HURRICANE CITY
UTAH

Mayor Nanette Billings

City Manager Kaden DeMille

Planning Commission

Mark Sampson, Chair
Paul Farthing, Alternate Chair
Ralph Ballard
Rebecca Broneman
Michelle Cloud
Shelley Goodfellow
Brad Winder
Kelby Iverson

Hurricane Planning Commission Meeting
Agenda

April 27, 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. Legislative Update

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

ELECTION OF A NEW CHAIRPERSON

Public Hearings

1. A Zone Change Amendment request located at approximately 2700 W 600 N, from R1-8/PDO, residential one unit per 8,000 square feet with a planned development overlay, to RR, recreational resort. This change will affect all of the Eagle Pointe Ph 1A, 1B, and 1C subdivisions.

2. A Zone Change Amendment request located at approximately 1202 S Sand Hollow Road and 1151 S Sand Hollow Road from NC, neighborhood commercial, to PC, planned commercial. Which will affect parcel numbers H-4-2-11-2112-GS1, H-4-2-12-1207-GS1, H-4-2-11-129, H-4-2-11-122, and H-4-2-11-128. As well as the location at approx.. 1175 S Sand Hollow Road from NC, neighborhood commercial, and RR, recreation resort, to PC, planned commercial, and RR, recreation resort. To allow for the realignment of zoning for the proposed development Obsidian Resort. This includes parcel numbers H-4-2-11-126 and H-4-2-12-1113-GSI.
3. A Land Use Code Amendment request on Title 10 Chapter 39 Subsection 15 regarding model homes.
4. A proposed amendment to the Hurricane City Standards for Design and Construction and Hurricane City's Drainage Manual to require development within the Frog Hollow Sub-basin to retain storm water from 10-year storm events.

OLD BUSINESS

1. 2023-PSP-09: Discussion and consideration of a possible approval of a preliminary site plan for Pearce Cabins Phase 2, a nightly vacation rental development located at 83 E State St. VR Properties LLC Applicant. Chris Pearce Agent.

NEW BUSINESS

1. 2023-APP-02: Discussion and possible approval of an amended parking plan for Carlson Distributing located at 451 N Old Highway 91. Eric McFadden Applicant.
2. 2023-ZC-09 2023-PSP-08: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 2700 W 600 N, from R1-8/PDO, residential one unit per 8,000 square feet with a planned development overlay, to RR, recreational resort. This change will affect all of the Eagle Pointe Ph 1A, 1B, and 1C subdivisions. Perry Development Applicant. Greg Sant Agent.
3. 2023-ZC-11 2023-PSP-09: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 1202 S Sand Hollow Road and 1151 S Sand Hollow Road from NC, neighborhood commercial, to PC, planned commercial. Which will affect parcel numbers H-4-2-11-2112-GS1, H-4-2-12-1207-GS1, H-4-2-11-129, H-4-2-11-122, and H-4-2-11-128. As well as the location at approx.. 1175 S Sand Hollow Road from NC, neighborhood commercial, and RR, recreation resort, to PC, planned commercial, and RR, recreation resort. To allow for the realignment of zoning for the proposed development Obsidian Resort. This includes parcel numbers H-4-2-11-126 and H-4-2-12-1113-GSI. Brent Moser Applicant. Karl Rasmussen Agent.
4. 2023-LUCA-02: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request on Title 10 Chapter 39 Subsection 15 regarding model homes.
5. Discussion and consideration of a recommendation to the City Council on a proposed amendment to the Hurricane City Standards for Design and Construction and Hurricane City's Drainage Manual to require development within the Frog Hollow Sub-basin to retain storm water from 10-year storm events.

6. 2022-PP-14: Discussion and consideration of a possible approval of an extension of the preliminary plat for Cordero Phase 2, a 40 lot single family subdivision located at 2100 W 3900 S. Brant Tuttle, Northern Engineering Applicant.
7. 2023-PSP-10: Discussion and consideration of a possible approval of a preliminary site plan for Access Scuba, a scuba shop and medical office complex located at SR-9 and Rlington Parkway. Kade Beatty-Desert Edge Architecture Applicant.
8. 2023-AFP-10: Discussion and consideration of a recommendation to the City Council on an amended final plat for Fairgrounds Lots 25-29 located at 368 S Commerce St. Bill West Applicant. Pratt Engineering Agent.
9. ~~2023-PP-13: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Jacolenne Properties, a 12 lot subdivision located at 1280 W and 4620 S. Patrick & Amy Jacolenne Applicant. Spilker Team LLC Agent.~~

   This application has been withdrawn
10. 2023-APP-01: Discussion and consideration of a temporary off-site parking plan for Balance of Nature located at 5514 W 290 N. Richard Wedig Applicant
11. 2023-PSP-11: Discussion and consideration of a possible approval of a preliminary site plan for Chasebrook Hurricane, three retail buildings with drive-throughs located at 136 N 3400 W. Chasebrook Hurricane LLC Applicant. Jay Larsen Agent.
12. 2023-PP-14: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Hurricane Cliffs, a single family subdivision located at approximately 3350 S 1100 W. DAF Development Applicant.

Approval of Minutes:

1. April 13, 2023

Adjournment

2023 Legislative Update

THE UTAH LAND USE INSTITUTE

Utah Land Use Institute
2023 Spring Conference
St. George, Utah
April 7, 2023

So Many Bills!!

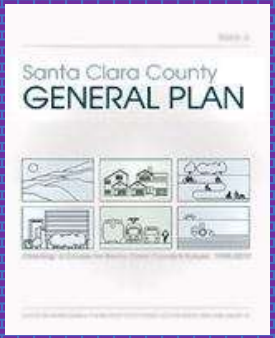
- Local Land Use Planning & Administration
  - 35 bills introduced, 19 passed
  - 388 lines of code added to LUDMA (400 in county LUDMA)

Zoning Reform

- Most states had legislation
  - Usually state-imposed “reforms”
  - Utah has been more collaborative

Moderate Income Housing Element

- Compliance requirement date changed to Aug. 1 (HB364)
- Modifies requirements for adopting number of strategies (HB364)
- Specifies 5-year implementation timeline (HB364)
- Makes a number of revisions to MIH reporting (HB364)
- Modifies provisions for MIH compliance (HB364)
- Establishes appeal process for determination of non-compliance (HB364)
- Modifies incentives and penalties for MIH non-compliance (SB174)



General Plan Modifications

- Some modifications to provisions for transit station-area plans (SB27)
- Consultation required with Div. Water Rights in preparation of water use and preservation element (SB76)
- Counties require additional consultation with water providers and agricultural interests (SB76)
- Requires submittal of comprehensive general plan amendments to AOG within 45 days of adoption (SB27)

Subdivision Approval Process (SB174)

- New LUDMA Section 604.1 – Process for subdivision review and approval
- Designate “administrative land use authority”
- Only applies to subs for 1- or 2-family dwellings, townhomes
- Preliminary and final plats only
- Applicant may request pre-application meeting
- ALUA may complete preliminary plat review by staff, or in public meeting; may hold one public hearing
- Final plat cannot be reviewed by Council or PC

Subdivision Review Process (SB174)

- New LUDMA Section 604.2 – Review of subdivision land use applications and subdivision improvement plans
- Initial review of preliminary plat to be completed within 15 days of receiving application
- Review of final plat to be completed within 20 days of receiving application
- Maximum of 4 review cycles permitted
- Applicant must respond to required changes he/she disagrees with in writing
- Lot line adjustment changes (HB406, SB174)
- For most larger cities and counties, subdivision process must be in place by Feb. 1, 2024; all others by Dec. 31, 2024

Development Standards

- "Residential roadway" limited to 32 ft. pavement width, with exceptions (HB406)
- Methodology for determining water rights exactions to be based on state standards and 5 years of actual useage data (SB158)
- Allows smaller towns and counties to establish drinking water source protection zones (SB158)
- Bonding for landscaping only for that on public property or to be dedicated, adjacent to trails, or to be maintained by HOA (HB406)

Specialized Land Use Provisions

- Airport Overlay and Influence Zoning required within 5,000 ft. of airport runways (HB206)
- Military Land Compatible Use "Plan" required within 5,000 ft of military facilities (HB265)
- Regulation of mobile businesses standardized (including food trucks) (HB408)
- HTRZ modifications (SB84)
    - Kimball Junction property entitlement

Other Land Use Provisions

- IADU provisions for attached garages, parking (SB174)
- Clarifies use of “moratoriums” (HB406)
- Clarifies use of development agreements (HB406)
- “Working animals” and “animal enterprises” (cities only) (SB113)
- Define “urban farming” (HB169)
- Referenda on land use regulations prohibited if: (SB199)
  - Adopted by unanimous vote
  - Transit station area regulations, by two-thirds vote
- Prohibit regulation of “co-owned” homes differently (SB271)

Public Noticing (SB43)

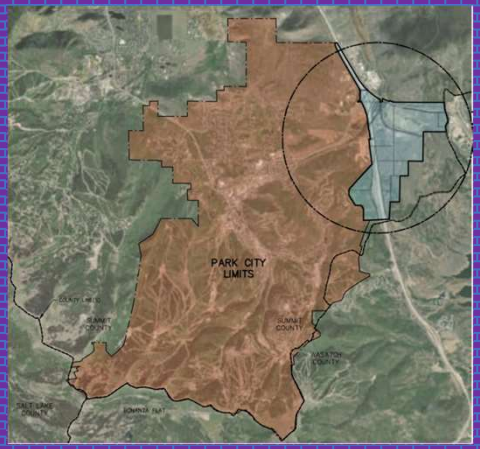
Notices Required			
63G-28-101 and 102			
	CLASS A	CLASS B	OPEN MTGS ACT
Notice Required:	63G-28-102(1)	63G-28-102(2)	52-4-202(3)
Public Notice Website (pmn.utah.gov)	x	x	x
Notice to Newspaper			x
Post at Principal Office or Meeting Location			x
Local Public Body Website ($250,000+ bud	x	x	
Notice Posted in Affected Area	x	x	
Notice Within Designated Area		x	
Content of Notice Summary Statement:		63G-28-101(3)	
Title - Subject of Notice			
Name of Public Body or Government Official			
Clear Statement of the Matter			
General Description of Related Area			
Dates and Deadlines Applicable			
Where to Get a Copy of Complete Notice			
Website - pmn.utah.gov			
Website - Entity Publishing Notice			
Physical Address to Get Notice			
Telephone Number			
Public Location:		63G-28-101(5)	
Open to Public - Can Be Privately Owned			
Closed to Public - But Notice is Visible			
Must be Reasonably Likely to be Seen by Residents			
Notice within designated area:		63G-28-101(1)	
If the area is not described in the ordinance, the entire county or municipality is the area.			
Designated Area Notice - Use First Option Practical to Use:		63G-28-101(3)	
Mail or Deliver to Current Address, or			
Mail or Deliver to Last Known Address. Or			
Post on Property of Owner to be Noticed			
Note: Must verify that notice remains on property			
Particular Notice Requirements		63G-28-102(1)	
If Affected Area is a Street, on or near the Street.			
If Affected Area is an Easement, on or near the Easement.			
If Interlocal Area, within each jurisdiction			
Timeliness		63G-28-102(5)	
Post notice at or prior to the beginning of the period of time required			
Public body or official is not to remove notice during the required time period			
Public body or official verifies the notice remains through the time period and			
replaces the notice if it is removed or damaged.			
Mail notice before the beginning of the period of time.			

Public Noticing (SB43)

49				
50	**Specific Notice Required**			
51	Every Public Meeting	OPMA		24 hours
52	General Plan - Prepare	A		10 days
53	General Plan - Hearings to Adopt or Amend	A		10 days
54	General Plan - Meetings to Discuss Adopt or Amend	A		24 hours
55	Ordinance - Hearings to Adopt or Amend	B	"area directly affected"	10 days
56	Ordinance - Meetings to Discuss Adopt or Amend	A		10 days
57	Zoning Map - Hearings to Adopt or Amend	B	"area directly affected"	10 days
58	Zoning Map - Hearings to Adopt or Amend	*	"owner of affected property"	10 days
59	Vacate Street - Hearing	A		10 days
60	Planning Advisory Areas - Hearing to Establish	A		1 week
61	Planning Advisory Areas - Hearing to Withdraw Area	B	"area proposed to be withdrawn"	3 weeks
62	Planning Advisory Areas - Dissolve	A		3 weeks
63				
64	*Code requires separate written notice to each property owner - see statute for details.			
65				

Annexation (HB406)

- Modifies definition of “rural real property”
- Allows partial annexations of islands or peninsulas
- Allows governing body to reconsider vote
- In considering a protest, Boundary Commission to give weight to preference of petitioner and protestors



Coming Next Year?

- Short Term Rentals (STRs)
- Dedicated Infrastructure Districts (DIDs)
- Annexation Code Revision
- Gravel Pits
- Transportation Use Fees?
- More land use administrative processes?
- Zoning reform?

HURRICANE CITY
UTAH

STAFF COMMENTS

2023-PSP-09: Discussion and consideration of a possible approval of a preliminary site plan for Pearce Cabins Phase 2, a nightly vacation rental development located at 83 E State St. VR Properties LLC Applicant. Chris Pearce Agent.

Discussion:

Findings:

Recommendation:

Attachments:

1. Copy of 2023-PSP-09 App
2. 2023-PSP-09 Pearce Cabins Phase 2
3. Copy of 2023-PSP-09 Plans

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-09
Receipt No. _____

Name: VR Properties LLC Telephone: 417-849-0996

Address: 1729 E Kramer St, Mesa, AZ 85203 Fax No. _____

Email: vrproperties10@gmail.com Agent Email: cpearce23@gmail.com

Agent (If Applicable): Chris Pearce Telephone: 602-531-9884

Address/Location of Subject Property: 83 E State, Hurricane, UT 84737

Tax ID of Subject Property: _____ Zone District: _____

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

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

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____20__.

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

Agent Authorization

I (we), VR Properties LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Brent Pearce & Geoff Pratt 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: _____

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, VR Properties LLC am/are the applicant(s) of the application known as 83 E State, Hurricane, UT located on parcel(s) H-137A & H-137B 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: _____

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

Title of Signer: _____

Signature: _____

STATE OF _____)

COUNTY OF _____)

On the _____ day of _____, 20____, personally appeared before me _____, _____ 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: _____

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.

RECORDED ELECTRONICALLY
ID 20190027922 County Washington
Date 7/16/19 Time 9:41 AM
simplifile www.simplifile.com 800.460.5657

WHEN RECORDED SEND TO:

Name: Grantee
Address: **3363 South Tucana Lane**
Gilbert, AZ 85297
Tax ID Nos. H-137-A, H-137-B

WARRANTY DEED

PUT Investments, LLC, a Utah limited liability company, **GRANTOR**, of Washington County, State of Utah, hereby CONVEY(S) AND WARRANTS to VR Properties, LLC, A Utah Limited Liability Company, **GRANTEE** of Washington County and State of Utah, for the sum of TEN DOLLARS ($10.00), the following tract(s) of land in WAHSINGTON County and State of UTAH described as follows:

Parcel 1:
Beginning at the Southeast Corner of Lot 1, Block 22, Plat A HURRICANE TOWNSITE SURVEY; thence West 153 feet; thence North 234 feet; thence East 153 feet; thence South 66 feet, thence West 76 feet, thence South 49.5 feet; thence East 76 feet; thence South 118.5 feet to beginning.

LESS AND EXCEPTING THEREFROM the following described property:

UDOT PROJECT #0009:

Beginning in the existing Northerly Right of Way line of Highway SR-9 at the Southeast Corner of Lot 1, Block 22, Plat A, HURRICANE TOWNSITE SURVEY, said point is also 1610.87 feet more or less South 89°18'20" East along the monument line and 33.00 feet North 00°41'40" East from a found monument in the intersection of State Street and 200 West Street; and running thence North 89° 18'20" West 156.90 feet (record W) more or less along said existing Right of Way line to Westerly boundary line of said entire tract thence North 00°41'40" East (record N) 8.36 feet to a point 42.00 feet perpendicular distant Northerly from the Centerline of said project opposite approximate Engineer Station 26+36.84; thence South 89° 18'42" East 140.64 feet along the line parallel with Centerline of said project; thence North 49° 35'14" East 21.66 feet more or less to Easterly line of said Lot 1; thence South 00°51'39" West 22.62 feet along said Easterly fine of Lot 1 to point of beginning.

Parcel 2:
Beginning South 66 feet from the Northwest Corner of Lot 1, Block 22, Plat A, HURRICANE TOWNSITE SURVEY; thence South 49.5 feet; thence West 76 feet; thence North 49.5 feet; thence East 76 feet more or less to point of beginning.

Subject to easements, restrictions and right of way appearing of record or enforceable in law and equity and general property taxes for the year 2019 and thereafter.

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

IN WITNESS WHEREOF, the hand of said grantor, this ___ of June, 2019

PUT Investments, LLC, a Utah limited liability company

By: Chris Pearce
Its: Manager

STATE OF Arizona)
)ss.
COUNTY OF Maricopa)

On this 1st day of ~~June~~ July, 2019, personally appeared before me Chris Pearce , who being duly sworn, says that he is the Manager of the limited liability company that executed the above and foregoing instrument and that said instrument was signed in behalf of said limited liability company by authority of its articles of organization, operating agreement, or by authority of a resolution of its members, and said Chris Pearce acknowledged to me that said limited liability company executed the same.

Notary Public

ERIC CARUTH
Notary Public - Arizona
Maricopa County
My Comm. Expires Sep 17, 2019

DOC ID 20190027922

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
07/16/2019 09:41:02 AM Fee $40.00 By
RUESCH & REEVE, PLLC

WHEN RECORDED SEND TO:

Name: Grantee
Address: **3363 South Tucana Lane**
Gilbert, AZ 85297
Tax ID Nos. H-137-A, H-137-B

WARRANTY DEED

PUT Investments, LLC, a Utah limited liability company, **GRANTOR**, of Washington County, State of Utah, hereby CONVEY(S) AND WARRANTS to VR Properties, LLC, A Utah Limited Liability Company, **GRANTEE** of Washington County and State of Utah, for the sum of TEN DOLLARS ($10.00), the following tract(s) of land in WAHSINGTON County and State of UTAH described as follows:

Parcel 1:
Beginning at the Southeast Corner of Lot 1, Block 22, Plat A HURRICANE TOWNSITE SURVEY; thence West 153 feet; thence North 234 feet; thence East 153 feet; thence South 66 feet, thence West 76 feet, thence South 49.5 feet; thence East 76 feet; thence South 118.5 feet to beginning.

LESS AND EXCEPTING THEREFROM the following described property:

UDOT PROJECT #0009:

Beginning in the existing Northerly Right of Way line of Highway SR-9 at the Southeast Corner of Lot 1, Block 22, Plat A, HURRICANE TOWNSITE SURVEY, said point is also 1610.87 feet more or less South 89°18'20" East along the monument line and 33.00 feet North 00°41'40" East from a found monument in the intersection of State Street and 200 West Street; and running thence North 89° 18'20" West 156.90 feet (record W) more or less along said existing Right of Way line to Westerly boundary line of said entire tract thence North 00°41'40" East (record N) 8.36 feet to a point 42.00 feet perpendicular distant Northerly from the Centerline of said project opposite approximate Engineer Station 26+36.84; thence South 89° 18'42" East 140.64 feet along the line parallel with Centerline of said project; thence North 49° 35'14" East 21.66 feet more or less to Easterly line of said Lot 1; thence South 00°51'39" West 22.62 feet along said Easterly fine of Lot 1 to point of beginning.

Parcel 2:
Beginning South 66 feet from the Northwest Corner of Lot 1, Block 22, Plat A, HURRICANE TOWNSITE SURVEY; thence South 49.5 feet; thence West 76 feet; thence North 49.5 feet; thence East 76 feet more or less to point of beginning.

Subject to easements, restrictions and right of way appearing of record or enforceable in law and equity and general property taxes for the year 2019 and thereafter.

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

IN WITNESS WHEREOF, the hand of said grantor, this ___ of June, 2019

PUT Investments, LLC, a Utah limited liability company

By: Chris Pearce
Its: Manager

STATE OF Arizona)
)ss.
COUNTY OF Maricopa)

On this 1st day of ~~June~~ July, 2019, personally appeared before me Chris Pearce , who being duly sworn, says that he is the Manager of the limited liability company that executed the above and foregoing instrument and that said instrument was signed in behalf of said limited liability company by authority of its articles of organization, operating agreement, or by authority of a resolution of its members, and said Chris Pearce acknowledged to me that said limited liability company executed the same.

Notary Public

ERIC CARUTH
Notary Public - Arizona
Maricopa County
My Comm. Expires Sep 17, 2019

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**04/27/2023**
Application Number:	2023-PSP-09
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	VR Properties LLC
Agent:	Chris Pearce
Request:	Approval of a Preliminary Site Plan
Location:	83 E State
Zoning:	GC
General Plan Map:	Downtown

Update 4/27/2023: This item was continued at the last Planning Commission meeting to allow the applicant to address staff concerns. staff met with the applicant and reviewed many of the concerns within this report and recommend they schedule an appointment with the Fire Marshal. The Fire Marshal has told staff that he does not believe that this development can meet fire code, but would be willing to meet with the applicant to review fire code. At the time of this writing no new plans have been submitted. **Staff recommends tabling this item if no new plans are received.**

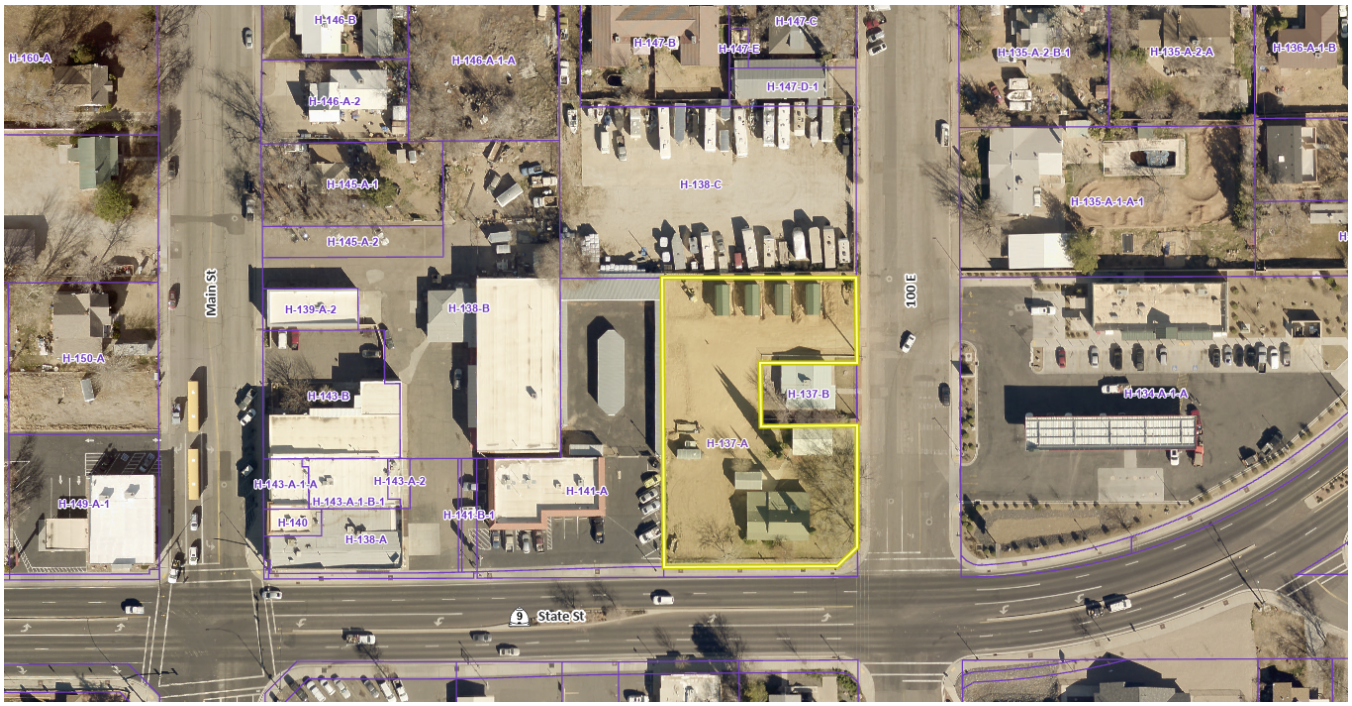
Discussion:
The applicant is proposing five new cabins to be added to the existing Pearce Cabins vacation rental development. This project is located on 100 E and State St across from the Maverik station. Phase 1 of the project is completed but is currently operating without a business license.

JUC Comments
Due to the applicant not initially turning in a sufficient site plan JUC comments are due April 12th, 2023. This report will be updated and emailed to the Planning Commission and the applicant once those comments are complied.

The following items will need to be addressed:

1. **Public Works:** Is there adequate access? No access to SR-9

2. **Power:** No concerns about new cabins. There is a power line that feeds across this property that will need to be rerouted at developers expense or give power an easement through the property where the current power line is located and ensure enough space for maintenance.
3. **Sewer:** No comments
4. **Street:** No comments
5. **Water:**.Okay
6. **Engineering:**.Second access or turnaround is required. Consider extending the driveway from the existing house or coming to an arrangement with the property owner to the west. Grading plan is incomplete. Detention basin for phase 1 was never fully completed, better detention area would be in the southeast corner of the property to access the existing storm drain. Utility plan does not show what is being added and what is existing. Account for existing power line that runs under the property. Two existing water meters may not be sufficient. Proposed water line does not meet separation requirements.
7. **Fire:** The first four buildings meet the distance for no turnaround. Any additional buildings will require a turnaround. This plan is not approved by HVFD
8. **Cable:** Add TDS notes to utility plan
9. **Gas**: No comments



Staff Comments: Preliminary Site Plan

1. The property is zoned General Commercial. Vacation Rentals are a permitted use in this zoning as substantially similar to a hotel/motel use.
2. **Parking:** Per HCC 10-34-10 the parking requirements for this use are:

Hotel	2 spaces plus 1 space per living or sleeping unit

The only parking shown on their plan is one ADA stall. Per this code seven new parking spaces are required

3. **Landscaping:** The applicant has turned in a landscaping plan, this plan does not conform to HCC 10-32-5:

    a. *Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:*

    b. *A ten-foot wide landscaped area on any commercial development.*

    c. *At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*

    Space for this landscaping buffer exists as can be seen on the plans but is labeled as "detention". Landscaping the frontage along SR-9 is required according to the standards listed above. While not explicitly shown on the plans, HCC 10-32-11 prohibits the planting of grass outside of active recreation areas. There are examples on non-functional grass in phase 1 that will not be permitted to be expanded upon

4. The vacation rental cabins shown on the plans are required to be rated as habitable by the International Building Code and meet commercial lodging standards.
5. *A preliminary site plan is not intended to permit actual development of property pursuant to such 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))*
6. Under Hurricane City Code 24-hour on-site management is required for short-term rental complexes with four or more units. The applicant has stated that they have a manager living in a house on site. Staff has concerns about this as the house is currently listed as a short-term rental on vacation rental sites and has had recorded stays within the past 30 days.
7. Phase 1 of Pearce Cabins is currently operating without a business license, per HCC 10-9-6:
    a. *Withhold permits. The City may deny or withhold all permits, certificates, or other forms of authorization pertaining to any land or improvements when an uncorrected violation exists pursuant to this title or to a condition or qualification of a permit, certificate, approval or other authorization previously granted by the City Council, Planning Commission, Appeals Board, or other City officer. The City may, instead of withholding or denying an authorization, grant such authorization subject to the condition that the violation be corrected. The provisions of this section shall apply regardless of whether the original applicant or current owner is responsible for the violation in question.*

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend denying or tabling this application until a business license is issued for phase 1 and the items regarding parking, landscaping, and onsite management are addressed.

PEARCE CABINS PHASE 2

CITY OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY "DESIGN STANDARDS & SPECIFICATIONS"; AND ASH CREEK SPECIAL SERVICE DISTRICT CONSTRUCTION STANDARD AND ANY OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE.
2. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE. ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL NOT BACK FILL ANY TRENCHES IN WHICH WATER OR SEWER LINES HAVE BEEN INSTALLED OR UNCOVERED UNTIL THE WATER OR SEWER LINES HAVE BEEN INSPECTED BY THE CITY OF HURRICANE AND ASH CREEK SPECIAL SERVICE DISTRICT, AND THE CITY AND ALL APPLICABLE AGENCIES SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF CONSTRUCTION IN THE VICINITY OF WATER AND SEWER LINES.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER
5. THE CONTRACTOR SHALL, AT THEIR OWN EXPENSE, LOCATE ALL OVERHEAD INTERFERENCE'S WHICH MAY AFFECT THEIR OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE FACILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THERE WITH.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL INSPECTIONS REQUIRED FOR CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
8. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS BY A REGISTERED LAND SURVEYOR.

HURRICANE CITY ENGINEERING NOTES:

1. ALL CONSTRUCTION SHALL CONFORM WITH THE CURRENT EDITION OF HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION, TOGETHER WITH HURRICANE CITY STANDARD DRAWINGS. ANY CONFLICT BETWEEN THESE PLANS AND HURRICANE CITY STANDARDS SHALL BE RESOLVED IN FAVOR OF CURRENT HURRICANE CITY STANDARDS.
2. IN APPROVING THESE PLANS, HURRICANE CITY DOES NOT ASSUME LIABILITY RELATIVE TO THE DESIGN CONTAINED HEREIN. THE LICENSEE IS RESPONSIBLE FOR THE DESIGN AND ANY ERRORS AND OMISSIONS RELATED THERETO.
3. ALL WORK SHALL BE SUPERVISED BY A QUALIFIED GENERAL CONTRACTOR PROPERLY LICENSED IN THE STATE OF UTAH.
4. CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND MUST BE AUTHORIZED UNDER THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES). OWNERS AND GENERAL CONTRACTORS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) AND OBTAIN A STORM WATER POLLUTION PREVENTION PERMIT (SWPPP) FROM THE STATE OF UTAH.
5. THE CONTRACTOR/OWNER SHALL PROVIDE ADEQUATE RESOURCES TO CONTROL DUST ON THE SITE AND TRACKING OF MUD FROM THE SITE. DUST COMPLAINTS WILL RESULT IN SUSPENSION OF WORK UNTIL THE PROBLEM IS CORRECTED. TRACKING OF MUD ONTO ADJACENT STREETS SHALL BE MINIMIZED AND CLEANED UP DAILY.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE MUST-CALL MANDATORY INSPECTION LIST PROVIDED BY THE PUBLIC WORKS DEPARTMENT AND TO ARRANGE FOR MATERIAL TESTING AT THE STANDARD INTERVALS AND QUANTITIES REQUIRED AND PROVIDE DOCUMENTATION OF TEST RESULTS.
7. ALL MATERIALS SUCH AS CONCRETE, ROAD BASE AND ASPHALT SHALL BE PROVIDED FROM AN APPROVED MATERIAL SOURCE.
8. PROOFS FOR STREET SIGNS SHALL BE SUBMITTED TO THE GIS COORDINATOR PRIOR TO ORDERING OF SIGNS.
9. WORK IN THE PUBLIC WAY REQUIRES AN ENCROACHMENT PERMIT ISSUED BY HURRICANE CITY PUBLIC WORKS.
10. A CITY-APPROVED TRAFFIC CONTROL PLAN MUST BE IN PLACE PRIOR TO COMMENCING ANY WORK THAT AFFECTS THE TRAVELLING PUBLIC.
11. NO WORK SHALL COMMENCE UNTIL A NOTICE-TO-PROCEED HAS BEEN ISSUED BY HURRICANE CITY PUBLIC WORKS.

FIRE DEPARTMENT NOTES:

1. NO BURNING OF CONSTRUCTION MATERIAL IS PERMITTED.
2. AN APPROVED WATER SUPPLY SHALL BE MADE AVAILABLE PRIOR TO THE ARRIVAL OF COMBUSTIBLE MATERIAL.
3. PROVIDE AND MAINTAIN ALL WEATHER FIRE ACCESS.

HURRICANE CITY WATER DEPARTMENT NOTES

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

POWER NOTES FOR PEARCE CABINS.

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
3. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF, TO BE TO HURRICANE POWER SPECS
4. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE CASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
5. NO RETAINING WALLS TO RUN INTO UTILITY CASEMENTS
6. MAINTAIN THE CONDUIT STUB.
7. DO NOT DISTURB EXISTING POWER LINES, IF A CONDUIT IS HIT PLEASE CALL HC POWER.

TDS TELECOM NOTES

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PROVIDE CONDUITS. PLEASE CONTACT DAVID AT 435-703-8932 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. ANY QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO DAVID TRAUNTVEIN WITH TDS AT 435-703-8932
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR
5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE
6. DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS
7. WORKING FOR THE DEVELOPER ON THIS PROJECT.

CENTURY LINK NOTES

LUMEN INTERNET FIBER OPTIC NOTES (RESIDENTIAL):

1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CROSSINGS. LUMEN SUB CONTRACTOR (NEILS FUGAL) WILL PLACE CONDUIT IN TRENCH. CALL 435-632-6553 15 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
2. ANY BREAKS/BLOCKAGES IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY PLACEMENT ARE THE DEVELOPER RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
3. CONTACT LUMEN ENGINEER AT 385-479-7339 OR BRAXTON.PETERSON@LUMEN.COM WITH ANY QUESTIONS OR CHANGES TO JUC PLANS
4. ANY LUMEN FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE 100% TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

DOMINION ENERGY NOTES:

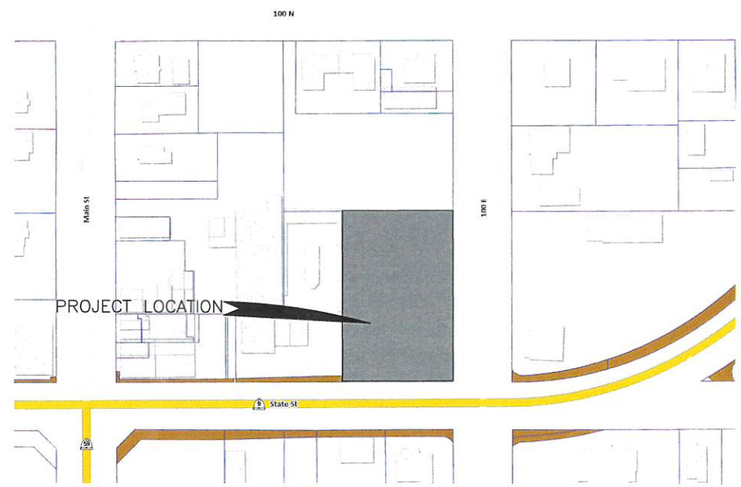
1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH 435-231-9971.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER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

HURRICANE CITY PARKS DEPT. NOTES

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

ASH CREEK SSD NOTES

1. Sewer is to meet the current Ash Creek Special Service District (District) Construction Standard.
2. Prior to completion of the project provide a copy of the geotechnical report and the compaction test results to the District.
3. Prior to completion of the project prove a PDF and a 2'x3' plan sheet Drawing of Record to the District. The Drawing of Record should include a distance from the near side property line to the sewer lateral marker, also include any changes to sewer main line slopes and depths.
4. The contractor will be responsible to clean and test the sewer lines after all utilities have been installed but prior to asphalt placement. The following tests will need to be completed by the contractor; mandrel test, air test and closed-circuit camera inspection. Camera inspection if provided by the District can be scheduled with the District representative. Tuesdays or Thursdays are generally when the District can perform this camera work.
5. During construction all sewer lines will need to be capped or sealed to protect the sewer system from flooding or rain events.
6. Any floor drains, utility sinks and or anything other than sanitary sewer shall have an interceptor and sample manhole.
7. Clean out to be located 5' from building.



VICINITY MAP
N.T.S.

N

HURRICANE CITY APPROVAL

TDS TELECOM	DATE
DOMINION ENERGY COMPANY	DATE
CENTURY LINK	DATE
ASH CREEK S.S.D.	DATE
HURRICANE CITY WATER	DATE
HURRICANE CITY STREETS DEPT.	DATE
HURRICANE CITY PLANNING DEPARTMENT	DATE
HURRICANE CITY PARKS	DATE
HURRICANE CITY POWER	DATE
HURRICANE CITY FIRE DEPARTMENT	DATE
HURRICANE CITY ENGINEERING	DATE
WATER CONSERVANCY DISTRICT	DATE
HURRICANE CITY PUBLIC WORKS DIRECTOR	DATE
HURRICANE CITY GIS DEPT.	DATE
INFOWEST	DATE

SHEET INDEX

SHEET	DESCRIPTION
C1	COVER SHEET
C2	SITE & DIMENSION PLAN
C3	GRADING & DRAINAGE PLAN
C4	UTILITIES PLAN
C5	LANDSCAPING & EXTERIOR LIGHTING PLAN
C6	DETAILS

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3-HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 6352329

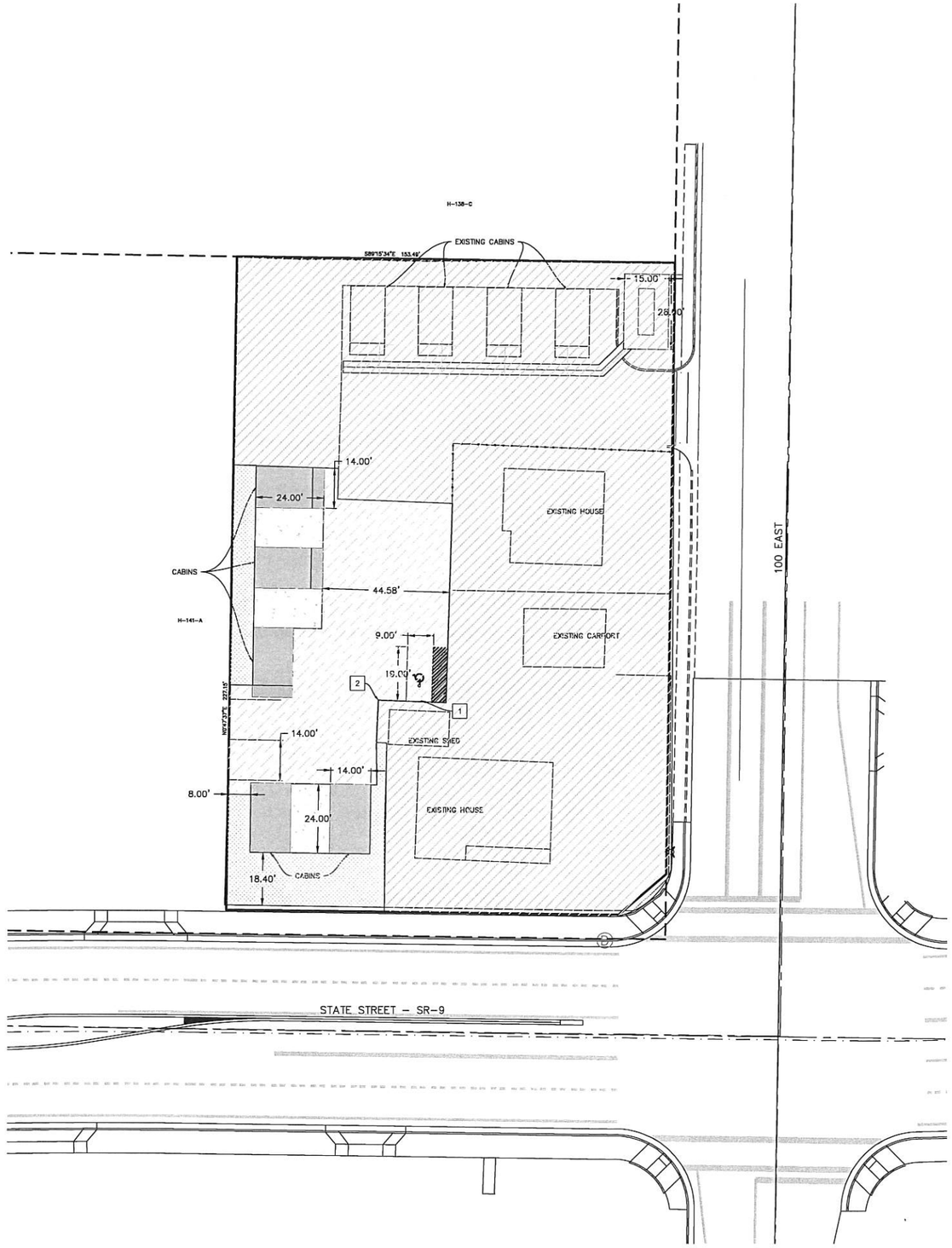
COVER
PEARCE CABINS PHASE 2
FOR
CHRIS PEARCE
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 3, T 42 S, R 14 W, S.L.B&M

FILE NAME: 1905-0491
DATE: 3/28/2023
CHECKED:
SCALE: 1"=20'

SHEET 1 OF 6

SITE & DIMENSION

CHRIS PEARCE
PEARCE CABINS PHASE 2
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH



N

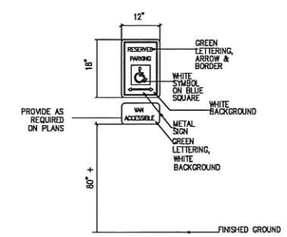
20 0 20
SCALE IN FEET

CONSTRUCTION NOTES

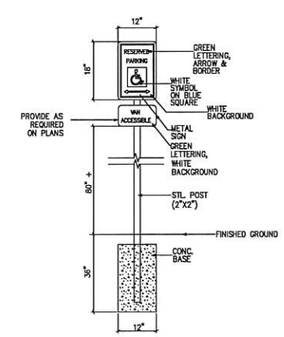
1 INSTALL ACCESSIBLE SIGN
2 CMU BLOCK WALL

LEGEND

- EXISTING IMPROVEMENTS
- PROPOSED ASPHALT
- LANDSCAPE AREA
- CONCRETE PARKING AREA
- PROPOSED CABIN



BUILDING MOUNT
ACCESSIBLE SIGN DETAIL
N.T.S.



ACCESSIBLE SIGN DETAIL
N.T.S.

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
FAX: (435) 635-3765 TEL: (435) 635-2329

SITE & DIMENSION
PEARCE CABINS PHASE 2
FOR
CHRIS PEARCE
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 3, T42 S, R 14 W, S.L.B&M

FILE NAME: 1905-0491
DATE: 3/28/2023
CHECKED:
SCALE: 1"=20'

SHEET 2 OF 6

GRADING & DRAINAGE

CHRIS PEARCE
PEARCE CABINS PHASE 2
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH

DRAINAGE NOTES

DRAINAGE SUMMARY:

AREA: 0.218 AC
SOIL TYPE: C
REFERENCE: HURRICANE 3-HR STORM PER MANUAL

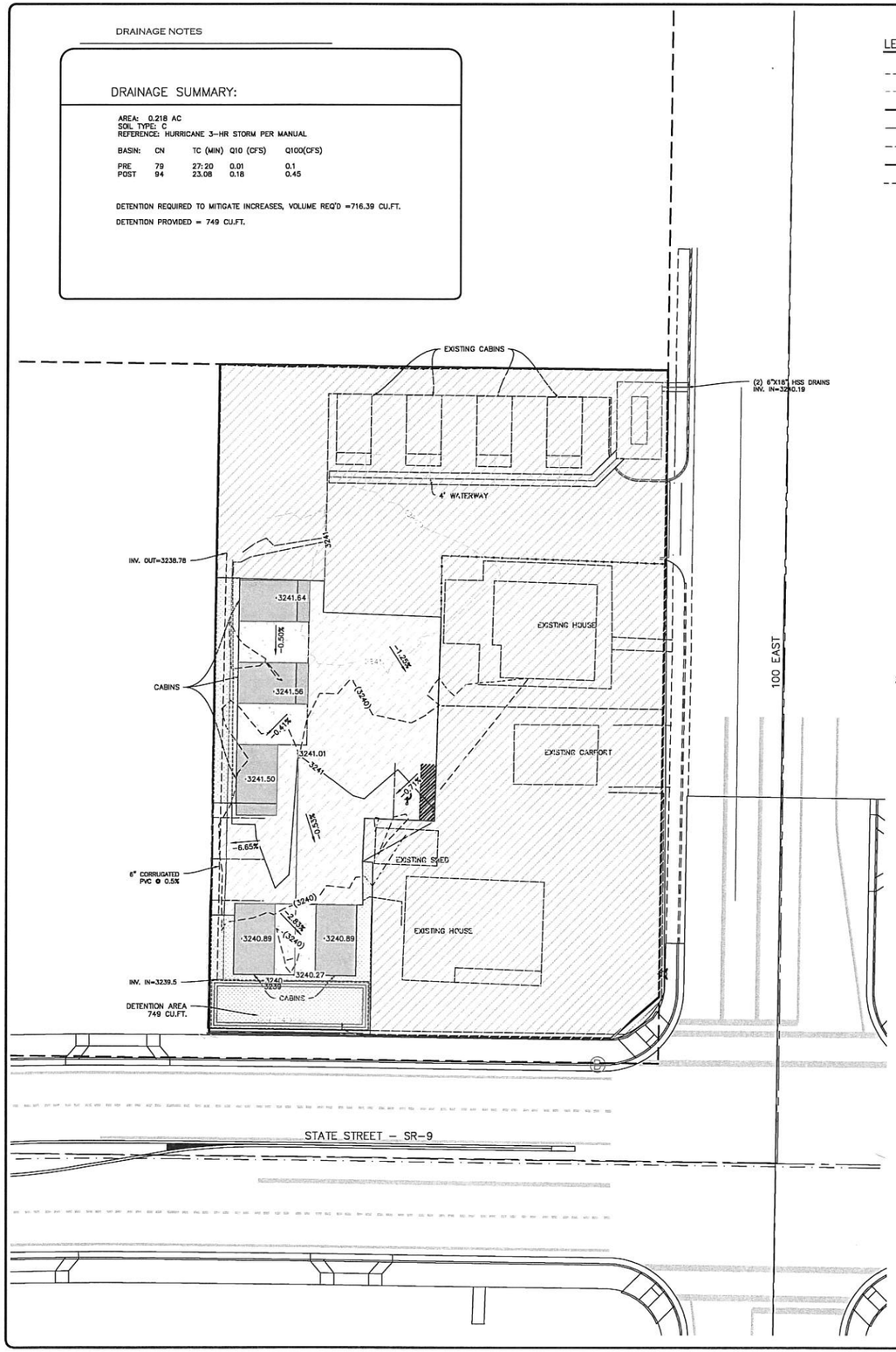
BASIN:	CN	TC (MIN)	Q10 (CFS)	Q100(CFS)
PRE	79	27:20	0.01	0.1
POST	94	23.08	0.18	0.45

DETENTION REQUIRED TO MITIGATE INCREASES, VOLUME REQ'D =716.39 CU.FT.

DETENTION PROVIDED = 749 CU.FT.

LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- (5270) EXISTING CONTOUR LABELS
- 5270 PROPOSED CONTOUR LABELS
- GRADE BREAK



REVISIONS

NO.	DATE	APPROVED BY	REMARKS

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
FAX: (435) 635-5785 TEL: (435) 632-2329

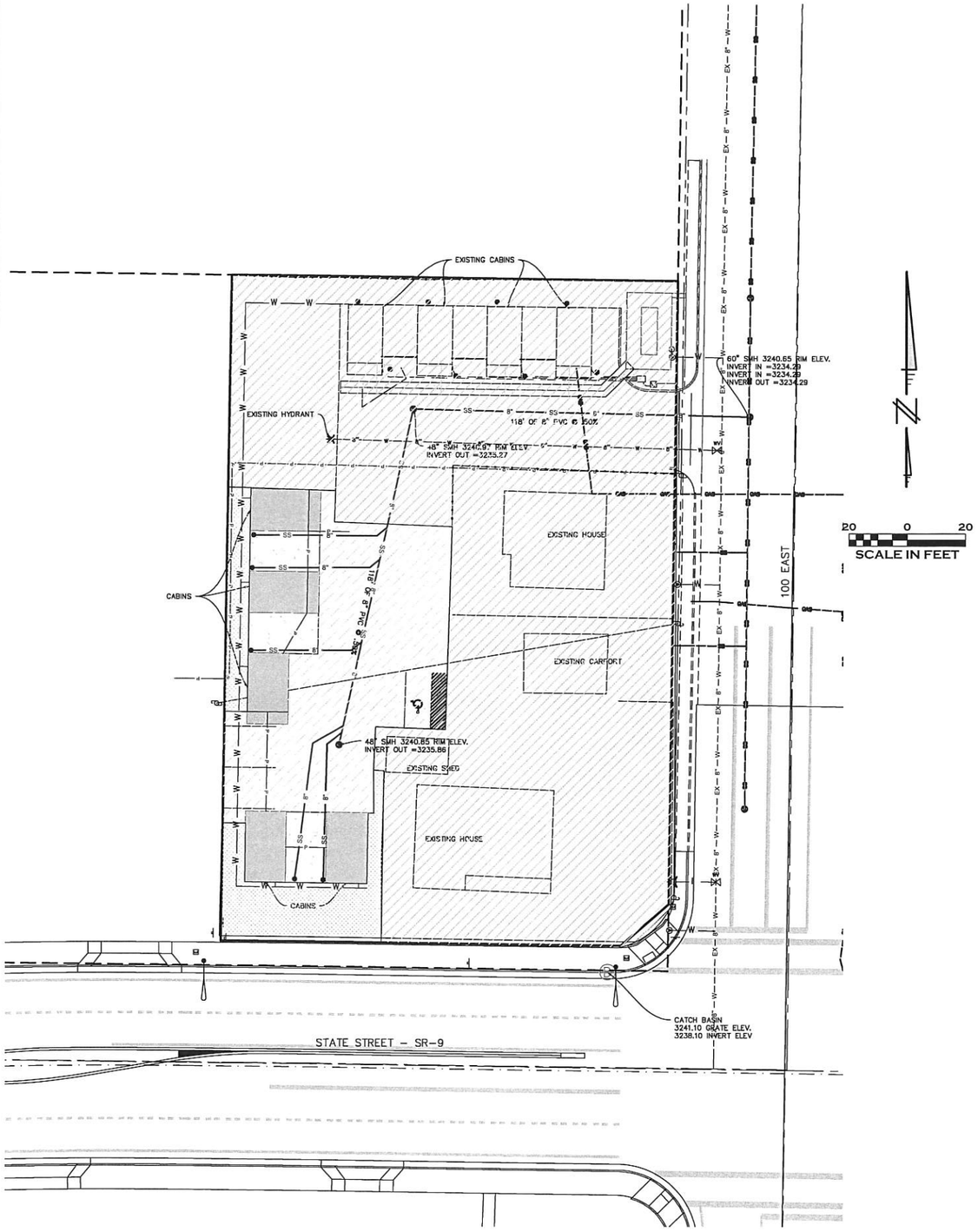
GRADING & DRAINAGE
PEARCE CABINS PHASE 2
FOR
CHRIS PEARCE
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 3, T42 S, R 14 W, S.L.B&M

FILE NAME: 1905-0491
DATE: 3/28/2023
CHECKED:
SCALE: 1"=20'

SHEET 3 OF 6

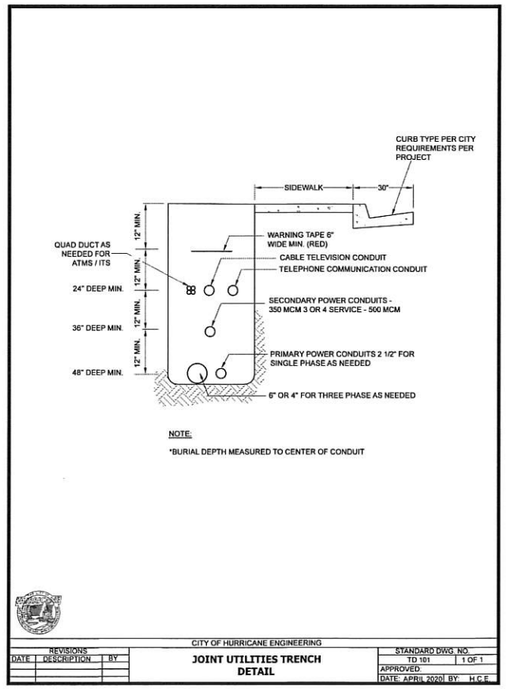
UTILITY PLAN

CHRIS PEARCE
PEARCE CABINS PHASE 2
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH



LEGEND

SS	EXISTING SEWER LINE
	EXISTING SEWER MANHOLE
SS 4"	NEW SEWER LINE
W	8" PVC WATER LINE
	5/8" x 3/4" WATER METER
	FIRE HYDRANT
P	POWER
WV	WATER VALVES
GAS	GAS LINE
	BACKFLOW PREVENTER
	SEWER CLEANOUT



REVISIONS

NO.	DATE	APPROVED BY:	REMARKS

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

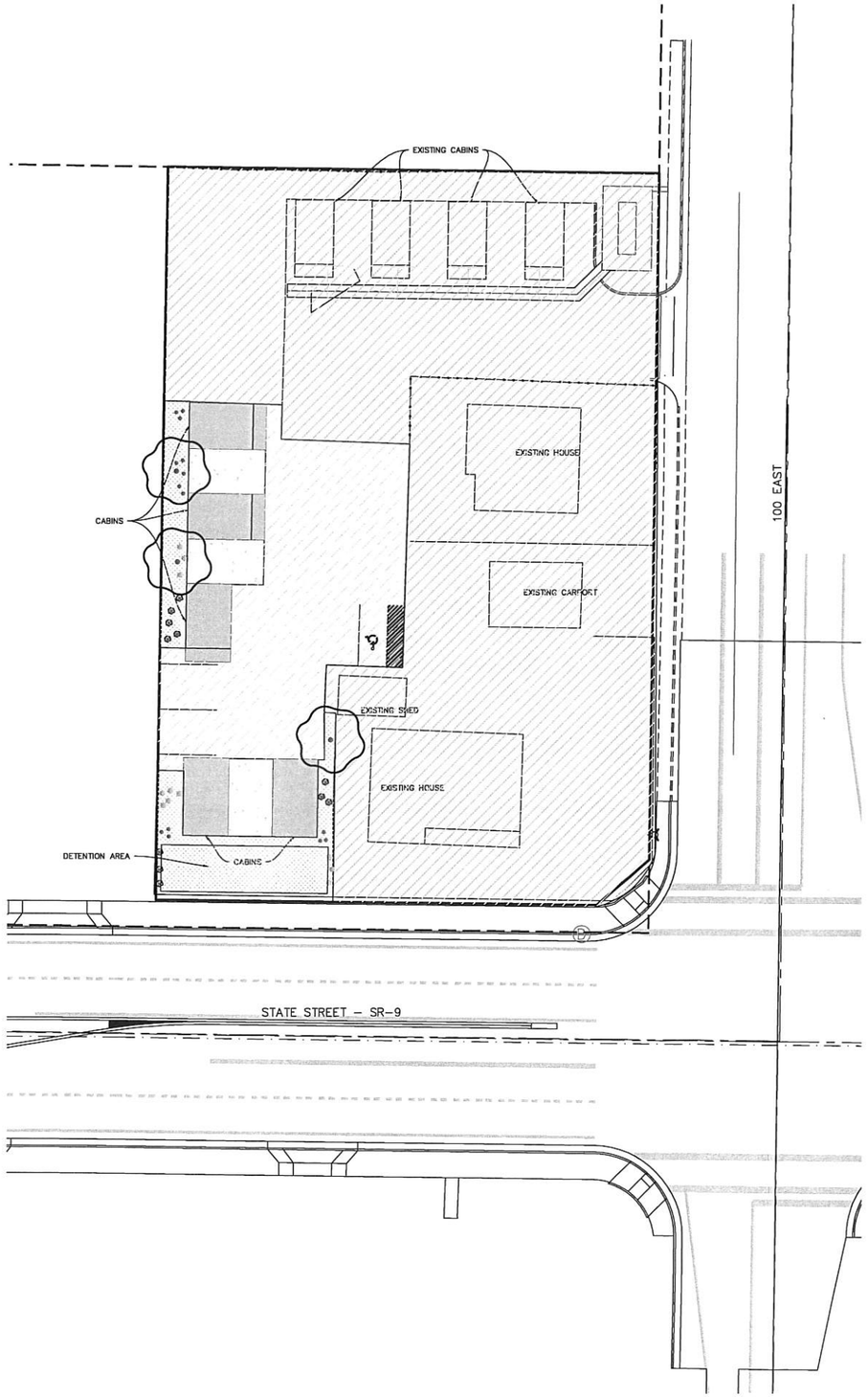
UTILITY PLAN
PEARCE CABINS PHASE 2
FOR
CHRIS PEARCE
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 3, T 42 S, R 14 W, S.L.B&M

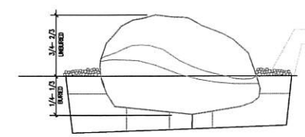
FILE NAME: 1905-0491
DATE: 3/28/2023
CHECKED:
SCALE: 1"=20'

SHEET 4 OF 6

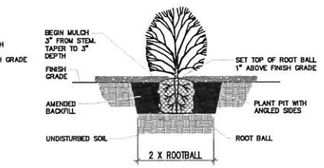
LANDSCAPE & LIGHTING

CHRIS PEARCE
PEARCE CABINS PHASE 2
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH



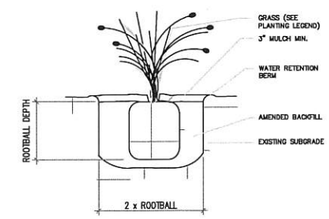


BOULDER PLACEMENT DETAIL
(A) NOT TO SCALE

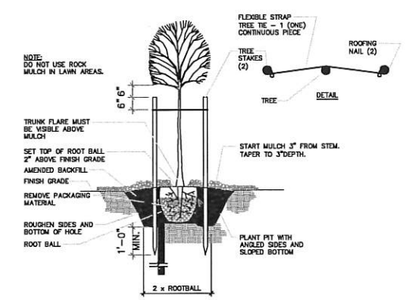


(B) SHRUB PLANTING DETAIL
NOT TO SCALE

PLANTING LEGEND



(C) ORNAMENTAL GRASSES PLANTING
NOT TO SCALE



(D) TREE PLANTING AND STAKING
NOT TO SCALE

PARKS DEPARTMENT NOTES

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

LANDSCAPE NOTES

1. VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
2. ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE AND DISFIGUREMENT, HAVING FULL NATURAL SHAPES.
3. PLANT MATERIAL SHALL BE THE SAME SIZE (OR LARGER) AS DESCRIBED IN THE PLANT LEGEND.
4. ALL PLANT MATERIAL TO BE PLANTED ACCORDING TO THE DETAILS.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT MEETS CITY CODES , TREES AND SHRUBS TO BE IRRIGATED WITH A DRIP SYSTEM.

N

20 0 20
SCALE IN FEET

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

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

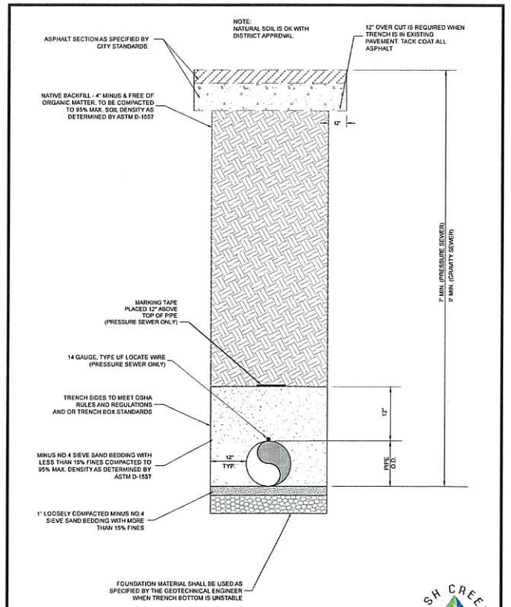
LANDSCAPE & LIGHTING
PEARCE CABINS PHASE 2
FOR:
CHRIS PEARCE
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 3, T42S, R14W, SL,B&M

FILE NAME: 1905-0491
DATE: 3/28/2023
CHECKED:
SCALE: 1"=20'

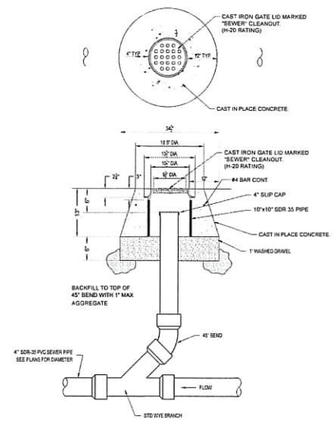
SHEET 5 OF 6

DETAILS

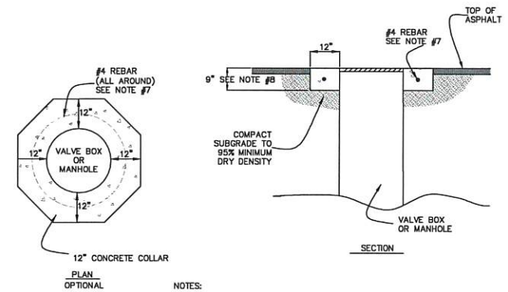
CHRIS PEARCE
PEARCE CABINS PHASE 2
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH

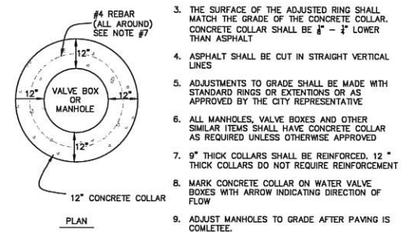


TYPICAL TRENCH DETAIL
N.T.S.



SEWER CLEANOUT W/LID DETAIL
N.T.S.

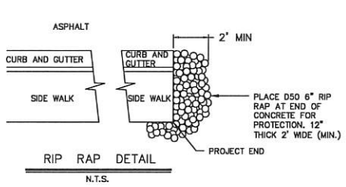




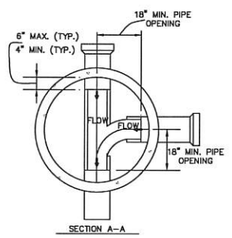
NOTES:

1. MANHOLES, VALVE BOXES AND OTHER SIMILAR ITEMS SHALL BE ADJUSTED TO GRADE AFTER PAVING IS COMPLETE
2. CLASS "A" CONCRETE FOR CONCSTRUCTION OF COLLARS
3. THE SURFACE OF THE ADJUSTED RING SHALL MATCH THE GRADE OF THE CONCRETE COLLAR. CONCRETE COLLAR SHALL BE ⅛" – ¼" LOWER THAN ASPHALT
4. ASPHALT SHALL BE CUT IN STRAIGHT VERTICAL LINES
5. ADJUSTMENTS TO GRADE SHALL BE MADE WITH STANDARD RINGS OR EXTENTIONS OR AS APPROVED BY THE CITY REPRESENTATIVE
6. ALL MANHOLES, VALVE BOXES AND OTHER SIMILAR ITEMS SHALL HAVE CONCRETE COLLAR AS REQUIRED UNLESS OTHERWISE APPROVED
7. 9" THICK COLLARS SHALL BE REINFORCED. 12 " THICK COLLARS DO NOT REQUIRE REINFORCEMENT
8. MARK CONCRETE COLLAR ON WATER VALVE BOXES WITH ARROW INDICATING DIRECTION OF FLOW
9. ADJUST MANHOLES TO GRADE AFTER PAVING IS COMLETEE.
10. CUT OUT TOP AND SET COVER TO GRADE & BACKFILL w/CONCRETE. ASPHALT SHALL BE SAW CUT IN STRIAGHT UNIFORM LINES.

CONCRETE COLLAR
FOR MANHOLES AND VALVE BOXES
N.T.S.



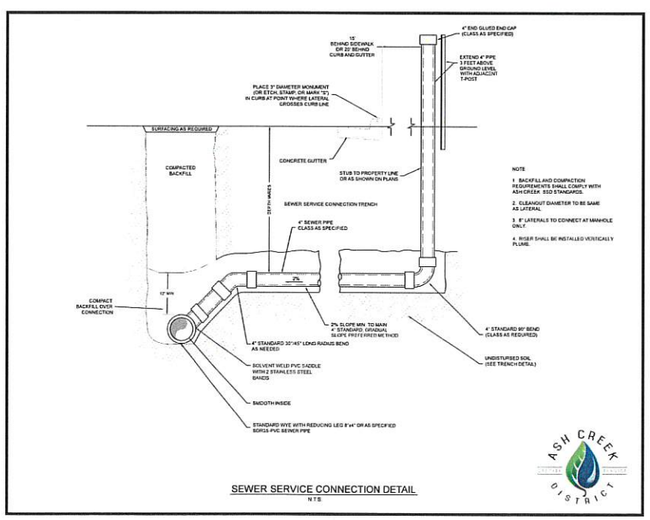
RIP RAP DETAIL
N.T.S.



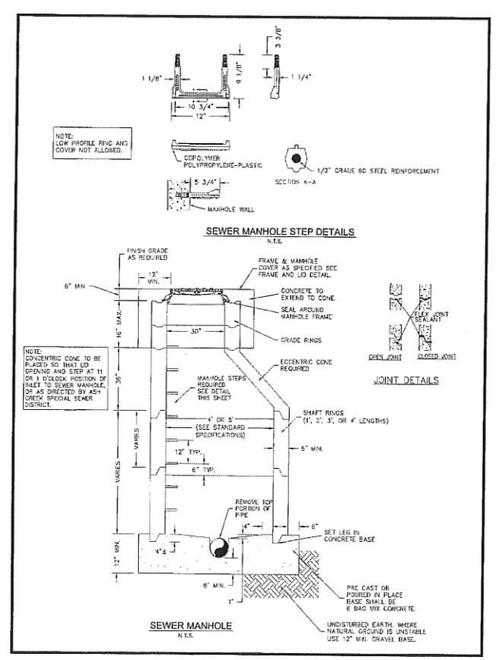
NOTES:

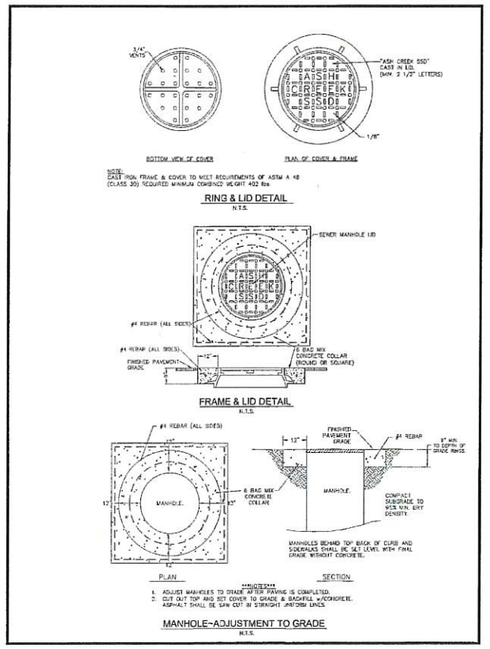
1. SEE DRAWING NO. 220 FOR JUNCTION AND DROP MANHOLE SIZES
2. PRECAST BASE MAY BE USED, BUT REQUIRES ADVANCED APPROVAL
3. IF OPTIONAL JOINT IS USED, ALL MANHOLE SECTIONS SHALL BE CLEARLY MARKED ON THE INSIDE AS TO THE MANUFACTURER AND TYPE OF JOINT BEING USED
4. ALL MANHOLE SECTIONS SHALL BE CLEARLY MARKED ON THE INSIDE AS TO MANUFACTURER AND DATE OF MANUFACTURE
5. CONCENTRIC CONE TO BE PLACED AT 11 OR 1 O'CLOCK POSITION OF INLET TO SEWER MANHOLE

STANDARD MANHOLE
N.T.S.



SEWER SERVICE CONNECTION DETAIL
N.T.S.





REVISIONS

NO.	DATE	APPROVED BY	REMARKS

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

DETAILS
PEARCE CABINS PHASE 2
FOR:
CHRIS PEARCE
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 3, T42S, R 14 W, SLB&M

FILE NAME: 1905-0491
DATE: 3/28/2023
CHECKED:
SCALE: 1"=20'
SHEET 6 OF 6

HURRICANE CITY
UTAH

STAFF COMMENTS

2023-APP-02: Discussion and possible approval of an amended parking plan for Carlson Distributing located at 451 N Old Highway 91. Eric McFadden Applicant.

Discussion:

Findings:

Recommendation:

Attachments:

1. 2023-APP-02 Carlson Distributing
2. Carlson Distributing Parking Study

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**4/27/2023**
Application Number:	2023-APP-02
Type of Application:	Amended Parking Plan
Action Type:	Administrative
Applicant:	Eric McFadden
Agent:	
Request:	Approval of an exception to standard parking requirements
Location:	451 N Old Highway 91
Zoning:	M-1
General Plan Map:	Light Industrial/Business

Discussion: The applicant is requesting modification of the parking requirements for the Carlson Distributing building off Old Highway 91. They are planning to build an expansion on their current warehouse and are looking for an exception to the parking requirements for the new building. The applicant has submitted a parking study to justify this exception.

Parking Requirements
HCC 10-34-10 requires for a warehouse use the parking requirement is, "*1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater"* with this expansion the building will be about 90,500 sq ft which would require 90 parking stalls. The applicant is requesting that the Planning Commission modify the parking requirements to the "1 space per employee on highest shift" standard. The Planning Commission may modify the parking requirements based on the following conditions:

a. *D. Commercial, retail, office, and mixed use developments. The Planning Commission may modify the number of parking spaces required or allowed for commercial, retail, office, or mixed use developments after considering the following items and making a finding that adequate parking will be provided:*

b. *1. Total number of spaces that would otherwise be required for each individual establishment in the development;*

c. *2. Hours of operation for each business establishment located in the development, including peak business hours;*

d. *3. Estimated tradeoff between businesses which are open when others are closed;*

e. 4. Availability of approved on street or shared parking;

f. 5. Transportation alternatives, including proximity to transit stations; and

g. 6. Car or van pooling programs available to users of the development.

h. F. Parking space study. When a parking space study is required for a particular use shown in subsection 10-34-10A, table 10-34-1 of this chapter, or when an applicant requests a modification in the number of parking spaces required under section 10-34-6 of this chapter, a parking study shall be provided by the applicant which recommends an adequate number of parking spaces and sets forth the basis of the recommendation.

i. 1. The study shall provide:

j. a. Planning and traffic engineering data, including estimates of parking demand based on recommendations from the Institute of Parking Engineers;

k. b. Data collected from uses or combinations of uses that are the same or comparable to the proposed project as indicated by density, scale, bulk, area, type of activity, and location;

l. c. The source of data used to develop the study's recommendations; and

m. d. The name and qualifications of the persons who prepared the study.

Findings:

1. This is an existing commercial use and no reduction of the number of spaces is requested for this project.
2. The parking needs for this property will not be increased by this development

Staff Recommendation: Staff recommends approval of the modified parking plan

March 18, 2023
Subject: Carlson Distribution Parking Study

The Carlson Distribution facility is located within the City of Hurricane on Old Highway 91 in the industrial park. The building on the site is proposed to be expanded from 40,800 square feet (sf) to 90,479 sf and modifying the surrounding parking lots and driveways to accommodate this increase in building size. Current City Code Chapter 34, Section 10-34-10. - Tables and figures, reads as follows: 1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater.

After meeting with City Staff, the consensus was that the 1 space per 1,000 square feet of gross floor area does not fit the use of this building. This building consists mostly of warehouse space, with only a few offices and a low number of Employees. City Staff has requested this study in support of the proposed changes.

Findings:

The facility operation characteristics which impact parking at the facility include:

1. **Total Employees = 29**
2. Sales (Day Shift) = 10
3. Delivery (Day Shift) = 9
4. Warehouse (Day/Afternoon Shifts) = 10

The peak day employee parking includes (Largest Shift):

1. **Total Employees = 19**
2. Sales = 4
3. Warehouse = 4
4. Delivery = 9
5. Delivery Vans = 2

Sales employees work away from the office most days. Warehouse employees are split between day and afternoon shift with some overlap during shift change. Combining the employees on site and the parking of delivery vans, the total parking requirement at site is **19**. Customers pickup orders from the location 1-2 times per week, direct sales do not occur at the building. Occasionally other visitors also park in front of the building.

Provided parking spaces include:

1. **Total Spaces Provided = 37**

Two spaces in the employee lot are designated as handicapped parking only. It should also be noted that this configuration accommodates a planned U.D.O.T. interchange that will require 35' feet of property along the North/East property line.

Since the number of stalls provided greatly outnumbers the largest number of employees on shift at any time, it is Premier Design and Engineering's opinion that the parking provided is more than sufficient.

Attached Exhibit "A" shows the proposed design of the new expansion and parking facilities mentioned in this study.

Attached Exhibit "B" shows that an additional 34 parallel parking spaces could be striped along the rear of the building and along the Southwest side of the building if there is a need in the future for additional parking spaces. These spaces would be 9' wide x 22' long.

Should you have any questions or comments, please feel free to contact me at (775) 385-7647 or Eric McFadden at (435) 313-2267.

Sincerely,

Marc R. Fonger, PE
Premier Design and Engineering

EXHIBIT "A"

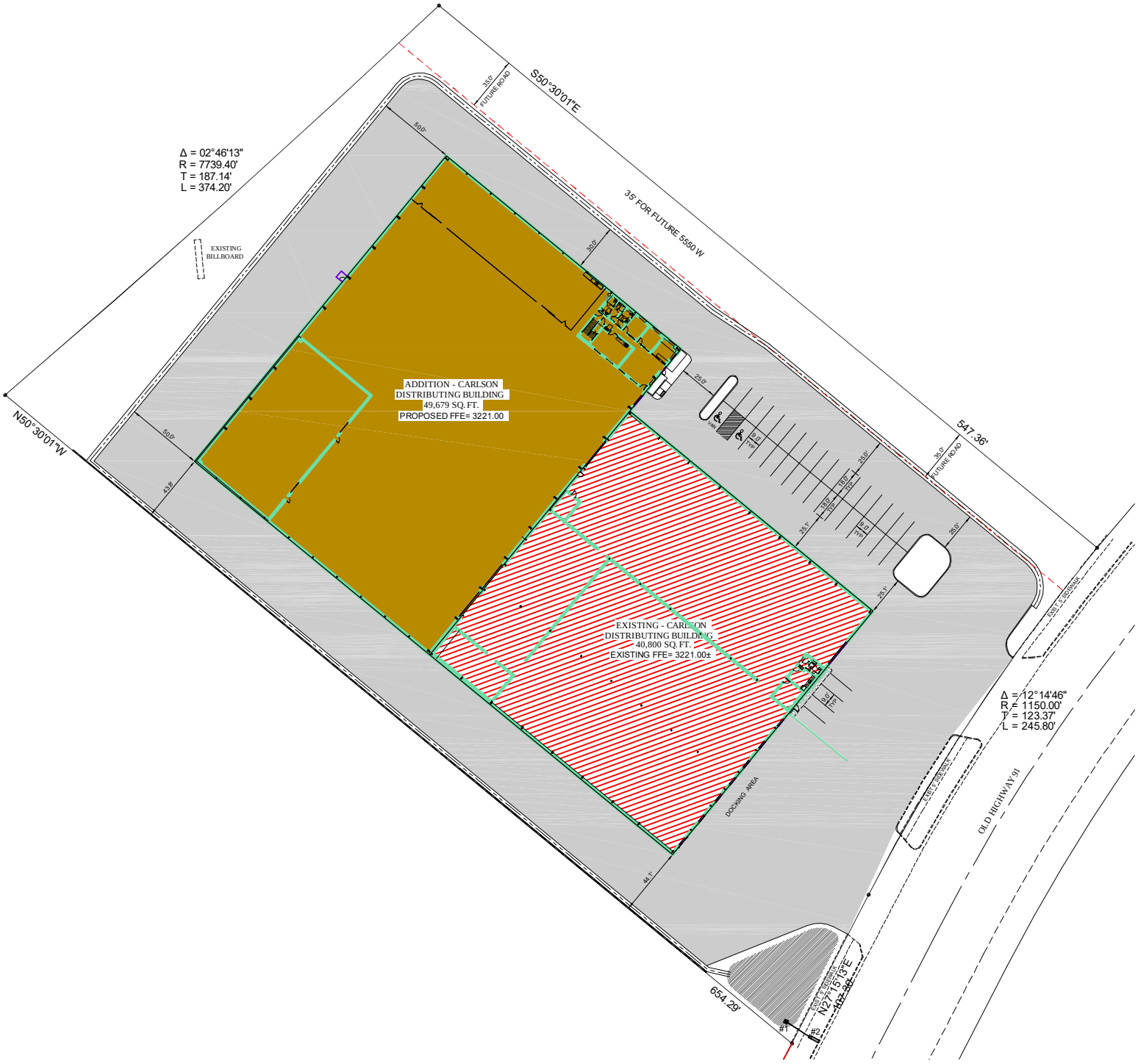
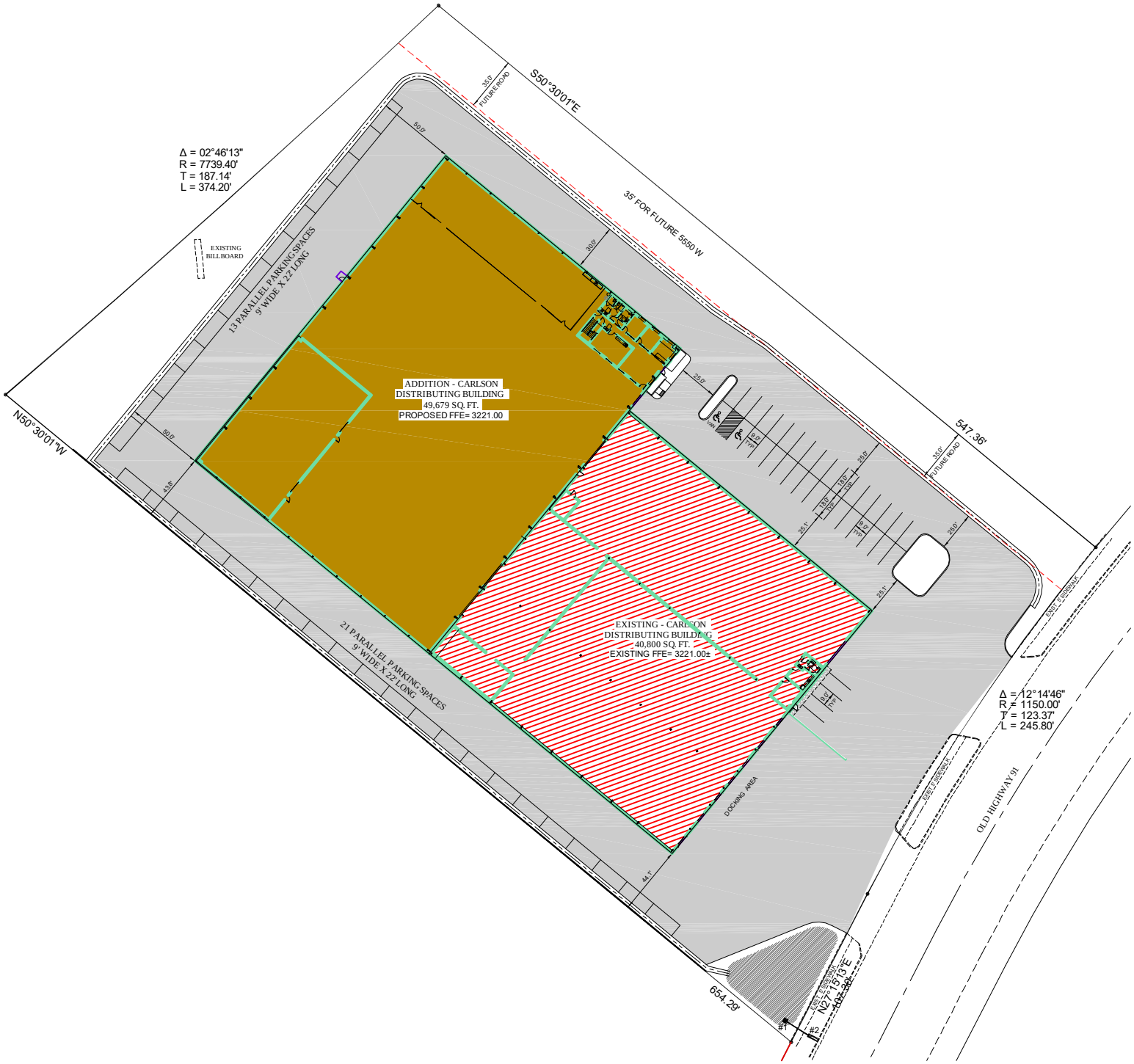

S50°30'01"E
547.36'
N50°30'01"W
654.29'
N27°15'13"E
Δ = 02°46'13"
R = 7739.40'
T = 187.14'
L = 374.20'
Δ = 12°14'46"
R = 1150.00'
T = 123.37'
L = 245.80'
35' FOR FUTURE 5550 W
35.0' FUTURE ROAD
EXISTING BILLBOARD
ADDITION - CARLSON
DISTRIBUTING BUILDING
49,679 SQ. FT.
PROPOSED FFE= 3221.00
EXISTING - CARLSON
DISTRIBUTING BUILDING
40,800 SQ. FT.
EXISTING FFE= 3221.00±
DOCKING AREA
OLD HIGHWAY 91
#1
#2

EXHIBIT "B"


S50°30'01"E
35' FOR FUTURE 5550 W
Δ = 02°46'13"
R = 7739.40'
T = 187.14'
L = 374.20'
EXISTING BILLBOARD
13 PARALLEL PARKING SPACES 9' WIDE X 22' LONG
ADDITION - CARLSON DISTRIBUTING BUILDING
49,679 SQ. FT.
PROPOSED FFE= 3221.00
N50°30'01"W
547.36'
EXISTING - CARLSON DISTRIBUTING BUILDING
40,800 SQ. FT.
EXISTING FFE= 3221.00±
21 PARALLEL PARKING SPACES 9' WIDE X 22' LONG
DOCKING AREA
Δ = 12°14'46"
R = 1150.00'
T = 123.37'
L = 245.80'
OLD HIGHWAY 91
654.29'
N27°19'13"E
#1
#2

HURRICANE CITY
UTAH

STAFF COMMENTS

2023-ZC-09 2023-PSP-08: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 2700 W 600 N, from R1-8/PDO, residential one unit per 8,000 square feet with a planned development overlay, to RR, recreational resort. This change will affect all of the Eagle Pointe Ph 1A, 1B, and 1C subdivisions. Perry Development Applicant. Greg Sant Agent.

Discussion:

Findings:

Recommendation:

Attachments:

1. 2023-ZC-09 2023-PSP-08 App
2. 2023-ZC-09 2023-PSP-08 Eagle Pointe at Sky Mountain
3. Sky Mountain Master Plan
4. 2023-ZC-0 2023-PSP-08 Plans
5. Hurricane Build Dept_20220523_090150
6. Hurricane Build Dept_20230420_163753

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-09
Receipt No. _____

EAGLE POINTE AT FRONT 9 OF SKY MOUNTAIN

Name: PERRY DEVELOPMENT, LLC Telephone: 435-414-4444

Address: 2250 CORAL CANYON BLVD #215, WASHINGTON Fax No. N/A

Email: GREG.PERRYHOMESUTAH@GMAIL.COM Agent Email: GSAN@PERRYHOMESUTAH.COM

Agent (If Applicable): 435-414-4444 Telephone: 435-251-9090

Address/Location of Subject Property: 2700 W 600 N

Tax ID of Subject Property: H-3-1-29-323, H-3-1-29-324 RD2 Existing Zone District: PDO

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
RECREATION AND RESORT

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

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

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

(Office Use Only)

Date Received: _____ Application Complete: YES ____ NO ____

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF)

I (we), BILL PERRY, JR., 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.

PERRY DEVELOPMENT, LLC
(Property Owner)

WILLIAM D. PERRY IV
(Property Owner)

Subscribed and sworn to me this _____ day of _____20___.

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

Agent Authorization

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

_____
(Property Owner)

_____
(Property Owner)

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

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

ZONE CHANGE APPLICATION (General Information)

PURPOSE

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

WHEN REQUIRED

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

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

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

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

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

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

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

PROCESS

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

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

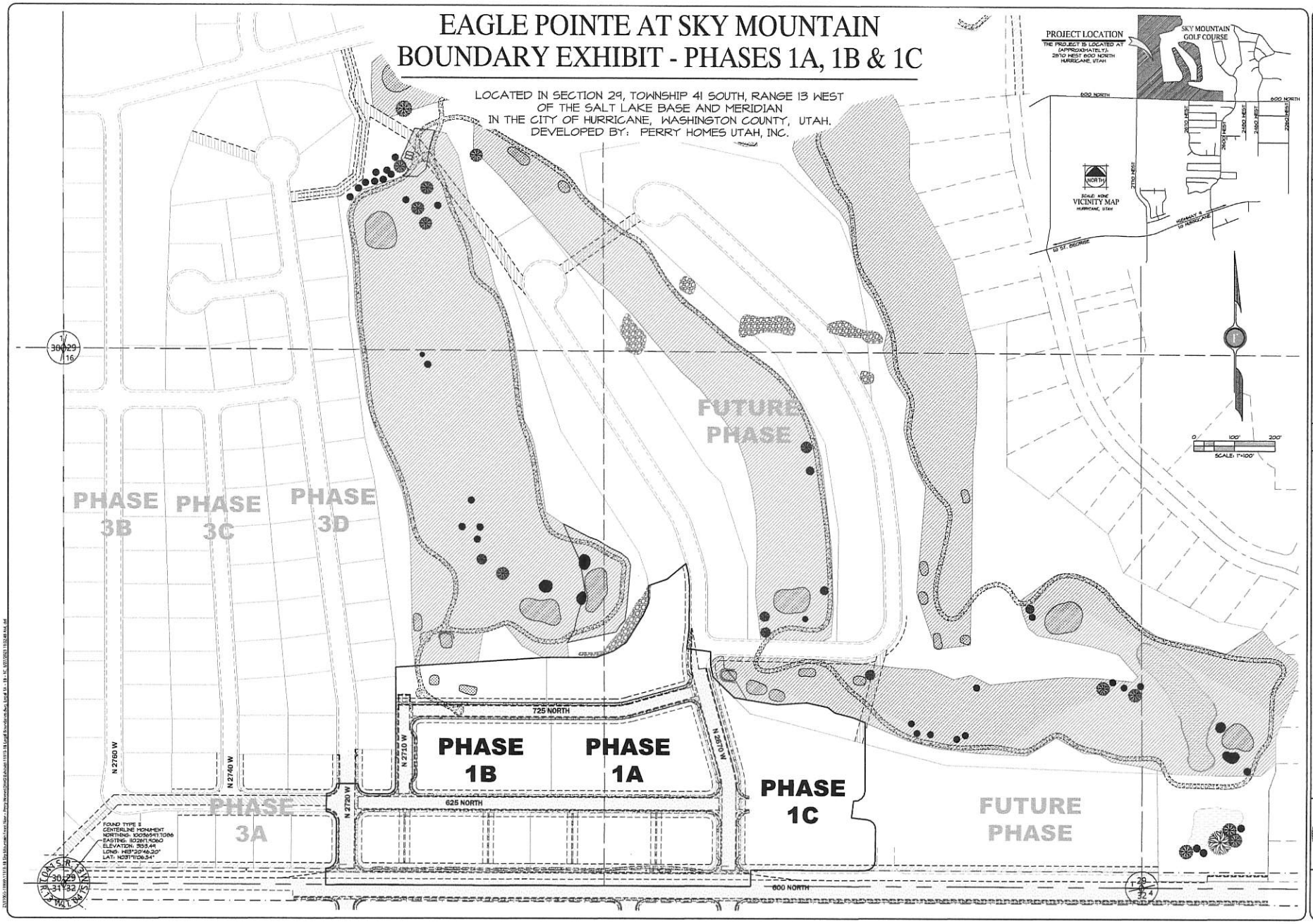
Exhibit "A"

Beginning at the Southwesterly Corner of Eagle Pointe at the Front 9 of Sky Mountain Phase 1B, as found on file at the Washington County Recorders' Office, said point being South 88°50'05" East 641.40 feet along the section line from the Southwest Corner of Section 29, Township 41 South, Range 13 West, Salt Lake Base & Meridian, and running;

thence Northerly along the Westerly line of Said Phase 1B the following (12) courses;
thence North 01°09'55" East 40.00 feet;
thence Northeasterly 39.27 feet along an arc of a 25.00 foot radius curve to the left (center bears North 01°09'55" East, long chord bears North 46°09'55" East 35.36 feet with a central angle of 90°00'00");
thence North 01°09'55" East 90.00 feet;
thence Northwesterly 39.27 feet along an arc of a 25.00 foot radius curve to the left (center bears North 88°50'05" West, long chord bears North 43°50'05" West 35.36 feet with a central angle of 90°00'00");
thence North 01°09'55" East 45.00 feet;
thence Northeasterly 39.27 feet along an arc of a 25.00 foot radius curve to the left (center bears North 01°09'55" East, long chord bears North 46°09'55" East 35.36 feet with a central angle of 90°00'00");
thence South 88°50'05" East 52.00 feet;
thence Southeasterly 39.27 feet along an arc of a 25.00 foot radius curve to the left (center bears South 88°50'05" East, long chord bears South 43°50'05" East 35.36 feet with a central angle of 90°00'00");
thence South 88°50'05" East 46.92 feet;
thence Northeasterly 31.42 feet along an arc of a 20.00 foot radius curve to the left (center bears North 01°09'55" East, long chord bears North 46°09'55" East 28.28 feet with a central angle of 90°00'00");
thence North 01°09'55" East 292.24 feet;
thence North 87°08'14" East 362.41 feet;
thence South 89°05'19" East 130.48 feet to and along the Northerly line of Eagle Pointe at the Front 9 of Sky Mountain Phase 1A;
thence along said Northerly line of Eagle Pointe at the Front 9 of Sky Mountain Phase 1A the following (11) courses;
thence North 70°35'32" East 44.12 feet;
thence North 56°19'23" East 38.31 feet;
thence North 32°21'31" East 79.46 feet;
thence North 25°23'44" East 34.00 feet;
thence North 01°09'55" East 42.90 feet;
thence North 71°53'56" East 48.47 feet;
thence North 50°12'41" East 60.09 feet;
thence Southerly 56.32 feet along an arc of a 177.50 feet radius non-tangent curve to the right (center bears South 72°59'06" West, long chord bears South 07°55'29" East 56.09 feet with a central angle of 18°10'49");
thence South 01°09'55" West 104.93 feet;
thence South 07°22'51" West 52.03 feet;
thence South 81°47'16" East 59.32 feet;

EAGLE POINTE AT SKY MOUNTAIN
BOUNDARY EXHIBIT - PHASES 1A, 1B & 1C

LOCATED IN SECTION 29, TOWNSHIP 41 SOUTH, RANGE 13 WEST
OF THE SALT LAKE BASE AND MERIDIAN
IN THE CITY OF HURRICANE, WASHINGTON COUNTY, UTAH.
DEVELOPED BY: PERRY HOMES UTAH, INC.



DATE:	03/21/2023
JOB NO.:	1913-19
DESIGNED BY:	DSH
CAD/CHKD BY:	RAR
TITLE:	Legal Boundaries

REVISIONS | DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

152 East Riverside Drive
Suite A-1
St. George, Utah 84770
Ph (435) 673-4546 Fx (435) 673-4559
www.rosenberg.

BOUNDARY EXHIBIT
FOR
EAGLE POINTE AT SKY MOUNTAIN - PHASES 1A, 1B & 1C
HURRICANE
UTAH

STATE OF UTAH
No. 180104
ROBERT A. REID
LICENSED PROFESSIONAL ENGINEER

SHEET
1
1 OF 1 SHEETS

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-08
Receipt No. _____

EAGLE POINT AT FRONT 9 OF SKY MOUNTAIN

Name: PERRY DEVELOPMENT, LLC Telephone: 435-414-4444

Address: 2250 N. CORAL CANYON BLVD #215, WASH. Fax No. N/A

Email: GREG@PERRYHOMESUTAH@GMAIL.COM Agent Email: _____

Agent (If Applicable): GREG SANT Telephone: 435-414-4444

Address/Location of Subject Property: 2700 W. 600 N.

Tax ID of Subject Property: H-3-1-29-323, H-3-1-29326 Zone District: PDO

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

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), BILL PERRY JR, 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.

WILLIAM O. PERRY II
(Property Owner)

PERRY DEVELOPMENT, LLC
(Property Owner)

Subscribed and sworn to me this _____ day of _____20___.

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

Agent Authorization

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

_____
(Property Owner)

_____
(Property Owner)

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

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

Remund Roy S & Martha Trust
2668 W 570 N
Hurricane, UT 84737-3504

Edgar & Diane Schofield
2640 W 570 N
Hurricane, UT 84737-3504

Peter & Marsha Kirk
2618 W 570 N
Hurricane, UT 84737-3504

Ritchie & Stacey Geesman
2660 W 570 N
Hurricane, UT 84737-3504

Laura Keniston
2613 W 570 N
Hurricane, UT 84737-3504

Randall & Michele Coats
2626 W 570 N
Hurricane, UT 84737-3504

Chris & Lisa Reid
2614 W 570 N
Hurricane, UT 84737-3504

Jeff & Mary Carter
2654 W 570 N
Hurricane, UT 84737-3504

Shirley A Brothwell
2611 W 570 N
Hurricane, UT 84737-3504

Gary C Wilcox
2641 W 570 N
Hurricane, UT 84737-3504

Gary & Karen Rinehart
2627 W 570 N
Hurricane, UT 84737-3504

Wayne & Joann Sterling
2663 W 570 N
Hurricane, UT 84737-3504

Gary & Bonnie Anderson
613 N 2600 W
Hurricane, UT 84737-3568

Karen & Steven Daniels
623 N 2600 W
Hurricane, UT 84737-3568

Greg & Martha Bigelow
585 N 2680 W
Hurricane, UT 84737-3273

Tiffany & Eli Baker
2681 W 570 N
Hurricane, UT 84737-3566

Harry & Sandra Boley
661 N Sky Mountain Blvd
Hurricane, UT 84737-3462

Dale & Shirley Bartmess
2688 W 570 N
Hurricane, UT 84737-3566

Mary Goodwin
2692 W 570 N
Hurricane, UT 84737-3566

Laurie L Miller
677 N Sky Mountain Blvd
Hurricane, UT 84737-3462

Brenda & Alvin Alexander
2621 W 570 N
Hurricane, UT 84737-3504

Scott & Jill Muir
2649 W 570 N
Hurricane, UT 84737-3504

J & Karen Tebbs
2669 W 570 N
Hurricane, UT 84737-3504

L & F Commercial Llc
2635 W 570 N
Hurricane, UT 84737-3504

Kelly & Deena Sorenson
2655 W 570 N
Hurricane, UT 84737-3504

Brookport Investments Llc
2646 W 570 N
Hurricane, UT 84737-3504

Donald Sherer
643 N 2600 W
Hurricane, UT 84737-3568

Warren & Shirley Gentry
2682 W 570 N
Hurricane, UT 84737-3566

Lee & Sandra Stroud
565 N 2680 W
Hurricane, UT 84737-3273

Julie & Shelby Huffaker
697 N Sky Mountain Blvd
Hurricane, UT 84737-3462

Jared R Williams
2608 W 550 N
Hurricane, UT 84737-4406

Bradley & Stephanie Stewart
2610 W 550 N
Hurricane, UT 84737-4406

Lewis Riki & Brenda Family Trust
2606 W 550 N
Hurricane, UT 84737-4406

Daniel Roller
595 N 2670 W
Hurricane, UT 84737-3244

Harold Gene Coleman & Lee Brady Diana
575 N 2670 W
Hurricane, UT 84737-3244

Larry & Kaye Whiting
2687 W 570 N
Hurricane, UT 84737-3566

Dahl & Sadie Humphries
545 N 2680 W
Hurricane, UT 84737-3273

Meridian
Title Company
"We Do Good Deeds"

MTC File No. 284703

558 E Riverside Drive, Suite 205
Saint George, UT 84790

ESCROW OFFICER:
Jerrod Phillips
License Number: 282808

Ph. (435)319-8022
Fax (801)288-3773
jerrod@mtcutah.com

SUBJECT PROPERTY ADDRESS:	**BUYER/BORROWER(S):**
Sky Mountain Phase 1A and 1B Hurricane, UT 84737	Perry Development, LLC

LOAN OFFICER:	**LOAN PROCESSOR:**
Attn:	Attn:

We've gone Green!
Visit us online at
www.mtcutah.com
to access all of your
files online!

Independently Owned and Operated Since 1980

ALTA Commitment for Title Insurance

Issued By Old Republic National 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, Old Republic National Title Insurance Company, a Florida 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 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. 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.

Issued through the Office of

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

Authorized Signatory

By *President*

Attest *Secretary*

ORT Form 4690 6/06 Rev. 8-1-16
ALTA Commitment for Title Insurance

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;
(f) Schedule B, Part II—Exceptions; and
(g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

(i) comply with the Schedule B, Part I—Requirements;
(ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
(iii) acquire the Title or create the Mortgage covered by this Commitment.

(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. 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.

(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. 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.

SCHEDULE A

Commitment No. 284703

1. **Commitment Date**: March 5, 2020 8:00AM (Original)

Amount

2. Policy or Policies to be issued:

A.

Premium $0.00

Proposed Insured: Lender with contractual obligations under a loan agreement with the vested owner identified at Item 4 below.

B. Endorsements:
$0.00

3. The estate or interest in the land described or referred to in this Commitment is FEE SIMPLE

4. Title to the FEE SIMPLE estate or interest in the Land is at the Commitment Date vested in:

Perry Development, LLC, a Utah limited liability company

5. The land referred to in this commitment is situated in the County of Washington, State of Utah, and described as follows:

Parcel 1:
BEGINNING AT A POINT ON THE SECTION LINE SAID POINT BEING SOUTH 88°50'05" EAST 1,142.40 FEET FROM THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING; THENCE NORTH 01°09'55" EAST 202.50 FEET; THENCE SOUTH 88°50'05" EAST 50.01 FEET; THENCE NORTH 01°09'55" EAST 360.29 FEET; THENCE SOUTH 89°05'19" EAST 109.89 FEET; THENCE NORTH 70°35'32" EAST 44.1 2 FEET; THENCE NORTH 56°19'23" EAST 38.31 FEET; THENCE NORTH 32°21'31" EAST 79.46 FEET; THENCE NORTH 25°23'44" EAST 34.00 FEET; THENCE NORTH 01°09'55" EAST 42.90 FEET; THENCE NORTH 71°53'56" EAST 48.47 FEET; THENCE NORTH 50°12'41" EAST 60.09 FEET; THENCE SOUTH 56.32 FEET ALONG AN ARC OF A 177.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 72°59'06" WEST, LONG CHORD BEARS SOUTH 07°55'29" EAST 56.09 FEET WITH A CENTRAL ANGLE OF 18°10'49"); THENCE SOUTH 01°09'55" WEST 104.93 FEET; THENCE SOUTH 07°22'51" WEST 52.03 FEET; THENCE SOUTH 81°47'16" EAST 59.32 FEET; THENCE SOUTH 62.52 FEET ALONG AN ARC OF A 170.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 83°30'09" EAST, LONG CHORD BEARS SOUTH 04°02'21" EAST 62.17 FEET WITH A CENTRAL ANGLE OF 21°04'23"); THENCE SOUTH 14°34'35" EAST 229.14 FEET; THENCE SOUTH 63.28 FEET ALONG AN ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 75°25'25" WEST, LONG CHORD BEARS SOUTH 06°41'41" EAST 63.08 FEET WITH A CENTRAL ANGLE OF 15°45'48"); THENCE SOUTH 01°09'55" WEST 168.67 FEET; THENCE SOUTHEAST 39.27 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 88°50'05" EAST, LONG CHORD BEARS SOUTH 43°50'05" EAST 35.36 FEET WITH A CENTRAL ANGLE OF 90°00'00");

THENCE SOUTH 01 °09'55" WEST 40.00 FEET TO THE SECTION LINE; THENCE NORTH 88°50'05" WEST 542.43 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

(Being the Proposed legal for Front Nine at Sky Mountain – Phase 1A)

Parcel 2:
BEGINNING AT A POINT ON THE SECTION LINE SAID POINT BEING SOUTH 88°50'05" EAST 1,142.40 FEET FROM THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING; THENCE NORTH 88°50'05" WEST 501.00 FEET ALONG SAID SECTION LINE; THENCE NORTH 01°09'55" EAST 40.00 FEET; THENCE NORTHEAST 39.27 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 01°09'55" EAST, LONG CHORD BEARS NORTH 46°09'55" EAST 35.36 FEET WITH A CENTRAL ANGLE OF 90°00'00"); THENCE NORTH 01°09'55" EAST 90.00 FEET; THENCE NORTHWEST 39.27 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 88°50'05" WEST, LONG CHORD BEARS NORTH 43°50'05" WEST 35.36 FEET WITH A CENTRAL ANGLE OF 90°00'00"); THENCE NORTH 01°09'55" EAST 45.00 FEET; THENCE NORTHEAST 39.27 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 01°09'55" EAST, LONG CHORD BEARS NORTH 46°09'55" EAST 35.36 FEET WITH A CENTRAL ANGLE OF 90°00'00"); THENCE SOUTH 88°50'05" EAST 52.00 FEET; THENCE SOUTHEAST 39.27 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 88°50'05" EAST, LONG CHORD BEARS SOUTH 43°50'05" EAST 35.36 FEET WITH A CENTRAL ANGLE OF 90°00'00"); THENCE SOUTH 88°50'05" EAST 66.92 FEET; THENCE NORTH 01°09'55" EAST 312.24 FEET; THENCE NORTH 87°08'14" EAST 362.41 FEET; THENCE SOUTH 89°05'19" EAST 20.58 FEET TO THE NORTHWESTERLY CORNER OF THE FRONT NINE AT SKY MOUNTAIN PHASE 1A; THENCE SOUTHERLY THE FOLLOWING (3) COURSES ALONG THE WESTERLY LINE OF SAID THE FRONT NINE AT SKY MOUNTAIN PHASE 1A; THENCE SOUTH 01°09'55" WEST 360.29 FEET; THENCE NORTH 88°50'05" WEST 50.01 FEET; THENCE SOUTH 01°09'55" WEST 202.50 FEET TO THE POINT OF BEGINNING.

