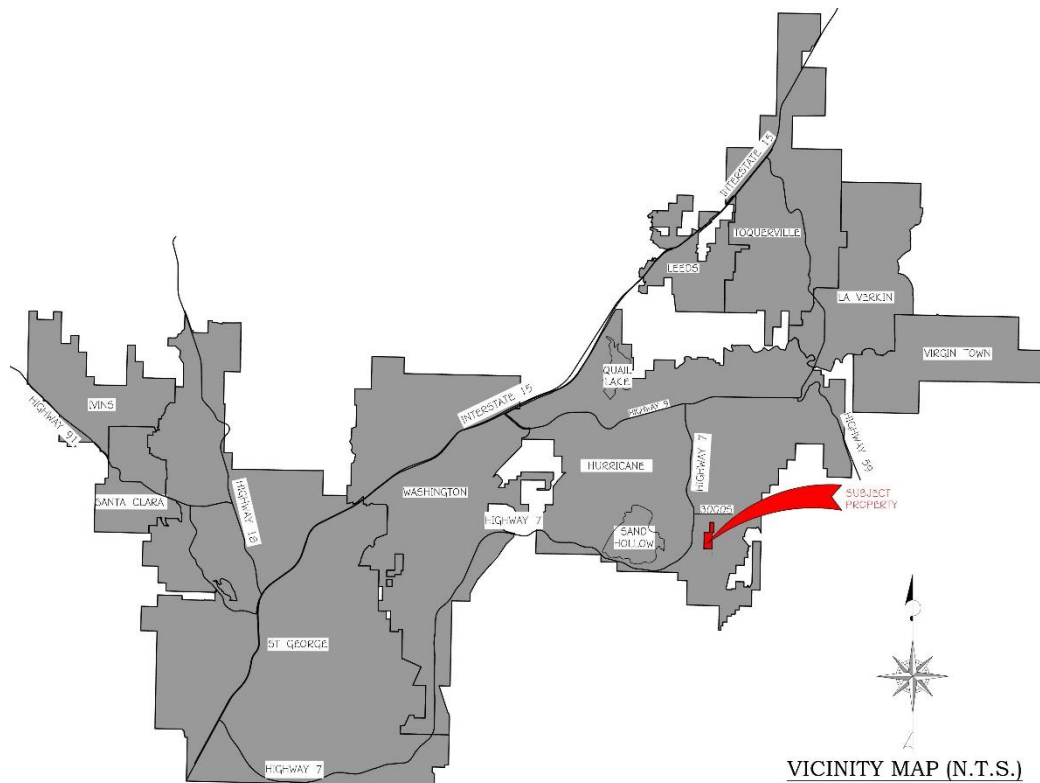
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1.0 INTRODUCTION

Mesa Vista (the “Project”) is a proposed 105-acre mixed-use development in Hurricane, Utah. Mesa Views will include 7 development areas that have commercial, church/civic, and a mix of residential products. Mesa Views lies between 2600 West and 2100 West streets with the proposed 3700 South Street splitting the middle of this development. There is a proposed interchange off Southern Parkway at 3700 South giving this Project great Access. The site location is depicted on the vicinity map below.



With this development, the owners desire to fulfill a variety of existing needs in Hurricane Valley. The development will consist of many well-planned uses, there will be 3 Areas of commercial, 3 areas of residential (Low through Medium High Density), as well as an area for civic/church uses. This variety within the development will provide several housing options that will allow any potential buyer and family to grow within the same neighborhood. The needed commercial services to support the community's residents and visitors will be in the neighborhood, negating the need to travel into the city center, and helping with traffic across the valley. This Precisely Crafted Community will provide designated open spaces and other community-enhancing amenities to create a diverse and very desirable living environment.

The Project is divided into seven areas or development pods. These areas may correspond with project phasing. The "Area Plan" (Exhibit-1) shows the delineation of these seven areas. The Project is 104.77 acres in total, and is divided as follows:

Areas Table:

Residential Areas:

Area 2 – Townhomes:	185 Units	19.49 AC	9.45 DU. AC.
Area 3: - Garden Homes / R-1-6:	191 Units	27.72 AC	6.90 DU. AC.
Area 7: - R-1-8+ Homes:	108 Units	30.81 AC	3.51 DU. AC.

Commercial/Civic/Other Areas:

Area 1 – Gen./Highway Commercial:	4.45 AC		
Area 4 - Neighborhood Commercial:	6.06 AC		
Area 5 - Neighborhood Commercial:	6.70 AC		
Area 6 – Civic / Religious:	3.79 AC		
Master Planned Roadways:	5.70 AC		
Totals:	485 Units	104.72 AC	4.63 DU. AC.

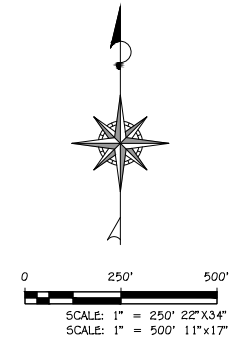
Use Table:

Residential:	4.45 AC	74.52%
Commercial:	6.06 AC	16.43%
Civic/Church	6.70 AC	3.62%
Master Planned Roadways:	5.70 AC	5.44%
Totals:	104.72 AC	100.00%

The current site is still in its natural state until public infrastructure is installed to serve this project.

The proposed development is conducive to the growth in the Hurricane Valley area and fulfills many of the needs of the city. The "Programming Concept Plan" (Exhibit-2) shows the current conceptual layout of the site. The Vicinity Map on the previous page shows the project location relative to the Southern Parkway and neighboring subdivisions.

Area Zoning Plan Note: Imagery and typical details used throughout this Area Zoning Plan are intended to portray conceptual design elements and may not represent all requirements as outlined within this Area Zoning Plan unless otherwise noted.



EX:1			
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2.0 GENERAL PROVISIONS

2.1 Preservation of Features

The development shall be compatible with the existing topography of the land and shall preserve any unusual topography or natural features. Requests to waive this standard will be accompanied by a professionally prepared feasibility report indicating why the proposed change is a significant need that transcends the need to preserve the topography and/or other features.

2.2 Interconnectivity of Land Use/Phases

Each phase of the project shall not be isolated from an adjacent phase of land development. The Areas developed thereafter within the Project will have at least two access points to public roads, shared among the phases. See "Access Management Plan" (Exhibit-3)

2.3 General Private Covenants

The entire planned development shall be made subject to appropriate covenants, conditions, and restrictions that shall be recorded as running with the land to ensure the continuance and maintenance of the planned development by the approved plans and approved uses. A copy of the covenants, conditions and restrictions will be recorded at or before the approval of the first amendment of the Project plan.

2.4 Owner/Developer Responsibilities

Development and maintenance of general common areas shall be accomplished through the establishment of an appropriate owners' association. The owner/developer will also be responsible for the development of the management plan including management association setup and related responsibilities to ensure that ownership and management standards are met in full.

2.5 Utility Services

Utility Services Note:

The owner/developer understands that the current utilities in the area are inadequate to provide the needed utility infrastructure for this project.

The owner/Developer understands that adequate utility service to the site is one of the 4 General Requirements for a zone change in Hurricane City. The Owners feel that they will need to know what potential units they have from the zoning to make sure that Adequate Infrastructure is installed, and how the cost of that infrastructure can be spread across the project in a financial sense.

The owner/developer is looking into joining the potential Bench Lake PID (Public Infrastructure District), the owner/developer has not yet decided if this Project will be participating in this PID. As development moves forward in this area, the owner/developer would like the option to participate in the Bench Lake PID if it makes

reasonable sense to the owner/developer as well as the city. If the Owners choose to join the Bench Lake PID, they will need to know how many units are allowed to understand the contribution to the PID, and the Master Utility Sizing for the PID. The owner/developer would also welcome other strategies that may be presented by the city that would better serve all the landowners and developers in this region.

In Recognition of this, The Owner/Developer would like to enter into a formal development agreement with Hurricane City, with the understanding that the Zone Plan in this booklet requires more utilities that will need to be brought to the site.

Water: Water will be provided to the development via Hurricane City water facilities in coordination with the Washington County Water Conservancy District (WCWCD).

Sewer: Sewer service shall be provided by connecting to the Ash Creek Special Service District sewer systems when they become available.

Power: Power service will be provided by the Hurricane City Power Department when it becomes available.

Drainage Study: A Drainage Study will be completed by American Land Consulting It uses a combination of a regional detention facility and on-site detention for each Area. This study will be amended as each area is developed. The Master Drainage Study in this area shows a large drainage ditch running along the east line of Area's 1 and Area 2. American land consulting has discussed this with public works, as the current evidence does not seem to support such a large drainage channel. The owner/developer understands that a large drainage study needs to be completed to determine the sizing of the storm drain infrastructure in the area, and that it may affect the number of units that can be put in area. This study will be completed before a preliminary plat is submitted to the city to ensure that there are no complications.

2.6 Amendments to the Project Plan

The City may consider approval of amendments to the Project Plan. Each area, **EXCEPT** Areas 2, 3, and 7 (which have been submitted with this zoning booklet), shall be brought before the City Council to be amended and will include full details of the site, including the exact building renderings with colors and materials and a site layout to be considered for approval by Hurricane City as to the compliance of this area Zoning Plan.

3.0 GENERAL AREA DESCRIPTIONS

3.1 Area 1 General Commercial (GC) or Highway Commercial (HC)

Commercial Zones: Commercial zones provide areas where a combination of business, commercial, entertainment, office, and related activities may be established, maintained, and protected. Commercial zones are intended to provide a suitable environment for those commercial and service uses vital to the economic base of the

city. Details of this area will be submitted to the city for review once a user and tenant are found for this site. The allowed uses are outlined **Permitted Uses Table on Page 15**

3.2 Area 2 Townhomes

This Area is in the northern portion of the Project and will consist of townhomes. This is a potential affordable housing option within the Project designed to provide adequate quality housing for many, including the workforce community in the Hurricane Valley. The benefits of townhome living are many! Lower maintenance allows for more time with family and friends. The quaint backyards find a great balance between no yard and a large yard that requires hours of maintenance every week as well as a greater demand for irrigation water. These units will provide enough elbow room to live comfortably, while not burdening the occupant with large payments and excessive upkeep.

Area 2 sits on 19.49 acres. Currently, there are 185 townhome units. This results in an overall density for Area 2 of 9.54 dwelling units per acre.

Amenities: These townhomes will have an amazing set of amenities to enhance the living experience of their residents and visitors. They will comply with the new amenity requirements of Title 10-33-5: Site Plan Design by providing 10 amenities, double the requirement. There will be a pool and hot tub to provide hours of entertainment in the warm Hurricane Valley sun. Residents both young and old will be able to enjoy the 4 pickleball courts, 2 basketball hoops, a playground for the kids, covered picnic table areas, a soccer field, a jogging track, and an outdoor volleyball court.

Land coverage: 25.5% of the 19.49 acre site will be covered by the townhome buildings themselves. The 20' ± deep Private Backyards will cover approximately 16.84% of the land. Landscaped Open Space and Amenities will be approximately 23.5% of the land to create a beautiful and pleasant atmosphere for all who reside here. The roads will all be public roads.

Parking: The parking facilities have been appropriately designed for convenience to the apartments themselves and for ease of access to the many amenities that are found on the property. Each Unit will have a 2 Car Garage and a Minimum 2 Car Driveway that is 20' Deep by 18' Wide. Some End units will have a 3 Car Driveway to provide more parking for those units. There are also 56 separate Guest Parking Spots. In total, there will be 796 parking spots servicing the townhomes for a total of 4.3 parking stalls per unit.

Building Heights: The 185 units will be housed in 3, 6, and 8-plex buildings. These buildings have been thoughtfully designed so that they are large enough to provide exceptional views of the beautiful Hurricane Valley scenery yet kept within the heights required by the Hurricane City code so that their size and presence are pleasing to the eye. The buildings will be a Maximum of 35 feet tall.

Submittal: The Overall details of Area 2 have been submitted along with this Zone Booklet for City Review.

Architect Renderings of Modern Designed Townhomes



Architect Renderings of Southwestern Designed Townhomes**3.3 Area 3 Garden Homes and R-1-6 Homes**

In this area, approximately 156 Garden homesites and 35 R-1-6 Lots will be developed. This area will provide a more traditional home setting than townhomes.

Garden Homes are a version of Patio homes. Patio homes have the stigma of being a Single Story, very small house that has no yard of their own. Garden homes will be 1-2 Stories, starting at about 1300 SF, and going all the way up to 2,500 SF or 3,000 SF

depending on the footprint chosen. Currently, the pads will be between 25-35' wide and 50' deep, with the 25' and 30' pads being exclusively 2 stories. The 35' pad may be a single story at about 1300 SF or a Two Story up to 3,000 SF. All the units will have a Two Car Garage and a minimum of a 10' deep backyard, with the possibility to have up to a 20' deep backyard. This housing will be a great option for those who want a single-family unit and a two-car garage and who either cannot afford a larger lot or do not want a larger lot. The garden homes will be a mix of units that are Single and 2 Story, with a 2-car garage and a small private area directly behind the houses.

What helps to set our garden homes apart is the dedication put into every home, from the inside to the private backyard and beyond. Each home is unique, and you'll find the perfect home for your family and your future life—one that's filled with backyard barbecues, birthday parties, beautiful landscapes, and evenings spent looking up at the stars. A garden home is more than just a house. It's an experience that you and your family can share, today, tomorrow, and for years to come.

Residents will be attracted to the smaller size R-1-6 lots for those who desire to take care of less yard, but still, want a full lot to themselves that they can fence and call their own. The houses that are built on these lots will have 2 car garages and will be smaller, more affordable houses than will be found in area 7.

This area will have about 21.0% total Landscaped Open Space and Pool Amenity.

This area is 27.72 acres. The 191 homes developed will result in a density of 6.90 dwelling units per acre. A final Garden Home pad mix of the 25'-35' wide pads will be provided at preliminary plat. There shall not be more than 158 Garden Home Pads Permitted.

3.4 Areas 4 & 5 Neighborhood Commercial (NC)

Areas 4, and 5 will be neighborhood retail/commercial centers for the Project. These areas will provide much-needed services near the residential development areas. The broad variety of products and services will greatly enhance the living experience within the Project.

Details of this area will be submitted to the city for review once a user and tenant are found for this site. The allowed uses are outlined on the **Permitted Uses Table on Page 17**.

3.5 Area 6 Civic / Church Site

Area 6 is a proposed 3.79-acre site to be used as a church or civic site. This use will also complement the immediate area with additional opportunities to unify the community. The details of the development of this area will come later as the development progresses and the needs of the neighborhood are assessed as to what will be the best benefit to the area.

3.6 Area 7 Single-Family Lots: (R-1-8+)

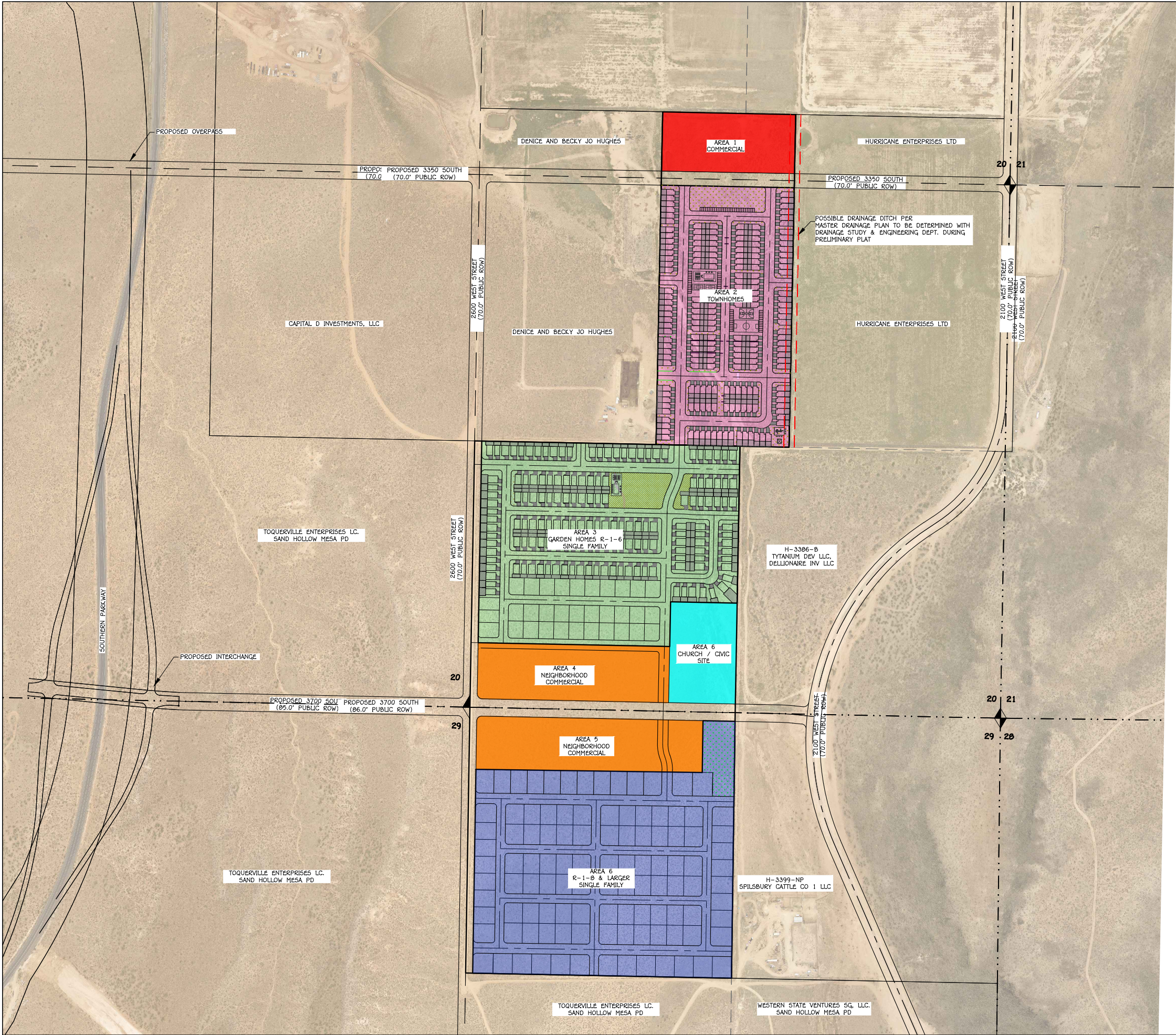
These lots will vary in size, but the average lot size will be about 8000+ square feet each. This area again adds to the variety of the Project and allows for a diverse set of options for the residents. Residents interested in these houses will most likely be families who want to provide a larger yard for their children or have more space for outside projects. This will likely be the most expensive housing option within the Project. It will provide a beautiful setting for full-size homes and appropriate landscaping. This 30.81-acre area will have 108 units for a density of 3.50 dwelling units per acre.

