HURRICANE CITY
UTAH

Mayor Nanette Billings

City Manager Kaden DeMille

Planning Commission

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Paul Farthing, Alternate Chair
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Rebecca Broneman
Michelle Cloud
Shelley Goodfellow
Brad Winder
Kelby Iverson

Hurricane Planning Commission Meeting
Agenda

March 23, 2023
5:00 PM
Hurricane City Offices 147 N 870 W, Hurricane

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

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

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

1. Discussion on Inclusionary Zoning
2. Discussion on the Model Home ordinance

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located at approximately 3071 S 1100 W, from RA-0.5/PDO, residential agriculture one unit per half acre with a planned development overlay, to M-1, light industrial. Parcel numbers H-3396-D and the southern portion of H-3396-E.

NEW BUSINESS

1. 2023-ZC-07: Discussion and consideration of recommendation to the City Council on a Zone Change Amendment request located at approximately 3071 S 1100 W, from RA-0.5/PDO, residential agriculture one unit per half acre with a planned development overlay, to M-1, light industrial. Parcel numbers H-3396-D and the southern portion of H-3396-E. Diamond Edge Construction LLC Applicant. ProValue Engineering-Karl Rasmussen Agent.
2. 2023-PSP-06: Discussion and consideration of a possible approval of a preliminary site plan for Chevron Business Storage, a storage building, located at 41 N 6300 W. Trent Leavitt-Coral Canyon Market LLC Applicant. Matt Loo Agent
3. 2023-CUP-07: Discussion and consideration of a possible approval of a conditional use permit for four buildings of greater height located at 4095 Bash Parkway. Bash Resorts LLC Applicant. ProValue Engineering-Karl Rasmussen Agent.
4. 2023-PP-09 2023-PSP-07: Discussion and consideration of a recommendation to the City Council on a preliminary plat and a possible approval of a preliminary site plan for SkyRim, a mixed use development consisting of 15 single family lots, 129 townhomes, 372 apartments, and six commercial buildings, located at 3000 W State St. Brad Brown Applicant.
5. 2023-AFP-09: Discussion and consideration of a recommendation to the City Council on an Amended Final Plat for Hurricane Storage Units Lot 1 located at 132 N Old Highway 91. Hurricane Holdings IA LLC (Kenneth Wong) Applicant. Bush & Gudgell Inc (Gregg Meyers) Agent.
6. Presentation of the Impact of New Housing

Approval of Minutes:

1. March 9, 2023

Adjournment

Inclusionary Zoning and PDO

What is Inclusionary Zoning?

- *Inclusionary zoning refers to a range of policies and practices that mandate or provide incentives for the inclusion of affordable housing units in new developments to encourage mixed-income neighborhoods and increase the supply of affordable housing.*
- 2022 Moderate Income Housing Plan recommends that we implement zoning incentives for moderate income units in new developments

Policy Recommendations of 2022 Moderate Income Housing Plan

- Evaluate an inclusionary zoning incentive for new developments to build affordable housing for those making 80%, 50%, and 30% of Washington County AMI
  - Add density bonus for PDO for affordable units
  - Create incentives for developers to pay into a housing fund for the creation of affordable units
  - Evaluate density bonus incentives in Planned Commercial
  - Look at allowing Transfer of Development Rights (TDRs)
  - Encourage or require a variety of housing types in Master Planned Communities

Implementation Schedule for 2022 Moderate Income Housing Plan

Inclusionary Zoning policy to be implemented by Summer of 2023

Updates required to be submitted to the State in October of 2023

State Law

Section 535 Moderate income housing. ***(Effective 5/4/2022)***

Effective 5/4/2022
10-9a-535. Moderate income housing.

(1) A municipality may only require the development of a certain number of moderate income housing units as a condition of approval of a land use application if:

(a) the municipality and the applicant enter into a written agreement regarding the number of moderate income housing units; or

(b) the municipality provides incentives for an applicant who agrees to include moderate income housing units in a development.

(2) If an applicant does not agree to participate in the development of moderate income housing units under Subsection (1)(a) or (b), a municipality may not take into consideration the applicant's decision in the municipality's determination of whether to approve or deny a land use application.

(3) Notwithstanding Subsections (1) and (2), a municipality that imposes a resort community sales and use tax as described in Section 59-12-401, may require the development of a certain number of moderate income housing units as a condition of approval of a land use application if the requirement is in accordance with an ordinance enacted by the municipality before January 1, 2022.

Enacted by Chapter 355, 2022 General Session

Primary Considerations

- Mandatory or incentive based
- Inclusionary Housing Fee
- Waiving plan review or impact fees
- Density bonuses by right in most zonings

Planned Development Overlay

Per HCC 10-23-1: *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.*

The General Plan recommends that all developments over 20 acres have a Planned Development Overlay

Recommendations and changes are currently in progress and have not been fully reviewed by Planning or Legal staff

Major Changes

- Added a density bonus provision for affordable units
- Made some development standards more readable
- Clarify commercial uses and short-term rentals in PDOs

Density Bonus

Current system: Density is based on underlying zone and applicant may ask for and receive density bonuses based on design theme and building design.

Proposed system: Refocus density bonus categories on open space, amenities, and affordable units. Remove ambiguous “up to” language. Possibly make some categories “by right”

Development Standards

- Made the setback standards much more clear - all setbacks from property line
- Addressed accessory buildings

Commercial Uses and Short-Term Rentals

- Requires commercial areas be called out on site plans and limits approved uses to Neighborhood Commercial or Planned Commercial
- Requires resorts within PDO meet all standards of a recreation resort including amenities and onsite management.
- Limits short-term rentals to approved areas within PDOs, except for residential hosting

Zoning	R1-6	RM-1	RM-2	RM-3
Density	6.15	6	10	15
Development of 50 Acres	307.5	300	500	750
Plus Two Units an Acre	407.5	400	600	850
Number of Afforable Units (10%	40.75	40	60	85
Other Units	366.75	360	540	765
Additional Market Rate Units	59.25	60	40	15
10% Density Bonus	338.25	330	550	825
Number of Afforable Units	33.825	33	55	82.5
Other Units	304.425	297	495	742.5
Additional Market Rate Units	-3.075	-3	-5	-7.5
15% Density Bonus	353.625	345	575	862.5
Number of Afforable Units (10%	35.3625	34.5	57.5	86.25
Other Units	318.2625	310.5	517.5	776.25
Additional Market Rate Units	10.7625	10.5	17.5	26.25
20% Density Bonus	369	360	600	900
Number of Afforable Units (10%	36.9	36	60	90
Other Units	332.1	324	540	810
Additional Market Rate Units	24.6	24	40	60

CHAPTER 52. INCLUSIONARY ZONING (Draft)

Sec. 10-52-1. Purpose.

The purpose of this chapter is to encourage the development and preservation of residential units affordable to those making less than the Washington County Area Median Income (AMI).

Sec. 10-52-2. Scope.

The incentives within this chapter can apply to all new residential developments in the R1-6, RM-1, RM-2, RM-3 zoning, and Plannd Development Overlay.

Sec. 10-52-3. Definitions

Defined. "Affordable housing" means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households in the county. Housing costs must be affordable based on housing and urban development standards.

Sec. 10-52-4. Development standards;

A. *Affordable housing.* Projects shall be granted a two unit per acre density bonus for residential developments that provide at least ten percent (10%) of the units as affordable units.

B. *Duration and requirements of affordability.*

1. *Affordable rental unit.* An affordable rental unit shall remain affordable for a period of 25 years from the time a certificate of occupancy is issued. Prior to or as a condition of approval of a final site plan, a deed restriction requiring compliance with this section shall be recorded with the county recorder, which deed restriction shall run with the land and bind all assigns, heirs, and successors of the applicant.
2. *Affordable ownership unit.* An affordable ownership unit shall be sold only to income-qualified households for a period of 25 years from the time a certificate of occupancy is issued. Prior to or as a condition of approval of a final site plan, a deed restriction requiring compliance with this section shall be recorded with the county recorder, which deed restriction shall run with the land and bind all assigns, heirs, and successors of the applicant.

Commented [1]: See attached spreadsheet for additional bonus options.

Commented [2]: The Planning Commission may want to to consider doing a table if the applicant provides something more affordable (50% or 30% of AMI) providing an additional bonus.

CHAPTER 23. PLANNED DEVELOPMENT OVERLAY ZONE

Sec. 10-23-1. Purpose and objectives.

A. *Purpose.* The planned development overlay zone is a floating zone that is unmapped until applied to specific property in accordance with 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 chapter include:

1. Create more attractive and desirable environments within the City.

2. Allow a variety of housing types in one development project.

3. Encourage variety in physical development patterns, including flexibility in building location.

4. Preserve open space for visual enjoyment and recreational use.

Commented [1]: Stout PDO approved 16 Acres of Farm Ground. Add farm ground for an incentive.

5. Encourage development on a large scale, since the purposes of a planned development can be best realized in large scale developments.

Sec. 10-23-2. Scope.

The requirements of this chapter shall apply to any planned development within the City. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, or other laws except to the extent such provisions are altered by the requirements of this chapter.

Sec. 10-23-3. Minimum acreage.

The planned development overlay zone shall be applied only to projects consisting of at least five acres. Unless the proposed development is integrated into already existing developments as determined by the Planning Commission and City Council

Sec. 10-23-4. Use in combination with the underlying zone.

The planned development overlay zone may be used in combination with any zone set forth in chapters 12, 13, and 14 of this title, subject to the requirements of this chapter.

A. *Provisions supplementary.* The provisions of the planned development overlay zone shall be supplementary to the provisions of the zone with which it is combined and shall not be applied to any land area as an independent zone.

B. *Zone designation.* The planned development overlay zone designation shall be shown on the official zoning map in parentheses as a suffix to the zone designation with which it is combined. For example, if the planned development overlay zone were being combined with the residential agriculture (RA-1) zone, it would be designated on the official zoning map as "RA-1 (PDO)."

Sec. 10-23-5. Uses allowed.

Uses allowed in a planned development overlay zone shall be limited to those permitted or conditional uses set forth in the zone with which the planned development overlay zone is combined and the uses set forth in this section. Any conditional use shall be subject to the issuance of a conditional use permit as set forth in this title.

A. *Density.* Multiple-family dwellings shall be a permitted use in a planned development overlay zone provided total density in a particular planned development project does not exceed the greater of:

1. The density permitted by the underlying zone in which the project is situated; or

2. The density authorized by a density bonus pursuant to subsection 10-23-8C of this chapter.

B. *Accessory uses.* Accessory uses located in a common main building may be permitted. Accessory uses may include recreational facilities and structures, daycare centers, personal services, and RV parking.

C. *Commercial uses.* Commercial uses may be approved within Planned Developments subject to the following

1. The locations of any commercial areas are clearly marked on the Preliminary Site Plan as approved by the Planning Commission and City Council
2. The commercial uses shall be limited to those approved in the NC or PC zoning as shown in table 10-15-1 in subsection 10-15-3A of this title, unless otherwise approved by the Zoning Administrator or Planning Commission as a use that is harmonious with adjacent residential properties.
3. The commercial areas should be located near major corridors and shall be designed as an integral element of the planned development, including building and landscaping design consistent with design elements of the development.

D. *Recreation Resort:* Short-term vacation rentals and recreation resort uses as permitted in 10-26-3 of this code may be approved within a Planned Development subject to the following

1. The proposal must be found to meet the standards of 10-26-5 (B)
2. The development standards of section 10-26-4 of this title must be followed including requirements for amenities and onsite management
3. The locations of the Recreation Resort uses must be clearly shown on the Preliminary Site Plan and should be located near major corridors and shall be designed as an integral element of the planned development, including building and landscaping design consistent with design elements of the development.
4. Short-term vacation rentals shall only be permitted within Recreation Resort areas of Planned Developments

~~Any commercial use shown on table 10-15-1 in subsection 10-15-3A of this title may be permitted within a planned unit development provided such use is:~~

~~1. Specifically authorized as part of a site plan approved pursuant to the provisions of this chapter; and~~

~~2. Designed as an integral element of the planned development, including building and landscaping design which is consistent with design elements of the development.~~

Commented [2]: What about a clubhouse with a restaurant?

Commented [3]: What about residential hosting and whole home vacation rentals

Commented [4]: Residential hosting yes. Whole home vacation rentals no.

Sec. 10-23-6. Variations from development standards.

A. Variations from applicable development standards of an underlying zone and chapter 39 of this title may be approved as part of a preliminary site plan for a planned development pursuant to the provisions of this chapter.

B. A variation from the yard requirements set forth in subsection 10-23-9D of this chapter may be approved if the City Council, after receiving a recommendation from the Planning Commission, finds such variation meets the approval criteria set forth in subsection 10-23-7B of this chapter and as set forth below. Any such variation shall be explicitly noted in the approval of a preliminary site plan and shall be shown on the approved plan.

1. Variations from the development standards set forth in this chapter are intended to be rare and shall be approved by at least four members of the City Council.

2. The applicant shall bear the burden of persuasion with regard to any request for a variation under this subsection B. Such burden shall include demonstrating that:

a. A proposed project which includes a variation is the result of a substantial amount of advanced planning;

b. Any adverse conditions which may result from the variation will be mitigated; and

c. The variation will result in a substantial benefit not only to persons who will live or work within the project, but also to the City and its citizens generally.

Commented [5]: This should be tightened up

Sec. 10-23-7. Approval of planned development overlay zone.

A. *Approval procedure.* Land shall be placed in a planned development overlay zone pursuant to a zoning map amendment as set forth in section 10-7-7 of this title. The following shall be submitted in conjunction with an application for a zoning map amendment:

~~1. A natural resource inventory as required by chapter 31 of this title, and~~

Commented [6]: Chapter 31 No longer exists

12. A preliminary site plan as provided in subsection 10-7-10D2 of this title.

B. *Approval criteria.* Submittal of an application for a planned development overlay zone does not guarantee that the zone or a preliminary site plan will be approved. A zoning map amendment and preliminary site plan may be approved only if the City Council, after receiving a recommendation from the Planning Commission, finds:

1. The proposed planned development overlay zone and associated preliminary site plan:

a. Does not conflict with any applicable policy of the City general plan;

b. Meets the spirit and intent of this chapter as set forth in section 10-23-1 of this chapter;

c. Will allow integrated planning and design of the property and, on the whole, better development than would be possible under conventional land use regulations;

d. Meets the use limitations and other requirements of the zone with which the planned development overlay zone is combined, except as otherwise allowed by this chapter;

e. Meets the density limitations of the underlying zone, unless a density bonus is granted pursuant to the provisions of this chapter; and

f. If a density bonus is authorized, provides superior site design and increased amenities, as provided in subsection 10-23-8C of this chapter, which ameliorate the potential impact of increased density; and

2. The applicant has:

a. Sufficient control over the property to be developed to ensure development will occur as approved;

b. The financial capability to carry out the planned development project; and

c. The capability to start construction within one year of final plan approval.

Commented [7]: Don't love this but I'm fine leaving it as is

C. *Imposition of conditions.* In order to make findings necessary to approve a planned development overlay zone, conditions of approval may be imposed on a preliminary site plan to assure the planned development will:

1. Accomplish the purpose of this chapter;

2. Be developed as one integrated land use rather than as an aggregation of individual and unrelated buildings and uses; and

3. Meet the requirements of the zone in which the proposed development is located except as such requirements are modified by this chapter and as shown on an approved preliminary site plan for the planned development.

D. *Site plan approval.* *A preliminary site plan shall be required with the approval of the planned development overlay. This site plan may be conceptual but shall show locations of uses, densities of units, and basic types of units within the proposed development.* ~~Within 12 months after approval of a planned development overlay zone and a corresponding preliminary site plan, and before the issuance of any building permit, an applicant shall obtain approval of a site plan pursuant to section 10-7-10 of this title.~~

1. A planned development may be constructed in phases as shown on an approved preliminary site plan. In such case, a site plan shall be submitted for each phase that includes multifamily or commercial elements as laid out in 10-7-10 (C).

a. The site plan shall provide a table on the preliminary plat with each phase of development the total number of untis that have been approved for the total project.

2. ~~At its discretion and for good cause, the Planning Commission may extend for 12 months for one time only the period for filing a site plan, or in the case of a phased planned development, a site plan for the first phase. If these time requirements are not met, the~~

~~preliminary site plan approval shall be deemed revoked and the property may be rezoned to remove the planned development overlay zone.~~

~~E. *Subdivision requirements.* An application for subdivision approval may proceed concurrently with an application for a planned development. Compliance with the requirements of this chapter does not exempt any applicant from meeting the requirements of chapter 39 of this title except as may be amended by the provisions of this chapter.~~

F. *Construction limitations.* Upon approval of a site plan for a planned development, construction shall proceed in accordance with approved plans and specifications, and in conformity with any conditions associated with preliminary plat~~n~~ or site plan approval. No permit shall be issued for any proposed building, structure or use within a planned development unless such building, structure or use accords with the approved preliminary plan and site plan and with any conditions imposed in conjunction with such approvals.

G. *Amendments.* Amendments to the approved preliminary site plan for any planned development~~s~~ and specifications shall be obtained by following the procedure required for a zone change as set out in 10-7-7 for any change that increases the impact of the development, either by increasing the number of units or changing the approved uses. Minor changes, such as changing the street layout or shifting units from one phase to another, may be approved by the Planning Commission as part of a preliminary site plan application in 10-7-10 and required by this chapter.~~required for preliminary plan approval~~.

Sec. 10-23-8. Density.

A. *Base density*. Base density for a planned development shall be determined as set forth in subsection B of this section. Provided, however, that base density shall not exceed the density permitted in the underlying zone in which the planned development will be situated.

B. *Base density calculation.* Base density shall be determined by calculating the number of dwelling units that could be developed on lots in a conventional subdivision under the provisions of the underlying zone where the planned development will be located (referred to as the "yield plan").

1. The yield plan shall be prepared as a conceptual plan based on requirements of this Code that pertain to a conventional subdivision and shall reflect the dimensional (lot area, frontage, width, setbacks, etc.) and other standards of the underlying zone in which the proposed planned development will be located.

2. The yield plan shall take into consideration the site's natural and cultural features as shown on a natural resource inventory prepared for the property and shall demonstrate that sensitive lands identified in the natural resource inventory can be successfully included within open space areas or as part of residential lots without disturbing the health or safety of present

or future City residents. At least one-half of the minimum area required for each lot shall be exclusive of wetlands, floodplains, and slopes exceeding 30 percent.

3. The yield plan shall be drawn to scale, but need not be based on a field survey. Each yield plan shall, however, exhibit a realistic layout reflecting a development pattern that could reasonably be expected to be implemented, taking into account the presence of wetlands, floodplains, steep slopes, existing easements and other encumbrances on the property identified by the natural resource inventory and the requirements of this title, and any other regulatory requirements applicable to the property.

C. *Density bonus.* The City Council, after receiving a recommendation from the Planning Commission, may authorize a density bonus of up to 20 percent above the base density for a planned development. The purpose of a density bonus is to provide an incentive to an applicant to provide amenities that are not required by this chapter or the applicable underlying zone, and which otherwise would not be provided.

1. The basis for granting a density bonus shall be included in the findings required to approve a planned development set forth in subsection 10-23-7B of this chapter.

2. A density bonus may be authorized based upon provision of one or more of the following amenities. The maximum density bonus granted for any one class of amenities shall not exceed the percentage indicated.

a. Enhanced overall design theme (~~up to~~ five percent):

(1) Landscaping is designed and installed along all streets of the development according to a theme which provides overall design unity;

(2) Theme lighting is used throughout the development for street lighting, walkway lighting, parking areas, entrances, and building exteriors;

(3) Perimeter fencing is used throughout the project that matches building design, such as, masonry columns or piers using the same brick or stone as the buildings; and

(4) Special features such as fountains, streams, ponds, sculptures, buildings or other elements which establish a strong design theme for the development and are utilized in highly visible locations.

~~b. Improved building design (up to five percent):~~

~~(1) Seventy-five percent of the front exterior of each dwelling, exclusive of windows or doors, consists of brick or stone;~~

~~(2) Required parking for each unit is provided within a garage.~~

~~c. Improved energy efficiency (up to five percent):~~

~~(1) Dwellings and main buildings have insulation greater than R-19 in walls and R-38 in ceilings; and~~

~~(2) Dwellings are designed with an active or passive solar feature, including, but not limited to, solar water heaters, Trombe walls, earth insulation of building walls.~~

~~d. Parking upgrades (up to five percent):~~

~~(1) Parking lots are screened from public view by means of increased berming or landscaping around the parking lot perimeter;~~

~~(2) Parking lots have landscaped islands beyond the minimum required by this title;~~

~~(3) Additional and/or larger trees that will shade 50 percent of the parking area upon tree maturation; and~~

~~(4) Provision of screened recreational vehicle parking areas.~~

e. Provision of usable open space above and beyond any required open space (~~up to~~ ten~~five~~ percent):

(1) Open space is integrated into the entire development and is connected to developed areas by a system of trails and walkways; and

(2) Stormwater detention facilities are designed, landscaped, and used for multiple purposes that are consistent with the overall design of the planned development and which reduce the perception of the area as a stormwater detention pond.

f. Provision of recreational facilities (~~up to~~ five percent):

(1) The planned development includes recreational amenities primarily for the use by residents of the development, including swimming pools, sports courts, spas, barbecue and picnic facilities;

(2) Development of one or more common buildings used for meetings, indoor recreation, daycare, or other common uses; and

(3) Dedication and improvement of land for a publicly accessible park or trail system, subject to acceptance by the City.

g. Increased landscaping (~~up to~~ five percent):

(1) Planting more than the minimum number of trees, shrubs, and other landscaping required by this title; and

(2) Use of landscaping to soften the appearance of wood or masonry fences and walls.

(3) Use of water wise landscaping throughout the development as recommended by the Washington County Water Conservancy District

h. Utilization of ~~recommended~~ design and compatibility guidelines above and beyond the requirements set forth in chapter 33 of this title (up to five percent).

Commented [8]: Need more thought on what this means

i. Provision of affordable housing (for every one affordable unit, one additional unit may be added, up to a ten percent bonus)

1. Affordable Housing means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households in Washington County. Housing costs must be affordable based on Housing and Urban Development standards.
2. Duration and requirements of affordability:
    a. Affordable rental unit: An affordable rental unit shall remain affordable for a period of 25 years from the time a certificate of occupancy is issued. Prior to or as a condition of approval of a Final Site Plan, a deed restriction requiring compliance with this section shall be recorded with the Washington County Recorder, which deed restriction shall run with the land and bind all assigns, heirs, and successors of the applicant.
    b. Affordable ownership unit: An affordable ownership unit shall be sold only to income-qualified households for a period of 25 years from the time a certificate of occupancy is issued. Prior to or as a condition of approval of a Final Site Plan, a deed restriction requiring compliance with this section shall be recorded with the Washington County Recorder, which deed restriction shall run with the land and bind all assigns, heirs, and successors of the applicant.

Sec. 10-23-9. Residential development standards.

The development standards set forth in this section shall apply to any planned development and shall prevail over any contrary standard established in chapters 12, 13, and 14 of this title.

A. *Residential use types.* Residential use types within a planned development shall be shown on an approved site plan and may include one or more of the following:

1. *Single-family detached dwelling.* This dwelling type consists of a single-family dwelling located on a privately owned lot which is not attached to another dwelling unit and has a private yard on all four sides of the dwelling.

2. *Twin home dwelling.* This dwelling type consists of a single-family dwelling which has one common wall with another dwelling.

3. *Townhouse dwelling.* This dwelling type consists of three or more single family dwelling units where each unit has its own front and rear exterior access, no unit is located above or below another unit, and each unit is separated from any other dwelling unit by one or more common walls.

4. *Multiple dwelling.* This dwelling type consists of single-family dwelling units arranged in a variety of configurations including back to back, side to side, or vertically.

DEVELOPMENT STANDARDS FOR RESIDENTIAL USES

Lot standards:	

Average lot area	n/a
Maximum density per acre	See underlying zone
Building standards:	
Maximum height, main building1	See underlying zone
Maximum height, accessory building1	See underlying zone
Building coverage	50 percent per site plan
Distance between buildings	10 feet

Setback standards - front:	
Any building - pedestrian entrance	15 feet
Garage or parking building3	25 feet
Setbacks - rear:	
Main building	10 feet
Accessory building, including private garage32	See note 310 feet
Setback standards - interior side yard:	
Main building	10 feet
Accessory building, including private garage2	See note 23 feet
Setback standards - street side yard:	
Main building	15 feet
Accessory building, including private garage4	See note 4Not permitted
Parking	See note 54

Notes:

1. Except a greater height may be approved subject to a conditional use permit
2. If located at least 10 feet from the main building, 32 feet.
3. If located at least 10 feet from the main building, 5 feet.
4. If located at least ten feet from the main building, two feet. Otherwise, same as the main building. No accessory building shall be built within a public utility easement.
5. Garages are not required in Planned Developments. Off-street parking standards in 10-34 of this title must be met.

~~B. *Lot area and width.* A planned development shall not be subject to the lot width and lot area requirements of the underlying zone in which the development is located. The area and widths of lots shall be shown on an approved site plan.~~

~~C. *Lot and dwelling location requirements.* Where possible, dwelling lots should be accessed from interior streets rather than from roads bordering a planned development.~~

~~D. *Required yards.* Minimum required yards shall be as follows:~~

~~1. *Front yard.*~~

~~a. Dwellings: 19 feet from back of curb.~~

~~b. Garages with doors facing the street: at least 20 feet from back of sidewalk to accommodate cars parked in driveways.~~

~~2. *Side yard.*~~

~~a. Single-family dwelling: five feet.~~

~~b. Accessory buildings: three feet from a property line and ten feet from a dwelling located on the same lot or property.~~

~~c. All other uses: ten feet.~~

~~3. *Aggregate side yard (on the same lot).*~~

~~a. Single-family dwelling and twin home: 15 feet.~~

~~b. All other structures: 20 feet.~~

~~c. All other uses: ten feet.~~

~~4. *Rear yard.*~~

~~a. Single-family dwelling: ten feet.~~

~~b. Garages and accessory buildings located ten feet from main building: five feet.~~

~~c. All other structures: ten feet.~~

~~E. *Distance between buildings.* The minimum distance between main buildings shall be ten feet. Main buildings include all buildings in a common area. The minimum distance between accessory buildings, such as garages, may be four feet if the accessory building is located at least ten feet from a main building.~~

~~F. *Tract perimeter setback and buffer requirements.* Structures shall be situated so as to maintain a minimum setback from any tract property line equivalent to the front rear yard setback of the adjoining zone.~~

G. *Walls and fences.* Walls and fences may be required around the perimeter of a planned development where the development abuts an adjacent zone.

~~H. *Height of buildings.* The maximum residential building height permitted in the underlying zone shall apply unless the terms of a development agreement have set other standards.~~

I. *Commercial and recreation resort~~industrial~~.* Development standards for commercial and recreation resort~~industrial~~ uses shall be the same as for GC and RR~~M-1~~ zones.

J. *Common areas.*

1. Areas intended for public use shall be freely accessible from streets and/or other common areas that have unrestricted entry. Areas intended for restricted use shall be interspersed within residential development so as to convey a sense of openness within the planned development. Residential development may not totally exclude open space from fronting onto streets at appropriate intervals.

2. Common areas shall include all jointly used recreation areas and related landscaping provided for the use and/or visual enjoyment of the residents of the project. Common recreation areas shall be located and improved so they may be readily accessed and used by residents of the dwelling units they are intended to serve. Where necessary, walls or landscaping may be required to protect the privacy of adjoining residents.

3. Common areas may include:

a. Natural areas of undisturbed vegetation or areas replanted with vegetation after development.

(1) Use and maintenance shall be limited to removal of litter and accumulated plant material.

(2) Natural waterways and drainage channels shall be maintained as free flowing and devoid of debris.

(3) Stream channels shall conform to the city stormwater management requirements and be maintained so as not to alter floodplain levels.

b. Agricultural uses where conditions are suitable for agricultural production. Minimum areas for agricultural use designation shall be five acres.

c. Garden plots for use by residents.

d. Greenways, including pedestrian ways~~pedestrianways~~, bike paths and equestrian trails linking residential areas with other open space uses.

e. Recreation areas designed for specific recreational activities such as children's play areas, playing fields, tennis courts, and similar facilities.

f. Stormwater control and management areas that are designed, landscaped, and used for multiple purposes that are consistent with the overall design of the planned development and which reduce the perception of the area as a stormwater detention pond.

g. Roads, buildings and other impervious surfaces as needed to support common open space use. A determination as to whether the roads, buildings or other impervious surfaces may function as common open space shall be made in conjunction with approval of a preliminary site plan.

K. *Public and community facilities.* In addition to dwellings, a planned development may include areas for schools, churches, public or private recreation buildings, and other similar community facilities.

L. *Required improvements.*

1. All streets shall be public streets and shall be established according to public street standards adopted by the City.

2. Curb and gutter shall be required along each side of all streets except:

a. Where an approved stormwater management system eliminates the necessity of the curb and gutter function; and

b. Where the roadway is approved for construction according to City street standards.

3. Sidewalks shall be installed along both sides of all streets except where alternate pedestrian ways~~pedestrianways~~ are provided as part of an approved preliminary site plan.

4. Stormwater shall be controlled and managed according to a plan approved by the City.

5. Water and sewer systems shall be provided in accordance with standards of chapter 39, subdivisions, of this title.

6. Irrigation water, street signs, street lighting, fencing, and any other required improvements shall be provided in accordance with City standards.

7. Other utilities and improvements shall be provided and installed in accordance with City standards.

Sec. 10-23-10. Protection of common areas.

A. *Maintenance of common areas.* If common areas are provided within a planned development, adequate guarantees shall be provided to protect such common areas from future development. No certificate of occupancy shall be issued for any structure in a planned development until all required guarantees have been submitted to and approved by the City. The developer of a planned development may elect any of the following to preserve common areas:

1. *Fee simple donation.* A fee simple donation of any portion of common area land may be made to the City so long as the City agrees to accept such donation. Upon receipt of such donation the City shall impose a conservation easement on such land.

2. *Condominium association.* Common areas and facilities may be controlled by a condominium association as provided in the Utah Condominium Ownership Act. All common area land and facilities shall be held as a "common element."

3. *Homeowners' association.* Common area land and facilities may be owned by a homeowners' association, subject to applicable provisions of state law. The developer shall provide the City with a description of the organization of the proposed association, including its bylaws, and all documents governing ownership, maintenance, and use restrictions for common facilities. The proposed association shall be established by the owner or applicant and shall be operating (with a financial subsidy from the developer if necessary) before the sale of any dwelling units in the planned development. The association documents shall include the following provisions:

a. Membership in the association shall be mandatory for each owner and its grantees, successors and assigns.

b. Restrictions concerning common open space and/or facilities shall run with the land and not for a period of years.

c. The association shall be responsible for the maintenance of all common open space and/or facilities, liability insurance on all common open spaces and/or facilities and paying general property taxes on all common open spaces and/or facilities.

d. In the event the association does not maintain private common open space areas and facilities as shown on an approved site plan, the City may perform any required maintenance

and may thereafter recover all costs incident to performing the required maintenance from the association and/or each of its members.

e. Members of the association shall pay their pro rata share of costs of upkeep, maintenance, and operation of common open space and/or facilities and/or improvements not dedicated to the City. The association bylaws shall confer legal authority on the association to place a lien on the real property of any member whose dues become delinquent. The bylaws shall also provide that such delinquent dues and all accrued interest shall be paid before the lien may be removed.

f. Written notice to all association members and to the City shall be provided no less than 60 days prior to any proposed transfer of any common area land or facility, or the assumption of maintenance for common area land or facility. No such transfer shall be effective unless approved by the City, which approval shall not be unreasonably withheld so long as it is consistent with the provisions of this chapter and applicable law.

4. *Private conservation organization or the City.* Fee simple title of common area land or conservation easements may be transferred to a private nonprofit conservation organization or to the City having jurisdiction where the land is located.

5. *Grant of easements to the City.* The City may, but shall not be required to, accept easements for public use of any portion of common area land or facilities. Such land shall be subject to a satisfactory maintenance agreement between the developer and the City.

6. *Noncommon private ownership.* Common area land and facilities may be located on one or more privately owned lots of at least five acres provided that the lot is restricted from future development through a conservation easement, except uses allowed by an approved site plan.

B. *Protective covenants.* A declaration of building use restrictions (protective covenants) shall be required for each planned development and phase thereof. The declaration in original form bearing appropriate signatures and certifications shall be submitted to the City for approval, which approval shall not be unreasonably withheld. Such protective covenants shall include provisions that:

1. An architectural control committee shall approve plans for all buildings proposed for erection, placement, or alteration with the planned development. The City may require that building permit applications show evidence that the architectural control committee has approved each building plan.

2. No person, firm or entity shall change, modify or amend any of the conditions of a recorded declaration of building use restrictions for a planned development without first obtaining City approval. No change shall be approved which would be contrary to the requirements of this chapter or an approved preliminary plan.

13.11.140: MODEL HOMES:
The following standards shall apply to all model homes within the city:

A. Location: Model homes are only allowed within city approved and recorded residential developments of five (5) units or more. They must be located on a platted lot or site within the advertised development.

B. Duration: Model homes may be operated for no more than two (2) years from first occupancy of a dwelling unit in the development or until the second to last unit is sold within the advertised development, whichever comes first. The director may approve an extension on a case by case basis.

C. Construction Standards: Model homes must comply with all standards and conditions of approval for the advertised development including building materials, setbacks, landscaping, etc., and must comply with all applicable residential dwelling standards upon discontinued use as a sales office. (Ord. 12-15, 7-11-2012)

10-17-5: MODEL HOME ALLOWANCES:
Model homes shall be located within the subdivision for which sales will be made. The home may be offered for sale as a subdivision residence at any time, so long as a permanent certificate of occupancy has been obtained from the Building Department. (Ord. 2017.03, 5-11-2017)

9-14-23: MODEL HOMES:

A. Number Permitted: Notwithstanding any other provisions of this code, after a preliminary plat has been approved, model homes may be constructed within the area covered by the preliminary plat if all of the conditions of this section are complied with. In order to have model homes, the preliminary plat shall have a minimum of twenty five (25) lots or units. The number of model homes allowed shall be based on the total number of lots or units approved for the preliminary plat and the following schedule:

Lots Or Units	**Model Homes**
25 – 40	2
41 – 55	3
56 – 70	4
71 – 85	5
86+	6

One of the model homes may be used as a temporary office as long as applicable building codes are complied with.

B. Plan, Agreement And Application Required: The owner or developer of land within an approved preliminary plat who desires to construct model homes therein shall file the following with the community development department:

1. Three (3) copies of a model home site plan (which must be a typical representation of the proposed development) showing the proposed locations of all models and of all other structures proposed to be built, the locations of roads, walks, parking areas and other improvements within the site, and landscaping plans, as well as building elevations of the model homes.

2. An "agreement and consent to judgment" signed and acknowledged by both the owner and developer guaranteeing that all land and improvements constructed as a part of the model homes shall conform with the final plat, zoning and improvement plans, and guaranteeing that if the final plat is not recorded within twelve (12) months from the date of preliminary plat approval or any authorized extension thereof, all of the model home site plan improvements shall be removed at the sole cost of the owner thereof and the land restored to its former condition. The form of the agreement shall be approved by the city attorney before it is filed.

3. A completed site plan application and associated review fee.

C. Approval, Amendment Or Denial Authority; Findings: The zoning administrator has the authority to approve, amend or deny the site plan. In approving a model home site plan, the following findings shall be made:

1. The design of the improvements:

   a. Is consistent with the preliminary plat and its conditions.

   b. Is consistent with the zoning requirements of the zone.

   c. Will not adversely affect the public health, safety and welfare.

2. Signs are consistent with the city sign regulations.

3. There is adequate off street parking.

4. All weather surface access is provided to the model homes and parking areas.

5. Fire protection (operating fire hydrants) is provided to the site.

6. Sanitary facilities are provided at the site for public use.

7. A dumpster is provided for the site.

D. Permit Application: After the site plan has been approved by the zoning administrator, the owner or developer may apply for building permits for the model homes in accordance with the approved site plan. All plans, specifications and certificates required for compliance with the building code, together with the payment of the prescribed fees, shall be required.

E. Plans And Specifications: Plans and specifications shall be submitted to the public works department for the construction of necessary streets, curbs, gutters, paving and fire protection to serve the model homes, and necessary utilities, sewers and storm drains shall be constructed. Plans and specifications shall be approved by the public works project manager prior to the issuance of building permits. Final street construction may be deferred until such time as the model homes are no longer in use, providing a bond in an amount approved by the public works project manager guaranteeing final street construction is posted.

F. Occupancy: No residential occupancy shall be permitted in any dwelling unit constructed as a model home until the building official has verified that improvements related to marketing have been removed; the dwelling, garage and driveway

have been fully restored for residential use; and that all of the requirements applicable to the dwelling have been met, along with all building code requirements.

G. Appeal Of Decision: A decision of the zoning administrator may be appealed to the appeal authority designated in this title. (Ord. 2006-41, 12-13-2006)

Sec. 10-39-15. Enforcement and permits.

A. In order to enforce compliance with this chapter, the Building Official shall not issue any permit for the proposed erection, construction, reconstruction, alteration of any structure, or use of any land until the provisions of this chapter have been meet. No City officer or employee shall issue any permit or license for the construction or installation of any building or structure or use on any subdivision lot until the following conditions have been met:

1. Such subdivision plat shall have been approved and recorded in the office of the county recorder.
2. Infrastructure improvements shown on approved construction plans for the subdivision:
   a. Have been constructed and installed and preliminarily accepted; or
   b. The City has received and accepted an improvement completion assurance for the subdivision in accordance with this chapter, and the following improvements have been constructed, installed, tested and accepted in accordance with the requirements of the building or fire code:
      (1) A road base of untreated, compacted and graded gravel;
      (2) Sewer, storm drains and storm drain facilities;
      (3) Curb and gutter unless otherwise not required by this Code;
      (4) Water system, including water lines and hydrants; and
      (5) Power lines.

B. All required improvements must be complete within 12 months of notice to proceed.

C. The City may call upon the improvement completion assurance filed with the City for all improvements not completed within 12 months of the notice to proceed or when the first building within the subdivision seeks an occupancy permit, whichever is sooner.

D. It shall be prohibited for anyone to start construction on any building within a subdivision until they have fulfilled the requirements of this chapter.

E. Any license or permit issued in conflict with this chapter shall be null and void.

F. Notwithstanding the provisions of subsection A above, a building permit may be issued for:

1. A single model unit ~~home~~ in a subdivision may be given a building permit under the following conditions: ~~, provided that a certificate of occupancy shall not be granted and the model home may not be used or occupied for any reason until the subdivision plat has been approved and recorded.~~
   a. The subdivision plat has been recorded and the project meets the bonding requirements of this chapter.
   b. The model unit is within 250' of a functional fire hydrant.
2. A model home complex within a master planned community with a planned development overlay upon approval by the City Council of an amendment to the development agreement stating the terms and conditions for issuance of the building permit. - Slippery slope.
3. An Occupancy Permit may only be issued for a model unit if the subdivision meets the standards contained within this Chapter and the home meets all other building code requirements

(Ord. 2008-32, 12-18-2008; Ord. 2012-2, 4-19-2012; Ord. 2019-09, 7-18-2019; Ord. No. 2021-04 , 6-17-2021)

Multi-family?

what is a unit, can it be multiple units.

- timeframe remains a middle.

• Asking to provide power to one home prior to the rest of the development. This could ~~be compo~~ be compounded w/ commercial.

- Need to worry about 2nd Access.

• Concern about once we issue a building permit, we might not be able to issue a CO.

1. It is the position of the power dept. to completely do away with the "Model Home" ordinance. with the explaination that developers and home-owners do not understand the operating proceedures of the city, unknowingly Requesting utilities to the model well before power is even installed.

2. if we must keep the ordinance ~~as stands currently~~, power requests there be no change and that there be placed even strict policy that the model must still comply to operating proceedures as stands.

3. To further explain, by allowing commercial, industrial, or everyone to create a model unit we will compound our problems and frustration. Developers are relentless when in a crunch or losing money. Often times Lobbying Council members / mayor / staff and taking time that we don't have because they need a favor.

10-3-7: MODEL HOMES:

A. After recording of a subdivision plat, building permits for model homes may be issued before completion of on and off site improvements, subject to the following requirements:

1. The applicant must provide proof of ownership of the property where the model home is proposed to be located.

2. The applicant must sign a statement acknowledging that the applicant takes full responsibility for the risks being taken by constructing a model home before on and off site improvements are completed.

3. All on and off site improvements for the full plat must be completed within forty five (45) days of issuance of the first model home building permit. If, in the opinion of the city engineer or the city building official, on and off site improvements cannot be completed within forty five (45) days of the issuance of a permit for a model home, then the city engineer or the city building official may withhold approval of a model home building permit.

4. If all on and off site improvements for the full plat are not completed within the forty five (45) day period, the city may suspend issuance of additional permits until improvements are completed.

5. A maximum of two (2) model homes will be allowed in each plat.

6. Prior to the issuance of a building permit for a model home, hard surfaced roads must be completed such that they provide reasonable access to the structure(s).

7. All fire protection requirements must be met as set and approved, in writing, by the South Davis Metro Fire District.

8. No dwelling unit, including model homes, will be issued a certificate of occupancy until all on and off site improvements are completed.

9. Model homes may be operated until a building permit is issued for the last remaining lot within the development.

B. Issuance of any building permit for a model home before the completion of on and off site improvements is subject to predicted weather conditions. No building permit application for a model home prior to completion of on and off site improvements will be accepted between September 15 and March 1. (Ord. 2011-06, 5-3-2011)

Sec. 10-3-4 Definition

Model Unit is a single dwelling, commercial, or industrial unit within a subdivision to be shown to prospective buyers for other lots or units within the subdivision.

Sec. 10-39-15. Enforcement and permits.

A. In order to enforce compliance with this chapter, the Building Official shall not issue any permit for the proposed erection, construction, reconstruction, alteration of any structure, or use of any land until the provisions of this chapter have been meet. No City officer or employee shall issue any permit or license for the construction or installation of any building or structure or use on any subdivision lot until the following conditions have been met:

1. Such subdivision plat shall have been approved and recorded in the office of the county recorder.

2. Infrastructure improvements shown on approved construction plans for the subdivision:

a. Have been constructed and installed and preliminarily accepted; or

b. The City has received and accepted an improvement completion assurance for the subdivision in accordance with this chapter, and the following improvements have been constructed, installed, tested and accepted in accordance with the requirements of the building or fire code:

(1) A road base of untreated, compacted and graded gravel;

(2) Sewer, storm drains and storm drain facilities;

(3) Curb and gutter unless otherwise not required by this Code;

(4) Water system, including water lines and hydrants; and

(5) Power lines.

B. All required improvements must be complete within 12 months of notice to proceed.

C. The City may call upon the improvement completion assurance filed with the City for all improvements not completed within 12 months of the notice to proceed or when the first building within the subdivision seeks an occupancy permit, whichever is sooner.

D. It shall be prohibited for anyone to start construction on any building within a subdivision until they have fulfilled the requirements of this chapter.

E. Any license or permit issued in conflict with this chapter shall be null and void.

F. Notwithstanding the provisions of subsection A above, a building permit may be issued for:

1. A single model unit ~~home~~ in a subdivision may be given a building permit under the following conditions:~~, provided that a certificate of occupancy shall not be granted and the model home may not be used or occupied for any reason until the subdivision plat has been approved and recorded.~~

a. The subdivision plat has been recorded and the project meets the bonding requirements of this chapter.

b. The subdivision has a total of ten (10) units or more.

c. All fire protection requirements must be met as set and approved by the Hurricane Valley Fire District. The model unit is within 250’ of a functional fire hydrant.

c. Approval, Amendment Or Denial Authority; Findings: The zoning administrator has the authority to approve, amend or deny the site plan. In approving a model home site plan, the following findings shall be made:

1. The design of the improvements:

a. Is consistent with the preliminary plat and its conditions.

b. Is consistent with the zoning requirements of the zone.

c. Will not adversely affect the public health, safety and welfare.

2. Signs are consistent with the city sign regulations.

3. There is adequate off street parking.

4. All weather surface access is provided to the model homes and parking areas.

5. Fire protection is provided to the site and approval by the Hurricane Valley Fire Distric.

6. Sanitary facilities are provided at the site for public use.

7. A dumpster is provided for the site.

2. A model home complex (multiple model units) within a master planned community with a planned development overlay upon approval by the City Council of an amendment to the development agreement stating the terms and conditions for issuance of the building permit.

3. An Occupancy Permit may only be issued for a model unit if the subdivision meets the standards contained within this Chapter and the home meets all other building code requirements

(Ord. 2008-32, 12-18-2008; Ord. 2012-2, 4-19-2012; Ord. 2019-09, 7-18-2019; Ord. No. 2021-04 , 6-17-2021)

15.3.24.060 Subdivision Model Home

A. A model home may be provided in conjunction with residential subdivisions subject to the following:

1. The model is used only to market homes being built in the subdivision or Master Planned Development in which it is located. No off-site sales are allowed.
2. A model home plan is required, which shows the lot(s) to be used, parking areas, fencing, lighting, and signage. The Community Development Director shall review and approve the plan prior to the issuance of building permits for models.
3. Prior to occupancy as a residential unit, all model homes must conform to all provisions of this ordinance, and any temporary parking, office, lighting, fencing, signage, and similar improvements shall be removed.

(Ord. No. 14-16, Amended 09/20/2016)

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-07
Receipt No. 8-166891

Name: Diamond Edge Construction LLC Telephone: 435-467-4966

Address: 301 S Main, Blanding, UT 84511 Fax No.

Email: scottstratton4966@gmail.com Agent Email: karl@pv-eng.com; treasa@pv-eng.com

Agent (If Applicable): ProValue Eng.- Karl Rasmussen Telephone: 435-668-8307

Address/Location of Subject Property: 3071 S 1100 W

Tax ID of Subject Property: H-3396-D, H-3396-E Existing Zone District: RA-0.5

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) Looking to change zoning to Light Industrial (M-1). It creates a better buffer between the gravel pit and residential units.

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)
:ss
COUNTY OF)

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

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this 7 day of March 2023

_____
(Notary Public)

Residing in: Washington Co.

My Commission Expires: 10/07/2024

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

Agent Authorization

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

_____
(Property Owner)

_____
(Property Owner)

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

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

ZONE CHANGE APPLICATION (General Information)

PURPOSE

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

WHEN REQUIRED

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

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

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

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the City's General Plan.

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.

3. The extent to which the proposed amendment may adversely affect adjacent property; and

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

PROCESS

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

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

DIAMOND EDGE CONSTRUCTIONS LLC
H-3396-E
256 N 200 W
BLANDING, UT 84511

JOHN BRAMALL LLC
H-3394-B-1
1375 W 3150 S
HURRICANE, UT 84737

CATTOOR TROY
H-3343-A-1-A
PO BOX 289
NEPHI, UT 84648-0289

HURRICANE CITY, ET AL
H-3396
147 N 870 W
HURRICANE, UT 84737-1671

STRATTON TODD C TR
H-3395-B-P-SA
3125 S 1100 W
HURRICANE, UT 84737-2528

RCP INV LLC
H-3396-B
14711 S MAPLE PARK CT
DRAPER, UT 84020

DIAMOND EDGE CONSTRUCTION LLC
H-3396-D
301 S MAIN
BLANDING, UT 84511

FLANDERS MATT
H-3396-A
26941 AUSTIN RD
HOWARD, OH 43028

HURRICANE CITY, ET AL
H-3395
147 N 870 W
HURRICANE, UT 84737-1671

OMAN PROPERTIES LLC
H-3394-B-1-A
14340 S 3600 W
BLUFFDALE, UT 84065

DIAMOND EDGE CONSTRUCTION LLC
H-3396-C
301 S MAIN
BLANDING, UT 84511

PLANNING & ZONING
HURRICANE CITY
UTAH

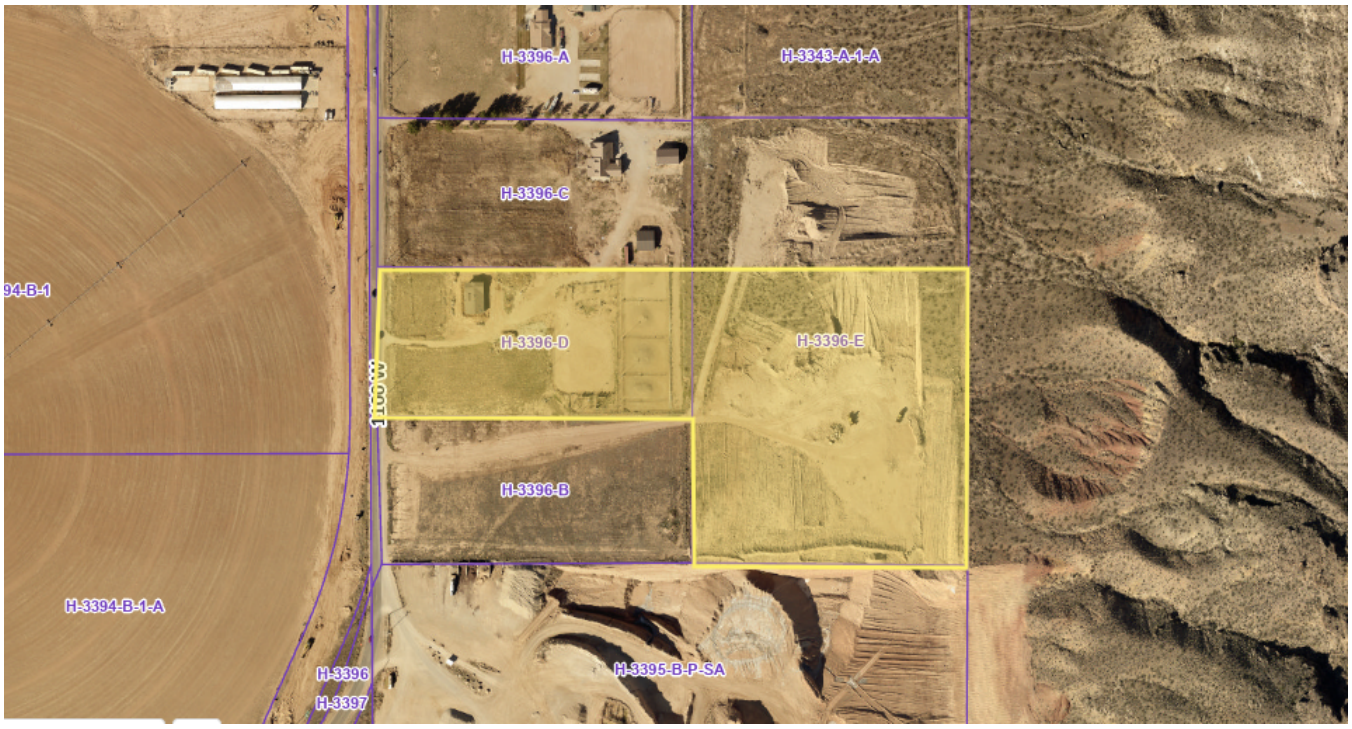
STAFF COMMENTS

Agenda Date:	**03/23/2023**
Application Number:	2023-ZC-07
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Diamond Edge Construction LLC
Agent:	ProValue Engineering-Karl Rasmussen
Request:	A zone change from RA-0.5 with a PDO to M-1
Location:	3071 S 1100 W
Zoning:	RA-0.5 PDO
General Plan Map:	Rural Residential

Discussion:
The applicant has proposed a zone change for 14.67 acres of the previously approved Horseman's Edge development along 1100 W and south of 3000 S. This property has previously been approved for a PDO development consisting of mostly half-acre to quarter-acre lots, open space access to the Hurricane Cliffs, and 15 short-term rental units catering to the equestrian community. This new zone change would change about 60% of the development to M-1, light industrial; the applicant has told staff they would like to increase the buffer area to the Hurricane Ready-Mix gravel pit.

	Zoning	Adjacent Land Use
North	RA-0.5 PDO	Undeveloped Property (approved Horseman's Edge development)
East	Unincorporated	Cliffs and Natural Open Space
South	RA-1, M-1	Gravel Pit and an industrial Lot

West	RA-1, R1-10	Farm Land, Future Subdivisions



To change the zoning on any parcel of land within the City of Hurricane, the following questions need to be addressed:

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

Response: The General Plan Map shows this area as Rural Residential:

RURAL RESIDENTIAL These areas should serve as a transition from agricultural to traditional neighborhoods or commercial uses. Appropriate residential densities for this land use include from one unit per 40 acres to RA-.5 and RA-1 (p. 84)

The proposed zoning does not comply with the General Plan for the area. While staff and the Planning Commission have discussed new areas for future industrial use, this area has not been considered for that change. In the past the City has been fairly adamant about this area of town remaining agricultural.

One of the items to consider with this zone change is the gravel pit and industrial use in the area. The General Plan states the following:

Housing Goals...
1.10. Housing developments should not be placed in close proximity to heavy industrial land uses where possible. (p.42)

1100 W Gravel Pit Operation and Southern Border of this Zone Change Application

Having light industrial use as a buffer may be prudent in this case as has been done with the parcel to the southwest. This gravel pit will be in operation for many years to come and may be considered a nuisance to nearby residences.

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

Response: The zone change would be harmonious with the proposed and existing development to the south. The remaining surrounding property is largely agricultural and proposed for residential uses.

3. Will the proposed amendment affect the adjacent property?

Response: M-1 zoning allows for a variety of possible uses from storage units, as proposed on the parcel to the southwest, to light manufacturing. What effect this zone change has on the adjacent properties can depend heavily on what industrial uses are proposed on the property. It's important to note that if the zone change is approved, any light industrial use permitted under the M-1 zone could go on the property.

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

Response: No. There are currently inadequate utilities in this area for all the proposed developments in this part of town. The City has plans in place to bring sufficient capacity for power and water for the region but that will require significant investment in right-of-way acquisitions and large pieces of infrastructure. The City Council has denied several zone changes in this area for inadequate public facilities.

If the zone change is approved then this may lessen o the future power and water needs for the area, however that would entirely depend on what the future use is. Warehouses and storage units tend to use much less power and water than residential units however some of the largest individual power users in the City are a couple of light manufacturing operations in our current industrial parks both of which would be permitted under the approved zoning.

Overall, any change to the current use in this area will continue to strain our current resource capacity in this region. Staff has serious concerns about any new approvals in this area in general.

JUC Comments

These comments are preliminary, full JUC review is due March 22nd

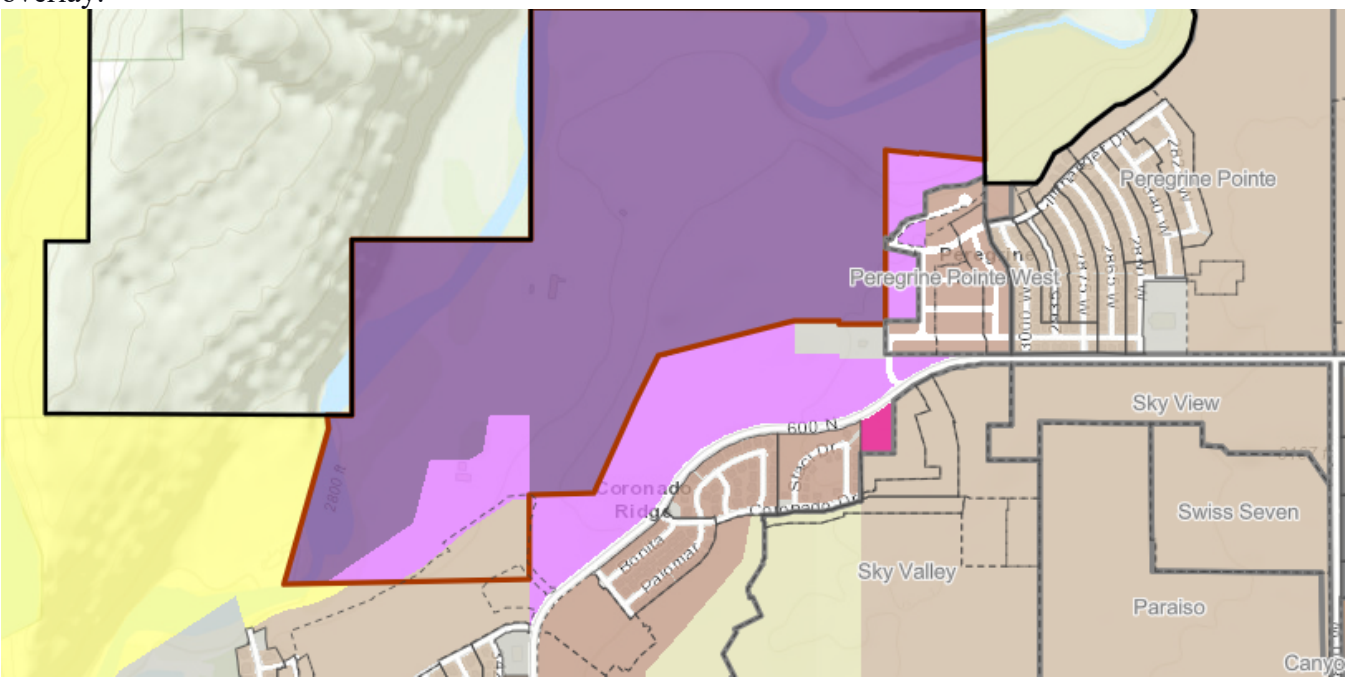
1. **Power:** At this time, the City's power grid is inadequate to support all of the development planned in the area south of 2700 South Street. Although the Power Department has plans to expand and enhance its system to supply adequate power to this area, those plans are subject to funding limitations, the City's acquisition of easements and rights-of-way, the availability of materials, and other limitations. Therefore, the Power Department cannot presently guarantee that it can provide power to all of the development planned in this area, which includes this proposed development. Developers must fill out a construction application and meet with the power department before proceeding to JUC.
2. **Sewer:** No comments
3. **Streets:** Improvements needed on 1100 W
4. **Water:** No comments
5. **Engineering:** Access on 1100 W needs to be addressed. Need to see the overall site plan.
6. **Fire:** Access issues in the area.
7. **Gas:** Nothing in the area
8. **WCWCD:** Nothing

Items to Considers

The following are key items to consider:

- Horseman's Edge is an approved development with preliminary plat approval and submitted construction drawings for phase 1 (not included in this zone change) this PDO zoning came after a lot of discussion with staff, Planning Commission, and City Council. The applicant has not submitted a new site plan for the remaining piece of the Horseman's Edge project that will need to be redesigned if this zone change goes through.
    - For example: the short-term rental units were approved in part because of the open space access near the gravel pit and the cliffs that could be used to access the new Equestrian Park. It is unknown to staff if that access is still planned to be there and if not then should the short-term rental units still be approved.

- Within the PDO code HCC 10-23-7 (G) states: "*Amendments. Amendments to approved plans and specifications shall be obtained by following the procedure required for preliminary plan approval.*" A new zone change application for Horseman's Edge may be required as well.
- Using an M-1 zoning as a buffer zone from extraction zones has some precedence within the City. Off 600 N there are several M-1 zoned properties intended to serve as buffers between residential properties in the area and Interstate Rock's extraction area; this was specifically brought up during the approvals of Peregrine Pointe West and Interstate Rock's extraction overlay.



- ***<u>Approval of this zone change will invalidate the preliminary plat for Horseman's Edge approved by the City Council on April 21, 2022 and a new one will need to be submitted.</u>***

Findings:
Staff makes the following findings:

1. The proposed zone change is not compatible with the General Plan Map but may meet some of it's goals.
2. The proposed zone change is not generally in harmony with the overall residential and rural character of the properties to the north and west, but is more harmonious with the extraction pit to the south.
3. The proposed zone change will have an impact on the area, but that depends on how this area develops.
4. The services are not adequate for the development in this region, however this change may lessen the power and water needs regionally.
5. Staff has serious concerns about how this change will affect the approvals for the Horseman's Edge development.

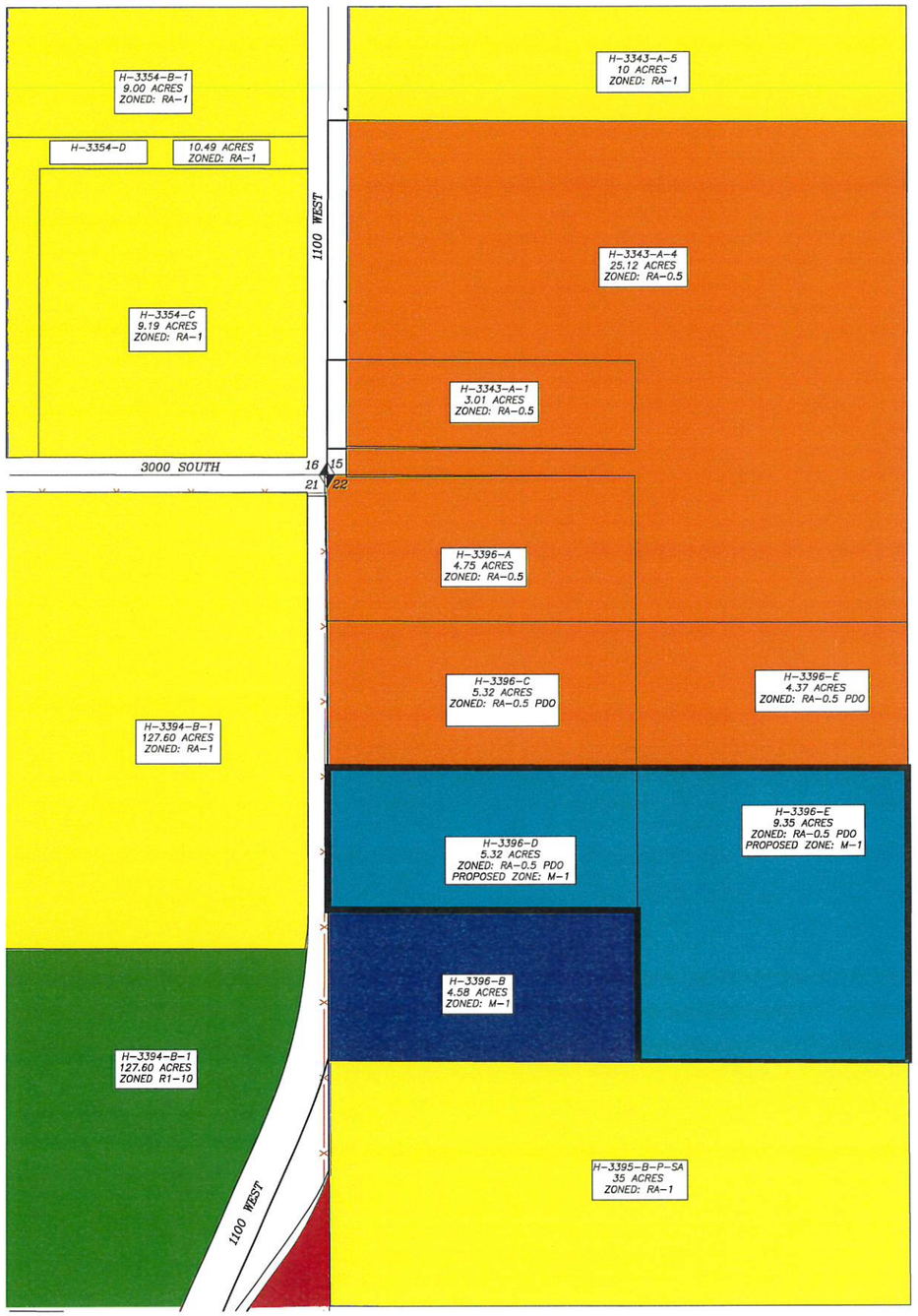
Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and considers residents' comments. Staff finds the proposal generally acceptable, however staff has serious concerns about what approval of this zone change will entail for the remainder of the Horseman's Edge development.

Staff recommends that the applicant provide additional material and zone change amendment for the Horsemen Edge PDO to be amended at the same time as this proposed zone change.

Approval of this zone change will invalidate the zoning and preliminary plat for Horseman's Edge approved by the City Council on April 21, 2022 and a new one will need to be submitted.

PROPOSED ZONE CHANGE MAP FOR:
SCOTT STRATTON

LOCATED IN SECTION 22, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



BUREAU OF LAND MANAGEMENT

OWNERS:

DIAMOND EDGE CONSTRUCTION LLC
301 S MAIN
BLANDING, UT-84511

AGENT:

SCOTT STRATTON:
(435) 467-4966
SCOTTSTRATTON4966@GMAIL.COM

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED

N
W E
S

150 0 150
SCALE IN FEET

LEGAL DESCRIPTIONS FOR PROPOSED ZONE CHANGE TO M-1: LIGHT INDUSTRIAL

PARCEL H-3396-D

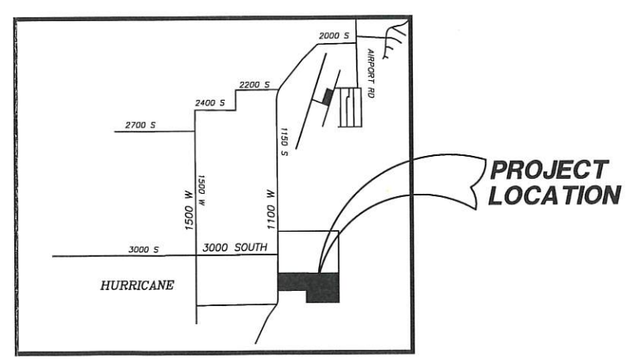
BEGINNING AT A POINT SOUTH 0°07'20" EAST, ALONG THE SECTION LINE, 660.54 FEET FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°44'48" EAST 701.20 FEET; THENCE SOUTH 0°07'20" EAST 330.27 FEET; THENCE NORTH 89°44'48" WEST 701.20 FEET; THENCE NORTH 0°07'50" WEST 330.27 FEET TO THE POINT OF BEGINNING.

PARCEL H-3396-E (SOUTH 9.35 ACRES PROPOSED ZONE CHANGE TO M-1: LIGHT INDUSTRIAL)

BEGINNING AT A POINT SOUTH 0°23'15" EAST 330.27 FEET ALONG THE SECTION LINE AND NORTH 89°59'54" EAST 701.20 FEET FROM THE NORTH WEST CORNER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°59'54" EAST 617.18 FEET TO THE 1/16TH LINE; THENCE SOUTH 0°13'14" EAST 992.37 FEET ALONG THE 1/16TH LINE TO THE 1/16TH CORNER; THENCE NORTH 89°54'34 WEST 614.30 FEET ALONG THE 1/16TH LINE; THENCE NORTH 0°23'15" WEST 991.40 FEET TO THE POINT OF BEGINNING.

ZONE LEGEND:

- PROPOSED ZONE CHANGE TO M-1 LIGHT INDUSTRIAL.
- RA-1: RESIDENTIAL AGRICULTURE – 1 UNIT PER ACRE
- R1-10: RESIDENTIAL – 1 UNIT PER 10,000 SQ.FT.
- M1: LIGHT INDUSTRIAL
- RM-2: MULTI FAMILY– 10 UNITS PER ACRE
- RA-0.5 RESIDENTIAL AGRICULTURAL– 2 UNITS PER ACRE



VICINITY MAP
N.T.S

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NO	DESCRIPTION	DATE	BY

REVISIONS

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 East, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8501

PROPOSED ZONE CHANGE MAP FOR:
SCOTT STRATTON
LOCATED IN SECTION 22, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 3-9-2023
SCALE: 1"=150'

JOB NO.
335-019

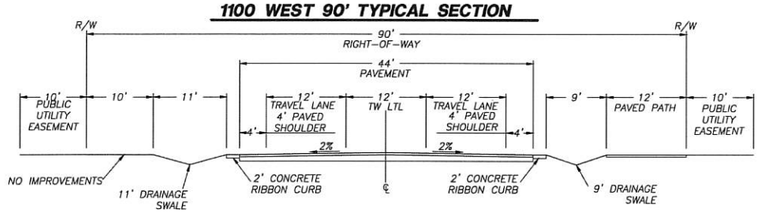
SHEET NO:
1 OF 1

335-019

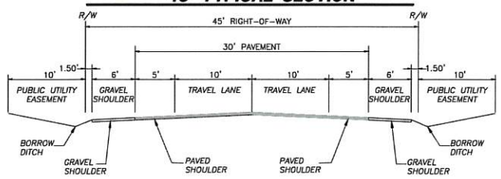
PRELIMINARY PLAT FOR:
HORSEMAN'S EDGE

LOCATED IN SECTION 22, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

1100 WEST 90' TYPICAL SECTION



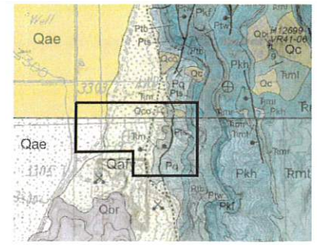
45' TYPICAL SECTION



SITE DATA:

TOTAL ACRES	24.66 ACRES
OPEN SPACE	1.62 ACRES
BASIN AREA	0.66 ACRES
TOTAL LOTS	40 LOTS
UNITS/ACRE	1.62
PHASE 1	14 LOTS
PHASE 2	11 LOTS
PHASE 3	15 LOTS

GEOLOGICAL REPORT



Qae: MIXED ALLUVIAL AND EOLIAN DEPOSITS -- MODERATELY TO WELL-SORTED, CLAY- TO SAND-SIZED MATERIAL; LOCALLY INCLUDES ABUNDANT EOLIAN SAND AND MINOR GRAVEL; DEPOSITED IN LARGE, OPEN, NEARLY FLAT AREAS SUCH AS WASHINGTON FIELDS; 0 TO 30 FEET (0-9 M) THICK.

Qafy: YOUNGER ALLUVIAL-FAN DEPOSITS -- POORLY TO MODERATELY SORTED BOULDER- TO CLAY-SIZE SEDIMENT DEPOSITED AT THE BASE OF THE HURRICANE CLIFFS AND LOCALLY AT THE MOUTHS OF ACTIVE DRAINAGES; 0 TO ABOUT 50 FEET (0-15 M) THICK

TRm: MOENKOPI FORMATION, UNDIVIDED - MAPPED IN FAULT SLIVERS ALONG THE HURRICANE FAULT ZONE

Qco: COLLUVIAL DEPOSITS - POORLY TO MODERATELY SORTED, CLAY- TOBOULDER-SIZE, LOCALLY DERIVED SEDIMENT DEPOSITED ON MODERATE SLOPES; DEPOSITED BY SLOPEWASH AND SOIL CREEP; LOCALLY INCLUDES TALUS, ALLUVIAL, AND EOLIAN DEPOSITS; OLDER COLLUVIAL DEPOSITS (QCO) FORM INCISED, LARGELY INACTIVE SURFACES; 0 TO 30 FEET (0-9 M) THICK.

Pls: SELIGMAN MEMBER -- CONSISTS OF THREE PARTS: UPPER PART IS MEDIUM-GRAY, THIN-BEDDED, SANDY LIMESTONE; MIDDLE PART IS INTERBEDDED YELLOWISH-GRAY, CALCAREOUS, VERY FINE-GRAINED SANDSTONE AND GRAYISH-YELLOW, GYPSIFEROUS, CALCAREOUS SILTSTONE; AND BASAL PART IS PALE-YELLOWISH-BROWN, FINE-GRAINED SANDSTONE; 115 FEET (36 M) THICK.

Pq: QUEANTOWEAP SANDSTONE -- PALE-YELLOW TO GRAYISH-PINK, CALCAREOUS, THICK-BEDDED, FINE-GRAINED SANDSTONE; ONLY THE UPPER 75 FEET (23 M) IS EXPOSED IN THE QUADRANGLE, BUT THE FORMATION IS ABOUT 1,300 FEET (400 M) THICK IN THE AREA.

Plb: BRADY CANYON MEMBER -- MEDIUM-LIGHT-GRAY TO DARK-GRAY, MEDIUM- TO COARSE-GRAINED, THICK-BEDDED, FOSSILIFEROUS LIMESTONE WITH REDDISH-BROWN CHERT NODULES; CONTAINS LOCALLY COMMON BRACHIOPODS, CRINOIDS, AND CORALS; FORMS PROMINENT CLIFF; 200 FEET (60 M) THICK.

Plw: WOODS RANCH MEMBER -- GRAYISH-PINK TO VERY PALE-ORANGE, VERY THICK-BEDDED GYPSUM WITH INTERBEDS OF LIGHT-BROWNISH-GRAY SILTSTONE, PALE-RED SHALE, AND YELLOWISH-GRAY TO LIGHT-GRAY, LAMINATED TO THIN-BEDDED DOLOMITE AND LIMESTONE; FORMS SLOPE, COMMONLY COVERED WITH TALUS; BEDS DISTORTED FROM DISSOLUTION OF GYPSUM; 320 FEET (98 M) THICK.