(Being the Proposed legal for Front Nine at Sky Mountain – Phase 1B)

Escrow Officer: Jerrod Phillips

Old Republic National Title Insurance Company

Counter Signed _____
Authorized Officer or Agent

SCHEDULE B - PART I
Requirements

File Number: 284703

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 amounts for the estate or interest to be insured.

3. Pay us the premiums, fees and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

SCHEDULE B, PART II
Exceptions

File Number: 284703

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.

This 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 the 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) 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. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

9. Taxes for the year 2020 are now a lien not yet due and payable. Property ID No. H-3-1-29-332.

   Taxes for the year 2019 were exempt. Property I.D. No. H-3-1-29-330. (Includes other property)

   Taxes for the year 2020 are now a lien not yet due and payable. Property ID No. H-3-1-29-323.

Taxes for the year 2019 have been paid in the amount of $3,935.83. Property I.D. No. H-3-1-29-210. (Includes other property)

Taxes for the year 2019 have been paid in the amount of $4,788.16. Property I.D. No. H-3-1-29-3121. (Includes other property)

10. Said property is located within the boundaries of HURRICANE and is subject to the charges and assessments levied thereunder.

11. Rights of Way, Easements, Ditches, Canals or any other adverse matters which may be disclosed by Inspection or Survey of said Property.

12. A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby;

Amount:	$2,531,631.00
Dated:	October 30, 2019
Trustor:	Perry Development, LLC, a Utah limited liability company
Trustee:	Meridian Title Company
Beneficiary:	Lagom, LLC, a Utah limited liability company
Recorded:	October 31, 2019 as Entry No. 20190045401 of Official Records.

13. An Easement including its terms, covenants and provisions as disclosed by instrument;

To: Lagom, LLC

Purpose: a Temporary non-exclusive easement for the purpose of access, ingress, egress, public and private utilities and drainage together with the right of construction, operation, access and maintenance with related facilities

Recorded: October 31, 2019 as Entry No. 20190045402 of Official Records.

Affects: See document for full particulars (affects proposed Front Nine at Sky Mountain – Phase 1B)

NOTE: Upon full and satisfactory compliance with all underwriting requirements, including but not limited to, the requirements set forth in Schedule B-1, and payment of all applicable charges, exceptions 1-8 may be omitted from the policy or policies to be issued hereunder.

NOTE: Judgments have been searched in the names of Perry Development, LLC for the past eight years and none were found of record except as shown above.

NOTE: A cancellation fee of $250.00 will be billed for this commitment if a Policy of Title Insurance is not issued within 120 days.

NOTE: The policy to be issued contains an arbitration clause. Any matter in dispute between you and the Company may be subject to arbitration as an alternative to court action. You may review a copy of the arbitration rules at http://www.alta.org. Any decision reached by arbitration shall be binding upon both you and the Company. The arbitration award may include attorney's fees, if allowed by state law, and may be entered as a judgment in any court of proper jurisdiction.

NOTE: This file was examined by Sean Newell (801) 264-8888.

CHAIN OF TITLE

Order Number: 284703

THIS IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT MADE A PART OF ANY COMMITMENT FOR TITLE INSURANCE PRODUCED BY MERIDIAN TITLE COMPANY.

According to 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, except as follows:

Deed Type: Warranty Deed
Grantors: Redevelopment Agency of Hurricane City
Grantees: Perry Development, LLC, a Utah limited liability company
Dated: October 31, 2019
Recorded Date: November 5, 2019
Instrument: 20190046019

Deed Type: Warranty Deed
Grantors: Lagom LLC, a Utah limited liability company
Grantees: Perry Development, LLC, a Utah limited liability company
Dated: October 31, 2019
Recorded Date: October 31, 2019
Instrument: 20190045400

Meridian
Title Company
"We Do Good Deeds"

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Old Republic National Title Insurance Company and Meridian Title Company.

We may collect nonpublic personal information about you from the following sources:

Information we receive from you such as on applications or other forms.

Information about your transactions we secure from our files, or from [our affiliates or] others.

Information we receive from a consumer reporting agency.

Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.

Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

(Revised February 5, 2016)

Meridian
Title Company
"We Do Good Deeds"

MTC File No. 282835

558 E Riverside Drive, Suite 205
Saint George, UT 84790

ESCROW OFFICER:
Jerrod Phillips
License Number: 282808

Ph. (435)319-8022
Fax (801)288-3773
jerrod@mtcutah.com

SUBJECT PROPERTY ADDRESS:	BUYER/BORROWER(S):
a Portion of Sky Mountain Front 9 Hurricane, UT 84737 PHASE 1C	Perry Development, LLC

LOAN OFFICER:	LOAN PROCESSOR:
Attn:	Attn:

We've gone Green!
Visit us online at
www.mtcutah.com
to access all of your
files online!

Independently Owned and Operated Since 1980

ALTA Commitment for Title Insurance

Issued By Old Republic National 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, Old Republic National Title Insurance Company, a Florida 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 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. 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.

Issued through the Office of

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

Authorized Signatory

By *President*

Attest *Secretary*

ORT Form 4690 6/06 Rev. 8-1-16
ALTA Commitment for Title Insurance

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;
(f) Schedule B, Part II—Exceptions; and
(g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
(i) comply with the Schedule B, Part I—Requirements;
(ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
(iii) acquire the Title or create the Mortgage covered by this Commitment.
(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. 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.

(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. 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.

SCHEDULE A

Commitment No. 282835

1. **Commitment Date**: January 13, 2020 8:00AM (Original)

Amount

2. Policy or Policies to be issued:

A.

Premium $0.00

Proposed Insured: Lender with contractual obligations under a loan agreement with the vested owner identified at Item 4 below.

B. Endorsements:
$0.00

3. The estate or interest in the land described or referred to in this Commitment is FEE SIMPLE

4. Title to the FEE SIMPLE estate or interest in the Land is at the Commitment Date vested in:

Perry Development, LLC, a Utah limited liability company

5. The land referred to in this commitment is situated in the County of Washington, State of Utah, and described as follows:

An area of land in Washington County, Utah. Said area being located in the Southwest and Southeast Quarters of Section 29, Township 41 South, Range 13 West, Salt Lake Base and Meridian. The perimeter of said area being more particularly described by metes and bounds as follows:

Commencing at the section corner common to Sections 29, 30, 31 and 32, Township 41 South, Range 13 West, Salt Lake Base and Meridian; thence South 88°50'04" East 1,684.83 feet along the section line and basis of bearing; thence North 01°09'56" East 40.00 feet to the Point of Beginning; thence Northerly, a distance of 39.27 feet along the arc of a 25.00 foot radius, non-tangent curve to the left (Radius bears: North 01°09'56" East), through a central angle of 89°59'59" to a point of tangency; thence North 01°09'55" East 168.67 feet; thence Northerly, a distance of 63.28 feet along the arc of a 230.00 foot radius, non-tangent curve to the left (Radius bears: North 88°48'47" West), through a central angle of 15°45'48"; thence North 14°34'35" West 229.14 feet; thence South 44°43'14" East 127.88 feet; thence South 74°14'09" East 501.33 feet; thence South 86°50'48" East 519.23 feet; thence South 00°08'04" East 243.38 feet to a point on a line that is parallel with and 40.0 feet Northerly from the section line; thence North 88°50'19" West 40.94 feet along said parallel line; thence North 88°50'04" West 964.66 feet along said parallel line to the Point of Beginning.

Address: a Portion of Sky Mountain Front 9, Hurricane, UT 84737

Escrow Officer: Jerrod Phillips

Old Republic National Title Insurance Company

Old Republic National Title Insurance Company

Counter Signed _____
Authorized Officer or Agent

SCHEDULE B - PART I
Requirements

File Number: 282835

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 amounts for the estate or interest to be insured.

3. Pay us the premiums, fees and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

SCHEDULE B, PART II
Exceptions

File Number: 282835

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.

This 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 the 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) 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. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

9. Taxes for the year 2020 are now a lien not yet due and payable. Property I.D. No. H-3-1-29-324-RD2, H-3-1-29-323 and H-3-1-29-326-RD2.

   Taxes for the year 2019 have been paid in the amount of $15,366.77. Property I.D. No. H-3-1-29-2151-RD2. (Includes other Property)

Taxes for the year 2019 have been paid in the amount of $776.81. Property I.D. No. H-3-1-29-3161-RD2. (Includes other Property)

Taxes for the year 2019 have been paid in the amount of $4,788.16. Property I.D. No. H-3-1-29-3121. (Includes other Property)

Taxes for the year 2019 have been paid in the amount of $3,935.83. Property I.D. No. H-3-1-29-210. (Includes other Property)

10. Said property is located within the boundaries of HURRICANE and is subject to the charges and assessments levied thereunder.

11. Rights of Way, Easements, Ditches, Canals or any other adverse matters which may be disclosed by Inspection or Survey of said Property.

12. A Deed of Trust to secure indebtedness or the performance of obligations secured thereby;

Dated:	October 30, 2019
Trustor:	Perry Development, LLC, a Utah limited liability company
Trustee:	Meridian Title Company
Beneficiary:	Lagom, LLC, a Utah limited liability company
Recorded:	October 31, 2019 as Entry No. 20190045401 of Official Records.

NOTE: Upon full and satisfactory compliance with all underwriting requirements, including but not limited to, the requirements set forth in Schedule B-1, and payment of all applicable charges, exceptions 1-8 may be omitted from the policy or policies to be issued hereunder.

NOTE: Judgments have been searched in the names of Perry Development, LLC for the past eight years and none were found of record except as shown above.

NOTE: A cancellation fee of $250.00 will be billed for this commitment if a Policy of Title Insurance is not issued within 120 days.

NOTE: The policy to be issued contains an arbitration clause. Any matter in dispute between you and the Company may be subject to arbitration as an alternative to court action. You may review a copy of the arbitration rules at http://www.alta.org. Any decision reached by arbitration shall be binding upon both you and the Company. The arbitration award may include attorney's fees, if allowed by state law, and may be entered as a judgment in any court of proper jurisdiction.

NOTE: This file was examined by Sean Newell (801) 264-8888.

CHAIN OF TITLE

Order Number: 282835

THIS IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT MADE A PART OF ANY COMMITMENT FOR TITLE INSURANCE PRODUCED BY MERIDIAN TITLE COMPANY.

According to 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, except as follows:

Deed Type: Warranty Deed
Grantors: Lagom LLC
Grantees: Perry Development, LLC
Dated:
Recorded Date: October 31, 2019
Instrument:20190045400
Book:
Page:

Meridian
Title Company
"We Do Good Deeds"

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Old Republic National Title Insurance Company and Meridian Title Company.

We may collect nonpublic personal information about you from the following sources:

Information we receive from you such as on applications or other forms.

Information about your transactions we secure from our files, or from [our affiliates or] others.

Information we receive from a consumer reporting agency.

Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.

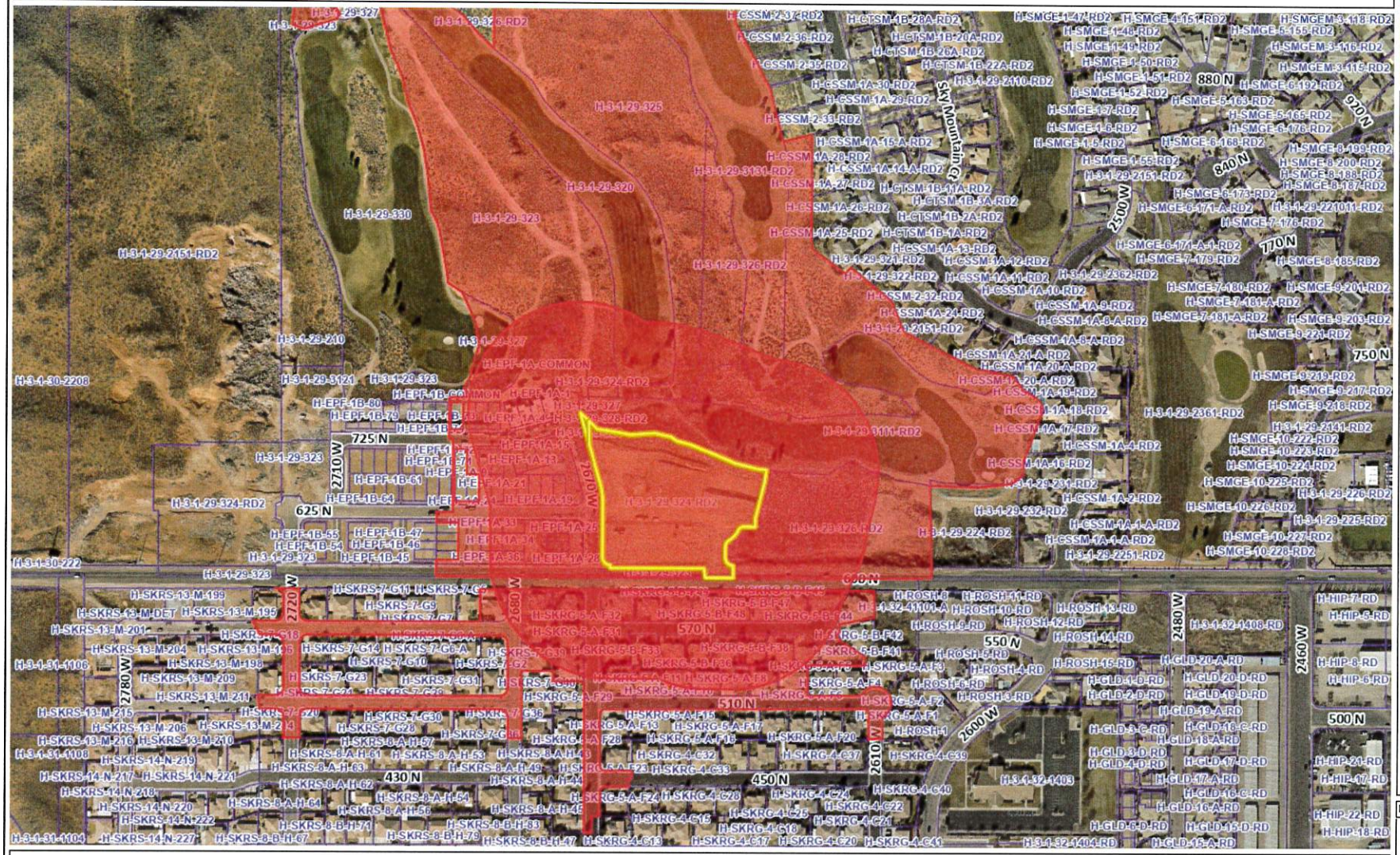
Non-financial companies such as envelope stuffers and other fulfillment service providers.

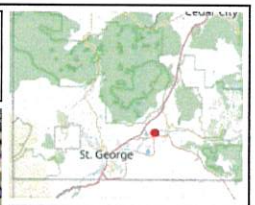
WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

(Revised February 5, 2016)

Mailing List





Legend

Parcels

Ownership

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

Notes

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

,

BOND MICHALENE A TR
H-SKRG-5-B-F48
2646 W 570 N
HURRICANE, UT 84737

PERRY DEV LLC
H-EPF-1A-31
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-3-1-29-325
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

REDEVELOPMENT AGENCY OF HURRICANE CIT
H-3-1-29-320
147 N 870 W
HURRICANE, UT 84737

,

ADAMS EDNA
H-SKRG-5-B-F38
2635 W 570 N
HURRICANE, UT 84737

MAYCOCK RICHARD VAN & MARY KATHARINE
H-SKRG-5-A-F6
2626 W 510 N
HURRICANE, UT 84737

REDEVELOPMENT AGENCY OF HURRICANE CIT
H-3-1-29-327
147 N 870 W
HURRICANE, UT 84737

KENISTON LAURA TR
H-SKRG-5-B-F41
2613 W 570 N
HURRICANE, UT 84737

WILHELM ALBERT & DARLENE
H-SKRG-5-A-F8
2265 NUTMEG AVE
MORRO BAY, CA 93442

REDEVELOPMENT AGENCY OF HURRICANE CIT
H-3-1-29-3111-RD2
147 N 870 W
HURRICANE, UT 84737

REDEVELOPMENT AGENCY OF HURRICANE CIT
H-3-1-29-327
147 N 870 W
HURRICANE, UT 84737

EDWARDS AARON & HEIDI
H-SKRG-5-B-F33
2360 HANSEN MEADOWS DR
SYRACUSE, UT 84075

PERRY DEV LLC
H-EPF-1A-21
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-EPF-1A-22
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

SLATER DALE R JR & LOIS D TRS
H-SKRG-5-A-F9
2646 W 510 N
HURRICANE, UT 84737-3503

,

PERRY DEV LLC
H-3-1-29-324-RD2
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

SCHOFIELD EDGAR W, ET AL
H-SKRG-5-B-F47
2640 W 570 N
HURRICANE, UT 84737

PERRY DEV LLC
H-EPF-1A-28
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-EPF-1A-COMMON
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

GEESMAN RITCHIE D & STACEY L
H-SKRG-5-B-F50
2660 W 570 N
HURRICANE, UT 84737

PERRY DEV LLC
H-EPF-1A-13
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-EPF-1A-4
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-EPF-1A-1
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

EBERLINE JOSHUA L TR
H-SKRG-5-A-F12
2110 MT HIGHWAY 91 S
DILLON, MT 59725-7384

PERRY DEV LLC
H-3-1-29-326-RD2
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-EPF-1A-2
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-EPF-1A-33
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PETTIS JOHN J & MICHELLE L
H-SKRG-5-A-F7
2632 W 510 N
HURRICANE, UT 84737-3503

PERRY DEV LLC
H-EPF-1A-17
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-EPF-1A-15
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-EPF-1A-19
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-3-1-29-323
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-EPF-1A-7
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-EPF-1A-36
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

MUIR SCOTT & JILL
H-SKRG-5-B-F36
10251 TEMPLE VIEW CIR
SOUTH JORDAN, UT 84095

PERRY DEV LLC
H-EPF-1A-29
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

WILCOX GARY C TR
H-SKRG-5-B-F37
61 SOUTH 500 WEST
LA VERKIN, UT 84745

CARTER JEFF & MARY TRS
H-SKRG-5-B-F49
4344 N 3000 E
SUGAR CITY, ID 83448

SHOEMAKER ROBERT JEFFERSON & CONNIE R
H-SKRG-5-A-F11
2660 W 510 N
HURRICANE, UT 84737-3503

PERRY DEV LLC
H-EPF-1A-6
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-EPF-1A-14
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-EPF-1A-5
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-3-1-29-326-RD2
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

SORENSON KELLY M & DEENA
H-SKRG-5-B-F35
2655 W 570 N
HURRICANE, UT 84737

HURRICANE CITY
H-3-1-29-333-RD2
147 N 870 W
HURRICANE, UT 84737-1671

GENTRY WARREN & SHIRLEY TRS
H-SKRS-7-G1
2682 W 570 N
HURRICANE, UT 84737

PERRY DEV LLC
H-3-1-29-323
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

REDEVELOPMENT AGENCY OF HURRICANE CIT
H-3-1-29-3131-RD2
147 N 870 W
HURRICANE, UT 84737

ROLLER DANIEL
H-SKRG-5-A-F32
595 N 2670 W
HURRICANE, UT 84737

PERRY DEV LLC
H-EPF-1A-COMMON
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-EPF-1A-27
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

RINEHART GARY & KAREN
H-SKRG-5-B-F39
2627 W 570 N
HURRICANE, UT 84737

STROUD LEE C & SANDRA J TRS
H-SKRS-7-G38
565 N 2680 W
HURRICANE, UT 84737

REDEVELOPMENT AGENCY OF HURRICANE CIT
H-3-1-29-328-RD2
147 N 870 W
HURRICANE, UT 84737

REID CHRIS D & LISA M
H-SKRG-5-B-F43
2614 W 570 N
HURRICANE, UT 84737

PERRY DEV LLC
H-EPF-1A-26
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

STERLING WAYNE J & JOANN M
H-SKRG-5-B-F34
2663 W 570 N
HURRICANE, UT 84737

PERRY DEV LLC
H-EPF-1A-12
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-3-1-29-323
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-EPF-1A-34
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

LAMPO ANTHONY
H-SKRG-5-A-F30
565 N 2670 W
HURRICANE, UT 84737

PERRY DEV LLC
H-EPF-1A-25
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-EPF-1A-30
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

ALEXANDER BRENDA J & ALVIN T TRS
H-SKRG-5-B-F40
2621 W 570 N
HURRICANE, UT 84737

PERRY DEV LLC
H-EPF-1A-32
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-EPF-1A-10
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-EPF-1A-18
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-EPF-1A-11
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

YOUNG PHILLIP & LINDA
H-SKRG-5-B-F46
2632 W 570 N
HURRICANE, UT 84737

PERRY DEV LLC
H-EPF-1A-COMMON
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

,

HUMPHRIES DAHL & SADIE M TRS
H-SKRS-7-G39
545 N 2680 W
HURRICANE, UT 84737

REMUND ROY SHUMWAY & MARTHA VAN WAG(
H-SKRG-5-B-F51
2668 W 570 N
HURRICANE, UT 84737

PERRY DEV LLC
H-EPF-1A-3
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-3-1-29-324-RD2
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

COATS RANDALL V TR, ET AL
H-SKRG-5-B-F45
2626 W 570 N
HURRICANE, UT 84737

COLEMAN HAROLD GENE & DIANA LEE BRADY
H-SKRG-5-A-F31
575 N 2670 W
HURRICANE, UT 84737

HEMSLEY ARTHUR L & NORMA RAE TRS
H-SKRG-5-A-F10
2654 W 510 N
HURRICANE, UT 84737

BIGELOW GREG & MARTHA G
H-SKRS-7-G37
585 N 2680 W
HURRICANE, UT 84737

PERRY DEV LLC
H-EPF-1A-20
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-EPF-1A-35
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

PERRY DEV LLC
H-EPF-1A-16
17 E WINCHESTER ST STE 200
SALT LAKE CITY, UT 84107-5610

KIRK PETER F & MARSHA S TRS
H-SKRG-5-B-F44
2618 W 570 N
HURRICANE, UT 84737

TAX_ID	NAMES	ADDRESS	CITY
H-SKRG-5-B-F40	ALEXANDER BRENDA J & ALVIN T TRS	2621 W 570 N	HURRICANE
H-SKRS-7-G37	BIGELOW GREG & MARTHA G	585 N 2680 W	HURRICANE
H-SKRG-5-B-F49	CARTER JEFF & MARY TRS	4344 N 3000 E	SUGAR CITY
H-SKRG-5-B-F45	COATS RANDALL V TR, COATS MICHELE P TR	2626 W 570 N	HURRICANE
H-SKRG-5-A-F31	COLEMAN HAROLD GENE & DIANA LEE BRADY TRS	575 N 2670 W	HURRICANE
H-SKRG-5-B-F50	GEESMAN RITCHIE D & STACEY L	2660 W 570 N	HURRICANE
H-SKRS-7-G1	GENTRY WARREN & SHIRLEY TRS	2682 W 570 N	HURRICANE
H-SKRS-7-G39	HUMPHRIES DAHL & SADIE M TRS	545 N 2680 W	HURRICANE
H-SKRG-5-B-F41	KENISTON LAURA TR	2613 W 570 N	HURRICANE
H-SKRG-5-B-F44	KIRK PETER F & MARSHA S TRS	2618 W 570 N	HURRICANE
H-SKRG-5-B-F36	MUIR SCOTT & JILL	10251 TEMPLE VIEW CIR	SOUTH JORDAN
H-SKRG-5-B-F43	REID CHRIS D & LISA M	2614 W 570 N	HURRICANE
H-SKRG-5-B-F51	REMUND ROY SHUMWAY & MARTHA VAN WAGONER TRS	2668 W 570 N	HURRICANE
H-SKRG-5-B-F39	RINEHART GARY & KAREN	2627 W 570 N	HURRICANE
H-SKRG-5-A-F32	ROLLER DANIEL	595 N 2670 W	HURRICANE
H-SKRG-5-B-F47	SCHOFIELD EDGAR W	2640 W 570 N	HURRICANE
H-SKRG-5-B-F35	SORENSON KELLY M & DEENA	2655 W 570 N	HURRICANE
H-SKRS-7-G38	STROUD LEE C & SANDRA J TRS	565 N 2680 W	HURRICANE
H-SKRG-5-B-F37	WILCOX GARY C TR	61 SOUTH 500 WEST	LA VERKIN
H-SKRG-5-B-F34	STERLING WAYNE J & JOANN M	2663 W 570 N	HURRICANE
H-SKRG-5-B-F38	ADAMS EDNA	2635 W 570 N	HURRICANE
H-SKRG-5-B-F48	BOND MICHALENE A TR	2646 W 570 N	HURRICANE
H-SKRG-5-A-F12	EBERLINE JOSHUA L TR	2110 MT HIGHWAY 91 S	DILLON
H-SKRG-5-B-F33	EDWARDS AARON & HEIDI	2360 HANSEN MEADOWS DR	SYRACUSE
H-SKRG-5-A-F10	HEMSLEY ARTHUR L & NORMA RAE TRS	2654 W 510 N	HURRICANE
H-SKRG-5-A-F30	LAMPO ANTHONY	565 N 2670 W	HURRICANE
H-SKRG-5-A-F6	MAYCOCK RICHARD VAN & MARY KATHARINE	2626 W 510 N	HURRICANE
H-EPF-1A-16	PERRY DEV LLC	17 E WINCHESTER ST STE 200	SALT LAKE CITY
H-SKRG-5-A-F7	PETTIS JOHN J & MICHELLE L	2632 W 510 N	HURRICANE
H-SKRG-5-A-F11	SHOEMAKER ROBERT JEFFERSON & CONNIE RAE	2660 W 510 N	HURRICANE
H-SKRG-5-A-F9	SLATER DALE R JR & LOIS D TRS	2646 W 510 N	HURRICANE
H-SKRG-5-A-F8	WILHELM ALBERT & DARLENE	2265 NUTMEG AVE	MORRO BAY
H-SKRG-5-B-F46	YOUNG PHILLIP & LINDA	2632 W 570 N	HURRICANE

STATE	ZIP	
UT	84737	X
UT	84737	X
ID	83448	X
UT	84737	X
UT	84737	X
UT	84737	X
UT	84737	X
UT	84737	X
UT	84737	X
UT	84737	X
UT	84095	X
UT	84737	X
UT	84737	X
UT	84737	X
UT	84737	X
UT	84737	X
UT	84737	X
UT	84737	X
UT	84745	X
UT	84737	X
UT	84737	X
UT	84737	X
MT	59725-7384	X
UT	84075	X
UT	84737	X
UT	84737	X
UT	84737	X
UT	84107-5610	X
UT	84737-3503	X
UT	84737-3503	X
UT	84737-3503	X
CA	93442	X
UT	84737	X

PERRY HOMES

EAGLE POINTE AT The Front Nine at Sky Mountain

This Zone Change Request is for Recreation Resort Zone. The purpose of Recreation Resort Zoning is to designate certain areas within the City where it is desirable and beneficial to the area economy to allow for a mix of limited commercial, public and residential uses. This property meets all the requirements in the Recreation Resort Zoning Ordinance, as well as it is;

1. Consistent with the City's General Plan,
2. Is harmonious with the overall character of existing development in the vicinity,
3. It will not affect adjacent property in an adverse manner, and
4. The Facilities and services intended to serve the subject property are adequate.

Below is a description of how this zone change meets these factors:

Zone Change Factors to be considered –

- Part of the General Plan and the current Development Agreement regarding the Sky Mountain Development states that the Community Vision is to make the Golf Course more viable by bringing more visitors to the Golf Course. By rezoning a portion of this community to Vacation Rentals we will be bringing more visitors to play the golf course than if the community only had full time residents. The current Development Agreement calls for Design Flexibility in the zoning of the property. It states that extreme design flexibility will be given to this community as opposed to what might be approved at other areas of the city.

- Property Management Company: As required by the Recreation Resort Zone, we will have an onsite Property Management company that handles the Vacation Rentals. This company will be available 24/7 for assistance to renters as well as to full time residents that might have problems with the nightly renters. It will be the responsibility of this company to ensure that the owner's property is protected from damages. They will police the rentals, the common area and the parking areas. Furthermore, the management company will inspect all housing units on the golf course on a monthly basis and repair any damage caused by golf balls.

- Traffic: Occupancy in a Vacation Rental community averages 50% during the year. Because of this, the traffic is anticipated to be less than if full time residents lived here. Finally, 600 N. has been designed to handle the capacity of this community.

- Property Values: Vacation Rentals that are managed properly sell, on average, for 10% to 15% more than the same unit does not have the zoning. This community will have resort-like amenities including a clubhouse, pool, sports courts, trails, open space, a

PERRY HOMES

proposed spa and high-end restaurant. The property values of the housing surrounding this community will benefit from this and their property values will increase.

- Parking: All areas within the Recreation Resort Zone will follow the parking ordinance of the city. Furthermore, there will be areas for RV's and boats to park as well as the clubhouse and commercial parking.

It is the belief of Perry Homes that by granting this Zone Change, the City will make the Golf Course more viable and profitable, as well as meeting the goals and objectives of the General Plan. Please contact me at greg.perryhomesutah@gmail.com if you have any questions.

Thank you,
Greg Sant
Division Manager
Perry Homes Utah, Inc.
435-251-9090

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

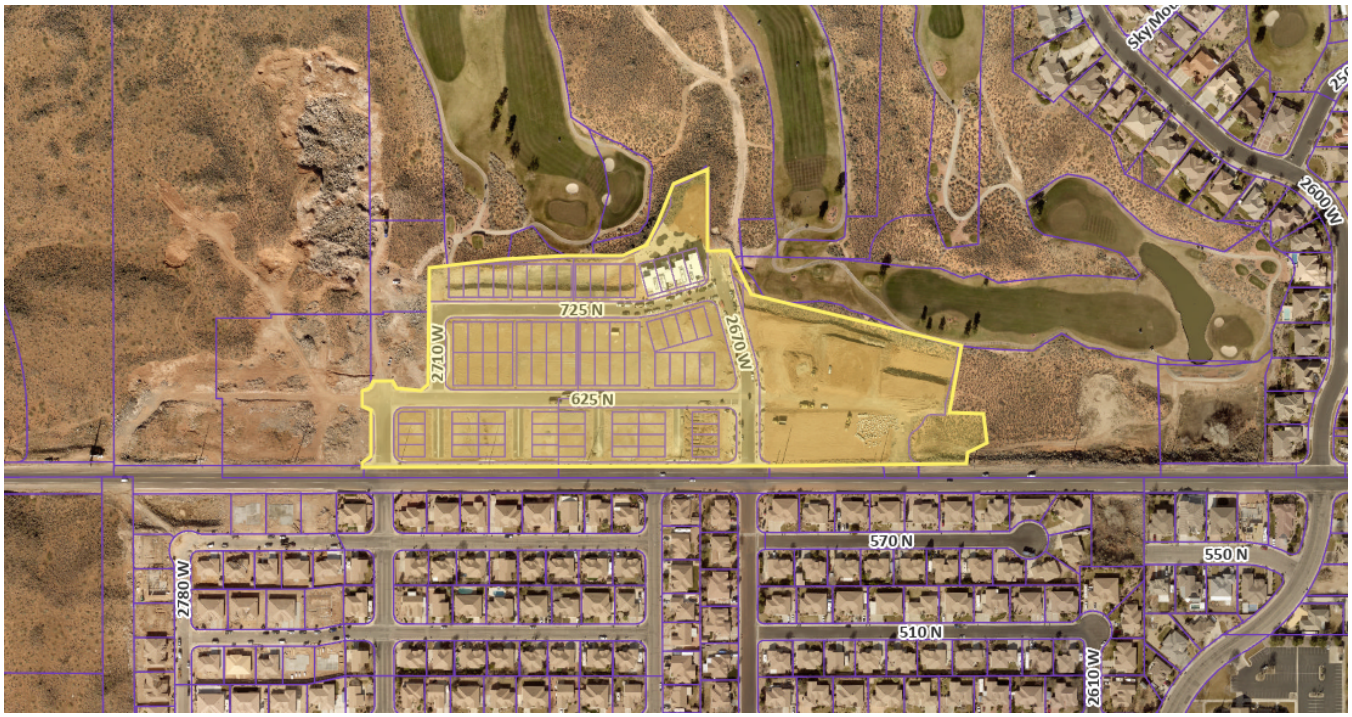
Agenda Date:	**04/27/2023**
Application Number:	2023-ZC-09 2023-PSP-08
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Perry Development LLC
Agent:	Greg Sant
Request:	A Zone Change from R1-8 PDO to RR
Location:	2700 W 600 N
Zoning:	R1-8 PDO
General Plan Map:	Planned Community

Discussion:
The applicant is seeking to change the currently under construction Eagle Pointe at the Front Nine development near 600 N from R1-8 PDO to Recreation Resort. The applicant has told staff that the townhome units that are currently built are not selling the way they would like and believe they would sell better if they were permitted to be used as short-term rentals. The applicant previously proposed portions of this development be rezoned to Recreation Resort in 2019 and 2020 and both requests were denied by the City Council.

The primary changes since the last time this was proposed in 2020 is that some of the units have been constructed and the standards for Recreation Resort have changed significantly.

Zoning	Adjacent Land Use

North	R1-8 PDO, PF	Undeveloped property, Sky Mountain Golf Course
East	R1-8 PDO	Sky Mountain Golf Course and single family homes (Sky Mountain)
South	R1-8 PDO	Single Family Homes (Sky Ridge)
West	R1-8 PDO	Undeveloped Property (Future phases of Sky Mountain and Peregrine Pointe)



Zone Change Factors:

As per Hurricane City Code 10-7-7:

Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council as described in subsection 10-7-5A of this chapter. In making an amendment, the following factors should be considered:

1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;

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

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

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

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

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

Generally the City has been supportive in the past of allowing Recreation Resort in the Planned Community section of the General Plan Map. The General Plan also encourages the City to take advantage of our "unique location" to attract tourists.

Hurricane is in a unique location with close proximity to several national and state parks and a celebrated network of mountain biking trails. Capitalizing on this national and state-wide trend will have huge economic benefits and can create hundreds of jobs each year. (Hurricane City General Plan, 2021, p. 50)

Though staff would recommend not to open up every area for resort or short term rentals, finding appropriate spaces for resorts likely would add to the local economy of Hurricane. The General Plan calls on the City to *"[manage] short term/vacation rentals to mitigate potential impacts on the surrounding neighborhoods"*

The Moderate Income Housing Plan calls for the City to "*limit the growth of resorts within the City"*

Recreation Resort zoning can also serve as a residential use. People who buy or rent a unit within the zone are able to occupy the unit long term, whereas commercial settings, motels and hotels, are not allowed for long-term renters. Recreation Resort zoning allows for up to 15 units an acre.

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

Response: The surrounding development is almost entirely single family homes with almost no short-term rentals in the vicinity. It is not harmonious with the surrounding development.

3. Will the proposed amendment affect the adjacent property?

Response: Short-term rental units tend to have a higher demand on utility services and traffic as well as disrupt neighborhoods. These units will be separated from existing residences for now but not from future phases of the Front Nine. The last time this zone change was presented to the City a concern was raised by the City Council about this change causing overcrowding at the Sky Mountain golf course preventing longtime residents from using the course

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

Response: See JUC Comments below. The applicant is not proposing to add additional units and JUC did not raise major concerns.

Other Considerations:
Per Hurricane City Code Recreation Resorts 10-26-5:

> *B. In addition to the items required by 10-7-7, the City shall consider the following criteria in assessing any zone change application.*
>
> 1. *General Plan Map: Recreation Resort Zoning shall be located in Commercial, Planned Community, Mixed Use, or Multi-Family areas as labeled by the General Plan Map.*
> 2. *Recreation Resort Zoning shall avoid clustering in a single location, and should be limited in size relative to the commercial or multi-family zoned area. Only in rare cases should a recreation resort zone exceed 20 acres.*
> 3. *Recreation Resort Zoning shall only be located adjacent to Major Collectors, Minor Arterials, or Major Arterial Roads.*
> 4. *Recreation Resort Zoning should help add to the commercial viability of an area within commercial areas listed in the General Plan Map. It may do this by adding commercial amenities, tourism, or renewed development of an area.*
> 5. *Recreation Resort Zoning should not conflict with long term housing and moderate income housing needs of an area. Recreation Resort Zoning should not be located in places where multi-family housing could be built that would have easy access to public amenities and services, such as schools, parks, and utilities.*

1. The property is located in the Planned Community portion of the General Plan Map
2. The area proposed to be rezoned is 12.34 acres and is a small piece of the overall development
3. The property is adjacent to 600 N which is a master planned minor arterial
4. Not applicable
5. The units are already built and planned as long term multifamily housing. This area has easy access to parks and trails and is within a larger master planned area

Vacation Rentals

The city has 5250 vacation rentals built or approved in the past few years. The vast majority (93%) of these approved units have not been built yet so their effect on the local economy, housing market, and community at-large have yet to be fully felt or realized. Generally, staff would not recommend the approval of any more vacation rentals unless some extraordinary amenities or other attractions are included in the proposal. There are some amenities and attraction in the area, including the golf course.

Recreation Resort Zones	
Development	**Approved Number of Units**
Bash Resort	353
Black Ridge	247
Copper Rock	774
Coral Canyon	180
Cordero	345
Desert Sands	354
Marla	132
Pecan Valley	447
Sand Hollow	702
Sand Hollow Gateway Resort	885
Sand Hollow Mesa	707
Zion Hub	35
Zion Village	89
Total	**5250**

Preliminary Site Plan Review

JUC Comments:
Public Works: No comments

Power: No concerns with power
Water: Check to see if the water model has been completed.
Streets: Concerns about parking if making this area a resort. Especially trailers (UTVs, boats) staying in the area.
Sewer: No problem with zone change.
Engineering: Table 11 of the Transportation Master Plan specifies that the minimum distance between full-movement accesses from 600 N must be 500' minimum. It appears the temporary all weather-access road is too close to 2670 W.
Fire: There will be sprinklers and alarm requirements.
Phone/Cable: No comments
WCWCD: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments:

1. **Density:** The density is about 6.5 units per acre for the zone change area. Density cap is 15 units per acre in RR zoning
2. **Parking:** Per HCC 10-26-6:

   E. Off street parking: Parking shall comply with the following standards.

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

   a. All units have two car garages and two car garages to meet the code of part 1. Most units have four bedrooms. Street parking is not permitted in parts of this subdivision.
   b. 16 RV/trailer spaces are required, their plans show 1.06 acres of "temporary RV Parking" Staff has serious concerns that this development will not meet the requirements for RV parking within this code in the long term.
3. **Amenities:** Per Hurricane City Code 10-26-4: 1 clubhouse with at least 1000 sq ft of non office space and 1 pool at least 1500 sq ft are required. A pool of about 3500 sq ft was previously approved by the Planning Commission for this site. A clubhouse-like building was also approved and is currently under construction however there is no office space within the building and the size is about 1400 sq ft. HCC 10-26-4 states: *"At least one clubhouse shall contain office space for onsite management."*
4. The applicant has indicated that, as required by the Recreation Resort zone, there will be an onsite management company. As noted above no office space for this onsite management is provided on their plans.

5. This zone change is only being proposed for the one phase of a much larger development. This has been done in other parts of the City and it has caused confusion for property owners about what their entitlements, and may lead to misunderstandings with the purchase of property.
6. The Master Plan document for the Sky Mountain development has the following language:
   "*In order to meet the community vision of being market driven, the general land use for the site will be mixed-use, including, but not limited to the following product types:*
   1. Low-density single family detached housing with private streets-production and custom housing
   2. Low-density single family detached housing with public streets-production and custom housing
   3. High density residential, attached and/or detached, will be generally concentrated along 600 North, although some interior high density may ultimately be desired. This product type may take the form of condominium, townhouse or suitable variant
   4. High quality professional office, neighborhood commercial business park
   5. Public Facility/open space

Findings:
Staff makes the following findings:

1. The application only partially meets the standards set by the General Plan and the General Plan Map. In September of 2022, the City Council approved a moderate income housing plan that recommends to "*limit the growth of resorts within the City"*
2. Generally, the uses are not harmonious with most of the surrounding development.
3. The proposed amendment will have an impact on the area.
4. Services and facilities are adequate to serve the property.
5. The application does not meet some of the requirements of rezoning a property to Recreation Resort, namely it will conflict with long-term housing needs in the area
6. This subdivision was not designed with the standards of the Recreation Resort zoning in mind and it does not appear possible with the presented Preliminary Site Plan to meet those requirements

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and considers residents' comments. Staff would recommend denial of this zone change.

INTRODUCTION

Sky Mountain is situated in one of the most beautiful areas of an incredibly scenic part of the State of Utah. The community of Hurricane is attracting visitors and new residents who appreciate such beauty. Sky Mountain Golf Course has earned a reputation as one of the finest golf courses in an area that is known for having great golf. It is with these thoughts in mind that this master plan document has been produced.

PURPOSE OF MARCH 11, 2003 AMENDMENT

The purpose of this amendment to the Master Plan is five-fold:

1. To introduce an office and/or neighborhood commercial product in the area directly north of the Hurricane Industrial park. Due to the proximity of 600 North and accompanying power lines, the Industrial Park, Sky Mountain maintenance facility, and the Sky Mountain RV storage, this area is more suitable as a light commercial buffer area. This amendment is in response to changing market conditions and the realization that this area could benefit from some mixed use neighborhood commercial product.
2. To indicate that on November 29, 2001, the Hurricane City Board of Adjustment approved the setbacks as discussed in the Community Design Standards section of this Master Plan document. The Planning Commission and City Council originally approved this document subject to approval by the Board of Adjustment.
3. To indicate as neighborhood commercial, a small area along the west boundary adjacent to 600 North. This area is already designated as commercial on the Hurricane City General Plan, and this amendment reflects this reality.
4. To clean up the document by indicating the location of public facilities, both existing and anticipated, and to clarify some density issues now that development plans have been further developed.
5. To indicate the possibility of future modification with regard to golf hole locations. The Developer and the City of Hurricane may at some future date re-align parcels of property in an effort to improve the Sky Mountain Golf Course.

PURPOSE OF MASTER PLAN

The purpose of this master plan is to act as a tool in the development of "Developer Parcel(s)" as described in the Disposition and Development Agreement (Development Agreement) dated November 26, 1993, initiated by the Hurricane City and certain private developers. This document is intended to act as a summary of the development addressing items such as Conditions, Covenants and Restrictions for existing and future phases, the general nature and type of development, dwelling unit densities, relationship to golf course and surrounding zoning, etc. This narrative accompanies an exhibit, which graphically describes the Sky Mountain project.

The Development Agreement allows for a successor developer agreement with developers different from the original developer. Hurricane City approved Shadow

Mountain Development Corporation as a successor developer (Developer) on 15 June 2000. Consequently, Shadow Mountain Development Corporation is now party to the original development agreement. A provision of the Successor Developer Agreement requires Shadow Mountain Development Corporation to present this master plan update. This document is presented with the following facts in mind:

- Prior zoning efforts for the Developer Parcel(s) have resulted in a current overall project density of 604 dwelling units.

- The golf course design presents unique challenges upon the Development Parcel(s) which will require unique solutions for the planned unit development as will be discussed in this document.

- The development agreement allows for additional BLM property to be acquired by the best efforts of Hurricane City and Developer. This master plan will be amended as needed when any such land acquisition occurs.

COMMUNITY VISION

A community vision statement is a wide-ranging expression of the values that are intended to characterize the community when completed. This statement and all major elements of this master plan are referenced to this vision. The vision for Sky Mountain is a high quality mixed-use, market driven residential, including some light commercial product subject to the constraints of the terrain and existing golf course, within a setting providing peaceful quality of life for residents. The vision has emerged in part due to the success of the golf course and a desire to enhance the viability of the golf course by introducing residents who will support it. A second factor helping form this vision is the incredible natural beauty of the site and surrounds. The view including Pine Mountain, Zion National Park, and the Virgin River is legendary and treasured by all who live, visit and golf Sky Mountain. A third factor contributing to this vision is the existence of amenities such as the clubhouse and pool facility designed for the use and enjoyment of residents.

Finally, the ability to link to a potentially vast trail system using existing sewer outfall easements and new trails and easements could be created if support could be found within Hurricane City and surrounding property owners.

This master plan addresses specific features that are central to making the vision described above a reality.

SURROUNDING USES

Success in any real estate activity is enhanced or limited by the general appearance and use of surrounding properties. Developer believes it to be in the best interest of all to cooperate in good faith with surrounding property owners, including Hurricane City and others, to maintain a high visual standard. Any improvements that can be done with respect to the nearby industrial park both current and future will surely be beneficial to all.

DEVELOPMENT APPROACH

Shadow Mountain Development Corporation, in its role as master developer of the community, will utilize a market driven approach to facilitate multiple products such as production housing, custom homes, custom lots, light commercial, etc. A diversity of price points may be utilized to maintain this market driven approach. Market driven means that as customer preferences evolve due to factors such as the condition of the overall economy, technology, competition, and the impact of the surrounding environment, the project may then evolve to satisfy customer needs and maintain a very strong sales velocity.

DEVELOPMENT STANDARDS

Development shall utilize flexible standards as approved by Hurricane City Council, and shall proceed in a manner that maximizes the use of the Developer Parcels.

PHYSICAL FEATURES

The site encompasses several irregularly shaped pieces of ground left over from when the golf course was installed. The site slopes northerly with lava outcroppings, sand, cactus, creosote bush and other indigenous plant life in natural irregular fashion. In some areas, the golf greens neck down, leaving a very narrow passage for future utilities and roads to pass through. The main sewer outfall lies to the north, while access points and other utilities lie to the south along 600 North.

Techniques will be used to cluster utilities and dwellings in such a way as to work with the natural terrain-not against it. It is for this reason that compromises may be required in terms of road widths and other parameters during the design and development process.

OVERALL LAYOUT

The golf course has divided the site into discreet development bubbles, providing opportunities for unique neighborhoods. Currently there are two separate homeowners associations in effect on the eastern part of the site. For this reason, a provision to license the main clubhouse and entrance amenities is underway, thereby giving flexibility to various neighborhood enclaves.

With the constraints of the golf course layout and natural topography, some areas of the site will likely have a lower density than that of other areas. This flexible method of clustering will be used within the site to utilize the maximum project density of 604. It is beyond the scope of this document to specify exact lot, utility, and road alignment. This will be accomplished during the preliminary plat process.

LAND USE TYPES

In order to meet the community vision of being market driven, the general land use for the site will be mixed-use, including, but not limited to the following product types:

- Low-density single family detached housing with private streets- production and custom housing.
- Low-density single family detached housing with public streets- production and custom housing.
- High density residential attached and/or detached will generally be concentrated along 600 North, although some interior high density may ultimately be desired.

This product type may take the form of condominium, townhouse or suitable variant.

- High quality professional office, neighborhood commercial business park.
- Public Facility/open space

AMENITIES, OPEN SPACE AND GOLF COURSE

As previously stated, the project contains certain amenities including a clubhouse and pool facility, entrance facilities, maintained open space, recreational vehicle storage, natural open space, golf course, maintenance, drainage facilities, etc. Some of these facilities are private property while some belong to Hurricane City. Since the project was conceived as a golf community where there is an abundance of recreational space, customary open space requirements shall be considered not completely relevant. However, much area shall remain open space either in an improved or unimproved, private or publicly held condition.

DESIGN FLEXIBILITY

Since project inception, private development was to occur amongst the public golf course (Development Agreement (I)(i)(10)(b)). It is for this reason that extreme flexibility and cooperation between city and developer must be given the development in areas that in other projects within the city's jurisdiction may not be deemed appropriate. This flexibility may take the form of reduced setbacks, irregular lot shapes, innovative street and alleyway design, and other deviations from customary design criteria. It is the intent of the developer not to deviate from customary design criteria unless the golf course has placed undue constraints, and only in circumstances where public safety will not be compromised.

INFRASTRUCTURE

Several funding mechanisms were utilized to develop Sky Mountain including tax incremental bonds, special improvement districts (93-1 and 96-1) other city funding, private developer funding, etc. Without these funding mechanisms the golf course may not have been possible. Roadways needed to be constructed with utilities extended to the site. Special improvement district 93-1 primarily funded 2600 West from State Highway 9 to the pro shop. SID 96-1 primarily funded the improvements on 600 North. In order to generate revenue for the repayment of these improvements that made the golf course possible, the developer parcels must be developed and sold in a diligent and efficient manner.

Additional roadways providing for circulation, sewer, water, drainage and dry utilities will be installed as development progresses. These interior improvements, as previously stated, may require some design latitude and good faith cooperation in order to facilitate the process.

Water for the golf course and private development shall be supplied by Hurricane City which has adequate supply (Development Agreement, Attachment 4, Section III.(2)). Wastewater treatment shall be provided by Ash Creek Special Service District, which operates the main outfall line located through the property north of 600 North. A sewer lift station may be required to serve Development Parcels at the northern edge of Sky Mountain.

COMMUNITY DESIGN ELEMENTS

It may be desirable to adopt consistent community design elements within separate project boundaries such as signage, entrance features, landscaping, wall colors, etc. The intent of this provision is to provide for some consistency within the overall project, yet allow for individuality. This provision is not intended to limit creative solutions, but to provide a somewhat uniform aesthetic foundation.

VEHICULAR CIRCULATION

As noted previously, a major area where innovative design latitude must be given is in the design and construction of roadways and drainage solutions. For instance, where holes 3, 4, 5, and 6 converge, care must be taken to provide for vehicular and pedestrian circulation, as well as provide for looping of utilities, sewer and drainage systems. In this instance a narrow, unloaded section of roadway or alleyway should be constructed. These rights of way will be private or public, depending upon the housing type and upon Developer and Hurricane City preferences. This decision shall be deferred until the preliminary plat for the particular area in question is being examined.

LOCAL AND REGIONAL TRAIL FACILITIES

Access to walking trails is a very desirable feature in any community, especially when compelling natural features exist as they do in and around Hurricane City.
Local trail amenities if any, shall be private unless maintained by a governmental entity. If Hurricane City has a desire to install features upon private property this too shall be discussed during the preliminary plat stage. A sincere effort will be made to provide access points to trail systems if any exist.

COMMUNITY DESIGN STANDARDS

Road widths within the project shall vary depending upon factors such as the number of frontage units, whether private or public, and of course, if the golf course configuration presents unique challenges.
Road width and setback off a private roadway shall in most cases be consistent with that which has already been used in the project, i.e. a 40 foot right of way with a 20 foot setback from the back of concrete. It may, in some instances be desirable to modify this setback standard. Any such deviation shall be approved by the city council. Sidewalk shall be placed on one side of a private roadway. Minimum side yard building separation shall be 15 feet.
Public road widths and shall conform to the standards adopted or amended by Hurricane City.

Golf course frontage carries the challenge of being in the line of golf ball fire as well as dealing with constraints such as golf course irrigation systems. It is anticipated that homeowners shall have latitude to plant screening devices and to erect privacy walls as protection from errant golf balls. The architectural control committee reserves the right to limit homeowner action in cases where there could be significant damage to view corridors. Lot layouts shall be designed to avoid conflicts with golfers wherever possible.

In the zone between fairways and backyards, it may be impossible to completely eliminate the effects of golf course irrigation over spray. Similarly, it may be impossible to completely eliminate the effects of development runoff. Hurricane City, in some cases may be required to control trespassing water by modifying irrigation systems. Developer, in some cases may be required to employ innovative drainage systems to control runoff. In any case, developer and city shall cooperate in good faith as has been customary, to minimize conflicts between the golf course and development.

PHASING PLAN

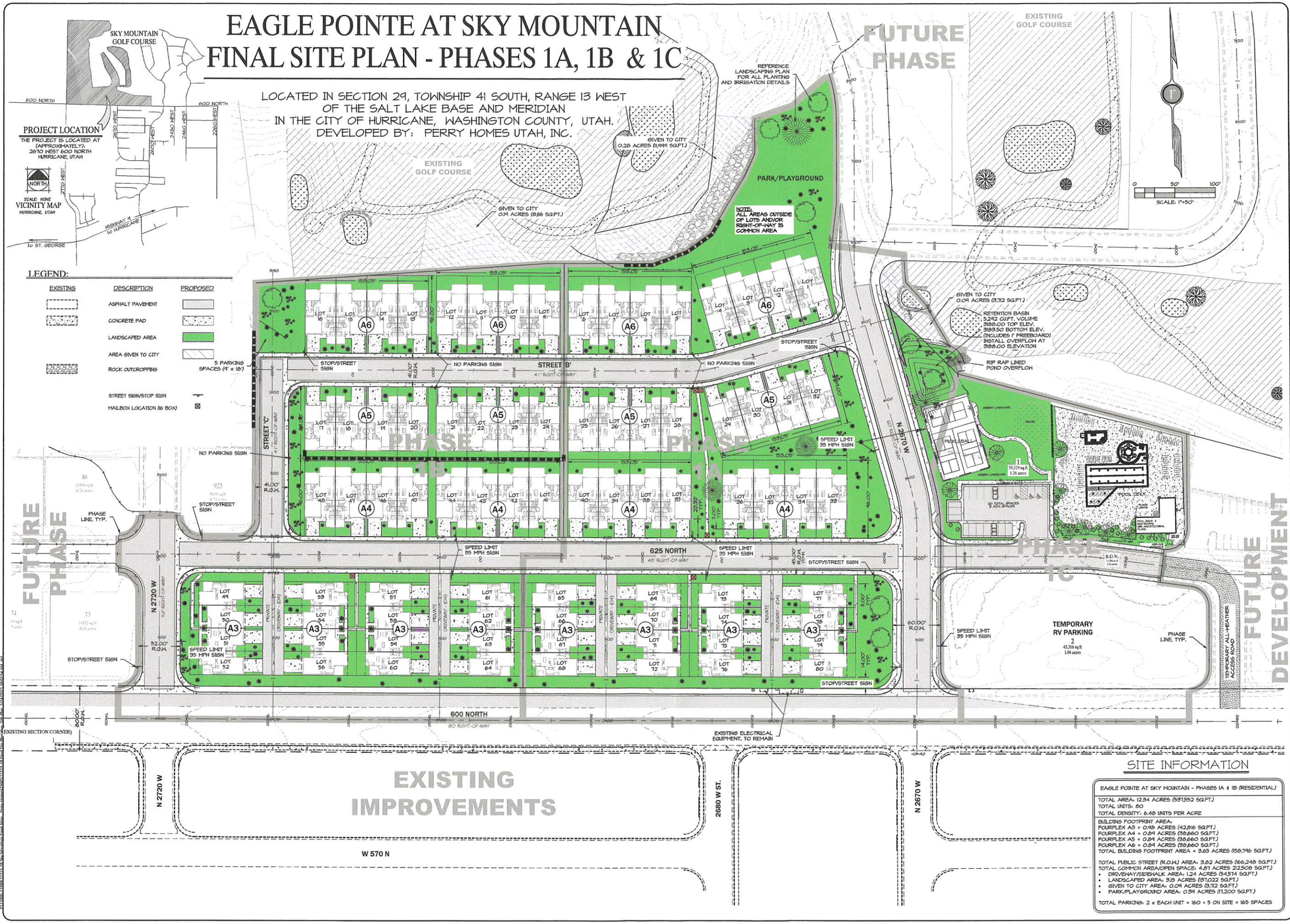
Development will generally begin on the east side, and move to the west side as the market dictates.

AMENDMENT

This master plan is an aid in the development process. It is not intended to be a hard and fast rule, but rather a general guide, and as such may be amended from time to time in response to challenges both physical and market driven.

EAGLE POINTE AT SKY MOUNTAIN
FINAL SITE PLAN - PHASES 1A, 1B & 1C

LOCATED IN SECTION 29, TOWNSHIP 41 SOUTH, RANGE 13 WEST
OF THE SALT LAKE BASE AND MERIDIAN
IN THE CITY OF HURRICANE, WASHINGTON COUNTY, UTAH.
DEVELOPED BY: PERRY HOMES UTAH, INC.



SITE INFORMATION

EAGLE POINTE AT SKY MOUNTAIN - PHASES 1A & 1B (RESIDENTIAL)

TOTAL AREA: 12.34 ACRES (537,552 SQ.FT.)
TOTAL UNITS: 80
TOTAL DENSITY: 6.48 UNITS PER ACRE

BUILDING FOOTPRINT AREA:
FOURPLEX A3 = 0.48 ACRES (42,816 SQ.FT.)
FOURPLEX A4 = 0.84 ACRES (38,660 SQ.FT.)
FOURPLEX A5 = 0.84 ACRES (38,660 SQ.FT.)
FOURPLEX A6 = 0.84 ACRES (38,660 SQ.FT.)
TOTAL BUILDING FOOTPRINT AREA = 3.65 ACRES (158,796 SQ.FT.)

TOTAL PUBLIC STREET (R.O.W.) AREA: 3.82 ACRES (166,248 SQ.FT.)
TOTAL COMMON AREA/OPEN SPACE: 4.87 ACRES (212,508 SQ.FT.)
- DRIVEWAY/SIDEWALK AREA: 1.24 ACRES (54,514 SQ.FT.)
- LANDSCAPED AREA: 3.15 ACRES (137,022 SQ.FT.)
- GIVEN TO CITY AREA: 0.09 ACRES (3,712 SQ.FT.)
- PARK/PLAYGROUND AREA: 0.39 ACRES (17,200 SQ.FT.)

TOTAL PARKING: 2 x EACH UNIT = 160 + 5 ON SITE = 165 SPACES

DATE:	03/24/2023
JOB NO.:	1113-1B
DESIGNED BY:	DSW
CHECKED BY:	RAR
DWG:	Final Site Plan-1
DATE	
REVISIONS	

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

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

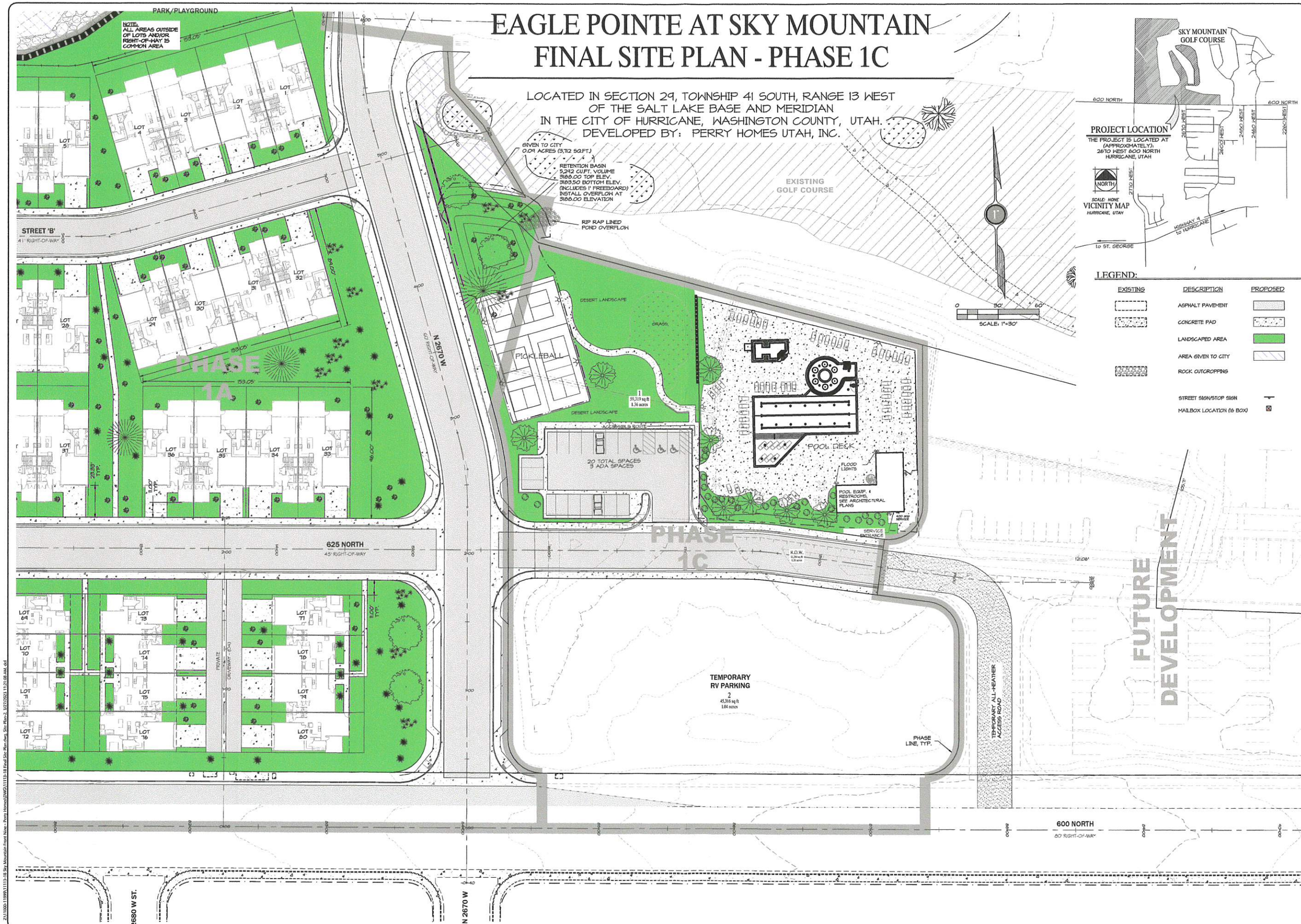
FINAL SITE PLAN
FOR
EAGLE POINTE AT SKY MOUNTAIN - PHASE 1A, 1B & 1C
HURRICANE
UTAH

STATE OF UTAH
No. 189104
ROBERT A. REID
LICENSED PROFESSIONAL ENGINEER

SHEET
1.0
1 OF 3 SHEETS

EAGLE POINTE AT SKY MOUNTAIN
FINAL SITE PLAN - PHASE 1C

LOCATED IN SECTION 29, TOWNSHIP 41 SOUTH, RANGE 13 WEST
OF THE SALT LAKE BASE AND MERIDIAN
IN THE CITY OF HURRICANE, WASHINGTON COUNTY, UTAH.
DEVELOPED BY: PERRY HOMES UTAH, INC.



LEGEND:

EXISTING	DESCRIPTION	PROPOSED
	ASPHALT PAVEMENT	
	CONCRETE PAD	
	LANDSCAPED AREA	
	AREA GIVEN TO CITY	
	ROCK OUTCROPPING	
	STREET SIGN/STOP SIGN	
	MAILBOX LOCATION (16 BOX)	

DATE:	03/21/2023
JOB NO.:	1113-18
DESIGNED BY:	DSH
CHECKED BY:	RAR
DWG:	Final Site Plan-1

DATE
REVISIONS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

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

FINAL SITE PLAN
FOR
EAGLE POINTE AT SKY MOUNTAIN - PHASE 1C
HURRICANE
UTAH

STATE OF UTAH
No. 188606
ROBERT A. REID
LICENSED PROFESSIONAL ENGINEER

SHEET
1.0
1 OF 1 SHEETS

MASTER PLAN

SKY MOUNTAIN GOLF ESTATES
FOR
SHADOW MOUNTAIN DEVELOPMENT

N

300 0 300
SCALE IN FEET

LEGEND R-1-10

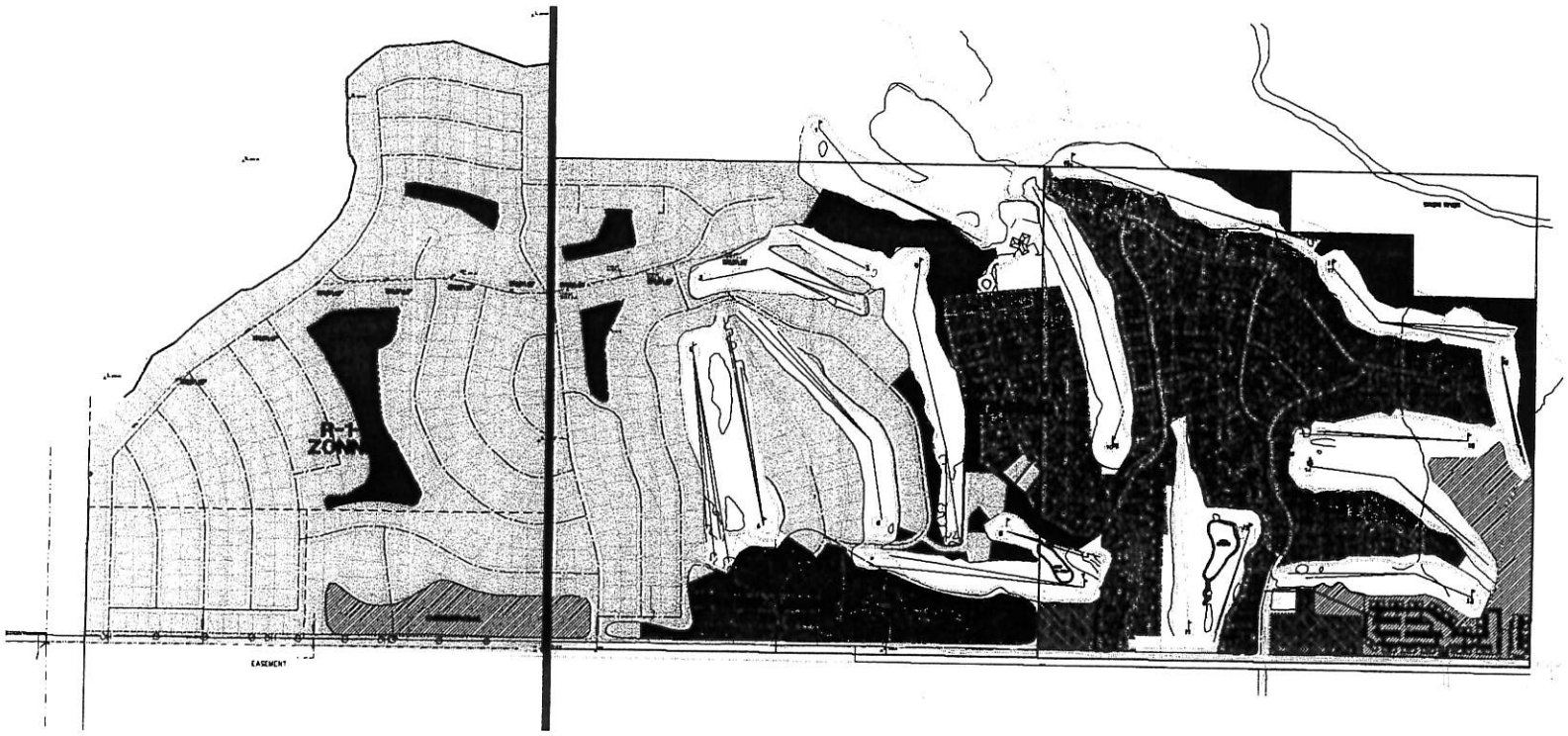
COLOR	LAND USE SUMMARY	AREA	PERCENTAGE	NO. OF UNITS	DENSITY
	TOTAL AREA	131.93 ACRES	100%		
	PROPOSED MEDIUM DENSITY UNITS	116.62 ACRES	88.40%	395	3.39 UNITS/AC.
	OPEN SPACE	8.62 ACRES	6.53%		
	NEIGHBORHOOD COMMERCIAL / BUSINESS PARK	6.69 ACRES	5.07%		

395 TOTAL UNITS

LEGEND SKY MTN.

COLOR	LAND USE SUMMARY	AREA	PERCENTAGE	NO. OF UNITS	DENSITY
	TOTAL AREA	300.65 ACRES	100%		
	GOLF COURSE	89.88 ACRES	29.90%		
	EXISTING MEDIUM DENSITY UNITS	70.43 ACRES	23.43%	249	3.54 UNITS/AC.
	PROPOSED MEDIUM DENSITY UNITS	83.94 ACRES	27.92%	218	2.60 UNITS/AC.
	PROPOSED HIGH DENSITY UNITS	17.22 ACRES		137	7.96 UNITS/AC.
	OPEN SPACE	27.00 ACRES	8.98%		
	NEIGHBORHOOD COMMERCIAL / BUSINESS PARK	7.72 ACRES	2.57%		
	PUBLIC FACILITIES / OPEN SPACE	4.45 ACRES	10.35%		

604 TOTAL UNITS



REVISIONS

NO.	DESCRIPTION	DATE	BY
1	SEE TS37	MARCH 2003	R.

PRATT PRECISION ENGINEERING, P.C.
• CIVIL ENGINEERING DESIGN •
4 SOUTH 2600 WEST, SUITE 4
HURRICANE, UTAH 84737
TEL: 435-635-3465
FAX: 435-635-5900

MASTERPLAN
SKY MOUNTAIN GOLF ESTATES
FOR
SHADOW MOUNTAIN DEVELOPMENT
HURRICANE, UTAH

FILE NAME: MASTERPLAN
DATE: MARCH 2003
DESIGNED:
DRAWN: SHOWN

1 OF 1

Peter and Marsha Kirk
2618 W 570 N
Hurricane, UT 84737

April 14,2023

Hurricane City Planning Commission
City of Hurricane
147 North 870 West
Hurricane, UT 84737

Re: Request for zoning map amendment from R-1-8/PDO to PDO-RR Recreation Resort for Eagle Point Ph 1A, 1B and 1C subdivisions

Dear Hurricane City Planning Commission,
We ask that the Planning Commission reject the above referenced zoning change and that the property remain zoned R-1-8/PDO.

My wife and I live directly across from the property and have no problem with, and expected it, to be developed under the existing R-1-8 /PDO

Our objection to the proposed zoning change, is the same as it was when the same change was requested by the developer and denied by the Town Council in 2019 and 2020; that the proposed change is an incompatible use given the surrounding neighborhoods . We do not object to this development or new people coming to Hurricane, we object to the units being rezoned for nightly rental.

The proposed change is not harmonious with the surrounding neighborhoods which include Sky Ridge and Sky Mountain. These neighborhoods (within 100 to 200 ft of the proposed project) are made up of homes that are either owner occupied (Sky Mountain) or owner occupied and long term rentals (Sky Ridge) and have no nightly rentals.

Allowing the change to recreational resort/ nightly rentals in our area will have the same impact as putting a hotel next to us and that impact is not at all in keeping with the surrounding residential neighborhoods.
Development of the project as owner occupied or long term rental units is a much more compatible use.

Given that the development of this project as nightly rental units is not compatible with the surrounding properties, we urge you to reject the proposed zoning change.
Sincerely,

HURRICANE CITY
UTAH

STAFF COMMENTS

2023-ZC-11 2023-PSP-09: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 1202 S Sand Hollow Road and 1151 S Sand Hollow Road from NC, neighborhood commercial, to PC, planned commercial. Which will affect parcel numbers H-4-2-11-2112-GS1, H-4-2-12-1207-GS1, H-4-2-11-129, H-4-2-11-122, and H-4-2-11-128. As well as the location at approx.. 1175 S Sand Hollow Road from NC, neighborhood commercial, and RR, recreation resort, to PC, planned commercial, and RR, recreation resort. To allow for the realignment of zoning for the proposed development Obsidian Resort. This includes parcel numbers H-4-2-11-126 and H-4-2-12-1113-GSI. Brent Moser Applicant. Karl Rasmussen Agent.

Discussion:

Findings:

Recommendation:

Attachments:

1. 2023-ZC-11 2023-PSP-09 App
2. 2023-ZC-11 2023-PSP-09 Sand Hollow Commercial
3. 281-010 The Adventus Layout The Yogi Bear Marketplace
4. 281-010 The Adventus Phase 1
5. 281-010 The Adventus Phase 2
6. Sand Hollow Commercial Site Data

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-10
Receipt No. 8-167713

Name: Western MTG & Realty Co; Bash Resorts LLC; Sandhollowholdings RBT LLC; Larson Thomas Guy; Cypress Capital XI LLC Telephone: See Attached

Address: See Attached Fax No. _____

Email: See Attached Agent Email: karl@pv-eng.com; treasa@pv-eng.com

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

Address/Location of Subject Property: approx. 1200 S Sand Hollow Rd., Hurricane, UT

Tax ID of Subject Property: H-4-2-11-2112-GS1, H-4-2-12-1207-GS1, H-4-2-12-1113-GS1, H-4-2-11-126, H-4-11-122, H-4-2-11-129, H-4-2-11-128 Existing Zone District: See Attached

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) See attached, for proposed zoning.

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: _____

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.

PARCELS: H-4-2-11-2112-GS1, H-4-2-12-1207-GS1
WESTERN MTG & REALTY CO
950 E FOSTER WELLS RD
PASCO, WA 99301
Agent: Karl Rasmussen
Email: karl@pv-eng.com; treasa@pv-eng.com
Telephone: 435-668-8307
Existing Zone District: NC
Proposed Zoning: PC

PARCEL: H-4-2-11-126
SANDHOLLOWHOLDINGS RBT LLC
2572 W 280 N
HURRICANE, UT 84737
Agent: Karl Rasmussen
Email: karl@pv-eng.com; treasa@pv-eng.com
Telephone: 435-668-8307
Existing Zone District: NC (Neighborhood Commercial)
Proposed Zoning: PC
Proposed Zoning: PC & RR

PARCEL: H-4-2-12-1113-GS1
BASH RESORTS LLC
2572 W 280 N
HURRICANE, UT 84737
Agent: Karl Rasmussen
Email: karl@pv-eng.com; treasa@pv-eng.com
Telephone: 435-668-8307
Existing Zone District: RR & NC
Proposed Zoning: RR & PC

PARCELS: H-4-2-11-129, H-4-2-11-122
LARSON THOMAS GUY
601 S 2400 W
PAYSON, UT 84651
Agent: Karl Rasmussen
Email: karl@pv-eng.com; treasa@pv-eng.com
Telephone: 435-668-8307
Existing Zone District: M-1
Proposed Zoning: PC

PARCEL: H-4-2-11-128
CYPRESS CAPITAL XI LLC
912 BAXTER DR STE 250
SOUTH JORDAN, UT 84095
Agent: Karl Rasmussen
Email: karl@pv-eng.com; treasa@pv-eng.com
Telephone: 435-668-8307
Existing Zone District: GC
Proposed Zoning: PC

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-09
Receipt No. _____

Name: Western MTG & Realty Co; SANDHOLLOWHOLDINGS RBT LLC; LARSON THOMAS GUY Telephone: _____

Address: 950 E FOSTER WELLS RD PASCO, WA 99301 601 S 2400 W PAYSON, UT 84651 Fax No. _____

Email: _____ 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: _____

Tax ID of Subject Property: H-4-2-11-2112-GS1, H-4-2-12-1207-GS1; H-4-2-11-122; H-4-2-11-128; H-4-2-11-126 Zone District: PC, RR

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) Yogi Bear Market Place will have: Commercial, Restaurant, Residential, and Theater. Advantus Phases 1 & 2 will have: Commercial, Restaurant, & Residential.

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.
See Zone Change Appl. 6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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

(Office Use Only)

Date Received: _____ Received by: _____

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF WASHINGTON

I (we), TIM M. TIPPETT, Vice President, 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.

WESTERN MORTGAGE + REALTY CO.
(Property Owner)

Tim M. Tippett, Vice President
(Property Owner)

Subscribed and sworn to me this 28TH day of MARCH 2023

Jamie Ev
(Notary Public)

Residing in: Utah

My Commission Expires: 4/26/26

JAMIE LEE EVANS
Notary Public, State of Utah
Commission # 724376
My Commission Expires On
April 26, 2026

Agent Authorization

I (we), TIM M. TIPPETT, Vice President, the owner(s) of the real property described in the attached 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.

WESTERN MORTGAGE + REALTY CO.
(Property Owner)

Tim M. Tippett, Vice President
(Property Owner)

Subscribed and sworn to me this 28TH day of MARCH 2023

Jamie Ev
(Notary Public)

Residing in: Utah

My Commission Expires: 4/26

JAMIE LEE EVANS
Notary Public, State of Utah
Commission # 724376
My Commission Expires On
April 26, 2026

When recorded mail deed and tax notice to:
Heritage Land Holdings, LLC, a Utah limited liability company
470 North 2450 West
Tremonton, UT 84337

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

Order No. 218787 - BLS
Tax I.D. No. H-4-2-12-1102, H-4-2-12-12

Space Above This Line for Recorder's Use

Western MTG + Realty Co
H-4-2-11-2112-GS1
H-4-2-12-1207-GS1

Western Mortgage & Realty Company zed and existing under the laws of the State of Washington with its principal office at P ashington, grantor(s), hereby

s to

Heritage Land Holdings, LLC, a Utah limited liability company , grantee(s), of Tremonton, County of Box Elder, 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"

See Water Rights Addendum to Land Deeds attached hereto and made a part hereof

Subject to the GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO 1 and CORRECTED GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO 1, and subject to restrictions, reservations, and all other matters as set forth and disclosed on the Official Plat, recorded August 3, 2021, as Doc No. 20210051786 and recorded November 5, 2021, as Doc No. 20210071482, Official Washington County Records, and

Notice of Public Infrastructure District Creation for the GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO 1, recorded August 10, 2021, as Doc No. 20210053502, Official Washington County Records.

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 20th day of June, 2022.

Western Mortgage & Realty Company, a Washington Corporation

By: _____
Tim M. Tippett, Vice-President

See attachment for notary acknowledgment.

Unofficial Copy

Unofficial Copy

Notary acknowledgment attachment to that certain Corporate Warranty Deed executed by Western Mortgage & Realty Company, a Washington Corporation grantor(s), to Heritage Land Holdings, LLC, a Utah limited liability company grantee(s)

Order No. 218787
Tax I.D. No. H-4-2-12-1102, H-4-2-12-1208-GS1, and H-4-2-12-1207-GS1

STATE OF Washington)
:ss.
COUNTY OF Franklin)

On the 20th day of June, 2022, 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

My Commission Expires: Jan. 10, 2026

DANIELLE SILVA CLEAVER
22010158
NOTARY
PUBLIC
COMMISSION EXPIRES 01-10-26
STATE OF WASHINGTON

Attachment to that certain Corporate Warranty Deed executed by Western Mortgage & Realty Company, a Washington Corporation grantor(s), to Heritage Land Holdings, LLC, a Utah limited liability company grantee(s).

Order No. 218787
Tax I.D. No. H-4-2-12-1102, H-4-2-12-1208-GS1, and H-4-2-12-1207-GS1

EXHIBIT "A"

Beginning at a point that lies on the South Line of Bash Parkway, said point lies South 01°07'24" West 1,536.05 feet and East 1,066.28 feet from the Northwest Corner of Section 12, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence North 84°49'05" East along the South Line of Bash Parkway 884.71 feet; thence South 05°10'55" East 152.00 feet; thence South 05°11'52" East 116.12 feet; thence South 01°30'03" West 161.98 feet; thence North 88°29'57" West 5.00 feet; thence South 01°30'03" West 100.00 feet; thence North 88°29'57" West 16.44 feet; thence South 01°30'03" West 145.00 feet; thence North 88°29'57" West 15.40 feet; thence South 01°30'03" West 252.00 feet; thence North 88°29'57" West 29.43 feet; thence South 01°30'03" West 321.46 feet; thence South 88°29'57" East 49.37 feet; thence South 01°30'03" West 282.00 feet; thence North 88°29'57" West 459.08 feet; thence westerly along a 500.00 foot radius non-tangent curve to the left, (long chord bears South 79°00'54" West 215.97 feet, center point lies South 01°29'14" West) through a central angle of 24°56'41", a distance of 217.68 feet; thence South 66°32'33" West 454.07 feet; thence northwesterly along a 2,000.00 foot radius non-tangent curve to the left, (long chord bears North 31°16'01" West 544.08 feet, center point lies South 66°33'03" West) through a central angle of 15°38'06", a distance of 545.77 feet; thence North 39°05'04" West 233.49 feet; thence North 46°57'15" East 627.22 feet; thence northeasterly along a 653.44 foot radius curve to the left, (long chord bears North 26°39'56" East 453.16 feet, center point lies North 43°02'45" West) through a central angle of 40°34'38", a distance of 462.77 feet; thence North 00°01'18" West 179.18 feet to the point of beginning.

Basis of Bearings for this description is North 88°51'50" West 2657.22 feet between the Southeast Corner and the South Quarter Corner of Section 2, Township 42 South, Range 14 West.

***

Initials

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Western Mortgage & Realty Company, a Washington Corporation
Grantee: Heritage Land Holdings, LLC, a Utah limited liability company
Tax ID Number(s): H-4-2-12-1102, H-4-2-12-1208-GS1, and H-4-2-12-1207-GS1

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only — Proceed to Section

1 ☐ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. — A
2 ☐ Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked) — B
3 ☑ No water rights are being conveyed. — C
4 ☐ Water rights are being conveyed by separate deed. — C

	Section	Important Notes (see other side)
A	The water right(s) being conveyed include Water Right No(s). along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights (Proceed to Section C)	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) ☐ All of Water Rights No(s). ☐ acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses ☐ acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N1 N4 N5 N5 N2
C	Disclosures By Grantor: (check all boxes that apply) ☐ Grantor is endorsing and delivering To Grantee stock certificates for Shares stock in the following water company: ☐ Culinary water service is provided by: ☐ Outdoor water service is provided by: ☑ There is no water service available to Grantor's Parcel(s). _ ☐ Other water related disclosures:	N6 N7 N8 N9 N10
	Attach and sign additional copies of this form if more space is needed.	

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: Western Mortgage & Realty Company, a Washington Corporation

Tim M. Tippett, Vice President

Grantee's Acknowledgment of Receipt: Heritage Land Holdings, LLC, a Utah limited liability company

L. Boyd Cook, Authorized Agent

Grantee's Address: 470 North 2450 West , Tremonton, Utah 84337

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

Unofficial Copy

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Western Mortgage & Realty Company, a Washington Corporation
Grantee: Heritage Land Holdings, LLC, a Utah limited liability company
Tax ID Number(s): H-4-2-12-1102, H-4-2-12-1208-GS1, and H-4-2-12-1207-GS1

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only

		Proceed to Section
1 ☐	All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.	A
2 ☐	Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)	B
3 ☑	No water rights are being conveyed.	C
4 ☐	Water rights are being conveyed by separate deed.	C

Section		Important Notes (see other side)
A	The water right(s) being conveyed include Water Right No(s). along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights (Proceed to Section C)	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) ☐ All of Water Rights No(s). ☐ acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses ☐ acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N1 N4 N5 N5 N2
C	Disclosures By Grantor: (check all boxes that apply) ☐ Grantor is endorsing and delivering To Grantee stock certificates for Shares stock in the following water company: ☐ Culinary water service is provided by: ☐ Outdoor water service is provided by: ☑ There is no water service available to Grantor's Parcel(s). _ ☐ Other water related disclosures:	N6 N7 N8 N9 N10
	Attach and sign additional copies of this form if more space is needed.	

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: Western Mortgage & Realty Company, a Washington Corporation

Tim M. Tippett, Vice-President

Grantee's Acknowledgment of Receipt: Heritage Land Holdings, LLC, a Utah limited liability company

L. Boyd Cook, Authorized Agent

Grantee's Address: 470 North 2450 West , Tremonton, Utah 84337

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

Unofficial Copy

NOTES TO WATER RIGHTS ADDENDUM TO LAND DEEDS

Please read the following notes carefully in order to avoid problems and the possible loss of the water rights being conveyed in connectionwith this transaction.

The mere purchase of a water right does not guarantee: (1) that the water right is in good standing with the Utah Division of Water Rights; (2) that the owner has clear title to the water right: (3) that the Division will recognize the ownership change; or (4) that the Division will approve any proposed changes or extensions regarding the water right. You are encourage to conduct proper "due diligence' research into any water right before purchasing it.

N1 Once this Water Rights Addendum has been recorded at the County Recorder's Office, Grantee must prepare a "Report of Water Right Conveyance" or "ROC" (available from the Utah Division of Water Rights) and file it with the Utah Division of Water Rights in order to: (1) have the Division's records updated with current ownership and address information; (2) file any application on these water rights; and (3) receive notifications concerning deadlines and other essential information pertaining to these rights. **Failure to do so PROMPTLY may result in the loss of these water rights.** Help with reviewing the water rights and completing the ROC can be obtained from the Utah Division of Water Rights and/or water professionals, such as attorneys, engineers, surveyors, and title professionals with experience in water rights and water law.

N2 A water right often has one or more applications on file with the Utah Division of Water Rights that affect that water right, such as change applications, extension requests, and non-use applications. These applications should be transferred with the water right. The Grantee should review the water right applications and other documents on file with the Utah Division of Water Rights.

N3 Water rights owned by the Grantor and used on Grantor's Parcel may be "appurtenant" to Grantor's Parcel. Not all appurtenant water rights have been assigned a water right number because not all water rights are "of record." If Section A is being completed, this conveyance includes all appurtenant water rights, whether or not they are listed by water right number or are of record. Grantee should investigate each water right listed and determine if there are any water rights that are not of record. If there are water rights not of record, Grantee should seriously consider making them of record by filing the appropriate forms with the Utah Division of Water Rights.

N4 100% of the water rights listed here are being conveyed to Grantee. A Report of Water Right Conveyance (see N1 above) should be filed on each water right listed here. The Water Rights listed in Section B may not provide sufficient water for all of the historic water uses.

N5 Less than 100% of the water right listed is being conveyed to Grantee. The exact portion to be conveyed, expressed in terms of the beneficial uses associated with this portion of the water right must be described. This description generally consists of: (1) the number of families for domestic (indoor culinary) uses (generally quantified as 0.45 acre-feet per family for a year-round residence and 0.25 acre-feet per family for a seasonal residence): (2) the number of acres irrigated (this involves issues of "irrigation duty" [the number of acre-feet of water allowed per acre of irrigated land] and "sole supply/supplemental supply"[the amount of water allocated to each water right when more than one right is used on the same land or for the same livestock]; and (3) the number of livestock being watered (expressed in terms of equivalent livestock units or "ECUS" which are quantified at the rate of 0.028 acre-feet per EAU for full-year use. Any other uses being conveyed should be similarly described. Help with evaluating, quantifying, and/or describing the uses can be obtained from the Utah Division of Water Rights and/or water professionals.

N6 Shares of stock in water companies (including irrigation, canal, and ditch companies) are generally not transferred by deed. Each company has procedures for transferring ownership. The company should be contacted to ascertain the appropriate procedures to follow. The most common procedure is for the Grantor to endorse and deliver the stock certificate to the Grantee, who then presents that certificate to company for issuance of a new certificate in the Grantee's name. If another procedure is to be followed, that should be noted on the "Other water related disclosures" line in Section C of this form. Each company also defines how much water is associated with a particular share and what fees and assessments are charged. The Grantee should contact the company about all such issues.

N7 If culinary water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.

N8 If outdoor/secondary/irrigation water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.

N9 If this box is checked, the Grantee should investigate what water IF ANY is available for use on the Grantor's Parcel.

N10 This space should be used for any other information that the Grantor has which is relevant to water issues associated with the Grantor's Parcel.

The Utah Division of Water Rights (often referred to as the State Engineer's Office) is located at 1594 W. North Temple, Suite 220, PO Box 146300, Salt Lake City, Utah 84114-6300 Telephone: 801-553-7240 Web Address: www.waterrights.utah.gov

Unofficial Copy

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF)

I (we), Brent Moser, 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.

Sand Hollow Holding RBT LLC
(Property Owner)

Brent Moser
(Property Owner)

Subscribed and sworn to me this 3 day of April 2023

Jamie L
(Notary Public)

Residing in: Utah

My Commission Expires: 4/26/26

JAMIE LEE EVANS
Notary Public, State of Utah
Commission # 724376
My Commission Expires On
April 26, 2026

Agent Authorization

I (we), BRENT MOSER the owner(s) of the real property described in the attached 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.

Sand Hollow Holding RBT LLC
(Property Owner)

Brent Moser
(Property Owner)

Subscribed and sworn to me this 3 day of April 2023

Jamie L
(Notary Public)

Residing in: Utah

My Commission Expires: 4/26/26

JAMIE LEE EVANS
Notary Public, State of Utah
Commission # 724376
My Commission Expires On
April 26, 2026

~~DOC ID 20220006608~~

~~Warranty Deed Page 1 of 10~~
~~Gary Christensen Washington County Recorder~~
~~02/02/2022 10:54:03 AM Fee $40.00 By~~
~~SOUTHERN UTAH TITLE COMPANY~~

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

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

DOC ID 20220009455

Warranty Deed Page 1 of 12
Gary Christensen Washington County Recorder
02/16/2022 01:06:46 PM Fee $40.00 By
SOUTHERN UTAH TITLE COMPANY

Order No. 222939 - RIH
Tax I.D. No. H-4-2-11-126

Space Above This Line for Recorder's Use

WARRANTY DEED

Cypress Capital XI, LLC, a Utah limited liability company and Poky Partners, LLC, An Idaho Limited Liability Company, grantor(s), of Pocatello, County of Bannock, State of Idaho, hereby **CONVEY and WARRANT to**

Sandhollowholdings.rbt LLC, a Utah Limited Liability Company, grantee(s) of Hurricane, County of Washington, S[illegible]EN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERAT[illegible] land in Washington County, State of Utah:

Sand Hollow Holdings RBT LLC
H-4-2-11-126

[illegible]ched Exhibit "A"

See Water Rigl[illegible]ed hereto and made a part hereof

TOGETHER W[illegible]nances there unto belonging, and being SUBJECT TO easements, righ[illegible]ons of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 28 day of January, 2022.

Cypress Capital XI, LLC, a Utah limited liability company

By: _____
Robert N. Baxter, Manager

Poky Partners, LLC, An Idaho Limited Liability Company

By: SIGNED IN COUNTERPART
Gary A. Clark, Manager

Unofficial Copy

Unofficial Copy

STATE OF Utah)
:ss.
COUNTY OF Washington)

On the 28th day of January, 2022, personally appeared before me, Robert N. Baxter, who being by me duly sworn, did say that he/she is the Manager of Cypress Capital XI, LLC, a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Robert N. Baxter acknowledged to me that said limited liability company executed the same.

NOTARY PUBLIC
Rachael Markworth
721284
My Commission Expires
11/05/2025
STATE OF UTAH

Rachael Markworth
NOTARY PUBLIC

My Commission Expires: 11/05/2025

STATE OF Idaho)
:ss.
COUNTY OF Bannock)

On the _____ day of January, 2022, personally appeared before me, Gary A. Clark, who being by me duly sworn, did say that he/she is the Manager of Poky Partners, LLC, An Idaho Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Gary A. Clark acknowledged to me that said limited liability company executed the same.

NOTARY PUBLIC

My Commission Expires:

Unofficial Copy

Attachment to that certain Warranty Deed executed by Cypress Capital XI, LLC, a Utah limited liability company and Poky Partners, LLC, An Idaho Limited Liability Company grantor(s), to Sandhollowholdings.rbt LLC, a Utah Limited Liability Company grantee(s).

Order No. 222939
Tax I.D. No. H-4-2-11-126

EXHIBIT "A"

Parcel G-1: (Numbered as such for reference purposes)

Beginning at a point on the section line said point being North 00°01'19" West 549.68 feet along said section line from the East Quarter Corner of Section 11, Township 42 South, Range 14 West, Salt Lake Base & Meridian, and running; thence North 44°32'42" West 16.39 feet; thence northerly 484.61 feet along an arc of a 473.46 foot radius curve to the right (center bears North 45°27'18" East long chord bears North 15°13'21" West 463.73 feet with a central angle of 58°38'42"); thence northerly 138.29 feet along an arc of a 1,495.20 foot radius curve to the right (center bears South 75°54'00" East long chord bears North 16°44'59" East 138.24 feet with a central angle of 05°17'57"); thence westerly 641.88 feet along an arc of a 1,326.50 foot radius curve to the left (center bears South 32°46'22" West long chord bears North 71°05'23" West 635.63 feet with a central angle of 27°43'29"); thence North 04°42'59" East 397.49 feet; thence East 661.60 feet to the section line; thence South 00°01'19" East 1,193.65 feet along the section line to the Point of Beginning.

***

Initials ____/ M

Unofficial Copy

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Cypress Capital XI, LLC, a Utah limited liability company and Poky Partners, LLC, An Idaho Limited Liability Company
Grantee: Sandhollowholdings.rbt LLC, a Utah Limited Liability Company
Tax ID Number(s): H-4-2-11-126

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only	Proceed to Section
1 ☐ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.	A
2 ☐ Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)	B
3 ☑ No water rights are being conveyed.	C
4 ☐ Water rights are being conveyed by separate deed.	C

Section		Important Notes (see other side)
A	The water right(s) being conveyed include Water Right No(s). along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights (Proceed to Section C)	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) ☐ All of Water Rights No(s). ☐ acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses ☐ acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N1 N4 N5 N5 N2
C	Disclosures By Grantor: (check all boxes that apply) ☐ Grantor is endorsing and delivering To Grantee stock certificates for Shares stock in the following water company: ☐ Culinary water service is provided by: ☐ Outdoor water service is provided by: ☑ There is no water service available to Grantor's Parcel(s). ☐ Other water related disclosures:	N6 N7 N8 N9 N10

Attach and sign additional copies of this form if more space is needed.

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: Cypress Capital XI, LLC, a Utah limited liability company

signed in counterpart
Robert N. Baxter, Manager
Blair M. Walker, Manager

Poky Partners, LLC, An Idaho Limited Liability Company

Gary A. Clark, Manager

Grantee's Acknowledgment of Receipt: Sandhollowholdings.rbt LLC, a Utah Limited Liability Company

signed in counterpart
Brent Moser, Manager

signed in counterpart
Anthony Larson, Manager

Grantee's Address: 2572 West 280 North , Hurricane, Utah 84737
NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Cypress Capital XI, LLC, a Utah limited liability company and Poky Partners, LLC, An Idaho Limited Liability Company
Grantee: Sandhollowholdings.rbt LLC, a Utah Limited Liability Company
Tax ID Number(s): H-4-2-11-126

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only	Proceed to Section
1 ☐ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.	A
2 ☐ Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)	B
3 ☑ No water rights are being conveyed.	C
4 ☐ Water rights are being conveyed by separate deed.	C

Section		Important Notes (see other side)
A	The water right(s) being conveyed include Water Right No(s). along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights (Proceed to Section C)	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) ☐ All of Water Rights No(s). ☐ acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses ☐ acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N1 N4 N5 N5 N2
C	Disclosures By Grantor: (check all boxes that apply) ☐ Grantor is endorsing and delivering To Grantee stock certificates for Shares stock in the following water company: ☐ Culinary water service is provided by: ☐ Outdoor water service is provided by: ☑ There is no water service available to Grantor's Parcel(s). _ ☐ Other water related disclosures:	N6 N7 N8 N9 N10

Attach and sign additional copies of this form if more space is needed.

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: Cypress Capital XI, LLC, a Utah limited liability company — Poky Partners, LLC, An Idaho Limited Liability Company

signed in counterpart — Robert N. Baxter, Manager
n/a — Blair M. Walker, Manager
signed in counterpart — Gary A. Clark, Manager

Grantee's Acknowledgment of Receipt: Sandhollowholdings.rbt LLC, a Utah Limited Liability Company

signed in counterpart — Brent Moser, Manager
Anthony Larson, Manager
Russell Robison, Manager

Grantee's Address: 2572 West 280 North , Hurricane, Utah 84737
NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

Unofficial Copy

Unofficial Copy

The undersigned hereby acknowledge the corrections to the Warranty Deed previously recorded February 2, 2022 as Entry No. 20220006608 in Book n/a , at Pages n/a of the Official Records of Washington County, State of Utah.

This document is being re-recorded to correct the Warranty Deed as it failed to contain the date of the notarial action (Robert N. Baxter) on the notarial acknowledgement.

Dated this 11 day of February, 2022

Cypress Capital XI, LLC, a Utah limited liability company

By: _____
Robert N. Baxter, Manager

Poky Partners, LLC, An Idaho Limited Liability Company

By: Signed in counterpart
Gary A. Clark, Manager

STATE OF Utah)
:ss.
COUNTY OF Salt Lake)

On the 11 day of February, 2022, personally appeared before me, Robert N. Baxter, who being by me duly sworn, did say that he/she is the Manager of Cypress Capital XI, LLC, a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Robert N. Baxter acknowledged to me that said limited liability company executed the same.

NOTARY PUBLIC
Rachael Markworth
721284
My Commission Expires
11/05/2025
STATE OF UTAH

Rachael Markworth
NOTARY PUBLIC

My Commission Expires:
11/05/2025

STATE OF Idaho)
:ss.
COUNTY OF Bannock)

On the _____ day of February, 2022, personally appeared before me, Gary A. Clark, who being by me duly sworn, did say that he/she is the Manager of Poky Partners, LLC, An Idaho Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Gary A. Clark acknowledged to me that said limited liability company executed the same.

_____
NOTARY PUBLIC

My Commission Expires:

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF Washington)

I (we), Gary Clark, 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.

x _____ Poky Partneres LLC
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this 29th day of March 2023.

Julie Myers
(Notary Public)

JULIE MYERS
COMMISSION NO. 38552
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES: 09/08/2026

Residing in: Pocatello, Idaho

My Commission Expires: 9-8-26
Comm #38552

Agent Authorization

I (we), Gary Clark, the owner(s) of the real property described in the attached 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.

x _____ Poky Partners LLC
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this 29th day of March 2023

Julie Myers
(Notary Public)

JULIE MYERS
COMMISSION NO. 38552
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES: 09/08/2026

Residing in: Pocatello, Idaho

My Commission Expires: 9-8-26
Comm #38552

Gary Christensen Washington County Recorder
02/02/2022 11:46:44 AM Fee $40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Poky Partners, LLC, An Idaho Limited Liability Company
1111 Yellowstone Ave.
Pocatello, ID 83201

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

Order No. 222939 - RIH

Space Above This Line for Recorder's Use

Tax I.D. No. H-4-2-1-1106, H-4-2-1-1105, H-3-2-6-1403, H-3-2-6-1404, H-3-2-6-1405 and H-4-2-11-128

WARRANTY DEED

Private Equity, LLC, an Idaho limited liability company, Eighty Plus, LLC, an Idaho limited liability company, Hard Money, LLC, an Idaho limited liability company, The Clark Group, LLC, an Idaho limited liability company and Loan One, LLC, an Idaho limited liability Company, grantor(s), of Pocatello, County of Bannock, State of Idaho, hereby CONVEY and WARRANT to

Poky Partners, LLC, An Idaho Limited Liability Company , grantee(s) of Pocatello, County of Bannock, State of Idaho, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described [illegible] Washington County, State of Utah:

See Attached Exhibit "A"

Cypress

H-4-2-11-128

TOGETHER WITH [illegible] ces there unto belonging, and being SUBJECT TO easements, rights o[illegible] of record and those enforceable in law and equity.