Architect Renderings of Southwestern Single-Family Designs

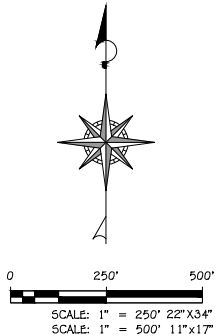


Architect Renderings of Modern Single-Family Designs





- LAND USE LEGEND
- AREA 1: COMMERCIAL 4.45 AC
 - AREA 2: TOWNHOMES 19.49 AC
 - AREA 3: GARDEN HOMES/R-1-6 27.72 AC
 - AREA 4: NEIGHBORHOOD COMMERCIAL 6.06 AC
 - AREA 5: NEIGHBORHOOD COMMERCIAL 6.70 AC
 - AREA 6: CIVIC/CHURCH 3.79 AC
 - AREA 7: R-1-B & LARGER 30.81 AC



AMERICAN
LAND CONSULTING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770

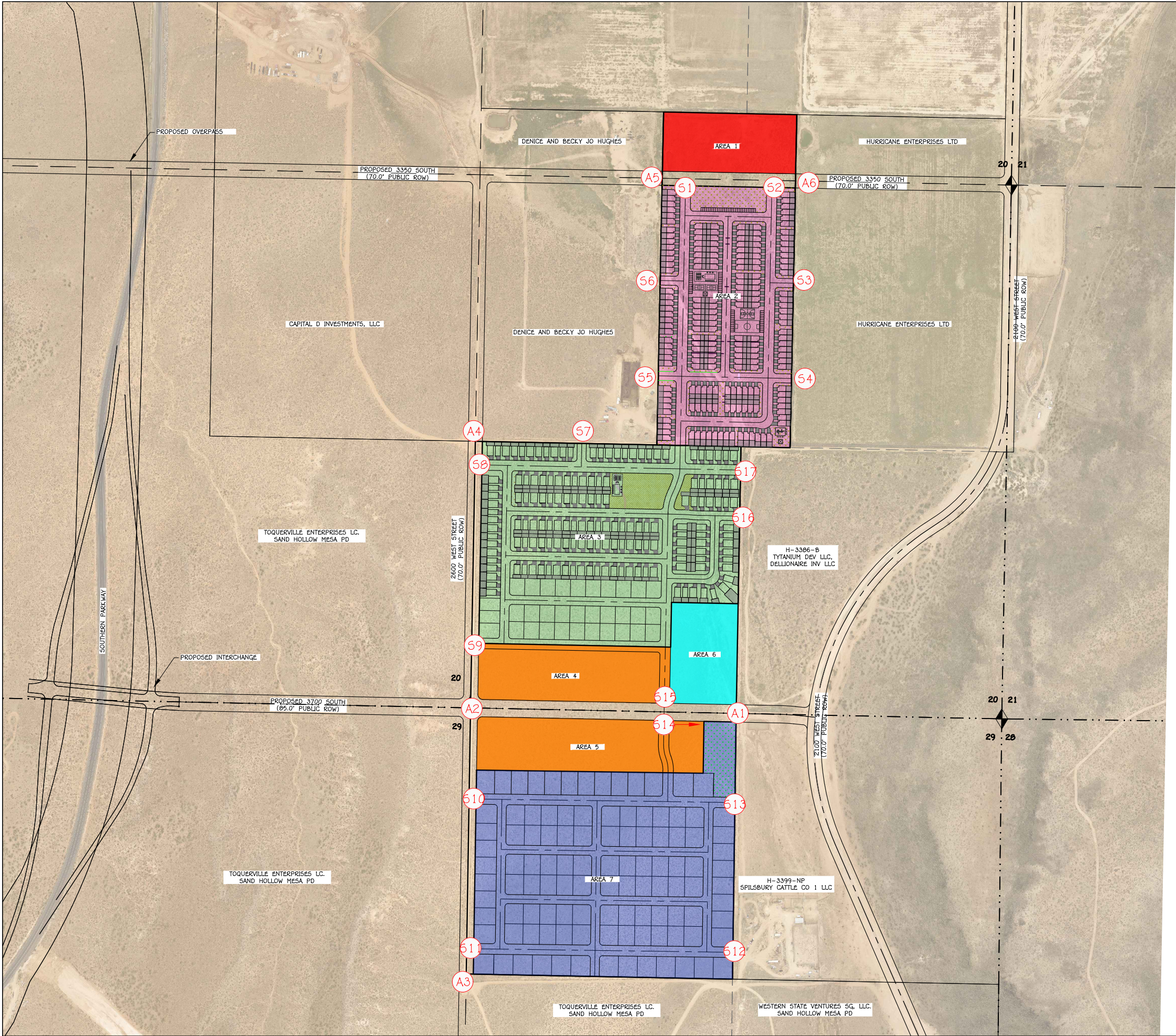
DATE: 01/23/2023
JOB #: 22-019
DRAWN BY: ASA
CHECKED BY: ASA

PROGRAMMING CONCEPT EXHIBIT
FOR
MESA VISTA

SECTION 20&29, TOWNSHIP 42 SOUTH, RANGE 13 WEST SLB & M

EX:2

SHEET: 2 of 6



ACCESS LEGEND

- (A1) ACCESS #1
- (A2) ACCESS #2
- (A3) ACCESS #3
- (A4) ACCESS #4
- (A5) ACCESS #5
- (A6) ACCESS #6
- (51) SECONDARY ACCESS #1
- (52) SECONDARY ACCESS #2
- (53) SECONDARY ACCESS #3
- (54) SECONDARY ACCESS #4
- (55) SECONDARY ACCESS #5
- (56) SECONDARY ACCESS #6
- (57) SECONDARY ACCESS #7
- (58) SECONDARY ACCESS #8
- (59) SECONDARY ACCESS #9
- (510) SECONDARY ACCESS #10
- (511) SECONDARY ACCESS #11
- (512) SECONDARY ACCESS #12
- (513) SECONDARY ACCESS #13
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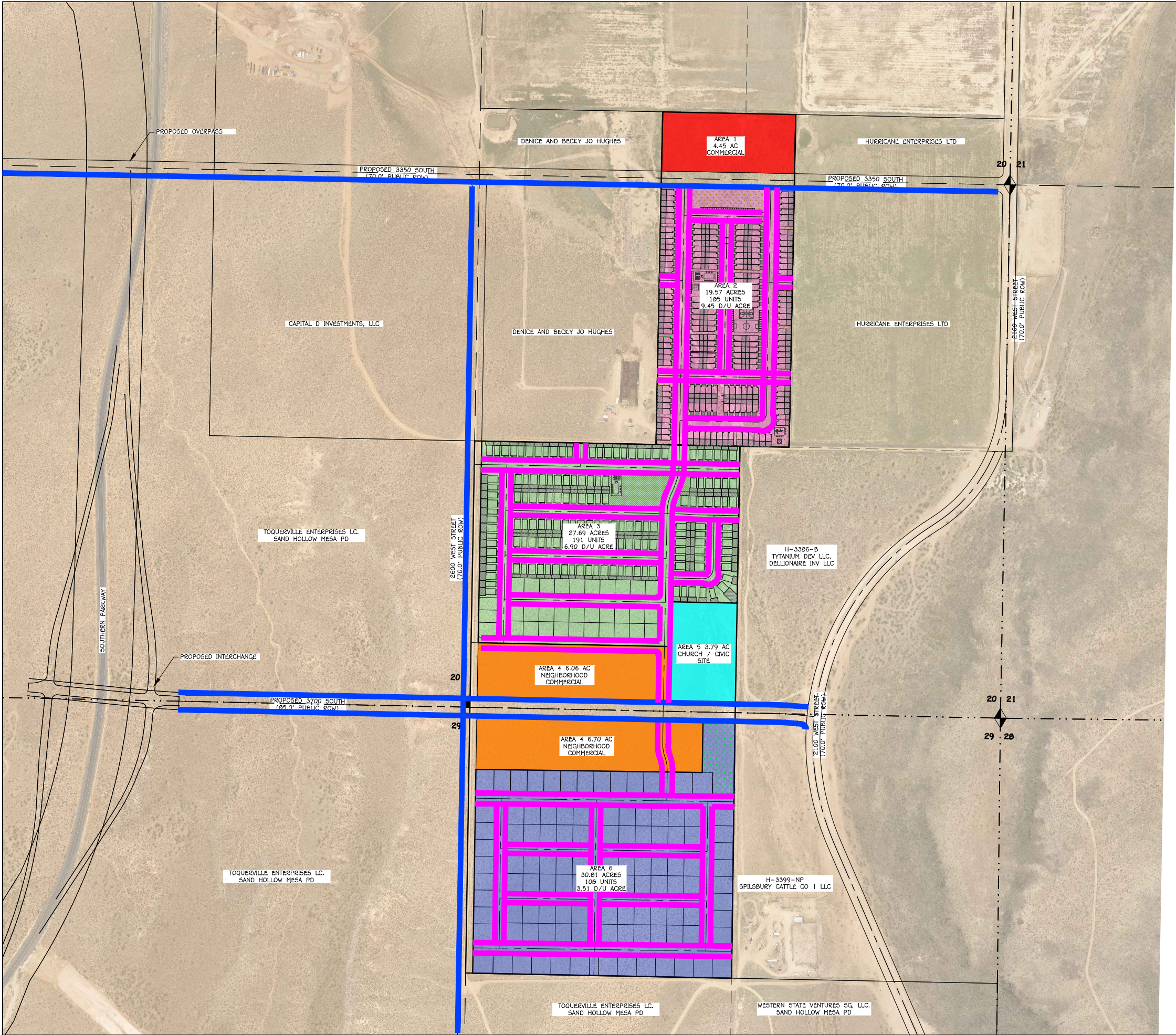
DATE: 01/23/2023
JOB #: 22-019
DRAWN BY: ASA
CHECKED BY: ASA

ACCESS MANAGEMENT EXHIBIT
FOR
MESA VISTA

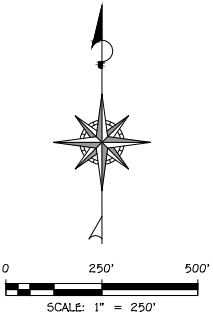
HURRICANE UTAH
SECTIONS 20&29, TOWNSHIP 42 SOUTH, RANGE 13 WEST SLB & M

EX:3

SHEET: 3 of 6



MASTER PLAN TRAIL
SIDEWALKS



DATE: 01/23/2023
JOB #: 22-019
DRAWN BY: ASA
CHECKED BY: ASA

MASTER TRAIL PLAN
FOR
MESA VISTA

HURRICANE UTAH
SECTIONS 20&29, TOWNSHIP 42 SOUTH, RANGE 13 WEST SLB & M

EX:4
SHEET: 4 of 6

4.0 ZONING

4.1 Commercial

Commercial zones are areas of a city, township, or other municipality specifically set aside for commercial businesses. They are separate from agricultural, industrial, and residential zones as far as land use is concerned. We would like to highlight three specific commercial zones for this Project. General Commercial (GC), Highway Commercial (HC), and Neighborhood Commercial (NC) Zones.

The purpose of the NC zone is to provide areas where convenience buying outlets, having small trade areas, may be established to serve surrounding residential neighborhoods. This zone is intended to promote a combination of retail and service facilities that meet day to day needs of nearby residents and which are compatible in character and scale with adjacent development. General Commercial (GC) and Highway Commercial (HC) Zones: provide areas where a combination of business, commercial, entertainment, office, and related activities may be established, maintained, and protected. These Commercial zones are intended to provide a suitable environment for those commercial and service uses vital to the economic base of the city.

Development Standard:	NC Zone	GC/HC Zone
LOT STANDARDS:		
Min Lot Area	No Requirements	No Requirements
Min Lot Width	No Requirements	No Requirements
BUILDING STANDARDS:		
Max Height Main Building	35 feet	35 feet
Max Height Accessory Building	20 feet	20 feet
SETBACK STANDARDS—FRONT YARD:		
All Buildings	20 feet	20 feet
SETBACK STANDARDS—REAR YARD:		
Main Building & Accessory Building	New building on a lot abutting an existing agricultural or residential use: 10 feet. Otherwise: No requirements	
SETBACK STANDARDS—INTERIOR SIDE YARD:		
Main Building & Accessory Building	New building on a lot abutting an existing agricultural or residential use: 10 feet. Otherwise: No requirements	
SETBACK STANDARDS—STREET SIDE YARD:		
Main Building	20 feet	20 feet
Accessory Building	Not Permitted	Not Permitted

4.2 Residential

Residential zones allow a wide range of residential land uses at various densities. These zones protect the stability of neighborhoods and encourage, collectively, diverse types of

desirable new residential development and protect existing residential uses. The uses will be provided using the Planned Development Overlay zone.

4.3 Planned Development Overlay Zone

Purpose and objectives.

- A. **Purpose:** The planned development overlay zone is a floating zone that is unmapped until applied to specific properties by the provisions of this chapter. It is intended to allow development design flexibility, integration of mutually compatible uses, consolidation of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience, and amenity than is possible under conventional zone regulations. To achieve these purposes, a planned development should be planned as one complex land use with a common architectural design theme that provides variety with architectural compatibility, rather than as an aggregation of individual, unrelated buildings located on separate, unrelated lots.
- B. **Objectives:** Objectives to be accomplished under the provisions of this zone include:
 - a. Create more attractive and desirable environments within the city.
 - b. Allow a variety of housing types in one development project.
 - c. Encourage variety in physical development patterns, including flexibility in building location.
 - d. Preserve open space for visual enjoyment and recreational use.
 - e. Encourage development on a large scale, since the purposes of a planned development can be best realized in large-scale developments.
- C. **Amenities:** Amenities may include, but are not limited to, pools of at least 1,500 square feet, health or fitness facilities, playgrounds, community gardens, trail systems, dog parks, sports courts, and clubhouses. All amenities shall be built to commercial standards.
- D. **Request:** We are requesting the use of the Planned Development Overlay Zone with a Base Zoning of R-1-8. Our density of 4.6 DU an acre is consistent with R-1-8 Zoning and with 15% of the site reserved for Roadways.

Setback Table - Residential	
Area Size	104.77 AC
BUILDING SETBACKS:	
Front setback	14' House / 20' Garage
Side setback	5' to Lot Line / 10' to Buildings
Street side setback	14' House / 20' Garage
Rear setback	10
Max Building Height	35'

5.0 PERMITTED USES:

Residential:

Residential Building uses in this development follow the permitted uses by the Hurricane City Code, and any other uses that may be approved by the Land Use Authority as they see fit.

Commercial:

The proposed building uses shall follow the guidelines as described in the table below. Any other uses may be approved by the land use authority as they see fit.

Permitted Uses - Commercial	NC	GC/HC
Rehabilitation/Treatment Facility	N	P
Residential Facility for Elderly Persons	P	P
Residential Facility for Persons with Disabilities	P	P
Cemetery	P	P
Church or Place of Worship	P	P
Club or Service Organization	P	P
Cultural Service	P	P
Park	P	P
Post Office	P	P
Protective Service	P	P
Reception Center	C	P
Animal Hospital	P	N
Bank or Financial Institution	P	P
Car Wash	P	P
Convenience Store	P	P
Family Child Day Care Facility	P	N
Family Child Group Day Care Facility	P	N
Family Child Residential Certificate Care Facility	P	N
Family Child Care Center	P	P
Garden City	P	P
Gasoline Service Station	P	N
Laundry or Dry Cleaning Limited	P	P
Media Service	P	P
Medical Service	P	P
Office, General	P	P
Personal Care Service	P	P
Personal Instruction Service	P	P
Printing and Copying, Limited	P	P
Produce Stand	P	P
Recreation and Entertainment, Indoor	P	P
Repair Service	N	P
Restaurant, Fast Food	P	P

Restaurant, General	P	P
Retail, General	P	P
Secondhand Store	P	P
Shopping Center	P	P
Tattoo Establishment	P	N
Temporary Trailer	P	P
Vehicle Repair, Limited	N	P
Veterinary Service	P	N

Note:

NC = Neighborhood Commercial

GC = General Commercial

HC = Highway Commercial

P = Permitted Use

C = Conditional Use

N = Not Permitted

6.0 PROJECT SIGNAGE

6.1 Purpose

The purpose of the sign regulations outlined in this chapter is intended to:

- A. Eliminate potential hazards to motorists and pedestrians by requiring that signs are designed, constructed, installed, and maintained in a manner that promotes the public health, safety, and general welfare of the citizens of the city. If there is a conflict with this section, the city code will override the request.
- B. Encourage signs that, by their design, are integrated with and harmonious with the buildings and sites, including landscaping, which they occupy.
- C. Encourage sign legibility through the elimination of excessive and confusing sign displays.
- D. Preserve the appearance of the city as a place in which to live and work and create an attraction for nonresidents to come to visit or trade.
- E. Allow each business to identify itself and the nature of its business in such a manner as to become the hallmark of the business which will create a distinctive appearance and enhance the City's character.
- F. Safeguard and enhance property values and protect public and private investment in buildings and open space.

6.2 General Requirements

The following general requirements shall apply to all signs and outdoor advertising structures which may be erected or maintained within the project.

- A. **Sign approval:** Except as otherwise provided, it shall be illegal to erect or maintain any sign or outdoor advertising structure in the City without first obtaining the approval of the City for the said sign or advertising structure, the granting of which shall be based upon the provisions of this chapter.

Approval shall not be required for temporary nonelectrical walls and nonelectrical freestanding signs of less than six square feet in area.

- B. **Permits:** The approval of the City shall be evidenced by a permit issued by the Zoning Administrator by the provisions of section 10-7-15, sign permit, of this title.
- C. **Animated signs:** No strobing, flashing, or rotating signs are permitted.
- D. **Sound or emissions:** No sign shall be designed for emitting sound, smoke, or steam.

- E. **Movable and temporary freestanding signs:** Except as otherwise provided in this code, all off-premises, movable, and temporary freestanding signs, including, but not limited to, movable, freestanding, A-frame signs, are prohibited. This prohibition shall include signs mounted or painted upon vehicles or trailers which are parked in any location to call attention to or advertise a person, place, or thing. "Temporary" shall be construed to mean a period not to exceed 30 days.

Movable A-frame signs displaying a menu or special message in front of a place of business to be displayed during open hours of the business may be approved subject to a maximum size of 30 inches by 36 inches. Such signs require a permit and must be stored inside the place of business outside of regular business hours and may not obstruct the flow of pedestrian traffic on the sidewalk or be placed on the street.

- F. **Off-premises billboard signs and off-premises outdoor advertising structures:** Off-premises billboard signs and off-premises outdoor advertising structures are not permitted in any location within this project.

- G. **Roof signs:** Roof signs are not permitted in this project.

- H. **Canopy signs:** Signs painted on or affixed to canopies that are part of the building shall be considered part of the total allowed area of wall signs for the wall from which the canopy projects. Signs painted on or affixed to freestanding canopies shall be considered part of the total allowable area of freestanding signs for that use. Signs suspended under canopies (marquees) that project over public rights-of-way shall be limited to six square feet. Signs with a changeable copy (reader boards) located on marquees of theaters or similar public assembly uses may combine the total allowable area for all building faces as permitted by the City so long as there are no wall signs placed upon building faces other than the face to which the marquee is attached.

- I. **Banner signs:** Banner signs will be permitted under the following conditions:

- a. The sign must be mounted or displayed on the face of a building or affixed to supporting poles or on a permanent fence in such a manner as to prevent displacement by wind or other causes. The location of the banner sign must be such that safe-sight distances are maintained for pedestrian and vehicular traffic.
- b. A sign may not be larger than 100 square feet.
- c. For grand opening promotions, banner signs may be displayed for 60 consecutive days (only one such display per business location).
- d. For new businesses without permanent signs, a banner sign may be permitted for up to six months. One six-month extension may be granted by the Planning Commission.

- e. For bankruptcy or going-out-of-business promotions, banner signs may be displayed for 60 consecutive days (only one such display per business license).
 - f. For all other sales and events, banner signs may be displayed for a maximum of 30 days per quarter (three months).
 - g. Banner signs which become tattered, worn, or in a state of disrepair must be immediately removed, regardless of time limits. However, a replacement banner sign with the same message may be erected for the remainder of the time limit.
- J. **Floating signs:** Such signs may be permitted for temporary use for special events, sales, or similar occasions for a period not exceeding 21 days. One such 21-day period may be approved every three months.
- K. **Illumination:** Lighting fixtures used to illuminate any sign shall be mounted on the top of the sign structure and shielded to prevent the emission of light beyond the sign.
- L. **Location:** No sign shall be constructed or erected in such a location or manner that it obstructs or unreasonably interferes with an existing sign.

6.3 Sign development standards

- a. Monument signs are encouraged in all planned commercial zones and commercial zones located along the commercial corridor of SR-9.
- b. Monument signs are required in all other zones including planned developments, project entrances, historical zones, and park, church, and school sites.
- c. Wall signs shall be so placed as to utilize existing architectural features of a building without obscuring them. Wall signs shall be oriented toward pedestrians or vehicles within proximity to the sign.

The area of the wall sign shall be no greater than 20 percent of the total square footage of the wall where it is located. Marquee, canopy, and roof signs shall be considered part of the 20 percent area limit.

No part of any such sign shall extend above the top level of the wall upon, or in front of, which it is located.

No such sign, including any lightbox or structural part, shall project more than 18 inches from the face of the part of the building to which it is attached. No copy is permitted on the sides of any such sign.

- d. Freestanding signs. There may be one such sign for every 200 feet of frontage of the property, plus one additional sign for each additional 200-foot frontage. In the

case of a parcel of property having multiple occupancies with a common frontage, the frontage shall be deemed to be that of the entire commonly used parcel of property and not the frontage of individual businesses or occupancies.

Such signs shall not exceed 35 feet in height.

No such sign shall project more than 15 feet into any required front yard.

e. New buildings or clusters of buildings having more than one tenant or use shall provide a sign plan for the entire structure or project. The sign plan must be designated so that it establishes a common theme or design, uses similar construction methods, and has compatible colors, lettering, lettering styles, scale, symbols, and sizes of signs and backgrounds. Only one freestanding sign may be allowed, if permitted by this chapter, for clusters of buildings. Individual businesses may be identified on the same sign. The Planning Commission may approve a sign more than the maximum size permitted by this chapter when considering the overall sign plan.

f. Signs which become tattered, worn, or in a state of disrepair must be removed if not repaired within 21 days of written notice by the city to sign the owner.

6.4 Special purpose signs

In addition to any other permitted signs, signs for special purposes outlined in this section shall be permitted as provided herein:

For sale, rent, or lease signs: In all zoning districts, signs may be erected to advertise the sale, rent, or lease of property upon which said signs are placed. Said signs shall be limited to one sign per street face unless otherwise provided by the zoning provisions and shall not exceed an area of six square feet in residential zones or 25 square feet in nonresidential zoning districts. Said signs shall be exempt from project plan approval.

Directory signs: In all districts where group occupancies in office buildings, commercial buildings, or industrial buildings are permitted, directory signs may be erected displaying the names of occupants of a building who are engaged in a particular profession, business, or industrial pursuit. Said sign shall be situated at least 15 feet inside the property line and shall not exceed 12 feet in height. Said sign shall not exceed an area of 100 square feet and shall not be placed within a clear vision area of a corner lot as outlined in this title.

Construction project signs: Signs may be erected in conjunction with construction projects and used to publicize the future occupants of the building, architects, engineers, and construction organizations participating in the project; and such other information as may be approved by the Zoning Administrator. In residential districts, no such sign shall exceed 100 square feet in area. In other districts, no such sign shall

exceed an area of 200 square feet, and no freestanding sign shall exceed 12 feet in height. All such signs shall be removed before the final inspection.

Directional signs: Directional signs may be erected to facilitate or control the efficient or safe movement of pedestrians or vehicles on or into private property. If a directional sign is not located on the property or properties to which it pertains, it may not be located on another property that contains more than one other directional sign. Consent of the other property owner, lessee, or occupant is required. No such sign shall exceed 16 square feet.

Open house signs: Open house signs advertising real estate open for inspection for a prospective sale may be placed on private property in all districts with the consent of the owner, lessee, or occupant. Such signs may state the name of the person or firm sponsoring the open house. Such signs shall not exceed six square feet. No more than two such signs may be placed on any one parcel of private property at the same time.

