



HURRICANE CITY UTAH

Mayor

Nanette Billings

City Manager

Kaden DeMille

City Council

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

Hurricane City Council Meeting Agenda

May 4, 2023
3:30 PM

City Council Chambers 147 N 870 W, Hurricane

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

3:30 p.m. Closed Meeting

Agenda Summary

1. Closed Meeting held pursuant to Utah Code section 52-4-205 to hold a strategy session to discuss the purchase of real property, a proposed development agreement, and other purposes upon request.

4:30 p.m. Pre-Business

1. Consideration and possible approval of the **selection of engineering consultants for development reviews.**

5:00 p.m. Pre-meeting

6:00 p.m. - Call to Order

Prayer

Thought

Pledge of Allegiance

Declaration of any conflicts of interest

Recognition of retirement for Joe Rhode's

Public Forum – Comments from Public

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

Consent Agenda

1. Consideration and possible approval of **Resolution 2023-21 updating the retention schedule**
2. Consideration and possible approval of a **Memorandum of Understanding (MOU) with Big Brothers Big Sisters** regarding the placement of bins on City property
3. **Minutes** of the Regular City Council Meeting for April 20, 2023, and special meeting April 19, 2023

OLD BUSINESS

1. Consideration and possible approval of a **resolution approving an Interlocal Cooperation Agreement Regarding Election Services** between Hurricane City and Washington County.

NEW BUSINESS

1. Ordinance 2023-ZC-09. Discussion and consideration of 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.
2. Ordinance 2023-ZC-11: Discussion and consideration of 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-GS1. Brent Moser Applicant. Karl Rasmussen Agent.
3. Discussion and consideration on an **amended final plat for Fairgrounds Lots 25-29** located at 368 S Commerce St. Bill West Applicant. Pratt Engineering Agent.
4. Discussion and consideration on a **preliminary plat for Hurricane Cliffs**, a single family subdivision located at approximately 3350 S 1100 W. DAF Development Applicant.
5. Consideration and possible approval of a **Proclamation regarding the discharge of fireworks**
6. Report on the **annual water rate and base rate** increase
7. Ordinance 2023-07: Discussion and consideration of a Land Use Code Amendment request on **Title 10 Chapter 3 Subsection 4 and Title 10 Chapter 39 Subsection 15 regarding model homes**.
8. Public Hearing to take comments on the following:
 - a. 2023-2024 Preliminary Budget
 - b. Proposed amendments to 2022-2023 Fiscal Year Budget

9. Consideration and possible approval of **Resolution 2023-22 approving the 2023-2024 Preliminary Budget**
10. Consideration and possible approval of **Resolution 2023-23 approving & adopting amendments to the 2022-2023 budget**
11. Closed Meeting held pursuant to Utah Code section 52-4-205 to discuss pending or reasonably imminent litigation and other purposes upon request.

Adjournment

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

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

_____ for the City Recorder

Agenda Summary for Hurricane City Council May 4, 2023

3:30 Closed Meeting

4:30 Pre-Business

1. Request for Qualifications from engineering consultants is due on Friday, April 28th. Staff will review all the documents received and have a recommendation for Council next week.

Consent Agenda

1. Utah Code requires municipalities to adopt a retention schedule governing the maintenance and destruction of records. The City Council adopted a retention schedule in 2019 but requirements from the State have been updated since that time. The proposed retention schedule mirrors the State retention schedules and brings everything up to date.
2. Mike Vercimak was contacted by a representative for Big Brothers, Big Sisters, Joe Juarez. Mr. Juarez asked if it would be Ok for them to install binnies on the City property located at 700 West, 400 South. These binnies are for clothing items and shoes that people would like to donate. Mr. Vercimak told Mr. Juarez that he would discuss the matter at staff meeting and get back with him.

The matter was discussed at staff meeting on April 12th and no one had a problem with the request. Mr. Vercimak informed Mr. Juarez that the project had been reviewed. He suggested that he send an MOU for the City to look at, which he did. Review of the document has been done by the City Attorney and he has recommended some slight modifications to the agreement. The attached MOU is the updated version approved by the City Attorney.

3. Draft Minutes

Old Business

1. In the last City Council meeting, the Council directed the City Attorney to contact Washington County and work to amend the existing interlocal agreement with the County regarding elections. The desire of the Council was to modify the agreement to allow the City to take possession of the ballots after signature verification and count the ballots. The County Attorney's Office has notified the City that an amendment to the interlocal agreement is not possible because the current terms do not contemplate any of the necessary changes. Instead, if the Council chooses not to have the County administer the election, the existing agreement will need to be terminated and a new agreement entered into. In a new agreement, the County's duties will be limited to

required statutory duties, and the City will be responsible for all other duties related to the municipal election.

Until we have a new executed agreement, we are operating under the existing one because it has not been terminated in accordance with Section 3. Under the existing agreement, the City will be responsible for the cost of any envelope orders that have already been filled that will not be useable going forward, and this will be one of the conditions of the termination and release. The County is working on preparing a new agreement, which will be provided to the Council as soon as it is received.

Because of the questions raised in the last meeting regarding the extent to which the Board of Canvassers could be involved in the inspection of the ballots, and whether that would allow the Board of Canvassers (City Council) to re-count the election by hand, City staff reached out to the Office of Lieutenant Governor for clarification on this issue. The position of the Lieutenant Governor's Office is that the Board of Canvassers may inspect all the ballots and attend the ballot processing (tabulation, etc.), but the ballots should always be in the custody of the election officer, and that the Board of Canvassers should not be touching ballots.

If the Council were to decide to terminate the interlocal agreement, there are several considerations:

- a. Logistics and costs to secure envelopes and ballots.
- b. Reimbursing County for envelopes and ballots are/were ordered prior to the termination of the agreement. This amount is unknown.
- c. Coordinating with County between County and City Statutory Duties. The County will still be required to verify signatures on ballots, so the City and County will need to coordinate how that will happen. This will be addressed in the new agreement with the County.
- d. Liability. It is not uncommon for lawsuits to be filed contesting election results. By taking this responsibility back from the County, the City will take on more liability associated with the election.

New Business

1. 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.

The Planning Commission gave a recommendation of denial with the findings that the proposed zone change does not meet the general plan standards, not in harmony with the surrounding development, and will have an impact on the surrounding community. In addition, they found 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 and the Eagle Point development was not designed with the standards of the Recreation Resort zoning, and it does not appear possible with the presented Preliminary Site Plan to meet those requirements.

There was also a large amount a public comments that was received and given. The comments given were generally opposed, siting neighborhood character, and increase impact of changing long term housing to short-term rentals. Staff received several emails and written statements that have been included within the packet.

2. 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.

The Planning Commission gave a positive recommendation on the proposed zone change and site plans subject to staff and JUC comments.

3. 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.

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

4. The applicant is seeking a preliminary plat for 17.41 acres containing 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 and may have been 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.

The Planning Commission recommended denying the proposed preliminary plat because of inadequate facilities and infrastructure.

5. Ordinance 4-11-4 states: Discharge of fireworks shall be subject to the conditions of a proclamation issued by the Mayor on or before April 1 each year based on fire conditions and the recommendation of the Fire Department and/or district. The Ordinance has three different levels of conditions that designate where fireworks can be discharged. Staff spoke to Chief Kuhlman before he retired and his recommendation was Condition 3, which limits fireworks to four City Parks. The attached proclamation is based on that recommendation and what has been done every year since 2016 with the exception of 2020, when there was a ban on them.
6. In 2022, the Washington County Water Conservancy District approved an annual increase of \$0.10 per thousand gallons for the cost of wholesale water. Hurricane City Council adopted the same annual increase on June 16, 2022, as well as a 2 % increase to the general base rate and per-thousand-gallon rate for water to stabilize revenue. These annual increases will continue for five years unless the Council amends them. This item is only on the agenda to remind the Council of the increase and give them an opportunity to ask questions.
7. This proposed code amendment alters provisions around model homes standards within Hurricane City. It makes the following main changes.
 - a. Changes model home to a model unit. This would allow for commercial and industrial buildings to be built under this code.
 - b. Requires a subdivision to be recorded prior to issuance of a building permit.
 - c. Requires the site to meet the fire code and be approved by the Fire District.
 - d. Requires the model home to be included on construction drawings for the development and approved by the JUC.
 - e. Requires that a model home submit a site plan to be approved by the zoning administrator.
8. Public Hearing regarding the preliminary budget and amendments to the current budget.
9. Approving the preliminary budget.
10. See amendments attached.
11. Closed meeting to discuss pending litigation.



STAFF COMMENTS

Consideration and possible approval **of Resolution 2023-21 updating the retention schedule**

Discussion:

Utah Code requires municipalities to adopt a retention schedule governing the maintenance and destruction of records. The City Council adopted a retention schedule in 2019 but requirements from the State have been updated since that time. The proposed retention schedule mirrors the State retention schedules and brings everything up to date.

Findings:

Recommendation:

Staff recommends approval.

Attachments:

1. Resolution 2023-21 Adopting the 2023 Retention Schedule
2. 2023 Retention Schedule

RESOLUTION

**A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, ADOPTING
THE 2023 RETENTION SCHEDULE**

WHEREAS, Utah State Code Title 63G, Chapter 2 requires municipalities to adopt a retention schedule governing the maintenance and destruction of records;

WHEREAS, the Hurricane City Council previously adopted a retention schedule in 2019;

WHEREAS, the requirements from the State of Utah have been updated since Hurricane City adopted its retention schedule;

WHEREAS, the Hurricane City Council desires to adopt an updated retention schedule that complies with the updated State Code;

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that the 2023 Retention Schedule, attached hereto as Exhibit “A” and incorporated herein, is hereby adopted.

PASSED AND APPROVED THIS 4th day of May, 2023.

Nanette Billings, Mayor

ATTEST:

Cindy Beteag, Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 4th day of May, 2023. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

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

Cindy Beteag, Recorder

Hurricane City Records Retention Schedule

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Administrative Records

Schedule 1

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HURRICANE CITY SERIES: 1-1**TITLE:** Administrative Hearing Records**STATE SERIES #:** GRS-1655

DESCRIPTION: Records of hearings held for various reasons including to regulate processes, change rules and policies, address the denial and revocation of licenses at the request of the public, or to discuss particular issues at the request of an executive body. Records may include meeting notices, proofs of publications, meeting minutes, the conclusions reached, and related correspondence. These files contain information documenting hearings for various reasons including the denial and revocation of various licenses (businesses, liquor, taxi licenses) or special hearings called by the Mayor or City Council. Files contain copies of transcribed minutes, related correspondence, and copies of applications, reports and agendas.

RETENTION: Retain for 5 years; then transfer records to the archives.

DISPOSITION: Transfer to archives

PRIMARY CLASSIFICATION: Public

(Last Updated 11/2018)

HURRICANE CITY SERIES: 1-2**TITLE:** Administrative Rule Records**STATE SERIES #:** GRS-1692

DESCRIPTION: Information an agency relies upon when making a rule under the Utah Administrative Rulemaking Act, Title 63G, Chapter 3, including copies of "(a) the proposed rule, change in the proposed rule, and the rule analysis form; (b) the public comment received and recorded by the agency during the public comment period; (c) the agency's response to the public comment; (d) the agency's analysis of the public comment; and (e) the agency's report of its decision making process." (Subsection 63G-3-102(1)) Also may include records and other information used by agencies to support rulemaking decisions.

RETENTION: Retain permanently

DISPOSITION: May be transferred to archives

PRIMARY CLASSIFICATION: Public

(Last Updated 07/2021)

HURRICANE CITY SERIES: 1-3

TITLE: Agency History Records

STATE SERIES #: GRS-1723

DESCRIPTION: These records document the organization and reorganization of governmental entities. Information includes history, functional information, geographical boundaries, organizational files and related records.

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 11/2018)

HURRICANE CITY SERIES: 1-4

TITLE: Animal Control Records

STATE SERIES #: GRS-1714

DESCRIPTION: These records are created during the conduct of animal control and shelter programs. Records include activity reports, end of month stats, biting incidents, licenses, euthanasia, adoptions, investigations, citations, complaints and related records.

RETENTION: After resolution of issue, expiration of license, or final action, retain for 5 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/2014)

HURRICANE CITY SERIES: 1-5

TITLE: Annual or Official Reports

STATE SERIES #: GRS-3

DESCRIPTION: These are official reports summarizing activities and accomplishments of a governmental entity or program which are produced and distributed regularly. They may include statistics, narrative reports, graphics and diagrams.

Uniform Crime Report Files – These files contain copies of a monthly statistical report of all offenses known to sheriff's offices. They are separated into categories of crime (homicide, rape, robbery, assault, burglary, larceny, motor vehicle theft) and are submitted to the Uniform

Crime Reporting Division. Supplementary reports detail the value of property stolen and recovered. These reports are used to create the annual published Uniform Crime Report.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 1/2019)

HURRICANE CITY SERIES: 1-6

TITLE: Audit Work Papers

STATE SERIES #: GRS-1728

DESCRIPTION: These records contain the audit results and evidence supporting the final report, and provide a link between the field work and the auditor's report. Work papers collected during the course of the audit include client-prepared documents, analysis, data and correspondence which documents the performance of audits and their conclusions.

RETENTION: Retain for 10 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 3/2018)

HURRICANE CITY SERIES: 1-7

TITLE: Cartographic Records

STATE SERIES #: GRS-1747

DESCRIPTION: Cartographic records which contain the officially designated record copy of maps created by an agency. These records document unique cartographic information about the state of Utah. They may include maps, charts, geospatial data sets , aerial photographs, globes, models and raised relief maps. These are a graphic representation of the earth's surface drawn to scale.

Annexation Files - These files document the annexation of property into municipal boundaries. They usually contain correspondence, citizens' petitions, maps and the official annexation action approved by City Council (Utah Code 10-2-401 to 422 (1977)).

Recreational Facility Maps - These maps document the layout of all parks, recreational facilities and golf courses. They are used for planning purposes.

Aerial Photographic Maps - These are large aerial photographs of the municipality. They are usually updated once every five years, and are used for informational purposes. The photographs are taken periodically to illustrate changes in development.

Zoning Maps - These maps show zoning boundaries within the municipality. They are usually blueprint maps which show streets, property lines, zoning boundaries and area classifications. These maps are used for reference purposes and are frequently updated.

Field Notes - These are the original field surveyor's notes for water and sewer installations which are used as a basis for all maps. They include location, elevation and other related information.

Informational Maps and Plats - These are city maps and plats for surveys and maintenance of city property and facilities. They are used for research purposes by the public, other city departments, and title companies. They include townships and range, rights-of-way, monument markers, lot measurements, street names, centerline measurements, blocks and subdivision names.

Traffic Drawings - These are original drawings or area maps of streets. They are used to determine whether changes are needed in school zones, pedestrian crossings, intersections, signalized intersections, and street stripping. Drawings are used as a reference tool for the performance work.

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 11/2018)

HURRICANE CITY SERIES: 1-8

TITLE: Closed Meeting Records

STATE SERIES #: GRS-1710

DESCRIPTION: Recordings are required for the closed portion of meetings of a public body, except as provided by statute. The recording is the official record of a closed meeting (Utah Code 52-4-206(1)(a) and (2)(2014)).

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Private

(Last Updated 11/2018)

HURRICANE CITY SERIES: 1-9

TITLE: Constitution and Bylaws

STATE SERIES #: GRS-43

DESCRIPTION: These are the city charters, and constitution and bylaws of governing and advisory boards approved by the State Legislature (Constitution of Utah, Article XI, Section 5). They establish the organization and operational procedures for the board. They usually include date of adoption and amendments, description and purpose of board, membership, description and responsibilities of board's positions, meeting frequency, voting procedures, explanation of what constitutes a quorum and the establishment of procedural rules (e.g., Robert's Rules of Order, etc.).

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 1-10

TITLE: Contract and Lease Records

STATE SERIES #: GRS-1731

DESCRIPTION: These records document contractual agreements for property use, products or services. Records may include requirements and terms, and the signed contract. Contractor payroll records are included.

These files contain copies of leases, subleases, assignments of leases, and memoranda of leases for property which the city leases. They show the name and addresses of lessor and lessee; description of property; rent; purpose for which property may be used; and indicate any additional conditions or terms (determination of payment of utilities, taxes, insurance, maintenance and repair, and alterations to the property during the term of the lease), as well as any options to renew.

RETENTION: After expiration of contractual agreement, retain for 7 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 07/2019)

HURRICANE CITY SERIES: 1-11

TITLE: Employee and Program Productivity Records

STATE SERIES #: GRS-1698

DESCRIPTION: Reports documenting work productivity of employees or an office. Includes weekly activity or production reports, monthly activity reports, etc.

Daily Pump Station Well Reports - This is a daily monitoring report of a water system. This report shows the time pumps or wells are started and stopped, hours run, power used and amount of water pumped.

RETENTION: After resolution of issue, retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/2018)

HURRICANE CITY SERIES: 1-12

TITLE: Equipment Standards Guide

STATE SERIES #: GRS-1253

DESCRIPTION: These are standards developed for equipment purchases. They are used to ensure the most efficient expenditure of district funds. The standards are normally organized by subject and include an item-by-item description, estimated or guaranteed price and quantity allowed.

RETENTION: Retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/1996)

HURRICANE CITY SERIES: 1-13

TITLE: Executive Internal Committee Records

STATE SERIES #: GRS-1726

DESCRIPTION: These records document meetings of boards, committees, or teams that have no statutory authority to make public policy decisions, but do have authority to make internal policy decisions. Information includes the determinations and actions of the meeting.

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 12/2015)

HURRICANE CITY SERIES: 1-14

TITLE: Feasibility Studies

STATE SERIES #: GRS-746

DESCRIPTION: These records are created and used in the development, redesign, modification of or migration of data from a technological system or application. Information includes project management records, status records, and status reports, scope of work, analyses and related records.

Data Processing Planning Records - Records include system or subsystem specifications, user requirements and specifications and memoranda and correspondence. May also include studies, analyses and short-range plans.

RETENTION: After completion of report, retain for 5 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 1/2019)

SECONDARY CLASSIFICATION:

Protected: Utah Code 63G-2-305(11) and Utah Code 63G-2-305(22)(2008)

HURRICANE CITY SERIES: 1-15

TITLE: Formal Opinion Records

STATE SERIES #: GRS-1722

DESCRIPTION: These are the formal legal opinions researched, written and published by attorneys. They are necessary to maintain consistency of opinion in related matters.

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 6/2015)

HURRICANE CITY SERIES: 1-16

TITLE: Government Records Access and Management Act (GRAMA) Appeals Case Files

STATE SERIES #: GRS-1715

DESCRIPTION: These files document all appeals submitted to records appeals boards. These case files include requests, denials, appeals, decisions and any other documentation concerning the appeals process.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 12/2014)

HURRICANE CITY SERIES: 1-17

TITLE: Indemnification Agreements

STATE SERIES #: GRS-47

DESCRIPTION: Indemnification or hold harmless agreements involve the assumption of liability through contractual agreement. A party intending to use, ride in, or otherwise occupy government property, agrees to eliminate any liability on the part of the governmental entity in the event that any accident of injury occurs while they are using, riding in, or occupying government property. An example is a "hold harmless agreement" which passengers fill out when they ride along with deputies in police department vehicles.

RETENTION: Retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 1/2011)

HURRICANE CITY SERIES: 1-18

TITLE: Information Governance Records

STATE SERIES #: GRS-1713

DESCRIPTION: Records used in establishing and implementing records management policies, practices, and procedures. Included are inventories, finding aids, agency records, job descriptions, scheduling and related information. These records include community policing program records, intellipay paperless statement requests and proof of insurance (Certificates of Insurance). This also includes similar records relating to the assignment and use of asset by city employee. Also includes outside employment application files. Record destruction files, including destruction logs, are not included in this schedule.

RETENTION: After superseded or final action, then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 02/2019)

HURRICANE CITY SERIES: 1-19

TITLE: Interim Verification Files

STATE SERIES #: GRS-1705

DESCRIPTION: Records documenting the interim verification of a license, certification, eligibility, or other temporary authorization until a final authorization can be produced. Records are used to verify authorization during the interim period. Information includes the period of interim authorization, names, addresses, identification numbers, official signatures, dates, verification numbers and other relevant information.

RETENTION: After final action, retain for 6 months; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2010)

HURRICANE CITY SERIES: 1-20

TITLE: Internal Committee Records

STATE SERIES #: GRS-1725

DESCRIPTION: These records document meetings of boards, committees, or teams that have no statutory authority to make public policy decisions. Information includes implementation of projects, programs or operational matters.

RETENTION: After resolution of issue, then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/2015)

HURRICANE CITY SERIES: 1-21

TITLE: Investigation Records

STATE SERIES #: GRS-1733

DESCRIPTION: These records contain information necessary to undertake a complete investigation and are used to identify patterns of behavior, investigate claims, conduct internal investigations, and for other investigative purposes. Records may relate to the initiation, investigation, and disposition of cases, but do not include investigations of employees, criminal activities, or worker's compensation, which have separate retention schedules. These files contain petitions claiming damages caused by municipal employees and/or equipment. They are used to determine liability. These files include petitions, correspondence and police reports if applicable.

RETENTION: After case is closed, retain for 7 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private: Utah Code 63G-2-302(2)(a)(2015)

(last Updated 3/2018)

HURRICANE CITY SERIES: 1-22**TITLE:** Legal Counsel Records**STATE SERIES #:** GRS-1721

DESCRIPTION: These are legal interpretations given by attorneys at the request of governmental entities asking for guidance in enforcing, obeying and/or interpretation of the law.

RETENTION: After resolution of issue, then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 6/2015)

HURRICANE CITY SERIES: 1-23**TITLE:** Local Government Ordinances and Indexes**STATE SERIES #:** GRS-49

DESCRIPTION: These ordinances are rules, laws or statutes adopted by a local legislative body. Records include codified ordinances and indexes.

Ordinances - These books contain the legislative action of City Council to regulate, require, prohibit, govern, control, or supervise any activity, business, conduct, or condition authorized by Utah Code 10-3-701 to 715 (1997). An ordinance includes a number, a title, preamble, an ordaining clause, the body or subject of ordinance, when applicable, penalty of violation, effective date, signature of Mayor or acting Mayor and municipal seal.

Zoning Ordinances - These "land use and development" ordinances provide standards for development for "land use and development" within the municipality. They have been approved by both the Planning Commission and the City Commission. "The Planning Commission shall prepare and recommend to the [City Commission] a proposed zoning ordinance and maps . . . The [City Commission] shall hold a public hearing on the proposed zoning ordinance . . . After public hearing, the [City Commission] may (a) adopt the ordinance as proposed; (b) amend zoning ordinance and adopt or reject the zoning ordinance as amended; or (c) reject the ordinance" (Utah Code 10-9-402 (1995)).

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 11/2018)

HURRICANE CITY SERIES: 1-24**TITLE:** Local Government Resolutions**STATE SERIES #:** GRS-50

DESCRIPTION: Local legislative bodies may exercise administrative powers by issuing resolutions. Records include formal opinions, decisions, and authorization issued by resolution.

These records are resolutions that are adopted by the legislative body of a municipality with the intent to establish an authority "which must contain a statement of intent to create an airport authority; the name of the airport authority; the time and place for a public hearing; the name of the newspaper in which the resolution will be published; a designation of the airport or airports to come under the jurisdiction of the authority; and such other information concerning the proposed authority as the legislative body deems necessary or appropriate" (Utah Code 17A-2-1505 (1997)). These resolutions are formal opinion or decisions of a local legislative body.

These are formal statements of a decision, or expression of opinion put before or adopted by the City Council. They may perform the same function as an ordinance. Resolutions may include the following: establishing water and sewer rates, charges for garbage collection and fees charged for municipal services, establishing policies and guidelines and regulating the use and operation of municipal property (Utah Code 10-3-717 (1997)).

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 1-25**TITLE:** Notary Bond Files**STATE SERIES #:** GRS-35

DESCRIPTION: These files document municipal employees providing service to municipal agencies as notaries public. They include valid certificates, copies of bonds and any related correspondence.

RETENTION: After final action, retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 1-26

TITLE: Open Meeting Minutes & Public Materials

STATE SERIES #: GRS-1709

DESCRIPTION: Approved minutes of an open meeting are the official record of the meeting of a public body. Contained in or with the minutes shall be the substance of all matters proposed, discussed or decided and votes taken (Utah Code 52-4-203(2014)). This includes the agenda, notices and any public materials distributed at the meeting.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 12/2018)

HURRICANE CITY SERIES: 1-27

TITLE: Open Meeting Recordings

STATE SERIES #: GRS-1712

DESCRIPTION: Audio or video recordings document what transpired in open meetings of public bodies and are the official record of the meeting until and unless written meeting minutes are approved. Recordings used in place of written minutes in accordance with Utah Code 52-4-203(2)(b) are meeting minutes and are subject to the general retention schedule for open meeting minutes and public materials (GRS-1709), per Utah Code 52-4-203(6)(2018).

RETENTION: After approval of written minutes, retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 10/2018)

HURRICANE CITY SERIES: 1-28

TITLE: Operational Procedure and Guideline Records

STATE SERIES #: GRS-1732

DESCRIPTION: These records document actions taken to achieve objectives and implement policies through day to day operations. They govern routine business activities that do not impact the rights of an individual. Includes issuances related to routine administrative functions (e.g., payroll, procurement, and personnel).

RETENTION: After superseded, retain for 4 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 01/2021)

HURRICANE CITY SERIES: 1-29**TITLE:** Performance Audit Records**STATE SERIES #:** GRS-1727

DESCRIPTION: These are studies and reports prepared and produced as a result of an internal or external performance audit of an entity. Performance audit records summarize an entity's programs, operations and productivity.

Planning Study Reports - These are research based reports completed in-house or by outside consultants on specific planning problem or conditions. They may be adopted as an amendment to the master plan. These reports provide needed information on specific issues (i.e., housing needs, transportation, geologic concerns). These reports may include recommendations and may be extension of the master plan.

RETENTION: Retain for 10 years; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 12/2018)

HURRICANE CITY SERIES: 1-30**TITLE:** Permit and Licensing Records**STATE SERIES #:** GRS-1724

DESCRIPTION: These records authorize an entity to conduct business within the consenting government's jurisdiction. Records include applications, certificates, registrations, permits, licenses and related records (i.e. Beer License Applications and Files and Certificates of License). Permits and Certification Files – These files contain permits and certifications from the Federal Aviation Administration (FAA) or other state and federal agencies and other reports, correspondence, or other documentation bearing directly on the application for the issuance or renewal of the permit or certification.

RETENTION: After expiration of permit or license, retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 8/2018)

HURRICANE CITY SERIES: 1-31**TITLE:** Petition Signature Records**STATE SERIES #:** GRS-1729

DESCRIPTION: These records are petition signature sheets signed by individuals wishing to add a candidate or initiatives to the election ballot. Signatures are verified to determine whether petitioners are registered voters.

RETENTION: Retain for 22 months; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public
(Last Updated 7/2016)

HURRICANE CITY SERIES: 1-32

TITLE: Proclamations, Declarations, and Executive Orders

STATE SERIES #: GRS-16582

DESCRIPTION: These are proclamations, declarations, or executive orders issued by a governor, mayor, or other executive officer or body. Proclamations are formal public announcements related to certain matters of government. They may designate classes of cities, call special legislative sessions, publish states-of-emergency, or publicly avow or cause certain matters of state government to be made generally known. Declarations may recognize or call attention to people, groups, bodies, or actions that have a public purpose; designate special days or other time periods; or invoke specific legislative purposes. Executive orders set policy for an executive branch of government; create boards and commissions; provide for the transfer of authority; or otherwise interpret, implement, or give administrative effect to a provision of the Constitution, state law or executive policy.

RETENTION: Retain permanently; then transfer records to archives

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public
(Last Updated 8/2021)

HURRICANE CITY SERIES: 1-33

TITLE: Program and Policy Development Records

STATE SERIES #: GRS-1717

DESCRIPTION: These records are created by executive decision-makers to document the establishment and dissemination of agency programs, policies, and procedures. Executive decision-makers may include the Chair, Director, Chief Administrative Officer, Public Information Officer, Commissioner, Mayor, or other internal administrators as identified by the executive office. Related correspondence and email is included.
Equal Employment Opportunity (EEO) Program Files – These files document the adoption and administration of affirmative action programs under the Civil Rights Act of 1964 and the Equal Employment Act of 1972. This can include program correspondence, program plans and reports.

RETENTION: After final action, retain for 3 years; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 2/2020)

HURRICANE CITY SERIES: 1-34

TITLE: Project Management Records

STATE SERIES #: GRS-21

DESCRIPTION: These files contain memoranda, preliminary reports, and other records documenting assignments and the progress of projects. These files do not contain the final reports.

RETENTION: After end of project or program, retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 6/1991)

HURRICANE CITY SERIES: 1-35

TITLE: Proof of Publication Files

STATE SERIES #: GRS-46

DESCRIPTION: When a statute, court order, or judge requires publication of a document or notice in a local newspaper (UCA 78B-5-613 (2009)) evidence of the publication may be given by the affidavit of the publisher along with a copy of the document or notice and specification of the dates of publication. These files may contain proof of publication affidavits, copies of actual newspaper notices, usually for hearings, sale of bonds, budget, and Council meetings (Utah Code 78-25-14 (1997)) and related evidence of the publication.

RETENTION: After completion of publication or report, retain for 6 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 1-36

TITLE: Public Relations Records

STATE SERIES #: GRS-1716

DESCRIPTION: These records, regardless of format or mode of transmission, are created for distribution to the news media or public. Records include speeches, press releases, public announcements or similar records.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 12/2014)

HURRICANE CITY SERIES: 1-37

TITLE: Publications

STATE SERIES #: GRS-1678

DESCRIPTION: Any record of enduring value, regardless of format or platform, that is disseminated by a governmental entity for public distribution. These may include website content, printed publications, newsletters, social media posts, and similar records. See Utah Code Section 9-7-101(7)(2017) and 9-7-208(4)(2006). Includes policy and procedure manuals and annual and final performance notes.

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 10/2018)

HURRICANE CITY SERIES: 1-38

TITLE: Records Access Requests and Appeals

STATE SERIES #: GRS-1711

DESCRIPTION: These records are access requests as provided under the Government Records Access and Management Act (GRAMA) (Utah Code 63G-2-204(2011)). They include requester's name, address, telephone number, date, record requested, date request received, date responded and any notices of denial, appeals or any other records related to the request. This schedule excludes record access requests appealed to a local appeals board. These files also include missionary and military background checks and letters.

RETENTION: After final action, retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 6/2014)

HURRICANE CITY SERIES: 1-39

TITLE: Records Destruction Files

STATE SERIES #: GRS-1689

DESCRIPTION: Records which document the destruction of a governmental agency's records.

RETENTION: After final action, retain for 7 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 8/2014)

HURRICANE CITY SERIES: 1-40

TITLE: State Government Routine Administrative Correspondence

STATE SERIES #: GRS-48

DESCRIPTION: Incoming and outgoing business-related correspondence, regardless of format or mode of transmission, created in the course of administering agency functions and programs. Administrative correspondence documents work accomplished, transactions made, or actions taken. This correspondence documents the implementation of agency functions rather than the creation of functions or policies. Business-related correspondence that is related to a core function with an associated retention schedule should follow the associated schedule.

RETENTION: Retain for 7 years; then destroy recordss

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 11/2019)

HURRICANE CITY SERIES: 1-41

TITLE: Submitted Petition Records

STATE SERIES #: GRS-1730

DESCRIPTION: These records are formal petitions submitted to the legislative body proposing action. The legislative body submits the petition to legal voters in general or special election. Information may include a statement of purpose on proposed action, signatures and addresses of petitioners, designated sponsors, actions of the legislative body and related records. These files also contain formal written petitions from citizens or municipal departments. Petitions state the issue of concern and list names and signatures of citizens requesting a particular action.

RETENTION: After final action, retain for 5 years; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 1-42

TITLE: Substance Use Disorder Records

STATE SERIES #: GRS-1734

DESCRIPTION: These records document the planning and treatment of substance use disorder clients. Information includes assessments, evaluations, clinical and physician notes, employment records, visiting arrangements and related records.

RETENTION: After case is closed, retain for 10 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION:

(Last Updated 7/2017)

HURRICANE CITY SERIES: 1-43

TITLE: Transitory Tracking Records

STATE SERIES #: GRS-1720

DESCRIPTION: These records document transitory transactions. Information tracks services rendered, movement of people, materials, telephone messages and includes internet website visitor information.

RETENTION: After final action, retain for 1 year; then destroy records or retain until administrative need, whichever is less, and then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 3/2021)

HURRICANE CITY SERIES: 1-44

TITLE: Working Files

STATE SERIES #: GRS-1684

DESCRIPTION: These records contain unique information in rough notes or drafts assembled or created and used to prepare or analyze other documents. The information adds proper understanding to the formulation and execution of policies, decisions, actions, or responsibilities. Also, these documents related to various studies by private and other agencies.

RETENTION: After end of project or program, retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION:

(Last Updated 12/2018)

Airport Schedule 2

Airfield Inspection Files
Engineer Daily Log Books

2-1
2-2

HURRICANE CITY SERIES: 2-1**TITLE:** Airfield Inspection Files**STATE SERIES #:** GRS-955

DESCRIPTION: These files record airfield inspections made at the airport on runway conditions, fire and rescue facilities, ground vehicle control, obstructions, public protection, bird hazards, construction and other unservicable areas, wind-indicating devices, standby power system, fuel farms, lift stations and nightly inspection of lighting. The files are maintained in compliance with Federal Aviation Administration (FAA) regulations (14 CFR 139.301 (1994)). They include date, time of inspection, shift, inspector's name, a checklist of items to be checked, present condition and action taken.

RETENTION: Retain for 5 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 7/1989)

HURRICANE CITY SERIES: 2-2**TITLE:** Engineer Daily Log Books**STATE SERIES #:** GRS-958

DESCRIPTION: These daily log books are kept by inspectors and project engineers on the progress of each airport construction as required by the Federal Aviation Administration (FAA). They are used for verification purposes of what happened on a particular day.

RETENTION: After end of project or program, retain for 7 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 7/1989)

Auditor Schedule 3

Assessed Property Valuation Register
State Tax Commission Reports

3-1
3-2

HURRICANE CITY SERIES: 3-1**TITLE:** Assessed Property Valuation Register**STATE SERIES #:** GRS-229

DESCRIPTION: This register lists all assessed valuations within the agency's jurisdiction. Includes the property serial number, name and address of owners and assessed value of property.

RETENTION: Retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 3-2**TITLE:** State Tax Commission Reports**STATE SERIES #:** GRS-236

DESCRIPTION: These reports are two annual statements which are submitted to the State Tax Commission. The first is due before June 8 and the second before November 1. The county auditor will "prepare from the assessment book of that year a statement showing in separate columns: total value of all property; total value of all real estate including patented mining claims, stated separately; value of improvements; the value of personal property exclusive of money; and the number of acres of land and the number of patented mining claims, state separately" (UCA 59-2-322(1)(d) (2000)). The second statement reports "the amount and value of all property in the county, as classified by the county assessment rolls, and the value of each class; the total amount of taxes remitted; the rate of county taxes" (UCA 59-2-325 (2000)). This statement is made in duplicate upon blanks furnished by the state auditor. One copy is sent to the State Tax Commission and one to State Auditor.

RETENTION: Retain for 5 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 3/1991)

Bonds and Bonding Schedule 4

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HURRICANE CITY SERIES: 4-1

TITLE: Municipal Special Improvement Bonds

STATE SERIES #: GRS-793

DESCRIPTION: The governing body of the municipality levying the assessment, by ordinance or resolution, may authorize the issuance of special improvement bonds to pay costs of improvements in the district against funds created by the assessment.

RETENTION: After final action, then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 3/1989)

HURRICANE CITY SERIES: 4-2

TITLE: Municipality Bond Issue Files

STATE SERIES #: GRS-783

DESCRIPTION: These files document the implementation of significant municipal bonds (i.e., revenue or special bonds), but not general obligation bonds. These files include authorizations supporting financial data, contracts or sales agreements, destruction certificates and sample copies of bonds sold as evidence of municipal indebtedness.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 11/1996)

HURRICANE CITY SERIES: 4-3

TITLE: Municipal Bond Redemption Registers

STATE SERIES #: GRS-784

DESCRIPTION: These are registers used to record the redemption of coupons for municipal bonds.

RETENTION: After final action, retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 3/1989)

HURRICANE CITY SERIES: 4-4

TITLE: Municipal Revenue Bonds

STATE SERIES #: GRS-791

DESCRIPTION: These bonds are issued by the City Council payable solely from revenues attributable to the extension and improvement to revenue producing facilities (UCA 11-14-306 (2006)).

RETENTION: After final action, retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public
(Last Updated 11/1996)

HURRICANE CITY SERIES: 4-5

TITLE: Surety bonds

STATE SERIES #: GRS-789

DESCRIPTION: These are fidelity bonds or proof of insurance payable to the governmental entity conditioned for the faithful performance of the duties of the respective officers. Bonds are placed at such amounts as may be determined by the governing body (Utah Code 10-3-819 (1987) and Utah Code 17-16-11(2007)).

These may include municipal fidelity bonds that are specific to a person.

RETENTION: Retain for 4 years after final action, and then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public
(Last Updated 6/2019)

HURRICANE CITY SERIES: 4-6

TITLE: Municipal Bond Registration Files

STATE SERIES #: GRS-785

DESCRIPTION: These are the issuing agent's copies of bond registration stubs.

RETENTION: Retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public
(Last Updated 3/1989)

HURRICANE CITY SERIES: 4-7

TITLE: Municipal Notary Bonds

STATE SERIES #: GRS-792

DESCRIPTION: These are \$5,000.00 bonds that are required to be filed with and approved by the State Division of Corporations and Commercial Code for a term of four years (UCA 46-1-4 (2003)).

RETENTION: After resolution of issue, retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 3/1989)

HURRICANE CITY SERIES: 4-8

TITLE: Bond Registration Files

STATE SERIES #: GRS-1288

DESCRIPTION: These are the issuing agent's copies of bond registration stubs.

RETENTION: After final action, retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/1996)

HURRICANE CITY SERIES: 4-9

TITLE: General Obligation Bonds

STATE SERIES #: GRS-57

DESCRIPTION: These issued bonds are not payable solely from revenues other than those derived from ad valorem taxes. They constitute a full general obligation of the governmental entity for the prompt and punctual payment of principal interest. The revenue derived from the sale of bonds shall be applied only to the purpose specified in the order of the legislative body (Utah Code 17-17-1 (2019)).

RETENTION: After resolution of issue, retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 7/2014)

HURRICANE CITY SERIES: 4-10

TITLE: Bond Redemption and Destruction Certificates

STATE SERIES #: GRS-787

DESCRIPTION: These are certificates sent to the municipality by the paying agent which track pay and destruction of bond coupons. This also includes bonds and coupons redeemed through the lifetime of the bond.

RETENTION: After final action, retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 5/2018)

HURRICANE CITY SERIES: 4-11

TITLE: Bond Anticipation Notes

STATE SERIES #: GRS-782

DESCRIPTION: These are notes used by local government agencies pursuant to an appropriation resolution for bonds in anticipation of payable ad valorem taxes and constitute a full obligation of the entity.

RETENTION: After resolution of issue, retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 11/2018)

Budget Schedule 5

Grant Control Files	5-1
Tax Rate Summary Sheets	5-2
Unsuccessful Grant Application Files	5-3

HURRICANE CITY SERIES: 5-1

TITLE: Grant Control Files

STATE SERIES #: GRS-1744

DESCRIPTION: Indices, registers, logs, or other records relating to control of assigning numbers or identifying projects, applications, and grants. This title includes files on monetary grants received from State and Federal sources. Includes the original applications, contract agreements and annual and final performance reports.

RETENTION: After superseded, then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 7/1990)

HURRICANE CITY SERIES: 5-2

TITLE: Tax Rate Summary Sheets

STATE SERIES #: GRS-1298

DESCRIPTION: These report forms are submitted to the county auditor reporting on desired tax levies for property taxes. They include proposed tax rate worksheet, tax rate summary, a certified tax rate worksheet and a budget affidavit.

RETENTION: Retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/1996)

HURRICANE CITY SERIES: 5-3

TITLE: Unsuccessful Grant Application Files

STATE SERIES #: GRS-1746

DESCRIPTION: Rejected or withdrawn grant applications, memoranda, correspondence, and other records relating to the decision to reject the grant proposal.

RETENTION: After resolution of issue, retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

Building Inspection Schedule 6

Building Permit Indexes	6-1
Demolition Case Files	6-2
Nonresidential Building Plans	6-3
Enforcement Case Files	6-4
Construction Statistical Reports	6-5
Residential Building Plans	6-6

HURRICANE CITY SERIES: 6-1**TITLE:** Building Permit Indexes**STATE SERIES #:** GRS-439

DESCRIPTION: These registers are usually computer printouts, but may include books listing all issued building permits. The register is arranged chronologically and includes the name of the owner, name of contractor, address, date, and general use of building. Prior to 1950, the permit register may be the only record of the issuance of building permits. These permits are issued as official building authorization for a variety of actions (construction, demolition, the installation of plumbing, electrical or mechanical equipment and the placement of barricades). They contain inspection requests, inspection, reports, certificates of occupancy and any pertinent information relating to the project. They may also contain water source, sewer system, flood plain and tank certificates.

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last updated 7/2018)

HURRICANE CITY SERIES: 6-2**TITLE:** Demolition Case Files**STATE SERIES #:** GRS-445

DESCRIPTION: These case files document government ordered and privately initiated demolitions of substandard and/or hazardous buildings. They are used for research and litigation purposes. They are usually arranged by address.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 6-3**TITLE:** Nonresidential Building Plans**STATE SERIES #:** GRS-442

DESCRIPTION: These are the blueprints and specifications submitted by building contractors or owners when applying for a building permit for the construction of commercial, industrial, or apartment structures. The specifications are compiled by the architect for use by the contractor to complete detail work providing type, grade, brand of materials to be used and general conditions which govern the methods to be employed. They also identify the temporary

facilities, job cleanup, security, time limits, deadlines, and responsibilities of the architect, owner and contractor. They are used for determining code compliance and the enforcement of building codes. They are usually arranged by permit number or address.

RETENTION: After final action, retain for 7 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 6-4

TITLE: Enforcement Case Files

STATE SERIES #: GRS-446

DESCRIPTION: These case files document housing and zoning complaint. They are used to document actions concerning the complaints and for reference purposes. They are arranged by address or name of complainant.

RETENTION: Retain for 5 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 6-5

TITLE: Construction Statistical Reports

STATE SERIES #: GRS-995

DESCRIPTION: These reports are a monthly summary of construction and demolition activity in terms of permits, cost, and housing units. They are created from information compiled from the permit invoices and show the comparison to the same month for the previous two years. They are used for statistical analysis of current development trends. This information is submitted to both the U.S. Census Bureau and Utah Bureau of Economic and Business Research.

RETENTION: Retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 6/2018)

HURRICANE CITY SERIES: 6-6

TITLE: Residential Building Plans

STATE SERIES #: GRS-441

DESCRIPTION: These are the blueprints and specifications submitted by building contractors or owners when applying for a building permit for the construction of residential buildings. The specifications are compiled by the architect for use by contractor to complete detail work providing type, grade, brand of materials to be used employed. They also identify the temporary facilities, job cleanup, security, time limits, deadlines, and responsibilities of the architect, owner and contractor. They are used for determining code compliance and the enforcement of building codes. They are usually arranged by permit number or address.

RETENTION: After final action, retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

Clerk Schedule 7

Business License Registers and Indexes	7-1
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HURRICANE CITY SERIES: 7-1**TITLE:** Business License Registers and Indexes**STATE SERIES #:** GRS-289

DESCRIPTION: These records are a register or index of licensed businesses operating within municipal or county boundaries. Information includes the type of license issued, applicant, address, business name and date. Prior to 1960, many municipalities only maintained a register and no business license files. Most current registers are computer printouts.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 8/2019)

HURRICANE CITY SERIES: 7-2**TITLE:** Vital Records**STATE SERIES #:** GRS-285

DESCRIPTION: These records document "birth, death, fetal death, marriage, divorce, dissolution of marriage, or annulment." (Utah Code 26-2-2(20)(2014)) Documents may include registered certification or reports, applications, official registers and other similar records.

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 8/2018)

HURRICANE CITY SERIES: 7-3**TITLE:** Campaign Financial Disclosure Statements**STATE SERIES #:** GRS-282

DESCRIPTION: These are financial reports required to be submitted by all candidates and political parties running for an elected office. Information includes donors and contributions and campaign expenditures.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 8/2019)

HURRICANE CITY SERIES: 7-4

TITLE: Elected or Appointed Officials Register

STATE SERIES #: GRS-254

DESCRIPTION: Records that would fall under this schedule contain complete registers or lists of elected and/or appointed officials of government entities. They are used for reference purposes within the entity. They may include the name of the official, residence, office, date of election or appointment, beginning and ending term dates, amount of bond posted, name of sureties, remarks, and date of resignation or date of death.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 6/2022)

HURRICANE CITY SERIES: 7-5

TITLE: Cemetery Management Records

STATE SERIES #: GRS-287

DESCRIPTION: These administrative records document the management and operation of cemeteries. Information includes property maintenance and transitory interment-related records. This also includes signed authorization to dig graves.

RETENTION: Retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2015)

HURRICANE CITY SERIES: 7-6

TITLE: Easement Files

STATE SERIES #: GRS-1016

DESCRIPTION: These files contain documents executed by property owners granting the city rights of access to their property for public works or other municipal purposes. They include the names of parties, purposes and terms of access and terms of easement. They are used to provide legal access to enter or modify private property.

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 3/1988)

HURRICANE CITY SERIES: 7-7**TITLE:** Election Canvasses**STATE SERIES #:** GRS-284

DESCRIPTION: These are the official canvass of primary, general, municipal or special elections which provide a tabulation of votes cast by combined election districts. They include the date, office, names of candidates, votes tallied by district and totals.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 7-8**TITLE:** Municipal Appointment Files**STATE SERIES #:** GRS-1010

DESCRIPTION: These files document the appointment of persons to advisory boards and committees established by the City Council or Mayor, usually by resolution, or policy and procedure. These files may include letters of recommendation, letters of appointment, resumes, and related correspondence.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 12/1996)

HURRICANE CITY SERIES: 7-9**TITLE:** Voter Registration Records**STATE SERIES #:** GRS-288

DESCRIPTION: These are registration records of eligible voters including registration forms, absent and early voter registers, and register books. These records verify a subject's eligibility to vote by establishing his or her citizenship, age, identity, residency, signature and other information required by statute.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 7-10
TITLE: Commission Agenda Files
STATE SERIES #: GRS-252

DESCRIPTION: These files document the public notification of regular and special commission meetings. The files include agenda (containing date, time, location of meeting, items to be discussed) and completed forms requesting items to be included on the agenda.

RETENTION: Retain for 5 years; then destroy records.
DISPOSITION: Destroy
PRIMARY CLASSIFICATION: Public
(Last Updated 3/1991)

HURRICANE CITY SERIES: 7-11
TITLE: Voter Registration Notice
STATE SERIES #: GRS-281

DESCRIPTION: These notices are sent to registered voters to check current addresses. These records include the voter's current address, voter's signature and a listing of voters to whom notice was sent.

RETENTION: Retain for 2 years; then destroy records.
DISPOSITION: Destroy
PRIMARY CLASSIFICATION: Public
(Last Updated 9/2019)

HURRICANE CITY SERIES: 7-12
TITLE: County Election Ballots and Returns
STATE SERIES #: GRS-262

DESCRIPTION: The election returns, as defined in Utah Code UCA 20A-1-102(28)(2012), include the poll book, all affidavits of registration, the military and overseas absentee voter registration and voting certificates, one of that tally sheets, any unprocessed absentee ballots, all counted ballots, all excess ballots, all unused ballots, all spoiled ballots, the ballot disposition form, and the total votes cast form.

RETENTION: Retain for 22 months; then destroy records.
DISPOSITION: Destroy
PRIMARY CLASSIFICATION: Public
(Last Updated 4/2019)

HURRICANE CITY SERIES: 7-13

TITLE: Municipal Election Ballots and Returns

STATE SERIES #: GRS-1020

DESCRIPTION: These are books of tabulations counted by the election judges. They serve as the official tally of votes for municipal elections.

RETENTION: Retain for 22 months; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION:

(Last Updated 12/1997)

HURRICANE CITY SERIES: 7-14

TITLE: Municipal Election Records

STATE SERIES #: GRS-1019

DESCRIPTION: These records document primary and general elections administered by a municipality. They are used to verify that elections were held in accordance with statute. All records required in elections are included except ballots, returns, and canvasses, which have separate retention schedules.

Election Records - These include all other records and forms (excluding ballots, canvasses, and returns) required in municipal elections (Utah Code 20A-4-202 (1997)).

RETENTION: Retain for 22 months; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 7-15

TITLE: Oaths of Office

STATE SERIES #: GRS-1023

DESCRIPTION: These files contain copies of signed oaths required of all officials, whether elected or appointed, before entering the duties of their respective offices.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 7-16

TITLE: County License Books

STATE SERIES #: GRS-266

DESCRIPTION: This is a record of all business licenses issued by the county. "The governing body of a county may license for the purpose of regulation and revenue any business within the unincorporated areas of the county" (UCA 17-53-216 (2008)). The type of licenses recorded in these books may vary according to the county issuing and when license was issued.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 7-17

TITLE: Burial Records

STATE SERIES #: GRS-286

DESCRIPTION: These historical records document burials, interments, and disinterments. Information identifies burial rights, permits, ownership of plots, layout, location of and information about deceased persons and related records.

Interment/Disinterment Registers – These registers serve as a cross-reference to plat books. They are arranged numerically by interment number. They include interment number, name of deceased, permit number, date interred, certificate number, date of death, location of grave by plot, lot, tier, name of undertaker, owner of lot and pertinent information on removal (if applicable).

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 11/2018)

Communication Schedule 8

Local Government Routine Administrative Correspondence	8-1
Telecommunications Service Records	8-2
Transitory Correspondence	8-3

HURRICANE CITY SERIES: 8-1**TITLE:** Local Government Routine Administrative Correspondence**STATE SERIES #:** GRS-1760

DESCRIPTION: Incoming and outgoing business-related correspondence, regardless of format or mode of transmission, created in the course of administering agency functions and programs. Administrative correspondence documents work accomplished, transactions made, or actions taken. This correspondence documents the implementation of agency functions rather than the creation of functions or policies. Business-related correspondence, including email, that is related to a core function with an associated retention schedule should follow that associated schedule.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 7/2018)

HURRICANE CITY SERIES: 8-2**TITLE:** Telecommunications Service Records**STATE SERIES #:** GRS-1754

DESCRIPTION: Telecommunications general files including plans, reports, and other records pertaining to equipment requests, telephone service and other similar services.

RETENTION: Retain for 5 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 7/1990)

HURRICANE CITY SERIES: 8-3**TITLE:** Transitory Correspondence**STATE SERIES #:** GRS-1759

DESCRIPTION: Incoming and outgoing correspondence, regardless of format or mode of transmission, related to matters of short-term interest. Transmittal correspondence between individuals, departments or external parties containing no final contractual, financial or policy information, including email, is transitory unless part of another process. This correspondence does not impact agency functions. When resolved, there is no further use or purpose.

RETENTION: After resolution of issue, then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 11/2018)

Data Processing Schedule 9

Computer Transaction Reports

9-1

HURRICANE CITY SERIES: 9-1

TITLE: Computer Transaction Reports

STATE SERIES #: GRS-1764

DESCRIPTION: Reports showing data processing transactions that were accepted, rejected, suspended, or processed.

RETENTION: Retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 7/1990)

Elected Office
Schedule 10

Deed Records

10-1

HURRICANE CITY SERIES: 10-1

TITLE: Deed Records

STATE SERIES #: GRS-735

DESCRIPTION: These records are deeds and conveyances of real estate owned by governmental entities. Included are the original deeds, titles, insurance and tax information.

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 12/2018)

Facility Management Schedule 11

Americans with Disabilities Act Records	11-1
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Natural Disaster and Damage Survey of Public Buildings	11-3
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HURRICANE CITY SERIES: 11-1

TITLE: Americans with Disabilities Act Records

STATE SERIES #: GRS-122

DESCRIPTION: These records document compliance to the Americans with Disabilities Act (ADA) (1990). They include surveys of government buildings to determine accessibility to the physically handicapped, federal regulations, proposals for implementing the act, correspondence, resolutions and solutions to access problems.

RETENTION: Retain for 15 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2019)

HURRICANE CITY SERIES: 11-2

TITLE: Fixed Asset Records

STATE SERIES #: GRS-73

DESCRIPTION: These records relate to tangible assets such as property and equipment owned by a governmental entity. Information includes substantiation, purchases, depreciation, inventories and related records. Includes invitations, bids, acceptances, lists of materials, evidence of sales and other related correspondence.

RETENTION: After disposition of asset, retain for 10 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 11-3

TITLE: Natural Disaster and Damage Survey of Public Buildings

STATE SERIES #: GRS-1784

DESCRIPTION: Survey and analysis of damage done to public buildings during natural disasters.

RETENTION: Retain for 10 years; then transfer records to the archives.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 7/1990)

HURRICANE CITY SERIES: 11-4

TITLE: Preliminary Plans and Specifications

STATE SERIES #: GRS-1788

DESCRIPTION: These records are related to the plans and specifications of approved and constructed facilities, road or bridges. Information may include preliminary designs, specifications, planning, surveys, analysis, renovation, preservation and construction.
grs-1992

RETENTION: After final action, retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 11-5

TITLE: Surplus Property Forms

STATE SERIES #: GRS-1992

DESCRIPTION: Any completed forms required by the Division of Surplus Property to dispose of property an agency wishes to surplus. These are either forms or records completed by municipal agencies when municipal property is disposed of either by public auction, competitive bidding, or destruction. Includes date, department name, description of item, value, disposition method, and reason, condition, and approval signature.

RETENTION: After disposition of asset, retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2006)

HURRICANE CITY SERIES: 11-6

TITLE: Customer Request or Complaint Records

STATE SERIES #: GRS-1783

DESCRIPTION: These records document customer complaints or requests for service received and answered by the governmental entity. Information includes requester or complainant details, description of the request or problem, and actions taken by the agency.

Buildings and Grounds Maintenance Log - This log records all repairs made to municipal buildings and grounds. It is used to verify that repairs were made.

Daily Work Logs – This daily log is maintained by each work crew to verify work completed. This log includes date, work order number, location, job requirements, date completed, equipment used, and initial or crew chief's signature.

Equipment Maintenance and Repair Records - These are records of service repair and maintenance of municipal equipment, including office machines and furniture.

Service Requests - These are requests for maintenance, service, cleaning or repair of vehicles, equipment, and buildings, received from any municipal department.

Work Order Log - This is a log of all work orders. It is used for reference to verify that work was performed. Includes work order number, work order request, dates received and completed, record of trouble calls and work completed.

Work Orders - These are authorization forms for repair or maintenance work on department vehicles, equipment, or municipally-owned facilities or structures.

Maintenance Report Records - These files contain logs, reports, and similar records relating to the inspection, maintenance and repair of airport runways, runway lights, beacons and other ground devices maintenance records directly related to the landing and taking off from airport.

Maintenance Complaints - These files contain a record of complaints or requests received from the general public concerning municipal parks and recreational facilities. They are used to verify that action was taken to resolve issues. They include date, name, telephone, and address of requesting person; type of request; and comments of foreman handling request.

Backflow Prevention Test Reports - These tests report the results obtained from the testing of backflow preventer equipment. The reports show maintenance work performed, parts replaced, and repairs made.

Complaint Files - These files contain customer complaints concerning utility problems which require research and a resolution. They include complaint, results of investigation, meter sheets, and method of resolution.

Customer Application Records - These are applications completed by customers requesting water, sewer, or electric service. They are used for billing purposes. The applications include customer's name, address, and telephone number; meter information, date and approved signature(s). Applications also include encroachment permits applications, culinary water and irrigation connection

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 11-7

TITLE: Construction Plans In-review

STATE SERIES #: GRS-1780

DESCRIPTION: Preliminary designs and specifications prepared by architectural firms for review by state agency.

RETENTION: After final action, retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 7/1990)

HURRICANE CITY SERIES: 11-8

TITLE: Equipment Inventories Files

STATE SERIES #: GRS-1302

DESCRIPTION: These files contain the annual inventory of equipment, supplies and other items owned or administered by the governmental entity.

RETENTION: After superseded, retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/1996)

HURRICANE CITY SERIES: 11-9

TITLE: Real Property Files

STATE SERIES #: GRS-1403

DESCRIPTION: These records document the transfer of ownership of government real estate whether by trade, sale, acquisition, transfer, donation or other means.

RETENTION: Permanent

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 12/2018)

HURRICANE CITY SERIES: 11-10**TITLE:** Right of Way Records**STATE SERIES #:** GRS-1996

DESCRIPTION: These records document both the acquisition of property for the purpose of right of way projects and the sale of surplus property after project completion. Information may include a description of the property, property appraisal, offer to purchase, statement of compensation, copies of contracts, agent log, payment closing statements, maps and plat.

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 6/2015)

HURRICANE CITY SERIES: 11-11**TITLE:** Government Construction As-built Plans and Specifications**STATE SERIES #:** GRS-1789

DESCRIPTION: Final plans and specifications for approved and constructed buildings, facilities, roads, and bridges. Documents construction of new buildings, facilities and infrastructure as well as renovation of owned buildings and rented buildings.

Engineering Project Files - These are project files for all airport construction. They are used to monitor compliance of local, state and federal regulations. They include engineer's project notes, inspection reports, construction progress reports, a record of payment, drawings, project location numbers, details of project, cost of construction, requests for money to be spent, agreements and related correspondence (14 CFR 151.53, 14 CFR 151.55 (1993)).

Park Files - These files contain information concerning each of the city parks. They are used to maintain a record of construction projects in each park for historical and informational purposes. They include correspondence, architectural drawings, contracts, specifications, newspaper clippings, histories of individual parks and photographs.

Construction Project Files – These project files document the planning, design, and construction of municipally-owned facilities, structures or systems. They are also used for budget planning and litigation research. They include correspondence, copies of agreements, engineer's personal notes, guarantees and warranties, testing reports, reports (daily, weekly, monthly), and permits to work in the public way for municipality projects such as street drains, curb and gutter, sidewalk, paving extensions, street construction and repairs to additions to city buildings.

Drawings and Diagrams - These are drawings and blueprints of engineering "as-built" projects. They are used by the public and city personnel to establish existing information for all city locations. They include drawings of street construction, sidewalks, storm drains, waterlines, reservoirs, public facilities, and other city building projects, providing date, legend, city title, scale and actual drawings.

As-Built Project Drawings - These as-built drawings document all construction projects including runways, cargo buildings, terminals, hangars and remodeling projects. They serve as a record of actual construction.

Public Buildings (Municipal and County) Building Plans – These are the blueprints and specifications submitted by building contractors or government agencies applying for a building permit for the construction of government buildings. The specifications are compiled by the architect for use by the contractor to complete detail work providing type, grade, brand of materials to be used and general conditions which govern the methods to be employed. They also identify the temporary facilities, job cleanup, security, time limits, deadlines and responsibilities of the architect, contractor and government agency. They are used for determining code compliance and the enforcement of building codes. They plans are usually arranged by permit number or address.

RETENTION: After final action, then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 11/2018)

Financial Management Schedule 12

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HURRICANE CITY SERIES: 12-1

TITLE: Grant Records

STATE SERIES #: GRS-1859

DESCRIPTION: These records document grants received or awarded by governmental entities, which may contain applications, notice of award, reports, correspondence, and related records. This title also includes reports on the administrative and fiscal operation of federal or state funded programs compiled on a monthly, quarterly, or semi-annual basis.

RETENTION: After final action, retain for 7 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 7/2018)

HURRICANE CITY SERIES: 12-2

TITLE: Trust Financial Records

STATE SERIES #: GRS-1858

DESCRIPTION: These are records related to monies handled under the terms of a trust. Information may include property taxes, insurance premiums, mortgage and related records.

RETENTION: After final action, retain for 7 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/2016)

HURRICANE CITY SERIES: 12-3

TITLE: Budget Records

STATE SERIES #: GRS-1856

DESCRIPTION: These records are used to document the intended appropriation of funds. Information may include budget requests, proposals, and reports documenting the status of appropriations. This series also includes copies of budget authorization in operating payroll units. They are used to control personnel ceilings and personnel actions.

RETENTION: Retain for 4 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(12/2018)

HURRICANE CITY SERIES: 12-4

TITLE: Refund Requests

STATE SERIES #: GRS-1824

DESCRIPTION: These are forms signed by customers requesting a refund of monies paid to the entity.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 12-5

TITLE: State Treasurer's Pooled Investment Reports

STATE SERIES #: GRS-827

DESCRIPTION: These are reports issued by the State Treasurer no less often than quarterly to each entity that deposits monies with the State Treasurer to be invested, per the State Money Management Act (Utah Code 51-7-9 (1984)). The reports detail deposits made by the participating entity as well as the activities, investments, and performance of the State Treasurer's office on behalf of that entity.

RETENTION: Retain for 3 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 10/2020)

HURRICANE CITY SERIES: 12-6

TITLE: State Performance Bonds

STATE SERIES #: GRS-1819

DESCRIPTION: Bonds made payable to the state conditional to the performance of all activity requirements and state and federal law.

RETENTION: After resolution of issue, retain for 7 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 7/1990)

HURRICANE CITY SERIES: 12-7

TITLE: Public treasurers' deposit and investment reports

STATE SERIES #: GRS-16581

DESCRIPTION: These are reports filed bi-annually by public treasurers with the State Money Management Council regarding deposits and investments of the governmental entity, per Utah Code 51-7-15(3)(2019). Records contain information about the deposits and investments of the governmental entity, as well as the nature and extent of its interest rate contracts.

RETENTION: Retain for 5 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 10/2020)

HURRICANE CITY SERIES: 12-8

TITLE: State Government Accounts Payable and Receivable Records

STATE SERIES #: GRS-1854

DESCRIPTION: These are records related to monies collected or paid in the conduct of business. Information may include bank records, invoices, revenue, expenses, and related accounting records. Trust records are not included.

RETENTION: Retain for 7 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 2/2019)

HURRICANE CITY SERIES: 12-9

TITLE: Cash Receipt Transaction Form (FI-33)

STATE SERIES #: GRS-1806

DESCRIPTION: Cash receipt transaction forms accompanying agency deposits to the State Treasurer's Office.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 7/1990)

HURRICANE CITY SERIES: 12-10

TITLE: Warrant/Check - Lost

STATE SERIES #: GRS-1837

DESCRIPTION: Legal documentation explaining and justifying a lost/canceled warrant or check, so that a new one can be issued.

RETENTION: Retain for 4 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public
(Last Updated 7/1990)

HURRICANE CITY SERIES: 12-11

TITLE: Bank Daily Totals

STATE SERIES #: GRS-1797

DESCRIPTION: Daily report from bank that is used for reconciliation.

RETENTION: Retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public
(Last Updated 12/1996)

HURRICANE CITY SERIES: 12-12

TITLE: Bonds, Notes & Interest Payments

STATE SERIES #: GRS-1801

DESCRIPTION: These are critical bond documents that are used for the life of bills, notes, debt securities, debt obligations, or bonds. Included are book entries, statements and payment confirmations, application and certificate for eligibility and related records.

RETENTION: After final action, retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public
(Last Updated 4/2018)

HURRICANE CITY SERIES: 12-13

TITLE: Bond Official Transcripts

STATE SERIES #: GRS-1799

DESCRIPTION: Official files regarding authority to issue bonds (general obligation or revenue). Records may include Indenture of Trust, leases, authorizing resolutions, offering documents, certificates, specimen bonds, etc.

RETENTION: After final action, retain for 5 years; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 12/2013)

HURRICANE CITY SERIES: 12-14

TITLE: Reimbursement Files

STATE SERIES #: GRS-1833

DESCRIPTION: These records document payments made to employees and agencies for the purpose of reimbursing travel, transportation, equipment, service, training, and other reimbursable costs. Records include correspondence, forms, travel reservations, travel authorizations, per diem vouchers, transportation requests, hotel reservations, invoices, itemized expenses and other supporting records used to validate reimbursable expenses.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 1/2019)

HURRICANE CITY SERIES: 12-15

TITLE: Audited Financial Statements

STATE SERIES #: GRS-1857

DESCRIPTION: The budget is a plan for financial operations for a fiscal year. It documents the actual spending of a governmental entity and may be certified by a budget officer and filed with the state auditor. This title includes the annual adopted budget and documents and annual financial reports.