JW

WITNESS the hand [illegible] ay of April, 2022.

Private Equity, LLC, an Idaho limited liability company

By: Rodney T. Clark
Rodney T. Clark, Manager

By: Kay J. Clark
Kay J. Clark, Manager

Eighty Plus, LLC, an Idaho limited liability company

By: [illegible]
Gary A. Clark, Manager

By: Daniel G. Hatch
Daniel G. Hatch, Manager

Hard Money, LLC, an Idaho limited liability company

By: [illegible]
Gary A. Clark, Manager

Unofficial Copy

Unofficial Copy

STATE OF Idaho)
:ss.
COUNTY OF Bannock)

On the 26TH day of ~~April~~ JAN, 2022, personally appeared before me, Gary A. Clark, who being by me duly sworn, did say that he/she is the Manager of Hard Money, LLC, an Idaho limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Gary A. Clark acknowledged to me that said limited liability company executed the same.

PATRICIA M. RAWLINGS
COMMISSION NO. 11559
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES: 07/13/2024

Patricia M. Rawlings
NOTARY PUBLIC

My Commission Expires: 07-13-2024

STATE OF Idaho)
:ss.
COUNTY OF Bannock)

On the 26TH day of ~~April~~ JAN, 2022, personally appeared before me, Janel B. Clark, who being by me duly sworn, did say that he/she is the Manager of The Clark Group, LLC, an Idaho limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Janel B. Clark acknowledged to me that said limited liability company executed the same.

PATRICIA M. RAWLINGS
COMMISSION NO. 11559
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES: 07/13/2024

Patricia M. Rawlings
NOTARY PUBLIC

My Commission Expires: 07-13-2024

STATE OF Idaho)
:ss.
COUNTY OF Bannock)

On the 26TH day of ~~April~~ JAN, 2022, personally appeared before me, Gary A. Clark, who being by me duly sworn, did say that he/she is the Manager of Loan One, LLC, an Idaho limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Gary A. Clark acknowledged to me that said limited liability company executed the same.

PATRICIA M. RAWLINGS
COMMISSION NO. 11559
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES: 07/13/2024

Patricia M. Rawlings
NOTARY PUBLIC

My Commission Expires: 07-13-2024

PARCEL 3:

Lender SR-9 Parcel E (Now known as Parcel No. H-3-2-6-1403)
Beginning at a point on the Southerly line of Highway SR-9, said point being South 00°15'22" West, 244.48 feet along the Section line and East 92.90 feet from the Northeast Corner of Section 1, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and running; thence South 16°20'36" East, 1446.95 feet; thence South 73°39'24" West, 500.00 feet; thence North 16°20'36" West, 1225.30 feet; thence North 73°53'22" East, 336.59 feet; thence North 00°15'22" East, 200.00 feet; thence South 73°53'22" West, 393.72 feet; thence North 16°20'36" West, 29.75 feet to a point on the Southerly line of said SR-9; thence North 73°39'24" East, 500.00 feet along said Southerly line to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described property:

Beginning at a point 300.0 feet South of the Northeast corner of Lot 1, Section 1, Township 42 South, Range 14 West, Salt Lake Base and Meridian, which is the point of intersection of the East boundary line of said Lot 1 and the Southerly right of way line of Highway U-17, and running thence South along the East boundary line of said Lot 1 a distance of 200.0 feet; thence South 73°38' West and parallel to the Southerly line of said highway a distance of 435.6 feet; thence North 200.0 feet, more or less, to the Southerly line of said highway; thence North 73°38' East along said Southerly line of said highway a distance 435.6 feet, more or less, to the point of beginning.

PARCEL 4:

Lender SR-9 Parcel F (Now known as Parcel No. H-3-2-6-1404)
Beginning at a point on the Southerly line of Highway SR-9, said point being South 00°15'22" West 244.48 feet along the section line and East 92.90 feet from the Northeast Corner of Section 1, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and running; thence North 73°39'24" East 500.00 feet; thence South 16°20'36" East 1306.80 feet; thence South 73°39'24" West 500.00 feet to a point on the Southerly line of said SR-9, thence North 16°20'36" West 1306.80 feet to a point on the Southerly line of said SR9 and the point of beginning.

PARCEL 5:

Lender SR-9 Parcel G (Now known as Parcel No. H-3-2-6-1405)
Beginning at a point on the Southerly line of Highway SR-9, said point being South 00°15'22" West 103.78 feet along the section line and East 572.06 feet from the Northeast Corner of Section 1, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and running; thence North 73°39'24" East 500.00 feet; thence South 16°20'36" East 1306.80 feet; thence South 73°39'24" West 500.00 feet to a point on the Southerly line of said SR-9; thence North 16°20'36" West 1306.80 feet to a point on the Southerly line of said SR9 and the point of beginning.

PARCEL 6:

Lender Parcel G-3 (Now known as Parcel No. H-4-2-11-128)
Beginning at a point on the 1/16th line said point being South 89°45'34" West 1,327.43 feet along the center section line from the East Quarter Corner of Section 11, Township 42 South, Range 14 West, Salt Lake Base & Meridian, and running; thence North 00°03'28" West 858.04 feet along the 1/16th line; thence North 89°54'53" East 444.81 feet; thence southwesterly 350.88 feet along an arc of a 1,570.54 foot radius curve to the right (center bears North 70°19'10" West long chord bears South 26°04'52" West 350.16 feet with a central angle of 12°48'03"); thence southwesterly 594.64 feet along an arc of a 1,847.00 foot radius curve to the left (center bears South 57°31'07" East long chord bears South 23°15'30" West 592.08 feet with a central angle of 18°26'47") to the 1/16th line; thence South 89°45'34" West 56.20 feet along said 1/16th line to the Point of Beginning.

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 Liab[illegible] grantee(s) of Hurricane, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER [illegible] RATION the following described tract of land in Washington County, State of Utah:

Bash Resorts LLC
H-4-2-12-2113-GS1

TOGETHER WITH all improvements a[illegible] ging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of [illegible] and equity.

The officers who sign this deed hereby [illegible] er represented thereby was duly authorized under a resolution duly adopted by the board of [illegible] l 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

My Commission Expires:

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

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 LWA

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF)

I (we), Thomas Guy Larson, 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 3 day of April 2026

(Notary Public)

Residing in: Utah

My Commission Expires: 4/26/26

JAMIE LEE EVANS
Notary Public, State of Utah
Commission # 724376
My Commission Expires On
April 26, 2026

Agent Authorization

I (we), Sue Ann Larson, the owner(s) of the real property described in the attached 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 3 day of April 2026

(Notary Public)

Residing in: Utah

My Commission Expires: 4/26/26

JAMIE LEE EVANS
Notary Public, State of Utah
Commission # 724376
My Commission Expires On
April 26, 2026

When recorded mail tax Notice to:
Thomas Guy Larson
SueAnn Larson
601 South 2400 West
Payson, Utah 84651

WARRANTY DEED

Bash Holdings, LLC,

Grantor(s), of Washington County, Utah, for the sum of $10.00, and other valuable consideration, hereby CONVEY(S) AND WARRANT(S) to:

Thomas Gu[illegible] sband and wife as joint tenants,

Grantee(s), [illegible] West, Payson, Utah 84651 the following described tract of land [illegible] nty, State of Utah:

Larson

H-4-2-11-129
H-4-2-11-122

See Exhibit '[illegible]

SUBJECT TO easements, rights of way, restrictions, and reservations of record whether they be enforceable at law or in equity and property taxes for the current year.

WITNESS the hand of said grantors this 29th day of December 2022.

Tony Larson

Tony Larson, Manager

STATE OF UTAH)
:ss
COUNTY OF WASHINGTON)

On the 29th day of December 2022, personally appeared Tony Larson, Manager of Bash Holdings, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and who acknowledged to me that he executed the same in his authorized capacity.

Janelle Jones

NOTARY SIGNATURE

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

Unofficial Copy

Exhibit A

Parcel 1:
Beginning at a point East 466.686 feet and South 257.976 feet from the Northwest Corner of the Southeast Quarter of the Northeast Quarter of Section 11, Township 42 South, Range 14 West, Salt Lake Base & Meridian; and running thence South 208.71 feet; thence West 208.71 feet; thence North 208.71 feet; thence East 208.71 feet to the point of beginning.

Less and Excepting any portion lying within Sand Hollow Roadway.

Parcel 2:
Beginning at a point on the West right of way line of Sand Hollow Road, a public road dedicated under Document No. 20080020605, Official Records, Washington County, Utah, said point lies North 01° 05' 29" East along the Section line 1078.38 feet and West 824.35 feet from the East Quarter Corner of Section 11, Township 42 South, Range 14 West, Salt Lake Base & Meridian; and running thence along said right of way line Southerly along a 1570.55 foot radius non-tangent curve to the right (long chord bears South 15° 35' 25" West a distance of 149.73 feet) center point lies North 77° 08' 31" West through a central angle of 05° 27' 51" a distance of 149.78 feet; thence North 01° 04' 28" East 144.94 feet; thence South 88° 56' 00" East 37.53 feet to the point of beginning.

Tax Id Nos. H-4-2-11-129 & H-4-2-11-122

Being the same property acquired by Grantor under Doc #20220025308, record of Washington County, Utah.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**04/27/2023**
Application Number:	2023-ZC-11 2023-PSP-09
Type of Application:	Zone Change and Preliminary Site Plan Application
Action Type:	Legislative
Applicant:	Western MTG & Realty Co; Bash Resorts LLC; Sand Hollow RBT LLC; Larson Thomas Guy; Cypress Capital XI LLC
Agent:	ProValue Engineering-Karl Rasmussen
Request:	A Zone Change from Neighborhood Commercial and General Commercial to Planned Commercial and Recreation Resort
Location:	Near the corner of Sand Hollow Road and Abbey Road
Zoning:	NC and GC
General Plan Map:	Planned Community and Neighborhood Commercial

Discussion: The applicant is seeking a zone change and preliminary site plan approval from General Commercial and Neighborhood Commercial to Planned Commercial and a small piece to Recreation Resort. This is located on three pieces of property, one on the northside of Bash Parkway along Sand Hollow Road, one on the southside of Bash Parkway along Sand Hollow Road and one on the other side of Sand Hollow Road across from Marla. This zone change is also proposed to clean up the zone boundaries within the Obsidian Resort development. This property is part of the Gateway to Sand Hollow Public Infrastructure District.

	Zoning	Adjacent Land Use
North	PC	Glampers Inn, an RV park
East	R1-8, RR	Undeveloped property, planned single family and resort developments
South	RR, PF	Marla at Elim Valley resort townhomes, undeveloped property
West	GC, RA-1	Undeveloped property, planned storage unit development and Ash Creek farm

Zone Change Factors:

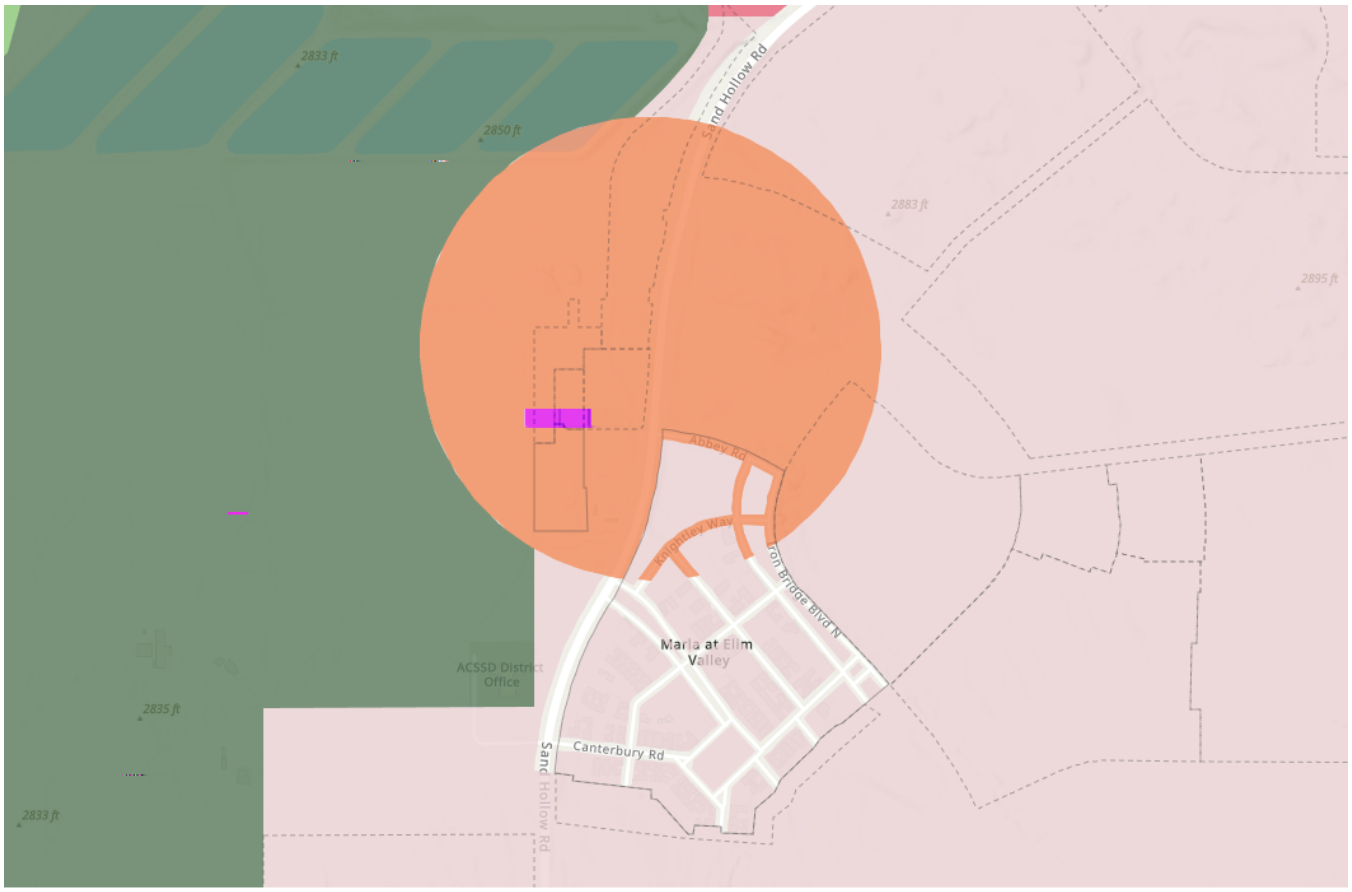
When considering a zone change the Planning Commission must consider the following:
As per Hurricane City Code 10-7-7:

> *Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council as described in subsection 10-7-5A of this chapter. In making an amendment, the following factors should be considered:*
>
> *1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
>
> *2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
>
> *3. The extent to which the proposed amendment may adversely affect adjacent property; and*

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

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

Response: This property has two designations on the General Plan Map



Hurricane City Future Land Use Map

NEIGHBORHOOD COMMERCIAL: Retail and service uses scaled to surrounding existing and planned future residential uses at strategic locations throughout the City.

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

The General Plan map has these "bubbles" along Sand Hollow Road to indicate that the City wants to see commercial, specifically service-oriented commercial aimed at the large residential and tourist population, in this area. While the current zoning also matches the General Plan, this zoning will also allow for residential development which will match several of the goals of the 2021 General Plan and the 2022 Moderate Income Housing Plan such as:

From the General Plan
HOUSING POLICIES
1.3. The City encourages the development of affordable and proportionally priced and sized homes to meet all community residents and workers' needs.
1.5. Medium and high density residential developments should be planned near support facilities such as collector and arterial roads, schools, shopping, and employment centers.
1.6. Medium and high density residential developments should be planned and designed to minimize impacts to nearby existing developments, while providing high-quality, attractive housing options.
HOUSING STRATEGIES
1.3. Allow for moderate income residential development in mixed-use zones and planned commercial and neighborhood commercial zones based on guaranteed low to moderate income rental or ownership rates for a set time period.
1.4. Zone for affordable housing near major corridors such as SR-9.
1.6. Consider revising the land use code for mixed use and planned commercial zones to set specific densities and percentages of residential uses in commercial zones, with density bonuses available for deed restricted rent and sales prices.

From the Moderate Income Housing Plan
Look at areas where "Missing Middle Housing" and mixed-use zones can be implemented within existing and future residential and commercial developments. Areas for review include new development along SR-7, Sand Hollow Road Commercial Areas, and around 3400 W on the north side of SR-9.

It is important to note that due to our update to the Planned Commercial code last year, which cleaned up the use table and required mix use, PC may even be more beneficial in terms of commercial uses than Neighborhood Commercial. Neighborhood Commercial use table has some oddities, like storage units as a permitted use, and that is the only use we have ever seen a Neighborhood Commercial property develop.

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

Response: The only existing development in the area is the Marla at Elim Valley resort development. This is part of a larger planned development and is generally in harmony with the scale of the other planned developments in this area. Other developments are being constructed including Glampers Inn and Obsidian Resort.

3. Will the proposed amendment affect the adjacent property?

Response: Yes. Although the area is largely undeveloped currently. Commercial development in this area will be beneficial to the community as a whole and is encouraged by the General Plan.

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

Response: Public facilities and services are planned to be brought to the property with the Gateway to Sand Hollow Public Infrastructure District. See JUC comments below.

Other Considerations:

JUC Comments
The following items will need to be addressed:

1. **Public Works:** Adventus Phase 2 has too many accesses to Sand Hollow Road.
2. **Power:** Dixie Power area. Okay as long as PID infrastructure is in place.
3. **Sewer:** No comments
4. **Water:** Need to see water on the construction drawings
5. **Fire:** Okay
6. **Engineering:** Will these sites be platted? Are the dumpsters in Obsidian shared with this development? Where is solid waste stored and picked up from? Where will deliveries be made? Although there is an existing curb and gutter it is expected that Sand Hollow Road will be widened to match the section constructed north of here. It appears Abbey Road and Ash Creek's accesses are too close together to fit more than one access from Sand Hollow Road and meet access management standards. An existing drainage channel approximately 65' wide doesn't seem to be accounted for. Public ROW or public easement must protect it's function. East to west public roadway connectivity is poor. Engineering would recommend and encourage a public connection from Sand Hollow Road to Ash Creek's property for potential future development and better street hierarchy. Similarly, it's believed the overall area would be benefited if access across the property to the south were public. Portions of the center lane through Marla must be removed for full movement accesses on Sand Hollow Road. It appears the narrow portion of the southern property could provide more parking if Ash Creek shared their existing drive aisle. Ramps to the garage should be 5% max for 50' minimum. Drainage basin will require a public drainage easement. Cross access easement must accompany the proposed design from Blow Sand LLC.
7. **Streets:** No comments
8. **Phone:** No comments
9. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments: Preliminary Site Plan

1. The applicant is proposing three phases of the project on different properties with a total of 262 residential units. Planned Commercial zoning requires a mixture of residential and commercial uses with 20% residential and 20% commercial. The applicant is utilizing vertical mixed use HCC 10-15-8 (E) states that: "*Vertical mix use. Residential areas shall be measured by the percentage of space within the building that is used to occupy commercial versus residential. Then the percentage of each use shall apply to the footprint of the building to calculate the area for commercial and residential use. Other residential areas shall be calculated based on the area of use including residential parking, amenities, roadways that primarily serve residential areas and other residential uses.*
    a. *Example: if a two-story building has a building square footage of 10,000 square feet and a 5,000 square feet footprint, and the first floor is completely commercial use and the second floor is residential use, then 2,500 square feet (50 percent of the footprint of the building) shall count towards the density of residential use.*

    b. Using the numbers provided we are looking at about 3.93 acres of residential and 3.22 acres of residential, leaving it unclear to staff how we are supposed to treat the other 20 or so acres. Per HCC 10-15-8 (D): *The preliminary site plan shall show general areas and proposed percentages of use. Applicants shall provide final percentages of uses within the final site plan application. Percentage calculations shall be approved by the Planning Commission.* More information is required from the applicant. Staff emailed the applicant last week after the first review and the applicant's engineer indicated they will be providing that information to the City.

2. **Parking:** Per the provided calculations 1754 parking stalls are required and 1579 parking stalls are provided. The Planned Commercial ordinance encourages shared use parking between residential and commercial uses. Per HCC 10-34-9:

    a. *C. Shared use parking. The Planning Commission may authorize shared use of a parking lot subject to the following conditions:*

    b. *1. The uses sharing the parking lot are unlikely to produce a substantial demand for parking at the same time. The City may require a shared parking study to be completed which clearly establishes that uses will make use of the shared spaces at different times of the day, week, month or year.*

    c. *2. Required parking spaces reserved for persons with disabilities shall not be reduced.*

    d. *3. Ongoing shared use of the parking lot is assured by an agreement or easement approved by the City which requires:*

    e. *a. The parking lot to be continuously available unless an alternative legal parking lot is provided;*

    f. *b. All spaces to be available without charge;*

    g. *c. The Zoning Administrator to be notified 30 days prior to the expiration or termination of the agreement or easement; and*

h. *d. Provision of additional parking up to the amount otherwise required under this chapter if the Zoning Administrator determines, based on parking counts, that a shared parking lot does not satisfy the off street parking demand of the uses involved.*

i. *D. Commercial, retail, office, and mixed use developments. The Planning Commission may modify the number of parking spaces required or allowed for commercial, retail, office, or mixed use developments after considering the following items and making a finding that adequate parking will be provided:*

j. *1. Total number of spaces that would otherwise be required for each individual establishment in the development;*

k. *2. Hours of operation for each business establishment located in the development, including peak business hours;*

l. *3. Estimated tradeoff between businesses which are open when others are closed;*

m. *4. Availability of approved on street or shared parking;*

n. *5. Transportation alternatives, including proximity to transit stations; and*

o. *6. Car or van pooling programs available to users of the development.*

p. Staff is generally supportive of reducing the total number of parking stalls required, due to the shared use and relatively small (175 stall) reduction that is being requested. However, more information from the applicant is needed to ensure that this meets this code.

3. **Open Space and Amenities:** Per City ordinance 20% of the property must be dedicated open space and a development this size requires five amenities. The applicant has told staff that they want to provide pool, clubhouse, and gym space within the buildings as well as outdoor seating areas for the restaurants and residents to use. This needs to be shown on the plans and this has been requested from the applicant.
4. **Access and Roadways:** Engineering and several of the JUC comments indicate they believe the access plan is not adequate. One of the concerns brought up by Engineering is that there should be a roadway tied into Ash Creek across from Cambridge Parkway. In the past, Ash Creek has indicated they did not want additional roadways stubbed into their property. Generally speaking, enhance connection and roadway stubs within the City generally provide better connections for roadways and utilities as property developed.

Findings:
Staff makes the following findings:

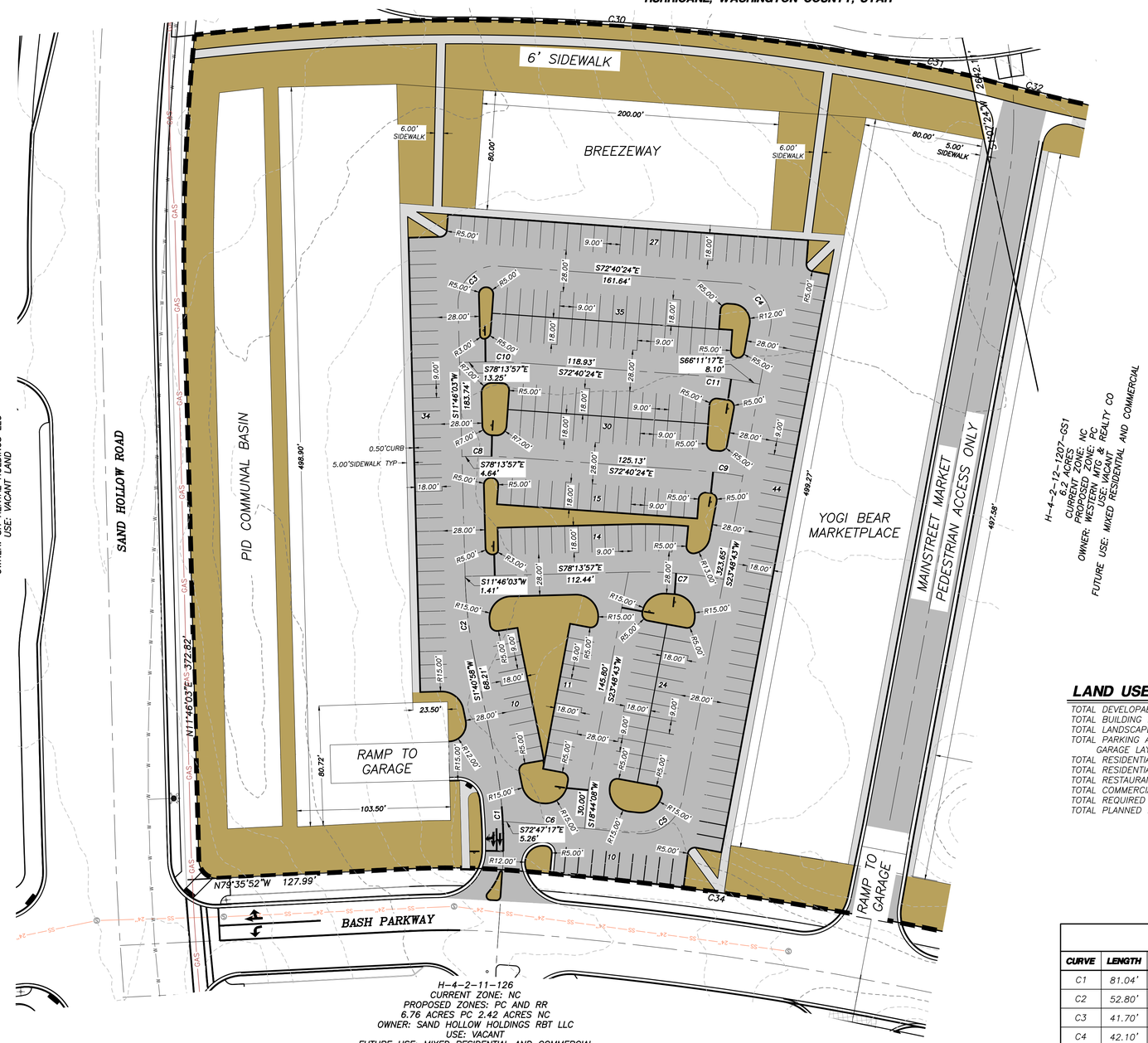
1. The proposed zone change broadly meets the standards of the General Plan Map and goals
2. The proposed zone change is generally harmonious with the approved surrounding development
3. The proposed amendment will have an impact on the area, but there is no development currently in the area.
4. Services are adequate or planned to become adequate for the area.

5. A preliminary site plan has been provided that shows how this property could be developed

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff is generally supportive of this plan however more detailed information from the applicant should be required by the Planning Commission.

PRELIMINARY SITE PLAN FOR:
THE YOGI BEAR MARKETPLACE

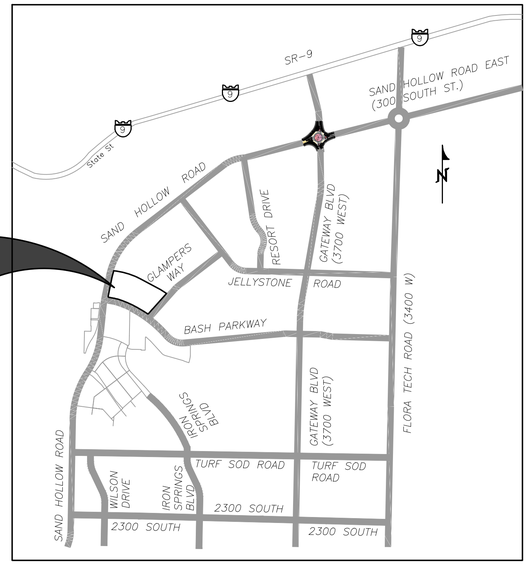
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
4095 WEST BASH PARKWAY
HURRICANE, WASHINGTON COUNTY, UTAH



N
W E
S

50 0 50
SCALE IN FEET

PROJECT LOCATION



VICINITY MAP
N.T.S.

OWNERS:
WESTERN MORTGAGE & REALTY COMPANY

CONTACT REPRESENTATIVE:
BRENT MOSER
(801)-793-0346
ENHANCEDHOMESOFUTAH@GMAIL.COM

NOTES
STORM DRAINAGE WILL FOLLOW RECOMMENDATIONS GIVEN IN THE GATEWAY AT SAND HOLLOW DRAINAGE STUDY REPORT. WATER WILL BE CONVEYED USING CURB AND GUTTER AS WELL AS DRAINAGE PIPE. DRAINAGE WILL BE CARRIED TO A COMMUNAL BASIN BEFORE MOVING FURTHER DOWN STREAM. ANY OFFSITE DRAINAGE WILL BE ACCOUNTED FOR AND PIPE SIZED ACCORDINGLY.

LEGEND
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB
- IRR — EXISTING IRRIGATION LINE INSTALLED WITH BASH PARKWAY
- SS — 18" — EXISTING SEWER LINE (SIZE SHOWN)
- SD — 18" — EXISTING STORM (SIZE SHOWN)
- W — 12" — EXISTING WATER LINE INSTALLED WITH SAND HOLLOW ROAD
- IRR — 12" — EXISTING IRRIGATION LINE INSTALLED WITH SAND HOLLOW ROAD
- JUC — JUC — COMMUNICATION LINE INSTALLED WITH BASH PARKWAY
- SECONDARY POWER LINE INSTALLED WITH BASH PARKWAY
- ABC-4 — ABC-4 — POWER INSTALLED WITH BASH PARKWAY
- GAS — EXISTING GAS INSTALLED WITH BASH PARKWAY
- W — 8" — PROPOSED WATERLINE
- SECTION LINE
- PHASE LINE
- EXISTING MANHOLE
- STOP SIGN
- SPEED LIMIT SIGN
- EXISTING OUTLET BOX
- EXISTING STORM MANHOLE
- STREET LIGHT INSTALLED WITH BASH PARKWAY
- SECONDARY BOX INSTALLED WITH BASH PARKWAY
- FIRE HYDRANT INSTALLED WITH BASH PARKWAY
- FIRE HYDRANT INSTALLED WITH BASH PARKWAY
- SEWER MANHOLE INSTALLED WITH BASH PARKWAY
- LANDSCAPE AREA
- ASPHALT ROAD
- SIDEWALK

LAND USE SUMMARY
TOTAL DEVELOPABLE AREA = 610357.139 SQ. FT.
TOTAL BUILDING FOOTPRINT = 185421.599 SQ. FT.
TOTAL LANDSCAPE AREA = 121943.461 SQ. FT.
TOTAL PARKING AND PAVEMENT AREA = 227339.854 SQ. FT.
GARAGE LAYOUT IS STILL UNDECIDED
TOTAL RESIDENTIAL AREA = 88110.33 SQ. FT.
TOTAL RESIDENTIAL UNITS = 55
TOTAL RESTAURANT AREA = 41870.151 SQ. FT.
TOTAL COMMERCIAL AREA = TOTAL THEATER AREA = 143551.3512 SQ. FT.
TOTAL REQUIRED PARKING = 783 NOS
TOTAL PLANNED PARKING = 606 NOS

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	81.04'	300.00'	80.80'	N9°25'19"E	15°28'41"
C2	52.80'	300.00'	52.73'	N6°43'31"E	10°05'04"
C3	41.70'	25.00'	37.03'	S59°32'50"W	95°33'33"
C4	42.10'	25.00'	37.30'	N24°25'50"W	96°29'07"
C5	43.42'	29.00'	39.48'	N66°42'35"E	85°47'43"
C6	84.73'	2276.05'	84.72'	S71°27'33"E	2°07'58"
C7	62.21'	300.00'	62.10'	N72°17'31"W	11°52'51"
C8	29.11'	300.00'	29.10'	S75°27'10"E	5°33'33"
C9	31.07'	300.00'	31.06'	S69°42'22"E	5°56'03"
C10	29.11'	300.00'	29.10'	N75°27'10"W	5°33'33"
C11	33.96'	300.00'	33.94'	N69°25'50"W	6°29'07"

LEGAL DESCRIPTION FOR THE ADVENTUS
BEGINNING AT A POINT LOCATED S1°0149"W ALONG THE SECTION LINE 2642.11 FEET FROM THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 30 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1439.46 FEET AND A RADIAL BEARING OF N28°50'55"E, A DISTANCE OF 83.08 FEET, THROUGH A CENTRAL ANGLE OF 03°18'25" (LONG CHORD BEARS: S62°48'18"E 83.07 FEET); THENCE S61°16'13"E 462.07 FEET; THENCE S57°44'33"E 143.71 FEET; THENCE S41°47'03"W 457.21 FEET; THENCE S39°18'31"W 26.82 FEET; THENCE S36°50'00"W 78.31 FEET; THENCE WESTERLY ALONG THE ARC OF A 19.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.21 FEET, THROUGH A CENTRAL ANGLE OF 88°45'29" (LONG CHORD BEARS: S81°12'44"W 27.28 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 2243.13 FOOT RADIUS REVERSE CURVE TO THE LEFT (LONG CHORD BEARS: N58°47'59"W 343.55 FEET), CENTER POINT LIES S35°35'32"W THROUGH A CENTRAL ANGLE OF 08°47'02" A DISTANCE OF 343.89 FEET; THENCE WESTERLY ALONG THE ARC OF A 2243.16 FOOT RADIUS COMPOUND CURVE TO THE LEFT (LONG CHORD BEARS: N67°51'30"W 365.12 FEET), CENTER POINT LIES S26°48'36"W THROUGH A CENTRAL ANGLE OF 09°20'11" A DISTANCE OF 365.52 FEET; THENCE WESTERLY ALONG THE ARC OF A 541.43 FOOT RADIUS COMPOUND CURVE TO THE LEFT (LONG CHORD BEARS: N76°03'42"W 66.86 FEET), CENTER POINT LIES S17°28'41"W THROUGH A CENTRAL ANGLE OF 07°04'46" A DISTANCE OF 66.90 FEET; THENCE N79°35'52"W 127.99 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 12.35 FEET AND A RADIAL BEARING OF N09°43'01"E, A DISTANCE OF 19.85 FEET, THROUGH A CENTRAL ANGLE OF 92°03'02" (LONG CHORD BEARS: N34°15'28"W 17.78 FEET); THENCE N11°46'03"E 372.82 FEET; THENCE NORTHERLY ALONG THE ARC OF A 1466.84 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 184.30 FEET, THROUGH A CENTRAL ANGLE OF 07°11'56" (LONG CHORD BEARS: N15°22'02"E 184.18 FEET); THENCE EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1597.09 FEET AND A RADIAL BEARING OF S06°49'40"W, A DISTANCE OF 526.29 FEET, THROUGH A CENTRAL ANGLE OF 18°52'50" (LONG CHORD BEARS: S73°43'55"E 523.91 FEET); TO TO THE POINT OF BEGINNING.
AREA CONTAINS 611123 SQUARE FEET OR 14.029 ACRES.

COPYRIGHT © 2013 PROVALUE ENGINEERING INC.

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) 668-8387

PRELIMINARY SITE PLAN FOR:
THE YOGI BEAR MARKETPLACE
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: 4/10/2023
SCALE: 1"=50'

JOB NO.
281-010

SHEET NO.
1 OF 2

281-010

PRELIMINARY SITE PLAN FOR:
THE YOGI BEAR MARKETPLACE

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

H-4-2-1-11131-GS1
28.68 ACRES
ZONED: PLANNED COMMERCIAL
OWNER: BLOW SAND LLC
USE: RV RESORT

H-4-2-11-2112-GS1
7.83 ACRES
CURRENT ZONE: NC
PROPOSED ZONE: PC
OWNER: WESTERN MTG & REALTY CO
USE: VACANT
FUTURE USE: MIXED RESIDENTIAL AND COMMERCIAL

H-4-2-12-1208-GS1
ZONED: R1-8
OWNER: WESTERN MTG & REALTY CO
USE: VACANT LAND
FUTURE USE: RESIDENTIAL

FUTURE IMPROVEMENT ALONG BASH PARKWAY

H-4-2-11-126
CURRENT ZONE: NC
PROPOSED ZONES: PC AND RR
6.76 ACRES PC 2.42 ACRES NC
OWNER: SAND HOLLOW HOLDINGS RBT LLC
USE: VACANT
FUTURE USE: MIXED RESIDENTIAL AND COMMERCIAL
NO ADDITIONAL RR UNITS WILL BE ADDED

N
W E
S
50 0 50
SCALE IN FEET

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C12	187.22'	350.00'	184.99'	S63°32'23"E	30°38'51"
C13	99.99'	300.00'	99.53'	S69°18'54"E	19°05'49"
C14	72.94'	50.00'	66.64'	S17°58'38"E	83°34'44"
C15	39.27'	25.00'	35.36'	S68°48'43"W	90°00'00"
C16	11.21'	100.00'	11.20'	S27°01'22"W	6°25'16"
C17	17.15'	200.00'	17.15'	S26°16'07"W	4°54'48"
C18	11.21'	100.00'	11.20'	S27°01'22"W	6°25'16"
C19	12.59'	100.00'	12.58'	S20°12'16"W	7°12'54"
C20	17.17'	200.00'	17.16'	S26°16'15"W	4°55'04"
C21	11.84'	100.00'	11.83'	S20°25'17"W	6°46'52"
C22	17.17'	200.00'	17.16'	S26°16'15"W	4°55'04"
C23	4.19'	100.00'	4.19'	S25°00'48"W	2°24'09"
C24	17.17'	200.00'	17.16'	S26°16'15"W	4°55'04"
C25	34.23'	25.00'	31.62'	S81°00'31"W	78°26'57"
C26	33.34'	200.00'	33.30'	S37°00'29"W	9°33'07"
C27	17.17'	200.00'	17.16'	S63°43'45"E	4°55'04"

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB
- IRR — EXISTING IRRIGATION LINE INSTALLED WITH BASH PARKWAY
- SS 18" — EXISTING SEWER LINE (SIZE SHOWN)
- SD 18" — EXISTING STORM (SIZE SHOWN)
- W 12" — EXISTING WATER LINE INSTALLED WITH SAND HOLLOW ROAD
- IRR 12" — EXISTING IRRIGATION LINE INSTALLED WITH SAND HOLLOW ROAD
- JUC — COMMUNICATION LINE INSTALLED WITH BASH PARKWAY
- SECONDARY POWER LINE INSTALLED WITH BASH PARKWAY
- ABC-4 — POWER INSTALLED WITH BASH PARKWAY
- GAS — EXISTING GAS INSTALLED WITH BASH PARKWAY
- W 8" — PROPOSED WATERLINE
- SECTION LINE
- PHASE LINE
- EXISTING MANHOLE
- STOP SIGN
- SPEED LIMIT SIGN
- EXISTING OUTLET BOX
- EXISTING STORM MANHOLE
- STREET LIGHT INSTALLED WITH BASH PARKWAY
- SECONDARY BOX INSTALLED WITH BASH PARKWAY
- FIRE HYDRANT INSTALLED WITH BASH PARKWAY
- FIRE HYDRANT INSTALLED WITH BASH PARKWAY
- SEWER MANHOLE INSTALLED WITH BASH PARKWAY
- LANDSCAPE AREA
- ASPHALT ROAD
- SIDEWALK

LAND USE SUMMARY

TOTAL DEVELOPABLE AREA = 610357.139 SQ. FT.
TOTAL BUILDING FOOTPRINT = 185421.599 SQ. FT.
TOTAL LANDSCAPE AREA = 121943.461 SQ. FT.
TOTAL PARKING AND PAVEMENT AREA = 227339.854 SQ. FT.
GARAGE LAYOUT IS STILL UNDECIDED
TOTAL RESIDENTIAL AREA = 88110.33 SQ. FT.
TOTAL RESIDENTIAL UNITS = 55 NOS
TOTAL RESTAURANT AREA = 41870.151 SQ. FT.
TOTAL COMMERCIAL AREA = TOTAL THEATER AREA = 143551.3512 SQ. FT.
TOTAL REQUIRED PARKING = 783 NOS
TOTAL PLANNED PARKING = 606 NOS

NOTES

STORM DRAINAGE WILL FOLLOW RECOMMENDATIONS GIVEN IN THE GATEWAY AT SAND HOLLOW DRAINAGE STUDY REPORT. WATER WILL BE CONVEYED USING CURB AND GUTTER AS WELL AS DRAINAGE PIPE. DRAINAGE WILL BE CARRIED TO A COMMUNAL BASIN BEFORE MOVING FURTHER DOWN STREAM. ANY OFFSITE DRAINAGE WILL BE ACCOUNTED FOR AND PIPE SIZED ACCORDINGLY.

OWNERS:

WESTERN MORTGAGE & REALTY COMPANY

CONTACT REPRESENTATIVE:

BRENT MOSER
(801)-793-0346
ENHANCEDHOMESOFUTAH@GMAIL.COM

COPYRIGHT © 2013 PROVALUE ENGINEERING INC.

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) 668-8387

PRELIMINARY SITE PLAN FOR:
THE YOGI BEAR MARKETPLACE
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: 4/10/2023
SCALE: 1"=50'

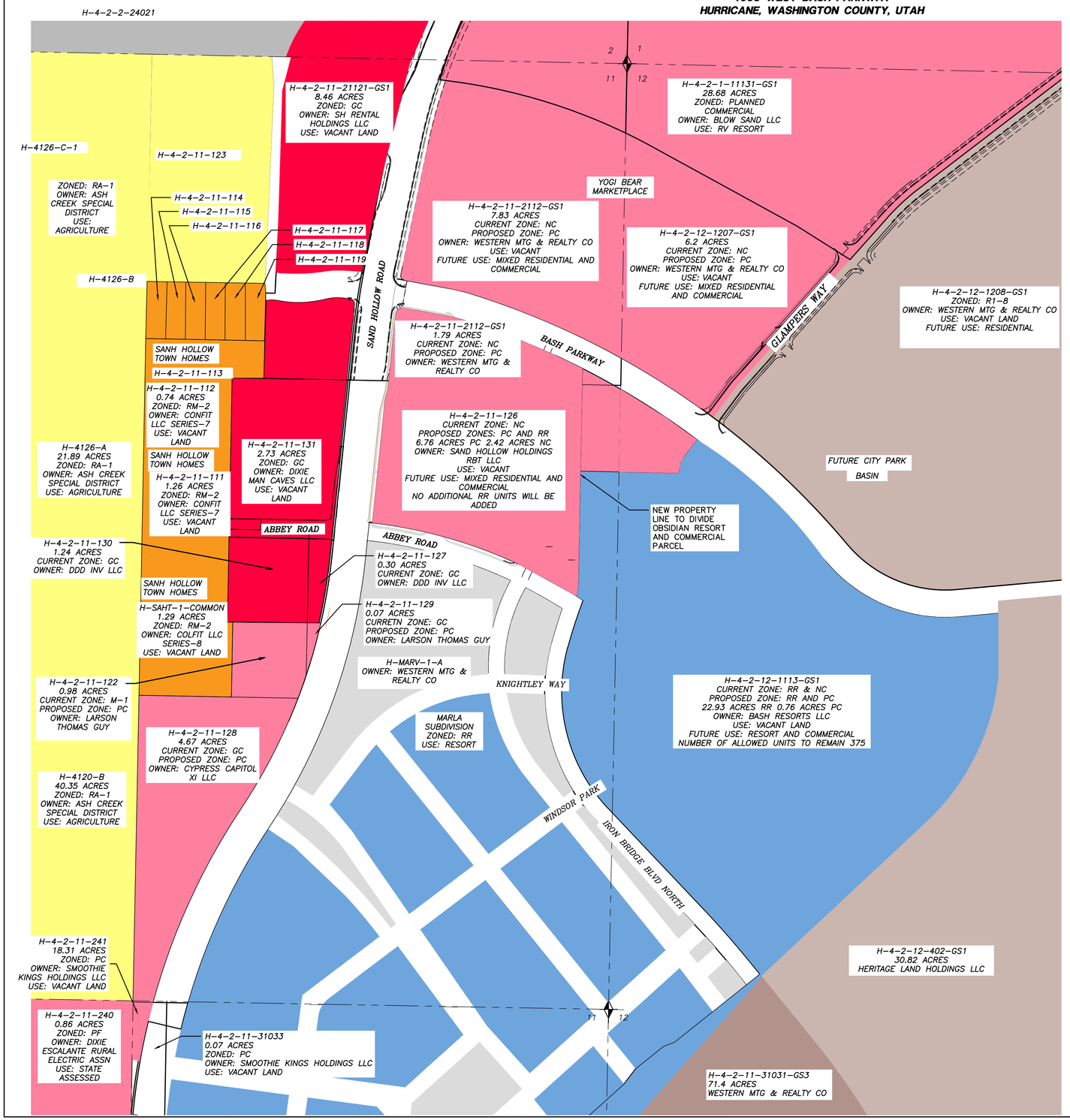
JOB NO.
281-010

SHEET NO.
2 OF 2

281-010

ZONE CHANGE MAP FOR:
SAND HOLLOW ROAD COMMERCIAL PROPERTIES

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



LEGEND

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

OWNERS:

WESTERN MORTGAGE & REALTY COMPANY
SAND HOLLOW HOLDINGS RBT LLC
LARSON THOMAS GUY, ET AI
CYPRESS CAPITAL XI LLC, ET AI
DDD INV LLC

ZONE LEGEND

- PROPOSED PLANNED COMMERCIAL
- RECREATIONAL RESORT
- M1: LIGHT INDUSTRIAL
- NEIGHBORHOOD COMMERCIAL
- GENERAL COMMERCIAL
- RESIDENTIAL AGRICULTURE
- R1-8
- R1-6
- PUBLIC FACILITIES
- PLANNED COMMERCIAL
- RM-2

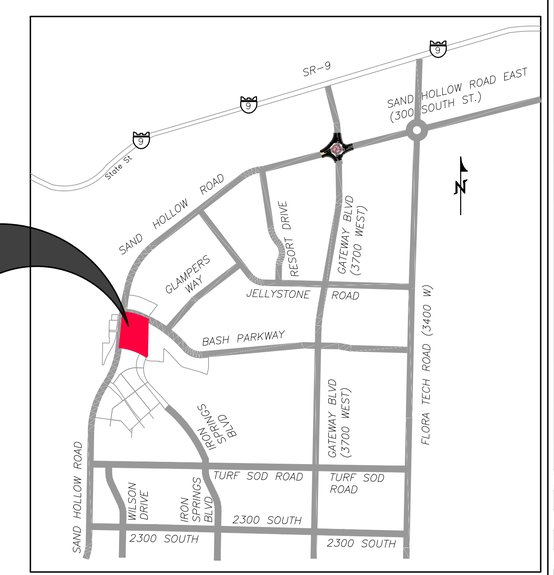
N
W E
S

150 0 150
SCALE IN FEET

PARCELS WITH PROPOSED ZONE CHANGE

PARCEL	OWNER	CURRENT ZONE	PROPOSED ZONE	ACERAGE
H-4-2-11-2112-GS1	WESTERN MTG & REALTY CO	NEIGHBORHOOD COMMERCIAL	PLANNED COMMERCIAL	11.08
H-4-2-11-1207-GS1	WESTERN MTG & REALTY CO	NEIGHBORHOOD COMMERCIAL	PLANNED COMMERCIAL	11.89
H-4-2-11-126	SANDHOLLOWHOLDINGS RBT LLC	NEIGHBORHOOD COMMERCIAL	PLANNED COMMERCIAL	9.18
H-4-2-11-129	LARSON THOMAS GUY,ET AL	GENERAL COMMERCIAL	PLANNED COMMERCIAL	0.07
H-4-2-11-128	CYPRESS CAPITOL XI LLC, ET AL	GENERAL COMMERCIAL	PLANNED COMMERCIAL	4.65
H-4-2-11-122	LARSON THOMAS GUY, ET AL	M-1: LIGHT INDUSTRIAL	PLANNED COMMERCIAL	0.98

PROJECT LOCATION



VICINITY MAP
N.T.S.

281-010

COPYRIGHT © 2013 PROVALUE ENGINEERING INC.

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) 668-8387

LICENSED PROFESSIONAL ENGINEER
No. 191080
KARL BRADLEY RASMUSSEN
4/4/23
STATE OF UTAH

ZONE CHANGE MAP
S.H.R. COMMERCIAL PROPERTIES
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

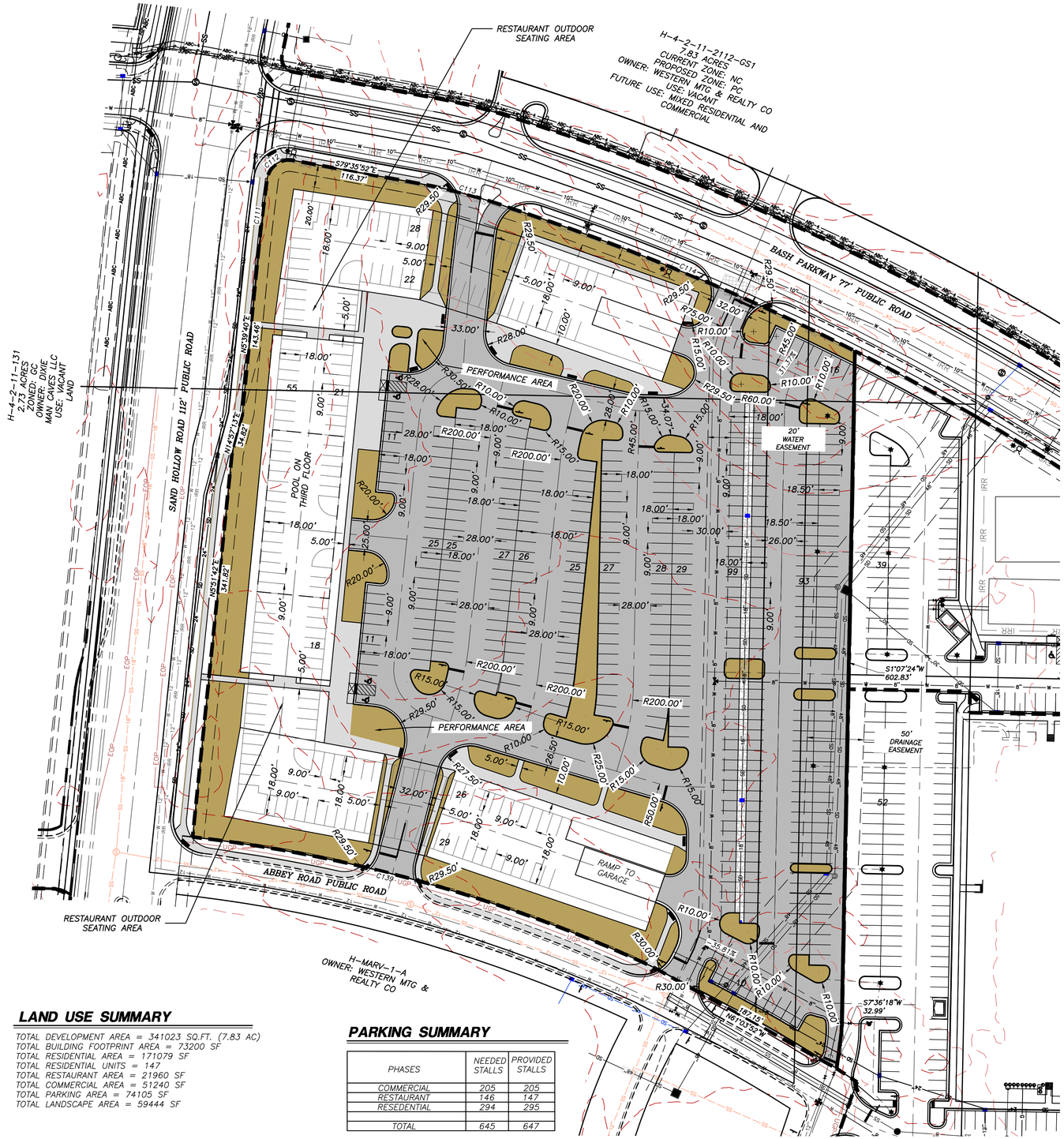
DATE: 4/11/2023
SCALE: 1"=150'

JOB NO.
281-010

SHEET NO:
1 OF 1

PRELIMINARY SITE PLAN FOR:
THE ADVENTUS PHASE 1

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



OWNERS:

WESTERN MORTGAGE & REALTY COMPANY
SAND HOLLOW HOLDINGS RBT LLC
LARSON THOMAS GUY, ET AI
CYPRESS CAPITAL XI LLC, ET AI
DDD INV LLC

CONTACT REPRESENTATIVE:

BRENT MOSER
(801)-793-0346
ENHANCEDHOMESOFUTAH@GMAIL.COM

N W E S

50 0 50
SCALE IN FEET

LEGEND

PROPERTY LINE	PROPOSED WATERLINE
ADJACENT PROPERTY LINE	EXISTING EOP LINE
CENTER LINE	SECTION LINE
EASEMENT LINE	PHASE LINE
PROPOSED CURB AND GUTTER	SIDEWALK
EXISTING CURB	ASPHALT
EXISTING IRRIGATION LINE INSTALLED WITH BASH PARKWAY	INSTALL ROCK MULEH
EXISTING SEWER LINE (SIZE SHOWN)	EXISTING MANHOLE
EXISTING STORM (SIZE SHOWN)	STOP SIGN
EXISTING WATER LINE INSTALLED WITH SAND HOLLOW ROAD	SPEED LIMIT SIGN
EXISTING IRRIGATION LINE INSTALLED WITH SAND HOLLOW ROAD	EXISTING OUTLET BOX
COMMUNICATION LINE INSTALLED WITH BASH PARKWAY	EXISTING STORM MANHOLE
SECONDARY POWER LINE INSTALLED WITH BASH PARKWAY	STREET LIGHT INSTALLED WITH BASH PARKWAY
POWER INSTALLED WITH BASH PARKWAY	SECONDARY BOX INSTALLED WITH BASH PARKWAY
EXISTING GAS INSTALLED WITH BASH PARKWAY	FIRE HYDRANT INSTALLED WITH BASH PARKWAY

LEGAL DESCRIPTION FOR THE ADVENTUS

BEGINNING AT A POINT LOCATED S88°51'49"E ALONG THE SECTION LINE 184.14 FEET FROM THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 30 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S01°07'25"W 628.67 FEET; THENCE N62°52'22"W 103.53 FEET; THENCE N74°15'49"W 422.07 FEET; THENCE N05°51'42"E 341.82 FEET; THENCE N14°57'13"E 34.82 FEET; THENCE N05°39'40"E 143.46 FEET; THENCE NORTHERLY ALONG THE ARC OF A 1611.27 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 66.67 FEET, THROUGH A CENTRAL ANGLE OF 02°22'15" (LONG CHORD BEARS: N06°50'48"E 66.67 FEET); THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 19.72 FEET AND A RADIAL BEARING OF S81°55'48"E, A DISTANCE OF 29.37 FEET, THROUGH A CENTRAL ANGLE OF 85°19'41" (LONG CHORD BEARS: N50°44'03"E 26.73 FEET); THENCE S79°35'52"E 116.37 FEET; THENCE EASTERLY ALONG THE ARC OF A 506.58 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 84.80 FEET, THROUGH A CENTRAL ANGLE OF 09°35'27" (LONG CHORD BEARS: S74°48'09"E 84.70 FEET); THENCE EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2166.55 FEET AND A RADIAL BEARING OF S18°11'55"W, A DISTANCE OF 244.90 FEET, THROUGH A CENTRAL ANGLE OF 06°28'36" (LONG CHORD BEARS: S68°33'48"E 244.77 FEET); TO TO THE POINT OF BEGINNING.
AREA CONTAINS 297269 SQUARE FEET OR 6.824 ACRES.

NOTES

STORM DRAINAGE WILL FOLLOW RECOMMENDATIONS GIVEN IN THE GATEWAY AT SAND HOLLOW DRAINAGE STUDY REPORT. WATER WILL BE CONVEYED USING CURB AND GUTTER AS WELL AS DRAINAGE PIPE. DRAINAGE WILL BE CARRIED TO A COMMUNAL BASIN BEFORE MOVING FURTHER DOWN STREAM. ANY OFFSITE DRAINAGE WILL BE ACCOUNTED FOR AND PIPE SIZED ACCORDINGLY.

LAND USE SUMMARY

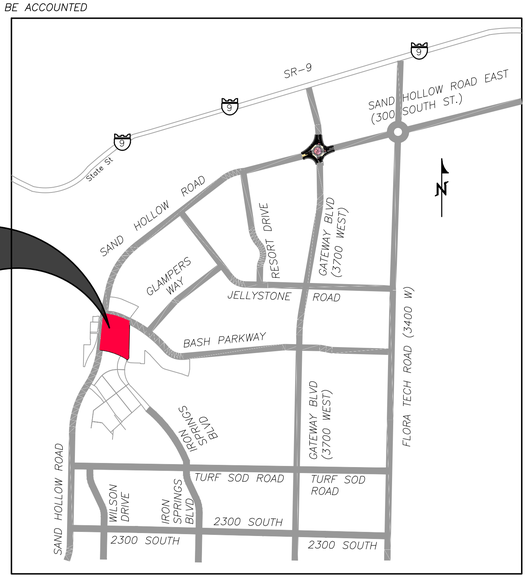
TOTAL DEVELOPMENT AREA = 341023 SQ.FT. (7.83 AC)
TOTAL BUILDING FOOTPRINT AREA = 73200 SF
TOTAL RESIDENTIAL AREA = 171079 SF
TOTAL RESIDENTIAL UNITS = 147
TOTAL RESTAURANT AREA = 21960 SF
TOTAL COMMERCIAL AREA = 51240 SF
TOTAL PARKING AREA = 74105 SF
TOTAL LANDSCAPE AREA = 59444 SF

PARKING SUMMARY

PHASES	NEEDED STALLS	PROVIDED STALLS
COMMERCIAL	205	205
RESTAURANT	146	147
RESEDENTIAL	294	295
TOTAL	645	647

H-4-2-12-1113-GS1
CURRENT ZONE: RR & NC
PROPOSED ZONE: RR AND PC
22.93 ACRES RR 0.76 ACRES PC
OWNER: BASH RESORTS LLC
USE: VACANT LAND
FUTURE USE: RESORT AND COMMERCIAL
NUMBER OF ALLOWED UNITS TO REMAIN 375

PROJECT LOCATION



VICINITY MAP
N.T.S.

COPYRIGHT © 2013 PROVALUE ENGINEERING INC.

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) 668-8387

No. 191090
KARL BRADLEY RASMUSSEN
4/4/23

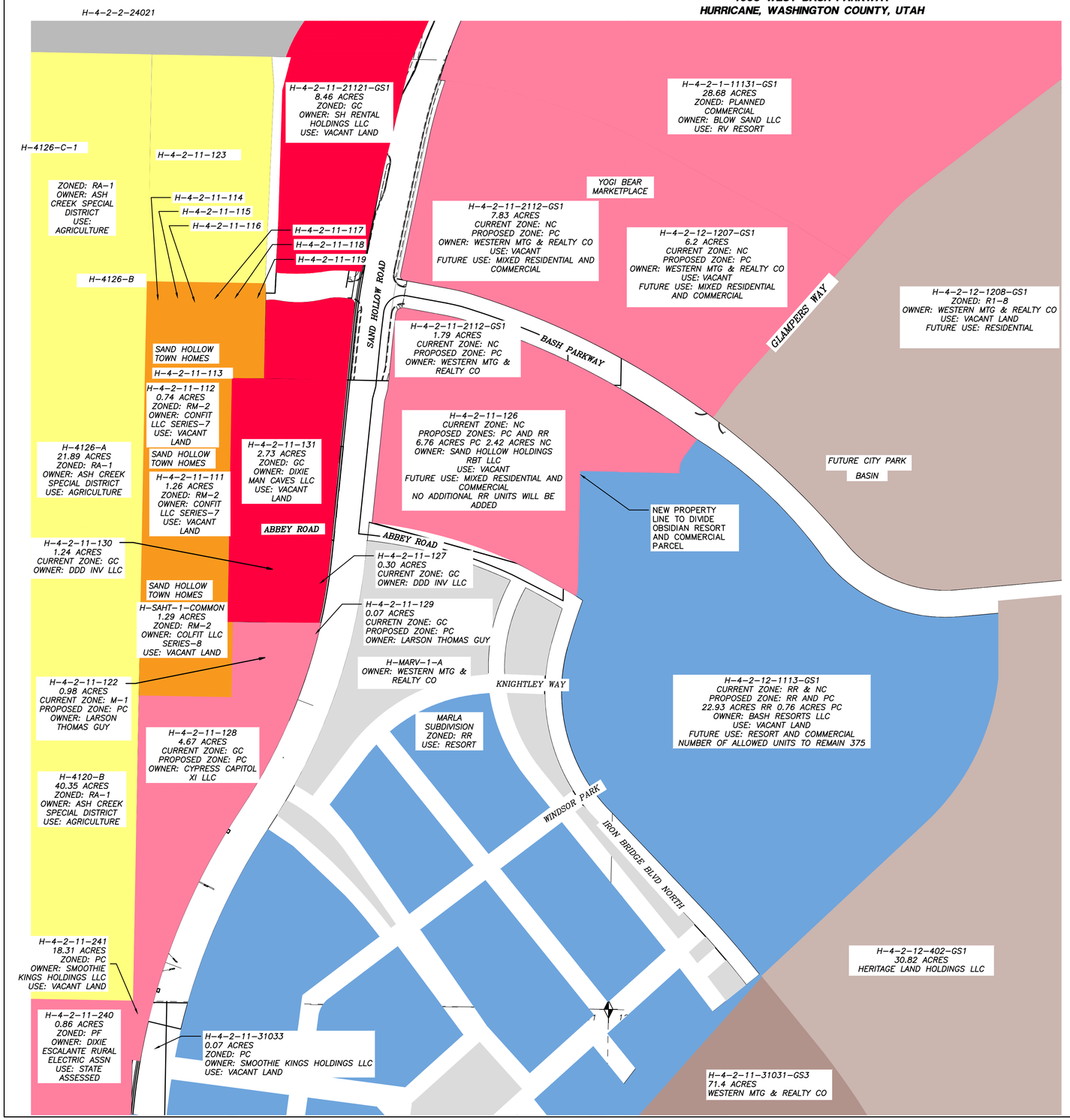
PRELIMINARY SITE PLAN FOR:
THE ADVENTUS PHASE 1
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T.42S, R14W, S.L.B.&M.
4095 WEST BASH PARKWAY, HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 04/11/2023
SCALE: 1"=50'
JOB NO. 281-010
SHEET NO: **1 OF 1**

281-010

ZONE CHANGE MAP FOR:
SAND HOLLOW ROAD COMMERCIAL PROPERTIES

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



LEGEND

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

OWNERS:

WESTERN MORTGAGE & REALTY COMPANY
SAND HOLLOW HOLDINGS RBT LLC
LARSON THOMAS GUY, ET AI
CYPRESS CAPITAL XI LLC, ET AI
DDD INV LLC

N
W E
S

150 0 150
SCALE IN FEET

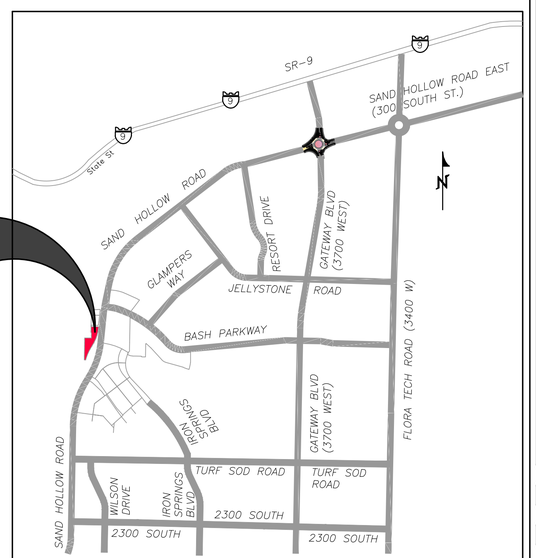
ZONE LEGEND

- PROPOSED PLANNED COMMERCIAL
- RECREATIONAL RESORT
- M1: LIGHT INDUSTRIAL
- NEIGHBORHOOD COMMERCIAL
- GENERAL COMMERCIAL
- RESIDENTIAL AGRICULTURE
- R1-8
- R1-6
- PUBLIC FACILITIES
- PLANNED COMMERCIAL
- RM-2

PARCELS WITH PROPOSED ZONE CHANGE

PARCEL	OWNER	CURRENT ZONE	PROPOSED ZONE	ACERAGE
H-4-2-11-2112-GS1	WESTERN MTG & REALTY CO	NEIGHBORHOOD COMMERCIAL	PLANNED COMMERCIAL	11.08
H-4-2-11-1207-GS1	WESTERN MTG & REALTY CO	NEIGHBORHOOD COMMERCIAL	PLANNED COMMERCIAL	11.89
H-4-2-11-126	SANDHOLLOWHOLDINGS RBT LLC	NEIGHBORHOOD COMMERCIAL	PLANNED COMMERCIAL	9.18
H-4-2-11-129	LARSON THOMAS GUY,ET AL	GENERAL COMMERCIAL	PLANNED COMMERCIAL	0.07
H-4-2-11-128	CYPRESS CAPITOL XI LLC, ET AL	GENERAL COMMERCIAL	PLANNED COMMERCIAL	4.65
H-4-2-11-122	LARSON THOMAS GUY, ET AL	M-1: LIGHT INDUSTRIAL	PLANNED COMMERCIAL	0.98

PROJECT LOCATION



VICINITY MAP
N.T.S.

281-010

COPYRIGHT © 2013 PROVALUE ENGINEERING INC.

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) 668-8387

REGISTERED PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
4/11/23

ZONE CHANGE MAP
S.H.R. COMMERCIAL PROPERTIES
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: 04/11/2023
SCALE: 1"=150'

JOB NO.
281-010

SHEET NO:
1 OF 1

PRELIMINARY SITE PLAN FOR
THE ADVENTUS PHASE 2

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

LAND USE SUMMARY

TOTAL DEVELOPABLE AREA = 242,295 SF (5.56 AC)
TOTAL BUILDING FOOTPRINT AREA = 53,032 SF
TOTAL PARKING AREA = 119,195 SF
TOTAL LANDSCAPE AREA = 70,250 SF
TOTAL RESIDENTIAL AREA = 80,000 SF
TOTAL RESIDENTIAL UNITS = 60
TOTAL RESTAURANT AREA = 14,634 SF
TOTAL COMMERCIAL AREA = 26,669 SF
TOTAL REQUIRED PARKING = 326
TOTAL PLANNED PARKING = 326

OWNERS:

WESTERN MORTGAGE & REALTY COMPANY
SAND HOLLOW HOLDINGS RBT LLC
LARSON THOMAS GUY, ET AI
CYPRESS CAPITAL XI LLC, ET AI

CONTACT REPRESENTATIVE:

BRENT MOSER
(801)-793-0346
ENHANCEDHOMESOFUTAH@GMAIL.COM

NOTES

STORM DRAINAGE WILL FOLLOW RECOMMENDATIONS GIVEN IN THE GATEWAY AT SAND HOLLOW DRAINAGE STUDY REPORT. WATER WILL BE CONVEYED USING CURB AND GUTTER AS WELL AS DRAINAGE PIPE. DRAINAGE WILL BE CARRIED TO A COMMUNAL BASIN BEFORE MOVING FURTHER DOWN STREAM. ANY OFFSITE DRAINAGE WILL BE ACCOUNTED FOR AND PIPE SIZED ACCORDINGLY.

LEGAL DESCRIPTION FOR THE ADVENTUS

BEGINNING AT A POINT LOCATED N88°57'55"W ALONG THE SECTION LINE 2654.41 FEET FROM THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 40 SOUTH, RANGE 30 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N01°07'39"E 857.24 FEET; THENCE S88°56'00"E 257.98 FEET; THENCE N01°04'28"E 208.71 FEET; THENCE N88°56'00"W 15.00 FEET; THENCE N01°04'28"E 237.51 FEET; THENCE S88°55'24"E 278.81 FEET; THENCE S67°15'27"E 14.61 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1615.96 FEET AND A RADIAL BEARING OF N85°11'40"W, A DISTANCE OF 519.02 FEET, THROUGH A CENTRAL ANGLE OF 18°24'09" (LONG CHORD BEARS: S14°00'24"W 516.79 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1570.54 FEET AND A RADIAL BEARING OF N66°39'54"W, A DISTANCE OF 282.11 FEET, THROUGH A CENTRAL ANGLE OF 10°17'30" (LONG CHORD BEARS: S28°28'51"W 281.73 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF A 1847.00 FOOT RADIUS REVERSE CURVE TO THE LEFT (LONG CHORD BEARS: S24°23'48"W 592.51 FEET), CENTER POINT LIES S56°22'24"E THROUGH A CENTRAL ANGLE OF 18°27'36" A DISTANCE OF 595.08 FEET; THENCE N89°07'22"W 56.24 FEET; TO TO THE POINT OF BEGINNING.
AREA CONTAINS 313817 SQUARE FEET OR 7.204 ACRES.

N
E
S
W

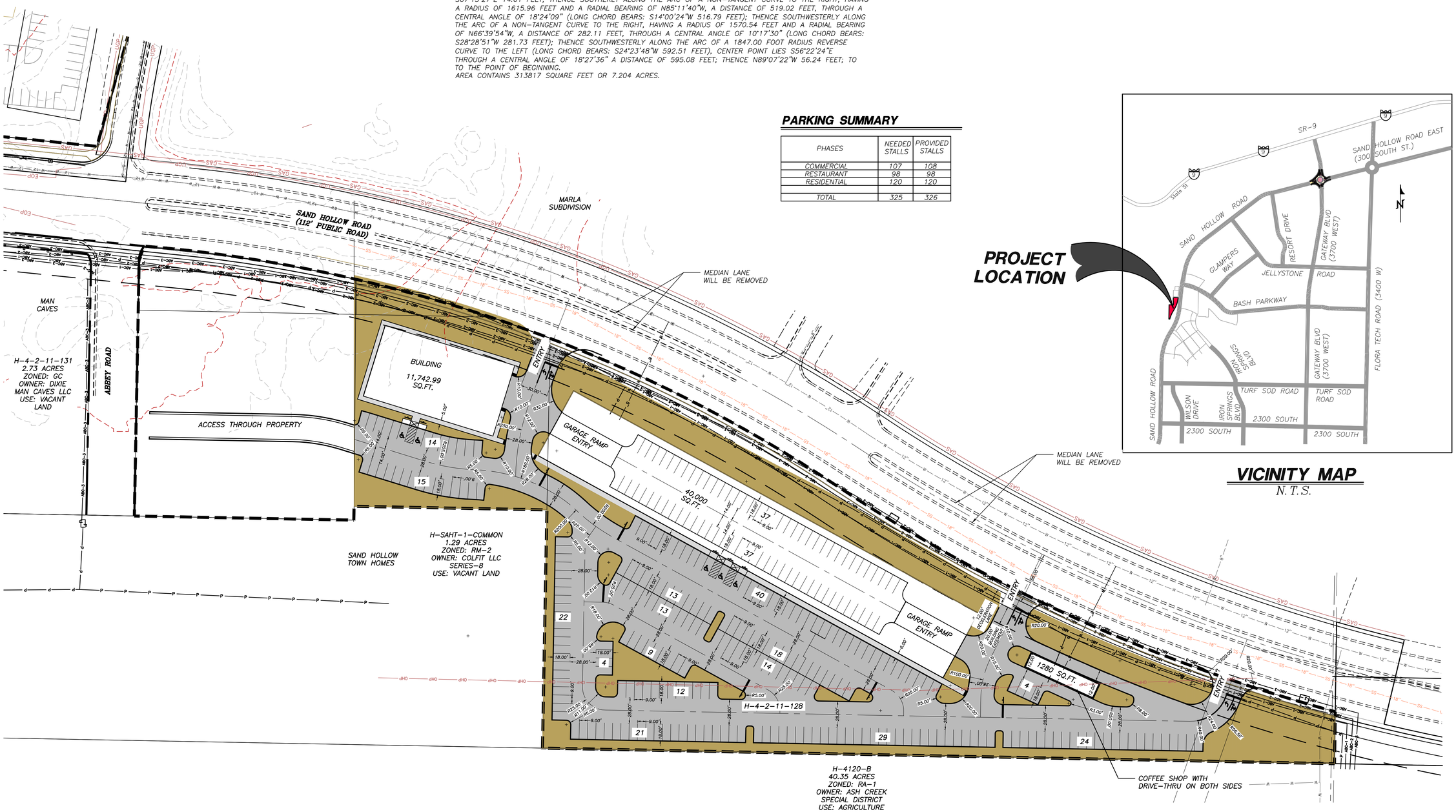
50 0 50
SCALE IN FEET

LEGEND

PROPERTY LINE	EXISTING SEWER LINE
ADJACENT PROPERTY LINE	EXISTING WATERLINE (SIZE SHOWN)
CENTER LINE	EXISTING UGP LINE
EASEMENT LINE	EXISTING EOP LINE
PROPOSED CURB AND GUTTER	SECTION LINE
EXISTING CURB	EXISTING MANHOLE
PROPOSED POWER	PROPOSED LANDSCAPE
EXISTING IRRIGATION LINE	PROPOSED ASPHALT
EXISTING OVERHEAD POWER	PROPOSED SIDEWALK
EXISTING GAS LINE	

PARKING SUMMARY

PHASES	NEEDED STALLS	PROVIDED STALLS
COMMERCIAL	107	108
RESTAURANT	98	98
RESIDENTIAL	120	120
TOTAL	325	326



PROJECT LOCATION

VICINITY MAP
N.T.S.

COPYRIGHT © 2013 PROVALUE ENGINEERING INC.

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) 668-8387

No. 191090
KARL BRADLEY RASMUSSEN
4/4/23

PRELIMINARY SITE PLAN FOR:
THE ADVENTUS PHASE 2
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: 4/11/2023
SCALE: 1"=50'

JOB NO.
281-010

SHEET NO:
1 OF 1

281-010

Phase Name	Total Area (ac)	# of units	Residential sqft	Total Commercial sqft
Yogi Bear Marketplace	**14.01**	**55**	**88110.33**	**185421.5022**
The Adventus Phase 1	**7.83**	**147**	**171079**	**51240**
The Adventus Phase 2	**5.56**	**60**	**80000**	**41303**
Total	**27.4**	**262**	**339189.33**	**277964.5022**

	Res	Commercial	Total Parking Area	% Area for Res.
The Adventus Phase 1 Parkir	295	352	74105	0.455950541
The Adventus Phase 2 Parkir	120	206		0.36809816

Gross units per acre	% of residential sqft	% of commercial sqft	Total building footprint
3.925767309	32.21209367	67.78790633	185421.599
18.77394636	76.95203739	23.04796261	73200
10.79136691	65.95055357	34.04944643	53032
9.562043796	54.96025663	45.03974337	311653.599

Residential area (sqft)	Residential area (acre)	Commercial area	Commercial area (acre)
59728.17915	1.37117032	125693.4198	2.885523872
56328.89137	1.293133411	16871.10863	0.387307361
34974.89757	0.802913167	18057.10243	0.414534032
171285.6178	3.932176718	140367.9812	3.222405445

Required parking spaces	Provided parking space
783	606
645	647
326	326
1754	1579

HURRICANE CITY
UTAH

STAFF COMMENTS

2023-LUCA-02: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request on Title 10 Chapter 39 Subsection 15 regarding model homes.

Discussion:

Findings:

Recommendation:

Attachments:

1. Sec._10_39_15.___Enforcement_and_permits.
2. Spanish Fork
3. taylorsvilleut-ut-1
4. toquervilleut-ut-1
5. washingtonut-ut-1
6. Model Home JUC Redlines
7. northsaltlakeut-ut-1

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. The Hurricane Valley Fire District has confirmed that all fire protection requirements for the subdivision have been satisfied as determined by the District.~~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.~~

Commented [1]: Is removing Subsection F entirely still part of the discussion?

Commented [2]: Do we want to make it less?

Commented [3R2]: Look at 5

d. The proposed model unit is within 250' of a functional fire hydrant.

dc. Approval, Amendment Or Denial Authority; Findings: A model unit approved pursuant to this paragraph requires a site plan. The zoning administrator has the authority to approve, require amendments to, or deny the site plan. In approving a model unithome 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. Signage iss are consistent with the city sign regulations.

3. There is adequate off-street parking.

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

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

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)

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 compou~~ 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. [redacted]

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)

HURRICANE CITY
UTAH

STAFF COMMENTS

Discussion and consideration of a recommendation to the City Council on a proposed amendment to the Hurricane City Standards for Design and Construction and Hurricane City's Drainage Manual to require development within the Frog Hollow Sub-basin to retain storm water from 10-year storm events.

Discussion:

Findings:

Recommendation:

Attachments:
None

HURRICANE CITY
UTAH

STAFF COMMENTS

2022-PP-14: Discussion and consideration of a possible approval of an extension of the preliminary plat for Cordero Phase 2, a 40 lot single family subdivision located at 2100 W 3900 S. Brant Tuttle, Northern Engineering Applicant.

Discussion:

Findings:

Recommendation:

Attachments:

1. Re Cordero Phase 2 Preliminary Plat
2. Copy of 2022-PP-14 App
3. Copy of Codero Phase 2 2100 W 3900 S
4. Copy of Hurricane Circuit CW101 Analysis Report-Final
5. Copy of 2022-PP-14 Cordero Phase 2
6. Copy of 2022-PP-14 Map
7. 046-191 Limited Culinary Distribution Capacity Exhibit 11x17

From: Brant Tuttle <btuttle@neiutah.com>
Sent: Monday, April 3, 2023 2:33 PM
To: Fred Resch
Subject: Re: Cordero Phase 2 Preliminary Plat

Fred,

Thanks for the reminder email. We do have the final plat for Cordero Phase 2 prepared and ready to submit for final plat approval. Our Cordero Phase 2 construction drawings are waiting approval signatures pending the completion of the Power Department Substation in the area. Please put us on the April 22, 2023 Planning Commission meeting agenda for an extension of preliminary plat approval for Cordero Phase 2. Please remind the Planning Commission that the developers are anxious to move forward with final plat approval and are on hold by the City Power Department substation upgrade. Please let me know if you need any additional information for the Planning Commission. Does the extension request also go to the City Council?

thanks,

Brant

On 4/3/2023 11:58 AM, Fred Resch wrote:

> Brant,
>
> The preliminary plat for Cordero Phase 2 was approved by the City Council on April 21, 2022. Per Hurricane City Code 10-39-6:
>
> *After preliminary plat approval from the City Council, a complete application for final plat approval must be submitted within one year of the preliminary plat approval date. The Planning Commission may authorize a onetime extension not to exceed one year, provided that a written request for extension is received by the City before the one year time period has expired.*
>
> We have not received a final plat application for this project yet, and we can't accept an application until construction drawings are signed. If you would like to be granted an extension from the Planning Commission, we must receive the request in writing by April 22, 2023 to be on the Planning Commission agenda. Replying to this email will work. Let me know what your plans are.
>
> Thanks,

Fred Resch III
Assistant City Planner/Code Enforcement
Hurricane City
P: (435) 635-2811 x 110
E: fred@cityofhurricane.com

PLANNING & ZONING
HURRICANE CITY
UTAH

--

Brant Tuttle

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

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

PRELIMINARY PLAT APPLICATION

For office use only: $150.00 Fee
File No. 2022-PP-14
Receipt No. 8-157084

Name: BRANT TUTTLE, NORTHERN ENGINEERING Telephone: 801-802-8992

Address: 1040 EAST 800 NORTH, OREM, UTAH 84097 Fax No. 801-802-8993

Email: btuttle@neiutah.com Agent Email:

Agent (If Applicable): Same as above Telephone:

Address/Location of Subject Property: 2100 WEST 3900 SOUTH, HURRICANE

Tax ID of Subject Property: H-3400-Q ; H-3400-R Zone District: R1-6

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) THE CORTERO PHASE TWO PRELIMINARY PLAT CONTAINS 40 LOTS ON 9.81 ACRES FOR A DENSITY OF 4.08 Lots/ACRE SEE ATTACHED SUMMARY

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

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

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

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

_____3. Proposed Plan: The subdivision plans shall show:
____ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys, and easements.
____ b. The layout, numbers, and typical dimensions of lots.
____ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
____ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
____ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
____ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
____ g. Approximate radius of all center line curves on highways or streets.
____ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
____ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
____ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
____ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
____ l. Will this subdivision be phased? If yes show possible phasing lines.
____ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

_____4. Required copies of plans:
____ a. Three copies of all full-scale drawings
____ b. One copy of each drawing on a 11 x 17-inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

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

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 (noon) 10 full business days before the Planning Commission meeting at which you plan for your application to be heard.

(Office Use Only)

Date Received: 3/30/22 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), River Valley Dev, LLC, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 7 day of april 2020.

BStocking
(Notary Public)

Residing in: Cache County

My Commission Expires: 11/10/2022

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

Agent Authorization

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 7 day of april 2020.

BStocking
(Notary Public)

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

Residing in: Cache County

My Commission Expires: 11/10/2022

801 802 8992 fax 801 802 8993 1040 East 800 North, Orem, UT 84097 www.neiutah.com

Northern
ENGINEERING

March 29, 2022

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

Cordero Phase Two Preliminary Plat Summary

Dear Stephen,

The Cordero Phase Two Preliminary Plat contains 40 lots on 9.81 acres for a density of 4.08 lots per acre. Phase Two is located at the southeast corner of the 2100 West and Copper Rock Parkway intersection. The improvements along Copper Rock Parkway east of the intersection and 2100 West adjacent to Phase Two will be included with the construction of Phase Two. No residential driveway accesses will be allowed on Copper Rock Parkway or 2100 West Street. An existing drainage channel runs along the south boundary of Phase Two. The general slope of the property is from the northeast to the southwest with the southwest corner being the lowest in elevation. The storm water detention basin is located at the southwest corner of Phase Two of which a piped storm drain collection system will be designed to channel the storm water to the detention basin. An outlet structure and pipe will be designed to discharge the historic storm water runoff to the storm drain channel located on the south side of 3960 South Street. The project and the construction drawings will provide the details in addressing the storm drainage system along with a storm water report submitted with the construction drawings. There are no Hurricane Canal Company facilities located on the project site.

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

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

Thanks,

Brant D. Tuttle, P.E.
Northern Engineering, Inc.

HURRICANE CITY
UTAH

Water Department
Ken Richins, Superintendent

April 12, 2022

To Whom It May Concern:

A will serve letter has been requested for Cordero Phase 2 located at approximately 2100 W 3900 S in Hurricane, Utah.

Yes, we do have culinary water in the area of 2100 W 3900 S in Hurricane, Utah.

A hydraulic water model will be required to ensure the waterline will deliver the required fire flows. A looped water system may be required.

Phase 2 construction drawings will not be signed until the water model is approved by Alpha Engineering.

Sincerely,

Dallan Wadsworth

Hurricane City Water – Dallan Wadsworth

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

Hurricane City Power

Clifton Wilson Substation
Circuit CW-101Analysis
Report

October 2021

Intermountain Consumer
Professional Engineers, Inc.
1145 East South Union Avenue
Midvale, Utah 84047
(801) 255-1111

TABLE OF CONTENTS

Page

INTRODUCTION 1

SUMMARY 2

LEVEL OF SERVICE STANDARD 3

STUDY FINDING 4

Circuit Description 4

Substation Capacity 4

Circuit CW-101 Loading 5

Load Flow Analysis 6

APPENDIX 8
System Load Flow Summary
Bench Lake Regulator Data
System Model – SKM
Model Input Data
Model impedance Data

TABLES

1. IEEE C84.1 Voltage Standard 3
2. Circuit Conductor 4
3. Recloser Data 5
4. Bench Lake Regulator Data 5
5. Select Load Flow Results 6

INTRODUCTION

As requested by Hurricane City Power, Intermountain Consumer Professional Engineers ("ICPE") performed a study on Clifton Wilson substation circuit CW-101 to determine electrical conditions during peak loading and to evaluate loading capacity.

As a part of the study ICPE's Scope included:

System Modelling

1. Develop circuit line impedance for circuit modeling.
2. Develop a circuit model for computer simulation on SKM software.
3. Develop load distribution across circuit CW-101 for circuit modeling.
4. Develop an expanded circuit model with proposed system additions.

Study & Report

1. Perform circuit load flow studies under existing conditions and historic peak loading.
2. Determine maximum 3 phase loading as to not cause greater than industry standard voltage drop and in accordance with IEEE C84.1 Range-A.
3. Develop study report on study finding.

This Report consists of the Introduction section, Summary section, Services Standard section, Study Finding section and Appendix.

General findings of the Study are presented in the Summary Section of this Report.

The Level of Service Standard Section covers voltage criteria as set forth in the IEEE C84.1 Standard and which represents Standard Utility Practice.

The Study Finding section contains a Circuit Description section, Substation Capacity section, Circuit CW-101 Loading Section and a Load Flow Analysis Section.. Sections generally contain supporting data for conclusions.

SUMMARY

This study considers the existing electrical system condition and impact of electrical load addition to Clifton Wilson Circuit CW101. Circuit CW 101 generally extends southward from Clifton Wilson 7.1 circuit miles. New development contemplated extension of CW101 and additional 4.5 miles southward.

Level of Service
IEEE Standard C84.1 requires that minimum service entrance voltage during normal operation do not fall below 95% of base voltage and that utilization voltage should not fall below 90% of base voltage. Service Entrance voltage is measured at the point of delivery; Utilization voltage is measured at the terminals of the utilization equipment. To meet the Standard, a value of 97% - 98% per unit distribution voltage, at the high side of distribution transformers is considered necessary and adopted for the study.

Substation Capacity
In assessing and planning electrical systems loading levels of all system equipment should be evaluated. Typically, transformers, voltage regulation, circuit breakers, reclosers, power lines, and system protection are considered.

Evaluation of substation are performed to determine existing loading conditions, ability for future load addition, ability to backup adjacent substation, and to determine the need for new substations.

From review, it was determined that the existing Clifton Wilson substation serving circuit CW-101 is a heavily loaded substation but could provide some additional load to CW-101 assuming completion of the Sky Mountain substation and some load transfer from Clifton Wilson to Sky Mountain Substations.

Voltage Regulation
Clifton Wilson substation is equipped with voltage regulator banks that regulate voltage to distribution circuits. The Clifton Wilson regulators are set for 122.5 V output (secondary) with a 3 volt bandwidth (voltage range from 121 to 124V).

Circuit Loading
Clifton Wilson circuit CW-101was determined to have peak loading at 3.8 MW (4.1 MVA) with 1.7 MVA of the 4.1 MVA flowing through the Bench Lake regulators

Circuit CW-101 is equipped with a three phase inline regulator bank (Bench Lake regulators) and are rated 114.3/128.0 kVA (150/168) amp thru current. Regulator output is set for 122 V (secondary) with a 2 volt band width.

Load Flow Analysis
Circuit CW-101 was studied using real time regulator load data and through computer modeling using SKM software. Study shows that the existing circuit does not have overloading conditions but is voltage limited. It was determined that:

1. Areas of the existing circuit does experience voltage drop below Level of Service criteria under peak loading.
2. Addition of load without improvements is not recommended as voltage will be further reduced and existing customers will experience substandard voltage levels.

Potential short term solutions for some load addition would be:

1. Optimize voltage regulator bank position.
2. Add another in line regulator bank.
3. Add capacitor banks to maintain a high power factor during peak loading.
4. If possible, move existing load to another circuit to allow new load.

Additional work is needed to determine potential loading with equipment addition and or load transfer; noting the limitations of the existing Bench Lake regulators (1.9 MVA margin) and line conductors.

SERVICE STANDARD

To provide reliable power delivery, and equitably to all it customers; utilities strives to operates the power system to obtain a uniform level of service throughout. Below is a typical utility Level of Service Standard.

Level of Service Standard

- The system must be able to adequately serve load under single contingency (N-1) situations, where "N" is a power system elements such as a transformer or non-radial line.
- System switching required under an N-1 contingency should remain as simplified as possible to ensure that switching orders are not unnecessarily complex.
- Distribution circuit loading must remain below 90% of its maximum current rating.
- Distribution circuit voltage must remain between 98% and 105% (at loads) of its nominal value; and
- Distribution circuit mains must be able to serve additional load under N-1 contingencies.
- System to Meet IEEE C84.1 Voltage limits.

In preforming the study, criteria as set forth in the Level of Service Standard, was utilized. Of primary concern was meeting IEEE C84.1 normal voltage requirements as listed in Table 1. As seen the Standard requires that minimum service entrance voltage during normal operation do not fall below 95% of base voltage. Utilization voltage should not fall below 90% of base voltage. Service Entrance voltage is measured at the point of delivery; Utilization voltage is measured at the terminals of the utilization equipment. The difference between the minimum service and minimum utilization voltage is intended to allow for voltage drop in the customer's wiring system. The difference between distribution circuit voltage and service entrance voltage is to allow for voltage drop across distribution transformers and secondary wire to the service entrance.

TABLE 1

Voltage Point of Measurement	**Standard Voltages** **120, 208, 240, 277, 480, 600, 660**	**Percent of Nominal**
Service Entrance Voltage High Range - A	126, 218, 252, 291, 504, 630,720	105.0%
Service Entrance Voltage Low Range - A	114, 197, 228, 263, 456, 570, 655	95%
Utilization High Voltage Range - A	126, 218, 252, 291, 504, 630, 720	105.0%
Utilization Low Voltage Range - A	108, 187, 249, 432, 540, 630	90%

Study Findings

Circuit Description

Clifton Wilson circuit CW-101 is a long three phase branched 12.47kV distribution circuits, approximately 7 miles long, that serves load through Clifton Wilson substation and extends from 600 North and southward to approximately 4500 south. The circuit is equipped with an inline 3-phase voltage regulator bank (Lake Bench regulator bank) located at approximately 2300 South and 1000 west (approx. 4.6 miles from Clifton Wilson substation). Proposed circuit addition would extend the circuit another 4.8 mile beyond the southern end of the circuit.

Existing circuit conductors and associated nominal published thermal rating is indicated in Table 2.

Table 2
Circuit Conductor

Line Section	Length (Miles)	Conductor	Thermal Rating (amp)[1]	MVA Rating at Nominal Amp and 100% Voltage
Clifton Wilson Sub to 1500 So 700W	3.6	336 ACSR	514	11.1
1500 South to 1750 South	0.27	750 MCM AL URD	497	10.7
1750 South to approx. 2070 So	0.44	4/0 AL URD	248	5.35
2070 So to Bench Lake Regulators	0.27	1/0 ACSR	242	5.22
Bench Lake Regulators to 3000 South	1.28	1/0 ACSR	242	5.22
3000 So 1100W to approx. 3300 So. 1100 West	0.77	336 ACSR	514	11.1
Approx. 3300 So. 1100 West to Circuit End	0.59	750 MCM AL URD	497	10.7
(tap) 3000 So 1100W to approx. 3100 So. 2100 West (circuit end)	1.45	336 ACSR	514	11.1
3100 So. 2100 West to 3300 So 2100 West (circuit end)	0.26	#2 ACSR	180	3.9
New Circuit Extension 3300 So. 2100 West (circuit end) to pump station	4.8	336 ACSR	514	11.1

1. Thermal ratings are at nominal publish values. De-rate value may apply for high ambient temperatures.

From a thermal prospective conductor ratings are adequate for some load addition; however, as discussed below, the circuit is voltage limited. Without voltage limitation, the circuit is next limited by Bench Lake regulator Bank size, 1/0 ACSR and #2 ACSR ratings.

Substation Capacity

In assessing and planning electrical systems loading levels all system equipment are evaluated. Typically; transformers, regulators, circuit breakers, reclosers, power lines, and system protection are evaluated. Evaluation of substations are performed to determine existing loading conditions, ability for future load addition, ability to backup adjacent substations, and to determine the need for new substations.
The Clifton Wilson substation has two power transformer bays and several distribution circuits. Both power transformer are rated 12/16/22 MVA with 667//994 FA (1303 A) kva regulators. During normal operation power transformers are not paralleled. For summer 2021 load behind the Clifton Wilson substation was 28.6 MW, with 7.2 MW provided by local generation. With consideration for an N-1 contingency (loss of one power transformer) transformer capacity at Clifton Wilson substation is questionable for allowing additional loading. However, with the addition of the Sky Mountain Substation transformer, loading at Clifton Wilson substation can be reduced by load

transfers to Sky Mountain substation. Load transfer to Sky Mountain would allow for other loads to be added to Clifton Wilson transformers. Generally transformer capacity is not an initial limiting factor for load addition in the rage of two to three megawatt to CW-101.

Circuit CW-101 Loading

To preform circuit analysis circuit peak loading information is necessary. Circuit peak loading data was provided by Hurricane City Power personnel and included indication of circuit maximum load level at the substation circuit recloser and load through the Bench Lake regulator bank. Overall circuit peak loading was indicated to be 3.8 MW during summer 2021 peak load period. Approximately 1.7 MW of the 3.8 MW circuit load flowed through the Bench Lake Regulators.

Table 3 contains overall circuit loading data as provide and used in the circuit analysis.

.

Table 3
Circuit Load Data

CW-101 Loading -- 7/09/2021					
Circuit	Max MW	Assumed load power factor	MVA	Circuit Capacitors	MVA
CW-101	3.8 MW	0.92	4.13	2- 150 KVAR Banks	4.02

Table 4 contains select data that was provided by Hurricane City Power personnel and as obtained from the Lake Bench regulator bank controller. Additional regulator load data is provided in the appendix for review.

Table 4
Lake Bench Regulator Data

Regulator Max Data - Report				
Regulator	**Max Amp (Inst.)**	**Max Load (kW) (Inst)**	**Time**	**Tap Position**
A - Phase	102.8	739	7-9-21 18:38	---
B - Phase	95.0	682	7-9-21 18:43	---
C- Phase	93.9	677	7-9-21 16:30	---
Regulator 15 Minute Max Reading				
Regulator	**Max Amp**	**Max Load (kW)**	**Time**	
A - Phase	68.7	499	7-9-21 18:15	7[1]
B - Phase	92.1	666	7-9-21 16:30	13
C- Phase	84.5	611	7-9-21 16:30	9[1]
A - Phase	70.0	508	9-7-21 15:30	10
B - Phase	----	----	----	----
C- Phase	----	----	----	----

1. Tap to position 10 at 14:00 to 15:00 hr

From regulator data it can be concluded that the circuit is near or below the lower distribution voltage limits (0.97-0.98) north of the regulator bank during heavy loading periods. The regulators allow for a +/- 10 % regulation over 32 steps

with maximum regulation at +/- step 16, each step correlates to a 0.625% voltage change. B phase regulator is shown to have move to position +13 under high loading, A phase and C phase regulator data shows the regulators tapped to position 10 at 14:30 hr. Bench Lake regulator setting were indicated to be at 122 volts with a 2 volt bandwidth (121 to 123 range); for a tap position of +13 with load voltage at 122 V (represent 1.67% above nominal) source voltage would be at 93.5% of nominal; for a tap position of +10 source voltage would be at 95.5% of nominal. Regulator data indicates that the circuit has some imbalance during peak; however, noting that exact balancing is generally not possible.

Bench Lake regulator are rated 114.3/128.0 kVA (150/168 amp thru current); Assuming balanced loading, maximum through load at 168 amps is 3.6 MVA, the bank is currently load at 1.7 MVA. Assuming balanced loading, maximum additional loading through the regulators is 1.9 MVA.

Load Flow Analysis

To determine circuit electrical conditions during peak loading and to evaluate the circuits ability for additional loading circuit impedances were determined and a circuit model was developed on SKM Software for computer simulations.

The circuit was studied for:

1. Voltage drop under peak loading.
2. Line loading under peak loading.
3. Equipment loading under peak loading.
4. Effect of power factor improvements.
5. Additional loading capabilities.

Table 5 contains results of select load flows under varying conditions, additional load flow results are in the Appendix. .

Table 5
Load Flow Results

			Location Voltage (per unit)									
Case	**Case Description**	**Case Load**	Clifton Low Side 12.47 kV	Bus - 004 (1300 So.)	Bus - 009 (2050 So.)	Bus - 011 (Bench Lake Reg.)	Bus - 012 (Bench Lake Reg.)	Bus -014 (3000 So.)	Bus - 017 3300 So 2100W	Bus - 020 (approx 3800 So.)	Bus -022 (RMP Tap end)	Bus -033 (Pump Sta..)
1	2021 Loading w/100 Amps thru Bench Lake Regs.	CW101 Recloser: 4.11 MVA (3.8MW) Bench Lake Reg: 2.127 MVA	1.007	**0.964**	**0.958**	**0.95**	1.01	1.0	1.0	1.0	0.99	N/A
2	2021 Loading w/70 Amps thru Bench Lake Reg.	CW101 Recloser: 4.135 MVA (3.8MW) Bench Lake Reg: 1.5 MVA	1.008	**0.976**	**0.97**	**0.964**	1.017	1.004	1.0	1.004	0.996	**N/A**
3	2021 Loading w/100 Amps thru Bench Lake Reg. and 700 kvar capacitor add.	CW101 Recloser: 3.872 MVA (3.8MW) Bench Lake Reg: 2.08 MVA	1.008	**0.976**	**0.97**	**0.964**	1.01	1.0	1.0	1.0	0.99	**N/A**
4	2021 Loading w/load (550KW) addition over 100 Amps thru Bench Lake Reg.	CW101 Recloser: 4.7 MVA Bench Lake Reg: 2.6 MVA	1.008	**0.96**	**0.954**	**0.947**	1.016	1.0	0.99	1.0	0.99	**0.99**

To meet "Service Entrance Voltage Low Range – A" requirements , as covered in the Service Standard section, a minimum of 0.97 pu voltage (preferable 0.98) is necessary to allow for voltage drop across distribution transformers and secondary cabling to the service entrance.

Case 1 represents the existing system with 2021 loading and load distributed to have 98 amps of overall circuit load following through the Bench Lake regulators. The study was performed with an overall circuit loading of 4.1 MVA (Summer 2021 loading) and with 2.1 MVA (98 amps) of the 4.1MVA through the Lake Bench regulators. For all cases voltage at Clifton Wilson substation was held at 1.008 p.u. (121V), noting that the regulator set point is 122.5V with a 3 volt band width (121 -124 volt range).

Study results indicate that there are no overload conditions; however, the study indicates that the circuit is voltage limited. Voltage from 1300 South to the Bench Lake regulator bank is below 0.97 p.u. Results correlated to regulator data.

Case 2 represents the existing system with 2021 loading. The study was performed with an overall circuit loading of 4.1 MVA (Summer 2021 loading) and with loads redistributed for 1.5 MVA (70 amps) of the 4.1MVA to flow through the Lake Bench regulators. Results indicate that there are no overload conditions; however, the study indicates that circuit remains voltage limited with the reduced flow through the regulators. Voltage from 1300 South to the Bench Lake regulator bank is at or below 0.97 p.u.

Case 3 is equivalent to Case 1 and includes the addition of 700 kvar capacitance for power factor correction to 0.98. Through the addition of capacitors some marginal voltage improvements is obtained but voltage is still near 0.97p.u. and under 0.98pu.