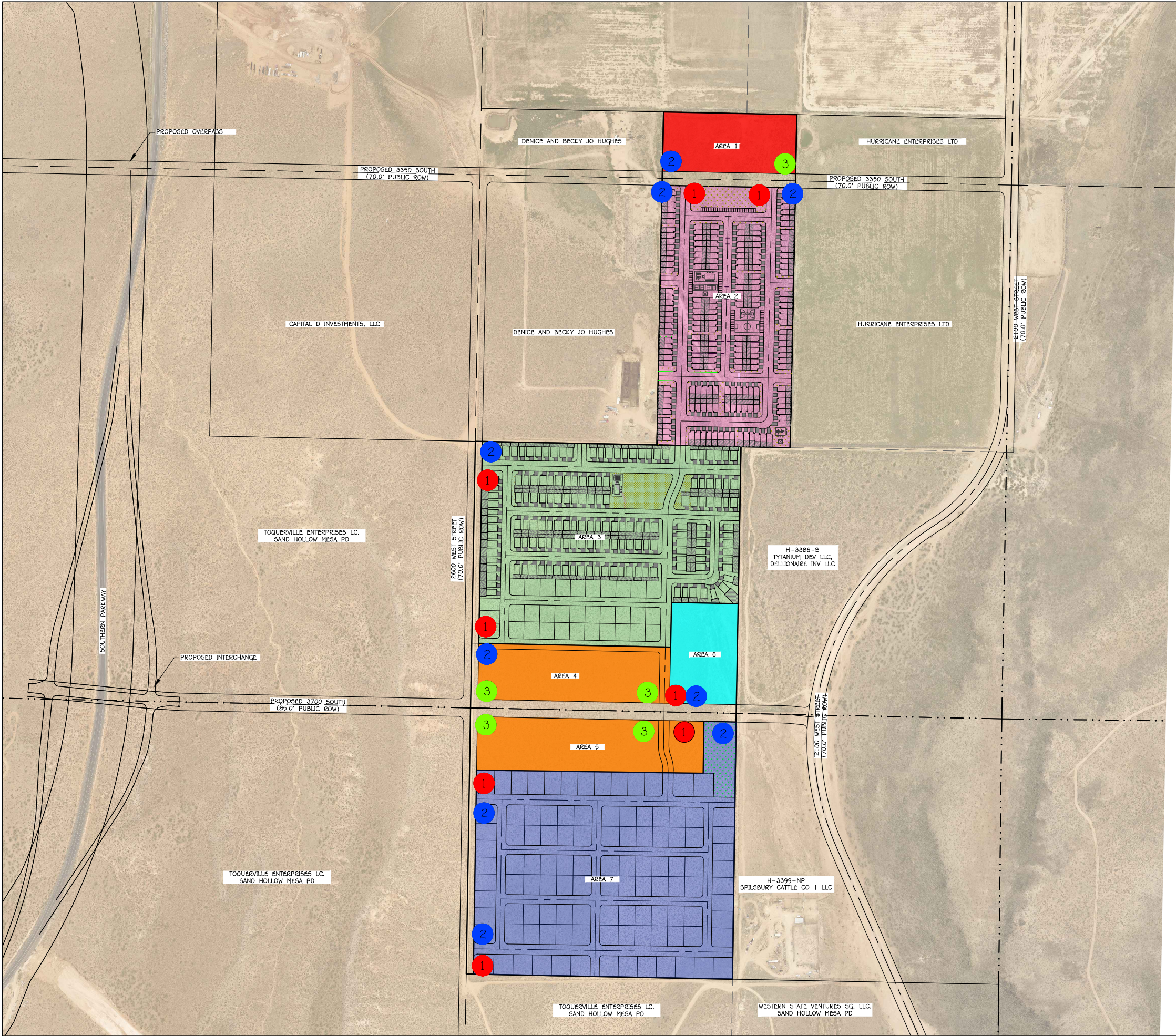
Church, quasi-public organizations, and apartment house identification signs: In all districts, a church or quasi-public organization may erect one wall sign on the premises to identify the name of the organization and announce activities thereof. Apartment houses of five or more dwelling units may erect one wall sign on the premises to identify only the name of the apartment complex and to indicate a vacancy. Said wall sign shall not exceed an area of 32 square feet, and may be mounted upon a freestanding, ornamental structure if approved by the Zoning Administrator.

Bus bench signs: In all zones, bus bench signs are prohibited.

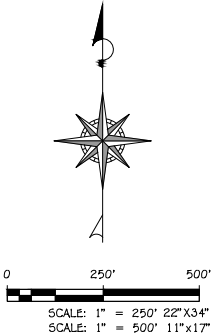
Development of promotional and directional signs: Two development promotional signs facing different directions may be placed on the premises of each subdivision, planned development, or condominium project having five or more lots or approved dwelling units. Said promotional sign may have an area of 64 square feet. Two additional promotional signs facing different directions may be placed on the premises of each subdivision, planned development, or condominium project having two or more separate, major points of access at each major access point. All the above signs shall be removed not later than 30 days following the sale of all lots in said development.

Yard/garage sale signs: Such signs may be posted only for those sales conducted in compliance with the subsection of this title.

Entry feature sign: Such signs may be constructed at entrances of residential or commercial projects subject to all the safety and visibility provisions of this title.



- SIGN LOCATION LEGEND**
- 1 ENTRANCE SIGN
 - 2 MONUMENT SIGN
 - 3 30' FREE STANDING SIGN



AMERICAN

LAND CONSULTING

1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770

DATE: 01/23/2023

JOB #: 22-019

DRAWN BY: ASA

CHECKED BY: ASA

MASTER SIGNAGE EXHIBIT

FOR

MESA VISTA

HURRICANE UTAH

SECTIONS 20&29, TOWNSHIP 42 SOUTH, RANGE 13 WEST SLB & M

EX:5

SHEET: 5 of 6

7.0 OUTDOOR LIGHTING

Quality street and parking lot lighting are integral to enhancing the overall experience within the project after dark and providing a safe and inviting environment to gather, shop, dine, and socialize. Sustainable lighting choices that are night sky-friendly are strongly encouraged. All lighting within the project shall be by the Hurricane City Code found in Title 10, Chapter 33-7.

In addition to functional uses, lighting fixtures also provide an aesthetic enhancement to public areas and add to the pedestrian experience. Well-planned lighting is an integral part of the streetscape. Street and Parking Lot Lighting selection and placement shall include the following:

- A. Night sky-friendly fixtures are required.
- B. Fixtures that maintain a consistent level of illumination
- C. Light fixtures that are durable and well-constructed
- D. Fixtures that are styled to enhance the character of the site.
- E. Pedestrian-scale lighting when in pedestrian-oriented areas
- F. Low-level pedestrian lighting such as bollards that are utilized and spaced appropriately.
- G. Adequate lighting for safety and security in parking lots and public spaces
- H. All outdoor lighting associated with commercial uses shall be designed to not adversely impact surrounding residential uses, while also providing a sufficient level of illumination for access and security purposes. Such lighting shall not be directed toward residential uses, while also providing a sufficient level of illumination for access and security purposes. Such lighting shall not include lighting that blinks, flashes, oscillates, or is of unusual brightness or intensity. Outdoor lighting shall be directed downward to preclude negative effects on surrounding property owners.
- I. Quality lighting shall be provided within public spaces and places such as plazas, parks, paths and trails, and other public gathering spaces throughout the project. Quality lighting practices shall be implemented to:
- J. Increase safety in areas that people use.
- K. Aid in geographic orientation, as people can use well-lit focal points (fountains, buildings, bridges, towers, sculptures, et al.) as landmarks to help them find their way.
- L. Highlight the identity and uniqueness of an area.

7.1 Transit Stop Lighting

Lighting shall be emphasized at transit locations for public safety as well as to draw attention to and encourage the use of such amenities.

7.2 Entrance Lighting

Careful evening lighting around building entrances contributes to the safety of use more than the indiscriminate use of bright lighting that is not focused on areas of use.

7.3 Architectural Lighting

Lighting entrances, archways, cornices, columns, and so forth can call attention to the uniqueness of a building, place, or district and bring a sense of drama to the experience of walking at night.

7.4 Signage Lighting

Well-lit maps, along with directional and informational signage, are essential to providing orientation at night.

7.5 Residential Area Lighting

Street lighting in residential areas shall be by Hurricane City Code and done in a way to promote safety and enhance the beauty of the areas. It will also be designed to coordinate with and complement the lighting in the commercial/retail areas to create a pleasing and seamless flow throughout the development.

8.0 LANDSCAPE AND OPEN SPACE STANDARDS

This Section sets forth Landscape Standards for the development of the Project. The requirements of the landscape ordinance apply per Hurricane City Code Title 10 Chapter 32 or as amended unless otherwise stated in this zoning plan.

8.1 Purpose

The purpose of this chapter is to promote public health, safety, and welfare by establishing minimum standards for the preservation, installation, and maintenance of landscaping and buffering. This chapter is intended to achieve the following objectives:

- A. To improve the aesthetic appearance of development by establishing minimum landscaping standards.
- B. To promote water conservation by encouraging the use of drought-tolerant landscape material; and
- C. To maintain and improve environmental conditions by providing groundwater recharge areas and minimizing stormwater runoff, noise, and glare.

8.2 Landscaping Plan

Whenever a landscaping plan is required, such plan shall demonstrate compliance with the provisions of this chapter and shall show the following information:

1. Landscaping materials.
2. Location and spacing of existing and proposed plantings.
3. Plant sizes.
4. Proposed treatment of ground surfaces.
5. Irrigation or watering plan.
6. Visual obstructions. Landscape plans shall conform to the visual obstruction requirements.

8.3 Deviation from Strict Compliance

Deviations authorized: Since site conditions and development constraints may vary greatly among sites, the Planning Commission may approve landscape plans that deviate from strict compliance with the provisions of this chapter. Any proposed deviation from the requirements of this chapter shall be:

1. Clearly identified on the proposed landscape plan.
2. Accompanied by a written description of the proposed deviation showing how the intent will be met by the proposed plan.

Findings required: The Planning Commission may authorize a landscape plan deviation only if it finds the deviation. This is consistent with the intent of this chapter. Is justified by site constraints; and is of comparable quality to what would otherwise be required without a deviation.

8.4 Required Landscaping

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

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

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

2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.
3. The slope of any earth berm shall not exceed a vertical horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.
4. Parking strip landscaping. All parking strips shall be landscaped.

Parking Lot Landscaping: Every parking lot consisting of more than ten spaces and 3,500 square feet of the area shall contain internal landscaped areas as follows:

1. Multiple-family residential. A minimum of ten percent of the total parking lot area.
2. Office and commercial. A minimum of seven percent of the total parking lot area.
3. Industrial and warehouse. A minimum of five percent of the total parking lot area.
4. For every ten required parking spaces, or a portion thereof, a minimum of two shrubs and one deciduous tree shall be provided within the internal parking area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.
5. Landscaped areas shall contain a minimum of 25 square feet and shall have a minimum average width of at least five feet.

Landscape islands should be in the following priority:

1. To define major drives and accessways.
2. To delineate ends of parking rows.
3. At aisle intersections.
4. Within parking rows.

Foundation landscaping: Landscaping shall be provided adjacent to the wall of a building that has frontage on a public street as follows:

1. The required percentage of the building frontage shall be landscaped; and
2. The minimum width of the landscaped area shall be three feet.

Landscaping in multiple residential developments: Open space and common areas within multiple residential developments shall include a minimum of one tree and two shrubs per dwelling unit.

Plant material standards:

- A. **Plant characteristics:** Plant materials used to provide landscaping should be:
 - 1. Drought tolerant.
 - 2. Have noninvasive growth habits.
 - 3. Have low maintenance characteristics; and
 - 4. Be commercially available.
- B. **Plant quality:** Plants installed under this chapter shall conform to or exceed the plant quality standards of the most recent edition of the American Standard for Nursery Stock published by the American Nursery and Landscape Association.
- C. **Artificial plants:** No artificial plants shall be used to meet any standard of this chapter except by special permission of the Planning Commission.
- D. **Tree diameter and height:**
 - 1. Trees planted to satisfy the standards of this chapter shall have a minimum caliper (diameter) of two inches measured at ground level.
 - 2. Evergreen trees planted to satisfy the standards of this chapter shall have a minimum height of four feet.
 - 3. Shrubs planted to satisfy the standards of this chapter shall have a minimum height of 18 inches at the time of planting.
- E. **Ground treatment:** The ground area within a required landscape area shall be landscaped and present a finished appearance upon completion of landscaping. Additional ground cover may consist of plant materials characterized by horizontal as well as vertical growth, generally not exceeding 18 inches in height. Up to 85 percent of additional ground cover may consist of inert material such as decomposed granite, gravel, crushed rock, bark chips, or other similar material. Porous landscape fabric shall be required under these types of ground cover.

Installation, irrigation, and maintenance: Any required landscaping shall be installed, irrigated, and maintained by the following standards:

- A. **Installation:** All landscaping shall be installed according to accepted nursery practices.
- B. **Verification of installation:** Before issuing a certificate of occupancy, the Zoning Administrator shall verify that required landscaping and screening have been installed in compliance with the approved landscape plan.

- C. **Irrigation:** Landscape areas shall be irrigated as necessary to maintain required plant materials in good and healthy condition, while at the same time avoiding water waste through inefficient irrigation.
- D. **Maintenance:** Landscape areas, including park strips, shall be maintained in a healthy, neat, and orderly condition as follows:
 - 1. Landscaped areas shall be free of weeds and litter.
 - 2. Landscape structures (e.g., walls, fences) shall be repaired or replaced in a structurally sound condition consistent with the original appearance; and
 - 3. The city may require that any dead trees, shrubs, and plants be replaced within the current or next planting season.

Substitute plant materials: The Zoning Administrator may approve the installation of comparable substitute plant materials to satisfy the requirements of an approved landscape plan when approved materials are unavailable or when other unforeseen conditions prevent the use of materials shown on an approved landscaping plan. Any significant change to approved landscaping plans shall be reviewed and approved by the Planning Commission.

Temporary suspension of landscaping installation: During periods of adverse weather conditions or when plants and landscape materials are not available, the Zoning Administrator may issue a temporary certificate of occupancy, provided the landowner enters into an agreement with the City that requires the installation of the required landscaping within a reasonable time.

Site feature buffering and screening: The following site features shall be screened as provided below:

- A. **Trash receptacles:** Trash receptacles in a multiple-family residential, commercial, public facility, business/manufacturing park, or professional office zone shall be screened from view by a wall or fence that:
 - 1. Is at least six feet in height.
 - 2. Provides complete visual screening of the receptacle; and
 - 3. Is compatible in material and color with the main building on the lot.
- B. **Permitted outdoor storage:** Outdoor storage areas permitted by this title shall be screened from view by an opaque fence or wall. Nonopaque fencing, such as powder or vinyl-coated chain-link, may be used to satisfy this requirement in industrial zones if vinyl slats are inserted into the fence.

C. Ground-mounted utility boxes, meters, and mechanical equipment:

Ground-mounted utility boxes, meters, and mechanical equipment shall be screened from view by landscaping or architectural elements compatible in material and color with the primary structure(s) on the premises. This requirement shall not apply to:

1. Rear and rear side yard locations adjacent to other service or mechanical areas not adjacent to a public street; and
2. Development in agricultural and single-family residential zones.

8.5 General Conditions

All trees, shrubs, and ground cover external to structures or not hidden and within enclosed yards or courtyards shall be chosen in keeping with the style of the development. The style may be loosely defined as indigenous mixed with traditional exotics.

No invasive alien plants will be allowed anywhere in the development. Non-invasive lawn species shall be used. The use of plants used traditionally in desert landscapes is encouraged.

All plants must be hardy and able to withstand the micro-climate they may be within. Planters must be irrigated. All trees must be well-suited to urban conditions and confined spaces. Flowering shrubs, grasses, and eye-catching perennials are encouraged for planters and beneath trees.

Trees: Trees are a critical landscape component of the Project and should be a priority on any site. Trees are critical to providing shade and cooling effects, providing a sense of enclosure, providing definition and scale to the street, protection from wind, separation from automobile traffic, and reducing airborne dust and pollutants.

Shrubs: The shrubbery used in the Project is to be diverse. Shrubs in front yards will primarily be loose and natural looking. Shrubs at the foundations of buildings may be more organized and done in a more classic/formal style.

Ground Covers: Ground covers are an effective way to cover vast areas of soil and are to be used extensively in the Project instead of turf grass visually and environmentally. Many ground covers are acceptable, but the preferred types are native or drought-tolerant plants that provide seasonal interest and cover.

Lawns: Vast areas of manicured grass are not desirable in Project. The water requirement, maintenance, and regular fertilization that is required by lawns are incongruent with the environmentally sensitive nature of the development.

However, lawns are still permitted but are limited to small areas approved by the owner's association and the City Parks Department.

Street/Landscape Trees: Street trees are essential for creating beauty and improving the quality of the Project. Street trees shall conform to the landscape standards as established in the Hurricane City Code Title 10 Chapter 32 or as amended unless otherwise specified in the landscape standards of this Zone Plan. Street trees shall be in various locations throughout the Project including:

1. Within the 10' Landscape Buffer.
2. In parking areas to provide shade for vehicles and to break up expanses of asphalt
3. In Open Areas and Spaces
4. Adjacent to buildings

Street trees within the Landscape Buffer shall be provided by the Developer or builder of that Parcel fronting the Landscape Buffer and shall be species that are suitable for the area. The soil within the Landscape Buffers shall be amended to an appropriate depth based on plant material selection to assist plants' root growth and foster the leaching of salts in the water system. Plant species shall be selected for a particular location based on the following considerations:

- A. The ultimate growth, height, and spread of the tree canopy to allow for unrestricted growth and as appropriate for the site condition.
- B. The density of the canopy, ultimate shape, and branching pattern. Trees will provide varying degrees of shade due to branching habits and size and type of leaf.
- C. Access to adequate sunlight and rainwater. Micro-climatic limitations, such as reflected light sources from surface pavements and buildings and increased wind and snow load caused by building design should be considered when locating trees either on the street or as part of a site plan development.
- D. The location of existing and proposed utilities to allow uninhibited growth without disturbance to the tree crown or root zone.
- E. Maintenance requirements of street trees include watering, fertilizing, pruning, and repair of damage caused naturally and by humans, i.e., removal of bark and broken branches.
- F. Height of the tree canopy to protect sight lines along the street for both motorists and pedestrians.
- G. Tree litter such as berries or seed pods may be inappropriate for high-traffic areas.

- H. The ability to withstand harsh conditions. Trees located on sidewalks, plazas, or other hard surface areas will require adequate tree pits and surface grates that allow for air, water, and regular maintenance.

It shall be the property owner's responsibility to ensure that erosion does not deposit soil or other material on sidewalks or in the street. Materials such as bark, shredded plant material, compost, and decomposed granite, may be used as water-conserving mulch for plants and may also be used as the only material in portions of a park strip.

Gravel, rocks, and landscape cobble up to four-inch (4") in diameter may be used in landscaping. Large-diameter rocks and boulders are permitted. Organic mulch shall be used near street trees to protect them from mowers.

All park strip plant selection and design must meet Hurricane City site triangle visibility standards at intersections. Median and park strip planting design shall also incorporate passive surveillance measures when selecting and placing plant materials.

Street Frontage: This zone is one of the most important areas for landscaping. The Street Frontage sets the tone for the entire development. As this area will be viewed both by pedestrians and bypassing cars, its scale must be appropriate for each.

The Street Frontage landscape is typically to be highly detailed and organized plantings of herbs, ground covers, perennials, annuals, small shrubs, ornamentals, and trees in dedicated planters and landscape areas. Trees in the Street Frontage must have clear trunks to eight feet (8').

Guidelines for street frontage landscaping:

- A. Hardscape features are encouraged if the details and workmanship match the architecture and design of the commercial structure.
- B. Street Frontage mulch is to be either: soil pep, shredded bark, or landscape cobble rock sized as appropriate for plantings.
- C. Street Frontage shall have improved soils as required. Where topsoil has been removed as part of grading, organic material is to be amended before planting.
- D. Lighting that is not required for the Parking Lots is restricted to step lights, wall sconces, or decorative cap lights on pilasters.
- E. Plants in this zone must not excessively screen the structures from view.
- F. Plants in this zone should not include varieties that send out long runners or have thorns unless they can be easily maintained and do not create a hazard.

Open Space Standards and Requirements: Common open space in the Project is an important element in providing resting and gathering places, recreation areas, aesthetic

complements, stormwater percolation areas, and other purposes. Open space for this Project shall be defined as a portion of a lot or other area of land associated with and adjacent to a building or group of buildings about which it serves to provide light and air, scenic, recreational, resting, or similar purposes. Such space shall, in general, be available for entry and use by the occupants of the buildings with which it is associated, and at times to the general public. Open space may include a limited proportion of space so located and treated to enhance the amenity of development by providing landscaping features, screening, buffering for occupants or adjacent landowners, or a general appearance of openness.

Naturally Occurring Open Areas: Naturally occurring open areas are untouched or undeveloped areas existing in their natural states, such as riparian areas, floodplains, and washes. The qualification of naturally occurring areas in proposed developments is via the recommendation of the land use authority and approval of the Hurricane City Council based upon site visits, maps, drawings, pictures, etc. Naturally occurring open areas are excluded from the proposed development's total open space and landscaping requirements.