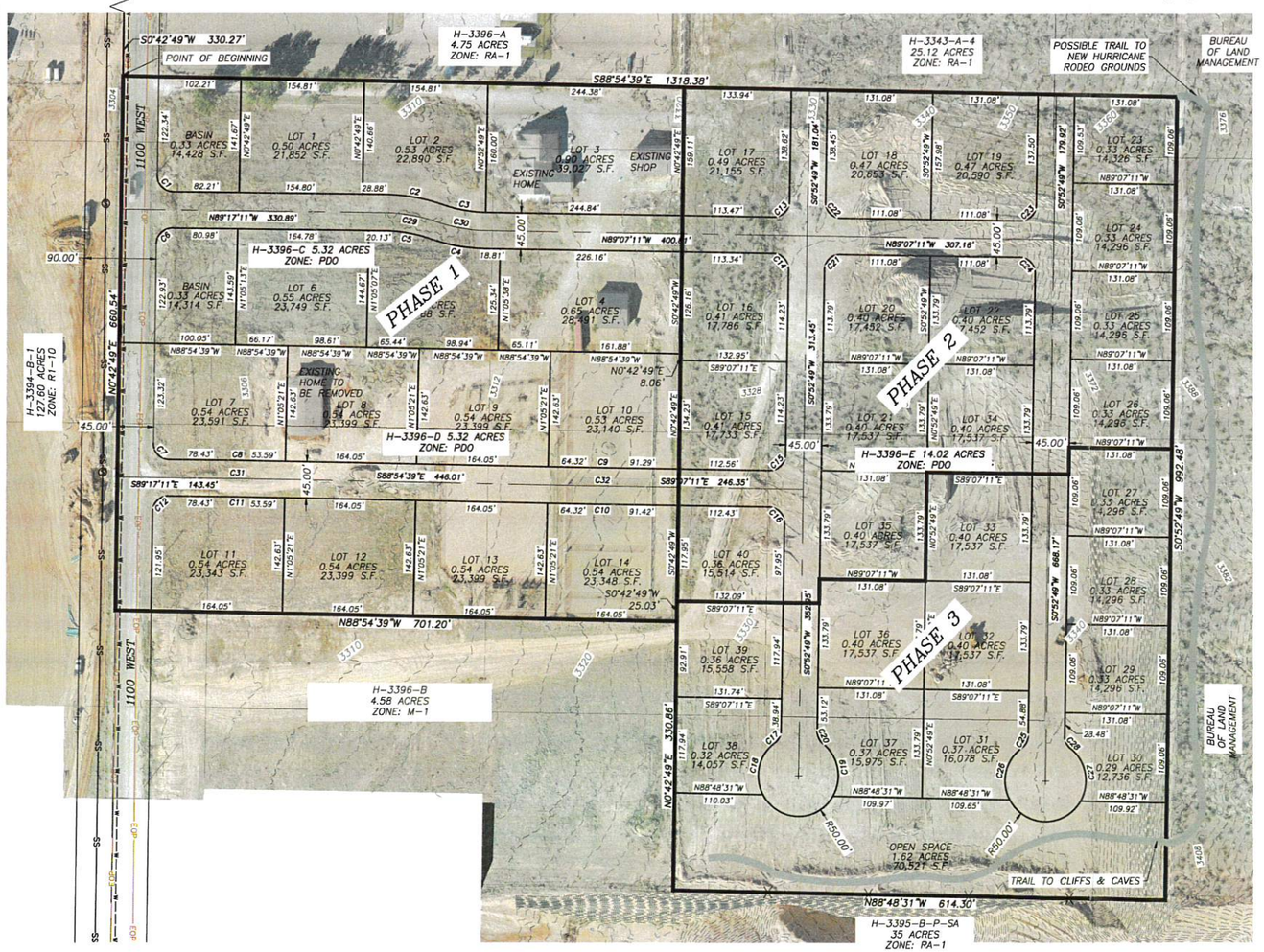
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- PHASING LINE
- PROPOSED TRAIL
- SS — EXISTING SEWER MAIN
- W — EXISTING WATER MAIN
- EOP — EXISTING EDGE OF PAVEMENT
- MAJOR CONTOUR 10'
- MINOR CONTOUR 2'
- EXISTING SEWER MANHOLE

N
W E
S
80 0 80
SCALE IN FEET

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	SPECIAL STUDY AREA
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
LIQUEFACTION	H2 - HIGH2 - WELL-SORTED SANDS, SILTY SANDS, AND GRAVELS, NO GROUND WATER INFORMATION L2 - LOW2 - MODERATELY TO POORLY SORTED SANDS AND GRAVELS, NO GROUND-WATER INFORMATION
ROCKFALL HAZARD	H - HIGH ROCK FALL-HAZARD AREA
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	HCS-HIGH COLLAPSIBLE SOILS CSC-FAN ALLUVIUM, PLEISTOCENE
EXPANSIVE SOIL	ESL/ESM-SOILS WITH LOW TO MODERATE SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	GSB - GYPSUM BEARING SOILS, CONCEALED
PIPING & EROSION	P&ES-SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤ 10 FEET BENEATH SOIL COVER
SHALLOW GROUND WATER	SGW3-MODERATLY TO FREELY DRAINING SOILS WITH SEASONAL OR TRANSIENT SHALLOW GROUND WATER
WIND BLOWN SAND	WBSL-LOW: MIXED-UNIT GEOLOGIC DEPOSITS WTH WIND-BLOWN COMPONENT



OWNER / DEVELOPER

SCOTT STRATTON
DIAMONDS EDGE CONSTRUCTIONS LLC
256 N 200 W
BLANDING, UT 84511

HORSEMAN'S EDGE LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER SECTION 22, TOWNSHIP 42S, R13W, SALT LAKE BASE AND MERIDIAN; THENCE S00°42'49"W 330.27 FEET; TO THE POINT OF BEGINNING; THENCE S88°54'39"E 1318.38 FEET; THENCE S00°52'49"W 992.48 FEET; THENCE N88°48'31"W 614.30 FEET; THENCE N00°42'49"E 330.86 FEET; THENCE N88°54'39"W 701.20 FEET; THENCE N00°42'49"E 660.54 FEET; THENCE N00°42'49"E 330.27 FEET; TO TO THE POINT OF BEGINNING.

CONTAINING 24.66 ACRES

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 & 10 MAP)

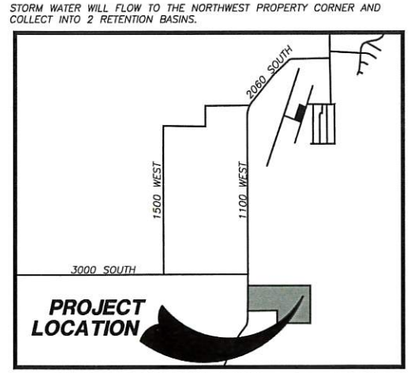
NARRATIVE

THE PREVIOUSLY SUBMITTED ZONE CHANGE CREATED A PLANNED DEVELOPMENT OVERLAY (PDO) OVER PARCELS H-3396-C, H-3396-D & H-3396-E.

THIS SUBDIVISION IS PROPOSED TO HAVE 40 LOTS, RANGING FROM 0.29 ACRES TO 0.90 ACRES.

15 LOTS IN PHASE 3 WILL BE SHORT TERM RENTALS.

STORM WATER WILL FLOW TO THE NORTHWEST PROPERTY CORNER AND COLLECT INTO 2 RETENTION BASINS.



VICINITY MAP
N.T.S

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	31.42'	20.00'	28.28'	N44°17'11"W	90°00'00"
C2	71.29'	222.50'	70.98'	N80°06'27"W	18°21'27"
C3	56.35'	177.50'	56.12'	N80°01'27"W	18°11'27"
C4	70.64'	222.50'	70.34'	S80°01'27"E	18°11'27"
C5	56.87'	177.50'	56.63'	S80°06'27"E	18°21'27"
C6	31.42'	20.00'	28.28'	N45°42'49"E	90°00'00"
C7	31.42'	20.00'	28.28'	N44°17'11"W	90°00'00"
C8	13.26'	2022.50'	13.26'	N89°05'55"W	0°22'32"
C9	7.21'	1977.50'	7.21'	N89°00'55"W	0°12'32"
C10	7.37'	2022.50'	7.37'	S89°00'55"E	0°12'32"
C11	12.96'	1977.50'	12.96'	S89°05'55"E	0°22'32"
C12	31.42'	20.00'	28.28'	N45°42'49"E	90°00'00"
C13	31.42'	20.00'	28.28'	S45°52'49"W	90°00'00"
C14	31.42'	20.00'	28.28'	S44°07'11"E	90°00'00"
C15	31.42'	20.00'	28.28'	S45°52'49"W	90°00'00"
C16	31.42'	20.00'	28.28'	S44°07'11"E	90°00'00"
C17	18.37'	20.00'	17.73'	S27°11'20"W	52°37'00"
C18	70.93'	50.00'	65.13'	S12°51'32"W	81°16'36"
C19	71.47'	50.00'	65.54'	N10°47'13"W	81°53'56"
C20	18.37'	20.00'	17.73'	N25°25'41"W	52°37'00"
C21	31.42'	20.00'	28.28'	N45°52'49"E	90°00'00"
C22	31.42'	20.00'	28.28'	N44°07'11"W	90°00'00"
C23	31.42'	20.00'	28.28'	S45°52'49"W	90°00'00"
C24	31.42'	20.00'	28.28'	S44°07'11"E	90°00'00"
C25	18.37'	20.00'	17.73'	S27°11'20"W	52°37'00"
C26	70.81'	50.00'	65.04'	S12°55'25"W	81°08'51"
C27	71.36'	50.00'	65.45'	N10°51'06"W	81°46'11"
C28	18.37'	20.00'	17.73'	N25°25'41"W	52°37'00"
C29	64.08'	200.00'	63.81'	N80°06'27"W	18°21'27"
C30	63.50'	200.00'	63.23'	S80°01'27"E	18°11'27"

NO	DESCRIPTION	DATE	BY
	REVISIONS		

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PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
30 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307

PRELIMINARY PLAT FOR:
HORSEMAN'S EDGE
HURRICANE, UTAH 84737
LOCATED IN SECTION 22, T42S, R13W, S.L.B.&M.

DATE: 3/29/2022
SCALE: 1"=80'

JOB NO.
339-019

SHEET NO:
1

339-019 HORSEMAN'S EDGE PRE-PLAT

The following is an estimate of the density bonus applied for in this PDO plan for Horseman's Edge:

2. A density bonus may be authorized based upon provision of one or more of the following amenities. The maximum density bonus granted for any one class of amenities shall not exceed the percentage indicated.

a. Enhanced overall design theme (up to 5 percent): 5 PERCENT ESTIMATE FOR THE FOLLOWING ITEMS PROVIDED ON THE THEME MAP:

(1) Landscaping is designed and installed along all streets of the development according to a theme which provides overall design unity;

(2) Theme lighting is used throughout the development for street lighting, walkway lighting, parking areas, entrances, and building exteriors;

(3) Perimeter fencing is used throughout the project that matches building design, such as, masonry columns or piers using the same brick or stone as the buildings; and

(4) Special features such as fountains, streams, ponds, sculptures, buildings or other elements which establish a strong design theme for the development and are utilized in highly visible locations.

b. Improved building design (up to 5 percent): 5 PERCENT ESTIMATE FOR THE FOLLOWING ITEMS PROVIDED ON THE THEME MAP:

(1) Seventy five percent (75%) of the front exterior of each dwelling, exclusive of windows or doors, consists of brick or stone;

(2) Required parking for each unit is provided within a garage.

c. Improved energy efficiency (up to 5 percent): 2 PERCENT ESTIMATE FOR THE FOLLOWING ITEMS PROVIDED ON THE THEME MAP:

(1) Dwellings and main buildings have insulation greater than R-19 in walls and R-38 in ceilings; and

(2) Dwellings are designed with an active or passive solar feature, including, but not limited to, solar water heaters, Trombe walls, earth insulation of building walls.

d. Parking upgrades (up to 5 percent):

(1) Parking lots are screened from public view by means of increased berming or landscaping around the parking lot perimeter;

(2) Parking lots have landscaped islands beyond the minimum required by this title;

(3) Additional and/or larger trees that will shade fifty percent (50%) of the parking area upon tree maturation; and

(4) Provision of screened recreational vehicle parking areas.

e. Provision of usable open space (up to 5 percent): 5 PERCENT ESTIMATE FOR THE FOLLOWING ITEMS PROVIDED ON THE PDO SITE PLAN:

(1) Open space is integrated into the entire development and is connected to developed areas by a system of trails and walkways; and

(2) Stormwater detention facilities are designed, landscaped, and used for multiple purposes that are consistent with the overall design of the planned development and which reduce the perception of the area as a stormwater detention pond.

f. Provision of recreational facilities (up to 5 percent):

(1) The planned development includes recreational amenities primarily for the use by residents of the development, including swimming pools, sports courts, spas, barbecue and picnic facilities;

(2) Development of one or more common buildings used for meetings, indoor recreation, daycare, or other common uses; and

(3) Dedication and improvement of land for a publicly accessible park or trail system, subject to acceptance by the city.

g. Increased landscaping (up to 5 percent): **3 PERCENT ESTIMATE FOR THE FOLLOWING ITEMS PROVIDED ON THE THEME MAP:**

(1) Planting more than the minimum number of trees, shrubs, and other landscaping required by this title; and

(2) Use of landscaping to soften the appearance of wood or masonry fences and walls.

h. Utilization of recommended design and compatibility guidelines set forth in chapter 33 of this title (up to 5 percent). **5 PERCENT ESTIMATE FOR THE CHAPTER 33 ITEMS PROVIDED.**

THEME MAP FOR:
HORSEMAN'S EDGE

LOCATED IN SEC. 22, T42S, R13W, SLB&M.
WASHINGTON COUNTY, HURRICANE, UTAH

METAL RAIL FENCE

BLOCK WALL OPTION BETWEN LOTS

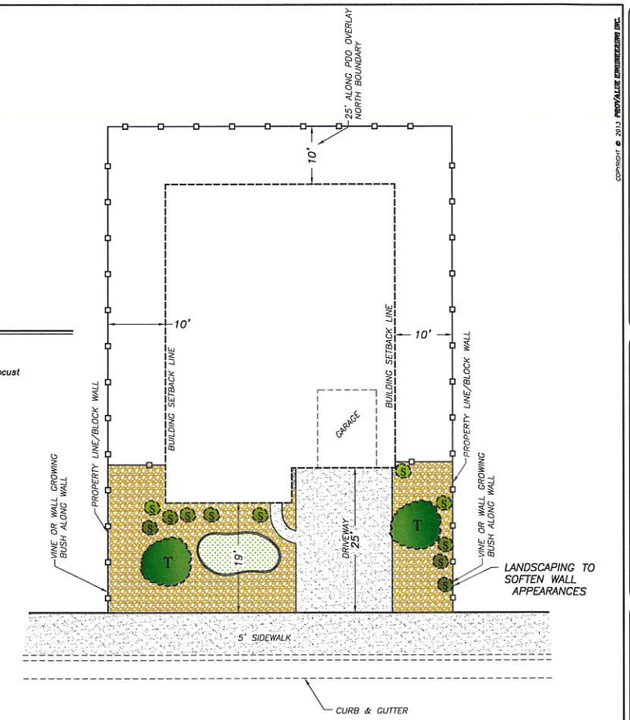
THEME:

HORSEMAN'S EDGE PROPOSES TO HAVE A ANIMAL FRIENDLY SUBDIVISION OF COUNTRY SYTLE HOUSING WITH FULL LANDSCAPING FEATURES, EXTERIOR APPEAL, AND A FULL COUNTRY FEELING INCORPORATING ENERGY EFFICIENT HOUSES. IT IS PROPOSED TO BUILD HOUSES THAT RANGE FROM 1500 SQUARE FEET TO 5000 SQUARE FEET WITH PARKING FOR TWO CARS INSIDE AN ATTACHED GARAGE. LANDSCAPING WILL SOFTEN THE LOOK OF BLOCK WALLS AND CREATE A COUNTRY NEIGHBORHOOD.

THIS DEVELOPMENT IS AGAINST THE HURRICANE CLIFFS AND TO MAINTAIN A DARK SKY FEELING AT NIGHT WITHOUT LIGHTING UP THE HILLSIDE, DARK SKY LIGHTS WILL BE INSTALLED ON HOMES AND IN THE STREETS.

TREE LIST

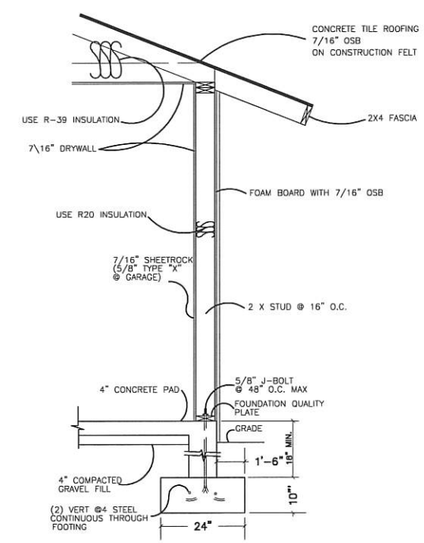
- Morning Could or Pink Dawn Chitalpa
- Purple RobeLocust
- Purple Catalpa
- Imperial Shademaster or Sunburst Honey Locust
- GoldenRaintree
- Fruitless Mulberry
- Blood Good Sycamore
- Aristocrat or Chanticleer flowering Pear
- Green Vase Zelkova



TYPICAL LOT LANDSCAPE

COUNTRY STYLE HOUSE - BRICK OR STONE

75% PERCENT OF HOMES WILL HAVE STONE OR BRICK ON THE EXTERIORS.



(TYP) BUILDING CROSS SECTION

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NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
240 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307 Karl Rasmussen
Phone: (435) 559-2318 Steve Wooley
Fax: (866) 435-3818

THEME MAP FOR:
HORSEMAN'S EDGE
LOCATED IN HURRICANE, UTAH

DATE: 12/9/2021
SCALE: 1"=50'

JOB NO.
335-019

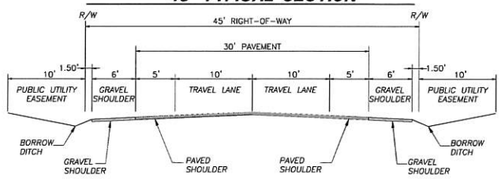
SHEET NO:
2 OF 2

335-019

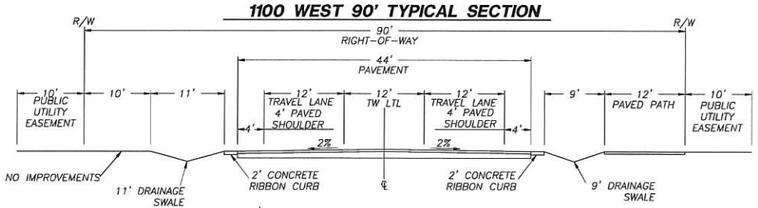
PDO SITE PLAN FOR:
HORSEMAN'S EDGE

LOCATED IN SECTION 22, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

45' TYPICAL SECTION



1100 WEST 90' TYPICAL SECTION



NARRATIVE

THE ZONE CHANGE IS INTENDED TO PLACE A PLANNED DEVELOPMENT OVERLAY (PDO) OVER PARCELS H-3396-C, H-3396-D & H-3396-E CURRENTLY ZONED RA-1. PROPOSED IS A 47 LOT SUBDIVISION WITH LOTS RANGING FROM 0.26 ACRES TO 1.07 ACRES.

SITE DATA:

TOTAL ACRES	24.66 ACRES
OPEN SPACE	1.62 ACRES
DETENTION AREA	0.25 ACRES
TOTAL LOTS	47 LOTS
UNITS/ACRE	1.91
PHASE 1	14 LOTS
PHASE 2	18 LOTS
PHASE 3	15 LOTS

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- PHASING LINE
- PROPOSED TRAIL
- PROPOSED 8" SEWER MAIN
- PROPOSED 8" WATER MAIN
- PROPOSED SEWER MANHOLE
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT

N
W E
S

80 0 80
SCALE IN FEET

H-3396-C DESCRIPTION

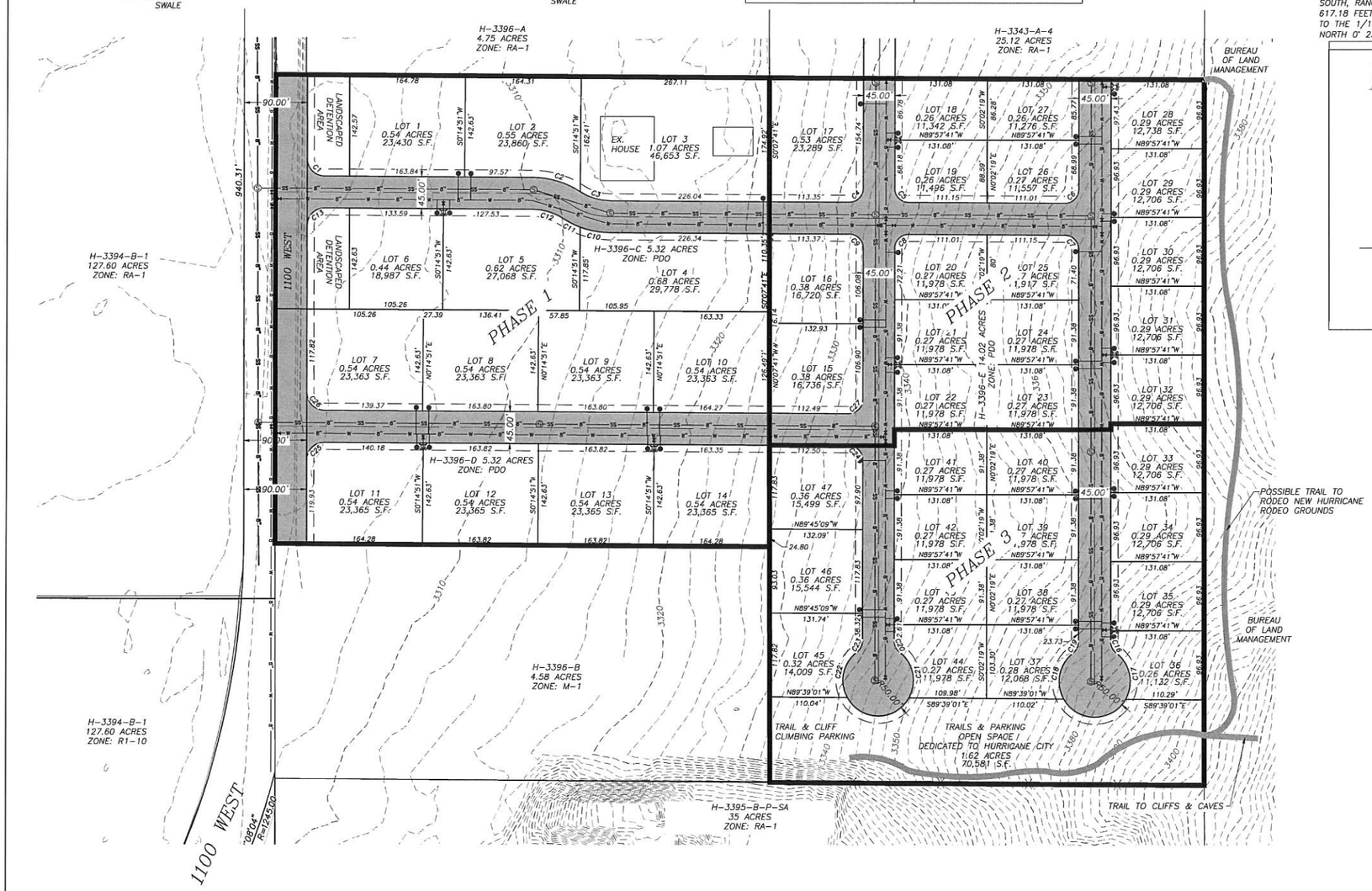
S: 22 T: 42S R: 13W BEG S0°07'20E ALG SEC/L 330.27 FT FM NWCOR SEC 22 T42S R13W; TH S89°44'48E 701.20 FT; TH S0°07'20E 330.27 FT; TH N89°44'48W 701.20 FT; TH N0°07'50W 330.27 FT TO POB

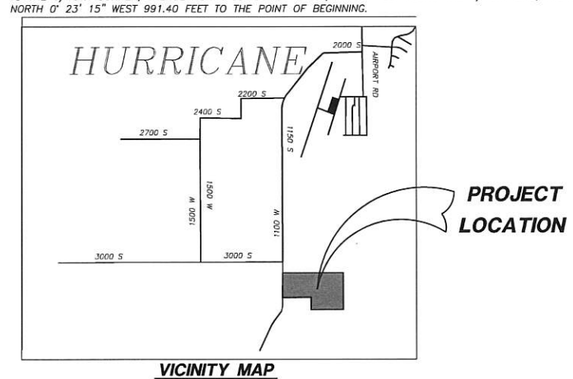
H-3396-D DESCRIPTION

S: 22 T: 42S R: 13W BEG S0°07'20E ALG SEC/L 660.54 FT FM NWCOR SEC 22 T42S R13W; TH S89°44'48E 701.20 FT; TH S0°07'20E 320.27 FT; TH N89°44'48W 701.20 FT; TH N0°07'50W 330.27 FT TO POB

H-3396-E DESCRIPTION

S: 22 T: 42S R: 13W BEGINNING AT A POINT SOUTH 0°23'15" EAST 330.27 FEET ALONG THE SECTION LINE AND NORTH 89° 59' 54" EAST 701.20 FEET FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89° 59' 54" EAST 617.18 FEET TO THE 1/16TH LINE; THENCE SOUTH 0° 13' 14" EAST, 992.37 FEET ALONG THE 1/16TH LINE TO THE 1/16TH CORNER; THENCE NORTH 89° 54' 34" WEST, 614.30 FEET ALONG THE 1/16TH LINE; THENCE NORTH 0° 23' 15" WEST 991.40 FEET TO THE POINT OF BEGINNING.





VICINITY MAP

N.T.S

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	39.11'	25.00'	35.24'	S44°56'25"E	89°37'28"
C2	70.58'	122.50'	69.60'	N73°14'50"W	33°00'37"
C3	44.65'	77.50'	44.04'	N73°14'50"W	33°00'37"
C4	31.49'	20.00'	28.34'	S45°08'35"W	90°12'32"
C5	31.34'	20.00'	28.23'	N44°51'25"W	89°47'28"
C6	31.49'	20.00'	28.34'	S45°08'35"W	90°12'32"
C7	31.34'	20.00'	28.23'	S44°51'25"E	89°47'28"
C8	31.49'	20.00'	28.34'	S45°08'35"W	90°12'32"
C9	31.34'	20.00'	28.23'	S44°51'25"E	89°47'28"
C10	43.11'	122.50'	42.88'	S79°40'19"E	20°09'40"
C11	27.47'	122.50'	27.41'	S63°10'00"E	12°50'57"
C12	44.65'	77.50'	44.04'	S73°14'50"E	33°00'37"
C13	36.97'	25.00'	33.69'	S47°53'05"W	84°43'33"
C14	57.61'	100.00'	56.82'	N73°14'50"W	33°00'37"
C15	57.61'	100.00'	56.82'	S73°14'50"E	33°00'37"
C16	18.37'	20.00'	17.73'	S26°16'11"E	52°37'00"
C17	72.12'	50.00'	66.03'	S11°15'25"E	82°38'32"
C18	71.58'	50.00'	65.62'	S11°38'44"W	82°01'12"
C19	18.37'	20.00'	17.73'	S26°20'50"W	52°37'00"
C20	18.37'	20.00'	17.73'	S26°16'11"E	52°37'00"
C21	71.49'	50.00'	65.55'	S11°37'02"E	81°55'17"
C22	70.95'	50.00'	65.14'	S12°00'21"W	81°17'57"
C23	18.37'	20.00'	17.73'	S26°20'50"W	52°37'00"
C24	31.34'	20.00'	28.23'	S44°51'25"E	89°47'28"
C25	36.97'	25.00'	33.69'	S47°53'05"W	84°43'33"
C26	39.08'	25.00'	35.22'	S44°58'11"E	89°33'55"
C27	31.49'	20.00'	28.34'	S45°08'35"W	90°12'32"

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NO	DESCRIPTION	DATE	BY

REVISIONS

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
22 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307

PDO SITE PLAN FOR:
HORSEMAN'S EDGE
HURRICANE, UTAH 84737
LOCATED IN SECTION 22, T42S, R13W, S.L.B.&M.

DATE: 12/14/2021
SCALE: 1"=80'

JOB NO.
335-019

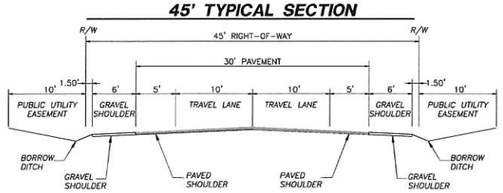
SHEET NO.
1

335-019

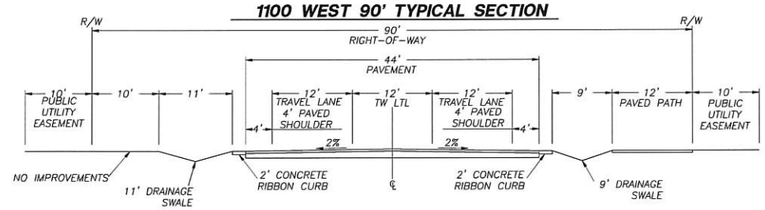
EMERGENCY ACCESS PLAN FOR:
HORSEMAN'S EDGE

LOCATED IN SECTION 22, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

45' TYPICAL SECTION



1100 WEST 90' TYPICAL SECTION



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- PHASING LINE
- PROPOSED TRAIL

N
W E
S

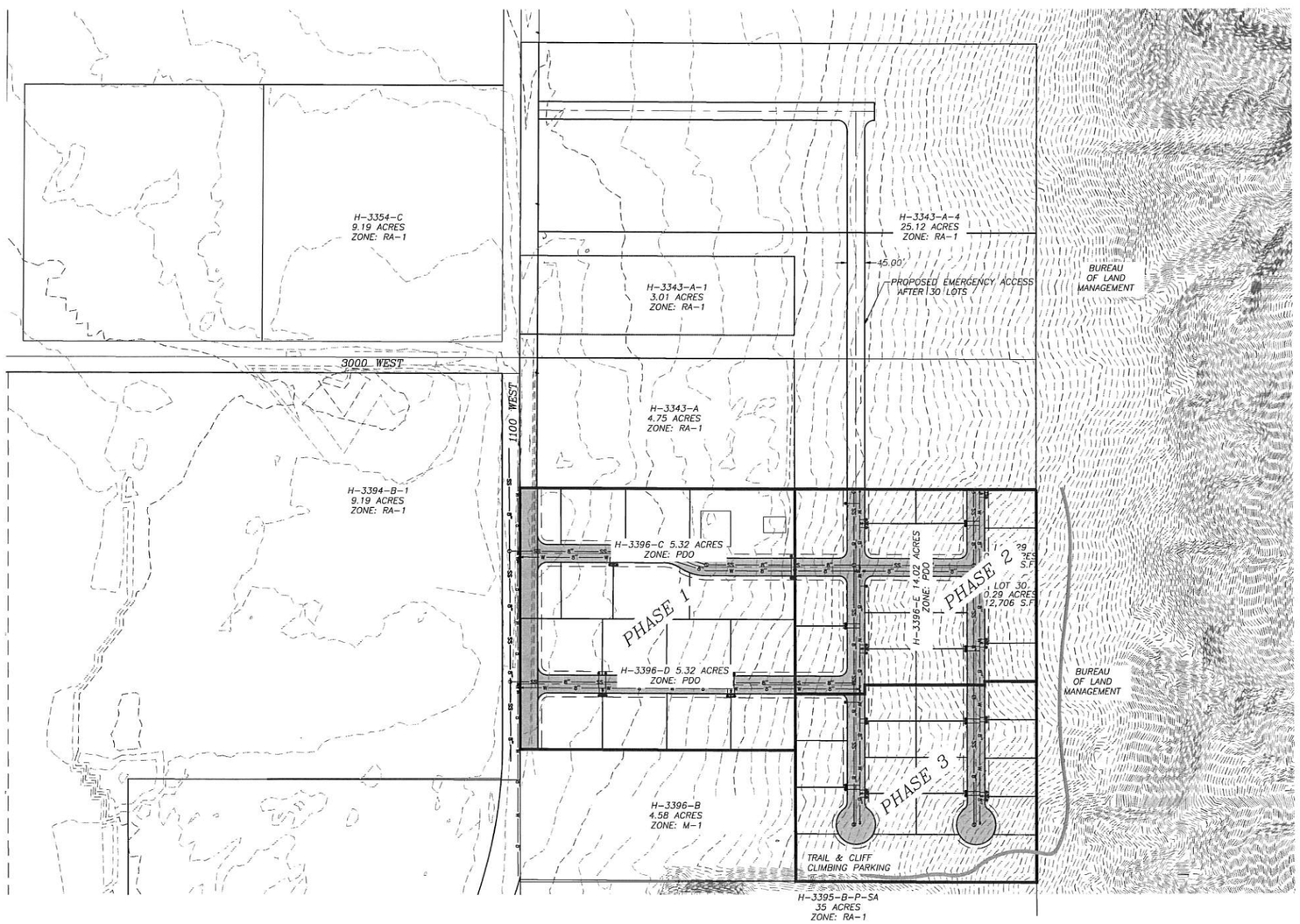
150 0 150
SCALE IN FEET

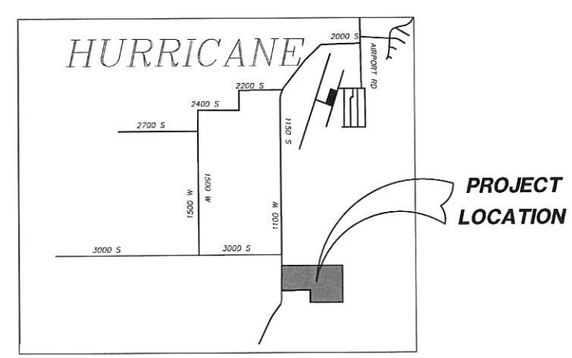
ACCESS AGREEMENT THROUGH PARCEL H-3343-A-4

WE, THE UNDERSIGNED, GRANT AN EMERGENCY ACCESS THROUGH PARCEL H-3343-A-4 AND WILL GRANT AN EASEMENT AFTER THE DEVELOPMENT 30 LOTS.

TROY CATTOOR

SANDY CATTOOR





VICINITY MAP
N.T.S

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NO	DESCRIPTION	DATE	BY

REVISIONS

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8087

EMERGENCY ACCESS PLAN FOR:
HORSEMAN'S EDGE
HURRICANE, UTAH 84737
LOCATED IN SECTION 22, T42S, R13W, S.L.B.&M.

DATE: 12/14/2021
SCALE: 1"=150'

JOB NO.
335-019

SHEET NO:
1

335-019

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-06
Receipt No. 8-166476

Name: TRENT LEAVITT - CORAL CANYON MARKET LLC Telephone: 435.680.5623

Address: 41 N. 6300 W. HURRICANE UT 84737 Fax No. N/A

Email: trent@advancedrealty.com Agent Email: Matt@alcsg.com

Agent (If Applicable): MATT LOO Telephone: 435.703.0016

Address/Location of Subject Property: 41 N. 6300 W. HURRICANE, UT 84737

Tax ID of Subject Property: H-4-2-4-424 Zone District: _____

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) BUSINESS STORAGE UNIT FOR CORAL CANYON MARKET LLC

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)
:ss
COUNTY OF)

I (we), Coral Canyon Market, 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.

Coral Canyon Market, LLC
(Property Owner)

Trent Leavitt
(Property Owner)

Subscribed and sworn to me this 22 day of February 2023

Leina Mathis
(Notary Public)

Residing in: Santa Clara

My Commission Expires: 6/10/26

NOTARY PUBLIC
Leina Mathis
725183
My Commission Expires
06/10/2026
STATE OF UTAH

Agent Authorization

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

_____
(Property Owner)

_____
(Property Owner)

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

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

HURRICANE CITY
UTAH

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Trent Leavitt - Coral Canyon Market, LLC am/are the applicant(s) of the application known as Chevron Business Storage located on parcel(s) H-4-2-4-424 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 22 day of February, 2023

Applicant Name: Trent Leavitt - Coral Canyon Market LLC

Name of Signer (if different from Applicant Name): _____

Title of Signer: Managing Member

Signature: _____

STATE OF Utah)

COUNTY OF Washington

On the 22 day of February, 2023, personally appeared before me Trent Leavitt, 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: Leina Mathis

My Commission Expires: 6/10/26

NOTARY PUBLIC
Leina Mathis
725183
My Commission Expires
06/10/2026
STATE OF UTAH

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

STAFF COMMENTS

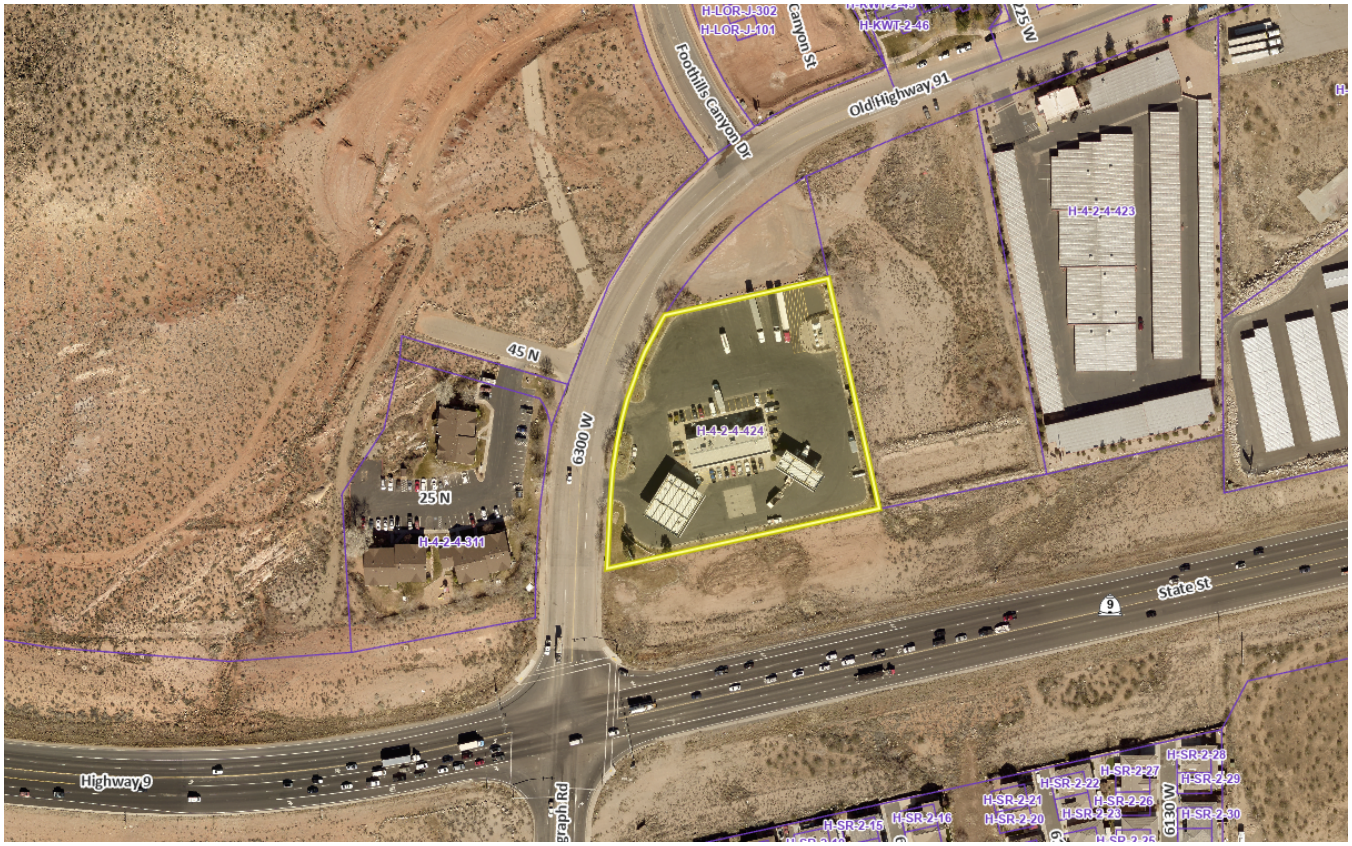
Agenda Date:	**03/23/2023**
Application Number:	2023-PSP-06
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Trent Leavitt-Coral Canyon Market LLC
Agent:	Matt Loo
Request:	Approval of a Preliminary Site Plan
Location:	41 N 6300 W
Zoning:	HC
General Plan Map:	Commercial

Discussion:
The applicant has filed a preliminary site plan for a storage building on the property of the Chevron gas station located on the corner of SR-9 and Old Highway 91 (6300 W). Under the Highway Commercial zoning storage units are not permitted, however the City has allowed storage for businesses on the same lot. This storage building would not be permitted to be rented or sold separately from the gas station and will only be used by the gas station for their storage. The applicant has told staff their main goal is to limit the number of trucks that park on site overnight. They are also proposing to add some electric vehicle chargers to the site.

JUC Comments
The following items will need to be addressed:

1. **Public Works:** No comments
2. **Power:** The Chevron storage area is okay by the power department, the power source and EV charger power source may not be as shown on this drawing. Developer needs to talk in more detail about the power needs and where the power will come from.
3. **Water:** Okay
4. **Street:** No comments
5. **Sewer:** 6” laterals must connect to the main line with a manhole.
6. **Engineering:** No comments
7. **Fire:** No hydrants shown. Building must be within 250’ of the hydrant.
8. **Phone:** No comment

9. **Gas**: No comment



Staff Comments: Preliminary Site Plan

1. As stated above the proposed use is permitted in the Highway Commercial zone as long as it is only for personal/business storage
2. Parking Requirements per HCC 10-34-10:

Warehouse, self-service storage	1 space per employee on highest employment shift

   a. With its stated use it is hard to imagine that this will have any dedicated employees and thus not increase the required parking on site.
3. Landscape: Landscaping is shown on their plan. This plan will not increase or otherwise change the frontage on the property so no landscaping changes are needed.

4. The applicant has told staff that they would like to add solar panels on top of the storage building and use that to power the EV chargers on the eastern property boundary. Hurricane City Power has raised some concerns with regards to how that would interact with our overall power system in the area.
5. The lot is flat and the staff does not have any concerns about slopes on the property.
6. *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development. (Hurricane City Code 10-7-10 (D)(2)(b))*

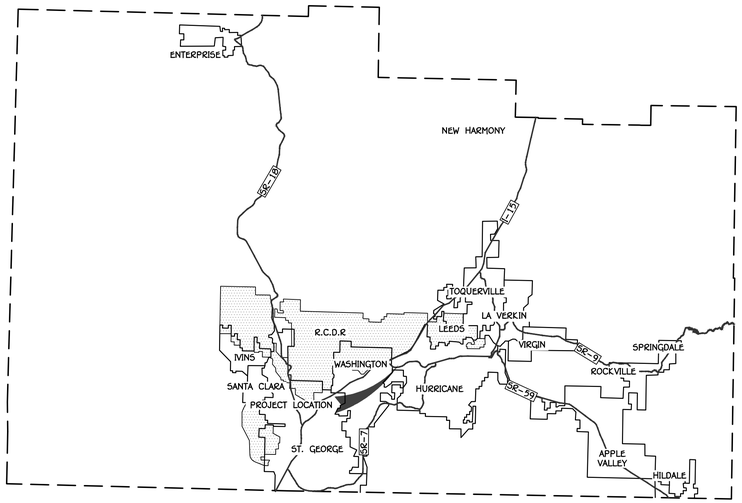
Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend approval of this preliminary site plan subject to JUC and staff comments.

CHEVRON STORAGE

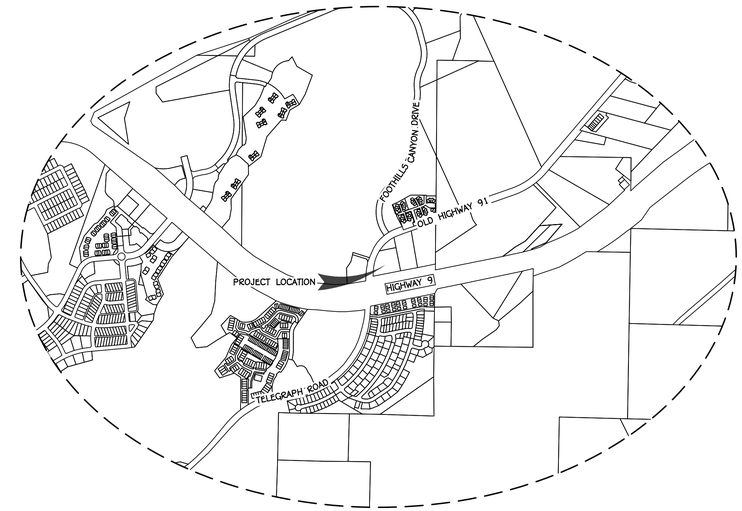
HURRICANE, UTAH

CONSTRUCTION DRAWINGS

OCTOBER 2022



WASHINGTON COUNTY



VICINITY MAP

SECTION 4, TOWNSHIP 42 S,
RANGE 14 W, SLB&M

0 1000' 2000'

SCALE: 1" = 1000'

GENERAL NOTES:

1. CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
2. ALL CONTRACTORS, INCLUDING SUBCONTRACTORS, WORKING WITHIN THE PROJECT SITE ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN AND AROUND THE CONSTRUCTION AREA. ALL TRAFFIC CONTROL DEVICES MUST CONFORM TO THE CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND CITY STANDARD SPECIFICATIONS.
4. A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ONSITE AT ALL TIMES.
5. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF UTILITIES AND PROVIDE THESE LOCATIONS TO THE ENGINEER AT THE COMPLETION OF THE PROJECT.
6. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE BUT NOT LIMITED TO CLEARING AND GRUBBING ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND SUCH MATERIAL WHICH IN THE OPINION OF THE ENGINEER IS UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS. ALL MATERIAL DEEMED UNSUITABLE FOR FUTURE USE ON THE SITE SHALL BE DISPOSED OFF SITE AT THE CONTRACTOR'S EXPENSE.
7. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK AND BETWEEN TRADES. SUB-CONTRACTORS ARE ALSO RESPONSIBLE FOR COORDINATION WITH OTHER TRADES INCLUDED IN THE CONTRACT DOCUMENTS. IF ANY DISCREPANCIES ARE FOUND, THE GENERAL CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY BEFORE COMMENCEMENT OF WORK. NO EXTRA COSTS TO THE PROJECT WILL BE INCURRED DUE TO FAILURE OF THE GENERAL CONTRACTOR AND/OR SUB-CONTRACTORS TO REVIEW THE CONTRACT DOCUMENTS AND COORDINATE WITH THE OTHER TRADES.
8. ANY NECESSARY FIELD DESIGN CHANGES OR MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER AND CITY PRIOR TO PROCEEDING WITH THE CHANGES OR MODIFICATIONS.
9. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OUTSIDE OF THE PROJECT SITE UNLESS PERMITTED BY PRIOR AUTHORIZATION FROM THE CITY OR OTHER GOVERNING AGENCY.
10. CONTRACTOR IS RESPONSIBLE TO PROTECT IN PLACE ALL SURVEY MONUMENTS OR PROJECT CONTROL POINTS DURING CONSTRUCTION. CONTRACTOR TO RESTORE MONUMENTS IF ANY DAMAGES OCCUR. LOCATION OF ALL MONUMENTS (NEW OR RESTORED) MUST BE PROVIDED BY A LICENSED SURVEYOR.

SHEET INDEX

#	SHEET	DESCRIPTION
1	C.1.1	COVER SHEET
2	C.2.1	DEMO PLAN
3	C.2.2	SITE PLAN
4	C.3.1	GRADING PLAN 1
5	C.4.1	UTILITIES PLAN
6	C.5.1	DETAILS 1

OWNER/APPLICANT:

ADVANCED REALTY
1156 EAST 750 SOUTH, SUITE 1
ST. GEORGE, UT 84790
CONTACT: TRENT LEAVITT
PHONE: (435) 674-4343
EMAIL: trent@advancedrealty.com

CIVIL ENGINEER

AMERICAN ENGINEERING & LAND SURVEYING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770
CONTACT: AUSTIN CHAPPELL, P.E.
PHONE: (435) 668-5015
EMAIL: austin@aelssg.com

NOTICE TO CONTRACTORS:

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ENGINEER CAN NOT GUARANTEE THE ACCURACY OF THE EXISTING UNDERGROUND UTILITIES DEPICTED IN THESE PLANS. LOCATIONS SHOWN FOR ALL EXISTING UNDERGROUND UTILITIES IS BASED ON EXTERNAL INFORMATION FROM GIS MAPPING, PREVIOUS AS-BUILT RECORD DRAWINGS, BLUE STAKES SURFACE MARKINGS IN THE FIELD, OR COMBINATION THEREOF. THE ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES. HOWEVER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH AT LEAST TWO (2) BUSINESS DAYS PRIOR TO COMMENCING WITH EXCAVATION TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. CONTRACTOR ALSO REQUIRED TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UNDERGROUND UTILITIES BOTH SHOWN, AND NOT SHOWN, IN THESE PLANS. IF ANY UTILITY LOCATION DISCREPANCIES ARE FOUND IN THE FIELD, CONTRACTOR SHOULD NOTIFY THE ENGINEER IMMEDIATELY.

STANDARDS AND SPECIFICATIONS:

1. ALL WORK SHALL COMPLY WITH THE FOLLOWING STANDARDS AND SPECIFICATIONS:
   - HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.
   - INTERNATIONAL BUILDING AND PLUMBING CODE CURRENT EDITION AS ADMINISTERED BY HURRICANE CITY.

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1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770

DATE:	10/04/2022
JOB #	AES-22-014
DRAWN BY:	SSA
CHECKED BY:	ARC

CHEVRON STORAGE
SECTION 4, TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

COVER SHEET
CONSTRUCTION DRAWINGS

C.1.1

SHEET: 1 of 6

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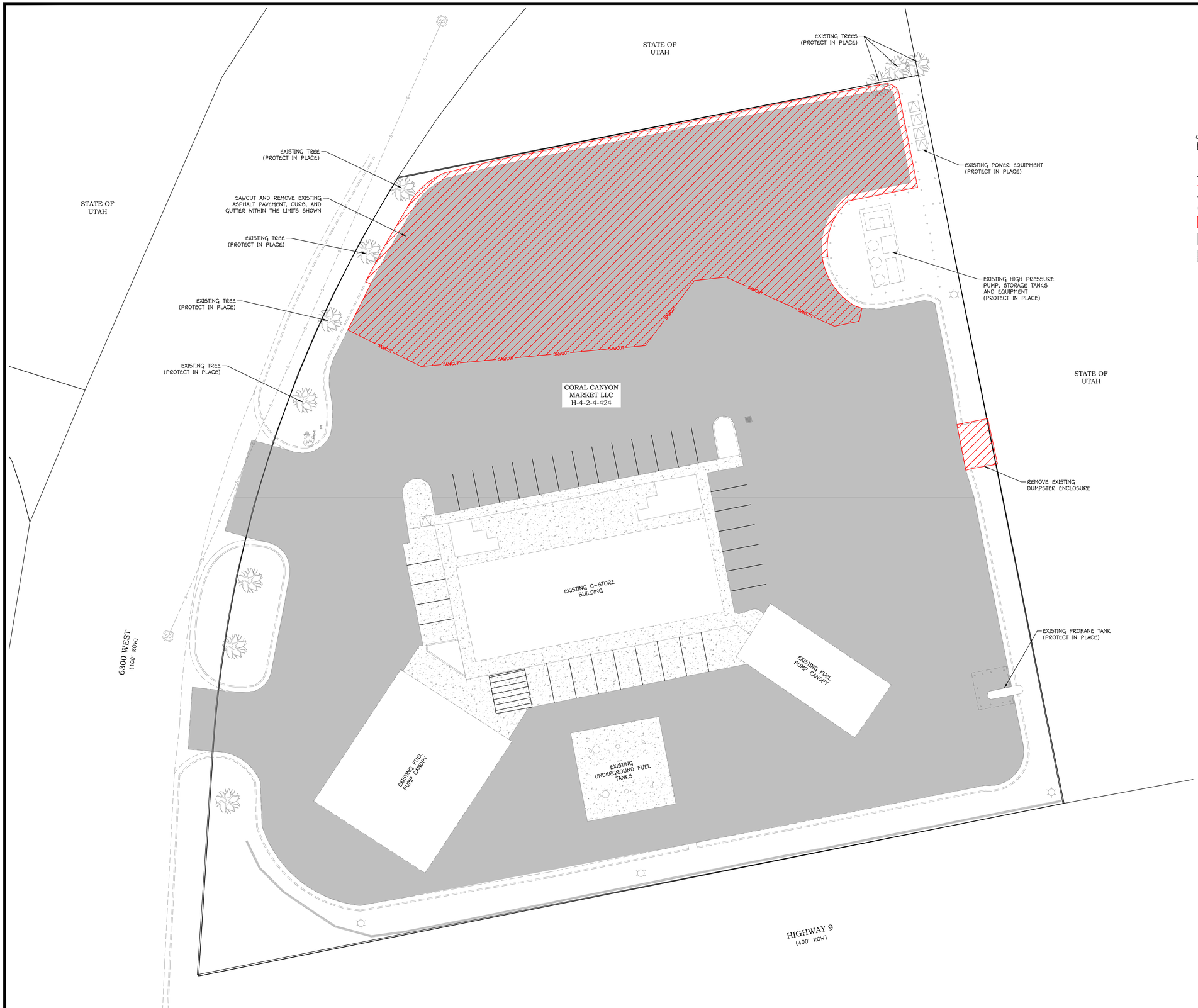

0 20' 40'
SCALE: 1" = 20'

DEMO PLAN LEGEND:

- SAWCUT — DEMOLITION SAWCUT LINE
- PARCEL BOUNDARY
- EXISTING CMU/CONC RETAINING WALL
- DEMOLITION LIMITS
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT

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CHEVRON STORAGE

SECTION 4, TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

DEMO PLAN

CONSTRUCTION DRAWINGS

C.2.1

SHEET: 2 of 6

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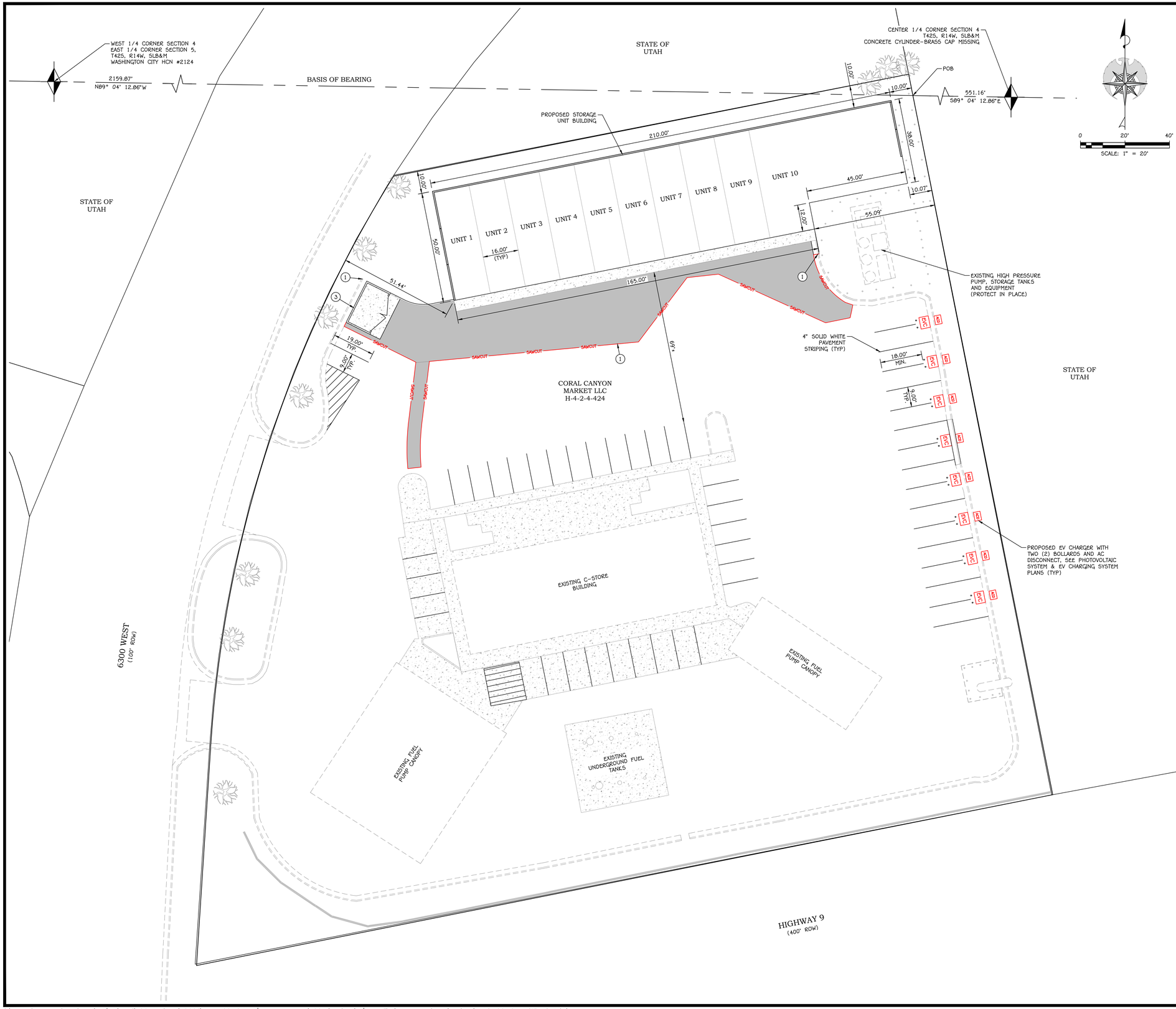

SITE PLAN NOTES:

1. CONTRACTOR TO MATCH EXISTING CONDITIONS AT ALL TIE IN LOCATIONS. PROTECT IN PLACE ALL INFRASTRUCTURE TO REMAIN. SAWCUT EXISTING C&G AND ASPHALT WHERE APPROPRIATE TO PROVIDE A SMOOTH TRANSITION FROM EXISTING TO NEW.
2. CLASS I AND/OR CLASS II SURVEY MONUMENTS SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. FINAL LOCATIONS FOR ALL SURVEY MONUMENTS TO BE PROVIDED BY THE LICENSED SURVEYOR.
3. ALL FIELD DESIGN CHANGES MUST BE APPROVED BY THE ENGINEER AND CITY PRIOR TO PROCEEDING WITH PROPOSED FIELD DESIGN CHANGES.

SITE PLAN KEY NOTES:

		STANDARD DWG./DETAIL
1	MATCH TO EXISTING (SEE SITE PLAN NOTE 1 ABOVE)	–
2	STANDARD CURB & GUTTER (HB30-7)	CC 101
3	DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS	–

SITE PLAN LEGEND:

- SAWCUT — DEMOLITION SAWCUT LINE
- PARCEL BOUNDARY
- EXISTING CMU/CONC RETAINING WALL
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- EVC — ELECTRIC VEHICLE CHARGER
- ACD — AC POWER DISCONNECT

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CHEVRON STORAGE

SECTION 4, TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

SITE PLAN

CONSTRUCTION DRAWINGS

C.2.2

SHEET: 3 of 6

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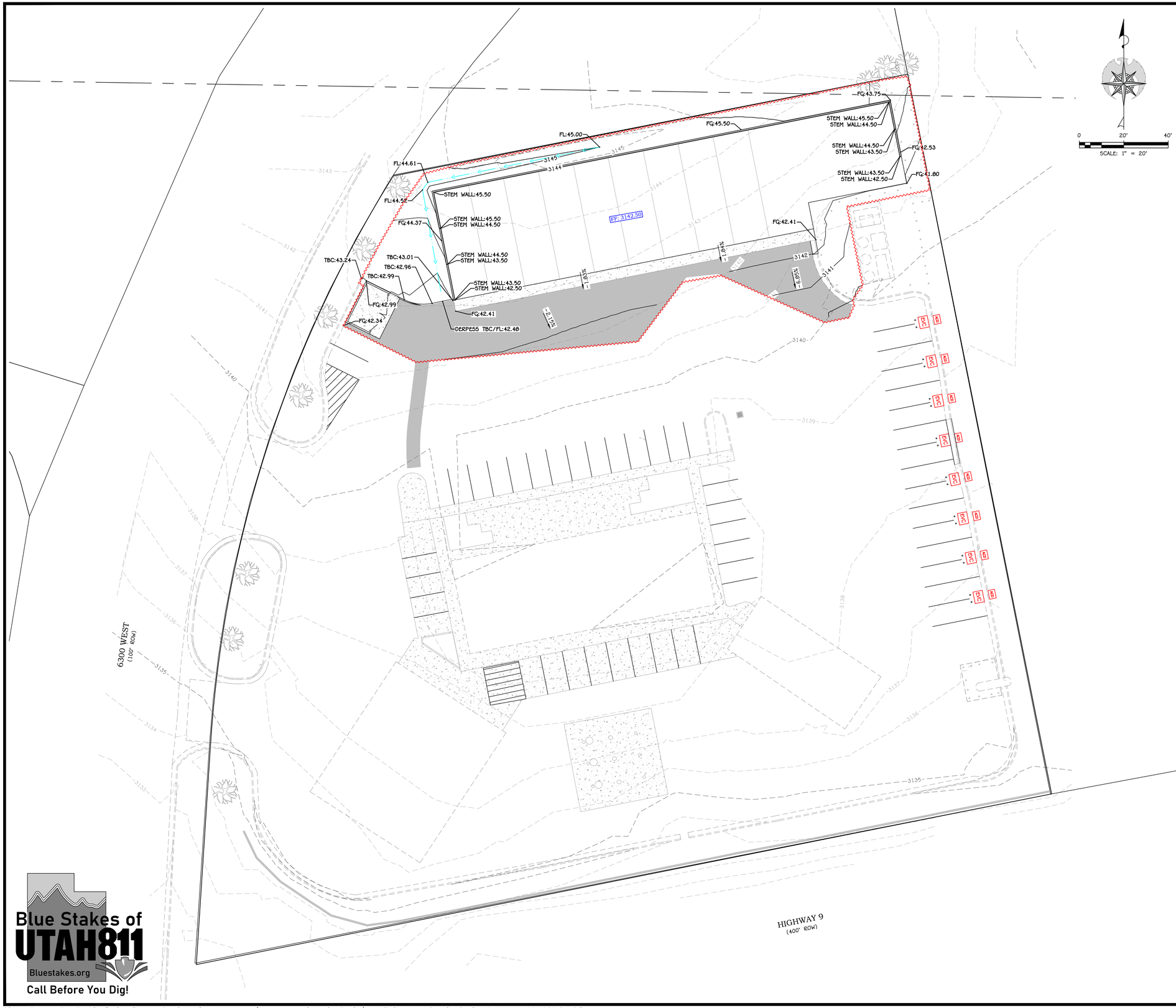

GRADING PLAN NOTES:

1. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL RECOMMENDATIONS.
2. ALL EXCAVATION, GRADING, AND FILL OPERATIONS WITHIN THE BUILDING AREA SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUBSOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH PLACEMENT AND COMPACTION REQUIREMENTS.
3. THE CONTRACTOR SHALL PROVIDE APPROPRIATE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE APPROPRIATE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS, AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
4. ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS ALONG WITH APPENDIX J STANDARDS OF THE INTERNATIONAL BUILDING CODE 2018 EDITION OR NEWER AS ADOPTED BY THE STATE OF UTAH AND CITY.
5. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS BETWEEN THE REQUIREMENTS OF THE PLANS AND GEOTECHNICAL REPORT AND/OR GEOTECHNICAL FIELD OBSERVATIONS.
6. GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFRIM THAT WORK HAS BEEN PERFORMED IN CONFORMANCE WITH GEOTECHNICAL RECOMMENDATIONS.
7. RETAINING WALLS GREATER THAN 3' IN HEIGHT REQUIRE A PERMIT FROM THE CITY BUILDING DEPARTMENT. ALL ROCK RETAINING WALLS MUST BE CERTIFIED AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE CITY'S FINAL ACCEPTANCE.
8. IT IS THE PROPERTY OWNER'S RESPONSIBILITY (DEVELOPER, HOMEOWNER, HOA, ETC.) TO COMPLETE AND MAINTAIN THE FINAL GRADING ON THEIR PROPERTY IN ACCORDANCE WITH THE GRADING AND DRAINAGE PLAN ALONG WITH ALL RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER. THE PROPERTY OWNER IS RESPONSIBLE IN PERPETUITY, FOR INSPECTING AND MAINTAINING PROPER DRAINAGE FOR THEIR PROPERTY.
9. THESE PLANS DO NOT IDENTIFY THE CONSTRUCTION METHODS, EQUIPMENT, PROCEDURES, AND/OR SEQUENCING TO BE EMPLOYED BY THE CONTRACTOR. ALL GRADING OPERATIONS INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SCARIFICATION, EXCAVATION, OVER-EXCAVATION, PLACEMENT OF FILLS, COMPACTION OF FILLS, ETC. SHALL BE PERFORMED BY THE CONTRACTOR IN CONFORMANCE WITH THE GEOTECHNICAL REPORT ALONG WITH ONSITE FIELD OBSERVATIONS AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
10. ALL STORM DRAIN PIPE LENGTHS ARE GIVEN FROM AND TO THE CENTER OF EACH STRUCTURE. CONTRACTOR SHALL VERIFY THE ACTUAL LENGTHS REQUIRED PRIOR TO ORDERING PIPE MATERIALS.

GRADING PLAN LEGEND:

	STANDARD DWG./DETAIL
GRADING LIMITS OF DISTURBANCE	–
3000 EXISTING GROUND MAJOR CONTOUR	–
3000 EXISTING GROUND MINOR CONTOUR	–
3000 FINISH GROUND MAJOR CONTOUR	–
3000 FINISH GROUND MINOR CONTOUR	–
EXISTING CMU/CONC RETAINING WALL	–
GRATE INLET AREA DRAIN BOX	###

NOTICE TO CONTRACTORS:

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CHECKED BY:	ARC

CHEVRON STORAGE

SECTION 4, TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

GRADING PLAN I

CONSTRUCTION DRAWINGS

C.3.1

SHEET: 4 of 6

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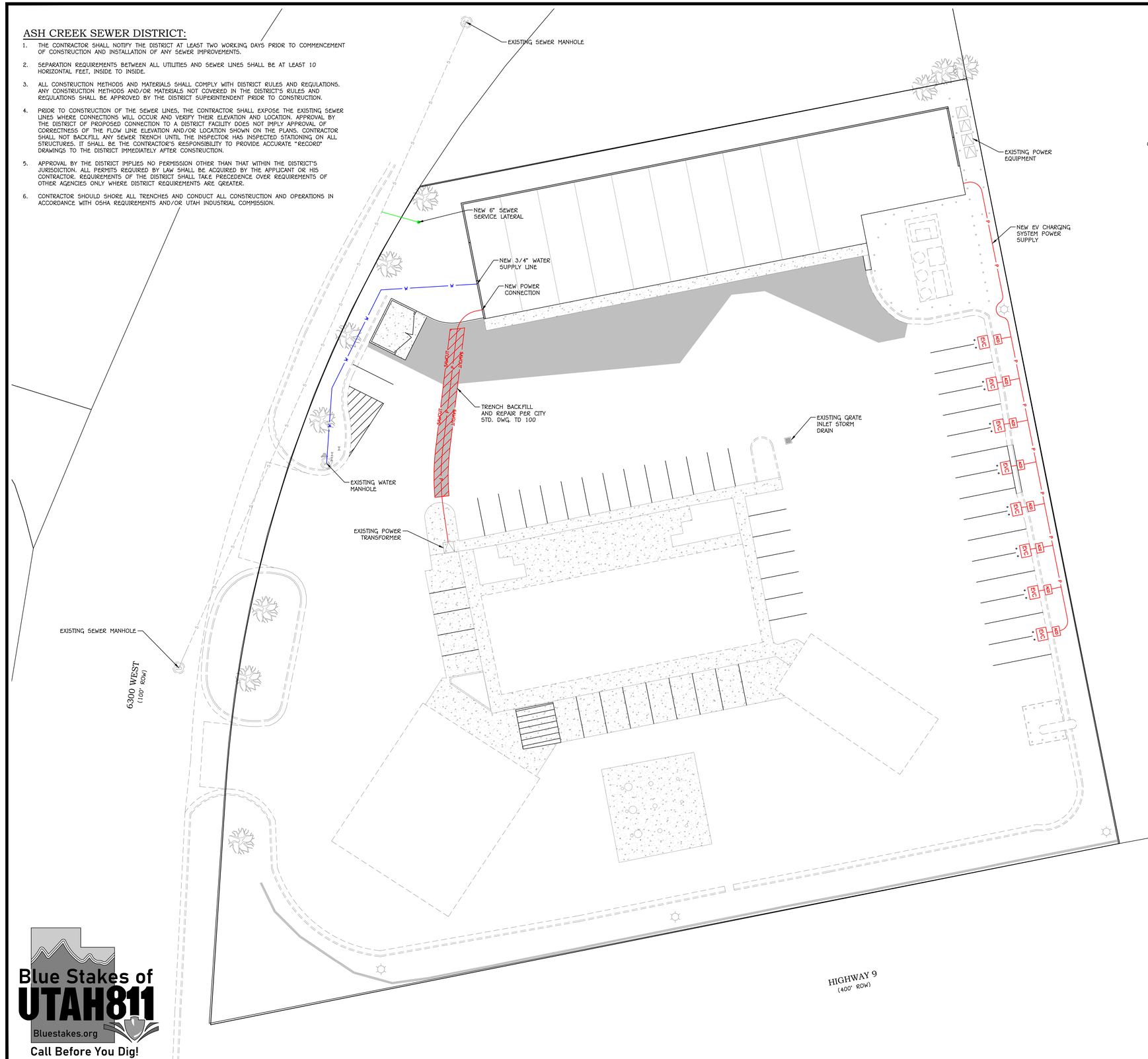
ASH CREEK SEWER DISTRICT:

1. THE CONTRACTOR SHALL NOTIFY THE DISTRICT AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF ANY SEWER IMPROVEMENTS.
2. SEPARATION REQUIREMENTS BETWEEN ALL UTILITIES AND SEWER LINES SHALL BE AT LEAST 10 HORIZONTAL FEET, INSIDE TO INSIDE.
3. ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH DISTRICT RULES AND REGULATIONS. ANY CONSTRUCTION METHODS AND/OR MATERIALS NOT COVERED IN THE DISTRICT'S RULES AND REGULATIONS SHALL BE APPROVED BY THE DISTRICT SUPERINTENDENT PRIOR TO CONSTRUCTION.
4. PRIOR TO CONSTRUCTION OF THE SEWER LINES, THE CONTRACTOR SHALL EXPOSE THE EXISTING SEWER LINES WHERE CONNECTIONS WILL OCCUR AND VERIFY THEIR ELEVATION AND LOCATION. APPROVAL BY THE DISTRICT OF PROPOSED CONNECTION TO A DISTRICT FACILITY DOES NOT IMPLY APPROVAL OF CORRECTNESS OF THE FLOW LINE ELEVATION AND/OR LOCATION SHOWN ON THE PLANS. CONTRACTOR SHALL NOT BACKFILL ANY SEWER TRENCH UNTIL THE INSPECTOR HAS INSPECTED STATIONING ON ALL STRUCTURES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ACCURATE "RECORD" DRAWINGS TO THE DISTRICT IMMEDIATELY AFTER CONSTRUCTION.
5. APPROVAL BY THE DISTRICT IMPLIES NO PERMISSION OTHER THAN THAT WITHIN THE DISTRICT'S JURISDICTION. ALL PERMITS REQUIRED BY LAW SHALL BE ACQUIRED BY THE APPLICANT OR HIS CONTRACTOR. REQUIREMENTS OF THE DISTRICT SHALL TAKE PRECEDENCE OVER REQUIREMENTS OF OTHER AGENCIES ONLY WHERE DISTRICT REQUIREMENTS ARE GREATER.
6. CONTRACTOR SHOULD SHORE ALL TRENCHES AND CONDUCT ALL CONSTRUCTION AND OPERATIONS IN ACCORDANCE WITH OSHA REQUIREMENTS AND/OR UTAH INDUSTRIAL COMMISSION.



0 20' 40'
SCALE: 1" = 20'

UTILITY PLAN NOTES:

1. ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF WATER METERS, SEWER LATERALS, AND IRRIGATION METERS, GAS LATERALS, PHONE/COMM EQUIPMENT, CATV EQUIPMENT, AND OTHER JOINT UTILITY FACILITIES, POWER BOXES, EQUIPMENT, AND OTHER POWER FACILITIES, HOWEVER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL SUCH FACILITIES IN ACCORDANCE WITH THE APPLICABLE CITY (OR OTHER AGENCY) STANDARDS AND SPECIFICATIONS. IF THERE ARE DISCREPANCIES BETWEEN THE PLANS AND THE CITY (OR AGENCY) STANDARDS AND SPECIFICATIONS, THE CITY (OR AGENCY) STANDARDS AND SPECIFICATIONS WILL SUPERSEDE THE PLANS.
2. GAS, PHONE/COMM, AND CATV DESIGN PROVIDED FOR INFORMATION ONLY. FINAL DESIGN TO BE COORDINATED WITH THE RESPECTIVE UTILITY SERVICE PROVIDER. SEE GENERAL NOTES FOR UTILITY CONTACT INFORMATION.
3. POWER DESIGN PROVIDED FOR INFORMATION ONLY. FINAL DESIGN TO BE COORDINATED WITH THE POWER DEPARTMENT. SEE GENERAL NOTES FOR UTILITY CONTACT INFORMATION.

UTILITY LEGEND:

	STANDARD DWG./DETAIL
WATER MAIN (SIZE PER PLAN)	WD 301
EXISTING WATER MAIN (PER PLAN)	–
EXISTING FIRE HYDRANT	–
EXISTING WATER SERVICE & METER	–
EXISTING WATER VALVE	–
WATER MANHOLE	SD 108
SEWER MAIN (PER PLAN)	–
EXISTING SEWER MAIN (PER PLAN)	–
SEWER CONNECTION	–
EXISTING SEWER CONNECTION	–
STANDARD SEWER MANHOLE	SD 109
EXISTING IRRIGATION MAIN	–
PROPOSED MISCELLANEOUS POWER	–
ELECTRIC TRANSFORMER	–
STREET LIGHT	–
ELECTRIC VEHICLE CHARGER	–
AC POWER DISCONNECT	–

HURRICANE CITY WATER NOTES:

1. ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY THE CITY OF HURRICANE WATER DEPARTMENT.
2. ALL CONSTRUCTION SHALL CONFORM TO THE "CITY OF HURRICANE DESIGN STANDARD", "THE INTERNATIONAL PLUMBING CODE", AND THE "UNIFORM BUILDING CODE" LATEST EDITION AS ADMINISTERED BY THE CITY OF HURRICANE.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION. IF THE IN FIELD CONDITION VARIES FROM DESIGN THE CONTRACTOR IS RESPONSIBLE FOR COSTS DUE TO CHANGES IN CONDITION. CITY MAPS ARE "BEST KNOWLEDGE" AND APPROXIMATE.
4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE "INTERNATIONAL PLUMBING CODE (IPC)" SECTION 608.16.5 AND FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.
5. ALL BACKFLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY ORDINANCE SECTION 8-3-9.
6. 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.
7. THRUST RESTRAINT NEW PIPELINE AS REQUIRED. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
8. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH ON EACH SIDE OF THE TRENCH.
9. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN) ALL EXISTING SERVICE LINES OR UNUSED STUB LINES THAT WILL BE ABANDONED.
10. ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE HURRICANE CITY WATER SERVICES REPRESENTATIVE.
11. ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AT THE CORRECT HEIGHT. RISERS WILL NOT BE ALLOWED.
12. RAISE ALL UTILITIES, SUCH AS MANHOLES, METER SETTERS, FIRE HYDRANTS, WATER VALVE LIDS, ETC. TO ROADWAY OR PROJECT FINISHED GRADE AS MAY BE APPLICABLE.