Case 4 is equivalent to Case 1 with the addition of approximately 4.5 miles of 336 ACSR circuit to the end of the existing circuit and the addition of 550 kW past the Bench Lake regulators. Results show that there is no over loading but voltage drops are increased.

Computer studies and real time voltage regulator data show that the circuit is voltage limited with voltage at or below criteria of 0.97-0.98 per unit at the distribution voltage. With consideration for normal load growth along the length of the existing circuit large load addition is not recommended.

Potential short term solutions for some load addition would be:

5. Optimize voltage regulator bank position.
6. Add another in line regulator bank.
7. Add capacitor banks to maintain a high power factor during peak loading.
8. If possible, move some existing load to another circuit to allow new load to CW-101.

Additional work is needed to determine potential loading with equipment addition and or load transfer; it is noted that with voltage limitation reduced other limitation will arise. Specifically, the existing Bench Lake regulator (1.9 MVA margin) and 1/0 and #2 ACSR line conductors. The optimum solution is a new substation in the vicinity of major load growth.

APPENDIX

APPENDIX

System Load Flow Summary
Bench Lake Regulator Data
System Model – SKM
Model Input Data
Model impedance Data

Hurricane City - Clifton Wilson CW101 Circuit Load Flow Results												
Case Description	**Power Flow**	**Regulator (600 North)**	**Bus-004 (1300 South)**	**Bus-009 (2050 South)**	**Bench Lake Non Reg Bus-011**	**Bench Lake Reg Bus-012**	**Bus-014 (3000 South)**	**Bus-017 (2100 West)**	**Bus-018 (1100 West) RMP TAP**	**Bus-020 (3800 S)**	**Bus-022 (4370 S) So. end skypark**	**Bus-033 -- New Development pumps**
2021 Load	Recloser 4.111 MVA, 1.543 MVAR, 3.812 MW Bench Lake Reg: 2.127 MVA, .693 MVAR, 2.013 MW	Voltage: 12,551 V (1.007pu) Voltage Drop: -0.7%	Voltage: 12,027 V (0.964pu) Voltage Drop: 3.6%	Voltage: 11,952 V (0.958pu) Voltage Drop: 4.2%	Voltage: 11,867 V (0.952pu) Voltage Drop: 4.8%	Voltage: 12,669 V (1.016pu) Voltage Drop: -1.6%	Voltage: 12,502 V (1.003pu) Voltage Drop: -0.3%	Voltage: 12,460 V (0.999pu) Voltage Drop: 0.1%	Voltage: 12,494 V (1.002pu) Voltage Drop: -0.2%	Voltage: 12,492 V (1.002) Voltage Drop: -0.2%	Voltage: 12,395 V (0.994pu) Voltage Drop: 0.6%	N/A
Flat Build with 250 kVA Load + 350 hp	Recloser: 4.723 MVA, 1.777 MVAR, 4.377 MW Bench Lake Reg: 2.645 MVA, .798 MVAR, 2.522 MW	Voltage: 12,544 V Voltage Drop: -0.6%	Voltage: 11,936 V Voltage Drop: 4.3%	Voltage: 11,847 V Voltage Drop: 5.0%	Voltage: 11,740 V Voltage Drop: 5.9%	Voltage: 12,687 V Voltage Drop: -1.7%	Voltage: 12,476 V Voltage Drop: -0.1%	Voltage: 12,365 V Voltage Drop: 0.8%	Voltage: 12,468 V Voltage Drop: 0.0%	Voltage: 12,466V Voltage Drop: 0.0%	Voltage: 12,369 V Voltage Drop: 0.8%	Voltage: 12,327 V Voltage Drop: 1.2%
Flat Build with 500 kVA Load + 350 hp	Recloser: 5.046 MVA, 1.959 MVAR, 4.651 MW Bench Lake Reg: 2.910 MVA, .906 MVAR, 2.765 MW	Voltage: 12,587 V Voltage Drop: -0.9%	Voltage: 11,930 V Voltage Drop: 4.3%	Voltage: 11,833 V Voltage Drop: 5.1%	Voltage: 11,714 V Voltage Drop: 6.1%	Voltage: 12,678 V Voltage Drop: -1.7%	Voltage: 12,442 V Voltage Drop: 0.2%	Voltage: 12,294 V Voltage Drop: 1.4%	Voltage: 12,434 V Voltage Drop: 0.3%	Voltage: 12,432 V Voltage Drop: 0.3%	Voltage: 12,335 V Voltage Drop: 1.1%	Voltage: 12,249 V Voltage Drop: 1.8%
Flat Build with 1000 kVA load + 350 hp	Recloser: 5.735 MVA, 2.370 MVAR, 5.223 MW Bench Lake Reg: 3.450 MVA, 1.13 MVAR, 3.26 MW	Voltage: 12,581 V Voltage Drop: -0.9%	Voltage: 11,809 V Voltage Drop: 5.3%	Voltage: 11,695 V Voltage Drop: 6.2%	Voltage: 11,550 V Voltage Drop: 7.4%	Voltage: 12,636 V Voltage Drop: -1.3%	Voltage: 12,349 V Voltage Drop: 1.0%	Voltage: 12,125 V Voltage Drop: 2.8%	Voltage: 12,341 V Voltage Drop: 1.0%	Voltage: 12,338 V Voltage Drop: 1.1%	Voltage: 12,241 V Voltage Drop: 1.8%	Voltage: 12,066 V Voltage Drop: 3.2%
2021 Load w/ added capacitors	Recloser: 3.872 MVA, .761 MVAR, 3.797 MW Bench Lake Reg: 2.084 MVA, .545 MVAR, 2.011 MW Capacitors: 1.038 MVAR	Voltage: 12,566 V Voltage Drop: -0.8%	Voltage: 12,170 V Voltage Drop: 2.4%	Voltage: 12,100 V Voltage Drop: 3.0%	Voltage: 12,019 V Voltage Drop: 3.6%	Voltage: 12,680 V Voltage Drop: -1.7%	Voltage: 12,522 V Voltage Drop: -0.4%	Voltage: 12,479 V Voltage Drop: -0.1%	Voltage: 12,516 V Voltage Drop: -0.4%	Voltage: 12,517 V Voltage Drop: -0.4%	Voltage: 12,417 V Voltage Drop: 0.4%	N/A
70A at Bench Lake Reg												
2021 Load w/ 70A at Bench Lake Reg	Recloser: 4.045 MVA, 1.46 MVAR, 3.772 MW Bench Lake Reg: 1.47 MVA, .456 MVAR, 1.397 MW	Voltage: 12,557 V (1.007pu) Voltage Drop: -0.7%	Voltage: 12,064 V (0.967pu) Voltage Drop: 3.25%	Voltage: 12,002 V (0.9625pu) Voltage Drop: 3.75%	Voltage: 11,944 V (0.958pu) Voltage Drop: 4.21%	Voltage: 12,670 V (1.016pu) Voltage Drop: -1.6%	Voltage: 12,558 V (1.007pu) Voltage Drop: -0.71%	Voltage: 12,529 V (1.004pu) Voltage Drop: -0.48%	Voltage: 12,553 V (1.006pu) Voltage Drop: -0.67%	Voltage: 12,553 V (1.006pu) Voltage Drop: -0.67%	Voltage: 12,485 V (1.001) Voltage Drop: -0.13%	N/A
2021 Load 250 kVA Load + 350 hp	Recloser: 4.733 MVA, 1.738 MVAR, 4.404 MW Bench Lake Reg: 2.229 MVA, .630 MVAR, 2.137 MW	Voltage: 12,575 V Voltage Drop: -0.8%	Voltage: 11,983 V Voltage Drop: 3.9%	Voltage: 11,902 V Voltage Drop: 4.6%	Voltage: 11,813 V Voltage Drop: 5.3%	Voltage: 12,675 V Voltage Drop: -1.6%	Voltage: 12,498 V Voltage Drop: -0.2%	Voltage: 12,395 V Voltage Drop: 0.6%	Voltage: 12,491 V Voltage Drop: -0.2%	Voltage: 12,490V Voltage Drop: -0.2%	Voltage: 12,411 V Voltage Drop: 0.5%	Voltage: 12,356 V Voltage Drop: 0.9%
2021 Load 500 kVA Load + 350 hp	Recloser: 5.051 MVA, 1.915 MVAR, 4.674 MW Bench Lake Reg: 2.490 MVA, .737 MVAR, 2.379 MW	Voltage: 12,578V Voltage Drop: -0.9%	Voltage: 11,935 V Voltage Drop: 4.3%	Voltage: 11,846 V Voltage Drop: 5.0%	Voltage: 11,745 V Voltage Drop: 5.8%	Voltage: 12,680 V Voltage Drop: -1.7%	Voltage: 12,478 V Voltage Drop: -0.1%	Voltage: 12,339 V Voltage Drop: 1.1%	Voltage: 12,472 V Voltage Drop: -0.0%	Voltage: 12,470V Voltage Drop: -0.0%	Voltage: 12,391 V Voltage Drop: 0.6%	Voltage: 12,294 V Voltage Drop: 1.4%
2021 Load 1000 kVA Load + 350 hp	Recloser: 5.720 MVA, 2.303 MVAR, 5.236 MW Bench Lake Reg: 3.024 MVA, .957 MVAR, 2.869 MW	Voltage: 12,571V Voltage Drop: -0.8%	Voltage: 11,819 V Voltage Drop: 5.2%	Voltage: 11,713 V Voltage Drop: 6.1%	Voltage: 11,588 V Voltage Drop: 7.1%	Voltage: 12,675 V Voltage Drop: -1.6%	Voltage: 12,424 V Voltage Drop: 0.4%	Voltage: 12,209 V Voltage Drop: 2.1%	Voltage: 12,417 V Voltage Drop: 0.4%	Voltage: 12,415V Voltage Drop: 0.4%	Voltage: 12,336 V Voltage Drop: 1.1%	Voltage: 12,150 V Voltage Drop: 2.6%

Min/Max Metering Values

A-Phase

SEL-2431 Date: 09/14/2021 Time: 10:58:08
Voltage Reg

Forward

	MAX	DATE	TIME	MIN	DATE	TIME
IL (A pri)	102.8	07/09/2021	18:38:24	5.7	03/25/2021	22:11:35
VS (kV)	7.55	05/08/2018	16:34:20	6.76	11/16/2018	09:10:37
VS (V sec)	125.9	05/08/2018	16:34:20	112.6	11/16/2018	09:10:37
VL (kV)	7.55	05/08/2018	16:34:20	6.76	11/16/2018	09:10:37
VL (V sec)	125.9	05/08/2018	16:34:20	112.6	11/16/2018	09:10:37
VCMP (kV)	7.55	05/08/2018	16:34:20	6.76	11/16/2018	09:10:37
VCMP (V sec)	125.9	05/08/2018	16:34:20	112.6	11/16/2018	09:10:37
P (kW)	739	07/09/2021	18:38:24	40	03/25/2021	22:11:35
Q (kVAr)	212	07/07/2017	12:55:57	-92	02/11/2020	13:58:27
S (kVA)	749	07/09/2021	18:38:24	41	03/25/2021	22:11:35
PF @ S Max/Min	0.99	07/09/2021	18:38:24	0.96	03/25/2021	22:11:35
Freq (Hz)	60.12	09/18/2018	09:52:34	59.71	06/16/2017	04:15:54
Tap Pos	+16	02/20/2017	11:42:24	-16	02/20/2017	11:48:16

Reverse

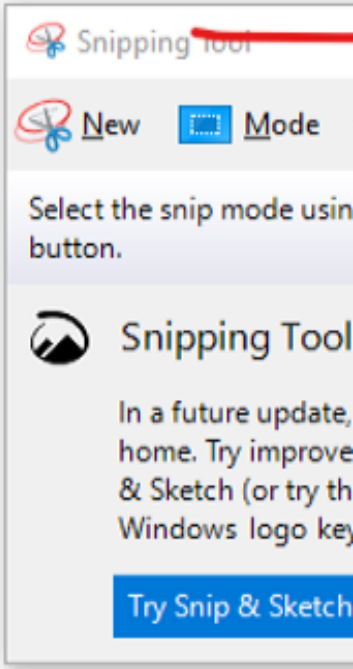
	MAX	DATE	TIME	MIN	DATE	TIME
IL (A pri)	$$$$$$	(Reset)		$$$$$$	(Reset)	
VS (kV)	$$$$$	(Reset)		$$$$$	(Reset)	
VS (V sec)	$$$$$	(Reset)		$$$$$	(Reset)	
VL (kV)	$$$$$	(Reset)		$$$$$	(Reset)	
VL (V sec)	$$$$$	(Reset)		$$$$$	(Reset)	
VCMP (kV)	$$$$$	(Reset)		$$$$$	(Reset)	
VCMP (V sec)	$$$$$	(Reset)		$$$$$	(Reset)	
P (kW)	$$$$$$	(Reset)		$$$$$$	(Reset)	
Q (kVAr)	$$$$$$	(Reset)		$$$$$$	(Reset)	
S (kVA)	$$$$$$	(Reset)		$$$$$$	(Reset)	
PF @ S Max/Min	$$$$$	(Reset)		$$$$$	(Reset)	
Freq (Hz)	$$$$$	(Reset)		$$$$$	(Reset)	
Tap Pos	$$$	(Reset)		$$$	(Reset)	

Last MaxMin Reset 02/14/2017 19:55:55

Demand/Peak

B Phase

```
SEL-2431                                    Date: 09/14/2021   Time: 10:55:40
Voltage Reg

Line Current (IL)
          DEMAND     PEAK        DATE      TIME
          (A pri)   (A pri)
Forward        49        95  07/09/2021 18:43:19
Reverse         0         0  03/15/2017 12:33:51

Real Power (P)
          DEMAND     PEAK        DATE      TIME
           (kW)      (kW)
Forward       353       682  07/09/2021 18:43:19
Reverse         0         0  03/15/2017 12:33:50

Reactive Power (Q)
             DEMAND     PEAK        DATE      TIME
             (kVAr)    (kVAr)
Forward OUT       58       126  07/30/2020 14:12:27
Forward IN         0        85  04/10/2020 23:40:33
Reverse OUT        0         0  (Reset)
Reverse IN         0         0  03/15/2017 12:33:51

Apparent Power (S)
          DEMAND     PEAK        DATE      TIME
           (kVA)     (kVA)
Forward       357       691  07/09/2021 18:43:19
Reverse         0         0  03/15/2017 12:33:51

Last Demand Reset  07/07/2021 17:23:17
Last Peak Reset    02/14/2017 19:55:55
```



Min/Max Metering Values

SEL-2431 C Phase Date: 09/20/2021 Time: 12:58:53
Voltage Reg

Forward

	MAX	DATE	TIME	MIN	DATE	TIME
IL (A pri)	93.9	07/09/2021	16:30:55	0.8	05/20/2019	11:37:00
VS (kV)	7.52	05/08/2018	16:33:45	6.79	11/16/2018	09:10:00
VS (V sec)	125.3	05/08/2018	16:33:45	113.2	11/16/2018	09:10:00
VL (kV)	7.52	05/08/2018	16:33:45	6.79	11/16/2018	09:10:00
VL (V sec)	125.3	05/08/2018	16:33:45	113.2	11/16/2018	09:10:00
VCMP (kV)	7.52	05/08/2018	16:33:45	6.79	11/16/2018	09:10:00
VCMP (V sec)	125.3	05/08/2018	16:33:45	113.2	11/16/2018	09:10:00
P (kW)	677	07/09/2021	16:30:55	-8	03/09/2020	11:44:34
Q (kVAr)	205	02/07/2019	09:21:23	-95	10/07/2020	01:35:10
S (kVA)	683	07/09/2021	16:30:55	5	05/20/2019	11:37:00
PF @ S Max/Min	0.99	07/09/2021	16:30:55	0.93	05/20/2019	11:37:00
Freq (Hz)	60.12	09/18/2018	09:42:58	59.71	06/16/2017	04:15:37
Tap Pos	+15	07/07/2021	17:30:28	-07	11/16/2018	10:08:06

Reverse

	MAX	DATE	TIME	MIN	DATE	TIME
IL (A pri)	2.9	03/17/2020	13:52:53	2.3	03/26/2020	12:44:45
VS (kV)	7.32	03/26/2020	12:44:53	7.28	03/17/2020	13:52:52
VS (V sec)	122.0	03/26/2020	12:44:53	121.4	03/17/2020	13:52:52
VL (kV)	7.32	03/26/2020	12:44:53	7.28	03/17/2020	13:52:52
VL (V sec)	122.0	03/26/2020	12:44:53	121.4	03/17/2020	13:52:52
VCMP (kV)	7.32	03/26/2020	12:44:53	7.28	03/17/2020	13:52:52
VCMP (V sec)	122.0	03/26/2020	12:44:53	121.4	03/17/2020	13:52:52
P (kW)	8	03/17/2020	13:52:53	-6	03/17/2020	13:52:09
Q (kVAr)	-17	03/26/2020	12:44:46	-20	03/17/2020	13:51:21
S (kVA)	21	03/17/2020	13:52:53	17	03/26/2020	12:44:46
PF @ S Max/Min	0.42	03/17/2020	13:52:53	-0.05	03/26/2020	12:44:46
Freq (Hz)	60.04	03/17/2020	13:51:23	59.99	03/26/2020	12:46:10
Tap Pos	-02	03/26/2020	12:44:14	-03	03/17/2020	13:50:55

Last MaxMin Reset 02/14/2017 18:46:47

SEL-2431 Date: 09/28/21 Time: 4:14:42
Bench Lake Voltage Reg A

#	DATE	TIME	IL	VSSEC	VLSEC	VCMPSEC	TAP_POS	ILFDEM	PFDEM	QFODEM	QFIDEM	SFDEM	ILRDEM	PRDEM	QRODEM	QRIDEM	SRDEM
7698	7/9/2021	23:45:01	42.85	122.225	122.235	122.235	2	41.62	304.981	12.165	0	305.255	0	0	0	0	0
7699	7/9/2021	23:30:01	42.5	122.255	122.265	122.265	2	41.707	305.811	11.815	0	306.072	0	0	0	0	0
7700	7/9/2021	23:15:00	41.25	122.61	122.625	122.625	3	43.497	319.275	17.316	0	319.766	0	0	0	0	0
7701	7/9/2021	23:00:00	44.25	122.77	122.785	122.785	3	45.388	333.435	15.89	0	333.834	0	0	0	0	0
7702	7/9/2021	22:45:00	44.55	122.59	122.6	122.6	3	46.764	342.847	20.861	0	343.495	0	0	0	0	0
7703	7/9/2021	22:30:00	45.65	122.295	122.305	122.305	3	46.288	338.962	20.379	0	339.587	0	0	0	0	0
7704	7/9/2021	22:15:01	47.3	122.42	122.435	122.435	3	47.446	347.99	21.345	0	348.691	0	0	0	0	0
7705	7/9/2021	22:00:01	47.7	122.33	122.345	122.345	4	51.315	374.444	24.296	0	375.247	0	0	0	0	0
7706	7/9/2021	21:45:01	51	122.035	122.05	122.05	4	52.793	385.514	26.362	0	386.429	0	0	0	0	0
7707	7/9/2021	21:30:00	49.95	122.245	122.255	122.255	4	52.308	383.185	31.125	0	384.462	0	0	0	0	0
7708	7/9/2021	21:15:01	51.25	121.74	121.75	121.75	5	51.381	374.692	26.424	0	375.656	0	0	0	0	0
7709	7/9/2021	21:00:00	55.35	121.94	121.95	121.95	4	54.655	398.267	36.084	0	399.907	0	0	0	0	0
7710	7/9/2021	20:45:01	53.65	122	122.015	122.015	4	55.166	400.687	36.84	0	402.393	0	0	0	0	0
7711	7/9/2021	20:30:01	56.75	121.43	121.435	121.435	4	58.317	426.218	37.191	0	427.853	0	0	0	0	0
7712	7/9/2021	20:15:01	57.55	122.175	122.19	122.19	5	58.246	425.034	34.874	0	426.498	0	0	0	0	0
7713	7/9/2021	20:00:01	54.45	122.25	122.26	122.26	5	57.431	418.045	38.481	0	419.831	0	0	0	0	0
7714	7/9/2021	19:45:00	56.35	122.4	122.415	122.415	5	57.837	423.124	30.756	0	424.255	0	0	0	0	0
7715	7/9/2021	19:30:00	57.95	122.205	122.215	122.215	5	59.767	435.646	35.251	0	437.087	0	0	0	0	0
7716	7/9/2021	19:15:00	58.95	122.22	122.235	122.235	5	60.252	440.462	37.614	0	442.103	0	0	0	0	0
7717	7/9/2021	19:00:01	62.05	122.51	122.515	122.515	6	62.898	459.502	44.922	0	461.714	0	0	0	0	0
7718	7/9/2021	18:45:01	65.1	121.8	121.81	121.81	6	63.91	465.648	55.094	0	468.909	0	0	0	0	0
7719	7/9/2021	18:30:01	69.35	121.865	121.875	121.875	6	67.674	493.475	60.032	0	497.125	0	0	0	0	0
7720	7/9/2021	18:15:01	67.35	122.07	122.08	122.08	7	68.726	499.865	60.452	0	503.528	0	0	0	0	0
7721	7/9/2021	18:00:00	67.6	122.01	122.025	122.025	7	65.778	480.141	49.162	0	482.685	0	0	0	0	0
7722	7/9/2021	17:45:00	63	122.88	122.885	122.885	7	61.681	451.21	40.697	0	453.054	0	0	0	0	0
7723	7/9/2021	17:30:00	63.25	122.885	122.895	122.895	8	64.412	471.369	44.064	0	473.453	0	0	0	0	0
7724	7/9/2021	17:15:00	63.9	121.795	121.81	121.81	8	63.973	466.163	39.828	0	467.887	0	0	0	0	0
7725	7/9/2021	17:00:00	61.2	122.585	122.595	122.595	9	62.759	459.415	38.827	0	461.064	0	0	0	0	0
7726	7/9/2021	16:45:01	62.05	122.125	122.135	122.135	9	64.289	468.296	42.3	0	470.211	0	0	0	0	0
7727	7/9/2021	16:30:01	65.85	121.525	121.535	121.535	9	65.723	478.175	44.564	0	480.256	0	0	0	0	0
7728	7/9/2021	16:15:01	64.6	122.24	122.255	122.255	9	62.989	460.262	40.106	0	462.025	0	0	0	0	0
7729	7/9/2021	16:00:00	62.05	122.77	122.78	122.78	10	64.149	468.181	42.989	0	470.177	0	0	0	0	0
7730	7/9/2021	15:45:01	65.05	121.735	121.745	121.745	9	62.577	455.07	42.648	0	457.075	0	0	0	0	0
7731	7/9/2021	15:30:01	64.35	121.485	121.5	121.5	9	63.721	463.309	42.081	0	465.229	0	0	0	0	0
7732	7/9/2021	15:15:01	62.8	122.545	122.555	122.555	10	61.991	453.815	38.204	0	455.428	0	0	0	0	0
7733	7/9/2021	15:00:00	59.25	122.465	122.475	122.475	10	61.818	451.679	41.527	0	453.591	0	0	0	0	0
7734	7/9/2021	14:45:00	61.25	122.21	122.22	122.22	10	60.642	443.076	43.738	0	445.243	0	0	0	0	0
7735	7/9/2021	14:30:01	60	122.425	122.43	122.43	10	59.798	436.841	42.002	0	438.861	0	0	0	0	0
7736	7/9/2021	14:15:01	61.2	122.885	122.9	122.9	10	59.257	432.559	40.007	0	434.409	0	0	0	0	0
7737	7/9/2021	14:00:01	59.6	121.09	121.1	121.1	9	56.451	409.574	35.74	0	411.142	0	0	0	0	0
7738	7/9/2021	13:45:00	59.15	121.64	121.65	121.65	9	58.938	427.895	43.956	0	430.161	0	0	0	0	0
7739	7/9/2021	13:30:00	58.4	122.045	122.06	122.06	9	57.375	418.16	41.321	0	420.214	0	0	0	0	0
7740	7/9/2021	13:15:01	57.05	121.055	121.06	121.06	9	56.927	413.7	37.848	0	415.451	0	0	0	0	0
7741	7/9/2021	13:00:00	54.05	121.805	121.815	121.815	9	55.205	402.069	36.192	0	403.728	0	0	0	0	0
7742	7/9/2021	12:45:00	56.6	122.115	122.135	122.135	9	55.975	407.425	39.779	0	409.611	0	0	0	0	0
7743	7/9/2021	12:30:01	53.55	122.24	122.25	122.25	9	55.352	398.194	77.594	0	405.699	0	0	0	0	0
7744	7/9/2021	12:15:01	56.9	121.55	121.56	121.56	9	54.575	392.426	76.152	0	399.764	0	0	0	0	0
7745	7/9/2021	12:00:01	59.35	121.625	121.635	121.635	9	58.876	421.215	84.668	0	429.663	0	0	0	0	0
7746	7/9/2021	11:45:00	54.15	122.195	122.205	122.205	9	58.007	415.814	80.254	0	423.52	0	0	0	0	0
7747	7/9/2021	11:30:00	57.3	121.93	121.94	121.94	8	56.712	407.312	77.086	0	414.597	0	0	0	0	0
7748	7/9/2021	11:15:00	53.2	121.83	121.845	121.845	8	53.835	387.229	72.478	0	393.975	0	0	0	0	0
7749	7/9/2021	11:00:00	56.25	121.51	121.52	121.52	8	55.434	396.304	77.515	0	403.89	0	0	0	0	0
7750	7/9/2021	10:45:00	56.05	121.07	121.085	121.085	7	52.997	380.447	66.635	0	386.25	0	0	0	0	0
7751	7/9/2021	10:30:01	52.55	121.6	121.615	121.615	7	51.982	373.008	66.761	0	378.95	0	0	0	0	0
7752	7/9/2021	10:15:01	51.45	121.825	121.84	121.84	7	53.105	380.71	71.184	0	387.328	0	0	0	0	0
7753	7/9/2021	10:00:00	48.4	121.79	121.8	121.8	7	52.73	377.202	73.317	0	384.293	0	0	0	0	0
7754	7/9/2021	9:45:01	52.2	121.06	121.075	121.075	5	50.763	363.689	69.285	0	370.291	0	0	0	0	0
7755	7/9/2021	9:30:01	52.25	121.8	121.81	121.81	5	50.205	362.448	67.878	0	368.763	0	0	0	0	0
7756	7/9/2021	9:15:01	49.05	122.435	122.455	122.455	6	50.029	360.775	63.715	0	366.371	0	0	0	0	0
7757	7/9/2021	9:00:00	48.75	121.675	121.69	121.69	6	48.904	350.889	62.971	0	356.515	0	0	0	0	0
7758	7/9/2021	8:45:00	50.9	121.655	121.67	121.67	6	48.796	351.697	62.077	0	357.147	0	0	0	0	0
7759	7/9/2021	8:30:01	46.05	122.07	122.085	122.085	6	46.001	331.534	62.304	0	337.354	0	0	0	0	0
7760	7/9/2021	8:15:00	47	122.415	122.425	122.425	7	48.168	346.538	62.899	0	352.223	0	0	0	0	0
7761	7/9/2021	8:00:00	47.75	121.17	121.18	121.18	5	46.666	335.742	57.225	0	340.594	0	0	0	0	0
7762	7/9/2021	7:45:00	45.75	121.84	121.85	121.85	5	47.386	340.322	59.627	0	345.532	0	0	0	0	0
7763	7/9/2021	7:30:00	43.95	121.745	121.755	121.755	5	43.107	310.641	54.221	0	315.356	0	0	0	0	0
7764	7/9/2021	7:15:01	45.6	121.94	121.95	121.95	5	42.651	308.525	51.029	0	312.753	0	0	0	0	0
7765	7/9/2021	7:00:00	42.45	122.03	122.045	122.045	5	40.691	293.319	44.553	0	296.713	0	0	0	0	0
7766	7/9/2021	6:45:01	42.8	121.43	121.44	121.44	4	40.712	293.052	48.345	0	297.035	0	0	0	0	0
7767	7/9/2021	6:30:00	37.95	121.98	121.99	121.99	4	37.052	268.515	39.782	0	271.491	0	0	0	0	0
7768	7/9/2021	6:15:00	34.9	122.17	122.18	122.18	4	36.502	263.596	37.844	0	266.351	0	0	0	0	0
7769	7/9/2021	6:00:00	36.05	121.475	121.49	121.49	3	35.918	259.178	35.082	0	261.569	0	0	0	0	0
7770	7/9/2021	5:45:00	38.45	121.555	121.565	121.565	2	36.712	264.822	36.016	0.001	267.286	0	0	0	0	0
7771	7/9/2021	5:30:01	32.45	121.415	121.43	121.43	1	32.879	238.278	27.867	0.008	239.917	0	0	0	0	0
7772	7/9/2021	5:15:00	33.75	121.63	121.64	121.64	1	33.625	242.925	31.703	0.077	245.011	0	0	0	0	0
7773	7/9/2021	5:00:00	32.15	121.325	121.345	121.345	0	32.171	233.02	26.159	0.766	234.614	0	0	0	0	0
7774	7/9/2021	4:45:01	31.55	121.755	121.77	121.77	0	31.555	230.131	11.542	7.664	231.103	0	0	0	0	0
7775	7/9/2021	4:30:01	28	122.415	122.425	122.425	0	28.338	207.732	0.03	15.92	208.398	0	0	0	0	0
7776	7/9/2021	4:15:00	30.65	122.475	122.49	122.49	1	30.116	220.873	0.016	15.143	221.41	0	0	0	0	0
7777	7/9/2021	4:00:00	32.1	122.355	122.37	122.37	1	29.75	217.824	0.046	13.408	218.274	0	0	0	0	0
7778	7/9/2021	3:45:00	30.4	122.385	122.395	122.395	1	29.6	216.604	0.137	17.934	217.418	0	0	0	0	0
7779	7/9/2021	3:30:00	27.8	122.725	122.735	122.735	1	30.861	225.904	1.286	13.247	226.47	0	0	0	0	0
7780	7/9/2021	3:15:00	34.95	121.775	121.79	121.79	1	32.54	238.274	3.866	2.466	238.398	0	0	0	0	0
7781	7/9/2021	3:00:00	34.1	121.825	121.835	121.835	1	33.139	242.178	2.109	1.72	242.228	0	0	0	0	0
7782	7/9/2021	2:45:00	32.45	122.04	122.05	122.05	1	33.142	242.641	0.959	3.153	242.69	0	0	0	0	0
7783	7/9/2021	2:30:00	30.75	122.855	122.865	122.865	1	34.402	252.623	5.557	0.386	252.725	0	0	0	0	0
7784	7/9/2021	2:15:01	34.1	122.33	122.34	122.34	1	33.558	246.466	0.714	1.976	246.488	0	0	0	0	0
7785	7/9/2021	2:00:00	31.95	122.09	122.105	122.105	1	33.922	248.28	2.285	1.279	248.321	0	0	0	0	0
7786	7/9/2021	1:45:00	35.85	121.945	121.955	121.955	1	36.465	266.564	6.696	0.057	266.667	0	0	0	0	0
7787	7/9/2021	1:30:00	36.3	122.05	122.065	122.065	1	35.876	263.216	2.092	0.57	263.237	0	0	0	0	0
7788	7/9/2021	1:15:01	35.2	121.9	121.91	121.91	1	35.423	259.322	4.126	0.223	259.371	0	0	0	0	0
7789	7/9/2021	1:00:00	31.85	122.495	122.51	122.51	1	34.563	253.297	2.935	1.475	253.346	0	0	0	0	0
7790	7/9/2021	0:45:00	39.65	121.86	121.87	121.87	1	37.582	274.931	5.24	0.009	275.005	0	0	0	0	0
7791	7/9/2021	0:30:01	36.1	121.955	121.96	121.96	1	36.365	265.965	4.432	0.063	266.015	0	0	0	0	0
7792	7/9/2021	0:15:01	34.5	121.6	121.61	121.61	1	36.984	270.374	5.904	0.368	270.489	0	0	0	0	0
7793	7/9/2021	0:00:01	38.4	121.745	121.755	121.755	1	38.816	283.673	11.647	0.001	283.955	0	0	0	0	0

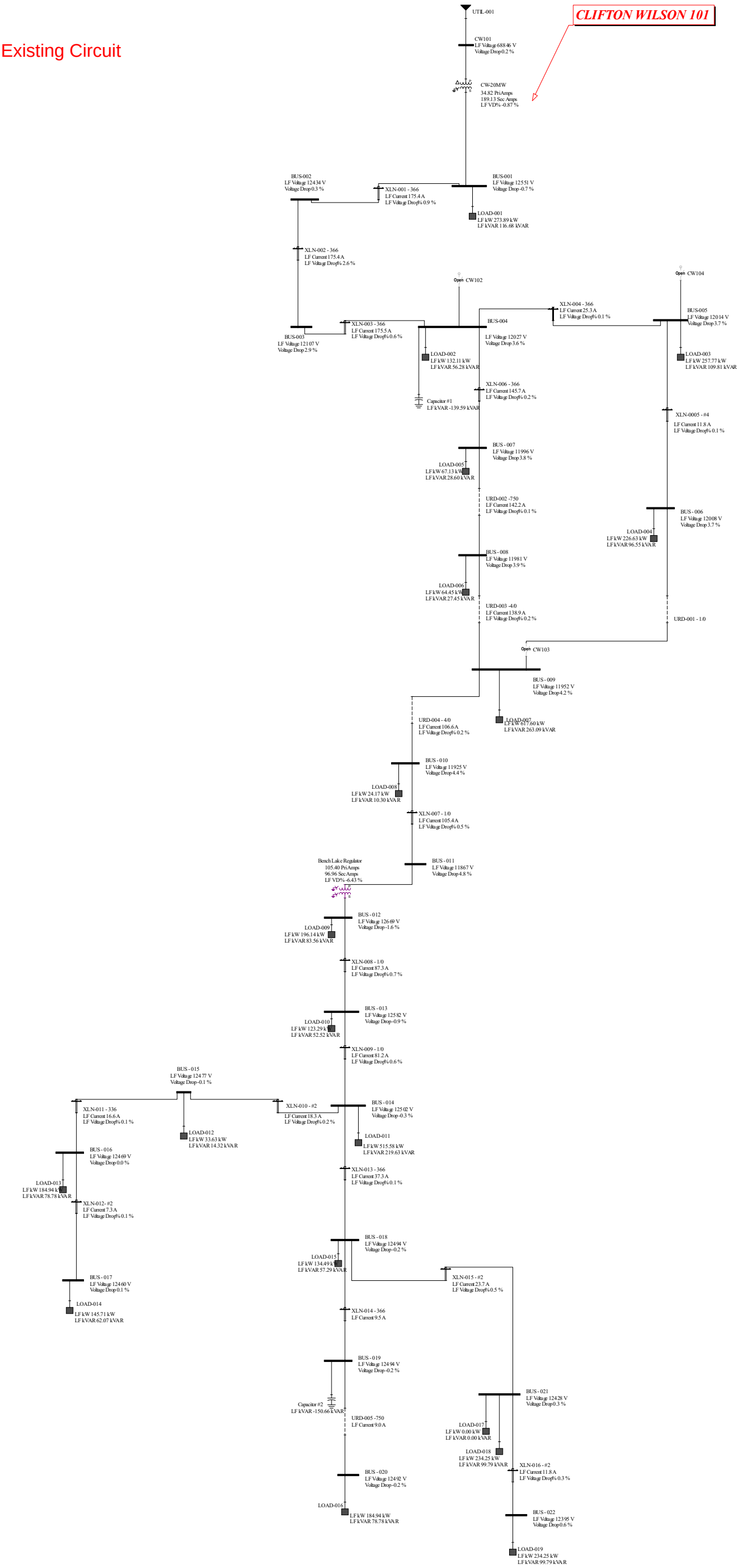
SEL-2431 Date: 09/28/2021 Time: 4:20:37
Bench Lake Voltage Reg B

#	DATE	TIME	IL	VSSEC	VLSEC	VCMPSEC	TAP_POS	ILFDEM	PFDEM	QFODEM	QFIDEM	SFDEM	ILRDEM	PRDEM	QRODEM	QRIDEM	SRDEM
7699	7/9/2021	23:45:01	55.85	122.06	122.095	122.095	4	55.748	405.242	47.46	0	408.022	0	0	0	0	0
7700	7/9/2021	23:30:01	55.05	122.02	122.05	122.05	4	55.09	400.452	45.369	0	403.033	0	0	0	0	0
7701	7/9/2021	23:15:00	54.45	121.555	121.58	121.58	4	55.787	405.676	46.863	0	408.391	0	0	0	0	0
7702	7/9/2021	23:00:00	53.75	122.04	122.07	122.07	5	58.65	426.388	56.833	0	430.181	0	0	0	0	0
7703	7/9/2021	22:45:01	60.35	121.81	121.84	121.84	5	61.305	444.469	59.939	0	448.503	0	0	0	0	0
7704	7/9/2021	22:30:01	58.7	121.97	122	122	5	59.817	435.223	57.585	0	439.038	0	0	0	0	0
7705	7/9/2021	22:15:00	64.6	122.595	122.62	122.62	6	62.973	458.29	63.92	0	462.734	0	0	0	0	0
7706	7/9/2021	22:00:00	66.15	121.845	121.87	121.87	6	66.15	479.921	65.002	0	484.307	0	0	0	0	0
7707	7/9/2021	21:45:00	66.7	121.945	121.97	121.97	6	68.067	493.689	67.105	0	498.236	0	0	0	0	0
7708	7/9/2021	21:30:00	67	122.905	122.935	122.935	7	68.736	500.724	68.741	0	505.435	0	0	0	0	0
7709	7/9/2021	21:15:00	66.55	122.79	122.82	122.82	7	68.2	496.759	62.908	0	500.737	0	0	0	0	0
7710	7/9/2021	21:00:01	72.05	122.27	122.3	122.3	7	68.895	502.268	63.506	0	506.288	0	0	0	0	0
7711	7/9/2021	20:45:01	75.85	121.79	121.815	121.815	7	73.808	534.374	74.552	0	539.559	0	0	0	0	0
7712	7/9/2021	20:30:00	75.8	121.735	121.76	121.76	7	70.437	512.848	67.224	0	517.26	0	0	0	0	0
7713	7/9/2021	20:15:01	72.1	122.51	122.54	122.54	8	74.556	543.386	68.757	0	547.727	0	0	0	0	0
7714	7/9/2021	20:00:01	72.2	122.19	122.22	122.22	8	75.726	550.278	73.792	0	555.214	0	0	0	0	0
7715	7/9/2021	19:45:00	77.2	122.76	122.785	122.785	9	78.217	570.32	79.807	0	575.885	0	0	0	0	0
7716	7/9/2021	19:30:00	75.85	122.85	122.88	122.88	9	80.553	585.712	84.768	0	591.823	0	0	0	0	0
7717	7/9/2021	19:15:00	83.15	122.935	122.96	122.96	9	84.293	612.744	94.711	0	620.026	0	0	0	0	0
7718	7/9/2021	19:00:01	85.9	122.895	122.92	122.92	9	89.502	649.124	101.644	0	657.043	0	0	0	0	0
7719	7/9/2021	18:45:01	91.65	122.405	122.435	122.435	10	94.134	680.091	108.369	0	688.688	0	0	0	0	0
7720	7/9/2021	18:30:00	85.35	122.285	122.315	122.315	9	86.858	630.072	96.388	0	637.411	0	0	0	0	0
7721	7/9/2021	18:15:01	92.55	120.695	120.72	120.72	9	85.584	617.524	89.692	0	624.012	0	0	0	0	0
7722	7/9/2021	18:00:01	86.9	122.195	122.225	122.225	10	87.014	631.101	93.983	0	638.078	0	0	0	0	0
7723	7/9/2021	17:45:01	84.7	122.235	122.265	122.265	11	84.585	615.379	88.698	0	621.749	0	0	0	0	0
7724	7/9/2021	17:30:01	82.95	122.295	122.325	122.325	12	86.55	628.587	93.834	0	635.561	0	0	0	0	0
7725	7/9/2021	17:15:00	86.25	122.3	122.325	122.325	13	87.266	633.485	95.25	0	640.617	0	0	0	0	0
7726	7/9/2021	17:00:01	90.2	121.67	121.705	121.705	13	87.976	637.173	99.303	0	644.87	0	0	0	0	0
7727	7/9/2021	16:45:00	96.35	121.755	121.785	121.785	13	92.128	665.715	100.677	0	673.29	0	0	0	0	0
7728	7/9/2021	16:30:00	96.55	121.335	121.365	121.365	13	92.016	665.912	101.781	0	673.65	0	0	0	0	0
7729	7/9/2021	16:15:00	89.8	122.045	122.07	122.07	13	91.565	660.947	104.05	0	669.095	0	0	0	0	0
7730	7/9/2021	16:00:01	93.1	121.02	121.05	121.05	12	88.092	636.346	96.028	0	643.561	0	0	0	0	0
7731	7/9/2021	15:45:01	88.1	121.37	121.4	121.4	12	86.984	628.195	94.651	0	635.299	0	0	0	0	0
7732	7/9/2021	15:30:01	81.15	121.75	121.785	121.785	12	84.519	609.647	88.868	0	616.094	0	0	0	0	0
7733	7/9/2021	15:15:01	84.7	121.36	121.385	121.385	12	84.892	613.21	91.48	0	620.002	0	0	0	0	0
7734	7/9/2021	15:00:01	87.65	121.525	121.555	121.555	12	82.764	600.983	87.389	0	607.309	0	0	0	0	0
7735	7/9/2021	14:45:01	82.7	121.99	122.02	122.02	12	83.784	606.074	89.031	0	612.585	0	0	0	0	0
7736	7/9/2021	14:30:01	74.35	122.915	122.945	122.945	13	80.007	581.449	84.199	0	587.519	0	0	0	0	0
7737	7/9/2021	14:15:01	85.4	121.505	121.53	121.53	13	82.045	590.713	84.377	0	596.714	0	0	0	0	0
7738	7/9/2021	14:00:00	78.6	121.35	121.38	121.38	12	79.199	570.858	83.531	0	576.943	0	0	0	0	0
7739	7/9/2021	13:45:00	79	121.66	121.685	121.685	12	77.827	561.049	84.113	0	567.332	0	0	0	0	0
7740	7/9/2021	13:30:01	78.5	122.04	122.07	122.07	11	73.194	531.438	71.473	0	536.235	0	0	0	0	0
7741	7/9/2021	13:15:00	73.25	121.68	121.71	121.71	11	74.955	541.659	74.603	0	546.789	0	0	0	0	0
7742	7/9/2021	13:00:00	66.7	122.17	122.195	122.195	10	70.477	513.359	68.706	0	518	0	0	0	0	0
7743	7/9/2021	12:45:00	72.05	122.64	122.67	122.67	11	70.922	515.052	78.789	0	521.257	0	0	0	0	0
7744	7/9/2021	12:30:00	69.85	121.285	121.315	121.315	11	73.857	527.035	111.556	0	538.717	0	0	0	0	0
7745	7/9/2021	12:15:00	76.2	121.64	121.665	121.665	11	74.738	534.383	115.089	0	546.65	0	0	0	0	0
7746	7/9/2021	12:00:00	75.3	121.68	121.71	121.71	11	72.659	519.572	113.991	0	531.966	0	0	0	0	0
7747	7/9/2021	11:45:00	72.8	122.18	122.215	122.215	11	74.639	533.374	119.69	0	546.664	0	0	0	0	0
7748	7/9/2021	11:30:01	72.95	121.375	121.405	121.405	10	71.507	509.55	110.513	0	521.411	0	0	0	0	0
7749	7/9/2021	11:15:00	72.85	121.175	121.2	121.2	9	70.229	499.306	111.79	0	511.674	0	0	0	0	0
7750	7/9/2021	11:00:01	71.1	120.955	120.98	120.98	9	67.803	483.882	107.603	0	495.713	0	0	0	0	0
7751	7/9/2021	10:45:00	66	122.82	122.85	122.85	10	65.939	472.05	102.912	0	483.147	0	0	0	0	0
7752	7/9/2021	10:30:00	63.55	122.055	122.08	122.08	9	64.067	457.074	98.722	0	467.622	0	0	0	0	0
7753	7/9/2021	10:15:00	64.5	121.495	121.52	121.52	9	64.073	457.374	98.911	0	467.962	0	0	0	0	0
7754	7/9/2021	10:00:00	62.7	121.79	121.82	121.82	9	66.583	473.281	108.013	0	485.473	0	0	0	0	0
7755	7/9/2021	9:45:00	62.2	121.56	121.585	121.585	7	59.501	426.154	89.192	0	435.4	0	0	0	0	0
7756	7/9/2021	9:30:01	64	121.575	121.6	121.6	7	60.778	435.605	93.31	0	445.502	0	0	0	0	0
7757	7/9/2021	9:15:01	54.4	122.475	122.5	122.5	7	53.698	387	76.402	0	394.48	0	0	0	0	0
7758	7/9/2021	9:00:01	55.7	121.485	121.515	121.515	8	55.189	395.926	76.206	0	403.211	0	0	0	0	0
7759	7/9/2021	8:45:00	60.75	121.61	121.64	121.64	8	56.738	406.226	82.782	0	414.585	0	0	0	0	0
7760	7/9/2021	8:30:00	52.7	121.825	121.855	121.855	8	53.606	384.545	74.776	0	391.76	0	0	0	0	0
7761	7/9/2021	8:15:00	57.15	121.535	121.565	121.565	7	55.043	394.708	76.124	0	402.003	0	0	0	0	0
7762	7/9/2021	8:00:01	52.75	121.985	122.015	122.015	7	51.193	366.532	71.286	0	373.413	0	0	0	0	0
7763	7/9/2021	7:45:00	50.6	121.37	121.4	121.4	6	50.855	364.755	65.357	0	370.573	0	0	0	0	0
7764	7/9/2021	7:30:00	48.3	121.45	121.48	121.48	6	48.432	348.281	62.981	0	353.942	0	0	0	0	0
7765	7/9/2021	7:15:01	51.2	122.02	122.045	122.045	6	50.333	361.872	70.214	0	368.631	0	0	0	0	0
7766	7/9/2021	7:00:00	52.2	121.665	121.69	121.69	6	49.209	353.398	66.207	0	359.558	0	0	0	0	0
7767	7/9/2021	6:45:01	50.1	121.09	121.115	121.115	5	49.172	353.301	62.892	0	358.871	0	0	0	0	0
7768	7/9/2021	6:30:00	49.05	122.05	122.085	122.085	5	48.475	347.774	63.291	0	353.497	0	0	0	0	0
7769	7/9/2021	6:15:01	46.15	121.37	121.395	121.395	4	46.193	331.132	58.679	0	336.302	0	0	0	0	0
7770	7/9/2021	6:00:01	42.25	121.425	121.45	121.45	3	42.592	305.561	55.678	0	310.607	0	0	0	0	0
7771	7/9/2021	5:45:00	41	121.79	121.82	121.82	3	42.16	303.066	53.808	0	307.822	0	0	0	0	0
7772	7/9/2021	5:30:00	43.65	121.665	121.685	121.685	3	39.816	287.4	48.114	0	291.42	0	0	0	0	0
7773	7/9/2021	5:15:01	39.95	120.985	121.015	121.015	2	38.959	280.603	43.308	0	283.96	0	0	0	0	0
7774	7/9/2021	5:00:01	39.9	121.915	121.94	121.94	2	39.943	288.601	44.602	0.004	292.252	0	0	0	0	0
7775	7/9/2021	4:45:01	43.75	121.405	121.43	121.43	2	37.884	277.225	14.002	0.043	278.11	0	0	0	0	0
7776	7/9/2021	4:30:01	39.35	121.94	121.96	121.96	2	38.555	281.944	14.01	0.009	282.343	0	0	0	0	0
7777	7/9/2021	4:15:00	39.05	121.68	121.705	121.705	2	37.914	276.996	11.498	0.089	277.296	0	0	0	0	0
7778	7/9/2021	4:00:01	33.4	121.98	122.005	122.005	2	35.692	262.278	5.307	0.83	262.399	0	0	0	0	0
7779	7/9/2021	3:45:00	38.6	122.785	122.81	122.81	3	37.727	277.346	10.498	0	277.584	0	0	0	0	0
7780	7/9/2021	3:30:01	37.65	122.27	122.295	122.295	3	39.528	288.736	20.67	0	289.589	0	0	0	0	0
7781	7/9/2021	3:15:01	44.95	121.435	121.46	121.46	3	43.215	314.105	31.974	0	315.745	0	0	0	0	0
7782	7/9/2021	3:00:00	42.5	122.075	122.1	122.1	3	43.658	317.46	31.099	0	319.003	0	0	0	0	0
7783	7/9/2021	2:45:01	40.55	121.53	121.56	121.56	3	41.562	301.924	25.487	0	303.019	0	0	0	0	0
7784	7/9/2021	2:30:00	43.5	121.94	121.97	121.97	2	43.255	315.095	25.704	0	316.157	0	0	0	0	0
7785	7/9/2021	2:15:01	45.4	121.475	121.5	121.5	2	45.045	327.316	27.509	0	328.481	0	0	0	0	0
7786	7/9/2021	2:00:00	44	121.445	121.47	121.47	2	42.966	312.222	27.005	0	313.397	0	0	0	0	0
7787	7/9/2021	1:45:00	42.65	121.74	121.76	121.76	2	43.408	315.521	25.885	0	316.593	0	0	0	0	0
7788	7/9/2021	1:30:00	42.45	121.655	121.675	121.675	2	43.365	315.956	25.481	0	316.995	0	0	0	0	0
7789	7/9/2021	1:15:01	42.45	121.58	121.6	121.6	2	43.966	319.954	25.528	0	320.978	0	0	0	0	0
7790	7/9/2021	1:00:00	46.2	121.835	121.86	121.86	2	45.205	330.213	27.144	0	331.341	0	0	0	0	0
7791	7/9/2021	0:45:00	47.2	122.415	122.45	122.45	2	46.645	341.445	32.046	0	342.959	0	0	0	0	0
7792	7/9/2021	0:30:00	47.55	122.675	122.705	122.705	3	48.308	353.371	34.346	0	355.047	0	0	0	0	0
7793	7/9/2021	0:15:00	45.25	122.32	122.345	122.345	3	45.901	334.968	31.662	0	336.482	0	0	0	0	0
7794	7/9/2021	0:00:00	53.15	121.935	121.965	121.965	3	48.22	352.536	35.715	0	354.354	0	0	0	0	0

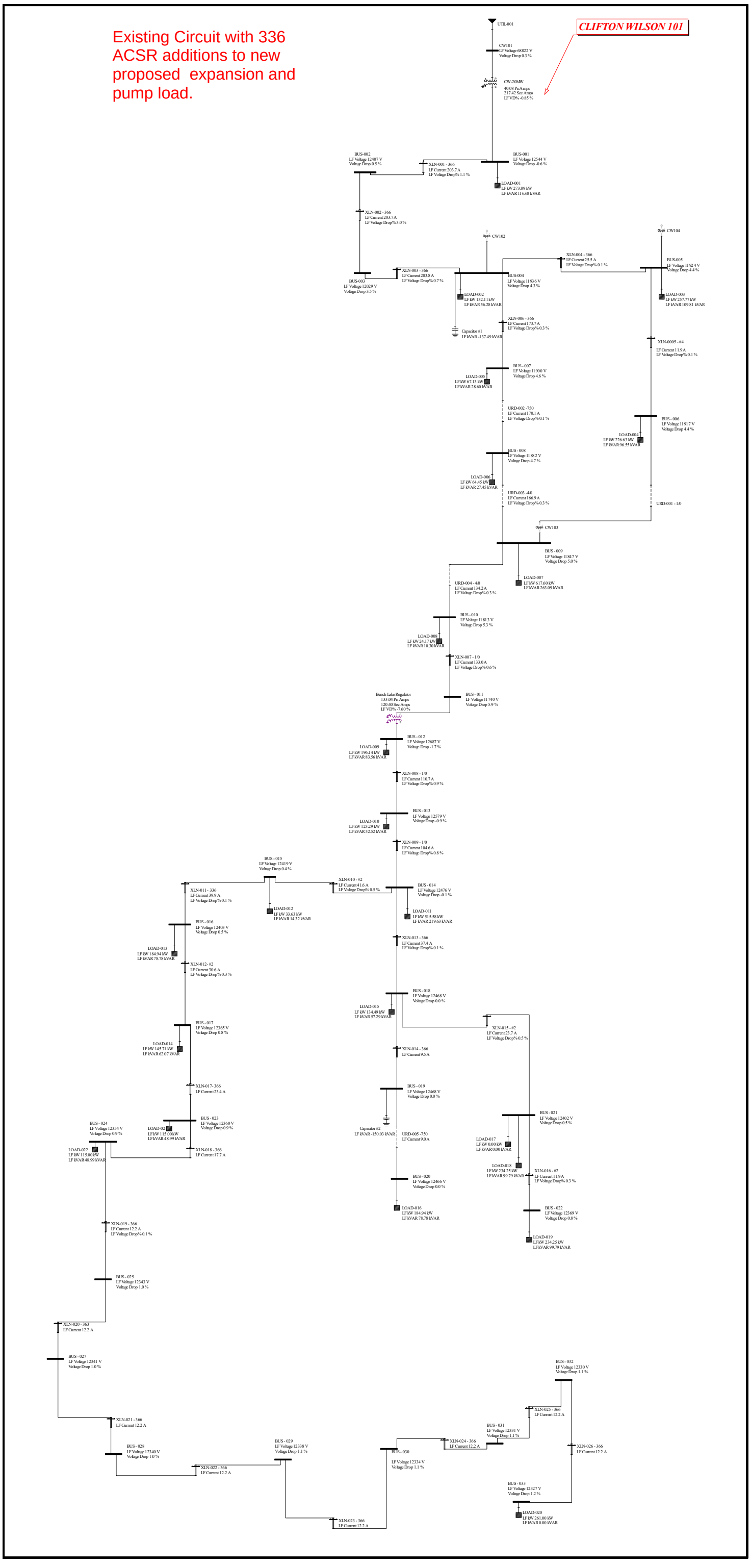
SEL-2431 Date:09/29/21 Time: 4:24:05
Bench Lake Volta ge Reg C

#	DATE	TIME	IL	VSSEC	VLSEC	VCMPSEC	TAP_POS	ILFDEM	PFDEM	QFODEM	QFIDEM	SFDEM	ILRDEM	PRDEM	QRODEM	QRIDEM	SRDEM
7699	7/9/2021	23:45:01	46.3	121.925	121.94	121.94	1	46.966	343.645	22.703	0	344.434	0	0	0	0	0
7700	7/9/2021	23:30:01	49.65	122.14	122.155	122.155	2	49.6	363.32	28.687	0	364.467	0	0	0	0	0
7701	7/9/2021	23:15:00	48.3	122.65	122.665	122.665	3	50.736	372.199	29.122	0	373.357	0	0	0	0	0
7702	7/9/2021	23:00:00	52.1	121.79	121.8	121.8	3	52.2	381.13	33.174	0	382.608	0	0	0	0	0
7703	7/9/2021	22:45:00	55.05	121.54	121.555	121.555	3	53.684	390.458	35.946	0	392.163	0	0	0	0	0
7704	7/9/2021	22:30:01	57	122.32	122.335	122.335	3	55.312	404.269	41.787	0	406.445	0	0	0	0	0
7705	7/9/2021	22:15:00	52.7	122.455	122.47	122.47	3	54.793	401.136	36.645	0	402.819	0	0	0	0	0
7706	7/9/2021	22:00:00	58.1	122.46	122.475	122.475	4	58.731	427.968	40.525	0	429.898	0	0	0	0	0
7707	7/9/2021	21:45:01	57.85	121.225	121.24	121.24	3	57.867	421.261	38.885	0	423.089	0	0	0	0	0
7708	7/9/2021	21:30:01	57.15	122.74	122.755	122.755	4	62.018	452.489	50.747	0	455.35	0	0	0	0	0
7709	7/9/2021	21:15:01	63.3	121.505	121.515	121.515	4	63.214	458.313	47.975	0	460.827	0	0	0	0	0
7710	7/9/2021	21:00:00	64	122.635	122.65	122.65	5	62.144	452.185	47.72	0	454.736	0	0	0	0	0
7711	7/9/2021	20:45:00	61.85	122.695	122.71	122.71	4	65.029	475.374	51.487	0	478.221	0	0	0	0	0
7712	7/9/2021	20:30:00	66.5	122.46	122.48	122.48	5	66.95	487.984	55.798	0	491.172	0	0	0	0	0
7713	7/9/2021	20:15:00	72.05	121.415	121.425	121.425	5	70.734	512.856	62.062	0	516.607	0	0	0	0	0
7714	7/9/2021	20:00:00	67.75	121.95	121.965	121.965	5	70.474	510.632	59.952	0	514.161	0	0	0	0	0
7715	7/9/2021	19:45:01	74.4	121.12	121.14	121.14	5	75.821	548.217	70.238	0	552.713	0	0	0	0	0
7716	7/9/2021	19:30:00	75.35	121.78	121.795	121.795	5	75.556	547.509	65.801	0	551.463	0	0	0	0	0
7717	7/9/2021	19:15:00	80.1	121.555	121.57	121.57	5	78.497	567.764	74.301	0	572.636	0	0	0	0	0
7718	7/9/2021	19:00:01	76.5	121.965	121.98	121.98	5	83.019	599.817	84.329	0	605.73	0	0	0	0	0
7719	7/9/2021	18:45:01	72.5	122.76	122.78	122.78	6	78.991	575.32	80.673	0	580.96	0	0	0	0	0
7720	7/9/2021	18:30:00	84.2	122.25	122.265	122.265	7	81.674	594.463	84.757	0	600.48	0	0	0	0	0
7721	7/9/2021	18:15:00	85.8	122.685	122.7	122.7	8	85.363	620.785	91.636	0	627.521	0	0	0	0	0
7722	7/9/2021	18:00:01	82.35	122.59	122.605	122.605	8	81.27	590.905	85.345	0	597.052	0	0	0	0	0
7723	7/9/2021	17:45:01	85.45	121.6	121.615	121.615	8	80.747	584.664	81.752	0	590.362	0	0	0	0	0
7724	7/9/2021	17:30:00	78.2	121.935	121.945	121.945	8	77.025	559.908	74.335	0	564.832	0	0	0	0	0
7725	7/9/2021	17:15:01	80.75	122.01	122.025	122.025	9	76.755	557.735	75.868	0	562.879	0	0	0	0	0
7726	7/9/2021	17:00:00	79.4	122.1	122.115	122.115	9	81.662	590.52	81.085	0	596.083	0	0	0	0	0
7727	7/9/2021	16:45:01	75.1	123.24	123.255	123.255	9	82.451	597.924	83.084	0	603.674	0	0	0	0	0
7728	7/9/2021	16:30:01	91.8	121.465	121.48	121.48	9	84.499	611.895	86.681	0	618.017	0	0	0	0	0
7729	7/9/2021	16:15:01	77.85	122.48	122.495	122.495	9	81.186	589.48	89.242	0	596.209	0	0	0	0	0
7730	7/9/2021	16:00:01	80.8	122.28	122.295	122.295	9	79.397	575.17	90.218	0	582.21	0	0	0	0	0
7731	7/9/2021	15:45:01	71.35	122.44	122.45	122.45	9	77.456	560.304	86.887	0	567.014	0	0	0	0	0
7732	7/9/2021	15:30:01	76.5	122.105	122.125	122.125	9	76.822	555.39	84.186	0	561.747	0	0	0	0	0
7733	7/9/2021	15:15:00	82.75	121.105	121.12	121.12	9	79.193	570.805	87.547	0	577.502	0	0	0	0	0
7734	7/9/2021	15:00:01	69.4	122.75	122.76	122.76	9	71.511	517.952	80.071	0	524.113	0	0	0	0	0
7735	7/9/2021	14:45:01	74.75	122.535	122.55	122.55	9	70.866	515.114	78.545	0	521.083	0	0	0	0	0
7736	7/9/2021	14:30:01	75.1	121.67	121.685	121.685	10	73.267	530.386	86.608	0	537.42	0	0	0	0	0
7737	7/9/2021	14:15:01	71.85	122.225	122.235	122.235	10	69.745	505.355	77.239	0	511.233	0	0	0	0	0
7738	7/9/2021	14:00:00	66.35	122.01	122.025	122.025	10	69.357	499.933	77.571	0	505.925	0	0	0	0	0
7739	7/9/2021	13:45:00	68.55	121.6	121.61	121.61	9	65.988	477.117	69.963	0	482.231	0	0	0	0	0
7740	7/9/2021	13:30:00	73.05	121.875	121.885	121.885	9	70.287	508.043	78.801	0	514.145	0	0	0	0	0
7741	7/9/2021	13:15:00	67	121.325	121.34	121.34	9	67.112	484.398	68.539	0	489.238	0	0	0	0	0
7742	7/9/2021	13:00:00	65.1	122.075	122.09	122.09	9	63.55	459.094	68.152	0	464.161	0	0	0	0	0
7743	7/9/2021	12:45:01	65.7	121.435	121.45	121.45	8	65.44	470.716	78.296	0	477.351	0	0	0	0	0
7744	7/9/2021	12:30:00	68.55	121.175	121.19	121.19	8	64.125	456.932	102.735	0	468.352	0	0	0	0	0
7745	7/9/2021	12:15:00	57.6	121.815	121.83	121.83	8	61.197	435.492	99.943	0	446.823	0	0	0	0	0
7746	7/9/2021	12:00:00	60.5	121.96	121.97	121.97	8	64.925	461.123	108.95	0	473.848	0	0	0	0	0
7747	7/9/2021	11:45:01	67.3	121.56	121.575	121.575	8	65.316	463.38	112.15	0	476.8	0	0	0	0	0
7748	7/9/2021	11:30:00	65.3	122.105	122.12	122.12	8	63.028	449.038	100.878	0	460.237	0	0	0	0	0
7749	7/9/2021	11:15:01	63.6	121.55	121.565	121.565	7	65.016	462.576	106.041	0	474.582	0	0	0	0	0
7750	7/9/2021	11:00:01	56.95	121.9	121.915	121.915	7	56.645	402.267	93.804	0	413.076	0	0	0	0	0
7751	7/9/2021	10:45:01	62.75	121.375	121.39	121.39	7	57.507	409.27	96.488	0	420.513	0	0	0	0	0
7752	7/9/2021	10:30:01	61.6	121.375	121.385	121.385	7	58.877	418.984	99.447	0	430.639	0	0	0	0	0
7753	7/9/2021	10:15:00	55.1	122.145	122.16	122.16	7	59.176	421.035	97.508	0	432.205	0	0	0	0	0
7754	7/9/2021	10:00:01	62.25	121.215	121.23	121.23	7	59.729	423.737	97.667	0	434.872	0	0	0	0	0
7755	7/9/2021	9:45:00	60.65	120.86	120.88	120.88	5	55.754	397.147	91.017	0	407.459	0	0	0	0	0
7756	7/9/2021	9:30:00	53.65	122.035	122.05	122.05	5	55.914	398.456	94.752	0	409.585	0	0	0	0	0
7757	7/9/2021	9:15:01	56.2	122.545	122.56	122.56	6	53.982	385.326	89.265	0	395.576	0	0	0	0	0
7758	7/9/2021	9:00:01	53.35	121.715	121.725	121.725	6	52.995	378.248	79.261	0	386.475	0	0	0	0	0
7759	7/9/2021	8:45:00	52.4	121.35	121.365	121.365	5	52.628	374.35	82.847	0	383.421	0	0	0	0	0
7760	7/9/2021	8:30:00	50.45	121.78	121.795	121.795	5	48.695	349.177	75.964	0	357.359	0	0	0	0	0
7761	7/9/2021	8:15:01	48.55	121.46	121.47	121.47	5	48.722	348.405	73.103	0	356.014	0	0	0	0	0
7762	7/9/2021	8:00:01	49.3	121.705	121.72	121.72	5	51.259	364.989	78.517	0	373.373	0	0	0	0	0
7763	7/9/2021	7:45:00	50.1	121.495	121.51	121.51	4	49.959	357.617	71.37	0	364.695	0	0	0	0	0
7764	7/9/2021	7:30:00	48.3	122.55	122.565	122.565	4	48.149	347.036	68.01	0	353.665	0	0	0	0	0
7765	7/9/2021	7:15:00	47.9	121.85	121.86	121.86	4	46.833	335.084	63.935	0	341.147	0	0	0	0	0
7766	7/9/2021	7:00:00	50.45	121.425	121.435	121.435	3	43.814	313.557	56.592	0	318.643	0	0	0	0	0
7767	7/9/2021	6:45:00	41.25	121.635	121.645	121.645	2	41.18	296.185	53.053	0	300.92	0	0	0	0	0
7768	7/9/2021	6:30:00	38.4	122.14	122.155	122.155	2	39.962	288.506	46.65	0	292.286	0	0	0	0	0
7769	7/9/2021	6:15:01	42.1	121.1	121.115	121.115	1	41.073	296.075	45.863	0	299.631	0	0	0	0	0
7770	7/9/2021	6:00:00	44.45	121.505	121.51	121.51	1	39.185	281.707	46.374	0	285.528	0	0	0	0	0
7771	7/9/2021	5:45:01	39.4	121.535	121.55	121.55	0	40.017	288.565	42.423	0.001	291.692	0	0	0	0	0
7772	7/9/2021	5:30:00	39.7	121.575	121.585	121.585	0	37.963	275.024	34.636	0.006	277.217	0	0	0	0	0
7773	7/9/2021	5:15:00	38.6	121.705	121.72	121.72	0	38.465	278.851	33.4	0.061	280.88	0	0	0	0	0
7774	7/9/2021	5:00:01	39.05	121.78	121.79	121.79	0	39.395	285.93	33.027	0.606	288.015	0	0	0	0	0
7775	7/9/2021	4:45:01	38.55	121.81	121.82	121.82	0	35.779	262.292	6.797	6.073	262.903	0	0	0	0	0
7776	7/9/2021	4:30:00	39	122.34	122.355	122.355	0	37.77	278.082	0.568	3.267	278.134	0	0	0	0	0
7777	7/9/2021	4:15:01	36.05	122.865	122.875	122.875	1	34.904	256.836	0.057	10.569	257.084	0	0	0	0	0
7778	7/9/2021	4:00:01	33.4	122.395	122.41	122.41	1	33.393	245.095	0.242	9.613	245.345	0	0	0	0	0
7779	7/9/2021	3:45:01	36.5	122.24	122.25	122.25	1	36.47	267.893	2.1	1.99	267.944	0	0	0	0	0
7780	7/9/2021	3:30:01	35	122.375	122.39	122.39	1	35.777	262.319	5.415	1.427	262.471	0	0	0	0	0
7781	7/9/2021	3:15:01	40.55	122.17	122.18	122.18	1	41.063	300.163	17.38	0.007	300.705	0	0	0	0	0
7782	7/9/2021	3:00:00	37.1	122.455	122.475	122.475	1	37.702	276.71	8.447	0.071	276.883	0	0	0	0	0
7783	7/9/2021	2:45:01	37.8	122.365	122.375	122.375	1	38.65	283.338	4.993	0.037	283.4	0	0	0	0	0
7784	7/9/2021	2:30:01	41.65	122.635	122.655	122.655	1	40.931	300.804	7.791	0.001	300.919	0	0	0	0	0
7785	7/9/2021	2:15:01	38.05	122.4	122.41	122.41	1	39.64	291.272	4.912	0.012	291.351	0	0	0	0	0
7786	7/9/2021	2:00:01	41.6	122.46	122.475	122.475	1	42.756	313.104	16.756	0	313.59	0	0	0	0	0
7787	7/9/2021	1:45:01	45.05	121.72	121.735	121.735	1	41.579	303.548	14.44	0	303.913	0	0	0	0	0
7788	7/9/2021	1:30:01	43.15	121.35	121.36	121.36	1	42.519	309.131	15.735	0	309.573	0	0	0	0	0
7789	7/9/2021	1:15:01	40.75	122.08	122.09	122.09	0	40.694	297.028	9.846	0	297.225	0	0	0	0	0
7790	7/9/2021	1:00:00	42.9	121.355	121.365	121.365	0	41.009	298.579	10.294	0	298.789	0	0	0	0	0
7791	7/9/2021	0:45:00	43.75	121.21	121.225	121.225	0	42.908	312.866	14.717	0	313.232	0	0	0	0	0
7792	7/9/2021	0:30:01	42.05	122.11	122.12	122.12	0	43.097	314.969	16.78	0	315.437	0	0	0	0	0
7793	7/9/2021	0:15:01	41.7	121.475	121.485	121.485	0	42.48	309.936	13.89	0	310.266	0	0	0	0	0
7794	7/9/2021	0:00:00	41.75	122.72	122.73	122.73	1	43.68	320.09	20.491	0	320.77	0	0	0	0	0

Existing Circuit



Existing Circuit with 336 ACSR additions to new proposed expansion and pump load.



Input Report (English)

Utilities

Contribution From Name	Bus Name	In/Out Service	Nominal Voltage		-------- Contribution Data -------- DutyUnits		X/R		PU (100 MVA Base) R PU	X PU
UTIL-001	CW101	In	69,000	**3P:**	900	MVA	9.86	**Pos:**	0.011	0.111
				SLG:	300	MVA	7.00	**Zero:**	0.025	0.109

Non-Motor Loads

Name	Phase	In/Out Service	Bus Name	L-L Volts	Rated size	Units	PF	Type
LOAD-001	ABC	In	BUS-001	12,470	297.71	kVA	0.92	Lag
LOAD-006	ABC	In	BUS - 008	12,470	70.05	kVA	0.92	Lag
LOAD-016	ABC	In	BUS - 020	12,470	201.02	kVA	0.92	Lag
LOAD-002	ABC	In	BUS-004	12,470	143.60	kVA	0.92	Lag
LOAD-003	ABC	In	BUS-005	12,470	280.19	kVA	0.92	Lag
LOAD-004	ABC	In	BUS - 006	12,470	246.34	kVA	0.92	Lag
LOAD-005	ABC	In	BUS - 007	12,470	72.97	kVA	0.92	Lag
LOAD-008	ABC	In	BUS - 010	12,470	26.27	kVA	0.92	Lag
LOAD-010	ABC	In	BUS - 013	12,470	134.01	kVA	0.92	Lag
LOAD-009	ABC	In	BUS - 012	12,470	213.20	kVA	0.92	Lag
LOAD-011	ABC	In	BUS - 014	12,470	560.41	kVA	0.92	Lag
LOAD-012	ABC	In	BUS - 015	12,470	36.55	kVA	0.92	Lag
LOAD-013	ABC	In	BUS - 016	12,470	201.02	kVA	0.92	Lag
LOAD-014	ABC	In	BUS - 017	12,470	158.38	kVA	0.92	Lag
LOAD-015	ABC	In	BUS - 018	12,470	146.19	kVA	0.92	Lag
LOAD-007	ABC	In	BUS - 009	12,470	671.30	kVA	0.92	Lag
LOAD-018	ABC	In	BUS - 021	12,470	254.62	kVA	0.92	Lag
LOAD-019	ABC	In	BUS - 022	12,470	254.62	kVA	0.92	Lag

2-Winding Transformers

Name 1 / 3Phase	In/Out	----------Primary & Secondary----------					Nominal kVA	Percent Z in %	
		Phases	Bus	Conn.	Volts	FLA		R	jX

Name 1 / 3Phase	In/Out	----------Primary & Secondary----------					Nominal kVA		Percent Z in %	
		Phases	Bus	Conn.	Volts	FLA			R	jX
Bench Lake Regulator	In	ABC	BUS - 011	WG	12,470	162	3,500.0	Pos:	0.86	5.30
3Phase			BUS - 012	WG	12,470	162		Zero:	0.86	5.30
CW-20MW	In	ABC	CW101	D	69,000	167	12,000.0	Pos:	0.86	5.30
3Phase			BUS-001	WG	12,470	926		Zero:	0.80	5.00

Transmission Lines

Name LibModel	In/Out Service	From Bus To Bus	Miles Phases	Num Circuits	Per Unit (100 MVA Base) G/2 pu	 B/2 pu		Per Unit (100 MVA Base) R pu	 jX pu
URD-001 - 1/0	In	BUS - 006	0.55	1	0.0000	0.0000	Pos:	0.001	0.001
		BUS - 009	ABC		0.0000	0.0000	Zero:	0.0028	0.0008
URD-002 -750	In	BUS - 007	0.27	1	0.0000	0.0000	Pos:	0.027	0.037
		BUS - 008	ABC		0.0000	0.0000	Zero:	0.0275	0.0371
URD-003 -4/0	In	BUS - 008	0.19	1	0.0000	0.0000	Pos:	0.071	0.031
		BUS - 009	ABC		0.0000	0.0000	Zero:	0.0713	0.0306
URD-004 - 4/0	In	BUS - 009	0.24	1	0.0000	0.0000	Pos:	0.089	0.038
		BUS - 010	ABC		0.0000	0.0000	Zero:	0.0887	0.0380
URD-005 -750	In	BUS - 019	0.59	1	0.0000	0.0001	Pos:	0.060	0.081
		BUS - 020	ABC		0.0000	0.0000	Zero:	0.0600	0.0809
XLN-0005 - #4	In	BUS-005	0.44	1	0.0000	0.0000	Pos:	0.136	0.189
		BUS - 006	ABC		0.0000	0.0000	Zero:	0.1358	0.1889
XLN-001 - 336	In	BUS-001	0.74	1	0.0000	0.0000	Pos:	0.146	0.306
		BUS-002	ABC		0.0000	0.0000	Zero:	0.1457	0.3061
XLN-002 - 336	In	BUS-002	2.11	1	0.0000	0.0000	Pos:	0.416	0.853
		BUS-003	ABC		0.0000	0.0000	Zero:	0.4162	0.8530
XLN-003 - 336	In	BUS-004	0.52	1	0.0000	0.0000	Pos:	0.103	0.216
		BUS-003	ABC		0.0000	0.0000	Zero:	0.1027	0.2158
XLN-004 - 366	In	BUS-005	0.53	1	0.0000	0.0000	Pos:	0.104	0.214
		BUS-004	ABC		0.0000	0.0000	Zero:	0.1044	0.2140
XLN-006 - 336	In	BUS-004	0.23	1	0.0000	0.0000	Pos:	0.046	0.095
		BUS - 007	ABC		0.0000	0.0000	Zero:	0.0462	0.0948
XLN-007 - 1/0	In	BUS - 010	0.27	1	0.0000	0.0000	Pos:	0.170	0.125
		BUS - 011	ABC		0.0000	0.0000	Zero:	0.1703	0.1254

Name LibModel	In/Out Service	From Bus To Bus	Miles Phases	Num Circuits	Per Unit (100 MVA Base) G/2 pu	 B/2 pu		Per Unit (100 MVA Base) R pu	 jX pu
XLN-008 - 1/0	In	BUS - 012	0.50	1	0.0000	0.0000	Pos:	0.311	0.229
		BUS - 013	ABC		0.0000	0.0000	Zero:	0.3106	0.2287
XLN-009 - 1/0	In	BUS - 013	0.50	1	0.0000	0.0000	Pos:	0.311	0.229
		BUS - 014	ABC		0.0000	0.0000	Zero:	0.3106	0.2287
XLN-010 - #2	In	BUS - 015	0.47	1	0.0000	0.0000	Pos:	0.472	0.227
		BUS - 014	ABC		0.0000	0.0000	Zero:	0.4721	0.2268
XLN-011 - 336	In	BUS - 015	0.49	1	0.0000	0.0000	Pos:	0.097	0.199
		BUS - 016	ABC		0.0000	0.0000	Zero:	0.0970	0.1987
XLN-012- #2	In	BUS - 016	0.42	1	0.0000	0.0000	Pos:	0.415	0.200
		BUS - 017	ABC		0.0000	0.0000	Zero:	0.4154	0.1996
XLN-013 - 336	In	BUS - 014	0.29	1	0.0000	0.0000	Pos:	0.058	0.118
		BUS - 018	ABC		0.0000	0.0000	Zero:	0.0578	0.1184
XLN-014 - 336	In	BUS - 018	0.48	1	0.0000	0.0000	Pos:	0.094	0.193
		BUS - 019	ABC		0.0000	0.0000	Zero:	0.0942	0.1931
XLN-015 - #2	In	BUS - 021	0.94	1	0.0000	0.0000	Pos:	0.937	0.450
		BUS - 018	ABC		0.0000	0.0000	Zero:	0.9366	0.4499
XLN-016 - #2	In	BUS - 021	0.93	1	0.0000	0.0000	Pos:	0.925	0.444
		BUS - 022	ABC		0.0000	0.0000	Zero:	0.9252	0.4444

Clifton Wilson Circuit 101 Impedance

From	To	LENGTH	Conductor	Z(+) Ohms/Mile		Z(0) Ohms/Mile		Z(+) pu Full Section		Z(0) pu Full Section		B	Bpu Total	1/2 Bpu
		Feet	Size	R	X	R	X	R	X	R	X	mmho/Mil		Total
12.47 kV Lines														
XFMR/Bus 001	**Bus 002**	3,900	336 OH Flat	0.30660	0.64420	0.64840	1.58560	**0.04854**	**0.10199**	**0.10265**	**0.25102**	6.58600	**0.00002**	**0.00001**
Bus 002	**Bus 003**	11,160	366 OH	0.30620	0.62760	0.64830	1.62210	**0.13872**	**0.28432**	**0.29370**	**0.73485**	6.67600	**0.00007**	**0.00003**
Bus 003	**Bus 004**	2,750	336 OH Flat	0.30660	0.64420	0.64840	1.58560	**0.03423**	**0.07191**	**0.07238**	**0.17700**	6.58600	**0.00002**	**0.00001**
Bus 004	**Bus 005**	2,800	4/0 OH	0.48480	0.67450	0.95070	1.76950	**0.05510**	**0.07667**	**0.10806**	**0.20113**	6.35600	**0.00002**	**0.00001**
Bus 005	**Bus 006**	2,300	#2 OH	1.55030	0.74470	2.32340	2.35830	**0.14474**	**0.06953**	**0.21693**	**0.22018**	5.73400	**0.00001**	**0.00001**
Bus 006	**Bus 009**	2,900	1/0 UG	1.11400	0.27190	1.94300	0.34320	**0.13114**	**0.03201**	**0.22873**	**0.04040**	102.35000	**0.00026**	**0.00013**
Bus 004	**Bus 007**	1,240	336 OH	0.30620	0.62760	0.64830	1.62210	**0.01541**	**0.03159**	**0.03263**	**0.08165**	6.67600	**0.00001**	**0.00000**
Bus 007	**Bus 008**	1,420	750 UG	0.15890	0.21590	0.05280	0.15310	**0.00916**	**0.01245**	**0.00304**	**0.00883**	200.28000	**0.00025**	**0.00013**
Bus 008	**Bus 009**	1,025	4/0 UG	0.57020	0.24440	1.70000	0.50160	**0.02373**	**0.01017**	**0.07073**	**0.02087**	130.41000	**0.00012**	**0.00006**
Bus 009	**Bus 010**	1,276	4/0 UG	0.57020	0.24440	1.70000	0.50160	**0.02953**	**0.01266**	**0.08806**	**0.02598**	130.41000	**0.00015**	**0.00007**
Bus 010	**Bench Lake Reg**	1,435	1/0 OH	0.97450	0.71750	1.66250	2.06750	**0.05677**	**0.04180**	**0.09684**	**0.12044**	5.96900	**0.00001**	**0.00000**
Bench Lake Reg	**Bus 013**	2,618	1/0 OH	0.97450	0.71750	1.66250	2.06750	**0.10356**	**0.07625**	**0.17668**	**0.21972**	5.96900	**0.00001**	**0.00001**
Bus 013	**Bus 014**	2,618	1/0 OH	0.97450	0.71750	1.66250	2.06750	**0.10356**	**0.07625**	**0.17668**	**0.21972**	5.96900	**0.00001**	**0.00001**
Bus 014	**Bus 015**	2,500	1/0 OH	0.97450	0.71750	1.66250	2.06750	**0.09890**	**0.07281**	**0.16872**	**0.20982**	5.96900	**0.00001**	**0.00001**
Bus 015	**Bus 016**	2,600	336 OH	0.30620	0.62760	0.64830	1.62210	**0.03232**	**0.06624**	**0.06842**	**0.17120**	6.67600	**0.00002**	**0.00001**
Bus 016	**Bus 017**	2,200	#2 OH	1.55030	0.74470	2.32340	2.35830	**0.13845**	**0.06651**	**0.20749**	**0.21061**	5.73400	**0.00001**	**0.00001**
Bus 014	**Bus 018**	1,549	336 OH	0.30620	0.62760	0.64830	1.62210	**0.01925**	**0.03946**	**0.04076**	**0.10200**	6.67600	**0.00001**	**0.00000**
Bus 018	**Bus 019**	2,526	336 OH	0.30620	0.62760	0.64830	1.62210	**0.03140**	**0.06435**	**0.06648**	**0.16633**	6.67600	**0.00001**	**0.00001**
Bus 019	**Bus 020**	3,100	750 UG	0.15890	0.21590	0.05280	0.15310	**0.02000**	**0.02717**	**0.00664**	**0.01927**	200.28000	**0.00055**	**0.00027**
Bus 018	**Bus 021**	4,960	#2 OH	1.55030	0.74470	2.32340	2.35830	**0.31214**	**0.14994**	**0.46780**	**0.47483**	5.73400	**0.00003**	**0.00001**
Bus 021	**Bus 022**	4,900	#2 OH	1.55030	0.74470	2.32340	2.35830	**0.30837**	**0.14813**	**0.46215**	**0.46909**	5.73400	**0.00002**	**0.00001**
New Flat Build														
Bus 017	**Bus 023**	1,750	336 OH Flat	0.30660	0.64420	0.64840	1.58560	**0.02178**	**0.04576**	**0.04606**	**0.11264**	6.58600	**0.00001**	**0.00001**
Bus 023	**Bus 024**	2,600	336 OH Flat	0.30660	0.64420	0.64840	1.58560	**0.03236**	**0.06799**	**0.06843**	**0.16735**	6.58600	**0.00002**	**0.00001**
Bus 024	**Bus 025**	9,230	336 OH Flat	0.30660	0.64420	0.64840	1.58560	**0.11488**	**0.24137**	**0.24294**	**0.59409**	6.58600	**0.00005**	**0.00003**
Bus 025	**Bus 026**	2,100	336 OH Flat	0.30660	0.64420	0.64840	1.58560	**0.02614**	**0.05492**	**0.05527**	**0.13517**	6.58600	**0.00001**	**0.00001**
Bus 026	**Bus 027**	850	336 OH Flat	0.30660	0.64420	0.64840	1.58560	**0.01058**	**0.02223**	**0.02237**	**0.05471**	6.58600	**0.00000**	**0.00000**
Bus 027	**Bus 028**	1,580	336 OH Flat	0.30660	0.64420	0.64840	1.58560	**0.01966**	**0.04132**	**0.04159**	**0.10170**	6.58600	**0.00001**	**0.00000**
Bus 028	**Bus 029**	3,060	336 OH Flat	0.30660	0.64420	0.64840	1.58560	**0.03808**	**0.08002**	**0.08054**	**0.19696**	6.58600	**0.00002**	**0.00001**
Bus 029	**Bus 030**	2,700	336 OH Flat	0.30660	0.64420	0.64840	1.58560	**0.03360**	**0.07061**	**0.07107**	**0.17379**	6.58600	**0.00002**	**0.00001**
Bus 030	**Bus 031**	750	336 OH Flat	0.30660	0.64420	0.64840	1.58560	**0.00933**	**0.01961**	**0.01974**	**0.04827**	6.58600	**0.00000**	**0.00000**
Bus 031	**Bus 030**	2,580	336 OH Flat	0.30660	0.64420	0.64840	1.58560	**0.03211**	**0.06747**	**0.06791**	**0.16606**	6.58600	**0.00002**	**0.00001**

	Hurricane Distribution C101 – 12.47kV Overhead Impedances – FLAT Construction						
Conductor size	Ampacity (Amps)	Z(+) Ohms/mile		Z(0) Ohms/mile		Xc(+) Mohm/mile	B_{pu} mmho/mile
		R	X	R	X		
#2 ACSR	180	1.5510	0.7621	2.3237	2.3221	0.1767	5.658
1/0 ACSR	230	0.9752	0.7346	1.6627	2.0312	0.1698	5.889
4/0 ACSR	340	0.4863	0.6913	0.9526	1.7335	0.1595	6.270
336 ACSR	530	0.3066	0.6442	0.6484	1.5856	0.1518	6.586

	Hurricane Distribution C101 – 12.47kV Overhead Impedances – Pole Top w/lower Cross Arm Construction						
Conductor size	Ampacity (Amps)	Z(+) Ohms/**Mile**		Z(0) Ohms/**Mile**		Xc (+) Mohm/Mile	B_{pu} mmho/**Mile**
		R	X	R	X		
#2 ACSR	180	1.5503	0.7447	2.3234	2.3583	0.1744	5.734
1/0 ACSR	230	0.9745	0.7175	1.6625	2.0675	0.1675	5.969
4/0 ACSR	340	0.4848	0.6745	0.9507	1.7695	0.1573	6.356
336 ACSR	530	0.3062	0.6276	0.6483	1.6221	0.1498	6.676

	Hurricane Distribution C101 – 12.47kV Underground Impedances – Three Conductors in One non- metallic Conduit						
Conductor size	Ampacity (Amps)	Z(+) Ohms/1000'		Z(0) Ohms/1000'		Xc (+) Mohm/mile	B_{pu} mmho/Mile'
		R	X	R	X		
1/0 Al.	175	0.211	.0515	0.3680	0.0650	.009770	102.35
4/0 Al.	231	0.1080	0.0463	0.322	0.095	.007668	130.41
750 Al. MCM	457	0.03010	0.04090	0.0100	0.029	.004993	200.28

	Hurricane Distribution C101 – 12.47kV Underground Impedances – Three Conductors in One non- metallic Conduit						
Conductor size	Ampacity (Amps)	Z(+) Ohms/Mile'		Z(0) Ohms/Mile'		Xc (+) Mohm/mile	B_{pu} mmho/Mile'
		R	X	R	X		
1/0 Al.	175	1.114	0.2719	1.943	0.3432	.009770	102.35
4/0 Al.	231	0.5702	0.2444	1.700	0.5016	.007668	130.41
750 Al. MCM	457	0.1589	0.2159	0.0528	0.1531	.004993	200.28

The Okonite Company,
Ramsey NJ, 07446,
1 (201) 825-0300

Impedance and Technical Data

Cable Catalog ID	Size	Phase Arrangement	(+/-) Sequence Impedance, Multi-Point Grounding [ohms/kft]	(+/-) Sequence Impedance, 1-Point Grounding [ohms/kft]	Zero Sequence Impedance, Ground and Shield Return [ohms/kft]	Zero Sequence Impedance, Shield Return Only [ohms/kft]	Zero Sequence Impedance, Ground Return Only [ohms/kft]
		Triplexed	0.114+j0.044	0.112+j0.044	0.385+j0.145	0.449+j0.025	0.167+j0.759
		Cradled	0.112+j0.041	0.110+j0.046	0.376+j0.142	0.440+j0.024	0.164+j0.738
162-23-3081	**4/0 AWG Al**	1 OD -Horizontal	0.113+j0.053	0.110+j0.048	0.376+j0.143	0.440+j0.024	0.164+j0.734
		7.5 in. -Horizontal	0.125+j0.091	0.110+j0.089	0.363+j0.150	0.440+j0.024	0.164+j0.653
		Rectangular	0.112+j0.049	0.110+j0.046	0.376+j0.142	0.440+j0.024	0.164+j0.739

Additional Information: Capacitance = 80.5 [pF/ft] DC Resistance @ 25C = 0.084 [ohms/kft]

Calculation Parameters: kV=15.00, Insulation=133%, Conductor Temp.=105C, Concentric Wires 11 x 14 AWG, OD=1.300in

The Okonite Company,
Ramsey NJ, 07446,
1 (201) 825-0300

Impedance and Technical Data

Cable Catalog ID	Size	Phase Arrangement	(+/-) Sequence Impedance, Multi-Point Grounding [ohms/kft]	(+/-) Sequence Impedance, 1-Point Grounding [ohms/kft]	Zero Sequence Impedance, Ground and Shield Return [ohms/kft]	Zero Sequence Impedance, Shield Return Only [ohms/kft]	Zero Sequence Impedance, Ground Return Only [ohms/kft]
		Triplexed	0.036+j0.038	0.032+j0.039	0.127+j0.032	0.130+j0.019	0.087+j0.725
		Cradled	0.038+j0.035	0.032+j0.041	0.124+j0.031	0.127+j0.018	0.085+j0.704
162-23-3096	**750 kcmil Al**	1 OD -Horizontal	0.041+j0.045	0.032+j0.043	0.124+j0.031	0.127+j0.018	0.085+j0.700
		7.5 in. -Horizontal	0.059+j0.061	0.032+j0.074	0.124+j0.032	0.127+j0.018	0.085+j0.638
		Rectangular	0.038+j0.042	0.032+j0.041	0.124+j0.031	0.127+j0.018	0.085+j0.705

Additional Information: Capacitance = 136 [pF/ft] DC Resistance @ 25C = 0.024 [ohms/kft]

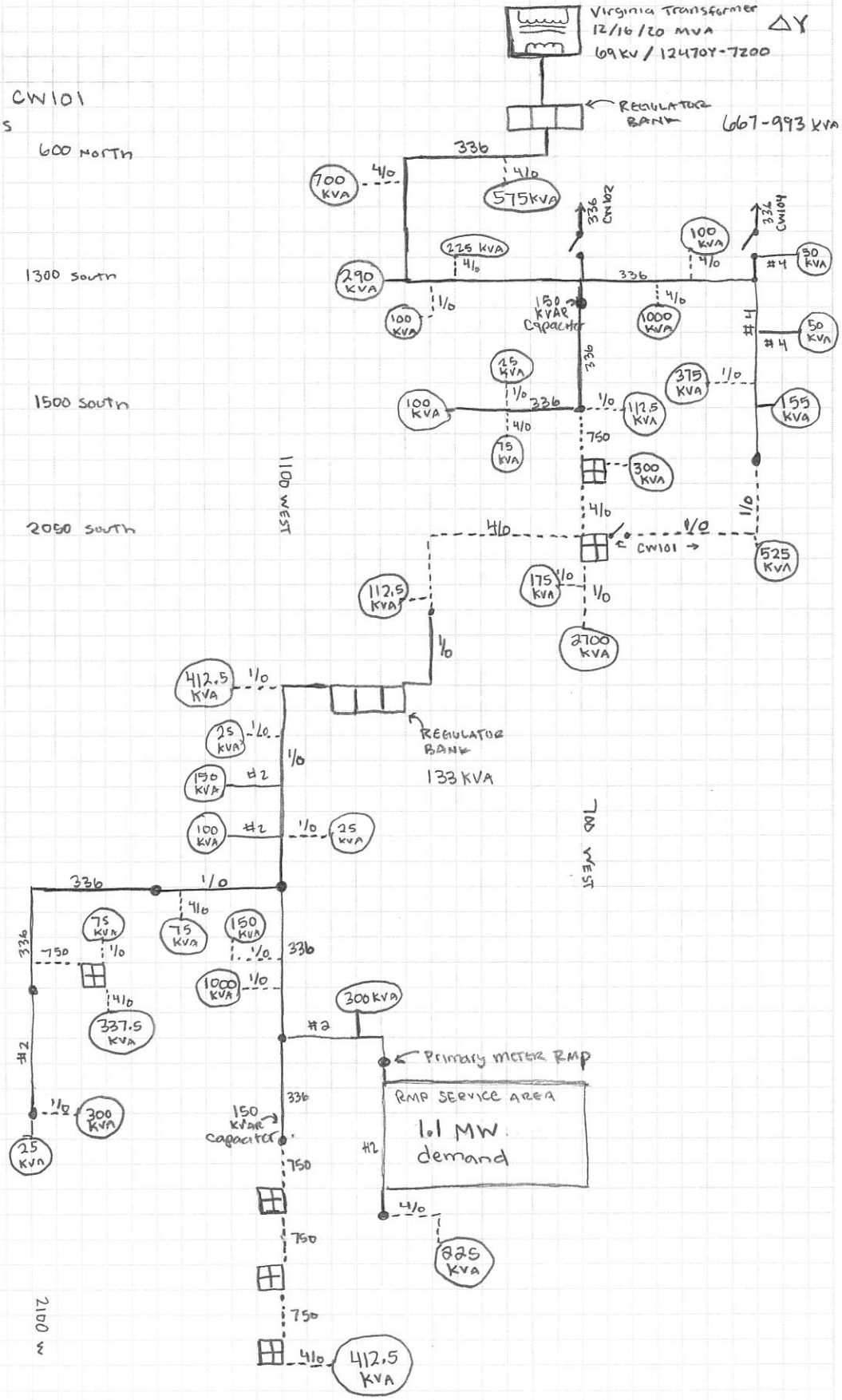
Calculation Parameters: kV=15.00, Insulation=133%, Conductor Temp.=105C, Concentric Wires 15 x 10 AWG, OD=1.950in

CLIFTON WILSON
101

MAX LOAD - 3.77 MW ON CW101
MAX Current T-1 520 AMPS

All overhead ACSR
All URD ERP

——— overhead
- - - - underground



PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Update 4/27/2023: The applicant is requesting an extension of the final plat deadline for this project. Per city ordinance, a final plat must be submitted within one year of approval of a preliminary plat, however the applicant can request an extension of one year with the Planning Commission. Construction drawings for this subdivision have been completed however staff is not signing them due to the lack of sufficient utilities in the area. Below is the original report from when the preliminary plat was first applied.

Staff recommends denial of this extension due to the lack of adequate utilities in the area citing the code sections below:

Sec. 9-6-3. - Adequate public facilities required.

A. ***Land shall be developed only where public facilities are in place or will be timely provided to serve proposed development at a level of service which meets the City's adopted level of service standards.*** *For each proposed development the City may require an analysis to be completed to determine whether adequate public facilities are available to service the development and whether the development will change existing levels of service or will create a demand which exceeds acceptable levels of service for any public facility, including roadways, intersections, bridges, storm drainage facilities, water storage, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services.*

B. ***A proposed development shall not be approved if demand for a public facility will exceed adopted level of service standards unless public facility improvements, reasonably calculated to raise service levels to adopted level of service standards, will be available to serve the development.***

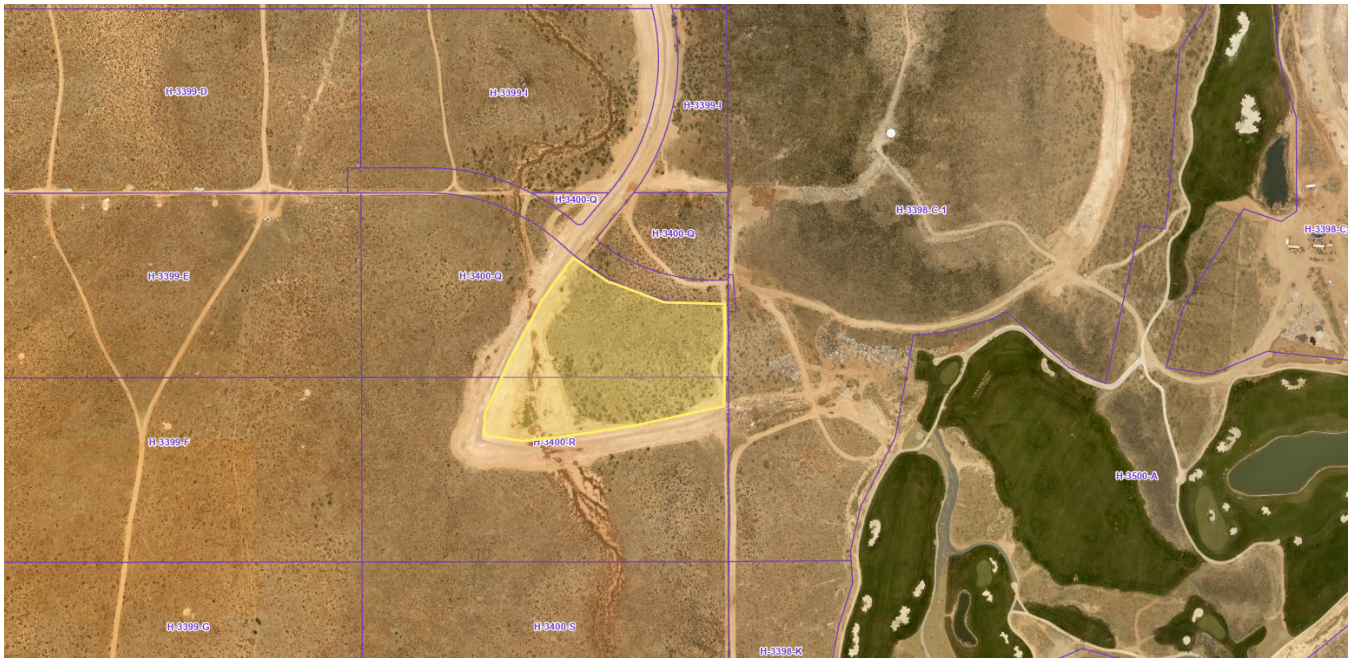
Sec. 10-37-4. - Adequate public facilities.

Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water

lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. ***No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.***
(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Agenda Date:	**04/14/2022**
Application Number:	2022-PP-14
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Brent Tuttle, Northern Engineering
Agent:	
Request:	Approval of a Preliminary Plat
Location:	2100 W 3900 S
Zoning:	R1-6
General Plan Map:	Planned Community

Discussion:
The applicant has filed a preliminary plat for phase 2 of Cordero. The applicant is proposing 40 lots on 9.81 acres and is on the other side of Future 2100 W from phase 1 which was approved in November of 2020. The Cordero development is split into three sections with different zonings: the west side is zoned Recreation Resort, the middle section is zoned R1-10 (Southern Shores) and the east side is zoned R1-6. A development agreement governs this development that limits the overall unit count to 700 units across all three sections. This is part of the eastern R1-6 section.