RETENTION: Retain for 4 years; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 12/2018)

HURRICANE CITY SERIES: 12-16

TITLE: Local Government Accounts Payable and Receivable Records

STATE SERIES #: GRS-106

DESCRIPTION: These are records related to monies collected or paid in the conduct of business. Information may include bank records, invoices, revenue, expenses and related accounting records. Trust records are not included.

Accounts Payable - These records are used to pay municipal bills. They include copies of checks, invoices, purchase orders, and receiving reports. May also include correspondence with vendors and computer printouts. These are records related to monies collected, paid or invested in the conduct of business. Information may include bank records, invoices, revenue, expenses and related accounting records. Trust records are not included.

Accounts Receivable - These records consist of copies of accounts receivable prepared by municipalities to collect amounts owed by vendors, organizations, and citizens having accounts with municipal agencies.

Accounts Receivable Invoices - These are invoices billing non-municipal agencies or institutions for supplies, services, or repairs provided by an agency.

Check Copy Files - These are facsimile or photocopies of checks issued and are maintained solely as a quick reference source. If documentation is attached see Accounts Payable.

Check Registers - These are multi-columnar records with chronologically arranged entries of checks. They usually include check numbers and amounts of debits or deposits per account.

General Ledgers - These are summaries showing the amount of receipts and disbursements of each department of the municipality. They may also include documentation from subsidiary ledgers to general ledger and accounting adjustments in the form of general entries.

Interdepartmental Billings - These are accounting documents that request the transfer of funds between departments for services rendered or materials purchased.

Receipts - These are receipts issued for money received into municipal accounts from all sources. Includes date of payment, department or fund to which money belongs, receipt number and amount paid.

Subsidiary Ledger and Journals Files - These are account books showing details of daily receipts and expenditures such as deposit or payment amounts, date, payee, purpose, fund credited or debited and check number. They are used to provide backup documentation to the general ledger.

Unclaimed Checks/Warrants - These are unclaimed checks covering disbursements for municipal expenses. Includes check number, date, amount, purpose and name of payee.

Warrant Registers - These registers are numerical listings of check numbers of all checks issued by the municipality. They include vendor number, name, date of payment, invoice number, and/or purchase number, account debit, description of expenditure and amount.

Warrant Requests – Canceled - This is the manual documentation method of inputting data about cancelled warrants which then becomes part of the general ledger.

Warrant/Checks - Redeemed - These are actual warrants or checks cut from a warrant request. “In the event the city is without funds on deposit in one of its appropriate bank accounts with which to pay any lawfully approved claim, the city auditor or recorder shall draw and sign a warrant upon the treasurer of the city for payment of the claim, the warrant to be tendered to the payee named thereon” (Utah Code 10-6-140(1997)).

Invoices - These records document the procurement of goods and services for the municipality. They usually include the date, number of items received, descriptions of items, invoice number, purchase order number, vendor, unit and total price of goods. Invoices are usually part of the accounts payable files or purchase order files.

Vouchers - This is an official authorization to pay on a claim or bill. Includes name of department fund, check number, date, amount of claim, transmittal sheet number, and authorizing signature.

Special Assessment Ledgers - These ledgers record the expenditures for taxes levied for special assessments. They include the year, month, disbursement, balance, warrants paid, balance credit, cash and transfers.

Special Assessment Statements - These statements are a validation of when taxes are paid. One copy is sent to the taxpayer and a copy is retained by the treasurer. They are used as a record of payments on the assessment and for audit purposes. The statements include name, and address, treasurer’s receipt number, block and lot numbers.

Receipt Books - These are receipts issued for money received for burial lots. They are used to record money generated by the cemetery. They include date, receipt number, name of person making payment; amount received, fees involved, credits, cash sales and may include the address of person making payment.

Billing Adjustment Records - These records document adjustments made in utility billings for debit, credits, refunds, returned checks and abatements. They include customer’s name and address, type of adjustments and justification, total amount changed and authorizing signatures.

Billing Records - These records relate to billing transactions and are used for audit purposes. They include accounts deleted, accounts transferred, routes billed, adjustments posted,

reported balances, direct billing authorizations and other records related to utility billing functions.

Billing Register - This register is an itemized list of customer accounts. It includes name of customer, service address, meter reading, water usage, water and other charges, payments, adjustments, prior balance due and current balance due. The register is used for reference purposes.

Customer Deposit Cards - These cards provide a record of customers required to pay a deposit to receive service. They include date, amount of deposit, name and address, account number, date signed; date account closed and amount of deposit confiscated and reason.

Remittance Stubs - These stubs are received with payments for services. They are used as the official record of customers, payments being received and posted. They include account number, name, service address, payment received, receipt date and number.

Excavation Permit Billings - These billings are sent to contractors for the inspections of excavations on the municipal right-of-way. The permits may be issued over the telephone with parties having agreements with the municipality and are then billed for inspections. The billings include contractor's name and address, date permit issued, location, inspection date, and inspection costs.

RETENTION: Retain for 4 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 8/2018)

Fire Department Schedule 13

Fire Code Inspection Records	13-1
Questionable Cases Dispatch Recordings	13-2

HURRICANE CITY SERIES: 13-1

TITLE: Fire Code Inspection Records

STATE SERIES #: GRS-1220

DESCRIPTION: These files document the fire inspection of all businesses and apartment buildings. They are used to determine compliance to fire codes for fire prevention purposes. They include correspondence, copy of business license, brief history of building, notices of violations, citations, inspection of reports, and various inspection forms.

RETENTION: Retain for 4 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/1997)

HURRICANE CITY SERIES: 13-2

TITLE: Questionable Cases Dispatch Recordings

STATE SERIES #: GRS-467

DESCRIPTION: These are recordings containing portions of dispatch activity recordings concerning questionable cases. Recordings are made of all incoming and outgoing phone and radio calls received by the office.

RETENTION: After resolution of issue, retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

Geospatial Data Sets

Schedule 14

Location Records	14-1
Elevation Records	14-2
Planning and Cadastre Records	14-3
Utilities and Communication Records	14-4
Geospatial Boundaries Records	14-5
Inland Water Records	14-6
Transportation Records	14-7

HURRICANE CITY SERIES: 14-1

TITLE: Location Records

STATE SERIES #: GRS-724

DESCRIPTION: These geospatial records contain information pertaining to geodetic networks and control points. They include latitude and longitude coordinates.

RETENTION: Retain for 1 year; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 5/2018)

HURRICANE CITY SERIES: 14-2

TITLE: Elevation Records

STATE SERIES #: GRS-728

DESCRIPTION: These county geospatial records pertain to the elevation of a particular county in Utah. Digital Elevation Models (DEMs), contours, slope, and aspect are included. Digital representations of contour information known as hypsography represent lines of vertical elevation values above or below a datum surface. Light Detection and Ranging (LIDAR) data is also included.

RETENTION: Retain for 1 year; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 3/2010)

HURRICANE CITY SERIES: 14-3

TITLE: Planning and Cadastre Records

STATE SERIES #: GRS-725

DESCRIPTION: These geospatial records contain information pertaining to reference locations (or points on the earth), parcel boundaries, parcel identifiers, parcel addresses, owner types, county recorder contact information and planning and zoning data.

RETENTION: Retain for 1 year; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2009)

HURRICANE CITY SERIES: 14-4

TITLE: Utilities and Communication Records

STATE SERIES #: GRS-727

DESCRIPTION: These geospatial records contain information pertaining to the utilities found in Utah counties and municipalities. These may include telephone infrastructure, electricity transmission lines, storm sewer pipes and septic tanks.

RETENTION: Retain for 1 year; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 5/2018)

HURRICANE CITY SERIES: 14-5

TITLE: Geospatial Boundaries Records

STATE SERIES #: GRS-722

DESCRIPTION: These geospatial records of administrative boundaries include county, municipal, precinct, tax districts, subdivisions and other important boundaries.

RETENTION: Retain for 1 year; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 5/2018)

HURRICANE CITY SERIES: 14-6

TITLE: Inland Water Records

STATE SERIES #: GRS-723

DESCRIPTION: These geospatial records contain information pertaining to the hydrologic features. These are lakes, streams, ponds, and watersheds.

RETENTION: Retain for 1 year; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 5/2018)

HURRICANE CITY SERIES: 14-7

TITLE: Transportation Records

STATE SERIES #: GRS-726

DESCRIPTION: These geospatial records contain information pertaining to transportation routes. These include street centerlines, street locations, street names and railroad routes.

RETENTION: Retain for 1 year; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 5/2018)

Health Schedule 15

Private Well Records	15-1
Drinking Water Systems Survey	15-2
Swimming Pool Inspection Report	15-3
Swimming Pool Bacteriological Analyses Results	15-4
Emergency Response Hazardous Waste Case Files	15-5

HURRICANE CITY SERIES: 15-1**TITLE:** Private Wells Records**STATE SERIES #:** GRS-591

DESCRIPTION: These records document the approval of the department for the construction and use of private wells, as authorized by UCA_ 26A-1-114(1) (2011). The State Health Department maintains the listing of all private wells and retains record copy of state approvals. These records include the property address, owner name, contractor's name, final inspection date, subdivision where property is located, water supply type, source, and description, whether construction approved or not, results of water quality tests and inspector's name.

RETENTION: After final action, then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 1/2019)

HURRICANE CITY SERIES: 15-2**TITLE:** Drinking Water Systems Survey**STATE SERIES #:** GRS-550

DESCRIPTION: These surveys record the inspections of water tanks for proper security, sanitation, proper maintenance, sanitation, and chlorine levels to guarantee water quality. The survey forms include date, name and address of owner, location of water system, results of inspection and signature of sanitarian.

RETENTION: After final action, then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/1992)

HURRICANE CITY SERIES: 15-3**TITLE:** Swimming Pool Inspection Report**STATE SERIES #:** GRS-605

DESCRIPTION: This is a report on the inspection of public swimming pools as required by Utah Code 26-15-2(2)(2007). This report form includes the pool name, pool address, owner's name, operator's name, the date and time of the inspection, the number of bathers during the inspection, inspector's name and inspection results.

RETENTION: Retain for 4 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/1992)

HURRICANE CITY SERIES: 15-4

TITLE: Swimming Pool Bacteriological Analyses Results

STATE SERIES #: GRS-604

DESCRIPTION: These are test results for the inspection of public swimming pools to ensure that they comply with the requirements of UCA_ 26-15-2(2)_ (2007). These results include the county name, water supply source, the date the sample was collected, the lab number where tested, the individual name collecting the sample and the test results.

RETENTION: Retain for 4 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/1992)

HURRICANE CITY SERIES: 15-5

TITLE: Emergency Response Hazardous Waste Case Files

STATE SERIES #: GRS-551

DESCRIPTION: These case files document the investigation of hazardous waste incidents including the cleanup, the process and the proper waste disposal. Information includes complaint, incident, spill, response, and remediation details.

RETENTION: Retain permanently; then transfer records to archives

DISPOSITION: May be transferred to State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 1/2020)

Human Resources Schedule 16

Service Record Cards	16-1
Employment History Records	16-2
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Staff Acquisition Records	16-4
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Labor-Management Relations Files	16-29
Mandated or Significant Training Materials	16-30

HURRICANE CITY SERIES: 16-1

TITLE: Service Record Cards

STATE SERIES #: GRS-1949

DESCRIPTION: Cards for employees separated or transferred. These records are no longer being actively created, though they may still exist and should follow this schedule.

RETENTION: Retain for 3 years; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 7/1990)

HURRICANE CITY SERIES: 16-2

TITLE: Employment History Records

STATE SERIES #: GRS-1965

DESCRIPTION: Employment history documents the application, hiring, and employment with a governmental entity of all personnel, including all records necessary to calculate benefits. Information may include employee details, Final actions taken as a result of disciplinary action or grievances are included in this schedule.

RETENTION: Retain until earliest of three years after retirement or death, or 65 years after date of hire, and then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private: Utah Code 63G-2-302(2)(a)(2014)

(Last Updated 1/2023)

HURRICANE CITY SERIES: 16-3

TITLE: Verification of Employment Eligibility

STATE SERIES #: GRS-1970

DESCRIPTION: This background documentation is used to verify employment eligibility. Information may include background checks, fingerprints and requirements under the Immigration Reform and Control Act. The resume and application of hired individuals are part of the Employee History Records.

RETENTION: Retain for 3 years after whichever is greater: after date of hire, and then destroy records. OR Retain for 1 year after separation, and then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private

(Last Updated 8/2016)

HURRICANE CITY SERIES: 16-4

TITLE: Staff Acquisition Records

STATE SERIES #: GRS-1964

DESCRIPTION: Records related to the recruiting and hiring of employees, including candidates not hired. The resume and application of hired individuals are part of the Employee History Records.

RETENTION: After final action, retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private: Utah Code 63G-2-302(2)(a) (2014)
(Last Updated 8/2018)

HURRICANE CITY SERIES: 16-5

TITLE: Temporary Employees Personnel Files

STATE SERIES #: GRS-172

DESCRIPTION: These are files maintained on temporary employees which were provided no benefits by the governmental entity. They include copies of correspondence and employment forms. They do not include personnel records created for specific federal programs.

RETENTION: After separation, retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private
(Last Updated 8/2018)

HURRICANE CITY SERIES: 16-6

TITLE: Pre-Employment Health Records

STATE SERIES #: GRS-180

DESCRIPTION: These health records document preemployment physicals for county positions providing the baseline health data on county employees who qualified for specific positions particularly for the sheriff's office and the fire department positions. These records are used to limit liability in deployment of workers, to establish the health status of potential workers, and to limit the effect of occupational related diseases and conditions that might limit an employee's ability to perform assigned duties. These records include chest and back x-rays, hypertension screenings, blood series and medical histories.

RETENTION: Retain for 30 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private

(Last Updated 11/1995)

HURRICANE CITY SERIES: 16-7

TITLE: Notification of Personnel Actions

STATE SERIES #: GRS-1937

DESCRIPTION: These records document initial employment, promotion, transfers to or from agency, separation and all other individual personnel actions.

RETENTION: Retain for 4 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private

(Last Updated 6/2018)

HURRICANE CITY SERIES: 16-8

TITLE: Volunteer Files

STATE SERIES #: GRS-1963

DESCRIPTION: These records are used to verify background information on volunteers prior to and during employment. These files often contain volunteer applications, letters of commendation, photos of the volunteer, background investigations and other information relating to volunteer service activities.

Files intended for personnel who are not paid through the state payroll system (i.e. volunteers, contract personnel, board members, etc.). Records may include copies of correspondence, forms, agreements, or other documents related to employment.

RETENTION: After separation, retain for 5 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private

(Last Updated 4/2012)

HURRICANE CITY SERIES: 16-9

TITLE: Drug Test Positive Results

STATE SERIES #: GRS-1958

DESCRIPTION: Records of employee drug or alcohol tests which were found to be positive and any records that demonstrate rehabilitation. Information may include the functions performed by each employee who failed the test, the prohibited drugs used, the disposition of the employees (e.g. separation or rehabilitation), the person or entity performing the test, and the date and location of test.

This screening test is used as a pre-employment screen, post-accident screen, and for random screening of employees. If test is positive employment offer is withdrawn or disciplinary action is taken for employees. The records contain the name, date, type of test, substance for which the medical facility tested and test results.

RETENTION: Retain for 5 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private: Utah Code 63G-2-302

(Last Updated 4/2018)

HURRICANE CITY SERIES: 16-10

TITLE: Drug Test Negative Results

STATE SERIES #: GRS-1959

DESCRIPTION: Records of employee drug or alcohol tests, the results of which were found to be negative. Information may include the identity of the person performing the test and the date and location of the test.

RETENTION: Retain for 1 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private: Utah Code 63G-2-302

(Last Updated 4/2018)

HURRICANE CITY SERIES: 16-11

TITLE: Emergency and other Personal Leave Files

STATE SERIES #: GRS-889

DESCRIPTION: These records show the name of employee, dates of absence, explanation of emergency, signature of employee taking emergency leave and signature of supervisor.

RETENTION: Retain for 4 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private: Utah Code 63G-2-302(1)(b)(2008)
(Last Updated 12/1997)

HURRICANE CITY SERIES: 16-12

TITLE: Position Analysis Records

STATE SERIES #: GRS-167

DESCRIPTION: These records are used to create new job positions, or update existing positions. Information includes job description and analysis, salary, justification, and related records.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public
(Last Updated 7/2019)

HURRICANE CITY SERIES: 16-13

TITLE: Promotional Tests

STATE SERIES #: GRS-923

DESCRIPTION: These are tests taken by municipal employees to determine eligibility for promotion. They include the actual tests, answer keys, individual test scores and the results from oral interviews.

RETENTION: Retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Protected
(Last Updated 4/2018)

HURRICANE CITY SERIES: 16-14

TITLE: Exempt Employee Performance-Related Records

STATE SERIES #: GRS-891

DESCRIPTION: These files document the performance of exempt employees. They may include performance records superseded through an administrative, judicial, or quasi-judicial procedure; performance appraisals along with job elements and standards upon which they are based; and supporting documentation.

RETENTION: Retain for 5 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Destroy

(Last Updated 12/1997)

HURRICANE CITY SERIES: 16-15

TITLE: Worker's Compensation Case Files

STATE SERIES #: GRS-1938

DESCRIPTION: Records include forms, first report of injury, reports, correspondence, and related medical and investigative records regarding on-the-job injuries, whether or not a claim for compensation was made. See Utah Code 34A-2 for Worker's Compensation Act.

RETENTION: Retain for 75 years; then destroy records OR after case is closed, retain for 10 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private

(Last Updated 1/2019)

HURRICANE CITY SERIES: 16-16

TITLE: Employee Training Records

STATE SERIES #: GRS-1916

DESCRIPTION: Correspondence, memoranda, reports, and other records relating to the availability and employee participation in training programs sponsored by governmental agencies or non-governmental institutions.

RETENTION: Retain until separation, then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 5/2018)

HURRICANE CITY SERIES: 16-17

TITLE: Testing Materials

STATE SERIES #: GRS-1909

DESCRIPTION: Tests taken by applicants who have met the minimum requirements for a state position. Includes tests, test keys, applicants' answer sheets, test scores and any other documents related to the testing process.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Protected

(Last Updated 4/2006)

HURRICANE CITY SERIES: 16-18

TITLE: Conflict of Interest Files

STATE SERIES #: GRS-1911

DESCRIPTION: These records include statements that are required to be filed by government employees, including elected or appointed officials, to disclose any actual or potential conflict of interest. They may also include conflict of interest documentation concerning any employment or activity outside government employment that may or may not present a conflict of interest.

RETENTION: Retain for 7 years after separation, and then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 3/2021)

HURRICANE CITY SERIES: 16-19

TITLE: Personnel Report

STATE SERIES #: GRS-1443

DESCRIPTION: It is used to update and inform the board members on the status of employment. It includes the names of individuals being hired, as well as their position and location of work. The report also gives the names of people who have left as well as their position, school and reason for leaving.

RETENTION: Retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 6/2018)

HURRICANE CITY SERIES: 16-20

TITLE: State Employee Financial Disclosure Reports

STATE SERIES #: GRS-1923

DESCRIPTION: Reports and related documents submitted by individuals as required under the Public Officers' and Employees' Ethics Act, UCA 67-16-7 (1989).

RETENTION: Retain for 5 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 7/1990)

HURRICANE CITY SERIES: 16-21

TITLE: Americans with Disabilities Act (ada) Accommodation Requests

STATE SERIES #: GRS-1434

DESCRIPTION: These requests are made by individuals for disability accommodations. They include medical data about the person, accommodations made, denials, appeals, and other information about accommodation requests from service, program, or activity recipients, including applicants, employees and volunteers.

RETENTION: After separation, retain for 5 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 7/2018)

HURRICANE CITY SERIES: 16-22

TITLE: Grievance Records

STATE SERIES #: GRS-1967

DESCRIPTION: Initial documentation responding to working condition grievances that result in any type of investigation for possible personnel or administrative action. This can include disciplinary or non-disciplinary removal, suspension, leave without pay, or reduction in force. These case files include witnesses' statements, report of interviews and hearings, examiner's findings, recommendations and exhibits; and records relating to a reconsideration request.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private

(Last Updated 7/2015)

HURRICANE CITY SERIES: 16-23

TITLE: Employee Health and Medical Records

STATE SERIES #: GRS-1968

DESCRIPTION: These records document an employee's health and medical history as it relates to their employment. They may include doctor's notes, Family Medical Leave Act records, physical or psychological evaluations, or any other records related to an employee's fitness for duty.

RETENTION: Retain for 7 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private: Utah Code 63G-2-302(3)(a)(2014)
(Last Updated 11/2020)

HURRICANE CITY SERIES: 16-24

TITLE: Equal Employment Opportunity (EEO) Compliance Case Files

STATE SERIES #: GRS-153

DESCRIPTION: These are compliance files containing background papers and correspondence relating to contractor employment practices.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public
(Last Updated 4/2018)

HURRICANE CITY SERIES: 16-25

TITLE: Equal Employment Opportunity (EEO) Discrimination Complaint Case Files

STATE SERIES #: GRS-154

DESCRIPTION: These files document official discrimination complaints received and resolved. The files contain complaints, related correspondence, reports, exhibits, withdrawal notices, copies of decisions, records of hearings and meetings and other records as described in 29 CFR 1602.14 (2012) 29 CFR 1602.31 (2012)

RETENTION: After case is closed, retain for 4 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private
(Last Updated 4/2018)

HURRICANE CITY SERIES: 16-26**TITLE:** Complaint Investigation Files**STATE SERIES #:** GRS-1969**DESCRIPTION:** Initial documentation of complaints that result in an investigation of an employee but do not result in disciplinary action.

Internal Affairs Unsubstantiated Case Files - These files contain records relating to the internal affairs of the police department. These cases involve investigations of alleged officer misconduct including all records relating to the initiation, investigation, and disposition of each case. These cases were proved to have no substance. Substantiated cases are handled like any other criminal investigation and files become part of investigative case files (misdemeanor, felony, homicide).

RETENTION: After separation, retain for 7 years; then destroy records. OR After case is closed, retain for 7 years; then destroy records.**DISPOSITION:** Destroy**PRIMARY CLASSIFICATION:** Private: Utah Code 63G-2-302(2)(a)(2015)
(Last Updated 5/2018)**HURRICANE CITY SERIES: 16-27****TITLE:** Training Administration Records**STATE SERIES #:** GRS-150**DESCRIPTION:** These records document agency development, planning, and operation of training, instructional or outreach courses and events. Information may include curriculum requirements and objectives, program assessments, participation and evaluations, and documents relating to the facilitation of events.**RETENTION:** Retain for 6 years; then destroy records.**DISPOSITION:** Destroy**PRIMARY CLASSIFICATION:**
(Last Updated 3/2021)

HURRICANE CITY SERIES: 16-28

TITLE: Performance Plans and Evaluations

STATE SERIES #: GRS-1966

DESCRIPTION: This information documents an employee's performance, including awards, performance plans, and evaluations. This record also includes individual training records; (i.e. certificates, transcripts, training lists), or other records showing employee attended training.

RETENTION: After separation, retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private

(Last Updated 6/2017)

HURRICANE CITY SERIES: 16-29

TITLE: Labor-Management Relations Files

STATE SERIES #: GRS-161

DESCRIPTION: These files document the relationship between municipal management and employee unions or associations. They include correspondence, memoranda and reports.

RETENTION: 5 years

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 16-30

TITLE: Mandated or Significant Training Materials

STATE SERIES #: GRS-1951

DESCRIPTION: These are records of teaching aids which include manuals, syllabi, textbooks and other training aids developed by the agency.

RETENTION: Permanent

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 3/2021)

Intrinsically Historical

Schedule 17

Scrapbooks	17-1
Artifacts	17-2
Museum Catalog Records	17-3

HURRICANE CITY SERIES: 17-1

TITLE: Scrapbooks

STATE SERIES #: GRS-2051

DESCRIPTION: These records are created by governmental entities compiling various items together to tell the story of their office. They include photographs, newspaper clippings, flyers, program notes, brochures, and other items pertaining to government activities and actions and reactions of the municipality's citizens.

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 6/1991)

HURRICANE CITY SERIES: 17-2

TITLE: Artifacts

STATE SERIES #: GRS-2049

DESCRIPTION: These artifacts are objects that have special historical significance because of their historic or evidentiary value and their association with the function and activity of a governmental entity. Governmental entities work with the Division of Archives to ensure that these historical objects are properly documented and preserved. (Utah Code 63A-12-103(10)(2016))

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 12/2016)

HURRICANE CITY SERIES: 17-3

TITLE: Museum Catalog Records

STATE SERIES #: GRS-2050

DESCRIPTION: These records document the planning, preservation, and contents of collections and exhibitions. Included are inventories, finding aids, loans and donations and related information.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 3/2017)

Law Enforcement

Schedule 18

Crime Analyses Files	18-1
Criminal History Disseminating Log	18-2
Criminal History Records	18-3
Dispatch and Patrol Records	18-4
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Evidence Tracking Records	18-6
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Homicide, Violent Felonies and Sex Crime Investigation Files	18-10
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HURRICANE CITY SERIES: 18-1

TITLE: Crime Analyses Files

STATE SERIES #: GRS-326

DESCRIPTION: These records document criminal activity in a given jurisdiction. They are used to analyze trends and forecast potential problems.

RETENTION: Retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 5/2018)

HURRICANE CITY SERIES: 18-2

TITLE: Criminal History Disseminating Log

STATE SERIES #: GRS-327

DESCRIPTION: These logs document the dissemination of criminal histories and other law enforcement information to other agencies or criminal information systems. They include release date, state identification or FBI number. They are created and maintained pursuant to federal regulations under 28 CFR, Part 20, Subpart C (1992) and state regulations under Utah Code 53-5-214 (1997).

RETENTION: Retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 18-3

TITLE: Criminal History Records

STATE SERIES #: GRS-2030

DESCRIPTION: These are complete histories of arrested individuals which provide complete name, alias, nickname, residence, complete physical description, date of arrest, offense committed, and occupation. They are used for department investigations, statistics and information.

RETENTION: Retain for 75 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private

(Last Updated 8/2015)

HURRICANE CITY SERIES: 18-4**TITLE:** Dispatch and Patrol Records**STATE SERIES #:** GRS-2027

DESCRIPTION: Records document the actions of dispatch and law officers on duty including Internal Review files. May include audio recordings, dashboard-mounted cameras & body-worn cameras not part of a larger case file, vehicle details, officer details and other work shift related records.

RETENTION: After resolution of issue, then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private: Utah Code 63G-2-203 (2015)

(Last Updated 4/2018)

HURRICANE CITY SERIES: 18-5**TITLE:** DUI (Driving Under the Influence) Reports**STATE SERIES #:** GRS-332

DESCRIPTION: These records are used for reporting persons arrested for driving while under the influence of alcohol or drugs. They detail first contact in response to incidents, supplemental information gathered by the police department and may include investigative reports.

RETENTION: Retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private

(Last Updated 11/2018)

HURRICANE CITY SERIES: 18-6**TITLE:** Evidence Tracking Records**STATE SERIES #:** GRS-374

DESCRIPTION: These records track the procurement and disposal of evidence. Information includes the case number or owner of evidence received, the list of evidence items, the reason for the collection of evidence, and the name of the officer submitting the evidence. Information also includes disposal area to which evidence is released, and date and authorization of release. Violent felony records including homicide, sexual assault and fatal crashes are not included in this schedule. This includes received, returned, lost, unclaimed, stolen and recovered property records.

RETENTION: After final action, retain for 10 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Protected

(Last Updated 4/2018)

HURRICANE CITY SERIES: 18-7

TITLE: Firearm Qualification Records

STATE SERIES #: GRS-341

DESCRIPTION: These files contain records for law enforcement qualifying to carry a firearm.

These files include type of firearms used, date, identification number, name, pass/fail score and time span for score.

RETENTION: After separation, retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private

(Last Updated 6/2018)

HURRICANE CITY SERIES: 18-8

TITLE: Firearms Disposal Records

STATE SERIES #: GRS-1080

DESCRIPTION: These files contain records of firearms that have been disposed of either through sale, trade or destruction. They include the manufacturer's name, serial number, model, caliber, disposal method, disposal date, name of business purchasing firearm and bid number.

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Protected

(Last Updated 4/2018)

HURRICANE CITY SERIES: 18-9

TITLE: High Profile Criminal Case Files

STATE SERIES #: GRS-2031

DESCRIPTION: These case files document the investigation and prosecution of significant criminal cases referred to a prosecutor's office. These are cases involving corruption of public officials, cases attracting such publicity that precedents are set, and/or laws are changed, written, or rewritten, capital punishment cases, or cases wherein there is historic interest in the individuals involved.

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 3/2018)

HURRICANE CITY SERIES: 18-10

TITLE: Homicide, Violent Felonies and Sex Crime Investigation Files

STATE SERIES #: GRS-2024

DESCRIPTION: These case files are created as a result of an investigation. These files may include the investigative report, original arrest report, supplemental reports, photographs, correspondence, officer's notes and pertinent laboratory tests and related records. Violent felonies are included in this schedule.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Protected: Utah Code 63G-2-305(10) (2015)

(Last Updated 4/2018)

HURRICANE CITY SERIES: 18-11

TITLE: Impounded Vehicles Reports

STATE SERIES #: GRS-362

DESCRIPTION: These reports document motor vehicles impounded by the sheriff's office. Vehicles may be impounded for various reasons but usually when property or sales taxes are not paid. Information includes the impound date; the make and model, year, color, identification number, tag number, and condition of the impounded vehicle; the name and address of owner (if known); reasons for impounding; date and time vehicle impounded; vehicle accessories; description of any visible damage; any necessary remarks; officer's signature; agency name; and case number.

These reports document motor vehicles impounded by the police department. Vehicles may be impounded for various reasons but usually when property or sales taxes are not paid. The State Tax Commission form includes the impound date, the make and model, year, color, identification number, tag number, and condition of the impounded vehicle; the name and address of owner (if known); reasons for impounding; date and time vehicle impounded; vehicle accessories; description of any visible damage; any necessary remarks; officer's signature; agency name; and case number. A vehicle inventory form may also be maintained which contains essentially the same information. The record copy is sent to the Division of Motor Vehicles and is retained for five years. A copy of the report is usually part of a case file.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 18-12

TITLE: Initial Contact Incident Reports

STATE SERIES #: GRS-1107

DESCRIPTION: These reports are prepared by officers engaged in public patrol or response duties and describe initial actions taken. These records may include a description of the incident, the identifying information of parties involved, the general scope of actions taken by public safety personnel, and the nature of any injuries and damages sustained (Utah Code 63G-2-103(14)(2014)). These records may also include dash-cam recordings, copies of citations issued, warrants issued, DUIs issued, and driver and witness statements. Fatal crashes and violent felony records including homicide and sexual assault are not included in this schedule.

RETENTION: Retain for 5 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public: Utah Code 63G-2-301(2)(g) (2008)

(Last Updated 4/2018)

HURRICANE CITY SERIES: 18-13

TITLE: Intelligence Files

STATE SERIES #: GRS-345

DESCRIPTION: These files are a compilation of information relating to organizations or individuals that may be involved in criminal activities or enterprises. The nature of investigation leads to the collection of much unsubstantiated information. The files include case reports, media articles, documents and other records.

RETENTION: Retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Protected

(Last Updated 12/1991)

HURRICANE CITY SERIES: 18-14

TITLE: Law Enforcement Master Name Index

STATE SERIES #: GRS-352

DESCRIPTION: This is an index of names which contain information on each individual having been interrogated, arrested, or named as suspect or accomplice in a crime, and the names of victims, complainants and witnesses to incidents. It includes information on arrested persons (cross referenced by aliases), complainants, witnesses, and victims (providing name, address, date of birth, race, and sex), incident date, incident type, names of persons and businesses in contact with the department, notice of content and report of recorded event.

RETENTION: After superseded, then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private

(Last Updated 9/2019)

HURRICANE CITY SERIES: 18-15

TITLE: Misdemeanor and Felony Investigation Files

STATE SERIES #: GRS-2023

DESCRIPTION: These case files are created as a result of an investigation. These files may include the investigative report, original arrest report, supplemental reports, photographs, correspondence, officer's notes, and pertinent laboratory tests and related records.

RETENTION: After case is closed, retain for 5 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Protected: Utah Code 63G-2-305(10) (2015)

(Last Updated 4/2018)

HURRICANE CITY SERIES: 18-16

TITLE: National Crime Information Center (NCIC) Records

STATE SERIES #: GRS-355

DESCRIPTION: These records document the entry and removal of information by law enforcement into the NCIC system, which is maintained by the FBI. Information is used to trace stolen articles, missing or stolen guns, wanted persons, and missing juveniles.

RETENTION: Retain until final action, and then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 1/2020)

HURRICANE CITY SERIES: 18-17

TITLE: Sex offender records

STATE SERIES #: GRS-360

DESCRIPTION: Records maintained by state and local law enforcement agencies in order to document sex offenders living within their jurisdictions, as required by federal and state law.

RETENTION: Retain for 10 years after separation, and then destroy records. Separation means the offender as moved from jurisdiction.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 2/2020)

HURRICANE CITY SERIES: 18-18

TITLE: Suicide Investigation Files

STATE SERIES #: GRS-2026

DESCRIPTION: These case files are created as a result of a suicide investigation. These files may include the investigative report, supplemental reports, photographs, correspondence, officer's notes, and pertinent laboratory tests and related records.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Protected: Utah Code 63G-2-305 (10) (2015)

(Last Updated 5/2015)

HURRICANE CITY SERIES: 18-19

TITLE: Traffic Citations

STATE SERIES #: GRS-365

DESCRIPTION: This is a copy of a citation issued by law enforcement of drivers violating motor vehicle and traffic laws. It usually includes date, time, location of violation, vehicle's license number, violation code, deputies' name and signature of person receiving citation.

RETENTION: Retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Protected
(Last Updated 4/2018)

HURRICANE CITY SERIES: 18-20

TITLE: Vehicle Accident Reports

STATE SERIES #: GRS-317

DESCRIPTION: These files document traffic accidents investigated by law enforcement. The report usually includes complete information on all cars and drivers involved in the accident, accident location, damage, accident causes, date and time, accident diagram, description and weather conditions. The original report is sent to the State Department of Public Safety if damage exceeds \$1,500, or injury or death occurs (Utah Code 41-6a-404 (2007)), and is maintained for seven years.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Protected
(Last Updated 4/2018)

SECONDARY CLASSIFICATION: Exempt: Utah Code 41-6-42 (2008)

HURRICANE CITY SERIES: 18-21

TITLE: Warrant Records

STATE SERIES #: GRS-370

DESCRIPTION: Warrants issued by a court to a law enforcement agency for specific purposes, including to search property, arrest a person, track a vehicle, collect DNA for testing, or other reasons. Information may include purpose of issued warrant, directions from court, required person and location details, logs of served warrants, and related records.

RETENTION: After resolution of issue, then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION:
(Last Updated 10/2020)

Legal Schedule 19

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High Profile Civil Case Files	19-4
Civil Case Files	19-5

HURRICANE CITY SERIES: 19-1**TITLE:** Prosecuted Non-felony Criminal Case Files**STATE SERIES #:** GRS-2033

DESCRIPTION: These case files document the criminal cases referred to a prosecutor's office which result in a non-felony prosecution. These files may include investigative information, legal pleadings and motions, correspondence, transcripts, evidence, and related records. This information is largely duplicated in court or law enforcement case files.

RETENTION: After case is closed, retain for 10 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Protected

(Last Updated 3/2018)

HURRICANE CITY SERIES: 19-2**TITLE:** Prosecuted Felony Criminal Case Files**STATE SERIES #:** GRS-2032

DESCRIPTION: These case files document the criminal cases referred to a prosecutor's office which result in a felony prosecution. These files may include investigative information, legal pleadings and motions, correspondence, transcripts, evidence, and related records. This information is largely duplicated in court or law enforcement case files.

RETENTION: After final action, retain for 10 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Protected

(Last Updated 4/2018)

HURRICANE CITY SERIES: 19-3**TITLE:** Collection Case Files**STATE SERIES #:** GRS-219

DESCRIPTION: These case files document the prosecution of all actions for the recovery of debts, fines, penalties, and forfeitures accruing to the county (Utah Code 17-18a-501(2018)). They include various court filings, attorney's notes and final judgment.

RETENTION: Retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Protected

(Last Updated 4/2018)

HURRICANE CITY SERIES: 19-4

TITLE: High Profile Civil Case Files

STATE SERIES #: GRS-2035

DESCRIPTION: These case files document the investigation and prosecution of significant civil cases referred to a prosecutor's office. A case may be significant due to the subject, such as natural resource ownership or corruption of public officials; or because it sets precedent and/or leads to public policy or laws being changed, written, or rewritten; or because it involves individuals wherein there is historic interest.

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Protected

(Last Updated 2/2020)

HURRICANE CITY SERIES: 19-5

TITLE: Civil Case Files

STATE SERIES #: GRS-2034

DESCRIPTION: These case files document civil court cases. Records include court filings, attorney's notes, various court pleadings and related records. These case files document significant civil court cases in which the municipality is a party or represents the interests of the State of Utah. They include case number, plaintiff, and defendant, nature of case, attorney's notes, related correspondence and final verdict. This information is largely duplicated in court files and could be weeded after the case is closed. These files may also document lawsuits filed against the Redevelopment Agency concerning redevelopment projects.

RETENTION: After case is closed, retain for 10 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Protected

(Last Updated 4/2018)

Motor Vehicles and Maintenance Schedule 20

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Vehicle Maintenance Records	20-7

HURRICANE CITY SERIES: 20-1

TITLE: Property Maintenance and Repair Records

STATE SERIES #: GRS-111

DESCRIPTION: These records document service repair and maintenance of government property. Information includes the request, work order, authorization, verification of work done, and related records.

RETENTION: Retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 20-2

TITLE: Vehicle Usage Report

STATE SERIES #: GRS-109

DESCRIPTION: This is a report of private and government vehicle usage. It is used for both maintenance and planning purposes. Includes date, list of repairs needed and action taken, miles traveled, problems and driver's name.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 20-3

TITLE: Insurance Adjuster's Vehicle Repair Estimates

STATE SERIES #: GRS-124

DESCRIPTION: These are insurance adjuster's reports on repair estimates for agency-owned vehicles.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 20-4

TITLE: Vehicle Ownership Records

STATE SERIES #: GRS-16558

DESCRIPTION: These records document ownership, registration and operation of government-owned vehicles. Including the transfer, sale, donation or exchange of government owned vehicles. Operating records including those relating to gas and oil consumption, dispatching and scheduling. Certificates issued by the dealer/manufacturer certifying the mileage is accurate on each vehicle purchased by the governmental entity.

RETENTION: After final action, then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 11/2019)

HURRICANE CITY SERIES: 20-5

TITLE: Fuel Records

STATE SERIES #: GRS-112

DESCRIPTION: These are logs, reports, or similar records documenting mileage and gasoline, oil, and diesel fuel used by the municipal vehicles. Includes copies of credit card sales slips. They are used to verify the purchase of gasoline.

RETENTION: Retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 20-6

TITLE: Vehicle Assignment Records

STATE SERIES #: GRS-116

DESCRIPTION: These are assignment logs, reports, authorizations, and similar records relating to the assignment and use of vehicles by employees or officials.

RETENTION: Retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 20-7

TITLE: Vehicle Maintenance Records

STATE SERIES #: GRS-1873

DESCRIPTION: These records document the inspection, repair and maintenance of government-owned vehicles. Information includes vehicle identification, usage, and related records.

RETENTION: After disposition of asset, retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 8/2018)

Parks and Recreation Schedule 21

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HURRICANE CITY SERIES: 21-1

TITLE: Sports Teams Records

STATE SERIES #: GRS-650

DESCRIPTION: These records document the sponsorship of adult and/or youth team sport activities (e.g., baseball, basketball, volleyball, soccer, softball). They include information on teams, participants, and sponsors; assignment of umpires; regular play schedules; tournament schedules; and awards and prizes.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 21-2

TITLE: Attendance Rolls

STATE SERIES #: GRS-1036

DESCRIPTION: These are created by instructors to track class or activity attendance.

RETENTION: Retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 21-3

TITLE: Recreational Facility Files

STATE SERIES #: GRS-646

DESCRIPTION: These files document each recreational facility (i.e., parks, golf courses, fair grounds). They are used to maintain a record of construction and renovation projects in each facility for historical and informational purposes. They may include correspondence, architectural drawings, contracts, specifications, newspaper clippings, histories of individual facilities and photographs.

These project files document the actual construction for park development, park renovation, and other recreational facility improvements. They are used for reference while projects are in progress and after completion. They include final drawings of all park/recreational facility development projects along with specifications, as-built construction drawings, and related correspondence. They may also include property acquisition records including original deeds.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 21-4

TITLE: Recreational Activity Release Records

STATE SERIES #: GRS-644

DESCRIPTION: This form is completed by individuals participating in municipal recreational activities. It is used to verify that participants have released all rights and claims for possible injuries in municipal recreational activities. They include individual's name, team name, sport, date, medical insurance company, and signature.

RETENTION: Retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

SECONDARY CLASSIFICATION: Private - Medical Information

HURRICANE CITY SERIES: 21-5

TITLE: Recreation Registration Records

STATE SERIES #: GRS-649

DESCRIPTION: These forms are used to register for municipal recreational programs. They include registrant's name, address, and telephone number; program name and date(s); parent's/guardian's name if registrant is a minor; may also include information on attendance at previous training sessions; and a signed liability waiver statement.

RETENTION: Retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

SECONDARY CLASSIFICATION: Private - Home address and telephone number, social security number, medical information.

HURRICANE CITY SERIES: 21-6

TITLE: Recreation Program Files

STATE SERIES #: GRS-643

DESCRIPTION: These program files document specific sponsored recreational programs. They are used for reference in developing future programs. They include flyers of specific programs, reservation records, copies of receipts for fees paid and press releases. They also include an accounting of participants and receipt numbers.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 21-7

TITLE: Recreation Equipment Records

STATE SERIES #: GRS-645

DESCRIPTION: These records document recreational equipment and tools loaned in connection with reserved park areas and other recreational facilities. They are used to maintain a record of location of equipment. They include name of group, name, address, phone number of person picking up equipment; date of issue; reservation date; date of return; location reserved; quantity and equipment picked up.

RETENTION: Retain for 1 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 21-8

TITLE: Reservation Records

STATE SERIES #: GRS-648

DESCRIPTION: These files contain the actual request forms submitted by the general public. They are used as a record to schedule park facilities and/or sports facilities (e.g., baseball, softball, football, soccer). The files include the request form (date of request, name of group, number of people, name, address and phone number of requesting person, area and park requested, time, date and amount paid).

RETENTION: Retain for 1 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public
(Last Updated 4/2018)

HURRICANE CITY SERIES: 21-9
TITLE: Supervisor's Daily/Weekly Reports
STATE SERIES #: GRS-651

DESCRIPTION: These report forms are compiled daily or weekly by each crew supervisor. They are used for budget planning and developing future plans. They include date, crew name, purpose of job, list of crew members, hours worked, pay amount per hours worked, total cost of labor, equipment used and amount of rental equipment.

RETENTION: Retain for 1 years; then destroy records.
DISPOSITION: Destroy
PRIMARY CLASSIFICATION: Public
(Last Updated 4/2018)

Payroll Schedule 22

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HURRICANE CITY SERIES: 22-1

TITLE: Employee Wage History Records

STATE SERIES #: GRS-1905

DESCRIPTION: These records document employee cumulative salary for employees needed for retirement purposes. Information includes employee details, department and position information, earnings, deductions and related records.

RETENTION: Retain for 65 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private

(Last Updated 7/2015)

HURRICANE CITY SERIES: 22-2

TITLE: Timekeeping Records

STATE SERIES #: GRS-1902

DESCRIPTION: Information regarding hours worked, paid or unpaid permitted absence from work for family emergency, sickness, personal time, vacation, or other reasons as outlined by policy are included in this schedule.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private

(Last Updated 7/2015)

HURRICANE CITY SERIES: 22-3

TITLE: Payroll Post Processing Records

STATE SERIES #: GRS-1904

DESCRIPTION: This schedule is for payroll reporting. Each payroll period is closed out when disbursement information is verified using payroll reports.

RETENTION: Retain for 7 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private

(Last Updated 7/2015)

HURRICANE CITY SERIES: 22-4

TITLE: Full-Time Employee Report

STATE SERIES #: GRS-1879

DESCRIPTION: Report which informs users of the full-time equivalent count for each agency.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION:

(Last Updated 7/1990)

HURRICANE CITY SERIES: 22-5

TITLE: Leave Category Changes

STATE SERIES #: GRS-1885

DESCRIPTION: Report showing changes made if an employee does not have enough leave and payroll program must make adjustments from another category.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private

(Last Updated 7/1990)

HURRICANE CITY SERIES: 22-6

TITLE: Preliminary Payroll Files

STATE SERIES #: GRS-1889

DESCRIPTION: Computer-produced, two part documents sent by Finance to agencies to record final corrections or adjustments regarding employees' pay. They are made before the master payroll file is run and checks are issued. Preliminary payroll files do not serve as time and attendance records.

RETENTION: Retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private

(Last Updated 7/1990)

HURRICANE CITY SERIES: 22-7

TITLE: Summary Time Report

STATE SERIES #: GRS-1878

DESCRIPTION: This report provides information on the regular and overtime hours paid. It also includes all other earnings and the labor distribution.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private

(Last Updated 7/1990)

HURRICANE CITY SERIES: 22-8

TITLE: State Employee Benefit Matching Money Report

STATE SERIES #: GRS-1877

DESCRIPTION: Listing of state matching funds paid to employee retirement and referenced by low organization number.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private

(Last Updated 7/1990)

HURRICANE CITY SERIES: 22-9

TITLE: W-4 Income Tax Withholdings Certificates

STATE SERIES #: GRS-1881

DESCRIPTION: Records of withholding tax allowances completed by state employees which certify the withholding tax status of the employee and any additional withholding from his paycheck.

RETENTION: Retain for 4 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private

(Last Updated 4/2006)

HURRICANE CITY SERIES: 22-10

TITLE: Schedule Six Planning Report

STATE SERIES #: GRS-1894

DESCRIPTION: Compilation of position control files, which keep track of positions that have been authorized by the Department of Human Resource Management, used for budget justification and planning. Information includes number of positions and their cost.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private

(Last Updated 7/1990)

HURRICANE CITY SERIES: 22-11

TITLE: Wage Survey Files

STATE SERIES #: GRS-142

DESCRIPTION: These files contain wage survey reports and data, working papers and related correspondence pertaining to area wages paid for each employee class; background papers establishing need, authorization, direction, and analysis of wage surveys; development and implementation of wage schedules; and development of specific rates (excluding authorized wage schedules and wage survey recapitulation sheets).

RETENTION: After superseded, then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private

(Last Updated 4/2018)

HURRICANE CITY SERIES: 22-12

TITLE: Payroll Processing Records

STATE SERIES #: GRS-1903

DESCRIPTION: These records verify compensation data for each employee, including salary, hourly rate and type of pay. Deductions are confirmed in processing payroll before employees are paid. These records also include garnishments or levies for debts owed by employees which are attached to employees' earnings. They also include reports and register control documents relating to an employee's retirement.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Private

(Last Updated 7/2015)

Planning and Zoning

Schedule 23

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HURRICANE CITY SERIES: 23-1**TITLE:** Street/Alley Vacating Records**STATE SERIES #:** GRS-1058

DESCRIPTION: These records pertain to the removal of a portion of the public right-of-way and deeding the property to the adjacent property owners. The records may include copies of petitions, investigative reports by city staff, Planning Commission minutes, the report from Planning Commission to City Council, City Council minutes, ordinances and legal description.

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 12/1997)

HURRICANE CITY SERIES: 23-2**TITLE:** Nonconforming Use Certificate Records**STATE SERIES #:** GRS-1059

DESCRIPTION: The records pertain to the nonconforming use certificates that are issued if it is verified that a particular use has remained in effect upon the change of zoning regulations for the particular property. Changes or expansions of nonconforming uses may require approval by the Planning Commission. The records include site plan, verification records regarding original and current use, nonconforming use certificate, and records of any expansion or changes requested with Planning Commission decision regarding such.

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 12/1997)

HURRICANE CITY SERIES: 23-3**TITLE:** Board of Adjustment Case Files**STATE SERIES #:** GRS-655

DESCRIPTION: These case files document the zoning activities of the Board of Adjustment. They are used to document the cases brought before the Board of Adjustment and its decisions. They contain the original application; findings and order; correspondence; and any exhibits such as plot plans or elevations.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 5/2018)

HURRICANE CITY SERIES: 23-4

TITLE: Site Review Planning Records

STATE SERIES #: GRS-662

DESCRIPTION: These files document the regulatory review and approval of commercial and industrial site plans by various county departments. They contain a checklist of approvals, copies of the recommendations of planning commission, cash receipts, site plan review forms, investigative reports and recommendations, building plans and related correspondence.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 23-5

TITLE: Community Development Block Grant Historical Records

STATE SERIES #: GRS-667

DESCRIPTION: Community development block grants (CDBGs) are allocated by the federal government to provide resources to address a wide range of unique community development needs. These records document the application and completion of projects funded under this program and include both direct grants and regrants. Records include the initial application, yearly reports, and all final reports.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 23-6**TITLE:** Community Development Block Grant Administrative Records**STATE SERIES #:** GRS-666

DESCRIPTION: Community development block grants (CDBGs) are allocated by the federal government to provide resources to address a wide range of unique community development needs. These projects include both direct grants and regrants. The records document the administration of projects and include the preliminary reports, audits, certificates, maps, and related correspondence.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 23-7**TITLE:** Adopted Comprehensive Development Plans**STATE SERIES #:** GRS-653

DESCRIPTION: These are comprehensive plans for local development adopted by the commission. The plans serve as a guide for decision-making on re-zoning and other planning proposals and as the goals and policies of entities attempting to guide land use in local jurisdictions. The plan may also include maps, plats, and charts.

Adopted Master Plans - These are comprehensive plans for municipal development adopted by the city commission. "Each municipality shall prepare and adopt a comprehensive, long-range general plan for present and future needs of the municipality; and growth and development of all or any part of the land within the municipality" (Utah Code 10-9a-401(1) (2005)). "The Planning Commission shall make and recommend to the [City Commission] a proposed general plan for the area within the municipality" (Utah Code 10-9a-403(1)(b) (2012)). The plans serve as a guide for decision-making on rezoning and other planning proposals and as the goals and policies of municipalities attempting to guide land use in local jurisdictions. The plans include "Planning Commission's recommendations for the development of the territory covered by the plan, and may include, among other things: (a) a land use element; (b) a transportation and circulation element; (c) an environmental element; (d) a public service and facilities element; (e) a rehabilitation, redevelopment, and conservation element; (f) an economic element; (g) recommendations for implementing the plan, including the use of zoning ordinances, subdivision ordinances, capital improvement plans and other appropriate actions; and any other elements that the municipality considers appropriate" (Utah Code 10-91-403 (3) (2012)). The plan may also include maps, plats and charts.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 23-8

TITLE: Subdivision Review Case Files

STATE SERIES #: GRS-663

DESCRIPTION: These case files document the developmental history of subdivision plans submitted to the Planning Commission for compliance review with applicable development ordinances and standards. This includes those that are considered lot/splits (subdivisions smaller than five lots).

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 23-9

TITLE: Conditional Use Permit Records

STATE SERIES #: GRS-1044

DESCRIPTION: These files document the application for conditional use permits. These permits allow for the construction of buildings on the condition that impacts on neighborhoods are mitigated. They include the original application, blueprint drawings, investigative reports, planning commission decisions, cash receipts and related correspondence.

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 23-10**TITLE:** Rezoning Records**STATE SERIES #:** GRS-661

DESCRIPTION: These files document applications to rezone property within the governmental entity. They contain the original application, review forms, maps of areas involved, copies of investigative reports, copies of planning commission minutes, notices of hearings, development agreements and related records.

Planned Unit Development Case Files - These case files document the creation of Planned Unit Developments (PUDs) within the municipality. PUDs are owner initiated projects requesting a variance from standard subdivision and zoning ordinances to allow for the concentration of residential units, office, commercial, or industrial facilities. The project plans must provide for recreational areas, clubs, and other types of facilities to service the community. The owners are given credit for land not inhabited to allow for the concentration of residential units in other areas. Zoning ordinances limit the number of dwelling units per acre. The original proposal describes how the owner wants to build the project with detailed maps and diagrams showing types of buildings and density of structures (dwellings per acre). The case files include initial proposal, approvals or disapprovals, diagrams, site plans, condominium conversions, and copies of minutes from the Planning Commission.

Rezoning Records and Indexes - These files document applications to rezone property within the municipality. They contain the original application, review forms, maps of areas involved, investigative reports, copies of planning commission minutes, notice of hearings, copies of ordinances, copies of City Council minutes.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 11/2018)

HURRICANE CITY SERIES: 23-11**TITLE:** Land use lease agreements**STATE SERIES #:** GRS-16587

DESCRIPTION: These records are land use lease agreements and related documentation. The agreements may be related to mineral, oil, industrial, energy, agricultural, or other special uses.

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 9/2022)

HURRICANE CITY SERIES: 23-12

TITLE: Archaeological Project Records

STATE SERIES #: GRS-16584

DESCRIPTION: These are records of archaeological projects undertaken by a government agency. They may include narrative reports, photographs, field notes, descriptions, and related information, as well as contextual information about the project.

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 1/2022)

Public Affairs Schedule 24

Public Presentation Files
Public Information Files

24-1
24-2

HURRICANE CITY SERIES: 24-1

TITLE: Public Presentations Files

STATE SERIES #: GRS-2004

DESCRIPTION: Speeches, addresses, and comments. Remarks made at formal ceremonies and during interviews by heads of agencies or their senior assistants concerning the programs of their agencies.

RETENTION: Retain for 7 years; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 2/2006)

HURRICANE CITY SERIES: 24-2

TITLE: Public Information Files

STATE SERIES #: GRS-2001

DESCRIPTION: These are files of information which an agency collects on a particular topic and which relate to the agency's interaction with the public. Contents may include newspaper clippings, public opinion polls, studies and reports, or any other materials collected topically to assist the agency.

RETENTION: After end of project or program, retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 7/1990)

Public Utilities

Schedule 25

Utility Connection Books	25-1
Water Main Charts and Indexes	25-2
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Cross Connection Control Survey Files	25-4
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HURRICANE CITY SERIES: 25-1

TITLE: Utility Connection Books

STATE SERIES #: GRS-1116

DESCRIPTION: These books document the extension of or connection between specific property and municipal utilities. They represent the most comprehensive guide to the system. They act as the system's master listing of all diagrams of connections in the system.

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 12/1989)

HURRICANE CITY SERIES: 25-2

TITLE: Water Main Charts and Indexes

STATE SERIES #: GRS-1139

DESCRIPTION: These charts show the locations of all water mains, valves, hydrants, and water services to property owners in a given area.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 12/1989)

HURRICANE CITY SERIES: 25-3

TITLE: Water Flow Annual Recorder Charts

STATE SERIES #: GRS-1145

DESCRIPTION: These charts are taken from recording stations in streams or wells for annual periods. They are used to determine water flows. The charts include water flow according to gauge flows, height, or level of aquifer in well on an annual basis.

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 12/1997)

HURRICANE CITY SERIES: 25-4**TITLE:** Cross Connection Control Survey Files**STATE SERIES #:** GRS-1118

DESCRIPTION: These files monitor potential or actual water system health hazards within specific premises. They are used to determine compliance with state laws, schedule surveys, and to write reports. They include various reports, surveys and related correspondence.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/1997)

HURRICANE CITY SERIES: 25-5**TITLE:** Meter Location Records**STATE SERIES #:** GRS-1131

DESCRIPTION: These records contain information about all meters (water and electric). They are used to locate meters for service and billings. They include address, work order number, size of meter, contractor, owner, plumber and date installed.

RETENTION: After final action, retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/1989)

HURRICANE CITY SERIES: 25-6**TITLE:** Meter Reading Records**STATE SERIES #:** GRS-1130

DESCRIPTION: These books record the readings of customer's water, sewer or electric meters by municipal employees. They are used for billing purposes. The books include name of employee reading meter, meter readings, date read, account number, billing code, final reading, reasons for turnoff, if meter was pulled or reinstalled and meter charges.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 2/2021)

HURRICANE CITY SERIES: 25-7

TITLE: Bacteriological Quality Analyses Reports

STATE SERIES #: GRS-1110

DESCRIPTION: These forms record water samples taken from various locations throughout the distribution system and sources of supply (raw or processed) for bacteriological tests. They include location, date of collection, name of person taking sample, type of sample taken, date of analysis, name of lab, person responsible for performing analysis, analytical method used and results of the analysis. The State Health Department receives copies of these test forms and retains them for 40 years.

RETENTION: After superseded, retain for 5 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/1997)

HURRICANE CITY SERIES: 25-8

TITLE: Meter Repair and Resting Files

STATE SERIES #: GRS-1132

DESCRIPTION: These records document the installation, repair, testing, and replacement of meters. They include address, work order number, date of initial installation, dates of testing and repair and remarks.

RETENTION: After final action, retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/1989)

HURRICANE CITY SERIES: 25-9

TITLE: Water Flow Weekly Recorder Charts

STATE SERIES #: GRS-1134

DESCRIPTION: These charts are taken from recording stations in streams or wells for weekly periods. They are used to determine water flows. The charts include water flow according to gauge flows, height, or level of aquifer in well, during a weekly period.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/1997)

HURRICANE CITY SERIES: 25-10

TITLE: Water Consumption Monthly Reports

STATE SERIES #: GRS-1138

DESCRIPTION: These reports consist of monthly statistics of daily water consumption. They are used for research and litigation purposes and to assist in predicting future flows and peak demands. The reports include water consumption in million gallons, and cubic feet from treatment plants, springs, artesian wells, pumped wells and reservoirs along with precipitation amounts.

RETENTION: After completion of publication or report, retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/1997)

HURRICANE CITY SERIES: 25-11

TITLE: Daily Filter Log

STATE SERIES #: GRS-1121

DESCRIPTION: This log records a daily instrument table of information regarding filter operations required by UCA 26-12-1 et. seq.

RETENTION: Retain for 5 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/1989)

HURRICANE CITY SERIES: 25-12

TITLE: Environmental Protection Agency (EPA) Grant Files

STATE SERIES #: GRS-1126

DESCRIPTION: These are project files maintained for monies granted to the state of Utah and then distributed to individual local government entities. The files document the expenditures of these funds. They include a detailed listing of disbursements, receipts, grant modifications, related correspondence, and a copy of the original grant (40 CFR 30.501). The State Health Department's copy is maintained permanently.

RETENTION: After final action, retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/1989)

HURRICANE CITY SERIES: 25-13

TITLE: Water Sampling Analyses Records

STATE SERIES #: GRS-1114

DESCRIPTION: These forms verify water quality and show the various locations of sampling points of water taken from the distribution system and sources of supply for chemical and radiological tests. They include location, date of collection, name of person taking sample, type of sample taken, date of analysis, name of lab, person responsible for performing analysis, method used, and results. The State Health Department receives copies of these test forms and retains them for 40 years.

RETENTION: After superseded, retain for 10 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 2/2019)

HURRICANE CITY SERIES: 25-14

TITLE: Water Stock Purchase Records

STATE SERIES #: GRS-1140

DESCRIPTION: These files document municipal purchase of water stock from irrigation companies and/or individuals. Each year the municipality is billed for the annual assessment of water stock. The files are used to verify purchase and for yearly assessment purposes.

RETENTION: Retain for 10 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/1997)

HURRICANE CITY SERIES: 25-15

TITLE: Daily Operational Log

STATE SERIES #: GRS-1122

DESCRIPTION: This log records daily information on plant operations such as rate of flow, chemical inventories, chemicals used, chlorine residual testing results, and turbidity amount in water. It is required by 40 CFR 130.4. An annual summary is submitted to the State Health Department.

RETENTION: Retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/1989)

Public Works Schedule 26

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HURRICANE CITY SERIES: 26-1

TITLE: Survey Field Books

STATE SERIES #: GRS-1169

DESCRIPTION: These books contain the original field notes of survey parties' daily survey measurements. The notes are a constant source of information for design surveys, civic improvement, benchmarks, elevations, property surveys, and for updating measurements and information on atlas plats. They include survey measurements, elevations and grade with some sketches of the area.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 26-2

TITLE: Flood Control Permit Applications

STATE SERIES #: GRS-683

DESCRIPTION: These applications are completed by developers and homeowners requesting a permit to construct within a flood plain. They are also required for the construction of any facility or discharge of any runoff into specific facilities. The permit provides that the structure or operation covered could be stopped, removed or destroyed by the governmental entity in a flood emergency and that all structures are subject to inspection at permittee's cost. The applications include firm's or individual's name, address, and telephone number; proposal's description, including construction type, purpose, location (including engineering calculations, and any special conditions); grantee's signature; date; recommendations on whether request should be approved or denied; and (if approved) director's signature.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 26-3

TITLE: Street Name and House Number Files

STATE SERIES #: GRS-1167

DESCRIPTION: These files contain records relating to street dedications, street closings, the assignment and alternation of street names and house numbers and similar records. They provide official control of the naming and numbering of municipal streets and roads.

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 9/1989)

HURRICANE CITY SERIES: 26-4

TITLE: Utility License Agreements

STATE SERIES #: GRS-698

DESCRIPTION: These are agreements between the county and public utilities allowing them to extend or replace existing lines across the county right-of-way. They include date; grantee's name; purpose; location; length; contractor's name and address; engineering firm's name; agreement's conditions including protection of traffic, restoration of existing pavement, reconstruction of highway, and liability; notarized grantee's signature; and authorizing county signature.

RETENTION: After expiration of contractual agreement, retain for 6 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 6/1994)

HURRICANE CITY SERIES: 26-5

TITLE: Traffic Volume Counts

STATE SERIES #: GRS-697

DESCRIPTION: These are the records from both speed and volume counters. These devices are used to document special traffic studies and regular volume counts. The regular volume count locations are undertaken annually and are used to determine traffic patterns or shifts in patterns and to determine street maintenance. Counters are usually placed for weekly intervals. The records include location, date, time, number of vehicles per hour and possible average speed.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 6/1991)

HURRICANE CITY SERIES: 26-6

TITLE: Class "B" Road Funding Project Files

STATE SERIES #: GRS-671

DESCRIPTION: These project files document the funding for Class "B" roads. Class "B" funding is money allocated to each county from the Transportation Fund (UCA 72-2-108 (2008)). The files include amount of funds allocated and how funds were spent for each project (man-hours, vehicle usage, and material used).

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 6/1994)

HURRICANE CITY SERIES: 26-7

TITLE: Encroachment Agreements

STATE SERIES #: GRS-680

DESCRIPTION: These are agreements between the county or municipality and property owners allowing them to extend fences or plants (bushes and trees) within the right of way. The agreements include date, licensee's name and address, agreement terms, licensee's notarized signature, and signatures of the commission chair and clerk. The municipality reserves the right to revoke the agreement and to require the property owner to remove the fences or plants upon request. The agreements include date, licensee's name and address, agreement terms, licensee's notarized signature, and signatures of the City Council Chair and City Manager.

RETENTION: After contract expires, retain for 6 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 5/2018)

HURRICANE CITY SERIES: 26-8

TITLE: Delivery Tickets

STATE SERIES #: GRS-676

DESCRIPTION: These are tickets issued by suppliers to verify delivery of supplies (concrete, road base, gravel, and topsoil). They include date, time, amount of mix received and a list of miscellaneous supplies received.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 26-9

TITLE: Interlocal Agreements

STATE SERIES #: GRS-686

DESCRIPTION: These are agreements between the county and municipalities within the county to provide public works services. They include date, city's name, provisions of the agreement, payments to be made and signatures of County Commission Chair, County Clerk, and City Representatives.