HURRICANE CITY POWER NOTES:

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
2. ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
3. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.
4. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF, TO BE TO HURRICANE POWER SPECS.
5. 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.
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ALL CONDUITS TO BE FOAMED. ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
8. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
9. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
10. DEVELOPER WILL BE BILLED A TERMINATION FEE $99.00 DOLLARS PER PRIMARY ELBOW TERMINATIONS
11. ALL STREET LIGHTS TO BE LED PER HURRICANE POWER SPECIFICATIONS.
12. DEVELOPER WILL BE BILLED $6.50 PER KVA TO CONNECT INTO EXISTING VAULT. 75 KVA X $6.50 = $487.50.
13. THIS SUBDIVISION WAS DESIGNED WITH A MAXIMUM SERVICE SIZE OF 200 AMPS PER UNIT.
14. IMPACT FEES TO BE COLLECTS BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.

NOTICE TO CONTRACTORS:

ENGINEER CAN NOT GUARANTEE THE ACCURACY OF THE EXISTING UNDERGROUND UTILITIES DEPICTED IN THESE PLANS. LOCATIONS SHOWN FOR ALL EXISTING UNDERGROUND UTILITIES IS BASED ON EXTERNAL INFORMATION FROM GIS MAPPING, PREVIOUS AS-BUILT RECORD DRAWINGS, BLUE STAKES SURFACE MARKINGS IN THE FIELD, OR COMBINATION THEREOF. THE ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, HOWEVER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH AT LEAST TWO (2) BUSINESS DAYS PRIOR TO COMMENCING WITH EXCAVATION TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. CONTRACTOR ALSO REQUIRED TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UNDERGROUND UTILITIES BOTH SHOWN, AND NOT SHOWN, IN THESE PLANS. IF ANY UTILITY LOCATION DISCREPANCIES ARE FOUND IN THE FIELD, CONTRACTOR SHOULD NOTIFY THE ENGINEER IMMEDIATELY.

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ST. GEORGE, UT 84770

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JOB #:	AES-22-014
DRAWN BY:	SSA
CHECKED BY:	ARC

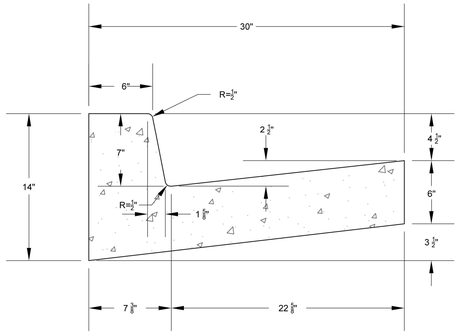
CHEVRON STORAGE
SECTION 4, TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

UTILITIES PLAN
CONSTRUCTION DRAWINGS

C.4.1

SHEET: 5 of 6

C:\american engineering dropbox\AES\02 projects\2022\aes-22-014 chevron storage\02 drawings\sheet files\construction drawings\AES-22-014 UTILITIES PLAN.dwg



STANDARD CURB & GUTTER
(TYPE HB30-7)

N.T.S.

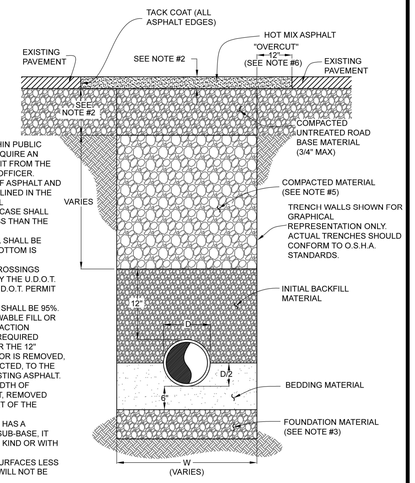
CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER, AS PER SECTION 4.8.1.1 OF THE HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD CURB & GUTTER DETAILS

STANDARD DWG. NO. CC 101 | 1 OF 1
APPROVED:
DATE: APRIL 2020 BY: H.C.E.



NOTES
1. ALL EXCAVATIONS WITHIN PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE CITY ENCROACHMENT OFFICER.
2. MINIMUM THICKNESS OF ASPHALT AND BASE SHALL BE AS OUTLINED IN THE ROADWAY STRUCTURAL REQUIREMENTS. IN NO CASE SHALL THE THICKNESS BE LESS THAN THE EXISTING
3. FOUNDATION MATERIAL SHALL BE USED WHEN TRENCH BOTTOM IS UNSTABLE
4. ALL STATE HIGHWAY CROSSINGS SHALL BE APPROVED BY THE U.D.O.T. DISTRICT ENGINEER (U.D.O.T. PERMIT REQUIRED)
5. MINIMUM COMPACTION SHALL BE 95%. WHEN APPROVED FLOWABLE FILL OR SLURRY IS USED COMPACTION TESTING WILL NOT BE REQUIRED
6. WHEN MATERIAL UNDER THE 12" OVERCUT SLUFFS OFF OR IS REMOVED, BASE SHALL BE COMPACTED, TO THE BOTTOM LEVEL OF EXISTING ASPHALT. AN ADDITIONAL 6" IN WIDTH OF ASPHALT SHALL BE CUT, REMOVED AND REPLACED AS PART OF THE OVERALL PATCH
7. WHERE ROAD SECTION HAS A DESIGNED GRANULAR SUB-BASE, IT SHALL BE REPLACED IN KIND OR WITH ROAD BASE GRAVEL
8. IN GENERAL, STREET SURFACES LESS THAN 24 MONTHS OLD WILL NOT BE CUT. IF A CUT MUST BE MADE,ADDITIONAL, STRICTER REQUIREMENTS MAY BE INVOKED, SEE ENCROACHMENT OFFICER
9. 24 HOUR NOTICE REQUIRED ON ALL INSPECTIONS
10. ALL TRENCH BACKFILL SHALL MEET MINIMUM COMPACTION REQUIREMENTS
11. EXCLUDING EMERGENCY CLOSURES ALL ROAD CLOSURES AND DETOURS REQUIRE 48 HOURS PRIOR NOTICE

TRENCH BACKFILL AND REPAIR

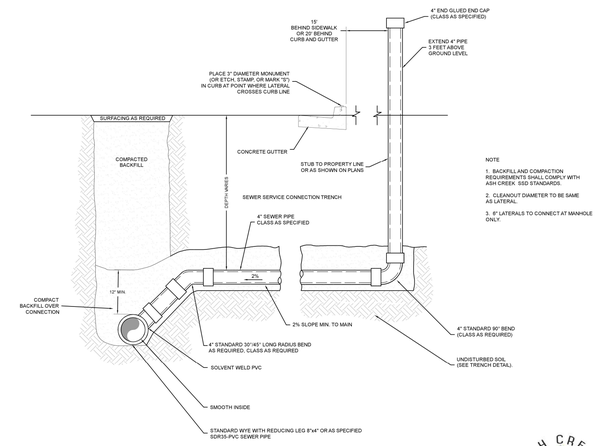
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

TRENCH BACKFILL AND REPAIR DETAIL

STANDARD DWG. NO. TD 100 | 1 OF 1
APPROVED:
DATE: APRIL 2020 BY: H.C.E.



NOTE

1. BACKFILL AND COMPACTION REQUIREMENTS SHALL COMPLY WITH ASH CREEK SSD STANDARDS.

2. CLEANOUT DIAMETER TO BE SAME AS LATERAL.

3. 8" LATERALS TO CONNECT AT MANHOLE ONLY.

SEWER SERVICE CONNECTION DETAIL

N.T.S.

REV.	DATE:	REVISION

PRELIMINARY
NOT FOR
CONSTRUCTION

AMERICAN ENGINEERING & LAND SURVEYING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770

DATE:	10/04/2022
JOB #	AES-22-014
DRAWN BY:	SSA
CHECKED BY:	ARC

CHEVRON STORAGE
SECTION 4, TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

DETAILS I
CONSTRUCTION DRAWINGS

C.5.1

SHEET: 6 of 6

C:\american engineering dropbox\AES\02 projects\2022\aes-22-014 chevron storage\02 drawings\sheet files\construction drawings\AES-22-014 DETAILS.dwg

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

CONDITIONAL USE PERMIT

For office use only: $250.00 Fee
File No. 2023-CUP-07
Receipt No. 8-166560

APPLICATION & SUBMITTAL CHECKLIST

Name: Bash Resorts LLC Telephone: _____

Address: 2572 W 280 N Hurricane, UT 84737 Fax No. _____

Email: jason1969galbreath@gmail.com; russ@robison-mechanical.com Agent Email: karl@pv-eng.com; treasa@pv-eng.com

Agent (If applicable): ProValue Engineering- Karl Rasmussen Agent's Phone: 435-668-8307

Address of Subject Property: 4095 W Bash Parkway

Tax ID of Subject Property: H-4-2-12-1113-GS1 Zone District: Recreational Resort

Proposed Conditional Use: (Describe, use extra sheet if necessary) Raise the building height limit to all 4-story buildings.

This application shall be accompanied by the following:

✓ 1) A plot plan showing the following:
- ✓ Property boundaries, dimensions, and existing streets.
- ✓ Location of existing and proposed building or livestock facility
- ✓ Adjoining property lines and uses within one hundred (100) feet of subject property.

✓ 2) A reduced copy of all plans (8 ½ x 11 if readable, or 11 x 17) if original plans are larger.
✓ 3) Building floor plans for new construction
✓ 4) A statement of how the applicant intends to meet the conditions for the use desired
✓ 5) Signed and notarized Affidavit of Property owner showing evidence that the applicant has control of the property or copy of warranty deed

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application cannot be reviewed until it is complete. Fee is part of the application.

****

(Office Use Only)
Date Received: _____ Received by: _____
Date application deemed to be complete: _____ Completion determination made by: _____

PURPOSE

It is the purpose of a conditional use permit to allow flexibility in zoning, by permitting a discretionary review of a project or use that by its character may not be compatible with uses which are permitted in the zone and allowing such use when it can be found to be compatible with the neighborhood in which it is located.

WHEN REQUIRED

The conditional use permit is primarily required whenever the Land Use Ordinance specifies the use as a conditional use. It is also used for other specified situations such as allowing building heights that exceed the maximum allowed within the zone.

APPROVAL STANDARDS (From Section 10-7-9 of Land Use Code)

a. Standards for a reception center:

(1) Hours of operation must be compatible with adjoining uses and comply with Hurricane City noise regulations.
(2) Parking must be provided.
(3) The use of on street parking to provide up to forty percent (40%) of the required parking may be permitted if adjoining uses are not residential uses and the street is fully improved.
(4) The center must have an approved site plan.
(5) If beer, wine, or other alcoholic beverages are served, the center must be licensed by the State Alcohol Control Board.

b. Standards for an agricultural industry:

(1) Adequate fencing and/or enclosures must be provided to ensure animals and fowl are confined safely and in conformance with acceptable animal husbandry standards.
(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.
(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.

c. Standards for a public stable:

(1) Adequate fencing and/or enclosures must be provided to ensure horses are confined safely and in conformance with acceptable animal husbandry standards.
(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.
(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.
(4) Site must contain adequate off-street parking for customers. All trailers must be contained on site.

d. Standards for an assisted living facility:

(1) The facility shall comply with building, safety, and health regulations applicable to similar structures.
(2) The facility shall be licensed by the State of Utah.
(3) A site plan shall be approved for the facility to ensure adequate parking and landscaping are installed.

e. Standards for greater heights:

(1) The height may not be greater than two stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.
(2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.
(3) A greater height accessory building must be set back a minimum of five feet from side and rear property lines when the adjoining property is zoned or used for single family residential use

f. Standards for greater size:

(1) The greater size building desired must be of compatible architecture with immediately adjacent buildings.
(2) At least 50 percent of the lot on which the building is located must remain free of buildings.
(3) The building must be for a use permitted in the zone in which it is located.

h. Standards for metal buildings:

(1) In Residential (R-1) Zones the height and size may not be greater than permitted in the zone.
(2) The building must meet the following design standards:

(A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.
(B) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.
(C) Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.
(D) In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco.

APPEALS

Any person adversely affected by a decision regarding the transfer, issuance, or denial of a conditional use permit, may appeal such decision to the Board of Adjustment by filing written notice of appeal, stating the grounds therefore within fourteen (14) days from the date of the decision. The appeal is filed with the Clerk of the Board of Adjustment located in the Planning Department. The decision of the Board of Adjustment is final unless appealed to a court of competent jurisdiction with thirty (30) days from the date of decision of the Board of Adjustment.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
: ss
COUNTY OF Washington)

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 2nd day of March 2023.

JANELLE JONES
Notary Public - State of Utah
Comm. No. 719627
My Commission Expires on
Aug 2, 2025

(Notary Public)

Residing in: 720 W. State Street Hurricane UT

My Commission Expires: 8/2/2025

Agent Authorization

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 2nd day of March 2023.

JANELLE JONES
Notary Public - State of Utah
Comm. No. 719627
My Commission Expires on
Aug 2, 2025

(Notary Public)

Residing in: 720 W. State Street Hurricane UT

My Commission Expires: 8/2/2025

When recorded mail deed and tax notice to:
Bash Resorts LLC, a Utah Limited Liability Company
2572 West 280 North
Hurricane, UT 84737

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

Order No. 214631 - RIH
Tax I.D. No. H-4-2-12-2113

Space Above This Line for Recorder's Use

WARRANTY DEED

Corporate Form

Western Mortgage & Realty Company, a Washington Corporation, organized and existing under the laws of the State of Washington with its principal office at Pasco, County of Franklin, State of Washington, grantor(s), hereby

CONVEYS and WARRANTS to

Bash Resorts LLC, a Utah Limited Liability Company, grantee(s) of Hurricane, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

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

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor(s) has/have caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 17th day of December, 2020.

Western Mortgage & Realty Company, a Washington Corporation

By: _____
Tim M. Tippett, Vice-President

STATE OF Utah)
:ss.
COUNTY OF Washington)

On the 17th day of December, 2020, personally appeared before me, Tim M. Tippett, who being by me duly sworn, did say that the said Tim M. Tippett is the Vice-President of Western Mortgage & Realty Company, a Washington Corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and Tim M. Tippett duly acknowledged to me that said corporation executed the same.

_____
NOTARY PUBLIC

REBECCA I. HUNT
NOTARY PUBLIC • STATE of UTAH
COMMISSION# 703766
COMM. EXP. 01-23-2023

My Commission Expires:

Unofficial Copy

Unofficial Copy

Attachment to that certain Corporate Warranty Deed executed by Western Mortgage & Realty Company, a Washington Corporation grantor(s), to Bash Resorts LLC, a Utah Limited Liability Company grantee(s).

Order No. 214631
Tax I.D. No. H-4-2-12-2113

EXHIBIT "A"

COMMENCING WEST QUARTER CORNER OF SECTION 12 TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S88°30'47"E, ALONG THE QUARTER SECTION LINE, 423.70 FEET; THENCE N01°29'13"E 104.68 FEET TO THE POINT OF BEGINNING; THENCE N39°05'16"W 54.49 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2523.75 FOOT RADIUS CURVE TO THE LEFT 190.00 FEET (CHORD BEARS: N41°14'34"W 189.96 FEET); THENCE N43°23'59"W 372.64 FEET; THENCE N01°07'58"E 753.64 FEET; THENCE N01°05'44"E 429.30 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 2166.55 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 753.45 FEET HAVING A CENTRL ANGLE OF 19°55'32", (RADIUS BEARS S30°05'49"W AND CHORD BEARS: S49°56'25"E 749.66 FEET); THENCE EASTERLY ALONG THE ARC OF A 434.82 FOOT RADIUS REVERSE CURVE TO THE LEFT 419.05 FEET, HAVING A CENTRAL ANGLE OF 55°13'05" (CHORD BEARS: S67°35'12"E 403.02 FEET); THENCE N84°49'05"E 108.26 FEET; THENCE S00°01'24"E 179.13 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 653.44 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 462.77 FEET, HAVING A CENTRAL ANGLE OF 40°34'38", (RADIUS BEARS N83°37'29"W AND CHORD BEARS: S26°39'50"W 453.16 FEET); THENCE S46°57'09"W 627.22 FEET TO THE POINT OF BEGINNING.

***

Initials

Conditional Use Permit Summary

Obsidian Resort on 4890 West BASH Parkway, Hurricane, UT.

The proposed Obsidian Resort will be built on parcel H-4-2-12-1113-GS1 with shared parking on parcel H-4-2-11-126. Parcel H-4-2-12-1113-GS1 totals 23.69 acres. The subject property lies within the RR Recreational Resort (15 units per acre zone) and meets the conditions of this assigned zone. The total property allows for 355 units. An additional 1.77-acre section of parcel H-4-2-11-126 is also zone Recreational Resort. This increases the total number of allowed units to 381. The current plans includes 372 planned units.

The surrounding properties are zoned for various uses. Properties to the north are for mixed use including neighborhood commercial, a city park, and residential. Properties to the East are zoned for residential. Properties to the West and South are zoned for neighborhood commercial and recreational resort.

The proposed 43.52-foot condo buildings are designed to be four stories high and will exceed the 35-foot city limit. This falls within the code to apply for a conditional use permit to increase the height of the building to no more than 1.5 times higher than the surrounding buildings. The other surrounding condo buildings within the resort will be designed at a height of 35 feet and are planned as three-story buildings. With the conditional use permit, the proposed buildings could be designed at 52.5 feet tall.

The building footprint removes units on the amenity side. This will change the total unit count for each proposed four-story building from the originally planned 42 units to 44 and 40 units. No units will be lost or added. The reason to increase the height is due to the following reasons:

- To increase the amenity space for the resort to meet the desired 5-star rated resort.
    - The parking requirements along with the allowed units within the Recreational Resort zone make it difficult to create enough space for a desirable amenity space.
- In increases the affordability of these four buildings.
- The Obsidian Resort location is at one of the lowest points within the whole Gateway PID project and will not limit the view of surrounding properties.
- The proposed design exposes all the units on these four buildings to the amenity and increases the aesthetics and desirability of the overall resort.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**03/23/2023**
Application Number:	2023-CUP-07
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Bash Resorts LLC
Agent:	ProValue Engineering- Karl Rasmussen
Request:	A conditional use permit for a building with a greater height
Location:	4095 W Bash Parkway
Zoning:	RR
General Plan Map:	Planned Community

Discussion: The applicant is the developer of the Obsidian resort, formerly known as Bash Resorts. They are proposing that four of the approved ten resort condo buildings be four stories and 43.52' tall. Hurricane City Code (HCC) 10-15-4 allows the maximum height of a resort building to be 35' tall. A property owner may apply for a conditional use permit to build a taller building in a commercial zone. The standards to obtain a conditional use permit are as follows:

10-7-9: CONDITIONAL USE PERMIT E. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:
1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.
2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section:…

e. Standards for greater heights and size than permitted by this Code:
(1) The height may not be greater than two (2) stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.
(2) When a greater height accessory building is approved, the building must be set back a minimum of five feet (5') from side and rear property lines when the adjoining property is for single family residential use.
(3) The greater size building desired must be of compatible architecture with immediately adjacent buildings, must leave at least fifty percent (50%) of the lot on which it is located free of buildings, and must be for a use permitted in the zone in which it is located.
(4) In no event shall a building exceed 55 feet in height.

(Ord. 2018-14, 12-20-2018)

There are several items for the Planning Commission to consider with this application

- One of the standards for a conditional use is that it cannot be more than 1.5 times the immediately adjacent buildings. Per the applicant's narrative the "immediately adjacent buildings" are the three story condo buildings in Obsidian Phase 1-5. These buildings do not currently exist, they are approved but they are not built yet.
    - The Planning Commission has approved conditional use permits for greater height accessory buildings when the main house hasn't been built yet but in those cases there are both other immediately adjacent buildings as well as building permits for the main house. In addition, those buildings are not greater than two stories.
- Another standard is "*building must be of compatible architecture with immediately adjacent buildings"* traditionally the Planning Commission has taken a broad view of this section of the code, building renderings for the four story buildings were submitted with this application. Renderings for the three story buildings were submitted with the preliminary plat

Renderings for the three story condo buildings

Findings:

1. The proposed building is greater than two stories and there are no immediately adjacent buildings currently other than in the Marla Development. 1.5 times taller than 35’ (the stated height of the immediately adjacent buildings) would be 52.5’. The buildings are shown to be 43.5’ tall to roof height.
2. The buildings will presumably be of compatible architecture with the planned surrounding buildings.

Recommendation: Staff would recommend the Planning Commission consider the standards of the conditional use permit code and whether this application meets those standards. Staff would recommend that the Planning Commission deny this application until the applicant has building permits for the adjacent buildings. Staff's concern is that with the conditional use permit, that may grant entitlements to the property owner to ask to build the four story building prior to the three story building. Once the permits have been issued and the buildings have begun construction, then the applicant could reapply for the conditional use permit.

CONDITIONAL USE PERMIT EXHIBIT A FOR:
INCREASED BUILDING HIEIGHT - OBSIDIAN RESORT

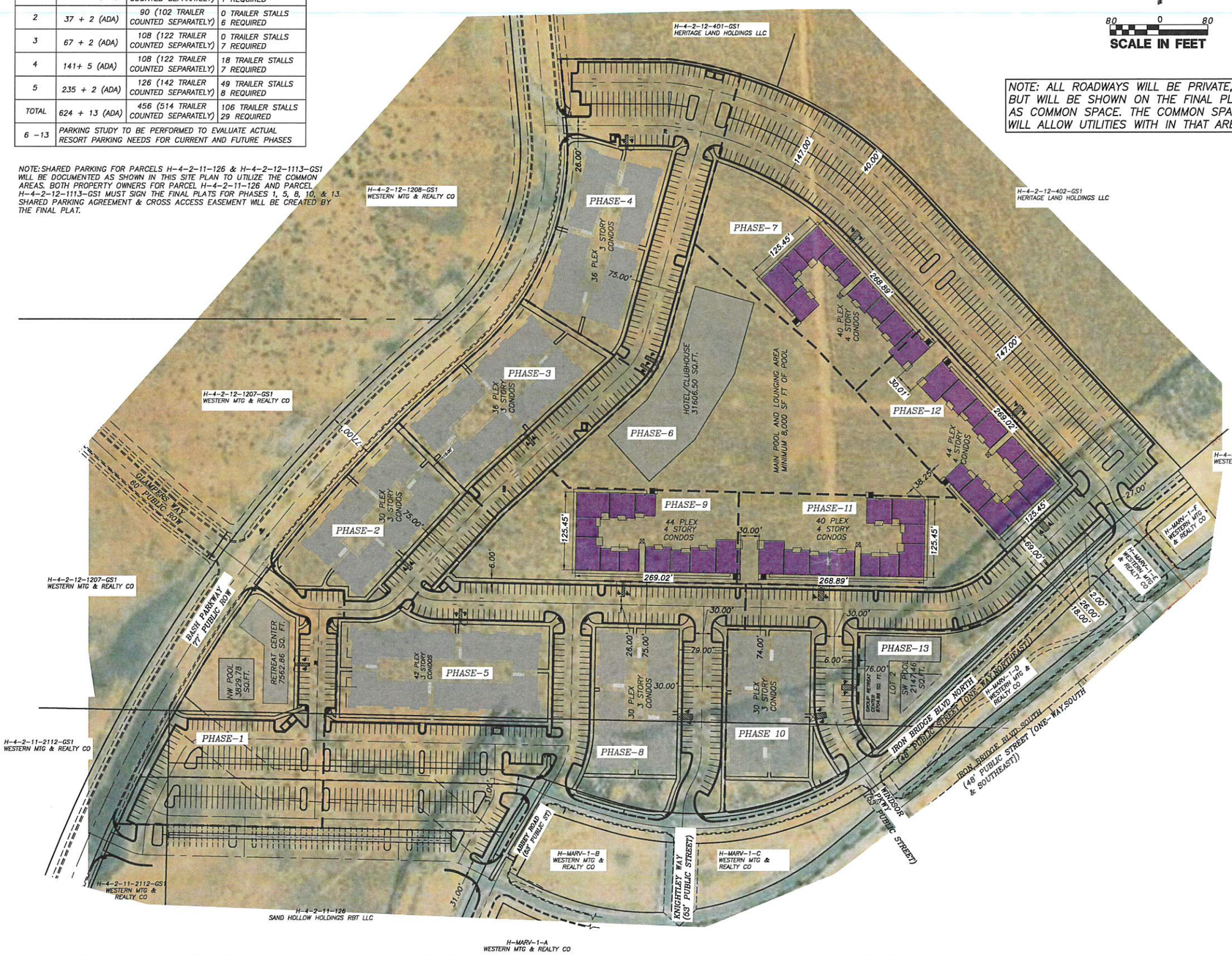
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
4095 WEST BASH PARKWAY
HURRICANE, WASHINGTON COUNTY, UTAH

SITE DATA PHASES 1-13

TOTAL UNITS = 372 + 40 HOTEL UNITS
TOTAL ALLOWED UNITS = 377 (15/AREA)
TOTAL HOTEL UNITS = 130
TOTAL REQUIRED PARKING PHASES 1-5 = 456 (29 RV/TRAILER STALLS)
142 SPACES WILL BE SHARED BY PARCEL H-4-2-11-126 WITH PARCEL H-4-2-12-113-GS1.

PARKING			
PHASE	PROVIDED PARKING	REQUIRED SPACES REQUIRED	TRAILER PARKING
1	147 + 2 (ADA)	24 (26 TRAILER COUNTED SEPARATELY)	40 TRAILER STALLS 1 REQUIRED
2	37 + 2 (ADA)	90 (102 TRAILER COUNTED SEPARATELY)	0 TRAILER STALLS 6 REQUIRED
3	67 + 2 (ADA)	108 (122 TRAILER COUNTED SEPARATELY)	0 TRAILER STALLS 7 REQUIRED
4	141+ 5 (ADA)	108 (122 TRAILER COUNTED SEPARATELY)	18 TRAILER STALLS 7 REQUIRED
5	235 + 2 (ADA)	126 (142 TRAILER COUNTED SEPARATELY)	49 TRAILER STALLS 8 REQUIRED
TOTAL	624 + 13 (ADA)	456 (514 TRAILER COUNTED SEPARATELY)	106 TRAILER STALLS 29 REQUIRED
6 -13	PARKING STUDY TO BE PERFORMED TO EVALUATE ACTUAL RESORT PARKING NEEDS FOR CURRENT AND FUTURE PHASES		

NOTE: SHARED PARKING FOR PARCELS H-4-2-11-126 & H-4-2-12-1113-GS1 WILL BE DOCUMENTED AS SHOWN IN THIS SITE PLAN TO UTILIZE THE COMMON AREAS. BOTH PROPERTY OWNERS FOR PARCEL H-4-2-11-126 AND PARCEL H-4-2-12-1113-GS1 MUST SIGN THE FINAL PLATS FOR PHASES 1, 5, 8, 10, & 13. SHARED PARKING AGREEMENT & CROSS ACCESS EASEMENT WILL BE CREATED BY THE FINAL PLAT.



NOTE: ALL ROADWAYS WILL BE PRIVATE, BUT WILL BE SHOWN ON THE FINAL PLAT AS COMMON SPACE. THE COMMON SPACE WILL ALLOW UTILITIES WITH IN THAT AREA.

N
80 0 80
SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED CURB AND GUTTER
- PROPOSED 4 STORY BUILDINGS
- PHASE LINE
- BASH PARKWAY ROAD ROW
- EXISTING CURB & GUTTER IN MARLA
- + STREET/STOP SIGN
- - SPEED LIMIT SIGN PER HURRICANE CITY STANDARDS
- ADA RAMP ACCESSIBLE AREA

LAND USE SUMMARY

TOTAL CROSS AREA:	4,22,040.44 SQ.FT (9.68 ACRE)
SQ. FT. OF BUILDING FOOTPRINT:	379625.56 SQ.FT.
NUMBER OF ADA PARKING STALLS	28
MIN POOL AREA REQUIRED	2000 SQ.FT.
TOTAL UNITS ALLOWED	403 (15/ACRE)
TOTAL CONDOS UNITS	372 (1116 BEDROOMS)
TOTAL GROUP RETREAT CENTERS	2
TOTAL HOTEL UNITS	90 UNITS

NOTE:
1. ALL ROADWAYS WILL BE PRIVATE AND WILL BE PLATTED AS COMMON AREA WITH .
2. PARKING WILL BE UNCOVERED.

LAND USE OF SURROUNDING PROPERTY :

NORTH: THERE IS NO CURRENT USE. NEIGHBORHOOD COMMERCIAL, CITY PARK, AND R1-8 RESIDENTIAL IS PLANNED ON THE OPPOSITE SIDE OF BASH PARKWAY.

EAST: R1-10 RESIDENTIAL IS PLANNED. A PARKING LOT ACTS AS A BUFFER BETWEEN THE RESIDENTIAL UNITS AND THE RESORT.

SOUTH: A CITY PARK AND ADDITIONAL RECREATIONAL RESORT IS PLANNED AND EXISTS.

WEST: ADDITIONAL NEIGHBORHOOD COMMERCIAL IS PLANNED AT THIS LOCATION.

COPYRIGHT © 2013 PROVALUE ENGINEERING INC

NO	DESCRIPTION	DATE	BY

REVISIONS

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
30 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-0507

CONDITIONAL USE PERMIT EXHIBIT A FOR:
OBSIDIAN RESORT
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
4095 WEST BASH PARKWAY HURRICANE, WASHINGTON COUNTY, UTAH

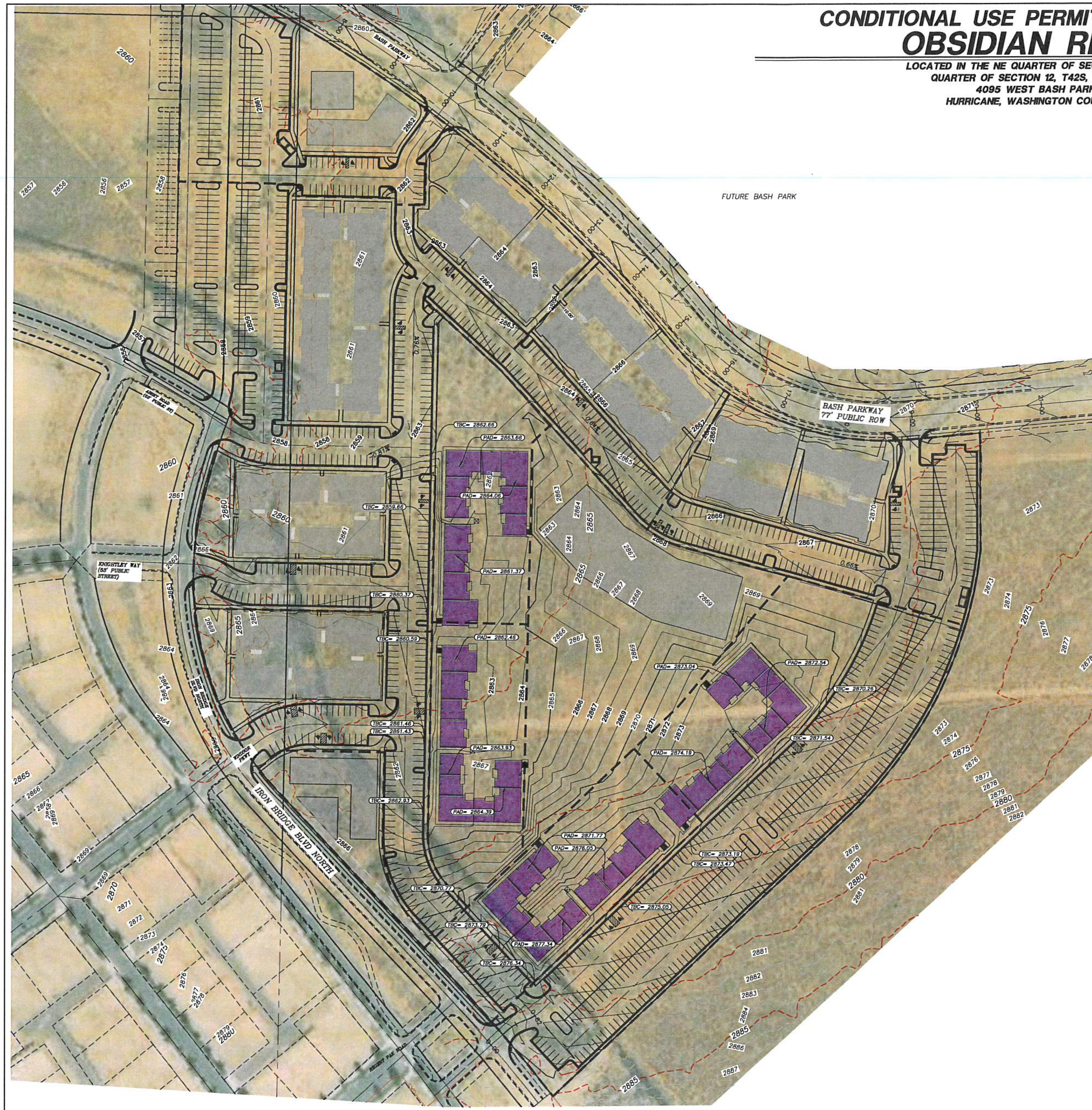
DATE: 03/01/2023
SCALE: 1"=80'
JOB NO. 281-010
SHEET NO. 1 OF 2

EXHIBIT

CONDITIONAL USE PERMIT EXHIBIT B FOR:

OBSIDIAN RESORT

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
4095 WEST BASH PARKWAY
HURRICANE, WASHINGTON COUNTY, UTAH



N W E S

75 0 75
SCALE IN FEET

LEGEND

———	PROPERTY LINE
———	ADJACENT PROPERTY LINE
— - —	CENTER LINE
═══	PROPOSED CURB & GUTTER
======	EXISTING CURB & GUTTER IN MARLA
▬ ▬ ▬	PHASE LINE
(shaded box)	PROPOSED 4-STORY BUILDING
- - - -	EXISTING 1' CONTOURS
- - - -	EXISTING 5' CONTOURS
———	PROPOSED 1' CONTOURS
———	PROPOSED 5' CONTOURS
- - 3255 - -	EXISTING CONTOUR ELEVATION LABEL
——3255——	PROPOSED CONTOUR ELEVATION LABEL

NOTE: ALL ROADWAYS WILL BE PRIVATE, BUT WILL BE SHOWN ON THE FINAL PLAT AS COMMON SPACE. THE COMMON SPACE WILL ALLOW UTILITIES WITH IN THAT AREA.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH

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.

EXHIBIT

COPYRIGHT © 2013 PROVALUE ENGINEERING INC.

REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307

CONDITIONAL USE PERMIT EXHIBIT B FOR:
OBSIDIAN RESORT
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
4095 WEST BASH PARKWAY HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 03/01/2023
SCALE: 1"=75'

JOB NO.
281-010

SHEET NO:
2 OF 2

OBSIDIAN

POOL AREA PROPOSED GRADES

ROOM SCHEDULE - A		
NUMBER	NAME	AREA
LEVEL 1		
A100A	FIRE RISER	42 SF
A100B	COMM.	42 SF
A100C	STOR.	46 SF
A100D	ELEV 3 NOMIN	39 SF
A100E	ELEV 1 NOMIN	39 SF
A101	3-BED CORNER	1,943 SF
A102	3-BED INLINE	1,586 SF
A103	3-BED INLINE	1,532 SF
A104	3-BED INLINE	1,534 SF
A105	3-BED CORNER	1,948 SF
A106	3-BED CORNER	1,948 SF
A107	3-BED INLINE	1,537 SF
A108	3-BED INLINE	1,537 SF
A109	3-BED INLINE	1,533 SF
A110	3-BED CORNER	1,948 SF
LEVEL 1		17,686 SF
LEVEL 2		
A200A	STOR.	55 SF
A200B	STOR.	28 SF
A200C	STOR.	28 SF
A200D	STOR.	28 SF
A200E	STOR.	28 SF
A200F	STOR.	28 SF
A200G	STOR.	28 SF
A200H	STOR.	28 SF
A200J	STOR.	28 SF
A200K	STOR.	57 SF
A200L	STOR.	28 SF
A200M	STOR.	28 SF
A201	3-BED CORNER	1,943 SF
A202	3-BED INLINE	1,534 SF
A203	3-BED INLINE	1,531 SF
A204	3-BED INLINE	1,533 SF
A205	3-BED CORNER	1,941 SF

ROOM SCHEDULE - A		
NUMBER	NAME	AREA
A206	3-BED CORNER	1,943 SF
A207	3-BED INLINE	1,537 SF
A208	3-BED INLINE	1,537 SF
A209	3-BED INLINE	1,533 SF
A210	3-BED CORNER	1,941 SF
LEVEL 2		17,429 SF
LEVEL 3		
A300A	STOR.	55 SF
A300B	STOR.	28 SF
A300C	STOR.	28 SF
A300D	STOR.	28 SF
A300E	STOR.	28 SF
A300F	STOR.	28 SF
A300G	STOR.	28 SF
A300H	STOR.	28 SF
A300J	STOR.	28 SF
A300K	STOR.	57 SF
A300L	STOR.	28 SF
A300M	STOR.	28 SF
A301	3-BED CORNER	1,943 SF
A302	3-BED INLINE	1,534 SF
A303	3-BED INLINE	1,531 SF
A304	3-BED INLINE	1,533 SF
A305	3-BED CORNER	1,941 SF
A306	3-BED CORNER	1,943 SF
A307	3-BED INLINE	1,537 SF
A308	3-BED INLINE	1,537 SF
A309	3-BED INLINE	1,533 SF
A310	3-BED CORNER	1,941 SF
LEVEL 3		17,429 SF
GRAND TOTAL: 59		52,600 SF

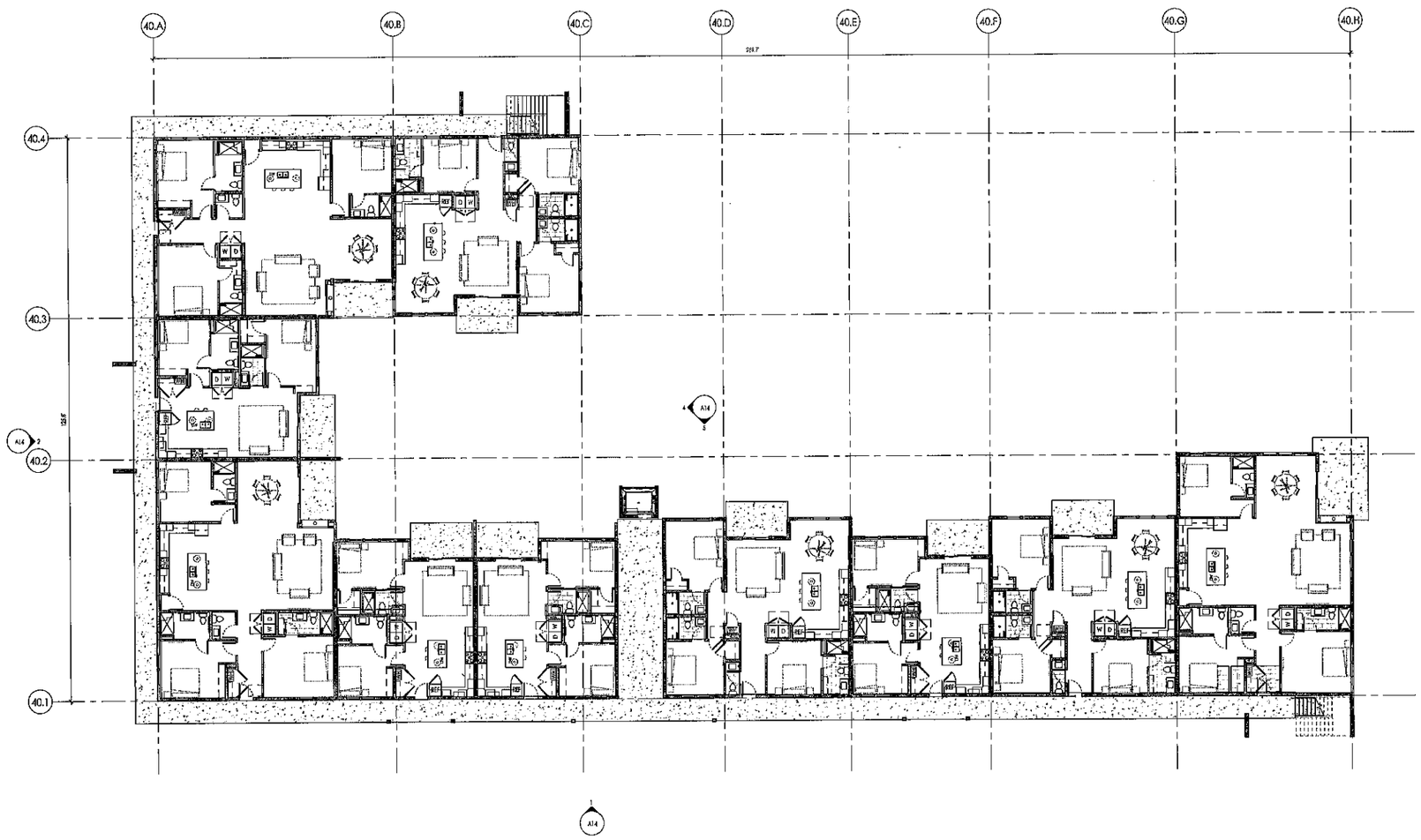
GENERAL NOTES - FLOOR PLANS

1. ANY DISCREPANCIES FOUND IN THE PLANS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
2. DO NOT SCALE DRAWINGS.
3. DIMENSIONS ARE TYPICALLY TO THE EXTERIOR FACE OF THE STUDS, CENTER OF STRUCTURAL COLUMN OR WALL/PARTITION OR GRID LINE UNLESS NOTED OTHERWISE.
4. OPENINGS ARE DIMENSIONED TO FINISH FACE OF OPENING.
5. INSTALL FULLY RECESSED FIRE DEPARTMENT KEY SAFE ADJACENT TO FRONT DOOR ACCORDING TO REQUIREMENTS OF LOCAL AUTHORITY HAVING JURISDICTION.
6. FIRE PARTITIONS AND DEMISING WALLS TO EXTEND FROM TOP OF FLOOR TO UNDERSIDE OF ROOF SLAB ABOVE FOR BC/UBC/IBC "ONE HOUR" CONTINUITY.
7. ALL WALL AND FLOOR ASSEMBLY PENETRATIONS AT RATED LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE SAFING AND APPROVED SEALANT.
8. FIREBLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER OR TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANEL OR ONE THICKNESS OF 0.25-INCH PARTICLEBOARD WITH JOINTS BACKED BY 0.25-INCH PARTICLEBOARD, GYPSUM BOARD, GYMFIB FIBER BOARD, BATTS OR BLANKETS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE ECONOMICALLY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK.
9. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   A. VERTICALLY AT THE CEILING AND FLOOR LEVELS
   B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.
10. FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, AND SIMILAR LOCATIONS.
11. FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENT PIPES, DUCTS, CHIMNEYS, AND FIREPLACES AT CEILING AND FLOOR LEVELS, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. FACTORY-BUILT CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH BL 103 AND BL 107.
12. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES.
13. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 0.5-INCH GYPSUM BOARD, 0.375-INCH WOOD STRUCTURAL PANEL, 0.375-INCH PARTICLEBOARD, 1-INCH NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS, OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED.
14. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE THE ATTIC SPACES AND CONCEALED ROOF SPACES. VENTILATION OF CONCEALED ROOF SPACES SHALL BE MAINTAINED IN ACCORDANCE WITH 2018 I.B.C.

KEYNOTES	
#	DESCRIPTION

DATE	REVISION DESCRIPTION

JARRETT ARCHITECTURE
801.991.2004 | JARRETTARCHITECTURE.COM
1020 W MAIN ST, STE 100 | AMERICAN FORK, UT 84003
LICENSE: UT 5476-01



1 | 40 UNIT LEVEL 1
A14 | 3/32" = 1'-0"

OBSIDIAN RESORT
40 UNIT LEVEL 1
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

PROJECT #: 220803
SCALE: As indicated
DATE: 2/27/2023 2:06:20 PM

ROOM SCHEDULE - A		
NUMBER	NAME	AREA
LEVEL 1		
A100A	FIRE RISER	43 SF
A100B	CORRAL	43 SF
A100C	STOR.	44 SF
A100D	ELEV 2 MECHN	29 SF
A100E	ELEV 1 MECHN	28 SF
A101	3-BED CORNER	1,943 SF
A102	3-BED INLINE	1,836 SF
A103	3-BED INLINE	1,523 SF
A104	3-BED INLINE	1,534 SF
A105	3-BED CORNER	1,942 SF
A106	3-BED CORNER	1,943 SF
A107	3-BED INLINE	1,533 SF
A108	3-BED INLINE	1,533 SF
A109	3-BED CORNER	1,941 SF
LEVEL 1		17,186 SF
LEVEL 2		
A200A	STOR.	59 SF
A200B	STOR.	29 SF
A200C	STOR.	28 SF
A200D	STOR.	58 SF
A200E	STOR.	29 SF
A200F	STOR.	29 SF
A200G	STOR.	58 SF
A200H	STOR.	29 SF
A200I	STOR.	29 SF
A200J	STOR.	29 SF
A200K	STOR.	29 SF
A200L	STOR.	29 SF
A200M	STOR.	28 SF
A201	3-BED CORNER	1,942 SF
A202	3-BED INLINE	1,534 SF
A203	3-BED INLINE	1,531 SF
A204	3-BED INLINE	1,533 SF
A205	3-BED CORNER	1,941 SF

ROOM SCHEDULE - A		
NUMBER	NAME	AREA
A206	3-BED CORNER	1,943 SF
A207	3-BED INLINE	1,537 SF
A208	3-BED INLINE	1,531 SF
A209	3-BED INLINE	1,533 SF
A210	3-BED CORNER	1,941 SF
LEVEL 2		17,429 SF
LEVEL 3		
A300A	STOR.	58 SF
A300B	STOR.	29 SF
A300C	STOR.	29 SF
A300D	STOR.	58 SF
A300E	STOR.	29 SF
A300F	STOR.	29 SF
A300G	STOR.	58 SF
A300H	STOR.	29 SF
A300I	STOR.	29 SF
A300J	STOR.	29 SF
A300K	STOR.	29 SF
A300L	STOR.	29 SF
A300M	STOR.	28 SF
A301	3-BED CORNER	1,943 SF
A302	3-BED INLINE	1,534 SF
A303	3-BED INLINE	1,531 SF
A304	3-BED INLINE	1,533 SF
A305	3-BED CORNER	1,941 SF
A306	3-BED CORNER	1,943 SF
A307	3-BED INLINE	1,537 SF
A308	3-BED INLINE	1,531 SF
A309	3-BED INLINE	1,533 SF
A310	3-BED CORNER	1,941 SF
LEVEL 3		17,429 SF
GRAND TOTAL: 59		52,044 SF

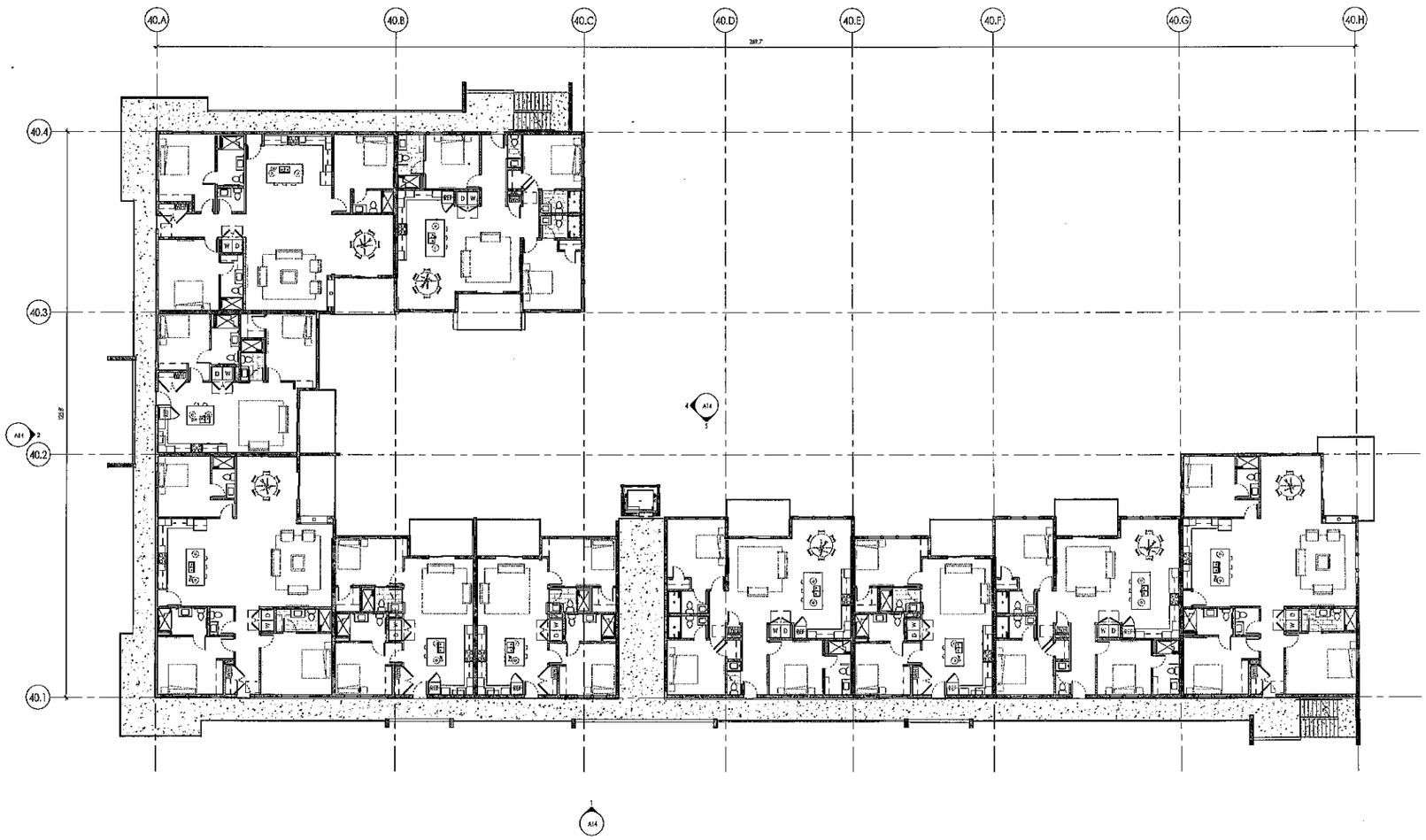
GENERAL NOTES - FLOOR PLANS

1. ANY DISREPANCIES FOUND IN THE PLANS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
2. DO NOT SCALE DRAWINGS.
3. DIMENSIONS ARE TYPICALLY TO THE EXTERIOR FACE OF THE STUDS, CENTER OF STRUCTURAL COLUMN/BEAM/PATTERN OF GRID LINE UNLESS NOTED OTHERWISE.
4. OPENINGS ARE DIMENSIONED TO FINISH FACE OF OPENING.
5. INSTALL FULLY RECESSED FIRE DEPARTMENT KEY SAFE ADJACENT TO FRONT DOOR ACCORDING TO REQUIREMENTS OF LOCAL AUTHORITY HAVING JURISDICTION.
6. FIRE PARTITIONS AND DEMISING WALLS TO EXTEND FROM TOP OF FLOOR TO UNDERSIDE OF ROOF SLAB ABOVE PER IBC 708.4 "CONTINUITY"
7. ALL WALL AND FLOOR ASSEMBLY PENETRATIONS AT RATED LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC., SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE SAFING AND APPROVED SEALANT.
8. FIREBLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER OR TWO THICKNESS OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANEL OR ONE THICKNESS OF 0.25-INCH PARTICLEBOARD WITH JOINTS BACKED BY 0.25-INCH PARTICLEBOARD, GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK.
9. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   A. VERTICALLY AT THE CEILING AND FLOOR LEVELS
   B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.
10. FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
11. FIRESTOPPING SHALL BE INSTALLED AT OPENINGS AROUND VENTS PIPES, DUCTS CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. FACTORY-BUILT CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH UL 103 AND UL 127.
12. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES.
13. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 0.5-INCH GYPSUM BOARD, 0.375-INCH WOOD STRUCTURAL PANEL, 0.375-INCH PARTICLEBOARD, 1-INCH NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED.
14. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE THE ATTIC SPACES AND CONCEALED ROOF SPACES. VENTILATION OF CONCEALED ROOF SPACES SHALL BE MAINTAINED IN ACCORDANCE WITH 2006 I.B.C.

KEYNOTES	
#	DESCRIPTION

JARRETT ARCHITECTURE
801.301.5904 | JARRETTARCHITECTURE.COM
2765 N MAIN STREET BLDG 14-LC, STE 100
LEHI, UT 84043

DATE	REVISION DESCRIPTION



1 40 UNIT LEVEL 2
A14 3/32" = 1'-0"

OBSIDIAN RESORT
40 UNIT LEVEL 2
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

PROJECT #: 1206.03
SCALE: As indicated
DATE: 3/27/2003 2:05:22 PM

A7

ROOM SCHEDULE - A		
NUMBER	NAME	AREA
LEVEL 1		
A100A	DINE RESR	42 SF
A1003	CORRI	42 SF
A100C	STOR.	44 SF
A100D	ELEV 3 MCHN	39 SF
A100E	ELEV 3 MCHN	39 SF
A101	3-BED CORNER	1,943 SF
A102	3-BED INLINE	1,536 SF
A103	3-BED INLINE	1,532 SF
A104	3-BED INLINE	1,534 SF
A105	3-BED CORNER	1,941 SF
A106	3-BED CORNER	1,943 SF
A107	3-BED INLINE	1,537 SF
A108	3-BED INLINE	1,533 SF
A109	3-BED INLINE	1,533 SF
A110	3-BED CORNER	1,941 SF
LEVEL 1		17,489 SF
LEVEL 2		
A200A	STOR.	58 SF
A200B	STOR.	28 SF
A200C	STOR.	28 SF
A200D	STOR.	58 SF
A200E	STOR.	28 SF
A200F	STOR.	28 SF
A200G	STOR.	58 SF
A200H	STOR.	28 SF
A200I	STOR.	28 SF
A200J	STOR.	58 SF
A200K	STOR.	28 SF
A200L	STOR.	28 SF
A200M	STOR.	28 SF
A201	3-BED CORNER	1,943 SF
A202	3-BED INLINE	1,536 SF
A203	3-BED INLINE	1,531 SF
A204	3-BED INLINE	1,533 SF
A205	3-BED CORNER	1,941 SF

ROOM SCHEDULE - A		
NUMBER	NAME	AREA
A206	3-BED CORNER	1,943 SF
A207	3-BED INLINE	1,537 SF
A208	3-BED INLINE	1,531 SF
A209	3-BED INLINE	1,533 SF
A210	3-BED CORNER	1,941 SF
LEVEL 2		17,439 SF
LEVEL 3		
A300A	STOR.	58 SF
A300B	STOR.	28 SF
A300C	STOR.	28 SF
A300D	STOR.	58 SF
A300E	STOR.	28 SF
A300F	STOR.	28 SF
A300G	STOR.	58 SF
A300H	STOR.	28 SF
A300I	STOR.	28 SF
A300J	STOR.	58 SF
A300K	STOR.	28 SF
A300L	STOR.	28 SF
A300M	STOR.	28 SF
A301	3-BED CORNER	1,943 SF
A302	3-BED INLINE	1,536 SF
A303	3-BED INLINE	1,531 SF
A304	3-BED INLINE	1,533 SF
A305	3-BED CORNER	1,941 SF
A306	3-BED CORNER	1,943 SF
A307	3-BED INLINE	1,537 SF
A308	3-BED INLINE	1,531 SF
A309	3-BED INLINE	1,533 SF
A310	3-BED CORNER	1,941 SF
LEVEL 3		17,439 SF
GRAND TOTAL: SF		52,029 SF

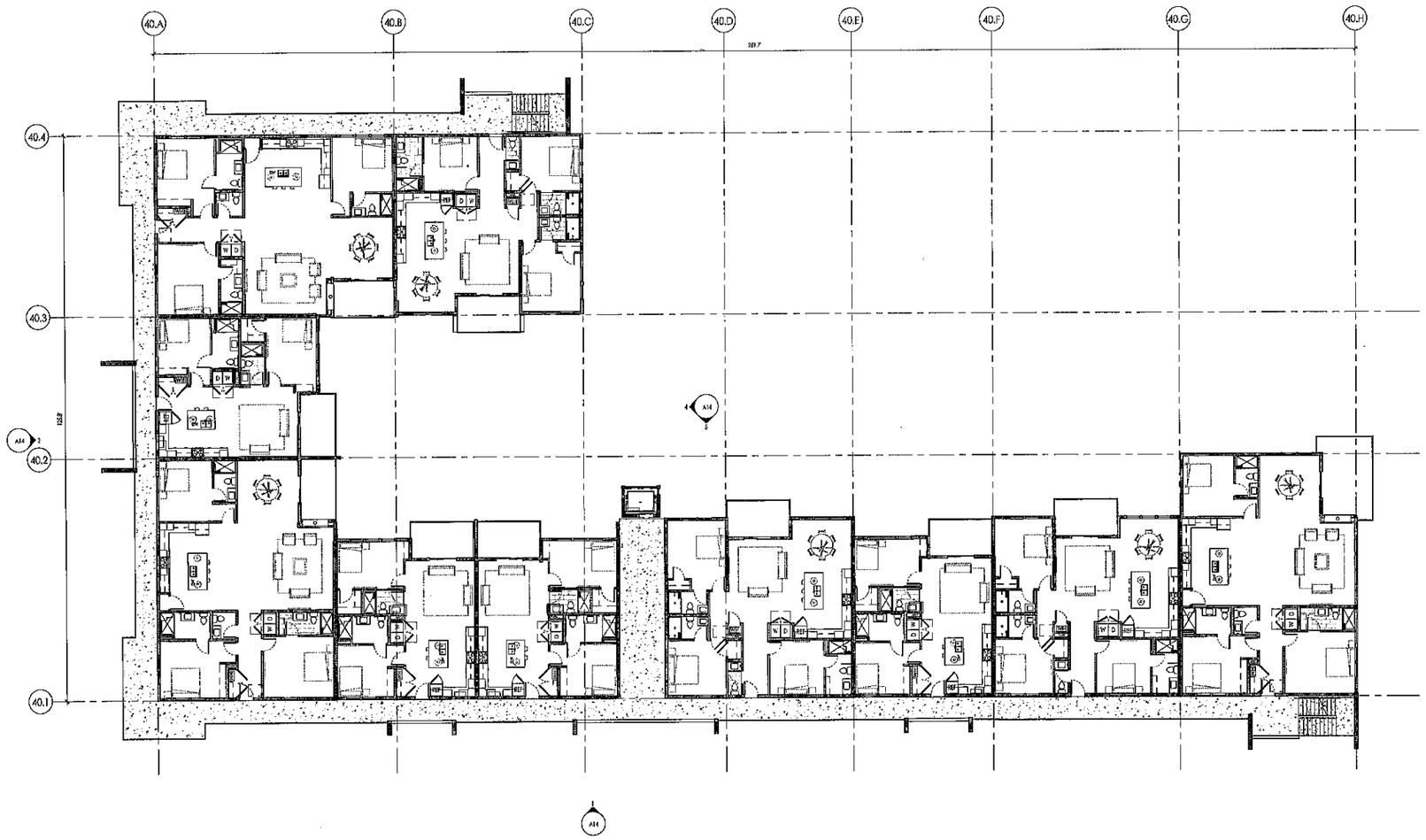
GENERAL NOTES - FLOOR PLANS

1. ANY DISCREPANCIES FOUND IN THE PLANS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
2. DO NOT SCALE DRAWINGS.
3. DIMENSIONS ARE TYPICALLY TO THE EXTERIOR FACE OF THE STUDS, CENTER OF STRUCTURAL COLUMNS/BEAMS/PARTITION OR GRID LINE UNLESS NOTED OTHERWISE.
4. OPENINGS ARE DIMENSIONED TO FINISH FACE OF OPENING.
5. INSTALL FULLY RECESSED FIRE DEPARTMENT KEY SAFE AS MAGER TO FRONT DOOR ACCORDING TO RECOMMENDATIONS OF LOCAL AUTHORITY HAVING JURISDICTION.
6. FIRE PARTITIONS AND DEMISING WALLS TO EXTEND FROM TOP OF FLOOR TO UNDERSIDE OF ROOF SLAB ABOVE PER IBC FOR CONTINUITY.
7. ALL WALL AND FLOOR ASSEMBLY PENETRATIONS AT RATED LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTWORK, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE SAFING AND APPROVED SEALANT.
8. FURRING/CEILING SHALL CONSIST OF 2-INCH NOMINAL LUMBER OR TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANEL OF ONE THICKNESS OR 0.75-INCH PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLEBOARD. GYPSUM BOARD, CERAMIC FIBER BOARD, BATTS OR BLANKETS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIRESTOPPING.
9. FURRING/CEILING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   A. VERTICALLY AT THE CEILING AND FLOOR LEVELS
   B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.
10. FURRING/CEILING SHALL BE PROVIDED AT THE INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
11. FURRING/CEILING SHALL BE INSTALLED AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. FACTORY-BUILT CHIMNEYS AND FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH UL 103 AND UL 127.
12. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES.
13. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 0.5-INCH GYPSUM BOARD, 0.375-INCH WOOD STRUCTURAL PANEL, 0.375-INCH PARTICLEBOARD, 1-INCH NOMINAL LUMBER, CERAMIC FIBERBOARD, BATTS, OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED.
14. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE THE ATTIC SPACES AND CONCEALED ROOF SPACES. VENTILATION OF CONCEALED ROOF SPACES SHALL BE MAINTAINED IN ACCORDANCE WITH IRC R806.3 & IBC.

KEYNOTES	
#	DESCRIPTION

JARRETT ARCHITECTURE
820 TERRY ROAD | JARRETTARCHITECTURE.COM
1770 E. W. TAVERNER BLVD., STE 100
LEHI, UT 84043

DATE	REVISION DESCRIPTION



1 40 UNIT LEVEL 3
A14 3/32" = 1'-0"

OBSIDIAN RESORT
40 UNIT LEVEL 3
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

PROJECT #: 2206-03
SCALE: As Indicated
DATE: 2/27/2023 2:05:24 PM

ROOM SCHEDULE - A		
NUMBER	NAME	AREA
LEVEL 1		
A100A	FIRE RISER	42 SF
A100B	COMM	42 SF
A100C	STOR.	45 SF
A100D	ELEV 2 MACH'Y	37 SF
A100E	ELEV 1 MACH'Y	37 SF
A101	3-BED CORNER	1,948 SF
A102	3-BED INLINE	1,836 SF
A103	3-BED INLINE	1,339 SF
A104	3-BED INLINE	1,814 SF
A105	3-BED CORNER	1,941 SF
A106	3-BED CORNER	1,943 SF
A107	3-BED INLINE	1,537 SF
A108	3-BED INLINE	1,532 SF
A109	3-BED INLINE	1,532 SF
A110	3-BED CORNER	1,948 SF
LEVEL 1		17,150 SF
LEVEL 2		
A200A	STOR.	55 SF
A200B	STOR.	38 SF
A200C	STOR.	39 SF
A200D	STOR.	59 SF
A200E	STOR.	28 SF
A200F	STOR.	28 SF
A200G	STOR.	28 SF
A200H	STOR.	28 SF
A200I	STOR.	28 SF
A200J	STOR.	28 SF
A200K	STOR.	28 SF
A200L	STOR.	28 SF
A200M	STOR.	56 SF
A201	3-BED CORNER	1,948 SF
A202	3-BED INLINE	1,836 SF
A203	3-BED INLINE	1,537 SF
A204	3-BED INLINE	1,633 SF
A205	3-BED CORNER	1,941 SF

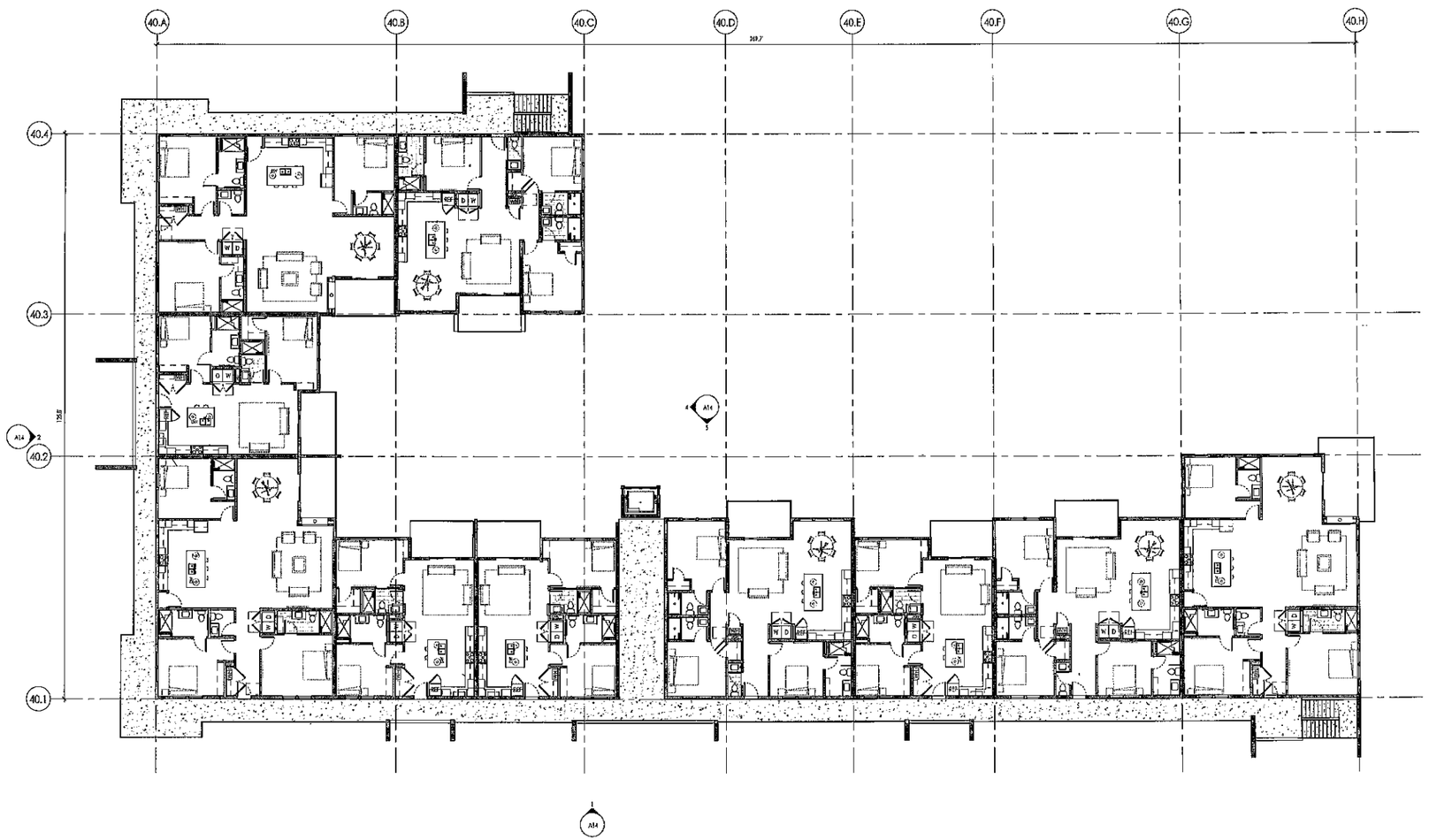
ROOM SCHEDULE - A		
NUMBER	NAME	AREA
A206	3-BED CORNER	1,943 SF
A207	3-BED INLINE	1,537 SF
A208	3-BED INLINE	1,531 SF
A209	3-BED INLINE	1,533 SF
A210	3-BED CORNER	1,941 SF
LEVEL 2		17,439 SF
LEVEL 3		
A300A	STOR.	56 SF
A300B	STOR.	28 SF
A300C	STOR.	28 SF
A300D	STOR.	28 SF
A300E	STOR.	28 SF
A300F	STOR.	28 SF
A300G	STOR.	56 SF
A300H	STOR.	28 SF
A300I	STOR.	28 SF
A300K	STOR.	56 SF
A300L	STOR.	28 SF
A300M	STOR.	28 SF
A301	3-BED CORNER	1,943 SF
A302	3-BED INLINE	1,836 SF
A303	3-BED INLINE	1,531 SF
A304	3-BED INLINE	1,533 SF
A305	3-BED CORNER	1,941 SF
A306	3-BED CORNER	1,943 SF
A307	3-BED INLINE	1,537 SF
A308	3-BED INLINE	1,531 SF
A309	3-BED INLINE	1,533 SF
A310	3-BED CORNER	1,941 SF
LEVEL 3		17,439 SF
GRAND TOTAL SF		52,029 SF

GENERAL NOTES - FLOOR PLANS

1. ANY DISCREPANCIES FOUND IN THE PLANS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
2. DO NOT SCALE DRAWINGS.
3. DIMENSIONS ARE TYPICALLY TO THE EXTERIOR FACE OF THE STUDS, CENTER OF STRUCTURAL COLUMN/BEAM/PARTITION OR GRID LINE UNLESS NOTED OTHERWISE.
4. OPENINGS ARE DIMENSIONED TO FINISH FACE OF OPENING.
5. INSTALL FULLY RECESSED FIRE DEPARTMENT KEY SAFE ADJACENT TO FRONT DOOR ACCORDING TO REQUIREMENTS OF LOCAL AUTHORITY HAVING JURISDICTION.
6. FIRE PARTITIONS AND DEMISING WALLS TO EXTEND FROM TOP OF FLOOR TO UNDERSIDE OF ROOF SLAB ABOVE PER IBC 706.4 "CONTINUITY"
7. ALL WALL AND FLOOR ASSEMBLY PENETRATIONS AT RATED LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTWORK, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE SAFING AND APPROVED SEALANT.
8. FIREBLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER OR TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANEL OR ONE THICKNESS OF 0.75-INCH PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLEBOARD. GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK.
9. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   A. VERTICALLY AT THE CEILING AND FLOOR LEVELS
   B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.
10. FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
11. FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENT PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. FACTORY-BUILT CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH UL 103 AND UL 127.
12. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION. DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES.
13. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 0.5-INCH GYPSUM BOARD, 0.375-INCH WOOD STRUCTURAL PANEL, 0.375-INCH PARTICLEBOARD, 1-INCH NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS, OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED.
14. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION. DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE THE ATTIC SPACES AND CONCEALED ROOF SPACES. VENTILATION OF CONCEALED ROOF SPACES SHALL BE MAINTAINED IN ACCORDANCE WITH 2018 IMC.