Map is approximate

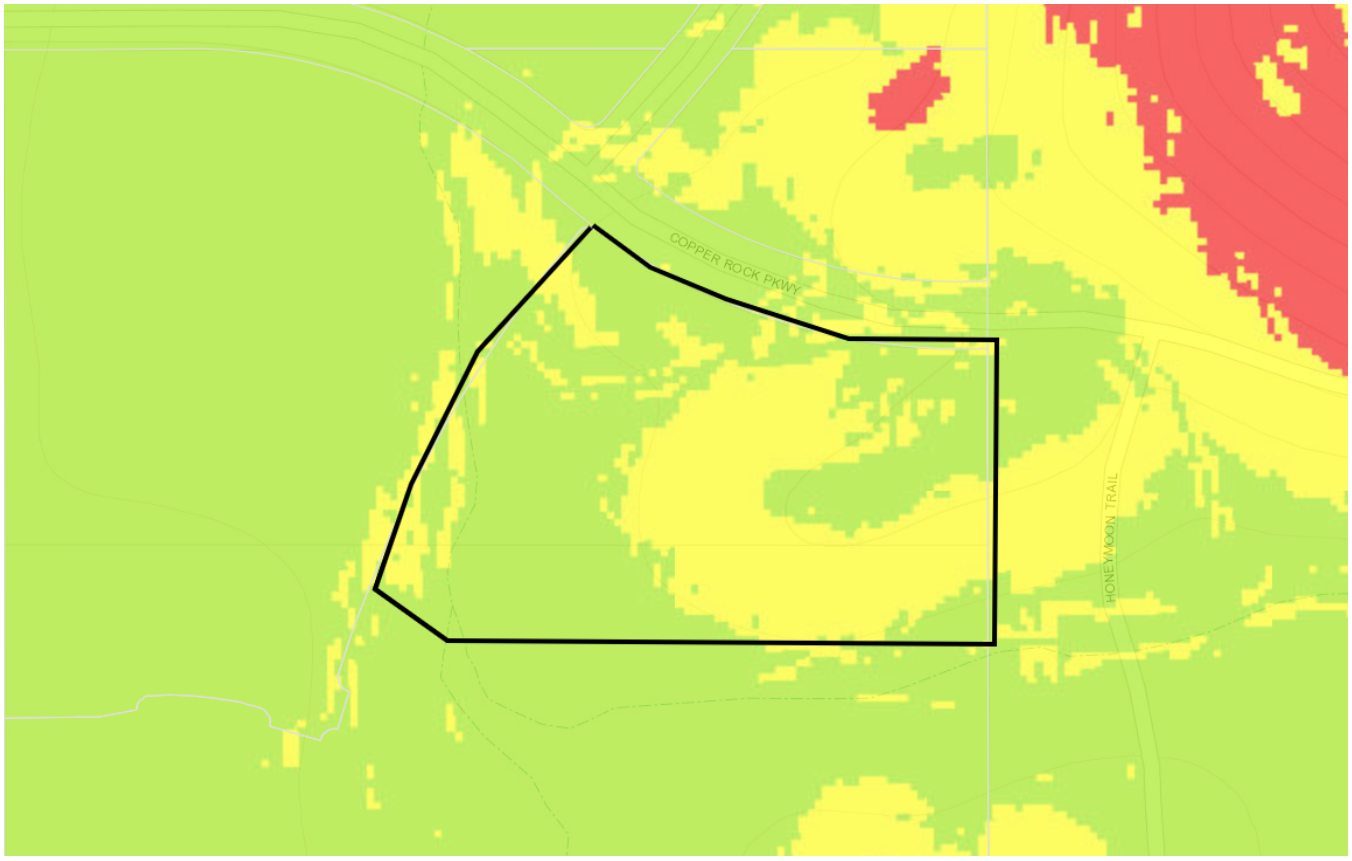
JUC Comments
The following items will need to be addressed:

1. **Power:** Limited capacity in the area, should be fine as long as it sticks to their master plan. May need to ensure the line on 2100 W has capacity.
2. **Sewer:** They are good.
3. **Street:** No comments
4. **Water:** Need a working water model. A new water model was requested for phase 1 but has not been received. They do not have an approved water model, and may need to be upsized.
5. **Engineering:** Water looping needs to work and second access needs to be there. Likely need to loop around Southern Shores. May need a trail on 2100 W and the west side.
6. **Fire:** Need second access and sufficient water looping
7. **Cable:** Good
8. **Gas**: No gas in the area. The city should consider requiring sleeves for future gas service.
9. **Water Conservancy:** No comments

Staff Comments: Preliminary Plat

1. Zoning is R1-6 all lots meet R1-6 zoning standards and the approved preliminary site plan. Only major change is a roadway on the east side connecting to Copper Rock Parkway. Staff appreciates the connectivity.
2. A will serve letter has not been provided by either the culinary or sanitary water provider. Hurricane City Water is refusing to provide a will serve letter until a new water model is provided.
3. The development is partly governed by a development agreement which capped the total number of lots at 700 for the whole area. The development agreement required preliminary plays to list the number of lots that have been approved for the full Cordero development. This note has not been provided.

4. The applicant will need to construct improvements to the surrounding roadways on the City's Transportation Master Plan. The applicant will also need to provide walls along the master plan roadways.
5. There is a 12' multi-use sidepath along the west side of 2100 W that will need to be shown on the plat.
6. All park strips will need to be landscaped and have the proper improvements.
7. According to the Development Agreement between the City and the Cordero Developer: "*The Developer shall provide a table on the preliminary plat with each phase of development the total number of ERUs that have been approved for the total project"* The Developer is only entitled to 700 units and it is important that this note is provided so that the City and the Developer know how many units are outstanding. This table must be provided.
8. A grading plan has been provided. The City's slope map indicates a sensitive lands application may be required for this property. A sensitive lands application is required when:
    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).*
    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).*
    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).*



Map is approximate.

Staff has reviewed the contours and has found that the majority of the property is under 10% slope. However, some small sections appear to be around 15% slope. Staff would request additional information to determine if a sensitive lands application is needed.

1. 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. Staff has generally read this section to mean that the city may deny or delay any development that does not have adequate services. The Joint Utility Committee has requested additional "*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" before proceeding with the proposed preliminary plat. Planning staff supports this recommendation. Namely, the Water Department has expressed concerns that the current water model is not adequate for the City to justify expanding services in this area.

CORDERO PHASE II PRELIMINARY PLAT

HURRICANE, UTAH

MARCH 2022

GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE HURRICANE CITY PUBLIC WORKS DEPARTMENT.
2. A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS, HURRICANE CITY PUBLIC WORKS AND CITY'S ENGINEER SHOULD BE PRESENT.
3. ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.
4. CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SO NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHARGING THE CONTRACTOR FOR REESTABLISHING SAID POINTS.

ROADWAY/STORM DRAIN

1. ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF HURRICANE CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
3. STORM DRAIN PIPES MUST BE RCP CLASS III. PIPES SHALL BE INSTALLED ACCORDING TO PERTINENT HURRICANE CITY STANDARDS.

SEWER

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ASH CREEK SPECIAL SEWER DISTRICT DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS DRAWINGS OF ASH CREEK SPECIAL SERVICE DISTRICT.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY ASH CREEK SPECIAL SERVICE DISTRICT.
3. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF RECORD DRAWINGS TO ASH CREEK SPECIAL SERVICE DISTRICT AND (1) SET TO NORTHERN ENGINEERING, INC.
4. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH HURRICANE CITY STANDARDS.
5. ALL SEWER LINE WITHIN PUBLIC STREETS ARE PUBLIC SEWER LINES TO BE OPERATED AND MAINTAINED BY ASH CREEK SPECIAL SERVICE DISTRICT. NO PRIVATE SEWER LINES ARE ALLOWED.

WATER

1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "UTAH REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS", AND THE HURRICANE CITY PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DRAWINGS.
2. CONTRACTOR SHALL NOTIFY NORTHERN ENGINEERING, INC. THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST HURRICANE CITY ENGINEERING DEPARTMENT INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
3. CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ASSURE THAT SAID LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE.
4. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF RECORD DRAWINGS TO HURRICANE CITY & (1) SET TO NORTHERN ENGINEERING, INC.
5. WATER VALVE LIDS ARE TO BE LABELED "WATER" FOR CULINARY VALVES.
6. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH HURRICANE CITY STANDARDS.
7. WATERLINES TO BE BEDDED IN GRANULAR MATERIAL. A MIN. OF 8" COVER OVER TOPS OF PIPE IS REQUIRED TO AVOID PENETRATION OF SUB BASE FROM ABOVE. THE OVERALL COVER OF THE CULINARY PIPE NEEDS TO BE NO LESS THAN 4 FEET.
8. ALL CULINARY WATERLINES SHALL BE POLY WRAPPED DUCTILE IRON OR PVC C-900.
9. WATER SERVICES SHALL BE TYPE "K" COPPER ONLY.
10. THRUST BLOCKS ARE NOT ALLOWED. JOINT RESTRAINTS ARE REQUIRED. SEE DETAIL SHEET.
11. HURRICANE VALLEY FIRE DISTRICT TO APPROVE THE LOCATION OF FIRE HYDRANTS.
12. ALL MAIN AND SERVICE LINES SHALL MAINTAIN A 10 FOOT SEPARATION BETWEEN WATER AND SEWER.
13. ALL WATER MAINS 10-INCH AND LARGER SHALL BE POLY-WRAPPED DUCTILE IRON.
14. ONLY A PRE-QUALIFIED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE WATER SYSTEM.

DOMINION ENERGY NOTES

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JEFF BURTON @ 435-674-6112
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPERS EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COST. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS. (1155 E 350 N. ST. GEORGE).
4. ALL OF THE 10 FOOT UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED TO WITHIN 6 INCHES OF TOP BACK OF THE CURB BEFORE GAS LINES WILL BE INSTALLED. DEVELOPER WILL BE RESPONSIBLE FOR THE COST OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.
5. ALL TRENCHES SHALL BE BACKFIELD AND ALL DEBRIS, CONSTRUCTION MATERIALS, AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB, AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS, OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER .
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF GAS SERVICE TO THIS PROJECT.
9. CONTACT CRAIG HANSEN, (435) 674-6144, AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. IMPORTANT NOTICE: GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE, AND THE 10 FOOT UTILITY EASEMENT IS GRADED TO TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE:
    IF HIGH PRESSURE GAS LINES ARE LOCATED IN OR NEAR YOUR DIGGING AREA, BEFORE DIGGING PLEASE CALL: BRYAN WARD @ (435) 559-6547.

TDS BROADBAND NOTES

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITH IN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PROVIDE CONDUITS. PLEASE CONTACT DAVID AT 435-703-8932 AT LEAST THREE WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARD DAVID TRAUNTVEIN WITH TDS AT 435-703-8932.
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

-INDEX OF SHEETS-

SHEET	DESCRIPTION
1-1	COVER SHEET AND NOTES
1-2	MASTER PLAN
2-1	PRELIMINARY PLAT SHEET 1
2-2	PRELIMINARY PLAT SHEET 2
2-3	PRELIMINARY UTILITY PLAN
2-4	PRELIMINARY GRADING PLAN
DT-1	TYPICAL STREET CROSS-SECTIONS

VICINITY MAP
-NTS-

CENTURYLINK NOTES

1. CENTURYLINK WILL PROVIDE ALL 2" AND 4" PVC AND DELIVER IT TO THE SITE. PLEASE CALL 1-435-632-6553 TO SCHEDULE DELIVERY.
2. CENTURYLINK TO PLACE CONDUIT IN POWER TRENCH.
3. THE DEVELOPER IS TO PROVIDE ALL STREET NAMES AND LOT ADDRESSES WITHIN TWO WEEKS OF UTILITY PLAN APPROVAL.
4. FAILURE TO COMPLY WITH THE ABOVE NOTES COULD RESULT IN DELAY OF SERVICE TO THE PROJECT. CONTACT TELCO ENGINEER WITH QUESTIONS 1-435-673-9639.
5. ANY QUESTIONS: CONTACT ZACH MATHEWS @ 435-673-9639.

POWER NOTES

1. DEVELOPER RESPONSIBLE FOR ALL COST, 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 CITY 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 CITY 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 THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
10. DEVELOPER TO BE BILLED A TERMINATION FEE OF $99.00 PER PRIMARY ELBOW TERMINATIONS.
11. HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPECS. TO LED's. SEE HURRICANE POWER FOR NEW SPEC.
12. DEVELOPER WILL BE BILLED $4,074.00 FOR A 750 THREE-PHASE PRIMARY RISER FEE.
13. ALL UNDERGROUND POWER LINES WILL NEED TO BE ALONGSIDE A PERMANENT ROADWAY AND THE POWER LINE NEEDS TO BE INSTALLED ON THE WEST AND NORTH SIDE OF THE ROAD.
14. DEVELOPER WILL BE BILLED $1,083.00 FOR SWITCH MAKE-UP FEE FOR EACH SWITCH THAT HAS BEEN INSTALLED.
15. DEVELOPER WILL BE BILLED $1,690.00 FUSE BAY FEE.
16. ALL THREE-PHASE 750 MCM 15KV RUNS MUST NOT EXCEED 1000 FEET BETWEEN SWITCHES.

PARKS

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

HURRICANE CITY APPROVAL

WCWCD	DATE
STREETS DEPARTMENT	DATE
ASH CREEK SEWER DISTRICT	DATE
WATER DEPARTMENT	DATE
CENTURYLINK	DATE
DOMINION ENERGY	DATE
BUILDING DEPARTMENT	DATE
HURRICANE POWER DEPARTMENT	DATE
FIRE DEPARTMENT	DATE
PARKS DEPARTMENT	DATE
TDS TELECOM	DATE
PUBLIC WORKS DEPARTMENT	DATE
CITY ENGINEER	DATE

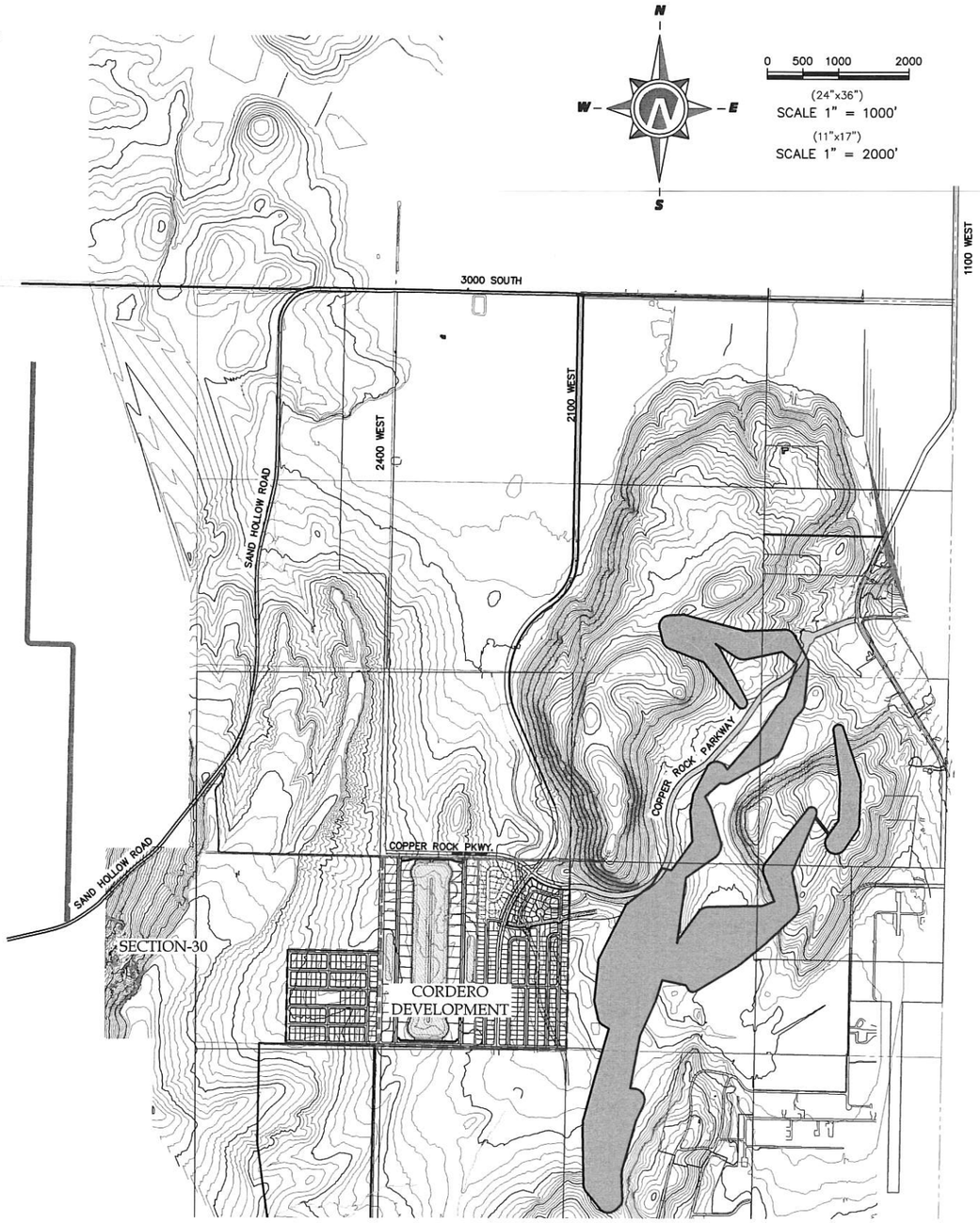
REGISTERED PROFESSIONAL ENGINEER
BRANT D TUTTLE
No 164687
03-29-22
STATE OF UTAH

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

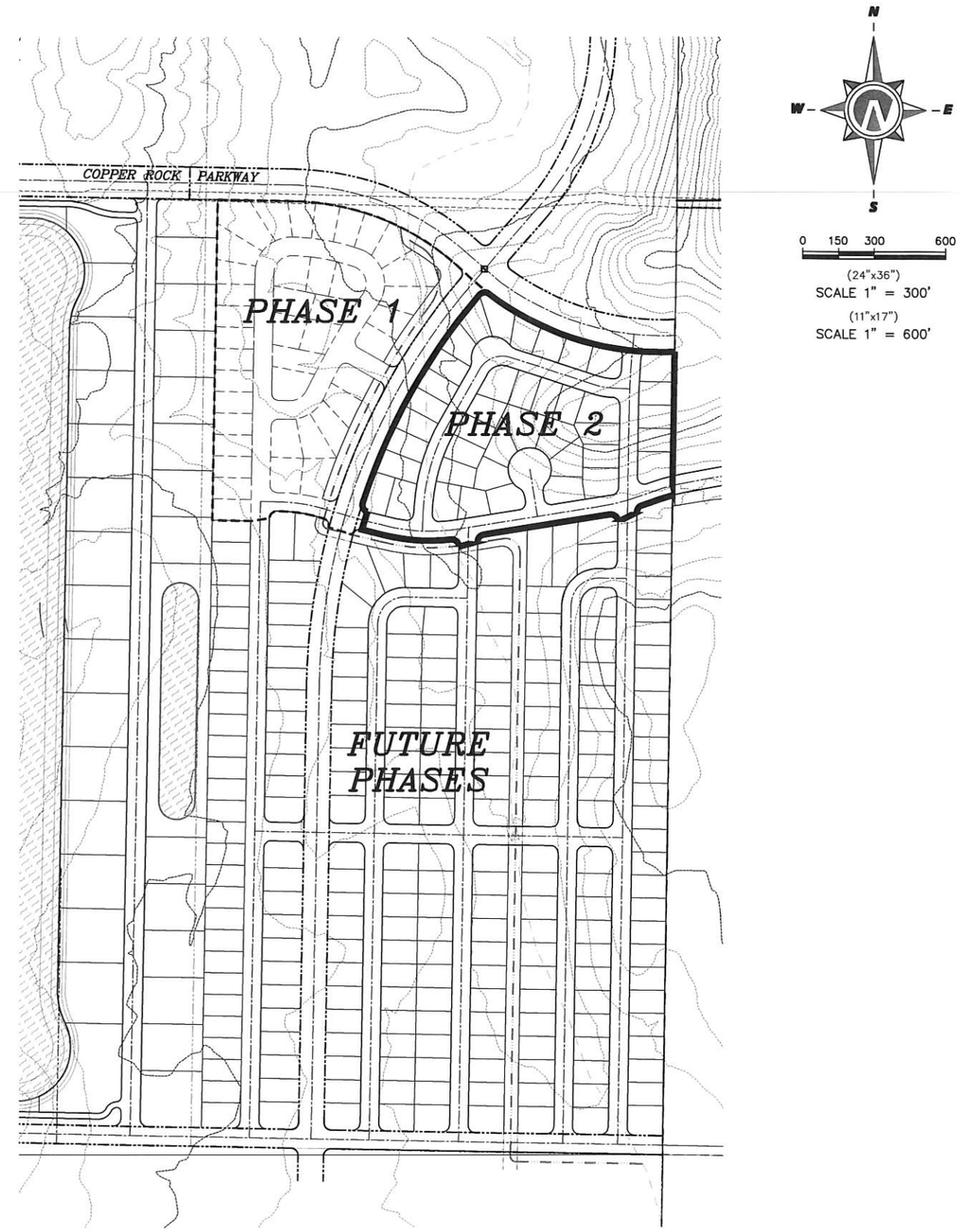
JOB NO. 3-16-052

SHEET NO. 1-1

K:\3-16-052-00 SPILSBURY-COPPER ROCK\CAD\2020 DESIGN\PHASE TWO\01_PH-2 PRELIM COVER.dwg 3/25/2022 10:00 AM



VICINITY PLAN



MASTER PLAN

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

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

Northern
ENGINEERING INC
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT

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

CORDERO PHASE II PLAT A SUBDIVISION

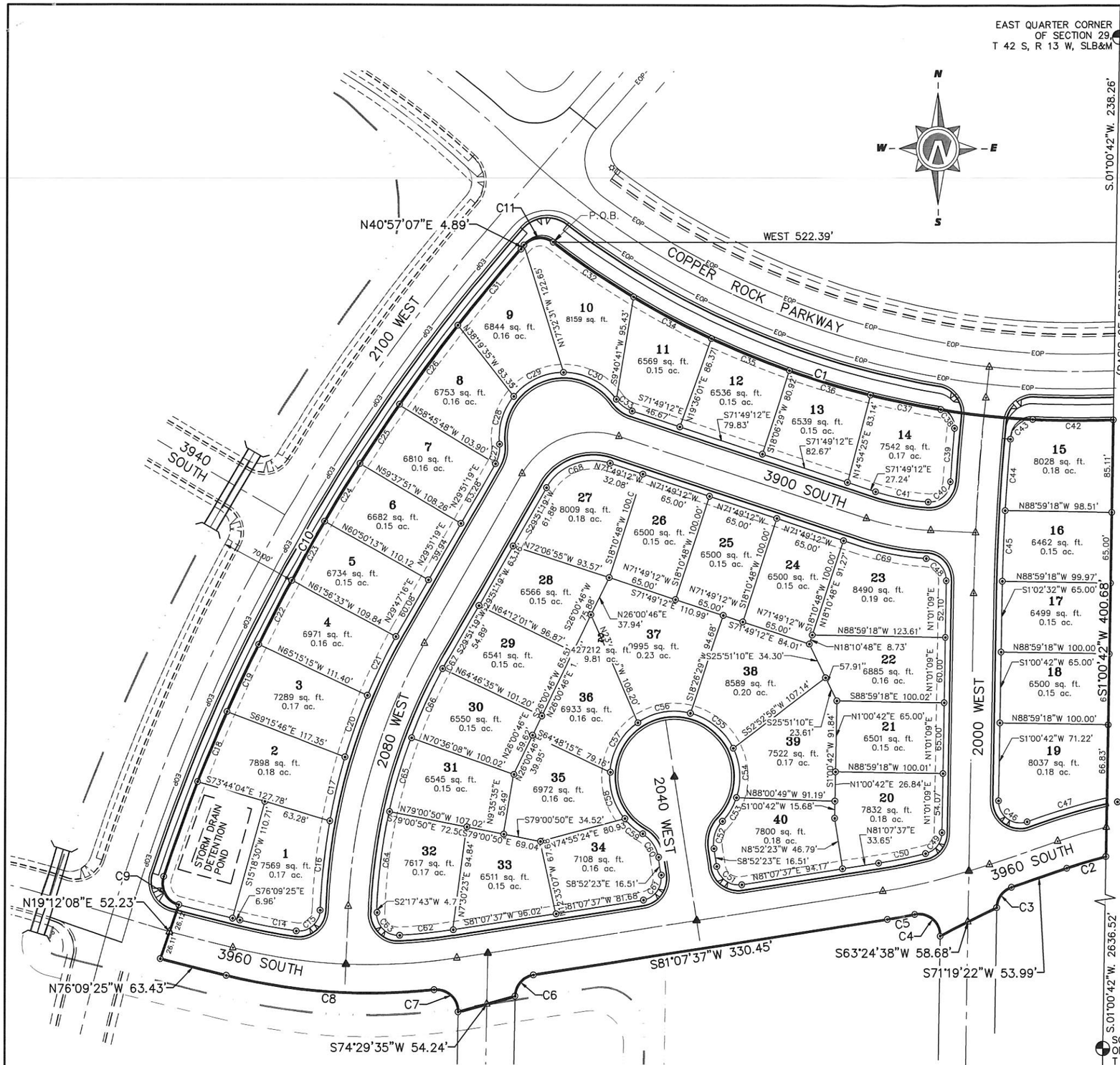
MASTER PLAN

HURRICANE, UTAH

JOB NO. 03–16–052

SHEET NO. 1–2

K:\3-16-052-00 SPILSBURY-COPPER ROCK\CAD\2020 DESIGN\PHASE TWO\02 PH-2 PRELIM MASTER PLAN.dwg 3/15/2022 11:05 AM



BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, S.L.B.&M., HURRICANE, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 29; THENCE S.01°00'42"W. A DISTANCE OF 238.26 FEET ALONG THE SECTION LINE; THENCE WEST A DISTANCE OF 522.39 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF COPPER ROCK PARKWAY, SAID POINT ALSO BEING A POINT OF CURVATURE OF A 807.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, AND SAID POINT ALSO BEING THE REAL POINT OF BEGINNING.

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 555.39 FEET ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A RADIAL BEARING OF N.37°08'29"E. A CENTRAL ANGLE OF 39°25'55" AND A CHORD THAT BEARS S.72°34'29"E. A DISTANCE OF 544.49 FEET TO A POINT ON THE EAST SECTION LINE OF SAID SECTION 29; THENCE S.01°00'42"W. A DISTANCE OF 400.68 FEET ALONG SAID EAST SECTION LINE TO A POINT OF CURVATURE OF A 500.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.66 FEET, SAID CURVE HAVING A RADIAL BEARING OF S.14°21'41"E. A CENTRAL ANGLE OF 04°18'57" AND A CHORD THAT BEARS S.73°28'51"W. A DISTANCE OF 37.65 FEET; THENCE S.71°19'22"W. A DISTANCE OF 53.99 FEET TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 70°18'40" AND A CHORD THAT BEARS S.36°10'02"W A DISTANCE OF 23.03 FEET; THENCE S.63°24'38"W. A DISTANCE OF 58.68 FEET TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.70 FEET SAID CURVE HAVING A RADIAL BEARING OF N.88°59'19"W. A CENTRAL ANGLE OF 102°16'33" AND A CHORD THAT BEARS N.50°07'35"W. A DISTANCE OF 31.15 FEET TO A POINT OF CURVATURE OF A 626.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 26.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 02°23'28" AND A CHORD THAT BEARS S.79°55'53"W. A DISTANCE OF 26.12 FEET; THENCE S.81°07'37"W. A DISTANCE OF 330.45 FEET TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.97 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 80°06'55" AND A CHORD THAT BEARS S.41°04'09"W. A DISTANCE OF 25.74 FEET; THENCE S.74°29'35"W. A DISTANCE OF 54.24 FEET TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 33.95 FEET, SAID CURVE HAVING A RADIAL BEARING OF N.88°59'19" A CENTRAL ANGLE OF 97°15'31" AND A CHORD THAT BEARS N.47°37'03"W. A DISTANCE OF 30.02 FEET TO A POINT OF CURVATURE OF A 552.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 193.55 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 20°05'24" AND A CHORD THAT BEARS N.86°12'07"W. A DISTANCE OF 192.56 FEET; THENCE N.76°09'25"W. A DISTANCE OF 63.43 FEET; THENCE N.19°12'08"E. A DISTANCE OF 52.23 FEET TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 33.02 FEET, SAID CURVE HAVING A RADIAL BEARING OF N.13°50'35" A CENTRAL ANGLE OF 94°36'21" AND A CHORD THAT BEARS N.28°51'15"W. A DISTANCE OF 29.40 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 2100 WEST SAID POINT ALSO BEING A POINT OF CURVATURE OF A 1700.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 667.68 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 22°30'11" AND A CHORD THAT BEARS N.29°42'01"E. A DISTANCE OF 663.40 FEET; THENCE N.40°57'07"E. S DISTANCE OF 4.89 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS TANGENT CURVE THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.09 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 86°11'22" AND A CHORD THAT BEARS N.84°02'48"E. A DISTANCE OF 27.33 FEET TO THE POINT OF BEGINNING.
CONTAINING 9.81 ACRES.

LEGEND

- SECTION CORNER
- CLASS I MONUMENT
- PROPERTY CORNERS
- ROAD CENTER LINE MARKER
- PROPERTY BOUNDARY
- EASEMENT LOT LINE
- SECTION LINE
- EXISTING DITCH FLOWLINE

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

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

0 5 25 50 100 150

(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

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

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

K:\3-16-052-00 SPILSBURY-COPPER ROCK\C&D\2020 DESIGN\PHASE TWO\PHASE-2-DESIGN BASE 03-04-22.dwg 3/25/2022 9:44 AM

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

CORDERO PHASE II

PRELIMINARY PLAT

HURRICANE, UTAH

JOB NO. 3-16-052

SHEET NO. 2-1

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	555.40'	807.00'	544.50'	S72°34'28"E	39°25'56"
C2	37.66'	500.00'	37.65'	S73°28'51"W	4°18'57"
C3	24.54'	20.00'	23.03'	S36°10'02"W	70°18'40"
C4	35.70'	20.00'	31.15'	N50°07'35"W	102°16'33"
C5	26.13'	626.00'	26.12'	S79°55'53"W	2°23'28"
C6	27.97'	20.00'	25.74'	S41°04'09"W	80°06'55"
C7	33.95'	20.00'	30.02'	N47°37'03"W	97°15'31"
C8	193.55'	552.00'	192.56'	N86°12'07"W	20°05'24"
C9	33.02'	20.00'	29.40'	N28°51'15"W	94°36'21"
C10	667.68'	1700.00'	663.40'	N29°42'01"E	22°30'11"
C11	30.09'	20.00'	27.33'	N84°02'49"E	86°11'24"
C12	92.34'	1700.00'	92.33'	S20°00'17"W	3°06'44"
C12	115.39'	426.00'	115.04'	N81°12'57"W	15°31'13"
C13	33.02'	20.00'	29.40'	S28°51'15"E	94°36'21"
C13	86.74'	76.00'	82.11'	N58°19'40"E	65°23'33"
C14	52.78'	500.00'	52.76'	S79°10'52"E	6°02'54"
C15	33.34'	20.00'	29.61'	N50°02'42"E	95°29'57"
C16	82.13'	621.34'	82.07'	N6°04'56"E	7°34'26"
C16	202.13'	591.78'	201.15'	N80°40'31"W	19°34'12"
C17	60.10'	552.00'	60.07'	N13°27'03"E	6°14'18"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C17	117.48'	76.00'	106.13'	S45°15'16"W	88°34'15"
C18	69.60'	1700.00'	69.59'	S22°44'01"W	2°20'44"
C19	67.98'	1700.00'	67.98'	S25°03'08"W	2°17'28"
C20	60.04'	552.00'	60.01'	N19°41'09"E	6°13'54"
C21	60.04'	552.00'	60.01'	N25°55'04"E	6°13'56"
C22	66.42'	1700.00'	66.41'	S27°19'01"W	2°14'18"
C23	62.20'	1700.00'	62.20'	S29°29'04"W	2°05'47"
C24	62.27'	1700.00'	62.27'	S31°34'55"W	2°05'55"
C25	64.97'	1700.00'	64.96'	S33°43'34"W	2°11'23"
C26	91.20'	1700.00'	91.19'	S36°21'28"W	3°04'25"
C27	18.70'	30.00'	18.40'	N11°59'50"E	35°42'58"
C28	47.03'	60.00'	45.84'	N16°35'40"E	44°54'35"
C29	52.84'	60.00'	51.15'	N64°16'42"E	50°27'15"
C30	56.96'	60.00'	54.84'	S63°17'52"E	54°23'22"
C31	95.60'	1717.53'	95.59'	S39°30'03"W	3°11'21"
C32	90.22'	807.11'	90.18'	N56°03'41"W	6°24'18"
C33	18.70'	30.00'	18.40'	S53°57'42"E	35°42'58"
C34	81.62'	807.00'	81.59'	N62°09'44"W	5°47'42"
C35	77.80'	807.00'	77.77'	N67°49'18"W	5°31'26"
C36	78.08'	807.00'	78.05'	N73°21'20"W	5°32'37"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C37	67.22'	807.00'	67.20'	N78°30'49"W	4°46'20"
C38	24.07'	16.00'	21.86'	N37°48'01"W	86°11'54"
C39	49.32'	2026.00'	49.32'	N4°36'05"E	1°23'41"
C40	31.34'	20.00'	28.23'	N48°47'31"E	89°46'32"
C41	50.62'	200.00'	50.48'	S79°04'12"E	14°30'02"
C42	74.25'	807.00'	74.23'	N89°39'16"W	5°16'19"
C43	30.66'	20.00'	27.74'	S49°03'53"W	87°49'59"
C44	65.80'	1974.00'	65.80'	S4°11'36"W	1°54'36"
C45	65.02'	1974.00'	65.02'	S2°17'41"W	1°53'14"
C46	38.29'	20.00'	32.70'	S53°49'58"E	109°41'21"
C47	76.90'	628.67'	76.85'	N73°25'34"E	7°00'31"
C48	30.52'	20.00'	27.64'	N42°41'58"W	87°26'14"
C49	26.40'	20.00'	24.53'	N38°50'17"E	75°38'15"
C50	44.78'	574.00'	44.77'	N78°53'30"E	4°28'13"
C51	31.42'	20.00'	28.28'	S53°52'23"E	90°00'00"
C52	26.98'	30.00'	26.08'	S16°53'15"W	51°31'17"
C53	25.34'	60.00'	25.15'	S30°33'05"W	24°11'37"
C54	46.52'	60.00'	45.36'	S3°45'19"E	44°25'12"
C55	52.26'	60.00'	50.62'	S50°55'01"E	49°54'12"
C56	50.86'	60.00'	49.35'	N79°50'54"E	48°33'58"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C57	54.00'	60.00'	52.19'	N29°47'01"E	51°33'49"
C58	45.68'	60.00'	44.58'	S17°48'32"E	43°37'17"
C59	21.76'	60.00'	21.64'	S50°00'25"E	20°46'30"
C60	26.98'	30.00'	26.08'	S34°38'02"E	51°31'17"
C61	31.42'	20.00'	28.28'	S36°07'37"W	90°00'00"
C62	49.47'	500.00'	49.45'	N83°57'41"E	5°40'09"
C63	33.34'	20.00'	29.61'	S45°27'15"E	95°29'57"
C64	88.40'	500.00'	88.29'	S7°21'37"W	10°07'48"
C65	70.49'	499.96'	70.43'	S16°27'51"W	8°04'41"
C66	69.83'	491.44'	69.77'	S24°30'12"W	8°08'28"
C67	11.79'	498.66'	11.79'	S29°10'47"W	1°21'17"
C68	68.35'	50.00'	63.15'	S69°01'04"W	78°19'29"
C69	79.32'	268.62'	79.04'	N77°57'30"W	16°55'10"

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

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

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

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

K:\3-16-052-00 SPILSBURY-COPPER ROCK\CAD\2020 DESIGN\PHASE TWO\PHASE-2-DESIGN BASE 03-04-22.dwg 3/25/2022 9:44 AM

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

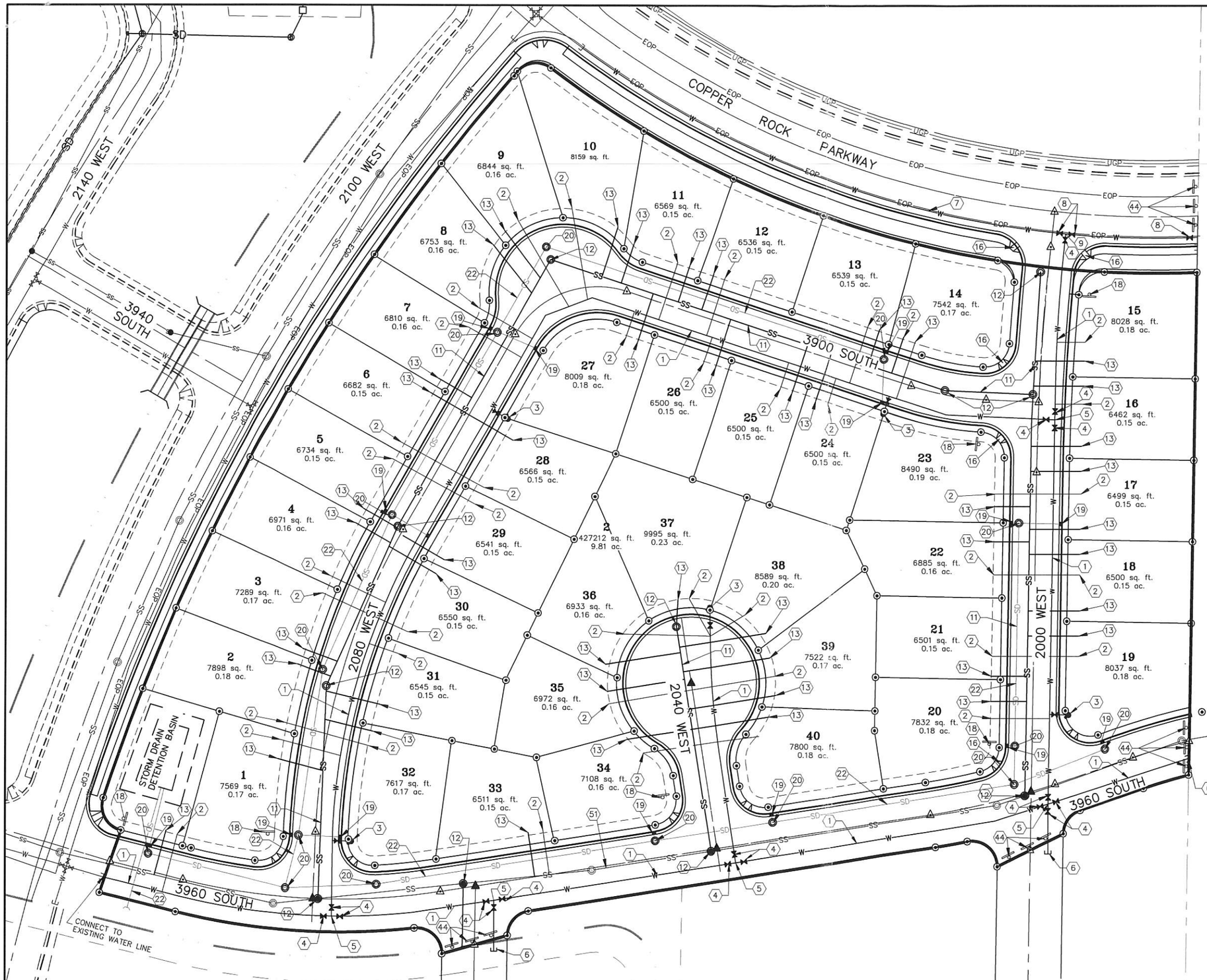
CORDERO PHASE II

PRELIMINARY PLAT

HURRICANE, UTAH

JOB NO. 3-16-052

SHEET NO. 2-2



UTILITY CONSTRUCTION NOTES

1. NEW 8" PVC C-900 WATER MAIN
2. NEW ¾" WATER SERVICE WITH METER AND YOKE AND 2" X 4" MARKER AT END OF SERVICE
3. NEW FIRE HYDRANT WITH 6" VALVE
4. NEW 8" GATE VALVE
5. NEW 8" TEE
6. NEW 8" PLUG
7. NEW 12" POLY-WRAPPED DI WATER MAIN
8. NEW 12" BUTTERFLY VALVE
9. NEW 12" X 8" TEE
10. NEW 12" PLUG
11. NEW 8" PVC SEWER LINE
12. NEW 48" SEWER MANHOLE
13. NEW 4" SEWER LATERAL WITH PLUG STUBBED UP 3' BELOW ROUGH GRADE MARKED WITH T-POST 3' ABOVE GRADE. MATCH 4" PIPE CROWN W/ 8" MAIN CROWN
14. NEW 8" SEWER CAP
16. HANDICAP ACCESS RAMP
17. NEW STREET LIGHT
18. NEW STOP SIGN/STREET SIGN/STOP BAR
19. NEW STORM DRAIN INLET BOX
20. NEW STORM DRAIN 60" MANHOLE
21. NEW 15" RCP STORM DRAIN LATERAL
22. NEW 15" RCP STORM DRAIN LINE
44. INSTALL 3 END OF STREET OM4-1 SIGNS
51. EXISTING 12" PVC SEWER PIPE
53. NEW 60" SEWER MANHOLE

N
W E
S

0 50 40 80

(24"x36")
SCALE 1" = 40'

(11"x17")
SCALE 1" = 80'

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

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

K:\3-16-052-00 SPILSBURY-COPPER ROCK\CAD\2020 DESIGN\PHASE TWO\PHASE-2-PRELIM BASE-03-25-22.dwg 3/29/2022 1:48 PM

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

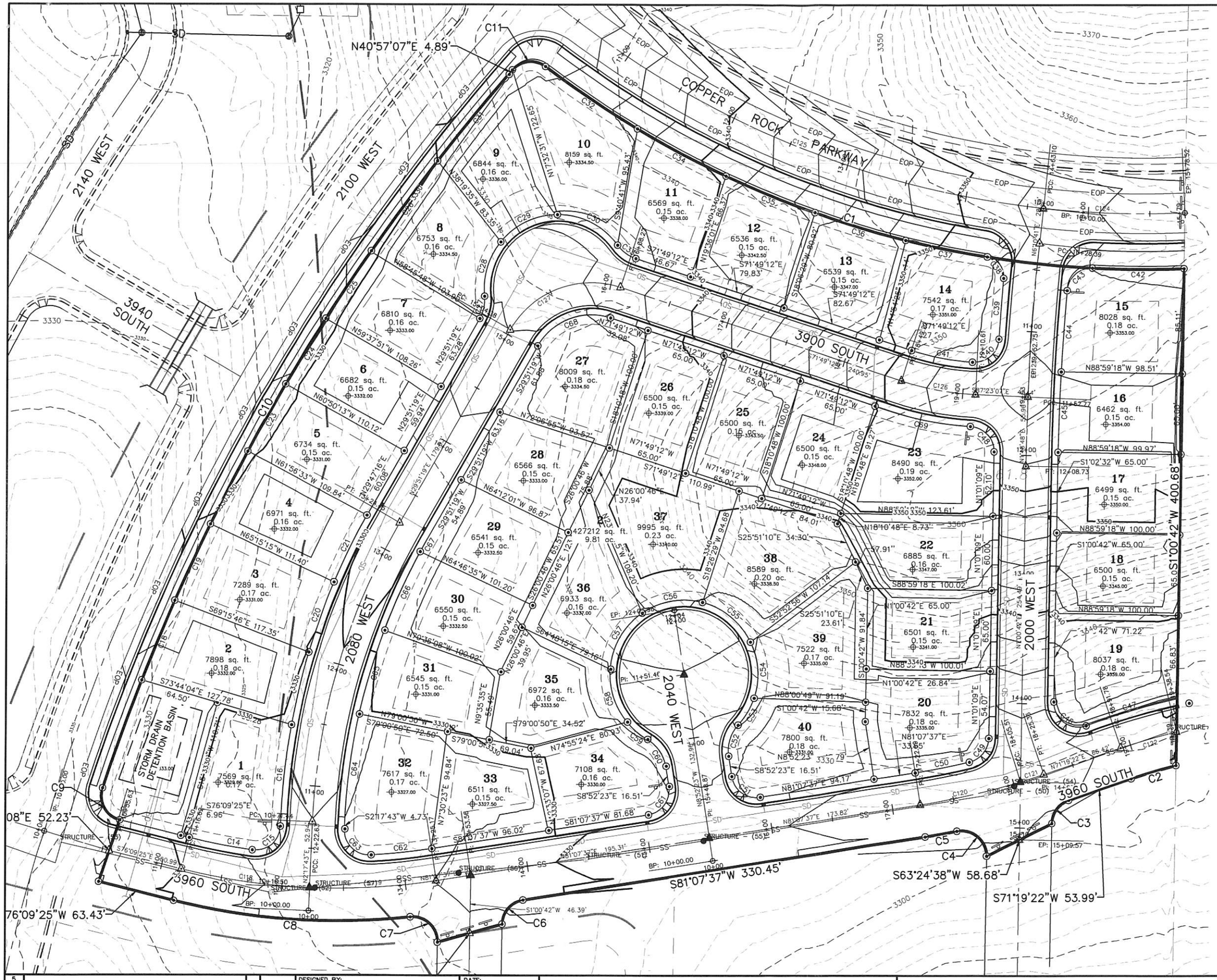
CORDERO PHASE II

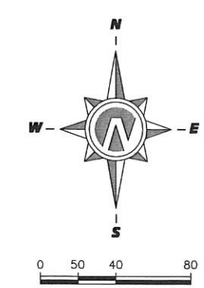
UTILITY PLAN

HURRICANE, UTAH

JOB NO. 3-16-052

SHEET NO. 2-3





(24"x36")
SCALE 1" = 40'

(11"x17")
SCALE 1" = 80'

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

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

K:\3-16-052-00 SPILSBURY-COPPER ROCK\CAD\2020 DESIGN\PHASE TWO\PHASE-2-PRELIM BASE-03-25-22.dwg, 3/25/2022 9:57 AM

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

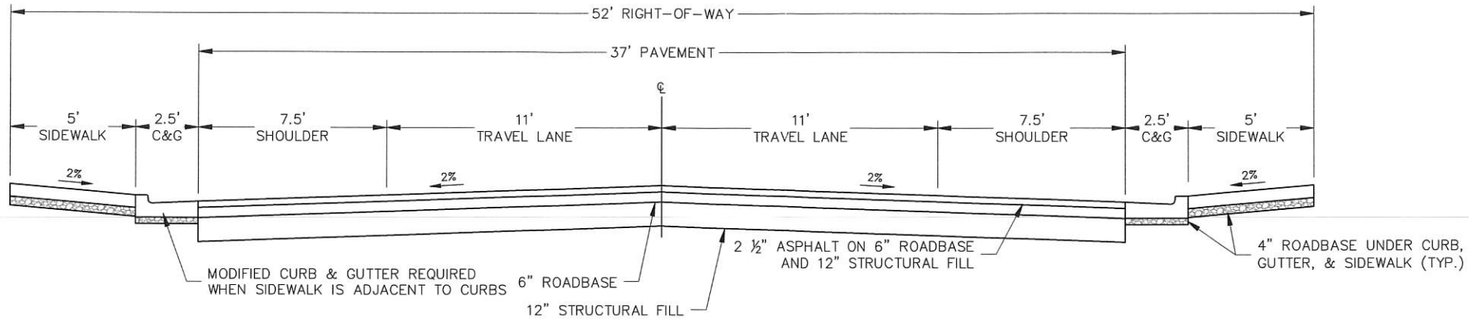
CORDERO PHASE II

PRELIMINARY GRADING PLAN

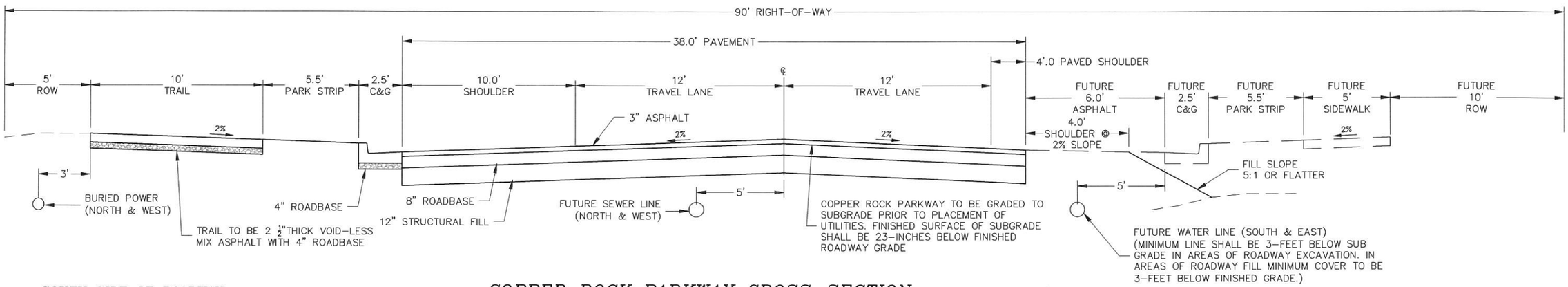
HURRICANE, UTAH

JOB NO. 3-16-052

SHEET NO. 2-4



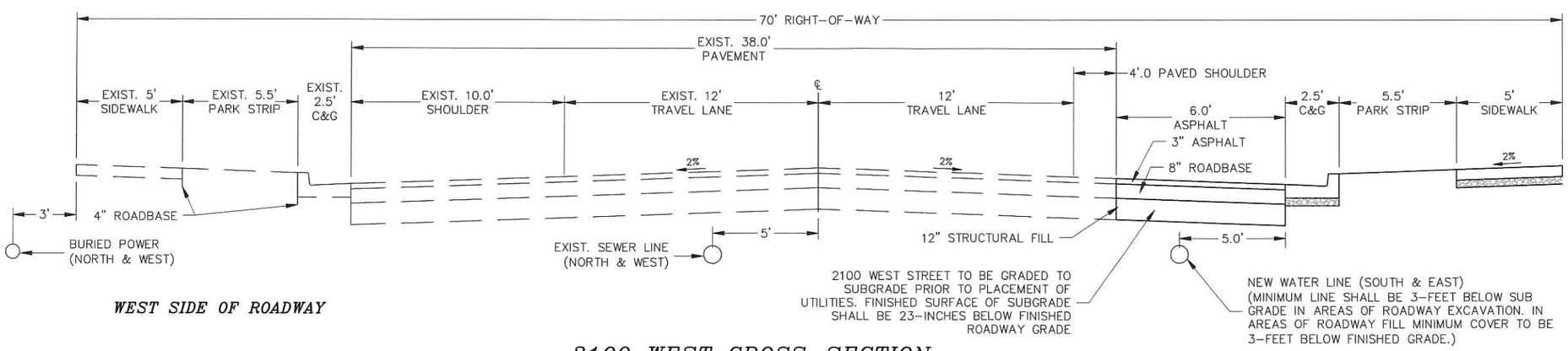
RESIDENTIAL STANDARD CROSS-SECTION



SOUTH SIDE OF ROADWAY

COPPER ROCK PARKWAY CROSS-SECTION

- ***FROM 2100 W TO EAST SIDE OF CORDERO PHASE 2***



WEST SIDE OF ROADWAY

2100 WEST CROSS-SECTION

- ***FROM COPPER ROCK PARKWAY TO 3960 SOUTH (2100 WEST)***

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

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

K:\3-16-052-00 SPILSBURY-COPPER ROCK\CAD\2020 DESIGN\PHASE TWO\DETAILS.dwg 3/24/2022 1:26 PM

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

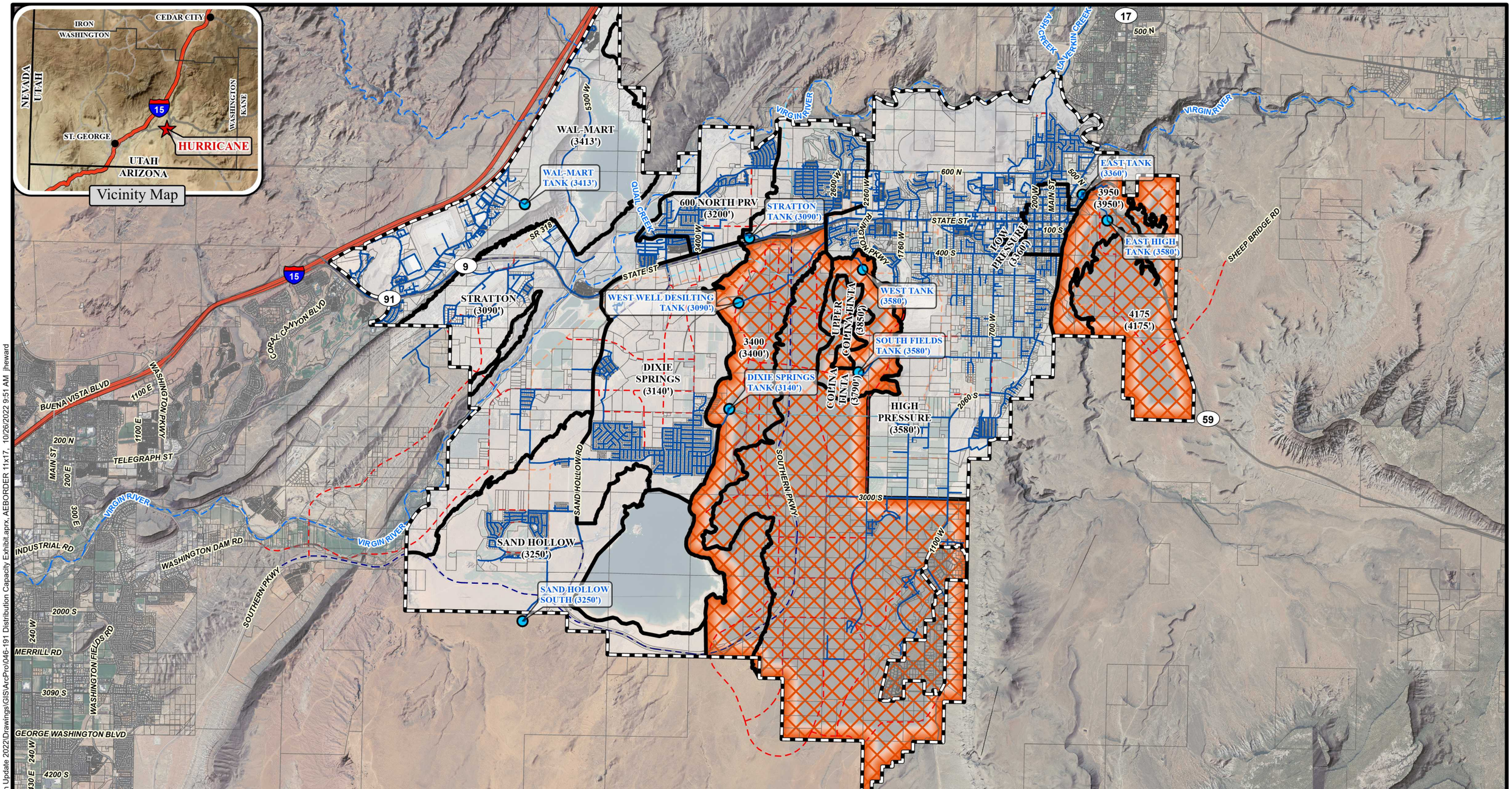
CORDERO PHASE II

ROAD CROSS-SECTIONS

HURRICANE, UTAH

JOB NO. 03-16-052

SHEET NO. DT-1



0 2,500 5,000 10,000
Feet

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

Legend

- Hurricane Municipal Boundary
- Washington County Parcels
- Pressure Zone Boundaries
- Approximate Extent of Limit Culinary Distribution
- Existing Culinary Water
- Existing Tank

Master Planned Roads

- Major Arterial (106' ROW)
- Minor Arterial (90' ROW)
- Major Collector (70' ROW)
- Minor Collector (60' ROW)

N W E S

1 of 1

Approximate Areas of Limited Distribution Capacity

Hurricane, Utah

Spatial Reference:	Utah State Plane NAD 83, feet
Drawn By:	JRH
Scale:	1" = 6,000 feet
Date:	October 2022

P:\046-191 Hurricane Water Model & 6-Yr Plan Update 2022\Drawings\GIS\ArcPro\046-191 Distribution Capacity Exhibit.aprx, AEBORDER 11x17, 10/26/2022 9:51 AM jheward

HURRICANE CITY
UTAH

STAFF COMMENTS

2023-PSP-10: Discussion and consideration of a possible approval of a preliminary site plan for Access Scuba, a scuba shop and medical office complex located at SR-9 and Rlington Parkway. Kade Beatty-Desert Edge Architecture Applicant.

Discussion:

Findings:

Recommendation:

Attachments:

1. 2023-PSP-10 Access Scuba
2. Access Scuba Parking Study
3. 2023-PSP-10 Plans

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**04/27/2023**
Application Number:	2023-PSP-10
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Kade Beatty/Desert Edge
Agent:	
Request:	Approval of a Preliminary Site Plan
Location:	Southeast corner of SR-9 and Rlington Parkway
Zoning:	HC
General Plan Map:	General Commercial

Discussion:
The applicant has filed a preliminary site plan for Access Scuba. They are a scuba shop, scuba training pool, and some medical offices and currently has a location in St. George, and are proposing office space meant to complement the IHC facility across the street. They are going in on the corner of SR-9 and Rlington Parkway across from the new Sinclair station and Sand Hollow RV. A parking study has been submitted for this project.

JUC Comments
The following items will need to be addressed:

1. **Public Works:** No comment
2. **Power:** Power is in the area, might have to make a road crossing to get power to the lot. Power needs are required before we can design power to the project. Service size in amps and voltage. A design fee of $150 must be paid to Hurricane Power to design the power for the lot.
3. **Water:** Okay with site plan.
4. **Street:** Is the entrance far enough away from the signalized intersection on SR-9?
5. **Sewer:** Existing 8" main line in Rlington and 8" stub into the property. Each building will need a separate lateral. Depending on the business in the tenant space an interceptor may be needed.
6. **Engineering:** The proposed site does not meet Hurricane City's access management policies. Shown bearings and distances don't match the property's legal description. Driveway access should match existing driveway access across the street. 10' minimum landscape strip and PUE.
7. **Fire:** Possible turnaround required on south end. Code analysis required.

8. **Phone:** No comment
9. **Gas**: No comment
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments: Preliminary Site Plan

1. The proposed uses are permitted in the Highway Commercial zone
2. Parking Requirement: Per HCC 10-34-10

Office, general	*1 space per 250 square feet of gross floor area*	*8 spaces minimum*

Recreation and entertainment, indoor:		
Other uses	*1 space per 300 square feet of gross floor area*	

They are proposing 10,790 sq ft of office space with 12,707 sq ft for the scuba shop which would require under our code, 85 parking stalls. The applicant contends that the code requires too many parking stalls for their use and has provided a parking study from Avenue Consultants to recommend a modified parking requirement. The Planning Commission can approve a modification under the following conditions:

a. *D. Commercial, retail, office, and mixed use developments. The Planning Commission may modify the number of parking spaces required or allowed for commercial, retail, office, or mixed use developments after considering the following items and making a finding that adequate parking will be provided:*

b. *1. Total number of spaces that would otherwise be required for each individual establishment in the development;*

c. *2. Hours of operation for each business establishment located in the development, including peak business hours;*

d. *3. Estimated tradeoff between businesses which are open when others are closed;*

e. *4. Availability of approved on street or shared parking;*

f. *5. Transportation alternatives, including proximity to transit stations; and*

g. *6. Car or van pooling programs available to users of the development.*

h. *F. Parking space study. When a parking space study is required for a particular use shown in subsection 10-34-10A, table 10-34-1 of this chapter, or when an applicant requests a modification in the number of parking spaces required under section 10-34-6 of this chapter, a parking study shall be provided by the applicant which recommends an adequate number of parking spaces and sets forth the basis of the recommendation.*

i. *1. The study shall provide:*

j. *a. Planning and traffic engineering data, including estimates of parking demand based on recommendations from the Institute of Parking Engineers;*

k. b. *Data collected from uses or combinations of uses that are the same or comparable to the proposed project as indicated by density, scale, bulk, area, type of activity, and location;*

l. c. *The source of data used to develop the study's recommendations; and*

m. d. *The name and qualifications of the persons who prepared the study.*

Our ordinances with regards to the proposed uses are fairly vague and Planning staff has no concerns with the proposed parking plan modification.

3. Landscape: Hurricane City code requires that a landscape buffer of 10' wide shall front each right-of-way.

Sec. 10-32-5. Required landscaping.

A. General requirement. Landscaped areas may include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. All required landscape areas shall be occupied by plant material or ground cover.

B. Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:

1. A ten-foot wide landscaped area on any commercial development.

2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.

3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.

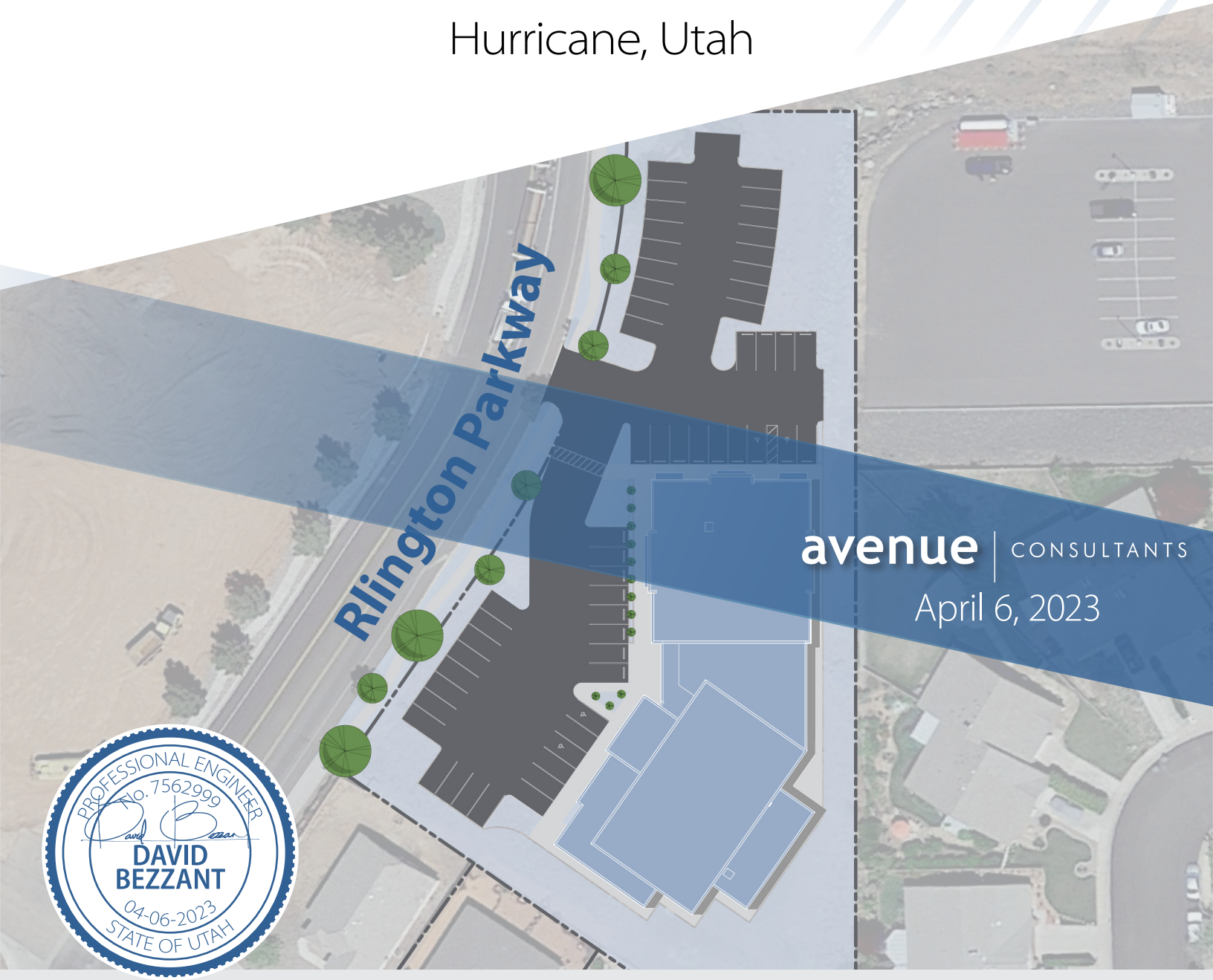
a. A full landscape plan will be required with the final site plan. The applicant will need to ensure enough trees and shrubs are provided.

4. There are some slopes along the southern boundary between this lot and the residential neighborhood. The applicant has submitted a preliinary retaining wall and sloping plan. Staff has some concerns, but believes these can be worked out durning the construction drawings.
5. Building renderings have been submitted, staff has no concerns with the renderings presented
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 and parking requirement modification subject to JUC and staff comments.

Access Scuba Parking Study

Hurricane, Utah



avenue | CONSULTANTS

April 6, 2023

PROFESSIONAL ENGINEER
No. 7562999
DAVID BEZZANT
04-06-2023
STATE OF UTAH

1 INTRODUCTION

Hurricane Access Scuba has asked that Avenue Consultants perform a parking study for the proposed development of a site located on the southeast corner of SR-9 and Rlington Parkway in Hurricane, Utah. The focus of this study is to understand and anticipate the parking demand of the development to ensure that the site has adequate parking. The proposed development is planned to be built on approximately 1.2 acres of undeveloped land. The proposed site plan is shown in Figure 1.

The parking data from this study will help determine the number of parking stalls for all the businesses using the proposed site. The businesses anticipated to utilize the proposed development include a scuba diving training facility and a medical office. Each land use built on the site will have different parking patterns with varied peaks of parking demand and differing parking durations. This memo summarizes the data collection of parking utilization rates at similar locations, the anticipated parking generation of the proposed site, and parking recommendations for the proposed development.

The Institute of Transportation Engineer's (ITE's) *Parking Generation Manual, 5th Edition* does not have a land use that accurately reflects the parking demand for a scuba diving training facility. The parking demand of an existing scuba diving training facility was therefore used to determine an applicable rate for the parking demand of the proposed development.

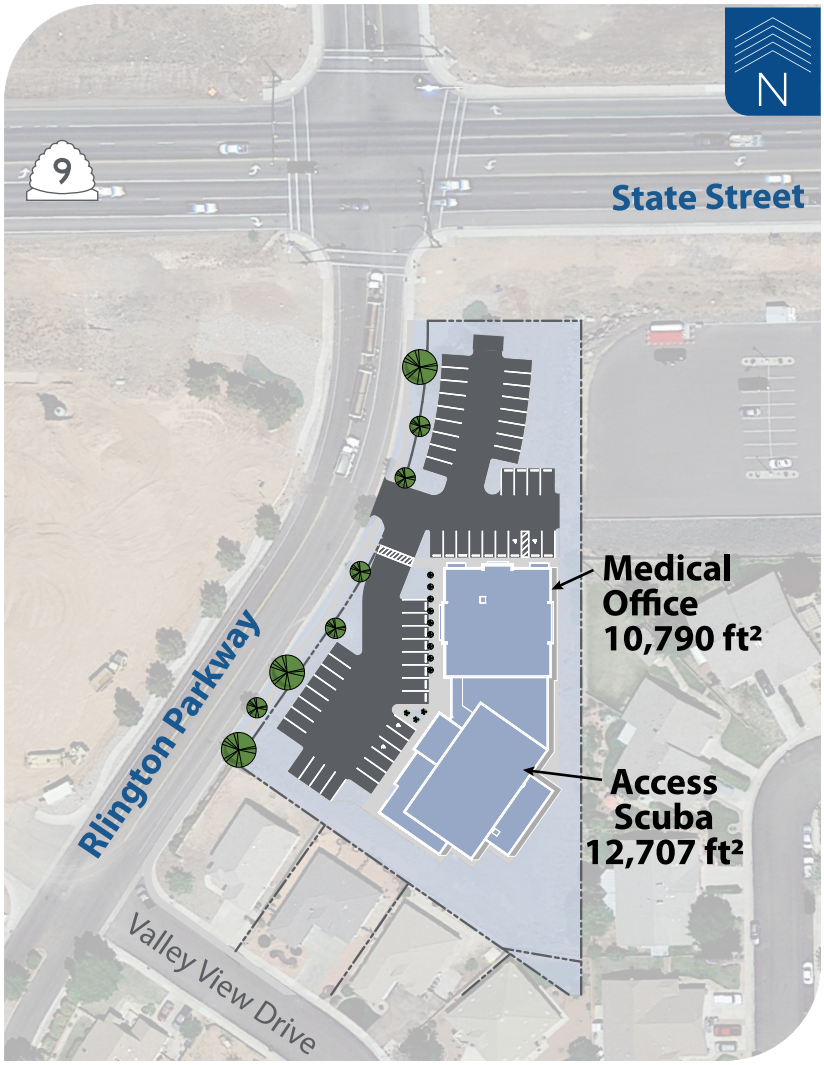


Figure 1: Development Location & Site Plan

2 DATA COLLECTION

2.1 Scuba Diving Training Facility Parking Data

The Neptune Divers facility (located at 2445 South 900 East in Salt Lake City) was observed for parking demand. Avenue collected video at the Neptune Divers parking lot entrance/exit on Thursday, February 9, 2023, from 4:00 to 9:45 PM to capture the peak demand and duration of vehicles parked in the parking lot. The entrance and exit of each vehicle entering the parking lot was time-stamped to denote the duration of time a parking stall was occupied. Table 1 summarizes the vehicle duration statistics from the parking lot video observations. The average parking duration time was about two hours per vehicle and the 85th percentile parking duration

time was just under four hours. The 85th percentile parking duration time was used to calculate the parking rate at Neptune Divers.

Table 1. Neptune Divers Parking Duration Statistics

Statistic	Hours: Minutes: Seconds
Average	1:58:49
Minimum	0:08:32
Maximum	5:07:20
85th Percentile	3:58:01
Sample Size	19

The existing Neptune Divers facility's arrival rate was calculated by dividing the number of vehicles that arrived after data collection began by the time range in which all arriving vehicles were observed (a 2.5-hour time span). Table 2 summarizes the arrival rate, the maximum arrival rate, and the number of parking stalls at Neptune Divers facility in Salt Lake City, UT.

Table 2. Existing Neptune Divers Parking Calculations

Arrival Rate[1] (vehicles / hour)	Maximum Arrival Rate[2] (vehicles / hour)	85th Percentile Parking Duration[3] (Hours: Minutes / vehicle)	Parking Required[4] (stalls)
7.6	8	3:58	12

1. For the span of the observation period when vehicles were arriving, 4:00 PM – 6:30 PM
2. The highest number of vehicles that arrived at the site in a one-hour period
3. Calculated using all vehicles that arrived after 4 PM
4. The maximum number of simultaneously-occupied stalls

2.2 Medical-Dental Office Building Parking Rate Calculations

The Institute of Transportation Engineer's (ITE's) *Parking Generation Manual, 5th Edition* was used to find the parking rate for the medical office use, which corresponds to land use code Medical-Dental Office Building (Land Use Code 720). Table 3 summarizes the average parking rate per thousand square feet for the Medical-Dental Office Building land use.

Table 3. ITE Parking Generation Parking Rate Calculations

Land Use	Land Use Code	Average Rate
Medical-Dental Office Building	720	3.23

3 PARKING EVALUATION

3.1 Parking Generation Analysis

Table 4 presents the recommended number of parking stalls for the two land uses at the development. For the medical office space, the number of stalls is calculated by multiplying the parking rate by the size of the facility (in units of 1,000 sq feet), resulting in a recommendation of 35 parking stalls. For the scuba training facility, however, the number of visitors (and thus parking demand) is limited by the number of training staff present rather than the square footage of the facility. The staff for the Hurricane Access Scuba facility is anticipated to be like the Neptune Divers facility, so the parking demand should also be similar. Conservatively, we recommend the Access Scuba facility supply a total of 20 stalls (67% greater than the maximum number of simultaneously occupied stalls at the Neptune Divers scuba facility).

Table 4. Proposed Site Maximum Stall Requirements

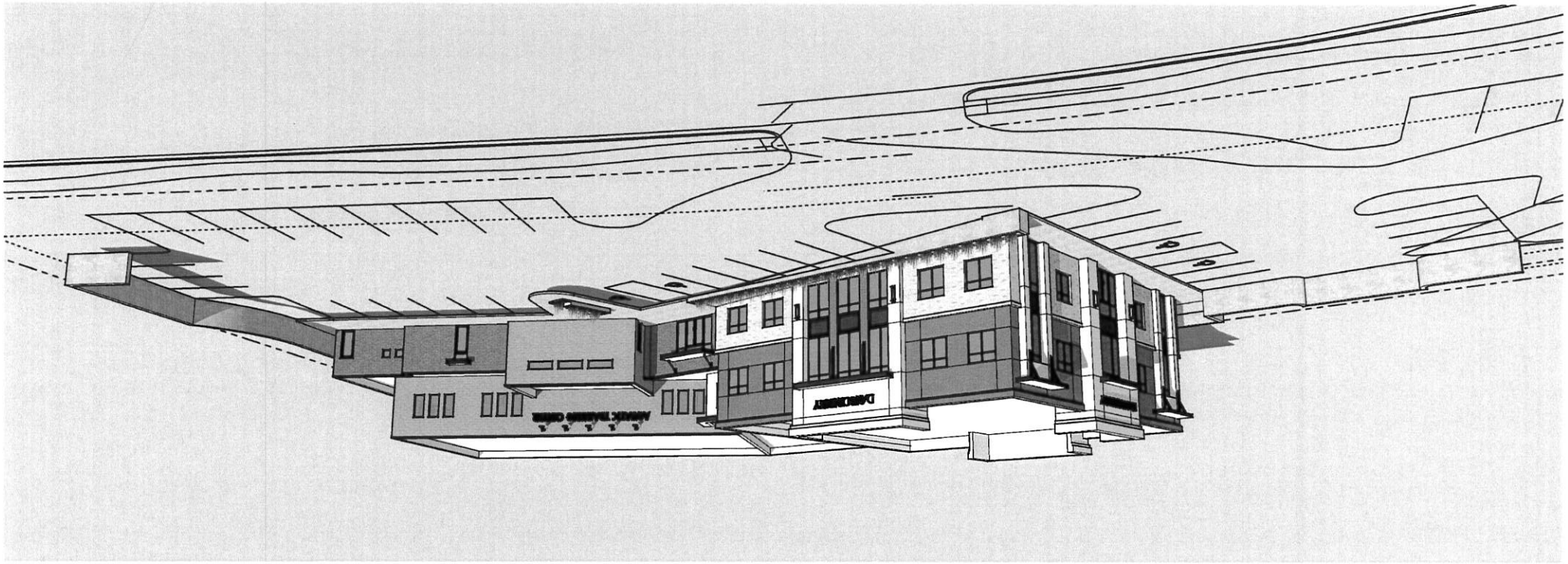
Proposed Land Use	Building Area (1,000 Square Feet)	Parking Rate (Stalls / 1,000 SF)	Recommended Parking (Stalls)
Medical Office Space	10.79	3.23	35
Scuba Facility	12.71	N/A[1]	20

1. A rate based on the square footage is not available for this land use; instead, the recommended numbers of stalls is derived from the maximum number of simultaneously occupied stalls during data collection

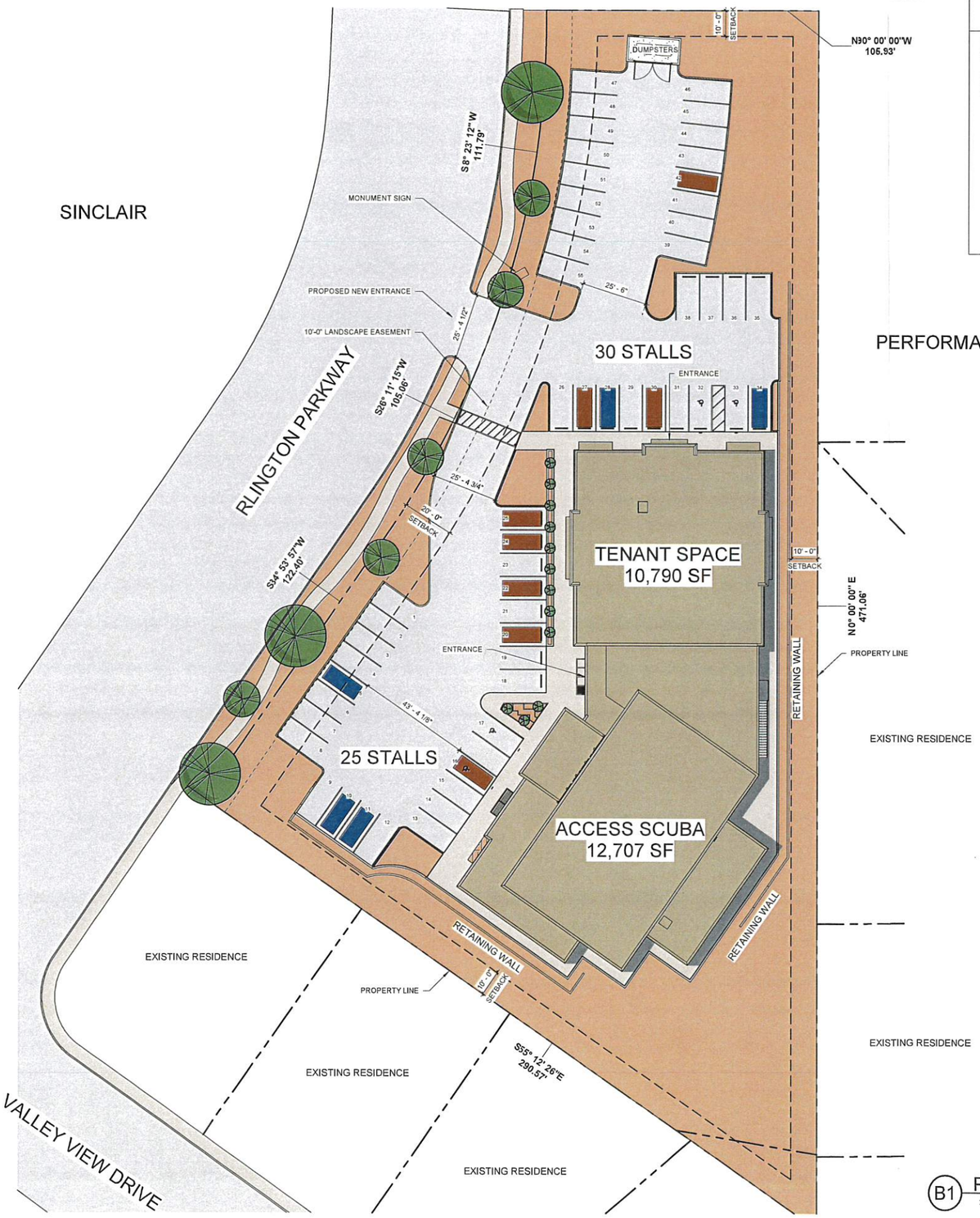
A relevant note about the proposed development is that the peak parking times of the two land uses of this development are unlikely to overlap. The peak demand for most medical offices is earlier in the day. Scuba diving training facilities typically experience peak demand in the evenings and on weekends. As the proposed land uses are unlikely to experience simultaneous peak parking demands and the parking lot has been designed to allow shared parking for the peak demands of either facility, the site is expected to conservatively supply sufficient parking for the proposed scuba diving training facility and medical office uses.

4 RECOMMENDATIONS

This study evaluated parking demand for a proposed scuba diving training facility and a medical office in Hurricane, Utah. The total number of parking stalls required to serve the maximum demand of the proposed development is 55 stalls (35 for the medical office space and 20 for the Access Scuba facility). The site plan for this project includes 55 parking stalls. This conservatively meets the anticipated parking demand, since the time of maximum demand for each use is not expected to overlap and the recommended number of stalls for the scuba facility is 67% greater than the maximum number of occupied stalls at a similar site.


DAMONTAGE
MEMORIAL PARKING GARAGE

DEPOT
DEPOT
ADVANCE TRAINING CENTRE



B1 PROPOSED SITE PLAN
3/64" = 1'-0"

PROJECT INFORMATION

LOT COVERAGE
23,497 S.F. (BLDG FOOTPRINTS) / 66,043 S.F. (LOT) = **35.5%**

LANDSCAPE
30,299 S.F. (LANDSCAPE) / 66,043 S.F. (LOT) = **45.8%**

BUILDING USE
THE PROPOSED USE FOR THE SHELL BUILDING WILL BE FOR FUTURE MEDICAL OFFICE USE. THE PROPOSED USE FOR ACCESS SCUBA WILL BE FOR PRIVATE BUSINESS AND AQUATIC TRAINING

SITE INFORMATION
PARCEL #: H-PHRL-1-108
CURRENT ZONE: HC (HIGHWAY COMMERCIAL)
SITE AREA: LOT 108: 1.52 ACRES (66,043 S.F.)

PARKING CALCULATIONS
SHELL BUILDING (MEDICAL OFFICE)
10,790 S.F. OFFICE / 308 = 35 STALLS REQUIRED

ACCESS SCUBA
12,707 S.F. OFFICE / 635 = 20 STALLS REQUIRED
GRAND TOTAL PARKING REQUIRED 55 STALLS
55 STALLS PROVIDED

PARKING CALCULATIONS ARE BASED ON PARKING STUDY PROVIDED BY AVENUE CONSULTANTS

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO BEGINNING WORK.
2. PROPERTY LINE AND DIMENSIONS ARE FOR REFERENCE ONLY. REFER TO CIVIL SITE PLAN FOR HORIZONTAL CONTROL.
3. REFER TO LANDSCAPE AND IRRIGATION PLANS FOR LANDSCAPING AND IRRIGATION.
4. REFER TO ELECTRICAL SITE PLAN FOR SITE LIGHTING.

PROJECT LOCATION

TRUE

DESERT EDGE architecture
720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

1594 Park Circle, Ogden, Utah 84404
801.782.6008
ARW ENGINEERS
structural consultants

ROYAL ENGINEERING
1837 S. EAST BAY BLVD.
PROVO, UT 84606
801.375.2228

BNA CONSULTING
SALT LAKE ST.GEORGE
393 East Riverside Drive
Suite 202
St. George, Utah 84770
P: 435.628.3670
F: 435.628.3680
www.bnaconsulting.com
© 2011 BNA CONSULTING

MGB+A
The Guzzo Group
145 WEST 200 SOUTH
SALT LAKE CITY, UT 84101
801.364.9696

Water Design Inc.
Water Design, Inc
6746 S 1300 E, Suite 110
Salt Lake City, Utah 84121
P: 801.261.4009

ACCESS SCUBA + SHELL BUILDING

STATE ROUTE 9 AND RLINGTON PARKWAY
HURRICANE, UTAH 84737

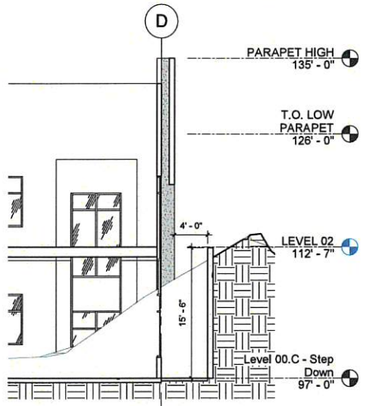
STAMP

ISSUE TYPE:	DATE:
SCHEMATIC DESIGN	MAY 18, 2023

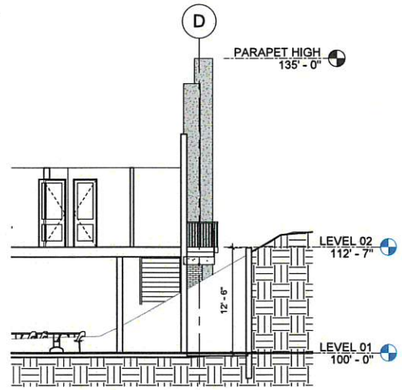
PROJECT NUMBER:	001049
DRAWN BY:	Author
CHECKED BY:	Checker

PROPOSED ARCHITECTURAL SITE PLAN

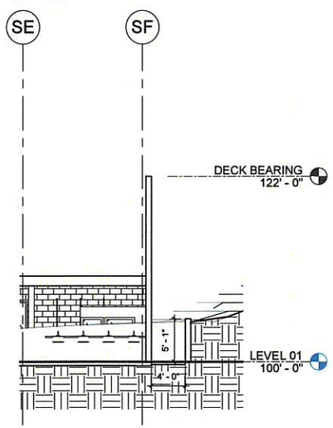
AE901



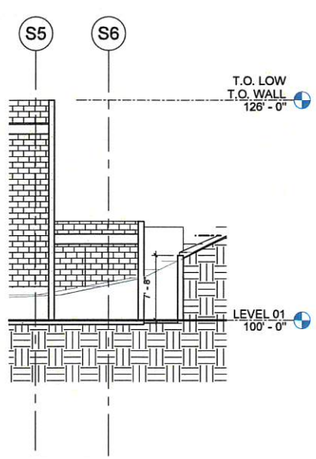
D1 RETAING WALL SECTION 01
1/8" = 1'-0"



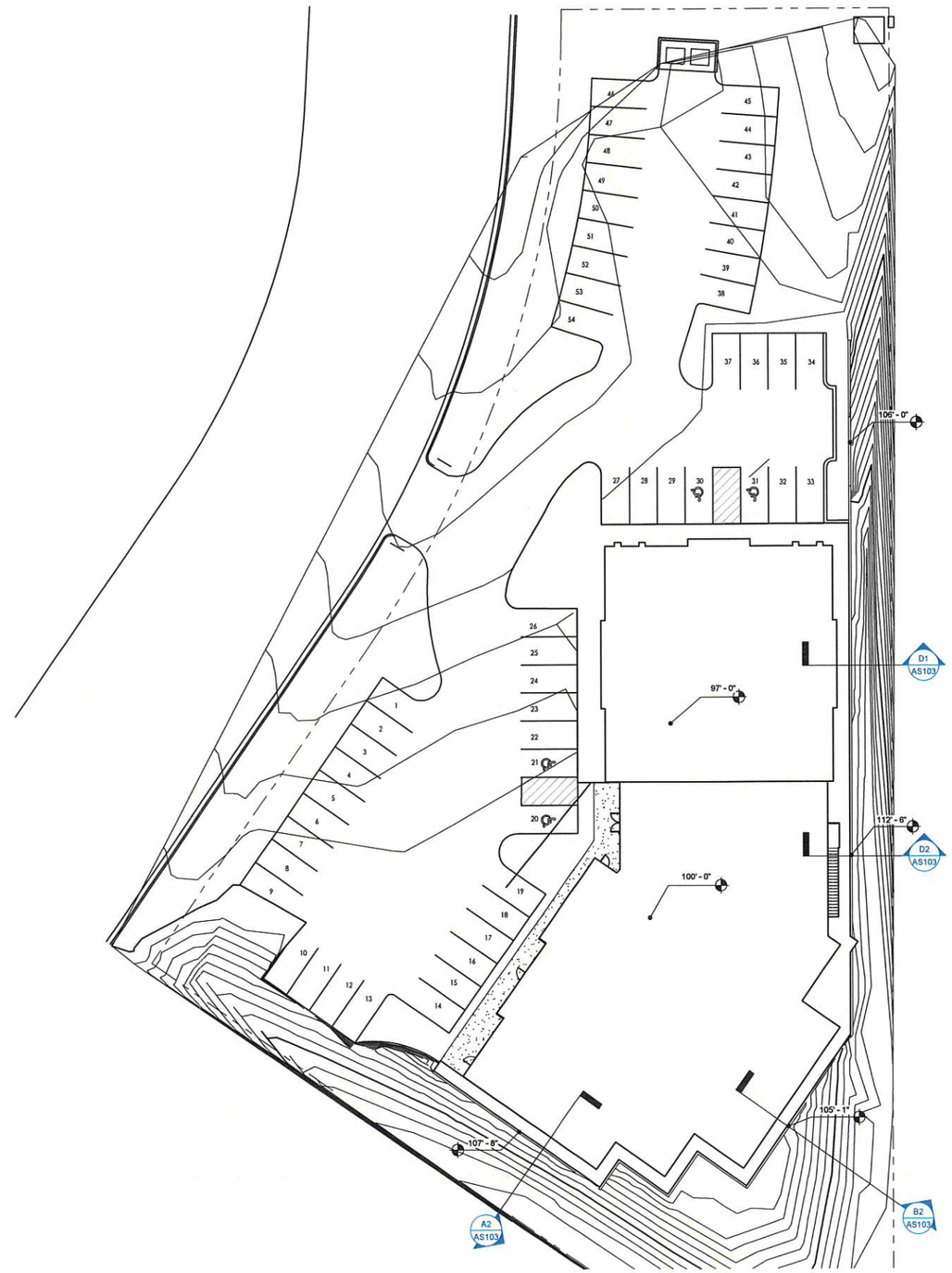
D2 RETAING WALL SECTION 02
1/8" = 1'-0"



B2 RETAING WALL SECTION 04
1/8" = 1'-0"



A2 RETAING WALL SECTION 03
1/8" = 1'-0"



A3 SITE PLAN RETAINING WALLS
1" = 20'-0"

DESERT EDGE architecture
720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

ARW ENGINEERS
structural consultants
1594 Park Circle, Ogden, Utah 84404
801.782.6008

ROYAL ENGINEERING
1837 S. EAST BAY BLVD.
PROVO, UT 84606
801.375.2228

BNA CONSULTING
SALT LAKE ST.GEORGE
393 East Riverside Drive
Suite 202
St. George, Utah 84770
P.435.628.3670
F.435.628.3680
www.bnaconsulting.com
© 2011 BNA CONSULTING

MGB+A
145 WEST 200 SOUTH
SALT LAKE CITY, UT 84101
801.364.9696

ACCESS SCUBA + SHELL BUILDING

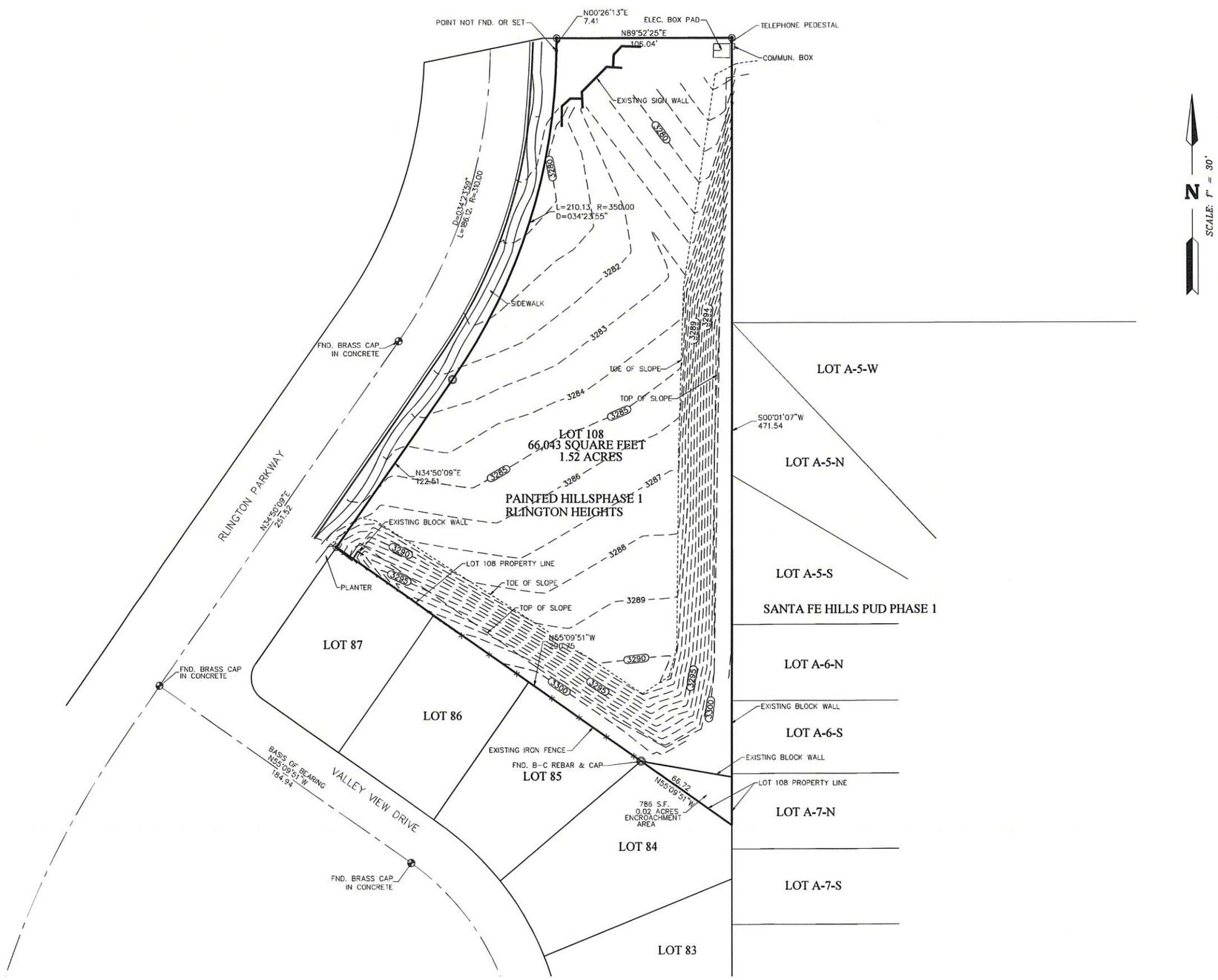
STATE ROUTE 9 AND RLINGTON PARKWAY
HURRICANE, UTAH 84737

STAMP

ISSUE TYPE:	DATE:
SCHEMATIC DESIGN	MAY 18, 2023
PROJECT NUMBER:	001049
DRAWN BY:	Author
CHECKED BY:	Checker

SITE RETAINING

AS103



SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 174919, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22 , PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BE SET AS REPRESENTED ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR
No. 174919
SCOTT P. WOOLSEY
State of Utah

DATE

SCOTT P. WOOLSEY
P.L.S. 174919

BOUNDARY DESCRIPTION

LOT 108, OF THE PAINTED HILLS PHASE 1-RLINGTON HEIGHTS, PER DOCUMENT #00539482, OFFICIAL WASHINGTON COUNTY RECORDS.

NARRATIVE

THE BASIS OF BEARING FOR THIS SURVEY IS: NORTH 55°09'51" WEST, BETWEEN THE TWO CENTERLINE MONUMENTS LOCATED ON VALLEY VIEW DRIVE.

THE PURPOSE OF THIS SURVEY IS TO MARK THE CORNERS OF THE ABOVE PARCEL ON THE GROUND AND TO SHOW THE VISIBLE IMPROVEMENTS THAT EXIST AT THE TIME OF THE SURVEY.
TO ALSO SHOW THE ENCROACHEMENT AREA OF LOT 84 ONTO LOT 108 WITH THEIR EXISTING BLOCK WALL AND IMPROVEMENTS.

LEGEND

- FOUND BRASS CAP IN CONCRETE MONUMENT
- FOUND MONUMENT AS NOTED
- SET REBAR & CAP PLS 174919 ALPHA ENGINEERING CO.
- PROPERTY LINE
- CENTERLINE
- 1.0' CONTOUR INTERVAL

LOCATION:	SOUTHEAST 1/4 OF SECTION 32, T. 41 S. R. 13 S. SLB&M.
PREPARED FOR:	DIVE INVESTORS LLC
SURVEY DATE:	FEBRUARY 2023 — 1948-01 SVY.dwg — SPW

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

HURRICANE CITY
UTAH

STAFF COMMENTS

2023-AFP-10: Discussion and consideration of a recommendation to the City Council on an amended final plat for Fairgrounds Lots 25-29 located at 368 S Commerce St. Bill West Applicant. Pratt Engineering Agent.

Discussion:

Findings:

Recommendation:

Attachments:

1. 2023-AFP-10 App
2. 2023-AFP-10 Fairgrounds Lots 25-29
3. 2023-AFP-10 Plans

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-10
Receipt No. 7-710375

Name: Bill West Telephone: 801-787-8106
Address: 451 E 1000 S #A, Pleasant Grove, UT Fax No. _____
Email: bill@knightwest.com Agent Email: _____
Agent (If Applicable): _____ Telephone: _____
Address/Location of Subject Property: 368 South Commerce St., Fairgrounds Industrial Park Subdivision, Hurricane, Utah
Tax ID of Subject Property: H-FAIR-(25-29)-9T-1 Number of Lots: (5) Units affected
Subdivision Name: Fairgrounds Industrial Park, Lots 25-28 Partially Amended, Phase: _

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

1. The final plat shall show:

_____ a. The name or designation of the subdivision that is distinct from any plat already recorded in the County Recorder's office, as approved by the Planning Commission.

_____ b. The boundaries, course, and dimensions of all of the parcels of ground divided, by their boundaries, course, and extent, whether the owner proposes that any parcel of ground is intended to be used as a street or for another public use, and whether any such area is reserved or proposed for dedication for a public purpose.

_____ c. The lot or unit reference, block or building reference, street or site address, street name or coordinate address, acreage or square footage of all parcels, units, lots, and the length and width of the blocks and lots intended for sale.

_____ d. Every existing right-of-way and easement grant of record for communications infrastructure, for underground facilities as defined in Section 54-8a-2 of the Utah Code and for other utility facilities. Where the same is granted to a specific entity, that entity must be clearly identified.

_____ e. True angles and distances to the nearest established street lines or official monument, which shall be accurately described on the plat and shown by appropriate symbols.

____f. All street center line data must be shown, together with its relationship to the property lines, corners, etc.

_____g. The accurate location of all monuments shall be shown on the plat, and shall be identified, including all United States, State, County, or other official monuments.

_____h. The dedication to the public of all streets and highways included in the proposed subdivision (except approved private streets).

_____i. Street monuments shall be installed by the subdivider in accordance with the requirements of City Standards. Locations of said monuments shall be approved by the City Engineer and indicated on the subdivider's plat by the appropriate symbols.

_____j. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common uses by all property owners.

_____k. Where it is proposed that streets be constructed on property controlled by a public agency or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company and entered on the final plat in a form approved by the City Attorney.

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

_____a. A registered professional land surveyor's certificate of survey, together with a statement that: (a) the surveyor holds a license in accordance with Title 58, Chapter 22 of the Utah Code, Professional Engineers, and Professional Land Surveyor's Licensing Act; (b) the surveyor has completed a survey of the property described on the plat in accordance with Section 17-23-17 of the Utah Code and has verified all measurements; (c) has placed monuments as represented on the plat. Plat must be signed and stamped by the licensed surveyor prior to final plat submittal.

_____b. The owner's certificate of dedication of all streets, roads, rights-of-way, or other parcels intended for the use and benefit of the general public.

____c. Mortgagee or other lien holder's Consent to Record, if applicable.

_____d. A notary public's acknowledgement space for the signature of the mortgagee and/or each owner signing the plat.

____e. Certificate of approval of Ash Creek Special Service District.

____f. Certificate of approval of the City Engineer.

____g. Certificate of approval of the City Council, as evidenced by the signature of the mayor

____h. Certificate of approval as to form executed by the City Attorney.

_____i. A one and one-half inch by five-inch (1 ½" x 5") space in the lower right-hand corner of the drawing for the use of the County Recorder.

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

_____a. A completed form from the Washington County Treasurer's office (see attached copy of form) for property located within the subdivision verifying that all taxes or special assessments payable on all property within the limits of the subdivision are paid in full

_____b. An original copy for Staff reviews of the proposed deed restrictions or CC&Rs in proposed final form with signature lines for all owners of any interest in the subdivision who would sign the final subdivision plat must be submitted with final plat application. After being approved by staff this document shall be signed, acknowledged by a notary public, and recorded in the office of the County Recorder along with the final plat.

____c. Title report, updated within 30 days, for the property being subdivided.

____d. A disk of the final plat prepared in 'Auto-Cad'

Application Process: The following steps occur:

1. A completed application with all required documents and fee payment as outlined above is submitted to the Planning Department.

2. A paper copy of the amended plat is submitted to the City Engineer for review. The City Engineer will redline the plat and email the subdivision engineer of required changes that need to be made. If a plat is still not ready for the City Engineers signature after the second submittal, an additional fee must be paid before the Engineer performs another review.

3. A plat amendment without the notarized signatures of all the owners of record on the mylar or on consent to record forms will require a public hearing. The applicant will be required to pay all notification and/or publication costs for notice of the hearing.

Requirements for recordation:

1. Amended plat approval by the City Council

2. One disk of the final plat provided in 'Auto Cad' format – one for the County Recorder.

3. Review of the title report by the City Attorney.

4. All signatures must be on the mylar, including property owners of record according to the title report, City officials and Ash Creek Special Service District Superintendent.
   a. The City Attorney is the last signer of the mylar just prior to recordation.

5. Someone from the City Attorney's office will accompany the developer's representative to the County Recorder's office for recordation. The developer pays recording fees.