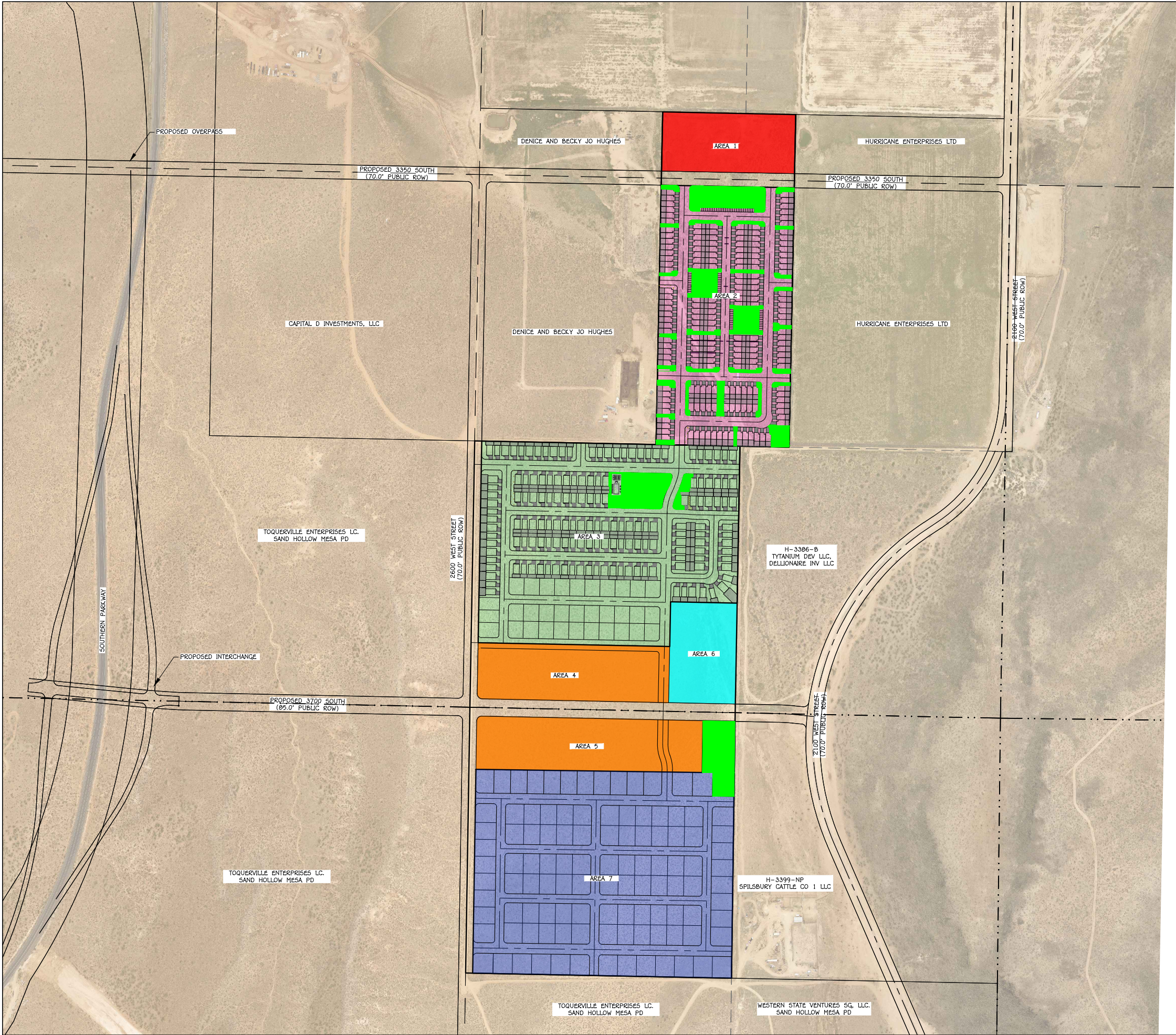
Landscaping and Open Space Requirements Applicable: If naturally occurring areas are deemed appropriate for development, then landscaping and open space requirements as defined herein shall apply.

Open Space Areas: See "Open Space Exhibit" (Exhibit 5) for a depiction of the Open Space/Common areas in this project.

Adjacent Public Open Space: The minimum amount of open space required in the developed area for a PD development may be reduced by an amount determined by the land use authority, if the PD site bounds along at least one property line, a park, or other open active recreation space available and accessible to the public for recreation, relaxation, walking, etc. The adjacent public open space must remain in a perpetual state of open space, properly bound by conservation easements or deed restrictions. The open space should be sufficient in size and scope to provide significant recreational opportunities to those residents living in the project as may be approved by the land use authority.

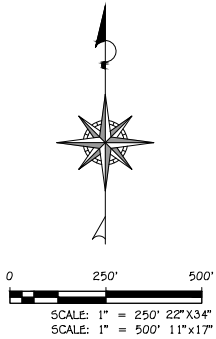
Open Space Substitutions: Pedestrian and bicycle amenities may be substituted for required open space in the following manner:

- A. **Dedicated walking or bike path.** A dedicated walking or bike path connecting to existing or proposed bike routes or serving the project in general.
- B. **Pedestrian bridges.** Publicly accessible open decks or any other amenities as otherwise approved by the land use authority.



- LAND USE LEGEND
- AREA 1: COMMERCIAL 4.45 AC
 - AREA 2: TOWNHOMES 19.57 AC
 - AREA 3: GARDEN HOMES/R-1-6 27.69 AC
 - AREA 4: NEIGHBORHOOD COMMERCIAL 6.06 AC
 - AREA 5: NEIGHBORHOOD COMMERCIAL 6.70 AC
 - AREA 6: CIVIC/CHURCH 3.79 AC
 - AREA 7: R-1-B & LARGER 30.81 AC
 - OPEN SPACE

OPEN SPACE AREA
12.12 ACRES
528,122 SQ FT
11.57% OPEN SPACE
MINIMUM 10' BETWEEN GARDEN & TOWNHOME BUILDINGS OF OPEN SPACE



DATE: 01/23/2023
JOB #: 22-019
DRAWN BY: ASA
CHECKED BY: ASA

OPEN SPACE EXHIBIT
FOR
MESA VISTA

HURRICANE UTAH
SECTIONS 20&29, TOWNSHIP 42 SOUTH, RANGE 13 WEST SLB & M

EX:6
SHEET: 6 of 6

9.0 FENCES AND WALLS

Height of fences and walls: No fence, wall, or similar structure exceeding six feet in height shall be erected in any rear or side yard except for accessory buildings and structures permitted by this chapter unless by a conditional use permit.

Retaining walls: When a retaining wall protects a cut below natural grade and is located on a line separating lot, a such retaining wall may be topped by a fence, wall, or hedge of the same height that would otherwise be permitted at such location if no retaining wall existed.

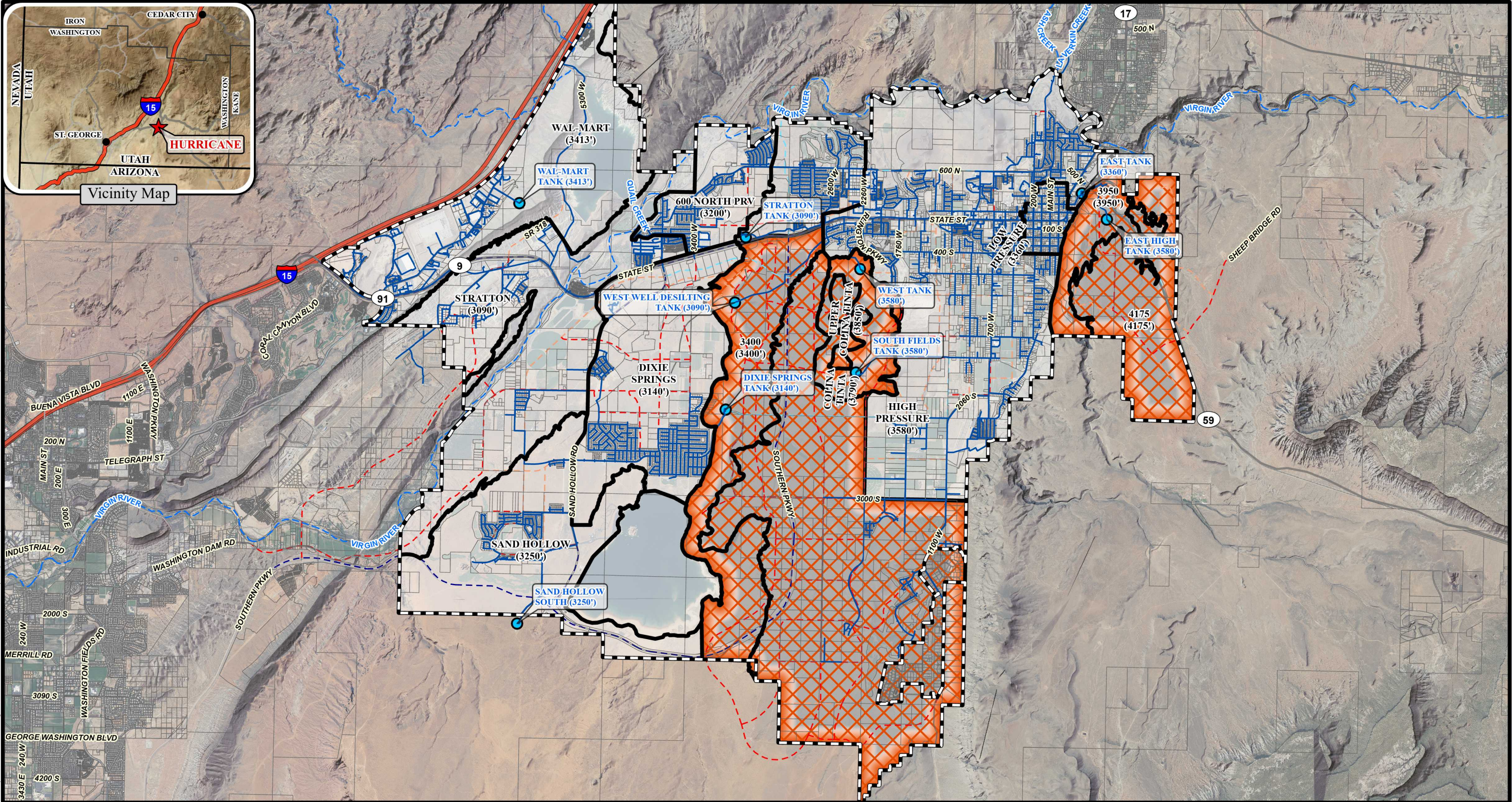
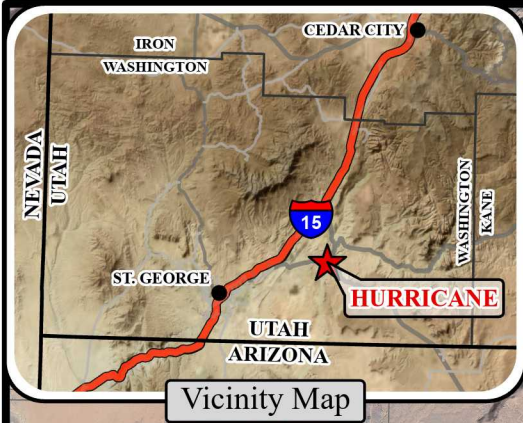
Fences in front or side yards: No opaque fence or wall or other similar structure exceeding 48 inches in height shall be erected within the front yard except upon written permission from the Planning Commission.

Swimming pools: Swimming pools of permanent construction not enclosed within a building shall be surrounded by a fence or wall having a lockable self-closing gate and a height of at least six feet which conforms to building code barrier requirements or provide another means of protection from accidental drowning which conforms to building code requirements.

Visual obstructions: To avoid creating a visual obstruction and promote public safety, a fence, wall, or other similar structure or landscaping located in a required front yard shall meet the following requirements:

No opaque fence, wall, or other similar structure, or landscaping that exceeds two feet in height shall be placed within a triangular area formed by a driveway line, the street property line, and a line connecting them at points 12 feet along the driveway line and 12 feet along the street property line, except for a reasonable number of trees pruned high enough to permit unobstructed vision for drivers of motor vehicles.

In all zones which require a front yard, no fence, wall, or other similar structure, or landscaping that exceeds two feet in height shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, except for a reasonable number of trees pruned high enough to permit unobstructed vision for drivers of motor vehicles.



02500500010000

Feet



ALPHA

ENGINEERING

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Hurricane Municipal Boundary



Washington County Parcels



Pressure Zone Boundaries



Approximate Extent of Limit Culinary Distribution



Existing Culinary Water



Existing Tank



Master Planned Roads



Major Arterial (106' ROW)



Minor Arterial (90' ROW)



Major Collector (70' ROW)



Minor Collector (60' ROW)

N

W

E

S



1 of 1

Approximate Areas of Limited Distribution Capacity

Hurricane, Utah

Spatial Reference: Utah State Plane NAD 83, feet

Drawn By: JRH

Scale: 1" = 6,000 feet

Date: October 2022

P:\046-191 Hurricane Water Model & 6-Yr Plan Update 2022\Drawings\GIS\ArcPro\046-191 Distribution Capacity Exhibit.aprx, AEBORDER 11x17, 10/26/2022 9:51 AM jheward

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Hurricane City Power

Clifton Wilson Substation

Circuit CW-101 Analysis

Report

October 2021



**Intermountain Consumer
Professional Engineers, Inc.**
1145 East South Union Avenue
Midvale, Utah 84047
(801) 255-1111

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INTRODUCTION

As requested by Hurricane City Power, Intermountain Consumer Professional Engineers (“ICPE”) performed a study on Clifton Wilson substation circuit CW-101 to determine electrical conditions during peak loading and to evaluate loading capacity.

As a part of the study ICPE’s Scope included:

System Modelling

1. Develop circuit line impedance for circuit modeling.
2. Develop a circuit model for computer simulation on SKM software.
3. Develop load distribution across circuit CW-101 for circuit modeling.
4. Develop an expanded circuit model with proposed system additions.

Study & Report

1. Perform circuit load flow studies under existing conditions and historic peak loading.
2. Determine maximum 3 phase loading as to not cause greater than industry standard voltage drop and in accordance with IEEE C84.1 Range-A.
3. Develop study report on study finding.

This Report consists of the Introduction section, Summary section, Services Standard section, Study Finding section and Appendix.

General findings of the Study are presented in the Summary Section of this Report.

The Level of Service Standard Section covers voltage criteria as set forth in the IEEE C84.1 Standard and which represents Standard Utility Practice.

The Study Finding section contains a Circuit Description section, Substation Capacity section, Circuit CW-101 Loading Section and a Load Flow Analysis Section.. Sections generally contain supporting data for conclusions.

SUMMARY

This study considers the existing electrical system condition and impact of electrical load addition to Clifton Wilson Circuit CW101. Circuit CW 101 generally extends southward from Clifton Wilson 7.1 circuit miles. New development contemplated extension of CW101 and additional 4.5 miles southward.

Level of Service

IEEE Standard C84.1 requires that minimum service entrance voltage during normal operation do not fall below 95% of base voltage and that utilization voltage should not fall below 90% of base voltage. Service Entrance voltage is measured at the point of delivery; Utilization voltage is measured at the terminals of the utilization equipment. To meet the Standard, a value of 97% - 98% per unit distribution voltage, at the high side of distribution transformers is considered necessary and adopted for the study.

Substation Capacity

In assessing and planning electrical systems loading levels of all system equipment should be evaluated. Typically, transformers, voltage regulation, circuit breakers, reclosers, power lines, and system protection are considered.

Evaluation of substation are performed to determine existing loading conditions, ability for future load addition, ability to backup adjacent substation, and to determine the need for new substations.

From review, it was determined that the existing Clifton Wilson substation serving circuit CW-101 is a heavily loaded substation but could provide some additional load to CW-101 assuming completion of the Sky Mountain substation and some load transfer from Clifton Wilson to Sky Mountain Substations.

Voltage Regulation

Clifton Wilson substation is equipped with voltage regulator banks that regulate voltage to distribution circuits. The Clifton Wilson regulators are set for 122.5 V output (secondary) with a 3 volt bandwidth (voltage range from 121 to 124V).

Circuit Loading

Clifton Wilson circuit CW-101 was determined to have peak loading at 3.8 MW (4.1 MVA) with 1.7 MVA of the 4.1 MVA flowing through the Bench Lake regulators

Circuit CW-101 is equipped with a three phase inline regulator bank (Bench Lake regulators) and are rated 114.3/128.0 kVA (150/168) amp thru current. Regulator output is set for 122 V (secondary) with a 2 volt band width.

Load Flow Analysis

Circuit CW-101 was studied using real time regulator load data and through computer modeling using SKM software. Study shows that the existing circuit does not have overloading conditions but is voltage limited. It was determined that:

1. Areas of the existing circuit does experience voltage drop below Level of Service criteria under peak loading.
2. Addition of load without improvements is not recommended as voltage will be further reduced and existing customers will experience substandard voltage levels.

Potential short term solutions for some load addition would be:

1. Optimize voltage regulator bank position.
2. Add another in line regulator bank.
3. Add capacitor banks to maintain a high power factor during peak loading.
4. If possible, move existing load to another circuit to allow new load.

Additional work is needed to determine potential loading with equipment addition and or load transfer; noting the limitations of the existing Bench Lake regulators (1.9 MVA margin) and line conductors.

SERVICE STANDARD

To provide reliable power delivery, and equitably to all its customers; utilities strives to operate the power system to obtain a uniform level of service throughout. Below is a typical utility Level of Service Standard.

Level of Service Standard

- The system must be able to adequately serve load under single contingency (N-1) situations, where “N” is a power system element such as a transformer or non-radial line.
- System switching required under an N-1 contingency should remain as simplified as possible to ensure that switching orders are not unnecessarily complex.
- Distribution circuit loading must remain below 90% of its maximum current rating.
- Distribution circuit voltage must remain between 98% and 105% (at loads) of its nominal value; and
- Distribution circuit mains must be able to serve additional load under N-1 contingencies.
- System to Meet IEEE C84.1 Voltage limits.

In performing the study, criteria as set forth in the Level of Service Standard, was utilized. Of primary concern was meeting IEEE C84.1 normal voltage requirements as listed in Table 1. As seen the Standard requires that minimum service entrance voltage during normal operation do not fall below 95% of base voltage. Utilization voltage should not fall below 90% of base voltage. Service Entrance voltage is measured at the point of delivery; Utilization voltage is measured at the terminals of the utilization equipment. The difference between the minimum service and minimum utilization voltage is intended to allow for voltage drop in the customer’s wiring system. The difference between distribution circuit voltage and service entrance voltage is to allow for voltage drop across distribution transformers and secondary wire to the service entrance.

TABLE 1

Voltage Point of Measurement	Standard Voltages 120, 208, 240, 277, 480, 600, 660	Percent of Nominal
Service Entrance Voltage High Range - A	126, 218, 252, 291, 504, 630, 720	105.0%
Service Entrance Voltage Low Range - A	114, 197, 228, 263, 456, 570, 655	95%
Utilization High Voltage Range - A	126, 218, 252, 291, 504, 630, 720	105.0%
Utilization Low Voltage Range - A	108, 187, 249, 432, 540, 630	90%

Study Findings

Circuit Description

Clifton Wilson circuit CW-101 is a long three phase branched 12.47kV distribution circuits, approximately 7 miles long, that serves load through Clifton Wilson substation and extends from 600 North and southward to approximately 4500 south. The circuit is equipped with an inline 3-phase voltage regulator bank (Lake Bench regulator bank) located at approximately 2300 South and 1000 west (approx. 4.6 miles from Clifton Wilson substation). Proposed circuit addition would extend the circuit another 4.8 mile beyond the southern end of the circuit.

Existing circuit conductors and associated nominal published thermal rating is indicated in Table 2.

Table 2
Circuit Conductor

Line Section	Length (Miles)	Conductor	Thermal Rating (amp) ¹	MVA Rating at Nominal Amp and 100% Voltage
Clifton Wilson Sub to 1500 So 700W	3.6	336 ACSR	514	11.1
1500 South to 1750 South	0.27	750 MCM AL URD	497	10.7
1750 South to approx. 2070 So	0.44	4/0 AL URD	248	5.35
2070 So to Bench Lake Regulators	0.27	1/0 ACSR	242	5.22
Bench Lake Regulators to 3000 South	1.28	1/0 ACSR	242	5.22
3000 So 1100W to approx. 3300 So. 1100 West	0.77	336 ACSR	514	11.1
Approx. 3300 So. 1100 West to Circuit End	0.59	750 MCM AL URD	497	10.7
(tap) 3000 So 1100W to approx. 3100 So. 2100 West (circuit end)	1.45	336 ACSR	514	11.1
3100 So. 2100 West to 3300 So 2100 West (circuit end)	0.26	#2 ACSR	180	3.9
New Circuit Extension 3300 So. 2100 West (circuit end) to pump station	4.8	336 ACSR	514	11.1

1. Thermal ratings are at nominal publish values. De-rate value may apply for high ambient temperatures.

From a thermal prospective conductor ratings are adequate for some load addition; however, as discussed below, the circuit is voltage limited. Without voltage limitation, the circuit is next limited by Bench Lake regulator Bank size, 1/0 ACSR and #2 ACSR ratings.

Substation Capacity

In assessing and planning electrical systems loading levels all system equipment are evaluated. Typically; transformers, regulators, circuit breakers, reclosers, power lines, and system protection are evaluated. Evaluation of substations are performed to determine existing loading conditions, ability for future load addition, ability to backup adjacent substations, and to determine the need for new substations.