KEYNOTES	
#	DESCRIPTION

DATE | REVISION DESCRIPTION



1 LEVEL 4
A14 3/32" = 1'-0"

OBSIDIAN RESORT
40 UNIT LEVEL 4
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

PROJECT #: 2208.03
SCALE: As Indicated
DATE: 2/27/2023 2:00:25 PM

A9

ROOM SCHEDULE - A		
NUMBER	NAME	AREA
LEVEL 1		
A100A	FIRE RISER	42 SF
A100B	COMM	42 SF
A100C	STOR.	46 SF
A100D	ELEV 2 MCHN	39 SF
A100E	ELEV 1 MCHN	58 SF
A101	3-BED CORNER	1,943 SF
A102	3-BED INLINE	1,536 SF
A103	3-BED INLINE	1,533 SF
A104	3-BED INLINE	1,534 SF
A105	3-BED CORNER	1,941 SF
A106	3-BED CORNER	1,943 SF
A107	3-BED INLINE	1,533 SF
A108	3-BED INLINE	1,533 SF
A109	3-BED INLINE	1,533 SF
A110	3-BED CORNER	1,941 SF
LEVEL 1		17,180 SF
LEVEL 2		
A200A	STOR.	58 SF
A200B	STOR.	28 SF
A200C	STOR.	28 SF
A200D	STOR.	58 SF
A200E	STOR.	28 SF
A200F	STOR.	28 SF
A200G	STOR.	58 SF
A200H	STOR.	28 SF
A200I	STOR.	28 SF
A200J	STOR.	58 SF
A200K	STOR.	28 SF
A200L	STOR.	28 SF
A200M	STOR.	28 SF
A201	3-BED CORNER	1,943 SF
A202	3-BED INLINE	1,536 SF
A203	3-BED INLINE	1,533 SF
A204	3-BED INLINE	1,533 SF
A205	3-BED CORNER	1,941 SF

ROOM SCHEDULE - A		
NUMBER	NAME	AREA
A206	3-BED CORNER	1,943 SF
A207	3-BED INLINE	1,537 SF
A208	3-BED INLINE	1,531 SF
A209	3-BED INLINE	1,533 SF
A210	3-BED CORNER	1,941 SF
LEVEL 2		17,429 SF
LEVEL 3		
A300A	STOR.	58 SF
A300B	STOR.	28 SF
A300C	STOR.	58 SF
A300D	STOR.	58 SF
A300E	STOR.	28 SF
A300F	STOR.	28 SF
A300G	STOR.	58 SF
A300H	STOR.	28 SF
A300I	STOR.	28 SF
A300J	STOR.	58 SF
A300K	STOR.	59 SF
A300L	STOR.	28 SF
A300M	STOR.	58 SF
A301	3-BED CORNER	1,943 SF
A302	3-BED INLINE	1,536 SF
A303	3-BED INLINE	1,531 SF
A304	3-BED INLINE	1,533 SF
A305	3-BED CORNER	1,941 SF
A306	3-BED CORNER	1,943 SF
A307	3-BED INLINE	1,537 SF
A308	3-BED INLINE	1,531 SF
A309	3-BED INLINE	1,533 SF
A310	3-BED CORNER	1,943 SF
LEVEL 3		17,429 SF
GRAND TOTAL: 59		52,039 SF

GENERAL NOTES - FLOOR PLANS

1. ANY DISCREPANCIES FOUND IN THE PLANS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
2. DO NOT SCALE DRAWINGS.
3. DIMENSIONS ARE TYPICALLY TO THE EXTERIOR FACE OF THE STUDS, CENTER OF STRUCTURAL COLUMN/BEAM/PARTITION OR GRID LINE UNLESS NOTED OTHERWISE.
4. OPENINGS ARE DIMENSIONED TO FINISH FACE OF OPENING.
5. INSTALL FULLY RECESSED FIRE DEPARTMENT KEY SAFE ADJACENT TO FRONT DOOR ACCORDING TO REQUIREMENTS OF LOCAL AUTHORITY HAVING JURISDICTION.
6. FIRE PARTITIONS AND DEMISING WALLS TO EXTEND FROM TOP OF FLOOR TO UNDERSIDE OF ROOF SLAB ABOVE PER IBC 708.4 CONTINUITY.
7. ALL WALL AND FLOOR ASSEMBLY PENETRATIONS AT RATED LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE SAFING AND APPROVED SEALANT.
8. FIREBLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER OR TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS OF ONE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANEL OF ONE THICKNESS OF 0.75-INCH PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLEBOARD. GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY REMAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK.
9. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   A. VERTICALLY AT THE CEILING AND FLOOR LEVELS
   B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.
10. FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
11. FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENT PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. FACTORY-BUILT CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH UL 103 AND UL 127.
12. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION. DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES.
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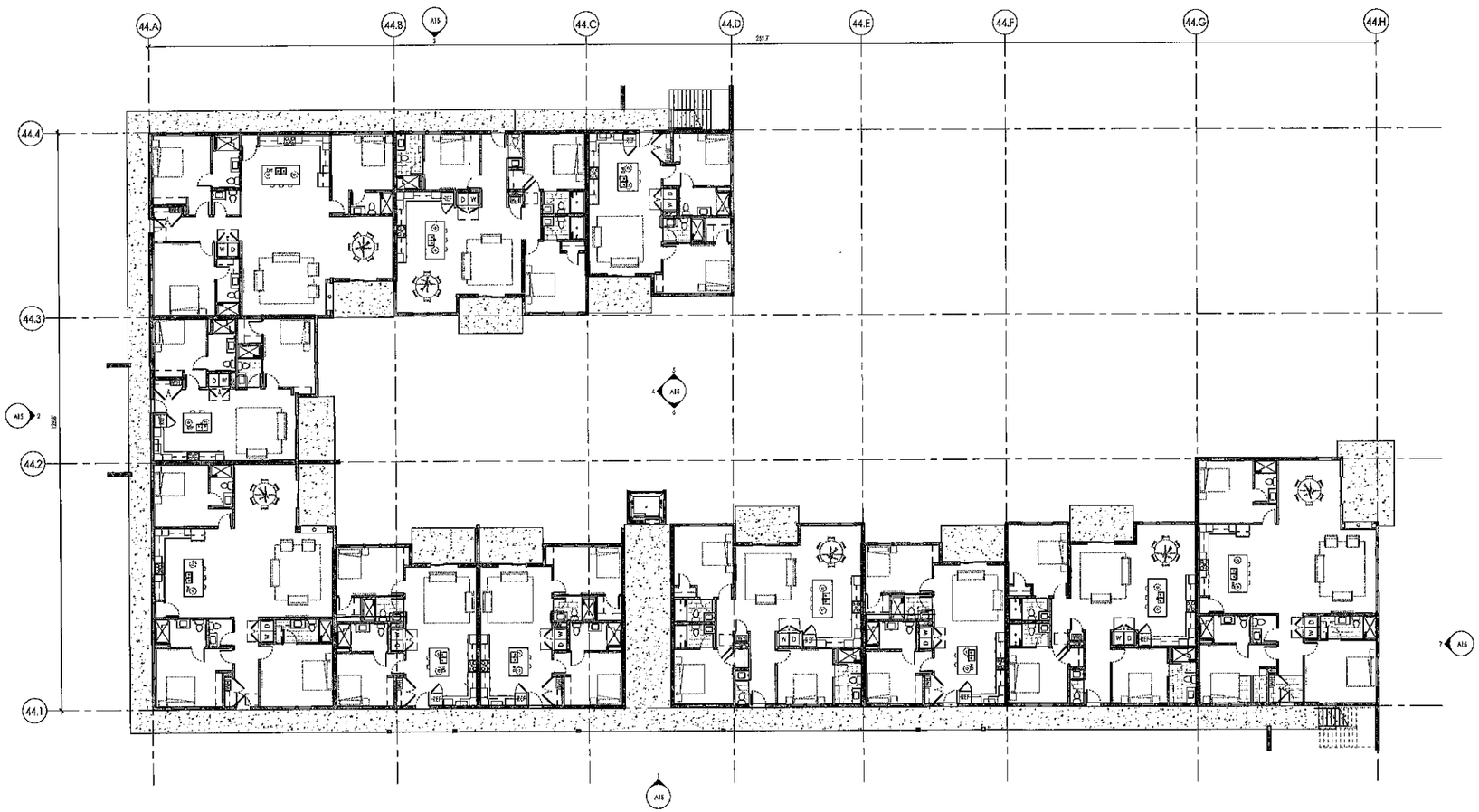
KEYNOTES	
#	DESCRIPTION

JARRETT ARCHITECTURE
801.355.0504 | JARRETTARCHITECTURE.COM
3301 N THANKSGIVING WAY, STE 300
LEHI, UT 84043

#	DESCRIPTION	DATE



1 | 44 UNIT LEVEL1
A14 | 3/32" = 1'-0"

OBSIDIAN RESORT
44 UNIT LEVEL 1
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

PROJECT #: 2206.03
SCALE: As Noted
DATE: 2/27/2023 2:05:29 PM

ROOM SCHEDULE - A		
NUMBER	NAME	AREA
LEVEL 1		
A100A	FIRE RISER	42 SF
A100B	COMM	42 SF
A100C	STOR.	44 SF
A100D	ELEV 2 MACHINE	59 SF
A100E	ELEV 1 MACHINE	58 SF
A101	3-BED CORNER	1,943 SF
A102	3-BED INLINE	1,866 SF
A103	3-BED INLINE	2,529 SF
A104	3-BED INLINE	1,864 SF
A105	3-BED CORNER	1,947 SF
A106	3-BED CORNER	1,943 SF
A107	3-BED INLINE	1,537 SF
A108	3-BED INLINE	1,537 SF
A109	3-BED INLINE	1,537 SF
A110	3-BED CORNER	1,941 SF
LEVEL 1		17,198 SF
LEVEL 2		
A200A	STOR.	58 SF
A200B	STOR.	28 SF
A200C	STOR.	28 SF
A200D	STOR.	58 SF
A200E	STOR.	28 SF
A200F	STOR.	28 SF
A200G	STOR.	58 SF
A200H	STOR.	28 SF
A200I	STOR.	28 SF
A200J	STOR.	28 SF
A200K	STOR.	58 SF
A200L	STOR.	28 SF
A200M	STOR.	28 SF
A200N	STOR.	28 SF
A200O	STOR.	58 SF
A200P	STOR.	28 SF
A200Q	STOR.	28 SF
A200R	STOR.	58 SF
A200S	STOR.	28 SF
A200T	STOR.	28 SF
A200U	STOR.	58 SF
A200V	STOR.	28 SF
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A200LC	STOR.	28 SF
A200LD	STOR.	58 SF
A200LE	STOR.	28 SF
A200LF	STOR.	28 SF
A200LG	STOR.	58 SF
A200LH	STOR.	28 SF
A200LI	STOR.	28 SF
A200LJ	STOR.	58 SF
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A200LX	STOR.	28 SF
A200LY	STOR.	58 SF
A200LZ	STOR.	28 SF
A200MA	STOR.	28 SF
A200MB	STOR.	58 SF
A200MC	STOR.	28 SF
A200MD	STOR.	28 SF
A200ME	STOR.	58 SF
A200MF	STOR.	28 SF
A200MG	STOR.	28 SF
A200MH	STOR.	58 SF
A200MI	STOR.	28 SF
A200MJ	STOR.	28 SF
A200MK	STOR.	58 SF
A200ML	STOR.	28 SF
A200MM	STOR.	28 SF
A200MN	STOR.	58 SF
A200MO	STOR.	28 SF
A200MP	STOR.	28 SF
A200MQ	STOR.	58 SF
A200MR	STOR.	28 SF
A200MS	STOR.	28 SF
A200MT	STOR.	58 SF
A200MU	STOR.	28 SF
A200MV	STOR.	28 SF
A200MW	STOR.	58 SF
A200MX	STOR.	28 SF
A200MY	STOR.	28 SF
A200MZ	STOR.	58 SF
A200NA	STOR.	28 SF
A200NB	STOR.	28 SF
A200NC	STOR.	58 SF
A200ND	STOR.	28 SF
A200NE	STOR.	28 SF
A200NF	STOR.	58 SF
A200NG	STOR.	28 SF
A200NH	STOR.	28 SF
A200NI	STOR.	58 SF
A200NJ	STOR.	28 SF
A200NK	STOR.	28 SF
A200NL	STOR.	58 SF
A200NM	STOR.	28 SF
A200NN	STOR.	28 SF
A200NO	STOR.	58 SF
A200NP	STOR.	28 SF
A200NQ	STOR.	28 SF
A200NR	STOR.	58 SF
A200NS	STOR.	28 SF
A200NT	STOR.	28 SF
A200NU	STOR.	58 SF
A200NV	STOR.	28 SF
A200NW	STOR.	28 SF
A200NX	STOR.	58 SF
A200NY	STOR.	28 SF
A200NZ	STOR.	28 SF
A200OA	STOR.	58 SF
A200OB	STOR.	28 SF
A200OC	STOR.	28 SF
A200OD	STOR.	58 SF
A200OE	STOR.	28 SF
A200OF	STOR.	28 SF
A200OG	STOR.	58 SF
A200OH	STOR.	28 SF
A200OI	STOR.	28 SF
A200OJ	STOR.	58 SF
A200OK	STOR.	28 SF
A200OL	STOR.	28 SF
A200OM	STOR.	58 SF
A200ON	STOR.	28 SF
A200OO	STOR.	28 SF
A200OP	STOR.	58 SF
A200OQ	STOR.	28 SF
A200OR	STOR.	28 SF
A200OS	STOR.	58 SF
A200OT	STOR.	28 SF
A200OU	STOR.	28 SF
A200OV	STOR.	58 SF
A200OW	STOR.	28 SF
A200OX	STOR.	28 SF
A200OY	STOR.	58 SF
A200OZ	STOR.	28 SF
A200PA	STOR.	28 SF
A200PB	STOR.	58 SF
A200PC	STOR.	28 SF
A200PD	STOR.	28 SF
A200PE	STOR.	58 SF
A200PF	STOR.	28 SF
A200PG	STOR.	28 SF
A200PH	STOR.	58 SF
A200PI	STOR.	28 SF
A200PJ	STOR.	28 SF
A200PK	STOR.	58 SF
A200PL	STOR.	28 SF
A200PM	STOR.	28 SF
A200PN	STOR.	58 SF
A200PO	STOR.	28 SF
A200PP	STOR.	28 SF
A200PQ	STOR.	58 SF
A200PR	STOR.	28 SF
A200PS	STOR.	28 SF
A200PT	STOR.	58 SF
A200PU	STOR.	28 SF
A200PV	STOR.	28 SF
A200PW	STOR.	58 SF
A200PX	STOR.	28 SF
A200PY	STOR.	28 SF
A200PZ	STOR.	58 SF
A200QA	STOR.	28 SF
A200QB	STOR.	28 SF
A200QC	STOR.	58 SF
A200QD	STOR.	28 SF
A200QE	STOR.	28 SF
A200QF	STOR.	58 SF
A200QG	STOR.	28 SF
A200QH	STOR.	28 SF
A200QI	STOR.	58 SF
A200QJ	STOR.	28 SF
A200QK	STOR.	28 SF
A200QL	STOR.	58 SF
A200QM	STOR.	28 SF
A200QN	STOR.	28 SF
A200QO	STOR.	58 SF
A200QP	STOR.	28 SF
A200QQ	STOR.	28 SF
A200QR	STOR.	58 SF
A200QS	STOR.	28 SF
A200QT	STOR.	28 SF
A200QU	STOR.	58 SF
A200QV	STOR.	28 SF
A200QW	STOR.	28 SF
A200QX	STOR.	58 SF
A200QY	STOR.	28 SF
A200QZ	STOR.	28 SF
A200RA	STOR.	58 SF
A200RB	STOR.	28 SF
A200RC	STOR.	28 SF
A200RD	STOR.	58 SF
A200RE	STOR.	28 SF
A200RF	STOR.	28 SF
A200RG	STOR.	58 SF
A200RH	STOR.	28 SF
A200RI	STOR.	28 SF
A200RJ	STOR.	58 SF
A200RK	STOR.	28 SF
A200RL	STOR.	28 SF
A200RM	STOR.	58 SF
A200RN	STOR.	28 SF
A200RO	STOR.	28 SF
A200RP	STOR.	58 SF
A200RQ	STOR.	28 SF
A200RR	STOR.	28 SF
A200RS	STOR.	58 SF
A200RT	STOR.	28 SF
A200RU	STOR.	28 SF
A200RV	STOR.	58 SF
A200RW	STOR.	28 SF
A200RX	STOR.	28 SF
A200RY	STOR.	58 SF
A200RZ	STOR.	28 SF
A200SA	STOR.	28 SF
A200SB	STOR.	58 SF
A200SC	STOR.	28 SF
A200SD	STOR.	28 SF
A200SE	STOR.	58 SF
A200SF	STOR.	28 SF
A200SG	STOR.	28 SF
A200SH	STOR.	58 SF
A200SI	STOR.	28 SF
A200SJ	STOR.	28 SF
A200SK	STOR.	58 SF
A200SL	STOR.	28 SF
A200SM	STOR.	28 SF
A200SN	STOR.	58 SF
A200SO	STOR.	28 SF
A200SP	STOR.	28 SF
A200SQ	STOR.	58 SF
A200SR	STOR.	28 SF
A200SS	STOR.	28 SF
A200ST	STOR.	58 SF
A200SU	STOR.	28 SF
A200SV	STOR.	28 SF
A200SW	STOR.	58 SF
A200SX	STOR.	28 SF
A200SY	STOR.	28 SF
A200SZ	STOR.	58 SF
A200TA	STOR.	28 SF
A200TB	STOR.	28 SF
A200TC	STOR.	58 SF
A200TD	STOR.	28 SF
A200TE	STOR.	28 SF
A200TF	STOR.	58 SF
A200TG	STOR.	28 SF
A200TH	STOR.	28 SF
A200TI	STOR.	58 SF
A200TJ	STOR.	28 SF
A200TK	STOR.	28 SF
A200TL	STOR.	58 SF
A200TM	STOR.	28 SF
A200TN	STOR.	28 SF
A200TO	STOR.	58 SF
A200TP	STOR.	28 SF
A200TQ	STOR.	28 SF
A200TR	STOR.	58 SF
A200TS	STOR.	28 SF
A200TT	STOR.	28 SF
A200TU	STOR.	58 SF
A200TV	STOR.	28 SF
A200TW	STOR.	28 SF
A200TX	STOR.	58 SF
A200TY	STOR.	28 SF
A200TZ	STOR.	28 SF
A200UA	STOR.	58 SF
A200UB	STOR.	28 SF
A200UC	STOR.	28 SF
A200UD	STOR.	58 SF
A200UE	STOR.	28 SF
A200UF	STOR.	28 SF
A200UG	STOR.	58 SF
A200UH	STOR.	28 SF
A200UI	STOR.	28 SF
A200UJ	STOR.	58 SF
A200UK	STOR.	28 SF
A200UL	STOR.	28 SF
A200UM	STOR.	58 SF
A200UN	STOR.	28 SF
A200UO	STOR.	28 SF
A200UP	STOR.	58 SF
A200UQ	STOR.	28 SF
A200UR	STOR.	28 SF
A200US	STOR.	58 SF
A200UT	STOR.	28 SF
A200UU	STOR.	28 SF
A200UV	STOR.	58 SF
A200UW	STOR.	28 SF
A200UX	STOR.	28 SF
A200UY	STOR.	58 SF
A200UZ	STOR.	28 SF
A200VA	STOR.	28 SF
A200VB	STOR.	58 SF
A200VC	STOR.	28 SF
A200VD	STOR.	28 SF
A200VE	STOR.	58 SF
A200VF	STOR.	28 SF
A200VG	STOR.	28 SF
A200VH	STOR.	58 SF
A200VI	STOR.	28 SF
A200VJ	STOR.	28 SF
A200VK	STOR.	58 SF
A200VL	STOR.	28 SF
A200VM	STOR.	28 SF
A200VN	STOR.	58 SF
A200VO	STOR.	28 SF
A200VP	STOR.	28 SF
A200VQ	STOR.	58 SF
A200VR	STOR.	28 SF
A200VS	STOR.	28 SF
A200VT	STOR.	58 SF
A200VU	STOR.	28 SF
A200VV	STOR.	28 SF
A200VW	STOR.	58 SF
A200VX	STOR.	28 SF
A200VY	STOR.	28 SF
A200VZ	STOR.	58 SF
A200WA	STOR.	28 SF
A200WB	STOR.	28 SF
A200WC	STOR.	58 SF
A200WD	STOR.	28 SF
A200WE	STOR.	28 SF
A200WF	STOR.	58 SF
A200WG	STOR.	28 SF
A200WH	STOR.	28 SF
A200WI	STOR.	58 SF
A200WJ	STOR.	28 SF
A200WK	STOR.	28 SF
A200WL	STOR.	58 SF
A200WM	STOR.	28 SF
A200WN	STOR.	28 SF
A200WO	STOR.	58 SF
A200WP	STOR.	28 SF
A200WQ	STOR.	28 SF
A200WR	STOR.	58 SF
A200WS	STOR.	28 SF
A200WT	STOR.	28 SF
A200WU	STOR.	58 SF
A200WV	STOR.	28 SF
A200WW	STOR.	28 SF
A200WX	STOR.	58 SF
A200WY	STOR.	28 SF
A200WZ	STOR.	28 SF
A200XA	STOR.	58 SF
A200XB	STOR.	28 SF
A200XC	STOR.	28 SF
A200XD	STOR.	58 SF
A200XE	STOR.	28 SF
A200XF	STOR.	28 SF
A200XG	STOR.	58 SF
A200XH	STOR.	28 SF
A200XI	STOR.	28 SF
A200XJ	STOR.	58 SF
A200XK	STOR.	28 SF
A200XL	STOR.	28 SF
A200XM	STOR.	58 SF
A200XN	STOR.	28 SF
A200XO	STOR.	28 SF
A200XP	STOR.	58 SF
A200XQ	STOR.	28 SF
A200XR	STOR.	28 SF
A200XS	STOR.	58 SF
A200XT	STOR.	28 SF
A200XU	STOR.	28 SF
A200XV	STOR.	58 SF
A200XW	STOR.	28 SF
A200XX	STOR.	28 SF
A200XY	STOR.	58 SF
A200XZ	STOR.	28 SF
A200YA	STOR.	28 SF
A200YB	STOR.	58 SF
A200YC	STOR.	28 SF
A200YD	STOR.	28 SF
A200YE	STOR.	58 SF
A200YF	STOR.	28 SF
A200YG	STOR.	28 SF
A200YH	STOR.	58 SF
A200YI	STOR.	28 SF
A200YJ	STOR.	28 SF
A200YK	STOR.	58 SF
A200YL	STOR.	28 SF
A200YM	STOR.	28 SF
A200YN	STOR.	58 SF
A200YO	STOR.	28 SF
A200YP	STOR.	28 SF
A200YQ	STOR.	58 SF
A200YR	STOR.	28 SF
A200YS	STOR.	28 SF
A200YT	STOR.	58 SF
A200YU	STOR.	28 SF
A200YV	STOR.	28 SF
A200YW	STOR.	58 SF
A200YX	STOR.	28 SF
A200YY	STOR.	28 SF
A200YZ	STOR.	58 SF
A200ZA	STOR.	28 SF
A200ZB	STOR.	28 SF
A200ZC	STOR.	58 SF
A200ZD	STOR.	28 SF
A200ZE	STOR.	28 SF
A200ZF	STOR.	58 SF
A200ZG	STOR.	28 SF
A200ZH	STOR.	28 SF
A200ZI	STOR.	58 SF
A200ZJ	STOR.	28 SF
A200ZK	STOR.	28 SF
A200ZL	STOR.	58 SF
A200ZM	STOR.	28 SF
A200ZN	STOR.	28 SF
A200ZO	STOR.	58 SF
A200ZP	STOR.	28 SF
A200ZQ	STOR.	28 SF
A200ZR	STOR.	58 SF
A200ZS	STOR.	28 SF
A200ZT	STOR.	28 SF
A200ZU	STOR.	58 SF
A200ZV	STOR.	28 SF
A200ZW	STOR.	28 SF
A200ZX	STOR.	58 SF
A200ZY	STOR.	28 SF
A200ZZ	STOR.	28 SF
A201	3-BED CORNER	1,943 SF
A202	3-BED INLINE	1,536 SF
A203	3-BED INLINE	1,537 SF
A204	3-BED INLINE	1,537 SF
A205	3-BED CORNER	1,941 SF
LEVEL 2		17,429 SF
GRAND TOTAL: 59		52,808 SF

ROOM SCHEDULE - A		
NUMBER	NAME	AREA
A206	3-BED CORNER	1,943 SF
A207	3-BED INLINE	1,537 SF
A208	3-BED INLINE	1,537 SF
A209	3-BED INLINE	1,537 SF
A210	3-BED CORNER	1,941 SF
LEVEL 2		17,429 SF
LEVEL 3		
A300A	STOR.	58 SF
A300B	STOR.	28 SF
A300C	STOR.	28 SF
A300D	STOR.	58 SF
A300E	STOR.	28 SF
A300F	STOR.	28 SF
A300G	STOR.	58 SF
A300H	STOR.	28 SF
A300I	STOR.	28 SF
A300J	STOR.	58 SF
A300K	STOR.	28 SF
A300L	STOR.	28 SF
A300M	STOR.	58 SF
A300N	STOR.	28 SF
A300O	STOR.	28 SF
A300P	STOR.	58 SF
A300Q	STOR.	28 SF
A300R	STOR.	28 SF
A300S	STOR.	58 SF
A300T	STOR.	28 SF
A300U	STOR.	28 SF
A300V	STOR.	58 SF
A300W	STOR.	28 SF
A300X	STOR.	28 SF
A300Y	STOR.	58 SF
A300Z	STOR.	28 SF
A300AA	STOR.	28 SF
A300AB	STOR.	58 SF
A300AC	STOR.	28 SF
A300AD	STOR.	28 SF
A300AE	STOR.	58 SF
A300AF	STOR.	28 SF
A300AG	STOR.	28 SF
A300AH	STOR.	58 SF
A300AI	STOR.	28 SF
A300AJ	STOR.	28 SF
A300AK	STOR.	58 SF
A300AL	STOR.	28 SF
A300AM	STOR.	28 SF
A300AN	STOR.	58 SF
A300AO	STOR.	28 SF
A300AP	STOR.	28 SF
A300AQ	STOR.	58 SF
A300AR	STOR.	28 SF
A300AS	STOR.	28 SF
A300AT	STOR.	58 SF
A300AU	STOR.	28 SF
A300AV	STOR.	28 SF
A300AW	STOR.	58 SF
A300AX	STOR.	28 SF
A300AY	STOR.	28 SF
A300AZ	STOR.	58 SF
A300BA	STOR.	28 SF
A300BB	STOR.	28 SF
A300BC	STOR.	58 SF
A300BD	STOR.	28 SF
A300BE	STOR.	28 SF
A300BF	STOR.	58 SF
A300BG	STOR.	28 SF
A300BH	STOR.	28 SF
A300BI	STOR.	58 SF
A300BJ	STOR.	28 SF
A300BK	STOR.	28 SF
A300BL	STOR.	58 SF
A300BM	STOR.	28 SF
A300BN	STOR.	28 SF
A300BO	STOR.	58 SF
A300BP	STOR.	28 SF
A300BQ	STOR.	28 SF
A300BR	STOR.	58 SF
A300BS	STOR.	28 SF
A300BT	STOR.	28 SF
A300BU	STOR.	58 SF
A300BV	STOR.	28 SF
A300BW	STOR.	28 SF
A300BX	STOR.	58 SF
A300BY	STOR.	28 SF
A300BZ	STOR.	28 SF
A300CA	STOR.	58 SF
A300CB	STOR.	28 SF
A300CC	STOR.	28 SF
A300CD	STOR.	58 SF
A300CE	STOR.	28 SF
A300CF	STOR.	28 SF
A300CG	STOR.	58 SF
A300CH	STOR.	28 SF
A300CI	STOR.	28 SF
A300CJ	STOR.	58 SF
A300CK	STOR.	28 SF
A300CL	STOR.	28 SF
A300CM	STOR.	58 SF
A300CN	STOR.	28 SF
A300CO	STOR.	28 SF
A300CP	STOR.	58 SF
A300CQ	STOR.	28 SF
A300CR	STOR.	28 SF
A300CS	STOR.	58 SF
A300CT	STOR.	28 SF
A300CU	STOR.	28 SF
A300CV	STOR.	58 SF
A300CW	STOR.	28 SF
A300CX	STOR.	28 SF
A300CY	STOR.	58 SF
A300CZ	STOR.	28 SF
A300DA	STOR.	28 SF
A300DB	STOR.	58 SF
A300DC	STOR.	28 SF
A300DD	STOR.	28 SF
A300DE	STOR.	58 SF
A300DF	STOR.	28 SF
A300DG	STOR.	28 SF
A300DH	STOR.	58 SF
A300DI	STOR.	28 SF
A300DJ	STOR.	28 SF
A300DK	STOR.	58 SF
A300DL	STOR.	28 SF
A300DM	STOR.	28 SF
A300DN	STOR.	58 SF
A300DO	STOR.	28 SF
A300DP	STOR.	28 SF
A300DQ	STOR.	58 SF
A300DR	STOR.	28 SF
A300DS	STOR.	28 SF
A300DT	STOR.	58 SF
A300DU	STOR.	28 SF
A300DV	STOR.	28 SF
A300DW	STOR.	58 SF
A300DX	STOR.	28 SF
A300DY	STOR.	28 SF
A300DZ	STOR.	58 SF
A300EA	STOR.	28 SF
A300EB	STOR.	28 SF
A300EC	STOR.	58 SF
A300ED	STOR.	28 SF
A300EE	STOR.	28 SF
A300EF	STOR.	58 SF
A300EG	STOR.	28 SF
A300EH	STOR.	28 SF
A300EI	STOR.	58 SF
A300

ROOM SCHEDULE - A		
NUMBER	NAME	AREA
LEVEL 1		
A100A	AIRE RISER	40 SF
A100B	COMM	40 SF
A100C	STOR.	48 SF
A100D	ENTRY 3 ACCESS	39 SF
A100E	ENTRY 1 ACCESS	58 SF
A101	3-BED CORNER	1,940 SF
A102	3-BED INLINE	1,536 SF
A103	3-BED INLINE	1,532 SF
A104	3-BED INLINE	1,534 SF
A105	3-BED CORNER	1,941 SF
A106	3-BED CORNER	1,943 SF
A107	3-BED INLINE	1,537 SF
A108	3-BED INLINE	1,532 SF
A109	3-BED INLINE	1,533 SF
A110	3-BED CORNER	1,941 SF
LEVEL 1		17,180 SF
LEVEL 2		
A300A	STOR.	58 SF
A300B	STOR.	28 SF
A300C	STOR.	28 SF
A300D	STOR.	58 SF
A300E	STOR.	28 SF
A300F	STOR.	28 SF
A300G	STOR.	58 SF
A300H	STOR.	28 SF
A300I	STOR.	28 SF
A300J	STOR.	28 SF
A300K	STOR.	58 SF
A300L	STOR.	28 SF
A300M	STOR.	28 SF
A301	3-BED CORNER	1,943 SF
A302	3-BED INLINE	1,536 SF
A303	3-BED INLINE	1,531 SF
A304	3-BED INLINE	1,533 SF
A305	3-BED CORNER	1,941 SF
A306	3-BED CORNER	1,943 SF
A307	3-BED INLINE	1,537 SF
A308	3-BED INLINE	1,531 SF
A309	3-BED INLINE	1,533 SF
A310	3-BED CORNER	1,941 SF
LEVEL 2		17,429 SF

ROOM SCHEDULE - A		
NUMBER	NAME	AREA
A306	3-BED CORNER	1,943 SF
A307	3-BED INLINE	1,537 SF
A308	3-BED INLINE	1,531 SF
A309	3-BED INLINE	1,533 SF
A310	3-BED CORNER	1,941 SF
LEVEL 2		17,429 SF
LEVEL 3		
A300A	STOR.	58 SF
A300B	STOR.	28 SF
A300C	STOR.	28 SF
A300D	STOR.	58 SF
A300E	STOR.	28 SF
A300F	STOR.	28 SF
A300G	STOR.	58 SF
A300H	STOR.	28 SF
A300I	STOR.	28 SF
A300J	STOR.	28 SF
A300K	STOR.	58 SF
A300L	STOR.	28 SF
A300M	STOR.	28 SF
A301	3-BED CORNER	1,943 SF
A302	3-BED INLINE	1,536 SF
A303	3-BED INLINE	1,531 SF
A304	3-BED INLINE	1,533 SF
A305	3-BED CORNER	1,941 SF
A306	3-BED CORNER	1,943 SF
A307	3-BED INLINE	1,537 SF
A308	3-BED INLINE	1,531 SF
A309	3-BED INLINE	1,533 SF
A310	3-BED CORNER	1,941 SF
LEVEL 3		17,429 SF
GRAND TOTAL: 59		52,037 SF

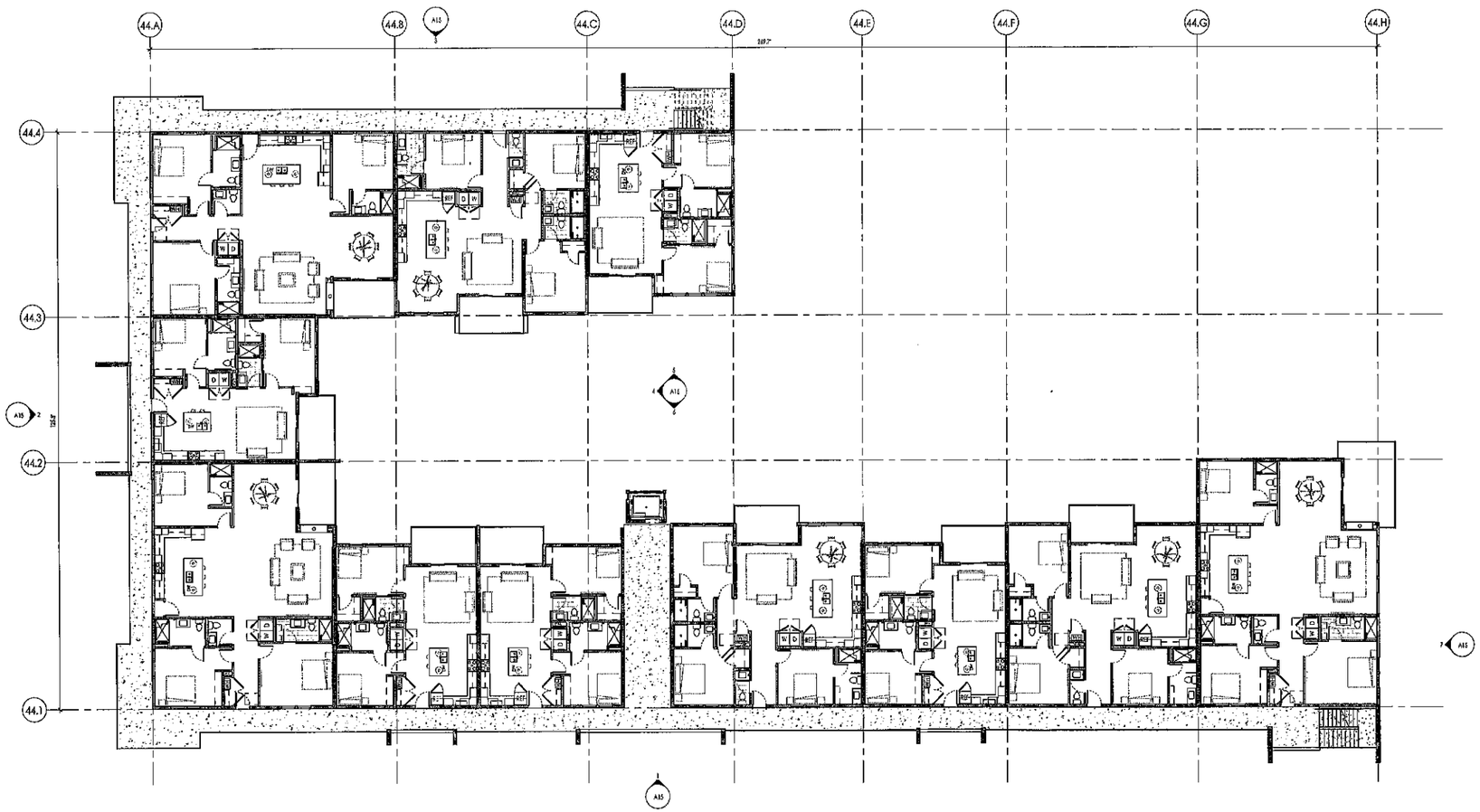
GENERAL NOTES - FLOOR PLANS

1. ANY DISCREPANCIES FOUND IN THE PLANS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
2. DO NOT SCALE DRAWINGS.
3. DIMENSIONS ARE TYPICALLY TO THE EXTERIOR FACE OF THE STUDS, CENTER OF STRUCTURAL COLUMN OR WALL PARTITION OR GRID LINE UNLESS NOTED OTHERWISE.
4. OPENINGS ARE DIMENSIONED TO FINISH FACE OF OPENING.
5. INSTALL FULLY RECESSED FIRE DEPARTMENT KEY SAFE ADJACENT TO FRONT DOOR ACCORDING TO REQUIREMENTS OF LOCAL AUTHORITY HAVING JURISDICTION.
6. FIRE PARTITIONS AND DEMISING WALLS TO EXTEND FROM TOP OF FLOOR TO UNDERSIDE OF ROOF SLAB ABOVE PER IBC 708.4 "CONTINUITY".
7. ALL WALL AND FLOOR ASSEMBLY PENETRATIONS AT RATED LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTWORK, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE SAFING AND APPROVED SEALANT.
8. FIREBLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER OR TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.19-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.19-INCH WOOD STRUCTURAL PANEL OF ONE THICKNESS OF 0.75-INCH PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLEBOARD, GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK.
9. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   A. VERTICALLY AT THE CEILING AND FLOOR LEVELS
   B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.
10. FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
11. FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENT PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. FACTORY-BUILT CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH UL 103 AND UL 127.
12. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION. DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES.
13. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 0.5-INCH GYPSUM BOARD, 0.375-INCH WOOD STRUCTURAL PANEL, 0.375-INCH PARTICLEBOARD, 1-INCH NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS, OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED.
14. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION. DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE THE ATTIC SPACES AND CONCEALED ROOF SPACES. VENTILATION OF CONCEALED ROOF SPACES SHALL BE MAINTAINED IN ACCORDANCE WITH IRC R806.3.

KEYNOTES	
#	DESCRIPTION

DATE	REVISION DESCRIPTION	#

JARRETT ARCHITECTURE
435.359.0658 | JARRETTARCHITECTURE.COM
2302 W PINNACLE PEAK, STE 160
ELM, UT 84043



1 44 UNIT LEVEL 3
A14 3/32" = 1'-0"

OBSIDIAN RESORT
44 UNIT LEVEL 3
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

PROJECT #: 2206.02
SCALE: As indicated
DATE: 2/27/2023 2:05:33 PM

ROOM SCHEDULE - A		
NUMBER	NAME	AREA
LEVEL 1		
A100A	LIVE RIZER	42 SF
A100B	CORRIDOR	42 SF
A100C	STOR.	44 SF
A100D	BEEP/ANCHOR	24 SF
A100E	ELEV. / MCHN	38 SF
A101	3-BED CORNER	1,943 SF
A102	3-BED INLINE	1,556 SF
A103	3-BED INLINE	1,562 SF
A104	3-BED INLINE	1,564 SF
A105	3-BED CORNER	1,941 SF
A106	3-BED CORNER	1,943 SF
A107	3-BED INLINE	1,557 SF
A108	3-BED INLINE	1,562 SF
A109	3-STUDIO INL	1,333 SF
A110	3-STUDIO CORNER	1,341 SF
LEVEL 1		17,180 SF
LEVEL 2		
A200A	STOR.	55 SF
A200B	STOR.	20 SF
A200C	STOR.	20 SF
A200D	STOR.	58 SF
A200E	STOR.	20 SF
A200F	STOR.	20 SF
A200G	STOR.	20 SF
A200H	STOR.	20 SF
A200I	STOR.	20 SF
A200J	STOR.	58 SF
A200K	STOR.	58 SF
A200L	STOR.	20 SF
A200M	STOR.	20 SF
A201	3-BED CORNER	1,943 SF
A202	3-BED INLINE	1,557 SF
A203	3-BED INLINE	1,562 SF
A204	3-BED INLINE	1,564 SF
A205	3-BED CORNER	1,941 SF

ROOM SCHEDULE - A		
NUMBER	NAME	AREA
A206	3-BED CORNER	1,943 SF
A207	3-BED INLINE	1,557 SF
A208	3-BED INLINE	1,561 SF
A209	3-BED INLINE	1,553 SF
A210	3-BED CORNER	1,341 SF
LEVEL 2		17,429 SF
LEVEL 3		
A300A	STOR.	55 SF
A300B	STOR.	20 SF
A300C	STOR.	20 SF
A300D	STOR.	58 SF
A300E	STOR.	20 SF
A300F	STOR.	20 SF
A300G	STOR.	58 SF
A300H	STOR.	20 SF
A300I	STOR.	20 SF
A300J	STOR.	58 SF
A300K	STOR.	20 SF
A300L	STOR.	20 SF
A300M	STOR.	20 SF
A301	3-BED CORNER	1,943 SF
A302	3-BED INLINE	1,556 SF
A303	3-BED INLINE	1,561 SF
A304	3-BED INLINE	1,553 SF
A305	3-BED CORNER	1,941 SF
A306	3-BED CORNER	1,943 SF
A307	3-BED INLINE	1,557 SF
A308	3-BED INLINE	1,561 SF
A309	3-BED INLINE	1,553 SF
A310	3-BED CORNER	1,341 SF
LEVEL 3		17,429 SF
GRAND TOTAL: 69		52,039 SF

GENERAL NOTES - FLOOR PLANS

1. ANY DISCREPANCIES FOUND IN THE PLANS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
2. DO NOT SCALE DRAWINGS.
3. DIMENSIONS ARE TYPICALLY TO THE EXTERIOR FACE OF THE STUDS, CENTER OF STRUCTURAL COLUMN/BEAM/PARTITION OR GRID LINE UNLESS NOTED OTHERWISE.
4. OPENINGS ARE DIMENSIONED TO THE FACE OF OPENING.
5. INSTALL FULLY RECESSED FIRE DEPARTMENT KEY SAFE ADJACENT TO FRONT DOOR ACCORDING TO REQUIREMENTS OF LOCAL AUTHORITY HAVING JURISDICTION.
6. FIRE PARTITIONS AND DEMISING WALLS TO EXTEND FROM TOP OF FLOOR TO UNDERSIDE OF ROOF SLAB ABOVE PER IBC 708.4 "CONTINUITY"
7. ALL WALL AND FLOOR ASSEMBLY PENETRATIONS, AT RATED LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTWORK, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE SAFING AND APPROVED SEALANT.
8. FIREBLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER OR TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY A 0.719-INCH WOOD STRUCTURAL PANEL, OF ONE THICKNESS OF 0.25-INCH PARTICLEBOARD WITH JOINTS BACKED BY 0.25-INCH PARTICLEBOARD, GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK.
9. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   A. VERTICALLY AT THE CEILING AND FLOOR LEVELS
   B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.
10. FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
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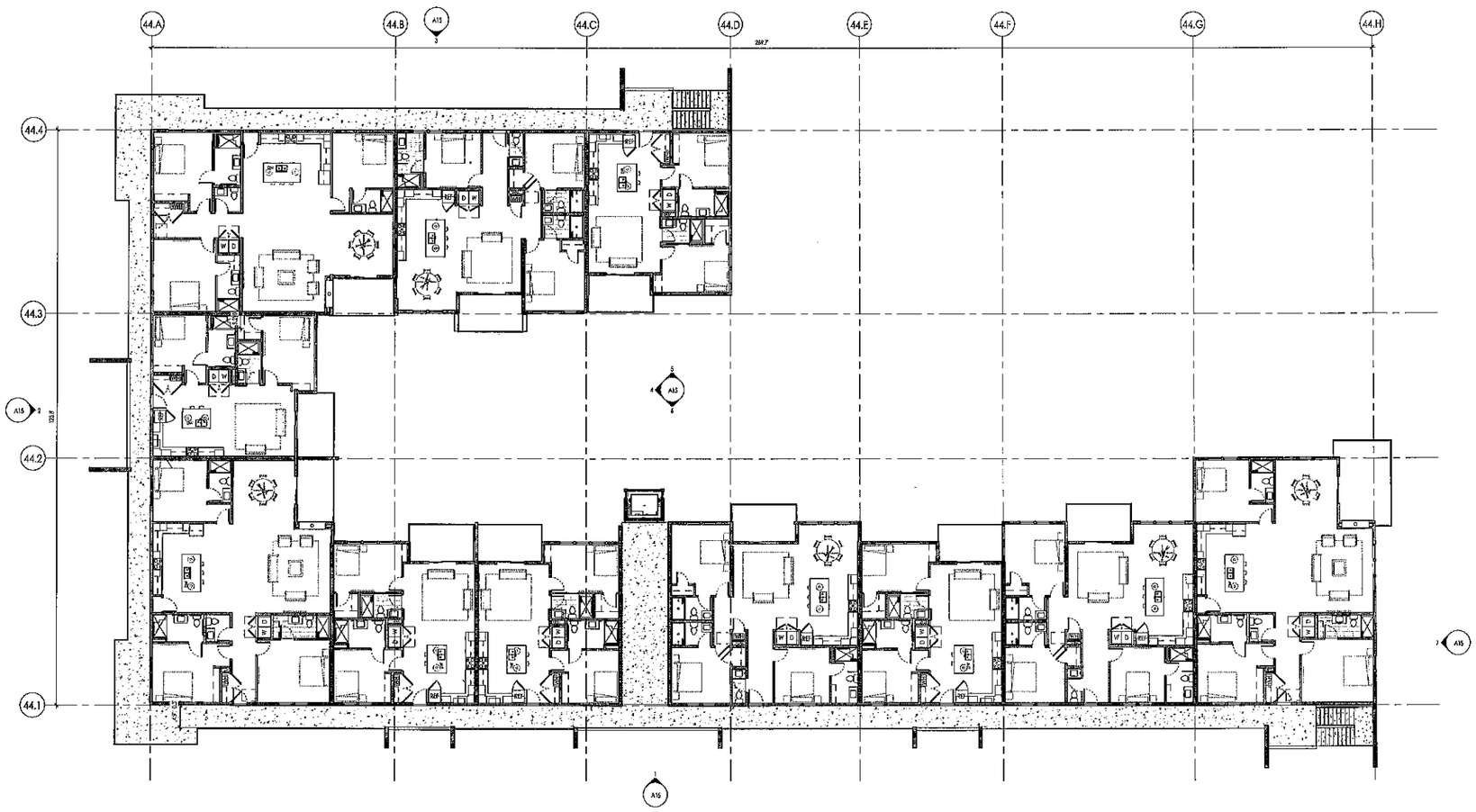
12. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES.
13. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 0.5-INCH GYPSUM BOARD, 0.375-INCH WOOD STRUCTURAL PANEL, 0.375-INCH PARTICLEBOARD, 1-INCH NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS, OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED.
14. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE THE ATTIC SPACES AND CONCEALED ROOF SPACES. VENTILATION OF CONCEALED ROOF SPACES SHALL BE MAINTAINED IN ACCORDANCE WITH 2006 I.B.C.

KEYNOTES	
#	DESCRIPTION

JARRETT ARCHITECTURE
801.901.1500 | JARRETTARCHITECTURE.COM
5768 W TRAVIS SPRING WALK, STE 100
SOUTH JORDAN

DATE	REVISION DESCRIPTION

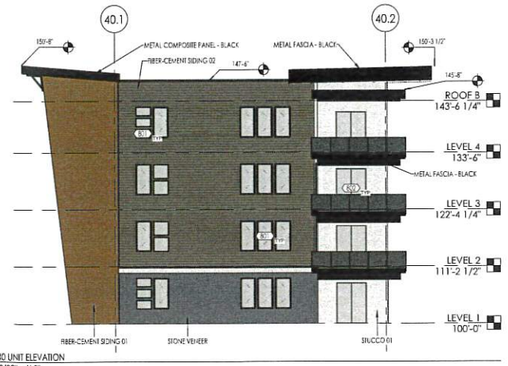


1 | 44 UNIT LEVEL 4
A14 | 3/32" = 1'-0"

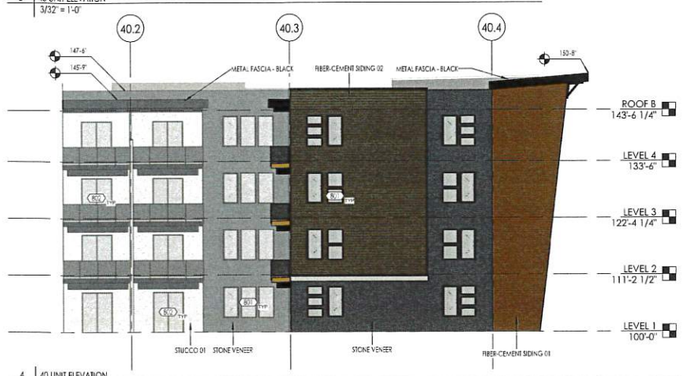
OBSIDIAN RESORT
44 UNIT LEVEL 4
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

PROJECT #: 2208.03
SCALE: As Indicated
DATE: 2/27/2023 2:05:34 PM

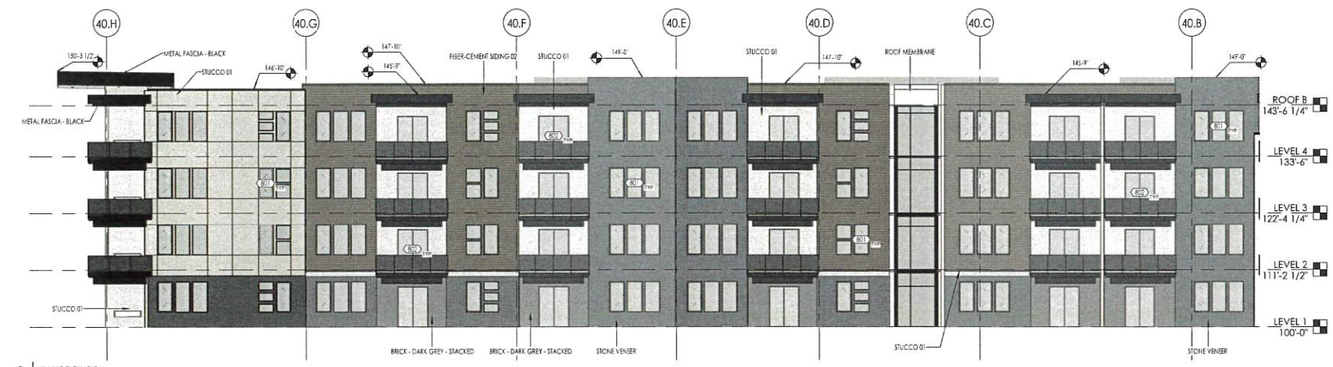
A13



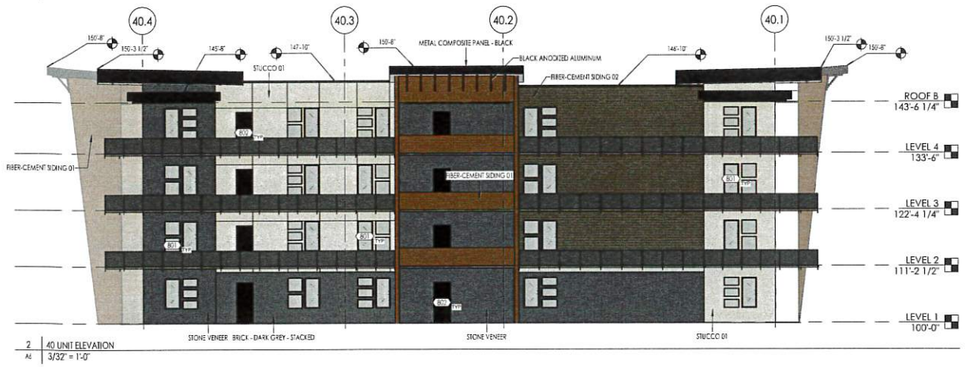
6 | 40 UNIT ELEVATION
3/32" = 1'-0"



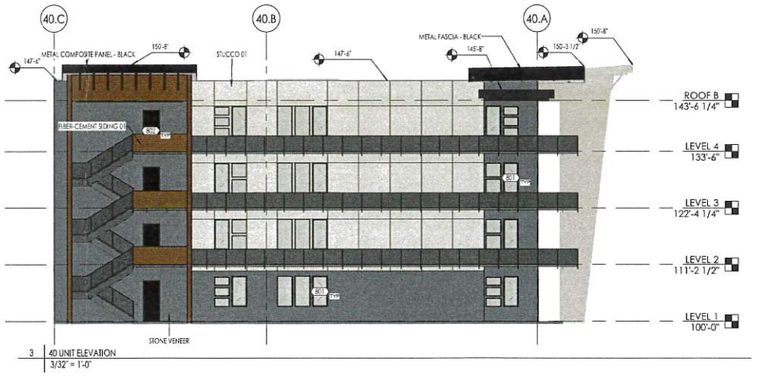
4 | 40 UNIT ELEVATION
A4 | 3/32" = 1'-0"



5 | 40 UNIT ELEVATION
A4 | 3/32" = 1'-0"



2 | 40 UNIT ELEVATION
A4 | 3/32" = 1'-0"



3 | 40 UNIT ELEVATION
3/32" = 1'-0"

1 | 40 UNIT ELEVATION
A4 | 3/32" = 1'-0"

EXTERIOR MATERIALS

	NAME	MANUF.	MODEL	DESCRIPTION	%
	BRICK - DARK GREY - STACKED	INTERSTATE BRICK	THIN BRICK	MIDNIGHT BLACK	0.7%
	FIBER-CEMENT SIDING 01	WOODTONE	RUSTICSERIES LAP	TBD	11.7%
	FIBER-CEMENT SIDING 02	WOODTONE	RUSTICSERIES LAP	TBD	10.0%
	GLASS - EXTERIOR	TBD	TBD		26.1%
	METAL COMPOSITE PANEL - BLACK	ALPOLIC	ALPOLIC / PE	BLK BLACK ANODIZED	6.0%
	STONE VENEER	TBD	TBD		16.4%
	STUCCO 01	TBD	TBD		27.9%
	STUCCO 02A	TBD	TBD		1.3%
					100.0%

GENERAL NOTES - ELEVATIONS

1. ALL GLAZING WITHIN 18" (VERTICALLY) OF WALKING SURFACE AND ADJACENT TO OPENINGS IS TO BE TEMPERED-SAFETY GLAZING.
2. STOREFRONT GLASS PANES TO BE 2 MAXIMUM IN WIDTH AND MAXIMUM 7' IN HEIGHT. STOREFRONT GRID SIZES TO BE DESIGNED AS SUCH.
3. PROVIDE SEALANT AT ALL JOINTS WHERE DIFFERENT MATERIALS MEET. SEAL BY MANUF. WARRANTY AND REQ'S.
4. ALL EXTERIOR WALL LIGHTING TO BE MOUNTED AT 7'-0" TO BOTTOM OF FIXTURE U.N.O.
5. PROVIDE J-BOXES FOR ALL FUTURE SIGNAGE LOCATIONS. J-BOXES ARE INTERIOR OF BUILDING. AVOID J-BOX LOCATIONS ABOVE ROOF LINE. IF J-BOX IS INSTALLED IN KICKER, AN ACCESS PANEL IS TO BE PROVIDED.
6. ALL STEEL CANOPIES TO BE FACTORY PRIMED AND PAINTED ON SITE.
7. ALL EXPOSED CONCRETE (INCL. FOUNDATION WALLS) TO BE GROUND SMOOTH WITH AN ARCHITECTURAL FINISH.

KEYNOTES

#	DESCRIPTION
801	WINDOW AS SCHEDULED
802	DOOR AS SCHEDULED

JARRETT ARCHITECTURE
801.997.0326 | JARRETTARCHITECTURE.COM
3212 N THANKSGIVING WAY, STE 100
LEHI, UT 84043

REVISIONS | DESCRIPTION | DATE

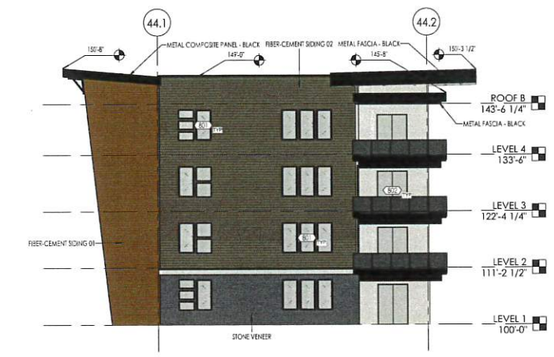
OBSIDIAN RESORT
40 UNIT ELEVATION
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

PROJECT #: 2208.03
SCALE: As indicated
DATE: 2/27/2023 2:05:55 PM

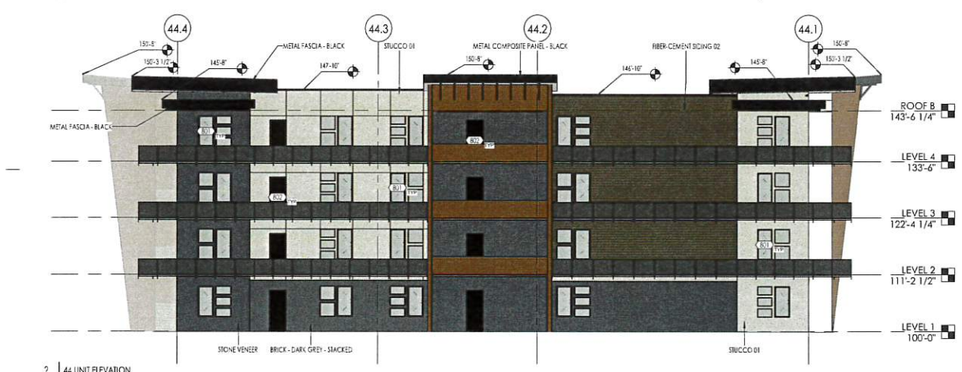
6 | 44 UNIT ELEVATION
A2 | 3/32" = 1'-0"

4 | 44 UNIT ELEVATION
A2 | 3/32" = 1'-0"

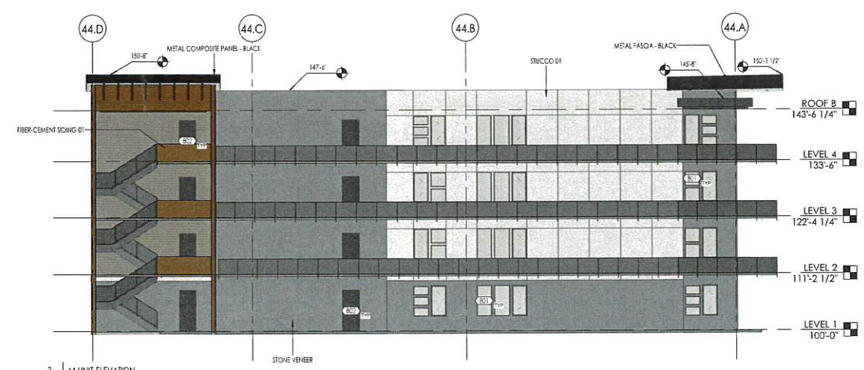
5 | 44 UNIT ELEVATION
A2 | 3/32" = 1'-0"



7 | 44 UNIT ELEVATION
A10 | 3/32" = 1'-0"



2 | 44 UNIT ELEVATION
A10 | 3/32" = 1'-0"



3 | 44 UNIT ELEVATION
A10 | 3/32" = 1'-0"

1 | 44 UNIT ELEVATION
A10 | 3/32" = 1'-0"

EXTERIOR MATERIALS

	NAME	MANUF.	MODEL	DESCRIPTION	%
	BRICK - DARK GREY - STACKED	INTERSTATE BRICK	THIN BRICK	MIDNIGHT BLACK	0.7%
	FIBER-CEMENT SIDING 01	WOODSTONE	RUSTICSERIES LAP	RED	11.7%
	FIBER-CEMENT SIDING 02	WOODSTONE	RUSTICSERIES LAP	RED	10.0%
	GLASS - EXTERIOR	TBD	TBD		26.1%
	METAL COMPOSITE PANEL - BLACK	ALPOLIC	ALPOLIC / PE	BLK BLACK ANODIZED	6.0%
	STONE VENEER	TBD	TBD		16.4%
	STUCCO 01	TBD	TBD		27.9%
	STUCCO 02A	TBD	TBD		1.1%
					100.0%

GENERAL NOTES - ELEVATIONS

1. ALL GLAZING WITHIN 18" (VERTICALLY) OF WALKING SURFACE AND ADJACENT TO OPENINGS IS TO BE TEMPERED-SAFETY GLAZING.
2. STOREFRONT GLASS PANES TO BE 5' MAXIMUM IN WIDTH AND MAXIMUM 7' IN HEIGHT. STOREFRONT GRID SIZES TO BE DESIGNED AS SUCH.
3. PROVIDE SEALANT AT ALL JOINTS WHERE DIFFERENT MATERIALS MEET. SEAL BY MANUF. WARRANTY AND SPECS.
4. ALL EXTERIOR WALL LIGHTING TO BE MOUNTED AT 7'-0" TO BOTTOM OF FIXTURE U.N.O.
5. PROVIDE J-BOXES FOR ALL TENANT SIGNAGE LOCATIONS. J-BOXES ARE INTERIOR OF BUILDING. AVOID J-BOX LOCATIONS ABOVE ROOF LINE. IF J-BOX IS INSTALLED IN NICHE, AN ACCESS PANEL IS TO BE PROVIDED.
6. ALL STEEL CANOPIES TO BE FACTORY PRIMED AND PAINTED ON SITE.
7. ALL EXPOSED CONCRETE (INCL. FOUNDATION WALLS) TO BE GROUND SMOOTH WITH AN ARCHITECTURAL FINISH.

KEYNOTES

#	DESCRIPTION
801	WINDOW AS SCHEDULED
802	DOOR AS SCHEDULED

JARRETT ARCHITECTURE
801.917.5928 | JARRETTARCHITECTURE.COM
3705 N. THANKSGIVING WAY, STE 100
LEHI, UT 84043

OBSIDIAN RESORT
44 UNIT ELEVATIONS
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

PROJECT #: 2208.03
SCALE: As Indicated
DATE: 2/27/2023 2:06:16 PM

A15

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY PLAT APPLICATION

For office use only: $150.00 Fee
File No. _____
Receipt No. _____

Name: Brad Brown Telephone: O 8015900980 M 8013090399

Address: 1708 E. 5550 S. STE 18 Ogden, UT 84403 Fax No. _____

Email: Brad@stewardland.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: 3000 W State Street, Hurricane, UT 84737 (east of Walmart)

Tax ID of Subject Property: H-3-1-31-3009 Zone District: PC

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) _____
Proposed uses include residential (single-family, townhouses, and apartments) and commercial (see pre plat for more info).

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

_x_ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- _x_ a. The proposed name of the subdivision.
- _x_ b. The location of the subdivision, including the address and section, township and range.
- _x_ c. The names and addresses of the owner or subdivider, if other than the owner.
- _x_ d. Date of preparation, and north point.
- _x_ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

_x_ 2. Existing Conditions: The preliminary plat shall show:
- _x_ a. The location of the nearest monument.
- _x_ b. The boundary of the proposed subdivision and the acreage included.
- _x_ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- _x_ d. The location, width, and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- _x_ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- _x_ f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
- _x_ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.

__x__ h. Contours at vertical intervals not greater than five (5) feet.
__x__ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock, and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
__x__ j. Information on whether property is located in desert tortoise take area

__x__3. Proposed Plan: The subdivision plans shall show:
____ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys, and easements.
__x__ b. The layout, numbers, and typical dimensions of lots.
__x__ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
__x__ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
__x__ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
__x__ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
__x__ g. Approximate radius of all center line curves on highways or streets.
__x__ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
__x__ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
__x__ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
__x__ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
__Yes__ l. Will this subdivision be phased? If yes show possible phasing lines.
__x__ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

__x__4. Required copies of plans:
__x__ a. Three copies of all full-scale drawings
__x__ b. One copy of each drawing on a 11 x 17-inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

__x__ 5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

__x__ 6. Signed and notarized Acknowledgement 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. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 (noon) 20 full calendar days before the Planning Commission meeting at which you plan for your application to be heard.

(Office Use Only)

Date Received: _____ Application Complete: YES _____ NO _____

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

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. _____
Receipt No. _____

Name: Brad Brown Telephone: O 8015900980 M 8013090399

Address: 1708 E. 5550 S. STE 18 Ogden, UT 84403 Fax No. _____

Email: Brad@stewardland.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: 3000 W State Street, Hurricane, UT 84737

Tax ID of Subject Property: H-3-1-31-3009 Zone District: PC

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots)
Proposed uses include residential (single-family, townhouses, and apartments) and commercial (see site plan for more info).

This application shall be accompanied by the following:

x 1. A vicinity map showing the general location of the project.
x 2. Three (3) copies of a site plan showing:
- x Topography showing 2' contours, identification of 30% or greater slopes:
- x The layout of proposed uses.
- x Location of open space when applicable.
- x Proposed access to the property and traffic circulation patterns.
- x Adjoining properties and uses:
- x Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.

x 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities.
x 4. Tables showing the number of acres in the proposed development and a land use summary; and
x 5. A phased development plan if applicable.
x 6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property
x 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: _____

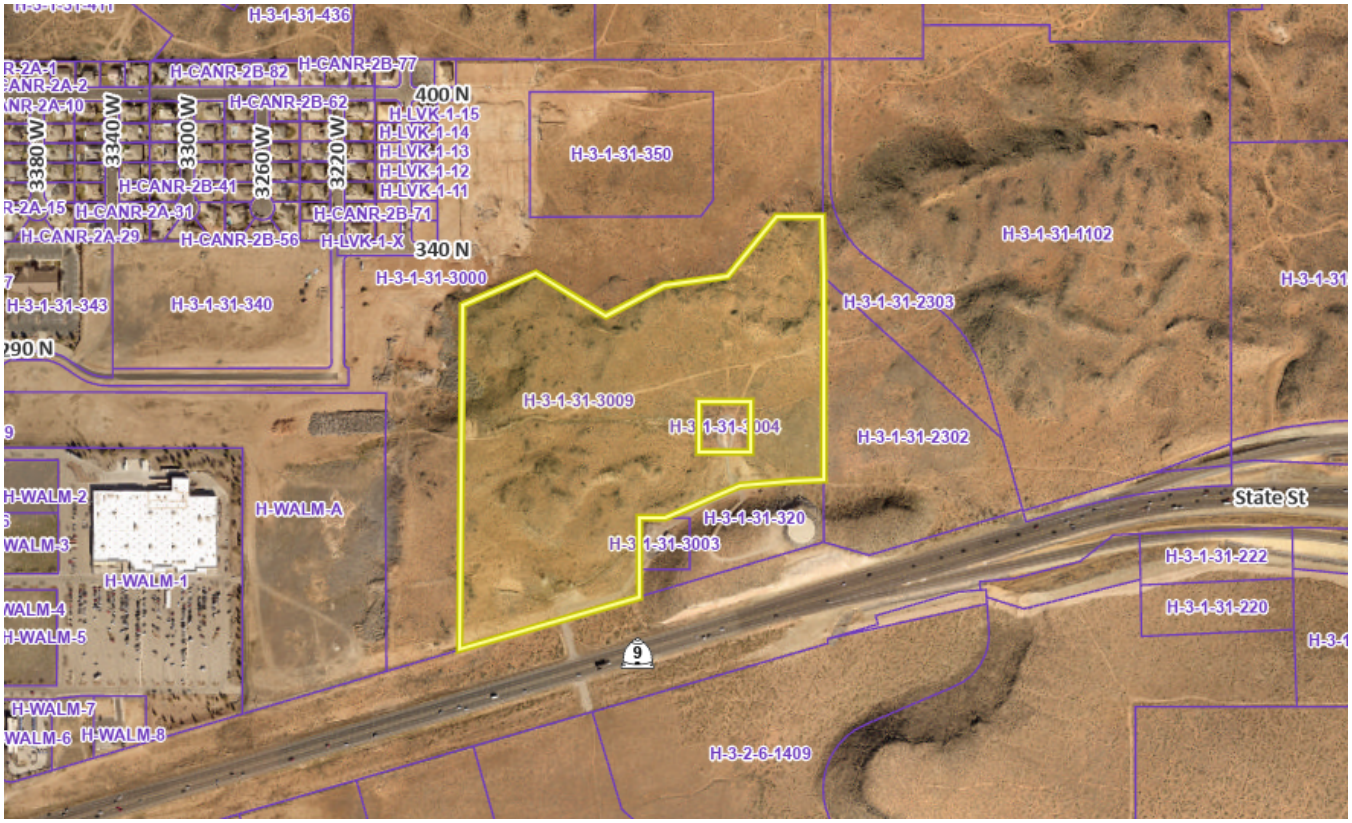
Date application deemed to be complete: _____ Completion determination made by: _____

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**03/23/2023**
Application Number:	2023-PP-09 2023-PSP-07
Type of Application:	Preliminary Plat and Site Plan Application
Action Type:	Administrative
Applicant:	Brad Brown
Agent:	
Request:	Approval of a Preliminary Plat
Location:	3000 W State St
Zoning:	Planned Commercial
General Plan Map:	Commercial, Mixed Use, Single Family,

Discussion:
The applicant has filed a preliminary plat for SkyRim, a mixed use community located east of Walmart. A zone change for this property to Planned Commercial was approved by the City Council late last year with a development agreement in place. The applicant is proposing 15 single family homes, 129 townhomes, 372 apartments, and six commercial buildings. Per the development agreement with the City 10% of the units will have to be affordable for someone making 80% area median income. The City has a well in the middle of the property that they are proposing be made into a public park. There are some off-site utilities that need to be provided and the applicant has told staff they are currently preparing off-site utility construction plans.



JUC Comments

The following items will need to be addressed:

1. **Public Works:** Will need to show off-site plans for utilities and bond for installation
2. **Power:** Power line currently in 90 N will have to be placed underground by the developer. Power to Phase 1A, 2A, 1B will be supplied from 290 N. Phase 6 to be fed from 90 N. Phase 3, 4, 5, 2B from the east subdivision and will be subject to that development. Maintain Pacificorp/RMP overhead line easement. Power availability is limited until the line on 2800 W is completed. Power department needs to know power needs.
3. **Sewer:** Sewer is not readily available to this piece of property. Connection to existing sewer is near Walmart. Off-site sewer requiring easements through adjacent properties will be needed to service this project. Off-site sewer will need to be approved. Main lines will need to be constructed in future roadways and an all-weather road conforming to Ash Creek standards will need to be constructed. Based on preliminary flow information, it appears a 10" sewer main will be needed.
4. **Street:** Public vs private streets? Are retention/detention areas going to be maintained by HOA?
5. **Water:** The Water Department needs to have a discussion with the developer on this project.
6. **Engineering:** Project will require a traffic impact study, said study should comment on the minimum roadway network design. The proposed layout doesn't appear to meet Hurricane standard 3.22, 3.2.4.2 (F), or 3.2.4.2(K). Another public street connection to the property east of here is highly encouraged. Engineering would suggest completing the study and revisiting the preliminary plat before proceeding. Private streets are discouraged. Most roadway design

standards apply to private streets too. Offsite improvements and roadway dedication requires neighbors participation. All public water mains shall be installed in the public right of way. Master planned 30" storm drain pipe along SR-9. 26' minimum pavement width. 290 N/100 N/SkyRim Parkway is a 77' ROW. Relocation of water lines and easements must be coordinated with the water department. If it is possible , said relocation will likely be on a tight schedule. Midblock pedestrian crossings are troublesome. It's unclear if the master planned major collector with 12' trails on both sides impacts the proposed plat. It appears phases 3 and 4 are dependent on a water main being installed in 3100 W. Nearest existing water main in 290 N

7. **Fire:** Single access 90 N will be put in and tied to the Walmart parking lot. SkyRim Parkway does not currently attach to a real road.
8. **Cable:** Add Centurylink fiber optic notes for construction drawings
9. **Phone:** No comments
10. **Gas**: No comments.
11. **Water Conservancy:** No comments
12. **Parks:** Will park be public or private? If public park design will need to be coordinated with the Parks Department and designed to Hurricane City Park standards.

Staff Comments: Preliminary Site Plan and Plat

1. The zoning for this property is Planned Commercial. Per the development agreement with the City they are allowed a maximum of 519 residential units which is shown.
    a. The development agreement also stipulates that only single family homes and townhomes are allowed north of "SkyRim Parkway" which is shown on the plat.
2. The development agreement for this property stipulates that, *"Ten Percent (10%) of the total units in residential areas shall be designated as Affordable housing as defined in Hurricane City Code section 10-15-8(E)(2)(a) and shall satisfy all of the requirements for Affordable housing as set forth in Hurricane City Code section 10-15-8(E)(2).* " Their site plan calls out 48 affordable housing units in one building. 10% of the units would be 51 affordable units.
3. This development is proposing a number of private streets within the development. HCC 10-37-13 states, *"The Zoning Administrator shall not authorize a building permit for a dwelling located on a lot accessed only by a private right-of-way"* Staff has generally interpreted this code to not apply to accessways and parking lot aisles within multifamily developments.
    a. Staff recommends the streets marked as "Private St B" "Private St C" and their connections to SkyRim Parkway be public streets.
    b. The street in Phase 5 should be a public street as it will be used to access City property
4. **Parking:** Per HCC 10-34 the following parking spaces are required for multifamily developments:

Dwelling, multiple-family:		
Studio and 1 bedroom units	*1.5 spaces per dwelling unit*	

2 or more bedroom units	*2 spaces per dwelling unit*	

Per their site data they are providing garages and driveways for the single family homes and the townhomes. They are providing 699 parking stalls for the 372 apartment units for a total of 1.8 stalls per unit. The applicant has not provided a breakdown in bedroom types within the apartment units but for this parking plan approximately 25% of these units will have to be single bedroom or studio.

For the commercial area they are showing 309 parking stalls for 36,419 sq ft of commercial space. The exact calculations of required parking will depend on the use but this is most likely sufficient.