RETENTION: After expiration of contractual agreement, retain for 6 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 26-10

TITLE: Capital Project Status Report

STATE SERIES #: GRS-670

DESCRIPTION: This is a monthly report of all current capital improvement projects. The report includes information on funding (comparing amounts), extra work orders, and over-run authorizations for each project.

RETENTION: Retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 26-11

TITLE: Drainage System Repair List

STATE SERIES #: GRS-678

DESCRIPTION: This is a list of all drainage facilities in the system. It is used to prioritize which drains need maintenance. It includes size, type and condition of drainage pipe, type of clean out

box, location of facility and condition, depth from flow line to top of lid on road surface and a brief description of the problem.

RETENTION: After superseded, then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 26-12

TITLE: Special Event Permits

STATE SERIES #: GRS-692

DESCRIPTION: These applications are completed by persons requesting permits to hold special events (i.e., film crews, races, parades) on the right-of-way. They include application number; event type and description; sponsoring group's name; admission fee; event date; event times; promotional agency name; contract person's name, address, and telephone number; proposed location or route; whether a fee waiver is requested; estimated number of participants and spectators; authorizing signature and date; date to appear on county commission agenda; sheriff's and local health department's recommendations; decision; and authorizing signature.

RETENTION: Retain for 1 year after expiration of permit or license, and then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 26-13

TITLE: Special Assessment Plats

STATE SERIES #: GRS-691

DESCRIPTION: These plats show the location of properties that are affected by special assessments. Plats are used for reference and for compilation of the tax roll. They include footage, actual property lines, township and range, rights-of-way, monument markers, lot measurements, blocks, subdivision names and color coding to indicate properties being assessed.

RETENTION: Retain for 5 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 26-14

TITLE: Street Cleaning Records

STATE SERIES #: GRS-1165

DESCRIPTION: These files document all street cleaning projects. They include reports, logs or similar records documenting street cleaning operations.

RETENTION: Retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 9/1989)

HURRICANE CITY SERIES: 26-15

TITLE: Class "C" Road Funding Project Files

STATE SERIES #: GRS-1148

DESCRIPTION: These project files document the funding for Class "C" roads. Class "C" funding is money allocated to each municipality from the Transportation Fund "under rules made by the department" (of Transportation) (UCA 72-2-108 (2008)). The files include amount of funds allocated and how they were spent for each project (man-hours, vehicle usage, and material used).

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 6/1989)

HURRICANE CITY SERIES: 26-16

TITLE: Municipal Intersection Case Files

STATE SERIES #: GRS-1155

DESCRIPTION: These files record data on all municipal streets. They are used by traffic engineers and technicians when investigating a particular intersection to determine appropriate traffic regulations. They contain traffic volume (counts taken either mechanically or manually), requests or complaints received which required a study and response concerning specific intersections and work order outline to be done at specific intersections and a traffic accident history.

RETENTION: Retain for 7 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 9/1989)

HURRICANE CITY SERIES: 26-17

TITLE: Developer Review Files

STATE SERIES #: GRS-1160

DESCRIPTION: This is a duplicate set of plans submitted by developers for subdivisions, and commercial or industrial complexes. It is used to verify compliance with ordinances and design criteria for streets and alleys. They include plans and related correspondence.

RETENTION: After end of project or program, retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 9/1989)

HURRICANE CITY SERIES: 26-18

TITLE: Trouble Control Report

STATE SERIES #: GRS-1171

DESCRIPTION: This report is generated by telephone calls from private citizens or police departments concerning traffic signals that require repairs. Report is necessary for verification in litigation cases. It includes location, name of person reporting, date, time, report of trouble, description of trouble found, repair made, by whom, time arrived and time completed.

RETENTION: Retain for 7 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 9/1989)

Purchasing Schedule 27

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Vendor List	27-9

HURRICANE CITY SERIES: 27-1

TITLE: Approved Vendor List

STATE SERIES #: GRS-1975

DESCRIPTION: Lists of acceptable vendors and consultants who are eligible for contracting with the governmental entity to provide products or services.

RETENTION: After superseded, retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 2/2018)

HURRICANE CITY SERIES: 27-2

TITLE: Request for Proposal Records

STATE SERIES #: GRS-1991

DESCRIPTION: These records are bids and proposals to provide products or services for a governmental entity. Information includes preliminary requirements for procurement of a commodity or service.

RETENTION: After end of project or program, retain for 6 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/2018)

HURRICANE CITY SERIES: 27-3

TITLE: Prior Payment Report

STATE SERIES #: GRS-1364

DESCRIPTION: This report lists all payments made to individual vendors. The report includes vendor number and name, 1099 flag (for purchases over \$600 which require an Internal Revenue Service form), purchase order number, invoice number, account number, check number and check date.

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 8/1996)

HURRICANE CITY SERIES: 27-4**TITLE:** Inventory Records**STATE SERIES #:** GRS-136

DESCRIPTION: These records are used to maintain an inventory of supplies and equipment previously purchased by the district and their suppliers. Information includes item number, item description, names of suppliers, stock on hand and ordering information.

RETENTION: Retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 27-5**TITLE:** Cancelled Solicitation Files**STATE SERIES #:** GRS-1976

DESCRIPTION: Formal solicitations of offers to provide products or services (e.g., invitations for bids, requests for proposals, requests for quotations) which were canceled prior to the awarding of a contract. Information includes presolicitation documentation on the requirement, offers opened prior to cancellation, documentation on government action up to the time of cancellation and evidence of cancellation.

RETENTION: After final action, retain for 4 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/2005)

HURRICANE CITY SERIES: 27-6**TITLE:** Purchase Orders and Requisition Records**STATE SERIES #:** GRS-1544

DESCRIPTION: These records document the purchase of equipment and other materials made by a governmental entity. They are used as a planning tool and for verification purposes. Information includes a description of the item being ordered, requesting agency, name of vendor, delivery and payment details.

RETENTION: Retain for 4 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 27-7

TITLE: Supply Management Files

STATE SERIES #: GRS-1987

DESCRIPTION: Files of reports on supply requirements and procurement matters submitted for supply management purposes (other than those incorporated in case files or other files of a general nature).

RETENTION: Retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 7/1990)

HURRICANE CITY SERIES: 27-8

TITLE: Sales and use tax records

STATE SERIES #: GRS-193

DESCRIPTION: These records document sales taxes collected and remitted, as well as eligibility for exemption. Applicable sales tax forms, exemption certificates, and related records are included.

RETENTION: Retain for 4 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2019)

HURRICANE CITY SERIES: 27-9

TITLE: Vendor List

STATE SERIES #: GRS-190

DESCRIPTION: This is a list of vendors providing goods and services to the governmental entity. It usually includes names of vendors, addresses, phone numbers and descriptions of goods or services provided.

RETENTION: After superseded, then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

Recorder Schedule 28

Condominium Plats	28-1
County Certificates of Discharge	28-2
Condominium Filings and Indexes	28-3
County Official Records	28-4

HURRICANE CITY SERIES: 28-1**TITLE:** Condominium Plats**STATE SERIES #:** GRS-294

DESCRIPTION: These are "standard size original linen condominium plats . . . made by a registered Utah land surveyor," recorded with the county recorder. They include "a description of the surface of the land included within the project, including all angular and linear data along the exterior boundaries of the property . . . linear measurements and location, with reference to the exterior boundaries, of building or buildings . . . diagrammatic floor plans . . . description or delineation of the boundaries of the unit or convertible space . . . a distinguishing number or other symbol for every physical unit identified on the condominium plat; . . . to the location and dimensions of all easements appurtenant to the land included in the project; the 'convertible space' for each space . . . the location and dimension of any convertible lands" (UCA 57-8-13(1) (2004)).

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 9/1991)

HURRICANE CITY SERIES: 28-2**TITLE:** County Certificates of Discharge**STATE SERIES #:** GRS-296

DESCRIPTION: These are notices of liens "payable to the United States of America, other federal liens created under acts of Congress or regulation" . . . "shall be recorded in the office of the county recorder" (UCA 38-6-1 (2003)). "A certificate of discharge of any federal tax lien issued by the proper officer, is recorded in the office of the county recorder where the notice of lien is recorded" (UCA 38-6-3 (2003)). The notice of lien is required to either be listed in an alphabetical federal lien index or by the grantor or grantee or grantor index (UCA 38-6-2 (2003)). The county recorder is also required to index the certificate of discharge (UCA 38-6-3 (2003)).

RETENTION: After final action, retain for 10 years; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 9/1991)

HURRICANE CITY SERIES: 28-3**TITLE:** Condominium Filings and Indexes**STATE SERIES #:** GRS-293

DESCRIPTION: The county recorder is required to maintain an index "whereby the record of each condominium project contains a reference to the declaration, each conveyance of, lien against, and all other instruments referring to a unit affected by such declaration, and the record of each conveyance of, lien against, and all other instruments referring to a unit shall contain a reference to the declaration of the property of which the unit is a part" (UCA_ 57-8-12(2)_ (2004)).

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 9/1991)

HURRICANE CITY SERIES: 28-4**TITLE:** County Official Records**STATE SERIES #:** GRS-305

DESCRIPTION: These are copies of all official records recorded with the county recorder including deeds, mortgages, mining records, military discharges, etc. Upon payment of fees for the same, the recorder must record in the "Official record" book all papers, documents, records, and other writings required or permitted by law to be recorded. In some counties all recorded instruments are compiled together as part of the "Official records", while others compile each type of instrument separately (See Deed records, Mortgage records, Mining records, Water records, etc.)

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 1/2018)

Redevelopment Schedule 29

Appraisal Project Records	29-1
Facade Project Files	29-2
Housing and Urban Development Historical Properties Grant Files	29-3
Non-approved Redevelopment Plans	29-4
Owner Project Files	29-5
Housing and Urban Development Financial Records	29-8

HURRICANE CITY SERIES: 29-1

TITLE: Appraisal Project Records

STATE SERIES #: GRS-700

DESCRIPTION: These records are used to investigate a project's viability, determine costs, and negotiate for purchase of real property. Records may include evaluations of properties and structures within proposed projects; financial and architectural assessments and destructions of the condition of involved structures.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 5/2018)

HURRICANE CITY SERIES: 29-2

TITLE: Facade Project Files

STATE SERIES #: GRS-704

DESCRIPTION: These files document the regranting of funds to restore exteriors of architecturally important structures in project areas. These grants are totally funded grants made to individual property owners for separately assessed structures. The files include a work contract, photographs and related correspondence.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 29-3

TITLE: Housing and Urban Development Historical Properties Grant Files

STATE SERIES #: GRS-706

DESCRIPTION: These files document the granting of Housing and Urban Development (HUD) funds for the rehabilitation of homes. These granted fund projects dealing with historic preservation, employment survey, and environmental review. These files include copies of the plan, copies of the original grant, final report, resolution, copies of council minutes and related correspondence (24 CFR 58 (1993)).

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 5/2018)

HURRICANE CITY SERIES: 29-4

TITLE: Non-Approved Redevelopment Plans

STATE SERIES #: GRS-1196

DESCRIPTION: These are project area plans in accordance with the provisions of Utah Code 17C-2-103(2016). The agency is required to conduct examinations, investigations, and other negotiations regarding the plan. The plan "shall be consistent with the general plan of the community in which the project area is located and show that the project area development will conform to the community's general plan".

RETENTION: Retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 29-5

TITLE: Owner Project Files

STATE SERIES #: GRS-708

DESCRIPTION: These project files document both successful and unsuccessful negotiations and ongoing agreements for the purchase of property for redevelopment projects. The files include copies of agreements and related correspondence.

RETENTION: After end of project or program, retain for 4 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 29-6

TITLE: Housing and Urban Development Financial Records

STATE SERIES #: GRS-705

DESCRIPTION: These files document the granting of Housing and Urban Development (HUD) funds for the rehabilitation of homes. These projects concern historic preservation, employment survey, and environmental review. They include financial reports, preliminary reports, and all other financial records (24 CFR 58_ (1993)).

RETENTION: Retain for 3 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 5/2018)

Risk Management

Schedule 30

Insurance Policy Contracts	30-1
Medical and Dental Insurance Claim Files	30-2
Safety Self-inspection Reports	30-3
Loss Control Inspection Reports	30-4

HURRICANE CITY SERIES: 30-1

TITLE: Insurance Policy Contracts

STATE SERIES #: GRS-942

DESCRIPTION: These are insurance policy contracts between a government entity and private insurers.

RETENTION: After expiration of contractual agreement, retain for 15 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 30-2

TITLE: Medical and Dental Insurance Claim Files

STATE SERIES #: GRS-946

DESCRIPTION: These files contain medical and dental claims submitted by employees. They are used to track payment of the claims, and for cost analysis of insurance programs.

RETENTION: Retain for 4 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 11/2011)

HURRICANE CITY SERIES: 30-3

TITLE: Safety Self-inspection Reports

STATE SERIES #: GRS-1385

DESCRIPTION: These self-inspection survey reports are completed annually by each school on forms provided by the State Division of Risk Management. There are three separate required survey forms including the general survey, cafeteria/kitchen survey, and playground survey. The purpose of this report is to identify potential hazards within school buildings and on school sites. If the school completes these reports, it may receive a 15 percent discount on its insurance premium after a follow-up survey has been conducted. These safety inspections are submitted to the District Office, accumulated, and sent to the State Risk Management for evaluation by April 1st. These survey forms includes district name, date, school, name of person

completing survey, and responses to survey questions (yes, no, not applicable). The State Division of Risk Management retains the record copy for twelve years.

RETENTION: After superseded, retain for 1 year; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 6/1997)

HURRICANE CITY SERIES: 30-4

TITLE: Loss Control Inspection Reports

STATE SERIES #: GRS-199

DESCRIPTION: Each year a governmental entity may undertake self-inspection to identify potential hazards within their buildings or on other grounds. If the agency completes this report, they can get a 15 percent discount on their premium after a follow-up survey has been conducted. This record might also be used as evidence in defense of a claim.

RETENTION: Retain for 12 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

Security Services

Schedule 31

Liability Risk Management Case Files	31-1
Disaster Plan Records	31-2
Surveillance Recordings	31-3
Insurance Claim Records	31-4

HURRICANE CITY SERIES: 31-1

TITLE: Liability Risk Management Case Files

STATE SERIES #: GRS-2013

DESCRIPTION: Case files of the reporting, investigation, and settlement of liability claims filed against the governmental agency.

RETENTION: Retain for 20 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

HURRICANE CITY SERIES: 31-2

TITLE: Disaster Plan Records

STATE SERIES #: GRS-2022

DESCRIPTION: Disaster plans for records and office operations ensure that essential government functions continue to be performed following natural disasters, accidents, technical, or attack related emergencies. Information includes plans for restoring operations and protecting facilities and resources. Disaster recovery training materials may be included.

RETENTION: After superseded, then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 6/2014)

HURRICANE CITY SERIES: 31-3

TITLE: Surveillance Recordings

STATE SERIES #: GRS-2021

DESCRIPTION: These records consist of surveillance used to record activity on government property or involving government vehicles. Incidents requiring further evaluation are not included. For law enforcement dash-cam or body-cam footage, please use GRS-2027 Dispatch and patrol records.

RETENTION: After resolution of issue, then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 2/2021)

HURRICANE CITY SERIES: 31-4

TITLE: Insurance Claim Records

STATE SERIES #: GRS-2010

DESCRIPTION: These records document coverage or compensation for a covered loss. Records may include validated claims and payments issued. These reports are used for the reference and generation of claim files.

RETENTION: Retain for 12 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 4/2018)

Special Assessment Schedule 32

Special Assessment Books	32-1
Special Assessment Project Governance Records	32-2
Special Assessment Project Administrative Records	32-3
Protest Files	32-4
Notices of Intention	32-5

HURRICANE CITY SERIES: 32-1

TITLE: Special Assessment Books

STATE SERIES #: GRS-950

DESCRIPTION: These books record the levy and assessment of special taxes. They contain extension number, address, plat or subdivision; block and lot numbers; name of owner; address; number of front feet; amount paid on principle; interest; when paid; total amount paid and principal interest.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 6/1997)

HURRICANE CITY SERIES: 32-2

TITLE: Special Assessment Project Governance Records

STATE SERIES #: GRS-16555

DESCRIPTION: Special assessments are charges levied against a specific geographic area for specific benefits from public projects. These records are used to ensure legal requirements are met to establish the area. These records document the governing body's resolutions, hearings, ordinances, maps, and related records.

RETENTION: Retain permanently; then records may be transferred to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 1/2020)

HURRICANE CITY SERIES: 32-3

TITLE: Special Assessment Project Administrative Records

STATE SERIES #: GRS-16554

DESCRIPTION: Special assessments are charges levied against a specific geographic area for specific benefits from public projects. The records document the process of designating the assessment area, improvements, recommendations, protests, appeals, and related records. Project governance records are not included in this schedule.

RETENTION: Retain for 5 years after final action; then destroy.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 12/2019)

HURRICANE CITY SERIES: 32-4

TITLE: Protest Files

STATE SERIES #: GRS-949

DESCRIPTION: These are written protests by owners of property to be assessed in a special improvement district. The governing body hears protests and approves changes or cancels districts.

RETENTION: After resolution of issue, retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 3/1989)

HURRICANE CITY SERIES: 32-5

TITLE: Notices of Intention

STATE SERIES #: GRS-948

DESCRIPTION: The City Council shall give "notice of its intention to make the improvements and to levy assessments to pay all or part of the costs of the improvements" before a special improvement district is created (UCA 17A-3-305 thru 17A-3-306 (2006)).

RETENTION: After final action, retain for 2 years; then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 3/1989)

Surveyor Schedule 33

Recorded Surveys and Index
Local Tie Records

33-1
33-2

HURRICANE CITY SERIES: 33-1

TITLE: Recorded Surveys and Index

STATE SERIES #: GRS-384

DESCRIPTION: These are recorded surveys, drawings, maps, and narratives that establish private property, rights-of-way, and boundary monuments. Information may include monuments, state plane grid coordinates, surveyor's notes, and related records. Indexes are included in this schedule.

RETENTION: Retain permanently; then transfer records to the archives.

DISPOSITION: May be transferred to the State Archives

PRIMARY CLASSIFICATION: Public

(Last Updated 1/2019)

HURRICANE CITY SERIES: 33-2

TITLE: Local Tie Records

STATE SERIES #: GRS-380

DESCRIPTION: These records document the permanent corner locations of each section or quarter section. Information includes township, section, range, monuments, corners, survey measurements, markers, and survey or replacement date to allow for accurate location of corner.

RETENTION: After superseded, then destroy records.

DISPOSITION: Destroy

PRIMARY CLASSIFICATION: Public

(Last Updated 10/2019)



STAFF COMMENTS

Consideration and possible approval of a **Memorandum of Understanding (MOU) with Big Brothers Big Sisters** regarding the placement of bins on City property

Discussion:

Mike Vercimak was contacted by a representative for Big Brothers, Big Sisters, Joe Juarez. Mr. Juarez asked if it would be Ok for them to install binnies on the City property located at 700 West, 400 South. These binnies are for clothing items and shoes that people would like to donate. Mr. Vercimak told Mr. Juarez that he would discuss the matter at staff meeting and get back with him.

The matter was discussed at staff meeting on April 12th and no one had a problem with the request. Mr. Vercimak informed Mr. Juarez that the project had been reviewed. He suggested that he send an MOU for the City to look at, which he did. Review of the document has been done by the City Attorney and he has recommended some slight modifications to the agreement. The attached MOU is the updated version approved by the City Attorney.

Findings:

Recommendation:

Attachments:

1. 230418 Memorandum of Understanding Bins Hurricane City (Clean)



Memorandum of Understanding

This Memorandum of Understanding ("MOU") is made between ***Friends of Big Brothers/Big Sisters of Utah, Inc.***, a Utah corporation and ***Hurricane City***, a Utah municipal corporation. This MOU is regarding the placement of donation bins on Hurricane City property located at 400 South and 700 West, which is being allowed by Hurricane City pursuant to the following terms and conditions:

Friends of Big Brothers Big Sister of Utah will do the following:

1. Take full responsibility for the bin(s).
2. Carry liability insurance on the bin(s) in an amount acceptable to Hurricane City, and name Hurricane City as an additional insured on the insurance policy.
3. Maintain the bin(s) and promptly make any cleanings or repairs necessary to maintain a high level of appearance.
4. Monitor the bin(s) and promptly clean up after any overflow of the product when necessary or when made aware of the need for cleanup.
5. Pick up bin(s) product several times each week.
6. Will notify Hurricane City if a competing bin is placed on your property; provided, however, that this MOU does not in any way restrict Hurricane City's use of the property for other purposes.

Hurricane City will do the following:

1. Allow placement of bin(s) on Hurricane City's property at 400 South 700 West in a specific location as determined by Hurricane City.

This MOU may only be amended by written agreement of both parties. This MOU may be terminated at any time by either party with thirty (30) days written notice to the other party.

Signature from Hurricane City:

Signature: _____ Date: _____

Signature from Friends of Big Brothers Big Sisters of Utah:

Signature: _____ Joseph Juarez _____ Date: _____ 4/18/2023 _____

Minutes of the Hurricane City Council special meeting held on April 19, 2023, at the Power Department 526 W 600 North, Hurricane, Utah at 5 p.m.

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

Also Present: City Manager Kaden DeMille, City Accountant Paige Chapman

AGENDA

5:00 p.m. Discussion regarding the 2023-2024 budget

The City Council met with various Department Heads to discuss the upcoming budget requests.

Adjournment: 10:00 p.m.

Minutes of the Hurricane City Council meeting held on April 20, 2023, in the Council Chambers at 147 North 870 West, Hurricane, Utah, at 3:30 p.m.

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

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

AGENDA

3:30 p.m. Discussion regarding the 2023-2024 budget

The City Council and Staff discussed the proposed 2023-2024 budget.

6:00 p.m. - Call to Order –

Mayor Nanette Billings welcomed everyone and called the meeting to order.

Prayer, Thought, and Pledge: Bill Welsch

Declaration of any conflicts of interest
None declared.

Minutes of the Regular City Council Meeting for April 6, 2023

Doug Heideman motioned to approve the Minutes of the Regular City Council Meeting for April 6, 2023. Seconded by David Hirschi. Motion carried unanimously.

Presentation of the new plan for the Solid Waste 3 stage construction project

Mayor Billings reviewed the three stages of the Solid Waste District construction project. The permitting process and bidding are scheduled for May, and construction will start in August.

Recognition of retiring officers

Councilman Sanders reported that working with Officer Jason Despain and Officer Ken Thompson was an honor. Mayor Billings expressed gratitude on behalf of the City Council and Hurricane City for their service in protecting and defending the community.

1 **Public Forum – Comments From Public**

2 **NEW BUSINESS**

3 **1. Consideration and possible approval of Resolution 2023-20 Proclaiming April 2023 as**
4 **Child Abuse Prevention Month in Hurricane, Utah - Kristi Pike**

5 Mayor Billings read Resolution 2023-20. Kristi Pike with the Washington County Children's
6 Justice Center reported this is the first proclamation of this kind made with Hurricane City. She
7 thanked Hurricane City Police Department for their support and service on the Justice Center's
8 multidisciplinary team. Ms. Pike explained the screening process for children coming into the
9 program. She invited the City Council to attend the groundbreaking of the Children's Justice
10 Center expansion.

11 David Hirschi motioned to approve Resolution 2023-20. Seconded by Kevin Thomas. Motion
12 carried unanimously.

13 **2. Discussion and decision regarding Interlocal Cooperation Agreement Regarding**
14 **Election Services with Washington County.**

15 Mayor Billings reported that Washington County is holding an election tour on April 24, 2023.
16 She read an Election Integrity statement. She noted that the Interlocal Agreement was signed in
17 2021 and explained that the agreement automatically renews unless written notice is given to
18 terminate the agreement.

19 Mary Kay Welch, a founding member of Southern Utah for Transparency, is speaking on behalf
20 of Hurricane City and Washington County residents. She reported that citizens have lost faith in
21 the election process. She thanked Hurricane City Council for being a role model for other cities
22 in Utah. On April 4th, Southern Utah for Transparency turned in one thousand petitions to the
23 County, which included over one hundred petitions from Hurricane City Residents. They are
24 turning in the petitions from Hurricane City residents to support the Council's efforts to restore
25 trust in the elections process. Ms. Welch read item one of the bipartisan petition. She stated
26 that State Law mandates the County to provide the Board of Canvassers access to all the
27 ballots, and hand counts are allowed by state law.

28 Bruce Miklautsch reported that election integrity is a concern for most voters. Fraudulent
29 voting has evolved in the last fifty years, and correcting the trend will take a long time. He feels
30 any legal worries should be addressed now rather than later.

31 Mayor Billings read State Code 20A-4-303, which states that the Elections Officer shall count
32 the ballots and prepare a certified summary of the count, and the Board of Canvassers shall
33 canvass the election returns publicly. Based on State Code, the Council can review every ballot.

1 State Code 20A-201 addressed the time frame of the elections. She explained that the City
2 Council must canvass at their regular meeting place by a specific date. Councilman Thomas
3 reported that he was present at the audit in July. He feels that the definition of an audit is
4 skewed and that the audit did nothing to verify the count. There is no way to verify the vote
5 tally in any batch of ballots in a random audit. He wants the ability to do a complete hand count
6 as long as it is allowed in the agreement.

7 Councilman Prete agrees that following State Code and contractual agreements is vital. He
8 understands that the County feels inspection of the ballot is different from hand count, and he
9 is concerned that attempting a hand count could create a legal mess. Dayton Hall reported that
10 per the current contract, the City agrees that the County will count the ballots. The contract
11 does not address a hand recount by the City. Mr. Hall noted that State Code states that the
12 Election Officer shall make all ballots, registered books, and forms related to the election
13 available to the Board of Canvassers for inspection after signature verification is complete. He
14 explained that Staff Comments included in the Council's packet were based on a conversation
15 between himself, the City Recorder, Councilman Heideman, and a County representative after
16 the facility tour. The County has informally taken the position that hand counting the ballots is
17 beyond the scope of an inspection of the ballots. The agreement could be amended to state
18 that the City can take custody of the ballots for a hand count after the County collects and
19 verify signatures, if the County agrees to an amendment. If the Council wants to pursue these
20 changes, they must inform the County tomorrow. Mayor Billings feels it is best to keep the
21 same contract and do a total recount at the election facility.

22 Councilman Hirschi feels there is potential for a conflict if there is a discrepancy after the
23 County has completed the count. He feels a change to the agreement to allow the City to count
24 the ballots is a better solution. Councilman Prete feels there are several ways that the hand
25 count can cause conflict. Election integrity is a concern, and he would like the County to allow a
26 hand count to reassure residents periodically.

27 Councilman Thomas asked if the County could choose not to accept the modified agreement.
28 Mr. Hall reported that the County has indicated they are willing to modify the agreement to
29 allow the City to take custody of the ballots after signature verification. The County has advised
30 that there will be strong indemnification provisions in the agreement. Councilman Thomas
31 clarified that he would like the modification to allow the City to hand count the ballots while
32 they are in the custody of the County. Councilman Hirschi asked how discrepancies are handled
33 and questioned the purpose of the recount. Hand counting from the start is the best way to
34 provide transparency.

35 Councilman Heideman reported that after touring the election facility, he was impressed with
36 the security measures. Councilman Thomas explained that an audit of the voting machines only
37 verifies that the machine took an accurate picture of the ballot. It does not verify that the
38 machine counted the vote marked on the ballot. It is not an audit, and it does not verify the

1 vote. The only way to verify the election is to hand count the ballots. Mayor Billings reported
2 that the machines are programmed by the company that owns the machines, not the County. It
3 is a selection, not an election.

4 Councilman Hirschi asked Mr. Hall if the Council can change the agreement to state that the
5 election is a hand count. Mr. Hall reported that the City Council can make that motion and
6 direct Staff to negotiate with the County. Councilman Prete feels the Council has four options.
7 The first option is to keep the agreement as it is. The second option is to keep the agreement
8 and insist on a hand count. The third and fourth options are to negotiate an amendment to the
9 agreement. He suggests that any motion made is broad enough to explore all the options.
10 Councilman Thomas prefers eliminating the machines and completing a hand count in the
11 election office.

12 David Hirschi motioned to direct the City Attorney to attempt to negotiate the existing contract
13 to allow the City to hand count the ballots in the County building after signature verification or
14 take possession of the ballots for a hand count at the City building. Seconded by Kevin Thomas.
15 Mayor Billings reported that if the County does not agree to negotiate the contract, the existing
16 contract will remain in place. Dave Sanders, Joseph Prete, David Hirschi, and Kevin Thomas –
17 aye. Doug Heideman – nay. Motion carried.

- 18 **3. Ordinance 2023-ZC-08: Discussion and consideration of a Zone Change Amendment**
19 **request located Foothills Canyon Drive and Coral Canyon Blvd to amend the current**
20 **PDO, planned development overlay, to allow for a 50' site sign and 24' width interior**
21 **one-way roads in the RV resort for Coral Junction Commercial. Parcel numbers H-4-2-5-**
22 **125-CJ1, H-4-2-5-126-CJ1, and H-4-2-5-127-CJ1. Derek Rowley Applicant.**

23 Mayor Billings provided a summary of the application, noting that the Planning Commission
24 made a positive recommendation. Derek Rowley reported that they are seeking an amendment
25 from the existing PDO to provide signage for the commercial portion of the project. Stephen
26 Nelson reported that the Fire Department needs the roads to bulb out and no parking signs
27 listed on the roadway.

28 Kevin Thomas motioned to approve Ordinance 2023-ZC-08 regarding the zone change
29 amendment request at Foothills Canyon Drive and Coral Canyon Blvd, subject to Staff and JUC
30 comments, based on the fact that it does not change the standard factors for a zone change.
31 Seconded by Dave Sanders. Joseph Prete, Doug Heideman, David Hirschi, Kevin Thomas, and
32 Dave Sanders – aye. Motion carried unanimously.

- 33
34 **4. Ordinance 2023-ZC-10: Discussion and consideration of a Zone Change Amendment**
35 **request located at approx. 2174 West 3000 South to contain an extraction overly with**
36 **the existing underlying zone remaining, RA-1, residential one unit per acre. Parcel**

1 numbers H-3376-A and H-3375. Washington County Water Conservancy District
2 Applicant.

3
4 Mayor Billings reported that the Washington County Water Conservancy District (WCWCD) has
5 used this pit to mine clay for several existing dams. They plan to use the pit to mine clay for the
6 Toquer Reservoir and Warner Valley Reservoir. The Planning Commission recommends
7 approval after the City and WCWCD agree to terms of the zone change and the future use.
8 Dayton Hall reported that the District requested the City to amend its drainage manual. The
9 amendment will require future development to retain stormwater for anything up to a ten-year
10 storm. Arthur LeBaron reported that the City does not require stormwater retention. If the City
11 requires retention of a ten-year storm, it will significantly reduce the infrastructure needs for
12 drainage. However, this will be a significant shift in the drainage policy. Dayton Hall stated that,
13 because the terms of the proposed zone change contemplate amending the City's drainage
14 manual and other commitments, the Council should wait to act on the zone change application
15 until those issues are resolved.

16 David Hirschi motioned to continue Ordinance 2023-ZC-10. Seconded by Joseph Prete. Doug
17 Heideman, Kevin Thomas, Dave Sanders, David Hirschi, and Joseph Prete – aye. Motion carried
18 unanimously.

19
20 **5. Discussion and consideration of a preliminary plat for Black Ridge Phase 2, a 35 lot**
21 **single family subdivision located at 840 W Rlington Parkway. WPP Hurricane Land LLC**
22 **Applicant. Austin Overman Agent**

23 Mayor Billings reviewed the agenda item summary, noting that the Planning Commission made
24 a positive recommendation. Austin Overman reported that the Development Agreement allows
25 six units per acre, and they are proposing less than what is allowed.

26 Kevin Thomas motioned to approve the preliminary plat for Black Ridge Phase 2, subject to
27 Staff and JUC comments. Seconded by Dave Sanders. Joseph Prete, David Hirschi, Doug
28 Heideman, Kevin Thomas, and Dave Sanders – aye. Motion carried unanimously.

29
30 **6. Discussion and consideration of a preliminary plat for Grassy Meadows Sky Ranch**
31 **Phase 6B, an 18-lot single-family subdivision located at approximately 4500 S 1200 W,**
32 **Sky Ranch Phs 6 LC Applicant.**

33 Mayor Billings reviewed the agenda item summary, noting that lots 1-4 are not within the
34 Hurricane City Boundary and should not be included in the application. The Planning
35 Commission recommended denial based on the findings of inadequate facilities and the lack of
36 will serve letters. They noted that they would have recommended approval if the area had
37 adequate services.

1 Mark Hudgens reported that he is excited about and supports this project. He explained that
2 the City Council had rejected projects in this area based on an issue of compatible use or lack of
3 infrastructure. Sky Ranch has raised concerns regarding compatible use due to high density,
4 traffic concerns, and developers building homes under the traffic pattern. This project is
5 compatible and advantageous for Sky Ranch, and he would like to see this project through.

6 Doug Durbano is representing the developer and is a resident of Sky Ranch. He reported that
7 the property was acquired ten years ago to protect Sky Ranch. They then met with Staff to
8 disconnect from the City due to the lack of infrastructure. They are proposing a taxiway from
9 the runway to the hangars, which will cross over the county road of 1200 West. He is suggesting
10 de-annexations of lots 5-18. Mayor Billings reported that there will be challenges with the
11 power regardless of the annexation. The County might not accept the annexation request
12 because they cannot maintain the facilities.

13 Dayton Hall noted that the item on the agenda is a preliminary plat, not a petition for
14 disconnection from the City. Scott Hughes clarified that the developers need to develop
15 infrastructure to the location. Mr. Durbano reiterated that they know there is a lack of
16 infrastructure. They have had discussions with Dixie Power about getting power to the location.
17 However, the option only exists if the area is within the County. Stephen Nelson reported that
18 power is not the only issue; there are roadway concerns, and the Water Department and Ash
19 Creek Sewer District still need to provide will serve letters. Mr. Durbano reported that these
20 challenges have been addressed in the original seventeen acres. They can continue to progress
21 through the challenges of phase 6 with county services. Mayor Billings recommended coming
22 before the City Council after obtaining will serve letters from the County.

23 Kevin Thomas motioned to deny the preliminary plat for Grassy Meadows Sky Ranch Phase 6B
24 based on the grounds that there are inadequate public facilities and a lack of will serve letters.
25 Seconded by Doug Heideman. Joseph Prete, Dave Sanders, David Hirschi, Kevin Thomas, and
26 Doug Heideman – aye. Motion carried unanimously.

27
28 **7. Consideration and possible approval of Ordinance 2023-06 amending 7-5-13 regarding**
29 **cemetery markers.**
30

31 Darren Barney reported that the original part of the cemetery is very full, and they have to
32 move headstones more often, noting that large headstones are harder to move. Benches with
33 backs are difficult to move and significantly increase the possibility of damage to the bench. He
34 supports the City Council's decision. However, the department needs more Staff, and he is
35 considering hiring a full-time Cemetery Sexton. Mayor Billings understands that the City Council
36 needs to support Staff when they change ordinances.

37 Councilman Thomas reported that his family placed a small bench on his son's grave. Their
38 intent was to have a full-size bench. However, designing the bench has taken three years. He

1 reported that headstone heights were discussed last year, yet benches were briefly mentioned
2 once. The main discussion in October pertained to matching the height of national monuments.
3 He missed a line in the ordinance outlawing bench backs and reiterated that the meetings did
4 not discuss benches. He put this item on the agenda to remove the line making bench backs
5 illegal.

6 Councilman Prete asked if the bench could be grandfathered in. Councilman Thomas reported
7 that it could not be grandfathered, explaining that the problem is the lag in time between
8 designing and placing the headstone. He never intended to outlaw it in the first place, and he
9 feels this will benefit all Hurricane City residents. Councilman Prete asked if the fee structure
10 could be changed to reflect larger monuments or a waiver of indemnification removing liability
11 from the City if a non-conforming monument is damaged.

12 Councilman Hirschi asked if a compromise can be made in this situation. Councilman Thomas
13 reported that other families are already in the process of designing benches. Councilman Prete
14 suggested making the ordinance effective at a future date. Mayor Billings feels benches are a
15 good thing in the cemetery, which she feels is important to the community. Dayton Hall
16 suggests continuing the item to allow Staff to write a proposed ordinance to allow benches with
17 backs up to a specified date.

18 Joseph Prete motioned to modify the standard to allow backs on benches effective immediately
19 with an expiration date of January 1, 2025. To qualify for the allowance, the bench must be
20 under contract, or an application must be submitted to the City on or before January 1, 2025.
21 Seconded by Dave Sanders. Doug Heideman, David Hirschi, Joseph Prete, and Dave Sanders –
22 aye. Kevin Thomas – nay. Motion carried.

23 Councilman Thomas noted that he is voting nay because he feels everyone should be allowed
24 to have a bench.

25 Councilman Prete recommends that Staff take action to notify monument companies of the
26 expiration date.

27 Kaden DeMille reported they are still working on the property by the Community Center. Mayor
28 Billings reported that Fire, Swat, and police will do training in the building when the utilities are
29 disconnected. Mr. DeMille reported that the lack of engineering plans for the gym building
30 presents a problem. This will increase the expense of erecting the building. However, it will still
31 cost less than buying a new building. Mayor Billings reported that Interstate Rock has offered to
32 pay for the concrete for the pad, and Intermountain Health Care, Zions Bank, and Sun Pro are
33 considering donating \$50,000.

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

- 1 David Hirschi motioned to go into a closed session to discuss the purchase of real property.
- 2 Seconded by Joseph Prete. Joseph Prete, Dave Sanders, David Hirschi, Kevin Thomas, and Doug
- 3 Heideman – aye. Motion carried unanimously.
- 4
- 5 **Adjournment:** 9:20 p.m.

DRAFT



STAFF COMMENTS

Consideration and possible approval of a **resolution approving an Interlocal Cooperation Agreement Regarding Election Services** between Hurricane City and Washington County.

Discussion:

In the last City Council meeting, the Council directed the City Attorney to contact Washington County and work to amend the existing interlocal agreement with the County regarding elections. The desire of the Council was to modify the agreement to allow the City to take possession of the ballots after signature verification and count the ballots. The County Attorney's Office has notified the City that an amendment to the interlocal agreement is not possible because the current terms do not contemplate any of the necessary changes. Instead, if the Council chooses not to have the County administer the election, the existing agreement will need to be terminated and a new agreement entered into. In a new agreement, the County's duties will be limited to required statutory duties, and the City will be responsible for all other duties related to the municipal election.

Until we have a new executed agreement, we are operating under the existing one because it has not been terminated in accordance with Section 3. Under the existing agreement, the City will be responsible for the cost of any envelope orders that have already been filled that will not be useable going forward, and this will be one of the conditions of the termination and release. The County is working on preparing a new agreement, which will be provided to the Council as soon as it is received.

Because of the questions raised in the last meeting regarding the extent to which the Board of Canvassers could be involved in the inspection of the ballots, and whether that would allow the Board of Canvassers (City Council) to re-count the election by hand, City staff reached out to the Office of Lieutenant Governor for clarification on this issue. The position of the Lieutenant Governor's Office is that the Board of Canvassers may inspect all the ballots and attend the ballot processing (tabulation, etc.), but the ballots should always be in the custody of the election officer.

If the Council were to decide to terminate the interlocal agreement, there are several considerations:

1. Logistics and costs to secure envelopes and ballots.
2. Reimbursing County for envelopes and ballots are/were ordered prior to the termination of the agreement. This amount is unknown.
3. Coordinating with County between County and City Statutory Duties. The County will still be required to verify signatures on ballots, so the City and County will need to

coordinate how that will happen. This will be addressed in the new agreement with the County.

4. Liability. It is not uncommon for lawsuits to be filed contesting election results. By taking this responsibility back from the County, the City will take on more liability associated with the election.

Findings:

Recommendation:

Attachments:

1. 230501.Hurricane Interlocal AG re Municipal Election services
2. Resolution 2023-24 Election Services with Washington County
3. 2023 Election costs comparison

INTERLOCAL COOPERATION AGREEMENT REGARDING
ELECTION SERVICES
(Hurricane City and Washington County)

This INTERLOCAL COOPERATION AGREEMENT (the “Agreement”) is between Washington County, Utah (“the County”) and Hurricane City (the “Municipality”) located within the geographic boundary of the County (collectively, “the Parties”).

RECITALS

WHEREAS, under the Utah Election Code (Utah Code Ann. § 20A-1-101, *et. seq.*) the Washington County Clerk-Auditor is charged with many duties pertaining to conducting accurate, fair and impartial elections in Washington County;

WHEREAS, due to those duties, the County regularly conducts county-wide elections and has the equipment, experience and applicable contracts in place to efficiently conduct elections within the County;

WHEREAS, Municipalities within Washington County are responsible for conducting municipal elections within their own jurisdictions;

WHEREAS, the County adopted a vote by mail system for elections beginning in 2018 and secured contracts for printing, mailing, distributing, and returning mail-in ballots, but these contracts will be replaced with Hurricane City’s own contracts;

WHEREAS, under the Utah Code, local political subdivisions may enter into interlocal agreements with the County for services that are statutorily required by the County;

WHEREAS, the Municipality has determined that it can provide many of the services itself that the County has provided in the past, and can do so in what it determines is a safe, secure, and efficient manner;

WHEREAS, the County and the Municipality acknowledge that the County will assist only in the duties required by it in Utah Code, and the Municipality will accept all other duties related to its election;

WHEREAS, under Utah Code Ann. § 20A-1-102(23)(c), the Municipal Clerk is the election officer for the municipal election cycle; the County is an election vendor and will contract to provide only the election support services required by the County under the Utah Code; and

WHEREAS, the County and the Municipality desire to revoke the Interlocal Cooperation Agreement Regarding Election Services dated May 18, 2021, and any and all prior agreements regarding election services.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, the covenants contained herein, and pursuant to the Interlocal Cooperation Act, the Parties agree that all prior agreements regarding election services hereby are revoked, and the parties enter into the following agreement:

A. SPECIFIC TERMS

Section 1. County.

(a) The County agrees to assist and support the Municipality in conducting its election by providing a list of registered voters in the Municipality using the State's voter registration database maintained in accordance with the County Clerk's voter registration responsibilities pursuant to Utah Code Ann. 20A-2, Part 3. In advance of the election, the Municipality shall request an initial voter registration list at least 48 hours in advance of it being provided. Thereafter the County will provide registration verification and voter list updates weekly on a weekday specified by the County. Weekly updates will continue for the period of time up to and including the voter registration deadline set forth in Utah Code. The County will provide the initial list and updates in a safe and secure manner in accordance with its normal practices.

(b) The County will enter, update, and maintain candidate information on the State database. The day after the candidate filing period ends in accordance with State law, the Municipality shall provide the County with a complete and accurate list of Municipal candidates for the primary election, so the County can fulfill its duty to provide accurate information to the State database. The winning candidates from the Municipal general election also shall be provided by the Municipality to the County, so the County can fulfill its duty to provide accurate information to the State database. All required information shall be provided to the County by 5:00 p.m. MST the day after each canvass.

(c) The County will enter, update, and maintain winning candidate information on the State database. The day after the canvass of the Municipal primary and general elections, by 5:00 p.m. MST, the Municipality shall provide the County with a complete and accurate list of winning candidates for each election, so the County can fulfill its duty to provide accurate information to the State database.

(d) The County will continue to conduct all statutorily required obligations, including signature verification for unopened envelopes containing Hurricane ballots (Hurricane Envelopes"), using information on the State database, VISTA, in accordance with applicable state and local codes, as follows:

i. County will assist Hurricane staff by accepting, for the limited purpose of signature verification only, batched Hurricane Envelopes at the County facility hand delivered by two authorized Hurricane staff members every Tuesday beginning at noon MST during the election cycle (a Signature Verification Session).

ii. If County is in receipt of Hurricane Envelopes at its facilities or drop boxes, that have not yet been batched by Hurricane staff, County will deliver the Hurricane

Envelopes to Hurricane staff at the County facility at the regularly scheduled Tuesday Signature Verification Session, and the authorized Hurricane staff members shall take custody of the unbatched Hurricane Envelopes and batch them at a Municipal facility. The Municipality shall present the properly batched Hurricane Envelopes to the County for signature verification at a later Signature Verification Session.

iii. County will assist with signature verification for the Hurricane Envelopes weekly by providing a County staff member to pair with a Hurricane staff member, two pairs total, to process the Hurricane Envelopes until finished. All properly batched Hurricane Envelopes for that week shall be processed at the Signature Verification Session beginning at noon and ending by 5:00 p.m. the same day.

iv. Thereafter, the two authorized Hurricane staff members will remove all Hurricane Ballots that were at the County facility by signing County's chain-of-custody documentation and removing them from the County facility. Thereafter, the County will no longer have possession of, or any responsibility for, the Hurricane Envelopes.

v. In County's sole discretion, it may schedule additional Signature Verification Sessions as needed to finish the signature verification process for Hurricane Envelopes for the election cycle, and the authorized Hurricane staff members shall attend.

(e) The County will provide the Municipality with a cost estimate for upcoming election services by May 21st preceding the municipal election if requested.

Section 2. Municipality.

(a) The Municipality agrees to reimburse the County for all costs and expenses related to all services provided by the County set forth above, including the hourly cost of two County staff members for the Signature Verification Sessions at the County's customary rate for its staff.

(b) The Municipality shall be responsible for all of its envelope and ballot programing and printing, postage, mailing, trucking, and processes of whatever nature. The Municipality shall be responsible for performing its duties for conducting election services by mail under the Election Code, and for all mail-in ballot processes of whatever nature. If a Hurricane voter mistakenly delivers a Hurricane Envelope to a County drop box or County facility, the County will deliver all such Hurricane Envelopes to the custody of the Municipality at the weekly Signature Verification Session, and the Municipality shall accept all such Hurricane Envelopes, leaving no such envelopes at the County facility.

(c) The Municipality shall be responsible for providing its own in-person voting locations, and drop box locations, if desired. Municipal voters will not be able to vote at County vote center locations, and will be directed by the County to Hurricane locations if any exist.

(d) The Municipality will contract with its selected printer, and order ballots and envelopes for the Municipality based on the number of registered voters within the Municipality, and the outgoing and return by-mail ballot envelopes, addressed to the Municipality. The

envelopes shall not be the same or similar in color to those provided by the County's selected envelope vendor, and the County's current envelope color is yellow.

(e) All undeliverable Hurricane Ballots shall be brought to the County facility on Tuesday at a scheduled Signature Verification Session, so the County can fulfill its statutory duty to formally update voter status and addresses.

(f) The Municipality is responsible for posting all required statutory election notices of any type in accordance with State law. Also, the Municipality shall instruct its voters to return all Hurricane Envelopes to its own in-person voting locations, and drop box locations.

(g) The Municipality is responsible for all meetings, public tests, and equipment tests, if any are required by Utah Code Ann. § 20A-4-104.

(h) The Municipality is responsible for all processes required by law, including Utah Code Ann. § 20A-3a-401, for rejected ballots, or to cure deficiencies in the election process.

(i) The Municipality shall be responsible for all vote tabulation procedures and processes by whatever means it selects, and they shall be conducted at Municipal facilities.

(j) The Municipality shall be responsible for all audits, post-election audits, recounts, and post-recount audits for its election. If there is an election challenge, the Municipality is solely responsible for it.

(k) The Municipality shall be responsible for all other duties and responsibilities found in the Utah Election Code.

(l) The Municipality shall conduct all duties required of its Board of Canvassers pursuant to State law.

(m) The Municipality agrees to collect any remaining election items from the County Clerk-Auditor's Office at the final Signature Verification Session prior to the canvass.

Section 3. Term. This Agreement shall become effective on the date it is duly executed and shall expire December 31, 2023. This Agreement shall not automatically renew. All prior interlocal agreements regarding election services between the Parties are revoked.

B. GENERAL TERMS

Section 1. Purpose. The purpose of this Agreement is to allow the Parties to comply with State law to accomplish the intentions and purposes referred to in the recitals and terms above.

Section 2. No Waiver of Governmental Immunity. The Parties are governmental entities under the Governmental Immunity Act of Utah, Title 63G of the Utah Code. No Party waives any defenses otherwise available under the Governmental Immunity Act of Utah.

Section 3. Indemnity.

(a) To the extent allowed by State law, except for claims arising from the fraudulent or willful misconduct of the County, the Municipality hereby releases, discharges, indemnifies, defends, and holds harmless the County from any and all claims or liability arising from the performance of the County's election services or equipment, and its duties or activities, under this Agreement. This includes any claims or liability asserted by election challengers or the Municipality or its officers, agents, employees, representatives, volunteers, citizens, or independent contractors with respect to indirect or consequential loss, liability, damage, claim, cost, charge, demand, expense, bodily injury, personal injury, illness, death, or property damage that may result from any duties or activities related to election services or equipment provided by the County to the Municipality. The Municipality understands that the County does not assume any responsibility or obligation to provide professional, errors and omissions, medical, health, disability, or liability insurance, or any other assistance, in the event of any type of damage or injury related to election services or equipment provided by the County to the Municipality. The Municipality releases, discharges, indemnifies, defends, and holds harmless County, its elected officials, officers, employees, agents, and representatives against the claims of third parties, including any and all claims, suits, causes of action, judgments, appeals, demands, losses, costs, expenses, and damages (including but not limited to all fees and charges of attorneys and other professionals and all court, arbitration, or other dispute resolution costs) caused by, resulting from, or arising out of acts, errors, or omissions of the County. County shall give the Municipality prompt written notice of any such claim or suit filed against County. The Municipality agrees to defend against any such claims brought or action filed against County, whether such claims or actions are rightfully or wrongfully brought or filed. In case a claim is brought or action filed that is the subject of the indemnity herein, the County may employ attorneys of its own selection to appear and defend the claim or action at the expense of the Municipality. Attorneys' fees shall be reasonable.

(b) The County shall hold harmless and indemnify the Municipality, and its officers, employees and agents against any and all loss, liability, damage, claim, cost, charge, demand, or expense (including reasonable attorney's fees and costs) arising out of or resulting from the services in, or performance of, this Agreement if caused by any fraudulent or willful misconduct of the County or any of its officers, employees or agents.

Section 5. Interlocal Cooperation Act Requirements. In satisfaction of the requirements of the Interlocal Cooperation Act in connection with this Agreement, the Parties agree as follows.

(a) This Agreement shall be authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Utah Code Ann. § 11-13-202.5.

(b) This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the Utah Code Ann. § 11-13-202.5(3).

(c) A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Utah Code Ann. § 11-13-209, but no later than May 17, 2023.

(d) No separate legal entity is created by the terms of this Agreement. The Parties designate the Chair of the County Commission as the Administrator responsible to administer this Agreement and the accomplishment of the purposes of the cooperative action contemplated hereby and specified herein pursuant to Utah Code Ann. § 11-13-207.

(e) The effective date of this Agreement shall be the date that each of the Parties has signed it, adopted a resolution to approve it, and filed the Agreement with the keeper of records.

(f) The term of this Agreement shall commence on the date of full execution of this Agreement by all Parties.

(g) No real or personal property shall be acquired jointly by the Parties as a result of this Agreement.

(h) Following the execution of this Agreement by the Parties, either Party may cause a notice regarding this Agreement to be published on behalf of the Parties in accordance with Utah Code Ann. § 11-13-219.

Section 6. Notices. All notices, requests, demands and other communications under this Agreement shall be in writing and shall either be hand delivered or sent by first-class mail, postage prepaid, and properly addressed to the Parties at the following addresses:

Municipality
Attn: Clerk/Recorder
147 North 870 West
Hurricane, Utah 84737

Washington County
Attn: Commission Chair
111 East Tabernacle
St. George, UT 84770

Section 7. Entire Agreement; Modification; Waiver. This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter and supersedes all prior and contemporaneous agreements, negotiations, representations, promises, or understandings of the Parties whether oral or written. No supplement, modification, amendment, or waiver of any obligation of this Agreement shall be binding unless executed in writing by all the Parties. No waiver of any of the provisions of this Agreement shall be deemed or shall constitute a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver.

Section 8. No Third-Party Beneficiaries. This Agreement is not intended to confer upon any person other than the Parties any rights or remedies.

Section 9. Governing Law. This Agreement shall be governed by the laws of the State of Utah. The Parties agree that venue for all legal actions, unless they involve a cause of action with mandatory federal jurisdiction, shall be the Fifth District Court for the State of Utah. The Parties further agree that the Federal District Court for the District of Utah shall be the venue for any cause of action with mandatory federal jurisdiction.

Section 10. Counterparts; Filing. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

DATED this ____ day of _____, 2023.

WASHINGTON COUNTY

Adam Snow
Washington County Commission Chair

Attest:

Susan Lewis
Washington County Clerk-Auditor

Date: _____

Approved as to Form:

Deputy Washington County Attorney

Hurricane City

Mayor

Attest:

Hurricane City Recorder

Date: _____

Approved as to Form:

Hurricane City Attorney

RESOLUTION

**A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH,
APPROVING INTERLOCAL COOPERATION AGREEMENT FOR
ELECTION SERVICES WITH WASHINGTON COUNTY, UTAH**

WHEREAS, under the Utah Election Code (Utah Code Ann. § 20A-1-101 et seq.) the Washington County Clerk-Auditor is charged with many duties pertaining to conducting fair elections in Washington County;

WHEREAS, municipalities within Washington County are responsible for conducting municipal elections within their own jurisdictions;

WHEREAS, under the Utah Code, local political subdivisions may enter into Interlocal Agreements with the County for services;

WHEREAS, it is in the best interest of the citizens of Hurricane City that the City enter into an Interlocal Agreement with Washington County to detail the procedures that will be followed between the entities in carrying out the 2023 municipal election;

WHEREAS, said City Council, deems it necessary and desirable for the efficient operation of the 2023 municipal election of Hurricane City that said Interlocal Cooperation Agreement be approved;

WHEREAS, the proposed Interlocal Agreement has been submitted to the attorney authorized to represent Hurricane City for review as to proper form and compliance with applicable law,

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that the Interlocal Cooperation Agreement regarding Election Services, a copy of which is attached hereto as Exhibit "A", is hereby entered into, approved, ratified, accepted and made effective on the date that each of the Parties have signed, and the agreement is filed with the keeper of records.

DATED this 4th day of May 2023

Nanette Billings, Mayor

Attest:

Cindy Beteag, Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 4th day of May 2023. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

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

Cindy Beteag

Cost based on 11,374 voters				
	Cost with County	Quantity	Cost for City alone	
Ballot Tested	\$ 25.00			
Preparing Ballots	\$ 3,685.18		\$ 15,000.00	
Mail Ballots	\$ 3,525.94			
Test Ballots - Blank	\$ 16.20			
Outer & Return Envelopes w/insert	\$ 2,869.66		\$ 10,500.00	
Freight	\$ 243.40		\$ 243.40	
Postage	\$ 4,310.75		\$ 4,310.75	
Permit for return postage				
ES&S per click fee	\$ 0.90			
Ballot Programming, signature verification & testing estimate	\$ 1,099.87		\$ 1,099.87	
ballot programming	\$ 30.00			
Logic and Accuracy Testing per election	\$ 30.00			
MBV Signature Verifying per click fee	\$ 1,033.60		\$ 1,033.60	
On site support/split 4 ways	\$ 1,131.25			
Camera - monitoring ballots			\$ 1,000.00	
Counting and Canvassing (6 employees x 4 hours x per election)	\$ 150.00	48	\$ 1,440.00	
Weekly Meetings (2 employees x 15 hours x per election x city/county)	\$ 720.00	60	\$ 2,100.00	
Election Staff	\$ 420.00			
Canvass Preparation	\$ 100.00			
Signature Verification	\$ 420.00		\$ 420.00	
Total	\$ 19,811.75		\$ 37,147.62	
Extra Costs if we do in person voting				
Poll Manager			\$ 300.00	
Election Workers			\$ 1,125.00	5 workers @ \$225 each
Lunch			\$ 100.00	



STAFF COMMENTS

Ordinance 2023-ZC-09. Discussion and consideration of 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:

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.

The Planning Commission gave a recommendation of denial with the findings that the proposed zone change does not meet the general plan standards, not in harmony with the surrounding development, and will have an impact on the surrounding community. In addition, they found 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 and the Eagle Point development was not designed with the standards of the Recreation Resort zoning, and it does not appear possible with the presented Preliminary Site Plan to meet those requirements.

There was also a large amount a public comments that was received and given. The comments given were generally opposed, siting neighborhood character, and increase impact of changing long term housing to short-term rentals. Staff received several emails and written statements that have been included within the packet.

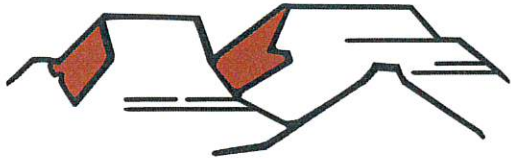
Findings:

Recommendation:

Attachments:

1. 2023-ZC-09 2023-PSP-08 App
2. Sky Mountain Master Plan

3. 2023-ZC-0 2023-PSP-08 Plans
4. Hurricane Build Dept_20220523_090150
5. Hurricane Build Dept_20230420_163753
6. 2023-ZC-09 2023-PSP-08 Eagle Pointe at Sky Mountain
7. Eagle Point RR Zone Change Comments
8. Ordinance 2023-ZC-09 Eagle Point
9. Comments from Norman & Cheryl Case



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.PERRYHOMES.UTAH@GMAIL.COM Agent Email: GLSANT@PERRYHOMES.UTAH.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 Records' 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;

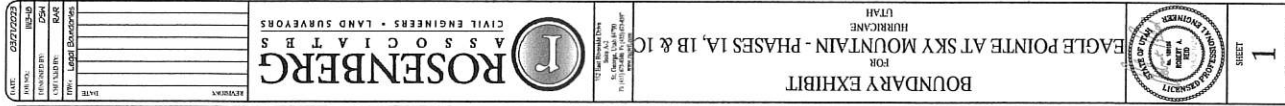
thence Southerly 56.32 feet along an arc of a 177.50 feet radius non-tangent curve to the right (center bears South 72°59'06" West, long chord bears South 07°55'29" East 56.09 feet with a central angle of 18°10'49");

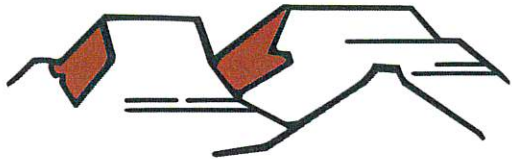
thence South 01°09'55" West 104.93 feet;

thence South 07°22'51" West 52.03 feet;

thence South 81°47'16" East 59.32 feet;

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.





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.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 PD2 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:



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files online!

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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 EXTRACTIONAL 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

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

By President
Attest Secretary

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



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 <i>PHASE 1 C</i>	Perry Development, LLC

LOAN OFFICER:	LOAN PROCESSOR:
Attn:	Attn:



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**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.

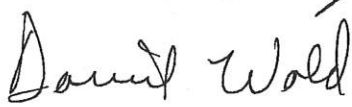
This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

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

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

By  President
Attest  Secretary

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:

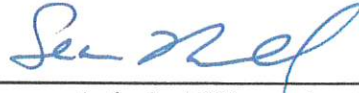
Commencing at the section corner common to Sections 29, 30, 31 and 32, Township 41 South, Range 13 West, Salt Lake Base and Meridian; thence South 88°50'04" East 1,684.83 feet along the section line and basis of bearing; thence North 01°09'56" East 40.00 feet to the Point of Beginning; thence Northerly, 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

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:



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.

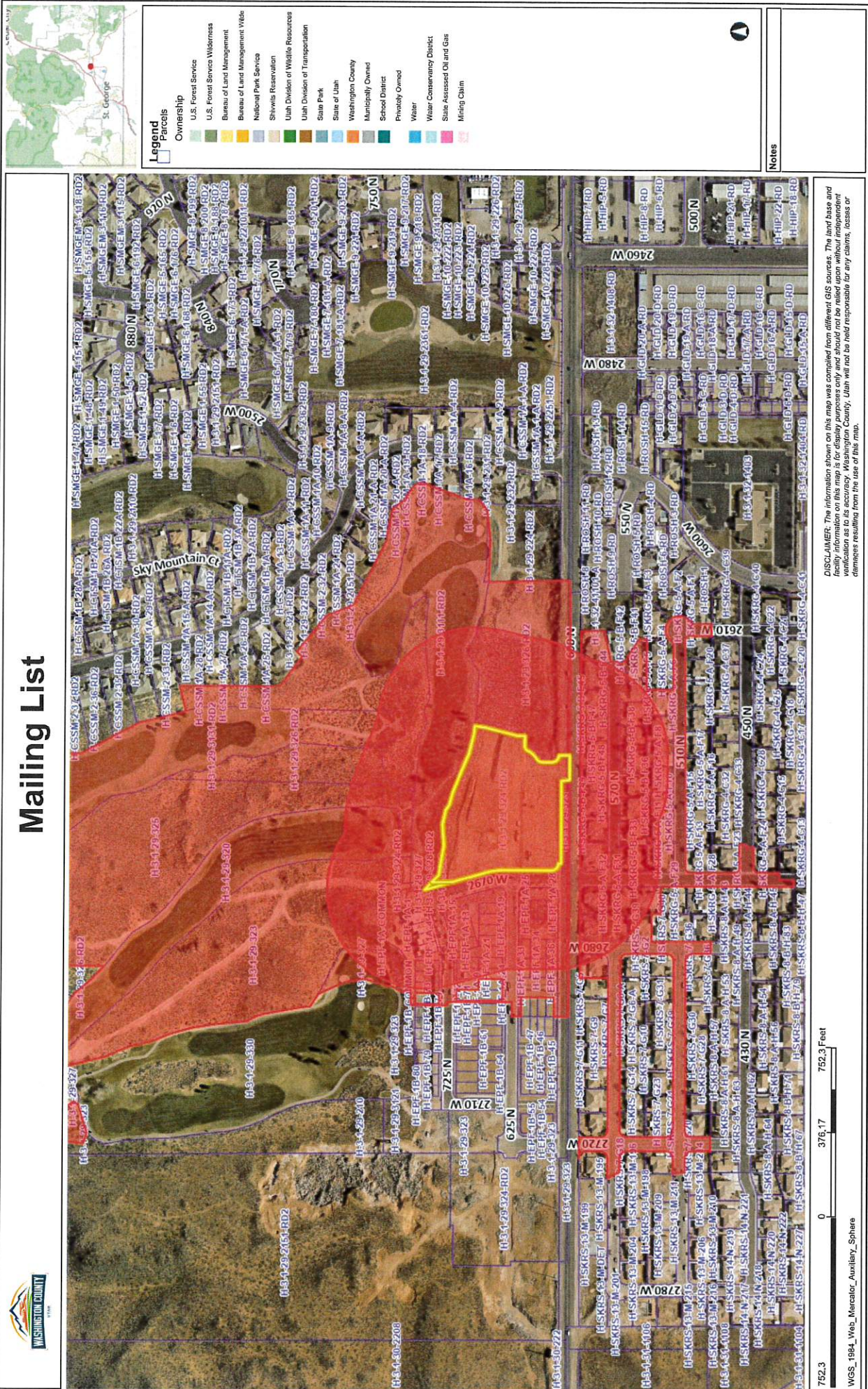
WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

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



BOND MICHAELNE 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
2265 NUTMEG AVE
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

SORENSEN 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 WAGI
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	ENTRY 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	SORENSEN 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 MICHAEL 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	
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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	



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



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

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.



FUTURE PHASE

EXISTING
GOLF COURSE

PROJECT LOCATION

THE PROJECT IS LOCATED AT
(APPROXIMATELY):
2670 WEST 600 NORTH
HURRICANE, UTAH



LEGEND:

EXISTING	DESCRIPTION	PROPOSED
	ASPHALT PAVEMENT	
	CONCRETE PAD	
	LANDSCAPED AREA	
	AREA GIVEN TO CITY	
	ROCK OUTCROPPING	
	STREET SIGN/STOP SIGN	
	MAILBOX LOCATION (66 BOX)	

S PARKING SPACES (9' x 18')

FUTURE PHASE



**FUTURE
DEVELOPMENT**

DATE:	03/24/2023					
JOB NO.:	B-18					
SIGNED BY:	DSH					
CHECKED BY:	RAR					
DWG:	Final Site Plan-I					
DATE						
REVISIONS						

ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS



352 East Riverside Drive
Suite A-2
St. George, Utah 84790
Ph (435) 673-8585 Fx (435) 673-8397
www.rachibill.com

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

EAGLE POINTE AT

STATE OF UTAH
No. 189156
ROBERT A. REID
LICENSED PROFESSIONAL ENGINEER

SHEET
1.0
1 OF 3 SHEETS

SITE INFORMATION

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

TOTAL AREA: 12.34 ACRES (537552 SQ.FT.)