The Clifton Wilson substation has two power transformer bays and several distribution circuits. Both power transformer are rated 12/16/22 MVA with 667//994 FA (1303 A) kva regulators. During normal operation power transformers are not paralleled. For summer 2021 load behind the Clifton Wilson substation was 28.6 MW, with 7.2 MW provided by local generation. With consideration for an N-1 contingency (loss of one power transformer) transformer capacity at Clifton Wilson substation is questionable for allowing additional loading. However, with the addition of the Sky Mountain Substation transformer, loading at Clifton Wilson substation can be reduced by load

transfers to Sky Mountain substation. Load transfer to Sky Mountain would allow for other loads to be added to Clifton Wilson transformers. Generally transformer capacity is not an initial limiting factor for load addition in the range of two to three megawatt to CW-101.

Circuit CW-101 Loading

To perform circuit analysis circuit peak loading information is necessary. Circuit peak loading data was provided by Hurricane City Power personnel and included indication of circuit maximum load level at the substation circuit recloser and load through the Bench Lake regulator bank. Overall circuit peak loading was indicated to be 3.8 MW during summer 2021 peak load period. Approximately 1.7 MW of the 3.8 MW circuit load flowed through the Bench Lake Regulators.

Table 3 contains overall circuit loading data as provide and used in the circuit analysis.

**Table 3
Circuit Load Data**

CW-101 Loading -- 7/09/2021					
Circuit	Max MW	Assumed load power factor	MVA	Circuit Capacitors	MVA
CW-101	3.8 MW	0.92	4.13	2- 150 KVAR Banks	4.02

Table 4 contains select data that was provided by Hurricane City Power personnel and as obtained from the Lake Bench regulator bank controller. Additional regulator load data is provided in the appendix for review.

**Table 4
Lake Bench Regulator Data**

Regulator Max Data - Report				
Regulator	Max Amp (Inst.)	Max Load (kW) (Inst)	Time	Tap Position
A - Phase	102.8	739	7-9-21 18:38	---
B - Phase	95.0	682	7-9-21 18:43	---
C- Phase	93.9	677	7-9-21 16:30	---
Regulator 15 Minute Max Reading				
Regulator	Max Amp	Max Load (kW)	Time	
A - Phase	68.7	499	7-9-21 18:15	7 ⁽¹⁾
B - Phase	92.1	666	7-9-21 16:30	13
C- Phase	84.5	611	7-9-21 16:30	9 ⁽¹⁾
A - Phase	70.0	508	9-7-21 15:30	10
B - Phase	----	----	----	----
C- Phase	----	----	----	----

1. Tap to position 10 at 14:00 to 15:00 hr

From regulator data it can be concluded that the circuit is near or below the lower distribution voltage limits (0.97-0.98) north of the regulator bank during heavy loading periods. The regulators allow for a +/- 10 % regulation over 32 steps

with maximum regulation at +/- step 16, each step correlates to a 0.625% voltage change. B phase regulator is shown to have move to position +13 under high loading. A phase and C phase regulator data shows the regulators tapped to position 10 at 14:30 hr. Bench Lake regulator setting were indicated to be at 122 volts with a 2 volt bandwidth (121 to 123 range); for a tap position of +13 with load voltage at 122 V (represent 1.67% above nominal) source voltage would be at 93.5% of nominal; for a tap position of +10 source voltage would be at 95.5% of nominal. Regulator data indicates that the circuit has some imbalance during peak; however, noting that exact balancing is generally not possible.

Bench Lake regulator are rated 114.3/128.0 kVA (150/168 amp thru current); Assuming balanced loading, maximum through load at 168 amps is 3.6 MVA, the bank is currently load at 1.7 MVA. Assuming balanced loading, maximum additional loading through the regulators is 1.9 MVA.

Load Flow Analysis

To determine circuit electrical conditions during peak loading and to evaluate the circuits ability for additional loading circuit impedances were determined and a circuit model was developed on SKM Software for computer simulations.

The circuit was studied for:

1. Voltage drop under peak loading.
2. Line loading under peak loading.
3. Equipment loading under peak loading.
4. Effect of power factor improvements.
5. Additional loading capabilities.

Table 5 contains results of select load flows under varying conditions, additional load flow results are in the Appendix. .

**Table 5
Load Flow Results**

Location Voltage (per unit)												
C a s e	Case Description	Case Load	Clifton Low Side 12.47 kV	Bus - 004 (1300 So.)	Bus - 009 (2050 So.)	Bus - 011 (Bench Lake Reg.)	Bus - 012 (Bench Lake Reg.)	Bus -014 (3000 So.)	Bus - 017 3300 So 2100W	Bus - 020 (approx 3800 So.)	Bus -022 (RMP Tap end)	Bus -033 (Pump Sta..)
1	2021 Loading w/100 Amps thru Bench Lake Regs.	CW101 Recloser: 4.11 MVA (3.8MW) Bench Lake Reg: 2.127 MVA	1.007	0.964	0.958	0.95	1.01	1.0	1.0	1.0	0.99	N/A
2	2021 Loading w/70 Amps thru Bench Lake Reg.	CW101 Recloser: 4.135 MVA (3.8MW) Bench Lake Reg: 1.5 MVA	1.008	0.976	0.97	0.964	1.017	1.004	1.0	1.004	0.996	N/A
3	2021 Loading w/100 Amps thru Bench Lake Reg. and 700 kvar capacitor add.	CW101 Recloser: 3.872 MVA (3.8MW) Bench Lake Reg: 2.08 MVA	1.008	0.976	0.97	0.964	1.01	1.0	1.0	1.0	0.99	N/A
4	2021 Loading w/load (550KW) addition over 100 Amps thru Bench Lake Reg.	CW101 Recloser: 4.7 MVA Bench Lake Reg: 2.6 MVA	1.008	0.96	0.954	0.947	1.016	1.0	0.99	1.0	0.99	0.99

To meet “Service Entrance Voltage Low Range – A” requirements , as covered in the Service Standard section, a minimum of 0.97 pu voltage (preferable 0.98) is necessary to allow for voltage drop across distribution transformers and secondary cabling to the service entrance.

Case 1 represents the existing system with 2021 loading and load distributed to have 98 amps of overall circuit load following through the Bench Lake regulators. The study was performed with an overall circuit loading of 4.1 MVA (Summer 2021 loading) and with 2.1 MVA (98 amps) of the 4.1MVA through the Lake Bench regulators. For all cases voltage at Clifton Wilson substation was held at 1.008 p.u. (121V), noting that the regulator set point is 122.5V with a 3 volt band width (121 -124 volt range).

Study results indicate that there are no overload conditions; however, the study indicates that the circuit is voltage limited. Voltage from 1300 South to the Bench Lake regulator bank is below 0.97 p.u. Results correlated to regulator data.

Case 2 represents the existing system with 2021 loading. The study was performed with an overall circuit loading of 4.1 MVA (Summer 2021 loading) and with loads redistributed for 1.5 MVA (70 amps) of the 4.1MVA to flow through the Lake Bench regulators. Results indicate that there are no overload conditions; however, the study indicates that circuit remains voltage limited with the reduced flow through the regulators. Voltage from 1300 South to the Bench Lake regulator bank is at or below 0.97 p.u.

Case 3 is equivalent to Case 1 and includes the addition of 700 kvar capacitance for power factor correction to 0.98. Through the addition of capacitors some marginal voltage improvements is obtained but voltage is still near 0.97p.u. and under 0.98pu.

Case 4 is equivalent to Case 1 with the addition of approximately 4.5 miles of 336 ACSR circuit to the end of the existing circuit and the addition of 550 kW past the Bench Lake regulators. Results show that there is no over loading but voltage drops are increased.

Computer studies and real time voltage regulator data show that the circuit is voltage limited with voltage at or below criteria of 0.97-0.98 per unit at the distribution voltage. With consideration for normal load growth along the length of the existing circuit large load addition is not recommended.

Potential short term solutions for some load addition would be:

5. Optimize voltage regulator bank position.
6. Add another in line regulator bank.
7. Add capacitor banks to maintain a high power factor during peak loading.
8. If possible, move some existing load to another circuit to allow new load to CW-101.

Additional work is needed to determine potential loading with equipment addition and or load transfer; it is noted that with voltage limitation reduced other limitation will arise. Specifically, the existing Bench Lake regulator (1.9 MVA margin) and 1/0 and #2 ACSR line conductors. The optimum solution is a new substation in the vicinity of major load growth.

APPENDIX

APPENDIX

System Load Flow Summary
Bench Lake Regulator Data
System Model – SKM
Model Input Data
Model impedance Data

Hurricane City - Clifton Wilson CW101 Circuit Load Flow Results												
Case Description	Power Flow	Regulator (600 North)	Bus-004 (1300 South)	Bus-009 (2050 South)	Bench Lake Non Reg Bus-011	Bench Lake Reg Bus-012	Bus-014 (3000 South)	Bus-017 (2100 West)	Bus-018 (1100 West) RMP TAP	Bus-020 (3800 S)	Bus-022 (4370 S) So. end skypark	Bus-033 -- New Development pumps
2021 Load	Recloser: 4.111 MVA, 1.543 MVAR, 3.812 MW Bench Lake Reg: 2.127 MVA, .693 MVAR, 2.013 MW	Voltage: 12,551 V (1.007pu) Voltage Drop: -0.7%	Voltage: 12,027 V (0.964pu) Voltage Drop: 3.6%	Voltage: 11,952 V (0.958pu) Voltage Drop: 4.2%	Voltage: 11,867 V (0.952pu) Voltage Drop: 4.8%	Voltage: 12,669 V (1.016pu) Voltage Drop: -1.6%	Voltage: 12,502 V (1.003pu) Voltage Drop: -0.3%	Voltage: 12,460 V (0.999pu) Voltage Drop: 0.1%	Voltage: 12,494 V (1.002pu) Voltage Drop: -0.2%	Voltage: 12,492 V (1.002) Voltage Drop: -0.2%	Voltage: 12,395 V (0.994pu) Voltage Drop: 0.6%	N/A
Flat Build with 250 kVA Load + 350 hp	Recloser: 4.723 MVA, 1.777 MVAR, 4.377 MW Bench Lake Reg: 2.645 MVA, .798 MVAR, 2.522 MW	Voltage: 12,544 V Voltage Drop: -0.6%	Voltage: 11,936 V Voltage Drop: 4.3%	Voltage: 11,847 V Voltage Drop: 5.0%	Voltage: 11,740 V Voltage Drop: 5.9%	Voltage: 12,687 V Voltage Drop: -1.7%	Voltage: 12,476 V Voltage Drop: -0.1%	Voltage: 12,365 V Voltage Drop: 0.8%	Voltage: 12,468 V Voltage Drop: 0.0%	Voltage: 12,466V Voltage Drop: 0.0%	Voltage: 12,369 V Voltage Drop: 0.8%	Voltage: 12,327 V Voltage Drop: 1.2%
Flat Build with 500 kVA Load + 350 hp	Recloser: 5.046 MVA, 1.959 MVAR, 4.651 MW Bench Lake Reg: 2.910 MVA, .906 MVAR, 2.765 MW	Voltage: 12,587 V Voltage Drop: -0.9%	Voltage: 11,930 V Voltage Drop: 4.3%	Voltage: 11,833 V Voltage Drop: 5.1%	Voltage: 11,714 V Voltage Drop: 6.1%	Voltage: 12,678 V Voltage Drop: -1.7%	Voltage: 12,442 V Voltage Drop: 0.2%	Voltage: 12,294 V Voltage Drop: 1.4%	Voltage: 12,434 V Voltage Drop: 0.3%	Voltage: 12,432 V Voltage Drop: 0.3%	Voltage: 12,335 V Voltage Drop: 1.1%	Voltage: 12,249 V Voltage Drop: 1.8%
Flat Build with 1000 kVA load + 350 hp	Recloser: 5.735 MVA, 2.370 MVAR, 5.223 MW Bench Lake Reg: 3.450 MVA, 1.13 MVAR, 3.26 MW	Voltage: 12,581 V Voltage Drop: -0.9%	Voltage: 11,809 V Voltage Drop: 5.3%	Voltage: 11,695 V Voltage Drop: 6.2%	Voltage: 11,550 V Voltage Drop: 7.4%	Voltage: 12,636 V Voltage Drop: -1.3%	Voltage: 12,349 V Voltage Drop: 1.0%	Voltage: 12,125 V Voltage Drop: 2.8%	Voltage: 12,341 V Voltage Drop: 1.0%	Voltage: 12,338 V Voltage Drop: 1.1%	Voltage: 12,241 V Voltage Drop: 1.8%	Voltage: 12,066 V Voltage Drop: 3.2%
2021 Load w/ added capacitors	Recloser: 3.872 MVA, .761 MVAR, 3.797 MW Bench Lake Reg: 2.084 MVA, .545 MVAR, 2.011 MW Capacitors: 1.038 MVAR	Voltage: 12,566 V Voltage Drop: -0.8%	Voltage: 12,170 V Voltage Drop: 2.4%	Voltage: 12,100 V Voltage Drop: 3.0%	Voltage: 12,019 V Voltage Drop: 3.6%	Voltage: 12,680 V Voltage Drop: -1.7%	Voltage: 12,522 V Voltage Drop: -0.4%	Voltage: 12,479 V Voltage Drop: -0.1%	Voltage: 12,516 V Voltage Drop: -0.4%	Voltage: 12,517 V Voltage Drop: -0.4%	Voltage: 12,417 V Voltage Drop: 0.4%	N/A
70A at Bench Lake Reg												
2021 Load w/ 70A at Bench Lake Reg	Recloser: 4.045 MVA, 1.46 MVAR, 3.772 MW Bench Lake Reg: 1.47 MVA, .456 MVAR, 1.397 MW	Voltage: 12,557 V (1.007pu) Voltage Drop: -0.7%	Voltage: 12,064 V (0.967pu) Voltage Drop: 3.25%	Voltage: 12,002 V (0.9625pu) Voltage Drop: 3.75%	Voltage: 11,944 V (0.958pu) Voltage Drop: 4.21%	Voltage: 12,670 V (1.016pu) Voltage Drop: -1.6%	Voltage: 12,558 V (1.007pu) Voltage Drop: -0.71%	Voltage: 12,529 V (1.004pu) Voltage Drop: -0.48%	Voltage: 12,553 V (1.006pu) Voltage Drop: -0.67%	Voltage: 12,553 V (1.006pu) Voltage Drop: -0.67%	Voltage: 12,485 V (1.001) Voltage Drop: -0.13%	N/A
2021 Load 250 kVA Load + 350 hp	Recloser: 4.733 MVA, 1.738 MVAR, 4.404 MW Bench Lake Reg: 2.229 MVA, .630 MVAR, 2.137 MW	Voltage: 12,575 V Voltage Drop: -0.8%	Voltage: 11,983 V Voltage Drop: 3.9%	Voltage: 11,902 V Voltage Drop: 4.6%	Voltage: 11,813 V Voltage Drop: 5.3%	Voltage: 12,675 V Voltage Drop: -1.6%	Voltage: 12,498 V Voltage Drop: -0.2%	Voltage: 12,395 V Voltage Drop: 0.6%	Voltage: 12,491 V Voltage Drop: -0.2%	Voltage: 12,490V Voltage Drop: -0.2%	Voltage: 12,411 V Voltage Drop: 0.5%	Voltage: 12,356 V Voltage Drop: 0.9%
2021 Load 500 kVA Load + 350 hp	Recloser: 5.051 MVA, 1.915 MVAR, 4.674 MW Bench Lake Reg: 2.490 MVA, .737 MVAR, 2.379 MW	Voltage: 12,578V Voltage Drop: -0.9%	Voltage: 11,935 V Voltage Drop: 4.3%	Voltage: 11,846 V Voltage Drop: 5.0%	Voltage: 11,745 V Voltage Drop: 5.8%	Voltage: 12,680 V Voltage Drop: -1.7%	Voltage: 12,478 V Voltage Drop: -0.1%	Voltage: 12,339 V Voltage Drop: 1.1%	Voltage: 12,472 V Voltage Drop: -0.0%	Voltage: 12,470V Voltage Drop: -0.0%	Voltage: 12,391 V Voltage Drop: 0.6%	Voltage: 12,294 V Voltage Drop: 1.4%
2021 Load 1000 kVA Load + 350 hp	Recloser: 5.720 MVA, 2.303 MVAR, 5.236 MW Bench Lake Reg: 3.024 MVA, .957 MVAR, 2.869 MW	Voltage: 12,571V Voltage Drop: -0.8%	Voltage: 11,819 V Voltage Drop: 5.2%	Voltage: 11,713 V Voltage Drop: 6.1%	Voltage: 11,588 V Voltage Drop: 7.1%	Voltage: 12,675 V Voltage Drop: -1.6%	Voltage: 12,424 V Voltage Drop: 0.4%	Voltage: 12,209 V Voltage Drop: 2.1%	Voltage: 12,417 V Voltage Drop: 0.4%	Voltage: 12,415V Voltage Drop: 0.4%	Voltage: 12,336 V Voltage Drop: 1.1%	Voltage: 12,150 V Voltage Drop: 2.6%

Min/Max Metering Values

SEL-2431
Voltage Reg

A-Phase

Date: 09/14/2021 Time: 10:58:08

Forward

	MAX	DATE	TIME	MIN	DATE	TIME
IL (A pri)	102.8	07/09/2021	18:38:24	5.7	03/25/2021	22:11:35
VS (kV)	7.55	05/08/2018	16:34:20	6.76	11/16/2018	09:10:37
VS (V sec)	125.9	05/08/2018	16:34:20	112.6	11/16/2018	09:10:37
VL (kV)	7.55	05/08/2018	16:34:20	6.76	11/16/2018	09:10:37
VL (V sec)	125.9	05/08/2018	16:34:20	112.6	11/16/2018	09:10:37
VCMP (kV)	7.55	05/08/2018	16:34:20	6.76	11/16/2018	09:10:37
VCMP (V sec)	125.9	05/08/2018	16:34:20	112.6	11/16/2018	09:10:37
P (kW)	739	07/09/2021	18:38:24	40	03/25/2021	22:11:35
Q (kVAr)	212	07/07/2017	12:55:57	-92	02/11/2020	13:58:27
S (kVA)	749	07/09/2021	18:38:24	41	03/25/2021	22:11:35
PF @ S Max/Min	0.99	07/09/2021	18:38:24	0.96	03/25/2021	22:11:35
Freq (Hz)	60.12	09/18/2018	09:52:34	59.71	06/16/2017	04:15:54
Tap Pos	+16	02/20/2017	11:42:24	-16	02/20/2017	11:48:16

Reverse

	MAX	DATE	TIME	MIN	DATE	TIME
IL (A pri)	\$\$\$\$\$\$	(Reset)		\$\$\$\$\$\$	(Reset)	
VS (kV)	\$\$\$\$\$	(Reset)		\$\$\$\$\$	(Reset)	
VS (V sec)	\$\$\$\$\$	(Reset)		\$\$\$\$\$	(Reset)	
VL (kV)	\$\$\$\$\$	(Reset)		\$\$\$\$\$	(Reset)	
VL (V sec)	\$\$\$\$\$	(Reset)		\$\$\$\$\$	(Reset)	
VCMP (kV)	\$\$\$\$\$	(Reset)		\$\$\$\$\$	(Reset)	
VCMP (V sec)	\$\$\$\$\$	(Reset)		\$\$\$\$\$	(Reset)	
P (kW)	\$\$\$\$\$\$	(Reset)		\$\$\$\$\$\$	(Reset)	
Q (kVAr)	\$\$\$\$\$\$	(Reset)		\$\$\$\$\$\$	(Reset)	
S (kVA)	\$\$\$\$\$\$	(Reset)		\$\$\$\$\$\$	(Reset)	
PF @ S Max/Min	\$\$\$\$\$	(Reset)		\$\$\$\$\$	(Reset)	
Freq (Hz)	\$\$\$\$\$	(Reset)		\$\$\$\$\$	(Reset)	
Tap Pos	\$\$\$	(Reset)		\$\$\$	(Reset)	

Last MaxMin Reset 02/14/2017 19:55:55

Demand/Peak

SEL-2431

B Phase

Date: 09/14/2021

Time: 10:55:40

Voltage Reg

Line Current (IL)

	DEMAND (A pri)	PEAK (A pri)	DATE	TIME
Forward	49	95	07/09/2021	18:43:19
Reverse	0	0	03/15/2017	12:33:51

Real Power (P)

	DEMAND (kW)	PEAK (kW)	DATE	TIME
Forward	353	682	07/09/2021	18:43:19
Reverse	0	0	03/15/2017	12:33:50

Reactive Power (Q)

	DEMAND (kVAr)	PEAK (kVAr)	DATE	TIME
Forward OUT	58	126	07/30/2020	14:12:27
Forward IN	0	85	04/10/2020	23:40:33
Reverse OUT	0	0	(Reset)	
Reverse IN	0	0	03/15/2017	12:33:51

Apparent Power (S)

	DEMAND (kVA)	PEAK (kVA)	DATE	TIME
Forward	357	691	07/09/2021	18:43:19
Reverse	0	0	03/15/2017	12:33:51

Last Demand Reset 07/07/2021 17:23:17

Last Peak Reset 02/14/2017 19:55:55

Snipping Tool

New Mode

Select the snip mode using the button.