5. The applicant is proposing building a park on a mixture of their property and City property surrounding an existing well site. The applicant has presented a letter explaining their intentions for the park space. The applicant is proposing installing the park themselves at their cost and then coming into some arrangement with the City for long-term maintenance. Planning staff believe this is the best use for the property however the Parks Department and the Water Department will need to agree. As laid out below approval of their amenity and open space plan may depend heavily on approval of the proposed park.
6. **Amenities and Open Space:** Per HCC 10-33-5: "*In multiple-family residential zones and multi-family areas of planned developments, open landscaped space shall be at least 20 percent of the total land space of the development.*" There is no note on the plan indicating that this standard is met.
    a. Whether or not this plan meets this standard may depend on whether the proposed park surrounding the City's well site is considered part of the open space for the development. City code states: "*The Planning Commission, in its discretion, may lower the amount of open landscaped space or amenities required for a development under 50 units if the development is within a one-quarter mile of a City park.*"
    b. For a project with 500 multifamily units nine amenities must be provided. The proposed plan provides for: two clubhouses, three pools, and an integrated trail system. If amenities within the proposed park are included then pickleball courts, and a playground are included.
    c. Generally, planning staff does not have any concern about using the City property to count towards their park space and amenities, since the applicant has committed to complete all improvements. It is likely that the City will need to issue a license to allow the long term use of City property for a private park.
7. **Sensitive Lands:** As can be seen in the slope map below most of the more intense sloping in this area is located just off this property. When Planning staff went and walked the property most of it was seen to be fairly plateau-like. The standards for requiring a sensitive lands application are:
    a. *Sec. 10-24-2. Sensitive lands defined.*

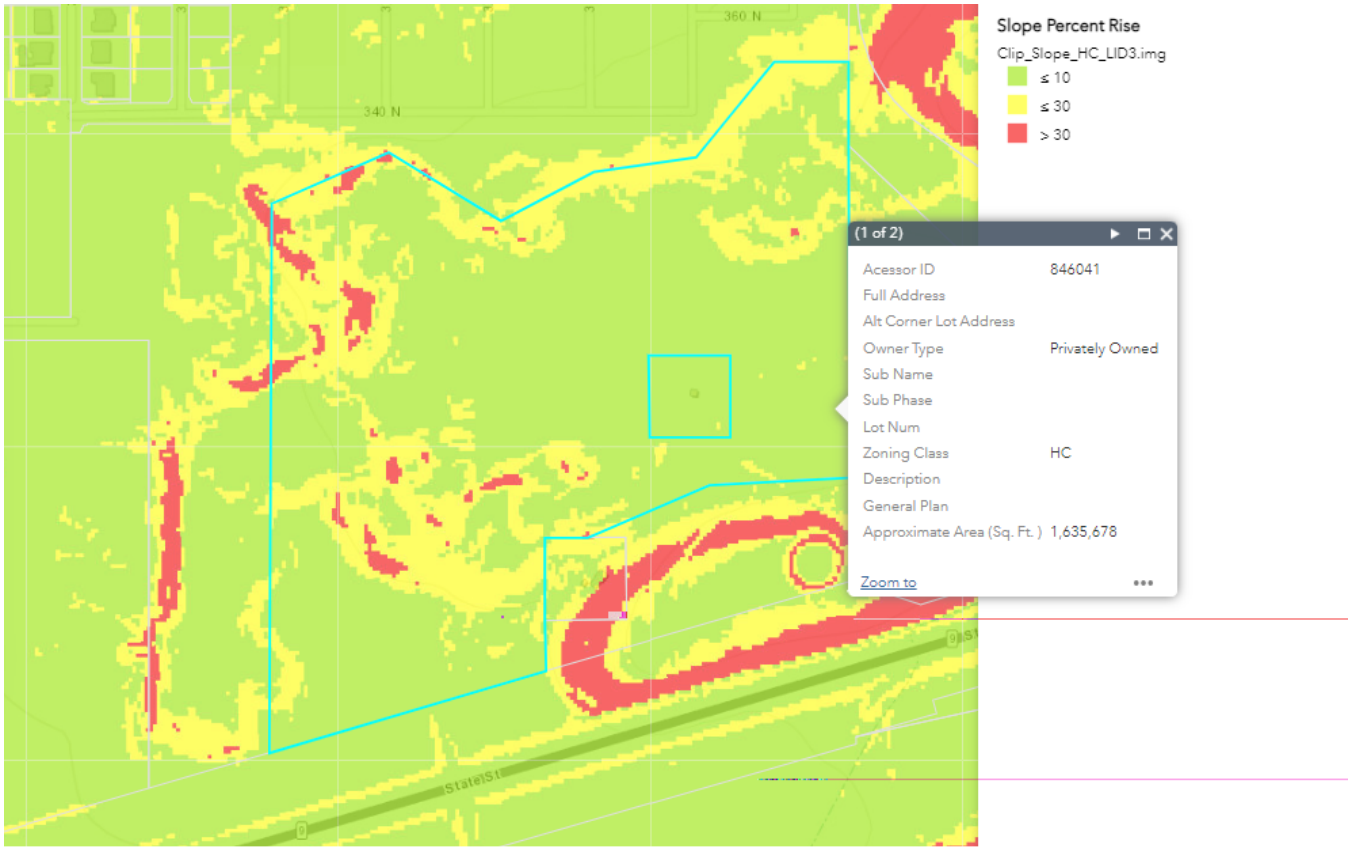
    b. *For the purposes of this chapter, the following lands are "sensitive lands" and shall be subject to the requirements of this chapter:*

c. *A. Any area where there is a change in elevation which is equal to or greater than ten percent (one foot of vertical grade change for every ten feet of horizontal run) for a distance of 100 feet or more, and where said grade change covers an area of at least two contiguous acres, or an entire parcel if said parcel is less than two acres (see section 10-24-9, appendix diagram A of this chapter).*

d. *B. Any area within 100 feet of the edge of a bluff. The "edge of a bluff" means an area where there is a substantial abrupt change in slope along the edge of a predominantly flat area of land. The slope of the land below the abrupt edge typically has a grade that is near or exceeds 30 percent or greater, and has a vertical elevation change of at least 100 feet or greater, and lies within sensitive lands described in subsection A of this section (see section 10-24-9, appendix diagram B of this chapter).*

e. *C. The boundaries of all areas within one hundred (100) vertical feet of a ridgeline. A "ridgeline" means the junction of a rising steep slope on one side and a descending slope that may be gentle or steep on the opposite side (see section 10-24-9, appendix diagram C of this chapter).*

f. HCC 10-24-3 (C) states: *Zoning Administrator determination. If additional information is provided by an applicant, the Zoning Administrator shall review the information and make a final determination whether or not the project is subject to this chapter. The Zoning Administrator may also review the project on site and may determine the project is not located on sensitive lands and therefore not subject to this chapter. The decision of the Zoning Administrator may be appealed to the Planning Commission*.
g. Staff has expressed these concerns to the applicant and they have said they would provide a letter stating that the property does not meet the sensitive lands code.
h. The provided site plan does show the development clustering away from the slopes on the north side but the slope on the southwest corner between the residential and commercial area is not accounted for as much. As seen in the pictures below most of the sloping is just rock outcroppings but there is an elevation change between the two sections of the property

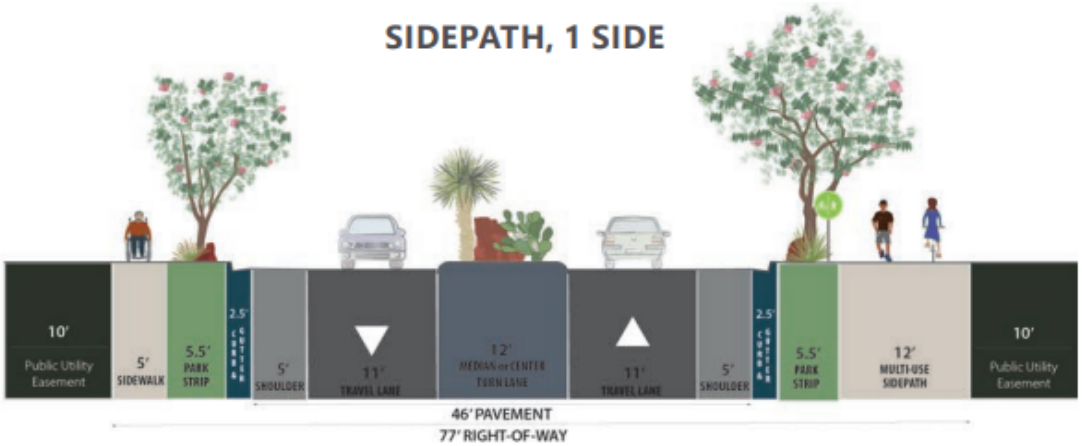


Property is generally flat on top, with a few rock outcroppings on the top, and some hillside along the northwest and a small hill between the residential and the commercial areas.

Hillside on the property facing toward the highway

Picture of the property taken from the water tank. As the picture shows the property is generally flat with the exception of some hills by the highway and to the northwest boundary.

8. The road cross sections shown on their plans do not match the Active Transportation Master Plan for SkyRim Parkway



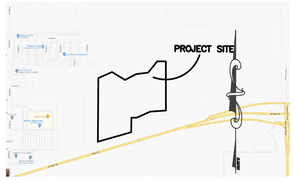
9. All park strips will need to be landscaped and have the proper improvements
10. On the preliminary plat: remove the Planning Commission Chair signature box and update Mayor's signature line.
11. The City has received a water acknowledgement waiver and a will serve letter from Hurricane City Water. We have not received a will serve letter from Ash Creek Sewer District.
12. A note indicating whether or not the property is in a tortoise take area has been provided
13. Hurricane City Code 10-37-4 states:
    a. *Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.*
    b. This is a different situation than what we have seen in other parts of the City. While there is significant off-site infrastructure that is needed there is no issue of regional capacity requiring major infrastructure improvements. Some items, like a sewer line plan, have already been submitted to the JUC. The phase plan presented is designed to access utilities and provide a good flow of service to the development. Staff generally believes that the concerns raised by the JUC can be resolved through the construction drawings process. The applicant has told staff they are currently preparing off-site improvement plans.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff has some concerns with this plat as currently presented and has reached out to the applicant to set up a meeting to address them, however none of the concerns are insurmountable. Staff does not recommend approving this item until concerns with off-site utilities, private roadways, open space, amenities, sensitive lands, and overall layout are addressed.

Reeve & Associates, Inc. - Solutions You Can Build On

SkyRim

PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
HURRICANE CITY, WASHINGTON COUNTY, UTAH
FEBRUARY, 2023



VICINITY MAP
NOT TO SCALE

LEGEND

- = SECTION CORNER
- = RIGHT-OF-WAY MONUMENT
- = SET 5/8" REBAR AND CAP STAMPED "REEVE AND ASSOCIATES"
- = FOUND AS SHOWN
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = TIE LINE
- = LESS AND EXCEPTING RECORD TIE LINE
- = ROAD CENTERLINE
- = EASEMENT
- = EXISTING FENCE
- WL = WATER LINE
- PL = POWER LINE
- BPL = BURIED POWER LINE
- = EXISTING BUILDING
- = >30% SLOPE
- WV = WATER VALVE
- FH = FIRE HYDRANT
- PTFB = POWER TRANSFORMER BOX
- GW = GUY WIRE
- PP = POWER POLE

100 0 100 200 300
Scale: 1" = 100'

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY STEWARD LAND HOLDINGS FOR TITLE PURPOSES.

BRASS CAP MONUMENT WAS FOUND FOR THE SOUTH QUARTER CORNER; A PIN WITH 'X' WAS FOUND FOR THE SOUTHWEST CORNER; A REBAR AND CAP WAS FOUND AT THE CENTER; AND AN ALUMINUM CAP WAS FOUND FOR THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING NORTH 88°52'58" WEST BETWEEN SAID SOUTH QUARTER CORNER AND SOUTHWEST CORNER OF SECTION 31 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A PLAT FOR HURRICANE WAL-MART SUBDIVISION PREPARED BY CLC ASSOCIATES, DATED JUNE 21, 2007, AND RECORDED JULY 3, 2007; A SURVEY PREPARED BY ALPHA ENGINEERING CO. FOR HURRICANE CITY (STRATTON WELLS), DATED FEBRUARY 16, 2000; AND AND ALTA/ACSM LAND TITLE SURVEY PREPARED BY ALPHA ENGINEERING COMPANY, DATED NOVEMBER 30, 2009, AND FILED DECEMBER 31, 2008 WERE USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. SEVERAL REBARS WITH CAPS SET BY ALPHA ENGINEERING WERE RECOVERED DURING THE FIELD OBSERVATION PORTION OF THIS SURVEY AND WERE HONORED.

PROPERTY CORNERS NOT FOUND ARE SET WITH A ⅝" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

EXCEPTIONS TO COVERAGE

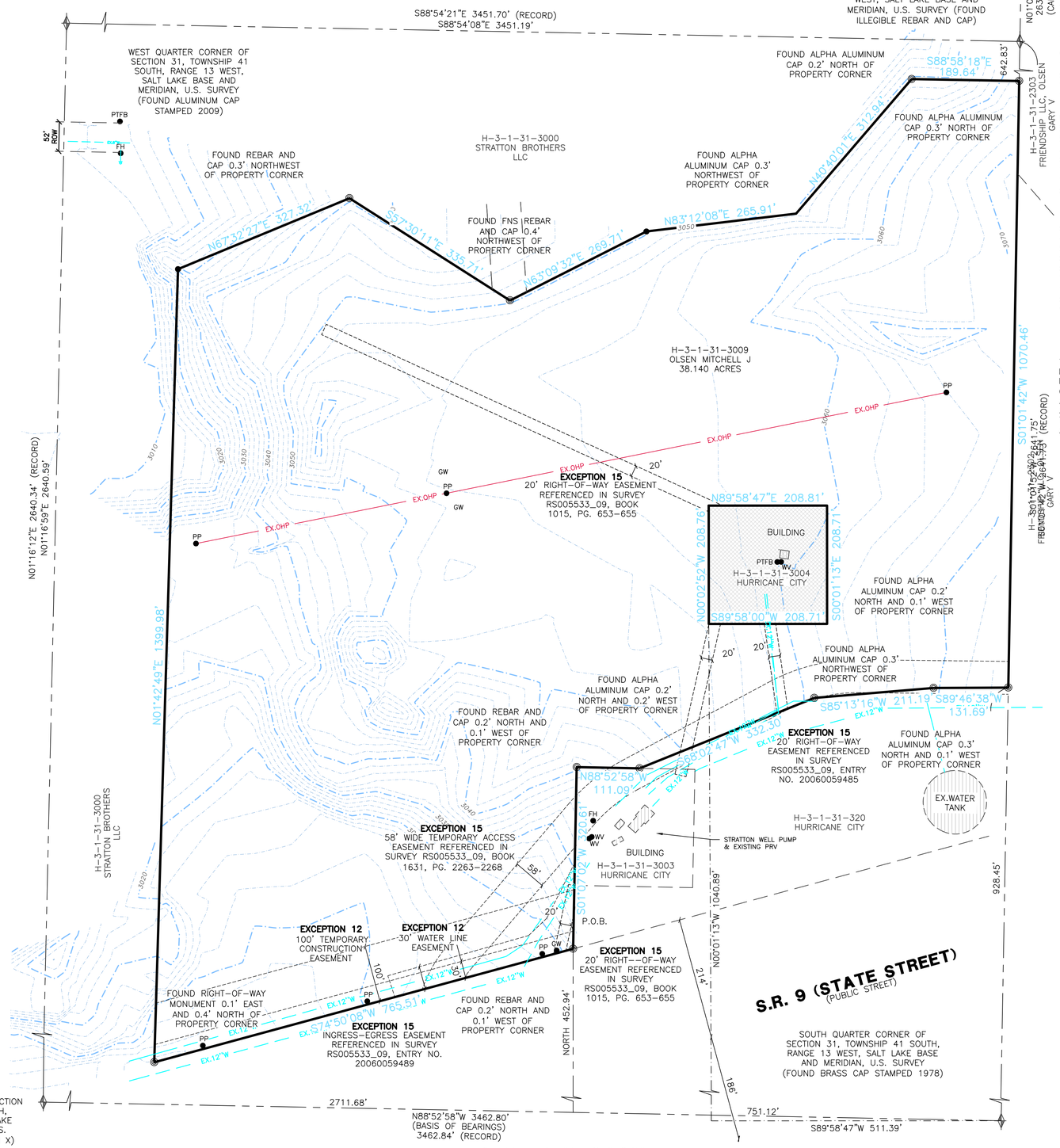
ISSUED BY REAL ADVANTAGE TITLE INSURANCE COMPANY: COMMITMENT NO. 22-13655-RM, SCHEDULE B, PART II, DATED JULY 25, 2022:

EXCEPTIONS #1-11 AND #13, 14, AND 16-19 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

11. SUBJECT TO ALL EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPE LINES, POWER, TELEPHONE, SEWER, GAS OR WATER LINES, AND RIGHT OF WAY AND EASEMENTS THEREOF.
(SURVEYOR'S NOTE: ALL VISIBLE UTILITIES SHOWN ON SURVEY)

12. GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: HURRICANE CITY, A UTAH MUNICIPAL CORPORATION
RECORDED: 7/10/2019
ENTRY NO.: 20190027165
(SURVEYOR'S NOTE: 30' WATER LINE EASEMENT AND 100' TEMPORARY CONSTRUCTION EASEMENT SHOWN ON SURVEY)

15. SUBJECT TO THE FOLLOWING MATTERS REFERENCED ON THAT CERTAIN SURVEY PREPARED AS JOB NO. 5533-09, BY SCOTT P. WOOLSEY, LICENSE NO. 174919
(SURVEYOR'S NOTE: A 58' TEMPORARY ACCESS EASEMENT, AN INGRESS-EGRESS EASEMENT, AND FOUR (4) 20' RIGHT-OF-WAY EASEMENTS SHOWN ON SURVEY)



DESCRIPTION FROM TITLE REPORT

ISSUED BY REAL ADVANTAGE TITLE INSURANCE COMPANY: COMMITMENT NO. 22-13655-RM, DATED JULY 25, 2022:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WASHINGTON, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°52'58" WEST ALONG THE SECTION LINE A DISTANCE OF 751.16 FEET; THENCE NORTH, A DISTANCE OF 452.94 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY SR-9; THENCE SOUTH 74°50'08" WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 765.51 FEET; THENCE NORTH 01°42'49" EAST, A DISTANCE OF 1399.98 FEET; THENCE NORTH 67°32'27" EAST A DISTANCE OF 327.32 FEET; THENCE SOUTH 57°30'11" EAST, A DISTANCE OF 335.71, FEET; THENCE NORTH 63°09'32" EAST, A DISTANCE OF 269.71 FEET; THENCE NORTH 83°12'08" EAST, A DISTANCE OF 265.91 FEET; THENCE NORTH 40°40'01" EAST, A DISTANCE OF 312.94 FEET; THENCE SOUTH 88°58'18" EAST, A DISTANCE OF 189.64 FEET, TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 31; THENCE SOUTH 01°01'42" WEST, ALONG SAID LINE A DISTANCE OF 1070.46 FEET; THENCE SOUTH 89°46'38" WEST, A DISTANCE OF 131.69 FEET; THENCE SOUTH 85°13'16" WEST, A DISTANCE OF 211.19 FEET: THENCE SOUTH 68°02'47" WEST, A DISTANCE OF 332.30 FEET; THENCE NORTH 88°52'58" WEST A DISTANCE OF 111.09 FEET; THENCE SOUTH 01°07'02" WEST A DISTANCE OF 320.61 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°58'47" WEST A DISTANCE OF 511.39 FEET; THENCE NORTH 00°01'13" WEST A DISTANCE OF 1040.89 FEET TO THE SOUTHWEST CORNER OF AN EXISTING 1 ACRE WELL SITE PARCEL, AND THE POINT OF BEGINNING; THENCE NORTH 00°01'13" WEST A DISTANCE OF 208.71 FEET; THENCE NORTH 89°58'47" EAST A DISTANCE OF 208.81 FEET; THENCE SOUTH 00°01'13" EAST A DISTANCE OF 208.71 FEET; THENCE SOUTH 89°58'47" WEST A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE CLASSIFICATION

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, UTAH, AND INCORPORATED AREAS MAP NO. 49053C0840G, EFFECTIVE DATE 04-02-2009. ZONE X (UNSHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

BENCHMARK

TOP OF BRASS CAP FOR THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
VERTICAL DATUM 2974.23' (SURVEYED ELEVATION, STATIC GPS)

NOTES

NO ADDRESS OF SUBJECT PROPERTY PROVIDED TO THE SURVEYOR BY THE CLIENT. (SEE TABLE A, ITEM 2)

NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT. (SEE TABLE A, ITEM 6)

NO STRUCTURES ARE FOUND WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 7)

NO PARKING LOTS, SIGNS, BILLBOARDS, SWIMMING POOLS, LANDSCAPE AREAS, OR SUBSTANTIAL AREAS OF REFUSE ARE FOUND WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 8)

THERE WERE 0 MARKED PARKING STALLS OBSERVED AND 0 MARKED ADA PARKING STALLS ON SITE AT TIME OF SURVEY. (SEE TABLE A, ITEM 9)

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON PLANS AND/OR REPORTS PROVIDED BY THE CLIENT OR FROM THE VARIOUS UTILITY AGENCIES, OR MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST. THIS INFORMATION IS NOT TO BE RELIED ON AS ACCURATE OR EXACT. THE LOCAL UTILITY LOCATION COMPANY SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION OR EXCAVATION. INFORMATION FROM THE SOURCES INDICATED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. (SEE TABLE A, ITEM 11)

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (SEE TABLE A, ITEM 16)

THERE IS NO EVIDENCE OF ANY CHANGE OF RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. (SEE TABLE A, ITEM 17)

Developer Contact:
Sky Hazlehurst
Steward Development
1708 East 5550 South
South Ogden, UT. 74405
PH: (801) 837-2020

Project Contact:
Nate Reeve
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH, 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-inc
LAND SURVEYORS • CIVIL ENGINEERS • WATER RIGHTS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	
DATE	DESCRIPTION

SkyRim
PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
HURRICANE CITY, WASHINGTON COUNTY, UTAH

Preliminary Plat
Existing Conditions

Project Info.
PLANNER: C.CAVE
Designer: J.MEYERS
Begin Date: 2-6-2023
Name: SKYRIM PRELIMINARY PLAT
Scale: 1"=100'
Checked:
Number: 7152-26

Sheet 1 of 3 Sheets

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Submitted Item Can Build On

ASH CREEK SPECIAL SERVICE DISTRICT APPROVAL

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION IN THIS OFFICE THIS _____ DAY OF _____, 20__.

ASH CREEK SPECIAL SERVICE DISTRICT

APPROVAL OF PLANNING COMMISSION

ON THIS _____ DAY OF _____, 20__, THE PLANNING COMMISSION CHAIRMAN OF HURRICANE, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.

HURRICANE CITY PLANNING COMMISSION CHAIRPERSON

APPROVAL AND ACCEPTANCE BY HURRICANE CITY

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

ATTEST: CITY RECORDER
HURRICANE, UTAH

JOHN W. BRAMALL, MAYOR
HURRICANE, UTAH

WASHINGTON COUNTY RECORDER

TREASURER APPROVAL

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

WASHINGTON COUNTY TREASURER

ENGINEER'S APPROVAL

THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, 20__.

HURRICANE CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 20__.

HURRICANE CITY ATTORNEY

100 0 100 200 300
Scale: 1" = 100'

Developer Contact:
Sky Hazlehurst
Steward Development
1708 East 5550 South
South Ogden, UT. 74405
PH: (801) 837-2020

Project Contact:
Nate Reeve
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH, 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-co
LAND SURVEYORS • CIVIL ENGINEERS • LAND PLANNERS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

SkyRim

PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
HURRICANE CITY, WASHINGTON COUNTY, UTAH

Preliminary Plat Subdivision

Project Info.
PLANNER: C.CAVE
Designer: J.MEYERS
Begin Date: 2-6-2023
Name: SKYRIM PRELIMINARY PLAT
Scale: 1"=100'
Checked:
Number: 7152-26

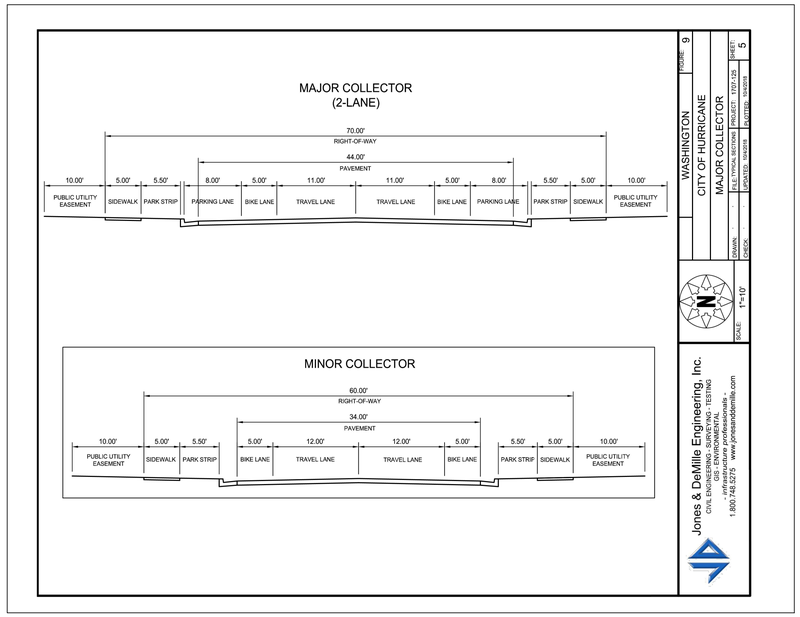
Sheet 2 of 3 Sheets

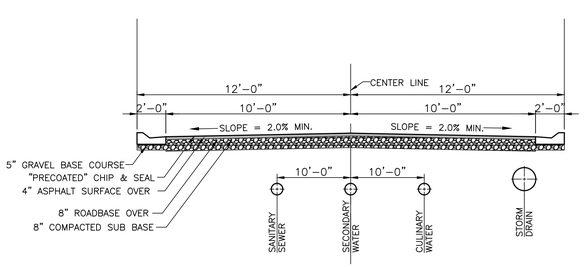
Reeve & Associates, Inc. - Submitted Item Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On

SITE DATA

OVERALL PARCEL AREA:	1,661,360 S.F. (38.15 ACRES)
ROW AREA	214,588
TOTAL RESIDENTIAL	519 DWELLINGS
SINGLE FAMILY LOTS	15 LOTS
TOWN HOMES	129 DWELLINGS 2 CAR GARAGE PER UNIT 2 CAR DRIVEWAY PER UNIT 33 VISITOR STALLS
APARTMENT EAST UNITS PARKING	 144 UNITS 290 STALLS (1 COVERED/UNIT) (24 GARAGE) (4 EV CHARGING) 1.8 PER UNIT 33 PARKING STALLS FOR PARK 61 – 10x10 STORAGE
APARTMENT WEST UNITS PARKING	 228 UNITS 409 STALLS (1 COVERED/UNIT) (35 GARAGE) (4 EV CHARGING) 1.8 PER UNIT 38 – 10x10 STORAGE
COMMERCIAL BUILDINGS	4– 10,000 S.F. 1– 6,419 1– 20,000 S.F.
309 PARKING STALLS	





Street Section (Private)
SCALE: NONE

100 0 100 200 300
Scale: 1" = 100'

Developer Contact:
Sky Hazlehurst
Steward Development
1708 East 5550 South
South Ogden, UT. 74405
PH: (801) 837–2020

Project Contact:
Nate Reeve
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621–3100

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REVISIONS	
DATE	DESCRIPTION

Reeve & Associates, Inc. - Solutions You Can Build On

SkyRim
PART OF THE SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 41 NORTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
HURRICANE CITY, WASHINGTON COUNTY, UTAH

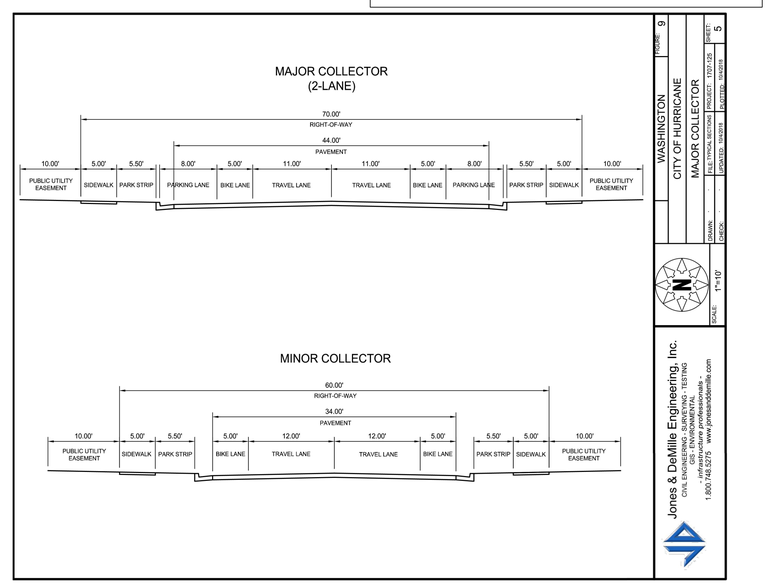
Preliminary Plat
Proposed Plan

Project Info.
PLANNER: C.CAVE
Designer: J.MEYERS
Begin Date: 2–6–2023
Name: SKYRIM PRELIMINARY PLAT
Scale: 1"=100'
Checked:
Number: 7152–26

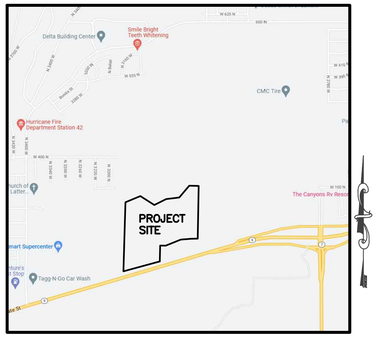
Sheet	3
3	Sheets

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On



Street Section (Private)
SCALE: NONE



Vicinity Map
NOT TO SCALE

SITE DATA

OVERALL PARCEL AREA:	1,661,360 S.F. (38.15 ACRES)
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309 PARKING STALLS	

WASHINGTON
CITY OF HURRICANE
MAJOR COLLECTOR
DRAWN: J. MEYERS
CHECKED: J. NATE REEVE
DATE: 2021-05
PUBLIC WORKS DIRECTOR: NATHAN SHOWERS
CITY ENGINEER: NATHAN SHOWERS
SCALE: 1"=10'
SHEET 5
FIGURE 9

Jones & DeMille Engineering, Inc.
CIVIL ENGINEERING - SURVEYING - TESTING
- infrastructure professionals -
1.800.748.5279 www.jonesanddemille.com

Project Contact:
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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DATE | DESCRIPTION

SkyRim Development SR-9
HURRICANE CITY, WASHINGTON COUNTY, UTAH

Preliminary Site Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: J. MEYERS
Begin Date: JAN 2023
Name: HURRICANE SR-9
Number: 7152-26

1
2 Total Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

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20 0 20 40 60

Scale: 1" = 20'

Project Contact:
Nate Reeve
Reeve & Associates, Inc.
5160 South 1500 West
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PH:(801) 621-3100

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

SkyRim Development SR-9

HURRICANE CITY, WASHINGTON COUNTY, UTAH

PARK CONCEPT

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.

Engineer: J. NATE REEVE, P.E.
Drafter: J. MEYERS
Begin Date: JAN 2023
Name: HURRICANE SR-9
Number: 7152-26

2
2 Total Sheets

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Reeve & Associates, Inc. - Solutions You Can Build On

LANGUAGE FOR WILL SERVE LETTERS WHEN INFRASTRUCTURE IS IN THE AREA

[Date] March 8, 2023

To Whom It May Concern:

Steward Land Holdings and/or Assigns (the "Developer") has requested a culinary water will serve letter for the subdivision known as Skyrim, located at approximately 3000 W State Street (Parcel/lot # H-3-1-31-3009) in Hurricane, Utah (the "Project").

Infrastructure

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

Water Supply

As of the date of this letter, the City has adequate water to supply water to 536 residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements

In addition to the requirements and limitations described above, Developer shall be required to comply with all applicable laws, ordinances, policies, and construction and design standards. These requirements include, but are not limited to, secondary water system requirements and any obligations described in an applicable development agreement.

Sincerely,

Ken Richins
Water Department Superintendent

Sky Rim Development

Water ERC & Daily Demand Calculations

3/9/2023 KHH

Residence Type	Count	ERC	GPD
Single Family Lot[1]	15	15	12000
Town Homes[1]	132	132	105600
Apartments[1]	372	372	297600
7 Building Commercial (sf)[2]	76,419	5.4	4347
Clubhouse w/Pool[3]	3	11.8	9470

Indoor Water Total	429017 gpd
Total ERC	536.3 ERC

1) Residential water indoor daily demands are calculated at 800 gpd/connection per Utah R309-510 Table 1. Single family lots, town homes, and apartments are each considered as 1 ERC. (1 ERC=800 gpd)

2) Commercial water indoor daily demands are calculated according to Utah R309-510 Table 2 for retail (store) use, with an assumed 1 employee per 1,000 s.f. of commercial space and 1 public bathroom per commercial building. Flows are 11 gpd per employee and 500 gpd per public restroom.

3) Clubhouse and pool water daily demands are calculated according to Utah R309-510 Table 2 for swimming pool use with the formula: *Peak Day Demand = 20 x (water area/30)+ deck area, Water area = 2640, deck area = 7710*

From: Steward Land Company
Brad Brown, Managing Partner
1708 E. 5550 S. STE 18 Ogden, UT 84403
O: 801.590.0980 M: 801.309.0399
StewardLand.com

To: Hurricane City
147 N 870 W
Hurricane, UT 84737

March 1, 2023

Dear Hurricane City,

We recently submitted an application for a development project called SkyRim which is located approximately 3000 W State Street, Hurricane (about 1,000 feet northeast of Walmart). The proposed development is within the Planned Commercial zone and includes a combination of single-family homes, townhomes, apartments, and commercial.

Within the boundary of the development is a one-acre property owned by the City (see Site Plan). The one-acre property is used for a well and pump house. As we have discussed several times with the City, we would like to propose to the City that part of the one-acre property be used as a public park that would be combined with the adjacent property from the SkyRim development.

The proposed development would pay for the construction of the following public facilities (see concept included in site plan):

- Pickleball courts
- Grass or play area
- Playground
- Pavilion
- Landscaping
- Parking
- Bathroom

We're anticipating that the total cost of the amenities could be in the range of $200,000, which would be a direct benefit to the City residents and contributeto the park system.

A secure fence around the pump house would be installed to provide security, access, and protection of valuable water infrastructure.

The park would be open to public access and use on both private and City land. We're open to discussing how the maintenance of the park would be handled either entirely by the development/HOA, by the City, or in some other partnership. As we have discussed, we believe this would be a great resource for both current and future residents of Hurricane City. We expect that as we work through the logistics of this proposal that it would be finalized in a development agreement.

Thank you for your consideration.

Sincerely, Brad Brown

Stratton Brothers LLC

42 S 850 W - Hurricane, UT 84737
Phone (435) 635-2628

11/03/2022

To whom it may concern.

Steward Land Company - Hurricane Project at 3100 W SR-9

~~Interstate Rock~~ Stratton Brothers has been in discussions with Steward Land Company with regards to their project at 3100 W SR-9. We own, and are in the process of developing, the property to the North and to the West of their property. We are aware of their plans and we are supportive of the plan they are currently designing. We feel that their development and our development will be synergistic and will be a positive addition to the community.

As our properties are contiguous, and both are mostly undeveloped, there will be coordination and cooperation between Stratton Brothers and Steward, in terms of site planning, access points, and infrastructure.

We have agreed to coordinate cross access as needed between our property and Steward's property at a minimum, three locations, namely, 290 North as already defined, a frontage road connection across our property to the Walmart Parcel, and at least one connection to the North connecting our projects. These accesses will be formalized when appropriate – when site plans are coordinated and road locations are finalized.

Sincerely,

Craig Stratton

Craig Stratton

HURRICANE CITY
UTAH

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Brad Brown am/are the applicant(s) of the application known as Skyrim located on parcel(s) H-3-1-31-3009 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_____day of_____, 20___.

Applicant Name: Brad Brown

Name of Signer (if different from Applicant Name): _____

Title of Signer: Managing Partner

Signature: _____

STATE OF Utah)

COUNTY OF Weber)

On the 28th day of February, 2023, personally appeared before me Brad Brown, 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: _____

My Commission Expires: 3-15-2026

LARA KRISTINE ATTENTO
Notary Public - State of Utah
Commission Number: 723592
My Commission Expires on
March 15, 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)

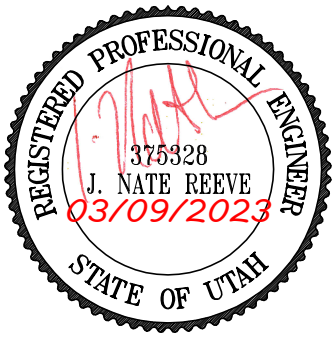
Solutions you can build on™

Water Network Distribution Study

Sky Rim Development– Hurricane City, UT

Submitted to:

Hurricane City Public Works
Water & Irrigation Department
147 N 870 W
Hurricane, UT 84737



Prepared by:
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, UT 84405
801.621.3100
www.reeve.co

Prepared: March 2023

Reeve Job No.: 7152-26

March 9, 2023

Hurricane City Public Works
Water & Irrigation Department
147 N 870 W
Hurricane, UT 84737

Sky Rim Development

As per city requirements, Reeve and Associates is submitting this report of the pressure water network study and results for the proposed Sky Rim Development along the north side of SR-9 west of the Southern Parkway interchange in Hurricane, Utah.

A hydraulic analysis for the proposed site layout using design requirements as determined by the Hurricane City Standards for Design Construction was performed. From this information a suitable culinary water distribution system design has been completed. Information has been obtained from the city providing the available pressure zones and approximate connection locations to the existing system.

The following report outlines the objectives and procedures followed to determine the performance of the pressure network as designed. This report also demonstrates the proposed design has the required capacity for the fire flow event.

If you have any questions, or we can be of further assistance, please let us know.
Sincerely,

Nate Reeve, P.E.
Principal Engineer
Reeve & Associates, Inc.
nate@reeve.co

Kenneth Hunter, P.E.
Project Engineer
Reeve & Associates, Inc.
ken@reeve.co

Solutions you can build on™

Table of Contents

Water Network Distribution Study
Sky Rim Development– Hurricane, UT

Item	Section
Introduction and Property Description	1
Pressure System Description	2
Hydraulic Analysis	3
Summary and Conclusion	4

1.0 Introduction

1.1 Project Background and Location

Per city requirements, Reeve & Associates has prepared the following Water Network Distribution Study Report for the proposed Sky Rim Development. This report has been prepared for the full buildout of the project.

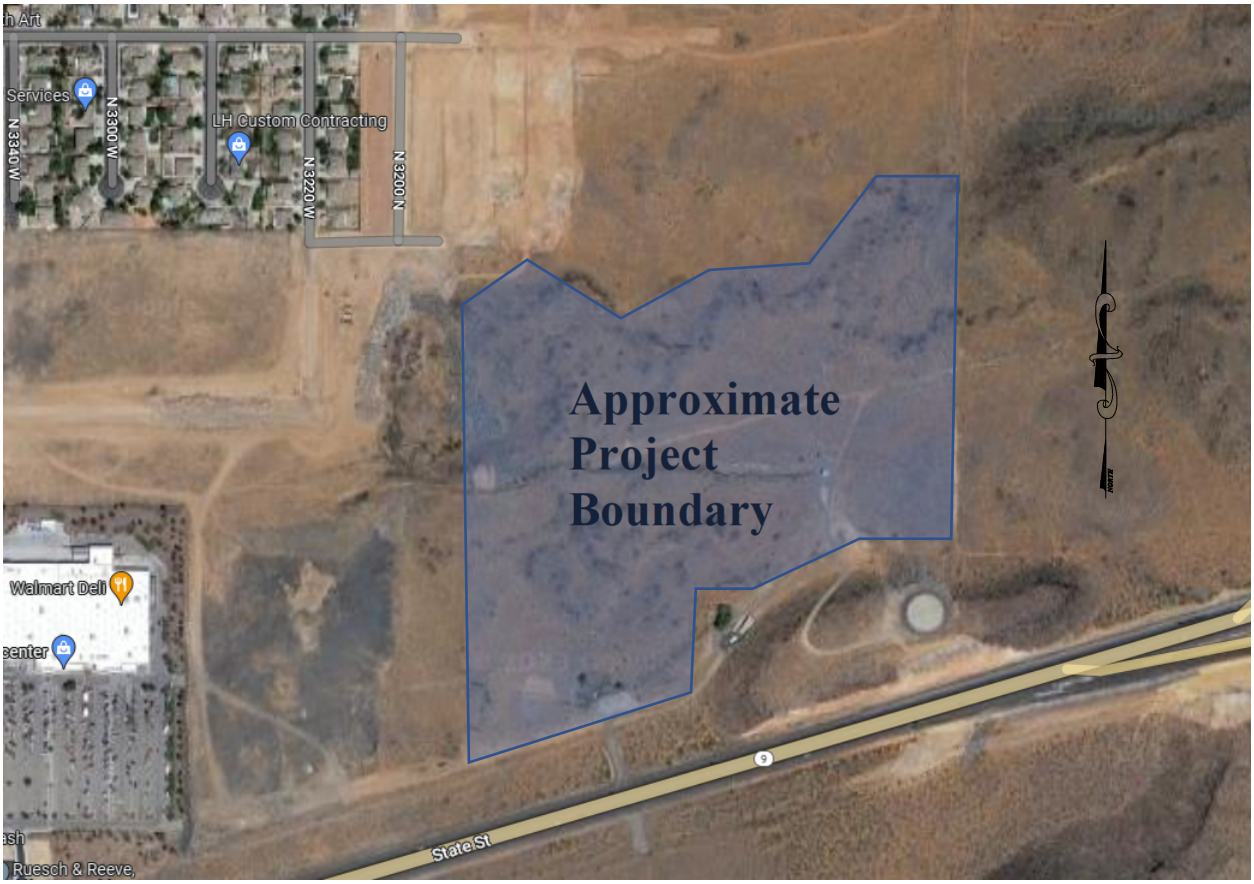
The project site is located on the north side of SR-9 near the existing water well and water storage tank in Township 41 south, Range 13 west, Section 31, Salt Lake Base and Meridian in Hurricane Utah. The site is bordered to the south by SR-9, and the city property containing water system facilities, and on the west, north and east by currently undeveloped property. The property to the north and along part of the west are currently being developed as part of the Villas at Lava Knolls development. Figure #1 contains a general location map showing the proposed location and surrounding properties.

1.2 Property Description

The existing site is currently an undeveloped lot consisting of 39.15 acres. An area of 4.93 acres will be taken from this total for ROW dedication. The proposed site improvements consist of 15 single family lots, 132 townhomes, 372 apartment units across 9 apartment complex buildings, 3 clubhouse buildings with pools, and seven commercial buildings with a total of 76,419 s.f. There is a total of 519 residential dwellings planned. Paved parking, roads, drive aisles, driveways and sidewalks are included throughout the project. A number of storage units and garages are also proposed to serve the apartments, that have no utility connections. The existing well house area will be maintained and fenced, with maintenance access provided.

The water system is designed to connect to the existing system and loop through the property. Further discussion on the design of the system is contained in section 2.2.

Figure #1
Vicinity Map – Sky Rim Development



2.0 Pressure System Description

2.1 Existing Conditions

As the site is currently undeveloped, there is not currently culinary water service improvements on the site, however various water system facilities are located nearby on the city parcel and within the project site itself. This includes the well house, storage tank, and treatment building. An existing 12” culinary water main line is located within a water easement across the south commercial area. This water main is located on a higher pressure zone than the site-adjacent tank. Two additional water connections are/will be available for the project due to the Villas at Lava Knolls improvements. These are from 290 North to the west and to 340 North to the north. Both of these lines are 8” are will be located on the same pressure zone as the 12” line.

2.2 Proposed Distribution System Description

To serve the property, it is proposed that a loop connection be made from the 12” line on the south to the 8” lines to the north and west. A water line will also be extended to the

property boundary along additional roads to allow for future connections. Service connections and fire hydrants will connect directly to the mains throughout the project. A water model has been prepared for the site with the water layout and demands. Valves, fittings, meters, etc. as required will be installed on-site per the approved construction plans and are not included in this model.

3.0 Hydraulic Analysis

3.1 Hydraulic Criteria

In order for the water design to be considered adequate, minimum pressures for the water network design have been applied to the model. Under fire flow and peak instantaneous flow conditions, a minimum 20 psi static pressure is required to be maintained. A minimum of 40 psi is required to be maintained under normal peak hour conditions without fire flow. The existing pressure zone connection is at 3200'.

3.2 Equivalent Residential Connections (ERC)

Calculations for the total development ERC have been completed. Single family lots, town homes and apartments all count as 1 ERC each. The clubhouse and commercial buildings have been calculated according to Utah Rule 309-510 Table 2. While the commercial building tenants have yet to be determined, the uses are expected to be retail. The development has a total of 536.3 ERC. A table with the ERC and gallons per day requirements is included in the appendix, with flow demands for use in the water model discussed in section 3.3.

3.3 Flow Demands

Flow demands for the project were determined utilizing Table 510-1 of Utah Rule 309-510. The average daily flow per equivalent residential connection is listed as 400 gal/day corresponding to a flow rate of 0.28 gpm. The peak day demand is 800 gal/day or 0.56 gpm, also used as the peak instantaneous demand. These flows apply to the individual single-family lots and the townhome units. The site contains three sizes of apartment building of 24, 36, and 48 units. These represent rates of 6.67 gpm, 10.00 gpm, and 13.33 gpm for average flows, and 13.33 gpm, 20.00 gpm, and 26.67 gpm for peak instantaneous demand per building respectively. The club house demands have been calculated using Utah Rule 309-510 Table 2, Note 4 and are included in the ERC table. The daily demands translate to an average flow rate of 1.10 gpm and peak flows of 2.19 gpm per clubhouse, which includes pool demands. Commercial demands are calculated per Utah Rule 309-510 Table 2 and included in the ERC table with an assumed 1 employee per 1,000 s.f. of commercial area, and one public restroom each. Flows translate to 0.20 gpm average flow and 0.40 gpm peak flow per 10,000 s.f. of commercial area. Irrigation is anticipated to be used in limited capacity across the development with predominately desert landscaping. As such, a peak irrigation flow of 50 gpm was applied centrally in the model near the planned pickleball court area.

3.4 Fire Flows

Fire flow demands were determined per IFC Table B105.1(1) & B105.1(2). The largest building type is the 48-unit 3 story apartment building at 51,660 s.f. The apartment buildings will be constructed as type V-A construction and sprinkled allowing half of the flow value given in the table for a requirement of 2,000 gpm. The townhomes and single family lots have a fire flow requirement of 1,000 gpm.

3.5 Results

Pipe flows and junction pressures were modeled under three conditions: average daily, peak instantaneous, and peak instantaneous with fire flow. The analysis was completed using Bentley WaterCAD CONNECT Edition.

The analysis uses the pressure zone elevation of 3200' at the connection per the information received from the city water department. Hydrant locations have not been included on the model. Instead, fire flows have been applied at all the junctions in the model during the fire flow model run. This allows the lowest pressures at each junction to be shown regardless of where hydrants are placed with the final design. Junction elevations have been set based on a consistent vertical offset from the existing ground surface elevation. The final grading design will involve mass grading of the site, which will lower the highest junction elevations that result in the lowest modeled pressures. As such, the pressures at the highest elevation junctions are conservative.

A diagram provided in the appendix provides a schematic view of the system with labels for ease in identifying the various system components. A reservoir component was used at the common connection point of the system loop to simulate the connection to the system. It is assumed adequate water storage is provided by the existing 12" pipe system and tank to supply the property and the fire flow, and that any potential issues with the system overall volume capacity will be identified by the city.

Results are presented in the appendix. Pressures are maintained above the design limits required.

4.0 Summary and Conclusion

As laid out within this report the pressure water network and available pressure at the site are sufficient for the required demands. In addition, pressures in the system are maintained above the 20 psi required during fire flow conditions and 40 psi for average conditions. Hydrants placed as required will not significantly impact the results as the fire flow has been applied throughout all the model junctions.

Therefore, it is concluded the proposed design should be permitted per the information contained in this report.

Appendix

Sky Rim Development

Water ERC & Daily Demand Calculations

3/9/2023 KHH

Residence Type	Count	ERC	GPD
Single Family Lot[1]	15	15	12000
Town Homes[1]	132	132	105600
Apartments[1]	372	372	297600
7 Building Commercial (sf)[2]	76,419	5.4	4347
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Indoor Water Total	429017	gpd
Total ERC	536.3	ERC

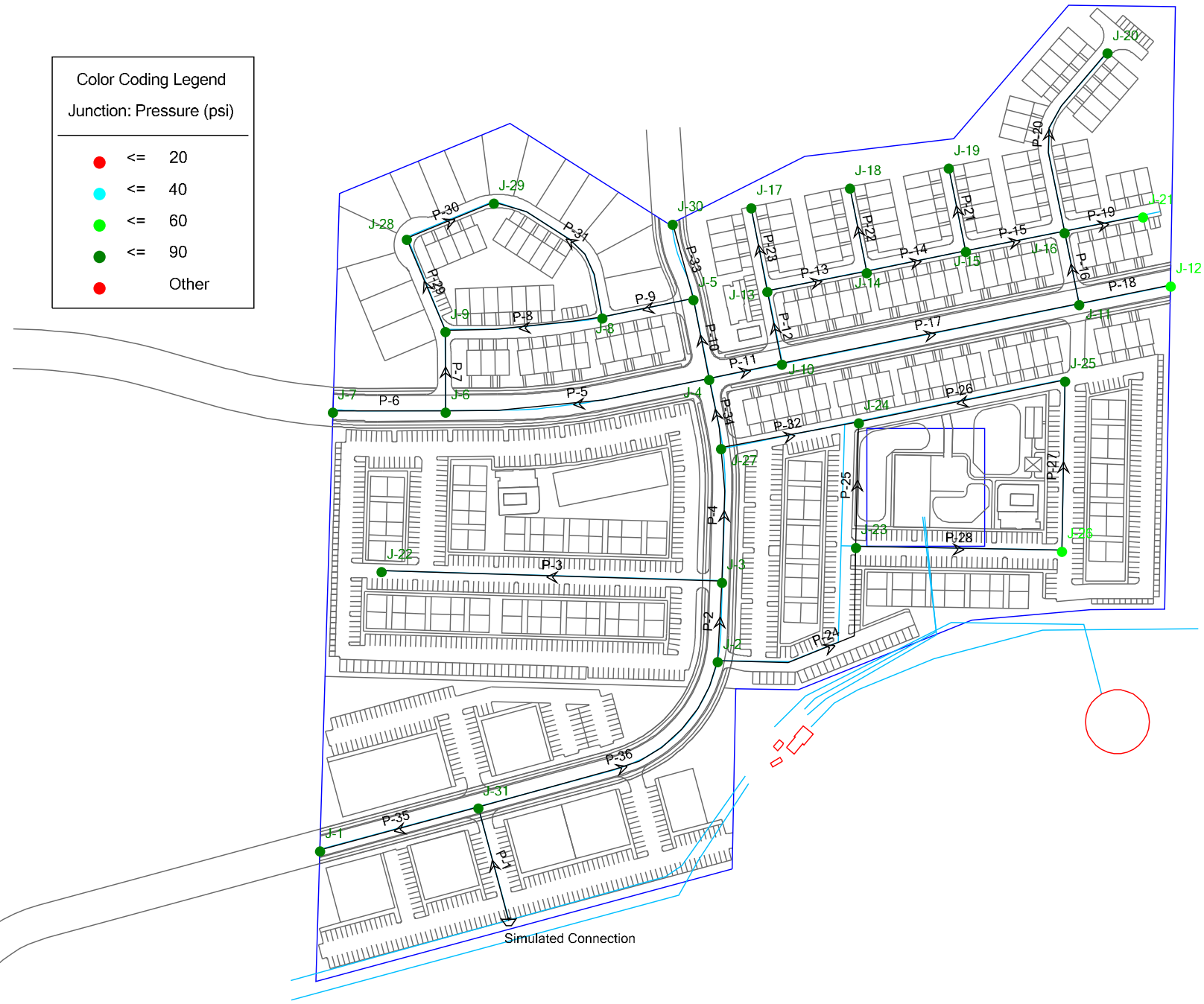
1) Residential water indoor daily demands are calculated at 800 gpd/connection per Utah R309-510 Table 1. Single family lots, town homes, and apartments are each considered as 1 ERC. (1 ERC=800 gpd)

2) Commercial water indoor daily demands are calculated according to Utah R309-510 Table 2 for retail (store) use, with an assumed 1 employee per 1,000 s.f. of commercial space and 1 public bathroom per commercial building. Flows are 11 gpd per employee and 500 gpd per public restroom.

3) Clubhouse and pool water daily demands are calculated according to Utah R309-510 Table 2 for swimming pool use with the formula: *Peak Day Demand = 20 x (water area/30)+ deck area, Water area = 2640, deck area = 7710*

	Average Demands	Peak Demands
Single Family Lot	0.28	0.56
3 Unit Townhome	0.84	1.68
4 Unit Townhome	1.12	2.24
5 Unit Townhome	1.40	2.80
6 Unit Townhome	1.68	3.36
7 Unit Townhome	1.96	3.92
Clubhouse w/Pool	1.10	2.19
24 Unit Apartment	6.67	13.33
36 Unit Apartment	10.00	20.00
48 Unit Apartment	13.33	26.67
Commercial 6,419 s.f.	0.13	0.26
Commercial 10,000 s.f.	0.20	0.40
Commercial 20,000 s.f.	0.40	0.80

Scenario: Average Daily Flow



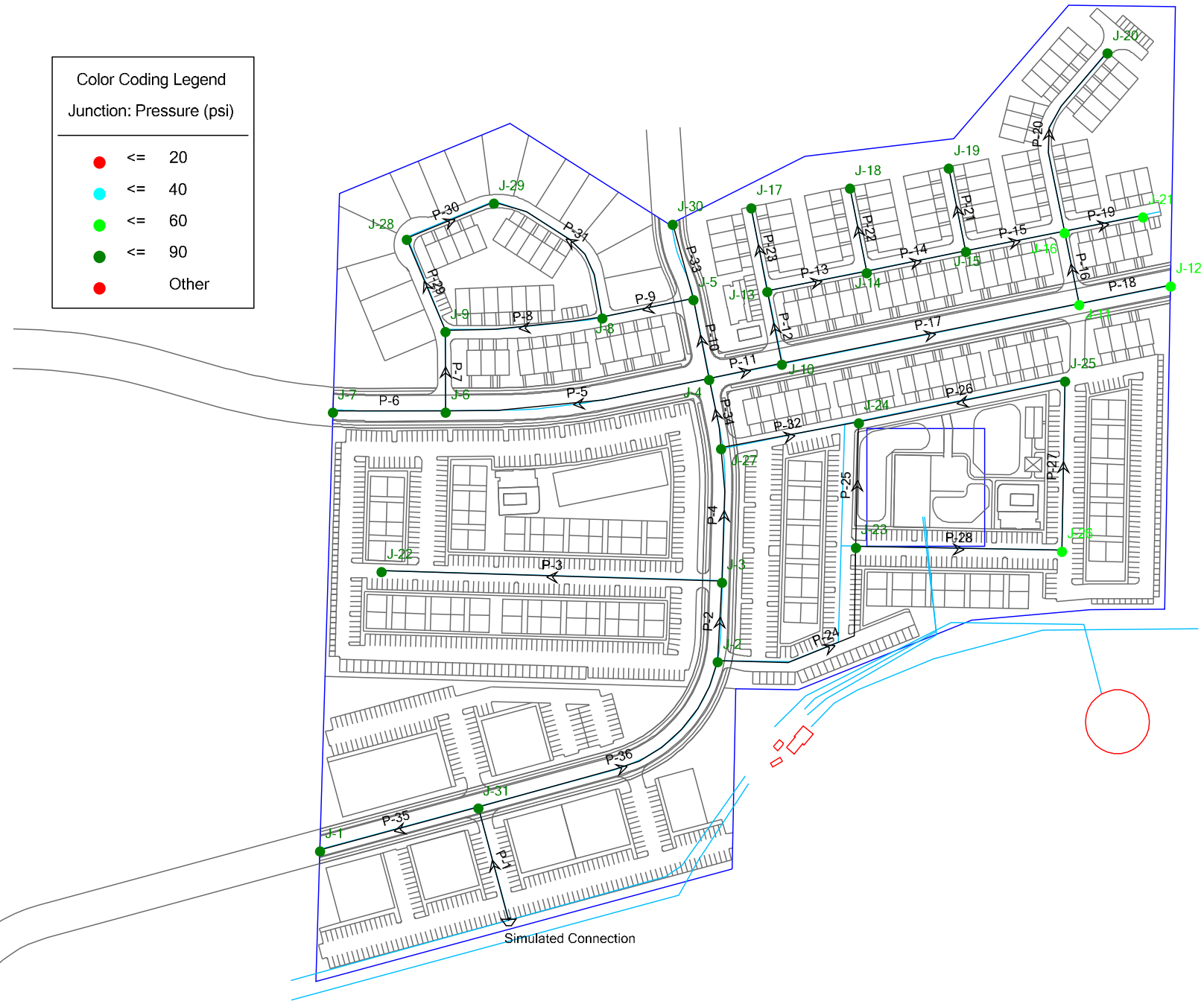
FlexTable: Junction Table Average Flow

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-1	3,016.00	0	3,199.85	80
J-2	3,040.50	0	3,199.48	69
J-3	3,046.50	27	3,199.45	66
J-4	3,050.00	13	3,199.42	65
J-5	3,050.50	0	3,199.42	64
J-6	3,042.50	1	3,199.42	68
J-7	3,009.50	0	3,199.42	82
J-8	3,049.00	4	3,199.42	65
J-9	3,044.00	3	3,199.42	67
J-10	3,052.00	0	3,199.41	64
J-11	3,060.00	1	3,199.41	60
J-12	3,063.00	0	3,199.41	59
J-13	3,051.50	1	3,199.41	64
J-14	3,053.00	3	3,199.41	63
J-15	3,056.00	2	3,199.41	62
J-16	3,060.50	3	3,199.41	60
J-17	3,047.50	3	3,199.41	66
J-18	3,052.50	3	3,199.41	64
J-19	3,053.00	3	3,199.41	63
J-20	3,057.00	4	3,199.41	62
J-21	3,063.50	2	3,199.41	59
J-22	3,027.50	23	3,199.44	74
J-23	3,049.00	27	3,199.43	65
J-24	3,052.50	54	3,199.42	64
J-25	3,058.00	1	3,199.42	61
J-26	3,063.00	14	3,199.42	59
J-27	3,048.50	0	3,199.42	65
J-28	3,038.50	2	3,199.42	70
J-29	3,042.00	3	3,199.42	68
J-30	3,044.50	0	3,199.42	67
J-31	3,008.00	1	3,199.85	83

FlexTable: Pipe Table Average Flow

Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)
P-1	208	Simulated Connection	J-31	8.0	PVC	150.0	199	1.27
P-2	142	J-2	J-3	8.0	PVC	150.0	117	0.74
P-3	605	J-3	J-22	8.0	PVC	150.0	23	0.15
P-4	238	J-3	J-27	8.0	PVC	150.0	67	0.42
P-5	473	J-4	J-6	8.0	PVC	150.0	6	0.04
P-6	200	J-6	J-7	8.0	PVC	150.0	0	0.00
P-7	142	J-6	J-9	8.0	PVC	150.0	5	0.03
P-8	280	J-9	J-8	8.0	PVC	150.0	-1	0.01
P-9	165	J-8	J-5	8.0	PVC	150.0	-8	0.05
P-10	145	J-5	J-4	8.0	PVC	150.0	-8	0.05
P-11	132	J-4	J-10	8.0	PVC	150.0	24	0.15
P-12	131	J-10	J-13	8.0	PVC	150.0	15	0.09
P-13	180	J-13	J-14	8.0	PVC	150.0	11	0.07
P-14	180	J-14	J-15	8.0	PVC	150.0	5	0.03
P-15	179	J-15	J-16	8.0	PVC	150.0	1	0.00
P-16	131	J-16	J-11	8.0	PVC	150.0	-8	0.05
P-17	538	J-11	J-10	8.0	PVC	150.0	-9	0.06
P-18	166	J-11	J-12	8.0	PVC	150.0	0	0.00
P-19	142	J-16	J-21	8.0	PVC	150.0	2	0.01
P-20	357	J-16	J-20	8.0	PVC	150.0	4	0.02
P-21	151	J-15	J-19	8.0	PVC	150.0	3	0.02
P-22	152	J-14	J-18	8.0	PVC	150.0	3	0.02
P-23	152	J-13	J-17	8.0	PVC	150.0	3	0.02
P-24	412	J-2	J-23	8.0	PVC	150.0	81	0.52
P-25	221	J-23	J-24	8.0	PVC	150.0	32	0.21
P-26	373	J-24	J-25	8.0	PVC	150.0	-6	0.04
P-27	301	J-25	J-26	8.0	PVC	150.0	-8	0.05
P-28	366	J-26	J-23	8.0	PVC	150.0	-22	0.14
P-29	178	J-9	J-28	8.0	PVC	150.0	3	0.02
P-30	167	J-28	J-29	8.0	PVC	150.0	0	0.00
P-31	305	J-29	J-8	8.0	PVC	150.0	-3	0.02
P-32	249	J-24	J-27	8.0	PVC	150.0	-16	0.10
P-33	139	J-5	J-30	8.0	PVC	150.0	0	0.00
P-34	125	J-27	J-4	8.0	PVC	150.0	51	0.32
P-35	291	J-1	J-31	8.0	PVC	150.0	0	0.00
P-36	531	J-31	J-2	8.0	PVC	150.0	198	1.26

Scenario: Peak Instantaneous Flow



FlexTable: Junction Table Peak Flow

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-1	3,016.00	0	3,199.58	79
J-2	3,040.50	0	3,198.54	68
J-3	3,046.50	53	3,198.44	66
J-4	3,050.00	27	3,198.36	64
J-5	3,050.50	0	3,198.36	64
J-6	3,042.50	2	3,198.36	67
J-7	3,009.50	0	3,198.36	82
J-8	3,049.00	7	3,198.36	65
J-9	3,044.00	7	3,198.36	67
J-10	3,052.00	0	3,198.35	63
J-11	3,060.00	2	3,198.35	60
J-12	3,063.00	0	3,198.35	59
J-13	3,051.50	2	3,198.35	64
J-14	3,053.00	7	3,198.35	63
J-15	3,056.00	3	3,198.35	62
J-16	3,060.50	6	3,198.35	60
J-17	3,047.50	5	3,198.35	65
J-18	3,052.50	6	3,198.35	63
J-19	3,053.00	6	3,198.35	63
J-20	3,057.00	7	3,198.35	61
J-21	3,063.50	4	3,198.35	58
J-22	3,027.50	47	3,198.41	74
J-23	3,049.00	53	3,198.40	65
J-24	3,052.50	59	3,198.38	63
J-25	3,058.00	3	3,198.38	61
J-26	3,063.00	29	3,198.38	59
J-27	3,048.50	0	3,198.38	65
J-28	3,038.50	4	3,198.36	69
J-29	3,042.00	6	3,198.36	68
J-30	3,044.50	0	3,198.36	67
J-31	3,008.00	2	3,199.58	83

FlexTable: Pipe Table Peak Flow

Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)
P-1	208	Simulated Connection	J-31	8.0	PVC	150.0	349	2.23
P-2	142	J-2	J-3	8.0	PVC	150.0	207	1.32
P-3	605	J-3	J-22	8.0	PVC	150.0	47	0.30
P-4	238	J-3	J-27	8.0	PVC	150.0	107	0.68
P-5	473	J-4	J-6	8.0	PVC	150.0	11	0.07
P-6	200	J-6	J-7	8.0	PVC	150.0	0	0.00
P-7	142	J-6	J-9	8.0	PVC	150.0	9	0.06
P-8	280	J-9	J-8	8.0	PVC	150.0	-3	0.02
P-9	165	J-8	J-5	8.0	PVC	150.0	-15	0.10
P-10	145	J-5	J-4	8.0	PVC	150.0	-15	0.10
P-11	132	J-4	J-10	8.0	PVC	150.0	48	0.31
P-12	131	J-10	J-13	8.0	PVC	150.0	30	0.19
P-13	180	J-13	J-14	8.0	PVC	150.0	22	0.14
P-14	180	J-14	J-15	8.0	PVC	150.0	10	0.06
P-15	179	J-15	J-16	8.0	PVC	150.0	1	0.01
P-16	131	J-16	J-11	8.0	PVC	150.0	-16	0.10
P-17	538	J-11	J-10	8.0	PVC	150.0	-18	0.12
P-18	166	J-11	J-12	8.0	PVC	150.0	0	0.00
P-19	142	J-16	J-21	8.0	PVC	150.0	4	0.03
P-20	357	J-16	J-20	8.0	PVC	150.0	7	0.05
P-21	151	J-15	J-19	8.0	PVC	150.0	6	0.04
P-22	152	J-14	J-18	8.0	PVC	150.0	6	0.04
P-23	152	J-13	J-17	8.0	PVC	150.0	5	0.03
P-24	412	J-2	J-23	8.0	PVC	150.0	139	0.89
P-25	221	J-23	J-24	8.0	PVC	150.0	49	0.31
P-26	373	J-24	J-25	8.0	PVC	150.0	-5	0.03
P-27	301	J-25	J-26	8.0	PVC	150.0	-7	0.05
P-28	366	J-26	J-23	8.0	PVC	150.0	-36	0.23
P-29	178	J-9	J-28	8.0	PVC	150.0	5	0.03
P-30	167	J-28	J-29	8.0	PVC	150.0	1	0.01
P-31	305	J-29	J-8	8.0	PVC	150.0	-5	0.03
P-32	249	J-24	J-27	8.0	PVC	150.0	-5	0.03
P-33	139	J-5	J-30	8.0	PVC	150.0	0	0.00
P-34	125	J-27	J-4	8.0	PVC	150.0	102	0.65
P-35	291	J-1	J-31	8.0	PVC	150.0	0	0.00
P-36	531	J-31	J-2	8.0	PVC	150.0	346	2.21

Fire Flow Node FlexTable: Fire Flow Report

Label	Fire Flow Status	Velocity of Maximum Pipe (ft/s)	Pipe w/ Maximum Velocity	Fire Flow (Available) (gpm)	Fire Flow (Needed) (gpm)	Pressure (Calculated Residual) (psi)	Junction w/ Minimum Pressure (System)
J-1	Passed	21.37	P-1	3,000	2,000	54	J-21
J-31	Passed	21.37	P-1	3,000	2,000	71	J-21
J-2	Passed	20.53	P-1	2,868	2,000	30	J-21
J-3	Passed	19.64	P-1	2,728	2,000	27	J-21
J-24	Passed	18.92	P-1	2,615	2,000	24	J-26
J-23	Passed	18.87	P-1	2,608	2,000	26	J-26
J-27	Passed	18.78	P-1	2,594	2,000	27	J-21
J-25	Passed	18.24	P-1	2,508	2,000	20	J-26
J-22	Passed	18.11	P-1	2,489	2,000	20	J-21
J-26	Passed	17.75	P-1	2,433	2,000	20	J-25
J-4	Passed	14.99	P-1	2,000	1,000	36	J-21
J-5	Passed	14.99	P-1	2,000	1,000	34	J-21
J-6	Passed	14.99	P-1	2,000	1,000	36	J-21
J-7	Passed	14.99	P-1	2,000	1,000	46	J-21
J-8	Passed	14.99	P-1	2,000	1,000	34	J-21
J-9	Passed	14.99	P-1	2,000	1,000	36	J-21
J-10	Passed	14.99	P-1	2,000	1,000	32	J-21
J-11	Passed	14.99	P-1	2,000	1,000	25	J-12
J-13	Passed	14.99	P-1	2,000	1,000	31	J-21
J-14	Passed	14.99	P-1	2,000	1,000	29	J-21
J-15	Passed	14.99	P-1	2,000	1,000	27	J-21
J-16	Passed	14.99	P-1	2,000	1,000	25	J-21
J-17	Passed	14.99	P-1	2,000	1,000	29	J-21
J-18	Passed	14.99	P-1	2,000	1,000	26	J-21
J-19	Passed	14.99	P-1	2,000	1,000	25	J-21
J-28	Passed	14.99	P-1	2,000	1,000	37	J-21
J-29	Passed	14.99	P-1	2,000	1,000	35	J-21
J-30	Passed	14.99	P-1	2,000	1,000	34	J-21
J-21	Passed	14.99	P-1	2,000	1,000	20	J-12
J-12	Passed	14.98	P-1	1,999	1,000	20	J-21
J-20	Passed	14.67	P-1	1,950	1,000	20	J-21

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Riverdale, UT 84405
801.621.3100
www.reeve.co
office@reeve.co

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF SLC

I (we), Mitchell J. Olsen 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.

Mitchell J. Olsen
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 31 day of August 2022

(Notary Public)

KRISTAL STEPHENSEN
Notary Public, State of Utah
Commission # 704319
My Commission Expires On
February 03, 2023

Residing in: Salt lake County.

My Commission Expires: 2/3/2023

Agent Authorization

I (we), Mitchell J Olsen, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Steward Land Holdings, LLC 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.

Mitchell J. Olsen
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 15 day of September 2022

(Notary Public)

KRISTAL STEPHENSEN
Notary Public, State of Utah
Commission # 704319
My Commission Expires On
February 03, 2023

Residing in: Salt lake County

My Commission Expires: 2/3/2023

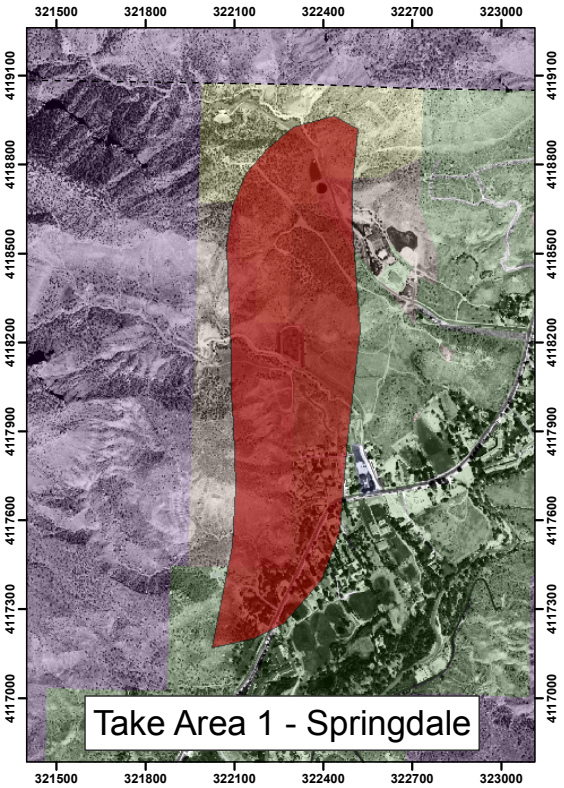
The Skyrim project (near Walmart) is not included in the Desert Tortise Take Area

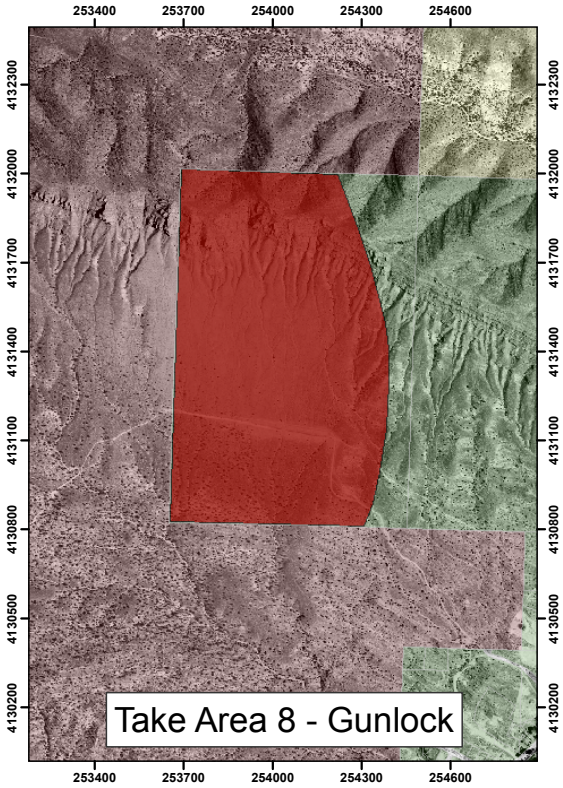
REDCLIFFS DESERT RESERVE

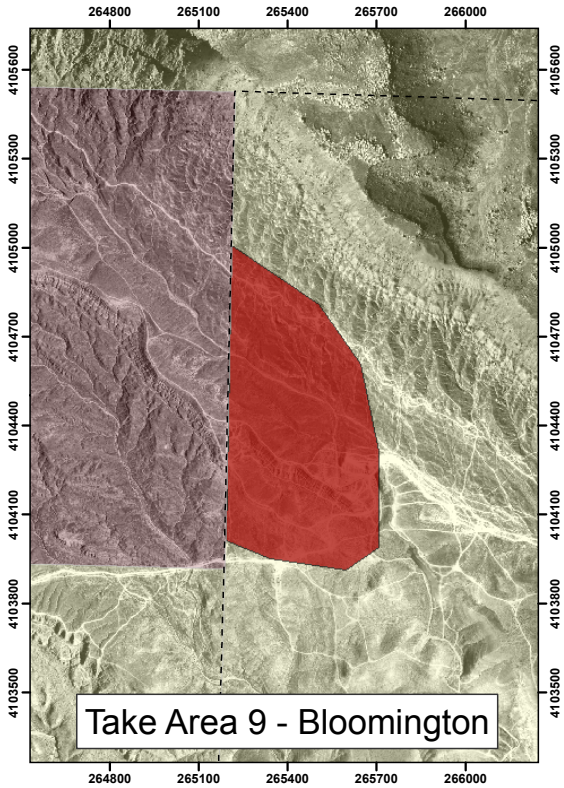
N

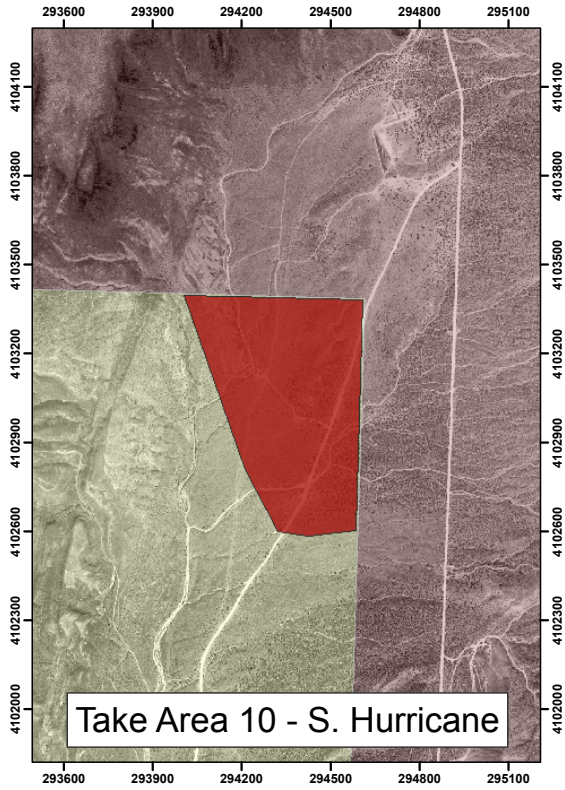
0 0.15 0.3 Miles

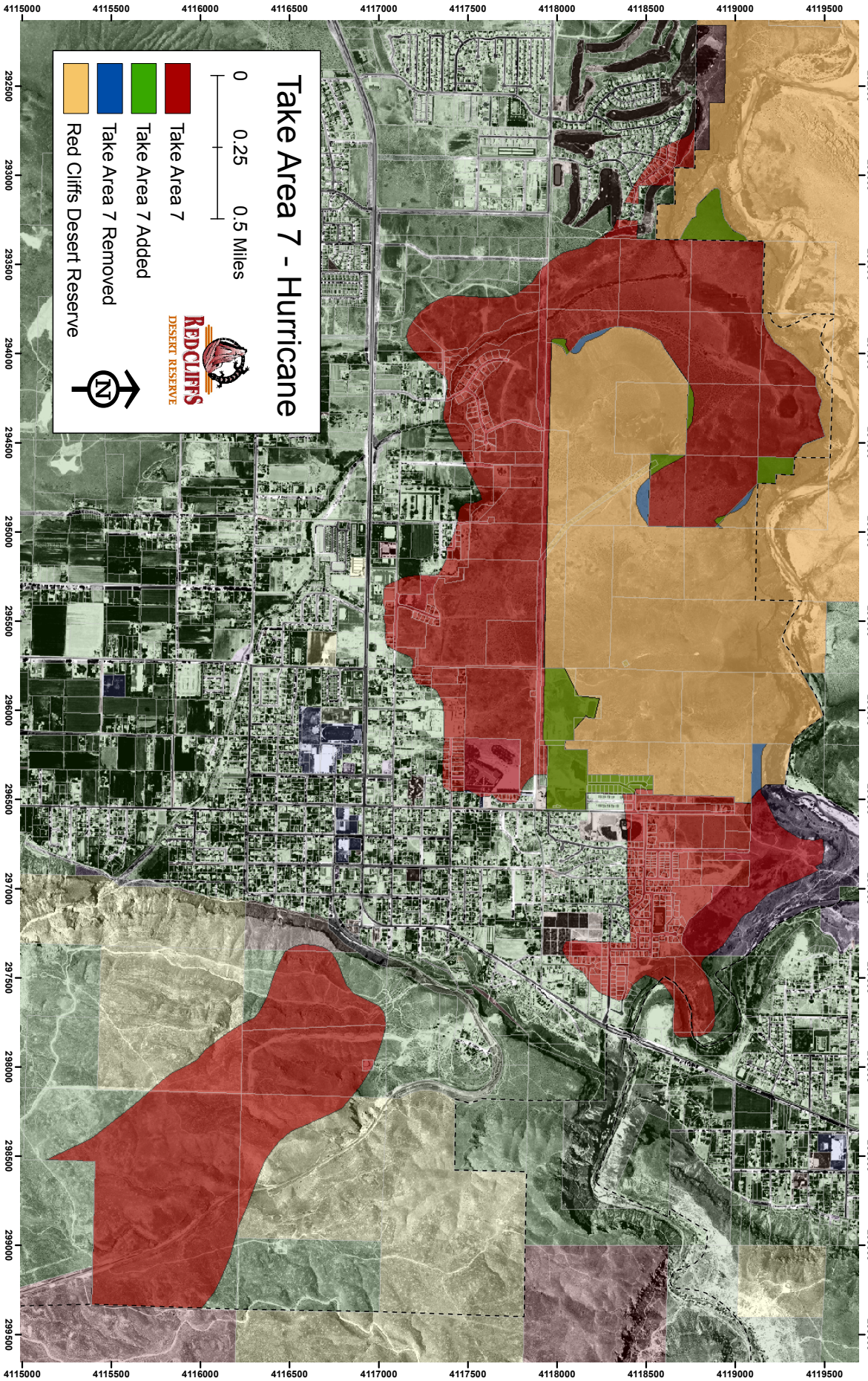
Take Areas 1 & 8 - 10










Take Area 7 - Hurricane
0
0.25
0.5 Miles
Take Area 7
Take Area 7 Added
Take Area 7 Removed
Red Cliffs Desert Reserve
REDCLIFFS
DESERT RESERVE
N
4115000
4115500
4116000
4116500
4117000
4117500
4118000
4118500
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4119500
292500
293000
293500
294000
294500
295000
295500
296000
296500
297000
297500
298000
298500
299000
299500

When Recorded Return To:
Hurricane City
147 N. 870 W.
Hurricane, UT. 84737

DEVELOPMENT AGREEMENT
FOR
STEWARD LAND HOLDINGS

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of the 2nd day of December, 2022 (the "Effective Date"), by and between HURRICANE CITY, a Utah municipal corporation, hereinafter referred to as "City," and Steward Land Holdings LLC, a Utah Limited Liability Company, hereinafter referred to as "Developer." The City and Developer are hereinafter collectively referred to as "Parties."