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

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

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

****

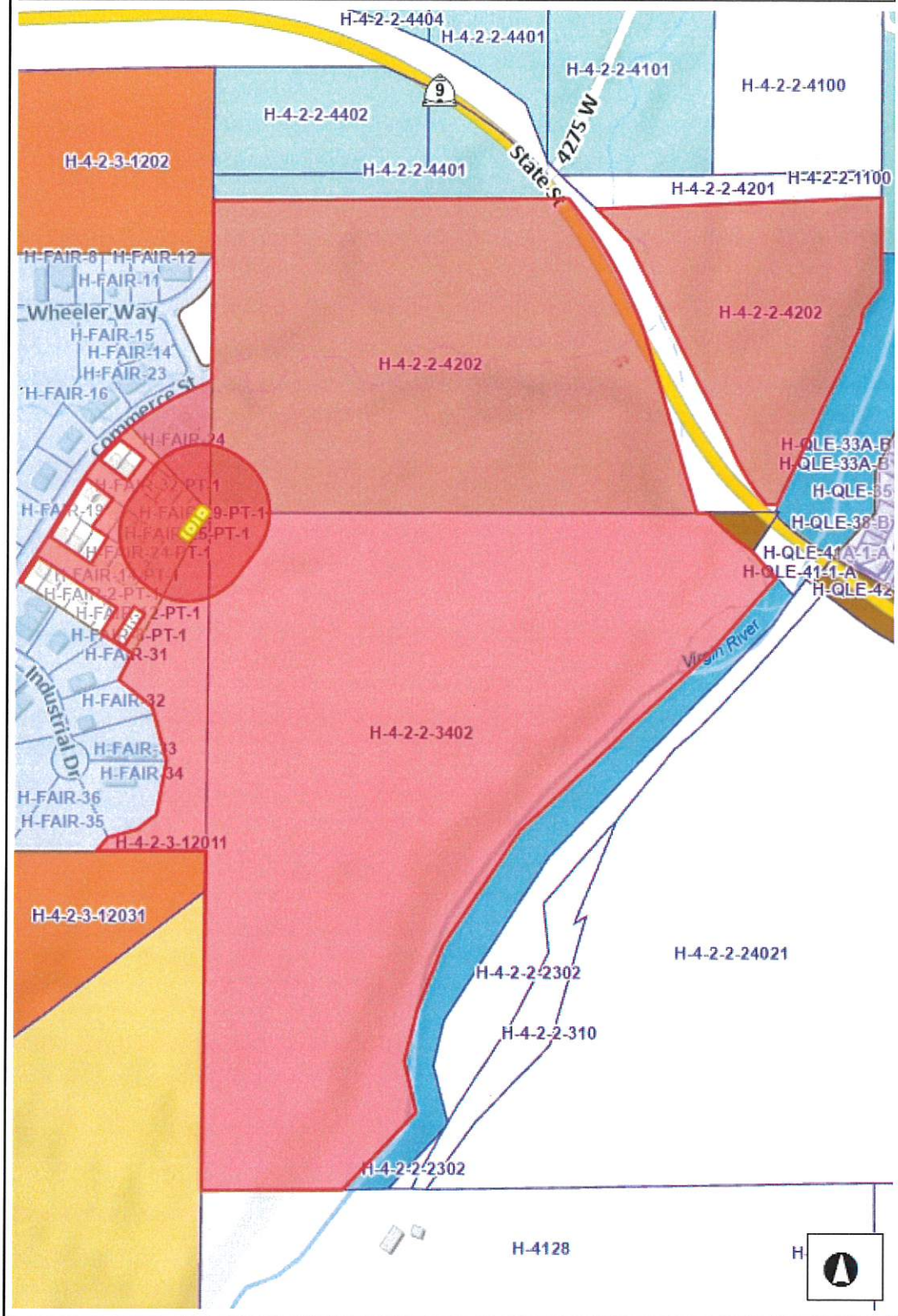
********** (Office Use Only)

Date Received:_____ Application Complete: YES NO

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

TAX_ID	NAME	ADDRESS	CITY	STATE	ZIP
H-FAIR-24-PT-1	435 LLC	PO BOX 734	OREM	UT	84059
H-4-2-2-3402	BARLOW RONALD P & NORA J TRS	381 W 4150 N	PROVO	UT	84604
H-FAIR-COMMON-PT-1	CENTRAL BANK CUSTODIAN FBO RONALD J BIRD IRA, MOUNTAIN RIDGE PROPERTIES L C LLC, JKG PROPERTIES L	75 N UNIVERSITY AVE	PROVO	UT	84601
H-4-2-3-12011	FERNDALE HOLDINGS LLC	2705 E 1400 S	SAINT GEORGE	UT	84790
H-FAIR-28-PT-1	JJRA ENTERPRISES LLC	8695 S 910 E	SANDY	UT	84094
H-FAIR-29-PT-1	JJRA ENTERPRISES LLC	8695 S 910 E	SANDY	UT	84094
H-FAIR-24	MASON JAMES W & MARILYN TRS	1341 N LIBERTY GREENS DR	WASHINGTON	UT	84780
H-FAIR-27-PT-1	MOUNTAIN RIDGE PROPERTIES LC LLC, PLAZA CENTER PROPERTIES LC LLC, JJRA ENTERPRISES LLC	368 S COMMERCE ST	HURRICANE	UT	84737
H-FAIR-26-PT-1	MOUNTAIN RIDGE PROPERTIES LC, PLAZA CENTER PROPERTIES, LC	596 E 200 N	LINDON	UT	84042
H-FAIR-15-PT-1	NAWA EILEEN TR, NAWA LILLIAN Y TR	3008 LIMESTONE DR	SAINT GEORGE	UT	84790
H-FAIR-22-PT-1	RED IGLOO LLC	3215 W 2830 S	HURRICANE	UT	84737
H-FAIR-13-PT-1	TBALDWIN VENTURES LLC, PLAZA CENTER PROPERTIES LC, SUNRISE SQUARE ASSOC LC	351 S VALLEY VIEW DR # 16	SAINT GEORGE	UT	84770
H-4-2-2-4202	WASHINGTON COUNTY WATER CONSERV DIST	533 WATER WORKS WAY	SAINT GEORGE	UT	84770

Mailing List



Legend

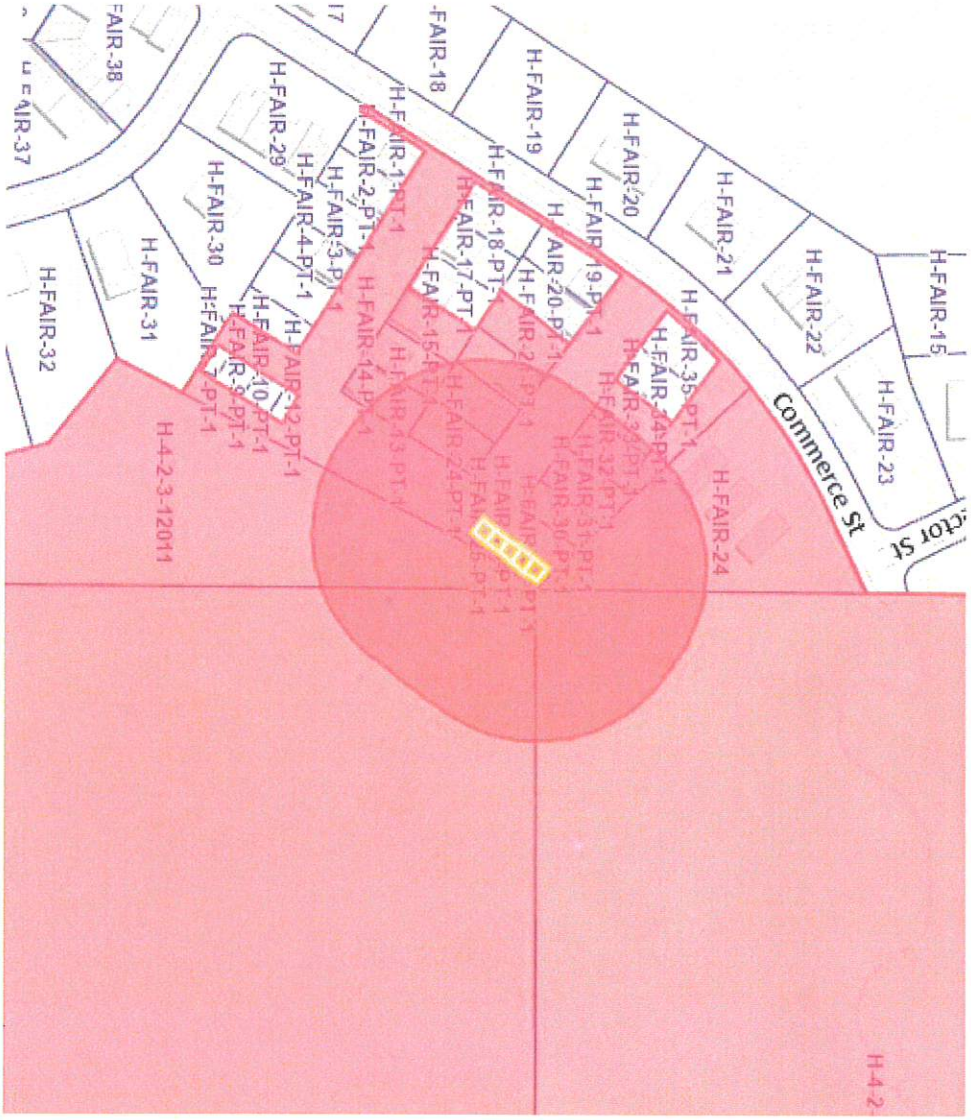
- Subdivision Phases
- Subdivisions
  - 251 W HILTON DR PLAZA
  - 3 LITTLE BIRDS
  - 3202 EAST CRIMSON RIDGE DR
  - 350 N INDUSTRIAL COMMERCIAL
  - 3D COMMERCIAL CENTER
  - 476 EAST RIVERSIDE CENTER
  - 700 SOUTH COMMERCIAL
  - 900 SOUTH COMMERCIAL
  - 920 WEST SUBDIVISION
  - ADAMSON
  - ADOBE HILLS
  - AFTERTHOUGHT
  - AL TRUMAN
  - ALBERTSONS CENTER
  - ALBORADA
  - ALMOND HEIGHTS PARK
  - ALPHA 1 TH
  - ALPINE
  - ANASAZI HILLS AT ENTRADA
  - ANASAZI PLATEAU
  - ANASAZI RIDGE AT ENTRADA
  - ANCESTOR EST
  - ANCESTOR SQUARE
  - ANCESTOR SQUARE CONDO
  - ANDERSON
  - ANDLEY TH
  - ANDREA'S GARDEN
  - ANGELL HEIGHTS EST
  - ANTHEM EST
  - APPLE ACRES
  - APPLE ALLEY TH
  - APPLE VALLEY RANCH
  - APPLE VALLEY RANCH-GOOSEB
  - APRICOT ACRES

Notes

1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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


H-FAIR-15
H-FAIR-23
H-FAIR-22
H-FAIR-21
H-FAIR-20
H-FAIR-19
H-FAIR-18
H-FAIR-24
Commerce St
H-4-2-3-12011
H-FAIR-31
H-FAIR-32
H-FAIR-30
H-FAIR-29
H-FAIR-38
H-FAIR-37

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**04/27/2023**
Application Number:	2023-AFP-10
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Bill West
Agent:	
Request:	Approval of an Amended Final Plat
Location:	368 S Commerce St
Zoning:	M-1
General Plan Map:	Light Industrial/Business

Discussion: The applicant has applied to amend the final plat for Fairgrounds Industrial Park to make Lots 25-29 slightly larger, extending into what would have otherwise been common space. Any changes to a recorded subdivision require an amended final plat

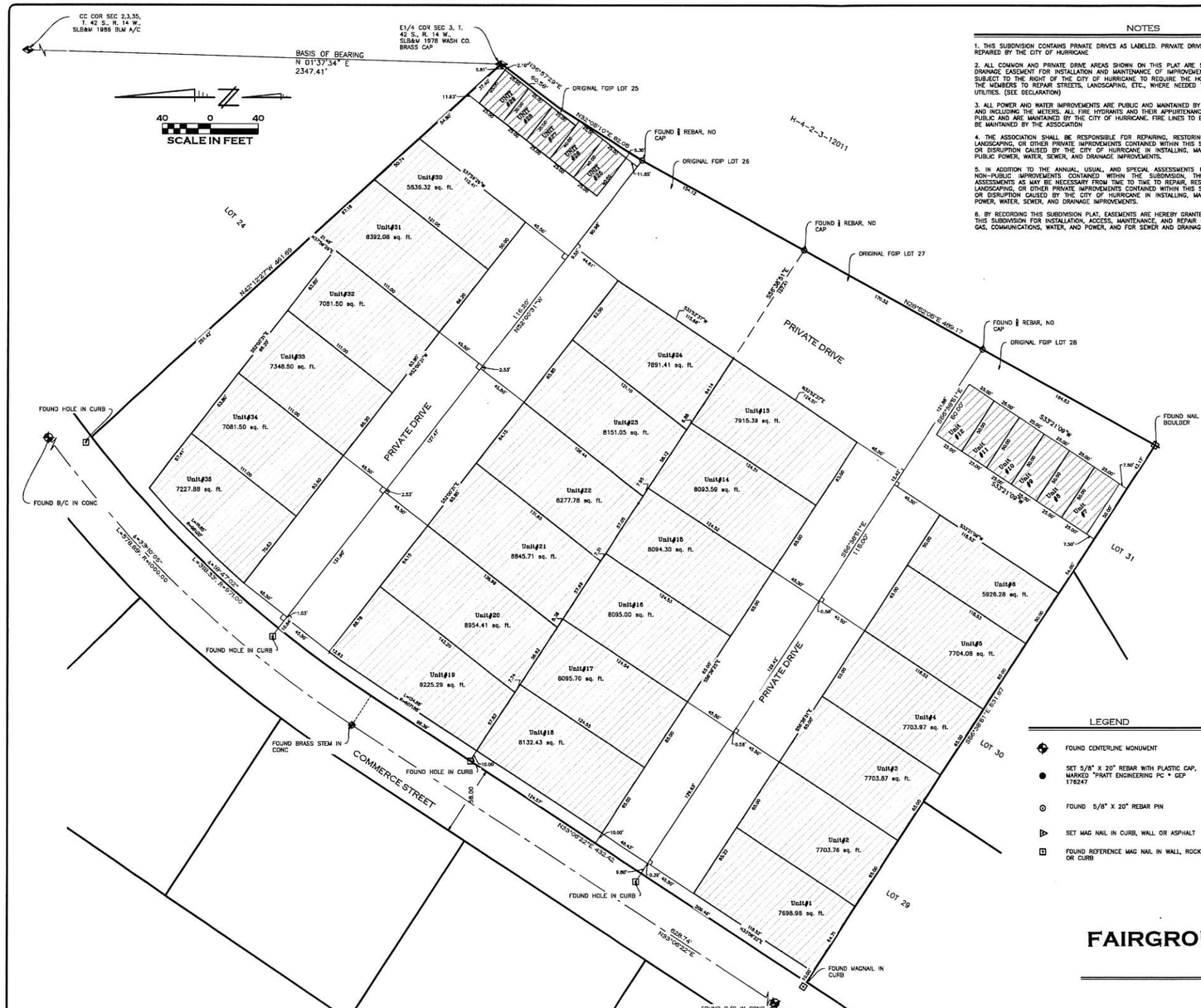
JUC Comments

1. **Public Works:** No comments
2. **Power:** Hurricane Power will need to know the size of services for upsized buildings. Power is stubbed near this area, but we must make sure conduit sizing is large enough for proposed upsize.
3. **Water:** Possible meter may need to be moved.
4. **Streets:** Okay with amendments
5. **Sewer:** Laterals to each lot already installed. Lot increase should not affect laterals.
6. **Engineering:** Name on the plat needs to be changed, "Partial Amendment 2". Engineering will need to coordinate the details with the surveyor; however we aren't opposed to the concept. Will building setbacks be an issue?
7. **Fire:**Okay
8. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.
9. **Cable/Phone/Gas/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. Rear setback requirements in M-1 zoning are, "*New building on a lot abutting an existing agricultural or residential use: 10 feet. Otherwise: no requirement.*" The adjacent property is zoned RA-1 however it is not used for any agricultural or residential purpose and most likely never will be because it is primarily cliff face.

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.



NOTES

1. THIS SUBDIVISION CONTAINS PRIVATE DRIVES AS LABELED. PRIVATE DRIVES ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF HURRICANE

2. ALL COMMON AND PRIVATE DRIVE AREAS SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENT SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF HURRICANE TO REQUIRE THE HOMEOWNER'S ASSOCIATION TO ASSESS THE MEMBERS TO REPAIR STREETS, LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES. (SEE DECLARATION)

3. ALL POWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY THE CITY OF HURRICANE UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY THE CITY OF HURRICANE. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION

4. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF HURRICANE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

5. IN ADDITION TO THE ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR THE MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THE SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF HURRICANE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

6. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, COMMUNICATIONS, WATER, AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS.

SURVEYOR'S CERTIFICATE

I, GEROLD E. PRATT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING REGISTRATION CERTIFICATE NO. 176247, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS (UNITS), EASEMENTS, AND COMMON AREA, HEREAFTER TO BE KNOWN AS:

PARTIALLY
"FAIRGROUNDS INDUSTRIAL PARK LOTS 25-28 AMENDED"

AND IS AS DESCRIBED IN THE BOUNDARY DESCRIPTION BELOW:

GEROLD E. PRATT
CERTIFICATE #176247

BOUNDARY DESCRIPTION

ALL OF LOTS 25, 26, 27 AND 28 OF THE FAIRGROUNDS INDUSTRIAL PARK AS RECORDED IN THE RECORDS OF THE WASHINGTON COUNTY, UTAH RECORDERS OFFICE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS NORTH 01°37'34" EAST BETWEEN THE EAST ¼ CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND THE CLOSING CORNER OF SECTIONS 2,3 AND 35, 2347.41 FEET TO THE NORTH.

NARRATIVE/PLANNING NOTES

THE PURPOSE OF THIS AMENDED PLAT IS TO INCREASE THE SIZE OF UNITS 25-29 OF THIS PLAT TO THE DIMENSIONS SHOWN. NO OTHER REVISION HAS BEEN MADE OR IS INTENDED.

OWNER'S DEDICATION

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

PARTIALLY
"FAIRGROUNDS INDUSTRIAL PARK LOTS 25-28 AMENDED"

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

WHEREOF I HAVE HEREUNTO SET MY HAND THIS DAY OF , A.D. 2022.

RONALD J. BIRD, IRA
CENTRAL BANK FBO

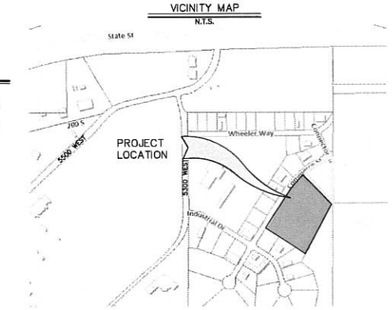
ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF

ON THIS DAY OF A.D. 2022, PERSONALLY APPEARED BEFORE ME, RONALD J. BIRD, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF CENTRAL BANK, A UTAH CORPORATION AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID CORPORATION BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF CENTRAL BANK, AND HE DID FOR HIMSELF DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME:
COMMISSION NUMBER:
MY COMMISSION EXPIRES:
A NOTARY PUBLIC COMMISSIONED IN UTAH

VICINITY MAP
N.T.S.



FAIRGROUNDS INDUSTRIAL PARK, LOTS 25-28 PARTIALLY AMENDED

LOCATED IN SECTION 3, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH

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

CITY ENGINEER'S APPROVAL
THIS ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ___ DAY OF _____, A.D. 2222.
DATE: HURRICANE CITY ENGINEER

APPROVAL OF ASH CREEK SPECIAL SERVICE DIST.
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS ___ DAY OF _____, A.D. 20222.
SUPERINTENDENT, SSD

APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH
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 _____, A.D. 2022.
ATTEST: CITY RECORDER HURRICANE, UTAH
NANETTE HILLINGS, MAYOR HURRICANE, UTAH

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS ___ DAY OF _____ A.D. 2022.
HURRICANE CITY ATTORNEY

TREASURER APPROVAL
I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ___ DAY OF _____, A.D. 2022 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.
WASHINGTON COUNTY TREASURER

ACCEPTANCE OF COUNTY RECORDER
WASHINGTON COUNTY RECORDER

FILE NAME: 2009-0825, BALDWIN
DATE: 10-13-2022
SHEET 1 OF 1

HURRICANE CITY
UTAH

STAFF COMMENTS

~~2023-PP-13: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Jacolenne Properties, a 12 lot subdivision located at 1280 W and 4620 S. Patrick & Amy Jacolenne Applicant. Spilker Team LLC Agent.~~

This application has been withdrawn

Discussion:

Findings:

Recommendation:

Attachments:

1. 2023-PP-13 App
2. 2023-PP-13 Jacolenne Properties
3. 2023-pp-15
4. Copy of 046-191 Limited Culinary Distribution Capacity Exhibit 11x17
5. Copy of Copy of Hurricane Circuit CW101 Analysis Report-Final

PRELIMINARY PLAT APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Fee: $150.00

For Office Use Only:
File No. 2023-PP-1~~6~~3
Receipt No. 8-167728

Name: Patrick + Amy Jacolenne **Telephone:** _____

Address: 1200 Bryce Canyon Way Kanab **Fax No.** _____

Email: ajbjaco@gmail.com **Agent Email:** clark@spilkerhomes.com

Agent (If Applicable): Spilker Team LLC **Telephone:** 435-668-0362

Address/Location of Subject Property: 1280 W + 4620 So.
Sky Ranch

Tax ID of Subject Property: H-3403-K **Zone District:** RA-1

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) 12 one Acre lots Residential

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

_____1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- _____a. The proposed name of the subdivision.
- _____b. The location of the subdivision, including the address and section, township and range.
- _____c. The names and addresses of the owner or subdivider, if other than the owner.
- _____d. Date of preparation, and north point.
- _____e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

_____2. Existing Conditions: The preliminary plat shall show:
- _____a. The location of the nearest monument.
- _____b. The boundary of the proposed subdivision and the acreage included.
- _____c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- _____d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- _____e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- _____f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

_____g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.

_____h. Contours at vertical intervals not greater than five (5) feet.

_____i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.

_____j. Information on whether property is located in desert tortoise take area

_____3. Proposed Plan: The subdivision plans shall show:

_____a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.

_____b. The layout, numbers and typical dimensions of lots.

_____c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.

_____d. Easements for water, sewers, drainage, utilities, lines and other purposes.

_____e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)

_____f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.

_____g. Approximate radius of all center line curves on highways or streets.

_____h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly-dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)

_____i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.

_____j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

_____k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.

_____l. Will this subdivision be phased? If yes show possible phasing lines.

_____ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

_____4. Required copies of plans:

_____a. Three copies of all full scale drawings

_____b. One copy of each drawing on a 11 x 17 inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

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

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than <u>12:00 noon</u> 10 full business 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: _____

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)

:ss

COUNTY OF Kane)

I (we) Patrick Jacolenne & Amy Jo Balk-Jacolenne, 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 28 day of March 2023

(Notary Public)

Residing in: Kanab, UT

My Commission Expires: 8-24-2024

CINDY FORRESTER
Notary Public - State of Utah
Comm. No. 713164
My Commission Expires on
Aug 24, 2024

Agent Authorization

I (we), Patrick Jacolenne & Amy Jo Balk-Jacolenne, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Clark Spilker 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 3 day of April 2023

(Notary Public)

Residing in: Kanab, UT

My Commission Expires: JAN 15, 2025

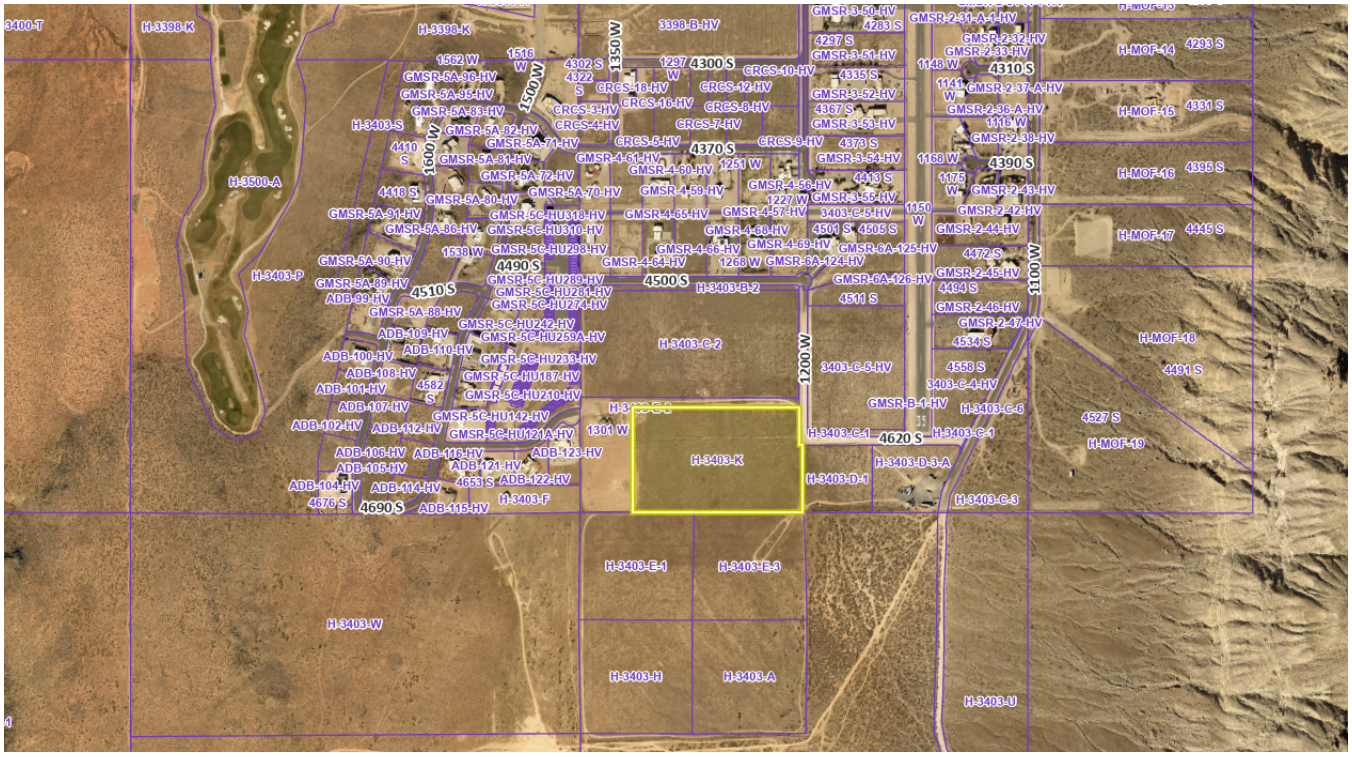
VICTORIA ESCOBAR
Notary Public - State of Utah
Comm. No. 716158
My Commission Expires on
Jan 15, 2025

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**04/27/2023**
Application Number:	2023-PP-13
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Patrick and Amy Jacolenne
Agent:	Spilker Team LLC
Request:	Approval of a Preliminary Plat
Location:	1280 W 4620 S
Zoning:	RA-1
General Plan Map:	Rural Residential

Discussion: The applicant is proposing a 12 lot single family subdivision on property south of the Sky Ranch subdivision. Last year this property was proposed for zone changes to R1-15 and RA-0.5 but those were not approved. The Planning Commission recommended denial on a similar preliminary plat for the property to the north, that was denied by the city council because of inadequate facilities on April 20, 2023. This preliminary plat has the same barriers for development.



JUC Comments

Public Works: No water. No power. No sewer. Improvements to 4620 S will be required.

Water: Water model is required water line needs to be looped

Power: The proposed subdivision is located in an area of the City that does not presently have available capacity to serve additional units, which determination is based on a third-party analysis of the power circuit that provides power to this area (attached). The lack of capacity in the area will be resolved after (1) the substation currently under construction at 1300 South is completed and (2) the City installs transmission lines to the new substation. The Power Department is actively working on this issue, but the completion date for these two projects is uncertain. However, after these two projects are complete, the capacity issue will be resolved but the hurdles of connecting the new developments to the new substation will still exist. The Developer will still be required to construct distribution lines from the substation to its new development. The Bench Lake PID was approved to finance the construction of a new powerline extending south on the west side of Copper Rock to service a well site south of the proposed subdivision. The preferred method to deliver distribution lines to the proposed subdivision would be to tie onto the PID-constructed power line after it is built. The PID has been slow to act and there are no pending plans to construct the power line. Alternatively, the Developer could upgrade the existing distribution lines that service the Moccasin Flats subdivision on the east side of Sky Ranch and bring power in through that route. The Developer will be responsible for all associated costs and securing rights-of-way to construct the distribution lines. The Power Department's position is that public facilities to deliver power are not currently in place and, because of the several hurdles described above, there is not a confirmed plan that will timely provide the necessary services at the established level of service.

Sewer: In order for the property to be subdivided property owners will need to do the following: run dry off-site sewer from proposed property development to Copper Cliffs tie-in. Ash Creek will allow temporary septic tanks and sign septic agreement that lots will abandon septic tanks and connect to the sewer when it becomes live. Lots will need a perc test of the soil.
Engineering: The proposed plat does not meet HCC 10-39-7(C)(8) if plans for the development to the north proceed Lots 1-6 will likely become double frontage. Two of the proposed lots are flag lots. It seems the regional area would benefit if the single proposed road was split in half and pushed to the north and south property lines to more easily meet Hurricane City standard 3.2.2 and 3.2.4.2.F. Neighbor's participation is required for the proposed road (1200 W) Construction plans can't be approved without the neighbor's consent. What are the existing and proposed road widths? 4620 S existing surface does not meet Hurricane City standards. Proposed cul-de-sac should be a 45' minimum width.
Streets: Existing roadways and access are dirt roads
Fire: Not sufficient water.
WCWCD: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees. <u>No capacity in WCWCD system. Will have to connect to Hurricane City Water.</u>
Phone: No comment
Cable: No comment

Staff Comments: Preliminary Plat

1. The zoning on this property is RA-1, residential-agriculture one unit per acre, all proposed lots meet this code
2. Hurricane City standards state a cul-de-sac can only be 660' the proposed cul-de-sac meets that length.
3. The proposal shows two flag lots next to each other. Hurricane City Code 10-37-10 states that, *"More than two flag lots with contiguous staffs should be avoided;"*
4. Utilities:
    a. Hurricane City Code 10-37-4 states:
        i. *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.*

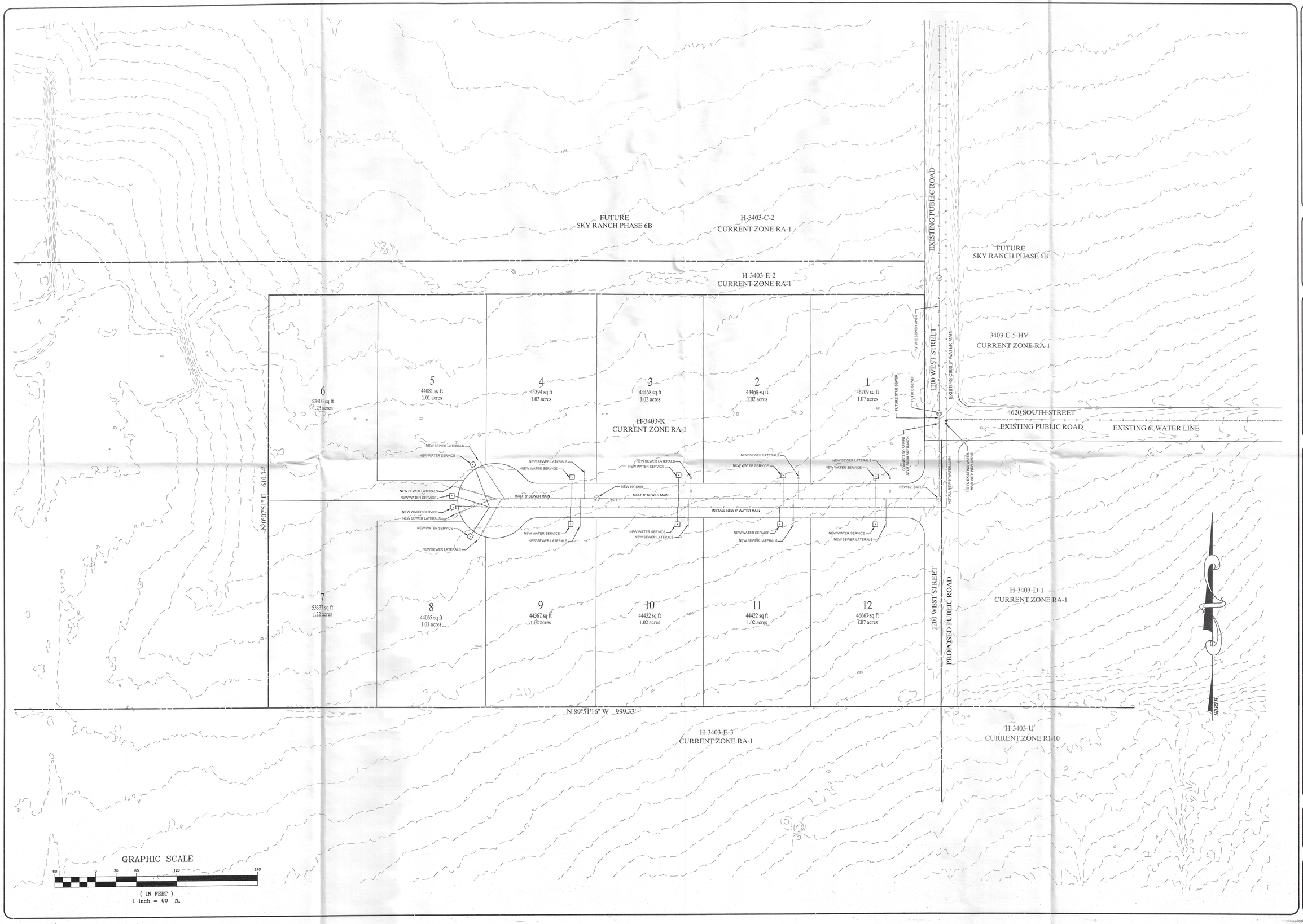
b. Hurricane City Code 9-6-3 states:
   i. *A. Land shall be developed only where public facilities are in place or will be timely provided to serve proposed development at a level of service which meets the City's adopted level of service standards. For each proposed development the City may require an analysis to be completed to determine whether adequate public facilities are available to service the development and whether the development will change existing levels of service or will create a demand which exceeds acceptable levels of service for any public facility, including roadways, intersections, bridges, storm drainage facilities, water storage, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services.*
   ii. *B. A proposed development shall not be approved if demand for a public facility will exceed adopted level of service standards unless public facility improvements, reasonably calculated to raise service levels to adopted level of service standards, will be available to serve the development.*
c. The adequacy of public facilities to support the proposed development is in question. The Power Department has stated that the City's power grid is inadequate to support all of the development planned in this area. Hurricane water has also expressed concerns about the adequacy of water infrastructure in the area to support this development, citing the need for an additional tank, water lines, and looping. *See* JUC comments regarding the limited capacity to supply power and water to this area. . "A proposed development **shall not be approved** if demand for public facility will exceed adopted level of service standards unless public facility improvements, reasonably calculated to raise service levels to adopted level of service standards, will be available to serve the development." Hurricane City Code 9-6-3(B) (emphasis added). "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." HCC 10-37-4. "The City may disapprove a proposed development if demand for public services exceeds accepted levels of service." HCC 10-37-4. The Planning Commission and City Council should carefully consider whether the infrastructure and public facilities necessary to support this proposed development satisfies the requirements of the Code as explained in this section. **If not enough information is available for the Commission or Council to make a finding regarding the adequacy of public facilities, then more information or analysis should be requested from the applicant or City staff, as applicable, before acting on the application.**
d. Staff also has an increasing concern about water availability in the area as well, and full water models will need to be provided to justify each subdivision. Hurricane City's water engineer has provided a map that shows this area as Limited Culinary Distribution Capacity area.

5. Will serve letters have not been provided from the culinary and sanitary water providers

6. A note has not been added to the plat indicating whether the property is in a tortoise take area

Recommendation: Staff recommends the Planning Commission review this application based on standards within the Hurricane City Code. Staff recommends that the application for a preliminary plat be denied due to

1. Inadequate facilities in the area
2. Lack of information with regards to city streets
3. Will serve letters have not been provided from the culinary and sanitary water providers



NO.	DATE	BY	APPVD	REVISION DESCRIPTION

1246 EAST 100 SOUTH SUITE E1-B
ST. GEORGE, UTAH
(PHONE) 435-628-5776
(FAX) 435-628-5785
(EMAIL) lrpope@lrpope.com

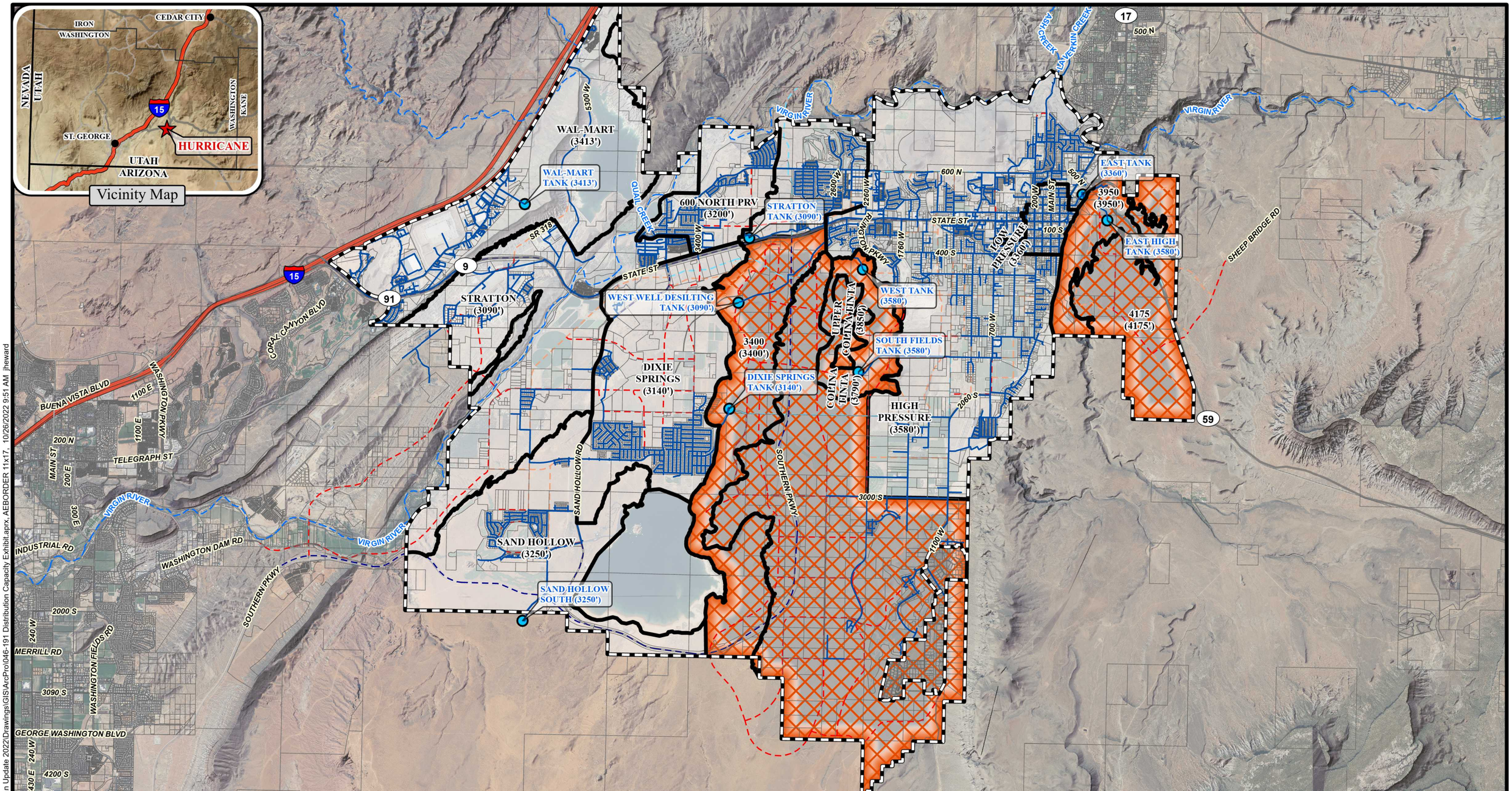
L. R. POPE ENGINEERING INC.
STRUCTURAL ENGINEERS, CIVIL ENGINEERS & SURVEYORS

As Licensed Professional Engineers, it is our duty to protect the health, safety and welfare of the public. Therefore, we have a duty to our clients and the public to design and specify products and systems that are in compliance with the applicable codes and standards. We do not guarantee the workmanship or the performance of products or systems we specify, nor do we have the authority to inspect the work of others. Our duty ends with the preparation of the plans and specifications. Our services do not include the supervision or direction of the actual work of the contractor, his agents or employees or any other persons performing portions of the work.

JACOLENNE PROPERTY RESIDENTIAL DEVELOPMENT PRELIMINARY PLAN

LOCATED IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SLB&M

DESIGN BY	RRP
DATE	JAN 2023
FILE NAME	HURRICANE PROP
24" x 36"	SCALE 1" = 60
12" x 18"	SCALE 1" = 120
SHEET NUMBER	1 OF 1



0 2,500 5,000 10,000
Feet

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

Legend

- Hurricane Municipal Boundary
- Washington County Parcels
- Pressure Zone Boundaries
- Approximate Extent of Limit Culinary Distribution
- Existing Culinary Water
- Existing Tank

Master Planned Roads

- Major Arterial (106' ROW)
- Minor Arterial (90' ROW)
- Major Collector (70' ROW)
- Minor Collector (60' ROW)

N W E S

1 of 1

Approximate Areas of Limited Distribution Capacity

Hurricane, Utah

Spatial Reference:	Utah State Plane NAD 83, feet
Drawn By:	JRH
Scale:	1" = 6,000 feet
Date:	October 2022

P:\046-191 Hurricane Water Model & 6-Yr Plan Update 2022\Drawings\GIS\ArcPro\046-191 Distribution Capacity Exhibit.aprx, AEBORDER 11x17, 10/26/2022 9:51 AM jheward

Hurricane City Power

Clifton Wilson Substation
Circuit CW-101Analysis
Report

October 2021

Intermountain Consumer
Professional Engineers, Inc.
1145 East South Union Avenue
Midvale, Utah 84047
(801) 255-1111

TABLE OF CONTENTS

Page

INTRODUCTION 1

SUMMARY 2

LEVEL OF SERVICE STANDARD 3

STUDY FINDING 4

Circuit Description 4

Substation Capacity 4

Circuit CW-101 Loading 5

Load Flow Analysis 6

APPENDIX 8
System Load Flow Summary
Bench Lake Regulator Data
System Model – SKM
Model Input Data
Model impedance Data

TABLES

1. IEEE C84.1 Voltage Standard 3
2. Circuit Conductor 4
3. Recloser Data 5
4. Bench Lake Regulator Data 5
5. Select Load Flow Results 6

INTRODUCTION

As requested by Hurricane City Power, Intermountain Consumer Professional Engineers ("ICPE") performed a study on Clifton Wilson substation circuit CW-101 to determine electrical conditions during peak loading and to evaluate loading capacity.

As a part of the study ICPE's Scope included:

System Modelling

1. Develop circuit line impedance for circuit modeling.
2. Develop a circuit model for computer simulation on SKM software.
3. Develop load distribution across circuit CW-101 for circuit modeling.
4. Develop an expanded circuit model with proposed system additions.

Study & Report

1. Perform circuit load flow studies under existing conditions and historic peak loading.
2. Determine maximum 3 phase loading as to not cause greater than industry standard voltage drop and in accordance with IEEE C84.1 Range-A.
3. Develop study report on study finding.

This Report consists of the Introduction section, Summary section, Services Standard section, Study Finding section and Appendix.

General findings of the Study are presented in the Summary Section of this Report.

The Level of Service Standard Section covers voltage criteria as set forth in the IEEE C84.1 Standard and which represents Standard Utility Practice.

The Study Finding section contains a Circuit Description section, Substation Capacity section, Circuit CW-101 Loading Section and a Load Flow Analysis Section.. Sections generally contain supporting data for conclusions.

SUMMARY

This study considers the existing electrical system condition and impact of electrical load addition to Clifton Wilson Circuit CW101. Circuit CW 101 generally extends southward from Clifton Wilson 7.1 circuit miles. New development contemplated extension of CW101 and additional 4.5 miles southward.

Level of Service
IEEE Standard C84.1 requires that minimum service entrance voltage during normal operation do not fall below 95% of base voltage and that utilization voltage should not fall below 90% of base voltage. Service Entrance voltage is measured at the point of delivery; Utilization voltage is measured at the terminals of the utilization equipment. To meet the Standard, a value of 97% - 98% per unit distribution voltage, at the high side of distribution transformers is considered necessary and adopted for the study.

Substation Capacity
In assessing and planning electrical systems loading levels of all system equipment should be evaluated. Typically, transformers, voltage regulation, circuit breakers, reclosers, power lines, and system protection are considered.

Evaluation of substation are performed to determine existing loading conditions, ability for future load addition, ability to backup adjacent substation, and to determine the need for new substations.

From review, it was determined that the existing Clifton Wilson substation serving circuit CW-101 is a heavily loaded substation but could provide some additional load to CW-101 assuming completion of the Sky Mountain substation and some load transfer from Clifton Wilson to Sky Mountain Substations.

Voltage Regulation
Clifton Wilson substation is equipped with voltage regulator banks that regulate voltage to distribution circuits. The Clifton Wilson regulators are set for 122.5 V output (secondary) with a 3 volt bandwidth (voltage range from 121 to 124V).

Circuit Loading
Clifton Wilson circuit CW-101was determined to have peak loading at 3.8 MW (4.1 MVA) with 1.7 MVA of the 4.1 MVA flowing through the Bench Lake regulators

Circuit CW-101 is equipped with a three phase inline regulator bank (Bench Lake regulators) and are rated 114.3/128.0 kVA (150/168) amp thru current. Regulator output is set for 122 V (secondary) with a 2 volt band width.

Load Flow Analysis
Circuit CW-101 was studied using real time regulator load data and through computer modeling using SKM software. Study shows that the existing circuit does not have overloading conditions but is voltage limited. It was determined that:

1. Areas of the existing circuit does experience voltage drop below Level of Service criteria under peak loading.
2. Addition of load without improvements is not recommended as voltage will be further reduced and existing customers will experience substandard voltage levels.

Potential short term solutions for some load addition would be:

1. Optimize voltage regulator bank position.
2. Add another in line regulator bank.
3. Add capacitor banks to maintain a high power factor during peak loading.
4. If possible, move existing load to another circuit to allow new load.

Additional work is needed to determine potential loading with equipment addition and or load transfer; noting the limitations of the existing Bench Lake regulators (1.9 MVA margin) and line conductors.

SERVICE STANDARD

To provide reliable power delivery, and equitably to all it customers; utilities strives to operates the power system to obtain a uniform level of service throughout. Below is a typical utility Level of Service Standard.

Level of Service Standard

- The system must be able to adequately serve load under single contingency (N-1) situations, where "N" is a power system elements such as a transformer or non-radial line.
- System switching required under an N-1 contingency should remain as simplified as possible to ensure that switching orders are not unnecessarily complex.
- Distribution circuit loading must remain below 90% of its maximum current rating.
- Distribution circuit voltage must remain between 98% and 105% (at loads) of its nominal value; and
- Distribution circuit mains must be able to serve additional load under N-1 contingencies.
- System to Meet IEEE C84.1 Voltage limits.

In preforming the study, criteria as set forth in the Level of Service Standard, was utilized. Of primary concern was meeting IEEE C84.1 normal voltage requirements as listed in Table 1. As seen the Standard requires that minimum service entrance voltage during normal operation do not fall below 95% of base voltage. Utilization voltage should not fall below 90% of base voltage. Service Entrance voltage is measured at the point of delivery; Utilization voltage is measured at the terminals of the utilization equipment. The difference between the minimum service and minimum utilization voltage is intended to allow for voltage drop in the customer's wiring system. The difference between distribution circuit voltage and service entrance voltage is to allow for voltage drop across distribution transformers and secondary wire to the service entrance.

TABLE 1

Voltage Point of Measurement	**Standard Voltages** **120, 208, 240, 277, 480, 600, 660**	**Percent of Nominal**
Service Entrance Voltage High Range - A	126, 218, 252, 291, 504, 630,720	105.0%
Service Entrance Voltage Low Range - A	114, 197, 228, 263, 456, 570, 655	95%
Utilization High Voltage Range - A	126, 218, 252, 291, 504, 630, 720	105.0%
Utilization Low Voltage Range - A	108, 187, 249, 432, 540, 630	90%

Study Findings

Circuit Description

Clifton Wilson circuit CW-101 is a long three phase branched 12.47kV distribution circuits, approximately 7 miles long, that serves load through Clifton Wilson substation and extends from 600 North and southward to approximately 4500 south. The circuit is equipped with an inline 3-phase voltage regulator bank (Lake Bench regulator bank) located at approximately 2300 South and 1000 west (approx. 4.6 miles from Clifton Wilson substation). Proposed circuit addition would extend the circuit another 4.8 mile beyond the southern end of the circuit.

Existing circuit conductors and associated nominal published thermal rating is indicated in Table 2.

Table 2
Circuit Conductor

Line Section	Length (Miles)	Conductor	Thermal Rating (amp)[1]	MVA Rating at Nominal Amp and 100% Voltage
Clifton Wilson Sub to 1500 So 700W	3.6	336 ACSR	514	11.1
1500 South to 1750 South	0.27	750 MCM AL URD	497	10.7
1750 South to approx. 2070 So	0.44	4/0 AL URD	248	5.35
2070 So to Bench Lake Regulators	0.27	1/0 ACSR	242	5.22
Bench Lake Regulators to 3000 South	1.28	1/0 ACSR	242	5.22
3000 So 1100W to approx. 3300 So. 1100 West	0.77	336 ACSR	514	11.1
Approx. 3300 So. 1100 West to Circuit End	0.59	750 MCM AL URD	497	10.7
(tap) 3000 So 1100W to approx. 3100 So. 2100 West (circuit end)	1.45	336 ACSR	514	11.1
3100 So. 2100 West to 3300 So 2100 West (circuit end)	0.26	#2 ACSR	180	3.9
New Circuit Extension 3300 So. 2100 West (circuit end) to pump station	4.8	336 ACSR	514	11.1

1. Thermal ratings are at nominal publish values. De-rate value may apply for high ambient temperatures.

From a thermal prospective conductor ratings are adequate for some load addition; however, as discussed below, the circuit is voltage limited. Without voltage limitation, the circuit is next limited by Bench Lake regulator Bank size, 1/0 ACSR and #2 ACSR ratings.

Substation Capacity

In assessing and planning electrical systems loading levels all system equipment are evaluated. Typically; transformers, regulators, circuit breakers, reclosers, power lines, and system protection are evaluated. Evaluation of substations are performed to determine existing loading conditions, ability for future load addition, ability to backup adjacent substations, and to determine the need for new substations.
The Clifton Wilson substation has two power transformer bays and several distribution circuits. Both power transformer are rated 12/16/22 MVA with 667//994 FA (1303 A) kva regulators. During normal operation power transformers are not paralleled. For summer 2021 load behind the Clifton Wilson substation was 28.6 MW, with 7.2 MW provided by local generation. With consideration for an N-1 contingency (loss of one power transformer) transformer capacity at Clifton Wilson substation is questionable for allowing additional loading. However, with the addition of the Sky Mountain Substation transformer, loading at Clifton Wilson substation can be reduced by load

transfers to Sky Mountain substation. Load transfer to Sky Mountain would allow for other loads to be added to Clifton Wilson transformers. Generally transformer capacity is not an initial limiting factor for load addition in the rage of two to three megawatt to CW-101.

Circuit CW-101 Loading

To preform circuit analysis circuit peak loading information is necessary. Circuit peak loading data was provided by Hurricane City Power personnel and included indication of circuit maximum load level at the substation circuit recloser and load through the Bench Lake regulator bank. Overall circuit peak loading was indicated to be 3.8 MW during summer 2021 peak load period. Approximately 1.7 MW of the 3.8 MW circuit load flowed through the Bench Lake Regulators.

Table 3 contains overall circuit loading data as provide and used in the circuit analysis.

.

Table 3
Circuit Load Data

CW-101 Loading -- 7/09/2021					
Circuit	Max MW	Assumed load power factor	MVA	Circuit Capacitors	MVA
CW-101	3.8 MW	0.92	4.13	2- 150 KVAR Banks	4.02

Table 4 contains select data that was provided by Hurricane City Power personnel and as obtained from the Lake Bench regulator bank controller. Additional regulator load data is provided in the appendix for review.

Table 4
Lake Bench Regulator Data

Regulator Max Data - Report				
Regulator	**Max Amp (Inst.)**	**Max Load (kW) (Inst)**	**Time**	**Tap Position**
A - Phase	102.8	739	7-9-21 18:38	---
B - Phase	95.0	682	7-9-21 18:43	---
C- Phase	93.9	677	7-9-21 16:30	---
Regulator 15 Minute Max Reading				
Regulator	**Max Amp**	**Max Load (kW)**	**Time**	
A - Phase	68.7	499	7-9-21 18:15	7[1]
B - Phase	92.1	666	7-9-21 16:30	13
C- Phase	84.5	611	7-9-21 16:30	9[1]
A - Phase	70.0	508	9-7-21 15:30	10
B - Phase	----	----	----	----
C- Phase	----	----	----	----

1. Tap to position 10 at 14:00 to 15:00 hr

From regulator data it can be concluded that the circuit is near or below the lower distribution voltage limits (0.97-0.98) north of the regulator bank during heavy loading periods. The regulators allow for a +/- 10 % regulation over 32 steps

with maximum regulation at +/- step 16, each step correlates to a 0.625% voltage change. B phase regulator is shown to have move to position +13 under high loading, A phase and C phase regulator data shows the regulators tapped to position 10 at 14:30 hr. Bench Lake regulator setting were indicated to be at 122 volts with a 2 volt bandwidth (121 to 123 range); for a tap position of +13 with load voltage at 122 V (represent 1.67% above nominal) source voltage would be at 93.5% of nominal; for a tap position of +10 source voltage would be at 95.5% of nominal. Regulator data indicates that the circuit has some imbalance during peak; however, noting that exact balancing is generally not possible.

Bench Lake regulator are rated 114.3/128.0 kVA (150/168 amp thru current); Assuming balanced loading, maximum through load at 168 amps is 3.6 MVA, the bank is currently load at 1.7 MVA. Assuming balanced loading, maximum additional loading through the regulators is 1.9 MVA.

Load Flow Analysis

To determine circuit electrical conditions during peak loading and to evaluate the circuits ability for additional loading circuit impedances were determined and a circuit model was developed on SKM Software for computer simulations.

The circuit was studied for:

1. Voltage drop under peak loading.
2. Line loading under peak loading.
3. Equipment loading under peak loading.
4. Effect of power factor improvements.
5. Additional loading capabilities.

Table 5 contains results of select load flows under varying conditions, additional load flow results are in the Appendix. .

Table 5
Load Flow Results

			Location Voltage (per unit)									
Case	**Case Description**	**Case Load**	Clifton Low Side 12.47 kV	Bus - 004 (1300 So.)	Bus - 009 (2050 So.)	Bus - 011 (Bench Lake Reg.)	Bus - 012 (Bench Lake Reg.)	Bus -014 (3000 So.)	Bus - 017 3300 So 2100W	Bus - 020 (approx 3800 So.)	Bus -022 (RMP Tap end)	Bus -033 (Pump Sta..)
1	2021 Loading w/100 Amps thru Bench Lake Regs.	CW101 Recloser: 4.11 MVA (3.8MW) Bench Lake Reg: 2.127 MVA	1.007	**0.964**	**0.958**	**0.95**	1.01	1.0	1.0	1.0	0.99	N/A
2	2021 Loading w/70 Amps thru Bench Lake Reg.	CW101 Recloser: 4.135 MVA (3.8MW) Bench Lake Reg: 1.5 MVA	1.008	**0.976**	**0.97**	**0.964**	1.017	1.004	1.0	1.004	0.996	**N/A**
3	2021 Loading w/100 Amps thru Bench Lake Reg. and 700 kvar capacitor add.	CW101 Recloser: 3.872 MVA (3.8MW) Bench Lake Reg: 2.08 MVA	1.008	**0.976**	**0.97**	**0.964**	1.01	1.0	1.0	1.0	0.99	**N/A**
4	2021 Loading w/load (550KW) addition over 100 Amps thru Bench Lake Reg.	CW101 Recloser: 4.7 MVA Bench Lake Reg: 2.6 MVA	1.008	**0.96**	**0.954**	**0.947**	1.016	1.0	0.99	1.0	0.99	**0.99**

To meet "Service Entrance Voltage Low Range – A" requirements , as covered in the Service Standard section, a minimum of 0.97 pu voltage (preferable 0.98) is necessary to allow for voltage drop across distribution transformers and secondary cabling to the service entrance.

Case 1 represents the existing system with 2021 loading and load distributed to have 98 amps of overall circuit load following through the Bench Lake regulators. The study was performed with an overall circuit loading of 4.1 MVA (Summer 2021 loading) and with 2.1 MVA (98 amps) of the 4.1MVA through the Lake Bench regulators. For all cases voltage at Clifton Wilson substation was held at 1.008 p.u. (121V), noting that the regulator set point is 122.5V with a 3 volt band width (121 -124 volt range).

Study results indicate that there are no overload conditions; however, the study indicates that the circuit is voltage limited. Voltage from 1300 South to the Bench Lake regulator bank is below 0.97 p.u. Results correlated to regulator data.

Case 2 represents the existing system with 2021 loading. The study was performed with an overall circuit loading of 4.1 MVA (Summer 2021 loading) and with loads redistributed for 1.5 MVA (70 amps) of the 4.1MVA to flow through the Lake Bench regulators. Results indicate that there are no overload conditions; however, the study indicates that circuit remains voltage limited with the reduced flow through the regulators. Voltage from 1300 South to the Bench Lake regulator bank is at or below 0.97 p.u.

Case 3 is equivalent to Case 1 and includes the addition of 700 kvar capacitance for power factor correction to 0.98. Through the addition of capacitors some marginal voltage improvements is obtained but voltage is still near 0.97p.u. and under 0.98pu.

Case 4 is equivalent to Case 1 with the addition of approximately 4.5 miles of 336 ACSR circuit to the end of the existing circuit and the addition of 550 kW past the Bench Lake regulators. Results show that there is no over loading but voltage drops are increased.

Computer studies and real time voltage regulator data show that the circuit is voltage limited with voltage at or below criteria of 0.97-0.98 per unit at the distribution voltage. With consideration for normal load growth along the length of the existing circuit large load addition is not recommended.

Potential short term solutions for some load addition would be:

5. Optimize voltage regulator bank position.
6. Add another in line regulator bank.
7. Add capacitor banks to maintain a high power factor during peak loading.
8. If possible, move some existing load to another circuit to allow new load to CW-101.

Additional work is needed to determine potential loading with equipment addition and or load transfer; it is noted that with voltage limitation reduced other limitation will arise. Specifically, the existing Bench Lake regulator (1.9 MVA margin) and 1/0 and #2 ACSR line conductors. The optimum solution is a new substation in the vicinity of major load growth.

APPENDIX

APPENDIX

System Load Flow Summary
Bench Lake Regulator Data
System Model – SKM
Model Input Data
Model impedance Data

Hurricane City - Clifton Wilson CW101 Circuit Load Flow Results												
Case Description	**Power Flow**	**Regulator (600 North)**	**Bus-004 (1300 South)**	**Bus-009 (2050 South)**	**Bench Lake Non Reg Bus-011**	**Bench Lake Reg Bus-012**	**Bus-014 (3000 South)**	**Bus-017 (2100 West)**	**Bus-018 (1100 West) RMP TAP**	**Bus-020 (3800 S)**	**Bus-022 (4370 S) So. end skypark**	**Bus-033 -- New Development pumps**
2021 Load	Recloser 4.111 MVA, 1.543 MVAR, 3.812 MW Bench Lake Reg: 2.127 MVA, .693 MVAR, 2.013 MW	Voltage: 12,551 V (1.007pu) Voltage Drop: -0.7%	Voltage: 12,027 V (0.964pu) Voltage Drop: 3.6%	Voltage: 11,952 V (0.958pu) Voltage Drop: 4.2%	Voltage: 11,867 V (0.952pu) Voltage Drop: 4.8%	Voltage: 12,669 V (1.016pu) Voltage Drop: -1.6%	Voltage: 12,502 V (1.003pu) Voltage Drop: -0.3%	Voltage: 12,460 V (0.999pu) Voltage Drop: 0.1%	Voltage: 12,494 V (1.002pu) Voltage Drop: -0.2%	Voltage: 12,492 V (1.002) Voltage Drop: -0.2%	Voltage: 12,395 V (0.994pu) Voltage Drop: 0.6%	N/A
Flat Build with 250 kVA Load + 350 hp	Recloser: 4.723 MVA, 1.777 MVAR, 4.377 MW Bench Lake Reg: 2.645 MVA, .798 MVAR, 2.522 MW	Voltage: 12,544 V Voltage Drop: -0.6%	Voltage: 11,936 V Voltage Drop: 4.3%	Voltage: 11,847 V Voltage Drop: 5.0%	Voltage: 11,740 V Voltage Drop: 5.9%	Voltage: 12,687 V Voltage Drop: -1.7%	Voltage: 12,476 V Voltage Drop: -0.1%	Voltage: 12,365 V Voltage Drop: 0.8%	Voltage: 12,468 V Voltage Drop: 0.0%	Voltage: 12,466V Voltage Drop: 0.0%	Voltage: 12,369 V Voltage Drop: 0.8%	Voltage: 12,327 V Voltage Drop: 1.2%
Flat Build with 500 kVA Load + 350 hp	Recloser: 5.046 MVA, 1.959 MVAR, 4.651 MW Bench Lake Reg: 2.910 MVA, .906 MVAR, 2.765 MW	Voltage: 12,587 V Voltage Drop: -0.9%	Voltage: 11,930 V Voltage Drop: 4.3%	Voltage: 11,833 V Voltage Drop: 5.1%	Voltage: 11,714 V Voltage Drop: 6.1%	Voltage: 12,678 V Voltage Drop: -1.7%	Voltage: 12,442 V Voltage Drop: 0.2%	Voltage: 12,294 V Voltage Drop: 1.4%	Voltage: 12,434 V Voltage Drop: 0.3%	Voltage: 12,432 V Voltage Drop: 0.3%	Voltage: 12,335 V Voltage Drop: 1.1%	Voltage: 12,249 V Voltage Drop: 1.8%
Flat Build with 1000 kVA load + 350 hp	Recloser: 5.735 MVA, 2.370 MVAR, 5.223 MW Bench Lake Reg: 3.450 MVA, 1.13 MVAR, 3.26 MW	Voltage: 12,581 V Voltage Drop: -0.9%	Voltage: 11,809 V Voltage Drop: 5.3%	Voltage: 11,695 V Voltage Drop: 6.2%	Voltage: 11,550 V Voltage Drop: 7.4%	Voltage: 12,636 V Voltage Drop: -1.3%	Voltage: 12,349 V Voltage Drop: 1.0%	Voltage: 12,125 V Voltage Drop: 2.8%	Voltage: 12,341 V Voltage Drop: 1.0%	Voltage: 12,338 V Voltage Drop: 1.1%	Voltage: 12,241 V Voltage Drop: 1.8%	Voltage: 12,066 V Voltage Drop: 3.2%
2021 Load w/ added capacitors	Recloser: 3.872 MVA, .761 MVAR, 3.797 MW Bench Lake Reg: 2.084 MVA, .545 MVAR, 2.011 MW Capacitors: 1.038 MVAR	Voltage: 12,566 V Voltage Drop: -0.8%	Voltage: 12,170 V Voltage Drop: 2.4%	Voltage: 12,100 V Voltage Drop: 3.0%	Voltage: 12,019 V Voltage Drop: 3.6%	Voltage: 12,680 V Voltage Drop: -1.7%	Voltage: 12,522 V Voltage Drop: -0.4%	Voltage: 12,479 V Voltage Drop: -0.1%	Voltage: 12,516 V Voltage Drop: -0.4%	Voltage: 12,517 V Voltage Drop: -0.4%	Voltage: 12,417 V Voltage Drop: 0.4%	N/A
70A at Bench Lake Reg												
2021 Load w/ 70A at Bench Lake Reg	Recloser: 4.045 MVA, 1.46 MVAR, 3.772 MW Bench Lake Reg: 1.47 MVA, .456 MVAR, 1.397 MW	Voltage: 12,557 V (1.007pu) Voltage Drop: -0.7%	Voltage: 12,064 V (0.967pu) Voltage Drop: 3.25%	Voltage: 12,002 V (0.9625pu) Voltage Drop: 3.75%	Voltage: 11,944 V (0.958pu) Voltage Drop: 4.21%	Voltage: 12,670 V (1.016pu) Voltage Drop: -1.6%	Voltage: 12,558 V (1.007pu) Voltage Drop: -0.71%	Voltage: 12,529 V (1.004pu) Voltage Drop: -0.48%	Voltage: 12,553 V (1.006pu) Voltage Drop: -0.67%	Voltage: 12,553 V (1.006pu) Voltage Drop: -0.67%	Voltage: 12,485 V (1.001) Voltage Drop: -0.13%	N/A
2021 Load 250 kVA Load + 350 hp	Recloser: 4.733 MVA, 1.738 MVAR, 4.404 MW Bench Lake Reg: 2.229 MVA, .630 MVAR, 2.137 MW	Voltage: 12,575 V Voltage Drop: -0.8%	Voltage: 11,983 V Voltage Drop: 3.9%	Voltage: 11,902 V Voltage Drop: 4.6%	Voltage: 11,813 V Voltage Drop: 5.3%	Voltage: 12,675 V Voltage Drop: -1.6%	Voltage: 12,498 V Voltage Drop: -0.2%	Voltage: 12,395 V Voltage Drop: 0.6%	Voltage: 12,491 V Voltage Drop: -0.2%	Voltage: 12,490V Voltage Drop: -0.2%	Voltage: 12,411 V Voltage Drop: 0.5%	Voltage: 12,356 V Voltage Drop: 0.9%
2021 Load 500 kVA Load + 350 hp	Recloser: 5.051 MVA, 1.915 MVAR, 4.674 MW Bench Lake Reg: 2.490 MVA, .737 MVAR, 2.379 MW	Voltage: 12,578V Voltage Drop: -0.9%	Voltage: 11,935 V Voltage Drop: 4.3%	Voltage: 11,846 V Voltage Drop: 5.0%	Voltage: 11,745 V Voltage Drop: 5.8%	Voltage: 12,680 V Voltage Drop: -1.7%	Voltage: 12,478 V Voltage Drop: -0.1%	Voltage: 12,339 V Voltage Drop: 1.1%	Voltage: 12,472 V Voltage Drop: -0.0%	Voltage: 12,470V Voltage Drop: -0.0%	Voltage: 12,391 V Voltage Drop: 0.6%	Voltage: 12,294 V Voltage Drop: 1.4%
2021 Load 1000 kVA Load + 350 hp	Recloser: 5.720 MVA, 2.303 MVAR, 5.236 MW Bench Lake Reg: 3.024 MVA, .957 MVAR, 2.869 MW	Voltage: 12,571V Voltage Drop: -0.8%	Voltage: 11,819 V Voltage Drop: 5.2%	Voltage: 11,713 V Voltage Drop: 6.1%	Voltage: 11,588 V Voltage Drop: 7.1%	Voltage: 12,675 V Voltage Drop: -1.6%	Voltage: 12,424 V Voltage Drop: 0.4%	Voltage: 12,209 V Voltage Drop: 2.1%	Voltage: 12,417 V Voltage Drop: 0.4%	Voltage: 12,415V Voltage Drop: 0.4%	Voltage: 12,336 V Voltage Drop: 1.1%	Voltage: 12,150 V Voltage Drop: 2.6%

Min/Max Metering Values

A-Phase

SEL-2431 Date: 09/14/2021 Time: 10:58:08
Voltage Reg

Forward

	MAX	DATE	TIME	MIN	DATE	TIME
IL (A pri)	102.8	07/09/2021	18:38:24	5.7	03/25/2021	22:11:35
VS (kV)	7.55	05/08/2018	16:34:20	6.76	11/16/2018	09:10:37
VS (V sec)	125.9	05/08/2018	16:34:20	112.6	11/16/2018	09:10:37
VL (kV)	7.55	05/08/2018	16:34:20	6.76	11/16/2018	09:10:37
VL (V sec)	125.9	05/08/2018	16:34:20	112.6	11/16/2018	09:10:37
VCMP (kV)	7.55	05/08/2018	16:34:20	6.76	11/16/2018	09:10:37
VCMP (V sec)	125.9	05/08/2018	16:34:20	112.6	11/16/2018	09:10:37
P (kW)	739	07/09/2021	18:38:24	40	03/25/2021	22:11:35
Q (kVAr)	212	07/07/2017	12:55:57	-92	02/11/2020	13:58:27
S (kVA)	749	07/09/2021	18:38:24	41	03/25/2021	22:11:35
PF @ S Max/Min	0.99	07/09/2021	18:38:24	0.96	03/25/2021	22:11:35
Freq (Hz)	60.12	09/18/2018	09:52:34	59.71	06/16/2017	04:15:54
Tap Pos	+16	02/20/2017	11:42:24	-16	02/20/2017	11:48:16

Reverse

	MAX	DATE	TIME	MIN	DATE	TIME
IL (A pri)	$$$$$$	(Reset)		$$$$$$	(Reset)	
VS (kV)	$$$$$	(Reset)		$$$$$	(Reset)	
VS (V sec)	$$$$$	(Reset)		$$$$$	(Reset)	
VL (kV)	$$$$$	(Reset)		$$$$$	(Reset)	
VL (V sec)	$$$$$	(Reset)		$$$$$	(Reset)	
VCMP (kV)	$$$$$	(Reset)		$$$$$	(Reset)	
VCMP (V sec)	$$$$$	(Reset)		$$$$$	(Reset)	
P (kW)	$$$$$$	(Reset)		$$$$$$	(Reset)	
Q (kVAr)	$$$$$$	(Reset)		$$$$$$	(Reset)	
S (kVA)	$$$$$$	(Reset)		$$$$$$	(Reset)	
PF @ S Max/Min	$$$$$	(Reset)		$$$$$	(Reset)	
Freq (Hz)	$$$$$	(Reset)		$$$$$	(Reset)	
Tap Pos	$$$	(Reset)		$$$	(Reset)	

Last MaxMin Reset 02/14/2017 19:55:55

Demand/Peak

B Phase

```
SEL-2431                                    Date: 09/14/2021   Time: 10:55:40
Voltage Reg

Line Current (IL)
          DEMAND     PEAK        DATE      TIME
          (A pri)   (A pri)
Forward        49        95  07/09/2021 18:43:19
Reverse         0         0  03/15/2017 12:33:51

Real Power (P)
          DEMAND     PEAK        DATE      TIME
           (kW)      (kW)
Forward       353       682  07/09/2021 18:43:19
Reverse         0         0  03/15/2017 12:33:50

Reactive Power (Q)
             DEMAND     PEAK        DATE      TIME
             (kVAr)    (kVAr)
Forward OUT       58       126  07/30/2020 14:12:27
Forward IN         0        85  04/10/2020 23:40:33
Reverse OUT        0         0  (Reset)
Reverse IN         0         0  03/15/2017 12:33:51

Apparent Power (S)
          DEMAND     PEAK        DATE      TIME
           (kVA)     (kVA)
Forward       357       691  07/09/2021 18:43:19
Reverse         0         0  03/15/2017 12:33:51

Last Demand Reset  07/07/2021 17:23:17
Last Peak Reset    02/14/2017 19:55:55
```

Snipping Tool
New Mode
Select the snip mode usin
button.
Snipping Tool
In a future update,
home. Try improve
& Sketch (or try th
Windows logo key
Try Snip & Sketch

Min/Max Metering Values

SEL-2431 C Phase Date: 09/20/2021 Time: 12:58:53
Voltage Reg

Forward

	MAX	DATE	TIME	MIN	DATE	TIME
IL (A pri)	93.9	07/09/2021	16:30:55	0.8	05/20/2019	11:37:00
VS (kV)	7.52	05/08/2018	16:33:45	6.79	11/16/2018	09:10:00
VS (V sec)	125.3	05/08/2018	16:33:45	113.2	11/16/2018	09:10:00
VL (kV)	7.52	05/08/2018	16:33:45	6.79	11/16/2018	09:10:00
VL (V sec)	125.3	05/08/2018	16:33:45	113.2	11/16/2018	09:10:00
VCMP (kV)	7.52	05/08/2018	16:33:45	6.79	11/16/2018	09:10:00
VCMP (V sec)	125.3	05/08/2018	16:33:45	113.2	11/16/2018	09:10:00
P (kW)	677	07/09/2021	16:30:55	-8	03/09/2020	11:44:34
Q (kVAr)	205	02/07/2019	09:21:23	-95	10/07/2020	01:35:10
S (kVA)	683	07/09/2021	16:30:55	5	05/20/2019	11:37:00
PF @ S Max/Min	0.99	07/09/2021	16:30:55	0.93	05/20/2019	11:37:00
Freq (Hz)	60.12	09/18/2018	09:42:58	59.71	06/16/2017	04:15:37
Tap Pos	+15	07/07/2021	17:30:28	-07	11/16/2018	10:08:06

Reverse

	MAX	DATE	TIME	MIN	DATE	TIME
IL (A pri)	2.9	03/17/2020	13:52:53	2.3	03/26/2020	12:44:45
VS (kV)	7.32	03/26/2020	12:44:53	7.28	03/17/2020	13:52:52
VS (V sec)	122.0	03/26/2020	12:44:53	121.4	03/17/2020	13:52:52
VL (kV)	7.32	03/26/2020	12:44:53	7.28	03/17/2020	13:52:52
VL (V sec)	122.0	03/26/2020	12:44:53	121.4	03/17/2020	13:52:52
VCMP (kV)	7.32	03/26/2020	12:44:53	7.28	03/17/2020	13:52:52
VCMP (V sec)	122.0	03/26/2020	12:44:53	121.4	03/17/2020	13:52:52
P (kW)	8	03/17/2020	13:52:53	-6	03/17/2020	13:52:09
Q (kVAr)	-17	03/26/2020	12:44:46	-20	03/17/2020	13:51:21
S (kVA)	21	03/17/2020	13:52:53	17	03/26/2020	12:44:46
PF @ S Max/Min	0.42	03/17/2020	13:52:53	-0.05	03/26/2020	12:44:46
Freq (Hz)	60.04	03/17/2020	13:51:23	59.99	03/26/2020	12:46:10
Tap Pos	-02	03/26/2020	12:44:14	-03	03/17/2020	13:50:55

Last MaxMin Reset 02/14/2017 18:46:47

SEL-2431 Date: 09/28/21 Time: 4:14:42
Bench Lake Voltage Reg A

#	DATE	TIME	IL	VSSEC	VLSEC	VCMPSEC	TAP_POS	ILFDEM	PFDEM	QFODEM	QFIDEM	SFDEM	ILRDEM	PRDEM	QRODEM	QRIDEM	SRDEM
7698	7/9/2021	23:45:01	42.85	122.225	122.235	122.235	2	41.62	304.981	12.165	0	305.255	0	0	0	0	0
7699	7/9/2021	23:30:01	42.5	122.255	122.265	122.265	2	41.707	305.811	11.815	0	306.072	0	0	0	0	0
7700	7/9/2021	23:15:00	41.25	122.61	122.625	122.625	3	43.497	319.275	17.316	0	319.766	0	0	0	0	0
7701	7/9/2021	23:00:00	44.25	122.77	122.785	122.785	3	45.388	333.435	15.89	0	333.834	0	0	0	0	0
7702	7/9/2021	22:45:00	44.55	122.59	122.6	122.6	3	46.764	342.847	20.861	0	343.495	0	0	0	0	0
7703	7/9/2021	22:30:00	45.65	122.295	122.305	122.305	3	46.288	338.962	20.379	0	339.587	0	0	0	0	0
7704	7/9/2021	22:15:01	47.3	122.42	122.435	122.435	3	47.446	347.99	21.345	0	348.691	0	0	0	0	0
7705	7/9/2021	22:00:01	47.7	122.33	122.345	122.345	4	51.315	374.444	24.296	0	375.247	0	0	0	0	0
7706	7/9/2021	21:45:01	51	122.035	122.05	122.05	4	52.793	385.514	26.362	0	386.429	0	0	0	0	0
7707	7/9/2021	21:30:00	49.95	122.245	122.255	122.255	4	52.308	383.185	31.125	0	384.462	0	0	0	0	0
7708	7/9/2021	21:15:01	51.25	121.74	121.75	121.75	5	51.381	374.692	26.424	0	375.656	0	0	0	0	0
7709	7/9/2021	21:00:00	55.35	121.94	121.95	121.95	4	54.655	398.267	36.084	0	399.907	0	0	0	0	0
7710	7/9/2021	20:45:01	53.65	122	122.015	122.015	4	55.166	400.687	36.84	0	402.393	0	0	0	0	0
7711	7/9/2021	20:30:01	56.75	121.43	121.435	121.435	4	58.317	426.218	37.191	0	427.853	0	0	0	0	0
7712	7/9/2021	20:15:01	57.55	122.175	122.19	122.19	5	58.246	425.034	34.874	0	426.498	0	0	0	0	0
7713	7/9/2021	20:00:01	54.45	122.25	122.26	122.26	5	57.431	418.045	38.481	0	419.831	0	0	0	0	0
7714	7/9/2021	19:45:00	56.35	122.4	122.415	122.415	5	57.837	423.124	30.756	0	424.255	0	0	0	0	0
7715	7/9/2021	19:30:00	57.95	122.205	122.215	122.215	5	59.767	435.646	35.251	0	437.087	0	0	0	0	0
7716	7/9/2021	19:15:00	58.95	122.22	122.235	122.235	5	60.252	440.462	37.614	0	442.103	0	0	0	0	0
7717	7/9/2021	19:00:01	62.05	122.51	122.515	122.515	6	62.898	459.502	44.922	0	461.714	0	0	0	0	0
7718	7/9/2021	18:45:01	65.1	121.8	121.81	121.81	6	63.91	465.648	55.094	0	468.909	0	0	0	0	0
7719	7/9/2021	18:30:01	69.35	121.865	121.875	121.875	6	67.674	493.475	60.032	0	497.125	0	0	0	0	0
7720	7/9/2021	18:15:01	67.35	122.07	122.08	122.08	7	68.726	499.865	60.452	0	503.528	0	0	0	0	0
7721	7/9/2021	18:00:00	67.6	122.01	122.025	122.025	7	65.778	480.141	49.162	0	482.685	0	0	0	0	0
7722	7/9/2021	17:45:00	63	122.88	122.885	122.885	7	61.681	451.21	40.697	0	453.054	0	0	0	0	0
7723	7/9/2021	17:30:00	63.25	122.885	122.895	122.895	8	64.412	471.369	44.064	0	473.453	0	0	0	0	0
7724	7/9/2021	17:15:00	63.9	121.795	121.81	121.81	8	63.973	466.163	39.828	0	467.887	0	0	0	0	0
7725	7/9/2021	17:00:00	61.2	122.585	122.595	122.595	9	62.759	459.415	38.827	0	461.064	0	0	0	0	0
7726	7/9/2021	16:45:01	62.05	122.125	122.135	122.135	9	64.289	468.296	42.3	0	470.211	0	0	0	0	0
7727	7/9/2021	16:30:01	65.85	121.525	121.535	121.535	9	65.723	478.175	44.564	0	480.256	0	0	0	0	0
7728	7/9/2021	16:15:01	64.6	122.24	122.255	122.255	9	62.989	460.262	40.106	0	462.025	0	0	0	0	0
7729	7/9/2021	16:00:00	62.05	122.77	122.78	122.78	10	64.149	468.181	42.989	0	470.177	0	0	0	0	0
7730	7/9/2021	15:45:01	65.05	121.735	121.745	121.745	9	62.577	455.07	42.648	0	457.075	0	0	0	0	0
7731	7/9/2021	15:30:01	64.35	121.485	121.5	121.5	9	63.721	463.309	42.081	0	465.229	0	0	0	0	0
7732	7/9/2021	15:15:01	62.8	122.545	122.555	122.555	10	61.991	453.815	38.204	0	455.428	0	0	0	0	0
7733	7/9/2021	15:00:00	59.25	122.465	122.475	122.475	10	61.818	451.679	41.527	0	453.591	0	0	0	0	0
7734	7/9/2021	14:45:00	61.25	122.21	122.22	122.22	10	60.642	443.076	43.738	0	445.243	0	0	0	0	0
7735	7/9/2021	14:30:01	60	122.425	122.43	122.43	10	59.798	436.841	42.002	0	438.861	0	0	0	0	0
7736	7/9/2021	14:15:01	61.2	122.885	122.9	122.9	10	59.257	432.559	40.007	0	434.409	0	0	0	0	0
7737	7/9/2021	14:00:01	59.6	121.09	121.1	121.1	9	56.451	409.574	35.74	0	411.142	0	0	0	0	0
7738	7/9/2021	13:45:00	59.15	121.64	121.65	121.65	9	58.938	427.895	43.956	0	430.161	0	0	0	0	0
7739	7/9/2021	13:30:00	58.4	122.045	122.06	122.06	9	57.375	418.16	41.321	0	420.214	0	0	0	0	0
7740	7/9/2021	13:15:01	57.05	121.055	121.06	121.06	9	56.927	413.7	37.848	0	415.451	0	0	0	0	0
7741	7/9/2021	13:00:00	54.05	121.805	121.815	121.815	9	55.205	402.069	36.192	0	403.728	0	0	0	0	0
7742	7/9/2021	12:45:00	56.6	122.115	122.135	122.135	9	55.975	407.425	39.779	0	409.611	0	0	0	0	0
7743	7/9/2021	12:30:01	53.55	122.24	122.25	122.25	9	55.352	398.194	77.594	0	405.699	0	0	0	0	0
7744	7/9/2021	12:15:01	56.9	121.55	121.56	121.56	9	54.575	392.426	76.152	0	399.764	0	0	0	0	0
7745	7/9/2021	12:00:01	59.35	121.625	121.635	121.635	9	58.876	421.215	84.668	0	429.663	0	0	0	0	0
7746	7/9/2021	11:45:00	54.15	122.195	122.205	122.205	9	58.007	415.814	80.254	0	423.52	0	0	0	0	0
7747	7/9/2021	11:30:00	57.3	121.93	121.94	121.94	8	56.712	407.312	77.086	0	414.597	0	0	0	0	0
7748	7/9/2021	11:15:00	53.2	121.83	121.845	121.845	8	53.835	387.229	72.478	0	393.975	0	0	0	0	0
7749	7/9/2021	11:00:00	56.25	121.51	121.52	121.52	8	55.434	396.304	77.515	0	403.89	0	0	0	0	0
7750	7/9/2021	10:45:00	56.05	121.07	121.085	121.085	7	52.997	380.447	66.635	0	386.25	0	0	0	0	0
7751	7/9/2021	10:30:01	52.55	121.6	121.615	121.615	7	51.982	373.008	66.761	0	378.95	0	0	0	0	0
7752	7/9/2021	10:15:01	51.45	121.825	121.84	121.84	7	53.105	380.71	71.184	0	387.328	0	0	0	0	0
7753	7/9/2021	10:00:00	48.4	121.79	121.8	121.8	7	52.73	377.202	73.317	0	384.293	0	0	0	0	0
7754	7/9/2021	9:45:01	52.2	121.06	121.075	121.075	5	50.763	363.689	69.285	0	370.291	0	0	0	0	0
7755	7/9/2021	9:30:01	52.25	121.8	121.81	121.81	5	50.205	362.448	67.878	0	368.763	0	0	0	0	0
7756	7/9/2021	9:15:01	49.05	122.435	122.455	122.455	6	50.029	360.775	63.715	0	366.371	0	0	0	0	0
7757	7/9/2021	9:00:00	48.75	121.675	121.69	121.69	6	48.904	350.889	62.971	0	356.515	0	0	0	0	0
7758	7/9/2021	8:45:00	50.9	121.655	121.67	121.67	6	48.796	351.697	62.077	0	357.147	0	0	0	0	0
7759	7/9/2021	8:30:01	46.05	122.07	122.085	122.085	6	46.001	331.534	62.304	0	337.354	0	0	0	0	0
7760	7/9/2021	8:15:00	47	122.415	122.425	122.425	7	48.168	346.538	62.899	0	352.223	0	0	0	0	0
7761	7/9/2021	8:00:00	47.75	121.17	121.18	121.18	5	46.666	335.742	57.225	0	340.594	0	0	0	0	0
7762	7/9/2021	7:45:00	45.75	121.84	121.85	121.85	5	47.386	340.322	59.627	0	345.532	0	0	0	0	0
7763	7/9/2021	7:30:00	43.95	121.745	121.755	121.755	5	43.107	310.641	54.221	0	315.356	0	0	0	0	0
7764	7/9/2021	7:15:01	45.6	121.94	121.95	121.95	5	42.651	308.525	51.029	0	312.753	0	0	0	0	0
7765	7/9/2021	7:00:00	42.45	122.03	122.045	122.045	5	40.691	293.319	44.553	0	296.713	0	0	0	0	0
7766	7/9/2021	6:45:01	42.8	121.43	121.44	121.44	4	40.712	293.052	48.345	0	297.035	0	0	0	0	0
7767	7/9/2021	6:30:00	37.95	121.98	121.99	121.99	4	37.052	268.515	39.782	0	271.491	0	0	0	0	0
7768	7/9/2021	6:15:00	34.9	122.17	122.18	122.18	4	36.502	263.596	37.844	0	266.351	0	0	0	0	0
7769	7/9/2021	6:00:00	36.05	121.475	121.49	121.49	3	35.918	259.178	35.082	0	261.569	0	0	0	0	0
7770	7/9/2021	5:45:00	38.45	121.555	121.565	121.565	2	36.712	264.822	36.016	0.001	267.286	0	0	0	0	0
7771	7/9/2021	5:30:01	32.45	121.415	121.43	121.43	1	32.879	238.278	27.867	0.008	239.917	0	0	0	0	0
7772	7/9/2021	5:15:00	33.75	121.63	121.64	121.64	1	33.625	242.925	31.703	0.077	245.011	0	0	0	0	0
7773	7/9/2021	5:00:00	32.15	121.325	121.345	121.345	0	32.171	233.02	26.159	0.766	234.614	0	0	0	0	0
7774	7/9/2021	4:45:01	31.55	121.755	121.77	121.77	0	31.555	230.131	11.542	7.664	231.103	0	0	0	0	0
7775	7/9/2021	4:30:01	28	122.415	122.425	122.425	0	28.338	207.732	0.03	15.92	208.398	0	0	0	0	0
7776	7/9/2021	4:15:00	30.65	122.475	122.49	122.49	1	30.116	220.873	0.016	15.143	221.41	0	0	0	0	0
7777	7/9/2021	4:00:00	32.1	122.355	122.37	122.37	1	29.75	217.824	0.046	13.408	218.274	0	0	0	0	0
7778	7/9/2021	3:45:00	30.4	122.385	122.395	122.395	1	29.6	216.604	0.137	17.934	217.418	0	0	0	0	0
7779	7/9/2021	3:30:00	27.8	122.725	122.735	122.735	1	30.861	225.904	1.286	13.247	226.47	0	0	0	0	0
7780	7/9/2021	3:15:00	34.95	121.775	121.79	121.79	1	32.54	238.274	3.866	2.466	238.398	0	0	0	0	0
7781	7/9/2021	3:00:00	34.1	121.825	121.835	121.835	1	33.139	242.178	2.109	1.72	242.228	0	0	0	0	0
7782	7/9/2021	2:45:00	32.45	122.04	122.05	122.05	1	33.142	242.641	0.959	3.153	242.69	0	0	0	0	0
7783	7/9/2021	2:30:00	30.75	122.855	122.865	122.865	1	34.402	252.623	5.557	0.386	252.725	0	0	0	0	0
7784	7/9/2021	2:15:01	34.1	122.33	122.34	122.34	1	33.558	246.466	0.714	1.976	246.488	0	0	0	0	0
7785	7/9/2021	2:00:00	31.95	122.09	122.105	122.105	1	33.922	248.28	2.285	1.279	248.321	0	0	0	0	0
7786	7/9/2021	1:45:00	35.85	121.945	121.955	121.955	1	36.465	266.564	6.696	0.057	266.667	0	0	0	0	0
7787	7/9/2021	1:30:00	36.3	122.05	122.065	122.065	1	35.876	263.216	2.092	0.57	263.237	0	0	0	0	0
7788	7/9/2021	1:15:01	35.2	121.9	121.91	121.91	1	35.423	259.322	4.126	0.223	259.371	0	0	0	0	0
7789	7/9/2021	1:00:00	31.85	122.495	122.51	122.51	1	34.563	253.297	2.935	1.475	253.346	0	0	0	0	0
7790	7/9/2021	0:45:00	39.65	121.86	121.87	121.87	1	37.582	274.931	5.24	0.009	275.005	0	0	0	0	0
7791	7/9/2021	0:30:01	36.1	121.955	121.96	121.96	1	36.365	265.965	4.432	0.063	266.015	0	0	0	0	0
7792	7/9/2021	0:15:01	34.5	121.6	121.61	121.61	1	36.984	270.374	5.904	0.368	270.489	0	0	0	0	0
7793	7/9/2021	0:00:01	38.4	121.745	121.755	121.755	1	38.816	283.673	11.647	0.001	283.955	0	0	0	0	0

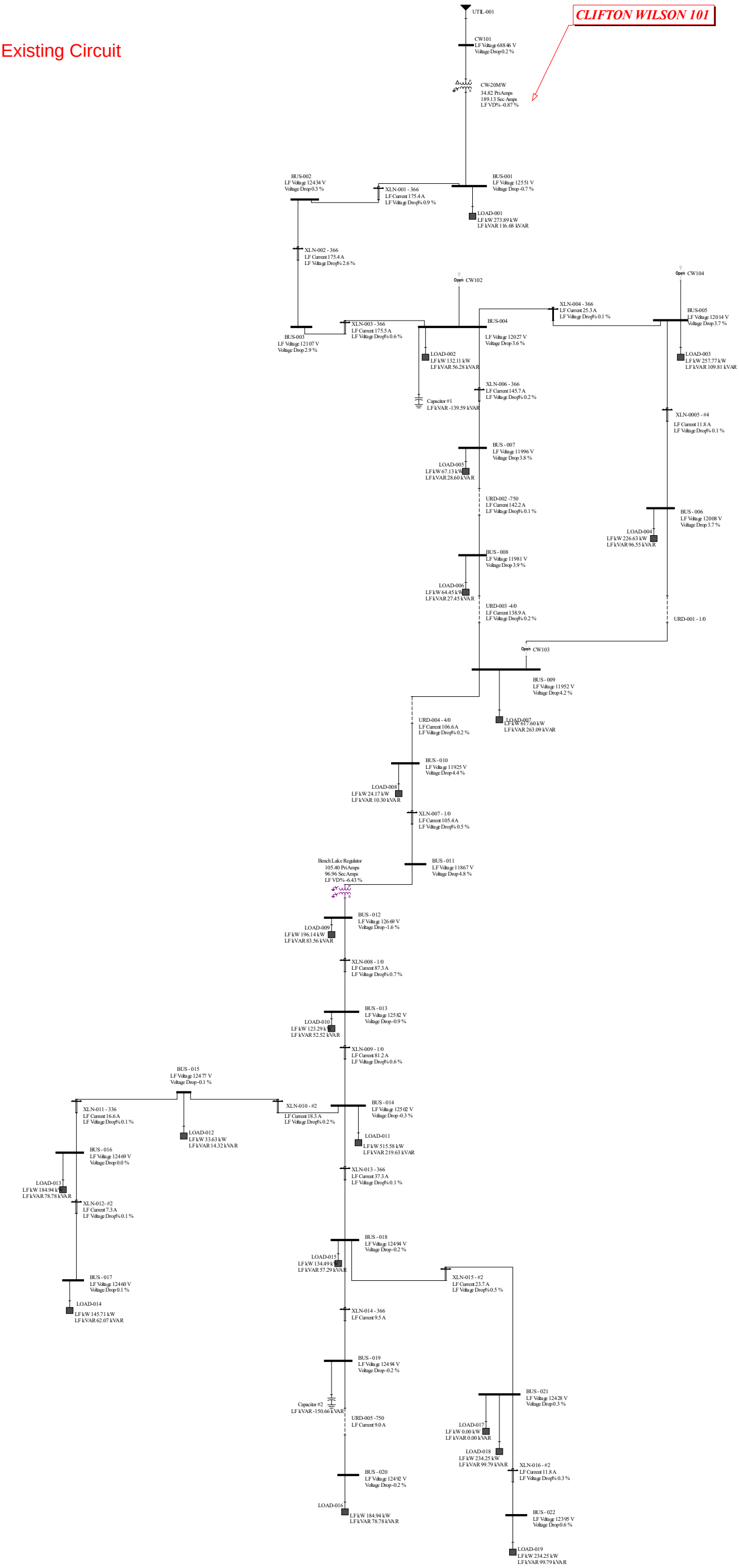
SEL-2431 Date: 09/28/2021 Time: 4:20:37
Bench Lake Voltage Reg B