Snipping Tool

In a future update, home. Try improve & Sketch (or try the Windows logo key)

Try Snip & Sketch

Min/Max Metering Values

SEL-2431
Voltage Reg

C Phase

Date: 09/20/2021 Time: 12:58:53

Forward

	MAX	DATE	TIME	MIN	DATE	TIME
IL (A pri)	93.9	07/09/2021	16:30:55	0.8	05/20/2019	11:37:00
VS (kV)	7.52	05/08/2018	16:33:45	6.79	11/16/2018	09:10:00
VS (V sec)	125.3	05/08/2018	16:33:45	113.2	11/16/2018	09:10:00
VL (kV)	7.52	05/08/2018	16:33:45	6.79	11/16/2018	09:10:00
VL (V sec)	125.3	05/08/2018	16:33:45	113.2	11/16/2018	09:10:00
VCMP (kV)	7.52	05/08/2018	16:33:45	6.79	11/16/2018	09:10:00
VCMP (V sec)	125.3	05/08/2018	16:33:45	113.2	11/16/2018	09:10:00
P (kW)	677	07/09/2021	16:30:55	-8	03/09/2020	11:44:34
Q (kVAr)	205	02/07/2019	09:21:23	-95	10/07/2020	01:35:10
S (kVA)	683	07/09/2021	16:30:55	5	05/20/2019	11:37:00
PF @ S Max/Min	0.99	07/09/2021	16:30:55	0.93	05/20/2019	11:37:00
Freq (Hz)	60.12	09/18/2018	09:42:58	59.71	06/16/2017	04:15:37
Tap Pos	+15	07/07/2021	17:30:28	-07	11/16/2018	10:08:06

Reverse

	MAX	DATE	TIME	MIN	DATE	TIME
IL (A pri)	2.9	03/17/2020	13:52:53	2.3	03/26/2020	12:44:45
VS (kV)	7.32	03/26/2020	12:44:53	7.28	03/17/2020	13:52:52
VS (V sec)	122.0	03/26/2020	12:44:53	121.4	03/17/2020	13:52:52
VL (kV)	7.32	03/26/2020	12:44:53	7.28	03/17/2020	13:52:52
VL (V sec)	122.0	03/26/2020	12:44:53	121.4	03/17/2020	13:52:52
VCMP (kV)	7.32	03/26/2020	12:44:53	7.28	03/17/2020	13:52:52
VCMP (V sec)	122.0	03/26/2020	12:44:53	121.4	03/17/2020	13:52:52
P (kW)	8	03/17/2020	13:52:53	-6	03/17/2020	13:52:09
Q (kVAr)	-17	03/26/2020	12:44:46	-20	03/17/2020	13:51:21
S (kVA)	21	03/17/2020	13:52:53	17	03/26/2020	12:44:46
PF @ S Max/Min	0.42	03/17/2020	13:52:53	-0.05	03/26/2020	12:44:46
Freq (Hz)	60.04	03/17/2020	13:51:23	59.99	03/26/2020	12:46:10
Tap Pos	-02	03/26/2020	12:44:14	-03	03/17/2020	13:50:55

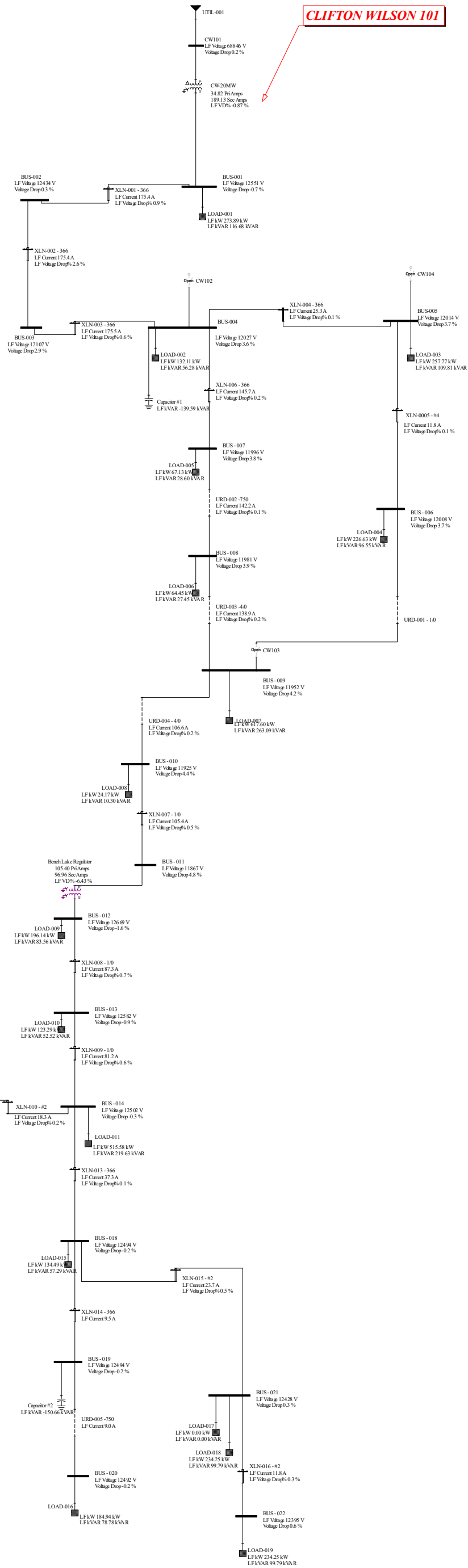
Last MaxMin Reset 02/14/2017 18:46:47

#	DATE	TIME	IL	VSSEC	VLSEC	VCMPSEC	TAP_POS	ILFDEM	PFDEM	QFODEM	QFIDEM	SFDEM	ILRDEM	PRDEM	QRODEM	QRIDEM	SRDEM
7698	7/9/2021	23:45:01	42.85	122.225	122.235	122.235	2	41.62	304.981	12.165	0	305.255	0	0	0	0	0
7699	7/9/2021	23:30:01	42.5	122.255	122.265	122.265	2	41.707	305.811	11.815	0	306.072	0	0	0	0	0
7700	7/9/2021	23:15:00	41.25	122.61	122.625	122.625	3	43.497	319.275	17.316	0	319.766	0	0	0	0	0
7701	7/9/2021	23:00:00	44.25	122.77	122.785	122.785	3	45.388	333.435	15.89	0	333.834	0	0	0	0	0
7702	7/9/2021	22:45:00	44.55	122.59	122.6	122.6	3	46.764	342.847	20.861	0	343.495	0	0	0	0	0
7703	7/9/2021	22:30:00	45.65	122.295	122.305	122.305	3	46.288	338.962	20.379	0	339.587	0	0	0	0	0
7704	7/9/2021	22:15:01	47.3	122.42	122.435	122.435	3	47.446	347.99	21.345	0	348.691	0	0	0	0	0
7705	7/9/2021	22:00:01	47.7	122.33	122.345	122.345	4	51.315	374.444	24.296	0	375.247	0	0	0	0	0
7706	7/9/2021	21:45:01	51	122.035	122.05	122.05	4	52.793	385.514	26.362	0	386.429	0	0	0	0	0
7707	7/9/2021	21:30:00	49.95	122.245	122.255	122.255	4	52.308	383.185	31.125	0	384.462	0	0	0	0	0
7708	7/9/2021	21:15:01	51.25	121.74	121.75	121.75	5	51.381	374.692	26.424	0	375.656	0	0	0	0	0
7709	7/9/2021	21:00:00	55.35	121.94	121.95	121.95	4	54.655	398.267	36.084	0	399.907	0	0	0	0	0
7710	7/9/2021	20:45:01	53.65	122	122.015	122.015	4	55.166	400.687	36.84	0	402.393	0	0	0	0	0
7711	7/9/2021	20:30:01	56.75	121.43	121.435	121.435	4	58.317	426.218	37.191	0	427.853	0	0	0	0	0
7712	7/9/2021	20:15:01	57.55	122.175	122.19	122.19	5	58.246	425.034	34.874	0	426.498	0	0	0	0	0
7713	7/9/2021	20:00:01	54.45	122.25	122.26	122.26	5	57.431	418.045	38.481	0	419.831	0	0	0	0	0
7714	7/9/2021	19:45:00	56.35	122.4	122.415	122.415	5	57.837	423.124	30.756	0	424.255	0	0	0	0	0
7715	7/9/2021	19:30:00	57.95	122.205	122.215	122.215	5	59.767	435.646	35.251	0	437.087	0	0	0	0	0
7716	7/9/2021	19:15:00	58.95	122.22	122.235	122.235	5	60.252	440.462	37.614	0	442.103	0	0	0	0	0
7717	7/9/2021	19:00:01	62.05	122.51	122.515	122.515	6	62.898	459.502	44.922	0	461.714	0	0	0	0	0
7718	7/9/2021	18:45:01	65.1	121.8	121.81	121.81	6	63.91	465.648	55.094	0	468.909	0	0	0	0	0
7719	7/9/2021	18:30:01	69.35	121.865	121.875	121.875	6	67.674	493.475	60.032	0	497.125	0	0	0	0	0
7720	7/9/2021	18:15:01	67.35	122.07	122.08	122.08	7	68.726	499.865	60.452	0	503.528	0	0	0	0	0
7721	7/9/2021	18:00:00	67.6	122.01	122.025	122.025	7	65.778	480.141	49.162	0	482.685	0	0	0	0	0
7722	7/9/2021	17:45:00	63	122.88	122.885	122.885	7	61.681	451.21	40.697	0	453.054	0	0	0	0	0
7723	7/9/2021	17:30:00	63.25	122.885	122.895	122.895	8	64.412	471.369	44.064	0	473.453	0	0	0	0	0
7724	7/9/2021	17:15:00	63.9	121.795	121.81	121.81	8	63.973	466.163	39.828	0	467.887	0	0	0	0	0
7725	7/9/2021	17:00:00	61.2	122.585	122.595	122.595	9	62.759	459.415	38.827	0	461.064	0	0	0	0	0
7726	7/9/2021	16:45:01	62.05	122.125	122.135	122.135	9	64.289	468.296	42.3	0	470.211	0	0	0	0	0
7727	7/9/2021	16:30:01	65.85	121.525	121.535	121.535	9	65.723	478.175	44.564	0	480.256	0	0	0	0	0
7728	7/9/2021	16:15:01	64.6	122.24	122.255	122.255	9	62.989	460.262	40.106	0	462.025	0	0	0	0	0
7729	7/9/2021	16:00:00	62.05	122.77	122.78	122.78	10	64.149	468.181	42.989	0	470.177	0	0	0	0	0
7730	7/9/2021	15:45:01	65.05	121.735	121.745	121.745	9	62.577	455.07	42.648	0	457.075	0	0	0	0	0
7731	7/9/2021	15:30:01	64.35	121.485	121.5	121.5	9	63.721	463.309	42.081	0	465.229	0	0	0	0	0
7732	7/9/2021	15:15:01	62.8	122.545	122.555	122.555	10	61.991	453.815	38.204	0	455.428	0	0	0	0	0
7733	7/9/2021	15:00:00	59.25	122.465	122.475	122.475	10	61.818	451.679	41.527	0	453.591	0	0	0	0	0
7734	7/9/2021	14:45:00	61.25	122.21	122.22	122.22	10	60.642	443.076	43.738	0	445.243	0	0	0	0	0
7735	7/9/2021	14:30:01	60	122.425	122.43	122.43	10	59.798	436.841	42.002	0	438.861	0	0	0	0	0
7736	7/9/2021	14:15:01	61.2	122.885	122.9	122.9	10	59.257	432.559	40.007	0	434.409	0	0	0	0	0
7737	7/9/2021	14:00:01	59.6	121.09	121.1	121.1	9	56.451	409.574	35.74	0	411.142	0	0	0	0	0
7738	7/9/2021	13:45:00	59.15	121.64	121.65	121.65	9	58.938	427.895	43.956	0	430.161	0	0	0	0	0
7739	7/9/2021	13:30:00	58.4	122.045	122.06	122.06	9	57.375	418.16	41.321	0	420.214	0	0	0	0	0
7740	7/9/2021	13:15:01	57.05	121.055	121.06	121.06	9	56.927	413.7	37.848	0	415.451	0	0	0	0	0
7741	7/9/2021	13:00:00	54.05	121.805	121.815	121.815	9	55.205	402.069	36.192	0	403.728	0	0	0	0	0
7742	7/9/2021	12:45:00	56.6	122.115	122.135	122.135	9	55.975	407.425	39.779	0	409.611	0	0	0	0	0
7743	7/9/2021	12:30:01	53.55	122.24	122.25	122.25	9	55.352	398.194	77.594	0	405.699	0	0	0	0	0
7744	7/9/2021	12:15:01	56.9	121.55	121.56	121.56	9	54.575	392.426	76.152	0	399.764	0	0	0	0	0
7745	7/9/2021	12:00:01	59.35	121.625	121.635	121.635	9	58.876	421.215	84.668	0	429.663	0	0	0	0	0
7746	7/9/2021	11:45:00	54.15	122.195	122.205	122.205	9	58.007	415.814	80.254	0	423.52	0	0	0	0	0
7747	7/9/2021	11:30:00	57.3	121.93	121.94	121.94	8	56.712	407.312	77.086	0	414.597	0	0	0	0	0
7748	7/9/2021	11:15:00	53.2	121.83	121.845	121.845	8	53.835	387.229	72.478	0	393.975	0	0	0	0	0
7749	7/9/2021	11:00:00	56.25	121.51	121.52	121.52	8	55.434	396.304	77.515	0	403.89	0	0	0	0	0
7750	7/9/2021	10:45:00	56.05	121.07	121.085	121.085	7	52.997	380.447	66.635	0	386.25	0	0	0	0	0
7751	7/9/2021	10:30:01	52.55	121.6	121.615	121.615	7	51.982	373.008	66.761	0	378.95	0	0	0	0	0
7752	7/9/2021	10:15:01	51.45	121.825	121.84	121.84	7	53.105	380.71	71.184	0	387.328	0	0	0	0	0
7753	7/9/2021	10:00:00	48.4	121.79	121.8	121.8	7	52.73	377.202	73.317	0	384.293	0	0	0	0	0
7754	7/9/2021	9:45:01	52.2	121.06	121.075	121.075	5	50.763	363.689	69.285	0	370.291	0	0	0	0	0
7755	7/9/2021	9:30:01	52.25	121.8	121.81	121.81	5	50.205	362.448	67.878	0	368.763	0	0	0	0	0
7756	7/9/2021	9:15:01	49.05	122.435	122.455	122.455	6	50.029	360.775	63.715	0	366.371	0	0	0	0	0
7757	7/9/2021	9:00:00	48.75	121.675	121.69	121.69	6	48.904	350.889	62.971	0	356.515	0	0	0	0	0
7758	7/9/2021	8:45:00	50.9	121.655	121.67	121.67	6	48.796	351.697	62.077	0	357.147	0	0	0	0	0
7759	7/9/2021	8:30:01	46.05	122.07	122.085	122.085	6	46.001	331.534	62.304	0	337.354	0	0	0	0	0
7760	7/9/2021	8:15:00	47	122.415	122.425	122.425	7	48.168	346.538	62.899	0	352.223	0	0	0	0	0
7761	7/9/2021	8:00:00	47.75	121.17	121.18	121.18	5	46.666	335.742	57.225	0	340.594	0	0	0	0	0
7762	7/9/2021	7:45:00	45.75	121.84	121.85	121.85	5	47.386	340.322	59.627	0	345.532	0	0	0	0	0
7763	7/9/2021	7:30:00	43.95	121.745	121.755	121.755	5	43.107	310.641	54.221	0	315.356	0	0	0	0	0
7764	7/9/2021	7:15:01	45.6	121.94	121.95	121.95	5	42.651	308.525	51.029	0	312.753	0	0	0	0	0
7765	7/9/2021	7:00:00	42.45	122.03	122.045	122.045	5	40.691	293.319	44.553	0	296.713	0	0	0	0	0
7766	7/9/2021	6:45:01	42.8	121.43	121.44	121.44	4	40.712	293.052	48.345	0	297.035	0	0	0	0	0
7767	7/9/2021	6:30:00	37.95	121.98	121.99	121.99	4	37.052	268.515	39.782	0	271.491	0	0	0	0	0
7768	7/9/2021	6:15:00	34.9	122.17	122.18	122.18	4	36.502	263.596	37.844	0	266.351	0	0	0	0	0
7769	7/9/2021	6:00:00	36.05	121.4													