RECITALS

A. Developer is the owner of approximately 38.14 acres of land located within the City of Hurricane as is more particularly described on EXHIBIT A, attached hereto and incorporated herein by reference (the "Property").

B. On Dec. 1 2022, the City Council approved a zone change of the entire property to the Planned Commercial (PC) Zone subject to and conditioned upon the terms and conditions of the Development Agreement. *See* City Council Minutes, attached as Exhibit B.

C. Developer has proposed, and City has approved, a Preliminary Site Plan attached hereto and incorporated herein as EXHIBIT C.

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

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

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

G. This Agreement is generally consistent with, and all preliminary and final plats within the Property are subject to and shall conform with, the City's General Plan, Zoning Ordinances, and Subdivision Ordinances, and any permits issued by the City pursuant to City Ordinances and regulations.

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

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

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

AGREEMENT

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

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

2. Development Terms:

   a. Ten Percent (10%) of the total units in residential areas shall be designated as Affordable housing as defined in Hurricane City Code section 10-15-8(E)(2)(a) and shall satisfy all of the requirements for Affordable housing as set forth in Hurricane City Code section 10-15-8(E)(2). A copy of the applicable sections of the Hurricane City Code is attached as Exhibit D.

   b. The total residential area shall not exceed 17 units per residential acre, which equates to approximately 519 units. If the project is developed in phases, Developer shall place a note on the preliminary plat or site plan of each phase showing the total number of units approved out of the total unit allowed.

   c. The applicant shall provide a mixture of townhomes and single-family homes within the "Medium Density" Area.

   d. The height of buildings shall not exceed three stories in height above grade.

3. Except as expressly stated herein, nothing in this Agreement shall amend or replace any requirements by City, State, Federal, Fire, other local development agreements or restrictions, or other applicable regulations.

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

To the Developer: Steward Land Company
Attention: Brad Brown, Managing Partner
1708 E. 5550 S. Ste. 18
Ogden, UT 84403

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

5. General Term and Conditions.

a. Adequate Public Facilities.

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

~~ii.~~ As part of any preliminary plat or site plan application, Developer shall identify needed utilities and roadways and provide a plan on how the Developer shall provide each of the required services to the site, including plans on providing off-site improvements.

iii. Developer understands offsite improvements will likely be necessary for development and will be responsible for any required offsite improvements. These improvements may require the property owner to install utility lines and secure rights-of-way or easements for needed infrastructure. All offsite improvement plans and construction will be subject to review and approval by the Hurricane City Joint Utility Committee.

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

c. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (to the extent that assignment is permitted). Without limiting the generality of the foregoing, a "successor" includes a party that succeeds to the rights and interests of the Developer as evidenced by, among

other things, such party's submission of land use applications to the City relating to the Property or the Project.

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

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

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

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

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

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

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

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

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

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

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

HURRICANE CITY CORPORATE SEAL WASHINGTON COUNTY UTAH

CITY:

CITY OF HURRICANE

ATTEST:

By: Cindy Boteng
City Recorder

By: Nanette Billings
Mayor

DEVELOPER:

By:
Name: Bradley John Brown
Title: Managing Partner

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On the 2nd day of December, 2023, personally appeared before me Bradley John Brown, who being by me duly sworn, did say that he is the Managing Partner of Steward Land, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he executed the same.

LARA KRISTINE ATTENTO
Notary Public - State of Utah
Commission Number: 723592
My Commission Expires on
March 15, 2026

Notary Public
Residing at:

EXHIBIT A

Legal Description Parcel:

Reeve & Associates, Inc.

Parcel #H-3-1-31-3009

Zoning Boundary Description

PART OF THE SOUTHWEST QUARTER OF SECTION 31 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N88°52'58"W 751.16 FEET AND NORTH 452.94 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE S74°50'08"W 765.51 FEET; THENCE N01°42'49"E 1399.98 FEET; THENCE N67°32'27"E 327.32 FEET; THENCE S57°30'11"E 335.71 FEET; THENCE N63°09'32"E 269.71 FEET; THENCE N83°12'08"E 265.91 FEET; THENCE N40°40'01"E 312.94 FEET; THENCE S88°58'18"E 189.64 FEET TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 31; THENCE S01°01'42"W 1070.46 FEET; THENCE S89°46'38"W 131.69 FEET; THENCE S85°13'16"W 211.19 FEET; THENCE S68°02'47"W 332.30 FEET; THENCE N88°52'58"W 111.09 FEET; THENCE S01°07'02"W 320.61 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN: THENCE S89°58'47"W 511.39 FEET; THENCE N00°01'13"W 1040.89 FEET TO THE SOUTHWEST CORNER OF AN EXISTING 1 ACRE WELL SITE PARCEL AND TO THE POINT OF BEGINNING; THENCE N00°01'13"W 208.71 FEET; THENCE N89°58'47"E 208.81 FEET; THENCE S00°01'13"E 208.71 FEET; THENCE S89°58'47"W 208.71 FEET TO THE POINT OF BEGINNING.

CONTAINING A REMAINDER OF 38.14 ACRES, MORE OR LESS.

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ogden@reeve-assoc.com • reeve-assoc.com

Exhibit B

Minutes of the Hurricane City Council meeting held on December 1, 2022, in the Council Chambers at 147 North 870 West, Hurricane, Utah, at 4:00 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 Vercimack, Planning Director Stephen Nelson, City Recorder Cindy Beteag, Water Superintendent Ken Richins, and Ash Creek Sewer District Superintendent Mike Chandler

AGENDA

4:00 p.m. Work Meeting – Discussion on getting information out to the public

Mayor Billings explained that she feels it is vital to find a way to notify the public about public events. Many challenges have arisen while searching for the best way to accomplish this. Mike Vercimack suggested utilizing the Hurricane Valley Chamber of Commerce; however, the Chamber can only support businesses that are signed up with them, and the City cannot promote business. Mayor Billings asked if the private sector is the best way to push information to the public. She noted the various avenues that the City currently uses. Chief Excell reported that the radio station could be a good resource. Kaden DeMille stated Kendra Rich has a degree in communication and is doing a fantastic job. He does agree that more can be done; however, staff needs direction from City Council. The biggest limit right now is software. He would rather utilize city funds to purchase software as opposed to paying a private company.

Mayor Billings asked if it is best to have a separate platform to address events that the City is not sponsoring. Selwin Lovell reported that he thinks it is inappropriate for the City to promote private events. Cindy Beteag does upload approved event permits to the event calendar. Councilman Sanders does not think the City should advertise events for private companies. Mayor Billings explained that she would like to utilize a private company to promote City events. Councilman Heideman reported that the main complaint he hears is that people have trouble finding the website. Mr. DeMille reviewed the website and how to access the community calendar under the community tab.

Mr. DeMille explained that the City's official name is "Hurricane City" however, "City of Hurricane" is used on the website, logo, and many other documents. This can be very confusing for citizens. He feels it is a great idea to update everything to Hurricane City but it is a time-consuming process. He asked the City Council if they would like to go in that direction.

Councilman Sanders feels there is no way to convince everyone in the community to follow events. Mayor Billings would like to see a more frequent newsletter in digital format. Mr. Lovell

noted that the number one form of communication is radio. He feels it is important to utilize the sources that the City has. Chief Excell explained that the radio station is the City's most unused resource. He notes that improvements must be made before the radio station can be fully utilized. Mayor Billings directed Ms. Rich to research the radio station and an option for citizens to sign up for electronic notifications. Councilman Prete thinks the communication gap is bigger than one person. He suggested creating a task force to brainstorm what would work. He agrees the radio could be more used. He would like to see school programs and events advertised on the radio.

Ms. Rich explained that getting content for the quarterly newsletter is already difficult. Most department heads are not providing content for the newsletter. She is concerned that obtaining information for a monthly newsletter will be even more difficult. Mayor Billings suggested continuing the quarterly newsletter and creating a monthly flyer on current events. Councilman Prete reiterated the necessity of creating a task force to establish a vision and how to achieve it. Mayor Billings will meet with Ms. Rich once a week to review upcoming events.

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

Stephen Nelson reported that Utah State accepted the moderate-income housing plan, and the City was approved for priority funding. Mr. Nelson will work with his point of contact at the State to discuss their concerns. Councilman Thomas suggested a legal agreement between developers to ensure they offer affordable housing. Mr. Nelson reported that by State law, the City could not require developers to build affordable housing; however, the City can offer incentives. Dayton Hall mentioned that impact fee waivers must be added to the impact fee ordinance. Mr. Nelson reported that the online building permits system is now live. The department is actively working to promote the Downtown Master Plan survey. The thank you dinner for board members is on December 14th at the Community Center. Ron Hill accepted the Hearing Officer position.

Fred Resch III reported that short-term rentals will be discussed multiple times tonight.

Mike Vercimack reported that the City is getting ready to advertise the 700 West project. The project will connect 600 N to 100 N. Staff meets weekly to monitor the 2800 West project. Development within the City is slowing down, and there were only two pre-construction meetings this week.

Chief Excell provided the Police Departments October stats and read through the data included in the report. Councilman Prete would like to see something put in place to make recommendations on fixing the problems included in the report. Chief Excell will provide this moving forward. He reported an unprecedented number of children participating in Shop with a Cop on December 10th. Two officers are graduating from the Police Academy on December 8th. He thanked the Mayor and Council for helping with the Preparedness Fair. He reported that

Dan Raddatz is acting as the Sargent for animal control. In January, he will come in with a proposal to define what he would like to do with the money raised by auctioning off the unclaimed items.

Scott Hughes reported that the crews are busy working on the Three Falls Substation. The line crew is spending a lot of time working on 600 North. The Christmas decorations were successfully installed on November 27th, and the tree is set up for the lighting ceremony.

Mike Chandler reported that the Sewer District is wrapping up the pipeline project along Sand Hollow Road. The belly in the line on 700 West has been repaired. They have postponed putting in the sewer line on 300 West so they can work with the Water Department to simultaneously put in the irrigation line. Apple Valley was annexed into the District, and they are in discussion with Virgin and Rockville to also annex. The Confluence Park treatment plant project will start next year, and the project will shave off thirty percent of the current flow levels. They have acquired some land to expand more basins to accommodate storage.

Ken Richins reported that the water department received good bids for the irrigation project. He thanked staff for researching the documents needed for the grant. The well in Dixie Springs is not within spec and must be straightened out. The Water District is adding a water conservation surcharge fee for customers that exceed 36,000 gallons per month.

6:00 p.m. - Call to Order –

Mayor Nanette Billings welcomed everyone to the meeting.

Prayer: Kevin Thomas

Thought: Mayor Nanette Billings

Pledge: Doug Heideman

Declaration of any conflicts of interest

Dave Sanders declared a possible conflict of interest on New Business item 7.

Councilman Prete declared a conflict of interest on New Business item 9.

Approval of Minutes: October 20, 2022

Joseph Prete motioned to approve the minutes of the October 20, 2022, City Council meeting. Seconded by David Hirschi. Motion carried unanimously.

Public Forum – Comments From Public

No comments

OLD BUSINESS

1. Ordinance 2022-53 Consideration and possible approval of a **Land Use Code Amendment request to Title 10 Chapter 14: Residential Agriculture Zoning Standards to allow smaller lot sizes within Residential Agriculture Zones for limited subdivisions with master plan roadways.**

Stephen Nelson explained that this was reviewed last month. The three combined units have been separated. The City Council did not support the proposed changes to the agriculture protection overlay. The items on the agenda pertain to the master planned roadways and how they affect lot sizes within RA zones. Mr. Nelson read through the proposed changes.

Councilman Prete suggested counting the amount of dedicated roadway against the size of the lot. Mr. Nelson feels that the proposed change provides more flexibility. The Council members discussed modifying the rear setback.

Joseph Prete motioned to approve the Land Use Code Amendment request to Title 10 Chapter 14: Residential Agriculture Zoning Standards to allow smaller lot sizes within Residential Agriculture Zones for limited subdivisions with master plan roadways as presented. Seconded by Kevin Thomas. Doug Heideman, Dave Sanders, David Hirschi, Kevin Thomas, and Joseph Prete, aye. Motion carried unanimously.

2. Consideration and possible approval to **fund an additional $2,000 for Wreaths Across America to put in their fund for next year**

David Hirschi motioned to table consideration and possible approval to fund an additional $2,000 for Wreaths Across America to put in their fund for next year. Motion dies for lack of a second.

Mayor Billings reported that Wreaths Across America received $3,000 from the City and $1,000 from John Bramall. United We Pledge matched all the contribution. They have enough to pay for the wreaths this year. Wreaths of America is requesting additional funding that will go towards next year. Mayor Billings stated that the money raised at the Veterans Golf Tournament will go to Veterans' families for Christmas. Councilman Prete expressed his frustration with the insinuations that the Council is not patriotic if they do not fund the wreaths yearly. He would like to explore other options to honor the Veterans. He feels there are more significant and non-monetary ways to promote and honor veterans. Councilman Thomas

reiterated that the wreaths are funded this year, and he sees no need to put more funds in their account.

Mayor Billings suggested adding funds to honor the veterans in the annual budget moving forward. Councilman Hirschi feels the funding should go towards Veterans Memorial Park. Councilman Thomas also feels it was insulting when it was insinuated that the Council loves Veterans less because they wanted to use artificial wreaths.

David Hirschi motioned to deny funding an additional $2,000 for Wreaths Across America to put in their fund for next year for the reasons discussed. Seconded by Kevin Thomas. Joseph Prete, David Hirschi, and Kevin Thomas, aye. Dave Sanders, nay. Doug Heideman abstained. Motion carried.

Mayor Billings reported that the public is invited to attend the Wreaths Across America event at the cemetery on December 17th at 8:00 a.m.

3. Ordinance 2022-54 Consideration and possible approval of **A Zone Change Amendment request for Steward Land Holdings located at approx. 3112 West State Street from HC, highway commercial, to planned commercial.** Parcel number H-3-1-31-3009. Steward Land Holdings Applicant. Brad Brown Agent.

Stephen Nelson explained the City Council directed staff to prepare a development agreement that obligated affordable housing, limited the height, and clarified that the medium-density area is mixed-use. They did include an adequate public facilities clause. The City Attorney and applicant have reviewed the development agreement. Brad Brown is comfortable with the terms and thanked the staff for all their work.

Councilman Prete voiced appreciation for the proposed plan. He asked if there was any way to safeguard this area from becoming dilapidated. Mr. Nelson stated that good management is the best way to prevent the deterioration of the property. Mr. Brown explained that the applicant sees this as a legacy project. He reviewed the amenities within the project. Mr. Nelson reported that having an active HOA helps maintain properties. Having a variety of housing options in each building will also help. Mr. Brown reported that they are contemplating having affordable units in each building. They will have CCRs and onsite management. Mayor Billings struggles with the reduction of highway commercial. Councilman Hirschi is concerned that this will set a precedent for high density. Councilman Sanders pointed out it would be difficult to access commercial in this area due to topography. He asked if the project is strictly rentals. Mr. Brown reported that the project is a mix of rentals and units available to purchase.

Kevin Thomas motioned to approve the Zone Change Amendment request for Steward Land Holdings located at approx. 3112 West State Street from HC, highway commercial, to planned commercial based on topography and proximity to commercial, this project is the best-suited

project for the property, there are adequate facilities, this matches the General Plan Map, and there is a need for affordable housing. Approval is subject to the development agreement. Seconded by Dave Sanders. Joseph Prete, Kevin Thomas, and Dave Sanders, aye. David Hirschi and Doug Heideman nay. Motion carried.

4. Ordinance 2022-61 Consideration and possible approval of an **amendment to Hurricane City Code Title 10 Chapter 7 Section 9 Conditional Use Permit Standards, Title 10 Chapter 12 Agriculture Zoning Standards and Title 10 Chapter 14 Residential Agriculture Standards to amend the code to allow Reception Centers as a conditional use within Agriculture and Residential Agriculture Zones.**

Stephen Nelson reported that the City Council expressed hesitancy to this amendment at the last meeting. The Council was concerned about the parking and fire code requirements. This change will allow reception centers as a conditional use in RA zones. Per State law, the conditions for conditional use must be listed in the code. Mr. Nelson contacted the fire district for code requirements, but he does not have a clear answer yet. The Planning Commission recommended keeping the parking requirements vague to ensure a property owner can utilize a field for parking. Mayor Billings reported that there are no reception venues in Hurricane City. Chief Excell does not think wedding receptions will greatly impact their department.

Councilman Prete stated that ordinances already exist that allow this use in residential areas. He feels that reception centers have a larger impact and thinks there are more implications for public safety. He is also concerned about the definition of reception centers as a secondary use. He prefers that this is not allowed on properties that are less than five acres. Mr. Nelson explained that the minimum acreage could be set in the conditional use. He cited the code's definition of a reception center. Chief Excell requested to continue the item to allow him time to review the public safety component.

Doug Heideman motioned to continue Consideration and possible approval of an amendment to Hurricane City Code Title 10 Chapter 7 Section 9 Conditional Use Permit Standards, Title 10 Chapter 12 Agriculture Zoning Standards, and Title 10 Chapter 14 Residential Agriculture Standards to amend the code to allow Reception Centers as a conditional use within Agriculture and Residential Agriculture Zones to the next meeting. Seconded by Joseph Prete. Kevin Thomas, Dave Sanders, Doug Heideman, David Hirschi, and Joseph Prete voting aye. Motion carried unanimously.

NEW BUSINESS

1. Ordinance 2022-62 Consideration and possible approval on a **Land Use Code Amendment Request to 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 within residential areas,**

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

Stephen Nelson presented the proposed changes. The City Council directed staff to make the code for residential hosting easier to read. The first goal is to provide a better definition of accessory dwelling units and link ADU standards with residential hosting.

Staff is proposing to eliminate the guest house and casita definition and change the ADU definition to focus on use rather than facilities. The home bed and breakfast definition was removed from the residential hosting code. A short-term rental complex definition was created for commercial use. This definition clarifies the difference between a hotel, motel, and short-term rental complex. Mr. Nelson discussed potential changes to the parking standards for residential hosting. Councilman Thomas is in favor of continuing the item to the next meeting. He directed Mr. Nelson to combine residential hosting and transient lodging and provide a clean version of the recommended changes to the City Council. Councilman Prete would like more simplicity and an introduction of each use consolidated in one place.

Doug Heideman motioned to continue Consideration and possible approval of a Land Use Code Amendment Request to 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 within residential areas, residential hosting standards, and short-term rental standards in commercial zones to the next meeting. Seconded by Kevin Thomas. Dave Sanders, David Hirschi, Joseph Prete, Doug Heideman, and Kevin Thomas, voting aye. Motion carried unanimously.

2. Ordinance 2022-63 Consideration and possible approval on a **Land Use Code Amendment Request to Title 10-Chapter 25 to consider requiring a note be placed on new subdivision plats within a designated area around an airport.**

Dayton Hall reported that the packet includes the new requirement. The Airport Board recommended changing the ordinance to add the required language on new plats. Mr. Hall has no issues with the form. Councilman Prete feels it is important to put people on notice; however, this is more than a notice. This limits the property rights of everyone around the airport. Essentially preventing property owners from raising issues if they have problems. Mayor Billings reported that this pertains to normal aviation, which is already in the ordinance. Mr. Hall clarified this amendment request requires a new subdivision within a half mile of the two airports to have this notice recorded on the plat and puts future owners in the subdivision on legal notice that they are building in an area of an airport. Councilman Prete expressed that he is obligated to look out for the residents rather than the small number of pilots. He does not favor changing the balance of power in a way that is detrimental to the residents. Councilman Thomas pointed out this is the same as supporting agriculture protection zones. Councilman Heideman feels this protects potential property owners by giving them notice of the airport.

Mr. Hall reported that this ordinance goes further than that. He explained that the language states that they accept the nuisances as a condition of purchasing the property. He noted that this proposal could be amended only to give notice that the property is near an airport. Mr. Nelson deleted everything except the first sentence giving notice of the airport.

Joseph Prete motioned to approve the Land Use Code Amendment Request to Title 10-Chapter 25 to consider requiring a note be placed on new subdivision plats within a designated area around an airport as amended. Seconded by Kevin Thomas. Doug Heideman, David Hirschi, Dave Sanders, Kevin Thomas, and Joseph Prete, aye. Motion carried **unanimously**.

3. Consideration and possible approval of **revoking the residential hosting license for Cris LLC** - Cindy Beteag

Dayton Hall explains this is a hearing for revocation of a residential hosting license. The owner will be able to talk on their behalf, and Cindy Beteag will provide a summary of events.

Tom Ballard lives next door to the property in question. Upon moving in, he immediately noticed that the home was constantly being rented to different tenants. The home is being rented through VRBO and evolved.com. Mr. Ballard noted that the owner has a residential hosting license which does not allow entire home short-term rentals. Mr. Ballard asked the City Council to enforce the ordinance and revoke the license.

Cindy Beteag explained the property located at 5189 W 2040 South has been the subject of multiple complaints from neighbors. The most frequent have been parking issues and the owner not living on site. The property has a residential hosting license, which is permitted in that zoning. Per city code to have a residential hosting license the owner must live on the property in the primary part of the dwelling. In July of 2022, staff was made aware that the property was registered with the county to an address in Lehi, an inspection by Ms. Beteag and Fred Resch III was performed and the owner insisted that he lived in one of the bedrooms within the main home. Staff does not entirely believe this and neighbors have reported to us that the owner, Chris Hanks, is almost never at the property.

Councilman Prete noted that there have been complaints by the neighbors, and the City did send notice to the homeowner. He asked if the owner had responded to the notices. Mrs. Beteag reported that the homeowner did respond to the notices. She reported that the homeowner was present during her inspection, and the home did not appear to be a primary residence; however, the license was granted after the inspection because they felt they needed adequate evidence that he did not reside in the home. Due to the parking violations and complaints from the neighbors, they feel it is prudent to revoke the license.

Cristopher Hanks reported that this is his primary residence. He works remotely and is not home every day. He does want to be a good neighbor. After communicating with staff, he

understands that he has to be in the home when he has guests. He reported that they only have guests a few times a month. His mother lives in the casita. Councilman Prete asked if his mother lives in the casita full-time. Mr. Hanks reported that his mother lives on the property full-time, and they both receive mail at the address. He explained that they only rent out one portion of the home to one party at a time. He expressed that they are trying extremely hard to comply.

Councilman Thomas asked if Mr. Hanks knew that an owner could not live in the casita and rent the house. Mr. Hank reported that his property management company advised him that he is allowed to live in the casita and rent out the home. He reiterated that he wants to be a good neighbor and comply with the City. Councilman Prete asked Mr. Hank how he defined this as his primary residence. Mr. Hank estimated that he resides on the property thirty percent of the time.

Kevin Thomas motioned to approve revoking the residential hosting license for Cris LLC based on the owner's admission that he does not live in the main portion of the home and that this is not his primary residence and the evidence that a guest violated the parking ordinance. Seconded by David Hirschi. Joseph Prete, Doug Heideman, Dave Sanders, Kevin Thomas, and David Hirschi, aye. Motion carried unanimously.

4. Consideration and possible approval of a **revision to the Airport Policy and Procedures for Aircraft Noise Abatement**

Dayton Hall explained that this clarifies that helicopters are subject to the policy.

Kevin Thomas motioned to approve the revision to the Airport Policy and Procedures for Aircraft Noise Abatement. Seconded by Dave Sanders. Joseph Prete, David Hirschi, Doug Heideman, Dave Sanders, and Kevin Thomas voting aye. Motion carried unanimously.

5. Consideration and possible approval of a **road dedication for Abbey Road** -Arthur LeBaron

Stephen Nelson stated the City has approved some subdivisions and commercial projects near Abbey Road. To make the projects work, they need the dedication of the roadway.

Dave Sanders motioned to approve a road dedication for Abbey Road. Seconded by Doug Heideman. Joseph Prete, David Hirschi, Doug Heideman, Dave Sanders, and Kevin Thomas voting aye. Motion carried unanimously.

6. Consideration and possible approval of **awarding the irrigation metering project bid** - Ken Richins

Ken Richins presented the bid tabulations. There were four bids; Feller Enterprises is the lowest bid at $1,802,875.84. Mr. Richins noted that grant money from the State will cover seventy percent.

Dave Sanders motioned to approve awarding the irrigation metering project bid in the amount of $1,802,875.84 to Feller Enterprises. Seconded by Doug Heideman. Joseph Prete, Kevin Thomas, David Hirschi, Dave Sanders, and Doug Heideman voting aye. Motion carried unanimously.

7. Consideration and possible approval of a **preliminary plat for Hurricane Heights Hobby Garages, a 33 lot storage unit development located at 400 N 700 W.** CSB Dev HH LLC (Max Stokes) Applicant. Civil Science - Brandee Walker Agent.

Stephen Nelson reported that the will-serve letters have been received, and he has no further concerns. The Planning Commission recommended approval. He noted that the applicant is proposing to change the dedication of the stormwater pond to align their access more closely to the intersection. Brandee Walker explained that the units are on the property line with twenty feet of parking in front, and the private drive is thirty-nine feet. The height of the building will not exceed twenty-five feet. The units are all attached; however, they will have vertical relief due to the proximity to Scholzens.

Doug Heideman motioned to approve the preliminary plat for Hurricane Heights Hobby Garages, a 33-lot storage unit development located at 400 N 700 subject to staff and JUC comments which are 1. Zoning is M-1, light industrial, and storage units are an approved use in M-1. No residential uses are permitted in M-1 zoning. A. There are no setbacks between lots zoned M-1. 2. Parking: No office space is provided on site so no parking spaces are required. Seven visitor spaces are provided and each unit will have two spaces in front of it. 3. Staff recommends an HOA or CC&Rs to enforce the zoning prohibitions within this zone. 4. The applicant is proposing a land swap with the city. The applicant had previously dedicated a chunk of land (pictured below) to the City for a regional detention basin and is now proposing the boundaries of this piece of property be adjusted to reflect the exact placement of the detention basin. Staff finds this generally acceptable but that will need to be approved by the City Council. 5. All park strips will need to be landscaped and have the proper improvements. 6. A will serve letter from the culinary and sanitary water providers has not been provided. A water acknowledgement form has been provided. 7. A note indicating whether or not the property is in a tortoise take area has been provided. 8. Public Works: No comments
9. Power: Developer must fill out construction application for the power department. Developer must provide info as to power needs per unit. Developer must meet with power before proceeding with this project. Power is developed to the north side of 400 N.
10. Sewer: Provide easements of 25' over existing sewer line and an all weather road. 11. Street: Consider a larger visitor parking area. Would like to see 400 N as a "No Parking" area to minimize clutter from garages. 12. Water: No comments. 13. Engineering: Legal description

needs some corrections. How does stormwater currently get in and out of the existing retention basin? 400 N is an existing 56' Public ROW, should continue as a public street. What is the proposed cross-section? It appears this development is dependent on the completion of the rest of Hurricane Heights Townhomes. Where is the proposed inlet and outlet to the eastern detention pond? Additional grading detail should be requested. It's difficult to negotiate elevation differences at property lines without a building setback. Property swap may require a plat amendment to Hurricane Heights Phase 3. Improvements for 700 W, a planned 70' ROW, will be required at this phase. 14. Fire: Need hydrants. Turnaround is okay. Must have secondary access functional. 15. Cable: No comments. 16. Gas: No comments. 17. Water Conservancy: No comments. 18. GIS: No street name needed on private drive. Seconded by Kevin Thomas. Joseph Prete, David Hirschi, Dave Sanders, Doug Heideman, and Kevin Thomas, voting aye. Motion carried unanimously.

8. Consideration and possible approval of a **Technical Planning Assistance Program Funds Cooperative Agreement, a funding agreement between Hurricane City and the Utah Department of Transportation for the Hurricane Downtown Master Plan.**

Stephen Nelson explained that the City was awarded a grant from the Utah Department of Transportation (UDOT) to fund the downtown master plan. He reported that UDOT has approved the scope of the work. Councilman Prete is concerned about the strings attached. Will the City be obligated to do things that the residents may not want? Mr. Nelson explained that the City is only obligated to do the plan. Councilman Hirschi reiterated that this does not mean that the City fully supports a downtown plan. This indicates that the City is willing to look at the downtown plan. Mr. Nelson reported that this is a City plan, not a UDOT plan. UDOT will have a representative on the Steering committee. Councilman Kevin Thomas, Planning Commissioner Rebecca Bronneman, Stephen Nelson, Fred Resch III, Kaden DeMille, a member of the Chamber of Commerce, UDOT, and a consultant are on the Steering Committee. Dayton Hall reported that paragraph five requires the City Council to adopt the project upon completion or be in the process of adopting the project. Councilman Hirschi would like more residents living in the downtown area on the Steering Committee. Councilman Prete feels there are disadvantages in having too many people living downtown on the committee. The master plan is intended to bless the entire City.

Kevin Thomas motioned to approve the Technical Planning Assistance Program Funds Cooperative Agreement, a funding agreement between Hurricane City and the Utah Department of Transportation for the Hurricane Downtown Master Plan. Seconded by Joseph Prete. Doug Heideman, David Hirschi, Dave Sanders, Kevin Thomas, and Joseph Prete, aye. Motion carried unanimously.

9. Consideration and possible approval of **local consent for a Limited Restaurant license for Mountain Mike's Pizza** - Nicholas Lauritzen

Councilman Prete noted that he would not vote on the matter; however, he does feel that Nick is a pillar of the community. Nicholas Lauritzen is excited to bring this restaurant to Hurricane City.

Kevin Thomas motioned to approve local consent for a Limited Restaurant license for Mountain Mike's Pizza. Seconded by Dave Sanders. David Hirschi, Dave Sanders, and Kevin Thomas, aye. Joseph Prete and Doug Heideman abstained. Motion carried.

Councilman Prete confirmed that the beer and wine license was approved.

10. Consideration and possible approval of **allocating funds to get information out to the public** - Nanette Billings

Doug Heideman motioned to table Consideration and possible approval of allocating funds to get information out to the public. Seconded by Kevin Thomas. Joseph Prete, David Hirschi, Doug Heideman, Dave Sanders, and Kevin Thomas, voting aye. Motion carried unanimously.

11. Consideration and possible approval of the **renewal of beer licenses** - Cindy Beteag

Councilman Prete reported that three of the applicants have an underaged sell violation. He asked if there were consequences for these violations. Mr. Excell that the person who sold the beer is issued a criminal citation, and the violations are reported to Beverage Control.

Joseph Prete motioned to approve the renewal of beer licenses. Seconded by Dave Sanders. David Hirschi, Doug Heideman, Dave Sanders, Kevin Thomas, and Joseph Prete voting aye. Motion carried unanimously.

12. Consideration and possible approval of the **annual meeting schedule**

David Hirschi motioned to approve the annual meeting schedule. Seconded by Doug Heideman. Kevin Thomas, Joseph Prete, Dave Sanders, David Hirschi, Doug Heideman, voting aye. Motion carried unanimously.

13. Consideration and possible approval of **Ordinance 2022- amending Title 7, Chapter 7 Events**

Dayton Hall explained that staff discussed opening the events ordinance permitting process several weeks ago. He recognizes that this deserves a more in-depth conversation. He suggested continuing the item to allow staff time to prepare a good product.

Doug Heideman motioned to continue Ordinance 2022- amending Title 7, Chapter 7 Events to January 5th. Seconded by Kevin Thomas. Joseph Prete, Dave Sanders, David Hirschi, Doug Heideman, and Kevin Thomas voting aye. Motion carried unanimously.

Closed Meeting held pursuant to Utah Code section 52-4-205

Joseph Prete motioned to go into a closed meeting. Seconded by Kevin Thomas. Motion carried.

Mayor and Council reports

Kaden DeMille explained that the Building Inspector, Stewart Joseph, did not properly place his vehicle in park and consequently ran over his leg and foot. Selwin Lovell reported that Mr. Joseph will be on light duty for at least two weeks.

Doug Heideman motioned to adjourn the meeting. Seconded by Joseph Prete. Motion carried unanimously.

Adjournment: 9:40 p.m.

EXHIBIT C
Site Plan

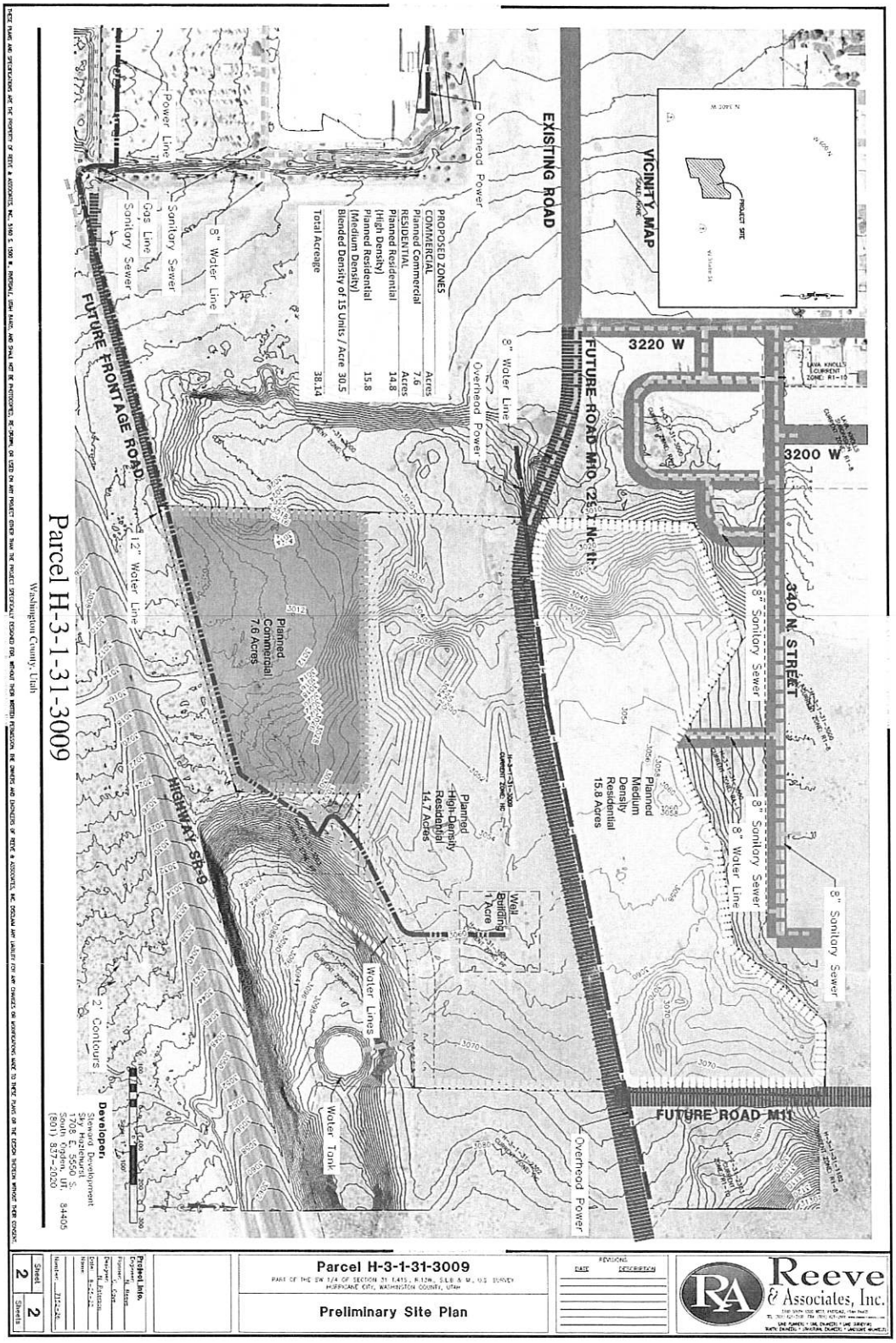

EXHIBIT D

Affordable Housing Requirements

HCC 10-15-8 (E)

2. *Affordable housing.* Projects shall not exceed 17 units an acre for residential areas that reserve ten percent of given units as affordable housing.

a. *Defined.* "Affordable housing" means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households in the county. Housing costs must be affordable based on housing and urban development standards.

b. *Duration and requirements of affordability.*

(1) *Affordable rental unit.* An affordable rental unit shall remain affordable for a period of 25 years from the time a certificate of occupancy is issued. Prior to or as a condition of approval of a final site plan, a deed restriction requiring compliance with this section shall be recorded with the county recorder, which deed restriction shall run with the land and bind all assigns, heirs, and successors of the applicant.

(2) *Affordable ownership unit.* An affordable ownership unit shall be sold only to income-qualified households for a period of 25 years from the time a certificate of occupancy is issued. Prior to or as a condition of approval of a final site plan, a deed restriction requiring compliance with this section shall be recorded with the county recorder, which deed restriction shall run with the land and bind all assigns, heirs, and successors of the applicant.

GEOTECHNICAL INVESTIGATION REPORT

Prepared for:

Steward Land Company
Brad Brown
1708 East 5550 South, Suite 18
Ogden, UT 84403

January 24, 2023

Hurricane Mixed-Use Development

Prepared by:

LANDMARK TESTING & ENGINEERING

795 East Factory Drive
St. George, UT 84790

Landmark Project No: 220849

January 24, 2023

Steward Land Company
Brad Brown
1708 East 5550 South, Suite 18
Ogden, UT 84403

Subject: Geotechnical Investigation Report
Hurricane Mixed-Use Development
Hurricane, Utah
Landmark Project No.: 220849

Brad,

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 twenty (20) test pits across the site. Test pits extended to depths ranging from 1.0 to 5.5 feet below the ground surface, where refusal was met in all of the test pits in cemented basalt cobbles and boulders. Spread footings established on structurally placed soils are recommended for structural support of the proposed structures. 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, however, due to the expected amount of shrinkage, imported granular fill will be required.

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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HURRICANE, UTAH

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APPENDIX A – Field Investigation

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FIGURE A-2:	**Site Map**
FIGURES A-3 through A-12:	**Test Pit Logs**
FIGURE A-13:	**Unified Soil Classification System**

APPENDIX B – Laboratory Test Results

TABLE B-1:	**Summary of Laboratory Test Results**
FIGURE B-1:	**Modified Proctor Curve**
FIGURE B-2:	**CBR Curve**
FIGURE B-3 through B-9:	**Soil Classification Reports**
FIGURE B-10:	**Water-Soluble Sulfate Report**

APPENDIX B – Rockery Wall Details

1.0 INTRODUCTION

This report presents the results of Landmark Testing & Engineering's geotechnical investigation for the proposed commercial and residential developments on Parcel H-3-1-31-3009 in Hurricane, Utah. Figure A-1 is a Vicinity Map showing the project location relative to surrounding features. Figure A-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 the proposed construction will consist of single and multi-story commercial store fronts with asphalt paved driveways and parking lots, single to multi-story townhomes, single-family residences, and high-density housing with associated roadways, utilities, and other improvements.

Building Loads

Structural loads have not been provided. Based on typical practices, we expect the residential buildings to be wood-framed with concrete slab-on-grade floors and concrete tile roofs. We anticipate that structural loads for single-story to three-story residential buildings to be on the order of 1,500 to 3,000 pounds per lineal foot. We anticipate that column loads will not exceed 80 kips.

For the commercial storefronts, we anticipate single-story masonry block, or light-gauge metal framed buildings with concrete slab-on-grade floors and membrane roofs. Footing loads are expected to be less than 3,000 psf with isolated column loads of up to 50 kips.

For multi-story office buildings, we anticipate steel-framed buildings. Footings loads may exceed 100 kips with this type of construction.

Traffic Loads

Hurricane City Standards define the streets as Residential, however, the commercial portions of the development may warrant higher classification Pavement was designed based on a T.I of 5.5.

Grading

Due to the elevation changes across the site, we anticipate that cuts and fills of up to 20 feet will be required. A large portion of these cuts will be in basalt flows.

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 located on undeveloped desert land. The 38.14-acre parcel varies significantly in elevation throughout the site, but generally consists of naturally forming terraces shaped by ancient

basalt flows. The upper terrace is south of the lower terrace. Multiple basalt ridges run east to west across the site and are as much as twenty feet high. The terrain is generally rocky and uneven, with moderate vegetation consisting of desert shrubs and cacti growing in loose, sandy soil. During our investigation, large piles of dirt were observed near the west side of the property.

The site is bounded by vacant land to the west, State Street to the south, and undeveloped desert land to the east and north. A water tank currently sits on top of the hill at the southeast corner of the parcel, with an unpaved road and monitoring station at the bottom of the hill, south of the site.

3.2 GEOLOGIC SETTING

According to the Utah Geological Survey,[1] the project site is mapped as located on:

Qbv: Volcano Mountain lava flow (middle Pleistocene) – Medium- to dark-gray to grayish-black, fine- to medium-grained alkali basalt (Qbv) with sparse olivine phenocrysts; erupted from a vent at Volcano Mountain (Qbvc) southwest of Hurricane.

Qae: Alluvial and eolian deposits (Holocene to upper Pleistocene) – Moderately sorted gravel, sand, and silt deposited in small channels and on alluvial flats, and well-sorted, fine- to medium-grained, reddish brown eolian sand locally reworked by alluvial processes.

The basalt flows are underlain by the reddish orange Navajo Sandstone, however, the sandstone was not exposed on the site. The sandstone is exposed in the roadcut located to the southeast of the site.

The soils encountered in our test pits generally agreed with geologic mapping.

3.3 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 4 miles east of the site, at the base of the Hurricane Cliff. The Utah Geologic Survey indicates that the Hurricane 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.

1 Beik, R.F., 2003, Geologic Map of the Hurricane 7.5-minute Quadrangle, Washington County, Utah; Utah Geological Survey Map M-187

Liquefaction

Liquefaction is the sudden loss of shear strength in the soil due to the build-up of excess pore water pressure.[2] 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 Survey,[3] the portions of the project area are mapped as being in a high liquefaction-susceptibility zone. Soils encountered in the test pits are silty sands underlain by basalt bedrock. Groundwater was not encountered in our borings during our investigation and therefore liquefaction potential may be considered low. A liquefaction study is beyond the scope of this report.

Rockfall

The proposed site is shown on the UGS geologic hazards map (Plate 5) as being partially located within a medium to high rockfall hazard area. The hillside on the southeast side of the property consists of large boulders up to approximately 10 feet in size and there is potential for these boulders to become dislodged and come in contact with future buildings constructed in the vicinity. A specific rockfall hazard analysis is beyond the scope of this report.

Collapsible Soils

The site is shown on the UGS geologic hazards map (Plate 7) as being located in a collapsible soil hazard area. Collapsible soils have considerable strength when in a dry, natural state, but significantly settle due to hydro compaction when wetted. Typically, they are associated with young alluvial fans, debris flows, and loess (wind-blown silts), where soil structure creates a significant amount of air space within the soil and includes certain rock units that weather in-place to soil. Shallow collapsible soils were encountered in our test pits. Recommendations to mitigate collapsible soils are provide in this report.

Flood

The site is shown on the UGS geologic hazards map (Plate 1) as being partially located in a moderate flood hazard area. The flood hazard due to active pediments and sloping depositional surfaces flanking ridges and other upland areas that are chiefly inundated by sheetfloods, but possibly by flash floods and debris flows during cloudburst storms, older alluvial-fan deposits, and lagoon fill deposits located in closed depression. Civil design for the project should address intermittent flood events.

Caliche

The site is shown on the UGS geologic hazards map as being located in a caliche hazard zone. Caliche is a hard layer within soils formed from the accumulation of calcium from past groundwater flow and can be extremely difficult or impossible to excavate without blasting in

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2 Coduto, Donald P. (1999), Geotechnical Engineering: Principles and Practices, Prentice Hall, Upper Saddle River, NJ

3 St. George-Hurricane Metropolitan Area Geologic-Hazard Study, Knudsen, Tyler R., Utah Geologic Survey Special Study 127.

some cases. Dense caliche layers may approach the hardness of bedrock and greatly reduce soil permeability, causing shallow groundwater from excess landscape irrigation and septic waste disposal systems. Cemented materials were encountered at the transition between the sands and the underlying basalt flow.

Shallow Bedrock

The site is shown on the UGS geologic hazards map as being located in a shallow bedrock zone. Bedrock at shallow depths may cause difficulties in construction and excavations. Basalt flows are exposed on the site, and we met refusal in the upper portion of the basalt. It has been our experience that blasting will likely be required.

Piping and Erosion

The site is shown on the UGS geologic hazards map as being located in a piping and erosion susceptible zone. Piping and erosion can cause significant damage to roads, canals, earth-fill dams, buildings, bridges, culverts, and farmland. Piping, also referred to as tunnel erosion, is the subsurface erosion of soil by groundwater that moves through permeable, non-clay layers in soils and exits at a slope. Fine-grained sand, silt, and clay particles are removed by the subsurface flow of water, creating void space. An exit point at a slope may not always be obvious. Silt and clay carried in water can travel with the subsurface groundwater flow for long distances, enter the regional groundwater regime, and exit as seeps and springs or into streams and rivers. Rapid erosion may occur when susceptible materials are exposed to running water or wind. Monsoonal storms typically bring intense rainfall and high winds. Heavy rain can quickly erode silts and clays. Slope runoff that becomes channelized can form gullies and erode steep banks of streams and rivers. Erosional gullies can also contribute to the piping hazard.

The upper sand layers encountered in our investigation are susceptible to piping and erosion. Earthwork and grading recommendations provided in this report will help mitigate this hazard. Slopes and channels should be protected against erosion. Civil design for the project should address erosion control measures.

Wind-Blown Sand

The site is shown on the UGS geologic hazards map as being located in a wind-blown sand susceptible zone. Wind-blown sand can cause damage to infrastructure by burial, sandblasting effects, and by creating unsafe driving conditions. Dust storms commonly occur due to wind associated with the monsoonal season that affects southern Utah and northern Arizona. Even a few inches of sand on a road can be very dangerous. Wind-blown sand hazards are often reduced by armoring deposits with appropriately sized and graded gravel, cobbles, and boulders, where adequate irrigation water is not available for vegetation planting.

Wind-blown sands were encountered in our investigation. Along with armoring deposits, as described above, dust control measures should be implemented during construction.

3.4 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 = 37.17367° North, Longitude = 113.35762° West
- Site Class = C, based on ASCE 7 as referenced in 2018 IBC

Period (sec)	Sa (g)	Site Class
0.2	$S_S = 0.617$	B/C
1.0	$S_1 = 0.201$	B/C
0.2	$S_{DS} = 0.516$	C
1.0	$S_{D1} = 0.201$	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.

4.0 INVESTIGATION

4.1 FIELD INVESTIGATION

To investigate subsurface conditions a total of twenty test pits, designated as TP-1 through TP-20, were completed. Test pits were excavated using a Bobcat 341 mini ex with a 24-inch bucket. Depending on subsurface conditions, bag or block samples of soil were obtained from the test pit excavations. Approximate test pit locations are shown on Figure A-2.

A Landmark geologist, Mr. Michael Meyers, supervised the excavation. A log of the subsurface conditions was prepared, samples collected sealed for transport, and relevant site photographs taken. Approximate test pit locations are shown on Figure A-2.

The soils encountered in the test pits consisted of loose to medium dense silty sand with varying amounts of gavel underlain shallow basalt bedrock. The silty sand typically contained roots ¼-inch in diameter or smaller. Refusal was encountered in all test pits between 1 and 5 feet below the existing ground surface. Test Pits TP-3, TP-12, TP-13, and TP-16 encountered weakly- to moderately-cemented caliche.

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

The Logs of Test Pits TP-1 through TP-20 are presented on Figures A-3 through A-12. A key to the soil classifications used on the logs is presented on Figure A-13.

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:

- Sieve analysis and Atterberg Limits for soil classification
- Modified Proctor for construction testing
- CBR for pavement section design
- Soluble Sulfate Content for concrete mix design selection

Due to the shallow thickness of the sand layers, and the projected amounts of cut and fill, consolidation testing was not conducted. The sands were in a relatively dry state, and therefore loose and non-cohesive.

A bulk sample of the silty sand and basalt gravel was collected from Test Pit 18. The modified Proctor dry density of the sample was 127.3 at an optimum moisture content of 9.5 percent. These values include a rock correction due to 9.8 percent of the sample being larger than ¾-inch. The CBR value of this material when compacted to 100 percent of the modified Proctor value was 72, which is high.

The mechanical sieve analysis performed on samples classified samples from the test pits as silty sand with gravel (SM). The sample from Test Pit 20 at 4 feet, which was from the upper portion of the cemented basalt classified as silty, clayey gravel with sand (GC-GM).

The soluble sulfate content of the sands was 0.55 percent, which is classified as severely corrosive according to ACI 318.

The results of the laboratory tests are shown on the Test Pit Logs on Figures A-3 through A-12 and on the Summary of Laboratory Test Results on Table B-1. Individual test results are also included in Appendix B.

4.3 ANALYSIS AND CONCLUSIONS

Our field and laboratory tests results indicate the soils on site consisted of predominately loose silty sand overlying fractured basalt bedrock. The sands are potentially collapsible, however, due to the amount of grading which will be required, over-excavation will only be required to provide a uniform pad for each of the proposed structures.

The onsite soils and basalt gravel are suitable for structural fill, however, imported granular fill may be required to provide protection for the concrete from the corrosive nature of the onsite soils. Alternatively, concrete mix designs may be selected which are sulfate resistant.

Basalt on the site consists of fractured gravel to boulder-sized pieces which are partially cemented together. Excavation in these materials can be accomplished with typical heavy-duty excavation equipment. However, this method can be costly in terms of equipment and maintenance requirements. Therefore, the basalt is generally blasted to fracture the material for easier excavation, especially where deeper excavation and cuts are required.

Rockfall was only present as loose surface rocks on the hills present on the site. Site grading should be aware of these risks and mitigate any hazardous rocks during grading.

General recommendations for the earthwork and the foundation system are outlined in Sections 5.0 and 6.0 of the report.

5.0 SITE GRADING AND EARTHWORK

5.1 GENERAL GRADING

Site preparation should initially consist of grubbing and removal of vegetation. Grubbing is expected to be minimal, and typically consist of removing the larger brush. A grading plan has not been developed; however, we anticipate that overall grades will be relatively level. Significant cuts and fill, cuts up to 20 feet, may be required to achieve a level grade.

Due to the relative lack of "soil" on the site, we anticipate that soils will be collected for use as pipe bedding and other purposes.

On-site soils consisted of loose sand over basalt flows, these soils have a low collapse potential. In fill areas and areas with no cut or fill, we recommend that the upper 12-inches of the sands be scarified, moisture conditioned to within 2 percent of the optimum moisture content and compacted to a firm, non-yielding surface.

In cut areas, we recommend that the pads cut below the proposed finished pad grade to allow for excavation for under slab utilities and footings.

Landmark does not determine the location of the over-excavation or the location of the structures to be constructed. The builder is responsible to ensure that the building and pavement footprints are entirely within the over-excavated and recompacted building pads.

Following over-excavation, a Landmark engineer or geologist should observe the excavation to document the depth of over-excavation, and determine if subsurface conditions match those found in our field investigation. Alterations to our recommendations may be required if substantially different conditions are 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. However, we recommend that the floor slabs and footings be established on a minimum of 6 inches of imported structural fill if concrete mixes are not sulfate resistant.

Imported, granular fill, if required, 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.

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 6-inches of structurally placed soils with a maximum particle size of 3-inches. Sidewalks adjacent to public streets will need to be underlain by approved road base as per Hurricane City Standards.

Structural fill, including road base, should be compacted to a minimum of 95 percent 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 silty sand soil be maintained at a slope of two horizontal to one vertical (2H:1V) or flatter unless structurally retained. Permanent slopes in basalt bedrock may be maintained at slopes of one horizontal to four vertical (1H:4V).

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 onsite or imported 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	Onsite or imported structural fill
Allowable Bearing Capacity	3,000 psf on onsite or imported structural fill 3,000 psf + 250 psf for each foot of embedment
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 (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.

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 ACI[4] 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 BELOW GRADE WALLS

8.1 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	Onsite or imported structural fill	37 psf/ft
		53 psf/ft (with seismic)
At-Rest	Onsite or imported structural fill	57 psf/ft

[4] American Concrete Institute

Case Evaluated	Soil Type	Value
Passive	Onsite or imported structural fill	460 psf/ft
		408 psf/ft (with seismic)
Seismic Coefficient	IBC 1610.1.1	0.175
Coefficient of friction tan(φ*0.6) where φ = 34°	Onsite or imported 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.

8.2 SWIMMING POOLS

The site is suitable for the construction of below ground swimming pools.

We recommend that the pool excavation extend a minimum of 6-inches to 1 foot beyond the depth of the pool to allow for easier installation of utility lines. Our experience with bedrock in the area shows that specialized equipment, such as a single tooth ripper or hammer hoe, may be required to excavate any basalt encountered shallower than the bottom of the pool. Once pool is excavated, we recommend that the bottom of the pool be compacted to a firm and unyielding surface.

The owner should be informed of the risks involved in construction and ownership of a swimming pool. Settlement may occur to the pool or structures proximate to the pool if soils become wet. Potential means of mitigating damage due to moisture include but are not limited to the following:

- The pool should be located as far as possible from existing structures.
- Plumbing is a significant source of leaks. All plumbing should be fully leak tested and approved prior to filling of the pool.
- The water level in the pool should be strictly monitored and consideration should be given for installing a leak monitoring system. Any leaks should be repaired immediately.
- Consideration should be given to installing an impermeable membrane beneath and extending up the sides of the pool.
- We recommend concrete flatwork with drains surrounding the pool to drain surface water away from the pool and other structures.

Standard moisture control recommendations for construction should be followed. The ground surface should be graded away from the buildings and swimming pool such that ponding does not occur on the site. Roof runoff should be directed away from the buildings and pools.

It should be noted that even if all these mitigation actions are followed, there is still a possibility of subsurface soils becoming saturated, causing differential movement in the pool and other nearby structures.

8.3 ROCKERY WALLS

Based on the grades seen on the site, we anticipate that retaining walls will be required. Design and construction details are listed below. Cross-sections for the walls are included in Appendix C.

1. Prior to the placement of the fill, the existing embankment should be excavated to create benches to allow level lifts to key into the existing embankment. Benching is required for all slopes steeper than 6 horizontal to 1 vertical (6H:1V). Benches should be constructed as an incidental part of the placement and compaction of the fills. The maximum bench height should be limited to 3 feet, or less as dictated by conditions encountered during construction. Benching should include both soils and bedrock is encountered.
2. The existing soils should be removed from below the base of the rock facing and replaced with structural fill. The removal should extend 1 foot below and to the front of the first level of facing rock.
3. All fill should be considered structural fill. Imported fill, if required for wall backfill, should be granular and consist of USCS classifications GC (clayey gravel), GM (silty gravel), or GW (well-graded gravel). Granular fill should be well-graded, non-expansive, and free of organics and all deleterious materials. Soils used for granular, imported, structural fill should meet the following specifications:

GRADATION	PERCENT PASSING
6- inch	100
3-inch	70 – 100
No. 200 sieve	5 – 20
PLASTICITY	LIMIT
Liquid Limit	30 or less
Plasticity Index	10 or less
COMPACTION	SPECIFICATION
Maximum lift thickness	8-inch (loose)
Minimum compaction	95% ASTM D-1557
Compacted Moisture Content	within 2% of optimum

4. 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. The type, length, location, and placement of geogrid should also be observed.
5. Geogrid reinforcement should be placed as shown on the detail to the right. Geogrid should be placed with the strong direction perpendicular to the face of the wall. Geogrid should be placed flat and level, with a minimum 1-foot overlap between sections of grid.
6. The onsite silty sand with gravel (SM) and silty gravel (GM) is suitable for use as structural fill if the material contains the required gravel/cobble fraction. In no case shall material containing less than 25 percent gravel be used as structural fill.
7. Geogrid should consist of Mirafi Miragrid 5XT and 7XT, or equivalent. Filter fabric should be Mirafi 140N or equivalent.

8. In areas where strongly cemented or bedrock conditions are encountered which limit the length of the geogrid, particularly for the lowest layers of grid, the geotechnical engineer should be notified to allow us to observe the conditions and allowable lengths.
9. Facing rock used for the project should be approved prior to its importation to the site. Facing rock should consist of hard, angular, and durable rock that consists of intact blocks without open fractures, foliation, or other planes of weakness. It should have a maximum loss of 10 percent at the end of a 5-cycle sodium soundness test (AASHTO T104). Hard basalt boulders found in the area are generally suitable for use as facing rock. Red sandstone boulders should be tested and approved prior to its use as facing rock as suitable and unsuitable rock is difficult to distinguish.
10. The rockery face should be carefully placed to satisfy the following criteria:
    - Base rock should have a minimum dimension of 3 feet, and other facing rock should have a minimum dimension of 2 feet.
    - Base rocks are larger than upper rocks.
    - Rock should be placed with the long dimension into the fill.
    - Each rock is in contact with at least two rocks below it.
    - The first contact point between an upper rock and a lower rock is located within 6 inches of the face of the rock.
    - There are no "columns" of rocks, i.e., no continuous vertical seams exist.
    - There are no continuous horizontal planes in the rockery.
    - Rocks are inclined back into the slope at a 1 horizontal to 5 vertical grade.
    - Rocks are free of obvious signs of distress, including significant weathering, fracturing, or disintegration.
    - All voids greater than 150 mm (6 in) are chinked.
    - Chink rocks, where present, cannot be removed by hand.
    - There are no loose cap rocks or rocks that can otherwise be moved by hand.
    - There is no soil spalling or piping through the voids in the facing rock.
    - The construction should be observed once per week by the geotechnical engineer to confirm design and construction details are being implemented as specified.

9.0 PAVEMENT DESIGN RECOMMENDATIONS

9.1 ASPHALT PAVEMENT

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). Traffic Indices of 5.5 and 7.0 was used for design of the public streets and parking areas planned for the development. A CBR value of 20 was used based on the soil encountered in our investigation.

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

Pavement Design Life	20 years
Subgrade CBR	20 – design limit
Structural Layer Coefficients	Asphalt = 0.42
	Road 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)
Public Street / Drive Areas (T.I = 7.0)	3.0	8.0	8.0
Parking Areas (T.I = 5.5)	2.5	6.0	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.

9.2 CONCRETE PAVEMENT

We anticipate that concrete pads may be installed by the dumpsters or other areas with heavy truck traffic. Procedures outlined in the Portland Cement Association's guide "Thickness Design for Concrete Highway and Street Pavements" were utilized for concrete pavement design.

The following design parameters were used:

Average daily truck traffic = 0.5 (Axle -load category 1)
Subgrade-subbase support = high (based on site soils)
Concrete modulus of rupture = 600 psi

Based on input parameters, a minimum of 5.5 inches of concrete and 6 inches of base over a properly prepared subgrade will be adequate. The design recommendations are based on the following assumptions:

Subgrade soils should be compacted to a minimum of 95 percent of the maximum dry density (ASTM D-1557). Concrete and base coarse materials and construction should meet the Hurricane City specifications.

As a rough guide, the joint spacing in feet for plain concrete pavement should not generally exceed twice the slab thickness in inches. Thus, for a 5.5-inch-thick slab, joint spacing would be on the order of 11.0 feet as a maximum. Also, as a general guideline, the ratio of slab width to length should not exceed 1.25. Joint depth should be 1/4 of the slab thickness and continuous across the slab. If sawn joints are used, the joints should be sawn as soon as possible following concrete set.

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 5 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) Grass should not be placed within 5 feet of the foundation. Grass, if planted, should have a minimum slope of 5% away from the foundation.

(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.

(6) Unless roof runoff falls on impervious surfaces such as asphalt or concrete that are sloped away from the building for a distance of 10 feet, roof runoff should be collected and discharged well outside of the foundation backfill limits.

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.

12.0 SOIL CORROSIVITY

Soils from the project site were tested for water-soluble sulfates content. The percent of water-soluble sulfates in the soil is 0.55 which is considered “severe” according to ACI 318. We recommend that concrete mixes used on the project be designed in accordance with ACI 318 Table 19.3.1.1 for Sulfate Exposure Class S2. We recommend that buried pipes be plastic (PVC or HDPE) instead of metal, where possible.

13.0 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.

14.0 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.

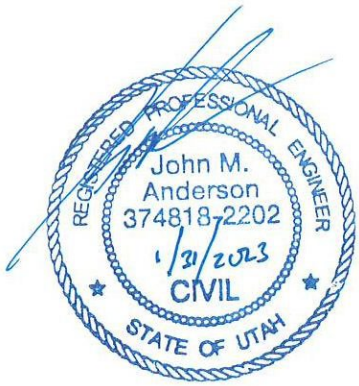
This report has been prepared to assist in project design and construction. We respectfully request the opportunity to review the final design drawings and specifications in order to determine whether the assumptions and recommendations presented herein are applicable to the anticipated designs.

This report is not intended to be used as the sole 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.

Site conditions and standards of practice change, therefore, we should be notified to review and update the report and its recommendations if construction is not commenced within 3 years of the date it was issued.

LANDMARK TESTING & ENGINEERING

Reviewed by:



John M. Anderson, P.E.
Project Engineer

Kent Nelson, P.E.
Project Engineer

APPENDIX A

Field Investigation

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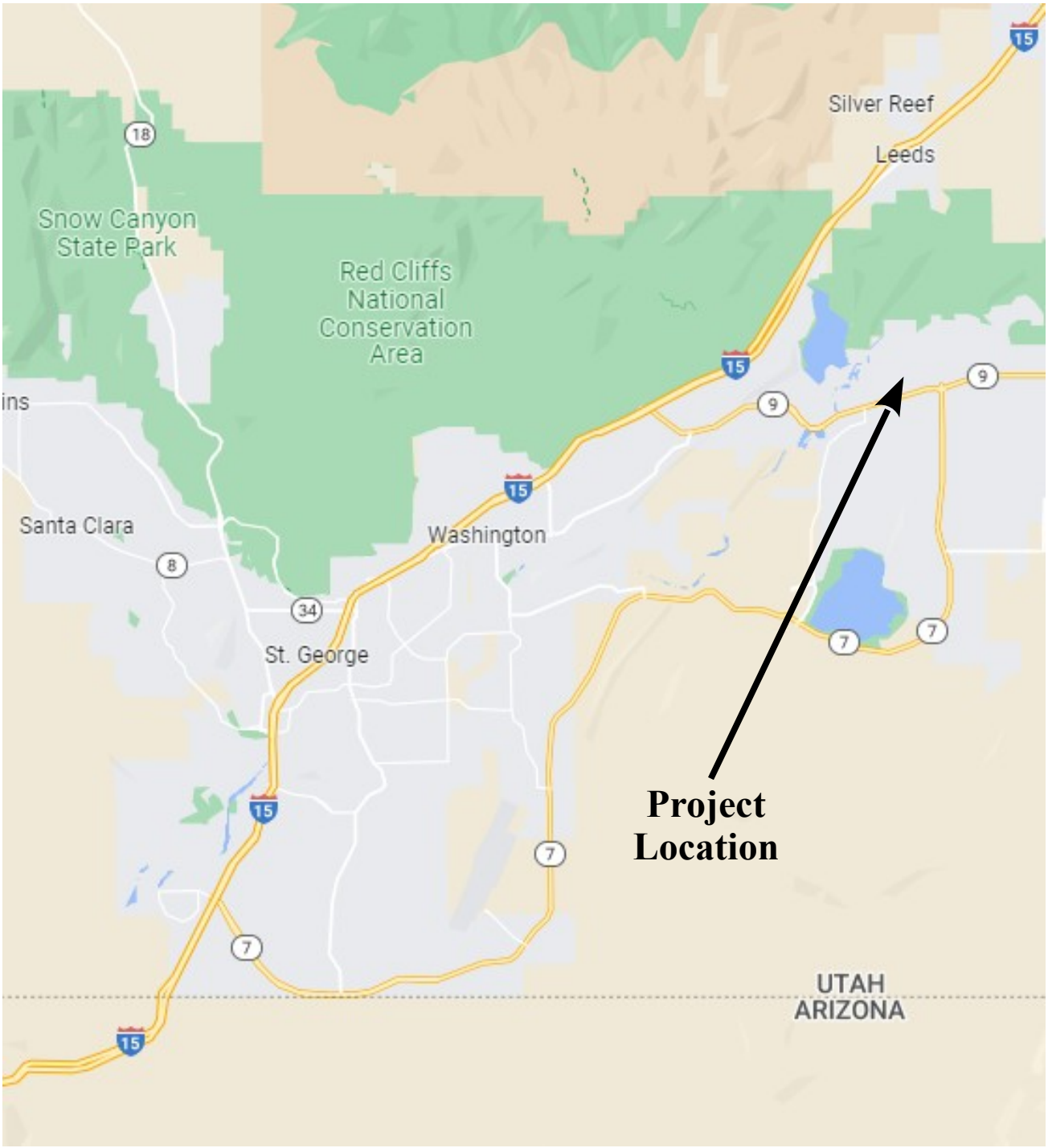

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Vicinity Map

Landmark Project No 220849

Figure A-1

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Site Plan

Landmark Project No 220849

Figure A-2

TEST PIT NUMBER TP-1

DATE STARTED 1/5/23 **COMPLETED** 1/5/23 **EXCAVATION COMPANY** Trever Jensen **ELEVATION**

LOGGED BY Michael Meyers **CHECKED BY** **EXCAVATION METHOD** Bobcat 341 Mini-ex

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0			SILTY SAND WITH GRAVEL (SM), medium dense, slightly moist to moist, fine to medium grained sand with gravel, cobble, and boulders, fine roots to a depth of at least 1.5 feet, brown.								

Refusal on Basalt boulders.
Bottom of test pit at 1.5 feet.

TEST PIT NUMBER TP-2

DATE STARTED 1/5/23 **COMPLETED** 1/5/23 **EXCAVATION COMPANY** Trever Jensen **ELEVATION**

LOGGED BY Michael Meyers **CHECKED BY** **EXCAVATION METHOD** Bobcat 341 Mini-ex

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0			SILTY SAND WITH GRAVEL (SM), medium dense, moist, fine to medium grained sand with subangular to subround gravel, fine roots to a depth of at least 4 feet, brown.								
		1	SILTY SAND WITH GRAVEL (SM), medium dense to dense, slightly moist, fine to coarse grained sand with gravel, cobble, and boulders, light brown.		3.5			32	49	19	

Refusal on Basalt boulders.
Bottom of test pit at 4.0 feet.

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Landmark Testing & Engineering
795 Factory Drive
St. Geoge, UT 84790
Telephone: 435-986-0566

PROJECT NAME Hurricane Mixed-Use Development
CLIENT Steward Land Company
PROJECT NUMBER 220849
PROJECT LOCATION Hurricane, Utah

Figure No. A-3

LANDMARK 2 TEST PITS - LANDMARK NEW.GDT - 1/24/23 10:15 - P:\PROJECTS\22 PROJECTS\220849\GEOTECH\REPORT\220849 - HURRICANE MIXED-USE.GPJ

TEST PIT NUMBER TP-3

DATE STARTED 1/5/23 **COMPLETED** 1/5/23 **EXCAVATION COMPANY** Trever Jensen **ELEVATION**

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NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0			SILTY SAND (SM), loose, slightly moist, fine to medium grained sand, with roots up to 1/2-inch diameter to a depth of 2 feet, brown to red brown.								
			CALICHE: SILTY SAND WITH GRAVEL (SM), dense, slightly moist, fine to coarse with gravel, cobble, and boulders, weakly cemented Caliche, light brown to white.								

Refusal on Caliche and Basalt boulders.
Bottom of test pit at 3.0 feet.

TEST PIT NUMBER TP-4

DATE STARTED 1/5/23 **COMPLETED** 1/5/23 **EXCAVATION COMPANY** Trever Jensen **ELEVATION**

LOGGED BY Michael Meyers **CHECKED BY** **EXCAVATION METHOD** Bobcat 341 Mini-ex

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0			SILTY SAND (SM), loose, slightly moist to moist, fine to medium grained sand with subangular to subround gravel, with 1/2-inch diameter roots to a depth of 1.5 feet, brown to red brown.								
			SILTY SAND WITH GRAVEL (SM), dense, slightly moist, fine to medium grained sand with gravel, cobble, and boulders, brown to light brown.								

Refusal on Basalt bedrock.
Bottom of test pit at 3.0 feet.

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Figure No. A-4

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TEST PIT NUMBER TP-5

DATE STARTED 1/5/23 **COMPLETED** 1/5/23 **EXCAVATION COMPANY** Trever Jensen **ELEVATION**

LOGGED BY Michael Meyers **CHECKED BY** **EXCAVATION METHOD** Bobcat 341 Mini-ex

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0			SILTY SAND WITH GRAVEL (SM), medium dense to dense, slightly moist to moist, fine to medium grained sand with gravel, cobble, and boulders, with roots 1/4-inch in diameter to a depth of 2 feet, brown to red brown.								

Refusal on Basalt boulders.
Bottom of test pit at 3.0 feet.

TEST PIT NUMBER TP-6

DATE STARTED 1/5/23 **COMPLETED** 1/5/23 **EXCAVATION COMPANY** Trever Jensen **ELEVATION**

LOGGED BY Michael Meyers **CHECKED BY** **EXCAVATION METHOD** Bobcat 341 Mini-ex

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0			SILTY SAND WITH GRAVEL (SM), loose, slightly moist to moist, fine to medium grained sand with gravel, cobble, and boulders, with fine roots to a depth of at least one foot, brown to red brown.								

Refusal on Basalt bedrock.
Bottom of test pit at 1.0 feet.

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CLIENT Steward Land Company
PROJECT NUMBER 220849
PROJECT LOCATION Hurricane, Utah

Figure No. A-5

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TEST PIT NUMBER TP-7

DATE STARTED 1/5/23 **COMPLETED** 1/5/23 **EXCAVATION COMPANY** Trever Jensen **ELEVATION**

LOGGED BY Michael Meyers **CHECKED BY** **EXCAVATION METHOD** Bobcat 341 Mini-ex

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0			SILTY SAND (SM), loose to medium dense, slightly moist to moist, fine to medium grained sand with gravel and cobble, with fine roots to a depth of 2 feet, brown to red brown.								
			SILTY SAND WITH GRAVEL (SM), medium dense to dense, slightly moist, fine to medium grained sand with gravel, cobble, and boulders, brown to light brown.								

Refusal on Basalt bedrock.
Bottom of test pit at 2.5 feet.

TEST PIT NUMBER TP-8

DATE STARTED 1/5/23 **COMPLETED** 1/5/23 **EXCAVATION COMPANY** Trever Jensen **ELEVATION**

LOGGED BY Michael Meyers **CHECKED BY** **EXCAVATION METHOD** Bobcat 341 Mini-ex

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0			SILTY SAND WITH GRAVEL (SM), loose, slightly moist to moist, fine to medium grained sand with gravel, cobble, and boulders, with roots up to 1/4-inch in diameter to a depth of 2 feet, brown to red brown.								

Refusal on Basalt boulders.
Bottom of test pit at 3.0 feet.

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Telephone: 435-986-0566

PROJECT NAME Hurricane Mixed-Use Development
CLIENT Steward Land Company
PROJECT NUMBER 220849
PROJECT LOCATION Hurricane, Utah

Figure No. A-6

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TEST PIT NUMBER TP-9

DATE STARTED 1/5/23 **COMPLETED** 1/5/23 **EXCAVATION COMPANY** Trever Jensen **ELEVATION**

LOGGED BY Michael Meyers **CHECKED BY** **EXCAVATION METHOD** Bobcat 341 Mini-ex

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0			SILTY SAND WITH GRAVEL (SM), loose, moist, fine to medium grained sand with gravel, cobble, and boulders, with fine roots to a depth of at least 1 foot, brown.								

Refusal on Basalt bedrock.
Bottom of test pit at 1.0 feet.

TEST PIT NUMBER TP-10

DATE STARTED 1/5/23 **COMPLETED** 1/5/23 **EXCAVATION COMPANY** Trever Jensen **ELEVATION**

LOGGED BY Michael Meyers **CHECKED BY** **EXCAVATION METHOD** Bobcat 341 Mini-ex

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0			SILTY SAND WITH GRAVEL (SM), medium dense to dense, slightly moist to moist, fine to medium grained sand with gravel, cobble, and boulders, with roots up to 1/4-inch in diameter to a depth of 1 feet, brown to red brown.								

Refusal on Basalt boulders.
Bottom of test pit at 2.0 feet.