TOTAL UNITS: 80
 FEED RATIONS: 6.40 UNITS PER ACRE

BUILDING FOOTPRINT AREA:

FOURPLEX A3 = 0.98 ACRES (42,816 SQ.FT.)
FOURPLEX A4 = 0.89 ACRES (38,660 SQ.FT.)

FOURPLEX A5 = 0.84 ACRES (36,660 SQ.FT.)
FOURPLEX A6 = 0.84 ACRES (36,660 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 COMBINATION AREA (OPEN SPACE): 1.07 ACRES (46,508 SQ.FT.)

- DRIVEWAY/SIDEWALK AREA: 1.24 ACRES (54574 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

Page 241 of 468

**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.

NOTE: ALL AREAS OUTSIDE OF LOTS AND/OR RIGHT-OF-WAY IS COMMON AREA

PARK/PLAYGROUND

STREET 'B' 41' RIGHT-OF-WAY

625 NORTH 45' RIGHT-OF-WAY

600 NORTH 60' RIGHT-OF-WAY

N 2670 W

N 2680 W ST.

LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 12, LOT 13, LOT 14, LOT 15, LOT 16, LOT 17, LOT 18, LOT 19, LOT 20, LOT 21, LOT 22, LOT 23, LOT 24, LOT 25, LOT 26, LOT 27, LOT 28, LOT 29, LOT 30, LOT 31, LOT 32, LOT 33, LOT 34, LOT 35, LOT 36, LOT 37, LOT 38, LOT 39, LOT 40, LOT 41, LOT 42, LOT 43, LOT 44, LOT 45, LOT 46, LOT 47, LOT 48, LOT 49, LOT 50, LOT 51, LOT 52, LOT 53, LOT 54, LOT 55, LOT 56, LOT 57, LOT 58, LOT 59, LOT 60, LOT 61, LOT 62, LOT 63, LOT 64, LOT 65, LOT 66, LOT 67, LOT 68, LOT 69, LOT 70, LOT 71, LOT 72, LOT 73, LOT 74, LOT 75, LOT 76, LOT 77, LOT 78, LOT 79, LOT 80, LOT 81, LOT 82, LOT 83, LOT 84, LOT 85, LOT 86, LOT 87, LOT 88, LOT 89, LOT 90, LOT 91, LOT 92, LOT 93, LOT 94, LOT 95, LOT 96, LOT 97, LOT 98, LOT 99, LOT 100

RETENTION BASIN 5,212 CUFT. VOLUME 3100.00' TOP ELEV. 3100.50' BOTTOM ELEV. (INCLUDES 1" FREEBOARD) *INSTALL OVERFLOW AT 3100.00' ELEVATION

RIP RAP LINED POND OVERFLOW

EXISTING GOLF COURSE

DESERT LANDSCAPE

PICKLEBALL

POOL DECK

POOL EQUIP. & RESTROOMS SEE ARCHITECTURAL PLANS

FLOOD LIGHTS

SERVICE ENTRANCE

20 TOTAL SPACES 3 ADA SPACES

TEMPORARY RV PARKING 2 45,316 sq ft 1.04 acres

PHASE LINE, TYP.

TEMPORARY ALL-WEATHER ACCESS ROAD

LEGEND:

EXISTING	DESCRIPTION	PROPOSED
[Symbol]	ASPHALT PAVEMENT	[Symbol]
[Symbol]	CONCRETE PAD	[Symbol]
[Symbol]	LANDSCAPED AREA	[Symbol]
[Symbol]	AREA GIVEN TO CITY	[Symbol]
[Symbol]	ROCK OUTCROPPINGS	[Symbol]

STREET SIGN/STOP SIGN

MAILBOX LOCATION (6 BOX)

PROJECT LOCATION

THE PROJECT IS LOCATED AT (APPROXIMATELY): 2670 WEST 600 NORTH HURRICANE, UTAH

SCALE: NONE

VICINITY MAP HURRICANE, UTAH

1 to ST. GEORGE

1 to HURRICANE

SKY MOUNTAIN GOLF COURSE

600 NORTH

2670 WEST

2680 WEST

2690 WEST

2700 WEST

2710 WEST

2720 WEST

2730 WEST

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SHEET
1.0
OF 1 SHEETS

MASTER PLAN

SKY MOUNTAIN GOLF ESTATES
FOR
SHADOW MOUNTAIN DEVELOPMENT



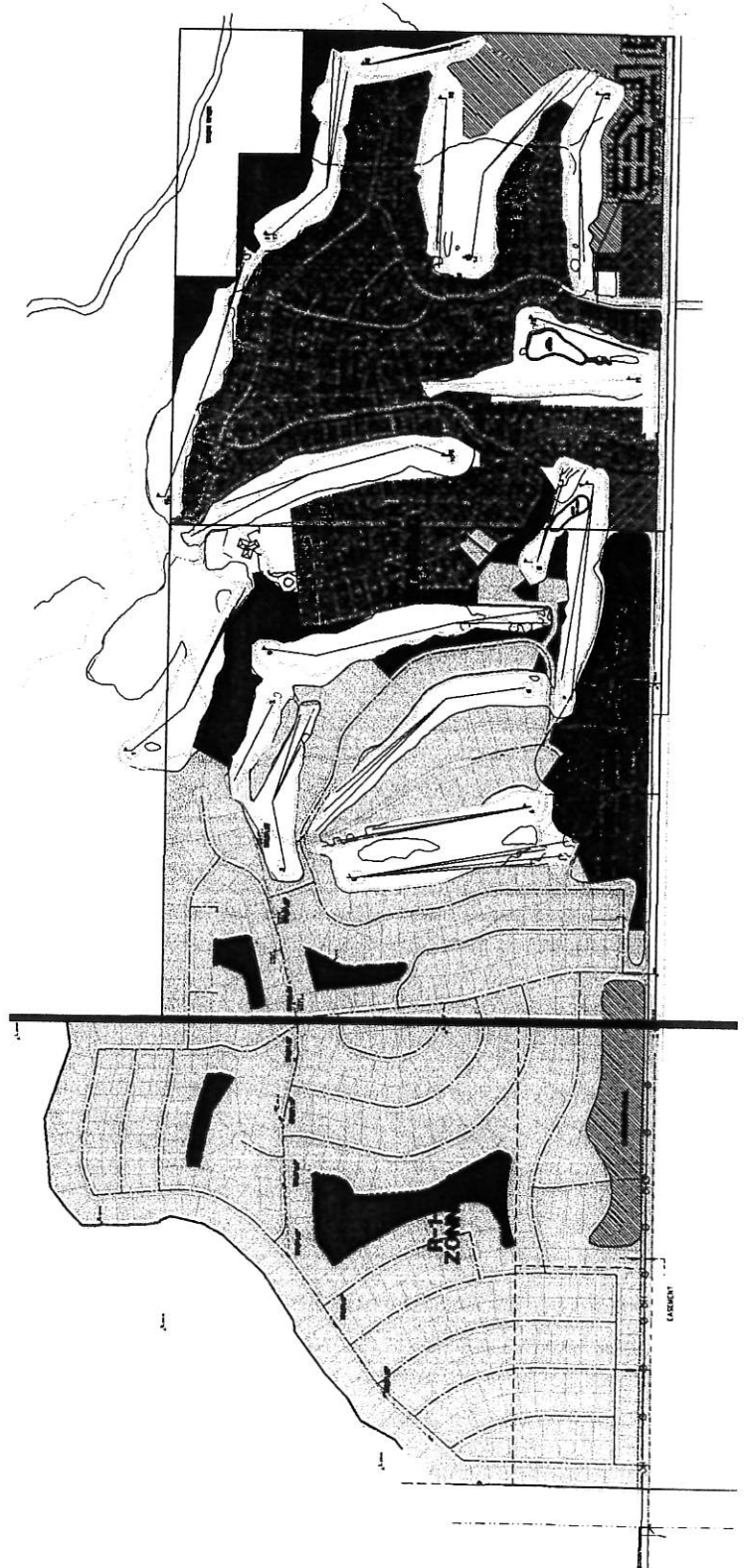
300 0 300
SCALE IN FEET

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	8.42 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	300.85 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	



NO.	REVISIONS	DATE	BY
1		02/27/11	
2		03/01/11	

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



SKY MOUNTAIN GOLF ESTATES
MASTER PLAN
SHADOW MOUNTAIN
DEVELOPMENT
HURRICANE, UTAH

DATE	02/27/11
BY	
CHECKED	
DATE	
APPROVED	
DATE	

**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.

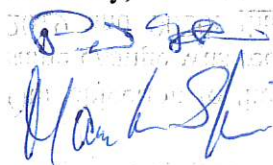
The proposed change is not harmonious with the surrounding neighborhoods which include Sky Ridge and Sky Mountain. These neighborhoods (within 100 to 200 ft of the proposed project) are made up of homes that are either owner occupied (Sky Mountain) or owner occupied and long term rentals (Sky Ridge) 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,





STAFF COMMENTS

Agenda Date:	05/04/2023
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

Planning Commission Recommendation

The Planning Commission gave a recommendation of denial with the findings that the proposed zone change does not meet the general plan standards, not in harmony with the surrounding development, and will have an impact on the surrounding community. In addition, they found 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 and the Eagle Point development was not designed with the standards of the Recreation Resort zoning, and it does not appear possible with the presented Preliminary Site Plan to meet those requirements.

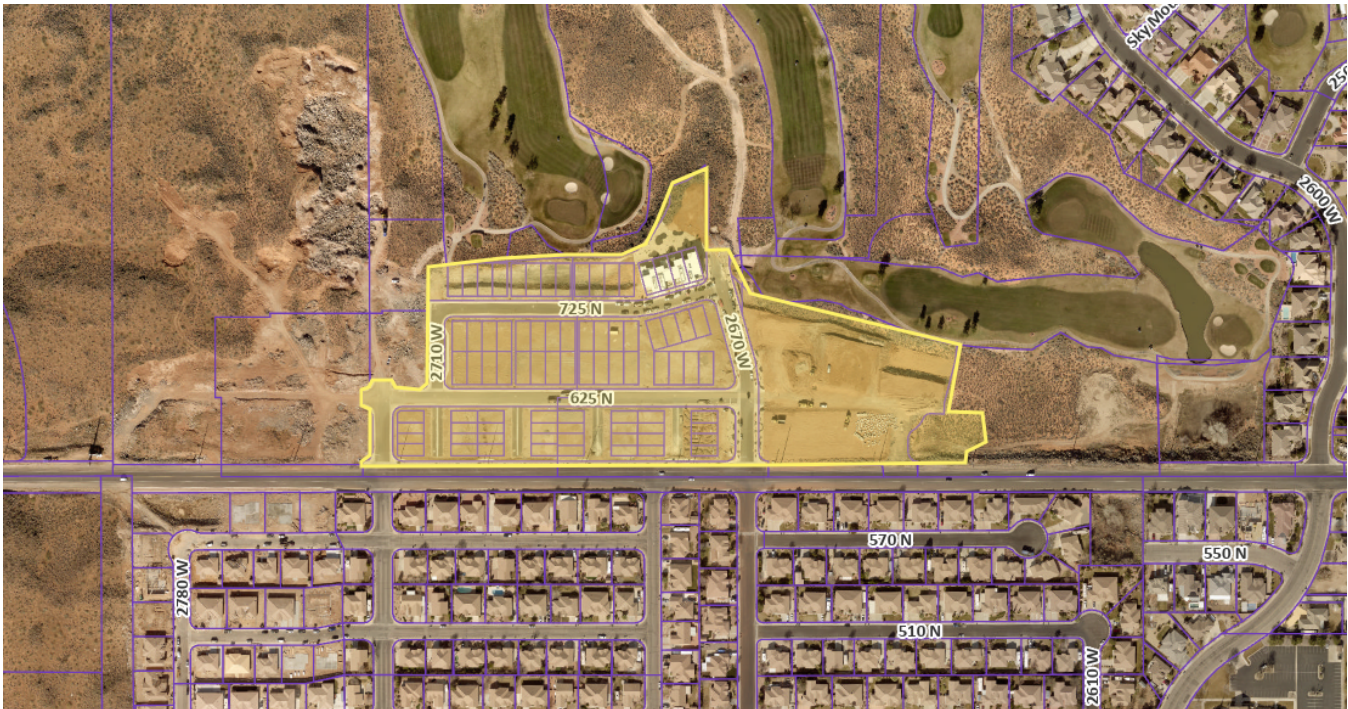
There was also a large amount a public comments that was received and given. The comments given were generally opposed, siting neighborhood character, increase impact of changing long term housing to short-term rentals. Staff received several emails and written statements that have been included within the packet.

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 attractions 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 City Council review this application and the zone change based on standards and considers residents' comments. Staff would recommend denial of this zone change.

Stephen Nelson

From: Vickie Ruppert <vickie707@yahoo.com>
Sent: Sunday, April 16, 2023 4:04 PM
To: Public Comment
Subject: Eagle Point Change Amendment Comments

To the Hurricane City Planning Commission,

I strongly oppose the request to change the current zoning for the Eagle Point phase 1A, 1B, and 1C subdivisions from R1-8/PDO to RR. I thought this issue was already presented to the planning commission by the developer and rejected some time ago. I was opposed then, and I am still opposed to the requested zoning change.

I own a home in Sky Ridge across from Eagle Point. This immediate area is composed of single family homes. To now change this zoning to allow nightly rentals would be very detrimental to our neighborhood. There is a reason we do not let every Dick and Jane nightly rental out their homes in Hurricane, it is very disruptive to the neighborhoods. It would be like putting a hotel in your neighborhood, and no one wants that! We purchased under a set of zoning regulations, and we would appreciate they stay intact.

I understand the developer is having issues selling these properties that have been built. I walk by frequently and they are always for sale. However, we should not have to bear the burden of the developer's poor decisions. They built under a set of zoning regulations, and those regulations should NOT CHANGE just because they are having issues selling their units. We are not naive, as we also understand they want the change since that would INCREASE the value of those properties.

I respectfully ask that you please vote against changing the current zoning regulations. We love our local community here and the family atmosphere. Please reject this builder request. Thank you for your consideration.

Vickie Ruppert

Stephen Nelson

From: Carla Erb <alcerb2@aol.com>
Sent: Sunday, April 16, 2023 4:13 PM
To: Public Comment
Subject: Perry Homes Rzoning Request

Stephen Nelson,

Please deny the Perry Homes request for rezoning to nightly rentals in the Eagle Point development. We have enough nightly rentals in Hurricane. The City only allows for so many business licenses for nightly rentals. If my memory does not fail me, which it often does, that number is 68. My guess is their are most likely that many doing nightly rentals without a business license. Yes, you are fining owners to make them comply, and that happens only and I repeat ONLY when they are caught.

Elam Valley is mostly nightly rentals. Keep them out there and not in Eagle Point. Elam Valley puts them closer to the recreation areas with all of their toys, and not on 600 N. Yes, I know that people come here for soccer, baseball, and softball tournaments as well. However, they are not pulling trailers with the UTV,s ATVs, and Jeeps which are parked on the road because the nightly rental property cannot accommodate all of the vehicles and toys.

HURRICANE HAS ENOUGH NIGHTLY RENTALS!!!

signed a Concerned Citizen

Stephen Nelson

From: Lisa Drummond <lidadrum63@gmail.com>
Sent: Wednesday, April 26, 2023 12:57 PM
To: Council
Cc: Stephen Nelson
Subject: Proposed Zone Change of 2700 W 600 N

Hello,

I am writing to oppose the proposed zone change of 2700 W 600 N (Perry Homes Eagle Pointe) from a low density residential to recreational resort.

My husband Russell and I live adjacent to those properties in the Peregrine Pointe community, also Perry Homes. We chose Hurricane to call our final home in 2019. We chose this area because of the small town appeal, the quietness, the dark skies, and the sense of community. Coming from a big city where we have lived our entire lives, we wanted to escape the crime, the noise, and all the other headaches and frustrations that come with living in the city.

We fell in love with Hurricane and have put all of our eggs into the basket to live here.

We understand that there is going to be growth, but not at the level at which it is coming. And, we don't have a problem with other folks who want to move here, those who will be full-time residents or even snowbirds that will respect the area.

Concern one--when you start building these high density communities, you will have people who come and go overnight that don't care about the area or the people that live here.

This area is popular with the off-road community because they are street legal here and Sand Hollow is nearby, along with all the other great riding areas in Hurricane and surrounding areas. I'm sure the majority will respect our area, but in my experience, there are those that will come for the party, racing up and down our quiet streets, with no regard to anyone else.

Concern two--the amount of traffic it will bring to 600 N. 600 is a two lane highway and even now it's dangerous to make a left in or out of our community, since there are no turning lanes for Peregrine Pointe. We've almost been rear ended multiple times turning left into our community, even with plenty of signal notice.

Concern three-- the amount of vacation rentals we already have in Hurricane, and have already been approved to move forward.

Concern four-- decrease in property values. This is going to lower our investments!

So please keep these concerns in mind when making your decision on the 27th of April. Please say no to this proposal. The builders will come, get rich off of these high density homes and move on. We are here to stay.

Thank you for your consideration!!

Russell & Lisa Drummond
766 N. 2850 W.
Hurricane, UT 84737
(435)236-5964

Stephen Nelson

From: Cheryl Case <cheryl@comnett.net>
Sent: Friday, April 21, 2023 2:03 PM
To: Public Comment
Cc: Stephen Nelson; Cheryl Case#1
Subject: Zone Change request, 2700 W 600 N

To The Planning Commissioners

Paul Farthing, Shelley Goodfellow, Mark Sampson, Brad Winder, Rebecca Broneman, and Michelle Cloud,

Thank you for the opportunity to submit comments.

We imagine you have received several emails and letters about this proposed zone change.

We have been in an HOA where there were vacation rentals, and an on site Manager. More than 3/4 of the complaints and problems there were due to the actions of the vacation rental tenants. There was trespassing, damage to neighboring properties, abuse and damage to the common areas. There were excessively loud parties.

We believe Recreational Resort zoning would not be appropriate for the residential neighborhood and we oppose this **third attempt** to change the zoning to allow vacation rentals.

We respectfully ask that you deny the requested zone change.

Cheryl & Norman Case
848 N 2460 W
Hurricane, UT 84737

CC: Stephen Nelson

Stephen Nelson

From: Ken Morgan <kenducati66@gmail.com>
Sent: Tuesday, April 18, 2023 1:11 PM
To: Public Comment
Subject: Opposition of Zoning Change at Eagle Pointe

I live in Peregrine Pointe, another Perry Homes Community, and I will be unable to attend the Public Hearing on April 27th.

I strongly oppose the request to amend the zoning for the Perry Homes at Eagle Pointe.

This property should not be allowed to deviate from the existing zoning to that of a recreational resort. The negative impact to all the surrounding neighborhoods by a resort atmosphere is not in the best interest of the neighborhoods and the City of Hurricane. There are currently 14 approved Recreational Resort Areas on the Hurricane website. Single family and retirement homes build stable and prosperous neighborhoods, which will benefit Hurricane the most.

Please vote against this amendment.

Ken and Roxanne Morgan
2886 W Cliffhanger Dr

Stephen Nelson

From: Kathy Hastreiter <kathyhastreiter@yahoo.com>
Sent: Thursday, April 20, 2023 7:33 PM
To: Public Comment
Subject: zone change

To the Hurricane City Planning Commission,

We are writing to oppose the request for zone change amendment at 2700 W 600N and Eagle Point PI 1A,1B and 1C.

We feel that a change to vacation and short term rentals would be unfair to the local,well kept,quiet neighborhoods.

Bill and Kathy Hastreiter
2694W 270N
Sky Ridge
Hurricane,UT

Stephen Nelson

From: Linda Rose <lcrose04@gmail.com>
Sent: Friday, April 21, 2023 9:44 AM
To: Public Comment
Subject: Zone request denial

Dear Hurricane City Planning Commission,

We oppose the request for a zone change amendment for recreational resort at 2700 W 600 N and Eagle Point, Ph 1 A, 1 B and 1C.

Vacation rentals and short term rentals are not complimentary to the surrounding residential neighborhood.

We, respectfully ask that you deny the requested zone change.

Sincerely,
Linda and Charlie Rose

Sent from my iPad

Stephen Nelson

From: Cheryl Case <cheryl@comnett.net>
Sent: Friday, April 21, 2023 2:03 PM
To: Public Comment
Cc: Stephen Nelson; Cheryl Case#1
Subject: Zone Change request, 2700 W 600 N

To The Planning Commissioners

Paul Farthing, Shelley Goodfellow, Mark Sampson, Brad Winder, Rebecca Broneman, and Michelle Cloud,

Thank you for the opportunity to submit comments.

We imagine you have received several emails and letters about this proposed zone change.

We have been in an HOA where there were vacation rentals, and an on site Manager. More than 3/4 of the complaints and problems there were due to the actions of the vacation rental tenants. There was trespassing, damage to neighboring properties, abuse and damage to the common areas. There were excessively loud parties.

We believe Recreational Resort zoning would not be appropriate for the residential neighborhood and we oppose this **third attempt** to change the zoning to allow vacation rentals.

We respectfully ask that you deny the requested zone change.

Cheryl & Norman Case
848 N 2460 W
Hurricane, UT 84737

CC: Stephen Nelson

Stephen Nelson

From: LaVon Kriss <lavonkriss@gmail.com>
Sent: Friday, April 21, 2023 3:31 PM
To: Public Comment
Subject: Proposed zoning change. Front 9 / eagle point

I'm a homeowner in sky mountain and am writing to oppose the zoning change request to create vacation rentals at the Front 9. My address is 2398 west 1050 north.

Please work too keep our community free from vacation rentals.

Sincerely

Margaret Kriss

Stephen Nelson

From: Doug Webb <dougwebb@webbland.com>
Sent: Saturday, April 22, 2023 6:58 AM
To: Public Comment
Subject: Eagle Point zoning change

Owners with VRBO short term rentals have experienced reduced visitor days. With the existing planned units becoming available, we are at an oversupply point. Best to not encourage more short term use, focus on affordable long term housing.

Thank you

Doug and Julia Webb
918 N 2360 W Hurricane

Sent from my iPad

Stephen Nelson

From: Ron Tripoli <netincomeondemand1@gmail.com>
Sent: Saturday, April 22, 2023 11:12 AM
To: Public Comment
Subject: The Front 9 Disaster!

The Front 9 Disaster! Any Proposal for rental property in this residential zone we would definitely vote against!

These type of buildings do not fit the general aesthetic look of a standard community blueprint in our area.

Our vote is for tearing them all down.

Sent from [Mail](#) for Windows

Stephen Nelson

From: Barbara Loper <barbara.loper@gmail.com>
Sent: Saturday, April 22, 2023 1:55 PM
To: Public Comment
Subject: Proposed Zone Change Approximately 2700 W 600 N,

I am opposed to the proposed Zone change at approximately 2700 W 600 N for a number of reasons as follows:

- There are enough Recreational Resort units in the immediate area including the Zion Village just to the east of the proposed address and three hotels just to the south of the address.
- Added traffic
- Added transient residents having no stake in the community
- Added noise
- Added safety to the local residents
- Unmanageable or disruptive guests
- Prices out long-term local rental residents

Please, please do not approve this zoneing change!

Concerned citizen:

--

Barbara Loper
barbara.loper@gmail.com
206-972-6483

Stephen Nelson

From: Rick Worman <rick.worm@gmail.com>
Sent: Saturday, April 22, 2023 5:26 PM
To: Public Comment; Rick Worman
Subject: Sky Mountain rezoning

As an owner in Sky Mountain development @ 723 E. Sky Mountain Drive, I'm writing to voice my concerns for any rezoning in and around the well established Sky Mountain development. Please do Not consider any vacation rezoning of any kind. Although this is not labeled a 55+ development, more than 90% of the residents are over age 55 and we bought out home there to retire with some peace and quiet. We support the local economy and privately owned businesses to do our part for the city prosperity. There are plenty of undeveloped areas of the city which would be much better suited than a well developed neighborhood. Please do Not rezone the Sky Mountain area as this would penalize residents who have been paying taxes for many years who purchased these home with the beautiful setting and peace of mind after a 42 year working career.

Thank you for your time reading this and seriously understanding the negative repercussions should this proposal be considered for a change. Please honor those that have been here for many years supporting our city

Greatly appreciated!

Stephen Nelson

From: Brent Reed <dbrentreed@aol.com>
Sent: Monday, April 24, 2023 2:42 PM
To: Public Comment
Subject: Recreational Resort zoning at 2700 W 600 N (Eagle Point / The Front 9).

Dear Sirs:

My name is Brent Reed. My wife Carellyn and I live at 817 N Sky Mountain Blvd. We moved to Hurricane from Northern California 2.5 years ago. We chose our community for the peace and quiet, as well as the lack of congestion and safety.

It is my understanding that this is the third attempt by this Developer to have the City rezone the above mentioned property. Allowing this travesty to occur will ruin our community and cause a significant increase in out of the area traffic and noise pollution. It will bring undesirable short term vacationers, who have no interest in the stability of the area.

As an example, the daily rental houses just across the street from the waterfall entrance to Sky Mountain had no less than 12 cars parked on the street last Friday evening, both in front of the houses and out along 600 North making it impossible to see to cross the intersection for cars approaching that area.

While I realize the City Council needs to hear these petitions, it is my hope that you will listen to those who have chosen to live here and our concerns over the Developer's need to sell vacation rentals in a market that has become less friendly financially to the original zoning that was approved. Changing the Zoning would be extremely myopic and would show current residents, your voters, that all that matters to our "elected officials" is the money of developers that can never have enough!

Sincerely,

D. Brent Reed, MD
817 N Sky Mountain Blvd.
Hurricane, Utah 84737

(916) 996-4577

Stephen Nelson

From: Tom Pettigrew <sn0wman72@yahoo.com>
Sent: Monday, April 24, 2023 5:34 PM
To: Public Comment
Cc: dtsp3@comcast.net
Subject: Zone Change Amendment request located at approximately 2700 W 600 N (Pettigrew-Pratt)

To: Hurricane Planning Commission

From: Tom Pettigrew & Dori Pratt, Sky Mountain home owners at address 933 N 2500 W

We read with interest that the Eagle Point development has for the third time requested a zoning change from R1-8/PDO to RR.

We would state that **we are strongly opposed** to this requested zoning change. Here are a sampling of reasons that the planning commission should deny the requested change:

#1 The original zoning R1-8/PDO was a condition of approval for the development. If a different zoning was desired then this should have been requested with the original development request.

#2 RR (Resort Recreation) is not compatible with adjacent neighborhoods. None of the adjacent neighborhoods/developments have RR zoning and having Eagle Point zoned RR would be an anomaly in an area that is zoned residential. In fact the town homes that are already approved at Eagle Point are an anomaly in the area and should likely have not be approved by the planning commission.

#3 RR allows for vacation/overnight rentals. This use is not harmonious with the adjacent neighborhoods/developments, as vacation/overnight and even seasonal rentals are not permitted in the adjacent developments. It is well documented that nightly rentals increase traffic and create additional demands on public services (police and EMS responses).

#4 RR allows for temporary RV parking. This type of use creates hazards due to RV's being parked in the road way, potentially inhibiting emergency response and exposing the area to environmental hazards due to potential sewage leaks. Additionally the surrounding neighborhoods do not allow for temporary RV parking on the streets.

In summary this requested zoning change is being requested at an inappropriate time frame, as it should have been included in the original development request. RR zoning is incomparable with the surrounding established neighborhoods.

Please respond with acknowledgement that our comments have been received

Sincerely,

Tom Pettigrew and Dori Pratt

Stephen Nelson

From: Chester&Debbie <debbier296@yahoo.com>
Sent: Tuesday, April 25, 2023 1:19 PM
To: Public Comment
Subject: 2700W 600N & Eagle Point

I respectfully request that this Zone Change request is denied.
This area is surrounded by residential homes, vacation rentals and short term rentals do not compliment the surrounding residential homes.

Thank You,
Debbie Richardson
812N 2460W
Hurricane UT 84737

Stephen Nelson

From: Bobbi Hagerman <bobbihagerman@gmail.com>
Sent: Wednesday, April 26, 2023 10:12 AM
To: Public Comment
Subject: Proposed zone change at 2700 W 600 N

To; The Hurricane Planning Commission
From: Roberta Hagerman - Sky Mountain resident of 21 years

I am adamantly against the proposed zone change at "The Front 9 at Eagle Point". The Sky Mountain Golf Course and community is a beautiful area which is known for its dramatic, pristine views. The Hurricane Planning Commission and developers have already blemished this by allowing the townhomes and condos being built on the front nine. Please do not distract anymore from our wonderful golf course and magnificent views, by allowing Recreational Resort Zoning, which would include more vehicles, including RVs and congestion. Our quiet community (which is the reason most of us moved here), would be rudely upset. There is a great magnitude of growth in Hurricane presently. I cannot imagine that the City is hurting as far as taxation. Please vote no on this proposal!

Sincerely,
Roberta Hagerman

Stephen Nelson

From: Topper Hagerman <topperh46@gmail.com>
Sent: Wednesday, April 26, 2023 10:30 AM
To: Public Comment
Subject: Proposed zone change at 2700 W 600 N

TO: The Hurricane Planning Commission

FROM: Gene Hagerman - Sky Mountain resident for 21 years

I am asking the Planning Commission to seriously think about the impact of this proposed zone change. Are we looking at growth for the sake of growth and are we taking in consideration that enough building of townhomes, condos, or even homes will have a negative impact in our community at large? Not only, from an environmental standpoint, but also, hindering the beauty of this area. I am vehemently opposed to this proposed zone change.

Best Regards,
Gene Hagerman

Stephen Nelson

From: Lance <rupster34@yahoo.com>
Sent: Sunday, April 16, 2023 2:31 PM
To: Public Comment
Cc: Lance R
Subject: Eagle Point zone change ammendment

Hello,

I am vehemently opposed to the request to change the current zoning for the Eagle Point phase 1A, 1B, and 1C subdivisions from R1-8/PDO to RR. I live in Sky Ridge across from Eagle Point. I believe the request was turned down earlier and now they are asking to get it changed again. This area is surrounded by single family homes. Many people purchase properties based upon current zoning information. To now change this zoning to allow nightly rentals would be very detrimental to the surrounding area. Most likely affecting the value of our properties. Not alot of people want to live across from an area that allows an influx of strangers to the community that doesn't have the communities best interest at heart. Us property owners shouldn't have to pay the price because of the developers lack of attracting buyers when they built them knowing what the current zoning laws were.

I ask that you please vote against changing the current zoning regulations. We love our local community here and the family atmosphere it invites. Please don't change it. Thanks in advance.

Lance Ruppert
rupster34@yahoo.com

ORDINANCE NO 2023-ZC-09

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE
EAGLE POINTE PH 1A, 1B, AND 1C SUBDIVISION FROM R1-8 PDO TO A
RECREATION RESORT

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

WHEREAS, there are adequate facilities to support the proposed zone change.

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

1. That Eagle Pointe Ph 1A, 1B, And 1C Subdivision Be Rezoned From R1-8 PDO to a Recreation Resort.

PASSED AND APPROVED on this _____ day of _____ 2023

Hurricane City

Nanette Billings, Mayor

Attest:

Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 2nd day of March 2023. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

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

Cindy Beteag, Recorder

EXHIBIT A
ZONING MAP AND SITE PLAN

Cindy Beteag

From: Public Comment
Sent: Wednesday, May 03, 2023 4:48 PM
To: Cindy Beteag; David Sanders; David Hirschi; Doug Heideman; Joseph Prete; Kaden DeMille; Kevin Thomas; Nanette Billings
Subject: FW: Proposed zone change 2700 W and 600 N, Eagle Point

City Council,

Please see the attached public comment for tonight's meeting.

Stephen

From: Cheryl Case <cheryl@comnett.net>
Sent: Saturday, April 29, 2023 2:15 PM
To: Public Comment <publiccomment@cityofhurricane.com>
Cc: Nanette Billings <billings@cityofhurricane.com>; Cheryl Case#1 <cheryl@comnett.net>
Subject: Proposed zone change 2700 W and 600 N, Eagle Point

Hello Hurricane City Council

Joseph Prete, Dave Sanders, David Hirschi, Doug Heideman, Kevin Thomas, and Mayor Nanette Billings,

We are Norm and Cheryl Case, and we have lived in Hurricane for 8 years.

Our comments are related to the request for a zone change amendment request at approximately 2700 W and 600 N, Eagle Point Ph 1A 1B & 1C / The Front 9.

We have also written to you about this property, opposing the last two times there were requests for a zone change for vacation rentals. Thank you for denying those requests!

During the April 27, 2023, Planning Commission meeting Shelley said "There are currently 5,250 approved recreational resort zones, too many." And 93 % of those have not been built. Please, do not add any more!

The request **does not** meet the General Plan.

The request is **not harmonious or complementary** to the surrounding residential neighborhood.

The zone change requested **would** affect adjacent properties.

I respectfully ask that you deny the request for a zone change.

Thank you,

Norman & Cheryl Case

848 N 2460 W

Hurricane, Utah 84737



STAFF COMMENTS

Ordinance 2023-ZC-11: Discussion and consideration of 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:

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.

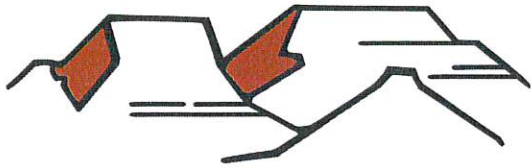
The Planning Commission gave a positive recommendation on the proposed zone change and site plans subject to staff and JUC comments.

Findings:

Recommendation:

Attachments:

1. 2023-ZC-11 2023-PSP-09 App
2. 2023-ZC-11 2023-PSP-09 Sand Hollow Commercial
3. Open Space Requirements
4. Land Use Percentage Summary from Applicant
5. 281-010 The Adventus Layout The Yogi Bear Marketplace
6. Response to Comments of Sand Hollow Zone Change and Site Plans
7. 281-010 The Adventus Phase 1
8. 281-010 The Adventus Phase 2
9. Sand Hollow Commercial Site Data
10. Ordinance 2023-ZC-11 PC Sand Hollow Road



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.

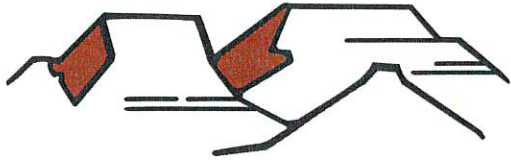
PARCELS: H-4-2-11-2112-GS1, H-4-2-12-1207-GS1
WESTERN MTG & REALTY CO
950 E FOSTER WELLS RD
PASCO, WA 99301
Agent: Karl Rasmussen
Email: karl@pv-eng.com; treasa@pv-eng.com
Telephone: 435-668-8307
Existing Zone District: NC
Proposed Zoning: PC

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. _____

Western MTG & Realty Co;

Name: 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)

COUNTY OF WASHINGTON :SS

I (we), Tim M. Tippet, 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)

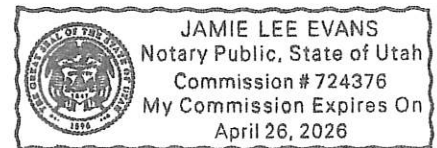
Tim M. Tippet, Vice President
(Property Owner)

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

Jamie Lee Evans
(Notary Public)

Residing in: Utah

My Commission Expires: 4/26/26



Agent Authorization

I (we), Tim M. Tippet, 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)

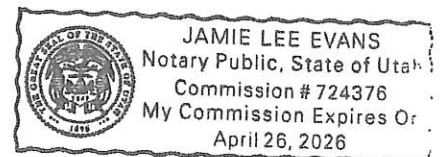
Tim M. Tippet, Vice President
(Property Owner)

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

Jamie Lee Evans
(Notary Public)

Residing in: Utah

My Commission Expires: 4/26



Corporate Warranty Deed Page 1 of 6
 Gary Christensen Washington County Recorder
 06/23/2022 12:09:24 PM Fee \$40.00 By
 SOUTHERN UTAH TITLE COMPANY

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-4-2-12-1207

Space Above This Line for Recorder's Use

Western Mortgage & Realty Company
 Washington with its principal office at F

ized and existing under the laws of the State of
 Washington, grantor(s), hereby

Heritage Land Holdings, LLC, a Utah limited liability company, grantor(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

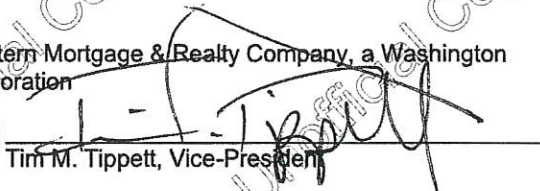
Notice of Public Infrastructure District Creation for the GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE
 DISTRICT NO 1, recorded August 10, 2021, as Doc No. 20210053502, Official Washington County Records.

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. Tippet, Vice-President

See attachment for notary acknowledgment.

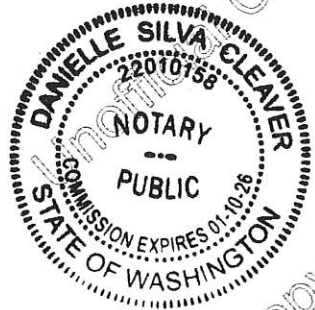
Notary acknowledgment attachment to that certain Corporate Warranty Deed executed by Western Mortgage & Realty Company, a Washington Corporation grantor(s), to Heritage Land Holdings, LLC, a Utah limited liability company grantee(s)

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)
COUNTY OF Franklin) :ss.

On the 20th day of June, 2022, personally appeared before me, Tim M. Tippet, who being by me duly sworn, did say that the said Tim M. Tippet 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. Tippet duly acknowledged to me that said corporation executed the same.



Danielle Silva Cleaver
NOTARY PUBLIC

My Commission Expires: Jan 10, 2026

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 WMA

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

- 1 ☐ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.
 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)
 3 ☒ No water rights are being conveyed.
 4 ☐ Water rights are being conveyed by separate deed.

Proceed to Section

A

B

C

C

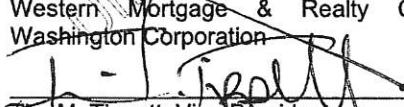
Important Notes
(see other side)

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. Tippet, 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.

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

- 1 ☐ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.
 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)
 3 ☒ No water rights are being conveyed.
 4 ☐ Water rights are being conveyed by separate deed.

Proceed to Section

A

B

C

C

Important Notes
(see other side)

Section		
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. Tippet, 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.

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 connection with 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 encouraged 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 the 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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

COUNTY OF)

:SS

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)

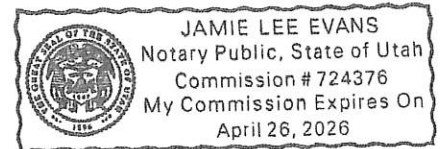
Brent Moser
(Property Owner)

Subscribed and sworn to me this 3 day of April 2023

Jamie C
(Notary Public)

Residing in: Utah

My Commission Expires: 4/26/26



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)

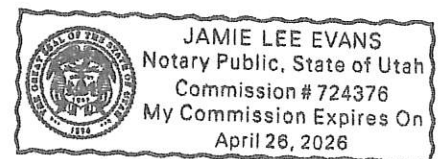
Brent Moser
(Property Owner)

Subscribed and sworn to me this 3 day of April 2023

Jamie C
(Notary Public)

Residing in: Utah

My Commission Expires: 4/26/26



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, State of Idaho, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, to have and to hold unto said grantee(s), with all rights and appurtenances thereto in and to the land in Washington County, State of Utah;

Sand Hollow
Holdings RBT LLC

attached Exhibit "A"

See Water Right

incorporated hereto and made a part hereof

TOGETHER WITH all
easements, rights

and appurtenances there unto belonging, and being SUBJECT TO all liens, claims, and encumbrances 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

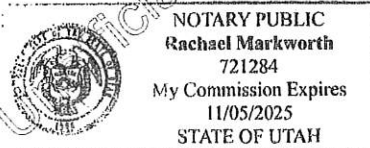
By: [Signature]
Robert N. Baxter, Manager

Poky Partners, LLC, An Idaho Limited Liability Company

By: SIGNED IN COUNTERPART
Gary A. Clark, Manager

STATE OF Utah)
) :ss.
COUNTY OF 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.



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:

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*

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

- 1 ☐ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.
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)
3 ☒ No water rights are being conveyed.
4 ☐ Water rights are being conveyed by separate deed.

Proceed to Section

A
B

C
C

Important Notes
(see other side)

Section

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
Blair M. Walker, Manager

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

- 1 ☐ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.
 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)
 3 ☒ No water rights are being conveyed.
 4 ☐ Water rights are being conveyed by separate deed.

Proceed to Section

A

B

C

C

Important Notes
(see other side)

Section

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 n/a

Robert N. Baxter, Manager
 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.

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
Robert N. Baxter, Manager

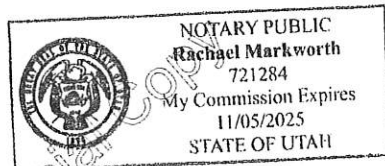
Poky Partners, LLC, An Idaho Limited Liability Company

By: Signed in counterpart
Gary A. Clark, Manager

STATE OF Utah

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.



STATE OF Idaho

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.

Rachael Markworth
NOTARY PUBLIC

My Commission Expires:

11/05/2025

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

[Signature]
(Property Owner)

Poky Partneres LLC

(Property Owner)

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

[Signature]
(Notary Public)

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 RAS MUSEN 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

[Signature]
(Property Owner)

Poky Partners LLC

(Property Owner)

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

[Signature]
(Notary Public)

Residing in: Pocatello, Idaho

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



Warranty Deed Page 1 of 5

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-4-2-1-128

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:

Exhibit "A"

TOGETHER WITH easements, rights of appurtenance and all other interests there unto belonging, and being SUBJECT TO of record and those enforceable in law and equity.

WITNESS the hand of _____ day 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: Gary A. Clark
 Gary A. Clark, Manager

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

Hard Money, LLC, an Idaho limited liability company

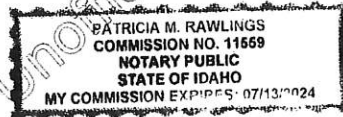
By: Gary A. Clark
 Gary A. Clark, Manager

STATE OF Idaho)

:ss.

COUNTY OF Bannock)

On the 26TH day of APRIL, 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
NOTARY PUBLIC

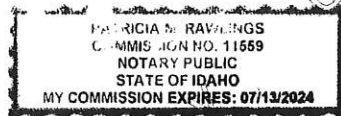
My Commission Expires: 07-13-2024

STATE OF Idaho)

:ss.

COUNTY OF Bannock)

On the 26TH day of APRIL, 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
NOTARY PUBLIC

My Commission Expires: 07-13-2024

STATE OF Idaho)

:ss.

COUNTY OF Bannock)

On the 26TH day of APRIL, 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
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 1,842.00 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

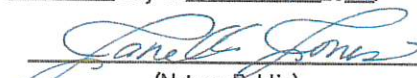
COUNTY OF Washington)

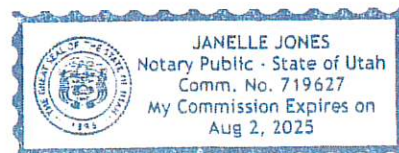
I (we), Russell Robinson, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached conditional use permit application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all 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


(Notary Public)



Residing in: 720 W. State Street Hurricane UT

My Commission Expires: 8/2/2025

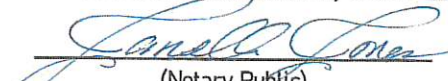
Agent Authorization

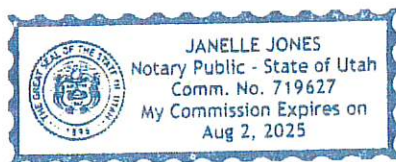
I (we), Russell Robinson, the owner(s) of the real property described in the attached conditional use permit application, do authorize as my (our) agent(s) Karl Rasmussen to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative 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


(Notary Public)



Residing in: 720 W. State Street Hurricane UT

My Commission Expires: 8/2/2025

Corporate Warranty Deed Page 1 of 2
 Russell Shirts Washington County Recorder
 12/30/2020 02:43:56 PM Fee \$40.00 By
 SOUTHERN UTAH TITLE COMPANY

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"
 sutco.com

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

Space Above This Line for Recorder's Use

WARRANTY DEED

Corporate Form

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

CONVEYS and WARRANTS to

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

TOGETHER WITH all improvements and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and equity.

The officers who sign this deed hereby represent and warrant that the grantor(s) represented thereby was duly authorized under a resolution duly adopted by the board of directors at a 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. Tippet
 Tim M. Tippet, Vice-President

STATE OF Utah)

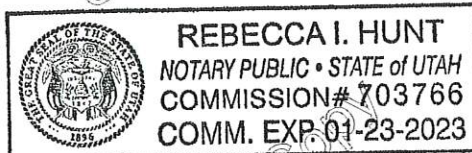
ss.

COUNTY OF Washington)

On the 17th day of December, 2020, personally appeared before me, Tim M. Tippet, who being by me duly sworn, did say that the said Tim M. Tippet 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. Tippet duly acknowledged to me that said corporation executed the same.

Rebecca I. Hunt
 NOTARY PUBLIC

My Commission Expires:



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°05'10"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 CENTRAL 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 

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

COUNTY OF)

:SS

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.

Thomas Guy Larson
(Property Owner)

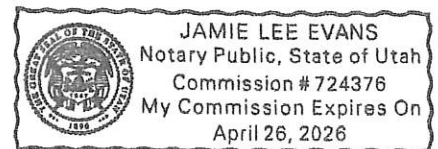
Sue Ann Mylerson
(Property Owner)

Subscribed and sworn to me this 3 day of April 2020

Jamie C
(Notary Public)

Residing in: Utah

My Commission Expires: 4/26/2026



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 Basmussen 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.

Thomas Guy Larson
(Property Owner)

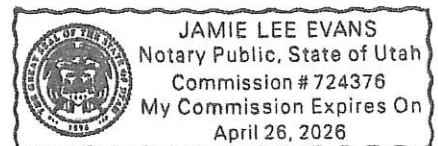
Sue Ann Mylerson
(Property Owner)

Subscribed and sworn to me this 3 day of April 2020

Jamie C
(Notary Public)

Residing in: Utah

My Commission Expires: 4/26/2026



Warranty Deed Page 1 of 3

Gary Christensen Washington County Recorder

01/17/2023 11:33:26 AM Fee \$40.00 By WASATCH

LAND & TITLE

When recorded mail tax Notice to:

Thomas Guy Larson

Sue Ann 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, have granted, sold, conveyed, and warranted (S) to:

Thomas Guy Larson and Sue Ann Larson, husband and wife as joint tenants,

Grantee(s), of Washington County, Utah, West, Payson, Utah 84651 the following described tract of land, to have and to hold unto the Grantee(s), State of Utah:

See Exhibit

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 27th day of December 2022.

Tony Larson
Tony Larson, Manager

STATE OF UTAH)

:ss

COUNTY OF WASHINGTON)

On the 27th 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

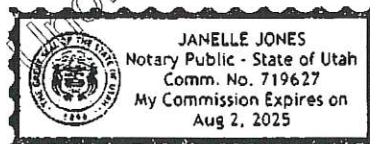


Exhibit A

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 $01^{\circ} 05' 29''$ 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 $15^{\circ} 35' 25''$ West a distance of 149.73 feet) center point lies North $77^{\circ} 08' 31''$ West through a central angle of $05^{\circ} 27' 51''$ a distance of 149.78 feet; thence North $01^{\circ} 04' 28''$ East 144.94 feet; thence South $88^{\circ} 56' 00''$ 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.

Agenda Date:	05/04/2023
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

Planning Commission Recommendation

The Planning Commission gave a positive recommendation on the proposed zone change and site plans subject to staff and JUC comments.

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:

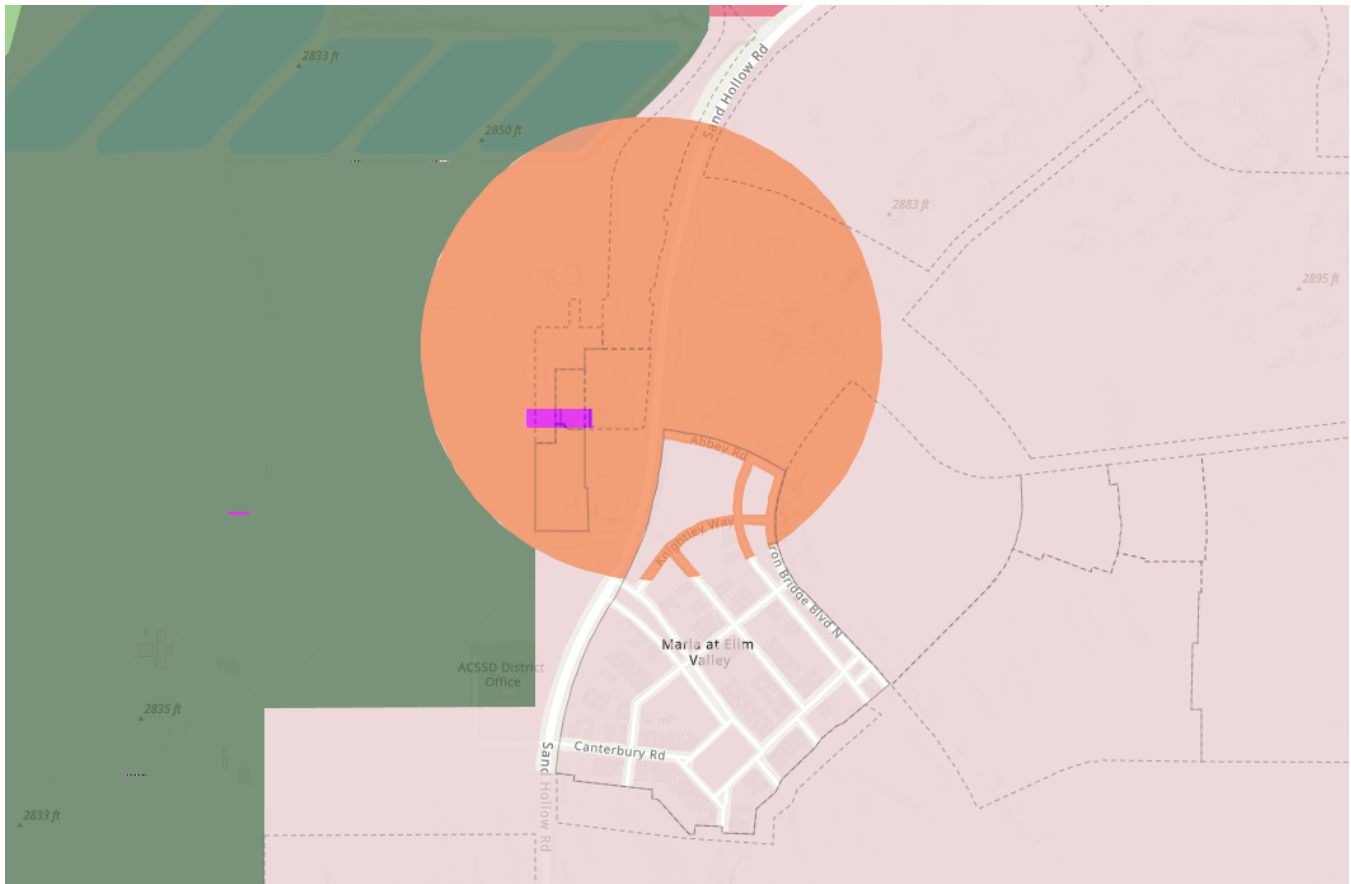
Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council as described in subsection 10-7-5A of this chapter. In making an amendment, the following factors should be considered:

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.

You can find the Land Use Tables for Commercial Zoning at [10-15-3 Uses Allowed](#)

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 commercial, 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.
 - c. The applicant has provided this data, which is attached to this report.
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. Staff sent an email to the applicant to clarify the City's Open Space and Amenities requirements.

4. Building Height and Setbacks: Planned Commercial developments have reduced setback and allow for taller buildings. These changes allow for the project to be developed in a more urban and mixed-use nature compared to other commercial zones. These additional flexibility is important within Planned Commercial zones to allow projects that are permitted under the code to be feasible. The following table is the development standard for our commercial zones. Neighborhood Commercial is marked in yellow, and Planned Commercial is marked in green.

Development standard	Zones				
	NC	GC	HC	PC	POC
Lot standards:					
Minimum lot area	No requirement	No requirement	No requirement	5 acres (see note 3)	5 acres
Minimum lot width	No requirement	No requirement	No requirement	No requirement	No requirement
Building standards:					
Maximum height, main building 1	35 feet	35 feet	35 feet	55 feet	55 feet
Maximum height, accessory building	20 feet	20 feet	20 feet	20 feet	20 feet
Setback standards—front yard:					
All buildings 2	20 feet	20 feet	20 feet	12 feet, corner lots 20 feet	20 feet
Setback standards—rear yard:					
Main building	New building on a lot abutting an existing agricultural or				

Accessory building	residential use: 10 feet. Otherwise: no requirement.				
Setback standards—interior side yard:					
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet				
Accessory building					
Otherwise: No requirement					
Setback standards—street side yard:					
Main building	20 feet	20 feet	20 feet	20 feet	20 feet
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted

5. 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, enhanced 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 City Council review this application based on standards with Hurricane City Code. Staff is generally supportive of this plan but believes that some more detailed

work should be done with the site plan itself. Staff would give a positive recommendation on the zone change and site plans subject to comments within this report.

Stephen Nelson

From: Stephen Nelson
Sent: Thursday, April 27, 2023 4:44 PM
To: JEFF@PV-ENG.COM
Subject: Open Space Requirements

Jeff,

So after some review, I believe that code would still apply to this development since is still a multi-family area within a planned development. After going deeper into the standards. I have some concerns about counting indoor amenities as open space unless they are counted as part of a park space. This is how our code defines open space:

Sec. 10-3-4. - Definitions of words and phrases.

Open space means any space in a development that does not contain any structures or amenities, except that a park, as defined in this section, may qualify as open space. All open space must be completely landscaped with sod, trees, xeriscape, gardens, or agricultural uses; provided, however, that natural features such as hillsides, natural landscapes, washes, and other natural open spaces may also be considered open space if the area is useable. Only usable space qualifies as open space. Open space with a horizontal width of less than ten feet or a total area of less than 60 square feet is not considered usable. Areas with sensitive lands shall only qualify as open space if some feature or amenity is added, such as a trail, in order to make the land usable. Buildings, streets, parking lots, private yards, and landscaping within the rights-of-way for streets shall not be counted as open space.

Park means a playground or other area or open space providing opportunities for active or passive recreational or leisure activities. Excludes areas for motocross, drag racing, shooting and similar activities.

Sec. 10-33-5. - Site plan design.

E. *Open space.*

1. Open space should be used as a buffer between adjacent properties.
2. The open space within a development should be integral to the development, not small leftover pieces of land.
3. One tree shall be planted for every 1,000 square feet of landscaped open space. These trees shall count toward the requirements of [section 10-32-5](#) of this title for multifamily developments with no front yard areas.
4. Courtyard areas should be designed as usable space.
5. Recreation and outdoor activity areas should be provided to accommodate all users. Development projects oriented toward elderly users should be provided with passive activities.

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

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

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

9. In multiple-family residential zones and multi-family areas of planned developments, open landscaped space shall be at least 20 percent of the total land space of the development.

a. Landscape buffering should be a minimum of ten feet wide, and shall contain a total of one tree and three shrubs for every 35 feet of the buffering area. Landscape buffering that is not otherwise required shall count as open space.

b. Except for natural features such as hillsides, natural landscapes, washes, and other natural open spaces, all areas that are unencumbered by improvements shall be landscaped and treated in a way to control dust and weeds. This may include additional landscape treatments, rocks, or planting of natural vegetation.

c. For townhome developments with all backyards extending more than ten feet from the back of houses, the minimum percentage of the total land space of the development that must be open landscaped space shall be 15 percent.

d. For duplex developments with all backyards extending more than ten feet from the back of houses, the minimum percentage of the total land space of the development that must be open landscaped space shall be ten percent.

e. The Planning Commission, in its discretion, may lower the amount of open landscaped space or amenities required for a development under 50 units if the development is within a one-quarter mile of a City park.

f. Open and common space must contain some kind of amenities as set forth below:

EXPAND

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

(1) Developments above 300 units shall add one amenity for every 50 units.

(2) Amenities may include, but are not limited to, pools of at least 1,500 square feet, health or fitness facilities, playgrounds, community gardens, trail systems, dog parks, sport courts, and club houses. All amenities shall be built to commercial standards.

(3) If multiple amenities are required, the type shall vary. Duplicates of amenities should be avoided but may be approved by the planning commission.

(4) Open landscaped space and amenities shall be centrally located within the development or otherwise easily accessed by all residents within the development. All amenities and open space shall have walking trails or sidewalks for access. Each unit within a development shall be within a quarter mile of an amenity. Where applicable, multiple amenities shall be placed throughout the property to ensure equitable access.

(5) Amenities shall either be maintained by common ownership or deeded to the City if the City agrees to accept ownership.

(6) Amenity plans shall be submitted with preliminary site plans and shall be approved or denied by the planning commission based on the commission's determination of whether the number, nature, and size of the proposed amenities in the amenity plan satisfies the requirements and purposes of this chapter.

(7) Development may be phased. Public and owners' association-owned amenities shall be fully developed and operational in conjunction with each phase of the subdivision as a percentage of the total developed or number of units in the subdivision. For example, if 25 percent of the units of the development are being constructed, then a minimum of 25 percent of the dollar value of the built-out amenities must be developed concurrently.

(8) All amenities designed and designated to be transferred to City ownership and maintenance must meet Hurricane City Design Standards. The City must review and approve any improvements that will be owned and maintained by the City as part of the construction drawing review.

Stephen Nelson, AICP

*Hurricane City
Planning Director
(435) 635-2811*



PLANNING & ZONING
HURRICANE CITY
UTAH

Stephen Nelson

From: jeff@pv-eng.com
Sent: Thursday, April 27, 2023 5:36 PM
To: Stephen Nelson
Cc: Fred Resch; Karl Rasmussen
Subject: RE: Site plans
Attachments: Response to Comments of Sand Hollow Zone Change and Site Plans.pdf

Here is the updated percentage information. I have attached the PDF as well.

Percentage Summary

- A. Adventus Phase 1 – Total Development Area = 345,392 Sq Ft (7.929 AC)
 - Total Commercial = 22.24% (10 Units)
 - Total Restaurant = 11.10% (4 Units)
 - Total Residential = 66.67% (97 units)
 - Total Building Footprint within the developable area = 22.51%
 - Total Outdoor Residential Amenity Area = 17.34
- B. Adventus Phase 2 – Total Development Area = 248,115 Sq Ft (5.696 AC)
 - Total Commercial = 22.24% (10 Units)
 - Total Restaurant = 11.10% (6 Units)
 - Total Residential = 66.67% (64 Units)
 - Total Building Footprint within the developable area = 20.85%
 - Total Outdoor Residential Amenity Area = 25.15%
- C. Yogi Bear Marketplace – Total Development Area = 611,122 Sq Ft (14.029 AC)
 - Total Commercial = 28.10% (28 Units)
 - Total Restaurant = 11.10% (10 Units)
 - Total Residential = 60.80% (172 Units)
 - Total Building Footprint within the developable area = 30.34%
 - Total Outdoor Residential Amenity Area = 23.93%

From: jeff@pv-eng.com <jeff@pv-eng.com>
Sent: Wednesday, April 26, 2023 4:15 PM
To: 'Stephen Nelson' <stephen@cityofhurricane.com>
Cc: 'Fred Resch' <fred@cityofhurricane.com>
Subject: RE: Site plans

I was finally able to look at this. It seems a bit of the information of that site plan is not accurate. This PDF has the answers that you are looking for. Some additional building amenities may be added if the numbers do not allow for what Brent wants to do.

Thanks,

Jeff Thomas
Provalue Engineering
(435) 668-8307



From: Stephen Nelson <stephen@cityofhurricane.com>
Sent: Wednesday, April 19, 2023 2:57 PM
To: jeff@pv-eng.com
Cc: Fred Resch <fred@cityofhurricane.com>
Subject: RE: Site plans

Hey Jeff,

We have had a chance to do our first review of the Sand Hollow Zone Change Application and had a few follow-up questions.

1. Could you please summarize the percentage being asked for residential and commercial use for the full project and each phase, including within buildings and shared areas?
 2. Could you then show what the overall density is for the project and each phase?
-
3. What open space and amenities will you be providing for the project? I know Brent spoke about some indoor gym and pool spaces, but do you have anything else? Our open space requirements require that at least 20% of multi-family areas are open space with at least five amenities for this number of units. These could be trails, courtyards, pools, etc. As we discussed it as Planning staff, we would even count shared outdoor gathering space with the commercial.
 4. After our first review, it seems like it might be short of parking based on the parking standard. This might be okay since you can have shared parking spaces and provide a parking study to lessen the number needed, but we wanted to give you a heads-up.

This is a preliminary site plan, so not all of these questions need concrete answers, but we will need to start addressing them. We will finish up our review on Friday and get you the full report by Monday. We just wanted to make sure you saw a couple of things first.

Thanks,

Stephen

From: jeff@pv-eng.com <jeff@pv-eng.com>
Sent: Tuesday, April 11, 2023 8:56 AM
To: Stephen Nelson <stephen@cityofhurricane.com>
Cc: Karl Rasmussen <karl@pv-eng.com>
Subject: Site plans

Stephen,

On some of these we need to fly to get updated existing grade contours. Let me know if this works for now. I can get you more updated plans soon.

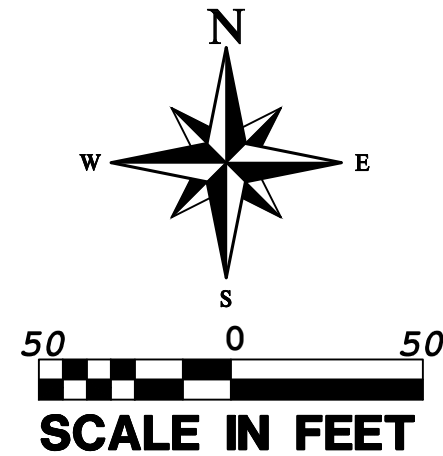
Thanks,
Jeff Thomas
Provalue Engineering
(435) 668-8307



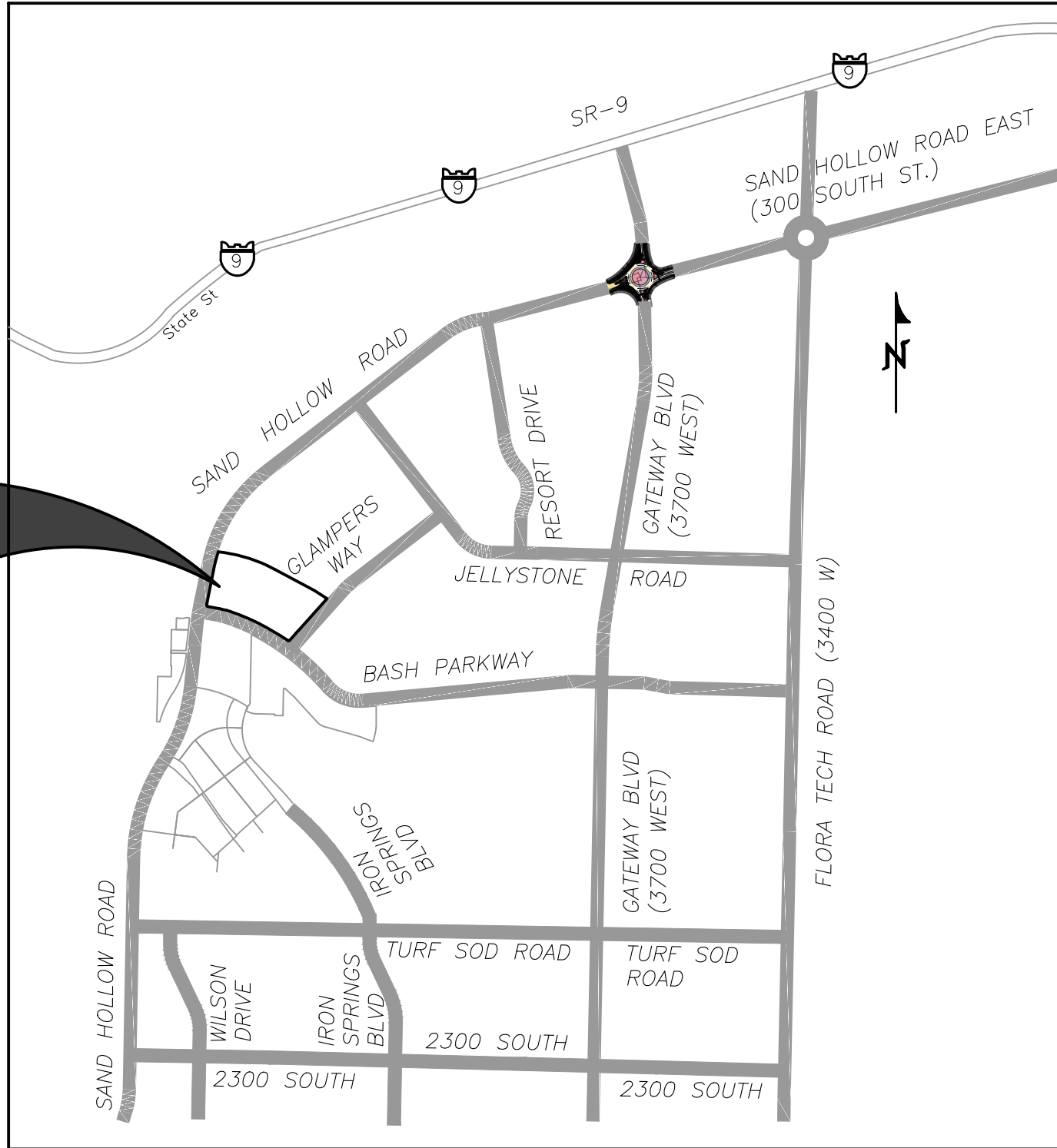
PRELIMINARY SITE PLAN FOR:
THE YOGI BEAR MARKETPLACE

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



PROJECT
LOCATION



VICINITY MAP
N. T. S.