#	DATE	TIME	IL	VSSEC	VLSEC	VCMPSEC	TAP_POS	ILFDEM	PFDEM	QFODEM	QFIDEM	SFDEM	ILRDEM	PRDEM	QRODEM	QRIDEM	SRDEM
7699	7/9/2021	23:45:01	55.85	122.06	122.095	122.095	4	55.748	405.242	47.46	0	408.022	0	0	0	0	0
7700	7/9/2021	23:30:01	55.05	122.02	122.05	122.05	4	55.09	400.452	45.369	0	403.033	0	0	0	0	0
7701	7/9/2021	23:15:00	54.45	121.555	121.58	121.58	4	55.787	405.676	46.863	0	408.391	0	0	0	0	0
7702	7/9/2021	23:00:00	53.75	122.04	122.07	122.07	5	58.65	426.388	56.833	0	430.181	0	0	0	0	0
7703	7/9/2021	22:45:01	60.35	121.81	121.84	121.84	5	61.305	444.469	59.939	0	448.503	0	0	0	0	0
7704	7/9/2021	22:30:01	58.7	121.97	122	122	5	59.817	435.223	57.585	0	439.038	0	0	0	0	0
7705	7/9/2021	22:15:00	64.6	122.595	122.62	122.62	6	62.973	458.29	63.92	0	462.734	0	0	0	0	0
7706	7/9/2021	22:00:00	66.15	121.845	121.87	121.87	6	66.15	479.921	65.002	0	484.307	0	0	0	0	0
7707	7/9/2021	21:45:00	66.7	121.945	121.97	121.97	6	68.067	493.689	67.105	0	498.236	0	0	0	0	0
7708	7/9/2021	21:30:00	67	122.905	122.935	122.935	7	68.736	500.724	68.741	0	505.435	0	0	0	0	0
7709	7/9/2021	21:15:00	66.55	122.79	122.82	122.82	7	68.2	496.759	62.908	0	500.737	0	0	0	0	0
7710	7/9/2021	21:00:01	72.05	122.27	122.3	122.3	7	68.895	502.268	63.506	0	506.288	0	0	0	0	0
7711	7/9/2021	20:45:01	75.85	121.79	121.815	121.815	7	73.808	534.374	74.552	0	539.559	0	0	0	0	0
7712	7/9/2021	20:30:00	75.8	121.735	121.76	121.76	7	70.437	512.848	67.224	0	517.26	0	0	0	0	0
7713	7/9/2021	20:15:01	72.1	122.51	122.54	122.54	8	74.556	543.386	68.757	0	547.727	0	0	0	0	0
7714	7/9/2021	20:00:01	72.2	122.19	122.22	122.22	8	75.726	550.278	73.792	0	555.214	0	0	0	0	0
7715	7/9/2021	19:45:00	77.2	122.76	122.785	122.785	9	78.217	570.32	79.807	0	575.885	0	0	0	0	0
7716	7/9/2021	19:30:00	75.85	122.85	122.88	122.88	9	80.553	585.712	84.768	0	591.823	0	0	0	0	0
7717	7/9/2021	19:15:00	83.15	122.935	122.96	122.96	9	84.293	612.744	94.711	0	620.026	0	0	0	0	0
7718	7/9/2021	19:00:01	85.9	122.895	122.92	122.92	9	89.502	649.124	101.644	0	657.043	0	0	0	0	0
7719	7/9/2021	18:45:01	91.65	122.405	122.435	122.435	10	94.134	680.091	108.369	0	688.688	0	0	0	0	0
7720	7/9/2021	18:30:00	85.35	122.285	122.315	122.315	9	86.858	630.072	96.388	0	637.411	0	0	0	0	0
7721	7/9/2021	18:15:01	92.55	120.695	120.72	120.72	9	85.584	617.524	89.692	0	624.012	0	0	0	0	0
7722	7/9/2021	18:00:01	86.9	122.195	122.225	122.225	10	87.014	631.101	93.983	0	638.078	0	0	0	0	0
7723	7/9/2021	17:45:01	84.7	122.235	122.265	122.265	11	84.585	615.379	88.698	0	621.749	0	0	0	0	0
7724	7/9/2021	17:30:01	82.95	122.295	122.325	122.325	12	86.55	628.587	93.834	0	635.561	0	0	0	0	0
7725	7/9/2021	17:15:00	86.25	122.3	122.325	122.325	13	87.266	633.485	95.25	0	640.617	0	0	0	0	0
7726	7/9/2021	17:00:01	90.2	121.67	121.705	121.705	13	87.976	637.173	99.303	0	644.87	0	0	0	0	0
7727	7/9/2021	16:45:00	96.35	121.755	121.785	121.785	13	92.128	665.715	100.677	0	673.29	0	0	0	0	0
7728	7/9/2021	16:30:00	96.55	121.335	121.365	121.365	13	92.016	665.912	101.781	0	673.65	0	0	0	0	0
7729	7/9/2021	16:15:00	89.8	122.045	122.07	122.07	13	91.565	660.947	104.05	0	669.095	0	0	0	0	0
7730	7/9/2021	16:00:01	93.1	121.02	121.05	121.05	12	88.092	636.346	96.028	0	643.561	0	0	0	0	0
7731	7/9/2021	15:45:01	88.1	121.37	121.4	121.4	12	86.984	628.195	94.651	0	635.299	0	0	0	0	0
7732	7/9/2021	15:30:01	81.15	121.75	121.785	121.785	12	84.519	609.647	88.868	0	616.094	0	0	0	0	0
7733	7/9/2021	15:15:01	84.7	121.36	121.385	121.385	12	84.892	613.21	91.48	0	620.002	0	0	0	0	0
7734	7/9/2021	15:00:01	87.65	121.525	121.555	121.555	12	82.764	600.983	87.389	0	607.309	0	0	0	0	0
7735	7/9/2021	14:45:01	82.7	121.99	122.02	122.02	12	83.784	606.074	89.031	0	612.585	0	0	0	0	0
7736	7/9/2021	14:30:01	74.35	122.915	122.945	122.945	13	80.007	581.449	84.199	0	587.519	0	0	0	0	0
7737	7/9/2021	14:15:01	85.4	121.505	121.53	121.53	13	82.045	590.713	84.377	0	596.714	0	0	0	0	0
7738	7/9/2021	14:00:00	78.6	121.35	121.38	121.38	12	79.199	570.858	83.531	0	576.943	0	0	0	0	0
7739	7/9/2021	13:45:00	79	121.66	121.685	121.685	12	77.827	561.049	84.113	0	567.332	0	0	0	0	0
7740	7/9/2021	13:30:01	78.5	122.04	122.07	122.07	11	73.194	531.438	71.473	0	536.235	0	0	0	0	0
7741	7/9/2021	13:15:00	73.25	121.68	121.71	121.71	11	74.955	541.659	74.603	0	546.789	0	0	0	0	0
7742	7/9/2021	13:00:00	66.7	122.17	122.195	122.195	10	70.477	513.359	68.706	0	518	0	0	0	0	0
7743	7/9/2021	12:45:00	72.05	122.64	122.67	122.67	11	70.922	515.052	78.789	0	521.257	0	0	0	0	0
7744	7/9/2021	12:30:00	69.85	121.285	121.315	121.315	11	73.857	527.035	111.556	0	538.717	0	0	0	0	0
7745	7/9/2021	12:15:00	76.2	121.64	121.665	121.665	11	74.738	534.383	115.089	0	546.65	0	0	0	0	0
7746	7/9/2021	12:00:00	75.3	121.68	121.71	121.71	11	72.659	519.572	113.991	0	531.966	0	0	0	0	0
7747	7/9/2021	11:45:00	72.8	122.18	122.215	122.215	11	74.639	533.374	119.69	0	546.664	0	0	0	0	0
7748	7/9/2021	11:30:01	72.95	121.375	121.405	121.405	10	71.507	509.55	110.513	0	521.411	0	0	0	0	0
7749	7/9/2021	11:15:00	72.85	121.175	121.2	121.2	9	70.229	499.306	111.79	0	511.674	0	0	0	0	0
7750	7/9/2021	11:00:01	71.1	120.955	120.98	120.98	9	67.803	483.882	107.603	0	495.713	0	0	0	0	0
7751	7/9/2021	10:45:00	66	122.82	122.85	122.85	10	65.939	472.05	102.912	0	483.147	0	0	0	0	0
7752	7/9/2021	10:30:00	63.55	122.055	122.08	122.08	9	64.067	457.074	98.722	0	467.622	0	0	0	0	0
7753	7/9/2021	10:15:00	64.5	121.495	121.52	121.52	9	64.073	457.374	98.911	0	467.962	0	0	0	0	0
7754	7/9/2021	10:00:00	62.7	121.79	121.82	121.82	9	66.583	473.281	108.013	0	485.473	0	0	0	0	0
7755	7/9/2021	9:45:00	62.2	121.56	121.585	121.585	7	59.501	426.154	89.192	0	435.4	0	0	0	0	0
7756	7/9/2021	9:30:01	64	121.575	121.6	121.6	7	60.778	435.605	93.31	0	445.502	0	0	0	0	0
7757	7/9/2021	9:15:01	54.4	122.475	122.5	122.5	7	53.698	387	76.402	0	394.48	0	0	0	0	0
7758	7/9/2021	9:00:01	55.7	121.485	121.515	121.515	8	55.189	395.926	76.206	0	403.211	0	0	0	0	0
7759	7/9/2021	8:45:00	60.75	121.61	121.64	121.64	8	56.738	406.226	82.782	0	414.585	0	0	0	0	0
7760	7/9/2021	8:30:00	52.7	121.825	121.855	121.855	8	53.606	384.545	74.776	0	391.76	0	0	0	0	0
7761	7/9/2021	8:15:00	57.15	121.535	121.565	121.565	7	55.043	394.708	76.124	0	402.003	0	0	0	0	0
7762	7/9/2021	8:00:01	52.75	121.985	122.015	122.015	7	51.193	366.532	71.286	0	373.413	0	0	0	0	0
7763	7/9/2021	7:45:00	50.6	121.37	121.4	121.4	6	50.855	364.755	65.357	0	370.573	0	0	0	0	0
7764	7/9/2021	7:30:00	48.3	121.45	121.48	121.48	6	48.432	348.281	62.981	0	353.942	0	0	0	0	0
7765	7/9/2021	7:15:01	51.2	122.02	122.045	122.045	6	50.333	361.872	70.214	0	368.631	0	0	0	0	0
7766	7/9/2021	7:00:00	52.2	121.665	121.69	121.69	6	49.209	353.398	66.207	0	359.558	0	0	0	0	0
7767	7/9/2021	6:45:01	50.1	121.09	121.115	121.115	5	49.172	353.301	62.892	0	358.871	0	0	0	0	0
7768	7/9/2021	6:30:00	49.05	122.05	122.085	122.085	5	48.475	347.774	63.291	0	353.497	0	0	0	0	0
7769	7/9/2021	6:15:01	46.15	121.37	121.395	121.395	4	46.193	331.132	58.679	0	336.302	0	0	0	0	0
7770	7/9/2021	6:00:01	42.25	121.425	121.45	121.45	3	42.592	305.561	55.678	0	310.607	0	0	0	0	0
7771	7/9/2021	5:45:00	41	121.79	121.82	121.82	3	42.16	303.066	53.808	0	307.822	0	0	0	0	0
7772	7/9/2021	5:30:00	43.65	121.665	121.685	121.685	3	39.816	287.4	48.114	0	291.42	0	0	0	0	0
7773	7/9/2021	5:15:01	39.95	120.985	121.015	121.015	2	38.959	280.603	43.308	0	283.96	0	0	0	0	0
7774	7/9/2021	5:00:01	39.9	121.915	121.94	121.94	2	39.943	288.601	44.602	0.004	292.252	0	0	0	0	0
7775	7/9/2021	4:45:01	43.75	121.405	121.43	121.43	2	37.884	277.225	14.002	0.043	278.11	0	0	0	0	0
7776	7/9/2021	4:30:01	39.35	121.94	121.96	121.96	2	38.555	281.944	14.01	0.009	282.343	0	0	0	0	0
7777	7/9/2021	4:15:00	39.05	121.68	121.705	121.705	2	37.914	276.996	11.498	0.089	277.296	0	0	0	0	0
7778	7/9/2021	4:00:01	33.4	121.98	122.005	122.005	2	35.692	262.278	5.307	0.83	262.399	0	0	0	0	0
7779	7/9/2021	3:45:00	38.6	122.785	122.81	122.81	3	37.727	277.346	10.498	0	277.584	0	0	0	0	0
7780	7/9/2021	3:30:01	37.65	122.27	122.295	122.295	3	39.528	288.736	20.67	0	289.589	0	0	0	0	0
7781	7/9/2021	3:15:01	44.95	121.435	121.46	121.46	3	43.215	314.105	31.974	0	315.745	0	0	0	0	0
7782	7/9/2021	3:00:00	42.5	122.075	122.1	122.1	3	43.658	317.46	31.099	0	319.003	0	0	0	0	0
7783	7/9/2021	2:45:01	40.55	121.53	121.56	121.56	3	41.562	301.924	25.487	0	303.019	0	0	0	0	0
7784	7/9/2021	2:30:00	43.5	121.94	121.97	121.97	2	43.255	315.095	25.704	0	316.157	0	0	0	0	0
7785	7/9/2021	2:15:01	45.4	121.475	121.5	121.5	2	45.045	327.316	27.509	0	328.481	0	0	0	0	0
7786	7/9/2021	2:00:00	44	121.445	121.47	121.47	2	42.966	312.222	27.005	0	313.397	0	0	0	0	0
7787	7/9/2021	1:45:00	42.65	121.74	121.76	121.76	2	43.408	315.521	25.885	0	316.593	0	0	0	0	0
7788	7/9/2021	1:30:00	42.45	121.655	121.675	121.675	2	43.365	315.956	25.481	0	316.995	0	0	0	0	0
7789	7/9/2021	1:15:01	42.45	121.58	121.6	121.6	2	43.966	319.954	25.528	0	320.978	0	0	0	0	0
7790	7/9/2021	1:00:00	46.2	121.835	121.86	121.86	2	45.205	330.213	27.144	0	331.341	0	0	0	0	0
7791	7/9/2021	0:45:00	47.2	122.415	122.45	122.45	2	46.645	341.445	32.046	0	342.959	0	0	0	0	0
7792	7/9/2021	0:30:00	47.55	122.675	122.705	122.705	3	48.308	353.371	34.346	0	355.047	0	0	0	0	0
7793	7/9/2021	0:15:00	45.25	122.32	122.345	122.345	3	45.901	334.968	31.662	0	336.482	0	0	0	0	0
7794	7/9/2021	0:00:00	53.15	121.935	121.965	121.965	3	48.22	352.536	35.715	0	354.354	0	0	0	0	0

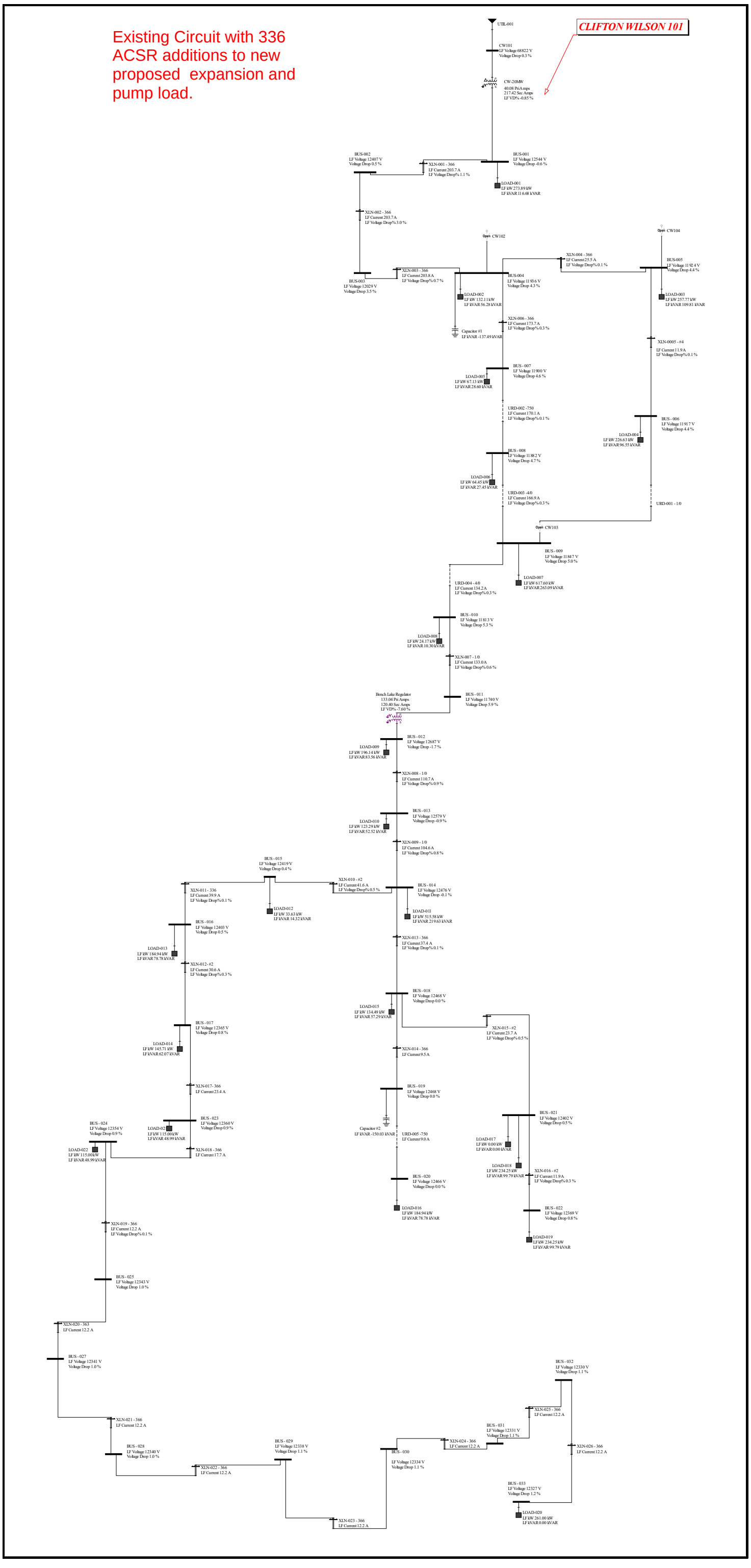
SEL-2431 Date:09/29/21 Time: 4:24:05
Bench Lake Volta ge Reg C

#	DATE	TIME	IL	VSSEC	VLSEC	VCMPSEC	TAP_POS	ILFDEM	PFDEM	QFODEM	QFIDEM	SFDEM	ILRDEM	PRDEM	QRODEM	QRIDEM	SRDEM
7699	7/9/2021	23:45:01	46.3	121.925	121.94	121.94	1	46.966	343.645	22.703	0	344.434	0	0	0	0	0
7700	7/9/2021	23:30:01	49.65	122.14	122.155	122.155	2	49.6	363.32	28.687	0	364.467	0	0	0	0	0
7701	7/9/2021	23:15:00	48.3	122.65	122.665	122.665	3	50.736	372.199	29.122	0	373.357	0	0	0	0	0
7702	7/9/2021	23:00:00	52.1	121.79	121.8	121.8	3	52.2	381.13	33.174	0	382.608	0	0	0	0	0
7703	7/9/2021	22:45:00	55.05	121.54	121.555	121.555	3	53.684	390.458	35.946	0	392.163	0	0	0	0	0
7704	7/9/2021	22:30:01	57	122.32	122.335	122.335	3	55.312	404.269	41.787	0	406.445	0	0	0	0	0
7705	7/9/2021	22:15:00	52.7	122.455	122.47	122.47	3	54.793	401.136	36.645	0	402.819	0	0	0	0	0
7706	7/9/2021	22:00:00	58.1	122.46	122.475	122.475	4	58.731	427.968	40.525	0	429.898	0	0	0	0	0
7707	7/9/2021	21:45:01	57.85	121.225	121.24	121.24	3	57.867	421.261	38.885	0	423.089	0	0	0	0	0
7708	7/9/2021	21:30:01	57.15	122.74	122.755	122.755	4	62.018	452.489	50.747	0	455.35	0	0	0	0	0
7709	7/9/2021	21:15:01	63.3	121.505	121.515	121.515	4	63.214	458.313	47.975	0	460.827	0	0	0	0	0
7710	7/9/2021	21:00:00	64	122.635	122.65	122.65	5	62.144	452.185	47.72	0	454.736	0	0	0	0	0
7711	7/9/2021	20:45:00	61.85	122.695	122.71	122.71	4	65.029	475.374	51.487	0	478.221	0	0	0	0	0
7712	7/9/2021	20:30:00	66.5	122.46	122.48	122.48	5	66.95	487.984	55.798	0	491.172	0	0	0	0	0
7713	7/9/2021	20:15:00	72.05	121.415	121.425	121.425	5	70.734	512.856	62.062	0	516.607	0	0	0	0	0
7714	7/9/2021	20:00:00	67.75	121.95	121.965	121.965	5	70.474	510.632	59.952	0	514.161	0	0	0	0	0
7715	7/9/2021	19:45:01	74.4	121.12	121.14	121.14	5	75.821	548.217	70.238	0	552.713	0	0	0	0	0
7716	7/9/2021	19:30:00	75.35	121.78	121.795	121.795	5	75.556	547.509	65.801	0	551.463	0	0	0	0	0
7717	7/9/2021	19:15:00	80.1	121.555	121.57	121.57	5	78.497	567.764	74.301	0	572.636	0	0	0	0	0
7718	7/9/2021	19:00:01	76.5	121.965	121.98	121.98	5	83.019	599.817	84.329	0	605.73	0	0	0	0	0
7719	7/9/2021	18:45:01	72.5	122.76	122.78	122.78	6	78.991	575.32	80.673	0	580.96	0	0	0	0	0
7720	7/9/2021	18:30:00	84.2	122.25	122.265	122.265	7	81.674	594.463	84.757	0	600.48	0	0	0	0	0
7721	7/9/2021	18:15:00	85.8	122.685	122.7	122.7	8	85.363	620.785	91.636	0	627.521	0	0	0	0	0
7722	7/9/2021	18:00:01	82.35	122.59	122.605	122.605	8	81.27	590.905	85.345	0	597.052	0	0	0	0	0
7723	7/9/2021	17:45:01	85.45	121.6	121.615	121.615	8	80.747	584.664	81.752	0	590.362	0	0	0	0	0
7724	7/9/2021	17:30:00	78.2	121.935	121.945	121.945	8	77.025	559.908	74.335	0	564.832	0	0	0	0	0
7725	7/9/2021	17:15:01	80.75	122.01	122.025	122.025	9	76.755	557.735	75.868	0	562.879	0	0	0	0	0
7726	7/9/2021	17:00:00	79.4	122.1	122.115	122.115	9	81.662	590.52	81.085	0	596.083	0	0	0	0	0
7727	7/9/2021	16:45:01	75.1	123.24	123.255	123.255	9	82.451	597.924	83.084	0	603.674	0	0	0	0	0
7728	7/9/2021	16:30:01	91.8	121.465	121.48	121.48	9	84.499	611.895	86.681	0	618.017	0	0	0	0	0
7729	7/9/2021	16:15:01	77.85	122.48	122.495	122.495	9	81.186	589.48	89.242	0	596.209	0	0	0	0	0
7730	7/9/2021	16:00:01	80.8	122.28	122.295	122.295	9	79.397	575.17	90.218	0	582.21	0	0	0	0	0
7731	7/9/2021	15:45:01	71.35	122.44	122.45	122.45	9	77.456	560.304	86.887	0	567.014	0	0	0	0	0
7732	7/9/2021	15:30:01	76.5	122.105	122.125	122.125	9	76.822	555.39	84.186	0	561.747	0	0	0	0	0
7733	7/9/2021	15:15:00	82.75	121.105	121.12	121.12	9	79.193	570.805	87.547	0	577.502	0	0	0	0	0
7734	7/9/2021	15:00:01	69.4	122.75	122.76	122.76	9	71.511	517.952	80.071	0	524.113	0	0	0	0	0
7735	7/9/2021	14:45:01	74.75	122.535	122.55	122.55	9	70.866	515.114	78.545	0	521.083	0	0	0	0	0
7736	7/9/2021	14:30:01	75.1	121.67	121.685	121.685	10	73.267	530.386	86.608	0	537.42	0	0	0	0	0
7737	7/9/2021	14:15:01	71.85	122.225	122.235	122.235	10	69.745	505.355	77.239	0	511.233	0	0	0	0	0
7738	7/9/2021	14:00:00	66.35	122.01	122.025	122.025	10	69.357	499.933	77.571	0	505.925	0	0	0	0	0
7739	7/9/2021	13:45:00	68.55	121.6	121.61	121.61	9	65.988	477.117	69.963	0	482.231	0	0	0	0	0
7740	7/9/2021	13:30:00	73.05	121.875	121.885	121.885	9	70.287	508.043	78.801	0	514.145	0	0	0	0	0
7741	7/9/2021	13:15:00	67	121.325	121.34	121.34	9	67.112	484.398	68.539	0	489.238	0	0	0	0	0
7742	7/9/2021	13:00:00	65.1	122.075	122.09	122.09	9	63.55	459.094	68.152	0	464.161	0	0	0	0	0
7743	7/9/2021	12:45:01	65.7	121.435	121.45	121.45	8	65.44	470.716	78.296	0	477.351	0	0	0	0	0
7744	7/9/2021	12:30:00	68.55	121.175	121.19	121.19	8	64.125	456.932	102.735	0	468.352	0	0	0	0	0
7745	7/9/2021	12:15:00	57.6	121.815	121.83	121.83	8	61.197	435.492	99.943	0	446.823	0	0	0	0	0
7746	7/9/2021	12:00:00	60.5	121.96	121.97	121.97	8	64.925	461.123	108.95	0	473.848	0	0	0	0	0
7747	7/9/2021	11:45:01	67.3	121.56	121.575	121.575	8	65.316	463.38	112.15	0	476.8	0	0	0	0	0
7748	7/9/2021	11:30:00	65.3	122.105	122.12	122.12	8	63.028	449.038	100.878	0	460.237	0	0	0	0	0
7749	7/9/2021	11:15:01	63.6	121.55	121.565	121.565	7	65.016	462.576	106.041	0	474.582	0	0	0	0	0
7750	7/9/2021	11:00:01	56.95	121.9	121.915	121.915	7	56.645	402.267	93.804	0	413.076	0	0	0	0	0
7751	7/9/2021	10:45:01	62.75	121.375	121.39	121.39	7	57.507	409.27	96.488	0	420.513	0	0	0	0	0
7752	7/9/2021	10:30:01	61.6	121.375	121.385	121.385	7	58.877	418.984	99.447	0	430.639	0	0	0	0	0
7753	7/9/2021	10:15:00	55.1	122.145	122.16	122.16	7	59.176	421.035	97.508	0	432.205	0	0	0	0	0
7754	7/9/2021	10:00:01	62.25	121.215	121.23	121.23	7	59.729	423.737	97.667	0	434.872	0	0	0	0	0
7755	7/9/2021	9:45:00	60.65	120.86	120.88	120.88	5	55.754	397.147	91.017	0	407.459	0	0	0	0	0
7756	7/9/2021	9:30:00	53.65	122.035	122.05	122.05	5	55.914	398.456	94.752	0	409.585	0	0	0	0	0
7757	7/9/2021	9:15:01	56.2	122.545	122.56	122.56	6	53.982	385.326	89.265	0	395.576	0	0	0	0	0
7758	7/9/2021	9:00:01	53.35	121.715	121.725	121.725	6	52.995	378.248	79.261	0	386.475	0	0	0	0	0
7759	7/9/2021	8:45:00	52.4	121.35	121.365	121.365	5	52.628	374.35	82.847	0	383.421	0	0	0	0	0
7760	7/9/2021	8:30:00	50.45	121.78	121.795	121.795	5	48.695	349.177	75.964	0	357.359	0	0	0	0	0
7761	7/9/2021	8:15:01	48.55	121.46	121.47	121.47	5	48.722	348.405	73.103	0	356.014	0	0	0	0	0
7762	7/9/2021	8:00:01	49.3	121.705	121.72	121.72	5	51.259	364.989	78.517	0	373.373	0	0	0	0	0
7763	7/9/2021	7:45:00	50.1	121.495	121.51	121.51	4	49.959	357.617	71.37	0	364.695	0	0	0	0	0
7764	7/9/2021	7:30:00	48.3	122.55	122.565	122.565	4	48.149	347.036	68.01	0	353.665	0	0	0	0	0
7765	7/9/2021	7:15:00	47.9	121.85	121.86	121.86	4	46.833	335.084	63.935	0	341.147	0	0	0	0	0
7766	7/9/2021	7:00:00	50.45	121.425	121.435	121.435	3	43.814	313.557	56.592	0	318.643	0	0	0	0	0
7767	7/9/2021	6:45:00	41.25	121.635	121.645	121.645	2	41.18	296.185	53.053	0	300.92	0	0	0	0	0
7768	7/9/2021	6:30:00	38.4	122.14	122.155	122.155	2	39.962	288.506	46.65	0	292.286	0	0	0	0	0
7769	7/9/2021	6:15:01	42.1	121.1	121.115	121.115	1	41.073	296.075	45.863	0	299.631	0	0	0	0	0
7770	7/9/2021	6:00:00	44.45	121.505	121.51	121.51	1	39.185	281.707	46.374	0	285.528	0	0	0	0	0
7771	7/9/2021	5:45:01	39.4	121.535	121.55	121.55	0	40.017	288.565	42.423	0.001	291.692	0	0	0	0	0
7772	7/9/2021	5:30:00	39.7	121.575	121.585	121.585	0	37.963	275.024	34.636	0.006	277.217	0	0	0	0	0
7773	7/9/2021	5:15:00	38.6	121.705	121.72	121.72	0	38.465	278.851	33.4	0.061	280.88	0	0	0	0	0
7774	7/9/2021	5:00:01	39.05	121.78	121.79	121.79	0	39.395	285.93	33.027	0.606	288.015	0	0	0	0	0
7775	7/9/2021	4:45:01	38.55	121.81	121.82	121.82	0	35.779	262.292	6.797	6.073	262.903	0	0	0	0	0
7776	7/9/2021	4:30:00	39	122.34	122.355	122.355	0	37.77	278.082	0.568	3.267	278.134	0	0	0	0	0
7777	7/9/2021	4:15:01	36.05	122.865	122.875	122.875	1	34.904	256.836	0.057	10.569	257.084	0	0	0	0	0
7778	7/9/2021	4:00:01	33.4	122.395	122.41	122.41	1	33.393	245.095	0.242	9.613	245.345	0	0	0	0	0
7779	7/9/2021	3:45:01	36.5	122.24	122.25	122.25	1	36.47	267.893	2.1	1.99	267.944	0	0	0	0	0
7780	7/9/2021	3:30:01	35	122.375	122.39	122.39	1	35.777	262.319	5.415	1.427	262.471	0	0	0	0	0
7781	7/9/2021	3:15:01	40.55	122.17	122.18	122.18	1	41.063	300.163	17.38	0.007	300.705	0	0	0	0	0
7782	7/9/2021	3:00:00	37.1	122.455	122.475	122.475	1	37.702	276.71	8.447	0.071	276.883	0	0	0	0	0
7783	7/9/2021	2:45:01	37.8	122.365	122.375	122.375	1	38.65	283.338	4.993	0.037	283.4	0	0	0	0	0
7784	7/9/2021	2:30:01	41.65	122.635	122.655	122.655	1	40.931	300.804	7.791	0.001	300.919	0	0	0	0	0
7785	7/9/2021	2:15:01	38.05	122.4	122.41	122.41	1	39.64	291.272	4.912	0.012	291.351	0	0	0	0	0
7786	7/9/2021	2:00:01	41.6	122.46	122.475	122.475	1	42.756	313.104	16.756	0	313.59	0	0	0	0	0
7787	7/9/2021	1:45:01	45.05	121.72	121.735	121.735	1	41.579	303.548	14.44	0	303.913	0	0	0	0	0
7788	7/9/2021	1:30:01	43.15	121.35	121.36	121.36	1	42.519	309.131	15.735	0	309.573	0	0	0	0	0
7789	7/9/2021	1:15:01	40.75	122.08	122.09	122.09	0	40.694	297.028	9.846	0	297.225	0	0	0	0	0
7790	7/9/2021	1:00:00	42.9	121.355	121.365	121.365	0	41.009	298.579	10.294	0	298.789	0	0	0	0	0
7791	7/9/2021	0:45:00	43.75	121.21	121.225	121.225	0	42.908	312.866	14.717	0	313.232	0	0	0	0	0
7792	7/9/2021	0:30:01	42.05	122.11	122.12	122.12	0	43.097	314.969	16.78	0	315.437	0	0	0	0	0
7793	7/9/2021	0:15:01	41.7	121.475	121.485	121.485	0	42.48	309.936	13.89	0	310.266	0	0	0	0	0
7794	7/9/2021	0:00:00	41.75	122.72	122.73	122.73	1	43.68	320.09	20.491	0	320.77	0	0	0	0	0

Existing Circuit



Existing Circuit with 336 ACSR additions to new proposed expansion and pump load.



Input Report (English)

Utilities

Contribution From Name	Bus Name	In/Out Service	Nominal Voltage		-------- Contribution Data -------- DutyUnits		X/R		PU (100 MVA Base) R PU	X PU
UTIL-001	CW101	In	69,000	**3P:**	900	MVA	9.86	**Pos:**	0.011	0.111
				SLG:	300	MVA	7.00	**Zero:**	0.025	0.109

Non-Motor Loads

Name	Phase	In/Out Service	Bus Name	L-L Volts	Rated size	Units	PF	Type
LOAD-001	ABC	In	BUS-001	12,470	297.71	kVA	0.92	Lag
LOAD-006	ABC	In	BUS - 008	12,470	70.05	kVA	0.92	Lag
LOAD-016	ABC	In	BUS - 020	12,470	201.02	kVA	0.92	Lag
LOAD-002	ABC	In	BUS-004	12,470	143.60	kVA	0.92	Lag
LOAD-003	ABC	In	BUS-005	12,470	280.19	kVA	0.92	Lag
LOAD-004	ABC	In	BUS - 006	12,470	246.34	kVA	0.92	Lag
LOAD-005	ABC	In	BUS - 007	12,470	72.97	kVA	0.92	Lag
LOAD-008	ABC	In	BUS - 010	12,470	26.27	kVA	0.92	Lag
LOAD-010	ABC	In	BUS - 013	12,470	134.01	kVA	0.92	Lag
LOAD-009	ABC	In	BUS - 012	12,470	213.20	kVA	0.92	Lag
LOAD-011	ABC	In	BUS - 014	12,470	560.41	kVA	0.92	Lag
LOAD-012	ABC	In	BUS - 015	12,470	36.55	kVA	0.92	Lag
LOAD-013	ABC	In	BUS - 016	12,470	201.02	kVA	0.92	Lag
LOAD-014	ABC	In	BUS - 017	12,470	158.38	kVA	0.92	Lag
LOAD-015	ABC	In	BUS - 018	12,470	146.19	kVA	0.92	Lag
LOAD-007	ABC	In	BUS - 009	12,470	671.30	kVA	0.92	Lag
LOAD-018	ABC	In	BUS - 021	12,470	254.62	kVA	0.92	Lag
LOAD-019	ABC	In	BUS - 022	12,470	254.62	kVA	0.92	Lag

2-Winding Transformers

Name 1 / 3Phase	In/Out	----------Primary & Secondary----------					Nominal kVA	Percent Z in %	
		Phases	Bus	Conn.	Volts	FLA		R	jX

Name 1 / 3Phase	In/Out	Primary & Secondary Phases	Bus	Conn.	Volts	FLA	Nominal kVA		Percent Z in % R	jX
Bench Lake Regulator	In	ABC	BUS - 011	WG	12,470	162	3,500.0	Pos:	0.86	5.30
3Phase			BUS - 012	WG	12,470	162		Zero:	0.86	5.30
CW-20MW	In	ABC	CW101	D	69,000	167	12,000.0	Pos:	0.86	5.30
3Phase			BUS-001	WG	12,470	926		Zero:	0.80	5.00

Transmission Lines

Name LibModel	In/Out Service	From Bus To Bus	Miles Phases	Num Circuits	Per Unit (100 MVA Base) G/2 pu	B/2 pu		Per Unit (100 MVA Base) R pu	jX pu
URD-001 - 1/0	In	BUS - 006	0.55	1	0.0000	0.0000	Pos:	0.001	0.001
		BUS - 009	ABC		0.0000	0.0000	Zero:	0.0028	0.0008
URD-002 -750	In	BUS - 007	0.27	1	0.0000	0.0000	Pos:	0.027	0.037
		BUS - 008	ABC		0.0000	0.0000	Zero:	0.0275	0.0371
URD-003 -4/0	In	BUS - 008	0.19	1	0.0000	0.0000	Pos:	0.071	0.031
		BUS - 009	ABC		0.0000	0.0000	Zero:	0.0713	0.0306
URD-004 - 4/0	In	BUS - 009	0.24	1	0.0000	0.0000	Pos:	0.089	0.038
		BUS - 010	ABC		0.0000	0.0000	Zero:	0.0887	0.0380
URD-005 -750	In	BUS - 019	0.59	1	0.0000	0.0001	Pos:	0.060	0.081
		BUS - 020	ABC		0.0000	0.0000	Zero:	0.0600	0.0809
XLN-0005 - #4	In	BUS-005	0.44	1	0.0000	0.0000	Pos:	0.136	0.189
		BUS - 006	ABC		0.0000	0.0000	Zero:	0.1358	0.1889
XLN-001 - 336	In	BUS-001	0.74	1	0.0000	0.0000	Pos:	0.146	0.306
		BUS-002	ABC		0.0000	0.0000	Zero:	0.1457	0.3061
XLN-002 - 336	In	BUS-002	2.11	1	0.0000	0.0000	Pos:	0.416	0.853
		BUS-003	ABC		0.0000	0.0000	Zero:	0.4162	0.8530
XLN-003 - 336	In	BUS-004	0.52	1	0.0000	0.0000	Pos:	0.103	0.216
		BUS-003	ABC		0.0000	0.0000	Zero:	0.1027	0.2158
XLN-004 - 366	In	BUS-005	0.53	1	0.0000	0.0000	Pos:	0.104	0.214
		BUS-004	ABC		0.0000	0.0000	Zero:	0.1044	0.2140
XLN-006 - 336	In	BUS-004	0.23	1	0.0000	0.0000	Pos:	0.046	0.095
		BUS - 007	ABC		0.0000	0.0000	Zero:	0.0462	0.0948
XLN-007 - 1/0	In	BUS - 010	0.27	1	0.0000	0.0000	Pos:	0.170	0.125
		BUS - 011	ABC		0.0000	0.0000	Zero:	0.1703	0.1254

Name LibModel	In/Out Service	From Bus To Bus	Miles Phases	Num Circuits	Per Unit (100 MVA Base) G/2 pu	 B/2 pu		Per Unit (100 MVA Base) R pu	 jX pu
XLN-008 - 1/0	In	BUS - 012	0.50	1	0.0000	0.0000	Pos:	0.311	0.229
		BUS - 013	ABC		0.0000	0.0000	Zero:	0.3106	0.2287
XLN-009 - 1/0	In	BUS - 013	0.50	1	0.0000	0.0000	Pos:	0.311	0.229
		BUS - 014	ABC		0.0000	0.0000	Zero:	0.3106	0.2287
XLN-010 - #2	In	BUS - 015	0.47	1	0.0000	0.0000	Pos:	0.472	0.227
		BUS - 014	ABC		0.0000	0.0000	Zero:	0.4721	0.2268
XLN-011 - 336	In	BUS - 015	0.49	1	0.0000	0.0000	Pos:	0.097	0.199
		BUS - 016	ABC		0.0000	0.0000	Zero:	0.0970	0.1987
XLN-012- #2	In	BUS - 016	0.42	1	0.0000	0.0000	Pos:	0.415	0.200
		BUS - 017	ABC		0.0000	0.0000	Zero:	0.4154	0.1996
XLN-013 - 336	In	BUS - 014	0.29	1	0.0000	0.0000	Pos:	0.058	0.118
		BUS - 018	ABC		0.0000	0.0000	Zero:	0.0578	0.1184
XLN-014 - 336	In	BUS - 018	0.48	1	0.0000	0.0000	Pos:	0.094	0.193
		BUS - 019	ABC		0.0000	0.0000	Zero:	0.0942	0.1931
XLN-015 - #2	In	BUS - 021	0.94	1	0.0000	0.0000	Pos:	0.937	0.450
		BUS - 018	ABC		0.0000	0.0000	Zero:	0.9366	0.4499
XLN-016 - #2	In	BUS - 021	0.93	1	0.0000	0.0000	Pos:	0.925	0.444
		BUS - 022	ABC		0.0000	0.0000	Zero:	0.9252	0.4444

Clifton Wilson Circuit 101 Impedance

From	To	LENGTH	Conductor	Z(+) Ohms/Mile		Z(0) Ohms/Mile		Z(+) pu Full Section		Z(0) pu Full Section		B	Bpu Total	1/2 Bpu
		Feet	Size	R	X	R	X	R	X	R	X	mmho/Mil		Total
12.47 kV Lines														
XFMR/Bus 001	**Bus 002**	3,900	336 OH Flat	0.30660	0.64420	0.64840	1.58560	**0.04854**	**0.10199**	**0.10265**	**0.25102**	6.58600	**0.00002**	**0.00001**
Bus 002	**Bus 003**	11,160	366 OH	0.30620	0.62760	0.64830	1.62210	**0.13872**	**0.28432**	**0.29370**	**0.73485**	6.67600	**0.00007**	**0.00003**
Bus 003	**Bus 004**	2,750	336 OH Flat	0.30660	0.64420	0.64840	1.58560	**0.03423**	**0.07191**	**0.07238**	**0.17700**	6.58600	**0.00002**	**0.00001**
Bus 004	**Bus 005**	2,800	4/0 OH	0.48480	0.67450	0.95070	1.76950	**0.05510**	**0.07667**	**0.10806**	**0.20113**	6.35600	**0.00002**	**0.00001**
Bus 005	**Bus 006**	2,300	#2 OH	1.55030	0.74470	2.32340	2.35830	**0.14474**	**0.06953**	**0.21693**	**0.22018**	5.73400	**0.00001**	**0.00001**
Bus 006	**Bus 009**	2,900	1/0 UG	1.11400	0.27190	1.94300	0.34320	**0.13114**	**0.03201**	**0.22873**	**0.04040**	102.35000	**0.00026**	**0.00013**
Bus 004	**Bus 007**	1,240	336 OH	0.30620	0.62760	0.64830	1.62210	**0.01541**	**0.03159**	**0.03263**	**0.08165**	6.67600	**0.00001**	**0.00000**
Bus 007	**Bus 008**	1,420	750 UG	0.15890	0.21590	0.05280	0.15310	**0.00916**	**0.01245**	**0.00304**	**0.00883**	200.28000	**0.00025**	**0.00013**
Bus 008	**Bus 009**	1,025	4/0 UG	0.57020	0.24440	1.70000	0.50160	**0.02373**	**0.01017**	**0.07073**	**0.02087**	130.41000	**0.00012**	**0.00006**
Bus 009	**Bus 010**	1,276	4/0 UG	0.57020	0.24440	1.70000	0.50160	**0.02953**	**0.01266**	**0.08806**	**0.02598**	130.41000	**0.00015**	**0.00007**
Bus 010	**Bench Lake Reg**	1,435	1/0 OH	0.97450	0.71750	1.66250	2.06750	**0.05677**	**0.04180**	**0.09684**	**0.12044**	5.96900	**0.00001**	**0.00000**
Bench Lake Reg	**Bus 013**	2,618	1/0 OH	0.97450	0.71750	1.66250	2.06750	**0.10356**	**0.07625**	**0.17668**	**0.21972**	5.96900	**0.00001**	**0.00001**
Bus 013	**Bus 014**	2,618	1/0 OH	0.97450	0.71750	1.66250	2.06750	**0.10356**	**0.07625**	**0.17668**	**0.21972**	5.96900	**0.00001**	**0.00001**
Bus 014	**Bus 015**	2,500	1/0 OH	0.97450	0.71750	1.66250	2.06750	**0.09890**	**0.07281**	**0.16872**	**0.20982**	5.96900	**0.00001**	**0.00001**
Bus 015	**Bus 016**	2,600	336 OH	0.30620	0.62760	0.64830	1.62210	**0.03232**	**0.06624**	**0.06842**	**0.17120**	6.67600	**0.00002**	**0.00001**
Bus 016	**Bus 017**	2,200	#2 OH	1.55030	0.74470	2.32340	2.35830	**0.13845**	**0.06651**	**0.20749**	**0.21061**	5.73400	**0.00001**	**0.00001**
Bus 014	**Bus 018**	1,549	336 OH	0.30620	0.62760	0.64830	1.62210	**0.01925**	**0.03946**	**0.04076**	**0.10200**	6.67600	**0.00001**	**0.00000**
Bus 018	**Bus 019**	2,526	336 OH	0.30620	0.62760	0.64830	1.62210	**0.03140**	**0.06435**	**0.06648**	**0.16633**	6.67600	**0.00001**	**0.00001**
Bus 019	**Bus 020**	3,100	750 UG	0.15890	0.21590	0.05280	0.15310	**0.02000**	**0.02717**	**0.00664**	**0.01927**	200.28000	**0.00055**	**0.00027**
Bus 018	**Bus 021**	4,960	#2 OH	1.55030	0.74470	2.32340	2.35830	**0.31214**	**0.14994**	**0.46780**	**0.47483**	5.73400	**0.00003**	**0.00001**
Bus 021	**Bus 022**	4,900	#2 OH	1.55030	0.74470	2.32340	2.35830	**0.30837**	**0.14813**	**0.46215**	**0.46909**	5.73400	**0.00002**	**0.00001**
New Flat Build														
Bus 017	**Bus 023**	1,750	336 OH Flat	0.30660	0.64420	0.64840	1.58560	**0.02178**	**0.04576**	**0.04606**	**0.11264**	6.58600	**0.00001**	**0.00001**
Bus 023	**Bus 024**	2,600	336 OH Flat	0.30660	0.64420	0.64840	1.58560	**0.03236**	**0.06799**	**0.06843**	**0.16735**	6.58600	**0.00002**	**0.00001**
Bus 024	**Bus 025**	9,230	336 OH Flat	0.30660	0.64420	0.64840	1.58560	**0.11488**	**0.24137**	**0.24294**	**0.59409**	6.58600	**0.00005**	**0.00003**
Bus 025	**Bus 026**	2,100	336 OH Flat	0.30660	0.64420	0.64840	1.58560	**0.02614**	**0.05492**	**0.05527**	**0.13517**	6.58600	**0.00001**	**0.00001**
Bus 026	**Bus 027**	850	336 OH Flat	0.30660	0.64420	0.64840	1.58560	**0.01058**	**0.02223**	**0.02237**	**0.05471**	6.58600	**0.00000**	**0.00000**
Bus 027	**Bus 028**	1,580	336 OH Flat	0.30660	0.64420	0.64840	1.58560	**0.01966**	**0.04132**	**0.04159**	**0.10170**	6.58600	**0.00001**	**0.00000**
Bus 028	**Bus 029**	3,060	336 OH Flat	0.30660	0.64420	0.64840	1.58560	**0.03808**	**0.08002**	**0.08054**	**0.19696**	6.58600	**0.00002**	**0.00001**
Bus 029	**Bus 030**	2,700	336 OH Flat	0.30660	0.64420	0.64840	1.58560	**0.03360**	**0.07061**	**0.07107**	**0.17379**	6.58600	**0.00002**	**0.00001**
Bus 030	**Bus 031**	750	336 OH Flat	0.30660	0.64420	0.64840	1.58560	**0.00933**	**0.01961**	**0.01974**	**0.04827**	6.58600	**0.00000**	**0.00000**
Bus 031	**Bus 030**	2,580	336 OH Flat	0.30660	0.64420	0.64840	1.58560	**0.03211**	**0.06747**	**0.06791**	**0.16606**	6.58600	**0.00002**	**0.00001**

	Hurricane Distribution C101 – 12.47kV Overhead Impedances – FLAT Construction						
Conductor size	Ampacity (Amps)	Z(+) Ohms/mile		Z(0) Ohms/mile		Xc(+) Mohm/mile	B_{pu} mmho/mile
		R	X	R	X		
#2 ACSR	180	1.5510	0.7621	2.3237	2.3221	0.1767	5.658
1/0 ACSR	230	0.9752	0.7346	1.6627	2.0312	0.1698	5.889
4/0 ACSR	340	0.4863	0.6913	0.9526	1.7335	0.1595	6.270
336 ACSR	530	0.3066	0.6442	0.6484	1.5856	0.1518	6.586

	Hurricane Distribution C101 – 12.47kV Overhead Impedances – Pole Top w/lower Cross Arm Construction						
Conductor size	Ampacity (Amps)	Z(+) Ohms/**Mile**		Z(0) Ohms/**Mile**		Xc (+) Mohm/Mile	B_{pu} mmho/**Mile**
		R	X	R	X		
#2 ACSR	180	1.5503	0.7447	2.3234	2.3583	0.1744	5.734
1/0 ACSR	230	0.9745	0.7175	1.6625	2.0675	0.1675	5.969
4/0 ACSR	340	0.4848	0.6745	0.9507	1.7695	0.1573	6.356
336 ACSR	530	0.3062	0.6276	0.6483	1.6221	0.1498	6.676

	Hurricane Distribution C101 – 12.47kV Underground Impedances – Three Conductors in One non- metallic Conduit						
Conductor size	Ampacity (Amps)	Z(+) Ohms/1000’		Z(0) Ohms/1000’		Xc (+) Mohm/mile	B_{pu} mmho/Mile’
		R	X	R	X		
1/0 Al.	175	0.211	.0515	0.3680	0.0650	.009770	102.35
4/0 Al.	231	0.1080	0.0463	0.322	0.095	.007668	130.41
750 Al. MCM	457	0.03010	0.04090	0.0100	0.029	.004993	200.28

	Hurricane Distribution C101 – 12.47kV Underground Impedances – Three Conductors in One non- metallic Conduit						
Conductor size	Ampacity (Amps)	Z(+) Ohms/Mile’		Z(0) Ohms/Mile’		Xc (+) Mohm/mile	B_{pu} mmho/Mile’
		R	X	R	X		
1/0 Al.	175	1.114	0.2719	1.943	0.3432	.009770	102.35
4/0 Al.	231	0.5702	0.2444	1.700	0.5016	.007668	130.41
750 Al. MCM	457	0.1589	0.2159	0.0528	0.1531	.004993	200.28

The Okonite Company,
Ramsey NJ, 07446,
1 (201) 825-0300

Impedance and Technical Data

Cable Catalog ID	Size	Phase Arrangement	(+/-) Sequence Impedance, Multi-Point Grounding [ohms/kft]	(+/-) Sequence Impedance, 1-Point Grounding [ohms/kft]	Zero Sequence Impedance, Ground and Shield Return [ohms/kft]	Zero Sequence Impedance, Shield Return Only [ohms/kft]	Zero Sequence Impedance, Ground Return Only [ohms/kft]
		Triplexed	0.114+j0.044	0.112+j0.044	0.385+j0.145	0.449+j0.025	0.167+j0.759
		Cradled	0.112+j0.041	0.110+j0.046	0.376+j0.142	0.440+j0.024	0.164+j0.738
162-23-3081	**4/0 AWG Al**	1 OD -Horizontal	0.113+j0.053	0.110+j0.048	0.376+j0.143	0.440+j0.024	0.164+j0.734
		7.5 in. -Horizontal	0.125+j0.091	0.110+j0.089	0.363+j0.150	0.440+j0.024	0.164+j0.653
		Rectangular	0.112+j0.049	0.110+j0.046	0.376+j0.142	0.440+j0.024	0.164+j0.739

Additional Information: Capacitance = 80.5 [pF/ft] DC Resistance @ 25C = 0.084 [ohms/kft]

Calculation Parameters: kV=15.00, Insulation=133%, Conductor Temp.=105C, Concentric Wires 11 x 14 AWG, OD=1.300in

The Okonite Company,
Ramsey NJ, 07446,
1 (201) 825-0300

Impedance and Technical Data

Cable Catalog ID	Size	Phase Arrangement	(+/-) Sequence Impedance, Multi-Point Grounding [ohms/kft]	(+/-) Sequence Impedance, 1-Point Grounding [ohms/kft]	Zero Sequence Impedance, Ground and Shield Return [ohms/kft]	Zero Sequence Impedance, Shield Return Only [ohms/kft]	Zero Sequence Impedance, Ground Return Only [ohms/kft]
		Triplexed	0.036+j0.038	0.032+j0.039	0.127+j0.032	0.130+j0.019	0.087+j0.725
		Cradled	0.038+j0.035	0.032+j0.041	0.124+j0.031	0.127+j0.018	0.085+j0.704
162-23-3096	**750 kcmil Al**	1 OD -Horizontal	0.041+j0.045	0.032+j0.043	0.124+j0.031	0.127+j0.018	0.085+j0.700
		7.5 in. -Horizontal	0.059+j0.061	0.032+j0.074	0.124+j0.032	0.127+j0.018	0.085+j0.638
		Rectangular	0.038+j0.042	0.032+j0.041	0.124+j0.031	0.127+j0.018	0.085+j0.705

Additional Information: Capacitance = 136 [pF/ft] DC Resistance @ 25C = 0.024 [ohms/kft]

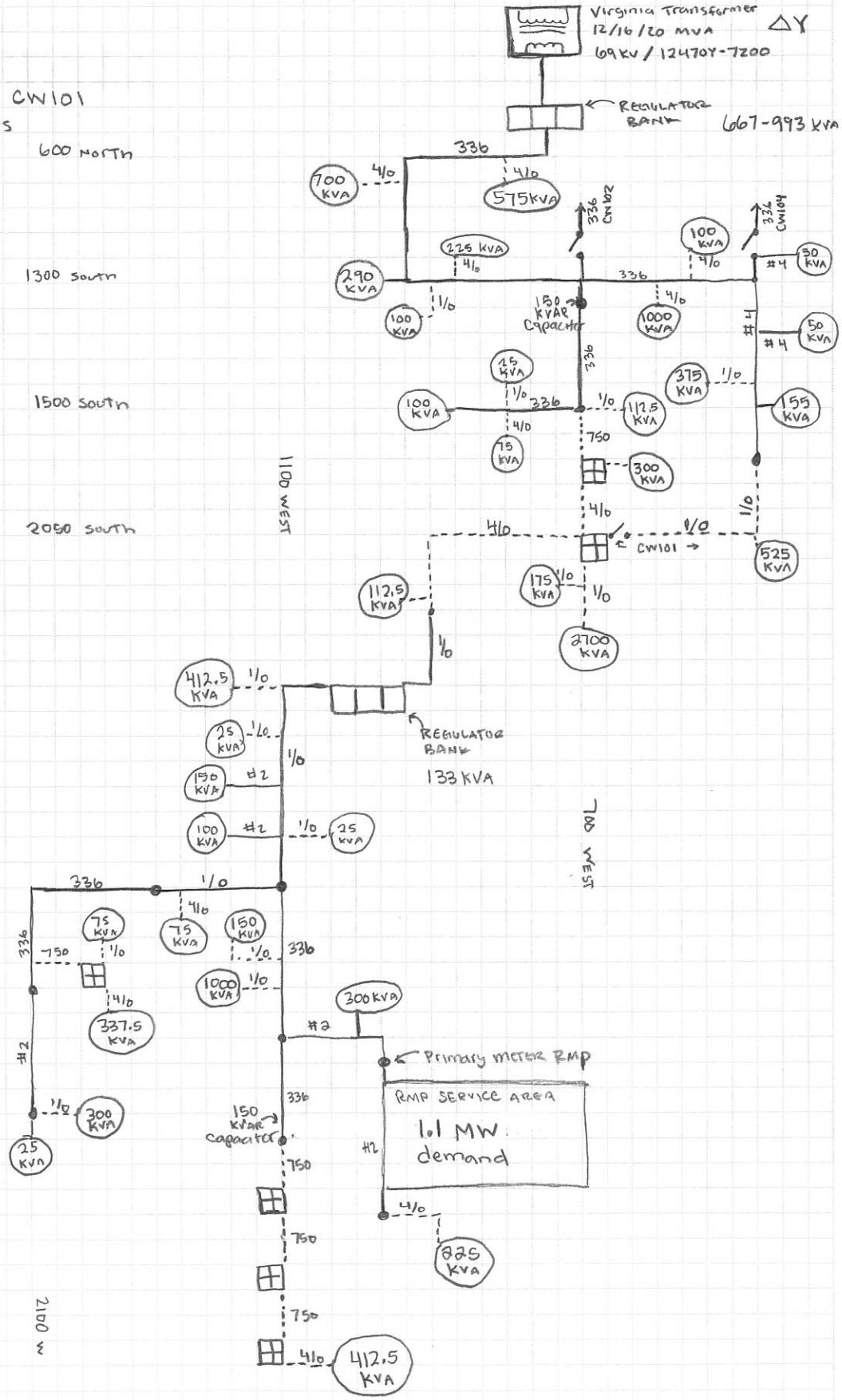
Calculation Parameters: kV=15.00, Insulation=133%, Conductor Temp.=105C, Concentric Wires 15 x 10 AWG, OD=1.950in

CLIFTON WILSON
101

MAX LOAD - 3.77 MW ON CW101
MAX Current T-1 520 AMPS

All overhead ACSR
All URD ERP

——— overhead
- - - - underground



HURRICANE CITY
UTAH

STAFF COMMENTS

2023-APP-01: Discussion and consideration of a temporary off-site parking plan for Balance of Nature located at 5514 W 290 N. Richard Wedig Applicant

Discussion:

Findings:

Recommendation:

Attachments:

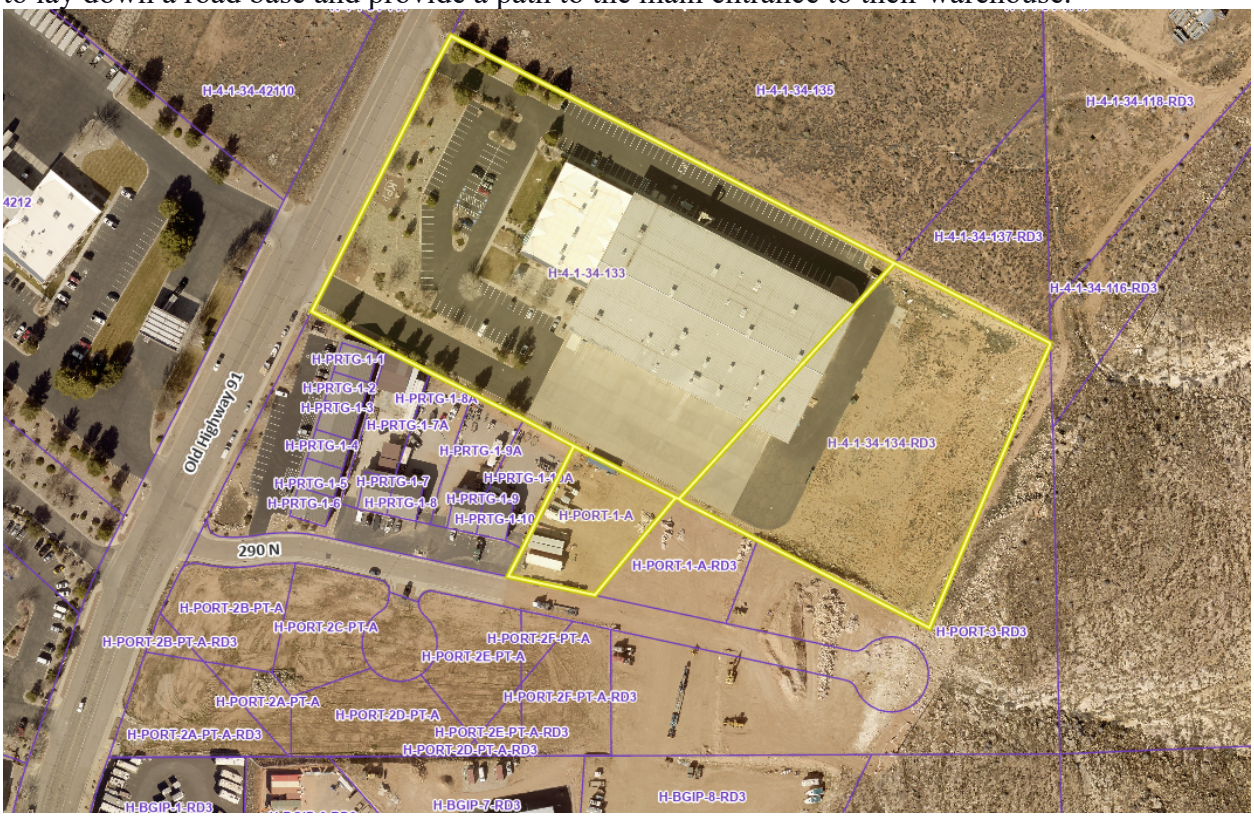
1. 2023-APP-01 Balance of Nature
2. 2023-APP-01

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**4/27/2023**
Application Number:	2023-APP-01
Type of Application:	Amended Parking Plan
Action Type:	Administrative
Applicant:	Richard Wedig
Agent:	
Request:	Approval of a temporary off-site parking plan
Location:	5514 W 290 N
Zoning:	M-1
General Plan Map:	Industrial

Discussion: The applicant is requesting temporary off-site parking for their new warehouse on Old Highway 91. The site is next door to their newly expanded warehouse and is intended for overflow parking while they expand the building. The applicant, Balance of Nature, has pledged to lay down a road base and provide a path to the main entrance to their warehouse.



Parking Requirements
Per HCC 10-34-5 Off site parking can be approved by the Planning Commission under the following code

B. *Off site parking. Where practical difficulties exist in providing on site parking or if public safety or convenience, or both, would be better served by locating parking on a separate lot, the Planning Commission may authorize off site parking subject to the following conditions:*

1. Required parking spaces reserved for persons with disabilities shall not be located in an off site parking lot.

a. No ADA spaces are shown on their plans there are currently five ADA parking stalls on site

2. Off site parking lots shall be located in the same or a more intensive zone which applies to the property where the use served is located.

a. The properties are in the same zone.

3. No off site parking space shall be located more than 500 feet from a public entrance of the use served, measured along the route of the shortest legal, practical walking distance. Off site parking shall not be separated from a principal use by a street right-of-way with a width of more than 72 feet.

a. There is no street separating the lots and the property is approximately 250 feet from the entrance to the building

4. Availability of each off site parking lot shall be assured by an agreement approved by the City which requires:

a. The parking lot to be continuously available unless an alternative legal parking lot is provided;

b. All spaces to be available without charge; and

c. The Zoning Administrator to be notified 30 days prior to the expiration or termination of the agreement.

a. The City has not seen a copy of any agreement between the property owners or the City. The lot indicated for the off-site parking is not owned by Balance of Nature.

5. Before approving an off site parking lot, the Planning Commission shall find that such parking is conveniently usable without causing unreasonable:

a. Hazard to pedestrians;

b. Hazard to vehicular traffic;

c. Traffic congestion;

d. Interference with safe and convenient access to other parking areas in the vicinity;

e. Detriment to the appropriate use of business property in the vicinity; or

f. Detriment to any residential neighborhood.

a. Staff finds that this plan meets this code

C. Temporary Parking.

1. Unimproved temporary parking areas shall be exempt from the landscaping and paving requirements of this chapter.

2. The City may allow a temporary use approved pursuant to chapter 48 of this title to occupy or use parking areas ordinarily required for a permanent use if it is found that the temporary use will not cause a shortage in parking needed for the permanent use.

Findings:

1. This temporary off-site parking plan complies with City code however the City has not seen any legal agreement between the two property owners.

Staff Recommendation: Staff recommends approval of the temporary off-site parking plan subject to City staff approving of the agreement between the two property owners.

Balance of Nature
4/3/23
Stephen,
Please give me a call to review this temp parking for Old Hwy 91 Building.
Thanks
Richard
435-229-4878

HURRICANE CITY
UTAH

STAFF COMMENTS

2023-PSP-11: Discussion and consideration of a possible approval of a preliminary site plan for Chasebrook Hurricane, three retail buildings with drive-throughs located at 136 N 3400 W. Chasebrook Hurricane LLC Applicant. Jay Larsen Agent.

Discussion:

Findings:

Recommendation:

Attachments:

1. Preliminary Site Plan application
2. 2023-PSP-11 Chasebrook Properties
3. 23148 - Hurricane Retail Pads
4. Hurricane Retail B1
5. Hurricane Retail B2

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: Chasebrook Hurricane LLC Telephone: 801-364-2602

Address: 154 E. Myrtle Ave Suite 303 Murray, Ut 84107 Fax No. 801-994-2667

Email: Jay@chasebrookco.com Agent Email: Jay@chasebrookco.com

Agent (If Applicable): Jay Larsen Telephone: 801-364-2602

Address/Location of Subject Property: 136 N. 3400 W. Hurricane, Utah

Tax ID of Subject Property: H-Walm-4 H-Walm-5 Zone District: HC

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) (3) Retail Buildings with Drive-Thru's

This application shall be accompanied by the following:

____1. A vicinity map showing the general location of the project.
____2. Three (3) copies of a site plan showing:
- ____ Topography showing 2' contours, identification of 30% or greater slopes:
- ____ The layout of proposed uses.
- ____ Location of open space when applicable.
- ____ Proposed access to the property and traffic circulation patterns.
- ____ Adjoining properties and uses:
- ____ Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.

____3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities.
____4. Tables showing the number of acres in the proposed development and a land use summary; and
____5. A phased development plan if applicable.
____6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property
____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: _____

HURRICANE CITY
UTAH

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Chasebrook Hurricane LLC am/are the applicant(s) of the application known as _____ located on parcel(s) H-Walm-4, H-Walm-5 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 4 day of April, 2023.

Applicant Name: Jay Larsen

Name of Signer (if different from Applicant Name): Thom Williamson

Title of Signer: Manager

Signature: Thom Williamson

STATE OF Utah)

COUNTY OF Salt Lake)

On the 12th day of April, 2023, personally appeared before me Marla Linder 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.

MARLA LINDER
Notary Public State of Utah
My Commission Expires on:
December 02, 2026
Comm. Number: 728207

Notary Public: Marla Linder

My Commission Expires: Dec. 02, 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)

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF)

I (we), Chasebrook Hurricane 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.

Chasebrook Hurricane LLC
(Property Owner)

Thom Williamson, Manager
(Property Owner)

Subscribed and sworn to me this 12th day of April 2023

(Notary Public)

Residing in: Salt Lake County

My Commission Expires: Dec. 02, 2026

MARLA LINDER
Notary Public State of Utah
My Commission Expires on:
December 02, 2026
Comm. Number: 728207

Agent Authorization

I (we), Chasebrook Hurricane LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Jay Larsen 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.

Chasebrook Hurricane LLC
(Property Owner)

Thom Williamson, Manager
(Property Owner)

Subscribed and sworn to me this 12th day of April 2023

(Notary Public)

Residing in: Salt Lake County

My Commission Expires: Dec. 02, 2026

MARLA LINDER
Notary Public State of Utah
My Commission Expires on:
December 02, 2026
Comm. Number: 728207

PLANNING & ZONING
HURRICANE CITY
UTAH

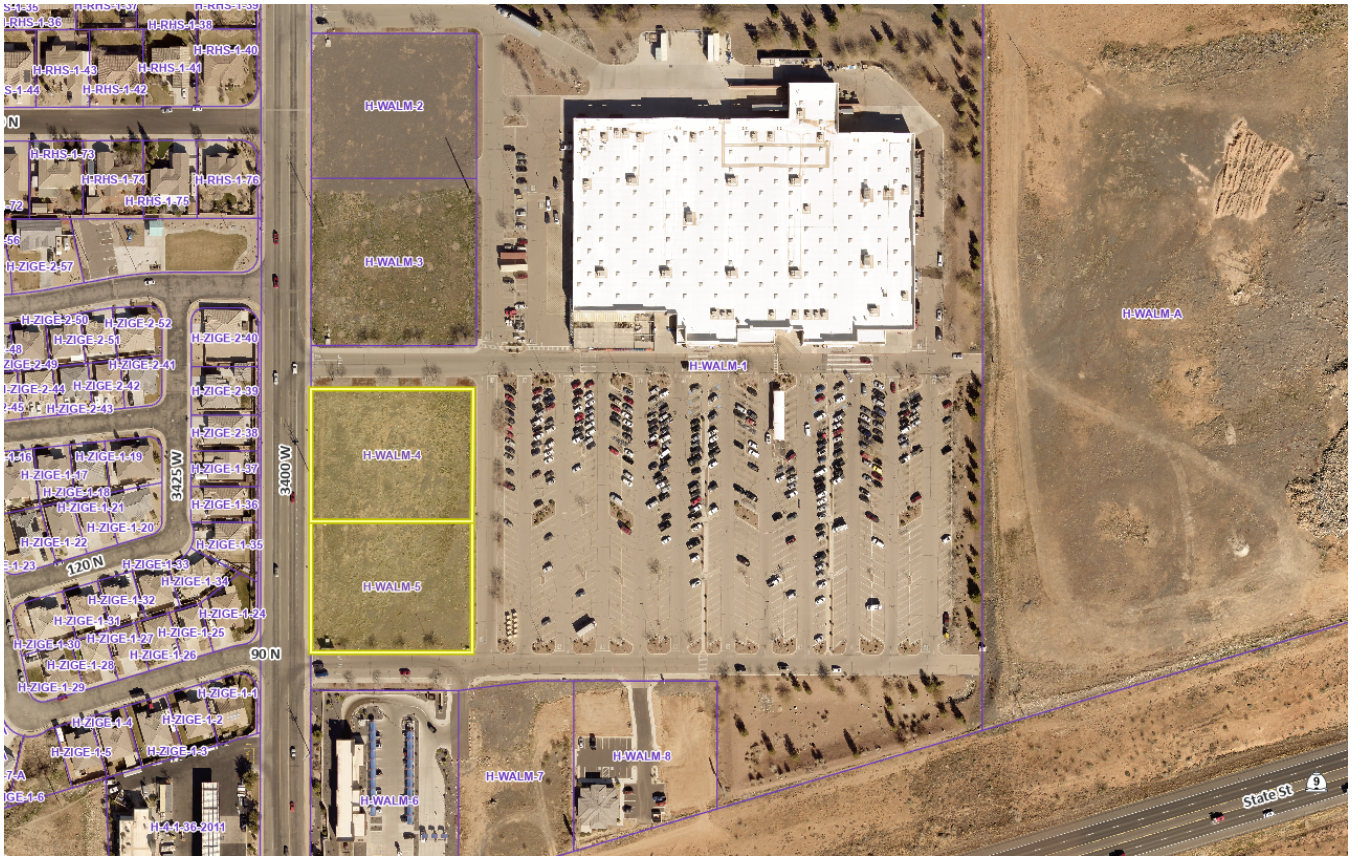
STAFF COMMENTS

Agenda Date:	**04/27/2023**
Application Number:	2023-PSP-11
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Chasebrook Hurricane LLC
Agent:	Jay Larsen
Request:	Approval of a Preliminary Site Plan
Location:	136 N 3400 W
Zoning:	HC
General Plan Map:	General Commercial

Discussion:
The applicant has filed a preliminary site plan for three new retail buildings with drive throughs. This is located on Lots 4 and 5 of the Walmart subdivision.

JUC Comments
JUC comments are due April 26th, 2023 this report will be updated at that time. The following items will need to be addressed:

1. **Public Works:** No comment
2. **Power:**
3. **Water:**
4. **Street:**
5. **Sewer:**
6. **Engineering:**.
7. **Phone:**
8. **Gas**:
9. **Water Conservancy:**



Staff Comments: Preliminary Site Plan

1. The proposed uses are permitted in the Highway Commercial zone
2. One of the buildings straddles the lot line between Lots 4 and 5. Staff has discussed this with the applicant and they are aware that they will need to submit an Amended Final Plat. Their plan appears to show three lots, one for each building.
3. Parking: The applicant is proposing 127 parking stalls. The number of required parking stalls depends on the use but this equates to one space for every 113 square foot of building which will almost certainly comply with our parking standards.
    a. If it does not meet the parking standard staff would be supportive of the Planning Commission approving shared parking with Walmart.
    b. Drive throughs require enough space for five cars stacking without blocking drive aisles. While not noted on the plan this standard appears to be met.

4. Landscape: Hurricane City code requires that a landscape buffer of 10' wide shall front each right-of-way.

Sec. 10-32-5. Required landscaping.

A. General requirement. Landscaped areas may include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. All required landscape areas shall be occupied by plant material or ground cover.

B. Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:

1. A ten-foot wide landscaped area on any commercial development.

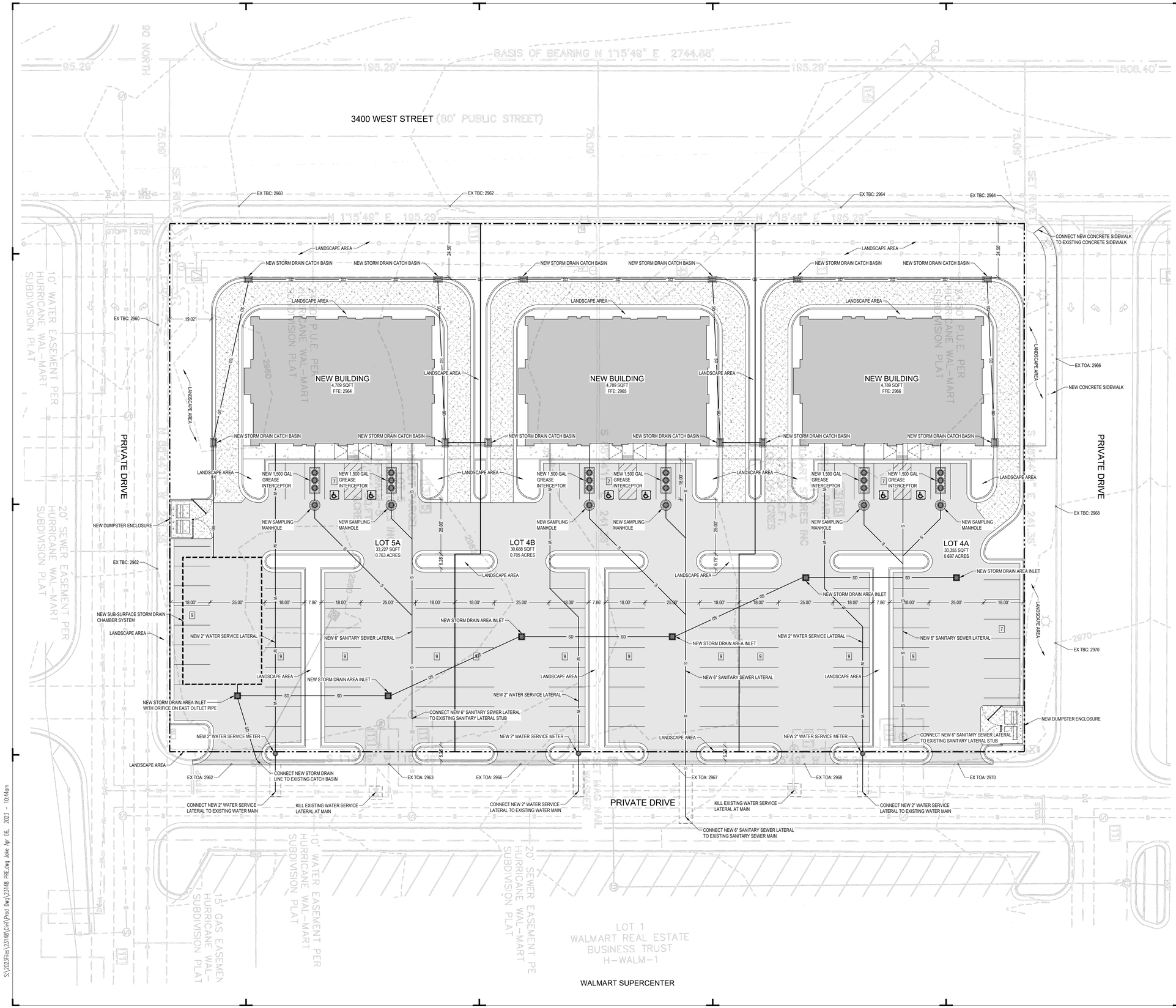
2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.

3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.

a. A full landscape plan will be required with the final site plan. The applicant will need to ensure enough trees and shrubs are provided.

5. The lot is flat and the staff does not have any concerns about slopes on the property.
6. Building renderings have been submitted, staff has no concerns with the renderings presented
7. *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 and parking requirement modification subject to JUC and staff comments.



NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

LAND USE SUMMARY

DESCRIPTION	AREA	%
HARDSCAPE	59,905 SQFT	64%
LANDSCAPE	19,997 SQFT	21%
BUILDINGS	14,368 SQFT	15%
TOTAL	94,270 SQFT	100%

* INTERNAL PARKING AREA: 51,394 SQFT
INTERNAL LANDSCAPING: 4,173 SQFT OR 8%

PARKING SUMMARY

LOT #	STD STALLS	ADA STALLS	TOTAL
4A	39	2	41
4B	41	2	43
5A	41	2	43
TOTAL	121	6	127

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

HURRICANE RETAIL PADS

3400 WEST 90 NORTH
HURRICANE CITY, UTAH 84737
LOCATED IN THE SW 1/4 OF SECTION 31, T41S, R13W, SLB&M

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	23148
DRAWN BY:	JHF
CHECKED BY:	TJD
DATE:	APR. 06, 2023

PRELIMINARY SITE PLAN

PRE-1

Blue Stakes of UTAH 811 Bluestakes.org

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.

S:\2023Files\23148\Civil\Prod Dwg\23148 PRE.dwg Jake Apr 06, 2023 - 10:44am

Sign
text
LOGO
RETAIL
Sign
text
LOGO
RETAIL
Sign
text
LOGO
RETAIL

HURRICANE CITY
UTAH

STAFF COMMENTS

2023-PP-14: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Hurricane Cliffs, a single family subdivision located at approximately 3350 S 1100 W. DAF Development Applicant.

Discussion:

Findings:

Recommendation:

Attachments:

1. 2023-PP-14 App
2. 2023-PP-14 Hurricane Cliffs
3. 2021-PP-19 Estates at Copper Rock Preliminary Plat
4. Preliminary Grading Plan
5. Sensitive Lands Application Exhibit
6. Slope Analysis
7. The Views at Hurricane Cliffs JUC utilities
8. Copper Rock Estates Soils 041921
9. Copy of Copy of 046-191 Limited Culinary Distribution Capacity Exhibit 11x17
10. Estates at Copper Rock Preliminary Plat
11. Lot Slopes

PRELIMINARY PLAT APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Fee: $150.00

For Office Use Only:
File No. 2023-PP-14
Receipt No. 8.168023

Hurricane Cliffs

Name: DAF DEV, LLC -- Sky View Subdivision **Telephone:** 435-229-3643

Address: 3499 E. Church Rocks Rd., St. George, UT 84790 **Fax No.** _____

Email: wtgdevelopment@gmail.com **Agent Email:** charles@exceldesign.us

Agent (If Applicable): Charles Hammon **Telephone:** 435-619-4586

Address/Location of Subject Property: Southwest corner of 2800 West and 600 North

Tax ID of Subject Property: H-3-1-31-1106, H-3-1-31-1107 & H-3-1-31-1108 **Zone District:** R1-8 with PDO

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

155 residential units

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:

__x__ 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.

__x__ 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).

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

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon 10 full business 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: _____

PURPOSE

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

WHEN REQUIRED

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

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

Subdivision approval process:

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

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

Once the preliminary plat is approved by the City Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one year time limit is reached. The Planning Commission will review and make recommendation to the City Council on the final plat when submitted. The City Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

The Planning Commission makes a recommendation to the City Council, so there is no appeal. The City Council's action on a preliminary plat is final unless appealed to the appropriate court.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF)

I (we), W. TODD GETZ, 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.

DAF DEVELOPMENT LLC
(Property Owner)

W. TODD GETZ
(Property Owner)

Subscribed and sworn to me this 13 day of April 2023.

Brienna Spencer
(Notary Public)

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

Residing in: Washington County

My Commission Expires: 10/07/2024

Agent Authorization

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Charles Hammon 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: _____

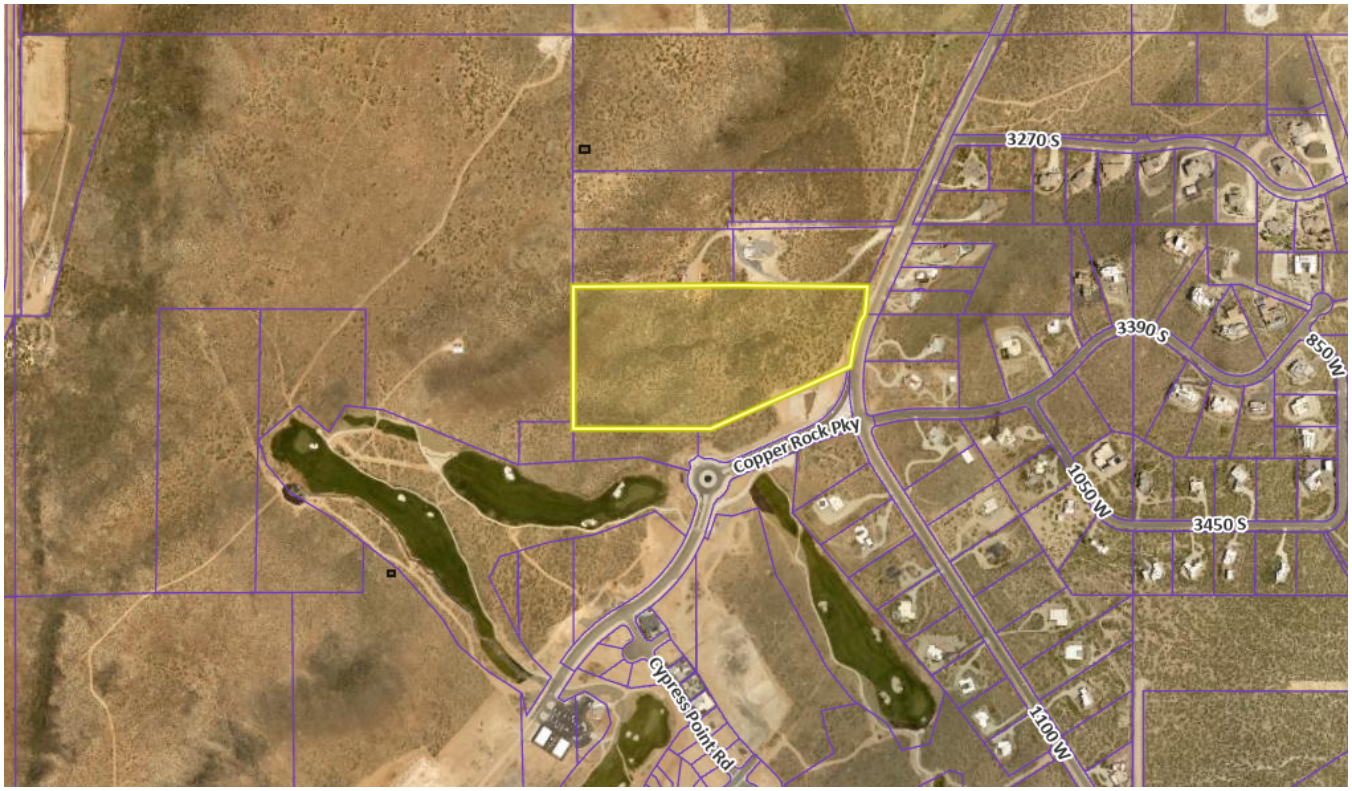
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**04/27/2023**
Application Number:	2023-PP-14
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	DAF Development LLC
Agent:	Rick Richardson
Request:	Approval of a Preliminary Plat
Location:	1100 W and just north of Copper Rock Parkway
Zoning:	R1-15
General Plan Map:	Residential

Discussion: The applicant is seeking a preliminary plat for 17.41 acres containing a total of 30 lots. This preliminary plat was originally approved in August 2021, under the name "Estates at Copper Rock" but that preliminary plat has since expired. Construction drawings were submitted in March 2022 in and partially signed off on at some point in the past however the City has no record that they were ever fully signed off by Public Works and can't verify which departments have approved the drawing at the time of this report.

JUC Comments
JUC Comments are due back on April 26, 2023 this report will be updated at that time:



Staff Comments: Preliminary Plat

1. The lot layout and sizes comply with R1-15 zoning standards.
2. **The applicant has not provided a letter from the local sanitary sewer provider and the culinary water provider indicating service availability.**
3. The preliminary plat submitted a sensitive lands application with the original application, this approval has not expired. The submitted documents have been included in this packet.
4. The plat does not list if it is within a tortoise take area.
5. Utilities:
    a. Hurricane City Code 10-37-4 states:
        i. *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. Hurricane City Code 9-6-3 states:
        i. *A. Land shall be developed only where public facilities are in place or will be timely provided to serve proposed development at a level of service which meets*

the City's adopted level of service standards. For each proposed development the City may require an analysis to be completed to determine whether adequate public facilities are available to service the development and whether the development will change existing levels of service or will create a demand which exceeds acceptable levels of service for any public facility, including roadways, intersections, bridges, storm drainage facilities, water storage, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services.

ii. *B. A proposed development shall not be approved if demand for a public facility will exceed adopted level of service standards unless public facility improvements, reasonably calculated to raise service levels to adopted level of service standards, will be available to serve the development.*

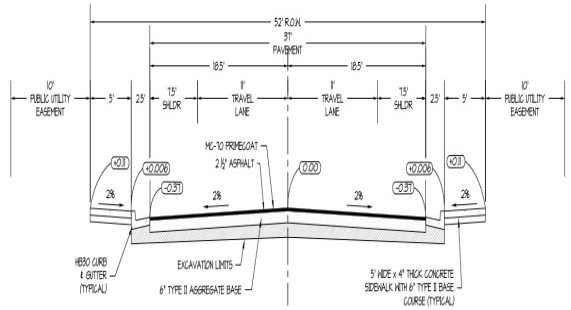
c. Power has indicated to staff that they are concerned with the capsity of the power line in the area. The applicant has stated that power has approved the construction drawings, however power has not been able to confirm that. If the applicant or staff is able to obtain the signed construction drawings showing what departments have approved, the staff would recommend that the City honor those signatures.
d. Staff also has an increasing concern about water availability in the area as well, and full water models will need to be provided to justify each subdivision. Hurricane City's water engineer has provided a map that shows this area as a Limited Culinary Distribution Capacity area.

6. The connection to Copper Rock shown on the plans is required for second access and water looping. The developers of Copper Rock have been slow to develop this part of the roadway and has not permitted the applicant to tie onto the water line. The applicant has submitted a phasing plan to allow them to move forward without the second access or water loop.

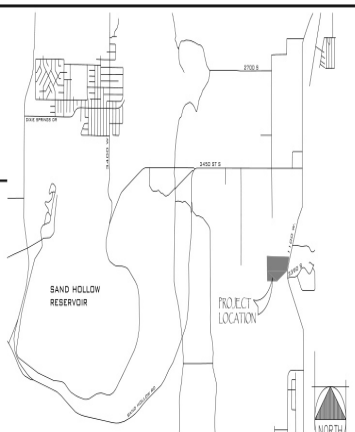
Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends continuing the item until staff can confirm what departments have signed construction drawing, and to give the applicant time to get will serve letters submitted to the City.

ESTATES AT COPPER ROCK
PRELIMINARY PLAT

LOCATED IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN
IN THE CITY OF HURRICANE, WASHINGTON COUNTY, UTAH.
DEVELOPED BY: RICHARDSON BROS. CUSTOM HOMES



TYPICAL SECTION - 52' R.O.W. - RESIDENTIAL STANDARD
N.T.S.



PROJECT LOCATION

THE PROJECT IS LOCATED AT:
HURRICANE, UTAH

SCALE: NONE
VICINITY MAP
HURRICANE, UTAH

0 80' 160'
SCALE: 1"=80'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
4215	2' CONTOUR	4215
4210	10' CONTOUR	4210
	TOP BACK CURB	
	FLOWLINE CURB	
W 8"	WATER LINE (8" DIA.)	W 8"
SS 8"	SEWER LINE (8" DIA.)	SS 8"
	DITCH FLOWLINE/DRAINAGE SWALE	
	FENCE LINE (CHAIN LINK)	
X	FENCE LINE (BARB WIRE)	X
	FENCE LINE (WOOD/OTHER)	
	PROPERTY LINE	
	R.O.W./EASEMENT LINE	
	FIRE HYDRANT	
S	SEWER MANHOLE	SA
C/O	SEWER CLEAN OUT	C/O
WV	WATER VALVE	
W	WATER METER	W
	ASPHALT PAVEMENT	
	CONCRETE PAD	
	GRAVEL DRIVEWAY	
	SURFACE FLOW DIRECTION	2.0%
	STORM DRAIN DROP INLET	
	STORM DRAIN CURB INLET	
D	STORM DRAIN MANHOLE	SD
	RETAINING WALL	

ZONE R1-15

AVERAGE LOT AREA:	15,000 SQ.FT.
MIN. LOT AREA:	12,000 SQ.FT.
MIN. FRONTAGE:	90'
SETBACKS	
FRONT:	25'
REAR:	20'
SIDE:	10'
STREETSIDE:	20'

SITE INFORMATION:

CURRENT ZONE: R1-15

TOTAL AREA: 17.41 AC (758,244 SQ.FT.)
TOTAL LOTS: 30

TOTAL LOTS (30) AREA: 13.50 AC (588,131 SQ.FT.) = 77.57%
TOTAL PUBLIC STREET (R.O.W.) AREA: 3.41 AC (148,640 SQ.FT.) = 19.60%

AVERAGE LOT SIZE: 588,131/30 = 19,605 SQ.FT.

NOTES:
-LOTS TO BE GRADED ON A PER LOT BASIS.
GRADING TO BE UNIQUE FOR EACH HOME DESIGN.
-THIS PROJECT IS NOT LOCATED WITHIN A DESERT TORTOISE TAKE AREA.

OWNER/DEVELOPER/CONTACT

THE DEVELOPER FOR THIS PROJECT IS
RICHARDSON BROS. CUSTOM HOMES
CONTACT: RILEY RICHARDSON
PO BOX 910471
ST. GEORGE, UTAH 84791

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: ROBERT A. REID, P.E. OR DEL WETENKAMP
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790 (435) 673-8586

GEOTECHNICAL ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
LANDMARK TESTING & ENGINEERING
CONTACT: STEVEN WELLS, P.E.
745 EAST FAIR AVE.
ST. GEORGE, UTAH 84790 (435) 628-0586

DATE: 06/14/2021
JOB NO.: 12631-21
DESIGNED BY: JKA
CHECKED BY: RAR
DWG: Preliminary Plat

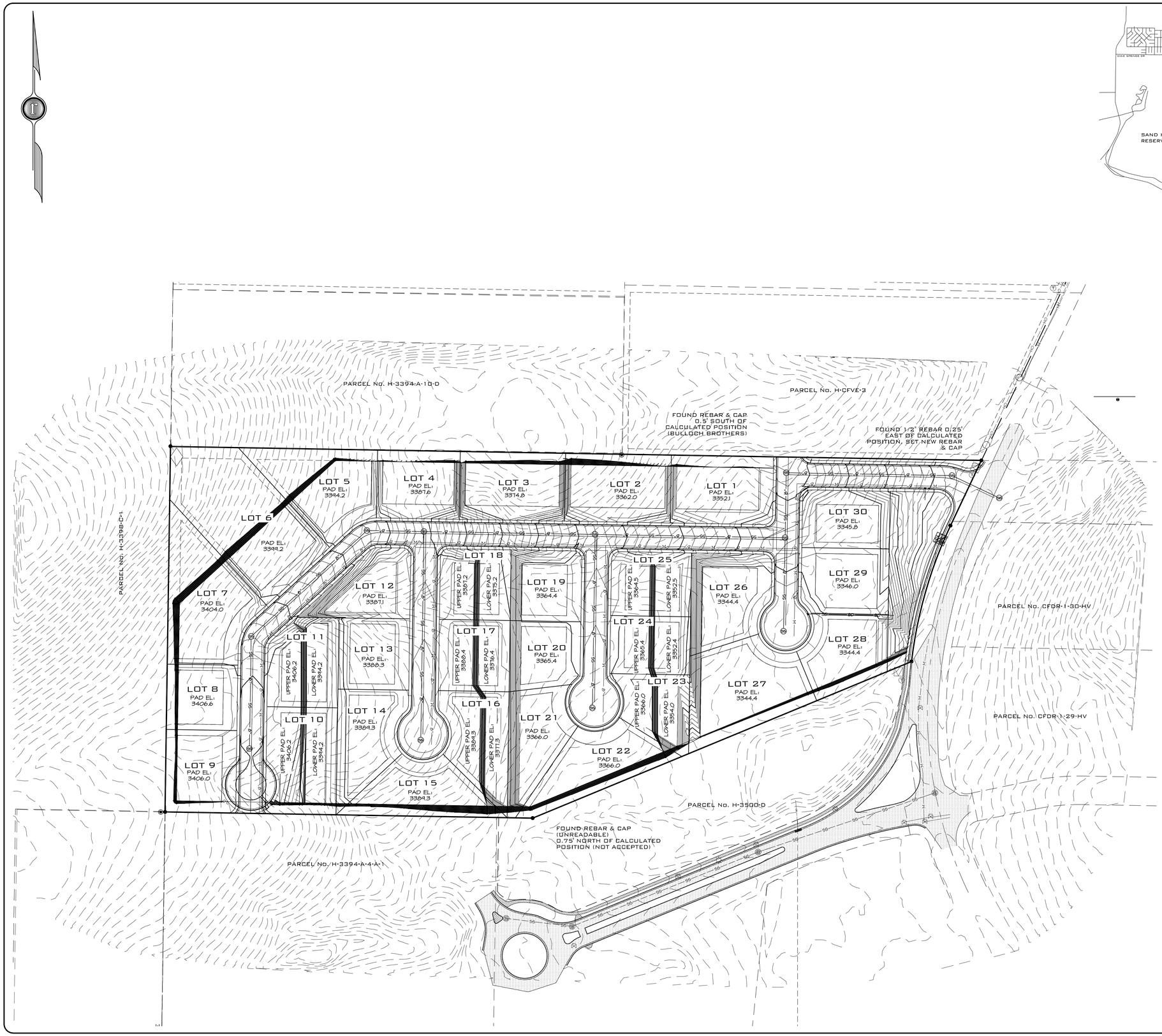
DATE
REVISIONS

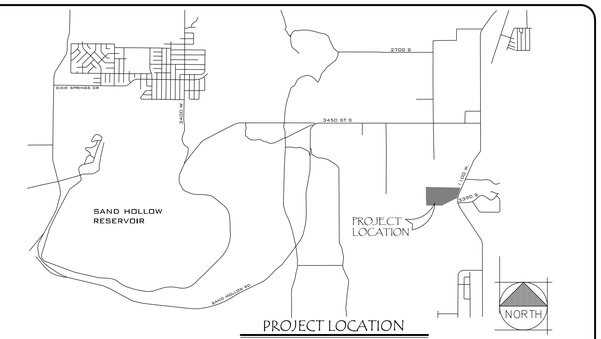
ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive
Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8587
www.rasinfo.com

PRELIMINARY PLAT
FOR
ESTATES AT COPPER ROCK
HURRICANE, UTAH

SHEET 1 OF 1 SHEETS





PROJECT LOCATION

THE PROJECT IS LOCATED AT:

HURRICANE, UTAH

SCALE: NONE

VICINITY MAP

HURRICANE, UTAH

LEGEND

EXISTING	DESCRIPTION	PROPOSED
4213	2' CONTOUR	4213
4210	10' CONTOUR	4210
	TOP BACK CURB	
	FLOWLINE CURB	
W 8"	WATER LINE (8" DIA)	W 8"
SS 8"	SEWER LINE (8" DIA)	SS 8"
	DITCH FLOWLINE/DRAINAGE SWALE	
	FENCE LINE (CHAIN LINK)	
X	FENCE LINE (BARB WIRE)	X
	FENCE LINE (WOOD/OTHER)	
	PROPERTY LINE	
	R.O.W./EASEMENT LINE	
	FIRE HYDRANT	
S	SEWER MANHOLE	SS
C/O	SEWER CLEAN OUT	C/O
	WATER VALVE	
W	WATER METER	W
	ASPHALT PAVEMENT	
	CONCRETE PAD	
	GRAVEL DRIVEWAY	
	SURFACE FLOW DIRECTION	-20%
	STORM DRAIN DROP INLET	
	STORM DRAIN CURB INLET	
D	STORM DRAIN MANHOLE	SD
	RETAINING WALL	

ZONE R1-15

AVERAGE LOT AREA:	15,000 SQ.FT.
MIN. LOT AREA:	12,000 SQ.FT.
MIN. FRONTAGE:	40'
SETBACKS	
FRONT:	25'
REAR:	20'
SIDE:	10'
STREETSIDE:	20'

SITE INFORMATION:

CURRENT ZONE: R1-15

TOTAL AREA: 17.41 AC (758,244 SQ.FT.)
TOTAL LOTS: 30

TOTAL LOTS (30) AREA: 13.50 AC (588,137 SQ.FT.) = 77.57%
TOTAL PUBLIC STREET (R.O.W.) AREA: 3.41 AC (148,640 SQ.FT.) = 19.60%

AVERAGE LOT SIZE: 588,137/30 = 19,605 SQ.FT.

NOTE:
LOTS TO BE GRADED ON A PER LOT BASIS;
GRADING TO BE UNIQUE FOR EACH HOME DESIGN.

OWNER/DEVELOPER/CONTACT

THE DEVELOPER FOR THIS PROJECT IS
RICHARDSON BROS. CUSTOM HOMES
CONTACT: RILEY RICHARDSON
PO BOX 910477
ST GEORGE, UTAH 84791

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: ROBERT A. REID, P.E. OR DEL WETENKAMP
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790 (435) 673-8586

GEOTECHNICAL ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
LANDMARK TESTING & ENGINEERING
CONTACT: STEVEN WELLS, P.E.
745 EAST FACTORY DRIVE
ST. GEORGE, UTAH 84790 (435) 986-0566

DATE:	07/02/21
JOB NO.:	12637-21
DESIGNED BY:	JKA
CHECKED BY:	NAME
DWG:	NAME

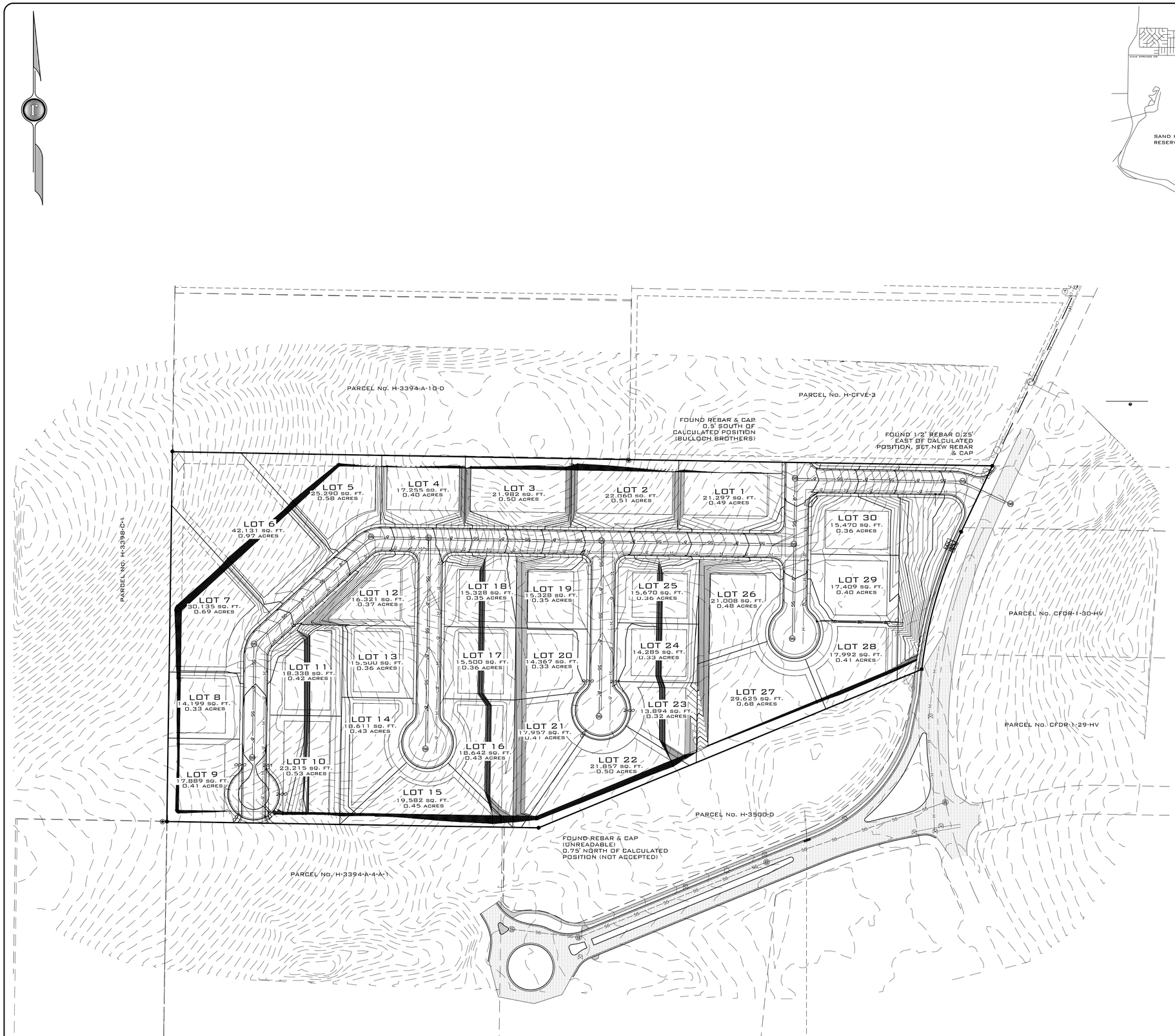
REVISIONS DATE

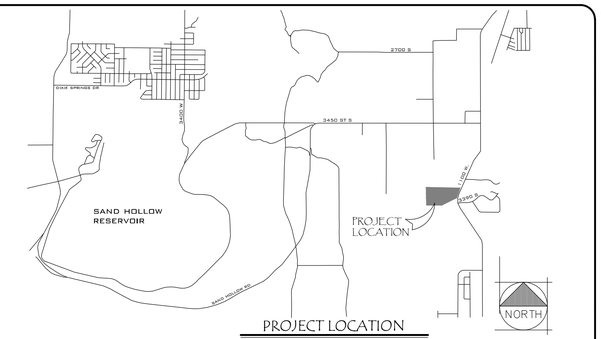
ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive
Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

GRADING PLAN FOR ESTATES AT COPPER ROCK

SHEET

OF SHEETS





PROJECT LOCATION

THE PROJECT IS LOCATED AT:

HURRICANE, UTAH

SCALE: NONE

VICINITY MAP

HURRICANE, UTAH

LEGEND

EXISTING	DESCRIPTION	PROPOSED
4213	2' CONTOUR	4213
4210	10' CONTOUR	4210
	TOP BACK CURB	
	FLOWLINE CURB	
W 8"	WATER LINE (8" DIA)	W 8"
SS 8"	SEWER LINE (8" DIA)	SS 8"
	DITCH FLOWLINE/DRAINAGE SWALE	
	FENCE LINE (CHAIN LINK)	
	FENCE LINE (BARB WIRE)	
	FENCE LINE (WOOD/OTHER)	
	PROPERTY LINE	
	R.O.W./EASEMENT LINE	
	FIRE HYDRANT	
S	SEWER MANHOLE	SC
C/O	SEWER CLEAN OUT	C/O
	WATER VALVE	
W	WATER METER	W
	ASPHALT PAVEMENT	
	CONCRETE PAD	
	GRAVEL DRIVEWAY	
	SURFACE FLOW DIRECTION	-2.0%
	STORM DRAIN DROP INLET	
	STORM DRAIN CURB INLET	
D	STORM DRAIN MANHOLE	SD
	RETAINING WALL	

ZONE R1-15

AVERAGE LOT AREA:	15,000 SQ.FT.
MIN. LOT AREA:	12,000 SQ.FT.
MIN. FRONTAGE:	40'
SETBACKS	
FRONT:	25'
REAR:	20'
SIDE:	10'
STREETSIDE:	20'

SITE INFORMATION:

CURRENT ZONE: R1-15

TOTAL AREA: 17.41 AC (758,244 SQ.FT.)
TOTAL LOTS: 30

TOTAL LOTS (30) AREA: 13.50 AC (588,137 SQ.FT.) = 77.57%
TOTAL PUBLIC STREET (R.O.W.) AREA: 3.41 AC (148,640 SQ.FT.) = 19.60%

AVERAGE LOT SIZE: 588,137/30 = 19,605 SQ.FT.

NOTE:
LOTS TO BE GRADED ON A PER LOT BASIS;
GRADING TO BE UNIQUE FOR EACH HOME DESIGN.