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PROJECT NAME Hurricane Mixed-Use Development
CLIENT Steward Land Company
PROJECT NUMBER 220849
PROJECT LOCATION Hurricane, Utah

Figure No. A-7

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TEST PIT NUMBER TP-11

DATE STARTED 1/5/23 **COMPLETED** 1/5/23 **EXCAVATION COMPANY** Trever Jensen **ELEVATION**

LOGGED BY Michael Meyers **CHECKED BY** **EXCAVATION METHOD** Bobcat 341 Mini-ex

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0			SILTY SAND (SM), loose to medium dense, slightly moist to moist, fine to medium grained sand, with fine roots to a depth of 5 feet, brown to red brown.								
		1	SILTY SAND (SM), medium dense, slightly moist, fine to medium grained sand, with pea-sized, subround cobble, with pinhole voids up to 1/4-inch in diameter to a depth of 5 feet, brown to light brown.		2.3			5	69	26	
5			SILTY SAND WITH GRAVEL (SM), dense, slightly moist, fine to coarse grained sand, light brown.								

Refusal on Basalt bedrock.

Bottom of test pit at 5.5 feet.

TEST PIT NUMBER TP-12

DATE STARTED 1/5/23 **COMPLETED** 1/5/23 **EXCAVATION COMPANY** Trever Jensen **ELEVATION**

LOGGED BY Michael Meyers **CHECKED BY** **EXCAVATION METHOD** Bobcat 341 Mini-ex

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0			SILTY SAND (SM), loose to medium dense, slightly moist to moist, fine to medium grained sand with gravel, with roots up to 1/4-inch in diameter to a depth of 2 feet, brown to light brown.								
		1			9.2			3	74	23	
			CALICHE: SILTY SAND WITH GRAVEL (SM), weak to moderately cemented, slightly moist, fine to medium grained sand with gravel, cobble, and boulders, light brown.								

Refusal on Basalt bedrock.

Bottom of test pit at 3.0 feet.

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St. Geoge, UT 84790
Telephone: 435-986-0566

PROJECT NAME Hurricane Mixed-Use Development

CLIENT Steward Land Company

PROJECT NUMBER 220849

PROJECT LOCATION Hurricane, Utah

Figure No. A-8

LANDMARK 2 TEST PITS - LANDMARK NEW.GDT - 1/24/23 10:15 - P:\PROJECTS\22 PROJECTS\220849\GEOTECH\REPORT\220849 - HURRICANE MIXED-USE.GPJ

TEST PIT NUMBER TP-13

DATE STARTED 1/5/23 **COMPLETED** 1/5/23 **EXCAVATION COMPANY** Trever Jensen **ELEVATION**

LOGGED BY Michael Meyers **CHECKED BY** **EXCAVATION METHOD** Bobcat 341 Mini-ex

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0			SILTY SAND WITH GRAVEL (SM), medium dense to dense, slightly moist to moist, fine to medium grained sand with gravel, cobble, and boulders, with fine roots to a depth of 1 foot, brown to red brown.								
			CALICHE: SILTY SAND (SM), weakly cemented, slightly moist, fine to medium grained sand with gravel, cobble, and boulders, light brown.								

Refusal on Caliche and Basalt boulders.
Bottom of test pit at 2.5 feet.

TEST PIT NUMBER TP-14

DATE STARTED 1/5/23 **COMPLETED** 1/5/23 **EXCAVATION COMPANY** Trever Jensen **ELEVATION**

LOGGED BY Michael Meyers **CHECKED BY** **EXCAVATION METHOD** Bobcat 341 Mini-ex

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0			SILTY SAND (SM), loose to medium dense, slightly moist, fine to medium grained sand, with roots up to 1/4-inch in diameter to a depth of 1.5 feet, brown to red brown.								
		1									Soluble Sulfate = 0.55%
			SILTY SAND WITH GRAVEL (SM), medium dense to dense, slightly moist, fine to medium grained sand with subangular to subround gravel, cobble, and boulders, with fine roots to at least 4.5 feet, light brown.								
		2			4.3			24	56	20	

Refusal on Basalt bedrock.
Bottom of test pit at 4.5 feet.

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Telephone: 435-986-0566

PROJECT NAME Hurricane Mixed-Use Development
CLIENT Steward Land Company
PROJECT NUMBER 220849
PROJECT LOCATION Hurricane, Utah

Figure No. A-9

LANDMARK 2 TEST PITS - LANDMARK NEW.GDT - 1/24/23 10:15 - P:\PROJECTS\22 PROJECTS\220849\GEOTECH\REPORT\220849 - HURRICANE MIXED-USE.GPJ

TEST PIT NUMBER TP-15

DATE STARTED 1/5/23 **COMPLETED** 1/5/23 **EXCAVATION COMPANY** Trever Jensen **ELEVATION**

LOGGED BY Michael Meyers **CHECKED BY** **EXCAVATION METHOD** Bobcat 341 Mini-ex

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0			SILTY SAND (SM), loose to medium dense, slightly moist to moist, fine to medium grained sand with gravel, roots up to 1/4-inch in diameter to a depth of 3 feet, brown to red brown.								
		1	SILTY SAND WITH GRAVEL (SM), medium dense to dense, slightly moist, fine to coarse grained sand with subangular to subround gravel, with fine roots to a depth of 4 feet, light brown.								
			with cobble and boulders.								

Refusal on Basalt bedrock.
Bottom of test pit at 4.5 feet.

TEST PIT NUMBER TP-16

DATE STARTED 1/5/23 **COMPLETED** 1/5/23 **EXCAVATION COMPANY** Trever Jensen **ELEVATION**

LOGGED BY Michael Meyers **CHECKED BY** **EXCAVATION METHOD** Bobcat 341 Mini-ex

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0			SILTY SAND WITH GRAVEL (SM), medium dense to dense, slightly moist to moist, fine to medium grained sand, with roots up to 1/4-inch in diameter to a depth of 1 foot, brown to red brown.								
			CALICHE: SILTY SAND WITH GRAVEL (SM), moderately cemented, slightly moist, fine to medium grained sand, white.								

Refusal on Caliche and Basalt boulders.
Bottom of test pit at 2.5 feet.

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PROJECT NAME Hurricane Mixed-Use Development
CLIENT Steward Land Company
PROJECT NUMBER 220849
PROJECT LOCATION Hurricane, Utah

Figure No. A-10

LANDMARK 2 TEST PITS - LANDMARK NEW.GDT - 1/24/23 10:15 - P:\PROJECTS\22 PROJECTS\220849\GEOTECH\REPORT\220849 - HURRICANE MIXED-USE.GPJ

TEST PIT NUMBER TP-17

DATE STARTED 1/5/23 **COMPLETED** 1/5/23 **EXCAVATION COMPANY** Trever Jensen **ELEVATION**

LOGGED BY Michael Meyers **CHECKED BY** **EXCAVATION METHOD** Bobcat 341 Mini-ex

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0			SILTY SAND WITH GRAVEL (SM), medium dense to dense, slightly moist to moist, fine to medium grained sand with gravel, cobble, and boulders, with roots up to 1/4-inch in diameter to a depth of at least 2 feet, brown to red brown.								

Refusal on Basalt boulders.
Bottom of test pit at 2.0 feet.

TEST PIT NUMBER TP-18

DATE STARTED 1/5/23 **COMPLETED** 1/5/23 **EXCAVATION COMPANY** Trever Jensen **ELEVATION**

LOGGED BY Michael Meyers **CHECKED BY** **EXCAVATION METHOD** Bobcat 341 Mini-ex

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0		B 1	SILTY SAND (SM), loose, slightly moist, fine to medium grained sand, with fine roots to a depth of 3.5 feet, brown to light brown.								CBR = 72 Modified Proctor 127.3 pcf @ 9.5%
		2	SILTY SAND WITH GRAVEL (SM), medium dense to dense, slightly moist, fine to medium grained sand with gravel, cobble, and boulders, light brown.		2.2			12	63	25	

Refusal on Basalt bedrock.
Bottom of test pit at 4.5 feet.

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PROJECT NAME Hurricane Mixed-Use Development
CLIENT Steward Land Company
PROJECT NUMBER 220849
PROJECT LOCATION Hurricane, Utah

Figure No. A-11

LANDMARK 2 TEST PITS - LANDMARK NEW.GDT - 1/24/23 10:15 - P:\PROJECTS\22 PROJECTS\220849\GEOTECH\REPORT\220849 - HURRICANE MIXED-USE.GPJ

TEST PIT NUMBER TP-19

DATE STARTED 1/5/23 **COMPLETED** 1/5/23 **EXCAVATION COMPANY** Trever Jensen **ELEVATION**

LOGGED BY Michael Meyers **CHECKED BY** **EXCAVATION METHOD** Bobcat 341 Mini-ex

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0			SILTY SAND WITH GRAVEL (SM), medium dense, slightly moist to moist, fine to medium grained sand with subangular to subround gravel, cobble, and boulders, brown to red brown. Gravel, cobble, and boulder population increases with depth.								

Refusal on Basalt boulders.
Bottom of test pit at 2.5 feet.

TEST PIT NUMBER TP-20

DATE STARTED 1/5/23 **COMPLETED** 1/5/23 **EXCAVATION COMPANY** Trever Jensen **ELEVATION**

LOGGED BY Michael Meyers **CHECKED BY** **EXCAVATION METHOD** Bobcat 341 Mini-ex

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0		1	SILTY SAND (SM), loose, slightly moist o moist, fine to medium grained sand, with roots up to 1/2-inch in diameter to a depth of 2 feet, brown to red brown.		8.9			3	74	23	
		2	SILTY SAND WITH GRAVEL (SM), medium dense to dense, slightly moist to moist, fine to medium grained sand with gravel, cobble, and boulders, weakly plastic, brown to light brown.		11.5	20	7	42	38	20	

Refusal on Basalt bedrock.
Bottom of test pit at 4.5 feet.

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PROJECT NAME Hurricane Mixed-Use Development
CLIENT Steward Land Company
PROJECT NUMBER 220849
PROJECT LOCATION Hurricane, Utah

Figure No. A-12

LANDMARK 2 TEST PITS - LANDMARK NEW.GDT - 1/24/23 10:15 - P:\PROJECTS\22 PROJECTS\220849\GEOTECH\REPORT\220849 - HURRICANE MIXED-USE.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 of 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

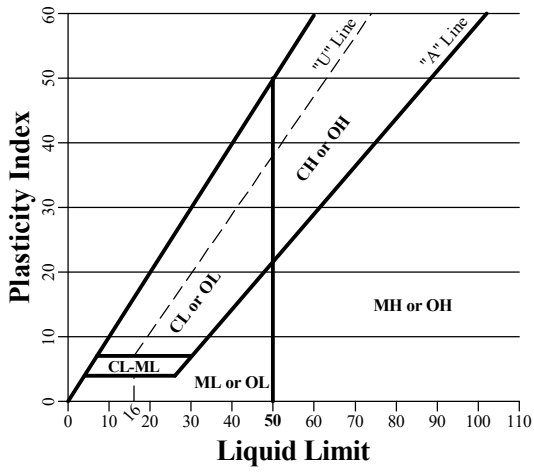
GRAIN SIZE CHART

CLASSIFICATION	Range of Grain Size: U.S. Standard Sieve Size	Range of Grain 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

SAMPLES

- Relatively Undisturbed Sample
- Block Sample
- Bag Sample
- Auger Cuttings
- Bucket Sample
- Core
- No Recovery

PLASTICITY CURVE



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PROJECT NAME Hurricane Mixed-Use Development
CLIENT Steward Land Company
PROJECT NUMBER 220849
PROJECT LOCATION Hurricane, Utah

Figure No. A-13

USCS SUMMARY - LANDMARK NEW.GDT - 1/24/23 10:15 - P:\PROJECTS\22 PROJECTS\220849\GEOTECH\REPORT\220849 - HURRICANE MIXED-USE.GPJ

APPENDIX B

Laboratory Test Results

SUMMARY OF LABORATORY TEST RESULTS

Client: Steward Land Company
1708 East 5550 South STE 18
Ogden, UT 84403

Date of Report: 1/20/2023

Project: Hurricane Mixed-Use

Project #: 220849

Location: St George, Utah

Boring / Test Pit Number	Depth Below Ground Surface (ft)	Moisture Content (%)	In-Place Dry Desnity (pcf)	Mechanical Gradation			Atterberg Limits		Swell-Consolidation Swell/Collapse @ Wetting Load (S/C @ psf)	Modified Proctor / CBR			Percent Finer Than 0.02 mm (%)	Unconfined Compressive Strength (psf)	Sooluble Sulfate Content (%)	USCS Group Symbol	AASHTO Soil Classification
				Gravel (%)	Sand (%)	Fines (%)	Liquid Limit	Plasticity Index		Maximum Dry Density (pcf)	Optimum Moisture Content (%)	CBR Value					
TP2	2.5'	3.5		32.0	48.6	19.4										SM	A-2-4(0)
TP11	3.0'	2.3		5.0	69.3	25.7										SM	A-2-4(0)
TP12	1.5'	9.2		3.0	73.6	23.4										SM	A-2-4(0)
TP14	1.0'														0.55	SM	A-2-4(0)
	3.0'	4.3		24.0	55.5	20.5										SM	A-2-4(0)
TP18	Bulk									127.3	9.5	72				GM	A-1-b
	3.5'	2.2		12.0	62.6	25.4										SM	A-2-4(0)
TP20	2.0'	8.9		3.0	73.6	23.4										SM	A-2-4(0)
	4.0'	11.5		42.0	37.9	20.1	20	7								GC-GM	A-2-4(0)

TABLE B-1

PROCTOR REPORT

Client: Steward Land Company
1708 East 5550 South STE 18
Ogden, UT 84403

Date of Report: 1/9/2023
Reviewed By:
Lab#: 23SG0097

Project: Hurricane Mixed-Use **Project #:** 220849
Location: Hurricane **Sampled By:** M. Meyers **Date:** 1/5/2023
Type of Sample: Red SIlty Sand with Clay and Gravel **Tested By:** M. Wells **Date:** 1/7/2023
Location of Sample: Test Pit 18 at 2-4' **Authorized By:** Client **Date:** 1/5/2023

Proctor Data	
Hammer Weight:	10 pounds
Hammer Drop:	18 inches
Number of Layers:	5 layers
Blows per Layer:	56 blows
Mold Size (cu. Ft.):	0.075
% Oversized:	9.8
Oversize Sp. G.:	2.26
ZAV Sp. G.:	2.59
Test Performed on Material Passing:	3/4 in.Sieve

Point	1	2	3	4	5	6
% Moisture	6.0	7.9	9.7	11.9		
Dry Density	122.4	125.9	127.2	121.7		

Correction applied to each point.

Test Results	
Maximum Dry Density, Lbs/ft^3	**127.3**
Optimum Moisture, %	**9.5**
Test Standard	**ASTM D 1557**
Method	**Method C**

FIGURE B-1

CALIFORNIA BEARING RATIO

Client: Steward Land Company
1708 East 5550 South STE 18
Ogden, UT 84403

Date of Report: 1/16/2023
Reviewed By: Z. Girsberger
Lab#: 23SG0097

Project: Hurricane Mixed-Use **Project #:** 220849
Location: Hurricane **Sampled By:** M. Meyers **Date:** 1/5/2023
Type of Sample: Red Brown Silty Sand with Clay and Gravel **Tested By:** J. Wells **Date:** 1/9/2023
Location of Sample: Test Pit 18 at 2-4' **Authorized By:** Client **Date:** 1/5/2023

SOIL DATA		
Max. Dry Density:	127.3	<
Optimum Moisture:	9.5	<
Test Standard	ASTM D 1557	
% +3/4" Replaced	9.8	<

CBR RESULTS	
0.10 in. penetration:	68.9
0.20 in. penetration:	73.8
0.30 in. penetration:	71.6
0.40 in penetration:	Not Tested
0.50 in penetration:	Not Tested

CALIFORNIA BEARING RATIO, ASTM D 1883			
MOLDED		SOAKED	
% Moisture Before:	9.3	Average % Moisture:	9.4
% Moisture After:	9.2	Top 1" % Moisture:	9.4
Dry Density:	126.7	Dry Density:	126.6
% of Max. Density:	99.5	% of Max. Density:	99.5
# Blows / Lift:	56 / 5	Percent Swell:	0.1
Surcharge, lbs:	10	Linearity Correction:	0.008

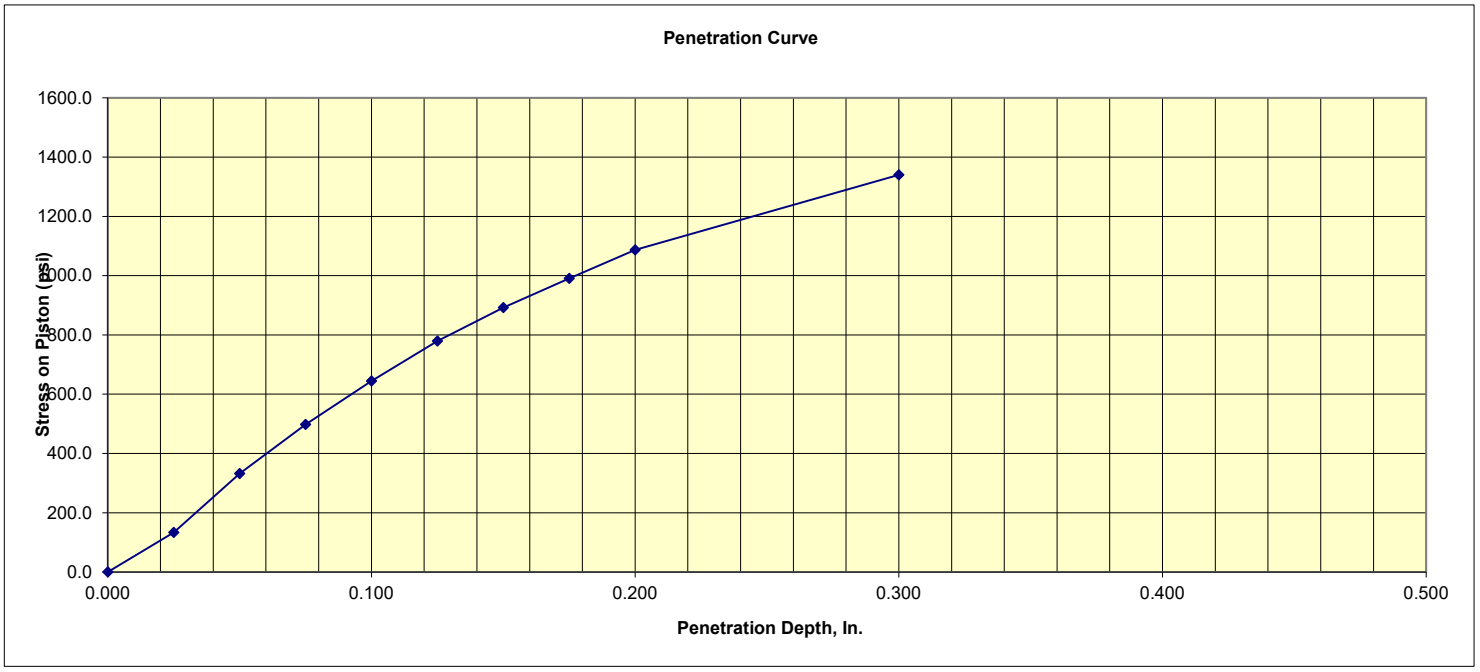


FIGURE B-2

SOIL CLASSIFICATION REPORT

Client: Steward Land Company
1708 East 5550 South STE 18
Ogden, UT 84403

Date of Report: 1/13/2023
Reviewed By: Z. Girsberger
Lab#: 23SG0091

Project: Hurricane Mixed-Use **Project #:** 220849
Location: Hurricane **Sampled By:** M. Meyers **Date:** 1/5/2023
Type of Sample: Brown Silty Sand with Gravel **Tested By:** A. Pay **Date:** 1/11/2023
Location of Sample: Test Pit 2 at 2.5' **Authorized By:** Client **Date:** 1/5/2023

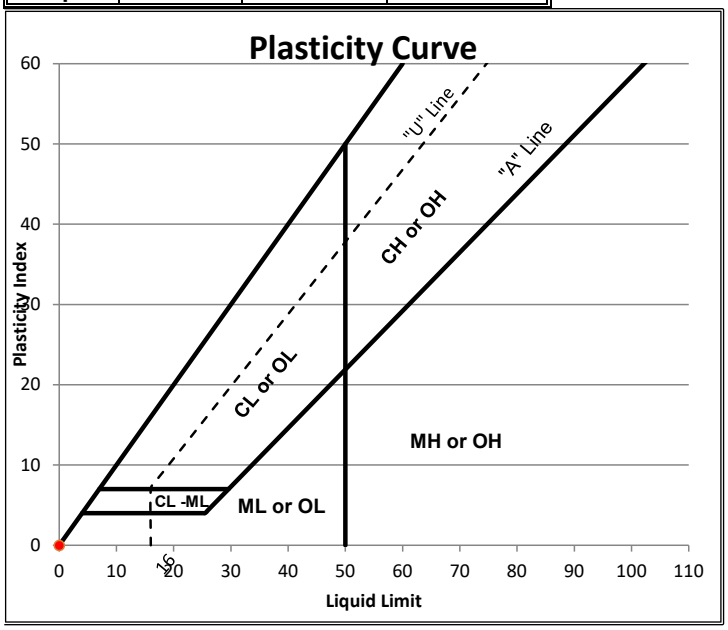
Sieve Analysis , ASTM C136 and C117

Sieve Size		% Passing Cumulative	Specification
150 mm	6"		
75 mm	3"		
50 mm	2"		
37.5 mm	1-1/2"	100	
25 mm	1"	93	
19 mm	3/4"	91	
12.5 mm	1/2"	77	
9.5 mm	3/8"	73	
4.75 mm	#4	68	
2.00 mm	#10	64	
1.18 mm	#16	63	
425 µm	#40	62	
300 µm	#50	59	
75 µm	#200	19.4	

Test	Result	Specification	Test Standard
Natural Moisture Content, %	3.5		ASTM D 2216
Liquid Limit			ASTM D 4318
Plasticity Index			ASTM D 4318
Unified Classification System			ASTM D 2487
AASHTO Classification System			AASHTO M145

% Cobble > 3"	% Gravel < 3" - #4	% Sand < #4 - #200	% Silt-Clay < #200
0.0	32.0	48.6	19.4

Diameter D_{60}	Diameter D_{30}	Diameter D_{10}	Coefficient of Uniformity, C_U	Coefficient of Concavity, C_C



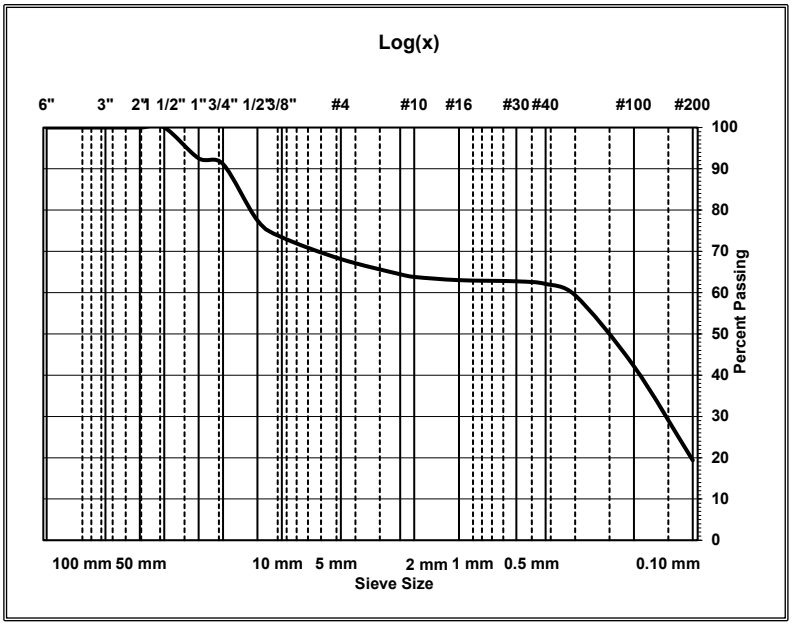


FIGURE B-3

SOIL CLASSIFICATION REPORT

Client: Steward Land Company
1708 East 5550 South STE 18
Ogden, UT 84403

Date of Report: 1/16/2023
Reviewed By: Z. Girsberger
Lab#: 23SG0092

Project: Hurricane Mixed-Use **Project #:** 220849
Location: Hurricane **Sampled By:** M. Meyers **Date:** 1/5/2023
Type of Sample: Brown Silty Sand **Tested By:** B. Ingram **Date:** 1/13/2023
Location of Sample: Test Pit 11 at 3' **Authorized By:** Client **Date:** 1/5/2023

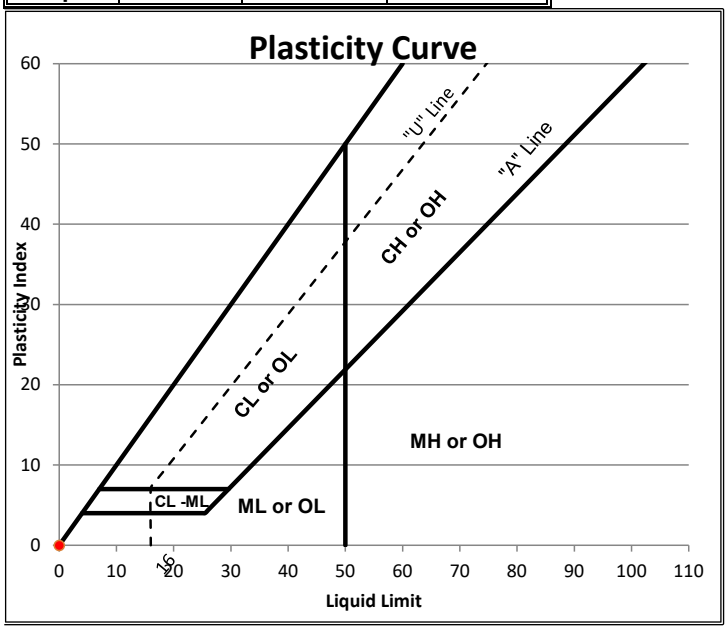
Sieve Analysis , ASTM C136 and C117

Sieve Size		% Passing Cumulative	Specification
150 mm	6"		
75 mm	3"		
50 mm	2"		
37.5 mm	1-1/2"		
25 mm	1"	100	
19 mm	3/4"	97	
12.5 mm	1/2"	96	
9.5 mm	3/8"	95	
4.75 mm	#4	95	
2.00 mm	#10	94	
1.18 mm	#16	94	
425 µm	#40	93	
300 µm	#50	92	
75 µm	#200	25.7	

Test	Result	Specification	Test Standard
Natural Moisture Content, %	2.3		ASTM D 2216
Liquid Limit			ASTM D 4318
Plasticity Index			ASTM D 4318
Unified Classification System			ASTM D 2487
AASHTO Classification System			AASHTO M145

% Cobble > 3"	% Gravel < 3" - #4	% Sand < #4 - #200	% Silt-Clay < #200
0.0	5.0	69.3	25.7

Diameter D_{60}	Diameter D_{30}	Diameter D_{10}	Coefficient of Uniformity, C_U	Coefficient of Concavity, C_C



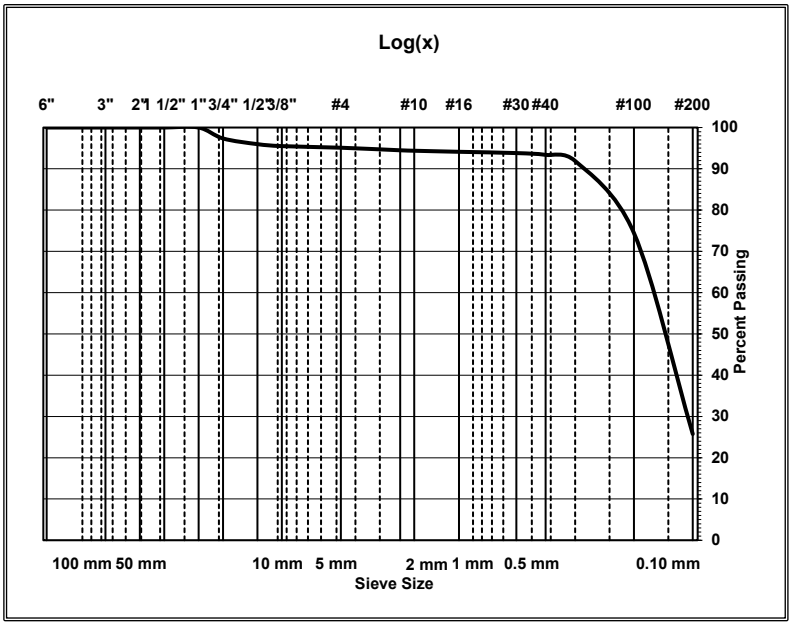


FIGURE B-4

SOIL CLASSIFICATION REPORT

Client: Steward Land Company
1708 East 5550 South STE 18
Ogden, UT 84403

Date of Report: 1/16/2023
Reviewed By: Z. Girsberger
Lab#: 23SG0093

Project: Hurricane Mixed-Use **Project #:** 220849
Location: Hurricane **Sampled By:** M Meyers **Date:** 1/5/2023
Type of Sample: Brown Silty Sand **Tested By:** B. Ingram **Date:** 1/13/2023
Location of Sample: Test Pit 12 at 1.5' **Authorized By:** Client **Date:** 1/5/2023

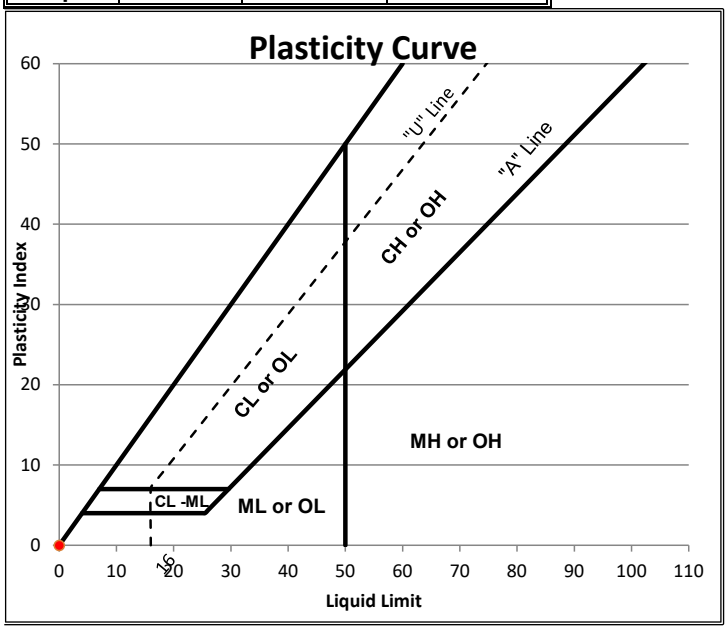
Sieve Analysis , ASTM C136 and C117

Sieve Size		% Passing Cumulative	Specification
150 mm	6"		
75 mm	3"		
50 mm	2"		
37.5 mm	1-1/2"		
25 mm	1"	100	
19 mm	3/4"	98	
12.5 mm	1/2"	98	
9.5 mm	3/8"	98	
4.75 mm	#4	97	
2.00 mm	#10	96	
1.18 mm	#16	96	
425 µm	#40	95	
300 µm	#50	94	
75 µm	#200	23.4	

Test	Result	Specification	Test Standard
Natural Moisture Content, %	9.2		ASTM D 2216
Liquid Limit			ASTM D 4318
Plasticity Index			ASTM D 4318
Unified Classification System			ASTM D 2487
AASHTO Classification System			AASHTO M145

% Cobble > 3"	% Gravel < 3" - #4	% Sand < #4 - #200	% Silt-Clay < #200
0.0	3.0	73.6	23.4

Diameter D_{60}	Diameter D_{30}	Diameter D_{10}	Coefficient of Uniformity, C_U	Coefficient of Concavity, C_C



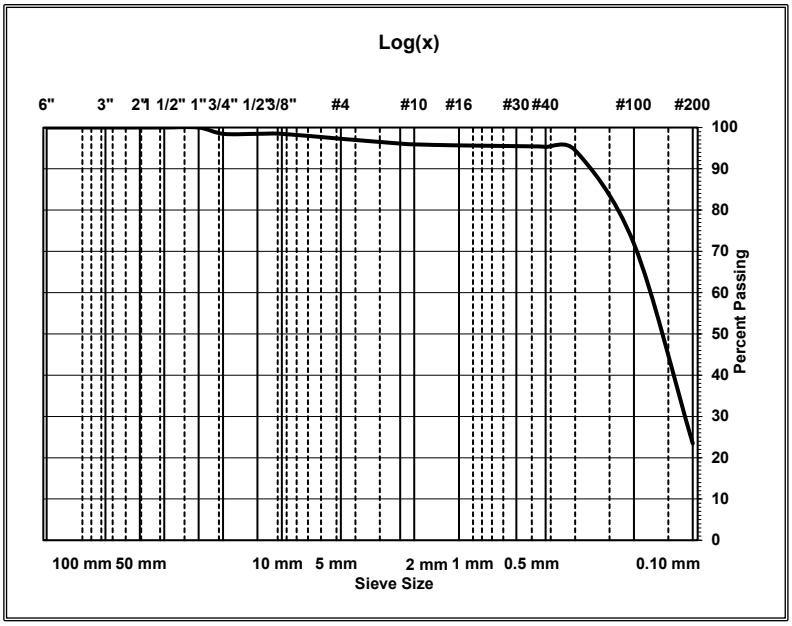


FIGURE B-5

SOIL CLASSIFICATION REPORT

Client: Steward Land Company
1708 East 5550 South STE 18
Ogden, UT 84403

Date of Report: 11/16/2023
Reviewed By: Z. Girsberger
Lab#: 23SG0095

Project: Hurricane Mixed-Use **Project #:** 220849
Location: Hurricane **Sampled By:** M. Meyers **Date:** 1/5/2023
Type of Sample: Brown Silty Sand with Gravel **Tested By:** A. Pay **Date:** 1/11/2023
Location of Sample: Test Pit 14 at 3' **Authorized By:** Client **Date:** 1/5/2023

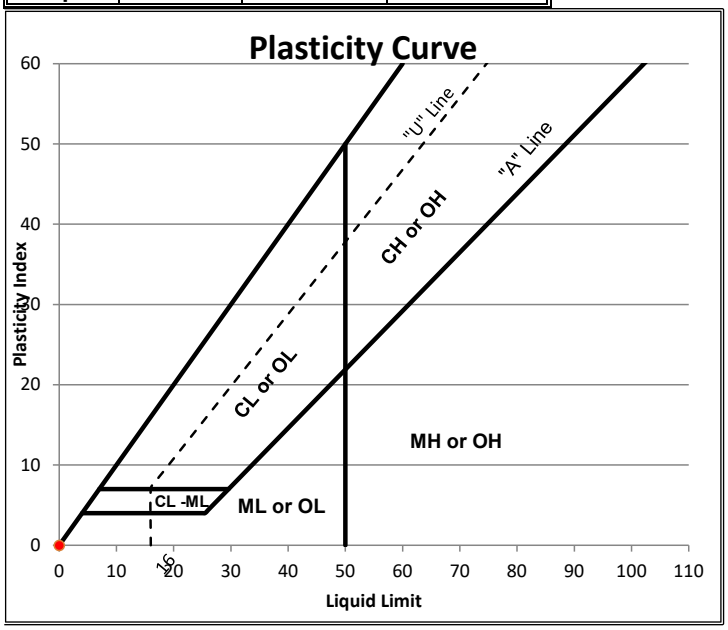
Sieve Analysis , ASTM C136 and C117

Sieve Size		% Passing Cumulative	Specification
150 mm	6"		
75 mm	3"		
50 mm	2"	100	
37.5 mm	1-1/2"	88	
25 mm	1"	85	
19 mm	3/4"	84	
12.5 mm	1/2"	80	
9.5 mm	3/8"	79	
4.75 mm	#4	76	
2.00 mm	#10	73	
1.18 mm	#16	72	
425 µm	#40	72	
300 µm	#50	70	
75 µm	#200	20.5	

Test	Result	Specification	Test Standard
Natural Moisture Content, %	4.3		ASTM D 2216
Liquid Limit			ASTM D 4318
Plasticity Index			ASTM D 4318
Unified Classification System	SM		ASTM D 2487
AASHTO Classification System	A-2-4		AASHTO M145

% Cobble > 3"	% Gravel < 3" - #4	% Sand < #4 - #200	% Silt-Clay < #200
0.0	24.0	55.5	20.5

Diameter D_{60}	Diameter D_{30}	Diameter D_{10}	Coefficient of Uniformity, C_U	Coefficient of Concavity, C_C



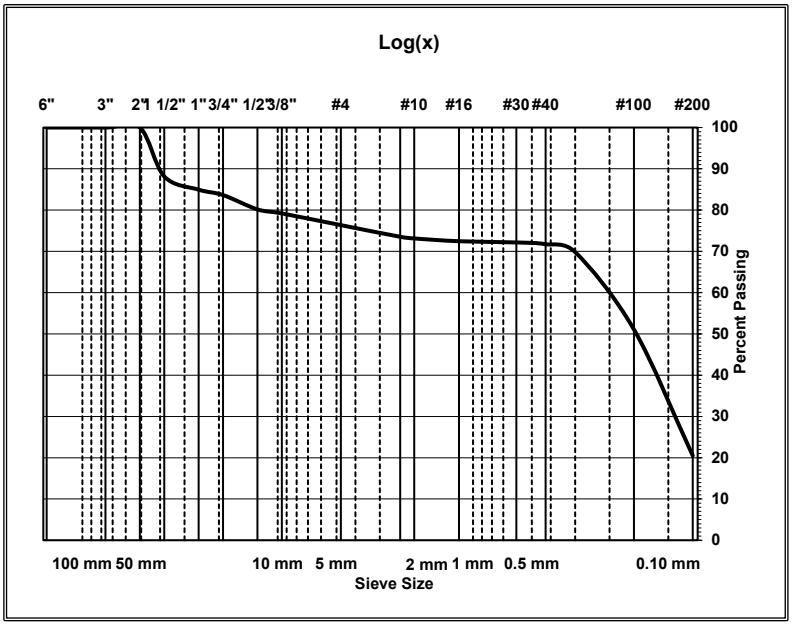


FIGURE B-6

SOIL CLASSIFICATION REPORT

Client: Steward Land Company
1708 East 5550 South STE 18
Ogden, UT 84403

Date of Report: 1/19/2023
Reviewed By: Z. Girsberger
Lab#: 23SG0098

Project: Hurricane Mixed-Use **Project #:** 220849
Location: Hurricane **Sampled By:** M. Meyers **Date:** 1/5/2023
Type of Sample: Brown Silty Sand **Tested By:** C. Cox **Date:** 1/18/2023
Location of Sample: Test Pit 18 at 3.5' **Authorized By:** Client **Date:** 1/5/2023

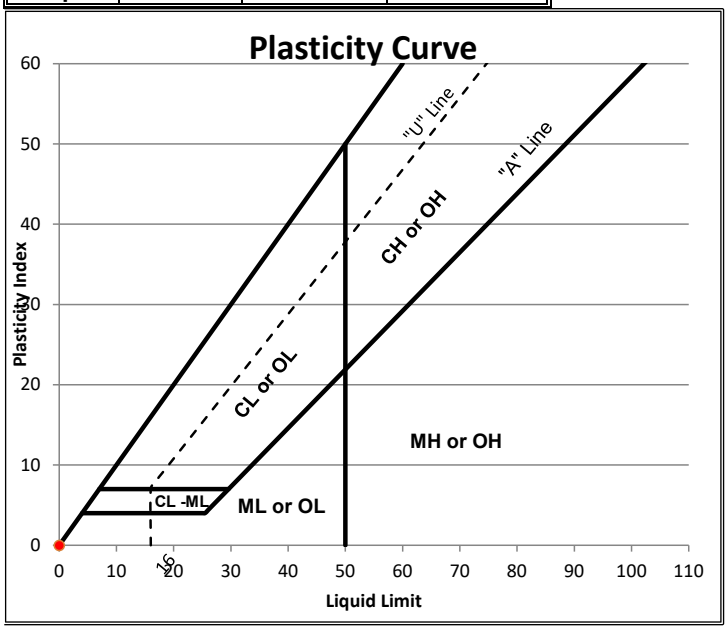
Sieve Analysis , ASTM C136 and C117

Sieve Size		% Passing Cumulative	Specification
150 mm	6"		
75 mm	3"		
50 mm	2"		
37.5 mm	1-1/2"	100	
25 mm	1"	96	
19 mm	3/4"	93	
12.5 mm	1/2"	91	
9.5 mm	3/8"	90	
4.75 mm	#4	88	
2.00 mm	#10	88	
1.18 mm	#16	87	
425 µm	#40	86	
300 µm	#50	85	
75 µm	#200	25.4	

Test	Result	Specification	Test Standard
Natural Moisture Content, %	2.2		ASTM D 2216
Liquid Limit			ASTM D 4318
Plasticity Index			ASTM D 4318
Unified Classification System	SM		ASTM D 2487
AASHTO Classification System	A-2-4		AASHTO M145

% Cobble > 3"	% Gravel < 3" - #4	% Sand < #4 - #200	% Silt-Clay < #200
0.0	12.0	62.6	25.4

Diameter D_{60}	Diameter D_{30}	Diameter D_{10}	Coefficient of Uniformity, C_U	Coefficient of Concavity, C_C



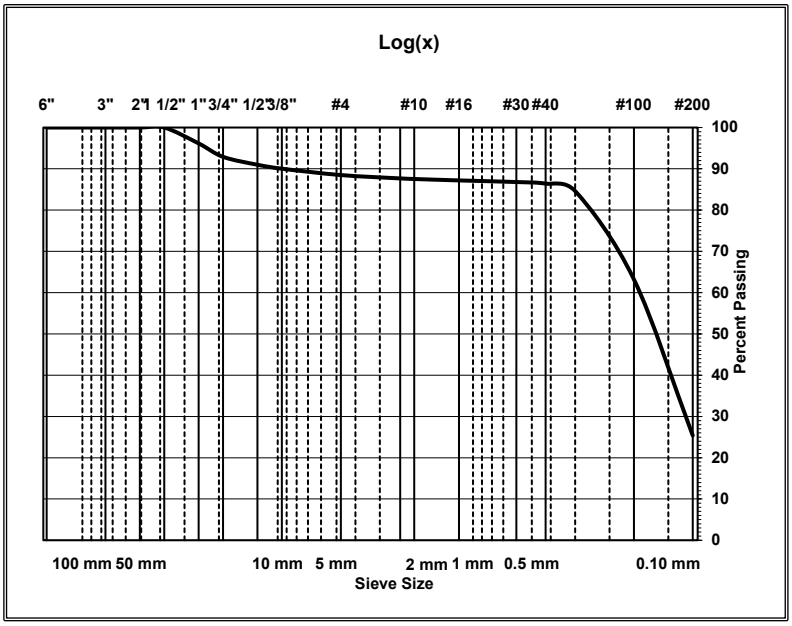


FIGURE B-7

SOIL CLASSIFICATION REPORT

Client: Steward Land Company
1708 East 5550 South STE 18
Ogden, UT 84403

Date of Report: 1/16/2023
Reviewed By: Z. Girsberger
Lab#: 23SG0099

Project: Hurricane Mixed-Use **Project #:** 220849
Location: Hurricane **Sampled By:** M. Meyers **Date:** 1/5/2023
Type of Sample: Brown Silty Sand **Tested By:** B. Ingram **Date:** 1/13/2023
Location of Sample: Test Pit 20 at 2' **Authorized By:** Client **Date:** 1/5/2023

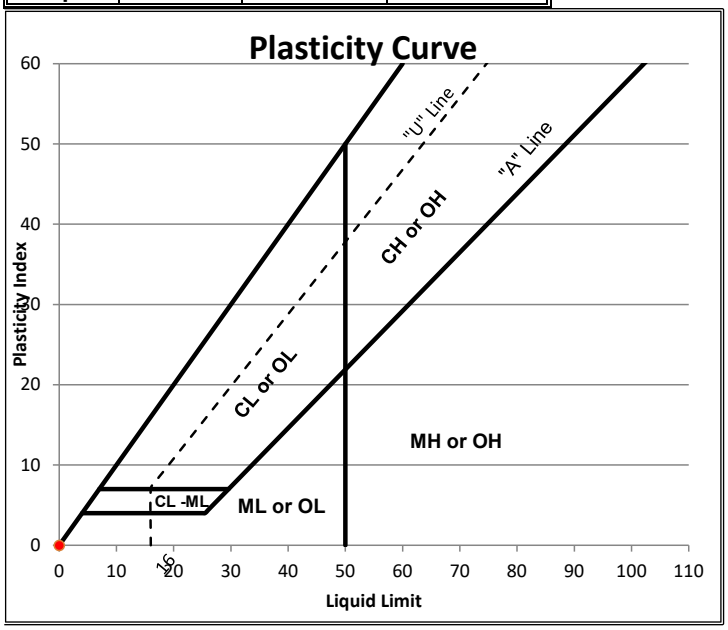
Sieve Analysis , ASTM C136 and C117

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"	100	
12.5 mm	1/2"	100	
9.5 mm	3/8"	98	
4.75 mm	#4	97	
2.00 mm	#10	97	
1.18 mm	#16	97	
425 µm	#40	96	
300 µm	#50	95	
75 µm	#200	23.4	

Test	Result	Specification	Test Standard
Natural Moisture Content, %	8.9		ASTM D 2216
Liquid Limit			ASTM D 4318
Plasticity Index			ASTM D 4318
Unified Classification System	SM		ASTM D 2487
AASHTO Classification System	A-2-4		AASHTO M145

% Cobble > 3"	% Gravel < 3" - #4	% Sand < #4 - #200	% Silt-Clay < #200
0.0	3.0	73.6	23.4

Diameter D_{60}	Diameter D_{30}	Diameter D_{10}	Coefficient of Uniformity, C_U	Coefficient of Concavity, C_C



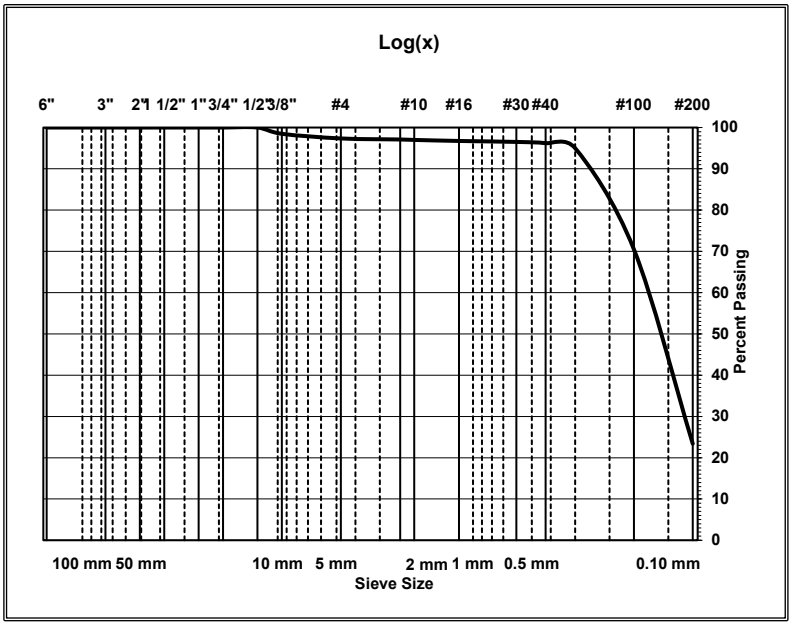


FIGURE B-8

SOIL CLASSIFICATION REPORT

Client: Steward Land Company
1708 East 5550 South STE 18
Ogden, UT 84403

Date of Report: 1/11/2023
Reviewed By:
Lab#: 23SG0100

Project: Hurricane Mixed-Use **Project #:** 220849
Location: Hurricane **Sampled By:** M. Meyers **Date:** 1/5/2023
Type of Sample: Brown Silty, Clayey Gravel with Sand **Tested By:** P. Twitchell **Date:** 1/6/2023
Location of Sample: Test Pit 20 at 4' **Authorized By:** Client **Date:** 1/5/2023

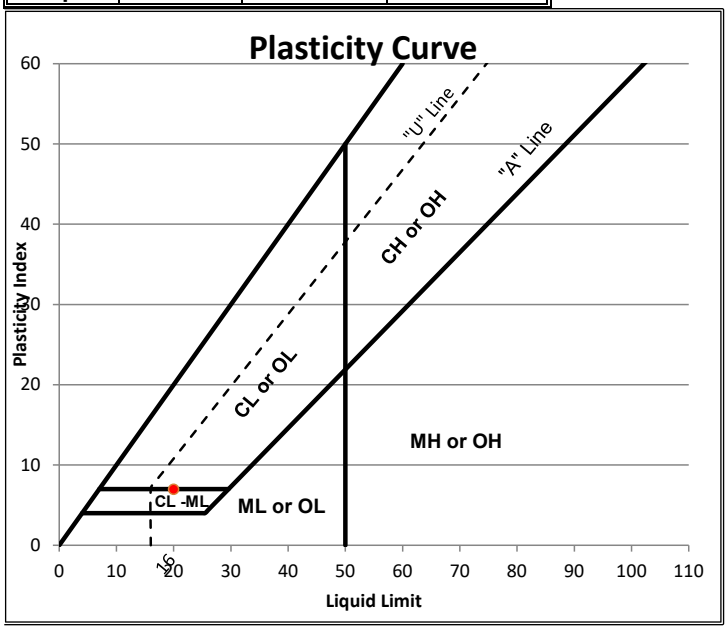
Sieve Analysis , ASTM C136 and C117

Sieve Size		% Passing Cumulative	Specification
150 mm	6"		
75 mm	3"		
50 mm	2"		
37.5 mm	1-1/2"	100	
25 mm	1"	95	
19 mm	3/4"	74	
12.5 mm	1/2"	63	
9.5 mm	3/8"	63	
4.75 mm	#4	58	
2.00 mm	#10	56	
1.18 mm	#16	55	
425 µm	#40	55	
300 µm	#50	54	
75 µm	#200	20.1	

Test	Result	Specification	Test Standard
Natural Moisture Content, %	11.5		ASTM D 2216
Liquid Limit	20		ASTM D 4318
Plasticity Index	7		ASTM D 4318
Unified Classification System	GC-GM		ASTM D 2487
AASHTO Classification System	A-2-4(0)		AASHTO M145

% Cobble > 3"	% Gravel < 3" - #4	% Sand < #4 - #200	% Silt-Clay < #200
0.0	42.0	37.9	20.1

Diameter D_{60}	Diameter D_{30}	Diameter D_{10}	Coefficient of Uniformity, C_U	Coefficient of Concavity, C_C



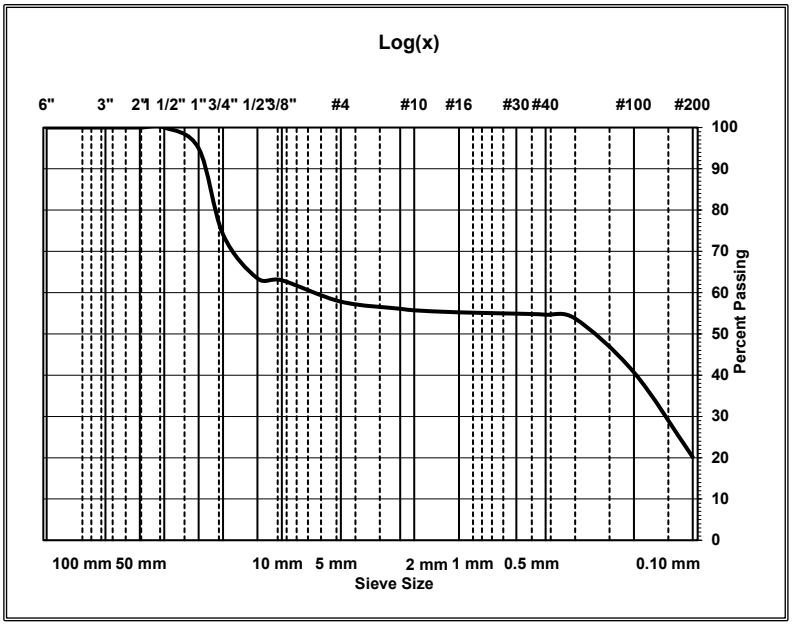


FIGURE B-9

WATER-SOLUBLE SULFATE IN SOIL

Client: Steward Land Company
1708 East 5550 South STE 18
Ogden, UT 84403

Date of Report: 1/19/2023
Reviewed By: Z. Girsberger
Lab#: 23SG0094

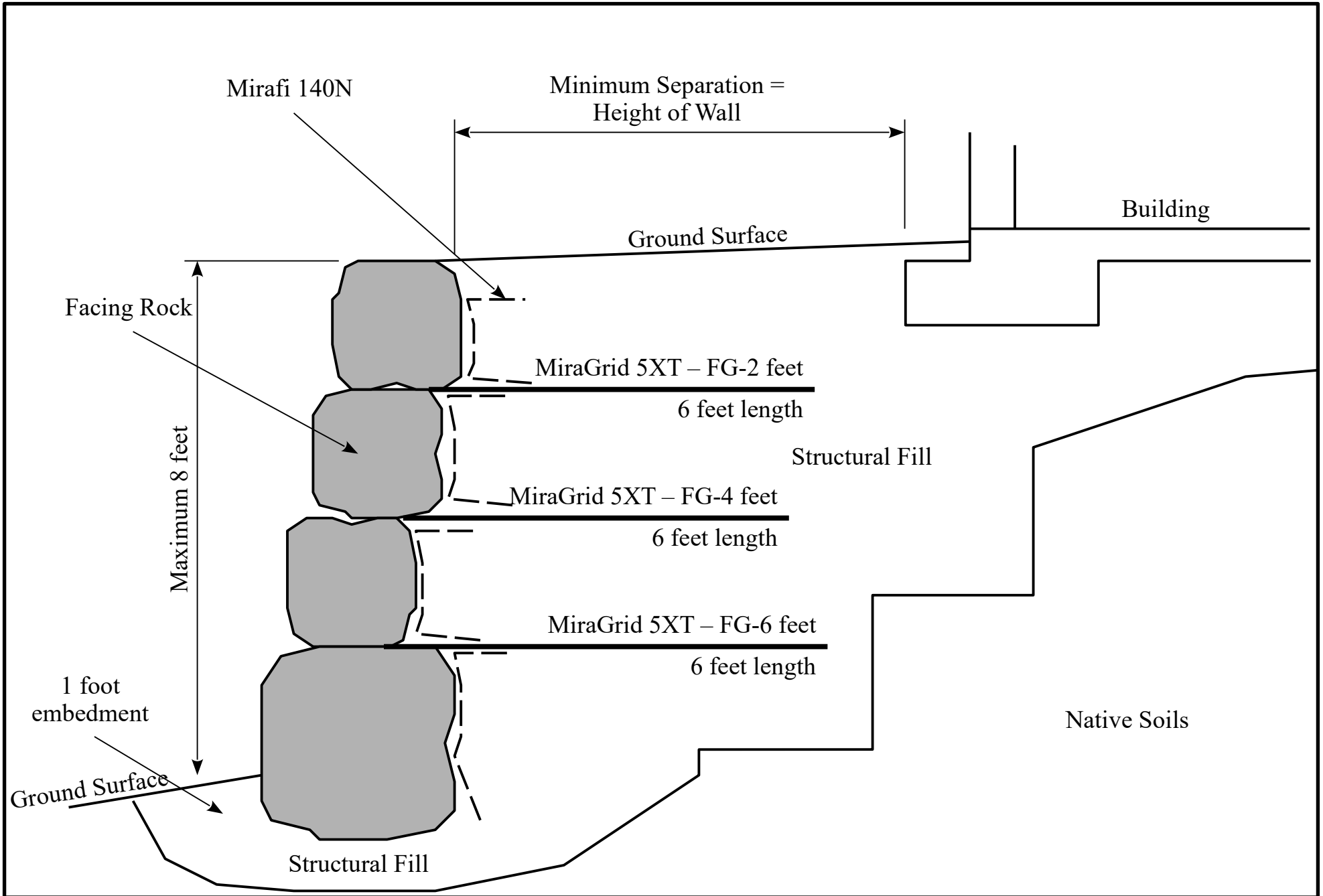
Project: Hurricane Mixed-Use **Project #:** 220849
Location: Hurricane **Sampled By:** M. Meyers **Date:** 1/5/2023
Type of Sample: Brown Silty Sand **Tested By:** A. Pay **Date:** 1/17/2023
Location of Sample: Test Pit 14 at 1' **Authorized By:** Client **Date:** 1/5/2023

Test	Result %	Exposure Class	Test Standard
Percent Water-Soluble Sulfate in Soil	0.55	S2	ASTM C1580

FIGURE B-10

APPENDIX C

Details



LANDMARK TESTING & ENGINEERING

Rockery Wall Detail

Landmark Project No 220849

Figure C-1

COMMITMENT FOR TITLE INSURANCE
ISSUED BY

REAL ADVANTAGE
TITLE INSURANCE COMPANY

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

If all of the Schedule B, Part I—Requirements have not been met within 30 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

REAL ADVANTAGE TITLE INSURANCE COMPANY

BY:_____
William D. Burding, Jr.,
Executive Vice President & General Counsel

Countersigned By:

BY: _____
Ken Higley, Title Officer
Real Advantage Title Insurance Company

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions[; and a counter-signature by the Company or its issuing agent that may be in electronic form].

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AMERICAN LAND TITLE ASSOCIATION

COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.

(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.

(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.

(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I—Requirements; [and]
(f) Schedule B, Part II—Exceptions[; and
(g) a counter-signature by the Company or its issuing agent that may be in electronic form].

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

(i) comply with the Schedule B, Part I—Requirements;
(ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
(iii) acquire the Title or create the Mortgage covered by this Commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions[; and a counter-signature by the Company or its issuing agent that may be in electronic form].

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(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

(e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].

(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

[9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.]

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions[; and a counter-signature by the Company or its issuing agent that may be in electronic form].

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[***Transaction Identification Data for reference only:***
Issuing Agent: Real Advantage Title Insurance Agency
Issuing Office: 5926 S. Fashion Point Drive, Suite 220, South Ogden, UT 84403
Issuing Office's ALTA® Registry ID: 0007598
Loan ID Number:
Commitment Number: 22-13655-RM
Issuing Office File Number: 22-13655-RM
Property Address:] Not Available, Hurricane, UT 84737
[Revision Number:] 1

SCHEDULE A

1. Commitment Date: 07/25/2022 at 8:00 AM
2. Policy to be issued:

   (a) ALTA Owner's Policy
   Proposed Insured: Steward Land Holdings LLC and/or Assigns LLC, a Limited Liability Company
   Proposed Policy Amount: $6,900,000.00
   Proposed Premium Amount: $12,661.00

   (b) ALTA Loan Policy
   Proposed Insured: TBD
   Proposed Policy Amount: $1,000.00
   Proposed Premium Amount: $200.00
   Endorsements:

3. The estate or interest in the Land described or referred to in this Commitment is fee simple
4. The Title is, at the Commitment date, vested in: Mitchell J. Olsen
5. The Land is described as follows:
   See attached Exhibit A.

REAL ADVANTAGE TITLE INSURANCE COMPANY

BY: _____
Authorized Countersignature
Ken Higley, Title Officer

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SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions[; and a counter-signature by the Company or its issuing agent that may be in electronic form].

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SCHEDULE B, PART II
Exceptions

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

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

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.

2. Easements, liens, encumbrances, or claims thereof, which are not shown by public records.

3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey of the land would disclose, and which are not shown by the public records.

4. Any lien, or right to a lien, imposed by the law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public record.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c), or (d) as shown by the public records.

6. Taxes or assessments which are not no payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the record of such agency or by the public records.

7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.

8. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

NOTE: EXCEPTIONS 1-8 HEREIN WILL BE OMITTED FROM AN ALTA EXTENDED OWNERS POLICY AND ALTA EXTENDED LENDERS POLICY.

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9. General Property Taxes for the year 2021 have been paid in the amount of $5,825.18.
   Tax Parcel # H-3-1-31-3009

10. Said property is within the boundaries of Hurricane and Tax District 3, and is subject to any charges and assessments levied thereunder.

11. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.

12. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:
    In favor of: Hurricane City, a Utah Municipal Corporation
    Recorded: 7/10/2019
    Entry No.: 20190027165

13. Claim, right, title or interest to water or water rights, whether or not shown by the public records.

14. Any and all outstanding oil and gas, mining and mineral rights, minerals and ores situated in, upon or under the above described tract of land, together with the right of the proprietor of a vein or lode to extract his ore therefrom should the same be found to penetrate or intersect the premises and the right of ingress and egress for the use of said rights, along with any other rights in connection with or relative to the mining, removal or sale of the same (but not including the right to enter upon the surface of the premises).

15. Subject to the following matters referenced on that certain survey prepared as Job No. 5533-09, by Scott P. Woolsey, License No. 174919

16. NOTE: No existing Deed of Trust appears of record under the current owner(s). If this information is not correct, please notify the Company as soon as possible to provide information regarding the existing loan.

17. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

18. The rights of parties in possession of the subject property under unrecorded leases, contracts, rental or occupancy agreements and any claims, rights or interests arising thereunder.

19. Obtain a copy of the Articles of Incorporation for Steward Land Holdings, LLC.

    NOTE: A search of the Federal and State judgment records revealed no unpaid judgments, tax liens or open bankruptcies in the past eight years (except as noted) against:

    Mitchell J. Olsen

    Steward Land Holdings, LLC.

    NOTE: According to the Official Records, there have been no documents conveying the land described herein within a period of 24 months prior to the date of this commitment,

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except as follows:

NONE.

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EXHIBIT A

The Land referred to herein below is situated in the County of Washington, State of Utah, and is described as follows:

Commencing at the South Quarter Corner of Section 31, Township 41 South, Range 13 West, Salt Lake Base and Meridian; thence North 88°52'58" West along the Section line a distance of 751.16 feet; thence North, a distance of 452.94 feet to the Point of Beginning, said point being on the Northerly right of way line of Highway SR-9; thence South 74°50'08" West, along said right of way line a distance of 765.51 feet; thence North 01°42'49" East, a distance of 1399.98 feet; thence North 67°32'27" East a distance of 327.32 feet; thence South 57°30'11" East, a distance of 335.71, feet; thence North 63°09'32" East, a distance of 269.71 feet; thence North 83°12'08" East, a distance of 265.91 feet; thence North 40°40'01" East, a distance of 312.94 feet; thence South 88°58'18" East, a distance of 189.64 feet, to a point on the Center Section line of said Section 31; thence South 01°01'42" West, along said line a distance of 1070.46 feet; thence South 89°46'38" West, a distance of 131.69 feet; thence South 85°13'16" West, a distance of 211.19 feet: thence South 68°02'47" West, a distance of 332.30 feet; thence North 88°52'58" West a distance of 111.09 feet; thence South 01°07'02" West a distance of 320.61 feet to the Point of Beginning.

LESS and EXCEPTING the following described Parcel:

Commencing at the South Quarter Corner of Section 31, Township 41 South, Range 13 West, Salt Lake Base and Meridian; thence South 89°58'47" West a distance of 511.39 feet; thence North 00°01'13" West a distance of 1040.89 feet to the Southwest Corner of an existing 1 acre well site Parcel, and the Point of Beginning; thence North 00°01'13" West a distance of 208.71 feet; thence North 89°58'47" East a distance of 208.81 feet; thence South 00°01'13" East a distance of 208.71 feet; thence South 89°58'47" West a distance of 208.71 feet to the Point of Beginning.

Tax Parcel #: H-3-1-31-3009

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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-09
Receipt No. _____

Name: Hurricane Holdings IA LLC (Kenneth Wong) Telephone: _____

Address: 132 North Old Highway 91, Hurricane, Ut 84737 Fax No. _____

Email: kwong@bestigeholdings.com Agent Email: gmeyers@bushandgudgell.com

Agent (If Applicable): Bush & Gudgell Inc (Gregg Meyers) Telephone: 801-631-0742

Address/Location of Subject Property: 132 North Old Highway 91, Hurricane, Ut 84737

Tax ID of Subject Property: H-HSU-1 Number of Lots: 2

Subdivision Name: Hurricane Storage Units Partial Amendment A Phase: N/A

Submittal Requirements:

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

1. The final plat shall show:

X 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.

X 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.

X 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.

X 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.

X e. True angles and distances to the nearest established street lines or official monument, which shall be accurately described on the plat and shown by appropriate symbols.

__X__f. All street center line data must be shown, together with its relationship to the property lines, corners, etc.

__X__g. The accurate location of all monuments shall be shown on the plat, and shall be identified, including all United States, State, County, or other official monuments.

__X__h. The dedication to the public of all streets and highways included in the proposed subdivision (except approved private streets).

__X__i. Street monuments shall be installed by the subdivider in accordance with the requirements of City Standards. Locations of said monuments shall be approved by the City Engineer and indicated on the subdivider's plat by the appropriate symbols.

__X__j. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common uses by all property owners.

__X__k. Where it is proposed that streets be constructed on property controlled by a public agency or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company and entered on the final plat in a form approved by the City Attorney.

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

__X__a. A registered professional land surveyor's certificate of survey, together with a statement that: (a) the surveyor holds a license in accordance with Title 58, Chapter 22 of the Utah Code, Professional Engineers, and Professional Land Surveyor's Licensing Act; (b) the surveyor has completed a survey of the property described on the plat in accordance with Section 17-23-17 of the Utah Code and has verified all measurements; (c) has placed monuments as represented on the plat. Plat must be signed and stamped by the licensed surveyor prior to final plat submittal.

__X__b. The owner's certificate of dedication of all streets, roads, rights-of-way, or other parcels intended for the use and benefit of the general public.

__X__c. Mortgagee or other lien holder's Consent to Record, if applicable.

__X__d. A notary public's acknowledgement space for the signature of the mortgagee and/or each owner signing the plat.

__X__e. Certificate of approval of Ash Creek Special Service District.

__X__f. Certificate of approval of the City Engineer.

__X__g. Certificate of approval of the City Council, as evidenced by the signature of the mayor

__X__h. Certificate of approval as to form executed by the City Attorney.

__X__i. A one and one-half inch by five-inch (1 ½" x 5") space in the lower right-hand corner of the drawing for the use of the County Recorder.

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

__X__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

__X__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.

__X__c. Title report, updated within 30 days, for the property being subdivided.

__X__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: _____

Southern Utah Title Company

Version Log - 1st Amended

This version log is for informational purposes only and is not part of the attached form.

The Company adopted a new template for the attached form effective 08-01-2018.

Updates

1	Added exception 32.
2	Changed report for to *"Subdivision Report prepared for "HURRICANE STORAGE UNITS PARTIAL AMENDMENT "B", a proposed subdivision"*.
3	Changed property legal description to *"Beginning at a point that lies South 00°27'44" West along the section line 45.70 feet from the Center Quarter Corner of Section 4, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and running thence North 56°01'01" East 692.27 feet; thence northwesterly along a 245.00 foot radius non-tangent curve to the right, (long chord bears North 32°09'04" West a distance of 114.46 feet), center point lies North 44°20'25" East through a central angle of 27°01'02" a distance of 115.53 feet; thence North 18°38'32" West 75.27 feet; thence northwesterly along a 35.00 foot radius curve to the left, (long chord bears North 63°58'47" West a distance of 49.79 feet), center point lies South 71°21'28" West through a central angle of 90°40'29" a distance of 55.39 feet to the South right-of-way line of Old Highway 91, thence along said right-of-way the following two (2) courses and distances: 1) North 70°40'58" East 689.05 feet and 2) northeasterly along a 1050.00 foot radius curve to the left, (long chord bears North 62°17'55" East a distance of 306.20 feet), center point lies North 19°19'02" West through a central angle of 16°46'05" a distance of 307.29 feet; thence leaving said right-of-way line and running South 44°36'25" East 454.64 feet; thence South 42°52'20" West 340.66 feet; thence South 42°42'58" West 290.88 feet; thence South 59°23'43" West 171.52 feet; thence South 52°53'28" West 213.44 feet; thence South 78°41'43" West 958.57 feet to the center quarter section line, thence North 00°27'44" East along said line 243.78 feet to the point of beginning. Proposed "HURRICANE STORAGE UNITS PARTIAL AMENDMENT "B" Tax Serial No. H-HSU-1"*.
4	Changed exception #31 content to *"Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on the Proposed Plat of "HURRICANE STORAGE UNITS PARTIAL AMENDMENT "B""."*.

Transaction Identification Data for reference only:
Report Number: 226812 - 1st Amended
Searcher: Jarom Taylor
Searcher Utah License Number: 691339
Searcher Contact: (435) 634-7991 | jarom@sutc.com

SCHEDULE A

1. Effective Date: January 17, 2023 at 7:00AM

2. Report: Subdivision Report prepared for "HURRICANE STORAGE UNITS PARTIAL AMENDMENT "B", a proposed subdivision

3. Title to the fee simple estate or interest in the land is at the Effective Date vested in:
Hurricane Holdings IA LLC, a Utah limited liability company

4. The land referred to in this Report is situated in the County of Washington, State of Utah, and described as follows:
See attached Exhibit A-Legal Description

Southern Utah Title Company

By: Joseph McPhie
Authorized Signatory

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EXHIBIT A
Legal Description

Beginning at a point that lies South 00°27'44" West along the section line 45.70 feet from the Center Quarter Corner of Section 4, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and running thence North 56°01'01" East 692.27 feet; thence northwesterly along a 245.00 foot radius non-tangent curve to the right, (long chord bears North 32°09'04" West a distance of 114.46 feet), center point lies North 44°20'25" East through a central angle of 27°01'02" a distance of 115.53 feet; thence North 18°38'32" West 75.27 feet; thence northwesterly along a 35.00 foot radius curve to the left, (long chord bears North 63°58'47" West a distance of 49.79 feet), center point lies South 71°21'28" West through a central angle of 90°40'29" a distance of 55.39 feet to the South right-of-way line of Old Highway 91, thence along said right-of-way the following two (2) courses and distances: 1) North 70°40'58" East 689.05 feet and 2) northeasterly along a 1050.00 foot radius curve to the left, (long chord bears North 62°17'55" East a distance of 306.20 feet), center point lies North 19°19'02" West through a central angle of 16°46'05" a distance of 307.29 feet; thence leaving said right-of-way line and running South 44°36'25" East 454.64 feet; thence South 42°52'20" West 340.66 feet; thence South 42°42'58" West 290.88 feet; thence South 59°23'43" West 171.52 feet; thence South 52°53'28" West 213.44 feet; thence South 78°41'43" West 958.57 feet to the center quarter section line, thence North 00°27'44" East along said line 243.78 feet to the point of beginning.

Proposed "HURRICANE STORAGE UNITS PARTIAL AMENDMENT "B"
Tax Serial No. H-HSU-1

***

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SCHEDULE B
Exceptions

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be by an inspection of the land or which may be asserted by persons in possession, or claiming be in possession, thereof.

2. Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.

4. Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.

6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the records or attaching subsequent to the effective date hereof but prior to the date the proposed acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

9. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.

10. Rights of way for any roads, ditches, canals, or transmission lines now existing over, under, or across said property.

11. Taxes for the current year 2023 which are liens, but not yet due or payable. (NOTE: Taxes for the year 2022, at $112,742.00, under Tax Serial No. H-HSU-1, Account No. 1079686, are PAID.)

12. Less and Excepting therefrom all oil, gas and other mineral rights and rights thereto. (No information is given or implied as to the ownership of said oil, gas and minerals)

13. Subject to any Reservations, Exceptions and Easements as set forth on Patent from the United States, recorded March 30, 1928, as Entry No. 29777 , in Book S, at Pages 852-853, Official Washington County Records.

14. Subject to Right-of-Way 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 transmissions wires over, and poles with necessary fixtures to support said wires in and upon the property herein described, and rights incidental thereto, as set forth in Deed recorded January 8, 1931, as Entry No. 33437 , in Book S-2, at Pages 55-56, Official Washington County Records. (General Easement affecting the Northwest Quarter of the Southeast Quarter (NW¼SE¼) and the Southeast Quarter of the Northeast Quarter (SE¼NE¼), Section 4)

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15. Subject to the following reservations, as set forth on Warranty Deed from Van Sullivan and Ada Sullivan, husband and wife, Grantor, to Leland Sullivan and Lula B. Sullivan, his wife, Grantee recorded November 8, 1955, as Entry No. 99110 , in Book S-5, at Page 333, Official Washington County Records:

    Reserving, however, to the grantors, their heirs and assigns, all oil, gas and mineral rights in the above conveyed property

16. Subject to a 7 foot Right of Way Easement, dated December 16, 1971, in favor of The Mountain States Telephone and Telegraph Company, for a right of way and easement for communication and other facilities and rights incidental thereto, recorded January 13, 1972, as Entry No. 147530 , in Book 114, at Page 24, Official Washington County Records.

17. Subject to a 7 foot Right of Way Easement, dated December 16, 1971, in favor of The Mountain States Telephone and Telegraph Company, for a right of way and easement for communication and other facilities and rights incidental thereto, recorded January 13, 1972, as Entry No. 147531 , in Book 114, at Page 25, Official Washington County Records.

18. Subject for Right of Way Easement, in favor of The Mountain States Telephone and Telegraph Company, for a right of way and easement for communication and other facilities and rights incidental thereto, recorded APRIL 19, 1982, in Book 308, at Pages 560-561, Official Washington County Records. (General Easement-Exact location un-defined)

19. Liability to Assessments levied by the Ash Creek Special Service District, as disclosed by Instrument recorded October 16, 1985, as Entry No. 283078 , in Book 390, at Pages 907-916, Official Washington County Records. (Affects this and other property)

20. Ordinance No. CC-92917-3, created by Hurricane City Council for the Hurricane redevelopment project area #3, recorded October 26, 1992, as Entry No. 418021 , in Book 687, at Pages 569-580, Official Washington County Records.

21. Liability to Assessments levied by the City of Hurricane for adopting the redevelopment plan amendment for the Hurricane redevelopment Project Area #3, as disclosed by Ordinance No. CC-921105-1 recorded December 4, 1992, as Entry No. 421112 , in Book 695, at Pages 641-654, Official Washington County Records.

22. Subject to an Easement in favor of PACIFICORP, AN OREGON CORPORATION, DBA UTAH POWER & LIGHT COMPANY, for construction, operation, maintenance, repair, alteration, enlargement, inspection, relocation and replacement of underground electric transmission and distribution lines, communications circuits, fiber optic cables and associated facilities, with the necessary transformers, transformer pads, pull boxes, service pedestals, control buildings and other facilities, and rights incidental thereto, as set forth in said instrument recorded APRIL 23, 1993, as Entry No. 431452 , in Book 722, at Pages 6-7, Official Washington County Records.