OWNERS:

WESTERN MORTGAGE & REALTY COMPANY

CONTACT REPRESENTATIVE:

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

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 = 68110.33 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.

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

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84501
Phone: (435) 668-0801



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: 4/10/2013
SCALE: 1"=50'

JOB NO.
281-010

SHEET NO:

1 OF 2

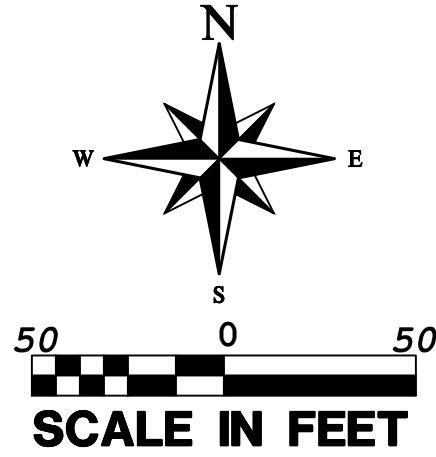
281-010

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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

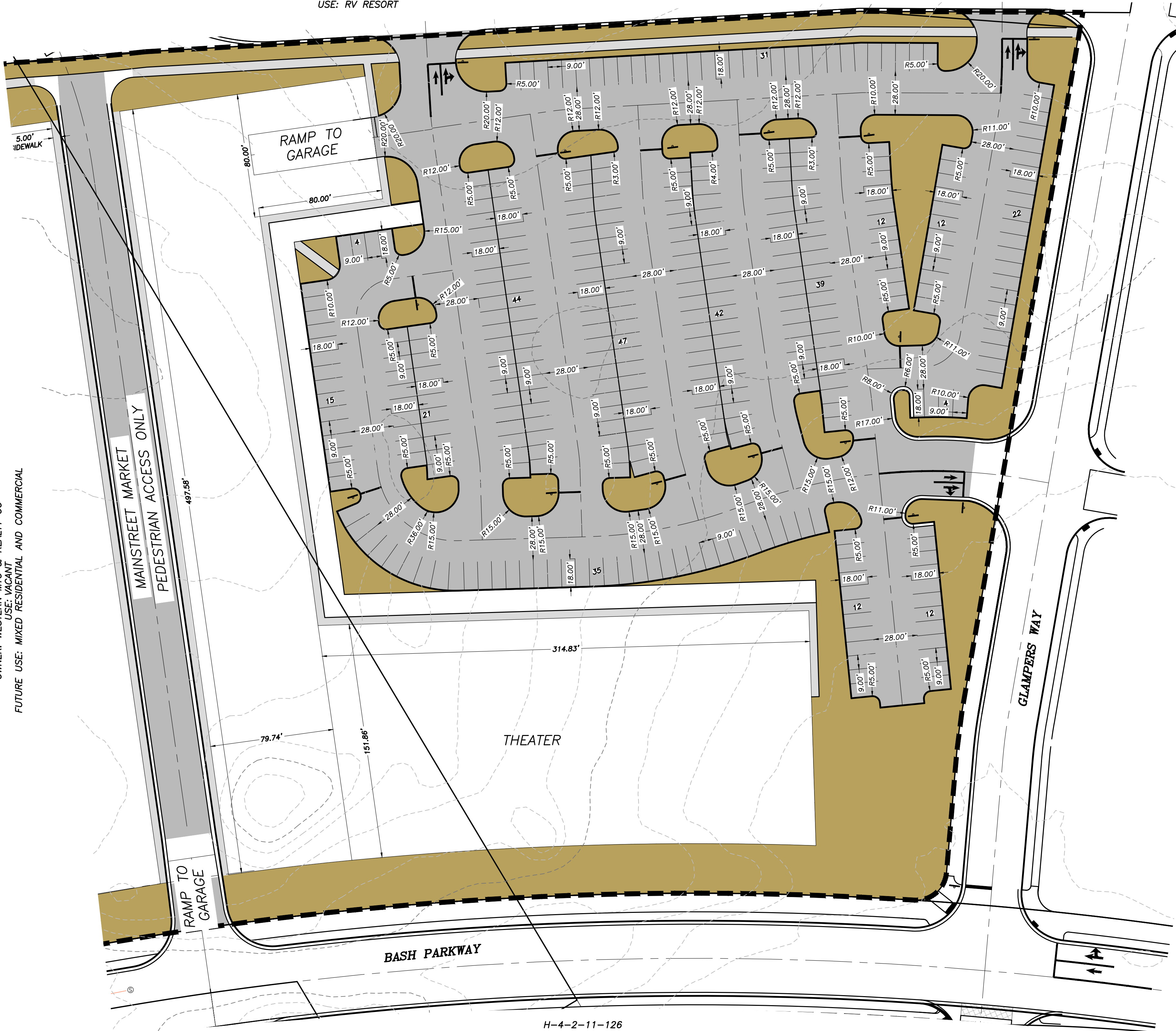
H-4-2-1-11131-GS1
28.68 ACRES
ZONED: PLANNED
COMMERCIAL
OWNER: BLOW SAND LLC
USE: RV RESORT



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"

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

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



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

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.

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
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TOTAL RESIDENTIAL UNITS = 55 NOS
TOTAL RESTAURANT AREA = 41870.151 SQ. FT.
TOTAL COMMERCIAL AREA = 143551.3512 SQ. FT.
TOTAL REQUIRED PARKING = 783 NOS
TOTAL PLANNED PARKING = 606 NOS

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
	PROPOSED CURB AND GUTTER
	EXISTING CURB
	EXISTING IRRIGATION LINE INSTALLED WITH BASH PARKWAY
	EXISTING SEWER LINE (SIZE SHOWN)
	EXISTING STORM (SIZE SHOWN)
	EXISTING WATER LINE INSTALLED WITH SAND HOLLOW ROAD
	EXISTING IRRIGATION LINE INSTALLED WITH SAND HOLLOW ROAD
	COMMUNICATION LINE INSTALLED WITH BASH PARKWAY
	SECONDARY POWER LINE INSTALLED WITH BASH PARKWAY
	POWER INSTALLED WITH BASH PARKWAY
	EXISTING GAS INSTALLED WITH BASH PARKWAY
	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

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: 4/10/2013
SCALE: 1"=50'

JOB NO.
281-010

SHEET NO:
2 OF 2

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REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane, Utah 84501
Phone: (435) 688-8801



281-010

Response to Comments of Sand Hollow Zone Change and Site Plans

1. Could you please summarize the percentage being asked for residential and commercial use for the full project and each phase, including within buildings and shared areas?
 - A. Adventus Phase 1 – Total Development Area = 345,392 Sq Ft (7.929 AC)
 - i. Commercial = 61,100 (20,370 Restaurant, 40,730 Commercial)
 - ii. Residential = 155,468 sq ft 97 2-bedroom units
 - iii. Landscape area for shared commercial/residential amenities = 59,902
 - iv. Pool area for residential = 11,000 sq ft
 - v. Total landscape area = 52,550 Sq Ft
 - B. Adventus Phase 2 – Total Development Area = 248,115 Sq Ft (5.696 AC)
 - i. Commercial = 45,547 (15,212 Restaurant, 30,061 Commercial)
 - ii. Residential = 103,474 Ft 64 2-bedroom units
 - iii. Landscape area for shared commercial/residential amenities = 62,392 Sq Ft
 - iv. Total landscape area = 61,000 sq ft
 - C. Yogi Bear Marketplace – Total Development Area = 611,122 Sq Ft (14.029 AC)
 - i. Commercial = 134,152 Sq Ft (44,806 Restaurant, 133,704 Commercial)
 - ii. Residential = 139,566 87 (1,600 Sq Ft Units per floor). Total = 279,132 Sq Ft 172 2-bedroom units.
 - iii. Theater = 45,854 Sq Ft
 - iv. Landscape area for shared commercial/residential amenities = 146,254 Sq Ft
 - v. Total landscape area = 120,410 Sq Ft
2. Could you then show what the overall density is for the project and each phase?

See response to question 1.
3. What open space and amenities will you be providing for the project? I know Brent spoke about some indoor gym and pool spaces, but do you have anything else? Our open space requirements require that at least 20% of multi-family areas are open space with at least five amenities for this number of units. These could be trails, courtyards, pools, etc. As we discussed it as Planning staff, we would even count shared outdoor gathering space with the commercial.
 - A. Adventus Phase 1
 - i. A commercial gym that is open to the public will be on the first floor.
 - ii. A walking trail will be provided around the units adjacent to roads and parking.
 - iii. A outdoor pool will be built on the central/west building on the 2nd floor for residents.
 - iv. 7,000 Sq Ft outdoor garden seating areas.
 - B. Adventus Phase 2
 - i. 21,600 Sq Ft for park/garden areas. Possible play structure
 - C. Yogi Bear Marketplace
 - i. 57,500 Sq Ft outdoor garden seating areas.
4. After our first review, it seems like it might be short of parking based on the parking standard. This might be okay since you can have shared parking spaces and provide a parking study to lessen the number needed, but we wanted to give you a heads-up.
 - A. Adventus Phase 1
 - i. Required parking = 853 (204 Restaurant, 164 Commercial, 192 Residential)
 - ii. Planned outdoor parking = 654
 - iii. Planned Indoor garage parking = 199
 - B. Adventus Phase 2
 - i. Required parking = 300 (51Restaurant, 121 Commercial, 128 Residential)

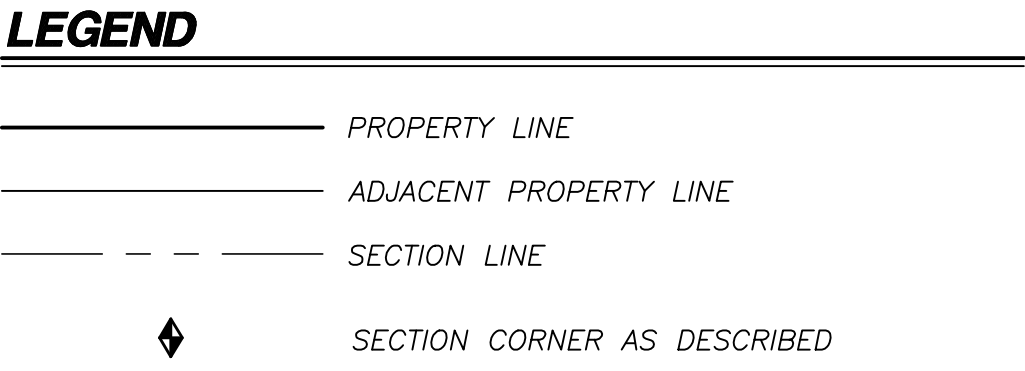
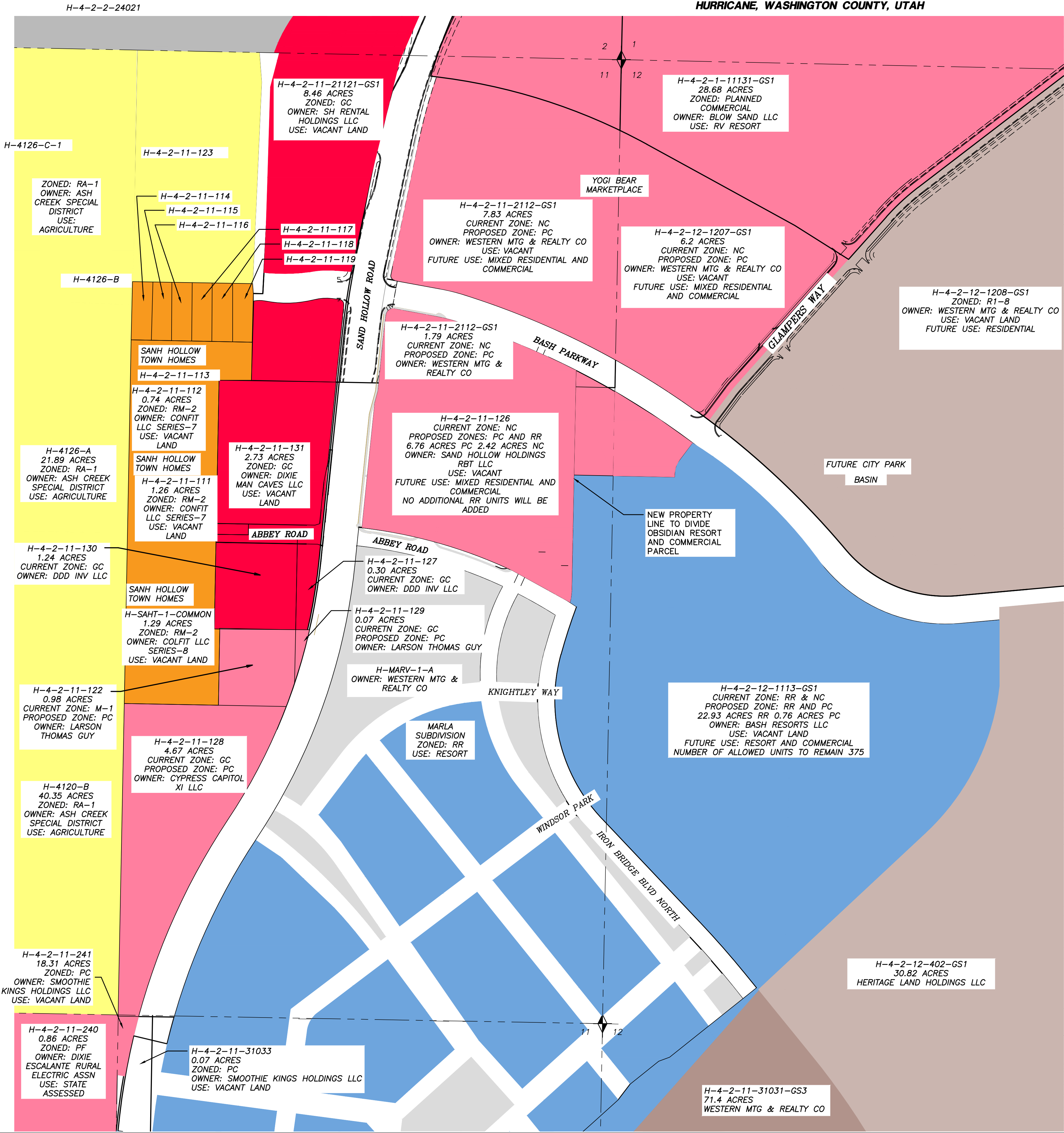
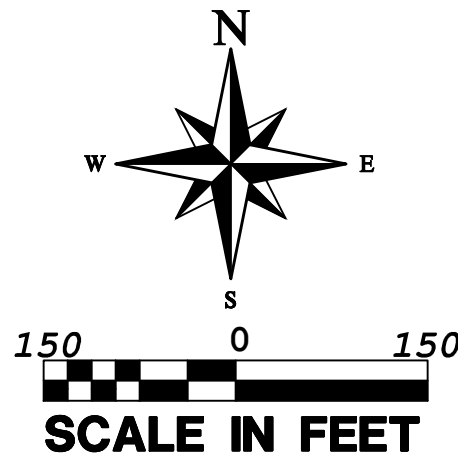
- ii. Planned outdoor parking = 239
 - iii. Planned underground garage parking = 74
- C. Yogi Bear Marketplace
 - i. Required parking = 1,327 (448 Restaurant, 535 Commercial, 344 Residential)
 - ii. Provided outdoor parking = 588
 - iii. Planned underground garage parking = 740

Percentage Summary

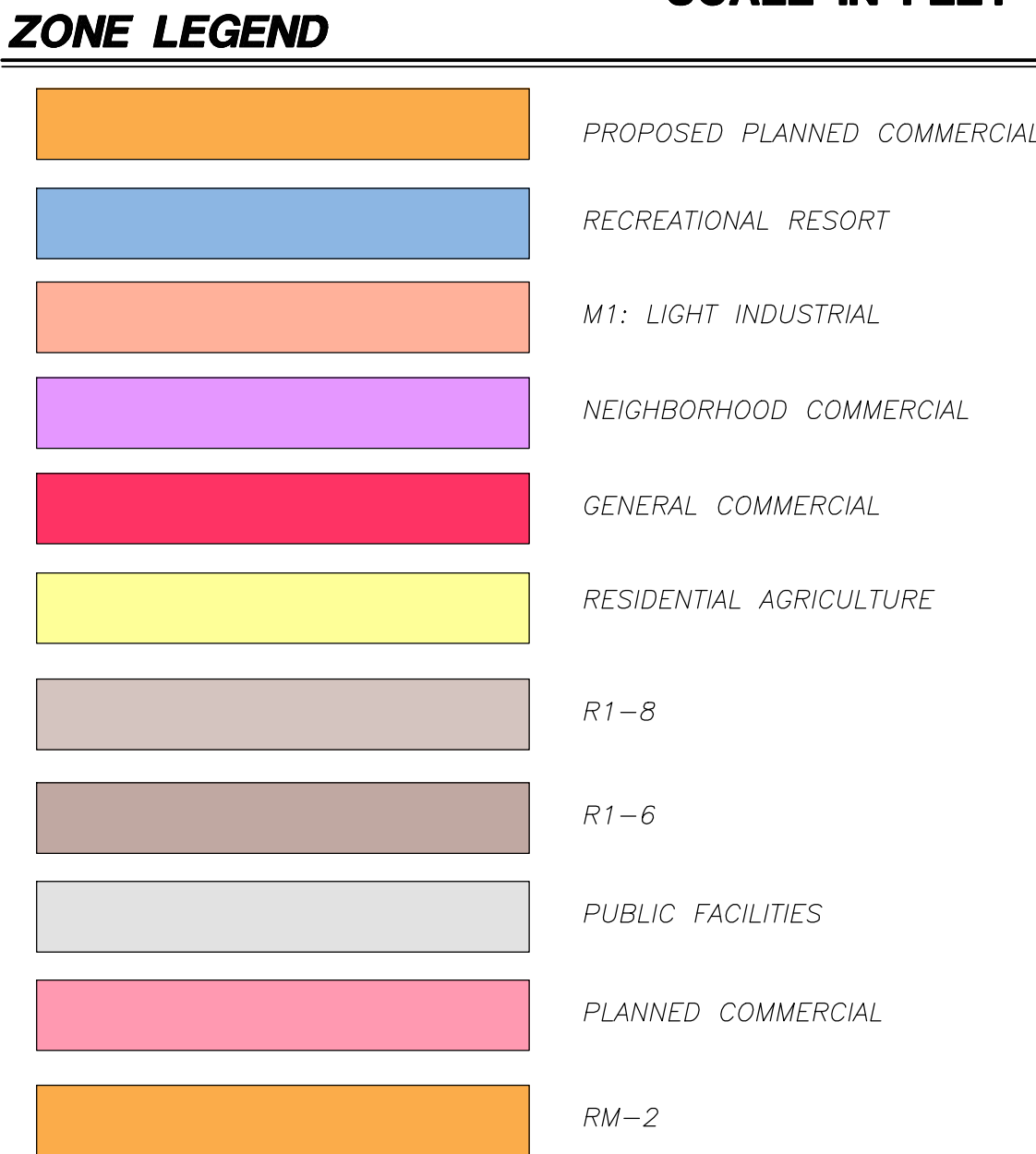
- A. Adventus Phase 1 – Total Development Area = 345,392 Sq Ft (7.929 AC)
 - Total Commercial = 22.24% (10 Units)
 - Total Restaurant = 11.10% (4 Units)
 - Total Residential = 66.67% (97 units)
 - Total Building Footprint within the developable area = 22.51%
 - Total Outdoor Residential Amenity Area = 17.34
- B. Adventus Phase 2 – Total Development Area = 248,115 Sq Ft (5.696 AC)
 - Total Commercial = 22.24% (10 Units)
 - Total Restaurant = 11.10% (6 Units)
 - Total Residential = 66.67% (64 Units)
 - Total Building Footprint within the developable area = 20.85%
 - Total Outdoor Residential Amenity Area = 25.15%
- C. Yogi Bear Marketplace – Total Development Area = 611,122 Sq Ft (14.029 AC)
 - Total Commercial = 28.10% (28 Units)
 - Total Restaurant = 11.10% (10 Units)
 - Total Residential = 60.80% (172 Units)
 - Total Building Footprint within the developable area = 30.34%
 - Total Outdoor Residential Amenity Area = 23.93%

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



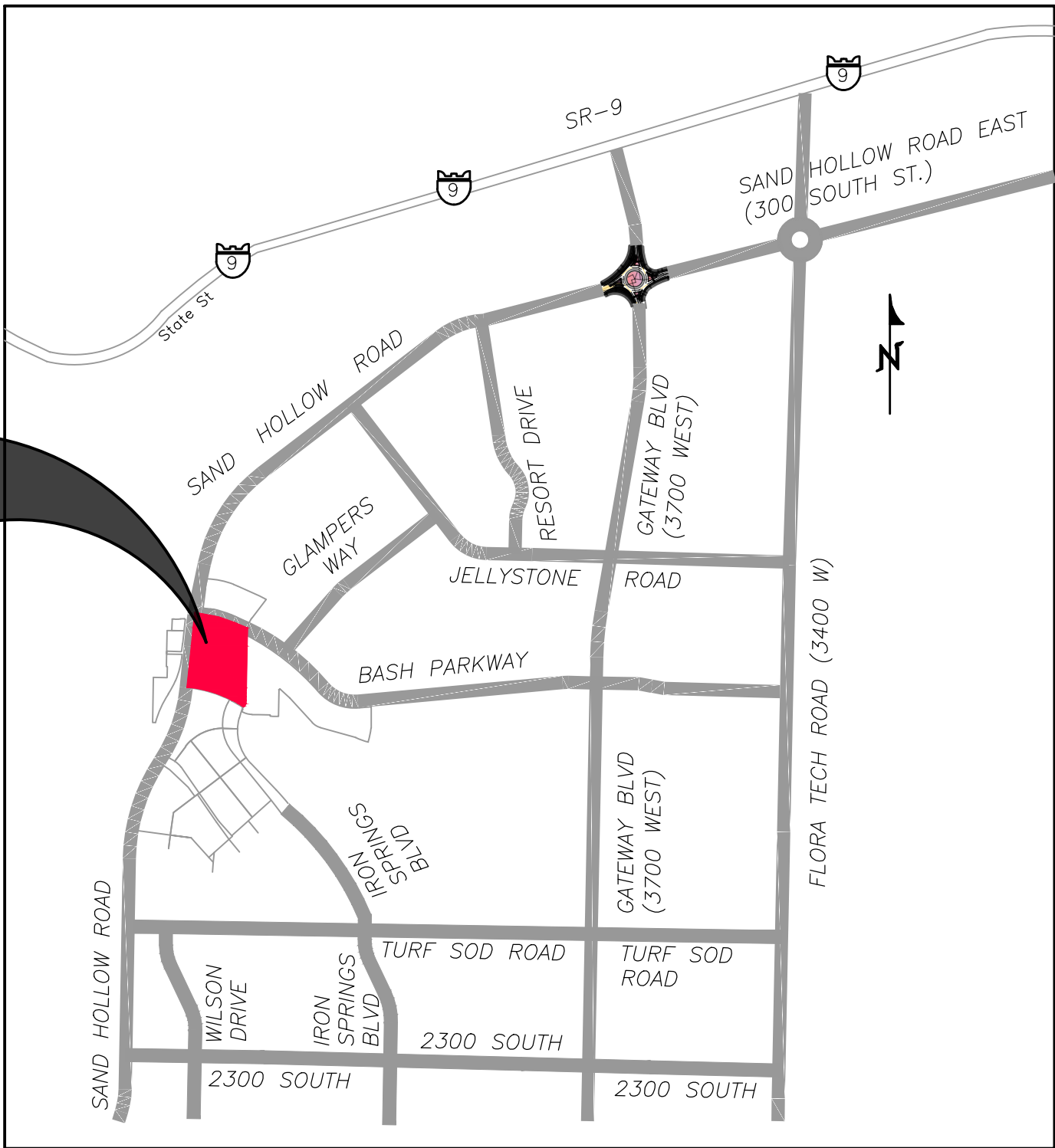
OWNERS:
 WESTERN MORTGAGE & REALTY COMPANY
 SAND HOLLOW HOLDINGS RBT LLC
 LARSON THOMAS GUY, ET AL
 CYPRESS CAPITAL XI LLC, ET AL
 DDD INV LLC



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.

REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
 Engineers - Land Surveyors - Land Planners
 20 South 850 West, Suite 1
 Hurricane City, Utah 84501
 Phone: (435) 668-0801



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

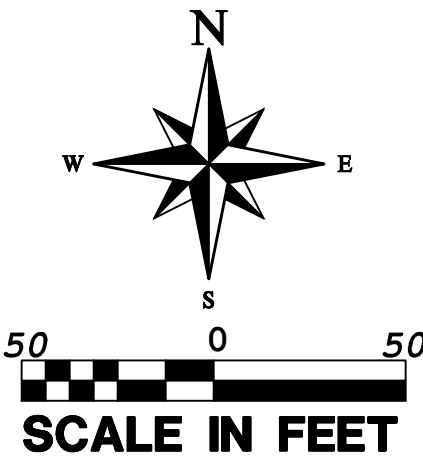
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW
QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
4095 WEST BASH PARKWAY
HURRICANE, WASHINGTON COUNTY, UTAH

OWNERS:

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

CONTACT REPRESENTATIVE:

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



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

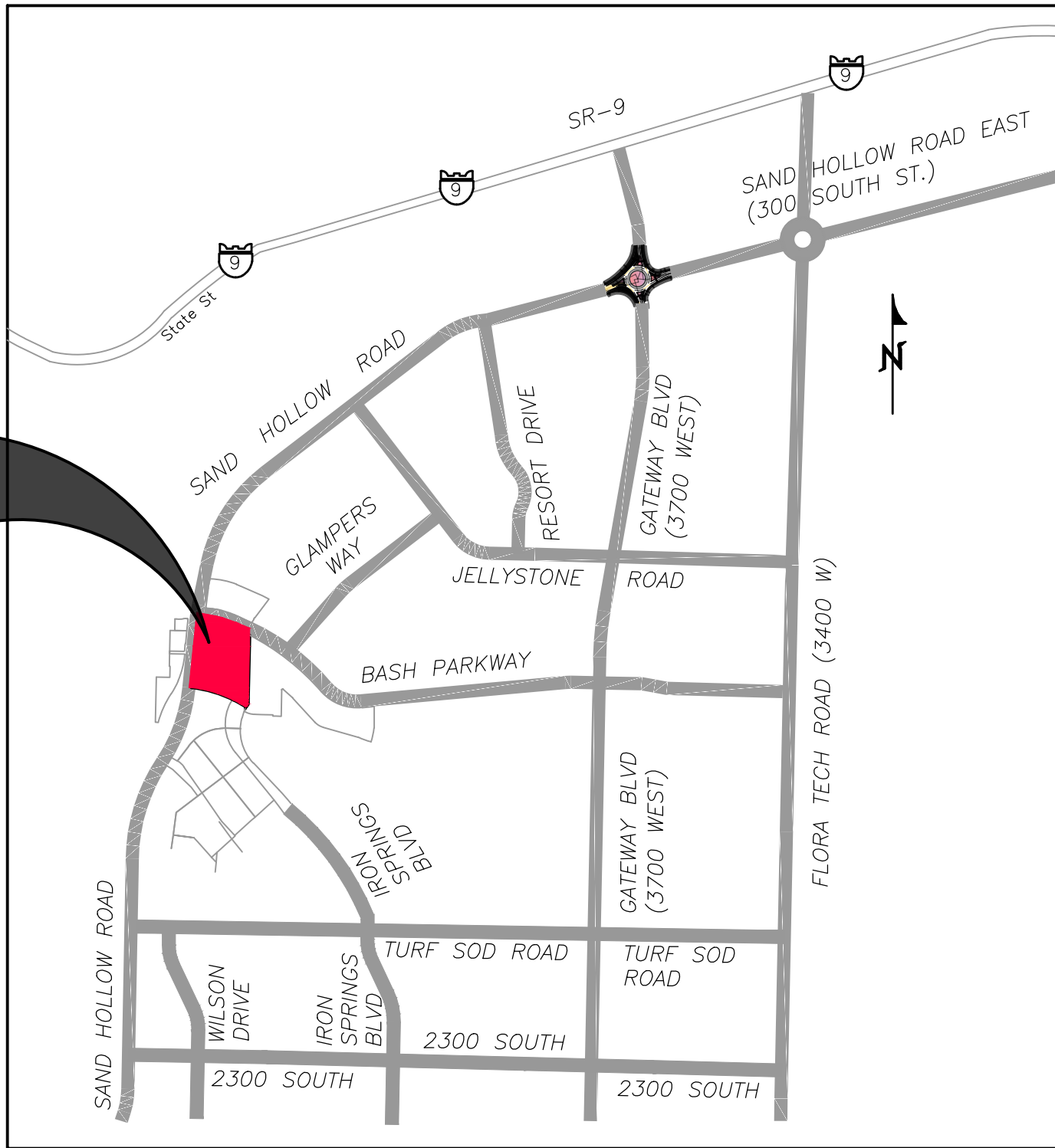
LEGAL DESCRIPTION FOR THE ADVENTUS

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 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.

PROJECT
LOCATION



VICINITY MAP
N.T.S.

H-4-2-11-131
2.73 ACRES
ZONED: GC
OWNER: DMX
MAN CAVES LLC
USE: VACANT
LAND

LAND USE SUMMARY

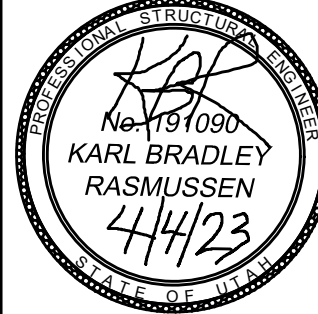
TOTAL DEVELOPMENT AREA = 341023 SQ.FT. (7.83 AC)
TOTAL BUILDING FOOTPRINT AREA = 73200 SF
TOTAL RESIDENTIAL AREA = 171079 SF
TOTAL RESIDENTIAL UNITS = 147
TOTAL RESTAURANT AREA = 21960 SF
TOTAL COMMERCIAL AREA = 51240 SF
TOTAL PARKING AREA = 74105 SF
TOTAL LANDSCAPE AREA = 59444 SF

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

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84501
Phone: (435) 668-8801



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

DATE: 04/11/2013
SCALE: 1"=50'

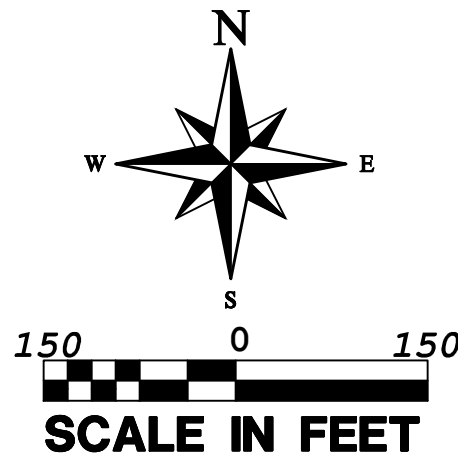
JOB NO.
281-010

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 AL
 CYPRESS CAPITAL XI LLC, ET AL
 DDD INV LLC

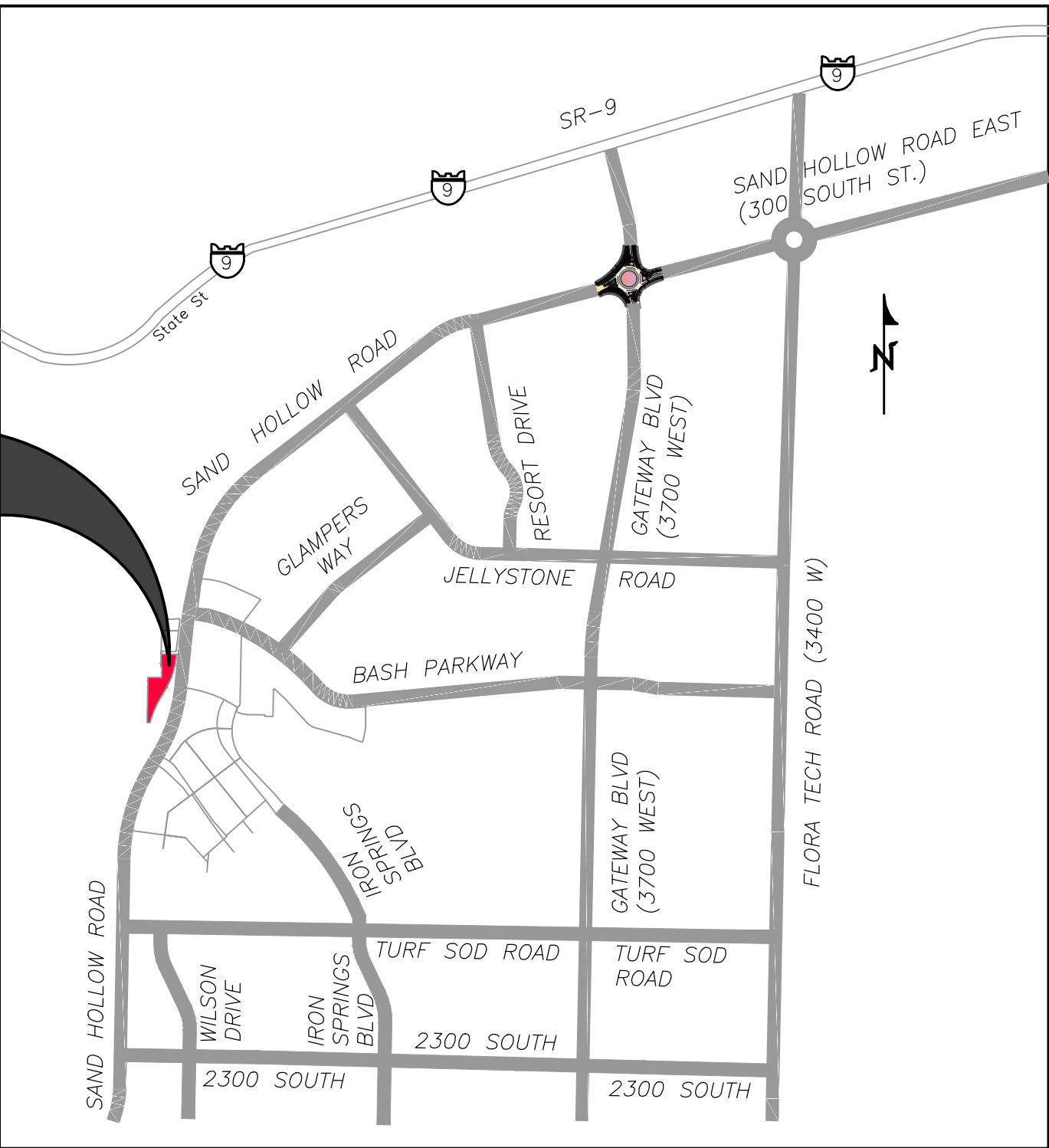
ZONE LEGEND

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

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.

NO	REVISIONS	DATE	BY

PROVALUE ENGINEERING, INC.
 Engineers - Land Surveyors - Land Planners
 20 South 850 West, Suite 1
 Hurricane City, Utah 84401
 Phone: (435) 668-0801



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

281-010

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 AL
CYPRESS CAPITAL XI LLC, ET AL

CONTACT REPRESENTATIVE:

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

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

LEGAL DESCRIPTION FOR THE ADVENTUS

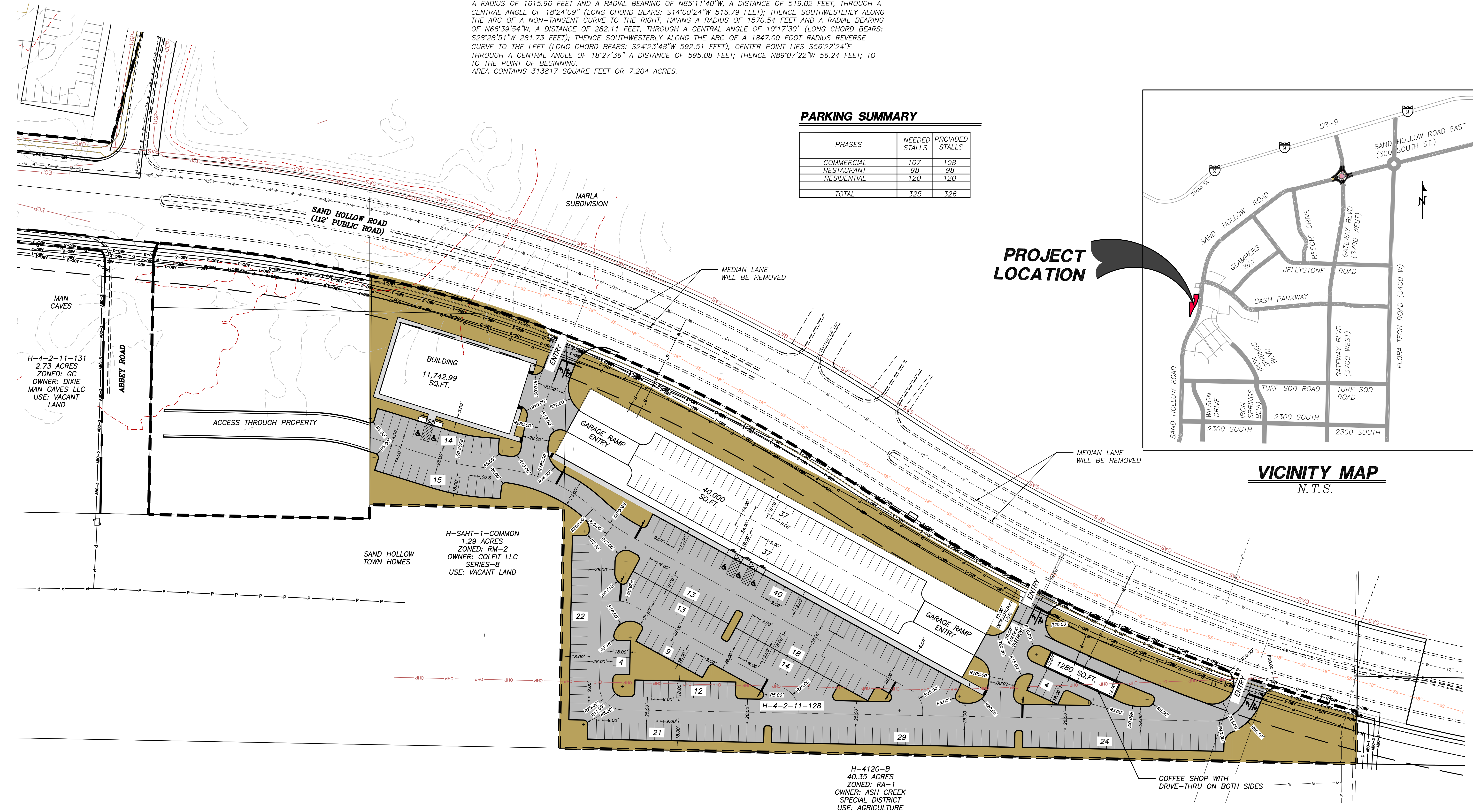
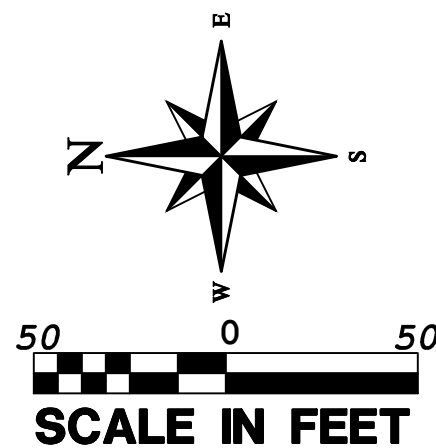
BEGINNING AT A POINT LOCATED N88°57'55"W ALONG THE SECTION LINE 2654.41 FEET FROM THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 40 SOUTH, RANGE 30 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N01°07'39"E 857.24 FEET; THENCE S88°56'00"E 257.98 FEET; THENCE N01°04'28"E 208.71 FEET; THENCE N88°56'00"W 15.00 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 THE POINT OF BEGINNING.
AREA CONTAINS 313817 SQUARE FEET OR 7.204 ACRES.

PARKING SUMMARY

PHASES	NEEDED STALLS	PROVIDED STALLS
COMMERCIAL	107	108
RESTAURANT	98	98
RESIDENTIAL	120	120
TOTAL	325	326

LEGEND

PROPERTY LINE	SS 18"	EXISTING SEWER LINE
ADJACENT PROPERTY LINE	W 12"	EXISTING WATERLINE (SIZE SHOWN)
CENTER LINE	UGP	EXISTING UGP LINE
EASEMENT LINE	EOP	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		



VICINITY MAP
N.T.S.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane, Utah 84531
Phone: (435) 668-0801



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

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

ORDINANCE NO 2023-ZC-11

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE FROM NEIGHBORHOOD COMMERCIAL TO PLANNED COMMERCIAL FOR PARCELS 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 FROM NEIGHBORHOOD COMMERCIAL AND RECREATION RESORT TO PLANNED COMMERCIAL AND RECREATION RESORTS FOR PARCELS H-4-2-11-126 AND H-4-2-12-1113-GSI AS SHOWN ON THE ATTACHED ZONING MAP AND SITE PLANS

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

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

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

WHEREAS, the proposal will not have a negative impact on the surrounding area; and

WHEREAS, the Planning Commission gave a positive recommendation on the proposed ordinance.

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

1. The following zone change be approved: 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 of Obsidian Resort. This includes parcel numbers H-4-2-11-126 and H-4-2-12-1113-GSI as shown on the attached site plan and zoning map.
2. The attached site plans be approved subject to staff and JUC comments contained within the state report.

PASSED AND APPROVED on this ____ day of _____ 2023.

Hurricane City

Nanette Billings, Mayor

Attest:

Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the ____ day of ____ 2023. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

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

Cindy Beteag, Recorder

EXHIBIT A
ZONING MAP AND PRELIMINARY SITE PLAN



STAFF COMMENTS

Discussion and consideration on an **amended final plat for Fairgrounds Lots 25-29** located at 368 S Commerce St. Bill West Applicant. Pratt Engineering Agent.

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.

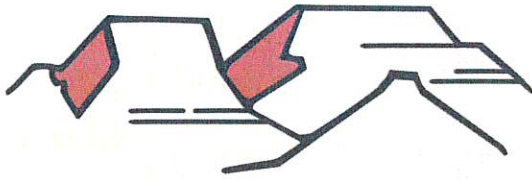
The Planning Commission gave a positive recommendation on the proposed amended final plat subject to staff and JUC comments.

Findings:

Recommendation:

Attachments:

1. 2023-AFP-10 App
2. 2023-AFP-10 Plans
3. 2023-AFP-10 Fairgrounds Lots 25-29



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.

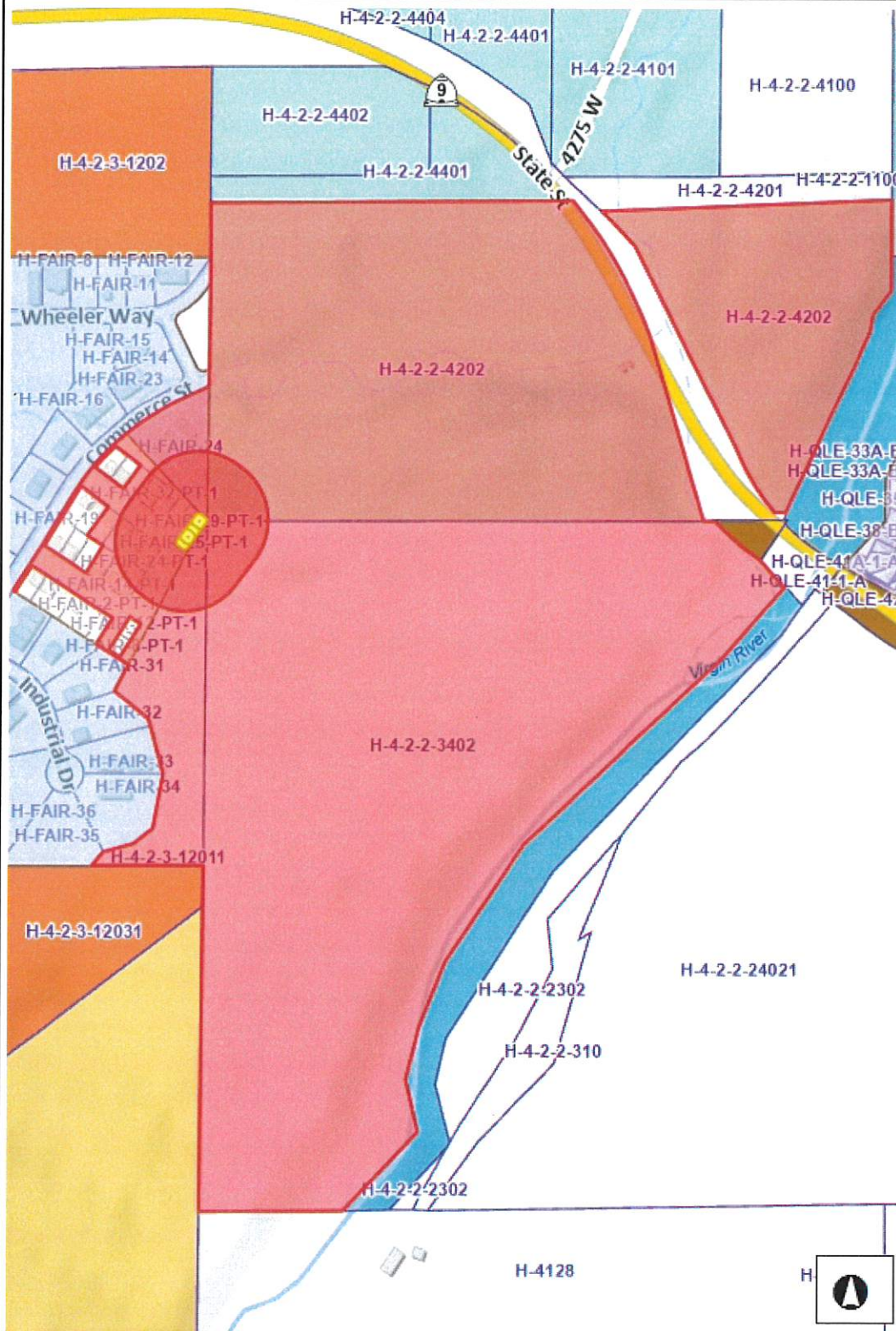
***** (Office Use Only)

Date Received: _____ Application Complete: ☒ YES ☐ NO

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



Mailing List



Legend

Subdivision Phases

Subdivisions

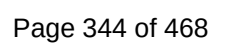
- 251 W HILTON DR PLAZA
- 3 LITTLE BIRDS
- 3202 EAST CRIMSON RIDGE DR
- 350 N INDUSTRIAL COMMERCIAL
- 3D COMMERCIAL CENTER
- 476 EAST RIVERSIDE CENTER
- 700 SOUTH COMMERCIAL
- 900 SOUTH COMMERCIAL
- 920 WEST SUBDIVISION
- ADAMSON
- ADOBE HILLS
- AFTERTHOUGHT
- AL TRUMAN
- ALBERTSONS CENTER
- ALBORADA
- 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.





STAFF COMMENTS

Agenda Date:	05/04/2023
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

Planning Commission Recommendation

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

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 upsized.
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 mitigate 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.



STAFF COMMENTS

Discussion and consideration on a **preliminary plat for Hurricane Cliffs**, a single family subdivision located at approximately 3350 S 1100 W. DAF Development Applicant.

Discussion:

The applicant is seeking a preliminary plat for 17.41 acres containing 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 and may have been 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.

The Planning Commission recommended denying the proposed preliminary plat because of inadequate facilities and infrastructure.

Findings:

Recommendation:

Attachments:

1. 2023-PP-14 App
2. The Views at HC Const DRWS
3. 2023-PP-14 Hurricane Cliffs
4. Copper Rock Estates Soils 041921
5. Copy of Copy of 046-191 Limited Culinary Distribution Capacity Exhibit 11x17
6. Estates at Copper Rock Preliminary Plat
7. Lot Slopes
8. 230215 First Amendment to Desert Sky Development Agreement (unsigned)
9. Preliminary Grading Plan
10. Sensitive Lands Application Exhibit
11. Slope Analysis
12. The Views at Hurricane Cliffs JUC utilities
13. 1100 West South Sewer Line- Signed Construction Drawings 8-24-22
14. 2021-PP-19 Estates at Copper Rock Preliminary Plat
15. 230503 Hurricane Cliffs Development Agreement (v. 1)

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.

- ☒ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- ☒ h. Contours at vertical intervals not greater than five (5) feet.
- ☒ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- ☒ j. Information on whether property is located in desert tortoise take area.

☒ 3. Proposed Plan: The subdivision plans shall show:

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

☒ 4. Required copies of plans:

- ☒ a. Three copies of all full scale drawings
- ☒ b. One copy of each drawing on a 11 x 17 inch sheets. (8 1/2 x 11 is acceptable if the project is small and the plans are readable at that size).

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

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon 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 affected 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 discuss the proposed project.
- Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
- Submit completed application, preliminary plat, and required \$150 fee to Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting. (see submittal dates sheet)
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
- Appear at the next scheduled City Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear City Council comments, answer questions, and receive City Council decision. City Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.

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

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

STATE OF UTAH)
COUNTY OF) ss:

DAF Development LLC
(Property Owner)

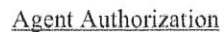
W. Todd Getz
(Property Owner)

Subscribed and sworn to me this 13 day of April 2023.

Erin M. Jensen
(Notary Public)

Residing in: Washington County

My Commission Expires: 18/07/2024



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)

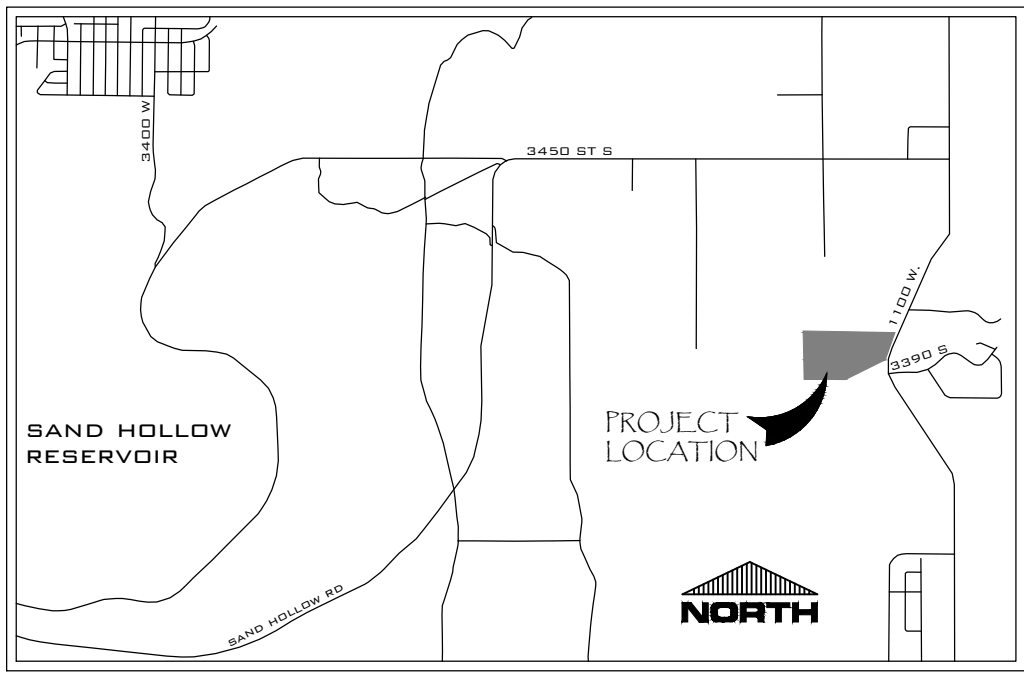
(Property Owner)

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

(Notary Public)

Residing in: _____

My Commission Expires: _____



VICINITY MAP
NO SCALE

GENERAL NOTES

1. THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
2. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
3. ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER AND CITY PRIOR TO CONSTRUCTION.
4. ALL WORK SHALL BE CONTAINED ON THE SUBJECT SITE ONLY. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF OF THE APPROVED PROJECT AREA.
5. THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFF SITE.
6. A WATER TRUCK SHALL BE USED ON SITE TO KET DOWN ALL EARTHWORK AND TO CONTROL AIRBORNE PARTICLES.
7. UNLESS SHOWN OTHERWISE ON THESE PLANS OR AS INDICATED IN THE PROJECT CONTRACT DOCUMENTS, ALL CONSTRUCTION SHALL CONFORM TO "THE CITY OF HURRICANE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION," "THE INTERNATIONAL PLUMBING CODE" AND "THE INTERNATIONAL BUILDING CODE," LATEST EDITIONS AS ADMINISTERED BY THE CITY OF HURRICANE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
9. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF HURRICANE, SPECIFICALLY APPENDIX "J" OF "THE INTERNATIONAL BUILDING CODE," LATEST EDITION.
10. PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION START. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT & GRADING PERMIT NUMBER.
11. PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
12. A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING, OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICES INSPECTORS.
13. ALL WORK AND MATERIALS SHALL MEET CITY OF HURRICANE STANDARDS.
14. SITE GRADING WILL BE DONE FOR THE ENTIRE SITE, NOT BY PHASES.
15. ALL WORK AND MATERIALS SHALL COMPLY WITH THE RECOMMENDATION IN THE GEOTECHNICAL INVESTIGATION REPORT FOR THE COPPER ROCK ESTATES BY LANDMARK TESTING AND ENGINEERING, DATED APRIL 12, 2021.

ENGINEER'S ACKNOWLEDGEMENT

I, ROB REID, ST. GEORGE, UTAH DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HOLD CERTIFICATE OF REGISTRATION LICENSE NUMBER #1. I FURTHER CERTIFY THAT THE DESIGN OF THESE IMPROVEMENT PLANS WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THESE PLANS.

DATE: 02/11/2022

ROB REID
Robert Reid

CERTIFICATE No. #109106

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
C1.0	COVER SHEET
C2.0	SITE PLAN
C2.1	SITE DETAILS
C3.0	GRADING PLAN
C3.1	GRADING PLAN- DETAILS
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C5.0	UTILITY PLAN - WATER, POWER, & SEWER
C6.0	DETAILS - ASH CREEK
C6.1	DETAILS - HURRICANE CITY
C6.2	DETAILS - HURRICANE CITY
C7.0	PLAN AND PROFILE - 3375 S & 1480 W
C7.1	PLAN AND PROFILE - 1160 W CIR.
C7.2	PLAN AND PROFILE - 1410 W CIR.
C7.3	PLAN AND PROFILE - 1445 W CIR.
C7.4	PLAN AND PROFILE - 1100 WEST
C7.5	PLAN AND PROFILE - STORM DRAINS

CIVIL ENGINEER

ROBERT A. REID, P.E.
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A-2
ST. GEORGE, UTAH 84790
(435) 673-8586
CONTACT: JEFF ALLEN

OWNER/DEVELOPER/CONTACT

WIG DEVELOPMENT
3491 EAST KIRK ROCKS DRIVE
ST. GEORGE, UT 84790
CONTACT: TODD GETZ
(435) 224-3643

PROJECT LOCATION

THE PROJECT IS LOCATED AT:
3370 SOUTH 1100 WEST
HURRICANE, UTAH

GEOTECHNICAL

LANDMARK TESTING & ENGINEERING
145 EAST FACTORY DRIVE
ST. GEORGE UT 84790
(435) 426-0566

ENERGY SERVICES

HURRICANE CITY POWER
526 N. 600 N.
HURRICANE, UTAH 84791
(435) 635-5536

WATER

HURRICANE CITY WATER
646 N. 600 N.
HURRICANE, UTAH 84791
(435) 635-4442

SEWER

ASH CREEK SPECIAL SERVICES DISTRICT
1590 S. SAND HOLLOW RD.
HURRICANE, UTAH 84791
(435) 635-2348

NATURAL GAS

DOMINION ENERGY
1155 EAST 300 NORTH
ST. GEORGE, UTAH 84710
(435) 231-4911

TELEPHONE

CENTURYLINK
546 N. 1400 E. (TRAILER)
ST. GEORGE, UTAH 84710
(435) 652-6553

CATV SERVICE

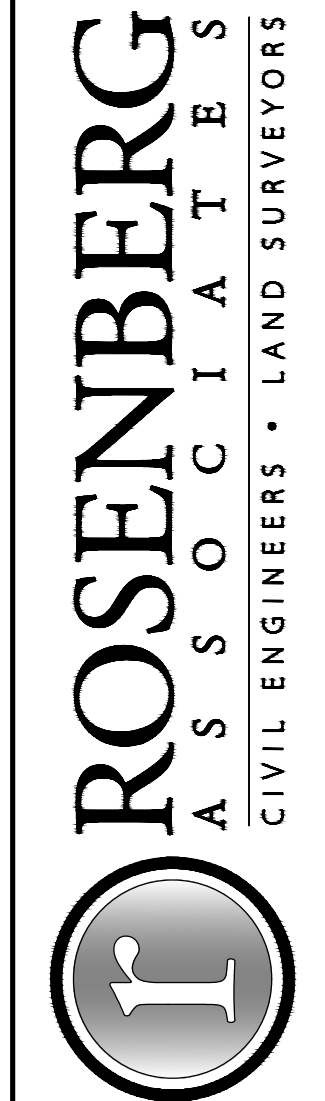
TDS TELECOM
412 WEST 1600 SOUTH
ST. GEORGE, UTAH 84710
(800) 422-5282



NOTES:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

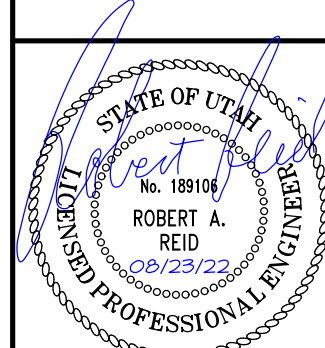
APPROVALS

PARKS	_____
STREETS	_____
POWER	_____
PHONE	_____
CABLE	_____
GAS	_____
SEWER	_____
FIRE	_____
WATER	_____
CITY ENGINEERING	_____
PUBLIC WORKS	_____
NCWCD	_____



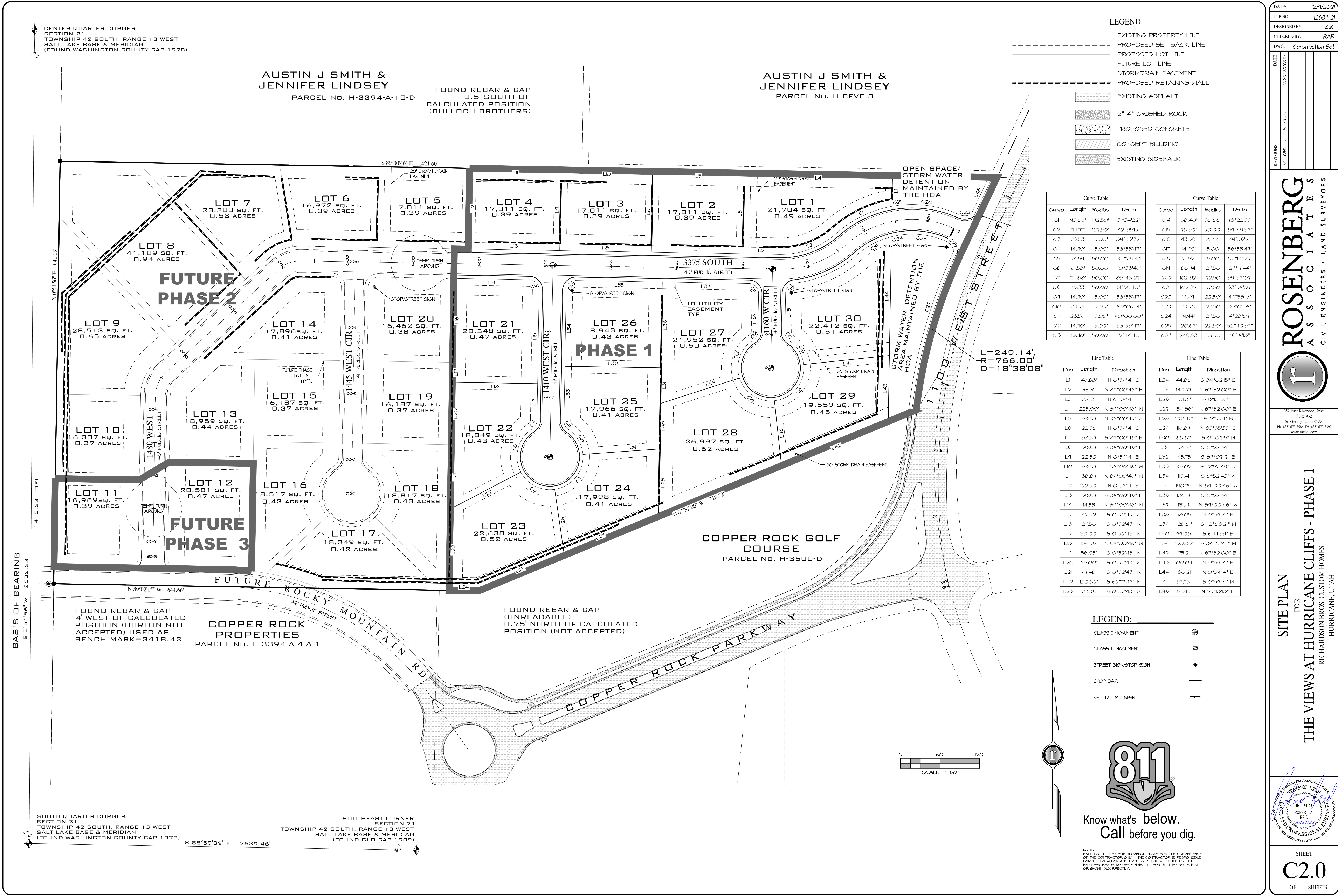
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

COVER SHEET
FOR
THE VIEWS AT HURRICANE CLIFFS - PHASE 1
RICHARDSON BROS. CUSTOM HOMES
HURRICANE, UTAH



SHEET

C1.0



OWNER/DEVELOPER/CONTACT

MTG DEVELOPMENT
3441 EAST KIRK ROCKS DRIVE
ST. GEORGE, UT 84790
CONTACT: TODD GETZ
(435) 224-3643

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
ROBERT A. REID, P.E.
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8586

GRADING NOTES

- ALL EXCAVATIONS, GRADING, AND FILL OPERATIONS SHALL COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION FOR THE PROPOSED ESTATES AT COPPER ROCK SUBDIVISION, PREPARED BY LANDMARK TESTING AND ENGINEERING, DATED APRIL 12, 2021.
- THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
- ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER AND HURRICANE CITY PRIOR TO DELIVERY TO THE SITE. STRUCTURAL FILL SHOULD BE PLACED IN MAXIMUM EIGHT-INCH LOOSE LIFTS AND COMPACTED ON A HORIZONTAL PLANE. GRANULAR SOILS IN COMPACTED FILLS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
- ALL EXCAVATIONS, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.
- UNLESS SHOWN OTHERWISE ON THESE PLANS AND APPROVED BY HURRICANE CITY, ALL CONSTRUCTION SHALL CONFORM TO HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION LATEST EDITIONS AS ADMINISTERED BY HURRICANE CITY.
- A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING, OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICES INSPECTORS.
- OWNER IS RESPONSIBLE FOR ALL ON-SITE DETENTION AND DRAINAGE.
- RETAINING WALLS ARE NOT PERMITTED IN THE 10' PUE

EARTHWORK VOLUMES:

2D AREA (sq ft)	CUT (cu. yd)	FILL (cu. yd)	NET (cu. yd)(FILL)
112,003	91,800	103,161	12581

THE EARTHWORK CUT AND FILL VOLUMES SHOWN ON THIS PLAN ARE BASED ON THE VOLUME DIFFERENCES BETWEEN TWO DIGITAL TERRAIN MODELS (DTMs), OR SURFACES, THE EXISTING GROUND SURFACE AND THE PROPOSED FINISHED GRADE SURFACE. THE CONTRACTOR IS TO CALCULATE THE PROPOSED FINISHED SUB-GRADE SURFACE BY SUBTRACTING THE VOLUME OF THE PROPOSED IMPROVEMENTS, ASPHALT, CURBS AND GUTTERS, SIDEWALKS, WATERWAYS, HANDICAP RAMPS, AND BASE COURSE FROM VOLUME OF THE PROPOSED FINISHED GROUND SURFACE. THIS COMPARISON IS PRESENTED FOR REFERENCE ONLY AS THE FIRST STEP IN THE PROCESS OF PERFORMING THOROUGH EARTHWORK CALCULATIONS AND DOES NOT REFLECT OR REPRESENT A FINAL ESTIMATE OF ACTUAL EARTH TO BE MOVED. UPON REVIEW OF THE GEOTECHNICAL REPORT, THE CONTRACTOR RESPONSIBLE FOR EXCAVATION SHALL ACCOUNT FOR OVER-EXCAVATION, SCARPING, AND ADJUSTMENT FOR ALL IMPROVEMENTS NOT ACCOUNTED FOR IN THE FINISHED SUB-GRADE SURFACE, INCLUDING LANDSCAPING, BULKING AND/OR SHRINKAGE OF MATERIAL, IMPORT OF BEDDING MATERIAL AND OTHER MATERIALS, EXCAVATION AND COMPACTION OF UTILITY TRENCHES, AND OTHER FACTORS TO MAKE A FINAL DETERMINATION OF THE TOTAL EARTHWORK REQUIRED FOR THE PROJECT. IN SOME CASES, ADDITIONAL CONSULTATIONS WITH THE GEOTECHNICAL ENGINEER AND CIVIL ENGINEER MAY BE REQUIRED.