OWNER/DEVELOPER/CONTACT

THE DEVELOPER FOR THIS PROJECT IS
RICHARDSON BROS. CUSTOM HOMES
CONTACT: RILEY RICHARDSON
PO BOX 910477
ST GEORGE, UTAH 84791

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: ROBERT A. REID, P.E. OR DEL WETENKAMP
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790 (435) 673-8586

GEOTECHNICAL ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
LANDMARK TESTING & ENGINEERING
CONTACT: STEVEN WELLS, P.E.
745 EAST FACTORY DRIVE
ST. GEORGE, UTAH 84790 (435) 986-0566

DATE:	07/02/21
JOB NO.:	12637-21
DESIGNED BY:	JKA
CHECKED BY:	NAME
DWG:	NAME

REVISIONS DATE

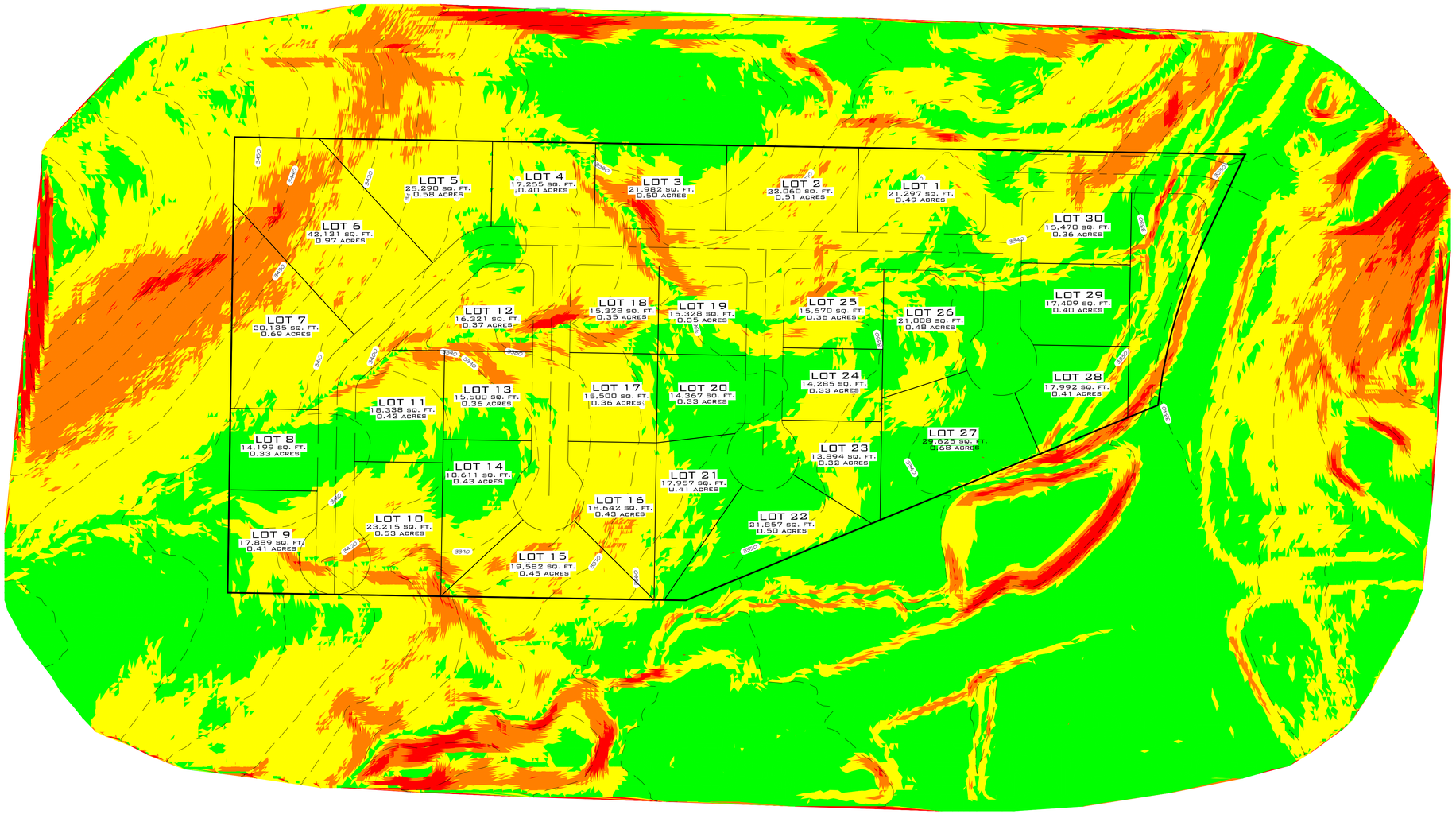
ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

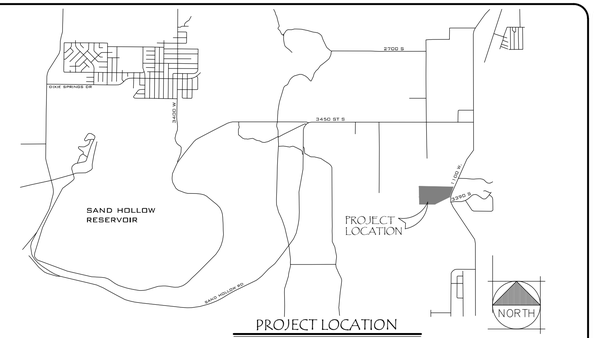
352 East Riverside Drive
Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

SENSITIVE LANDS APPLICATION EXHIBIT FOR ESTATES AT COPPER ROCK

SHEET

OF SHEETS





PROJECT LOCATION

THE PROJECT IS LOCATED AT:

HURRICANE, UTAH

SCALE: NONE

VICINITY MAP

HURRICANE, UTAH

0 80' 160'

SCALE: 1"=80'

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	
2	10.00%	20.00%	
3	20.00%	30.00%	
4	30.00%	100.00%	

ZONE R1-15

AVERAGE LOT AREA:	15,000 SQ.FT.
MIN. LOT AREA:	12,000 SQ.FT.
MIN. FRONTAGE:	90'
SETBACKS	
FRONT:	25'
REAR:	20'
SIDE:	10'
STREETSIDE:	20'

SITE INFORMATION:

CURRENT ZONE: R1-15

TOTAL AREA: 17.41 AC (758,244 SQ.FT.)
TOTAL LOTS: 30

TOTAL LOTS (30) AREA: 13.50 AC (588,137 SQ.FT.) = 77.57%
TOTAL PUBLIC STREET (R.O.W.) AREA: 3.41 AC (148,640 SQ.FT.) = 19.60%

AVERAGE LOT SIZE: 588,137/30 = 19,605 SQ.FT.

NOTE:
LOTS TO BE GRADED ON A PER LOT BASIS;
GRADING TO BE UNIQUE FOR EACH HOME DESIGN.

OWNER/DEVELOPER/CONTACT

THE DEVELOPER FOR THIS PROJECT IS
RICHARDSON BROS. CUSTOM HOMES
CONTACT: RILEY RICHARDSON
PO BOX 910477
ST GEORGE, UTAH 84791

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: ROBERT A. REID, P.E. OR DEL WETENKAMP
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790 (435) 673-8586

GEOTECHNICAL ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
LANDMARK TESTING & ENGINEERING
CONTACT: STEVEN WELLS, P.E.
195 EAST FACTORY DRIVE
ST. GEORGE, UTAH 84790 (435) 986-0566

DATE:	07/02/21
JOB NO.:	12637-21
DESIGNED BY:	JKA
CHECKED BY:	NAME
DWG:	NAME

DATE
REVISIONS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

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

SLOPE ANALYSIS FOR ESTATES AT COPPER ROCK

SHEET

OF SHEETS

GENERAL NOTES:

1. UNLESS SHOWN OTHERWISE INDICATED ON THESE PLANS ALL CONSTRUCTION SHALL CONFORM TO "THE CITY OF HURRICANE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "ASH CREEK SPECIAL SERVICE DISTRICT", "THE INTERNATIONAL PLUMBING CODE" AND "THE INTERNATIONAL BUILDING CODE" LATEST EDITIONS AS ADMINISTERED BY THE CITY OF HURRICANE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
3. THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
4. THE CONTRACTOR SHOULD COORDINATE UTILITY WORK WITH SURROUNDING NEIGHBORS.
5. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
6. ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
7. ADJUST EXISTING MANHOLE AND VALVE BOX COVERS TO MATCH NEW ROAD GRADES. INSTALL NEW CONCRETE COLLARS AROUND ADJUSTED COVERS IN ACCORDANCE WITH CITY OF HURRICANE STANDARDS.
8. ALL UTILITIES TO HAVE A MINIMUM 10' SEPERATION FROM SEWER MAINS.
2. SEE GRADING AND DRAINAGE SHEETS FOR STORM DRAIN DATA. REFERENCE SHEET C1.0 FOR CONSTRUCTION & UTILITY DETAILS.

ASH CREEK SEWER NOTES:

1. SEWER IS TO MEET CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
2. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
3. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 24X9 PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER. ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
4. THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR, MANDREL TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION, IF PROVIDED BY THE DISTRICT, CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
5. DURING CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

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. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF, TO BE TO HURRICANE POWER SPECS.
4. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT, 435-635-5539
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 CONDITS 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 J.U.C. TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
10. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.
11. METERS SHALL NOT BE LOCATED IN FENCED IN AREAS. METERS SHALL BE KEPT ACCESSIBLE AT ALL TIMES.
12. DEVELOPER WILL BE BILLED A TERMINATION FEE PER PRIMARY ELBOW TERMINATIONS.
13. DEPENDING ON TRANSFORMER LOCATION TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT FROM TRAFFIC. CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.
14. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS AND STREETLIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
15. HURRICANE POWER HAS CHANGED OUR STREETLIGHT SPEC. TO LED'S. SEE HURRICANE POWER FOR NEW SPEC.
16. THE RUNNING LINE FOR GAS AND POWER NEEDS TO BE ON THE OPPOSITE SIDE OF THE ROAD FROM ONE ANOTHER. THE STANDARD RUNNING LINE FOR POWER IS ON THE NORTH AND WEST SIDE OF THE ROAD AND GAS IS ON THE SOUTH AND EAST SIDE OF THE ROAD. HURRICANE POWER WILL NOT ACCEPT GAS TO RUN DOUBLE MAINS WITH GAS ON BOTH SIDES OF THE ROAD ANYMORE.
17. A SWITCH MAKE UP FEE WILL BE INVOICED.
18. A SWITCH PURGE FEE WILL BE INVOICED.
19. ALL IMPACT FEES AND INVOICES WILL BE PAID BEFORE ENERGIZING THE PROJECT.

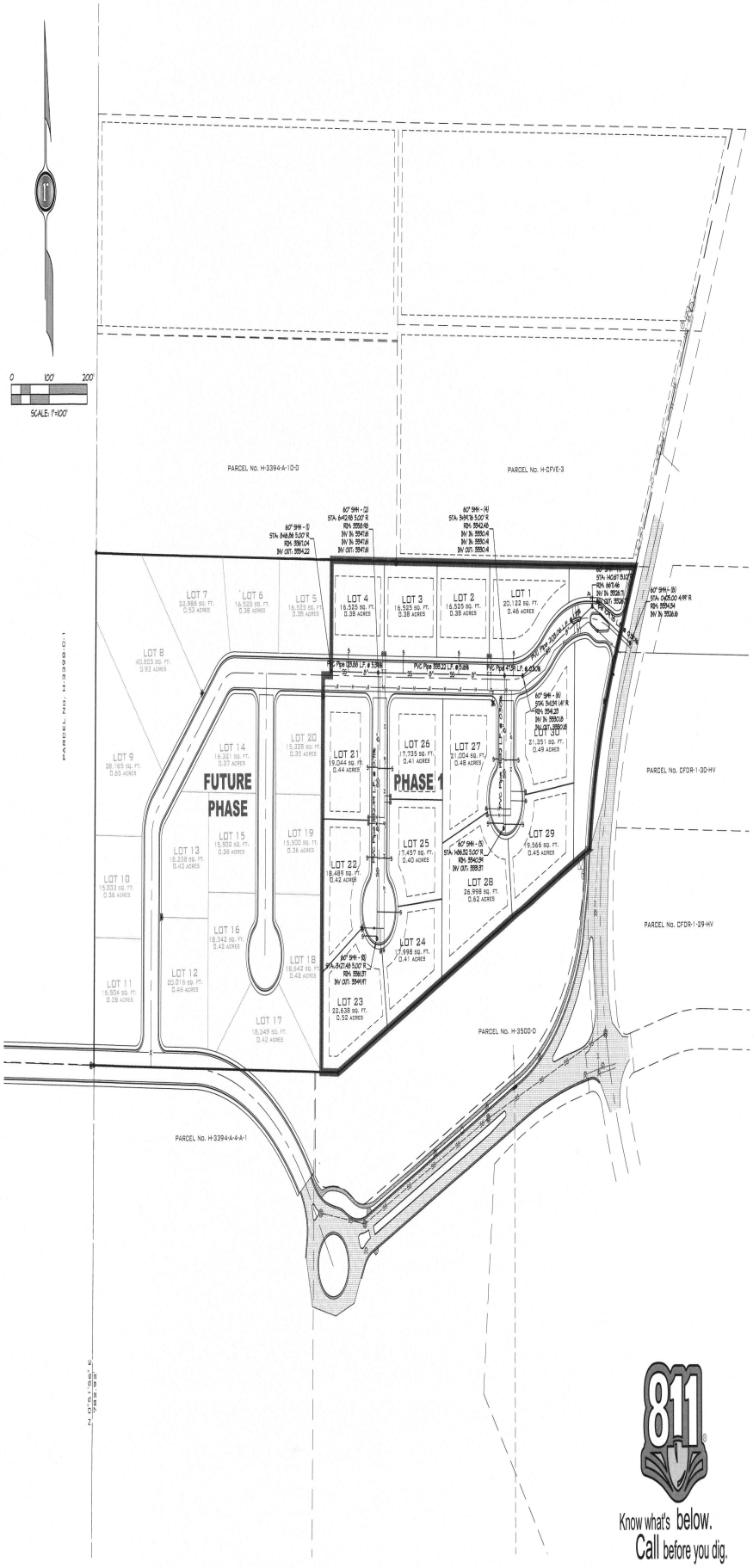
POWER KEY NOTES

OWNER/DEVELOPER/CONTACT

RICHARDSON BROS. CUSTOM HOMES
PO BOX 910477,
ST. GEORGE, UT 84791
CONTACT: RILEY RICHARDSON
(435) 224-3641

CIVIL ENGINEER

ROBERT A. REID, P.E.
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8586
CONTACT: JEFF ALLEN



HURRICANE POWER LEGEND:

EXISTING	DESCRIPTION	PROPOSED
	SINGLE PHASE TRANSFORMER	
	SECONDARY BOX	
	STREET LIGHT (HURRICANE CITY POST TOP WITH FAMS DIAL)	
	4-WAY VAULT	
	PAD MOUNTED SWITCH	
	POWER POLE	
	POWER POLE GUY/ANCHOR	
—UGC—	UNDERGROUND PRIMARY POWER (3 PHASE)	—UGC—
—X—	UNDERGROUND PRIMARY POWER (SINGL. PHASE	—X—
	UNDERGROUND SECONDARY POWER	
—OH—	OVERHEAD POWER	—OH—

SEPARATION NOTES

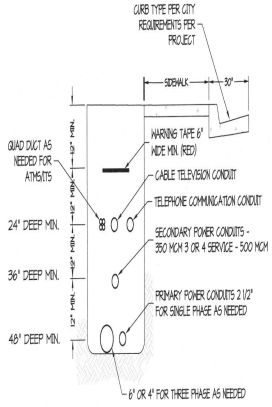
GAS TO WATER OR WASTEWATER	- 10 FT
GAS TO POWER	- 10 FT
WATER TO PHONE LINES/CABLE TV	- 5 FT
WATER TO IRRIGATION	- 5 FT
WATER TO POWER	- 10 FT
WATER TO WASTEWATER, HORIZONTAL	- 10 FT
WATER TO WASTEWATER, VERTICAL	- 18 IN

JUC TRENCH NOTES:

1. THE J.U.C. TRENCH IS TO BE LOCATED ON THE NORTH OR WEST SIDE OF STREETS. GAS TRENCH ON THE EAST OR SOUTH SIDE OF STREETS
2. BURIAL DEPTH MEASURE TO THE CENTER OF CONDUIT
3. LOCATIONS OF PUBLIC UTILITIES (GAS, POWER, PHONE, CABLES) ARE SHOWN NOT TO SCALE. TYPICAL STANDARD SEPERATIONS ARE REQUIRED. LATITUDE MAY BE USED WITHIN THE REQUIREMENTS OF THE INDIVIDUAL UTILITY.

LEGEND:

- TOP BACK CURB - EX
- FLOWLINE CURB - EX
- TOP BACK CURB - PRO
- FLOWLINE CURB - PRO
- WATER LINE - EX
- SEWER LINE - EX
- WATER LINE - PRO
- SEWER LINE - PRO
- PROPERTY LINE - EX
- PROPERTY LINE - PRO
- SS LATERAL - EX
- SS LATERAL - PRO
- OVERHEAD POWER - EX
- OVERHEAD POWER - PRO
- WATER METER - EX
- WATER METER - PRO
- IRRIGATION METER - EX
- IRRIGATION METER - PRO
- FIRE HYDRANT - EX
- FIRE HYDRANT - PRO
- SEWER MANHOLE - EX
- SEWER MANHOLE - PRO
- WATER VALVE -EX
- WATER VALVE -PRO
- STORM DRAIN CURB INLET - EX
- STORM DRAIN CURB INLET - PRO
- CLASS B MONUMENT - EX
- ASPHALT PAVEMENT - EX
- ASPHALT PAVEMENT - PRO
- CONCRETE PAD - EX
- CONCRETE PAD - PRO



NOTE:
*BURIAL DEPTH MEASURED TO CENTER OF CONDUIT

HURRICANE CITY JOINT UTILITIES TRENCH DETAIL (TD101)

SCALE: N.T.S.

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

NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

DATE:	12/13/21
JOB NO:	12021-21
DESIGNED BY:	JKA
CHECKED BY:	RAR
DWG:	Construction Set

DATE
REVISIONS

ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive
Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8671
www.rosenberg.biz

UTILITY PLAN - POWER, WATER, & SEWER
FOR
THE VIEWS AT HURRICANE CLIFFS - PHASE 1
RICHARDSON BROS. CUSTOM HOMES
HURRICANE, UTAH

STATE OF UTAH
No. 181190
ROBERT A. REID
12/13/21
LICENSED PROFESSIONAL ENGINEER

SHEET
C5.0
OF SHEETS

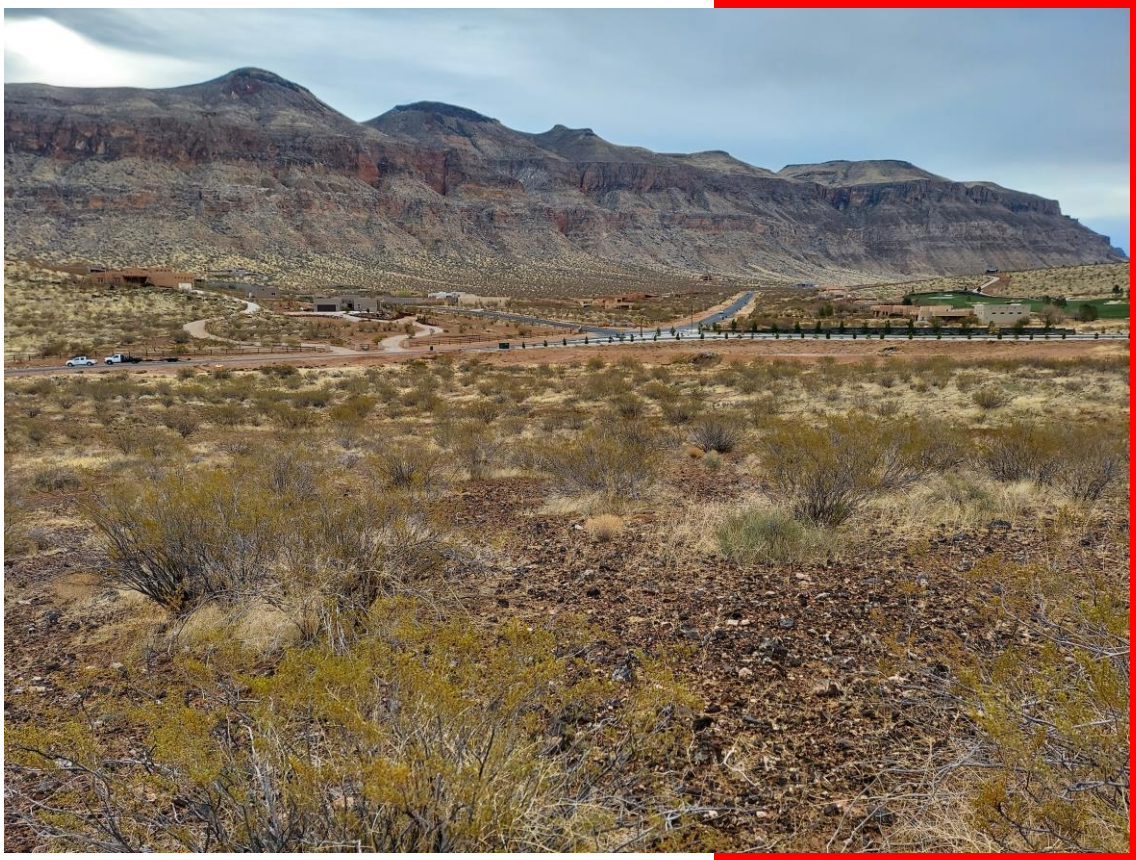
GEOTECHNICAL INVESTIGATION REPORT

Prepared for:

DAF Development LLC
Attn.: Rick Richardson
P.O Box 160
Hurricane, Utah 84737

April 12, 2021

Copper Rock Estates



Prepared by:

LANDMARK TESTING & ENGINEERING

795 East Factory Drive
St. George, UT 84790

Landmark Project No: 21235

April 12, 2021

DAF Development LLC
Rick Richardson
P.O Box 160
Hurricane, Utah 84737

Subject: Geotechnical Investigation Report
Copper Rock Estates
Hurricane, Utah
Landmark Project No.: 21235

Rick,

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 excavating 15 test pits to depths between 5.0 and 10.0 feet below the existing ground surface (bgs) throughout the area of the proposed development. Site grading recommendations are detailed in Section 5.0 and foundation recommendations are found in Section 6.0 of this report.

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

TABLE OF CONTENTS

GEOTECHNICAL INVESTIGATION REPORT
COPPER ROCK ESTATES
HURRICANE, UTAH

1.0 INTRODUCTION 3
2.0 PROPOSED CONSTRUCTION 3
3.0 SITE SETTING 3
3.1 SURFACE CONDITIONS 3
3.2 GEOLOGIC SETTING 3
3.3 SEISMICITY 4
3.4 GEOLOGIC HAZARDS 4
4.0 INVESTIGATION 5
4.1 FIELD INVESTIGATION 5
4.2 LABORATORY TESTING 6
4.3 CONCLUSION 6
5.0 SITE GRADING AND EARTHWORK 6
5.1 GENERAL GRADING 6
5.2 ROADWAY AND UTILITY EXCAVATION 7
5.3 FILL PLACEMENT AND COMPACTION 7
5.4 LIGHTLY LOADED ELEMENTS 8
5.5 CUT AND FILL SLOPES 9
6.0 FOUNDATION & CONSTRUCTION CONSIDERATIONS 9
7.0 FLOOR SLABS 9
8.0 LATERAL EARTH PRESSURES 10
9.0 MOISTURE CONTROL 11
10.0 PAVEMENT DESIGN RECOMMENDATIONS 12
11.0 SOIL CORROSIVITY 12
12.0 FOUNDATION REVIEW AND TESTING 12
13.0 LIMITATIONS 13

TABLE OF FIGURES

GEOTECHNICAL INVESTIGATION REPORT
COPPER ROCK ESTATES
HURRICANE, UTAH

FIGURE 1:	**VICINITY MAP**
FIGURE 2:	**SITE MAP**
FIGURES 3 - 10:	**TEST PIT LOGS**
FIGURE 11:	**UNIFIED SOIL CLASSIFICATION SYSTEM**
FIGURES 12 & 13:	**CONSOLIDATION CURVEs**

1.0 INTRODUCTION

This report presents the results of Landmark Testing & Engineering's geotechnical investigation for the Copper Rock Estates residential development in Hurricane, Utah. Figure 1 is a Vicinity Map showing the project location relative to surrounding features. Figure 2 is a Site Map showing the site 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 construction will consist of a residential development with multiple lots. We anticipate residences will be wood-framed, slab-on-grade construction supported on conventional spread footings. We understand that the residences will be both one- and two stories with anticipated loads between 1,000 and 1,800 pounds per lineal foot. We anticipated new public streets with asphalt pavement, and concrete curb, gutter and sidewalk are also planned for the residential development.

A traffic index of 5.5 is assumed for the residential streets based on the City of Hurricane Standards for Design and Construction. 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 project site is located on a hillside located near the northwest corner of Copper Rock Parkway and 1100 West. The site generally slopes down from the northwest corner to the southeast corner of the property towards an existing detention pond. The inclination of the hillside ranges from 20.24 and 11.47 percent on the west end of the property to a 0.35 percent slope near the east end of the property near 1100 West. The site is covered in a moderate amount of vegetation consisting of desert brush, cacti, and other desert flora.

3.2 GEOLOGIC SETTING

According to the Utah Geological Survey, majority of the site is mapped as remnants lava flow (lower Pleistocene, Qbr) that consists of "Dark-brownish-black to dark-gray, medium-grained basanite with small olivine phenocrysts."[1] The eastern portion of the site is mapped as alluvial and eolian deposits (Holocene to upper Pleistocene, Qae) as shown on Figure 2. The soils on-site were generally consistent with the geologic mapping of the site.

1 Interactive Geologic Map Portal, Retrieved April 8, 2021, from Utah Geological Survey, https://geology.utah.gov/apps/intgeomap.

3.3 SEISMICITY

Seismicity at the site was determined using the Structural Engineers Association (SEA), OSHPD Seismic Design Maps website. The following values are presented to assist with seismic design:

- Latitude = 37.11523 North, Longitude = 113.31573 West
- Site Class = C (Very Dense Soil and Soft Rock) based on ASCE 7-16 (Table 20.3.1) as referenced in 2018 IBC 1613.3.2
- Risk Category II

Period (sec)	Sa (g)	Site Class
0.2	0.604 = S_S	B / C
1.0	0.200 = S_1	B / C
0.2	0.507 = S_{DS}	C
1.0	0.200 = SD_1	C

(2016 ASCE-7-16, SEA, Structural Engineers Association, https://seismicmaps.org/)

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." Basalt bedrock and strongly cemented caliche was encountered in our test pits throughout the project site. Based on the material encountered in our test pits, the mapped geology, and our experience in the area it is the opinion of Landmark Testing and Engineering that the soils on site classify as Site Class C.

3.4 GEOLOGIC HAZARDS

Fault Rupture

The trace of the Hurricane fault is located approximately 0.5 miles east of the site and the projected trace of the Volcano Mountain Faults is located approximately 1.5 miles north of the site. The Washington fault is located approximately 8.5 miles west of the site. Theses faults displace late Quaternary sediments and are considered active.[2] Strong ground motion associated with movement along the Hurricane, Volcano Mountain, Washington or other faults associated with the Intermountain Seismic Belt is possible however, the potential for surface fault rupture is considered low.

Additionally, the interactive Utah Geologic map shows an unnamed, buried fault that runs along 1100 west as shown on Figure 2. The fault is not considered a Quaternary fault and therefore is not considered active and risk from surface rupture from this fault is low.

2 Interactive quaternary Fault and Fold Map, Retrieved April 8, 2021, from Utah Geological Survey, https://geology.utah.gov/apps/intgeomap.

Liquefaction

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

The Utah Geologic Survey maps the eastern portion of the site, that is mapped as Qae, as having a high liquefaction potential. However, strongly cemented caliche and basalt were encountered at depth in the test pits within this area. Additionally, groundwater was not encountered our test pits at the time of our investigation. Therefore, due to shallow bedrock and strongly cemented caliche encountered throughout the site and lack of groundwater, we believe the liquefaction potential at the project site is low. A liquefaction study is beyond the scope of this report.

Collapsible Soil

The Utah Geologic survey maps the Qea material on the eastern portion of the site as being Collapsible Soil 1. Collapsible soil 1 is considered unconsolidated geologic units with reported collapse values greater than or equal to 3 percent. Pinholes were encountered in the soils throughout this area, indicating that the soils are collapsible. One-dimensional consolidation tests were completed on two samples collected during our investigation to verify the collapse potential at the site. Results of the collapse tests are discussed in Section 4.2.

4.0 INVESTIGATION

4.1 FIELD INVESTIGATION

To investigate the subsurface soil conditions, fifteen (15) test pits, designated as TP-1 through TP-15, were excavated across the project site as shown on Figure 2, Site Map. The test pits were excavated to depths between 5.0 and 10.0 feet bgs with a CAT 305 mini excavator equipped with an 18-inch bucket with tiger teeth. All test pits encountered refusal on strongly cemented caliche, basalt, or strongly cemented sand except for test pits TP-4 and TP-15. These test pits were terminated at 10 feet bgs in silty gravel. Groundwater was not encountered in our test pits at the time of our investigation.

The soils encountered in our test pits generally consisted of silty sand and silty gravel with varying amounts of cobbles and boulders underlain by basalt and cemented caliche. Test pits TP-6, TP-11, and TP-14 were excavated within the mapped Qea material on the eastern portion of the site. The soils encountered in these test pits consisted of moderately cemented, silty sand with varying amounts of gravel in the upper 7 and 8.5 feet bgs. Abundant pinholes were encountered in the cemented silty sand, indicating that this material is collapsible.

3 Coduto, Donald P. (1999), Geotechnical Engineering: Principles and Practices, Prentice Hall, Upper Saddle River, NJ

A detailed description of the soils encountered during our investigation is included in the test pit logs on Figures 3 through 10. A key to the symbols and soil classifications used on the logs is presented on Figure 11.

4.2 LABORATORY TESTING

Soil samples from the test pits were taken to our St. George laboratory for testing. Tests performed on the samples included mechanical sieve analyses, one-dimensional consolidation tests, and one soluble-sulfate test. Laboratory test results are shown on the test pit logs on Figures 3 through 10. The one-dimensional consolidation curves are presented on Figures 12 and 13.

Sieve analyses classified the soils encountered in our test pits as silty sand, silty sand with gravel and silty gravel with sand. The moisture content of the soil samples tested ranged between 3.1 and 12.5 percent.

Two one-dimensional consolidation tests were conducted on samples collected in TP-6 at 3.5 feet bgs and in test pit TP-11 at 2.5 feet bgs, within the mapped Qea soils. The sample collected in TP-6 at 3.5 feet bgs collapsed 8.3 percent and the sample collected in TP-11 at 2.5 bgs collapsed 8.2 percent. The unit weights of the samples from test pit TP-6 and TP-11 were 90.2 and 83.3 pcf, respectively. Based on the collapse results and the in-place unit weights of the samples, we believe that the soil samples mapped as Qea have a high collapse potential.

One soluble-sulfate test was conducted on the sample collected at 2 feet bgs in test pit TP-5. The sample had 0.24 percent soluble sulfates by mass, indicating that the on-site soils are corrosive. Recommendations for corrosive soils are provided in Section 11.0.

4.3 CONCLUSION

The soils encountered in our test pits generally consisted of silty sand and silty gravel with varying amounts of cobbles and boulders underlain by caliche, basalt or strongly cemented sand. Groundwater was not encountered in our test pits at the time of our investigation. Consolidation tests show that the soils in the upper 7 and 8.5 feet near the eastern portion of the site, mapped as Qea, are highly collapsible. The soils mapped as Qea, as shown in Figures 2, will need to be over-excavated down to caliche, basalt or a suitable material as determine by the geotechnical engineer. The collapsible soils mainly effect lots 22 through 27 and small portions of lots 28 and 30. An additional investigation may be conducted on these lots to further determine the extent of the collapsible soil upon request.

General grading recommendations are provided in Section 5.0 and foundation recommendations are provided in Section 6.0.

5.0 SITE GRADING AND EARTHWORK

5.1 GENERAL GRADING

Prior to general site grading, the project site should be cleared and grubbed of all vegetation in all building areas, including roadways, sidewalks and other concrete flat work. We anticipate that

grubbing the upper 3 to 6-inches of soil will be sufficient to remove the majority of the roots. Following clearing and grubbing, we recommend that the soils mapped as Qbr within in the building areas, as shown on Figure 2, be over-excavated a minimum of 2 feet below the existing grade or 1 foot below the bottom of the footings, whichever is greater. The excavation may be terminated prior to reaching 2 feet below the existing ground surface or 1 foot below the bottom of the footings if caliche or basalt is encountered at a shallower depth.

The soils mapped as Qea in the eastern portion of the site should be over-excavated down to basalt, cemented caliche or a suitable material determined by the geotechnical engineer. This area mainly affects lots 22 through 27 and small portions of lots 28 and 30. Based on our test pit TP-6, TP-11 and TP-14, caliche, basalt or suitable material should be encountered between depths of 7.0 and 8.5 feet bgs. A geotechnical engineer should verify the over-excavation prior to backfilling.

Following over-excavation, we recommend that the upper 8 inches of the bottom of the excavation are scarified, moisture conditioned to within 2 percent of the optimum moisture content and compacted to a minimum of 95 percent of the maximum dry density as determined by ASTM D-1557. In areas where basalt and caliche are encountered at the bottom of the excavation and do not allow for a compaction tests, we recommend that the bottom of the excavation be verified by a geotechnical engineer.

The on-site soils are suitable for use as structure fill, provided all vegetation, material greater than 6 inches and other deleterious materials are removed.

5.2 ROADWAY AND UTILITY EXCAVATION

The test pits for this investigation were excavated with a CAT 305 mini excavator with moderate to difficult effort. Refusal was encountered on caliche, basalt, or strongly cemented sand between depths of 5.0 and 10.0 feet bgs throughout the project site. A hoe ram, larger equipment, and blasting or a combination of these will be required in order to excavate the caliche and basalt.

The upper 8-inches of native soil within the proposed roadways should be scarified and recompacted to structural fill standards prior to the placement of any road base. All excavations and backfilling procedures for roadways and utility trenches should conform to the City of Hurricane Standards for Design and Construction.

5.3 FILL PLACEMENT AND COMPACTION

All fill to be placed for support of footings and slabs-on-grade, whether it is on-site or imported, should be considered structural fill. On-site soils are suitable for use as structural fill provided all deleterious materials and oversized material greater than 6-inches in size are removed prior to placement. We recommend that the footings be established on bedrock or a minimum of 1 foot of structurally placed fill, with a maximum particle size of 6-inches, overlying suitably compacted on-site soils or bedrock. Footings should not transition from bedrock to structural fill. Due to the amount of material over 6-inches in diameter encountered during our investigation, imported, granular structural fill may be required.

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

GRADATION	PERCENT PASSING
6- inch	100
3-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 being transported to the site.

Any on-site soils used as structural fill or imported structural 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.

5.4 LIGHTLY LOADED ELEMENTS

Exterior concrete slabs on grade (sidewalks, curbs, gutters, and misc.) should be established on a minimum of 4-inches of approved road base overlying 8-inches of scarified and recompacted on-site soils. Road base should meet 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.

5.5 CUT AND FILL SLOPES

It is recommended that permanent cut or fill slopes in on-site or imported soils be maintained at a slope of one vertical to two horizontal (1V:2H) or flatter unless structurally retained. Permanent cuts into basalt bedrock may be maintained at a slope of 3 vertical to 1 horizontal (3V:1H) Retaining walls should be constructed between lots if there is a difference in elevation greater than 3 feet between the lots.

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 following recommendations apply to conventional strip and spot footings. Footings should be established on bedrock or a minimum of 1 foot of structurally placed fill overlying suitably compacted on-site soils or bedrock as indicated in section 5.0. Foundations should not transition from fill to bedrock. Foundation excavations should be visually observed and tested by qualified personnel prior to placement of reinforcing steel or concrete. Additional foundation recommendations are subsequently presented.

DESCRIPTION	VALUE
Foundation Type	Continuous or spread footings
Bearing Material	1 foot of structural fill or basalt bedrock.
Allowable Bearing Capacity	1,800 psf on structural fill. 2,500 psf on basalt bedrock.
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 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	On-site Soils	37 psf/ft
		58 psf/ft (with seismic)
At-Rest	On-site Soils	56 psf/ft
Passive	On-site Soils	391 psf/ft
		333 psf/ft (with seismic)
Coefficient of friction tan(φ*0.6) where φ = 34°	On-site Soils or Imported, structural fill (bedrock)	0.37 (0.40)

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% of the maximum dry density as determined by ASTM D-1557.

[4] American Concrete Institute

9.0 MOISTURE CONTROL

This soils report provides recommendations for site preparation and foundation design. Inadequate surface drainage or failure to control moisture will likely result in excessive differential movement and structural damage. The following moisture control measures are highly recommended:

1. The ground surface should be graded to drain surface water away from residences in all directions. A minimum grade of 5% in the first 10 feet is recommended. Impervious surfaces such as concrete walkways or asphalt pavement adjacent to the structure are effective in reducing the potential for water migration beneath foundations and slabs and should be considered in design. Impervious surfaces such as concrete within 10 feet of the building foundation should be sloped a minimum of 2% away from the building.

2. Roof runoff should be collected, and downspouts should be designed to discharge collected water a minimum of 10 feet beyond the building footprint.

3. Grass should not be placed within 10 feet of the foundation. Large areas of grass are discouraged. Grass, if planted, should have a minimum slope of 5% away from the foundation.

4. 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.

5. 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 and garage slabs should be compacted to at least 95% of the maximum dry density.

6. 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.

It should be emphasized that final grading and landscaping generally occurs after construction of the structures 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 structures.

10.0 PAVEMENT DESIGN RECOMMENDATIONS

Design of the pavement section is based on the procedures outlined in the 1993 Guidelines for Design of Pavement Structures by the American Association of State Highway and Transportation Officials (AASHTO). A traffic index of 5.5 was used for design for the residential streets based of City of Hurricane Standards for Design and Construction. Based on the soils encountered during our investigation a CBR value of 10 was used for design.

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

< Pavement Design Life - 20 years
< Structural Layer Coefficients
- Asphalt = 0.42
- Type II = 0.12

Based on design parameters, the following pavement section is provided for the minor residential road.

Location	Asphalt Thickness (in.)	Base Course (in.)	Scarified and Compacted Subgrade (in.)
Residential Streets (T.I. = 5.5)	2.5	6.0	8.0

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

11.0 SOIL CORROSIVITY

One soluble-sulfate test was conducted on the sample collect at 2.0 feet bgs in Test Pit TP-5. The sample contained 0.24 percent by mass water-soluble-sulfates, which would put the soil in Exposure Category S2 based on ACI 318, Table 19.3.1.1. Therefore, we recommend that all concrete in contact with or within 6 inches of native soils be designed in accordance with ACI 318, Section Table 19.3.2.2 for Exposure Category S2**.** This includes 4,500 psi concrete and a maximum water to cement ratio of 0.45. Buried pipes should be plastic (PVC or HDPE) instead of metal, where possible.

12.0 FOUNDATION REVIEW AND TESTING

This report has been prepared to assist in project design and construction. Variations from the conditions portrayed in the exploratory investigations may occur which are sometimes sufficient

to require modifications to the design. In order to incorporate recommendations provided into actual field conditions and to confirm that the project specifications are implemented, we recommend that observation and testing be performed during construction to monitor over-excavation, grading, and preparation of soils upon which foundations elements or structural loads may be established.

13.0 LIMITATIONS

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

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

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

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

Chad Coffey, E.I.T.
Staff Engineer

Reviewed by:

Steven Wells, P.E.
Geotechnical Manager

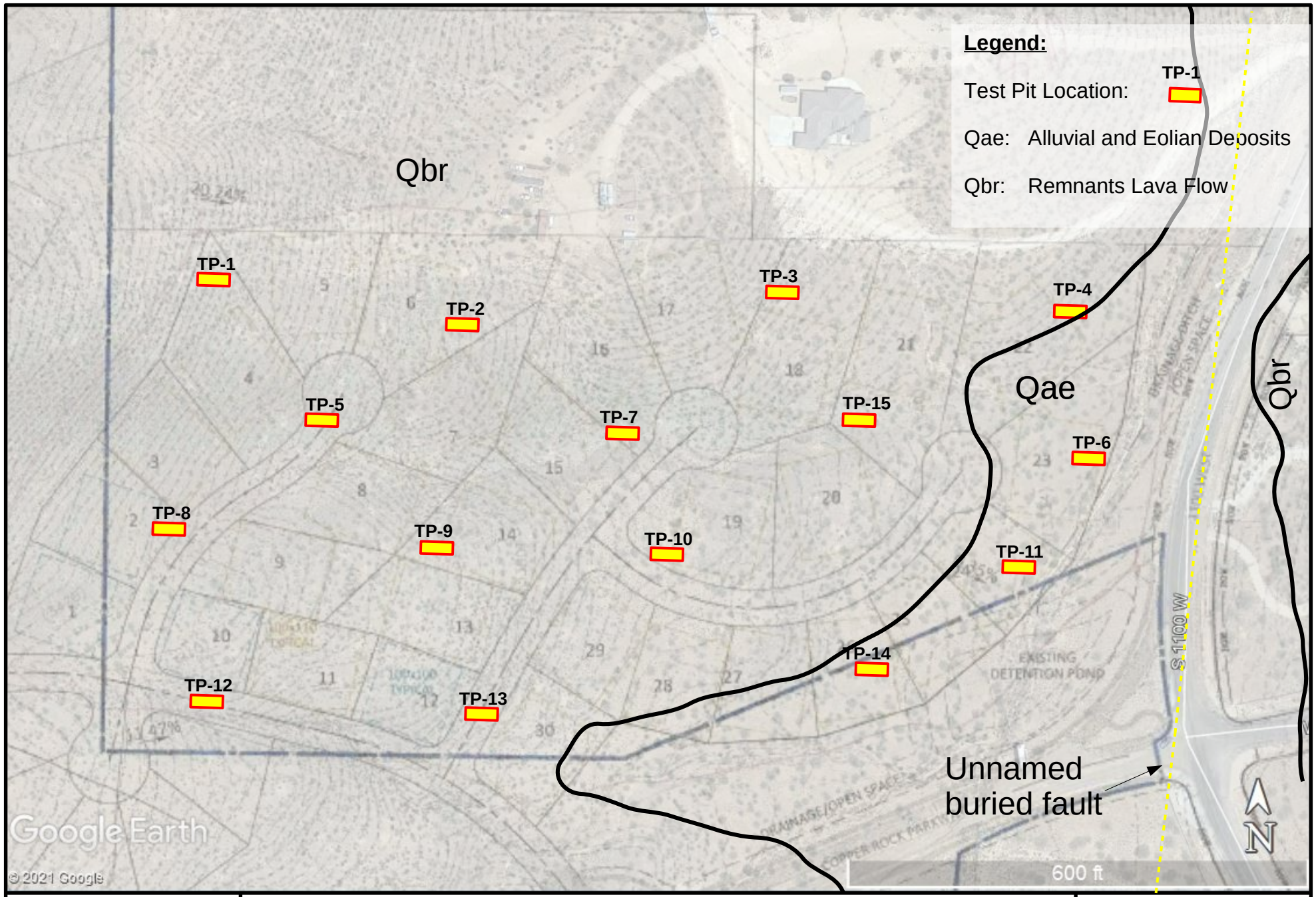
REGISTERED PROFESSIONAL ENGINEER
No. 9617310-2202
STEVEN G. WELLS
STATE OF UTAH

LANDMARK TESTING & ENGINEERING

Vicinity Map

Landmark Project No 21235

Figure 1



LANDMARK TESTING & ENGINEERING

Site Map

Landmark Project No 21235

Figure 1

TEST PIT NUMBER TP-1

DATE STARTED 3/18/21 **COMPLETED** 3/18/21 **EXCAVATION COMPANY** Redline **ELEVATION**

LOGGED BY Chad Coffey **CHECKED BY** Steve Wells **EXCAVATION METHOD** CAT 305 Mini-ex

NOTES **AT TIME OF EXCAVATION** ---

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, sunbangular gravel (1" to 3"), trace cobbles (3" to 6"), roots, dark reddish brown.								
			SILTY GRAVEL WITH SAND (GM), medium dense to dense, dry, fine to coarse-grained sand, subangular gravel (1" to 2"), cobbles (3" to 6"), reddish brown.								
5			Increase in basalt cobbles.								

Refusal at 6.0 feet on basalt cobbles and boulders.
Refusal at 6.0 feet.
Bottom of test pit at 6.0 feet.

TEST PIT NUMBER TP-2

DATE STARTED 3/18/21 **COMPLETED** 3/18/21 **EXCAVATION COMPANY** Redline **ELEVATION**

LOGGED BY Chad Coffey **CHECKED BY** Steve Wells **EXCAVATION METHOD** CAT 305 Mini-ex

NOTES **AT TIME OF EXCAVATION** ---

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, sunbangular gravel (1" to 3"), trace cobbles (3" to 6"), roots, dark reddish brown.								
			SILTY GRAVEL WITH SAND (GM), medium dense to dense, dry, fine to coarse-grained sand, subangular gravel (1" to 2"), cobbles (3" to 6"), reddish brown.								
5			Increase in basalt and cemented caliche cobbles.								

Refusal at 6.0 feet on basalt cobbles and boulders.
Refusal at 6.0 feet.
Bottom of test pit at 6.0 feet.

LANDMARK TESTING & ENGINEERING
Landmark Testing and Engineering
795 Factory Drive
84790
Telephone: 435-986-0566
Fax: 435-986-0568

PROJECT NAME Copper Rock Estates
CLIENT DAF Development LLC
PROJECT NUMBER 21235
PROJECT LOCATION Hurricane, Utah

Figure No. 3

LANDMARK 2 TEST PITS - LANDMARK NEW.GDT - 4/12/21 10:29 - P:\PROJECTS\21 PROJECTS\21235\GEOTECH\COPPER ROCK ESTATES.GPJ

TEST PIT NUMBER TP-3

DATE STARTED 3/18/21 **COMPLETED** 3/18/21 **EXCAVATION COMPANY** Redline **ELEVATION**

LOGGED BY Chad Coffey **CHECKED BY** Steve Wells **EXCAVATION METHOD** CAT 305 Mini-ex

NOTES **AT TIME OF EXCAVATION** ---

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, sunbangular gravel (1" to 3"), roots, dark reddish brown.								
5			SILTY GRAVEL WITH SAND (GM), medium dense to dense, dry, fine to coarse-grained sand, subangular gravel (1" to 2"), cobbles (3" to 6"), reddish brown.		5.1			50	38	12	

Refusal at 6.0 feet on basalt cobbles and boulders.
Refusal at 6.0 feet.
Bottom of test pit at 6.0 feet.

TEST PIT NUMBER TP-4

DATE STARTED 3/18/21 **COMPLETED** 3/18/21 **EXCAVATION COMPANY** Redline **ELEVATION**

LOGGED BY Chad Coffey **CHECKED BY** Steve Wells **EXCAVATION METHOD** CAT 305 Mini-ex

NOTES **AT TIME OF EXCAVATION** ---

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, sunbangular gravel (1" to 3"), roots, dark reddish brown.								
5			SILTY GRAVEL WITH SAND (GM), medium dense to dense, dry, fine to coarse-grained sand, subangular gravel (1" to 2"), cobbles (3" to 6"), reddish brown.								
10											

Bottom of test pit at 10.0 feet.

LANDMARK TESTING & ENGINEERING
Landmark Testing and Engineering
795 Factory Drive
84790
Telephone: 435-986-0566
Fax: 435-986-0568

PROJECT NAME Copper Rock Estates
CLIENT DAF Development LLC
PROJECT NUMBER 21235
PROJECT LOCATION Hurricane, Utah

Figure No. 4

LANDMARK 2 TEST PITS - LANDMARK NEW.GDT - 4/12/21 10:29 - P:\PROJECTS\21 PROJECTS\21235\GEOTECH\COPPER ROCK ESTATES.GPJ

TEST PIT NUMBER TP-5

DATE STARTED 3/18/21 **COMPLETED** 3/18/21 **EXCAVATION COMPANY** Redline **ELEVATION**

LOGGED BY Chad Coffey **CHECKED BY** Steve Wells **EXCAVATION METHOD** CAT 305 Mini-ex

NOTES **AT TIME OF EXCAVATION** ---

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, sunbangular gravel (1" to 3"), roots upper 1 foot, dark reddish brown. Brown, slightly cemented.								
5											

Refusal at 6.0 feet on strongly cemented sand.
Refusal at 6.0 feet.
Bottom of test pit at 6.0 feet.

TEST PIT NUMBER TP-6

DATE STARTED 3/18/21 **COMPLETED** 3/18/21 **EXCAVATION COMPANY** Redline **ELEVATION**

LOGGED BY Chad Coffey **CHECKED BY** Steve Wells **EXCAVATION METHOD** CAT 305 Mini-ex

NOTES **AT TIME OF EXCAVATION** ---

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, moist, fine-grained, roots, reddish brown.								
5			SILTY SAND WITH GRAVEL (SM), medium dense to dense, dry, fine to coarse-grained, slightly cemented, pinholes, gravel (1" to 3"), reddish brown.	90.2	3.1						8.3% Collapse @ 1000 psf

Refusal at 8.5 feet on basalt.
Refusal at 8.5 feet.
Bottom of test pit at 8.5 feet.

LANDMARK TESTING & ENGINEERING
Landmark Testing and Engineering
795 Factory Drive
84790
Telephone: 435-986-0566
Fax: 435-986-0568

PROJECT NAME Copper Rock Estates
CLIENT DAF Development LLC
PROJECT NUMBER 21235
PROJECT LOCATION Hurricane, Utah

Figure No. 5

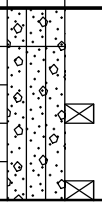
LANDMARK 2 TEST PITS - LANDMARK NEW.GDT - 4/12/21 10:29 - P:\PROJECTS\21 PROJECTS\21235\GEOTECH\COPPER ROCK ESTATES.GPJ

TEST PIT NUMBER TP-7

DATE STARTED 3/18/21 **COMPLETED** 3/18/21 **EXCAVATION COMPANY** Redline **ELEVATION**

LOGGED BY Chad Coffey **CHECKED BY** Steve Wells **EXCAVATION METHOD** CAT 305 Mini-ex

NOTES **AT TIME OF EXCAVATION** ---

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, moist, trace sunbangular gravel (1" to 3"), roots, dark reddish brown.								
			Cemented caliche gravel, slightly cemented.		4.3			9	58	33	
5											

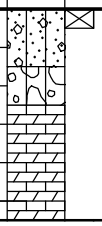
Refusal at 5 feet bgs on cemented sand.
Refusal at 5.0 feet.
Bottom of test pit at 5.0 feet.

TEST PIT NUMBER TP-8

DATE STARTED 3/18/21 **COMPLETED** 3/18/21 **EXCAVATION COMPANY** Redline **ELEVATION**

LOGGED BY Chad Coffey **CHECKED BY** Steve Wells **EXCAVATION METHOD** CAT 305 Mini-ex

NOTES **AT TIME OF EXCAVATION** ---

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, sunbangular gravel (1" to 3"), roots, dark reddish brown.		12.5			15	52	33	
			SILTY GRAVEL WITH SAND (GM), medium dense to dense, dry, fine to coarse-grained sand, subangular gravel (1" to 2"), cobbles (3" to 6"), reddish brown.								
			CALICHE								
5											

Refusal at 5.5 feet on caliche.
Refusal at 5.5 feet.
Bottom of test pit at 5.5 feet.

LANDMARK TESTING & ENGINEERING
Landmark Testing and Engineering
795 Factory Drive
84790
Telephone: 435-986-0566
Fax: 435-986-0568

PROJECT NAME Copper Rock Estates
CLIENT DAF Development LLC
PROJECT NUMBER 21235
PROJECT LOCATION Hurricane, Utah

Figure No. 6

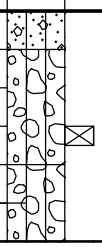
LANDMARK 2 TEST PITS - LANDMARK NEW.GDT - 4/12/21 10:29 - P:\PROJECTS\21 PROJECTS\21235\GEOTECH\COPPER ROCK ESTATES.GPJ

TEST PIT NUMBER TP-9

DATE STARTED 3/18/21 **COMPLETED** 3/18/21 **EXCAVATION COMPANY** Redline **ELEVATION**

LOGGED BY Chad Coffey **CHECKED BY** Steve Wells **EXCAVATION METHOD** CAT 305 Mini-ex

NOTES **AT TIME OF EXCAVATION** ---

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, sunbangular gravel (1" to 3"), roots, dark reddish brown.								
			SILTY GRAVEL WITH SAND (GM), medium dense to dense, dry, fine to coarse-grained sand, subangular gravel (1" to 2"), cobbles (3" to 6"), reddish brown.								
5			Increase in basalt cobbles (3" to 6").								

Refusal at 6.0 feet on basalt.
Refusal at 6.0 feet.
Bottom of test pit at 6.0 feet.

TEST PIT NUMBER TP-10

DATE STARTED 3/18/21 **COMPLETED** 3/18/21 **EXCAVATION COMPANY** Redline **ELEVATION**

LOGGED BY Chad Coffey **CHECKED BY** Steve Wells **EXCAVATION METHOD** CAT 305 Mini-ex

NOTES **AT TIME OF EXCAVATION** ---

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, sunbangular gravel (1" to 3"), roots, dark reddish brown.								
			SILTY GRAVEL WITH SAND (GM), medium dense to dense, dry, fine to coarse-grained sand, subangular gravel (1" to 2"), cobbles (3" to 6"), reddish brown.								
5			Increase in basalt cobbles (3" to 6").								

Refusal at 5.0 feet on basalt.
Refusal at 5.0 feet.
Bottom of test pit at 5.0 feet.

LANDMARK TESTING & ENGINEERING
Landmark Testing and Engineering
795 Factory Drive
84790
Telephone: 435-986-0566
Fax: 435-986-0568

PROJECT NAME Copper Rock Estates
CLIENT DAF Development LLC
PROJECT NUMBER 21235
PROJECT LOCATION Hurricane, Utah

Figure No. 7

LANDMARK 2 TEST PITS - LANDMARK NEW.GDT - 4/12/21 10:29 - P:\PROJECTS\21 PROJECTS\21235\GEOTECH\COPPER ROCK ESTATES.GPJ

TEST PIT NUMBER TP-11

DATE STARTED 3/18/21 **COMPLETED** 3/18/21 **EXCAVATION COMPANY** Redline **ELEVATION**

LOGGED BY Chad Coffey **CHECKED BY** Steve Wells **EXCAVATION METHOD** CAT 305 Mini-ex

NOTES **AT TIME OF EXCAVATION** ---

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, moist, fine-grained, roots, reddish brown.								
5			Medium dense, dry, fine to coarse-grained, slightly cemented, pinholes, trace gravel (1" to 3"), reddish brown.	83.3	3.0						8.2% Collapse @ 1000 psf
			SILTY GAVEL (GM), medium dense, dry, fine to coarse-grained sand, subangular gravel (1" to 3"), trace cobbles (3" to 6"), brown.								

Refusal at 9.0 feet on basalt.
Refusal at 9.0 feet.
Bottom of test pit at 9.0 feet.

TEST PIT NUMBER TP-12

DATE STARTED 3/18/21 **COMPLETED** 3/18/21 **EXCAVATION COMPANY** Redline **ELEVATION**

LOGGED BY Chad Coffey **CHECKED BY** Steve Wells **EXCAVATION METHOD** CAT 305 Mini-ex

NOTES **AT TIME OF EXCAVATION** ---

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, sunbangular gravel (1" to 3"), roots, dark reddish brown.								
5			SILTY GRAVEL WITH SAND (GM), medium dense to dense, dry, fine to coarse-grained sand, subangular gravel (1" to 2"), cobbles (3" to 6"), reddish brown.								

Refusal at 9.0 feet on basalt and caliche.
Refusal at 9.0 feet.
Bottom of test pit at 9.0 feet.

LANDMARK TESTING & ENGINEERING
Landmark Testing and Engineering
795 Factory Drive
84790
Telephone: 435-986-0566
Fax: 435-986-0568

PROJECT NAME Copper Rock Estates
CLIENT DAF Development LLC
PROJECT NUMBER 21235
PROJECT LOCATION Hurricane, Utah

Figure No. 8

LANDMARK 2 TEST PITS - LANDMARK NEW.GDT - 4/12/21 10:29 - P:\PROJECTS\21 PROJECTS\21235\GEOTECH\COPPER ROCK ESTATES.GPJ

TEST PIT NUMBER TP-13

DATE STARTED 3/18/21 **COMPLETED** 3/18/21 **EXCAVATION COMPANY** Redline **ELEVATION**

LOGGED BY Chad Coffey **CHECKED BY** Steve Wells **EXCAVATION METHOD** CAT 305 Mini-ex

NOTES **AT TIME OF EXCAVATION** ---

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, moist, fine-grained, reddish brown.								
			Moderately cemented, trace gravel and cobbles.								
5			Cemented caliche gravel								

Refusal at 5.5 feet on basalt.
Refusal at 5.5 feet.
Bottom of test pit at 5.5 feet.

TEST PIT NUMBER TP-14

DATE STARTED 3/18/21 **COMPLETED** 3/18/21 **EXCAVATION COMPANY** Redline **ELEVATION**

LOGGED BY Chad Coffey **CHECKED BY** Steve Wells **EXCAVATION METHOD** CAT 305 Mini-ex

NOTES **AT TIME OF EXCAVATION** ---

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, sunbangular gravel (1"), roots, dark reddish brown.								
			Medium dense, slighlty cemented.								
5											

Refusal at 7.0 feet on caliche.
Refusal at 7.0 feet.
Bottom of test pit at 7.0 feet.

LANDMARK TESTING & ENGINEERING
Landmark Testing and Engineering
795 Factory Drive
84790
Telephone: 435-986-0566
Fax: 435-986-0568

PROJECT NAME Copper Rock Estates
CLIENT DAF Development LLC
PROJECT NUMBER 21235
PROJECT LOCATION Hurricane, Utah

Figure No. 9

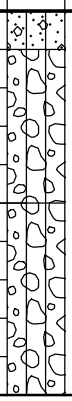
LANDMARK 2 TEST PITS - LANDMARK NEW.GDT - 4/12/21 10:29 - P:\PROJECTS\21 PROJECTS\21235\GEOTECH\COPPER ROCK ESTATES.GPJ

TEST PIT NUMBER TP-15

DATE STARTED 3/18/21 **COMPLETED** 3/18/21 **EXCAVATION COMPANY** Redline **ELEVATION**

LOGGED BY Chad Coffey **CHECKED BY** Steve Wells **EXCAVATION METHOD** CAT 305 Mini-ex

NOTES **AT TIME OF EXCAVATION** ---

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, sunbangular gravel (1"), roots, dark reddish brown.								
			SILTY GRAVEL WITH SAND (GM), medium dense to dense, dry, fine to coarse-grained sand, subangular gravel (1" to 2"), cobbles (3" to 6"), reddish brown.								
5			Increase in cobbles and boulders (1')								
10											

Bottom of test pit at 10.0 feet.

LANDMARK TESTING & ENGINEERING

Landmark Testing and Engineering
795 Factory Drive
84790
Telephone: 435-986-0566
Fax: 435-986-0568

PROJECT NAME Copper Rock Estates

CLIENT DAF Development LLC

PROJECT NUMBER 21235

PROJECT LOCATION Hurricane, Utah

Figure No. 10

LANDMARK 2 TEST PITS - LANDMARK NEW.GDT - 4/12/21 10:29 - P:\PROJECTS\21 PROJECTS\21235\GEOTECH\COPPER ROCK ESTATES.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

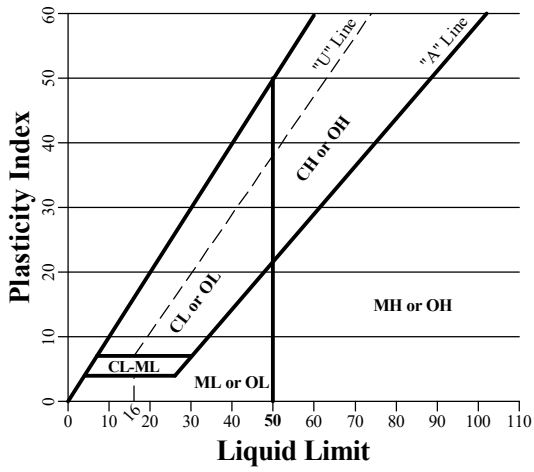
GRAIN SIZE CHART

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



LANDMARK TESTING & ENGINEERING

Landmark Testing and Engineering
795 Factory Drive
84790
Telephone: 435-986-0566
Fax: 435-986-0568

PROJECT NAME Copper Rock Estates
CLIENT DAF Development LLC
PROJECT NUMBER 21235
PROJECT LOCATION Hurricane, Utah

Figure No. 11

USCS SUMMARY - LANDMARK NEW.GDT - 4/6/21 10:59 - P:\PROJECTS\21 PROJECTS\21235\GEOTECH\COPPER ROCK ESTATES.GPJ

CONSOLIDATION REPORT

Client: DAF Development LLC
297 Hilton Dr
St George, UT 84770

Date of Report: 3/30/2021
Reviewed By: Z. Girsberger
Lab#: 21SG1362

Project: Copper Rock Estates **Project #:** 21235
Location: Hurricane **Sampled By:** C. Coffey **Date:** 3/18/2021
Type of Sample: SM **Tested By:** N. Deschamps **Date:** 3/23/2021
Location of Sample: Test Pit 6 at 3.5' **Authorized By:** Client **Date:** 3/18/2021

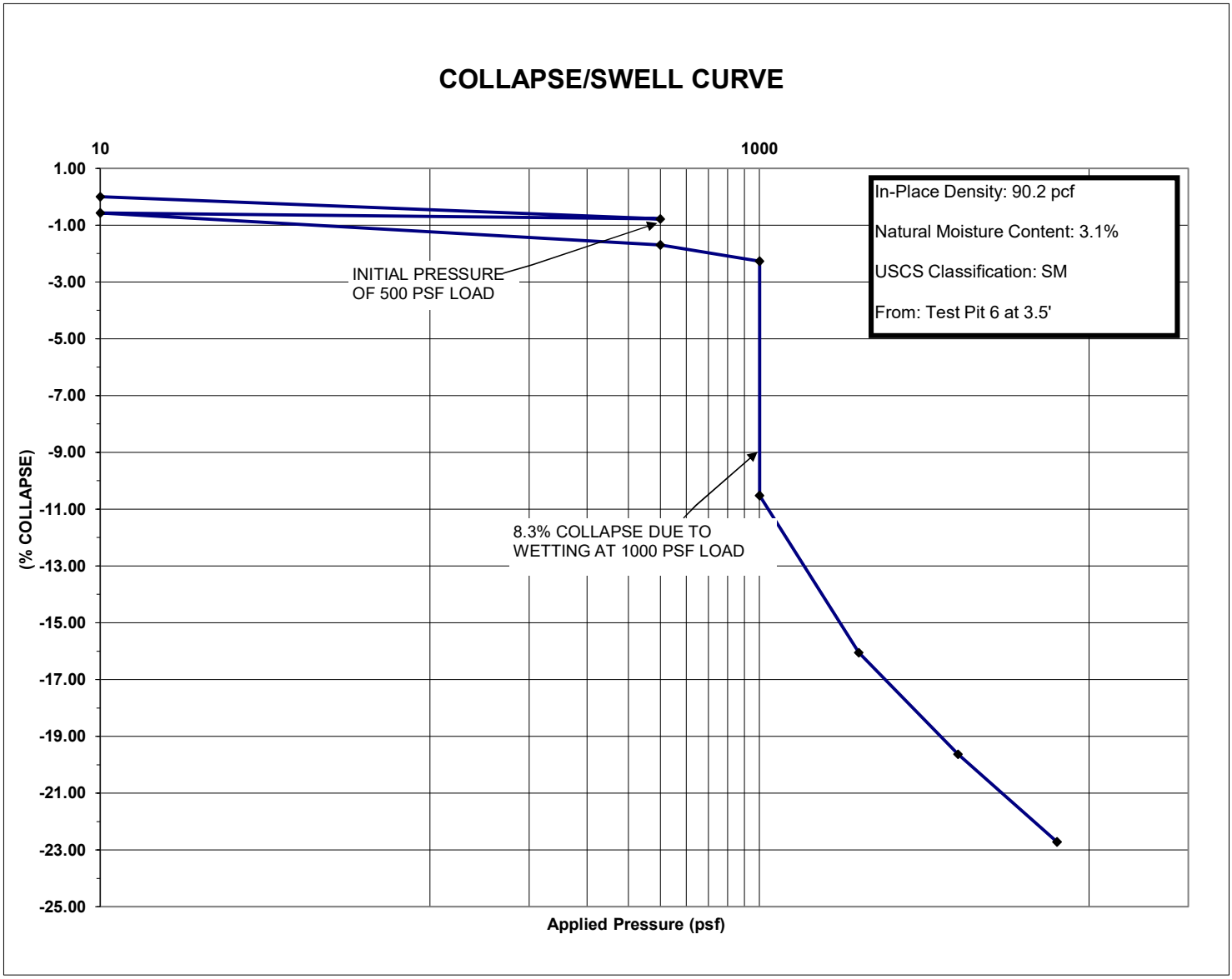


FIGURE 12

CONSOLIDATION REPORT

Client: DAF Development LLC
297 Hilton Dr
St George, UT 84770

Date of Report: 3/31/2021
Reviewed By: Z. Girsberger
Lab#: 21SG1365

Project: Copper Rock Estates **Project #:** 21235
Location: Hurricane **Sampled By:** C. Coffey **Date:** 3/18/2021
Type of Sample: SM **Tested By:** J. Wells **Date:** 3/25/2021
Location of Sample: Test Pit 11 at 2.5' **Authorized By:** Client **Date:** 3/18/2021

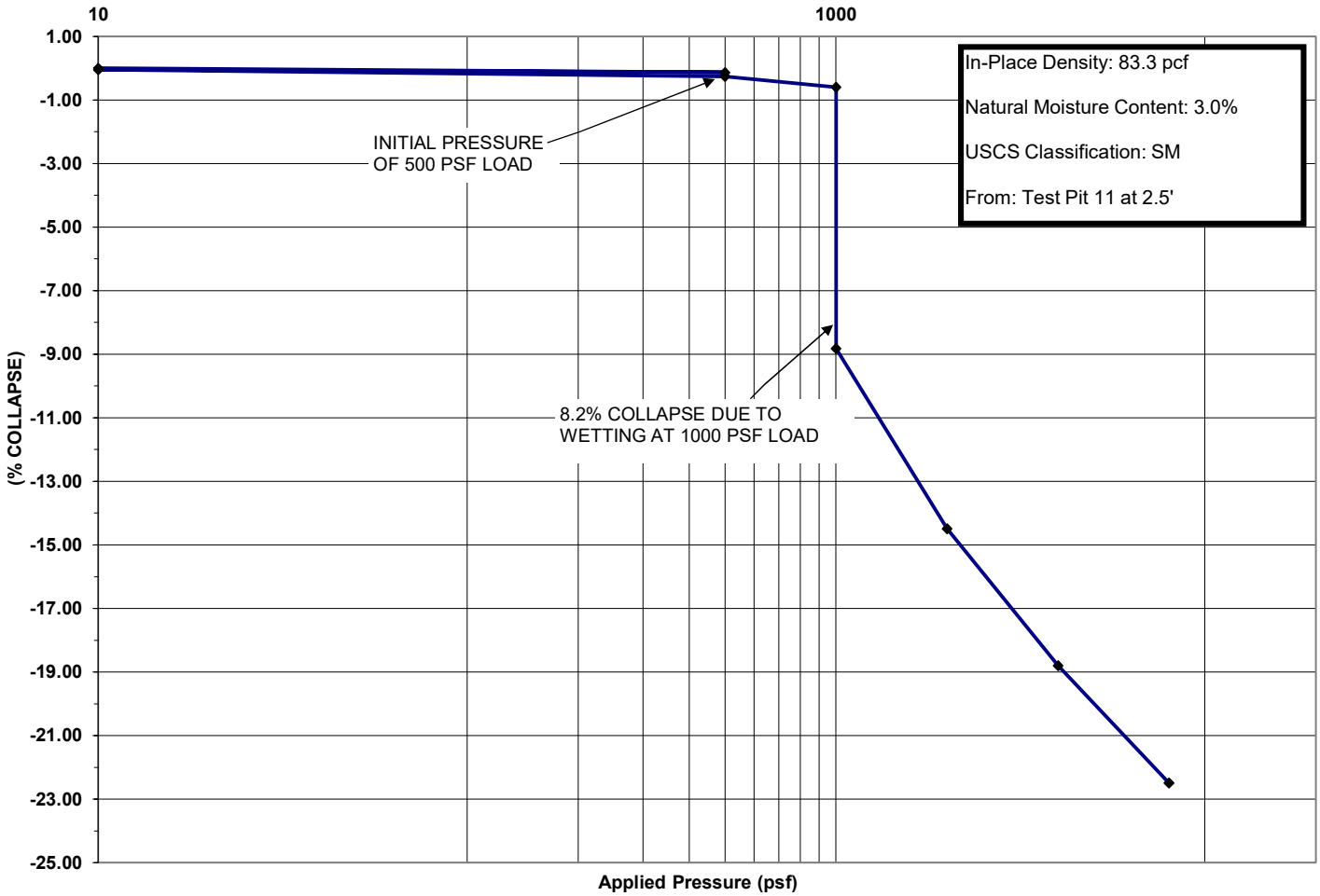
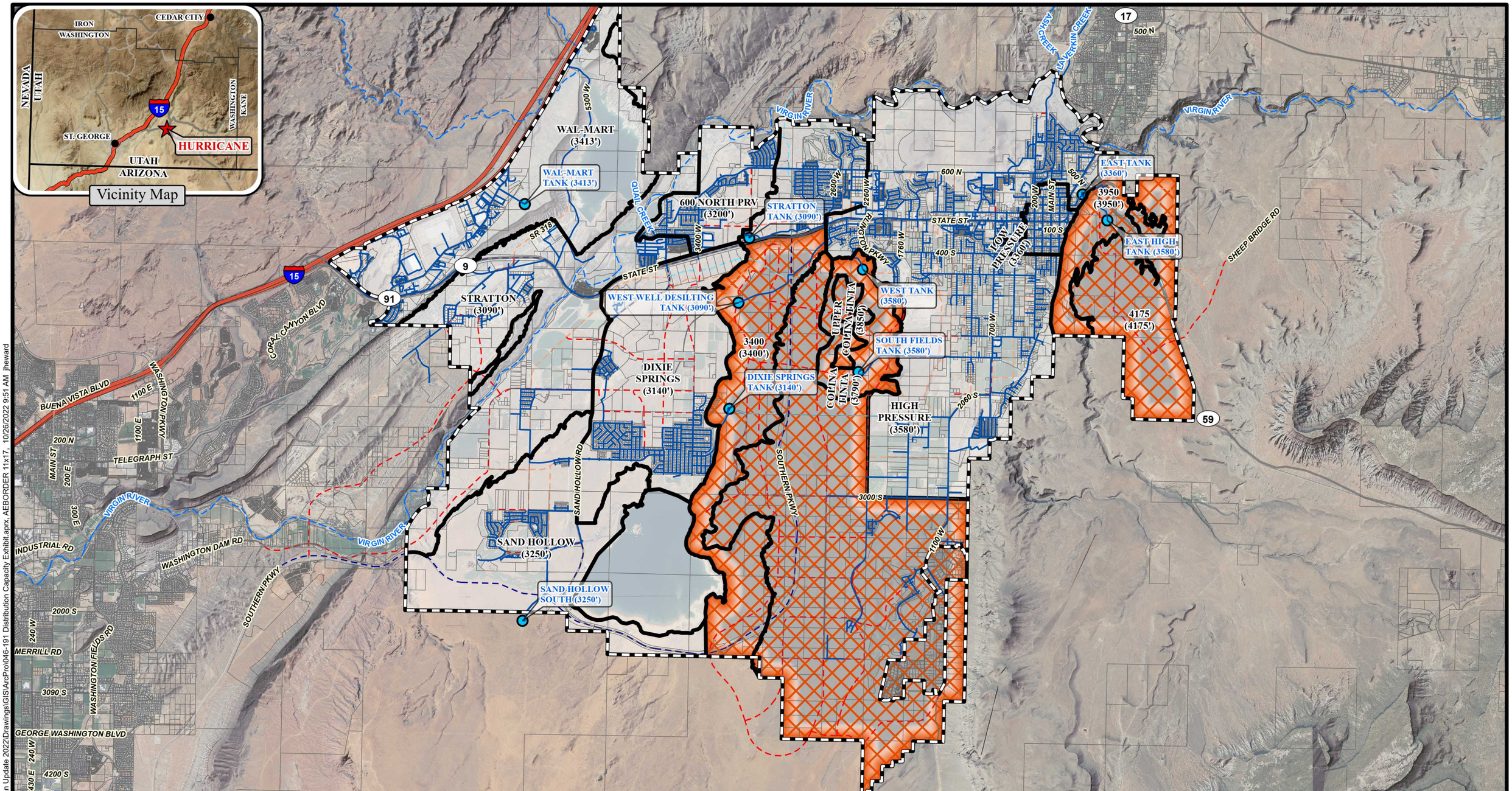


FIGURE 13



0 2,500 5,000 10,000
Feet

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

Legend

- Hurricane Municipal Boundary
- Washington County Parcels
- Pressure Zone Boundaries
- Approximate Extent of Limit Culinary Distribution
- Existing Culinary Water
- Existing Tank

Master Planned Roads

- Major Arterial (106' ROW)
- Minor Arterial (90' ROW)
- Major Collector (70' ROW)
- Minor Collector (60' ROW)

N W E S

1 of 1

Approximate Areas of Limited Distribution Capacity

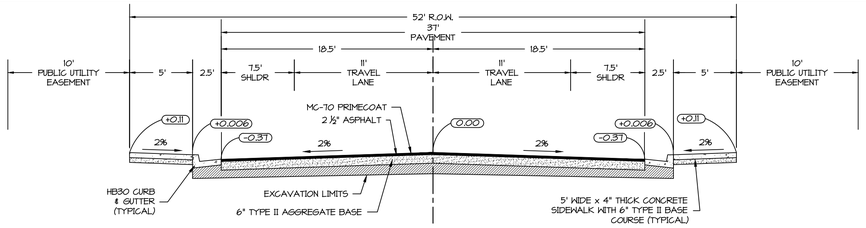
Hurricane, Utah

Spatial Reference:	Utah State Plane NAD 83, feet
Drawn By:	JRH
Scale:	1" = 6,000 feet
Date:	October 2022

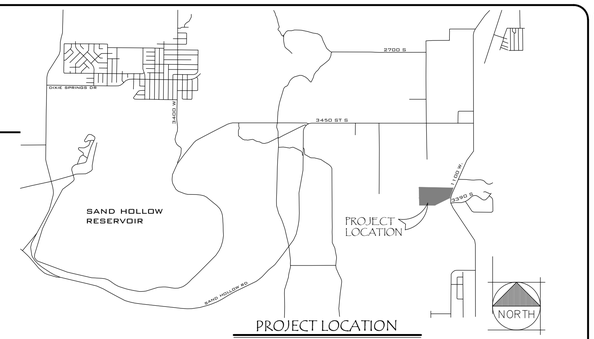
P:\046-191 Hurricane Water Model & 6-Yr Plan Update 2022\Drawings\GIS\ArcPro\046-191 Distribution Capacity Exhibit.aprx, AEBORDER 11x17, 10/26/2022 9:51 AM jheward

ESTATES AT COPPER ROCK
PRELIMINARY PLAT

LOCATED IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN
IN THE CITY OF HURRICANE, WASHINGTON COUNTY, UTAH.
DEVELOPED BY: RICHARDSON BROS. CUSTOM HOMES



TYPICAL SECTION - 52' R.O.W. - RESIDENTIAL STANDARD
N.T.S.

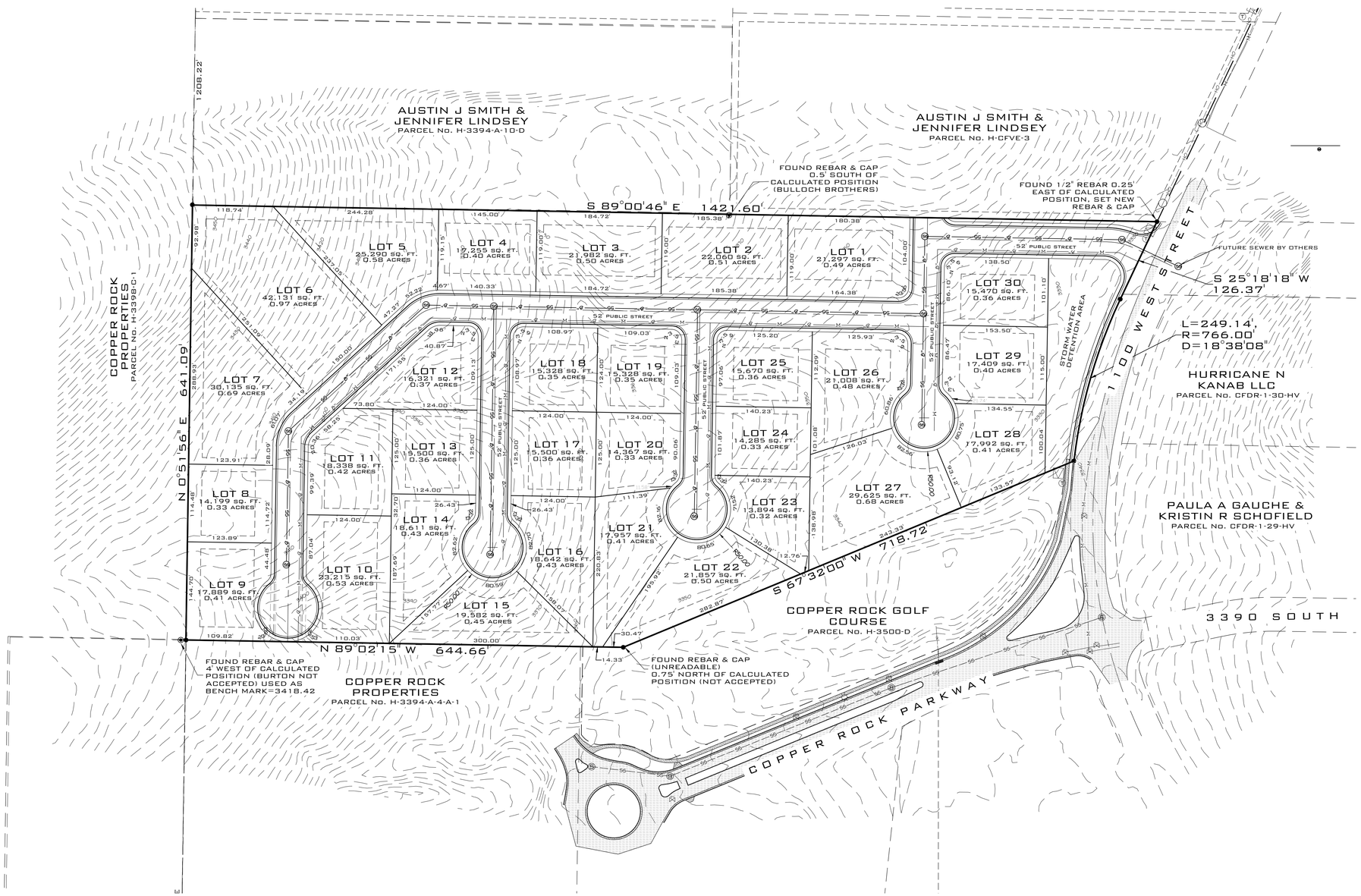


PROJECT LOCATION

THE PROJECT IS LOCATED AT:
HURRICANE, UTAH

SCALE: NONE
VICINITY MAP
HURRICANE, UTAH

0 80' 160'
SCALE: 1"=80'



LEGEND

EXISTING	DESCRIPTION	PROPOSED
4213	2' CONTOUR	4213
4210	10' CONTOUR	4210
	TOP BACK CURB	
	FLOWLINE CURB	
W 8"	WATER LINE (8" DIA)	W 8"
SS 8"	SEWER LINE (8" DIA)	SS 8"
	DITCH FLOWLINE/DRAINAGE SWALE	
	FENCE LINE (CHAIN LINK)	
	FENCE LINE (BARB WIRE)	
	FENCE LINE (WOOD/OTHER)	
	PROPERTY LINE	
	R.O.W./EASEMENT LINE	
	FIRE HYDRANT	
S	SEWER MANHOLE	SC
C/O	SEWER CLEAN OUT	C/O
	WATER VALVE	
W	WATER METER	W
	ASPHALT PAVEMENT	
	CONCRETE PAD	
	GRAVEL DRIVEWAY	
	SURFACE FLOW DIRECTION	20%
	STORM DRAIN DROP INLET	
	STORM DRAIN CURB INLET	
D	STORM DRAIN MANHOLE	SC
	RETAINING WALL	

ZONE R1-15

AVERAGE LOT AREA:	15,000 SQ.FT.
MIN. LOT AREA:	12,000 SQ.FT.
MIN. FRONTAGE:	90'
SETBACKS	
FRONT:	25'
REAR:	20'
SIDE:	10'
STREETSIDE:	20'

SITE INFORMATION:

CURRENT ZONE: R1-15

TOTAL AREA: 17.41 AC (758,244 SQ.FT.)
TOTAL LOTS: 30

TOTAL LOTS (30) AREA: 13.50 AC (588,137 SQ.FT.) = 77.57%
TOTAL PUBLIC STREET (R.O.W.) AREA: 3.41 AC (148,640 SQ.FT.) = 19.60%

AVERAGE LOT SIZE: 588,137/30 = 19,605 SQ.FT.

NOTES:
-LOTS TO BE GRADED ON A PER LOT BASIS; GRADING TO BE UNIQUE FOR EACH HOME DESIGN.
-THIS PROJECT IS NOT LOCATED WITHIN A DESERT TORTOISE TAKE AREA.

OWNER/DEVELOPER/CONTACT

THE DEVELOPER FOR THIS PROJECT IS
RICHARDSON BROS. CUSTOM HOMES
CONTACT: RILEY RICHARDSON
PO BOX 910471
ST GEORGE, UTAH 84791

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: ROBERT A. REID, P.E. OR DEL WETENKAMP
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790 (435) 673-8586

GEOTECHNICAL ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
LANDMARK TESTING & ENGINEERING
CONTACT: STEVEN WELLS, P.E.
745 EAST FACTORY DRIVE
ST. GEORGE, UTAH 84790 (435) 986-0566

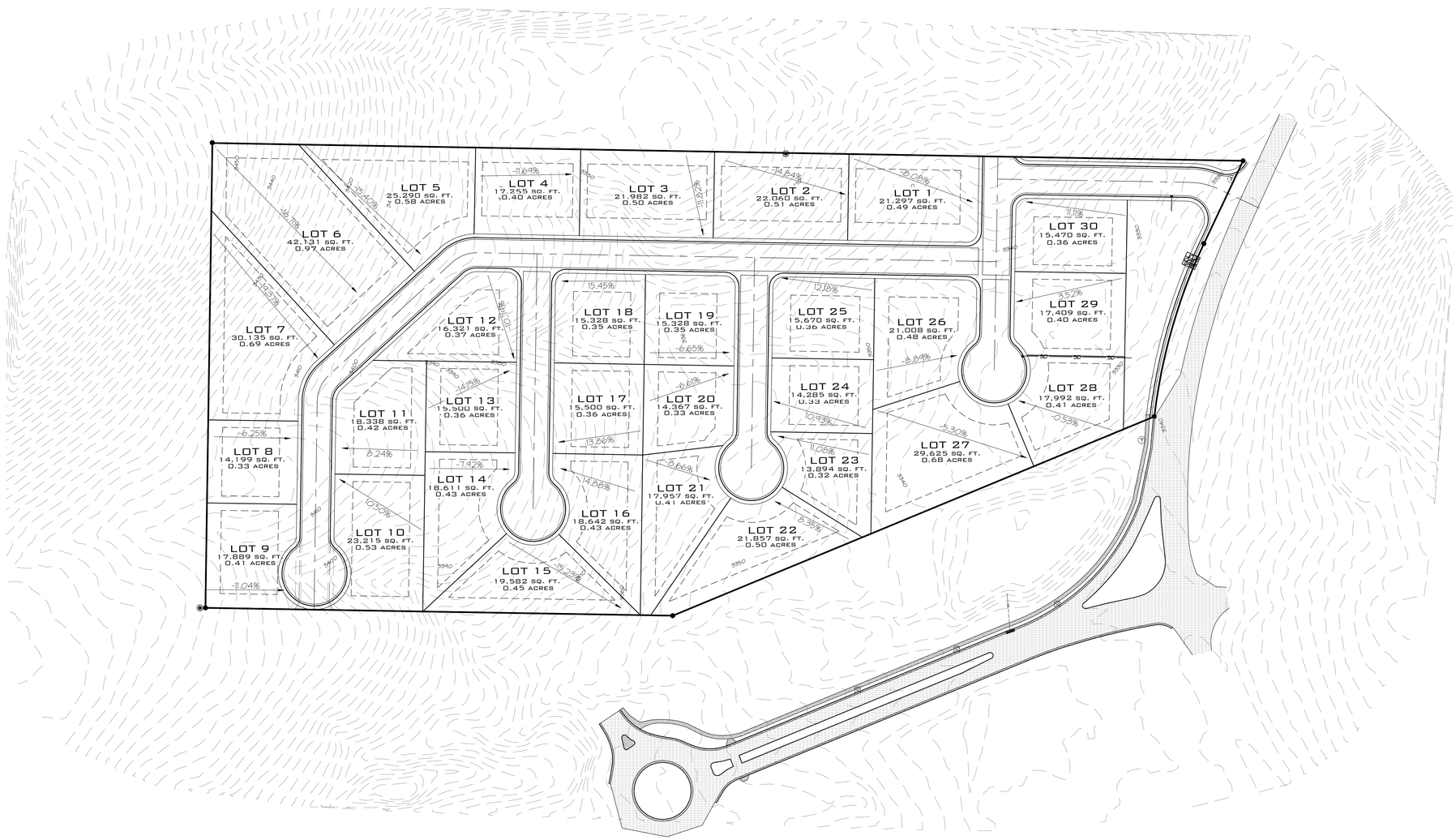
DATE:	06/14/2021
JOB NO.:	12637-21
DESIGNED BY:	JKA
CHECKED BY:	RAR
DWG:	Preliminary Plat

DATE
REVISIONS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive
Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

PRELIMINARY PLAT
FOR
ESTATES AT COPPER ROCK
HURRICANE, UTAH

SHEET
1
1 OF 1 SHEETS



0 80' 160'

SCALE: 1"=80'

OWNER/DEVELOPER/CONTACT

THE DEVELOPER FOR THIS PROJECT IS
RICHARDSON BROS. CUSTOM HOMES
CONTACT: RILEY RICHARDSON
PO BOX 910471
ST GEORGE, UTAH 84791

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: ROBERT A. REID, P.E. OR DEL WETENKAMP
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790 (435) 673-8586

GEOTECHNICAL ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
LANDMARK TESTING & ENGINEERING
CONTACT: STEVEN WELLS, P.E.
145 EAST FACTORY DRIVE
ST. GEORGE, UTAH 84790 (435) 986-0566

DATE:	07/02/21
JOB NO.:	12637-21
DESIGNED BY:	JKA
CHECKED BY:	NAME
DWG:	NAME

REVISIONS DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

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

SLOPES PER LOT
FOR
ESTATES AT COPPER ROCK

SHEET

OF SHEETS

Hurricane Planning Commission
Meeting Minutes
April 13, 2023

Minutes of the Hurricane City Planning Commission meeting held on April 13, 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, Michelle Cloud, Rebecca Bronemann, Brad Winder, and Kelby Iverson

Members Excused:

Staff Present: Planning Director Stephen Nelson, Assistant Planner Fred Resch III, City Attorney Dayton Hall, Councilman Kevin Thomas, Councilman David Hirschi (workshop only), Planning Technician Brienna Spencer, City Engineer Representative Jeremy Pickering, and Power Director Scott Hughes.

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

1. Joint Downtown Master Plan Workshop with the City Council

Ben Lavenger representative gave an update on surveys currently running. Ralph Ballard asked if the stakeholders have been spoken with. Mr. Lavenger stated that he has spoken with most people and all businesses in the area. They broke down all the responses from the surveys into different categories. He went over those categories and what would be required of them. Land Use, Urban Design, Build Environment, Transportation, Parks & Civic Space, Green Infrastructure, Housing, Targeted Development Scenarios, Economic Development. UDOT has agreed to do a corridor study for the area to see where new crosswalks would be appropriate. Parking in the downtown area was discussed. Angle parking will increase the number of spaces available. Having temporary closure of 100 West for events as well as having more opportunities for people to safely cross the road was discussed. On the survey, over 70% of people stated what they wanted was more outdoor space to utilize. The proposed idea was presented on a slideshow and can be found within the planning commission packet. It was asked what the timeline for this would be. Mr. Lavenger shared that any good plan has an implementation plan (0-2 years). Brad Winder asked that because most of the foot traffic is between 300 west and 700 west, what makes this area the best area to put something like this? Mr. Lavenger shared that right now, there isn't anywhere to put this. If it was there, people would make it a point to go to the Downtown Area. In the next week or so, we will have this presented draft finalized and will provide it to the commission and public soon. Paul Farthing shared that this location was not desired when it came up for sale 10 years ago and that's why the City bought it. What makes us think that investors will be interested? Ben stated that we are in a completely different market now.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance, led by Ralph Ballard

Prayer and/or thought by invitation led by Kelby Iverson

Declaration of any conflicts of interest

Shelley Goodfellow reported that her husband's business has bid on agenda item #10.

Public Hearings

1. A Zone Change Amendment request located Foothills Canyon Drive and Coral Canyon Blvd to amend the current PDO, planned development overlay, to allow for a 50' site sign and 24' width interior one-way roads in the RV resort for Coral Junction Commercial. Parcel numbers H-4-2-5-125-CJ1, H-4-2-5-126-CJ1, and H-4-2-5-127-CJ1.

No comments.

2. A Zone Change Amendment request located at approximately 2700 W 600 N, from R1-8/PDO, residential one unit per 8,000 square feet with a planned development overlay, to RR, recreational resort. This change will affect a small portion of parcel number H-3-1-29-323 and all of H-3-1-29-324-RD2.

The Public Hearing and discussion of this item has moved to April 27, 2023.

3. A Zone Change Amendment request located at approx.. 2174 West 3000 South to contain an extraction overly with the existing underlying zone remaining, RA-1, residential one unit per acre. Parcel numbers H-3376-A and H-3375.

No comments

NEW BUSINESS

1. 2023-ZC-08: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located Foothills Canyon Drive and Coral Canyon Blvd to amend the current PDO, planned development overlay, to allow for a 50' site sign and 24' width interior one-way roads in the RV resort for Coral Junction Commercial. Parcel numbers H-4-2-5-125-CJ1, H-4-2-5-126-CJ1, and H-4-2-5-127-CJ1. Derek Rowley Applicant.

Derek Rowley reported that they are in the process of negotiating with protentional commercial tenants. The tenants want to ensure they have the proper signage on I-15 and the Hurricane side of SR-9 to pull people off the interstate. The current sign standard is thirty-five feet, and they need fifty feet. Stephen Nelson reported that this is within a PDO. If this is not specified within an assigned development agreement, it falls under the standards of the underlying zone. However, a PDO allows the property owner to ask for a variation from the standards. Mr. Nelson explained that the zone change request does not change the site plan or their zoning, it would allow a variation for a taller sign and a more narrow street. Paul Farthing asked if the applicant was aware of the Fire Department's comments. Mr. Rowley acknowledged the comments. Shelley Goodfellow asked if an ordinance considers the lighting of signs. Mr. Nelson reported that the current code on the lighted signage requirement needs to be clarified. Rebecca Bronemann asked if the lights would comply with the night sky ordinance. Mr. Rowley reported that the sign is not designed but will be brought to the city for final approval.

Shelley Goodfellow motioned a recommendation of approval of 2023-ZC-08 to the City Council to allow a maximum height sign of fifty feet and a minimum of a twenty-four feet width interior one-way road subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

2. 2023-ZC-10: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx.. 2174 West 3000 South to contain an extraction overly with the existing underlying zone remaining, RA-1, residential one unit per acre. Parcel numbers H-3376-A and H-3375. Washington County Water Conservancy District Applicant.

Corey Cram reported that these parcels were purchased for the construction of Sand Hollow. The clay material was used for the dam's core, and they would like to continue using the pit for future projects. Dayton Hall reported that this application is tied to the district's commitment to dedicate a portion of the property to the city as part of the city's roadways. At the end of the extraction, the property will be deeded to the city for use as part of its storm drain system. Mr. Cram shared they are dedicating a portion of 3000 South, 2900 North, 2600 West, and 2400 West. He noted that the Balance of Nature project is struggling to design a plan for stormwater runoff. They have proposed excavating a hole on the western piece of the property to create a stormwater solution. Mr. Hall recommends a development agreement with the zone change. Stephen Nelson reported that the Engineering Department has sent redlines to the district, and he recommends that any motion made should be subject to staff and JUC comments.

Ralph Ballard asked how this is different from critical infrastructure. Mr. Cram shared that this was a cooperative approach. Kelby Iverson asked what the basis is for dedicating the property to the city and what happens if other projects could use the clay on the property. Mr. Cram shared that this will be addressed in the development agreement and anticipates that the property will be dry at the end of their projects. Shelley Goodfellow asked how deep they planned to extract. Jeremy Pickering reported that it would be near thirty feet. Mrs. Goodfellow asked if this would be sufficient for the drainage of Frog Hollow. Mr. Pickering reported that they are meeting with Balance of Nature to discuss the Frog Hollow channel of the Master Plan. Paul Farthing asked Mr. Hall if the developers on the south side of 3000 South will push back on the changes to the drainage plan. Mr. Hall stated that the approved developments have a vested right to continue development as approved. Mr. Pickering reviewed portions of the Storm Drain Master Plan. Mr. Ballard asked if drainage at this time would affect the extraction project. Mr. Cram shared that they are asking for anything up to a ten-year storm to be stored on the individual properties. They will have to work around more significant events in future plans.

Paul Farthing motioned a recommendation of approval of 2023-ZC-10 to the City Council subject to staff and JUC comments and a satisfactory agreement between the City and the Water Conservancy District. Brad Winder seconded the motion. Unanimous.

3. 2023-PP-11: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Black Ridge Phase 2, a 35 lot single family subdivision located at 840 W Rlington Parkway. WPP Hurricane Land LLC Applicant. Austin Overman Agent

Stephen Nelson reported that the will-serve letters had been received. He explained that this is the second phase of the Black Ridge Project, and the zoning and development agreement was updated last year. He reviewed the location of phase two and explained that the main focus of this phase is utilities and roadway connections. Rebecca Bronemann noted the comments from the Fire Department and asked where the second access is located. Mr. Nelson showed the access on the presented plat. Josh Lyons reviewed the roadway layout and planned connectivity.

Rebecca Bronemann motioned a recommendation of approval of 2023-PP-11 to the City Council subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

4. 2023-PP-12: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Grassy Meadows Sky Ranch Phase 6B, an 18 lot single family subdivision located at approximately 4500 S 1200 W, Sky Ranch Phs 6 LC Applicant.

Doug Durbano reported that he has lived in Sky Ranch for twenty years. He explained that the county is developing a portion of Sky Ranch Phase Six, and the remaining portion is annexed into the city. Recently a group requested a higher-density community, and the proposed development of city property was denied because it is inconsistent with the surrounding area. He explained the city does not have the infrastructure to support the development of the property, as noted in the staff report. However, the county does. Mr. Nelson reported that lots 5-18 are in the city, and lots 1-4 are in the county. He explained that the County Boundary Commission typically supports the city's recommendation. However, the applicant can still press the matter if the city cannot provide services to the area. Michelle Cloud thinks Sky Ranch is a special place, but the Commission must uphold the ordinance. Dayton Hall reported that the substation serving this area does not have adequate capacity, noting that the power supplied by Rocky Mountain Power comes through Hurricane City's substation. He plans to address Rocky Mountain Power's expansion of services on the inadequate substation within the renegotiated contract. He explained that the Planning Commission needs to determine whether there are adequate facilities to serve this area. Mark Sampson explained that the Planning Commission cannot recommend approval due to inadequate services. Shelley Goodfellow asked if 1200 West belongs to the city or the county. Mr. Durbano reported that 1200 West is a city road. He feels annexing the road and acres to the county would be better. Mrs. Goodfellow explained that this is a City Council issue. Rebecca Bronemann asked if a taxiway can be on a public road. Mr. Durbano shared that the Federal Aviation Administration leaves it up to local government authorities to manage road traffic.

Paul Farthing motioned a recommendation of denial of 2023-PP-12 due to inadequate facilities in the area and a lack of will-serve letters from culinary water providers. Noting that this is a good development, but the services are inadequate. Rebecca Bronemann seconded the motion. Unanimous.

5. 2023-PSP-09: Discussion and consideration of a possible approval of a preliminary site plan for Pearce Cabins Phase 2, a nightly vacation rental development located at 83 E State St. VR Properties LLC Applicant. Chris Pearce Agent.

Stephen Nelson reported that the applicant has applied for business licenses, and the department is in the process of issuing the licenses. Brent Pearce reported that concerns were brought up when they met Pratt Engineering and asked for direction on moving forward. The Planning Commission advised the applicant to work with staff and JUC to resolve the issues.

Ralph Ballard motioned to continue 2023-PSP-09. Brad Winder seconded the motion. Unanimous.

6. 2023-CUP-09: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 292 S 1150 W. Enhanced Home Builders Applicant.

Fred Resch III reported that the staff has no concerns.

Shelley Goodfellow motioned to approve 2023-CUP-09. Rebecca Bronemann seconded the motion. Unanimous.

7. 2022-PP-06: Discussion and consideration of a possible approval of the extension of the preliminary plat approval for Hideaway Ridge Phase 2, a three lot single family subdivision located at 1150 S Angell Heights Drive. Todd Trane Applicant. Karl Rasmussen Agent.

Karl Rasmussen reported that the applicant is seeking an extension due to issues with the property to the north. He explained that the applicant has purchased the property and can now proceed.

Michelle Cloud motioned to approve the extension of 2022-PP-06. Shelley Goodfellow seconded the motion. Unanimous.

8. 2022-PP-07: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Desert Bloom, a 576 lot single family subdivision located at approximately 600 S 3500 W. Karl Rasmussen Applicant

Karl Rasmussen reported that DR Horton abandoned the project, and Western Mortgage has taken the project to keep it going. They are in the process of submitting construction drawings for phase one. The PID roads that run through the development will be paved and completed by the end of the year. Stephen Nelson shared that DR Horton was the agent. The property owner, Western Mortgage, has the right to request the plat extension.

Kelby Iverson motioned to approve the extension of 2022-PP-07 subject to the conditions of their original approval. Paul Farthing seconded the motion. Unanimous.

9. 2022-PP-11: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Sky View, a 155 lot subdivision located at the southwest corner of 2800 W and 600 N. DAF Dev LLC Applicant. Charles Hammon Agent.

Stephen Nelson reported that it has taken time to work out the details of the agreements. The applicant is asking for an extension to continue through the process.

Paul Farthing motioned to approve the extension of 2022-PP-11. Rebecca Bronemann seconded the motion. Unanimous.

10. 2022-PP-12: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for SKRE, a two lot commercial subdivision located at 2545 W 60 S. SKRE Applicant. Karl Rasmussen Agent.

Karl Rasmussen shared the property owner is working on getting bids for the building. Once that is worked out, they will schedule the pre-construction meeting with the city.

Rebecca Bronemann motioned to approve the extension of 2022-PP-12 subject to staff and JUC comments. Michelle Cloud seconded the motion. Michelle Cloud, Brad Winder, Ralph Ballard, Paul Farthing, Mark Sampson, Rebecca Bronemann, and Kelby Iverson – aye. Shelley Goodfellow – abstained. Motion carried.

11. Discussion and possible approval of amending the Planning Commission's 2023 schedule

Stephen Nelson reported that the Utah Chapter of the American Planning Association conference overlaps with the Planning Commission meeting on May 11th.

Paul Farthing motioned to cancel the May 11, 2023, meeting. Ralph Ballard seconded the motion. Unanimous.

Approval of Minutes:

1. February 23, 2023

Kelby Iverson requested to change the wording on page 1, line 30, from working to wording.

Kelby Iverson motioned to approve February 23, 2023, minutes as amended. Ralph Ballard seconded the motion. Unanimous

2. March 23, 2023

Paul Farthing motioned to approve the March 23, 2023, minutes. Michelle Cloud seconded the motion. Unanimous.

Kelby Iverson asked if Water Conservancy District has accepted Hurricane City's updated water conservation code. Dayton Hall explained that an email was forwarded to him by a resident, which appears to be from a district employee. The email states that Hurricane City's ordinance does not comply, and residents do not qualify for the rebate. However, the city has yet to receive formal notice from the Water Conservancy District on whether the district has accepted the city's landscape ordinance.

Kelby Iverson motioned to adjourn. Rebecca Bronemann seconded the motion. Unanimous.

Adjournment: 8:05 p.m.

DRAFT