23. Subject to a Right of Way Easement in favor of HURRICANE CITY, for use, operate, inspect, repair, maintain, replace or remove a roadway and public utilities, and rights incidental thereto, as set forth in said instrument recorded December 13, 1993, as Entry No. 451952 , in Book 778, at Pages 862-865, Official Washington County Records.

24. The herein described property abuts Old Highway 91. Subject to Controlled Access as may be contemplated by the Utah Department of Transportation in accordance with Section 41-6A-714, Utah Code Annotated, as Amended 2005, said property is subject to the Conditions and Restrictions affecting said Highway.

25. Conditions and Reservations, as created in Special Warranty Deed, dated September 21, 2007, executed by and between Winding River Associates, LLC, a Utah Limited Liability Company, as GRANTOR and Gateway Commercial Center, LLC, a Utah Limited Liability Company, as GRANTEE, recorded November 2, 2007, as Doc. No. 20070053233 , Official Washington County Records.

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For reference only:

26. Liability to Assessments levied by the Board of County Commissioners of Washington County, Utah, creating and establishing a Special Service District ("Hurricane Valley Fire Special Service District") to provide for fire protection, paramedic services, and ambulance services, as disclosed by Resolution No. R-2007-1203, recorded December 22, 2009, as Doc. No. 20090048182 , Official Washington County Records. (Affects this and other property)

    A Resolution Amending the Boundary of the Hurricane Valley Fire Special Service District, recorded March 1, 2010, as Doc. No. 20100006648 , Official Washington County Records.

    2nd Amended Hurricane Valley Fire Special Service District, recorded December 30, 2010, as Doc. No. 20100044122 , Official Washington County Records.

    Resolution No. R-2015-1946, A Resolution Amending the Boundary of the Hurricane Valley Fire Special Service District to include the Corporate Limits of the City of Hurricane, recorded November 9, 2015, as Doc. No. 20150039260 , Official Washington County Records and Hurricane Valley Fire District 3rd Amended, recorded November 9, 2015, as Doc. No. 20150039261 , Official Washington County Records.

    Hurricane Valley Fire District 4th Amended, Extended & Clarified, recorded December 14, 2015, as Doc. No. 20150043173 , Official Washington County Records.

    5th Amended & Extended Hurricane Valley Fire District Local Entity Plat, recorded November 8, 2019, as Doc. No. 20190046477 , Official Washington County Records, A Resolution Amending the Boundary of The Hurricane Valley Fire Special Service District to Include the Area Within the Rockville-Springdale Fire Special Service District, recorded November 8, 2019, as Doc. No. 20190046478 , Official Washington County Records and Certificate of Boundary Adjustment, with 5th Amended and Extended Hurricane Valley Fire District Local Entity Plat Boundary Description, recorded November 8, 2019, as Doc. No. 20190046479 , Official Washington County Records.

27. Subject to a Right-of-Way Easement and Private Sewer Agreement, dated March 4, 2013, executed by and between ASH CREEK SPECIAL SERVICE DISTRICT and GATEWAY COMMERCIAL CENTER, LLC, A LIMITED LIABILITY COMPANY, recorded March 6, 2013, as Doc. No. 20130008361 , Official Washington County Records.

28. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on the Official Plat of "HURRICANE STORAGE UNITS", Official Washington County Records.

29. Subject to following as set forth and located on the ALTA/NSPS Land Title Survey prepared by D. Gregg Meyers, PLS, of Bush & Gudgell, Inc., dated July 25, 2022, and last revised August 1, 2022, designated as Job No. 221104.

30. Deed of Trust, Assignment of Leases and Rents, Assignment of Contracts, Security Agreement and Fixture Filing, dated August 4, 2022, executed by Hurricane Holdings IA LLC, a Utah Limited Liability Company, and Hurricane Holdings IB LLC, a Utah Limited Liability Company, as TRUSTOR, to Southern Utah Title Company, its successors and assigns, as TRUSTEE, in favor of KeyBank National Association, its successors, participants, and assigns, as BENEFICIARY, to secure the payment of $14,675,000.00 and interest, recorded August 4, 2022, as Doc. No. 20220037918 , Official Washington County Records.

    Modification Agreement on said Deed of Trust, recorded September 7, 2022, as Doc No.20220042184 Official Washington County Records.

31. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on the Proposed Plat of "HURRICANE STORAGE UNITS PARTIAL AMENDMENT "B"".

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32. This Report and the information shown herein is limited to proposed "HURRICANE STORAGE UNITS PARTIAL AMENDMENT "B", no information is given or implied as to the remaining lots or property.

33. This report is provided for information purposes only and is not intended to be a Commitment to issue Title Insurance.

Note: The names on Schedule A have been checked for judgments and, if any were found, are disclosed on Schedule B of this Report.

***

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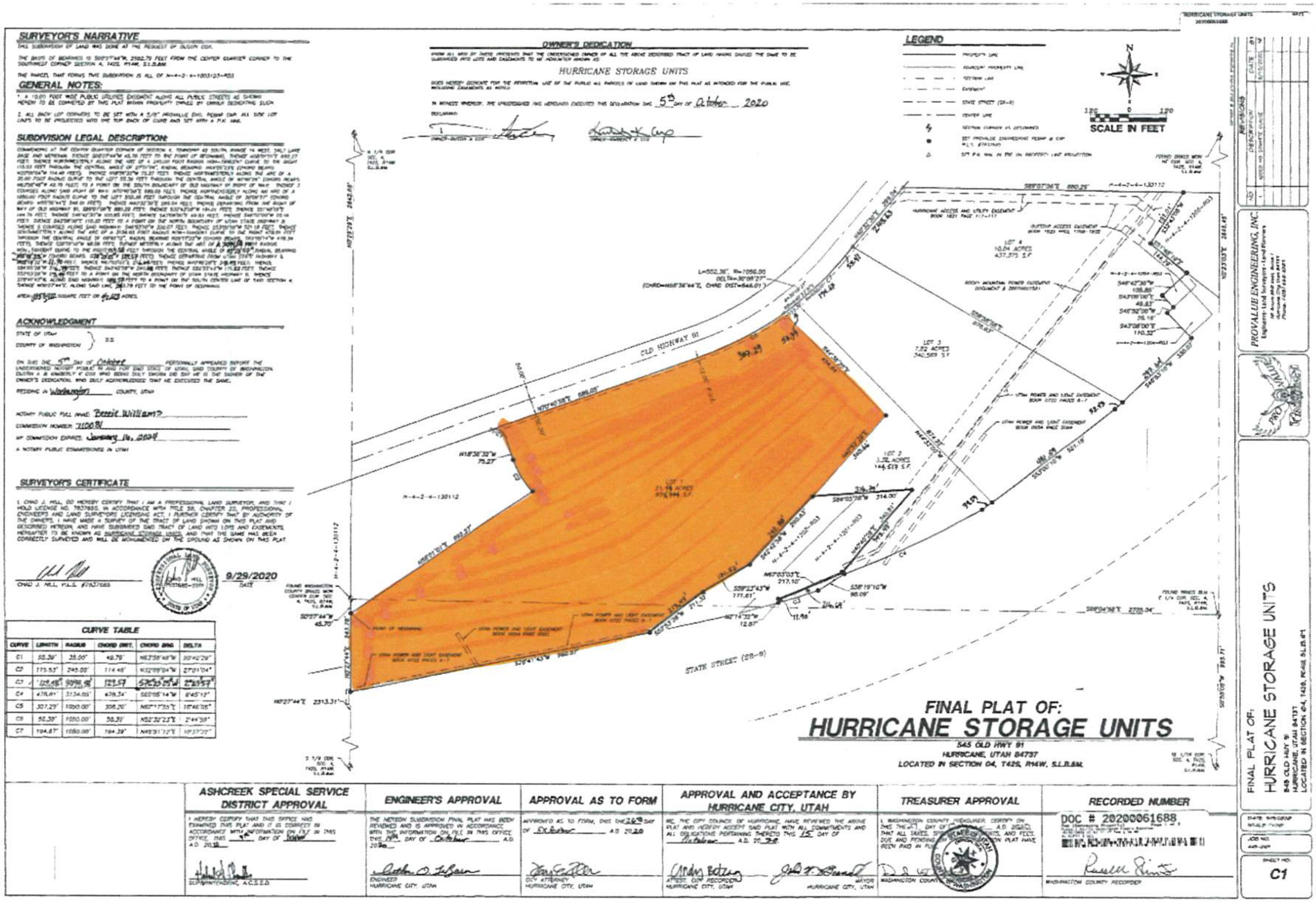
For reference only:

This map is for information purposes only and is in no way to be incorporated as being part of this Commitment and/or Title Insurance Policy.



,

WULFENSTEIN JAMES, ET AL
H-LOR-A-103
128 N LONE ROCK DR # 103
HURRICANE, UT 84737

VANDY PROPERTIES LLC
H-HSU-2
329 S 985 W
HURRICANE, UT 84737

AMOS SHAWN
H-LOR-A-202
1170 N MAIN ST
OREM, UT 84057

PERFECT STORM UT LLC
H-4-2-4-143
3742 TYNDALE DR
MEMPHIS, TN 38125

HURRICANE HOLDINGS IA LLC
H-HSU-1
1887 GOLD DUST LN
PARK CITY, UT 84060

COE BRYON D
H-LOR-A-101
128 N LONE ROCK DR 4101
HURRICANE, UT 84737

VANDERHORST TYLER & HARMONY TRS
H-4-2-4-1201-RD3
329 S 985 W
HURRICANE, UT 84737

VANDERHORST TYLER & HARMONY TRS
H-4-2-4-1202-RD3
329 S 985 W
HURRICANE, UT 84737

LONE ROCK CONDOMINIUMS LLC
H-LOR-B-COMMON
270 E 930 S
OREM, UT 84058

CAPITAL FUELS UTAH 3 LLC
H-4-2-4-130112
140 W 2100 S STE 234
SALT LAKE CITY, UT 84115

LOPEZ JONATHAN GEOVANY RUIZ
H-LOR-A-301
128 N LONE ROCK DR # A301
HURRICANE, UT 84737

RHODES RYAN
H-LOR-A-302
11217 S HAMPTON WAY
SOUTH JORDAN, UT 84009

SCTTC LLC
H-HSU-3
823 S 1740 W
SAINT GEORGE, UT 84790

,

LAW ADAM
H-LOR-A-303
10770 W HIGHLAND AVE # 90
PHOENIX, AZ 85037

,

NEWPORT CAITLIN ELISE
H-LOR-A-203
128 N LONE ROCK DR UNIT A203
HURRICANE, UT 84737

LONE ROCK CONDOMINIUMS LLC
H-LOR-A-102
270 E 930 S
OREM, UT 84058

STOR-N-LOCK PARTNERS 22 LLC
H-4-2-4-423
678 E VINE ST STE 9
SALT LAKE CITY, UT 84107

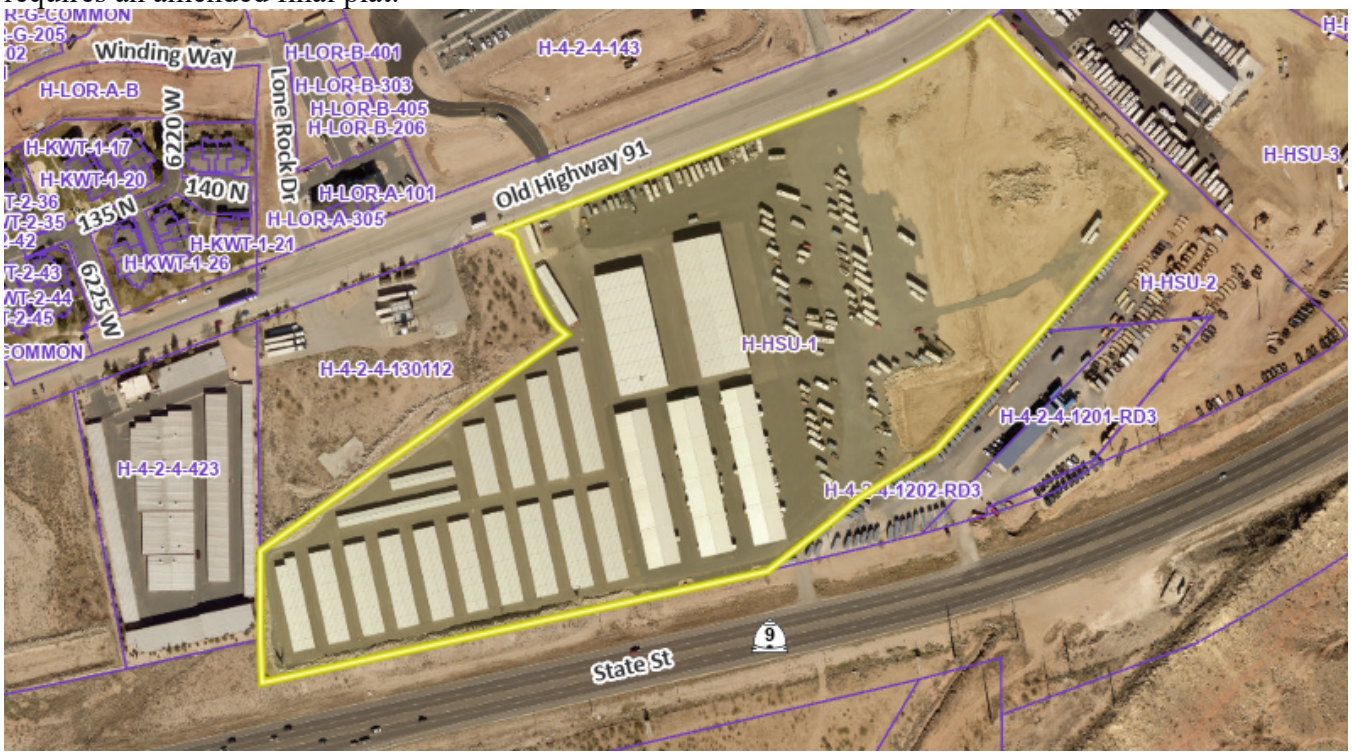
MARTINEZ-DELATORRE MAYRA A, ET AL
H-LOR-A-201
128 N LONE ROCK DR # A201
HURRICANE, UT 84737

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**03/23/2023**
Application Number:	2023-AFP-09
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Hurricane Holdings IA LLC (Kenneth Wong)
Agent:	Bush & Gudgell (Gregg Meyers)
Request:	Approval of an Amended Final Plat
Location:	132 N Old Highway 91
Zoning:	M-1
General Plan Map:	Light Industrial/Business

Discussion: The applicant has applied to amend the final plat for Hurricane Storage Units Lot 1 to split off a piece of property into a new Lot 1A. This is the lot with the Max Storage facility on it and would subdivide off the undeveloped part of the property Any further subdivisions within a subdivision requires an amended final plat.



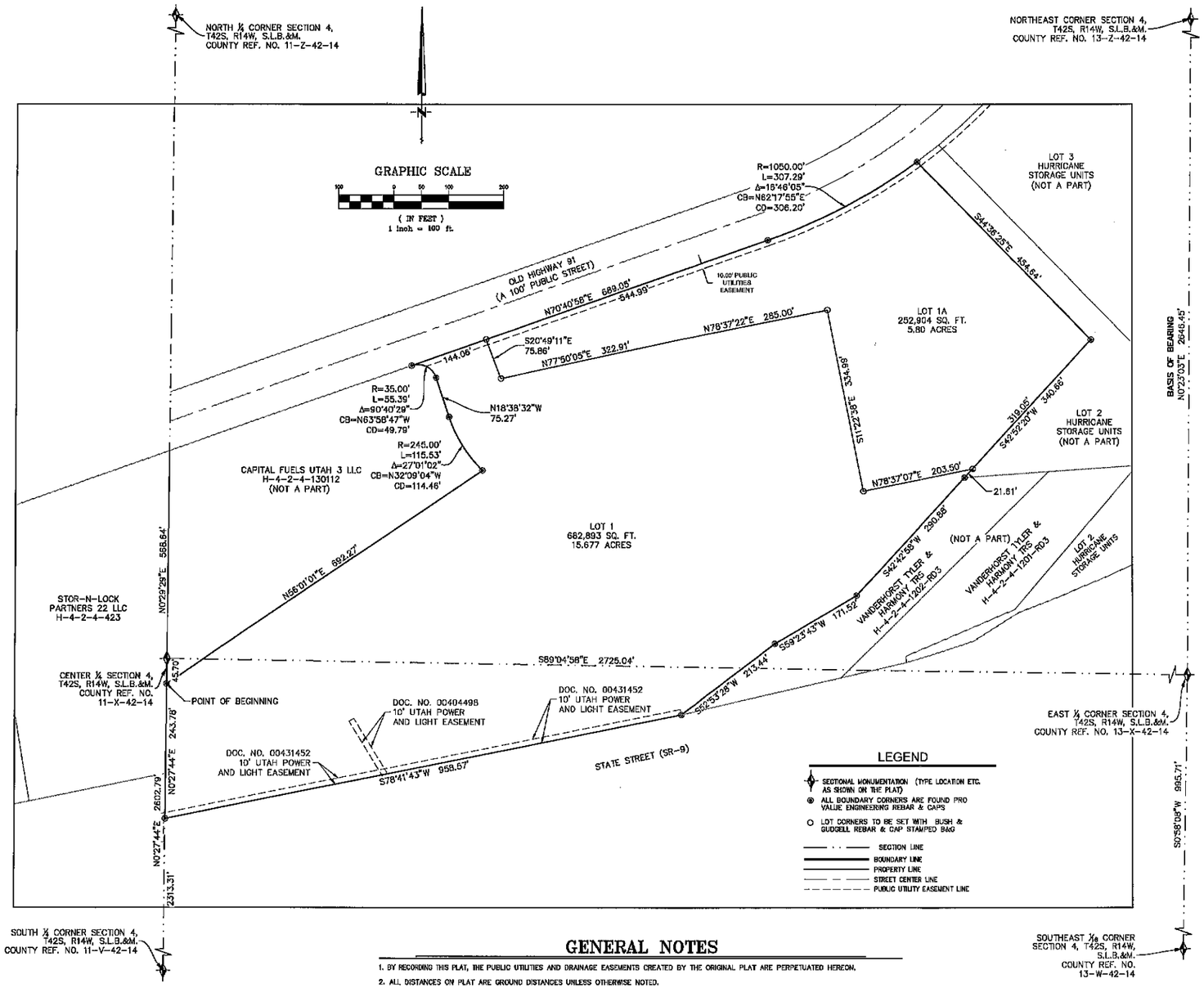
JUC Comments

1. **Public Works:** How will the new lot be accessed
2. **Power:** No comments
3. **Water:** No comments
4. **Streets:** Drainage waterway in the back of the lot should be addressed.
5. **Sewer:** In the back of the lot.
6. **Engineering:** Name on the plat needs to be changed. Cross access agreement with the two properties probably needed.
7. **Fire:**No comments received
8. **Cable/Phone/Gas/Water Conservancy/Parks:** No comments

Staff Comments

1. The plat does meet amended final plat standards contained in Utah Code 10-9a-608. Subdivision Amendments, updated in 2022. The following are the key items:
    a. Depicts only the portion of the subdivision that is proposed to be amended
    b. Includes a plat name distinguishing the amended plat from the original plat
    c. Describe the differences between from the original plat.
    d. Includes references to the original plat
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. The shape of the newly created lot implies that there will be some cross-access with the existing Lot 1. Staff will need to see a plan to limit access on Old Highway 91.

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



LEGEND

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- ALL BOUNDARY CORNERS ARE FOUND PRO VALUE ENGINEERING REBAR & CAPS
- LOT CORNERS TO BE SET WITH BUSH & GUDGELL REBAR & CAP STAMPED B&G
- SECTION LINE
- BOUNDARY LINE
- PROPERTY LINE
- STREET CENTER LINE
- PUBLIC UTILITY EASEMENT LINE

GENERAL NOTES

1. BY RECORDING THIS PLAT, THE PUBLIC UTILITIES AND DRAINAGE EASEMENTS CREATED BY THE ORIGINAL PLAT ARE PERPETUATED HEREON.
2. ALL DISTANCES ON PLAT ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. THE PARENT PARCEL FOR THIS DEVELOPMENT IS H-HSU-1.
4. HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.

AMENDMENT NOTE

THE PURPOSE OF THIS PLAT AMENDMENT IS TO DIVIDE LOT 1, HURRICANE STORAGE UNITS, DOCUMENT NO. 20200061688, OFFICIAL RECORDS WASHINGTON COUNTY, INTO TWO LOTS. NO OTHER CHANGES WERE INTENDED OR MADE. NO EASEMENTS WERE CHANGED OR RECONFIGURED BY THIS PLAT.

SURVEYOR'S CERTIFICATE

I, D. GREGG MEYERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 312770 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER(S), I HAVE SUBDIVIDED SAID TRACT OF LAND DESCRIBED HERE ON INTO LOTS AND PUBLIC EASEMENTS, HEREAFTER TO BE KNOWN AS:

HURRICANE STORAGE UNITS PARTIAL AMENDMENT "A"

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DRAFT 01/19/23

DATE:
BUSH AND GUDGELL INC.

PROFESSIONAL LAND SURVEYOR
LICENSE #312770
D. GREGG MEYERS
STATE OF UTAH

D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 312770

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES SOUTH 00°27'44" WEST ALONG THE SECTION LINE 45.70 FEET FROM THE CENTER QUARTER CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 56°01'01" EAST 692.27 FEET; THENCE NORTHWESTERLY ALONG A 245.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 32°09'04" WEST A DISTANCE OF 114.46 FEET), CENTER POINT LIES NORTH 44°20'25" EAST THROUGH A CENTRAL ANGLE OF 27°01'02" A DISTANCE OF 115.53 FEET; THENCE NORTH 18°38'32" WEST 75.27 FEET; THENCE NORTHWESTERLY ALONG A 35.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 63°58'47" WEST A DISTANCE OF 49.79 FEET), CENTER POINT LIES SOUTH 71°21'28" WEST THROUGH A CENTRAL ANGLE OF 90°40'29" A DISTANCE OF 55.39 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OLD HIGHWAY 91, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTH 70°40'58" EAST 689.05 FEET AND 2) NORTHEASTERLY ALONG A 1050.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 62°17'55" EAST A DISTANCE OF 306.20 FEET), CENTER POINT LIES NORTH 19°19'02" WEST THROUGH A CENTRAL ANGLE OF 16°46'05" A DISTANCE OF 307.29 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING SOUTH 44°36'25" EAST 454.64 FEET; THENCE SOUTH 42°52'20" WEST 340.66 FEET; THENCE SOUTH 42°42'58" WEST 290.88 FEET; THENCE SOUTH 59°23'43" WEST 171.52 FEET; THENCE SOUTH 52°53'28" WEST 213.44 FEET; THENCE SOUTH 78°41'43" WEST 958.57 FEET TO THE CENTER QUARTER SECTION LINE, THENCE NORTH 00°27'44" EAST ALONG SAID LINE 243.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 935,797 SQUARE FEET OR 21.48 ACRES.

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO THE CITY OF HURRICANE, PUBLIC EASEMENTS OVER, ON UNDER AND ACROSS ALL AREAS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE CITY OF HURRICANE AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS AND CONVEYANCES GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

HURRICANE HOLDINGS IA LLC
(A UTAH LIMITED LIABILITY COMPANY)

BY: KENNETH WONG
ITS: MANAGER

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THE ___ DAY OF _____ 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KENNETH WONG WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF HURRICANE HOLDINGS IA, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF HURRICANE HOLDINGS IA, LLC, AND HE DID 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

HURRICANE STORAGE UNITS PARTIAL AMENDMENT A (AMENDING LOT 1)

LOCATED IN
EAST 1/2 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL	RECORDED No.
THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____	APPROVED AS TO FORM, THIS THE ____ DAY OF _____ A.D. 20____	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.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____ A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
SUPERINTENDENT ASH CREEK S.S.D.	ENGINEER, CITY OF HURRICANE	CITY ATTORNEY, CITY OF HURRICANE	ATTEST: CITY RECORDER, HURRICANE, UT / NANETTE BILLINGS, MAYOR, HURRICANE, UT	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

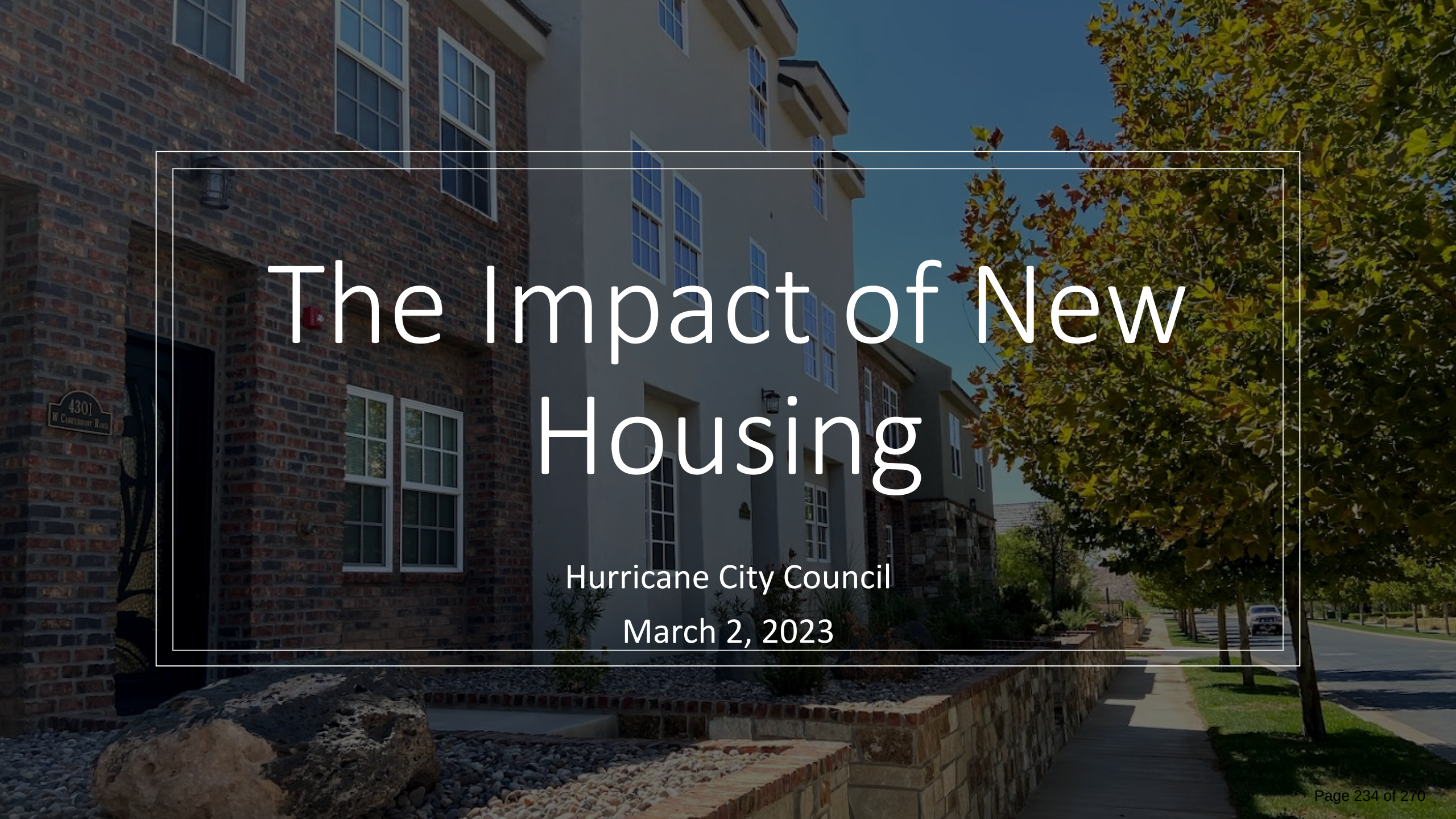
No.	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone: (435) 673-3237 Fax: (435) 673-3161
www.bushandgudgell.com

Drawn : DAS Date : 10/20/2023
Email : gregmeyers@bushandgudgell.com
Checked : DGM
Approved : DGM
Scale : 1" = 100'
Job No : 221103

HURRICANE STORAGE UNITS PARTIAL AMEND. A
LOCATED IN
EAST 1/2 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

SHEET 1
1 SHEETS
FILE: 221103PLAT



The Impact of New Housing

Hurricane City Council

March 2, 2023

Outline

- Housing Availability and Affordability
- Economic Development
- City Services and Revenues
- The Start of our Conversation

Why Would the City Want New Housing?

- Housing is one of the most vital services the City supports
- Almost every other service the City offers is to support housing and families.
- The City would want to adopt smart housing policies that would support housing, households, and support economic growth

Housing Affordability

What is affordable housing

"Housing is considered affordable when no more than 30% of a household's income is spent on housing and utilities. Affordable Housing is housing that those making 30%, 50%, and 80% of the area's median income can afford a housing unit without spending more than 30% of their income."

-Hurricane City Moderate Income Housing Plan

	Affordable Monthly Payments for Household	
Median Income Percentage	3 Person	4 Person
30%	$ 575.8	$ 693.8
50%	$ 933.8	$ 1,036.3
80%	$ 1,492.5	$ 1,657.5

Keys to Affordable Units

- **Market Provided (Naturally Occurring) Units:** These units are available on the open market and are affordable.

- **Dedicated Affordable Units:** These units have some deed or government restrictions to maintain affordability. Washington County Area

Market Rate Units

- Increasing Housing Supply Tends to lead to lower home prices in two ways

  1. The increase in the number of units in an area, adding to more supply and therefore decreasing prices overall

  2. Those in higher income brackets tend to move to newer units and therefore freeing up older more affordable units

Market Rate Units

- One study found that increasing the housing supply tends to cause “sales prices to decrease because new housing units alleviate demand pressure on existing housing units” (Li) within metropolitan areas
- Another Study Found:
  - *The short-run effect of new market-rate housing on the market for middle- and low-income housing is crucial to the current policy debate, where government intervention and market-based strategies are often pitted against each other. My results suggest that new market-rate construction loosens the housing market in such areas and, moreover, could do so in less than five years. This implies that market-based strategies can play an important role in improving housing affordability for middle- and low-income households.* (Mast and Upjohn Institute for Employment Research)
  - *Vouchers or policies that reduce the marginal cost of providing housing (such as property tax or utility rate reductions) may be necessary to lower prices in this segment (extremely low-cost) of the market. In addition, while I focus on regional effects, new buildings could have very different effects on their immediate area, where they may change amenities or household composition in ways that affect prices.* (Mast and Upjohn Institute for Employment Research)
-

Market Rate Units

Another Study found the following about new units:

- *When a new apartment comes on the market, it starts a chain reaction. Often, the person who rents the new apartment is moving out of an old apartment in the same metropolitan area. That creates a vacancy that can be filled by another renter. That person, in turn, may be vacating a third apartment. These “moving chains” can extend for six or more steps*

Market Rate in Hurricane

- Home Prices haven risen over the last few years

- Large Demand for Housing
  - Hurricane's vacancy rate for long term units fell from 2010 to 2020 in every area except for seasonal vacancy (short-term rentals and winter homes).

  - According to NIAExcel, multifamily has less than a 1% vacancy in Washington County as of the second quarter of 2022 (NAI Excel NAI Vegas Commercial Real Estate Services p. 24).

Economic and Commercial Growth

Housing greatly impacts an area's ability for economic growth.

1. Providing workforce housing

2. Providing a customer base

This Photo by Unknown Author is licensed under CC BY

Workforce Housing

- Hurricane City staff has discussed with some of the business owners Hurricane City what challenges they face with growing and sustaining their businesses. All cited the availability of housing as a major, if not the primary, concern.

- Two major employers, Balance of Nature and Interstate Rock, have proposed housing developments that they would build to provide housing for their employees.

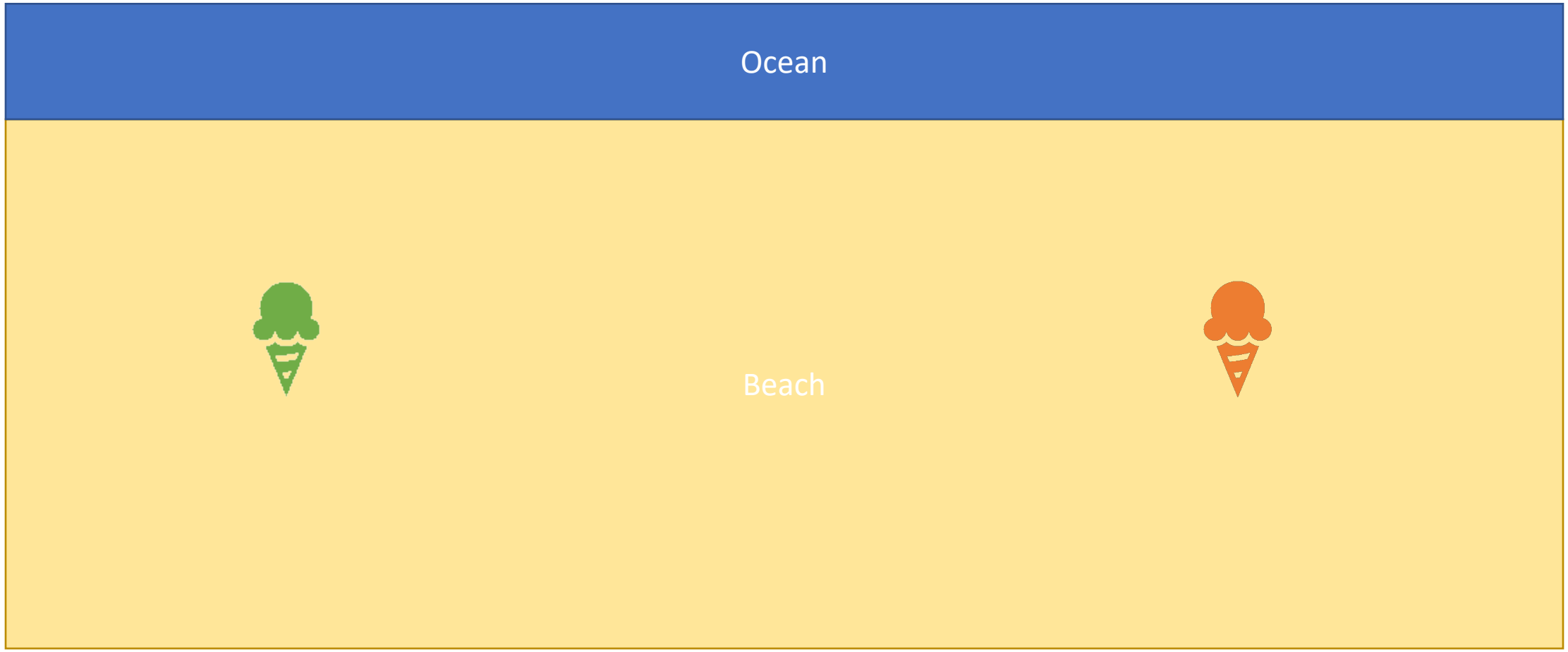
- Hurricane City has faced similar problems with hiring. Many City employees can’t find adequate or affordable options within the City.

Providing Customer Base

- Most commercial businesses will choose to be located in population centers, with all other things equal.

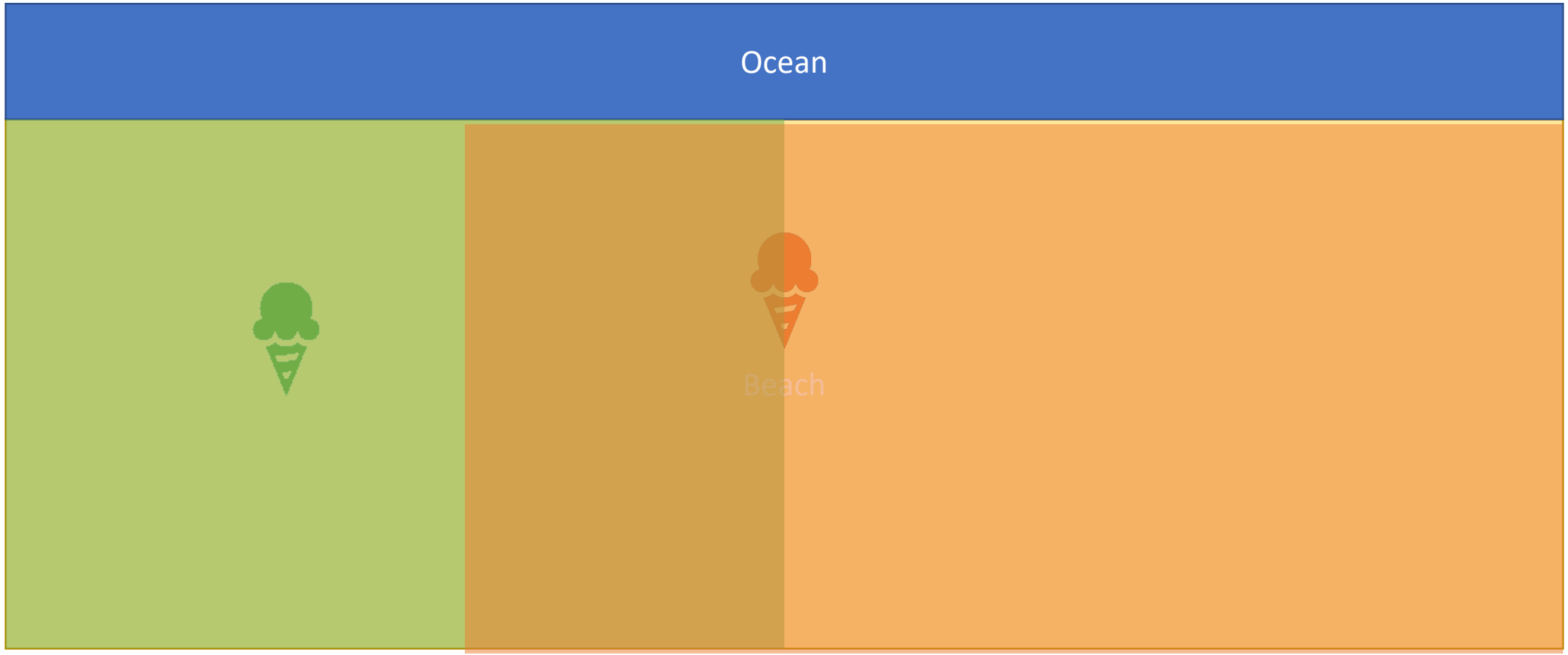
- Hotelling's Law

Hotelling's Law

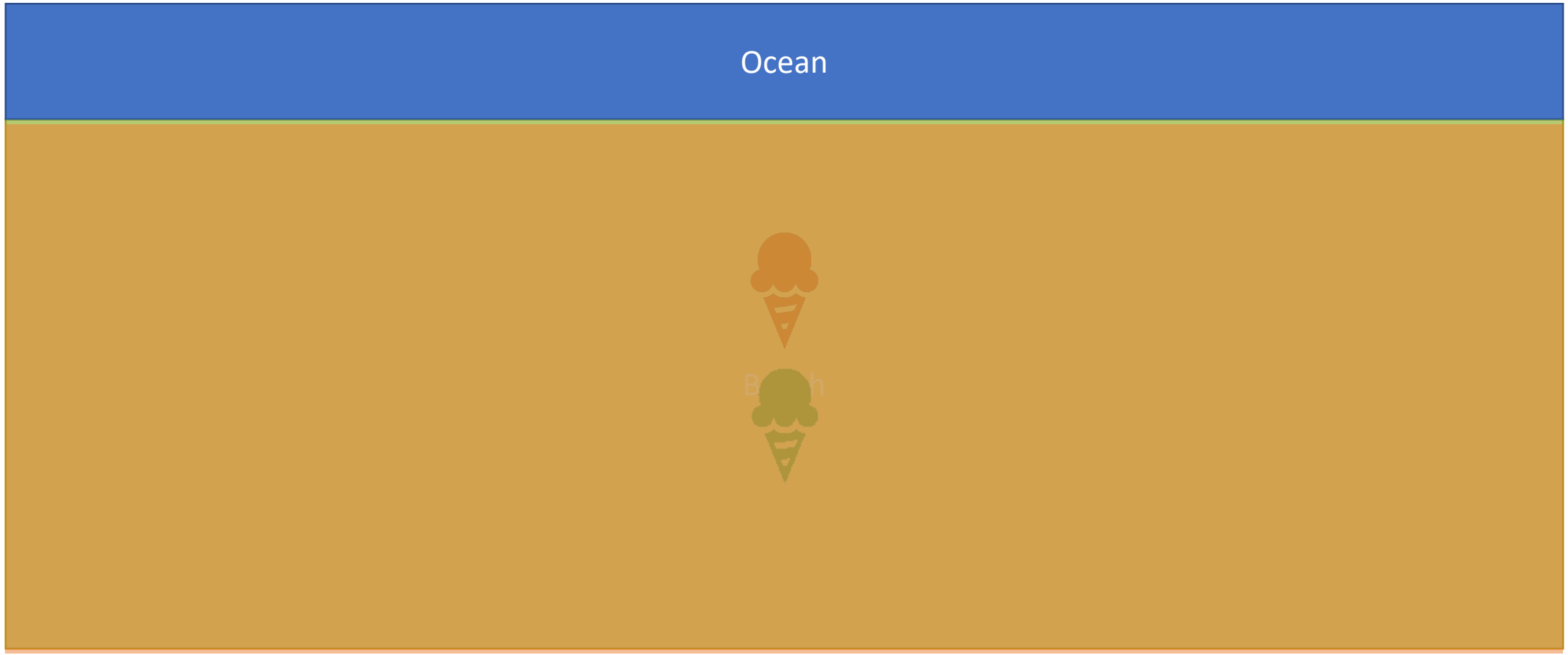


Hotelling's Law

Hotelling’s Law



Hotelling’s Law

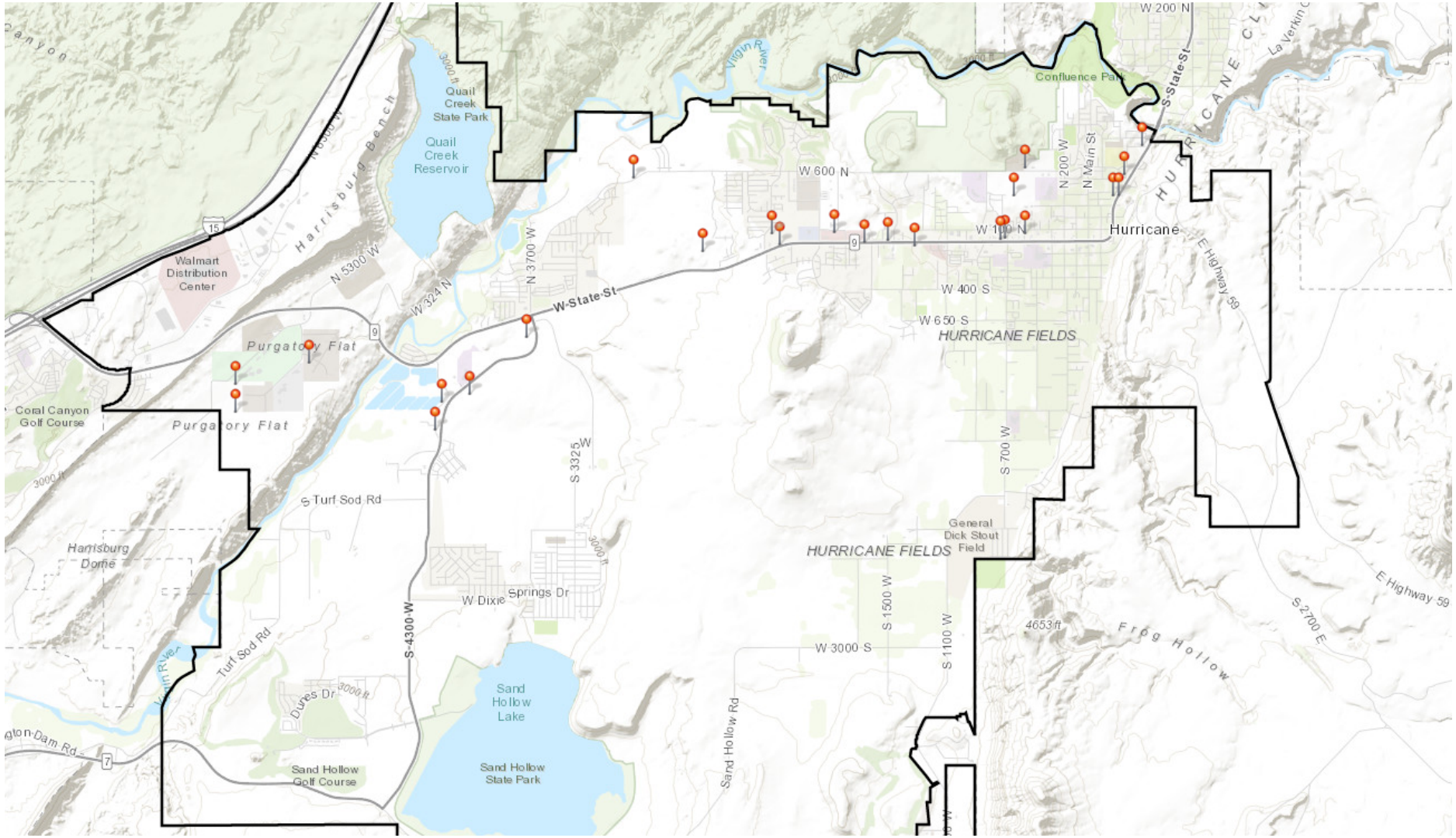


How Much Commercial Do We Need

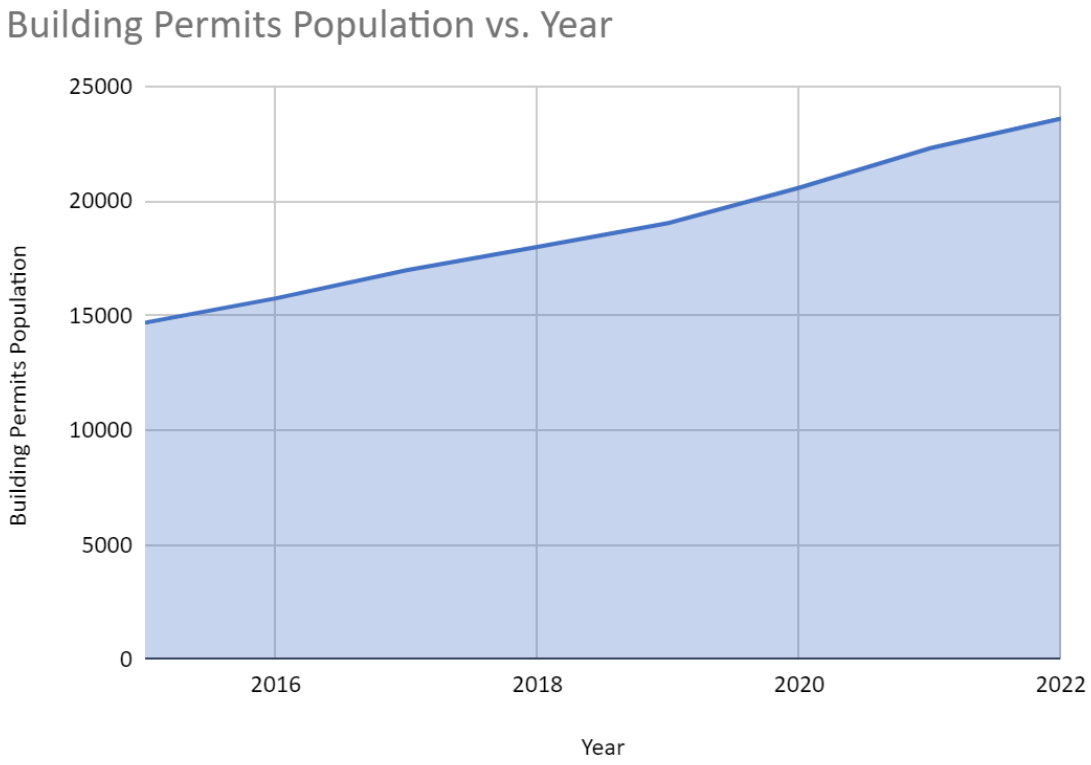
- Economic development experts and economists used the general rule that every residential unit would support about 200 sq. ft. of commercial use. This number has been dropping because of online competition from retailers, and more people are telecommuting. Commercial Buildings have also been increasing in size over the years.

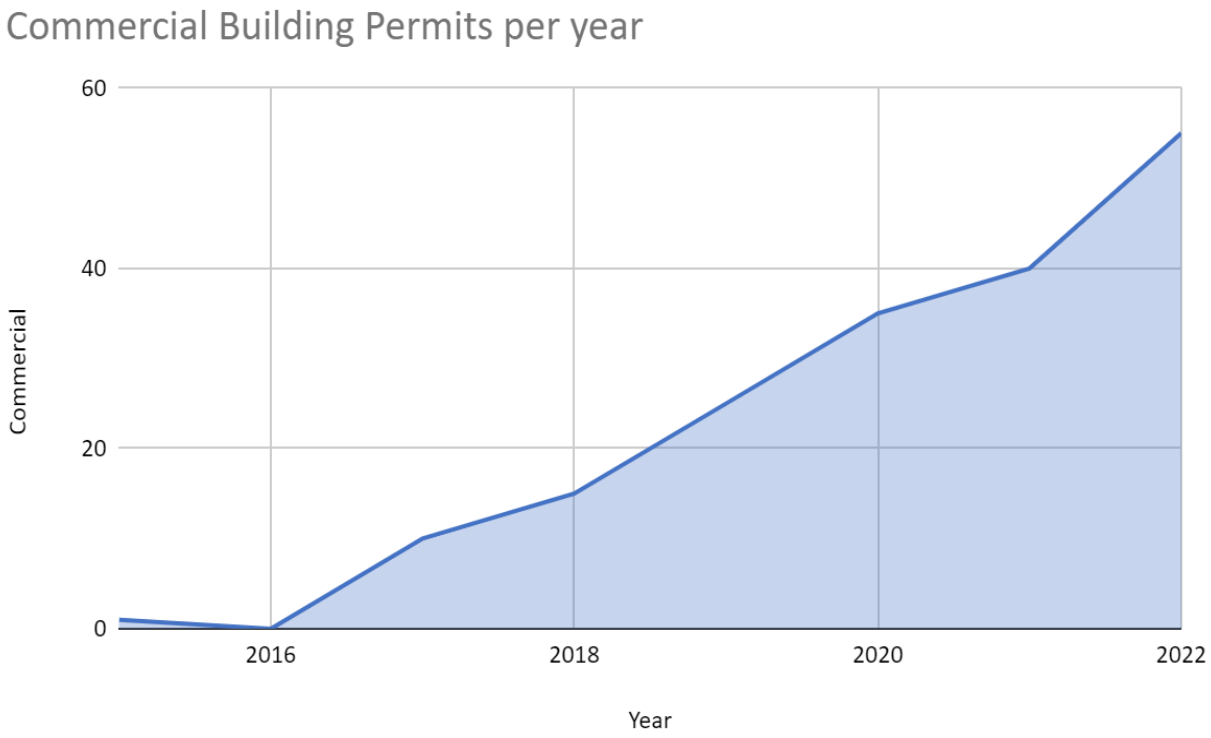
  Newer buildings tend to be larger than older buildings. The average size of buildings constructed before 1960 (26% of the commercial building stock) is 12,000 square feet; buildings constructed between 1960 and 1999 (55%) average 16,300 square feet; and buildings constructed in the 2000s (18%) average 19,000 square feet. (US Energy Information Administration)

Where Are We Seeing New Commercial Growth?



Commercial Growth and Population





City Services

City Revenues

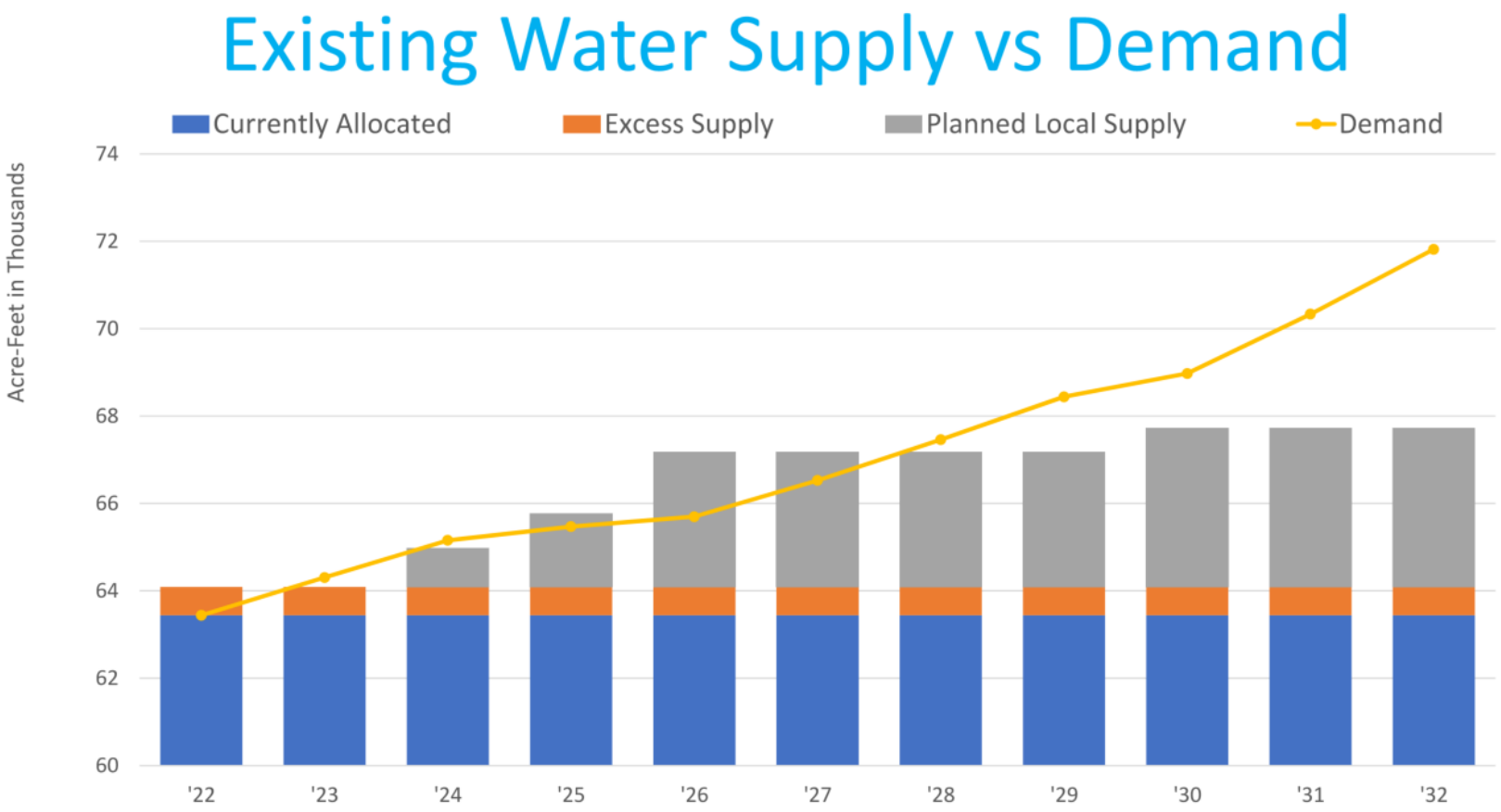
	County Tax Revenues			1% Local Option State Sales Tax		Sales Tax Options			
	City Property Taxes per Acre	County Property Taxes per Acre	Total Property Taxes per Acre	0.5% Point of Sale per Acre	0.5% Population Distribution per Acre	0.25% County Option per Acre	Arts & Zoos, Transportation, Infrastructure, Mass Transit	Total Tax Revenues per Acre	Valuation per s.f.
Retail & Services	$6,964	$7,680	$14,644	$18,635	N/A	$9,317	$31,654	$74,250	$400
Office	$7,662	$8,449	$16,110	N/A	N/A	N/A	N/A	$16,110	$400
Industrial	$5,448	$6,008	$11,457	$1,960	N/A	$1,960	$2,337	$17,714	$255
Group Housing	$5,429	$5,987	$11,416	N/A	$3,737	N/A	N/A	$15,153	$250
Single Family/ADU	$794	$861	$1,654	$82	$386	$41	$140	**$2,302**	$230
Townhome	$4,262	$4,700	$8,963	$503	$3,475	$251	$896	$14,087	$220
Multi-Family	$5,555	$6,125	$11,680	$683	$5,282	$341	$1,229	$19,215	$210

City Revenues- Example City

Roads	Number of Homes	Sewer Rate Per Home Per Month	Length of Needed Sewer Line	Revenue Over 50 Years
Hollow Road	55	$50	1.64 Miles	$1,650,000.00
10th West	75	$50	.95 Miles	$2,250,000.00
Spring Creek	124	$50	.25 Miles	$3,720,000.00

Trips Generated by Use

Type of Dwelling Unit	Average Weekday
Single Family Detached Unit	10
General Apartment	6.1
Low Rise Apartment	5.4
HighRise Apartment	4.3
Condominium	5.6
Mobile Home	5.4
Retirement Community	3.3
Planned Unit Development	7.9



The City is facing limited services in some areas of town

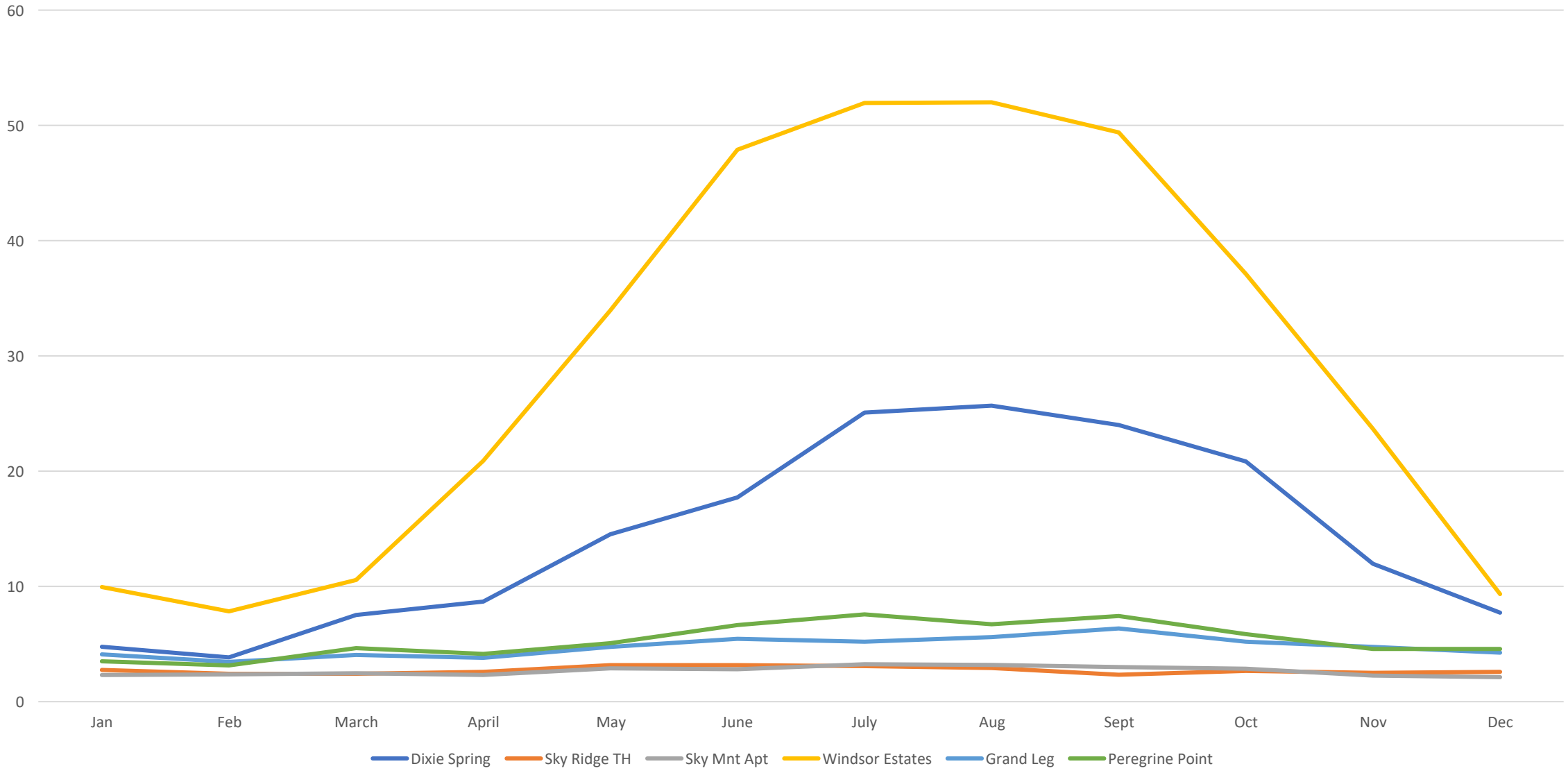
- Water
- Power
- Transportation

Utah Growing Water Smart (Nov 2022)

"Communities throughout the West have found that by increasing development density, utilizing technological efficiencies, and enacting aggressive conservation programs, they have been able to continue to grow without acquiring new water supplies."

"Alternatively, higher density development can result in reduced water consumption. Research has demonstrated that developments between 3-8 units per acre achieve the most water reductions and that even small adjustments to development density can yield large water savings for cities."

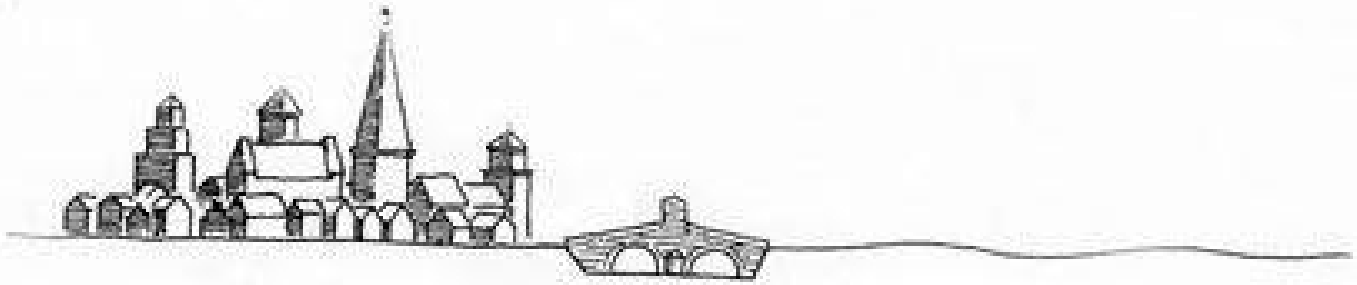
Res. Water Use By Development



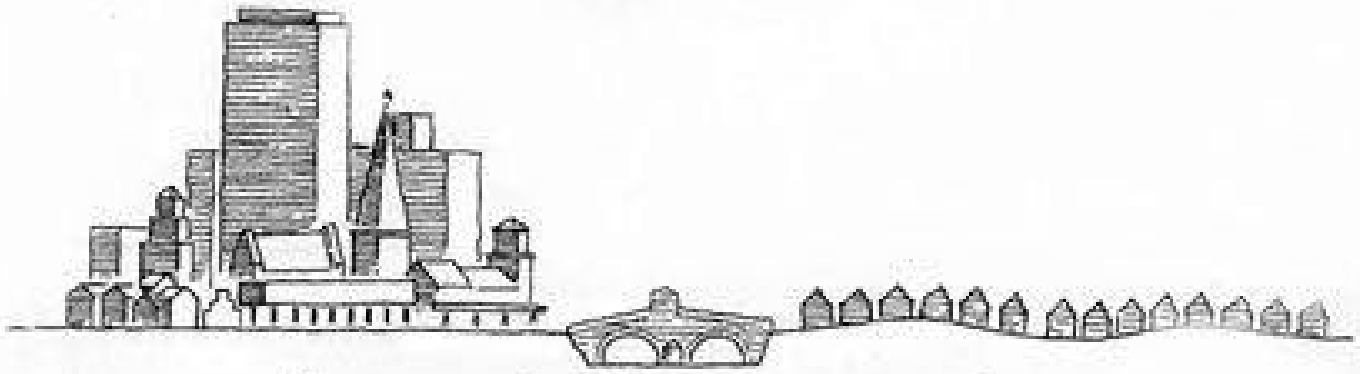
Density Summary

- Per Acre vs. Per Unit
- City Vision and Character

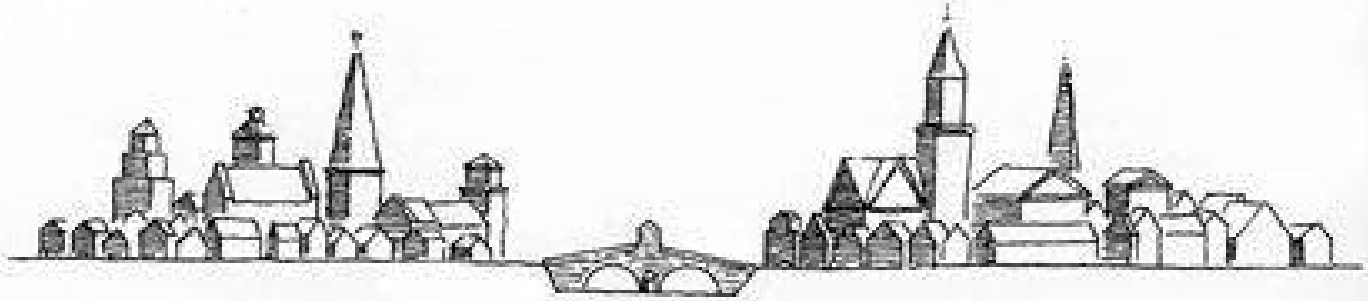
Transect Zoning



Mature CITY



VERTICAL & HORIZONTAL "OVEREXPANSION"



Organic EXPANSION through DUPLICATION

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What Does This All Mean?

- The higher the density, the more services are needed, but generally fewer per unit. Higher Density brings in more taxes per acre, but less per unit.
- Communities need a variety of uses. A variety of uses support a healthy economy and generally lead to overall higher health and safety indicators
- Cities need a variety of housing options. Apartment to Single Family Housing
- This leads to difficult decisions and balancing where to place higher density and more impactful developments.
- The City is also faced with balancing development that meets our General Plan but does not put the City too far over its toes to provide needed services.

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Hurricane Planning Commission
Meeting Minutes
March 9, 2023

Minutes of the Hurricane City Planning Commission meeting held on March 9, 2023, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Ralph Ballard, Rebecca Bronemann, Brad Winder, and Kelby Iverson

Members Excused: Michelle Cloud

Staff Present: Planning Director Stephen Nelson, Assistant Planner Fred Resch III, City Attorney Dayton Hall, and Planning Technician Brienna Spencer

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

1. Discussion on Inclusionary Zoning and the Planned Development Overlay ordinance

Fred Resch III presented a slideshow detailing the proposed updates. The recommendations of the moderate-income housing plan encourage zoning incentives for moderate units within new developments. Brad Winder asked how reduced rental rates and sale prices could be implemented. Mr. Resch reported that this is primarily achieved through deed restrictions. Stephen Nelson reported that most cities provide an incentive to encourage developers to provide affordable housing, and an inclusionary housing impact fee could be applied to developers that choose not to provide affordable units. He explained that the current proposal applies the inclusionary impact fee within PDO and planned commercial zones. However, the Planning Commission has discretion on where the inclusionary housing impact is applied. Mr. Resch III reported that the primary changes to the ordinance include a density bonus for affordable units, clarifications of the development standards, commercial uses, and short-term rentals within PDOs.

Mrs. Goodfellow asked if the state law requires inclusionary zoning. Mr. Nelson reported that inclusionary zoning is included in Hurricane City's moderate housing income plan, and the state annually reviews the policy to ensure the plan is implemented as written. Mrs. Goodfellow feels mandating fees creates unaffordable housing. Mr. Nelson shared that the city can only offer incentives within Utah State Law. Mr. Ballard agrees with Mrs. Goodfellow. Developers propose affordable housing. However, the costs continuously increase. The Planning Commissioners understand there is a significant need for affordable housing. The question is whether government mandates can solve it. Mr. Farthing noted the success of the Hurricane Hills development, which was privately built and utilized government incentives. Mrs. Goodfellow feels that the current ordinance is working. Mr. Nelson will bring an updated draft proposal to the next Planning Commission meeting.

2. Discussion on the model home ordinance

Stephen Nelson explained the current model home ordinance. He reported that a developer recently sought City Council approval for a model unit within an industrial development. This application prompted the Mayor to direct the Planning Commission to review the model home ordinance. He reviewed various model home ordinances within the state of Utah. Mr. Nelson reported that he found no model home ordinances allowing model units in commercial or industrial subdivisions. Mr. Nelson will draft an updated model home ordinance to present at the next Planning Commission meeting.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance, led by Rebecca Bronemann

Prayer and/or thought by invitation led by Kelby Iverson

Declaration of any conflicts of interest

Kelby Iverson motioned to approve the agenda as posted. Paul Farthing seconded the motion. Unanimous.

Public Hearings

1. 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.

No comments

2. 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.

No comments

NEW BUSINESS

1. 2023-ZC-05: Discussion and consideration of a recommendation to the City Council on 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. Washington County Applicant. Jeff Mathis Agent.

Stephen Nelson reported that the preliminary site plan to build a county administration and maintenance building was tabled because the site plan needed to comply with the zoning. The applicant is applying for a zone change amendment request to allow them to move forward with the construction of the building. Mr. Nelson reported that roadway ownership needs to be determined through the construction drawing process.

Rebecca Broneman motioned a recommendation of approval of 2023-ZC-05 based on the findings that the proposed amendment is compatible with the general plan, is in harmony with the overall character of the existing development, will have minimal effect on the adjacent properties, and has adequate services. Subject to JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

2. 2023-PSP-01 and 2023-HIL-02: Discussion and consideration of a recommendation to the City Council on a Preliminary Site Plan and Sensitive Lands Application for Washington County Parks and Emergency Operations Center, an office and storage building located at approximately 5700 W Regional Park Road. Washington County Applicant. Jeff Mathis Agent.

Stephen Nelson reported that staff has determined that the sloping in the proposed area is minimal, and requirements for roadway improvements will be determined During the construction drawing process.

Paul Farthing motioned a recommendation of approval for 2023-PSP-01 and 2023-HIL-02, subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

3. 2023-ZC-06 2023-PSP-05: Discussion and consideration of a recommendation to the City Council on 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-3385. Mesa Vista Applicant. Adam Allen Agent.

Stephen Nelson reported that the applicant is proposing multiple uses within the development. He reported concerns about inadequate power and water infrastructure in this area. Per Hurricane City code, the Planning Commission can recommend denial for inadequate services. The applicant has expressed willingness to sign a development agreement that would tie them to strict guidelines for their development. They propose 4.6 units per acre, whereas a typical R1-8 is about 4.5. Matt Lou reported that the applicant understands they should not build until utilities are available. They are taking their time with this development. They want to go through the entitlements process, review their budgets and determine the right time to develop. Mark Sampson asked how this differs from other applications with similar service issues.

Dayton Hall stated that there is no difference. He expressed his concerns regarding the liability of increasing the zoning on the properties in this area. The utility departments are doing their best to extend services there, but the city does not have adequate services in the area at this time. Mrs. Goodfellow stated that she likes the presented plan, but it lacks adequate utilities. Mr. Farthing and Mrs. Bronemann like the development. However, the utilities are not available. Mr. Iverson also likes the layout of the development. Although, he believes this goes against two of the four requirements. There is a lack of adequate utilities, and it is not entirely harmonious with the surrounding area.

Mark Sampson motioned a recommendation of denial of 2023-ZC-06 and 2023-PSP-05 due to insufficient public services and facilities. Paul Farthing seconded the motion. Roll call vote. Unanimous.

4. 2023-AFP-08: Discussion and consideration of a recommendation to the City Council on an Amended Final Plat for Gateway North Industrial Lot 3F, located at 421 N 5500 W. Tad Porter Applicant.

Stephen Nelson stated that the applicant wants to condominiumized the commercial buildings on the property. The updated plan addresses the setback concerns. Mr. Farthing asked how the applicant would address the electrical and water metering, and tad Porter reported that they would have nineteen power and five water meters.

Paul Farthing motioned a recommendation of approval of 2023-AFP-08 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

5. 2023-PSP-04: Discussion and consideration of a possible approval of a preliminary site plan and a parking plan modification for Mixed Greens, a restaurant located at 282 W State St. Ryan Anderson Applicant. Matthew Metcalf Agent.

Ryan Anderson reported that a potential tenant would like to operate a mixed-greens restaurant in the building. Stephen Nelson reported that there is inadequate parking per the current parking plan. However, staff recommends approving the preliminary site plan with a parking waiver.

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Rebecca Bronemann motioned to approve 2023-PSP-04 subject to staff and JUC comments. Allowing the current parking plan of seventeen spaces and the finding that the improvements will benefit the community. Kelby Iverson seconded the motion. Motion carries unanimously.

6. 2023-CUP-06: Discussion and consideration of possible approval of a conditional use permit for a metal building located at 180 W 500 N. Michael McCormick Applicant.

Michael McCormick explained that the metal building would be used as a garage. Stephen Nelson reported that the metal building could not be reflective per code. Mr. McCormick reported that the building would have a matte finish and match the house's colors.

Kelby Iverson motioned to approve 2023-CUP-06 subject to staff making sure the applicant's interpretations of the term reflective agree with the coloring. Rebecca Bronemann seconded the motion. Unanimous.

7. 2021-PP-32: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Red Sands at Desert Sands, formerly known as Desert Sands Area "G", a 125-lot single family subdivision located at 3000 S Sand Hollow Road. The Hollows LLC Applicant. Brett Burgess Agent.

Stephen Nelson reported that the construction drawings have been approved, and staff recommends allowing the extension.

Shelley Goodfellow motioned to approve the extension of 2023-PP-32. Kelby Iverson seconded the motion. Unanimous.

Mr. Nelson reported that the multifamily zone change for Interstate Rock was denied. He noted that the open house for the downtown master plan is being held next Wednesday. He invited the Planning Commission to attend the workshop with the City Council to review feedback and recommendations for the city-owned property downtown.

Kelby Iverson motioned to adjourn. Paul Farthing seconded the motion. Unanimous.

Adjournment

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