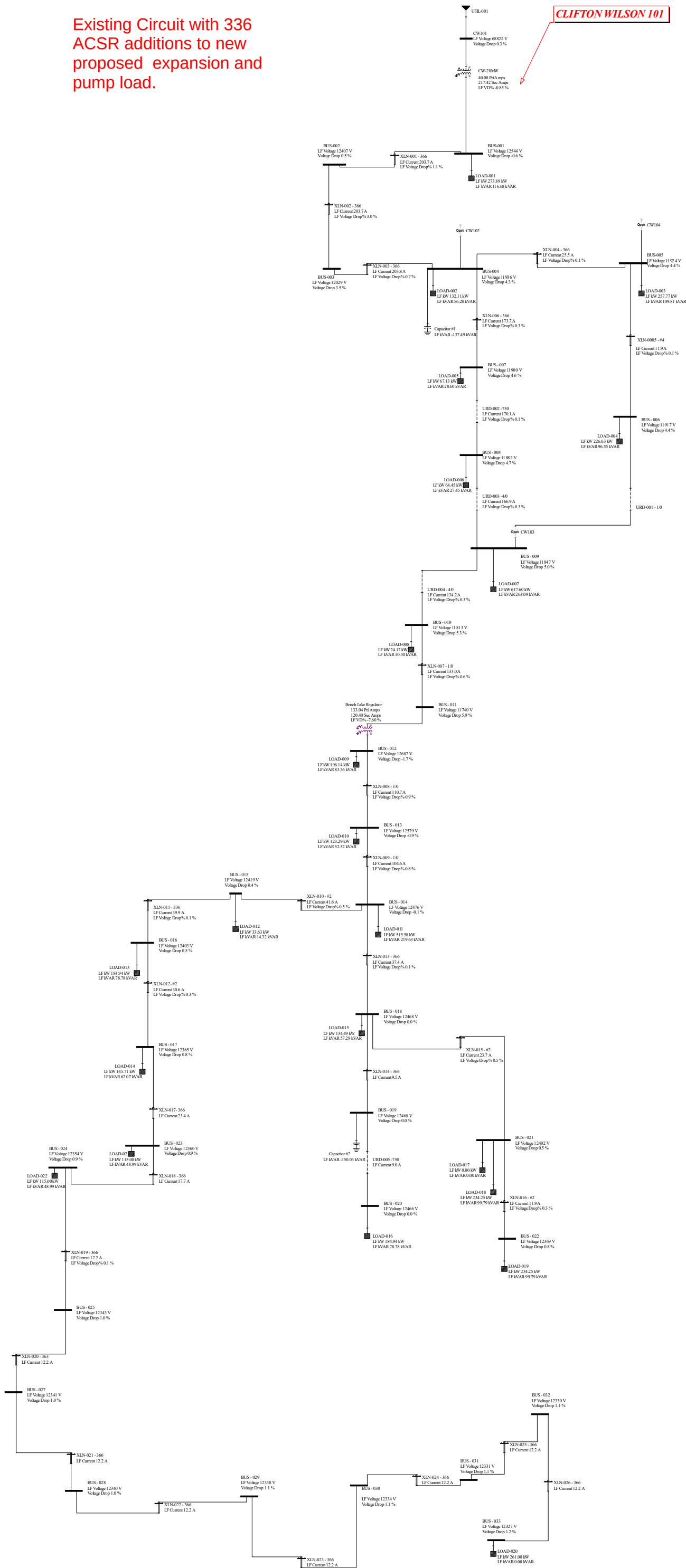
#	DATE	TIME	IL	VSSEC	VLSEC	VCMPSEC	TAP_POS	ILFDEM	PFDEM	QFODEM	QFIDEM	SFDEM	ILRDEM	PRDEM	QRODEM	QRIDEM	SRDEM
7699	7/9/2021	23:45:01	55.85	122.06	122.095	122.095	4	55.748	405.242	47.46	0	408.022	0	0	0	0	0
7700	7/9/2021	23:30:01	55.05	122.02	122.05	122.05	4	55.09	400.452	45.369	0	403.033	0	0	0	0	0
7701	7/9/2021	23:15:00	54.45	121.555	121.58	121.58	4	55.787	405.676	46.863	0	408.391	0	0	0	0	0
7702	7/9/2021	23:00:00	53.75	122.04	122.07	122.07	5	58.65	426.388	56.833	0	430.181	0	0	0	0	0
7703	7/9/2021	22:45:01	60.35	121.81	121.84	121.84	5	61.305	444.469	59.939	0	448.503	0	0	0	0	0
7704	7/9/2021	22:30:01	58.7	121.97	122	122	5	59.817	435.223	57.585	0	439.038	0	0	0	0	0
7705	7/9/2021	22:15:00	64.6	122.595	122.62	122.62	6	62.973	458.29	63.92	0	462.734	0	0	0	0	0
7706	7/9/2021	22:00:00	66.15	121.845	121.87	121.87	6	66.15	479.921	65.002	0	484.307	0	0	0	0	0
7707	7/9/2021	21:45:00	66.7	121.945	121.97	121.97	6	68.067	493.689	67.105	0	498.236	0	0	0	0	0
7708	7/9/2021	21:30:00	67	122.905	122.935	122.935	7	68.736	500.724	68.741	0	505.435	0	0	0	0	0
7709	7/9/2021	21:15:00	66.55	122.79	122.82	122.82	7	68.2	496.759	62.908	0	500.737	0	0	0	0	0
7710	7/9/2021	21:00:01	72.05	122.27	122.3	122.3	7	68.895	502.268	63.506	0	506.288	0	0	0	0	0
7711	7/9/2021	20:45:01	75.85	121.79	121.815	121.815	7	73.808	534.374	74.552	0	539.559	0	0	0	0	0
7712	7/9/2021	20:30:00	75.8	121.735	121.76	121.76	7	70.437	512.848	67.224	0	517.26	0	0	0	0	0
7713	7/9/2021	20:15:01	72.1	122.51	122.54	122.54	8	74.556	543.386	68.757	0	547.727	0	0	0	0	0
7714	7/9/2021	20:00:01	72.2	122.19	122.22	122.22	8	75.726	550.278	73.792	0	555.214	0	0	0	0	0
7715	7/9/2021	19:45:00	77.2	122.76	122.785	122.785	9	78.217	570.32	79.807	0	575.885	0	0	0	0	0
7716	7/9/2021	19:30:00	75.85	122.85	122.88	122.88	9	80.553	585.712	84.768	0	591.823	0	0	0	0	0
7717	7/9/2021	19:15:00	83.15	122.935	122.96	122.96	9	84.293	612.744	94.711	0	620.026	0	0	0	0	0
7718	7/9/2021	19:00:01	85.9	122.895	122.92	122.92	9	89.502	649.124	101.644	0	657.043	0	0	0	0	0
7719	7/9/2021	18:45:01	91.65	122.405	122.435	122.435	10	94.134	680.091	108.369	0	688.688	0	0	0	0	0
7720	7/9/2021	18:30:00	85.35	122.285	122.315	122.315	9	86.858	630.072	96.388	0	637.411	0	0	0	0	0
7721	7/9/2021	18:15:01	92.55	120.695	120.72	120.72	9	85.584	617.524	89.692	0	624.012	0	0	0	0	0
7722	7/9/2021	18:00:01	86.9	122.195	122.225	122.225	10	87.014	631.101	93.983	0	638.078	0	0	0	0	0
7723	7/9/2021	17:45:01	84.7	122.235	122.265	122.265	11	84.585	615.379	88.698	0	621.749	0	0	0	0	0
7724	7/9/2021	17:30:01	82.95	122.295	122.325	122.325	12	86.55	628.587	93.834	0	635.561	0	0	0	0	0
7725	7/9/2021	17:15:00	86.25	122.3	122.325	122.325	13	87.266	633.485	95.25	0	640.617	0	0	0	0	0
7726	7/9/2021	17:00:01	90.2	121.67	121.705	121.705	13	87.976	637.173	99.303	0	644.87	0	0	0	0	0
7727	7/9/2021	16:45:00	96.35	121.755	121.785	121.785	13	92.128	665.715	100.677	0	673.29	0	0	0	0	0
7728	7/9/2021	16:30:00	96.55	121.335	121.365	121.365	13	92.016	665.912	101.781	0	673.65	0	0	0	0	0
7729	7/9/2021	16:15:00	89.8	122.045	122.07	122.07	13	91.565	660.947	104.05	0	669.095	0	0	0	0	0
7730	7/9/2021	16:00:01	93.1	121.02	121.05	121.05	12	88.092	636.346	96.028	0	643.561	0	0	0	0	0
7731	7/9/2021	15:45:01	88.1	121.37	121.4	121.4	12	86.984	628.195	94.651	0	635.299	0	0	0	0	0
7732	7/9/2021	15:30:01	81.15	121.75	121.785	121.785	12	84.519	609.647	88.868	0	616.094	0	0	0	0	0
7733	7/9/2021	15:15:01	84.7	121.36	121.385	121.385	12	84.892	613.21	91.48	0	620.002	0	0	0	0	0
7734	7/9/2021	15:00:01	87.65	121.525	121.555	121.555	12	82.764	600.983	87.389	0	607.309	0	0	0	0	0
7735	7/9/2021	14:45:01	82.7	121.99	122.02	122.02	12	83.784	606.074	89.031	0	612.585	0	0	0	0	0
7736	7/9/2021	14:30:01	74.35	122.915	122.945	122.945	13	80.007	581.449	84.199	0	587.519	0	0	0	0	0
7737	7/9/2021	14:15:01	85.4	121.505	121.53	121.53	13	82.045	590.713	84.377	0	596.714	0	0	0	0	0
7738	7/9/2021	14:00:00	78.6	121.35	121.38	121.38	12	79.199	570.858	83.531	0	576.943	0	0	0	0	0
7739	7/9/2021	13:45:00	79	121.66	121.685	121.685	12	77.827	561.049	84.113	0	567.332	0	0	0	0	0
7740	7/9/2021	13:30:01	78.5	122.04	122.07	122.07	11	73.194	531.438	71.473	0	536.235	0	0	0	0	0
7741	7/9/2021	13:15:00	73.25	121.68	121.71	121.71	11	74.955	541.659	74.603	0	546.789	0	0	0	0	0
7742	7/9/2021	13:00:00	66.7	122.17	122.195	122.195	10	70.477	513.359	68.706	0	518	0	0	0	0	0
7743	7/9/2021	12:45:00	72.05	122.64	122.67	122.67	11	70.922	515.052	78.789	0	521.257	0	0	0	0	0
7744	7/9/2021	12:30:00	69.85	121.285	121.315	121.315	11	73.857	527.035	111.556	0	538.717	0	0	0	0	0
7745	7/9/2021	12:15:00	76.2	121.64	121.665	121.665	11	74.738	534.383	115.089	0	546.65	0	0	0	0	0
7746	7/9/2021	12:00:00	75.3	121.68	121.71	121.71	11	72.659	519.572	113.991	0	531.966	0	0	0	0	0
7747	7/9/2021	11:45:00	72.8	122.18	122.215	122.215	11	74.639	533.374	119.69	0	546.664	0	0	0	0	0
7748	7/9/2021	11:30:01	72.95	121.375	121.405	121.405	10	71.507	509.55	110.513	0	521.411	0	0	0	0	0
7749	7/9/2021	11:15:00	72.85	121.175	121.2	121.2	9	70.229	499.306	111.79	0	511.674	0	0	0	0	0
7750	7/9/2021	11:00:01	71.1	120.955	120.98	120.98	9	67.803	483.882	107.603	0	495.713	0	0	0	0	0
7751	7/9/2021	10:45:00	66	122.82	122.85	122.85	10	65.939	472.05	102.912	0	483.147	0	0	0	0	0
7752	7/9/2021	10:30:00	63.55	122.055	122.08	122.08	9	64.067	457.074	98.722	0	467.622	0	0	0	0	0
7753	7/9/2021	10:15:00	64.5	121.495	121.52	121.52	9	64.073	457.374	98.911	0	467.962	0	0	0	0	0
7754	7/9/2021	10:00:00	62.7	121.79	121.82	121.82	9	66.583	473.281	108.013	0	485.473	0	0	0	0	0
7755	7/9/2021	9:45:00	62.2	121.56	121.585	121.585	7	59.501	426.154	89.192	0	435.4	0	0	0	0	0
7756	7/9/2021	9:30:01	64	121.575	121.6	121.6	7	60.778	435.605	93.31	0	445.502	0	0	0	0	0
7757	7/9/2021	9:15:01	54.4	122.475	122.5	122.5	7	53.698	387	76.402	0	394.48	0	0	0	0	0
7758	7/9/2021	9:00:01	55.7	121.485	121.515	121.515	8	55.189	395.926	76.206	0	403.211	0	0	0	0	0
7759	7/9/2021	8:45:00	60.75	121.61	121.64	121.64	8	56.738	406.226	82.782	0	414.585	0	0	0	0	0
7760	7/9/2021	8:30:00	52.7	121.825	121.855	121.855	8	53.606	384.545	74.776	0	391.76	0	0	0	0	0
7761	7/9/2021	8:15:00	57.15	121.535	121.565	121.565	7	55.043	394.708	76.124	0	402.003	0	0	0	0	0
7762	7/9/2021	8:00:01	52.75	121.985	122.015	122.015	7	51.193	366.532	71.286	0	373.413	0	0	0	0	0
7763	7/9/2021	7:45:00	50.6	121.37	121.4	121.4	6	50.855	364.755	65.357	0	370.573	0	0	0	0	0
7764	7/9/2021	7:30:00	48.3	121.45	121.48	121.48	6	48.432	348.281	62.981	0	353.942	0	0	0	0	0
7765	7/9/2021	7:15:01	51.2	122.02	122.045	122.045	6	50.333	361.872	70.214	0	368.631	0	0	0	0	0
7766	7/9/2021	7:00:00	52.2	121.665	121.69	121.69	6	49.209	353.398	66.207	0	359.558	0	0	0	0	0
7767	7/9/2021	6:45:01	50.1	121.09	121.115	121.115	5	49.172	353.301	62.892	0	358.871	0	0	0	0	0
7768	7/9/2021	6:30:00	49.05	122.05	122.085	122.085	5	48.475	347.774	63.291	0	353.497	0	0	0	0	0
7769	7/9/2021	6:15:01	46.15	121.37	121.395	121.395	4	46.193	331.132	58.679	0	336.302	0	0	0	0	0
7770	7/9/2021	6:00:01	42.25	121													

#	DATE	TIME	IL	VSSEC	VLSEC	VCMPSEC	TAP_POS	ILFDEM	PFDEM	QFODEM	QFIDEM	SFDEM	ILRDEM	PRDEM	QRODEM	QRIDEM	SRDEM
7699	7/9/2021	23:45:01	46.3	121.925	121.94	121.94	1	46.966	343.645	22.703	0	344.434	0	0	0	0	0
7700	7/9/2021	23:30:01	49.65	122.14	122.155	122.155	2	49.6	363.32	28.687	0	364.467	0	0	0	0	0
7701	7/9/2021	23:15:00	48.3	122.65	122.665	122.665	3	50.736	372.199	29.122	0	373.357	0	0	0	0	0
7702	7/9/2021	23:00:00	52.1	121.79	121.8	121.8	3	52.2	381.13	33.174	0	382.608	0	0	0	0	0
7703	7/9/2021	22:45:00	55.05	121.54	121.555	121.555	3	53.684	390.458	35.946	0	392.163	0	0	0	0	0
7704	7/9/2021	22:30:01	57	122.32	122.335	122.335	3	55.312	404.269	41.787	0	406.445	0	0	0	0	0
7705	7/9/2021	22:15:00	52.7	122.455	122.47	122.47	3	54.793	401.136	36.645	0	402.819	0	0	0	0	0
7706	7/9/2021	22:00:00	58.1	122.46	122.475	122.475	4	58.731	427.968	40.525	0	429.898	0	0	0	0	0
7707	7/9/2021	21:45:01	57.85	121.225	121.24	121.24	3	57.867	421.261	38.885	0	423.089	0	0	0	0	0
7708	7/9/2021	21:30:01	57.15	122.74	122.755	122.755	4	62.018	452.489	50.747	0	455.35	0	0	0	0	0
7709	7/9/2021	21:15:01	63.3	121.505	121.515	121.515	4	63.214	458.313	47.975	0	460.827	0	0	0	0	0
7710	7/9/2021	21:00:00	64	122.635	122.65	122.65	5	62.144	452.185	47.72	0	454.736	0	0	0	0	0
7711	7/9/2021	20:45:00	61.85	122.695	122.71	122.71	4	65.029	475.374	51.487	0	478.221	0	0	0	0	0
7712	7/9/2021	20:30:00	66.5	122.46	122.48	122.48	5	66.95	487.984	55.798	0	491.172	0	0	0	0	0
7713	7/9/2021	20:15:00	72.05	121.415	121.425	121.425	5	70.734	512.856	62.062	0	516.607	0	0	0	0	0
7714	7/9/2021	20:00:00	67.75	121.95	121.965	121.965	5	70.474	510.632	59.952	0	514.161	0	0	0	0	0
7715	7/9/2021	19:45:01	74.4	121.12	121.14	121.14	5	75.821	548.217	70.238	0	552.713	0	0	0	0	0
7716	7/9/2021	19:30:00	75.35	121.78	121.795	121.795	5	75.556	547.509	65.801	0	551.463	0	0	0	0	0
7717	7/9/2021	19:15:00	80.1	121.555	121.57	121.57	5	78.497	567.764	74.301	0	572.636	0	0	0	0	0
7718	7/9/2021	19:00:01	76.5	121.965	121.98	121.98	5	83.019	599.817	84.329	0	605.73	0	0	0	0	0
7719	7/9/2021	18:45:01	72.5	122.76	122.78	122.78	6	78.991	575.32	80.673	0	580.96	0	0	0	0	0
7720	7/9/2021	18:30:00	84.2	122.25	122.265	122.265	7	81.674	594.463	84.757	0	600.48	0	0	0	0	0
7721	7/9/2021	18:15:00	85.8	122.685	122.7	122.7	8	85.363	620.785	91.636	0	627.521	0	0	0	0	0
7722	7/9/2021	18:00:01	82.35	122.59	122.605	122.605	8	81.27	590.905	85.345	0	597.052	0	0	0	0	0
7723	7/9/2021	17:45:01	85.45	121.6	121.615	121.615	8	80.747	584.664	81.752	0	590.362	0	0	0	0	0
7724	7/9/2021	17:30:00	78.2	121.935	121.945	121.945	8	77.025	559.908	74.335	0	564.832	0	0	0	0	0
7725	7/9/2021	17:15:01	80.75	122.01	122.025	122.025	9	76.755	557.735	75.868	0	562.879	0	0	0	0	0
7726	7/9/2021	17:00:00	79.4	122.1	122.115	122.115	9	81.662	590.52	81.085	0	596.083	0	0	0	0	0
7727	7/9/2021	16:45:01	75.1	123.24	123.255	123.255	9	82.451	597.924	83.084	0	603.674	0	0	0	0	0
7728	7/9/2021	16:30:01	91.8	121.465	121.48	121.48	9	84.499	611.895	86.681	0	618.017	0	0	0	0	0
7729	7/9/2021	16:15:01	77.85	122.48	122.495	122.495	9	81.186	589.48	89.242	0	596.209	0	0	0	0	0
7730	7/9/2021	16:00:01	80.8	122.28	122.295	122.295	9	79.397	575.17	90.218	0	582.21	0	0	0	0	0
7731	7/9/2021	15:45:01	71.35	122.44	122.45	122.45	9	77.456	560.304	86.887	0	567.014	0	0	0	0	0
7732	7/9/2021	15:30:01	76.5	122.105	122.125	122.125	9	76.822	555.39	84.186	0	561.747	0	0	0	0	0
7733	7/9/2021	15:15:00	82.75	121.105	121.12	121.12	9	79.193	570.805	87.547	0	577.502	0	0	0	0	0
7734	7/9/2021	15:00:01	69.4	122.75	122.76	122.76	9	71.511	517.952	80.071	0	524.113	0	0	0	0	0
7735	7/9/2021	14:45:01	74.75	122.535	122.55	122.55	9	70.866	515.114	78.545	0	521.083	0	0	0	0	0
7736	7/9/2021	14:30:01	75.1	121.67	121.685	121.685	10	73.267	530.386	86.608	0	537.42	0	0	0	0	0
7737	7/9/2021	14:15:01	71.85	122.225	122.235	122.235	10	69.745	505.355	77.239	0	511.233	0	0	0	0	0
7738	7/9/2021	14:00:00	66.35	122.01	122.025	122.025	10	69.357	499.933	77.571	0	505.925	0	0	0	0	0
7739	7/9/2021	13:45:00	68.55	121.6	121.61	121.61	9	65.988	477.117	69.963	0	482.231	0	0	0	0	0
7740	7/9/2021	13:30:00	73.05	121.875	121.885	121.885	9	70.287	508.043	78.801	0	514.145	0	0	0	0	0
7741	7/9/2021	13:15:00	67	121.325	121.34	121.34	9	67.112	484.398	68.539	0	489.238	0	0	0	0	0
7742	7/9/2021	13:00:00	65.1	122.075	122.09	122.09	9	63.55	459.094	68.152	0	464.161	0	0	0	0	0
7743	7/9/2021	12:45:01	65.7	121.435	121.45	121.45	8	65.44	470.716	78.296	0	477.351	0	0	0	0	0
7744	7/9/2021	12:30:00	68.55	121.175	121.19	121.19	8	64.125	456.932	102.735	0	468.352	0	0	0	0	0
7745	7/9/2021	12:15:00	57.6	121.815	121.83	121.83	8	61.197	435.492	99.943	0	446.823	0	0	0	0	0
7746	7/9/2021	12:00:00	60.5	121.96	121.97	121.97	8	64.925	461.123	108.95	0	473.848	0	0	0	0	0
7747	7/9/2021	11:45:01	67.3	121.56	121.575	121.575	8	65.316	463.38	112.15	0	476.8	0	0	0	0	0
7748	7/9/2021	11:30:00	65.3	122.105	122.12	122.12	8	63.028	449.038	100.878	0	460.237	0	0	0	0	0
7749	7/9/2021	11:15:01	63.6	121.55	121.565	121.565	7	65.016	462.576	106.041	0	474.582	0	0	0	0	0
7750	7/9/2021	11:00:01	56.95	121.9	121.915	121.915	7	56.645	402.267	93.804	0	413.076	0	0	0	0	0
7751	7/9/2021	10:45:01	62.75	121.375	121.39	121.39	7	57.507	409.27	96.488	0	420.513	0	0	0	0	0
7752	7/9/2021	10:30:01	61.6	121.375	121.385	121.385	7	58.877	418.984	99.447	0	430.639	0	0	0	0	0
7753	7/9/2021	10:15:00	55.1	122.145	122.16	122.16	7	59.176	421.035	97.508	0	432.205	0	0	0	0	0
7754	7/9/2021	10:00:01	62.25	121.215	121.23	121.23	7	59.729	423.737	97.667	0	434.872	0	0	0	0	0
7755	7/9/2021	9:45:00	60.65	120.86	120.88	120.88	5	55.754	397.147	91.017	0	407.459	0	0	0	0	0
7756	7/9/2021	9:30:00	53.65	122.035	122.05	122.05	5	55.914	398.456	94.752	0	409.585	0	0	0	0	0
7757	7/9/2021	9:15:01	56.2	122.545	122.56	122.56	6	53.982	385.326	89.265	0	395.576	0	0	0	0	0
7758	7/9/2021	9:00:01	53.35	121.715	121.725	121.725	6	52.995	378.248	79.261	0	386.475	0	0	0	0	0
7759	7/9/2021	8:45:00	52.4	121.35	121.365	121.365	5	52.628	374.35	82.847	0	383.421	0	0	0	0	0
7760	7/9/2021	8:30:00	50.45	121.78	121.795	121.795	5	48.695	349.177	75.964	0	357.359	0	0	0	0	0
7761	7/9/2021	8:15:01	48.55	121.46	121.47	121.47	5	48.722	348.405	73.103	0	356.014	0	0	0	0	0
7762	7/9/2021	8:00:01	49.3	121.705	121.72	121.72	5	51.259	364.989	78.517	0	373.373	0	0	0	0	0
7763	7/9/2021	7:45:00	50.1	121.495	121.51	121.51	4	49.959	357.617	71.37	0	364.695	0	0	0	0	0
7764	7/9/2021	7:30:00	48.3	122.55	122.565	122.565	4	48.149	347.036	68.01	0	353.665	0	0	0	0	0
7765	7/9/2021	7:15:00	47.9	121.85	121.86	121.86	4	46.833	335.084	63.935	0	341.147	0	0	0	0	0
7766	7/9/2021	7:00:00	50.45	121.425	121.435	121.435	3	43.814	313.557	56.592	0	318.643	0	0	0	0	0
7767	7/9/2021	6:45:00	41.25	121.635	121.645	121.645	2	41.18	296.185	53.053	0	300.92	0	0	0	0	0
7768	7/9/2021	6:30:00	38.4	122.14	122.155	122.155	2	39.962	288.506	46.65	0	292.286	0	0	0	0	0
7769	7/9/2021	6:15:01	42.1	121.1	121.115	121.115	1	41.073	296.075	45.863	0	299.631	0	0	0	0	0
7770	7/9/2021	6:00:00	44.45	121.505	121.51</												

Existing Circuit



Existing Circuit with 336
ACSR additions to new
proposed expansion and
pump load.