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED AS RH-15: RESIDENTIAL
- THE SUBJECT PROPERTY DOES NOT FALL WITHIN THE TAKE AREA FOR THE MOJAVE DESERT TORTOISE
- RETAINING WALLS ARE NOT PERMITTED IN THE 10' PUE
- THERE IS A 10' SETBACK FOR STRUCTURES FROM ALL RETAINING WALLS

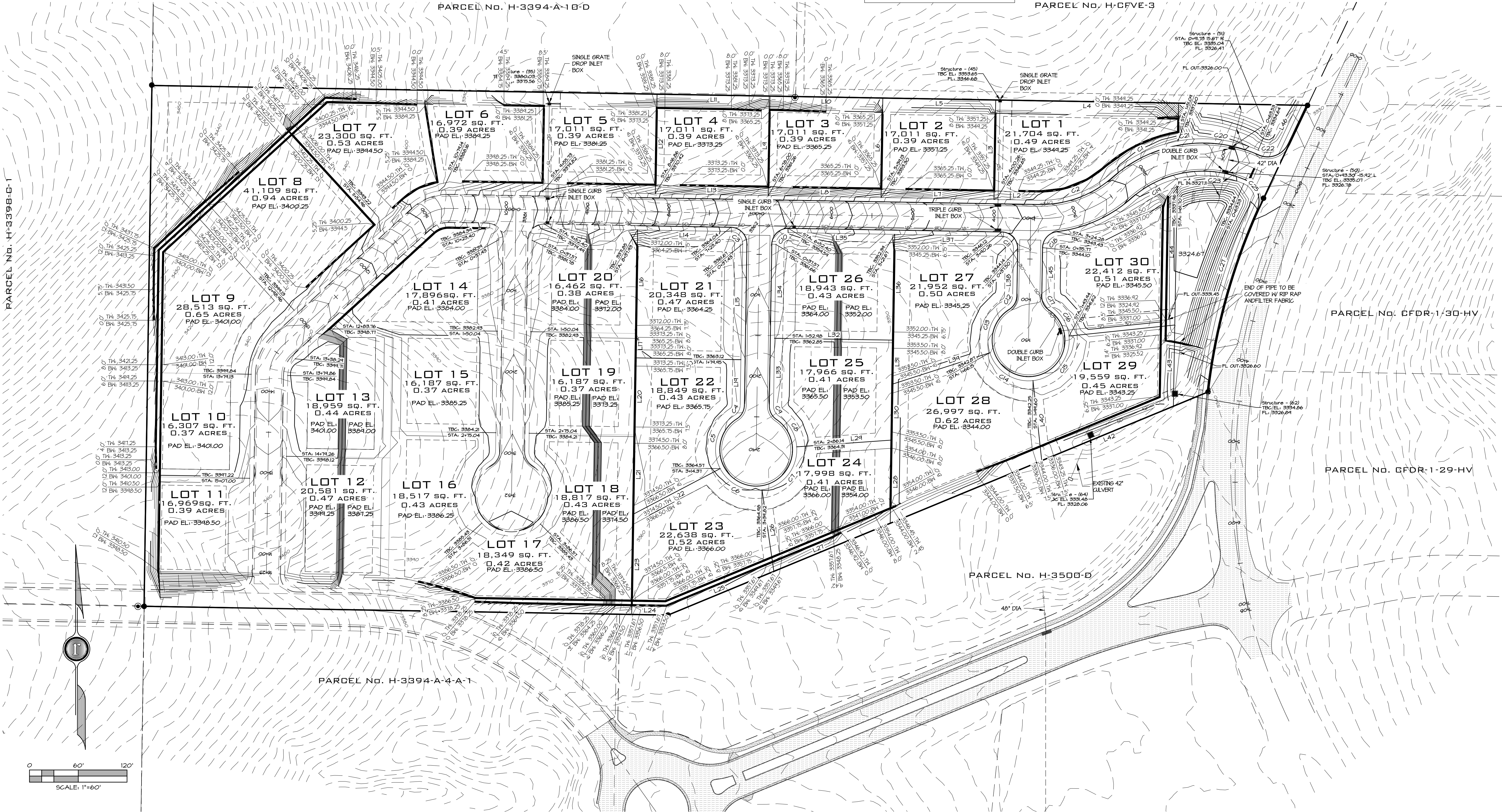


Know what's below.
Call before you dig.

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.

STAGE STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
3324.000	210.00	N/A	N/A	0.00	N/A	0.00
3325.000	4112.73	1.000	2141.31	2141.31	1012.17	1012.17
3326.000	6248.05	1.000	5505.34	7646.76	5445.10	7251.81
3321.000	8165.20	1.000	7531.62	15228.38	7522.12	14180.60
3328.000	8266.26	1.000	855.73	23744.10	853.32	23243.42
3324.000	4586.94	1.000	4226.60	32410.71	4224.26	32510.17
3330.000	10321.25	1.000	9451.04	42421.80	9454.80	42412.41
3331.000	11081.17	1.000	10701.21	53635.01	10704.46	53717.43
3332.000	11266.71	1.000	11416.44	65111.45	11414.73	64652.61
3333.000	12665.81	1.000	12266.24	77318.24	12264.12	76416.78

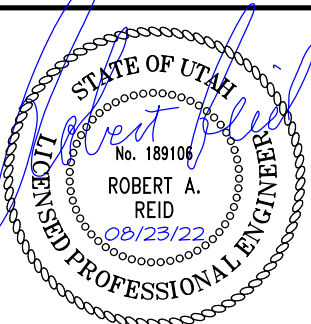


DATE:	12/14/2021
JOB NO.:	12637-21
DESIGNED BY:	ZJC
CHECKED BY:	RAR
DWG:	Construction Set
DATE:	08/23/2022
REVISIONS:	SECOND CITY REVIEW

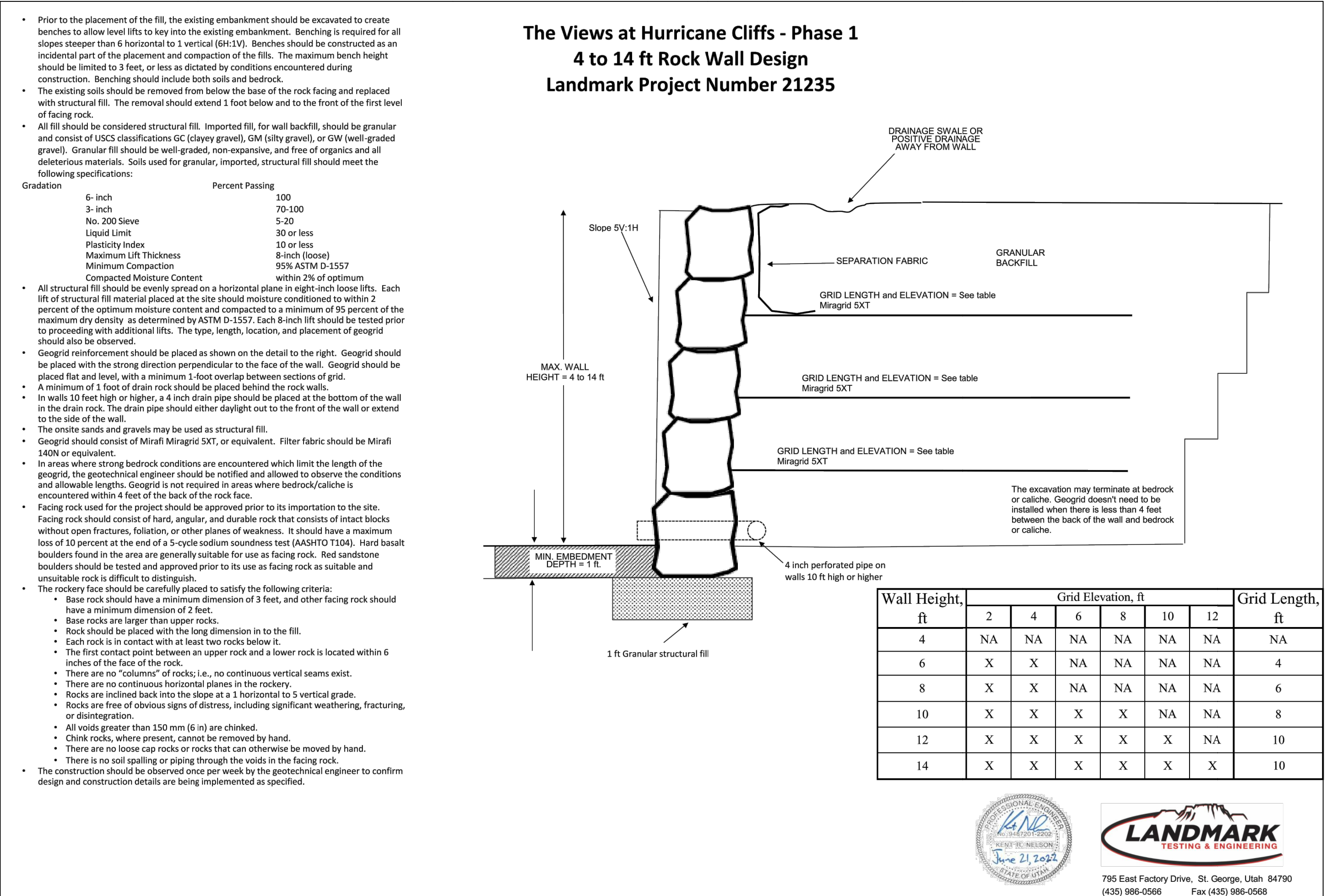
ROSENBERG
A S S O C I A T E S
CIVIL ENGINEERS • LAND SURVEYORS

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

GRADING & DRAINAGE PLAN
FOR
THE VIEWS AT HURRICANE CLIFFS - PHASE 1
RICHARDSON BROS. CUSTOM HOMES
HURRICANE, UTAH



SHEET
C3.0
OF SHEETS

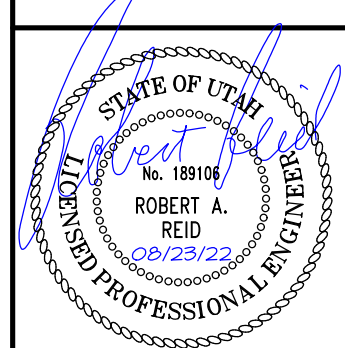


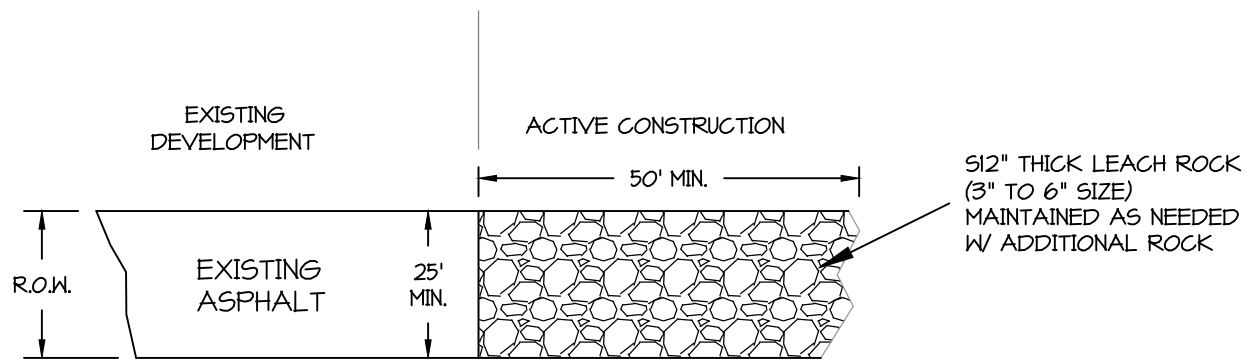
DATE:	12/9/2021
JOB NO.:	12637-21
DESIGNED BY:	ZJC
CHECKED BY:	RAR
DWG:	Construction Set
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GRADING & DRAINAGE DETAIL
FOR
THE VIEWS AT HURRICANE CLIFFS - PHASE 1
RICHARDSON BROS. CUSTOM HOMES
HURRICANE, UTAH





TYPICAL TRACKING PREVENTION PAD DETAIL
 N.T.S.

SEDIMENT EROSION CONTROL NOTES:

1. PROVIDE SEDIMENT BASINS AT THE BOTTOM OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEANED AFTER EVERY STORM EVENT. THE BASINS MAY BE REMOVED AFTER SOIL STABILIZATION AND VEGETATION IS ESTABLISHED ON ERODABLE SLOPES.
2. PROVIDE SEDIMENT CONTROL AROUND EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
3. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSPECTED AND MAINTAINED REGULARLY AND AFTER EVERY STORM EVENT.
4. ANY ALTERNATIVE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY THE ENGINEER AND THE CITY OF HURRICANE.
5. THE CONTRACTOR SHOULD FOLLOW A WORK SCHEDULE THAT COORDINATES THE TIMING OF LAND-DISTURBING ACTIVITIES.
6. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE.
7. PRACTICE STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS.
8. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL BMPs.
9. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE ENGINEER OR THE CITY OF HURRICANE.
10. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS.
11. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL ENTRANCES AND EXITS.
12. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED AS TO NOT ENTER THE STORM WATER SYSTEM.
13. CONTRACTOR SHALL PROVIDE DUST CONTROL AT ALL TIMES DURING CONSTRUCTION.
14. THE LIMITS OF DISTURBANCE SHALL BE STAKED BEFORE CONSTRUCTION BEGINS.
15. COMPLY WITH ALL REQUIREMENTS FROM THE CITY OF HURRICANE AND THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY.

DUST CONTROL:

DUST CONTROL MEASURES SHALL BE OBSERVED AT ALL TIMES AND MUST CONFORM TO CITY OF HURRICANE STANDARDS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING (ON-SITE WATER TANK WILL BE PROVIDED BY THE DEVELOPER):

EARTH MOVING ACTIVITIES:

1. APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS, AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING, AND AFTER EARTHMOVING OPERATIONS.
2. PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
3. OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.
4. APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

5. WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST, AND PRIOR TO EXPECTED WIND EVENTS.
6. INSTALL FENCING-BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

LEGEND:

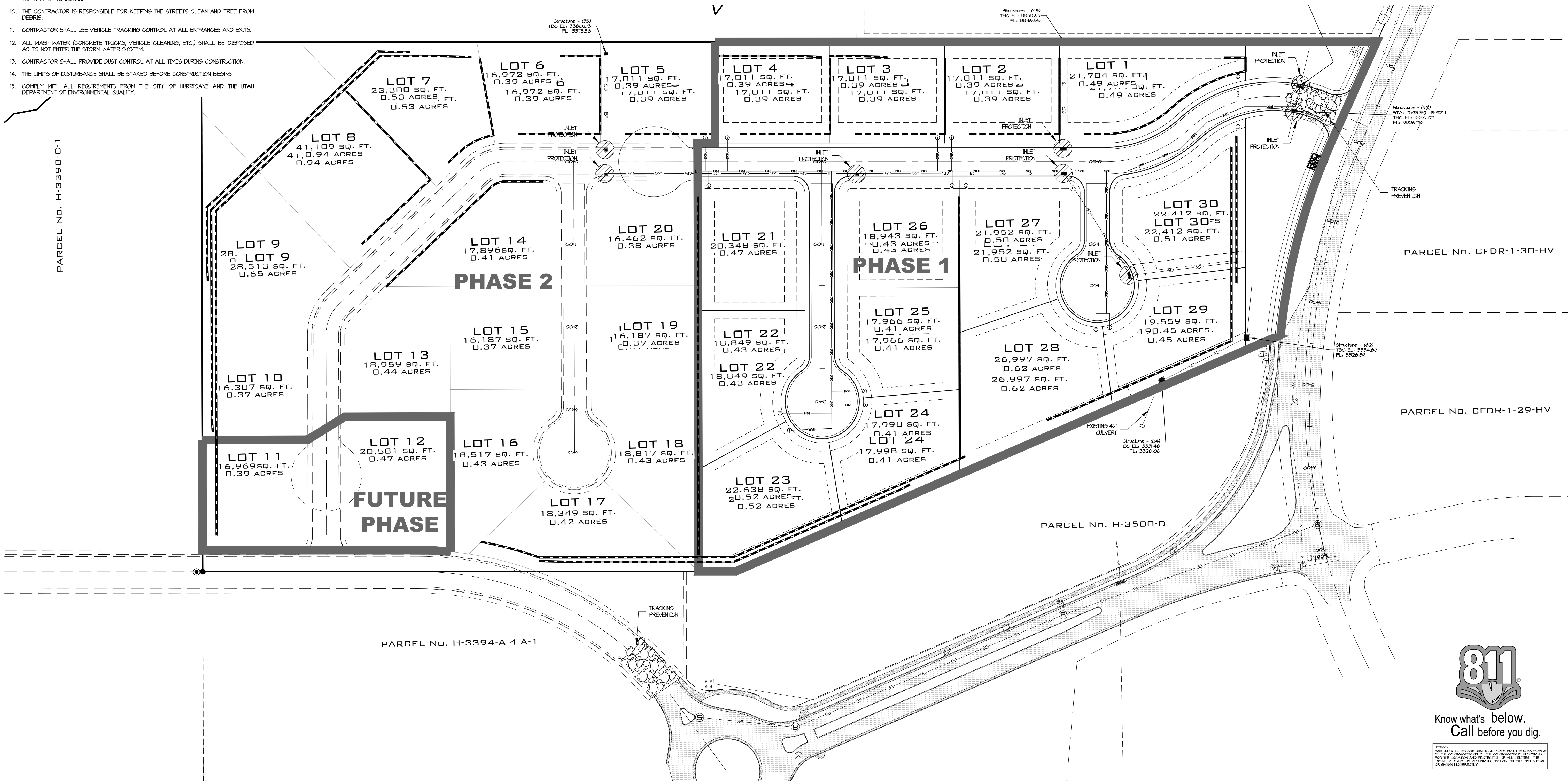
EXISTING	DESCRIPTION	PROPOSED
---	2' CONTOUR	---
---	10' CONTOUR	---
---	TOP BACK CURB	---
---	FLOWLINE CURB	---
---	DITCH FLOWLINE/DRAINAGE SHALE	---
---	ASPHALT PAVEMENT	---
---	CONCRETE PAD	---
---	GRAVEL DRIVEWAY	---
---	SURFACE FLOW DIRECTION	---
---	RETAINING WALL	---
---	SILT FENCE	---

STORMWATER POLLUTION PREVENTION NOTES:

1. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. DROP INLET SILT BARRIERS TO BE INSTALLED IMMEDIATELY AFTER INSTALLATION OF EACH CATCH BASIN.
3. STORAGE/STAGING AREA, CONCRETE WASHOUT AREA ARE LOCATED AT CONSTRUCTION STORAGE AREA MAINTAINED BY EARTHWORK CONTRACTOR.
4. CONTRACTOR SHALL UPDATE LOCATION OF RESTROOMS AND TRASH BIN WITH APPROPRIATE BMP MEASURES.

LONG TERM MAINTENANCE (POST CONSTRUCTION)

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDING AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE. THE PROPERTY OWNER IS RESPONSIBLE TO COMPLY WITH ALL APPLICABLE STORM WATER REGULATIONS AT ALL TIMES. ALL BMPs SHALL BE MAINTAINED TO EFFECTIVELY PREVENT THE IMPACTS OF THIS PROJECTS CONSTRUCTION AND USE ON STORM WATER QUALITY.
2. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED BY OWNER:
 - A. PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/2 FULL. INSPECTIONS SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
 - B. LITTER, DEBRIS, AND CHEMICALS MUST BE PICKED UP AND KEPT IN A LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE.
 - C. PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS AS TO NOT WASH INTO THE STORM DRAIN SYSTEM.



Know what's below.
 Call before you dig.

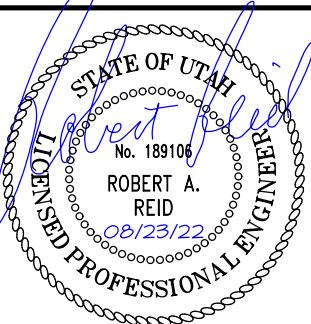
NOTICE: UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

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EROSION CONTROL PLAN FOR THE VIEWS AT HURRICANE CLIFFS - PHASE 1 RICHARDSON BROS. CUSTOM HOMES HURRICANE, UTAH



SHEET
C4.0
 OF SHEETS



GENERAL NOTES:

- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
- THE CONTRACTOR SHOULD COORDINATE UTILITY WORK WITH SURROUNDING NEIGHBORS.
- THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
- ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- 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.
- ALL UTILITIES TO HAVE A MINIMUM 10' SEPARATION FROM SEWER MAINS.
- SEE GRADING AND DRAINAGE SHEETS FOR STORM DRAIN DATA, REFERENCE SHEET C7.0 FOR CONSTRUCTION & UTILITY DETAILS.

ASH CREEK SEWER NOTES:

- SEWER IS TO MEET CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 2x3' PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER. ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
- THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR: MANDREL TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION, IF PROVIDED BY THE DISTRICT, CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE ON TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
- DURING CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

POWER NOTES:

- DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
- ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
- LINE ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF, TO BE TO HURRICANE POWER SPECS.
- PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536
- EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
- NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
- ALL CONDUITS TO BE FOAMED. ANY EMPTY STUB-OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
- ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
- THE ENTIRE 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.
- IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.
- METERS SHALL NOT BE LOCATED IN FENCED IN AREAS. METERS SHALL BE KEPT ACCESSIBLE AT ALL TIMES.
- DEVELOPER WILL BE BILLED A TERMINATION FEE OF \$49.00 PER PRIMARY ELBOW TERMINATIONS.
- FINAL INVOICE WILL BE BILLED NEAR THE END OF THE DEVELOPMENT STAGE FOR ALL PREVIOUS MENTIONED ELBOW TERMINATIONS, VAULT FEES, AND/OR SWITCH FEES.
- CONCRETE BASEMENTS, THREE PHASE TRANSFORMER PADS AND STREETLIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
- SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANELS IS 3" OR 4" PVC. YOU MAY NEED MULTIPLE RUNS OF CONDUIT FROM THE TRANSFORMER TO THE PANEL. QUANTITY NEEDED TO BE DETERMINED BY ELECTRICIAN. SIZE OF ACCEPTABLE WIRE IS 350 OR 500 ALUMINUM.
- HURRICANE POWER MAY NEED TO RELOCATE EXISTING POWER POLES AND DOWN GUYS IF THEY CONFLICT WITH THE SIDEWALK. HURRICANE POWER WILL CHARGE DEVELOPER FOR THAT COST. CONTACT HURRICANE POWER FOR ESTIMATE.
- HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPEC. TO LED'S SEE HURRICANE POWER FOR NEW SPEC. PROJECT REQUIRES DECORATIVE STREETLIGHTS. 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 EXCEPT GAS TO RUN DOUBLE MAINS WITH GAS ON BOTH SIDES OF THE ROAD ANYMORE.

- INSTALL 1" PVC WITH #10 COPPER
- INSTALL STREETLIGHT BOX
- INSTALL DECORATIVE LED STREETLIGHT
- INSTALL 2" PVC WITH 1/0 TRIPLEX
- INSTALL 2 1/2" PVC WITH 1/0 15KV
- INSTALL 3" PVC WITH 500 MCM TRIPLEX
- INSTALL 4" PVC WITH 4/0 15KV THREE PHASE
- INSTALL SECONDARY BOX
- INSTALL 3-PHASE VAULT
- INSTALL 25KVA TRANSFORMER
- INSTALL 100KVA TRANSFORMER
- INSTALL 75 KVA TRANSFORMER
- INSTALL 6" PVC FOR FUTURE
- INSTALL NEW PMS 9

HURRICANE POWER LEGEND:

EXISTING	DESCRIPTION	PROPOSED
	SINGLE PHASE TRANSFORMER	
	SECONDARY BOX	
	STREET LIGHT (HURRICANE CITY POST TOP WITH FANS DIAL)	
	4-WAY VAULT	
	PAD MOUNTED SWITCH	
	POWER POLE	
	POWER POLE GUY/ANCHOR	
	UNDERGROUND PRIMARY POWER (3 PHASE)	
	UNDERGROUND PRIMARY POWER (SINGL. PHASE)	
	UNDERGROUND SECONDARY POWER	
	OVERHEAD POWER	

SEPARATION NOTES

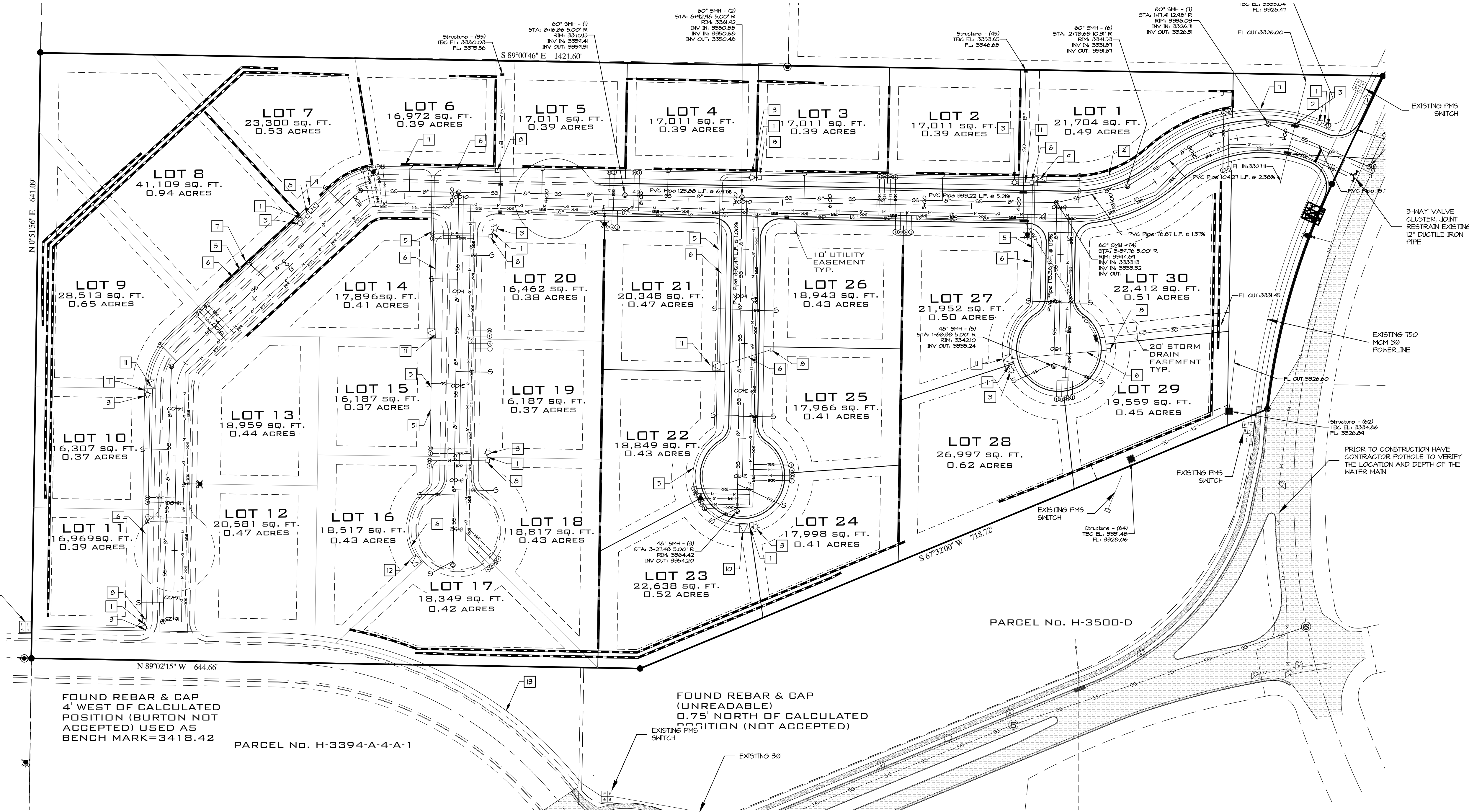
GAS TO WATER OR WASTEWATER	- 10 FT
GAS TO POWER	- 10 FT
WATER TO PHONE LINES/CABLE TV	- 5 FT
WATER TO IRRIGATION	- 5 FT
WATER TO POWER	- 10 FT
WATER TO WASTEWATER: HORIZONTAL	- 10 FT
WATER TO WASTEWATER: VERTICAL	- 18 IN

JUC TRENCH NOTES:

- 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
- BURIAL DEPTH MEASURE TO THE CENTER OF CONDUIT
- LOCATIONS OF PUBLIC UTILITIES (GAS, POWER, PHONE, CABLE) ARE SHOWN NOT TO SCALE. TYPICAL STANDARD SEPARATIONS 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
	STORM DRAIN CURB INLET - EX
	STORM DRAIN CURB INLET - PRO
	STORM DRAIN CURB INLET(6x6) - PRO
	CLASS II MONUMENT - EX
	ASPHALT PAVEMENT - EX
	ASPHALT PAVEMENT - PRO



FOUND REBAR & CAP
4' WEST OF CALCULATED
POSITION (BURTON NOT
ACCEPTED) USED AS
BENCH MARK=3418.42

PARCEL No. H-3394-A-4-A-1

FOUND REBAR & CAP
(UNREADABLE)
0.75' NORTH OF CALCULATED
POSITION (NOT ACCEPTED)

EXISTING PMS
SWITCH

EXISTING 30

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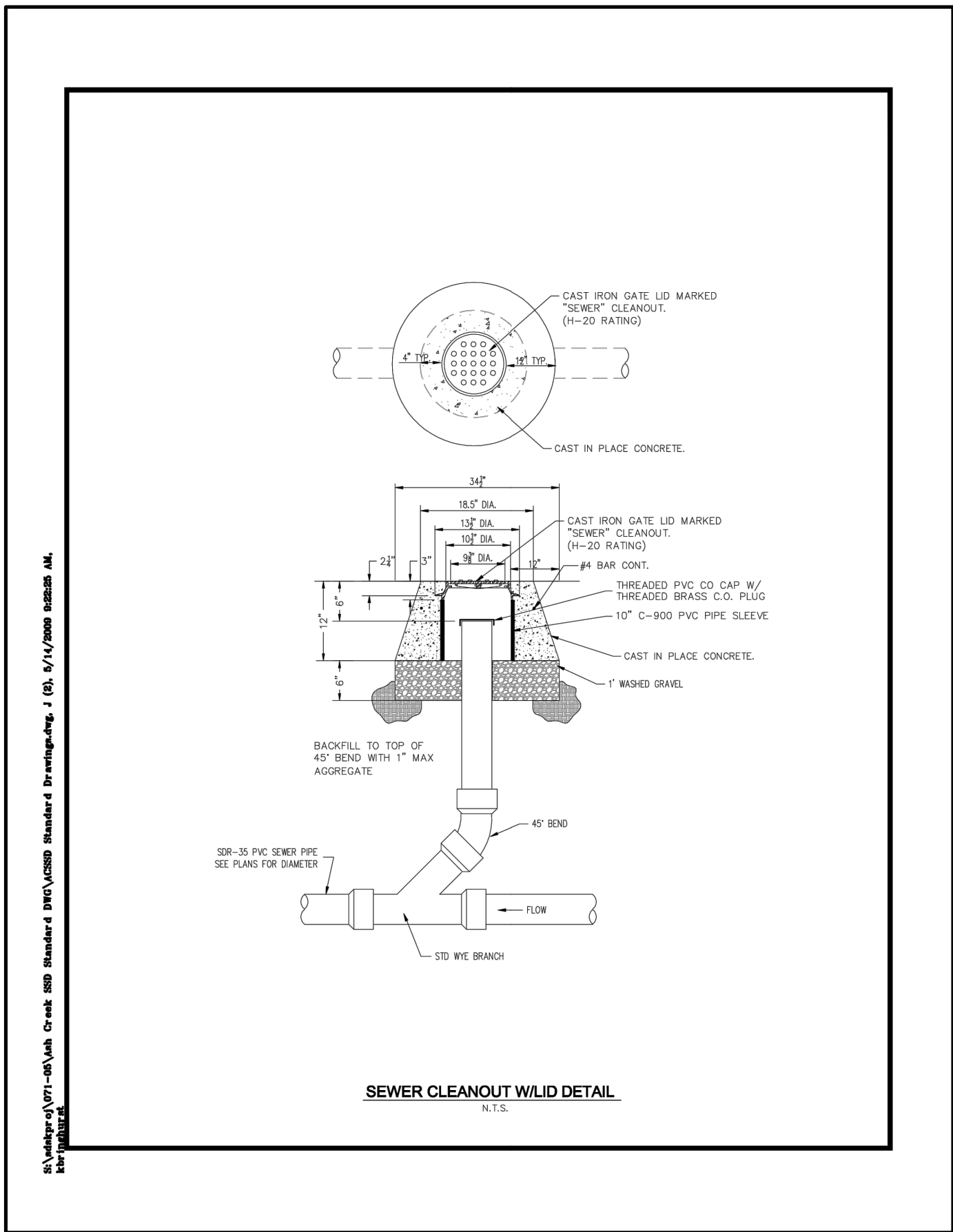
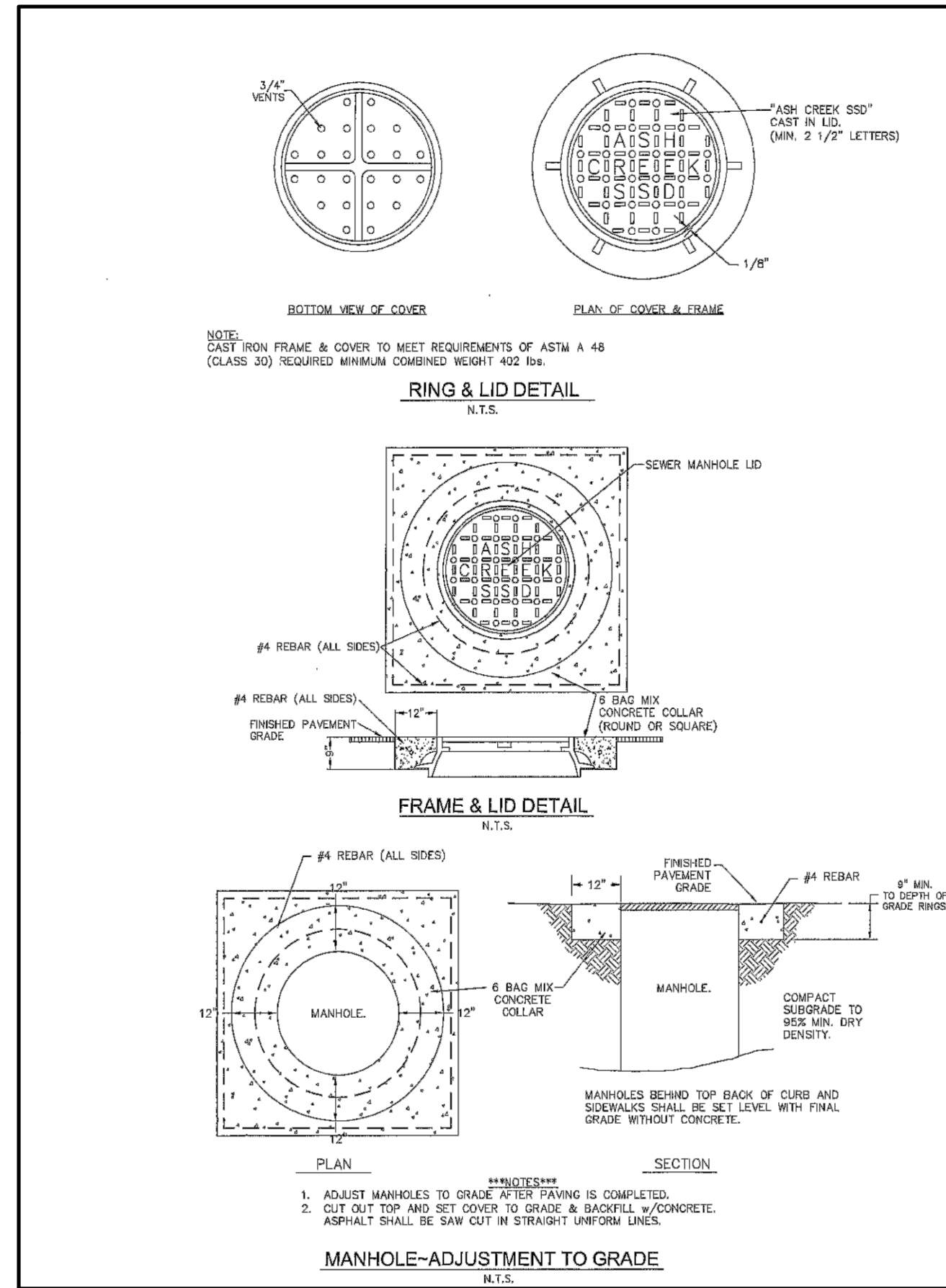
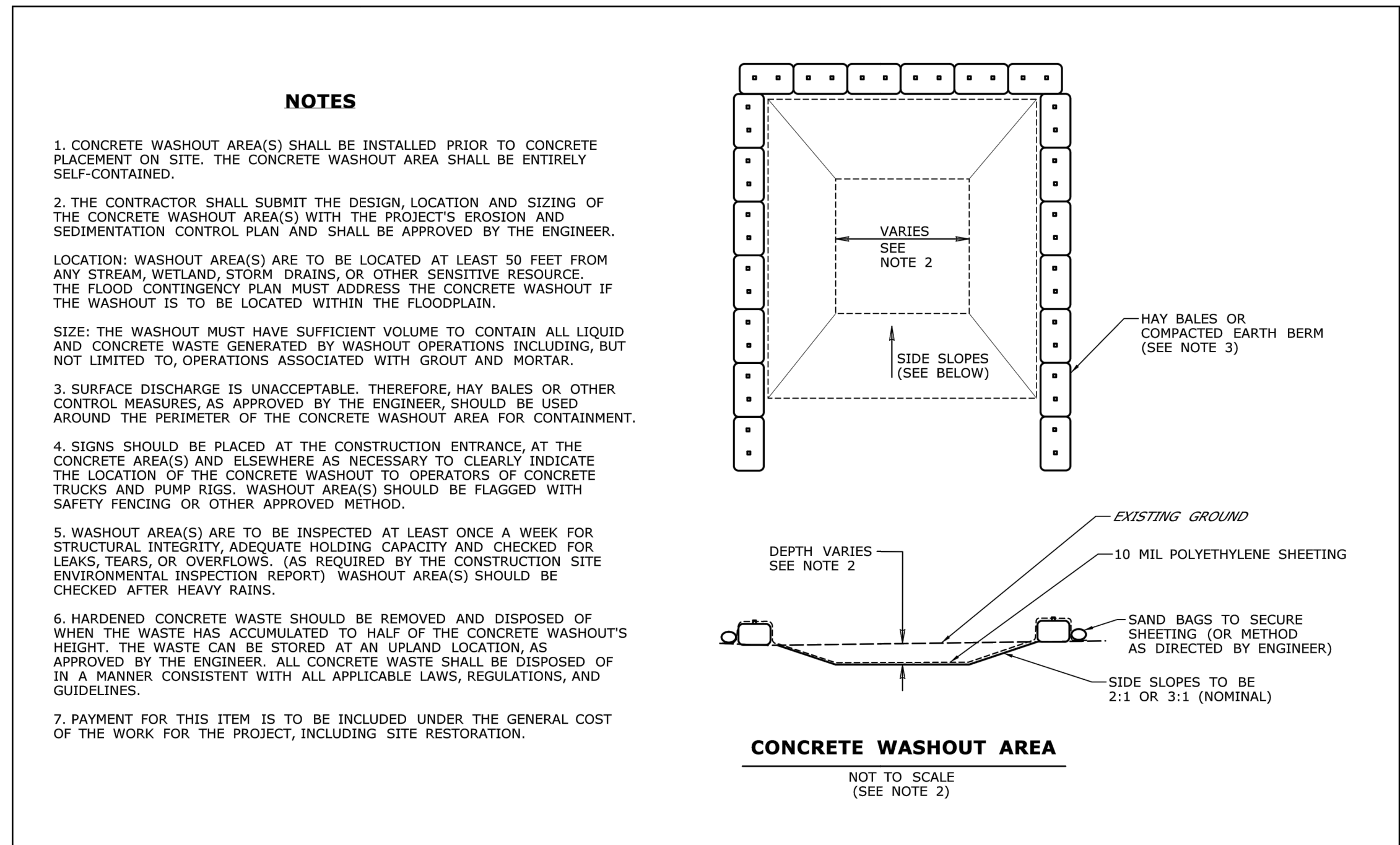
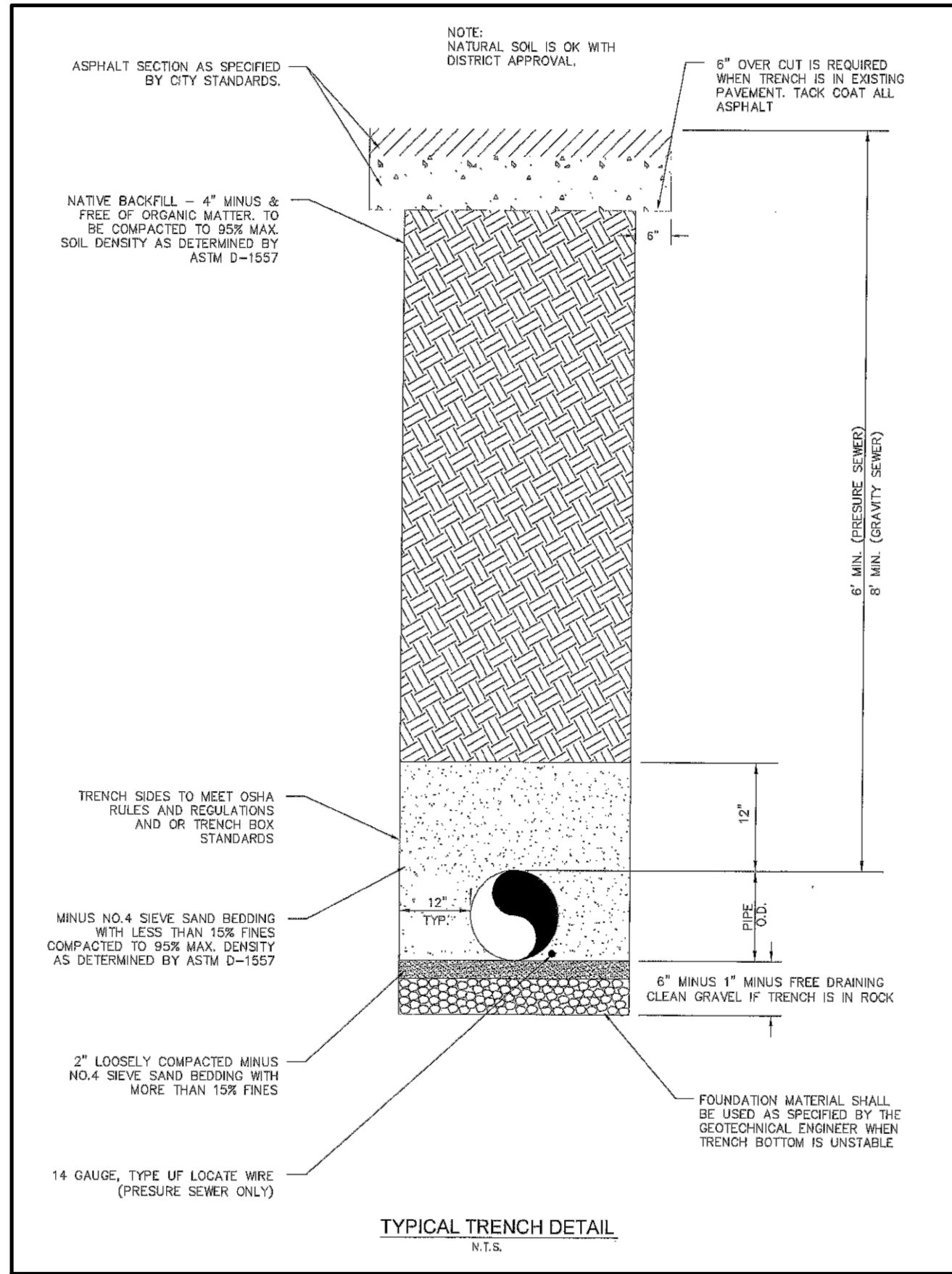
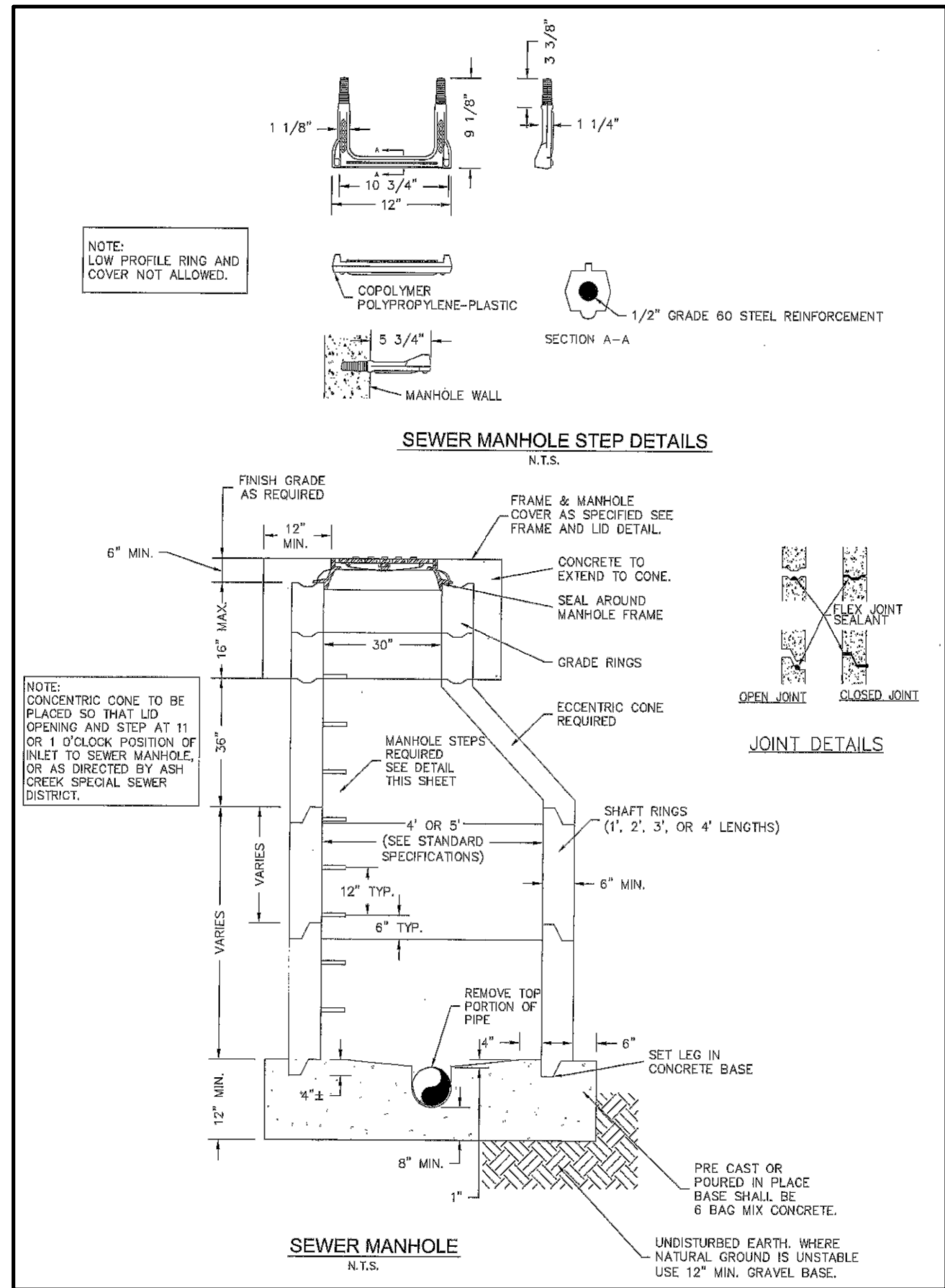
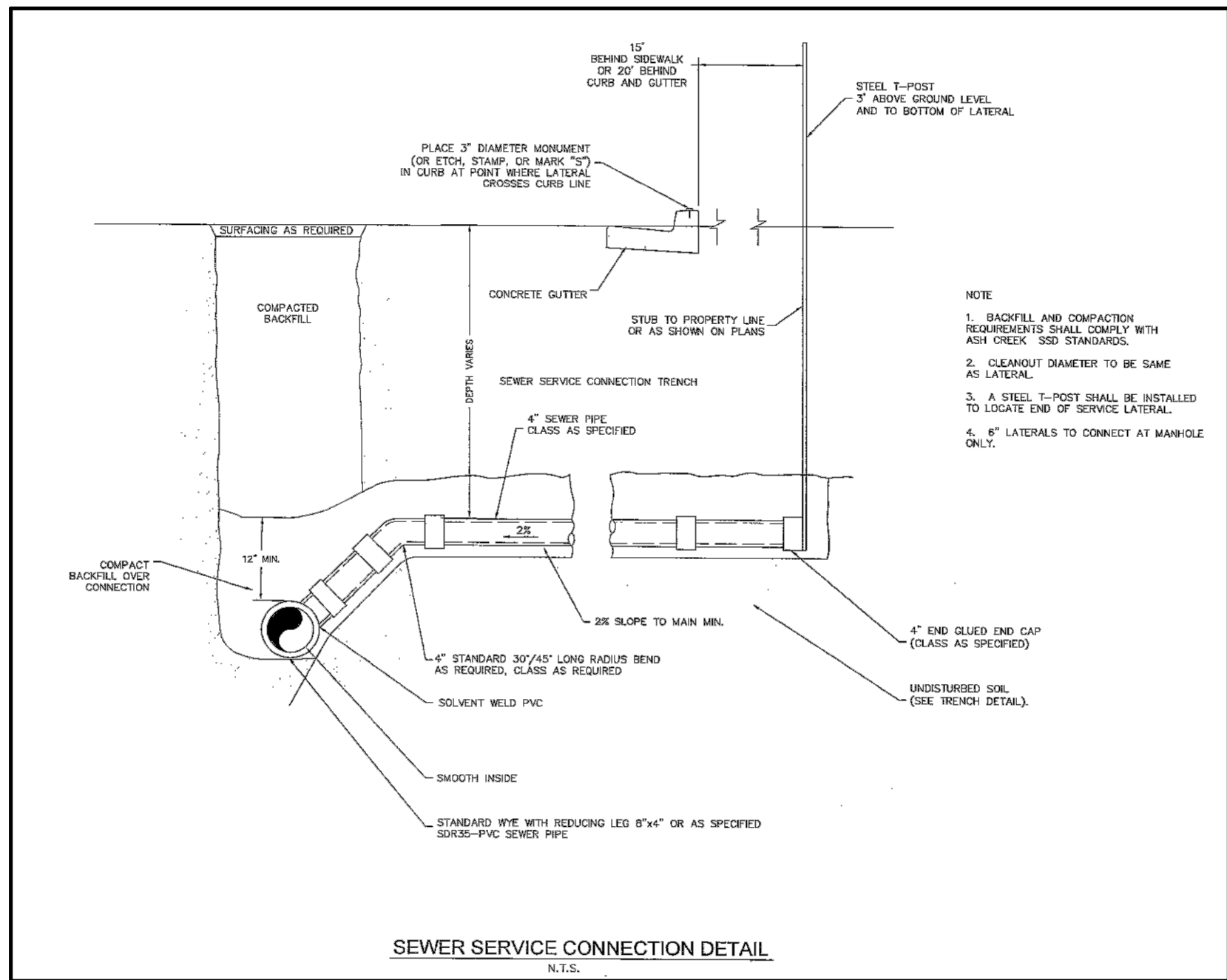
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UTILITY PLAN - POWER, WATER, & SEWER
FOR
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RICHARDSON BROS. CUSTOM HOMES
HURRICANE, UTAH