Input Report (English)

Utilities

Contribution From Name	Bus Name	In/Out Service	Nominal Voltage	----- Contribution Data -----			PU (100 MVA Base)		
				DutyUnits		X/R	R PU	X PU	
UTIL-001	CW101	In	69,000	3P:	900 MVA	9.86	Pos: 0.011	0.111	
				SLG:	300 MVA	7.00	Zero: 0.025	0.109	

Non-Motor Loads

Name	Phase	In/Out Service	Bus Name	L-L Volts	Rated size	Units	PF	Type
LOAD-001	ABC	In	BUS-001	12,470	297.71	kVA	0.92	Lag
LOAD-006	ABC	In	BUS - 008	12,470	70.05	kVA	0.92	Lag
LOAD-016	ABC	In	BUS - 020	12,470	201.02	kVA	0.92	Lag
LOAD-002	ABC	In	BUS-004	12,470	143.60	kVA	0.92	Lag
LOAD-003	ABC	In	BUS-005	12,470	280.19	kVA	0.92	Lag
LOAD-004	ABC	In	BUS - 006	12,470	246.34	kVA	0.92	Lag
LOAD-005	ABC	In	BUS - 007	12,470	72.97	kVA	0.92	Lag
LOAD-008	ABC	In	BUS - 010	12,470	26.27	kVA	0.92	Lag
LOAD-010	ABC	In	BUS - 013	12,470	134.01	kVA	0.92	Lag
LOAD-009	ABC	In	BUS - 012	12,470	213.20	kVA	0.92	Lag
LOAD-011	ABC	In	BUS - 014	12,470	560.41	kVA	0.92	Lag
LOAD-012	ABC	In	BUS - 015	12,470	36.55	kVA	0.92	Lag
LOAD-013	ABC	In	BUS - 016	12,470	201.02	kVA	0.92	Lag
LOAD-014	ABC	In	BUS - 017	12,470	158.38	kVA	0.92	Lag
LOAD-015	ABC	In	BUS - 018	12,470	146.19	kVA	0.92	Lag
LOAD-007	ABC	In	BUS - 009	12,470	671.30	kVA	0.92	Lag
LOAD-018	ABC	In	BUS - 021	12,470	254.62	kVA	0.92	Lag
LOAD-019	ABC	In	BUS - 022	12,470	254.62	kVA	0.92	Lag

2-Winding Transformers

Name 1 / 3Phase	In/Out	-----Primary & Secondary-----				Nominal kVA	Percent Z in %	
	Phases	Bus	Conn.	Volts	FLA		R	jX

Name 1 / 3Phase	In/Out	-----Primary & Secondary-----					Nominal kVA	Percent Z in %		
		Phases	Bus	Conn.	Volts	FLA		R	jX	
Bench Lake Regulator	In	ABC	BUS - 011	WG	12,470	162	3,500.0	Pos:	0.86	5.30
3Phase			BUS - 012	WG	12,470	162		Zero:	0.86	5.30
CW-20MW	In	ABC	CW101	D	69,000	167	12,000.0	Pos:	0.86	5.30
3Phase			BUS-001	WG	12,470	926		Zero:	0.80	5.00

Transmission Lines

Name LibModel	In/Out Service	From Bus To Bus	Miles Phases	Num Circuits	Per Unit (100 MVA Base)		Per Unit (100 MVA Base)		
					G/2 pu	B/2 pu	R pu	jX pu	
URD-001 - 1/0	In	BUS - 006	0.55	1	0.0000	0.0000	Pos:	0.001	0.001
		BUS - 009	ABC		0.0000	0.0000	Zero:	0.0028	0.0008
URD-002 - 750	In	BUS - 007	0.27	1	0.0000	0.0000	Pos:	0.027	0.037
		BUS - 008	ABC		0.0000	0.0000	Zero:	0.0275	0.0371
URD-003 - 4/0	In	BUS - 008	0.19	1	0.0000	0.0000	Pos:	0.071	0.031
		BUS - 009	ABC		0.0000	0.0000	Zero:	0.0713	0.0306
URD-004 - 4/0	In	BUS - 009	0.24	1	0.0000	0.0000	Pos:	0.089	0.038
		BUS - 010	ABC		0.0000	0.0000	Zero:	0.0887	0.0380
URD-005 - 750	In	BUS - 019	0.59	1	0.0000	0.0001	Pos:	0.060	0.081
		BUS - 020	ABC		0.0000	0.0000	Zero:	0.0600	0.0809
XLN-0005 - #4	In	BUS-005	0.44	1	0.0000	0.0000	Pos:	0.136	0.189
		BUS - 006	ABC		0.0000	0.0000	Zero:	0.1358	0.1889
XLN-001 - 336	In	BUS-001	0.74	1	0.0000	0.0000	Pos:	0.146	0.306
		BUS-002	ABC		0.0000	0.0000	Zero:	0.1457	0.3061
XLN-002 - 336	In	BUS-002	2.11	1	0.0000	0.0000	Pos:	0.416	0.853
		BUS-003	ABC		0.0000	0.0000	Zero:	0.4162	0.8530
XLN-003 - 336	In	BUS-004	0.52	1	0.0000	0.0000	Pos:	0.103	0.216
		BUS-003	ABC		0.0000	0.0000	Zero:	0.1027	0.2158
XLN-004 - 366	In	BUS-005	0.53	1	0.0000	0.0000	Pos:	0.104	0.214
		BUS-004	ABC		0.0000	0.0000	Zero:	0.1044	0.2140
XLN-006 - 336	In	BUS-004	0.23	1	0.0000	0.0000	Pos:	0.046	0.095
		BUS - 007	ABC		0.0000	0.0000	Zero:	0.0462	0.0948
XLN-007 - 1/0	In	BUS - 010	0.27	1	0.0000	0.0000	Pos:	0.170	0.125
		BUS - 011	ABC		0.0000	0.0000	Zero:	0.1703	0.1254

Name LibModel	In/Out Service	From Bus To Bus	Miles Phases	Num Circuits	Per Unit (100 MVA Base)		Per Unit (100 MVA Base)		
					G/2 pu	B/2 pu		R pu	jX pu
XLN-008 - 1/0	In	BUS - 012	0.50	1	0.0000	0.0000	Pos:	0.311	0.229
		BUS - 013	ABC		0.0000	0.0000	Zero:	0.3106	0.2287
XLN-009 - 1/0	In	BUS - 013	0.50	1	0.0000	0.0000	Pos:	0.311	0.229
		BUS - 014	ABC		0.0000	0.0000	Zero:	0.3106	0.2287
XLN-010 - #2	In	BUS - 015	0.47	1	0.0000	0.0000	Pos:	0.472	0.227
		BUS - 014	ABC		0.0000	0.0000	Zero:	0.4721	0.2268
XLN-011 - 336	In	BUS - 015	0.49	1	0.0000	0.0000	Pos:	0.097	0.199
		BUS - 016	ABC		0.0000	0.0000	Zero:	0.0970	0.1987
XLN-012 - #2	In	BUS - 016	0.42	1	0.0000	0.0000	Pos:	0.415	0.200
		BUS - 017	ABC		0.0000	0.0000	Zero:	0.4154	0.1996
XLN-013 - 336	In	BUS - 014	0.29	1	0.0000	0.0000	Pos:	0.058	0.118
		BUS - 018	ABC		0.0000	0.0000	Zero:	0.0578	0.1184
XLN-014 - 336	In	BUS - 018	0.48	1	0.0000	0.0000	Pos:	0.094	0.193
		BUS - 019	ABC		0.0000	0.0000	Zero:	0.0942	0.1931
XLN-015 - #2	In	BUS - 021	0.94	1	0.0000	0.0000	Pos:	0.937	0.450
		BUS - 018	ABC		0.0000	0.0000	Zero:	0.9366	0.4499
XLN-016 - #2	In	BUS - 021	0.93	1	0.0000	0.0000	Pos:	0.925	0.444
		BUS - 022	ABC		0.0000	0.0000	Zero:	0.9252	0.4444

Clifton Wilson Circuit 101 Impedance

From	To	LENGTH	Conductor Size	Z(+) Ohms/Mile		Z(0) Ohms/Mile		Z(+) pu Full Section		Z(0) pu Full Section		B	Bpu Total	1/2 Bpu Total
		Feet		R	X	R	X	R	X	R	X	mmho/Mil		
12.47 kV Lines														
XFMR/Bus 001	Bus 002	3,900	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.04854	0.10199	0.10265	0.25102	6.58600	0.00002	0.00001
Bus 002	Bus 003	11,160	366 OH	0.30620	0.62760	0.64830	1.62210	0.13872	0.28432	0.29370	0.73485	6.67600	0.00007	0.00003
Bus 003	Bus 004	2,750	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.03423	0.07191	0.07238	0.17700	6.58600	0.00002	0.00001
Bus 004	Bus 005	2,800	4/0 OH	0.48480	0.67450	0.95070	1.76950	0.05510	0.07667	0.10806	0.20113	6.35600	0.00002	0.00001
Bus 005	Bus 006	2,300	#2 OH	1.55030	0.74470	2.32340	2.35830	0.14474	0.06953	0.21693	0.22018	5.73400	0.00001	0.00001
Bus 006	Bus 009	2,900	1/0 UG	1.11400	0.27190	1.94300	0.34320	0.13114	0.03201	0.22873	0.04040	102.35000	0.00026	0.00013
Bus 004	Bus 007	1,240	336 OH	0.30620	0.62760	0.64830	1.62210	0.01541	0.03159	0.03263	0.08165	6.67600	0.00001	0.00000
Bus 007	Bus 008	1,420	750 UG	0.15890	0.21590	0.05280	0.15310	0.00916	0.01245	0.00304	0.00883	200.28000	0.00025	0.00013
Bus 008	Bus 009	1,025	4/0 UG	0.57020	0.24440	1.70000	0.50160	0.02373	0.01017	0.07073	0.02087	130.41000	0.00012	0.00006
Bus 009	Bus 010	1,276	4/0 UG	0.57020	0.24440	1.70000	0.50160	0.02953	0.01266	0.08806	0.02598	130.41000	0.00015	0.00007
Bus 010	Bench Lake Reg	1,435	1/0 OH	0.97450	0.71750	1.66250	2.06750	0.05677	0.04180	0.09684	0.12044	5.96900	0.00001	0.00000
Bench Lake Reg	Bus 013	2,618	1/0 OH	0.97450	0.71750	1.66250	2.06750	0.10356	0.07625	0.17668	0.21972	5.96900	0.00001	0.00001
Bus 013	Bus 014	2,618	1/0 OH	0.97450	0.71750	1.66250	2.06750	0.10356	0.07625	0.17668	0.21972	5.96900	0.00001	0.00001
Bus 014	Bus 015	2,500	1/0 OH	0.97450	0.71750	1.66250	2.06750	0.09890	0.07281	0.16872	0.20982	5.96900	0.00001	0.00001
Bus 015	Bus 016	2,600	336 OH	0.30620	0.62760	0.64830	1.62210	0.03232	0.06624	0.06842	0.17120	6.67600	0.00002	0.00001
Bus 016	Bus 017	2,200	#2 OH	1.55030	0.74470	2.32340	2.35830	0.13845	0.06651	0.20749	0.21061	5.73400	0.00001	0.00001
Bus 014	Bus 018	1,549	336 OH	0.30620	0.62760	0.64830	1.62210	0.01925	0.03946	0.04076	0.10200	6.67600	0.00001	0.00000
Bus 018	Bus 019	2,526	336 OH	0.30620	0.62760	0.64830	1.62210	0.03140	0.06435	0.06648	0.16633	6.67600	0.00001	0.00001
Bus 019	Bus 020	3,100	750 UG	0.15890	0.21590	0.05280	0.15310	0.02000	0.02717	0.00664	0.01927	200.28000	0.00055	0.00027
Bus 018	Bus 021	4,960	#2 OH	1.55030	0.74470	2.32340	2.35830	0.31214	0.14994	0.46780	0.47483	5.73400	0.00003	0.00001
Bus 021	Bus 022	4,900	#2 OH	1.55030	0.74470	2.32340	2.35830	0.30837	0.14813	0.46215	0.46909	5.73400	0.00002	0.00001
New Flat Build														
Bus 017	Bus 023	1,750	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.02178	0.04576	0.04606	0.11264	6.58600	0.00001	0.00001
Bus 023	Bus 024	2,600	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.03236	0.06799	0.06843	0.16735	6.58600	0.00002	0.00001
Bus 024	Bus 025	9,230	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.11488	0.24137	0.24294	0.59409	6.58600	0.00005	0.00003
Bus 025	Bus 026	2,100	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.02614	0.05492	0.05527	0.13517	6.58600	0.00001	0.00001
Bus 026	Bus 027	850	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.01058	0.02223	0.02237	0.05471	6.58600	0.00000	0.00000
Bus 027	Bus 028	1,580	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.01966	0.04132	0.04159	0.10170	6.58600	0.00001	0.00000
Bus 028	Bus 029	3,060	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.03808	0.08002	0.08054	0.19696	6.58600	0.00002	0.00001
Bus 029	Bus 030	2,700	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.03360	0.07061	0.07107	0.17379	6.58600	0.00002	0.00001
Bus 030	Bus 031	750	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.00933	0.01961	0.01974	0.04827	6.58600	0.00000	0.00000
Bus 031	Bus 030	2,580	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.03211	0.06747	0.06791	0.16606	6.58600	0.00002	0.00001

	Hurricane Distribution C101 – 12.47kV Overhead Impedances – FLAT Construction						
Conductor size	Ampacity (Amps)	Z(+) Ohms/mile		Z(0) Ohms/mile		Xc(+) Mohm/mile	B _{pu} mmho/mile
		R	X	R	X		
#2 ACSR	180	1.5510	0.7621	2.3237	2.3221	0.1767	5.658
1/0 ACSR	230	0.9752	0.7346	1.6627	2.0312	0.1698	5.889
4/0 ACSR	340	0.4863	0.6913	0.9526	1.7335	0.1595	6.270
336 ACSR	530	0.3066	0.6442	0.6484	1.5856	0.1518	6.586

	Hurricane Distribution C101 – 12.47kV Overhead Impedances – Pole Top w/lower Cross Arm Construction						
Conductor size	Ampacity (Amps)	Z(+) Ohms/Mile		Z(0) Ohms/Mile		Xc (+) Mohm/Mile	B _{pu} mmho/Mile
		R	X	R	X		
#2 ACSR	180	1.5503	0.7447	2.3234	2.3583	0.1744	5.734
1/0 ACSR	230	0.9745	0.7175	1.6625	2.0675	0.1675	5.969
4/0 ACSR	340	0.4848	0.6745	0.9507	1.7695	0.1573	6.356
336 ACSR	530	0.3062	0.6276	0.6483	1.6221	0.1498	6.676

	Hurricane Distribution C101 – 12.47kV Underground Impedances – Three Conductors in One non- metallic Conduit						
Conductor size	Ampacity (Amps)	Z(+) Ohms/1000'		Z(0) Ohms/1000'		Xc (+) Mohm/mile	B _{pu} mmho/Mile'
		R	X	R	X		
1/0 Al.	175	0.211	.0515	0.3680	0.0650	.009770	102.35
4/0 Al.	231	0.1080	0.0463	0.322	0.095	.007668	130.41
750 Al. MCM	457	0.03010	0.04090	0.0100	0.029	.004993	200.28

	Hurricane Distribution C101 – 12.47kV Underground Impedances – Three Conductors in One non- metallic Conduit						
Conductor size	Ampacity (Amps)	Z(+) Ohms/Mile'		Z(0) Ohms/Mile'		Xc (+) Mohm/mile	B _{pu} mmho/Mile'
		R	X	R	X		
1/0 Al.	175	1.114	0.2719	1.943	0.3432	.009770	102.35
4/0 Al.	231	0.5702	0.2444	1.700	0.5016	.007668	130.41
750 Al. MCM	457	0.1589	0.2159	0.0528	0.1531	.004993	200.28

The Okonite Company,
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Impedance and Technical Data

From Master Catalog of Okonite Cables:
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Cable Catalog ID	Size	Phase Arrangement	(+/-) Sequence Impedance, Multi- Point Grounding [ohms/kft]	(+/-) Sequence Impedance, 1-Point Grounding [ohms/kft]	Zero Sequence Impedance, Ground and Shield Return [ohms/kft]	Zero Sequence Impedance, Shield Return Only [ohms/kft]	Zero Sequence Impedance, Ground Return Only [ohms/kft]
162-23-3081	4/0 AWG Al	Triplexed	0.114+j0.044	0.112+j0.044	0.385+j0.145	0.449+j0.025	0.167+j0.759
		Cradled	0.112+j0.041	0.110+j0.046	0.376+j0.142	0.440+j0.024	0.164+j0.738
		1 OD -Horizontal	0.113+j0.053	0.110+j0.048	0.376+j0.143	0.440+j0.024	0.164+j0.734
		7.5 in. -Horizontal	0.125+j0.091	0.110+j0.089	0.363+j0.150	0.440+j0.024	0.164+j0.653
		Rectangular	0.112+j0.049	0.110+j0.046	0.376+j0.142	0.440+j0.024	0.164+j0.739
Additional Information:	Capacitance = 80.5 [pF/ft]		DC Resistance @ 25C = 0.084 [ohms/kft]				
Calculation Parameters:	kV=15.00, Insulation=133%, Conductor Temp.=105C, Concentric Wires 11 x 14 AWG, OD=1.300in						

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Impedance and Technical Data

From Master Catalog of Okonite Cables:
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[Okonite Product Catalog Page](#)

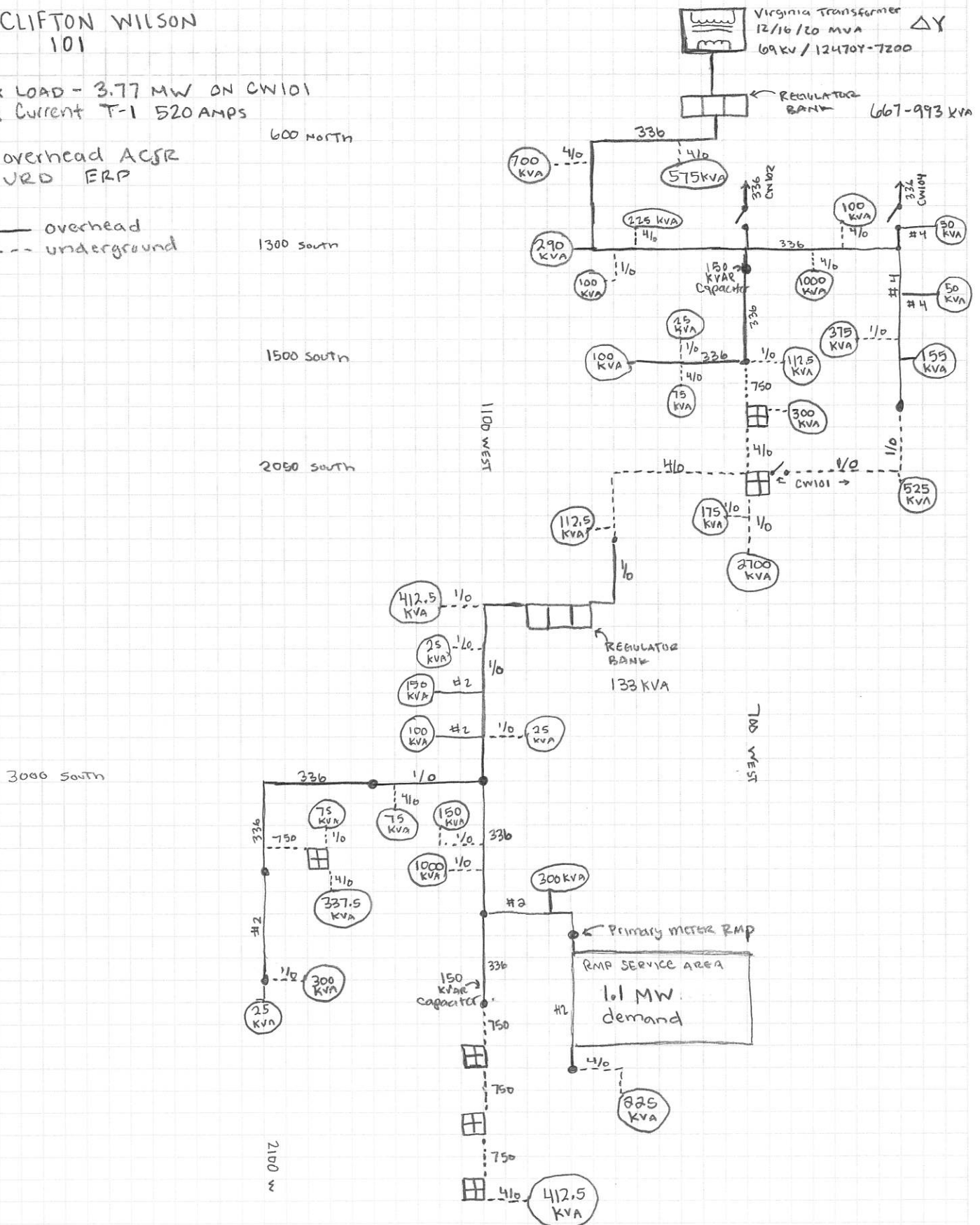
Cable Catalog ID	Size	Phase Arrangement	(+/-) Sequence Impedance, Multi- Point Grounding [ohms/kft]	(+/-) Sequence Impedance, 1-Point Grounding [ohms/kft]	Zero Sequence Impedance, Ground and Shield Return [ohms/kft]	Zero Sequence Impedance, Shield Return Only [ohms/kft]	Zero Sequence Impedance, Ground Return Only [ohms/kft]
162-23-3096	750 kcmil Al	Triplexed	0.036+j0.038	0.032+j0.039	0.127+j0.032	0.130+j0.019	0.087+j0.725
		Cradled	0.038+j0.035	0.032+j0.041	0.124+j0.031	0.127+j0.018	0.085+j0.704
		1 OD -Horizontal	0.041+j0.045	0.032+j0.043	0.124+j0.031	0.127+j0.018	0.085+j0.700
		7.5 in. -Horizontal	0.059+j0.061	0.032+j0.074	0.124+j0.032	0.127+j0.018	0.085+j0.638
		Rectangular	0.038+j0.042	0.032+j0.041	0.124+j0.031	0.127+j0.018	0.085+j0.705
Additional Information:	Capacitance = 136 [pF/ft]		DC Resistance @ 25C = 0.024 [ohms/kft]				
Calculation Parameters:	kV=15.00, Insulation=133%, Conductor Temp.=105C, Concentric Wires 15 x 10 AWG, OD=1.950in						

CLIFTON WILSON
101

MAX LOAD - 3.77 MW ON CW101
MAX Current T-1 520 AMPS

All overhead ACJR
All VRO ERP

—— overhead
---- underground





STAFF COMMENTS

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

Discussion:

Findings:

Recommendation:

Attachments:

None