STATE OF UTAH
No. 18916
ROBERT A. REID
08/23/22
REGISTERED PROFESSIONAL ENGINEER

SHEET
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OF SHEETS

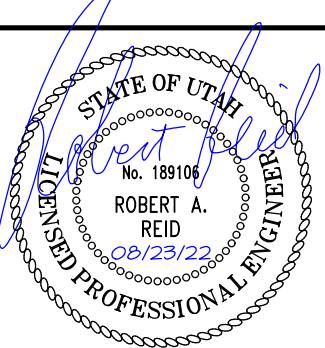


DATE:	12/14/2021
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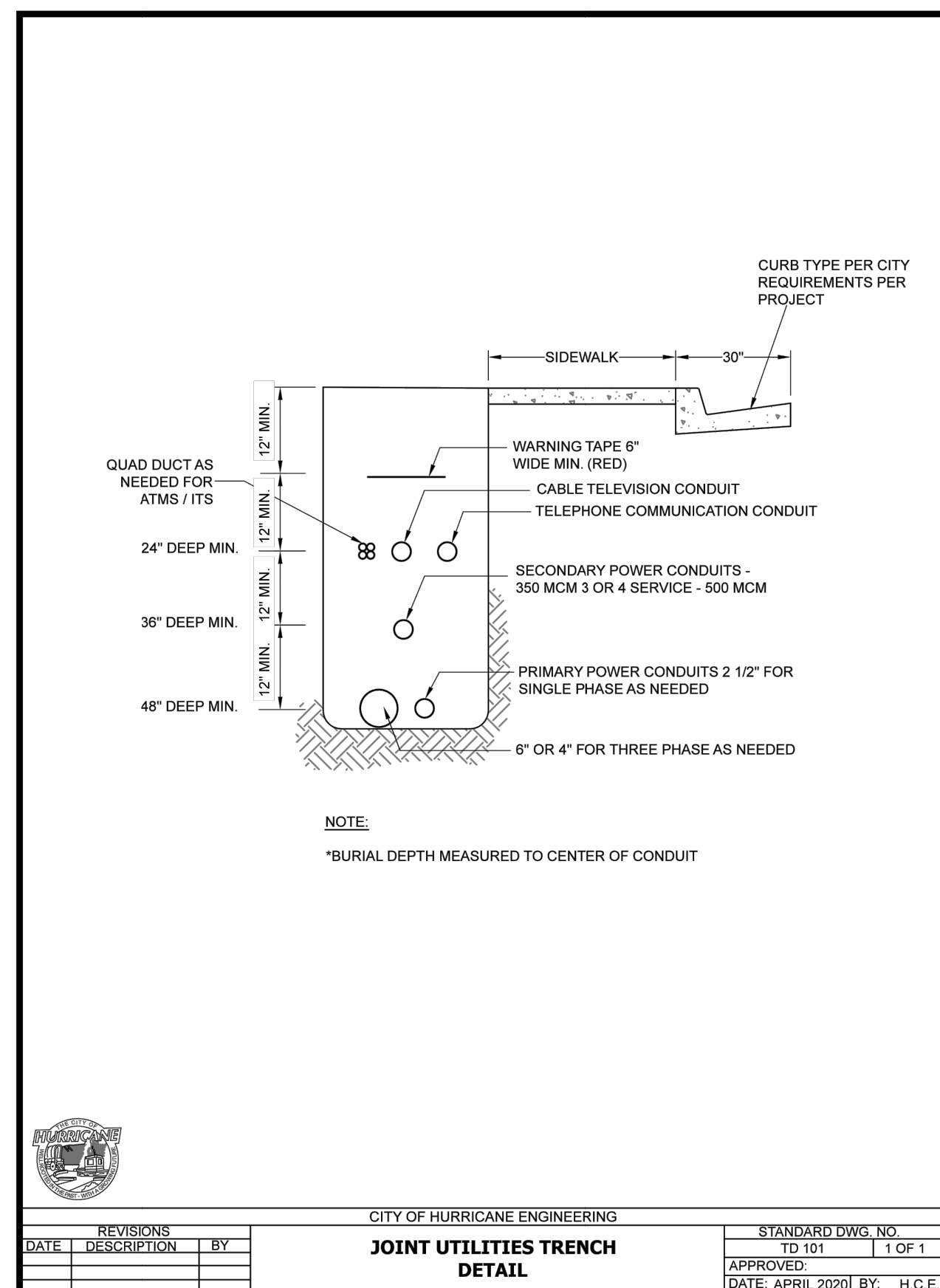
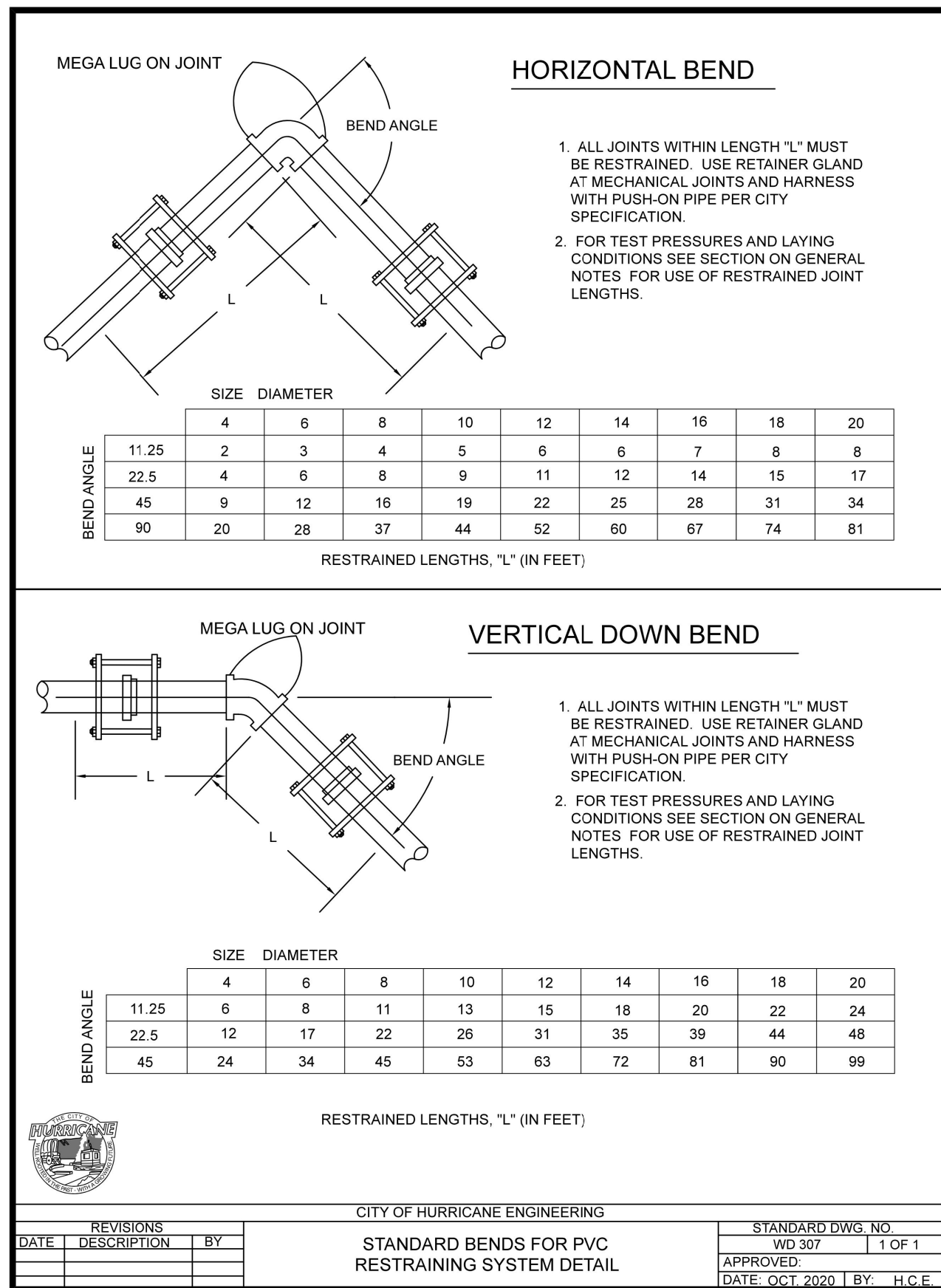
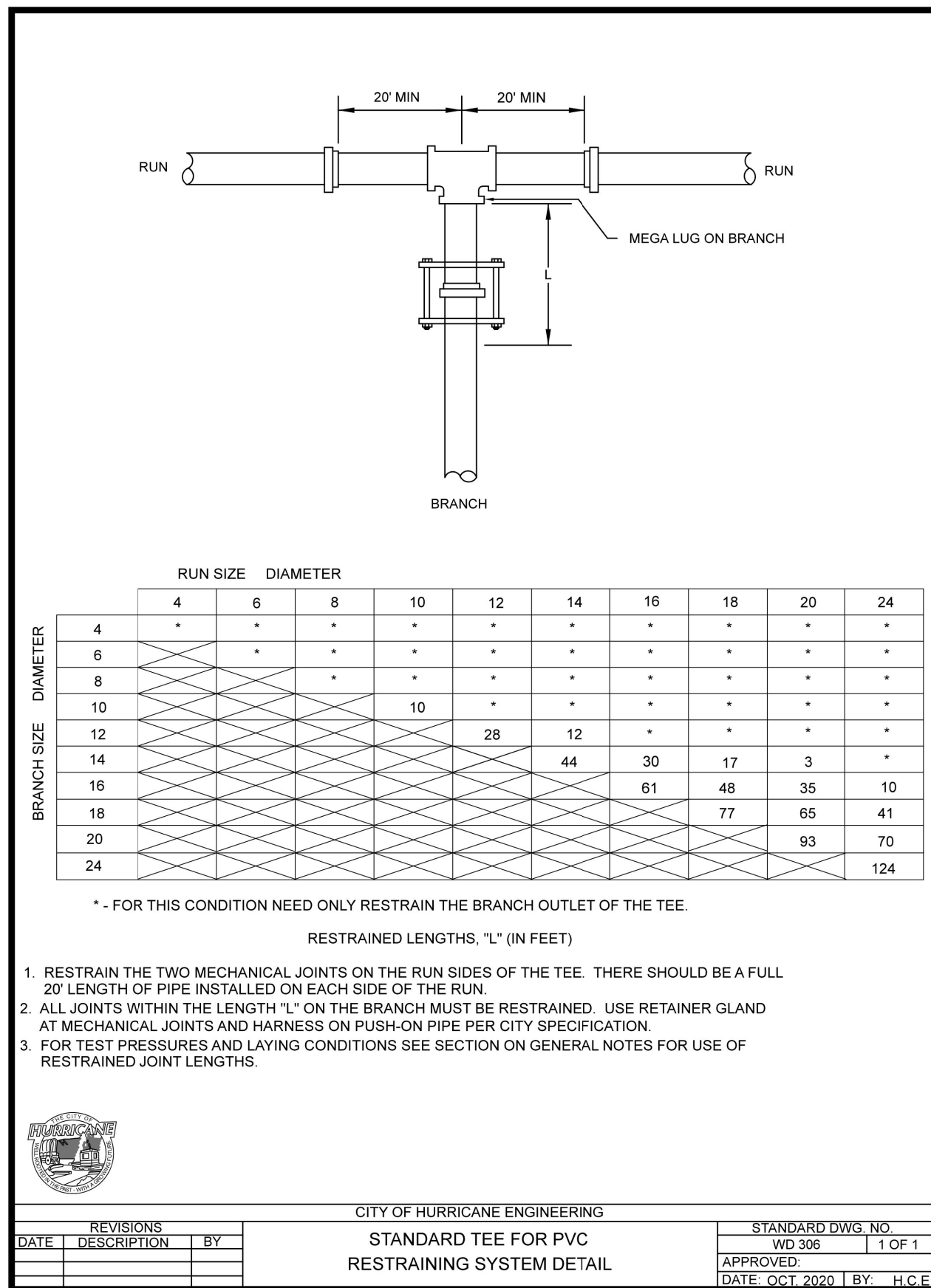
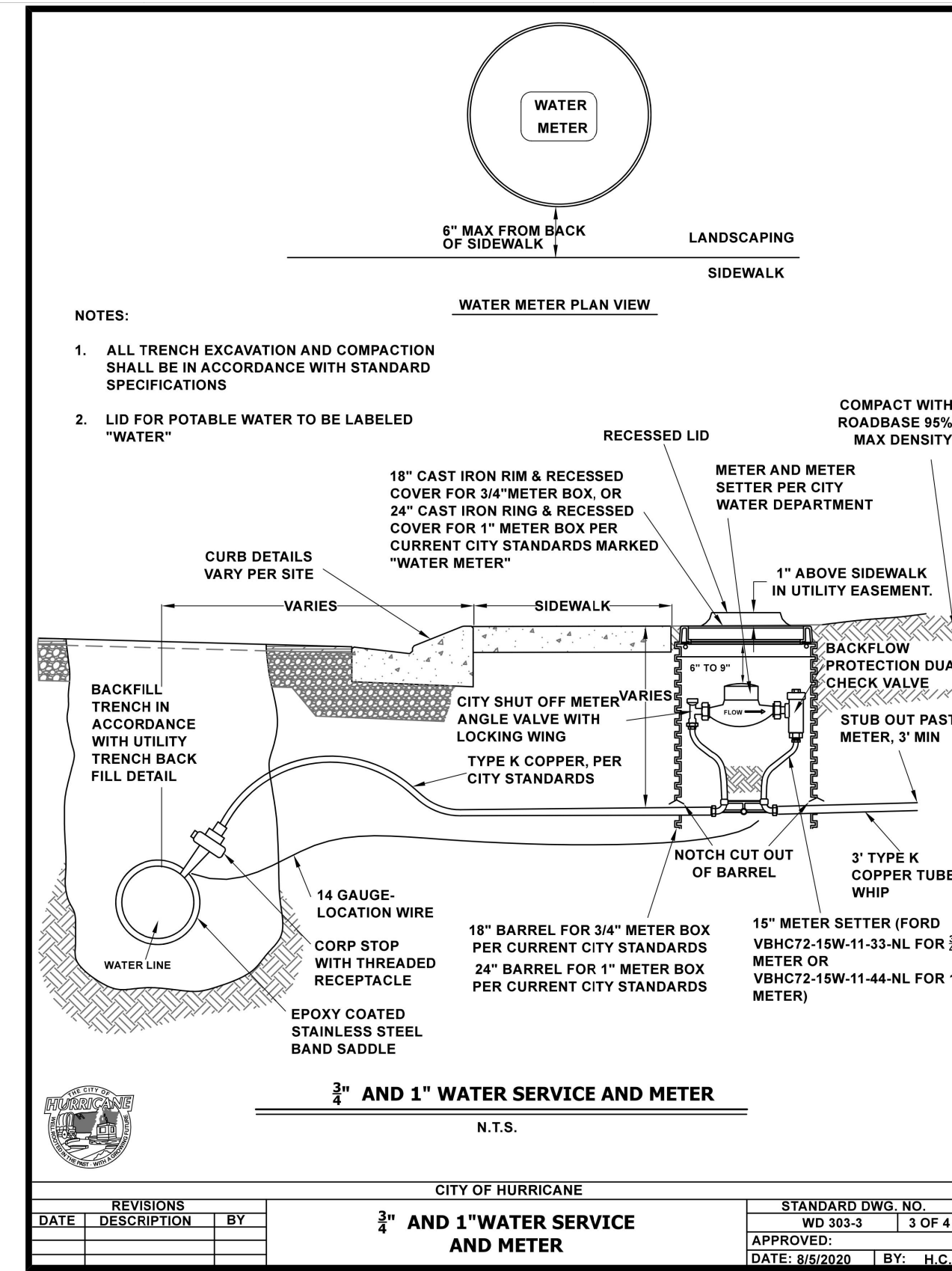
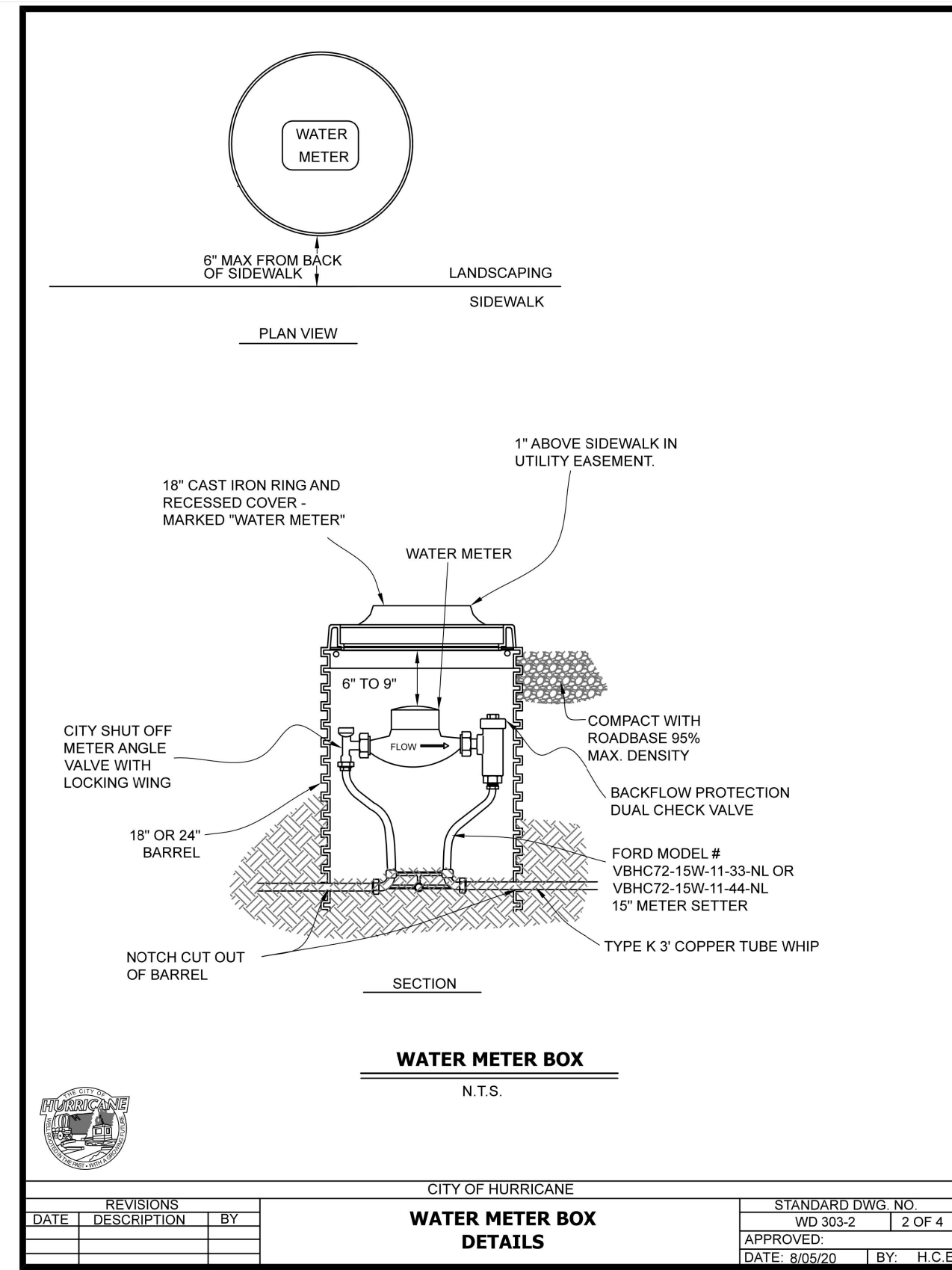
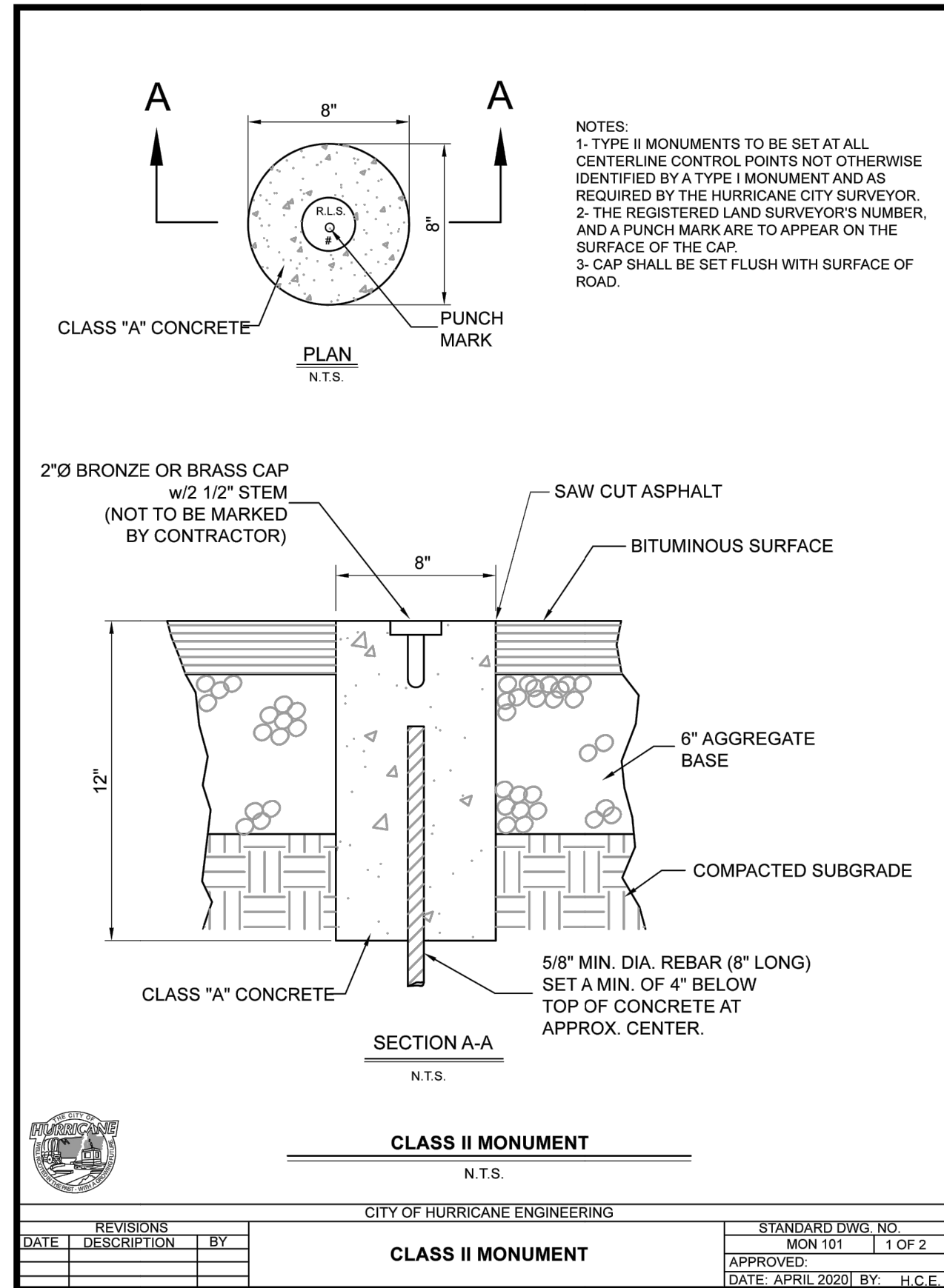
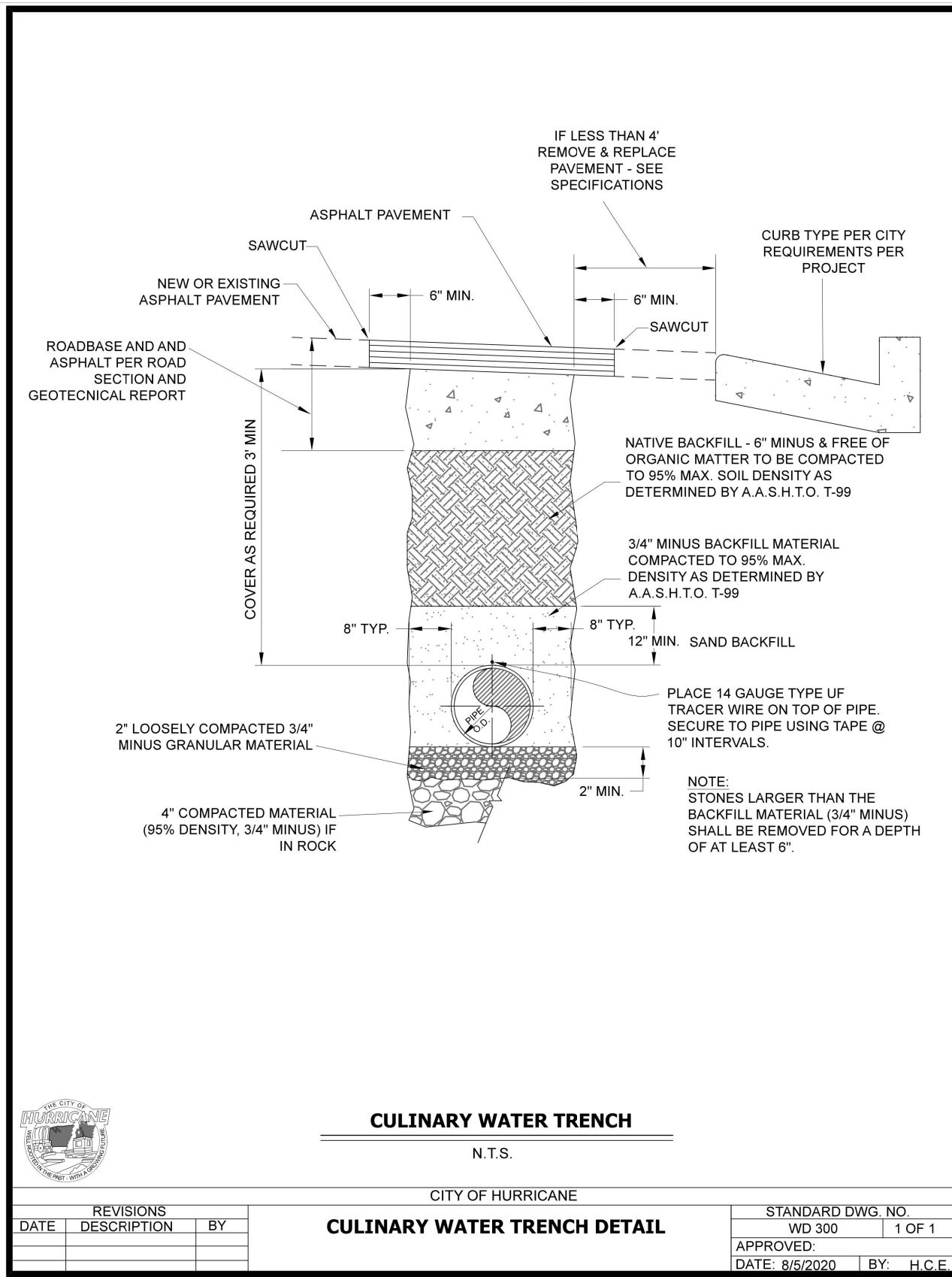
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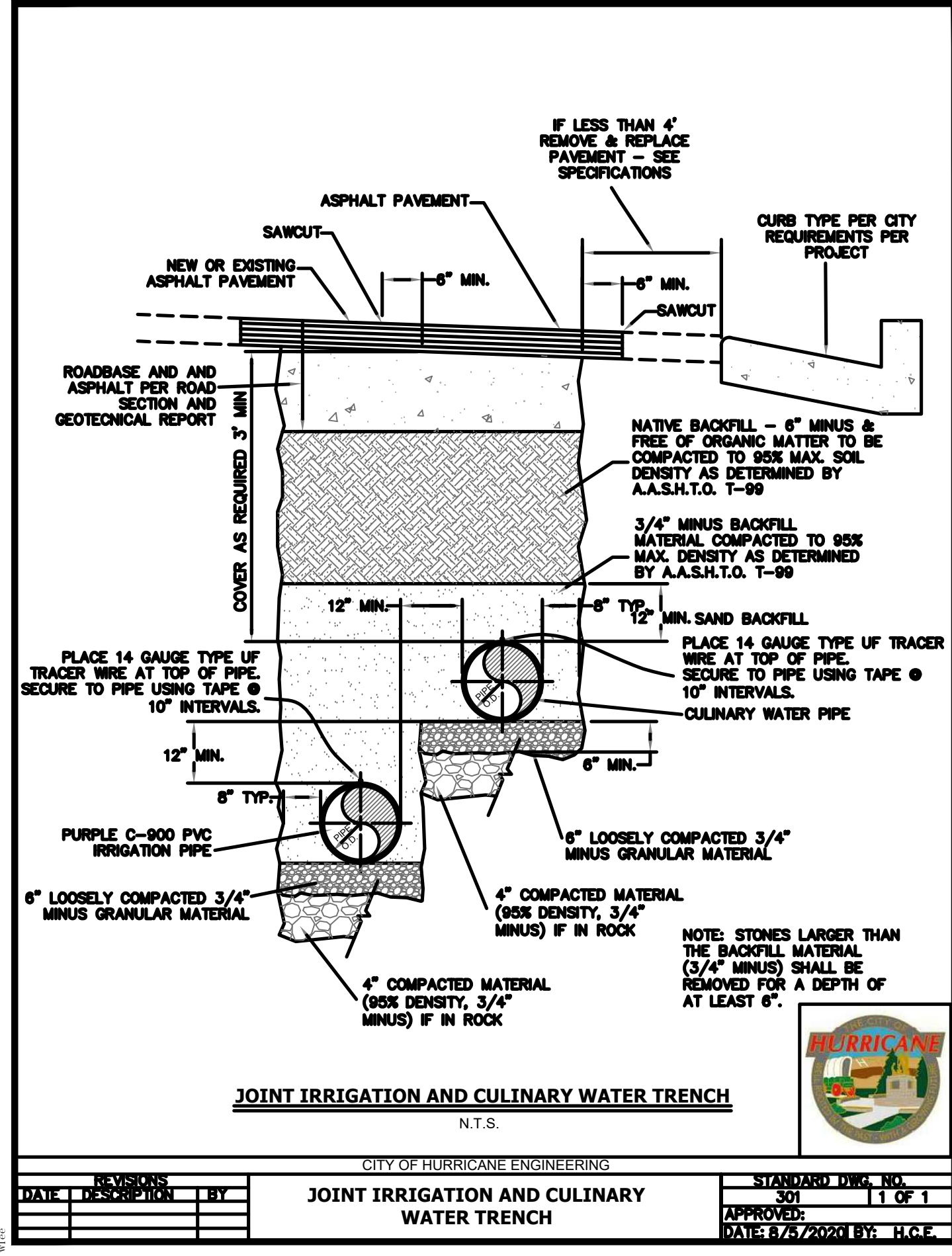
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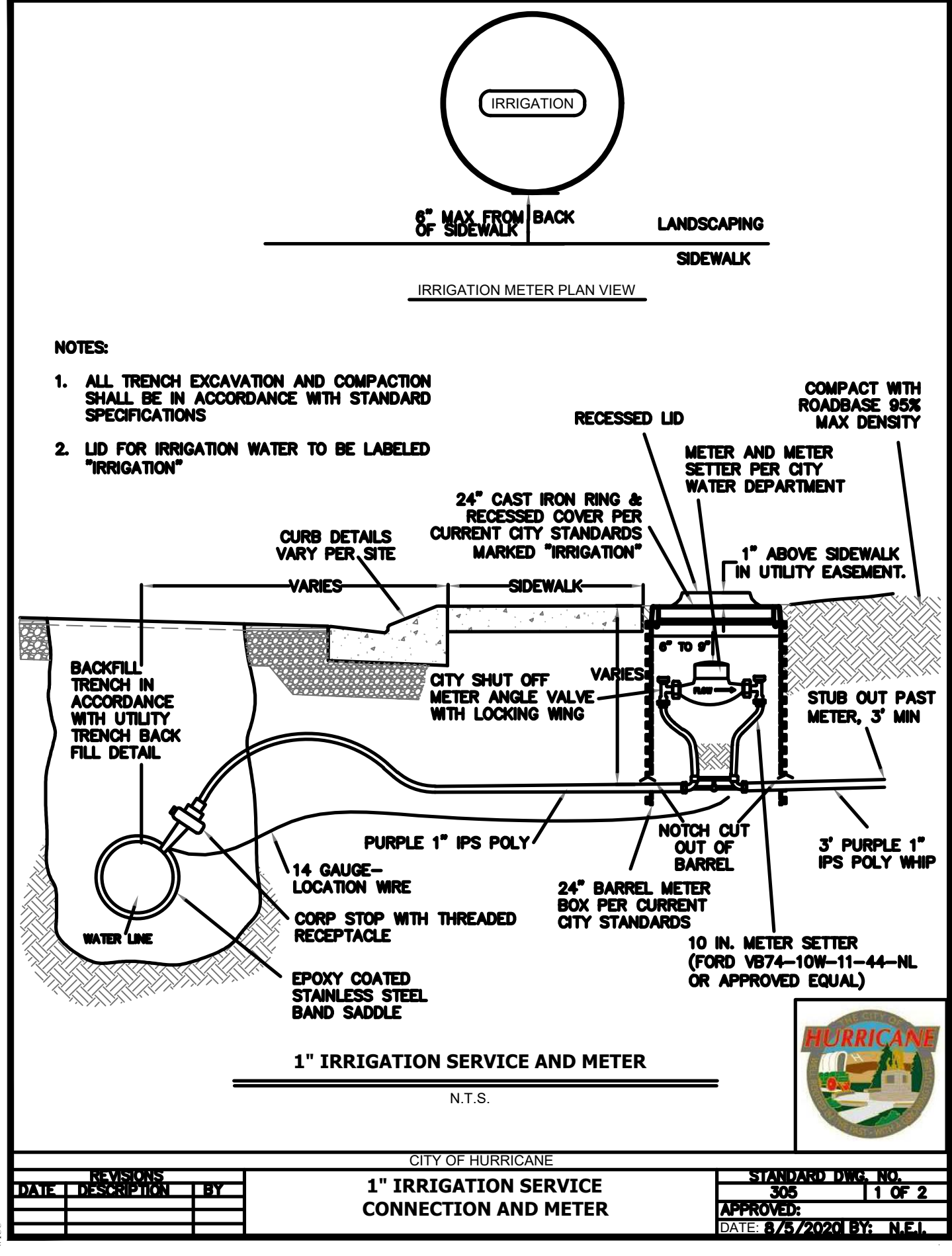
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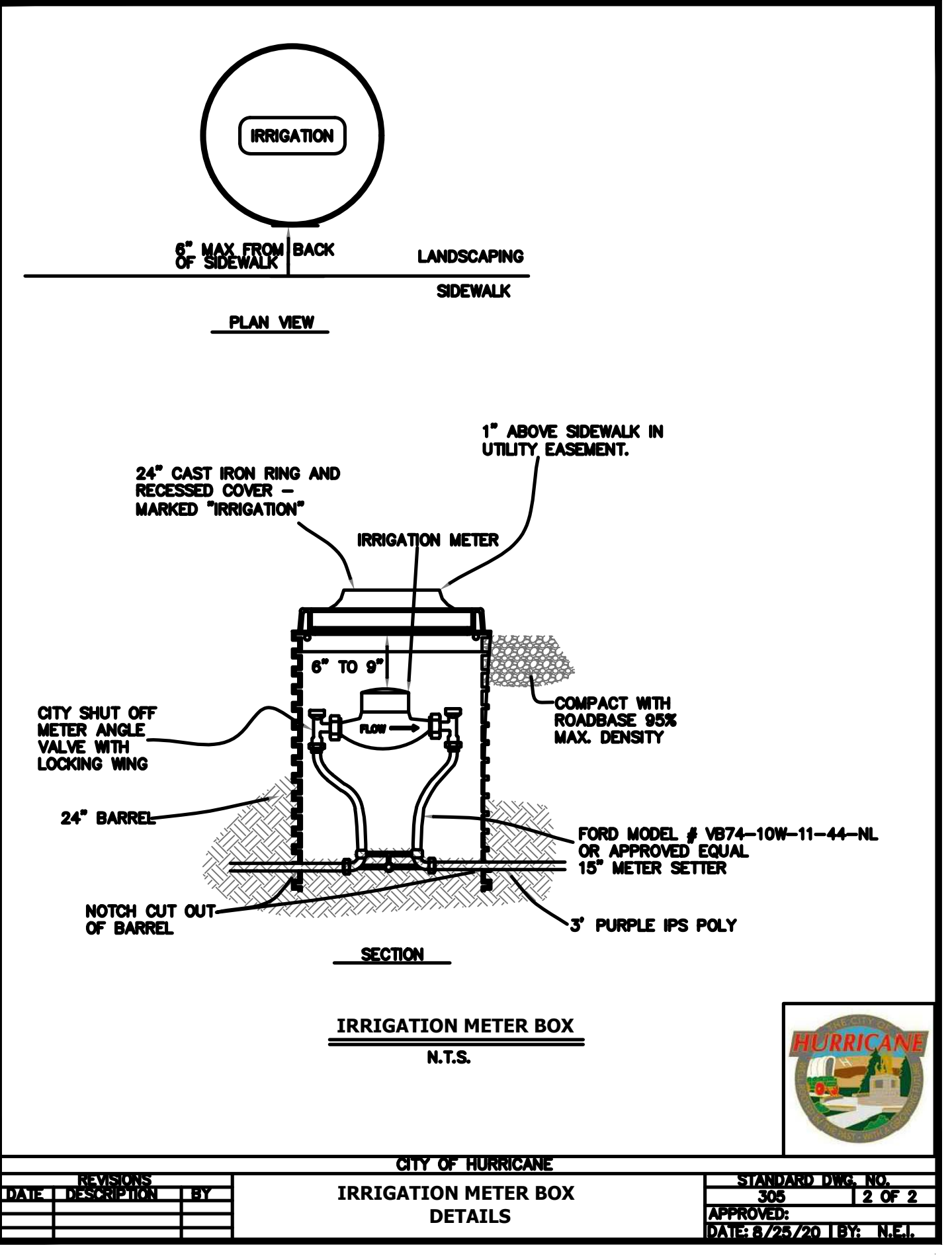
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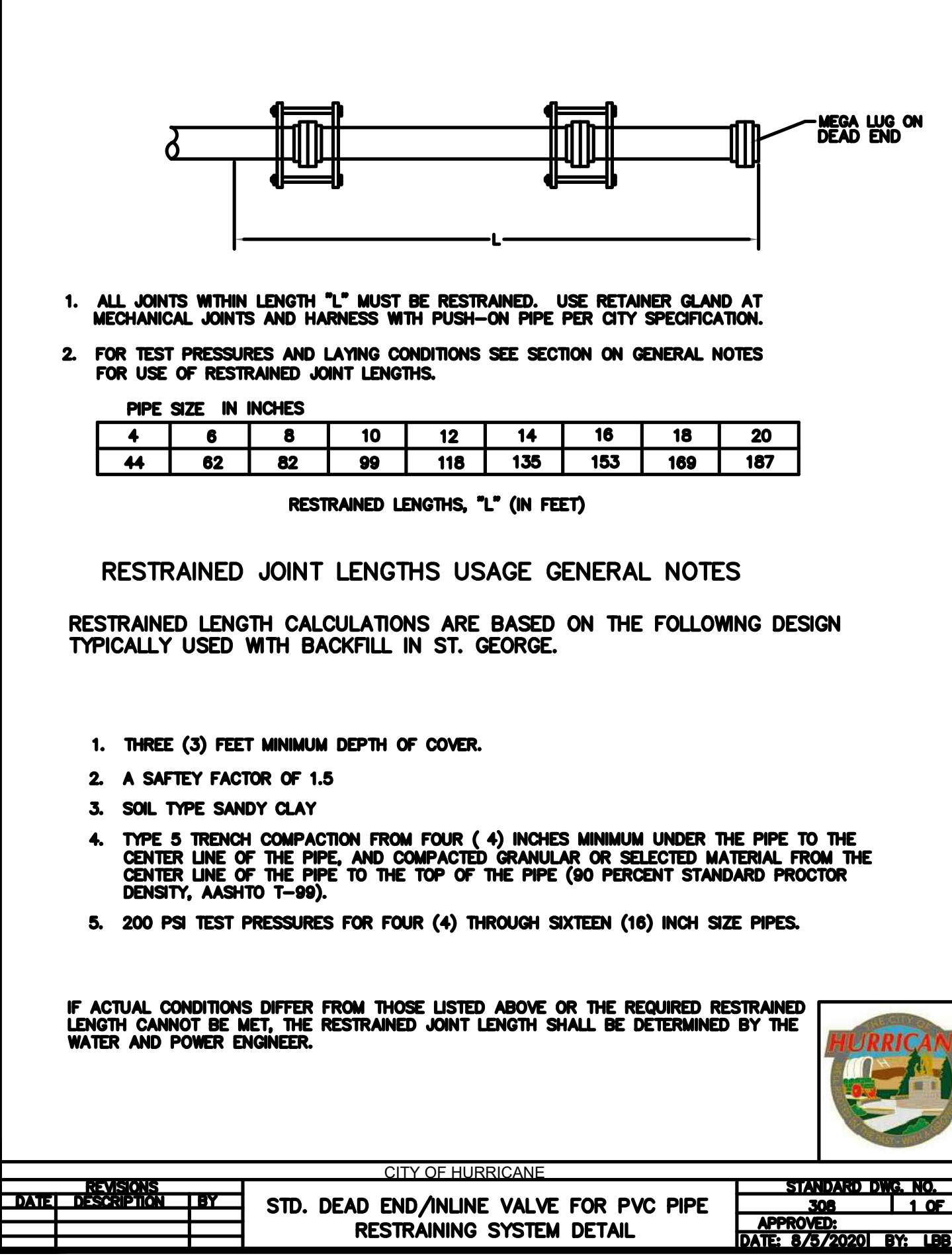
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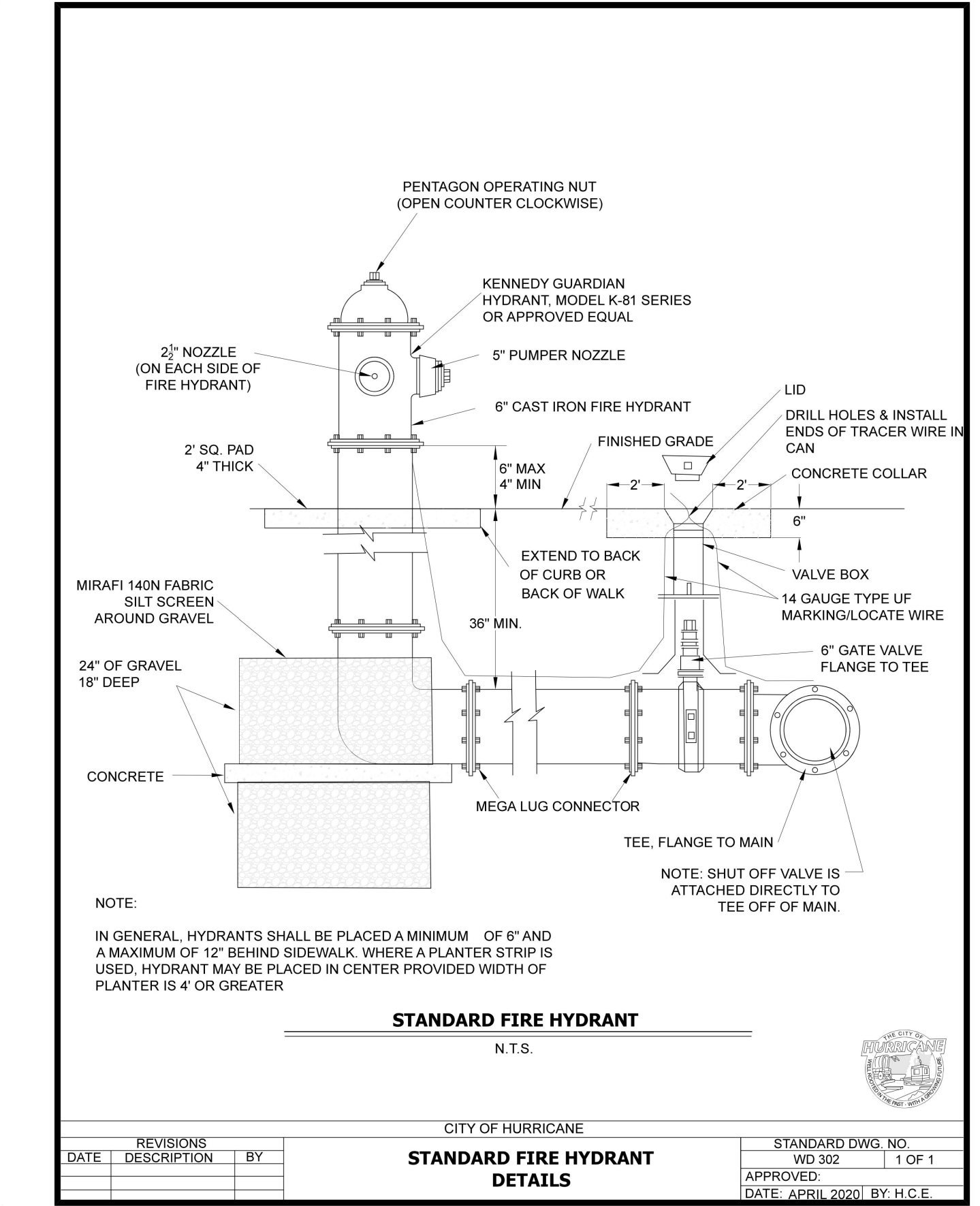
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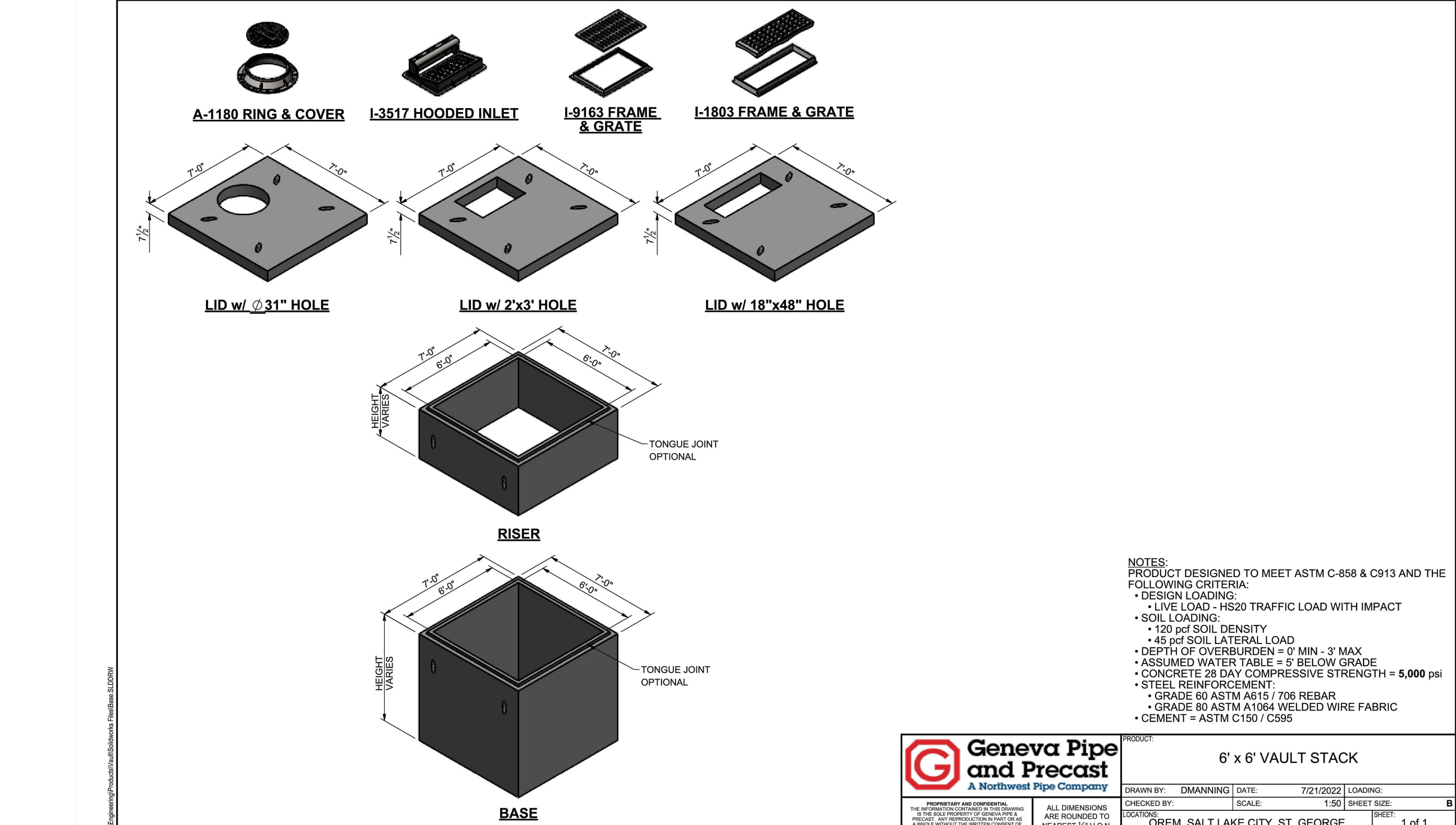
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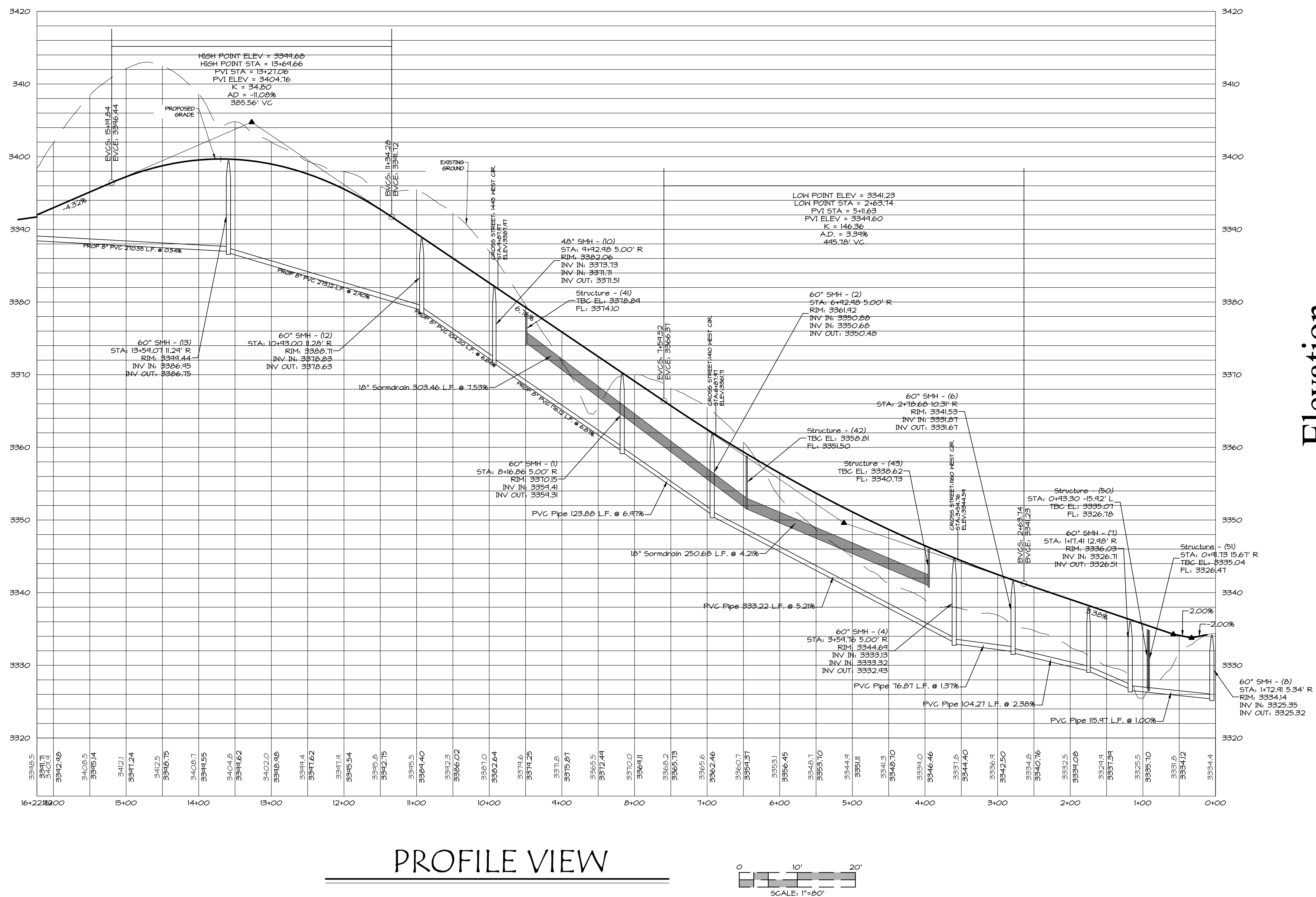
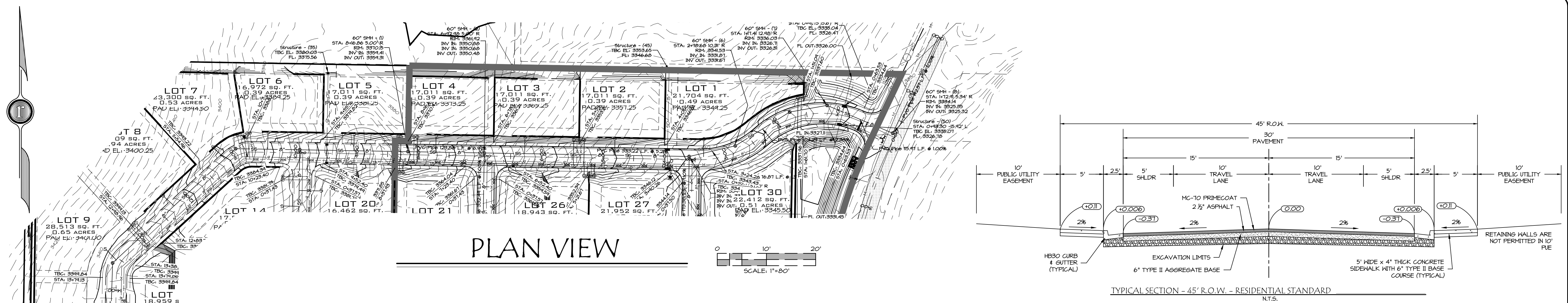
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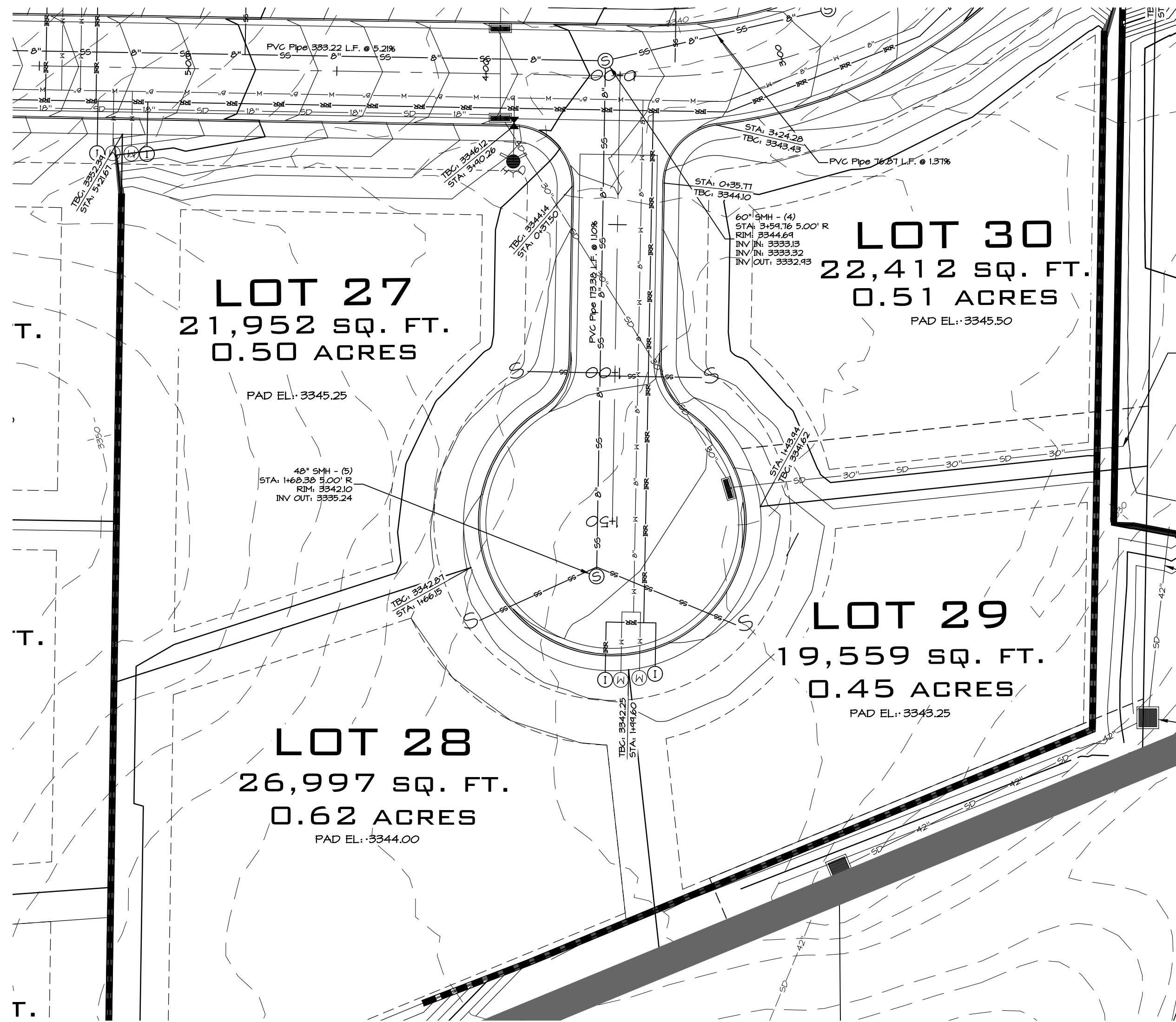
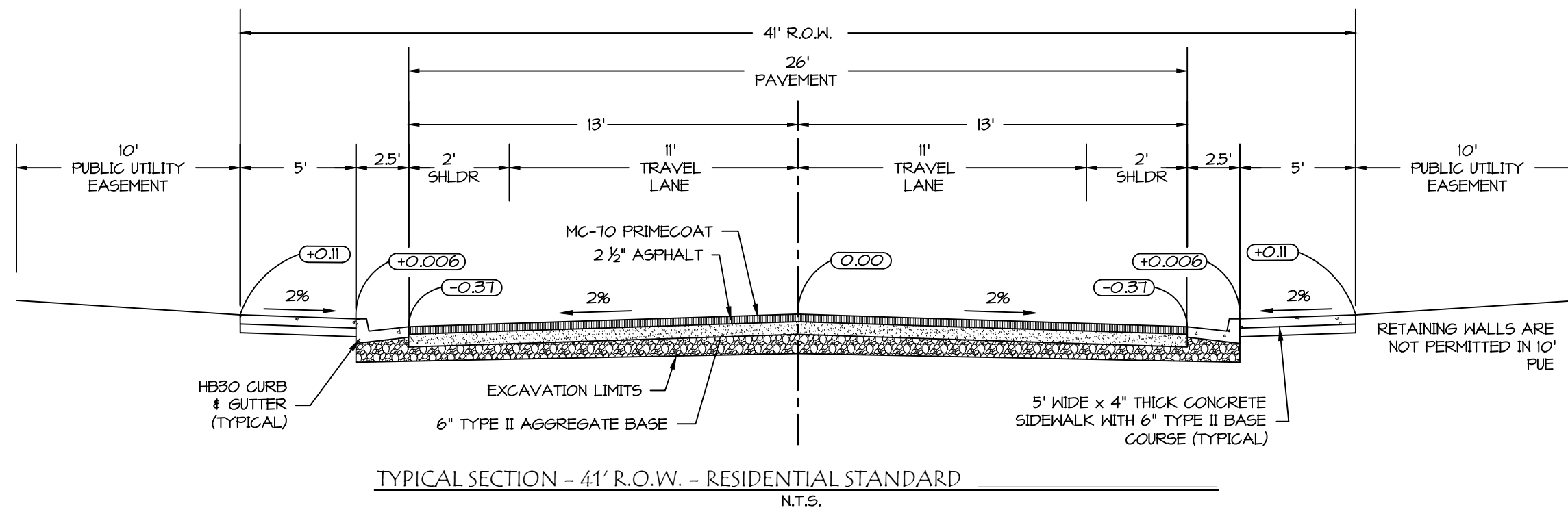
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DETAILS - HURRICANE CITY
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THE VIEWS AT HURRICANE CLIFFS - PHASE 1
RICHARDSON BROS. CUSTOM HOMES
HURRICANE, UTAH

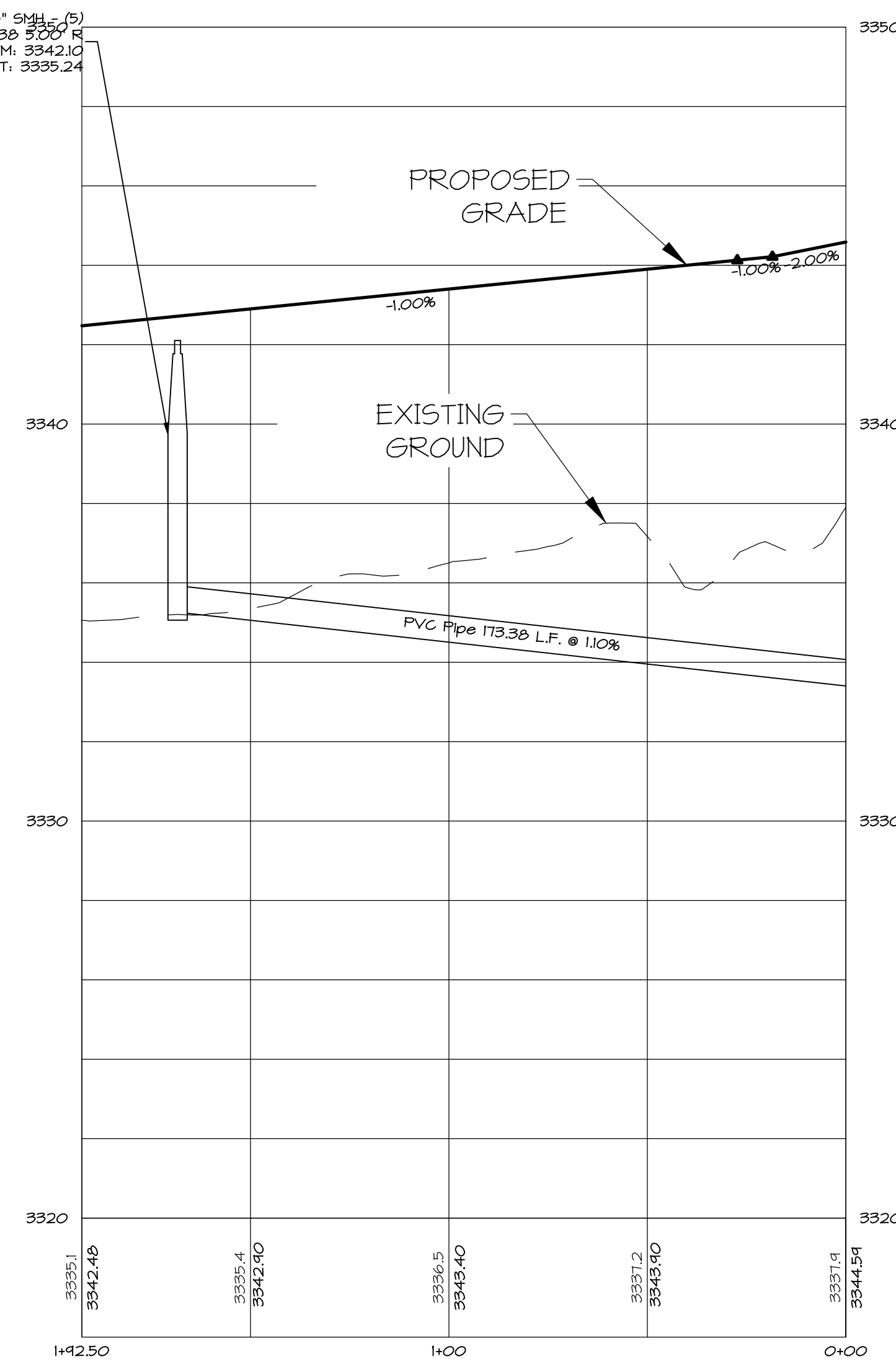
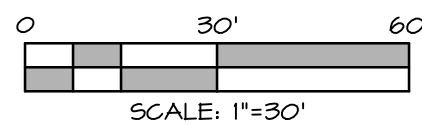
STATE OF UTAH
No. 189106
ROBERT A. REID
08/23/22
REGISTERED PROFESSIONAL ENGINEER

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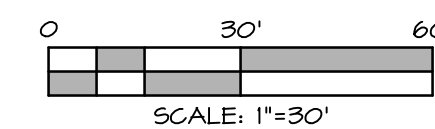




PLAN VIEW



PROFILE VIEW

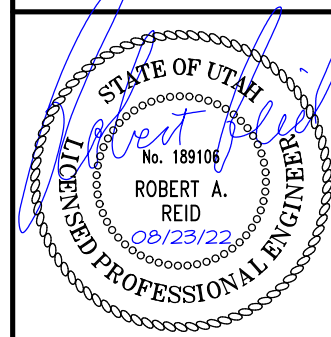


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DESIGNED BY:	ZJC
CHECKED BY:	RAR
DWG:	Construction Set
DATE:	08/23/2022
REVISIONS:	SECOND CITY REVIEW

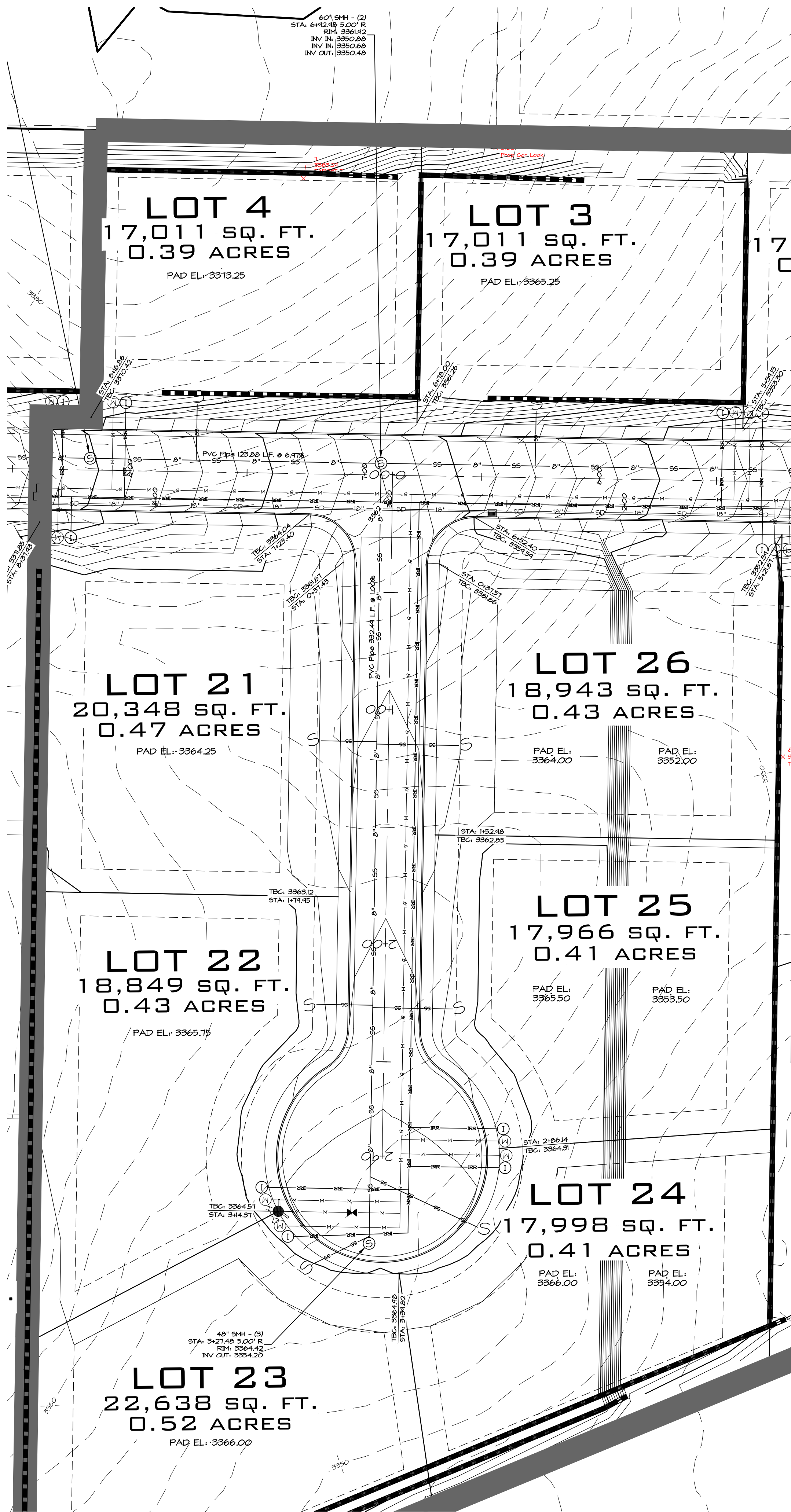
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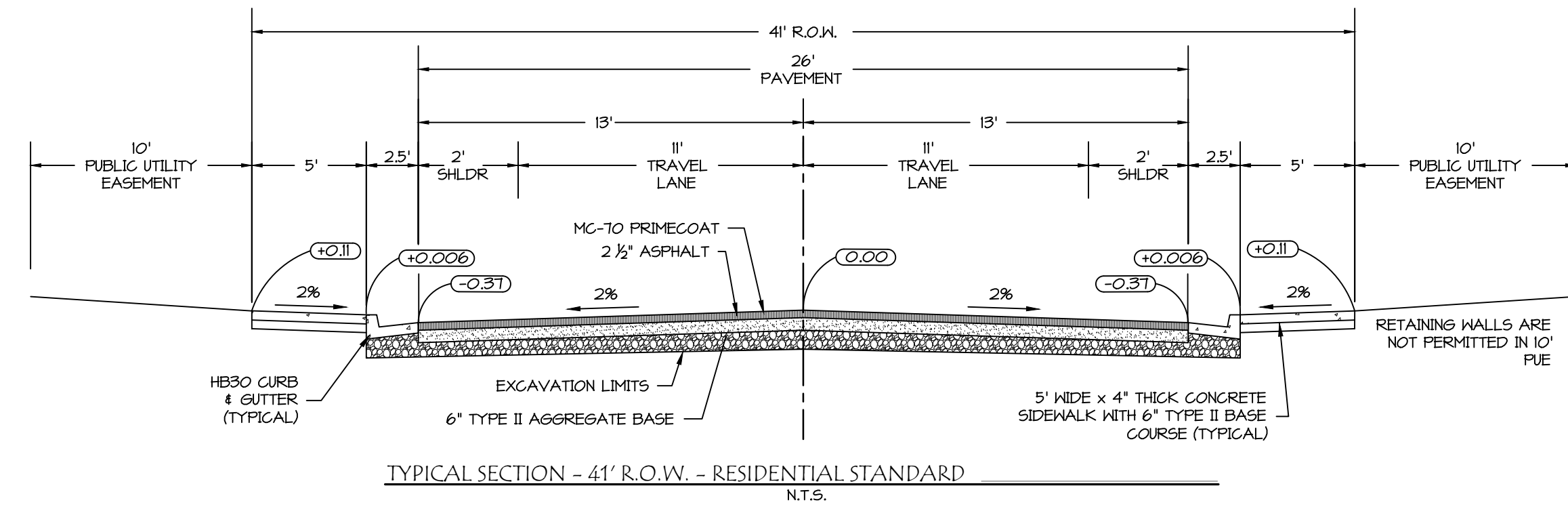
1160 WEST CIRCLE PLAN AND PROFILE
FOR
THE VIEWS AT HURRICANE CLIFFS - PHASE 1
RICHARDSON BROS. CUSTOM HOMES
HURRICANE, UTAH



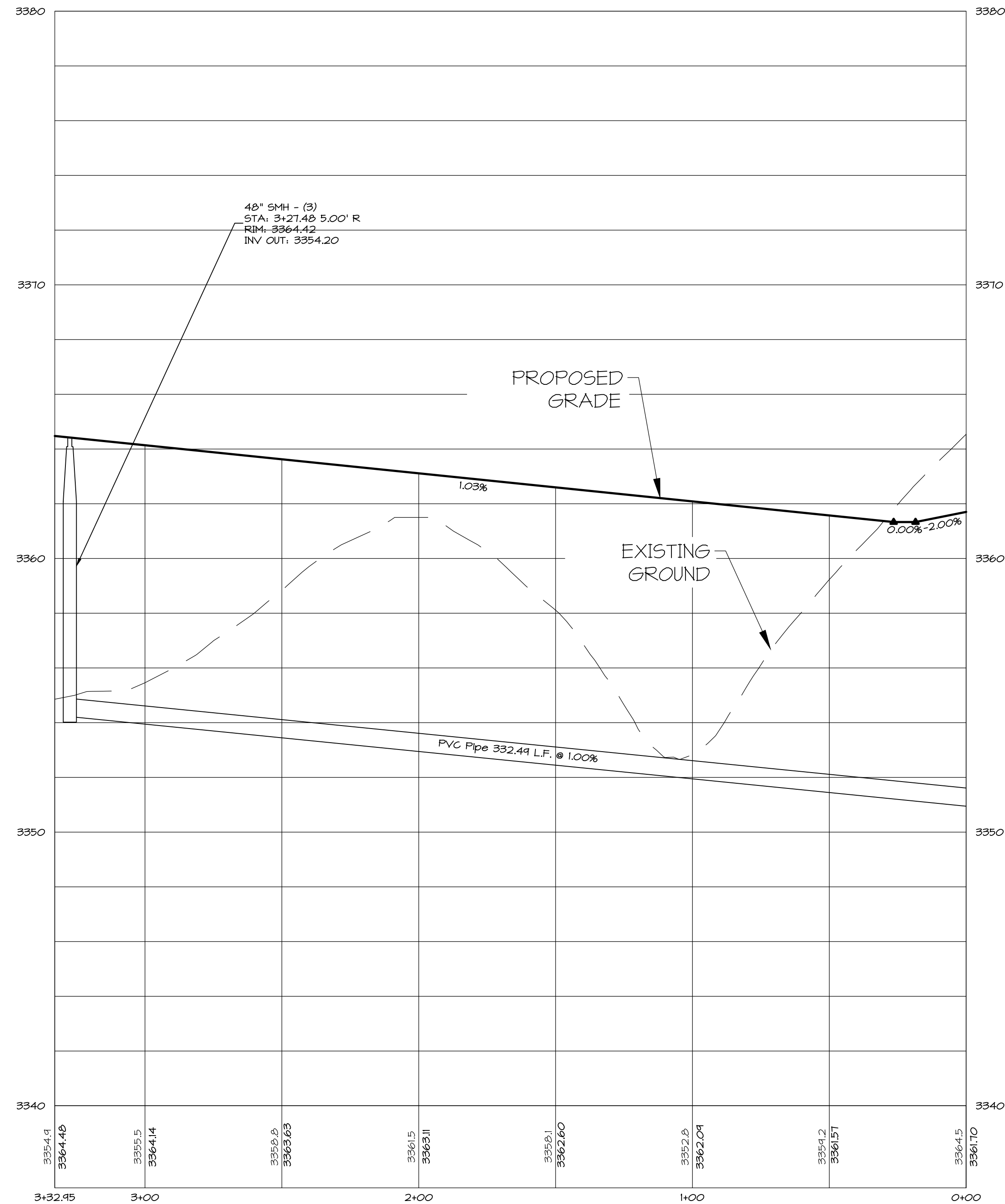
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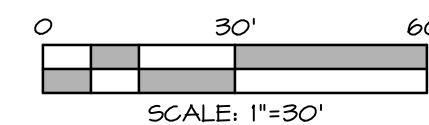
PLAN VIEW



TYPICAL SECTION - 41' R.O.W. - RESIDENTIAL STANDARD
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PROFILE VIEW

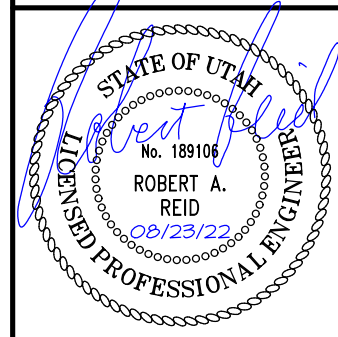


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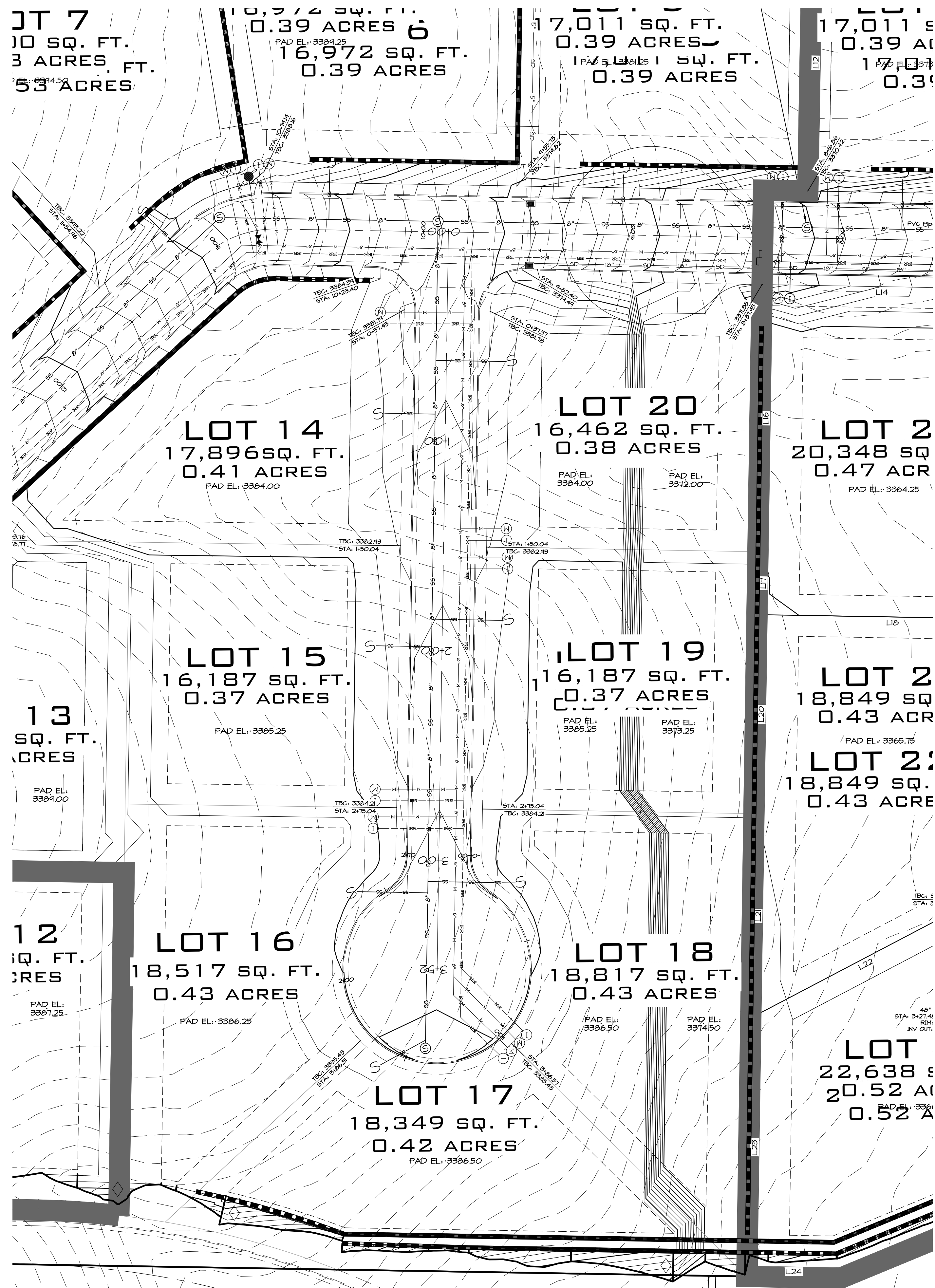
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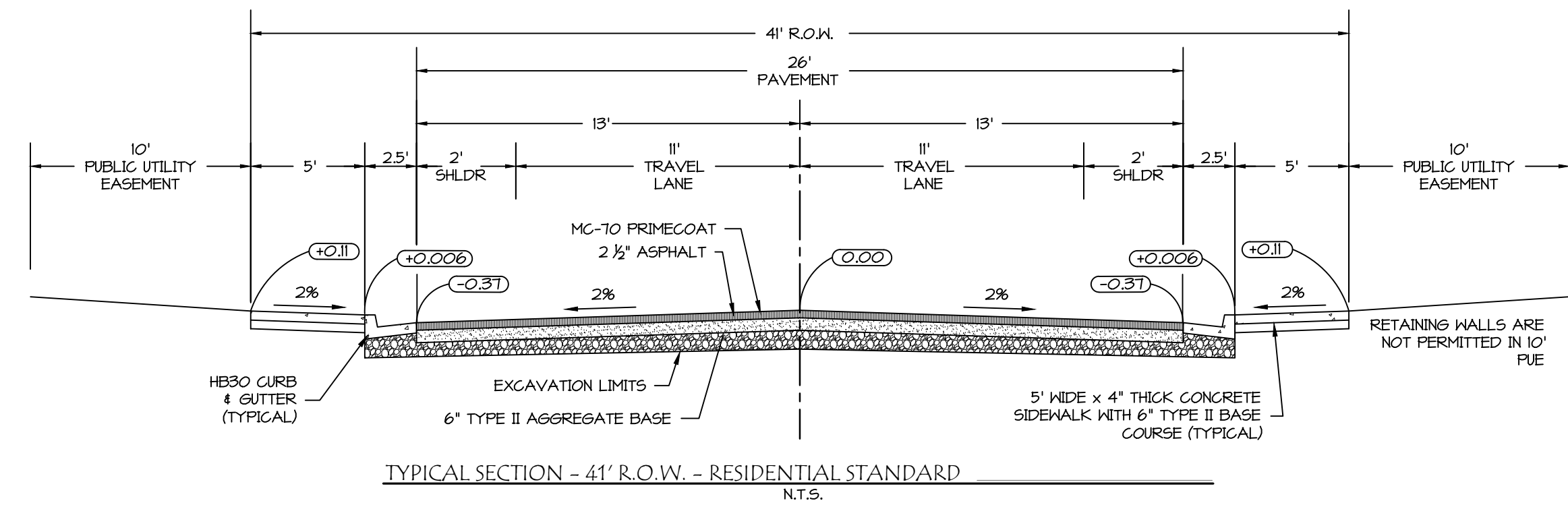
1410 WEST CIRCLE PLAN AND PROFILE
FOR
THE VIEWS AT HURRICANE CLIFFS - PHASE 1
RICHARDSON BROS. CUSTOM HOMES
HURRICANE, UTAH



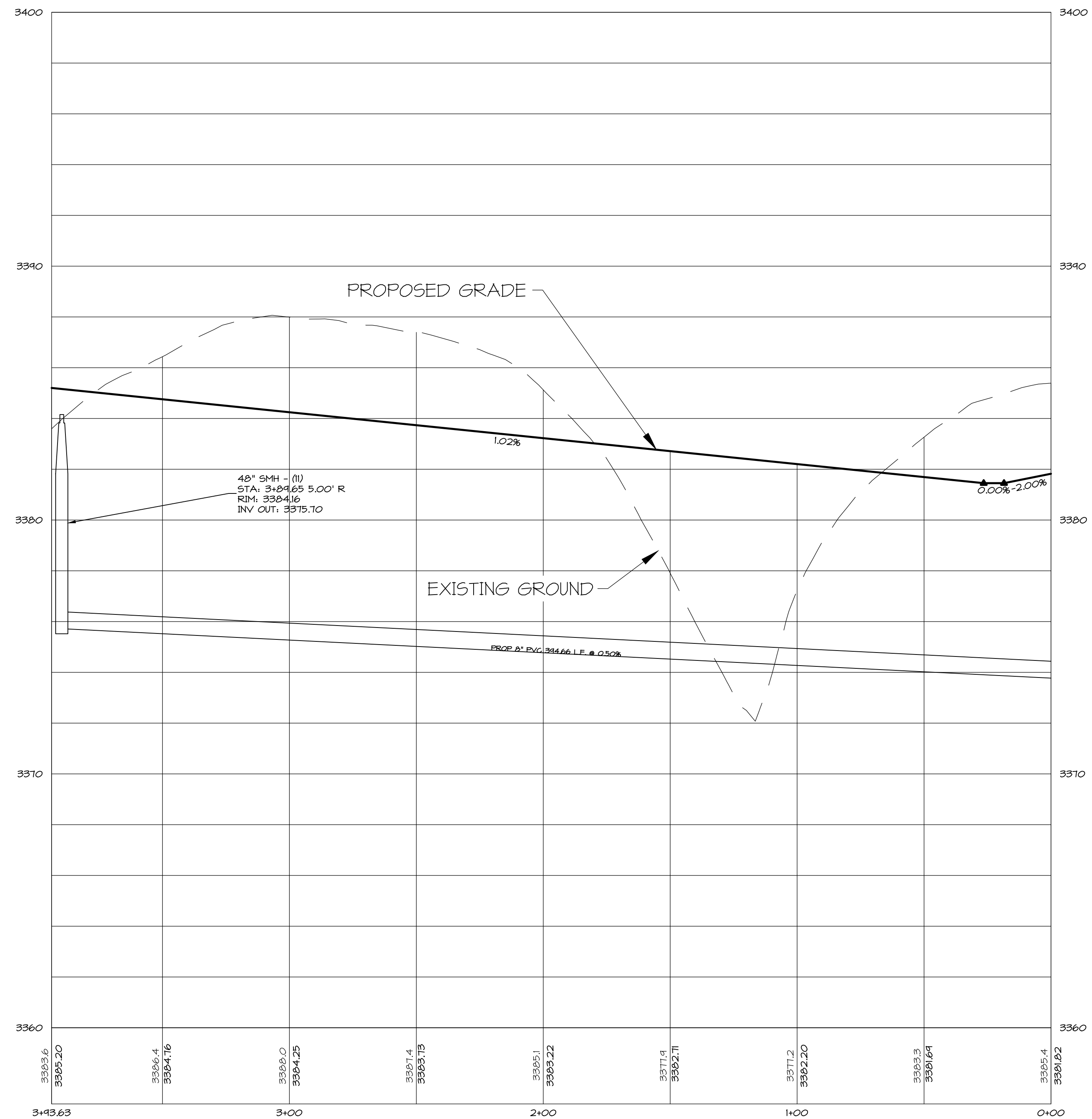
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PLAN VIEW



TYPICAL SECTION - 41' R.O.W. - RESIDENTIAL STANDARD
N.T.S.



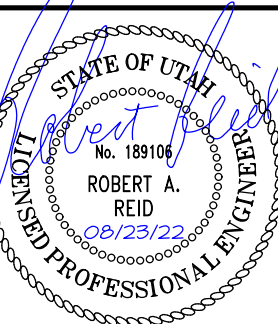
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DESIGNED BY:	ZJC
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DWG.:	Construction Set
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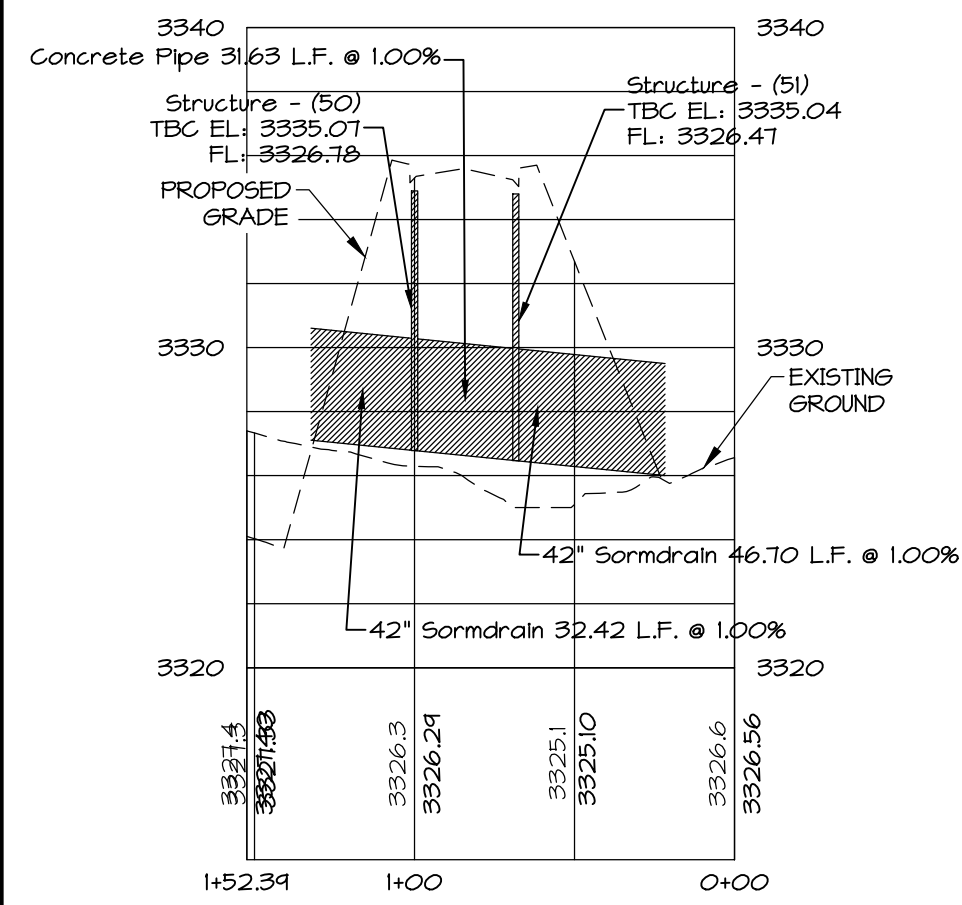
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1445 WEST CIRCLE PLAN AND PROFILE
FOR
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HURRICANE, UTAH



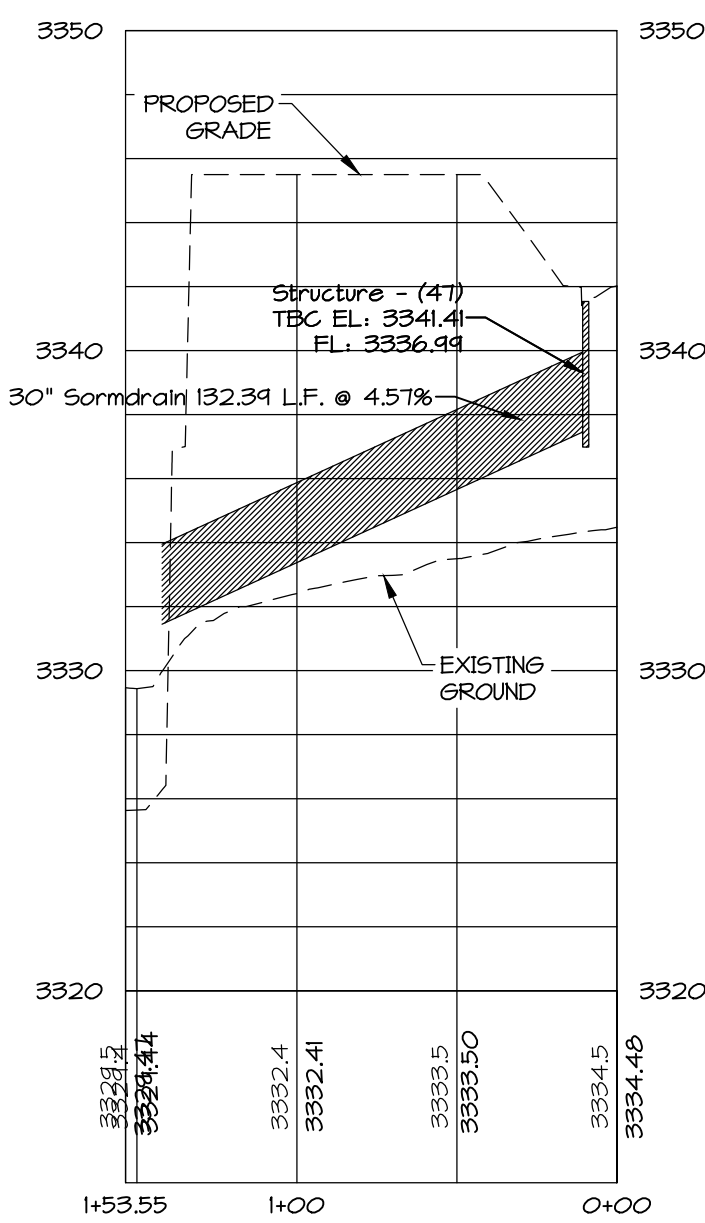
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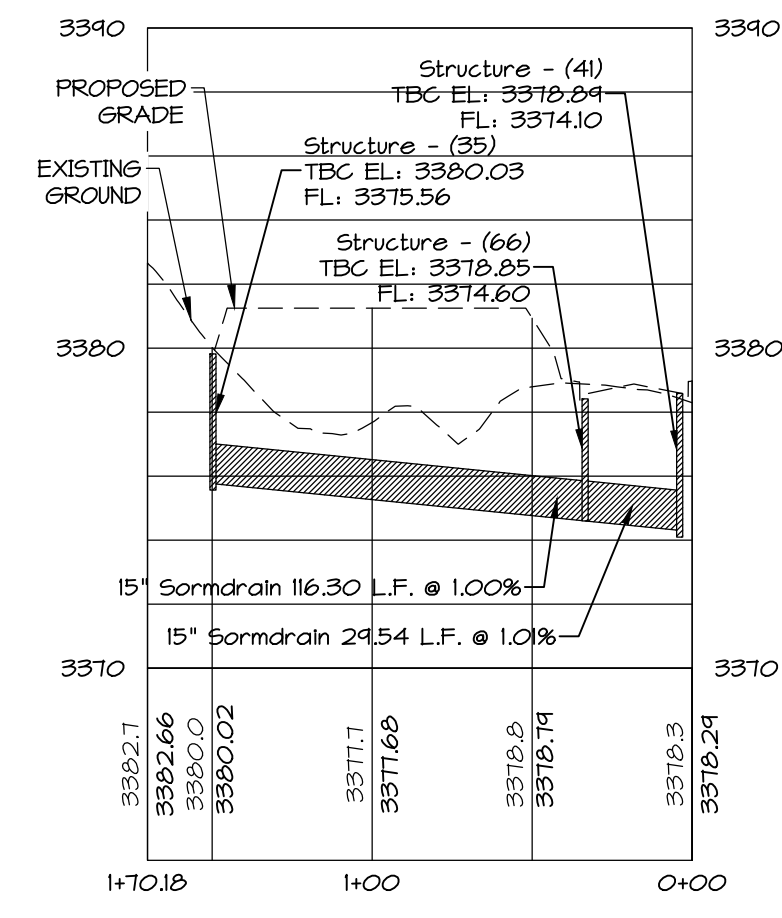
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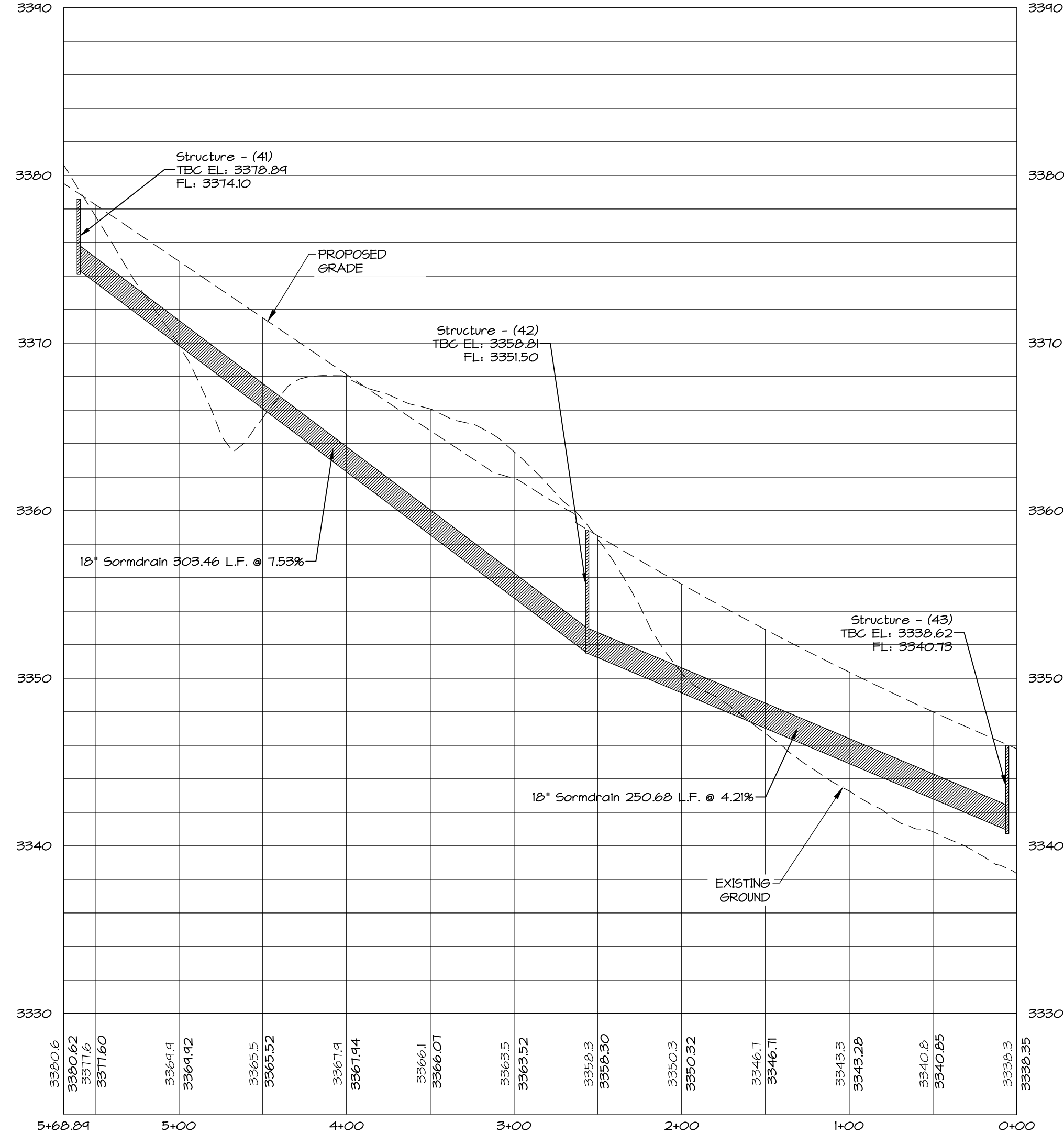
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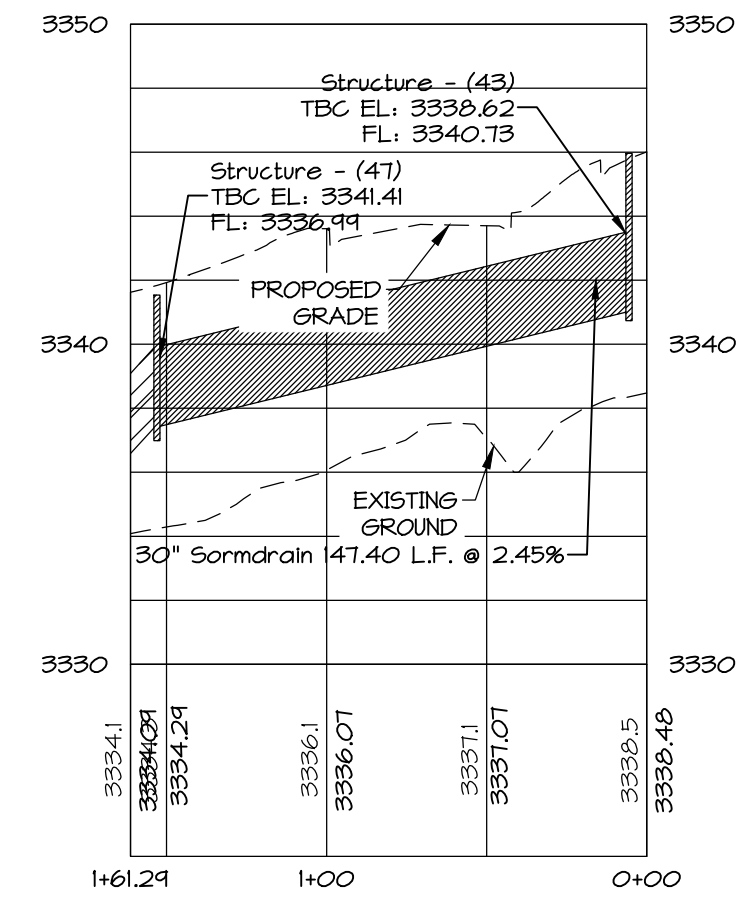
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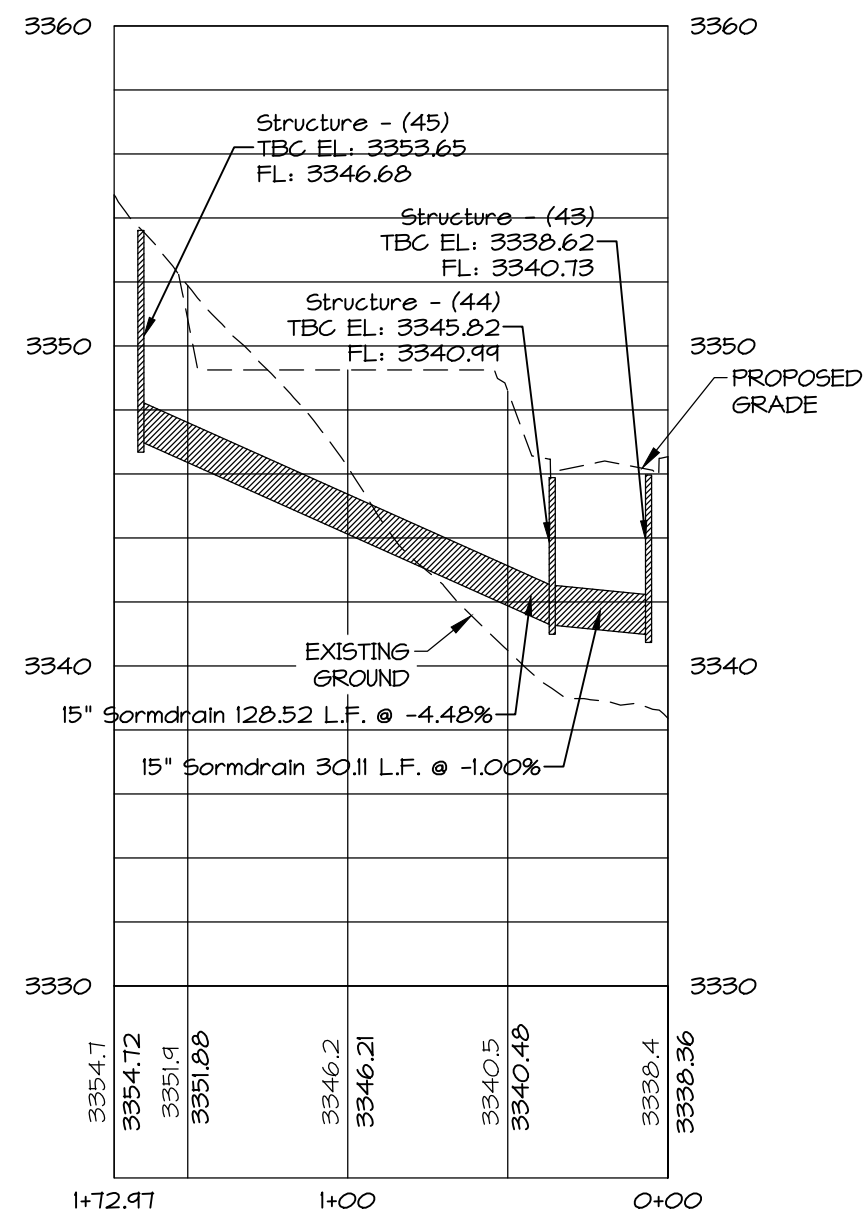
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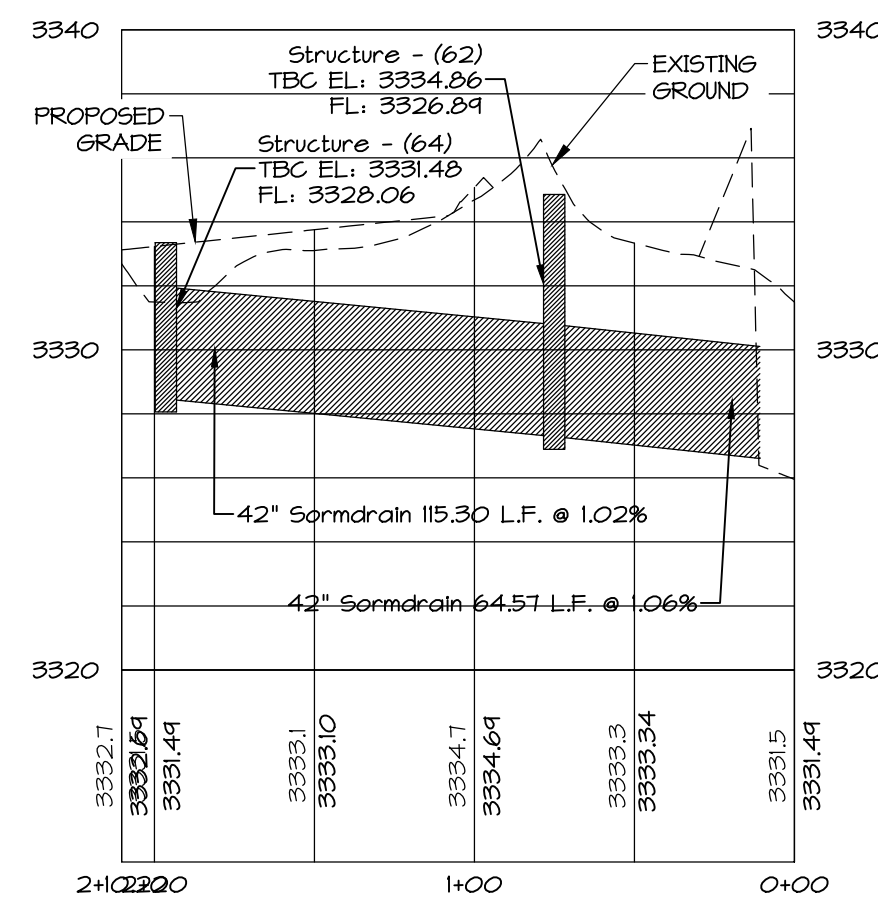
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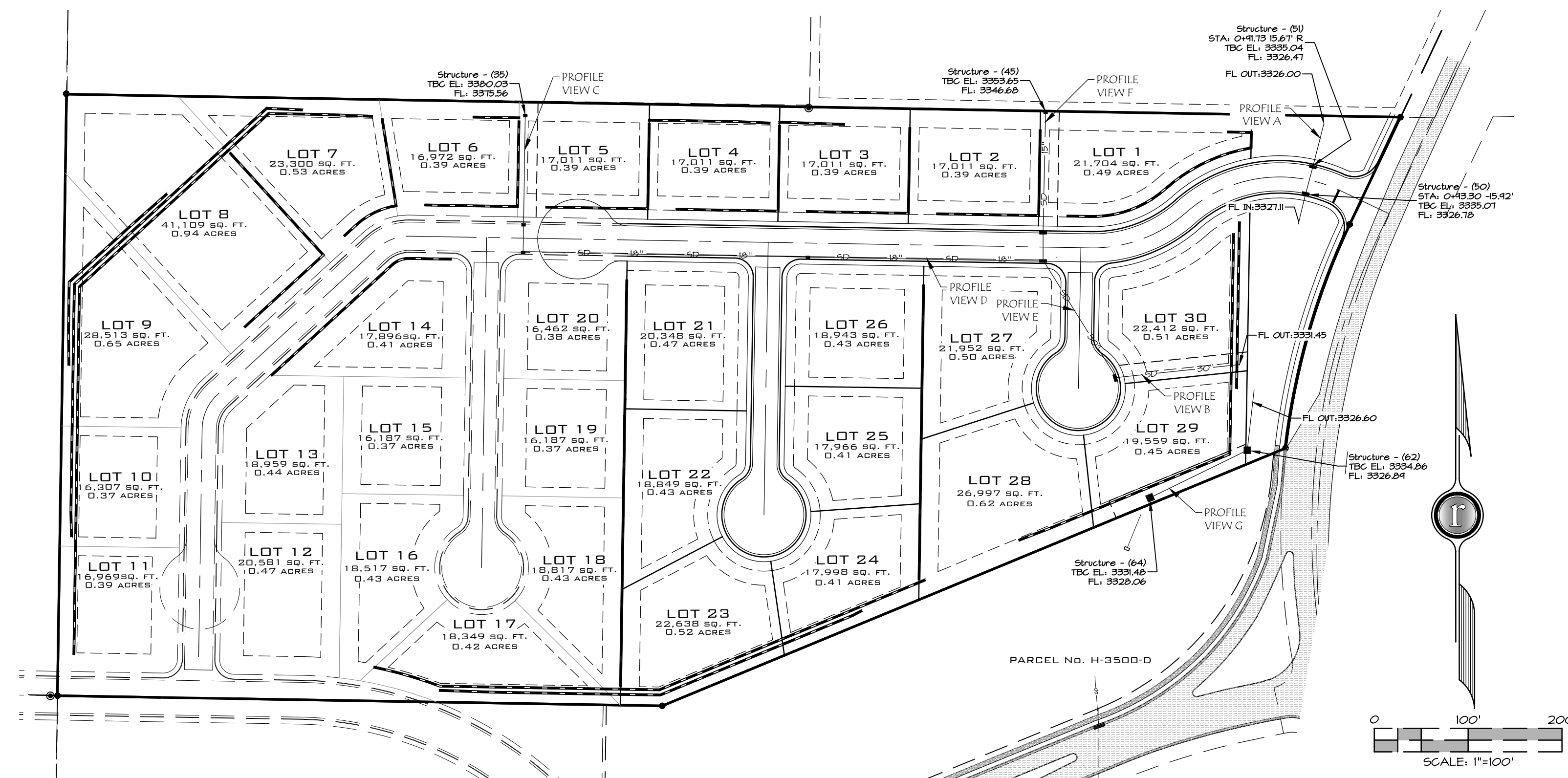
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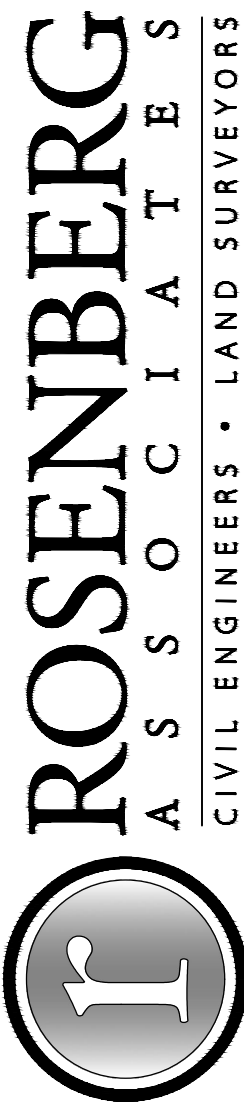


PROFILE VIEW

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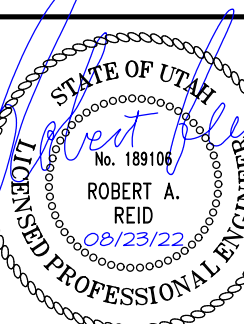


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FOR
THE VIEWS AT HURRICANE CLIFFS - PHASE 1
RICHARDSON BROS. CUSTOM HOMES
HURRICANE, UTAH



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Agenda Date:	05/04/2023
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

Planning Commission Recommendation

The Planning Commission recommended denying the proposed preliminary plat because of inadequate facilities and infrastructure.

Report Update 4/26/2023

Staff met with Hurricane Cliffs today, and they provided the following updates:

1. They have produced signed construction drawings to get sewer to the project. These plans only included the off-site sewer line and nothing internal to the development. It has been uploaded to the packet.
2. They have been unable to provide sign construction drawings for the subdivision but have provided additional documents that show the latest update to the project. This design work has been completed after several reviews with Hurricane City staff. The layout is a little different from the original preliminary plat, but not substantially. This layout was designed and phased to enhance utility access to the property to comply with staff comments.
3. Access to the north. The new design brought up a question about whether access should be granted to the north. The parcels to the north (three out of the four) have been subdivided and

have an existing subdivision plat on the property. The other parcel currently has a home located on the property. This is the main reason why the City did not require access to the north; however, staff has met with the applicant about concerns about access to 1100 W.

4. The applicant is working on getting the signed will-serve letters. Water has sent over a will serve letter, but the City has not received anything from sewer at the time of this report.
5. The applicant has raised concerns about a few developments in the area being approved with a development agreement. For example, the City Council approved Desert Sky and the resort development within Cordero, which are on the same power circuit, with a development agreement (attached). The City approved Bench Lake Townhomes (a townhome development just north of this application) with a preliminary plat based on an existing development agreement the limited approval with a lack of utilities and with a clear motion that the approval would not provide entitlements but would allow the developer to proceed with updates to the 1100 W and allow the applicant to work on construction drawings without any obligation for the City to sign them. This was done despite the staff's and the Planning Commission's recommendation to deny both of these plats. The applicant has requested that the City give them the same opportunity to continue to proceed forward as other developments in the area.
6. The applicant asked staff to express some of their concerns to the City Council: The applicant expressed concerns about not being able to move forward with the construction drawings when the drawings are nearly complete. They indicated they would want to get the preliminary plat approved to allow them to move forward with their drawings. They also indicated that they felt like they have been a good partner with the City in the past and would like to continue to be a good partner.

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 and may have been 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:

1. **Public Works:** Need approved second access and need water loop
2. **Power:** Would like the far west cul-de-sac to be connected to the Copper Rock property. Must provide proof of signatures before capacity is given to this subdivision. If no proof is given Power Department is unsure how to proceed with this project.
3. **Water:** Project will need a water model. Need more detail on water services, fire hydrants, valving, line sizing, irrigation etc. Need water loop
4. **Street:** Does there need to be a second access?
5. **Sewer:** 10" sewer in 1100 W will need to be installed to the existing line.
6. **Engineering:**
7. **Fire:** No hydrant locations shown. Must meet current IFC standards.
8. **Phone:** Add Centurylink notes for construction drawings.
9. **Cable:** Good to go
10. **Gas:** No comments

11. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate 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 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 indicating service availability.** The City has received a letter from the water department.
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 capacity 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, then 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 have 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 City Council review this application based on standards with Hurricane City Code. There are concerns about infrastructure within this area. Staff recommends continuing the item until staff can confirm what departments have signed construction drawings, and to give the applicant time to get will serve letters submitted to the City.

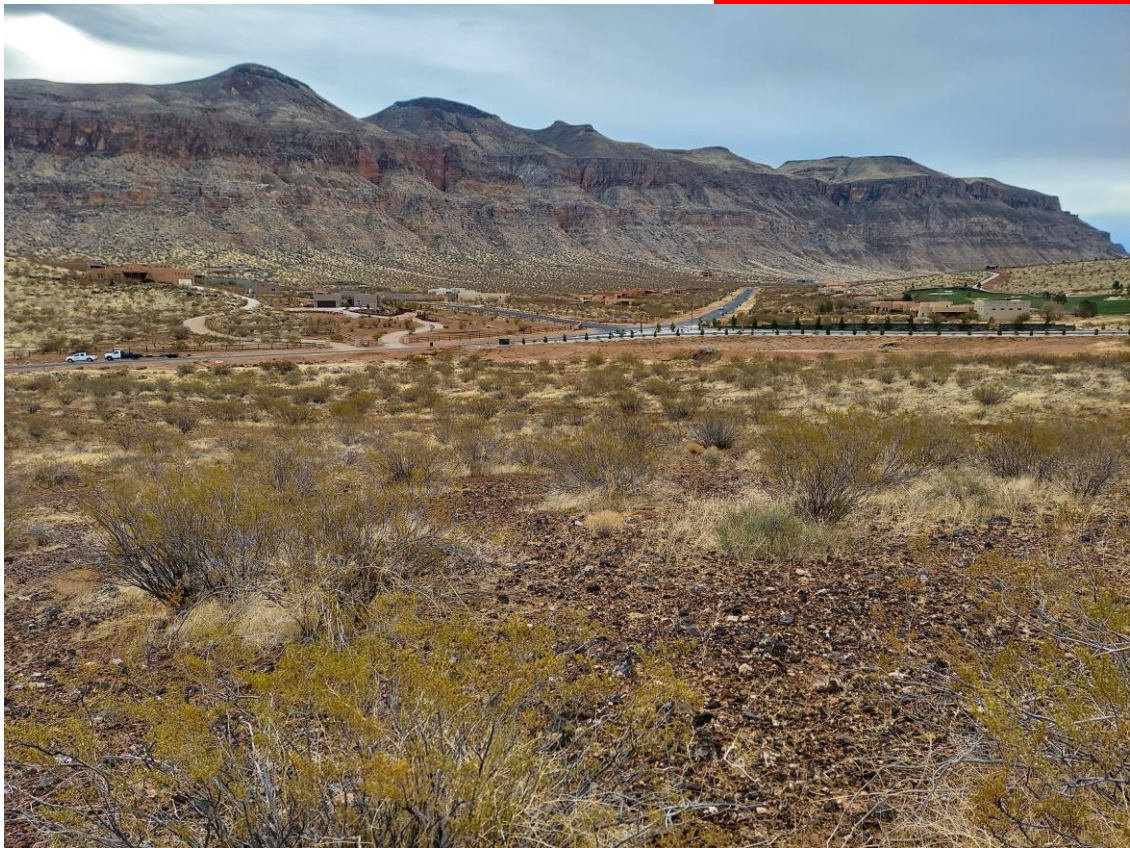
GEOTECHNICAL INVESTIGATION REPORT

Prepared for:

DAF Development LLC
Attn.: Rick Richardson
P.O Box 160
Hurricane, Utah 84737

April 12, 2021

Copper Rock Estates



Prepared by:



795 East Factory Drive
St. George, UT 84790

Landmark Project No: 21235
Page 374 of 468



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

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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. These 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 ACI⁴ 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 $\tan(\phi*0.6)$ where $\phi = 34^\circ$	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.

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.

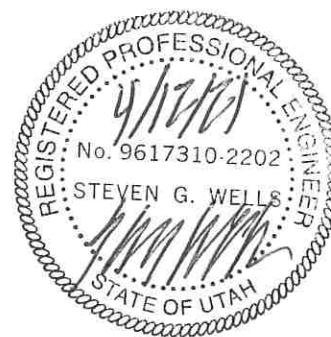
Site conditions and standards of practice change, therefore, we should be notified to review and update the report and its recommendations if construction is not commenced within 3 years of the date it was issued.

LANDMARK TESTING & ENGINEERING


Chad Coffey, E.I.T.
Staff Engineer

Reviewed by:

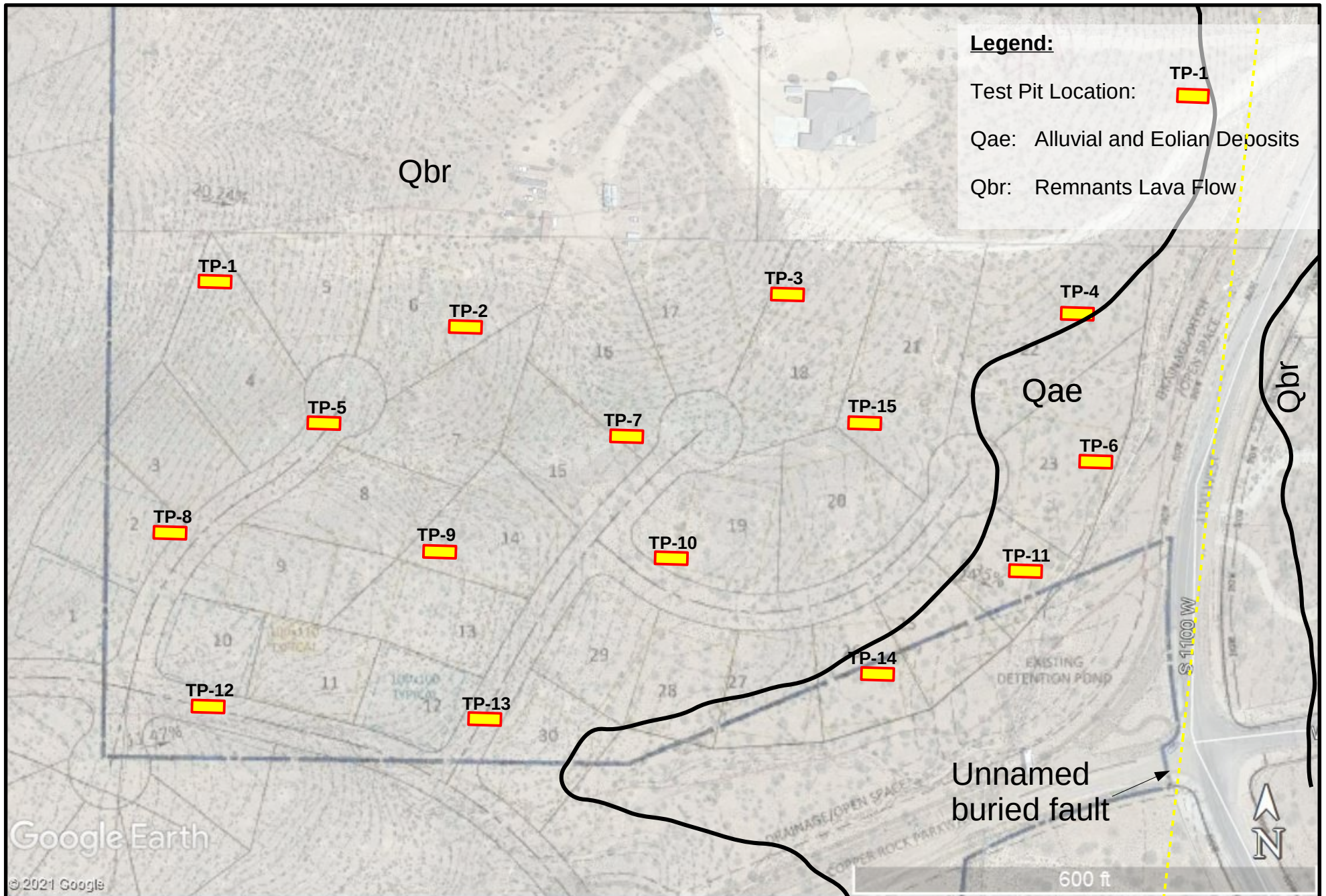
Steven Wells, P.E.
Geotechnical Manager





Vicinity Map
Landmark Project No 21235

Figure 1



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		MECHANICAL GRADATION			Other Tests
						LIQUID LIMIT	PLASTICITY INDEX	GRAVEL (%)	SAND (%)	FINES (%)	
0											
			SILTY SAND WITH GRAVEL (SM), loose, moist, subangular 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		MECHANICAL GRADATION			Other Tests
						LIQUID LIMIT	PLASTICITY INDEX	GRAVEL (%)	SAND (%)	FINES (%)	
0											
			SILTY SAND WITH GRAVEL (SM), loose, moist, subangular 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.



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 Fax: 435-986-0568

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PROJECT NUMBER 21235
PROJECT LOCATION Hurricane, Utah

Figure No. 3

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		MECHANICAL GRADATION			Other Tests
						LIQUID LIMIT	PLASTICITY INDEX	GRAVEL (%)	SAND (%)	FINES (%)	
0			SILTY SAND WITH GRAVEL (SM), loose, moist, subangular 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		MECHANICAL GRADATION			Other Tests
						LIQUID LIMIT	PLASTICITY INDEX	GRAVEL (%)	SAND (%)	FINES (%)	
0			SILTY SAND WITH GRAVEL (SM), loose, moist, subangular 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.



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Figure No. 4

LANDMARK 2 TEST PITS - LANDMARK NEW.GDT - 4/1/21 10:29 - P:\PROJECTS\21 PROJECTS\21235\GEO\TECH\21235\GEO\TP-3\TP-3.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		MECHANICAL GRADATION			Other Tests
						LIQUID LIMIT	PLASTICITY INDEX	GRAVEL (%)	SAND (%)	FINES (%)	
0											
5			SILTY SAND WITH GRAVEL (SM), loose, moist, subangular gravel (1" to 3"), roots upper 1 foot, dark reddish brown. Brown, slightly cemented.								

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		MECHANICAL GRADATION			Other Tests
						LIQUID LIMIT	PLASTICITY INDEX	GRAVEL (%)	SAND (%)	FINES (%)	
0											
5			SILTY SAND (SM), loose, moist, fine-grained, roots, reddish brown.	90.2	3.1						8.3% Collapse @ 1000 psf
			SILTY SAND WITH GRAVEL (SM), medium dense to dense, dry, fine to coarse-grained, slightly cemented, pinholes, gravel (1" to 3"), reddish brown.								

Refusal at 8.5 feet on basalt.
 Refusal at 8.5 feet.
 Bottom of test pit at 8.5 feet.



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PROJECT NAME Copper Rock Estates
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 PROJECT LOCATION Hurricane, Utah

Figure No. 5

LANDMARK 2 TEST PITS - LANDMARK NEW.GDT - 4/12/21 10:29 - P:\PROJECTS\21 PROJECTS\21235\GEO\TECH\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		MECHANICAL GRADATION			Other Tests
						LIQUID LIMIT	PLASTICITY INDEX	GRAVEL (%)	SAND (%)	FINES (%)	
0											
			SILTY SAND (SM), loose, moist, trace subangular 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		MECHANICAL GRADATION			Other Tests
						LIQUID LIMIT	PLASTICITY INDEX	GRAVEL (%)	SAND (%)	FINES (%)	
0											
			SILTY SAND WITH GRAVEL (SM), loose, moist, subangular 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.



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PROJECT LOCATION Hurricane, Utah

Figure No. 6

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		MECHANICAL GRADATION			Other Tests
						LIQUID LIMIT	PLASTICITY INDEX	GRAVEL (%)	SAND (%)	FINES (%)	
0											
			SILTY SAND WITH GRAVEL (SM), loose, moist, subangular 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		MECHANICAL GRADATION			Other Tests
						LIQUID LIMIT	PLASTICITY INDEX	GRAVEL (%)	SAND (%)	FINES (%)	
0											
			SILTY SAND WITH GRAVEL (SM), loose, moist, subangular 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.



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PROJECT NAME Copper Rock Estates
CLIENT DAF Development LLC
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PROJECT LOCATION Hurricane, Utah

Figure No. 7

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		MECHANICAL GRADATION			Other Tests
						LIQUID LIMIT	PLASTICITY INDEX	GRAVEL (%)	SAND (%)	FINES (%)	
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		MECHANICAL GRADATION			Other Tests
						LIQUID LIMIT	PLASTICITY INDEX	GRAVEL (%)	SAND (%)	FINES (%)	
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 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 - 4/1/21 10:29 - P:\PROJECTS\21 PROJECTS\21235\GEO\TECH\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		MECHANICAL GRADATION			Other Tests
						LIQUID LIMIT	PLASTICITY INDEX	GRAVEL (%)	SAND (%)	FINES (%)	
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		MECHANICAL GRADATION			Other Tests
						LIQUID LIMIT	PLASTICITY INDEX	GRAVEL (%)	SAND (%)	FINES (%)	
0			SILTY SAND WITH GRAVEL (SM), loose, moist, subangular gravel (1"), roots, dark reddish brown. Medium dense, slightly cemented.								
5			Refusal at 7.0 feet on caliche. Refusal at 7.0 feet. Bottom of test pit at 7.0 feet.								



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 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

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		MECHANICAL GRADATION			Other Tests
						LIQUID LIMIT	PLASTICITY INDEX	GRAVEL (%)	SAND (%)	FINES (%)	
0											
			SILTY SAND WITH GRAVEL (SM), loose, moist, subangular 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 2 TEST PITS - LANDMARK NEW.GDT - 4/1/21 10:29 - P:\PROJECTS\21 PROJECTS\21235\GEO\TECH\COPPER ROCK ESTATES.GPJ



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84790
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Fax: 435-986-0568

PROJECT NAME Copper Rock Estates

CLIENT DAF Development LLC

PROJECT NUMBER 21235

PROJECT LOCATION Hurricane, Utah

Figure No. 10

UNIFIED SOIL CLASSIFICATION SYSTEM

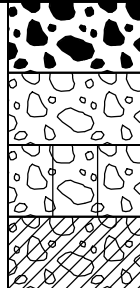
MAJOR DIVISIONS

SYMBOLS

TYPICAL NAMES

COARSE-GRAINED SOILS (More than 50% of soil Retained on No. 200 sieve size)

GRAVELS More than 1/2 of coarse fraction > No. 4 sieve size



GW

Well graded gravels or gravel-sand mixtures little or no fines.

GP

Poorly graded gravels or gravel-sand mixtures little or no fines.

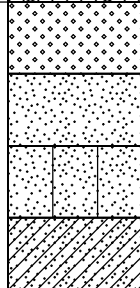
GM

Silty gravels, gravel-sand-silt mixtures

GC

Clayey gravels, gravel-sand-clay mixtures

SANDS More than 1/2 of coarse fraction < No. 4 sieve size



SW

Well graded sands or gravelly sand mixtures little or no fines.

SP

Poorly graded sands or gravelly sand mixtures little or no fines.

SM

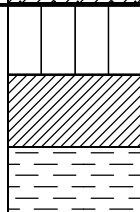
Silty sands, sand-silt mixtures

SC

Clayey sands, sand-clay mixtures

FINE-GRAINED SOILS (Less than 50% of soil Retained on No. 200 sieve size)

SILTS & CLAYS Liquid Limit < 50



ML

Inorganic silts and very fine sands, rock flour, silty fine sands or clayey silts with slight plasticity

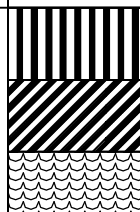
CL

Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.

OL

Organic silts and organic silty clays of low plasticity

SILTS & CLAYS Liquid Limit > 50



MH

Inorganic silts, micaceous or diatomaceous fine sand or silty soils, elastic silts

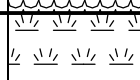
CH

Inorganic clays of high plasticity, fat clays

OH

Organic clays of medium to high plasticity, organic silty clays, organic silts

HIGHLY ORGANIC SOILS



PT

Peat and other highly organic soils

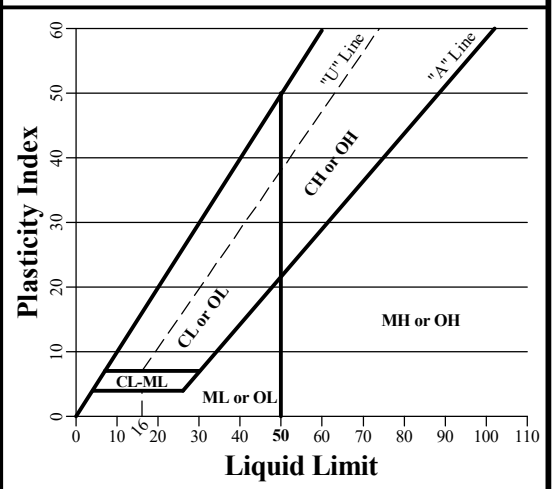
GRAIN SIZE CHART

SAMPLES

PLASTICITY CURVE

CLASSIFICATION	Range of Grain Size	
	U.S. Standard Sieve Size	Grain Size in Millimeters
BOULDERS	Above 12"	Above 305
COBBLES	12" to 3"	305 to 76.2
GRAVEL	3" to No. 4	76.2 to 4.76
	Coarse 3" to 3/4"	76.2 to 19.1
	Fine 3/4" to No. 4	19.1 to 4.76
SAND	No. 4 to No. 200	4.76 to 0.074
	Coarse No. 4 to No. 10	4.76 to 2.00
	Medium No. 10 to No. 40	2.00 to 0.42
	Fine No. 40 to No. 200	0.420 to 0.074
SILT & CLAY	Below No. 200	Below 0.074

	Relatively Undisturbed Sample
	Block Sample
	Bag Sample
	Auger Cuttings
	Bucket Sample
	Core
	No Recovery



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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



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

COLLAPSE/SWELL CURVE

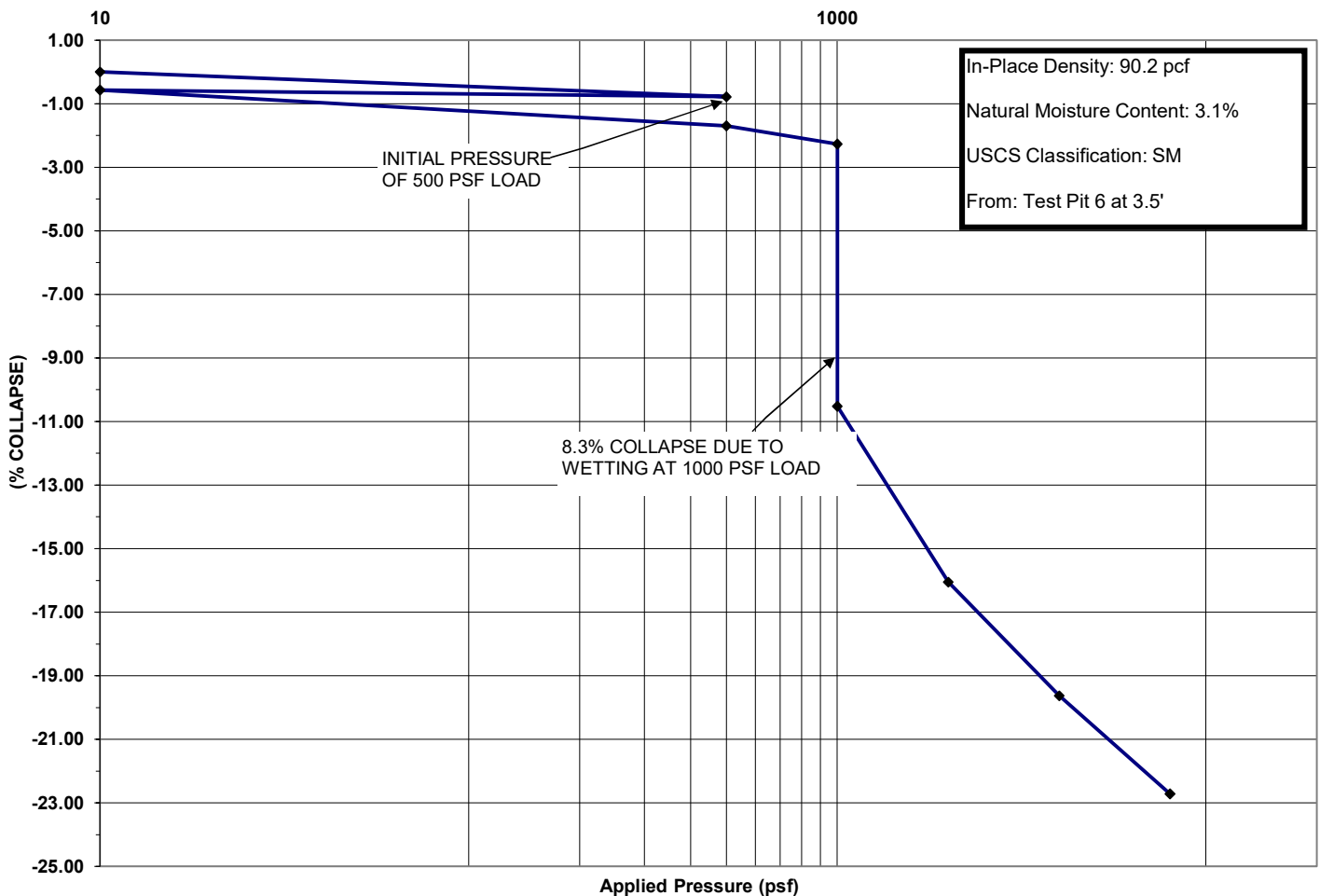


FIGURE 12



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

COLLAPSE/SWELL CURVE

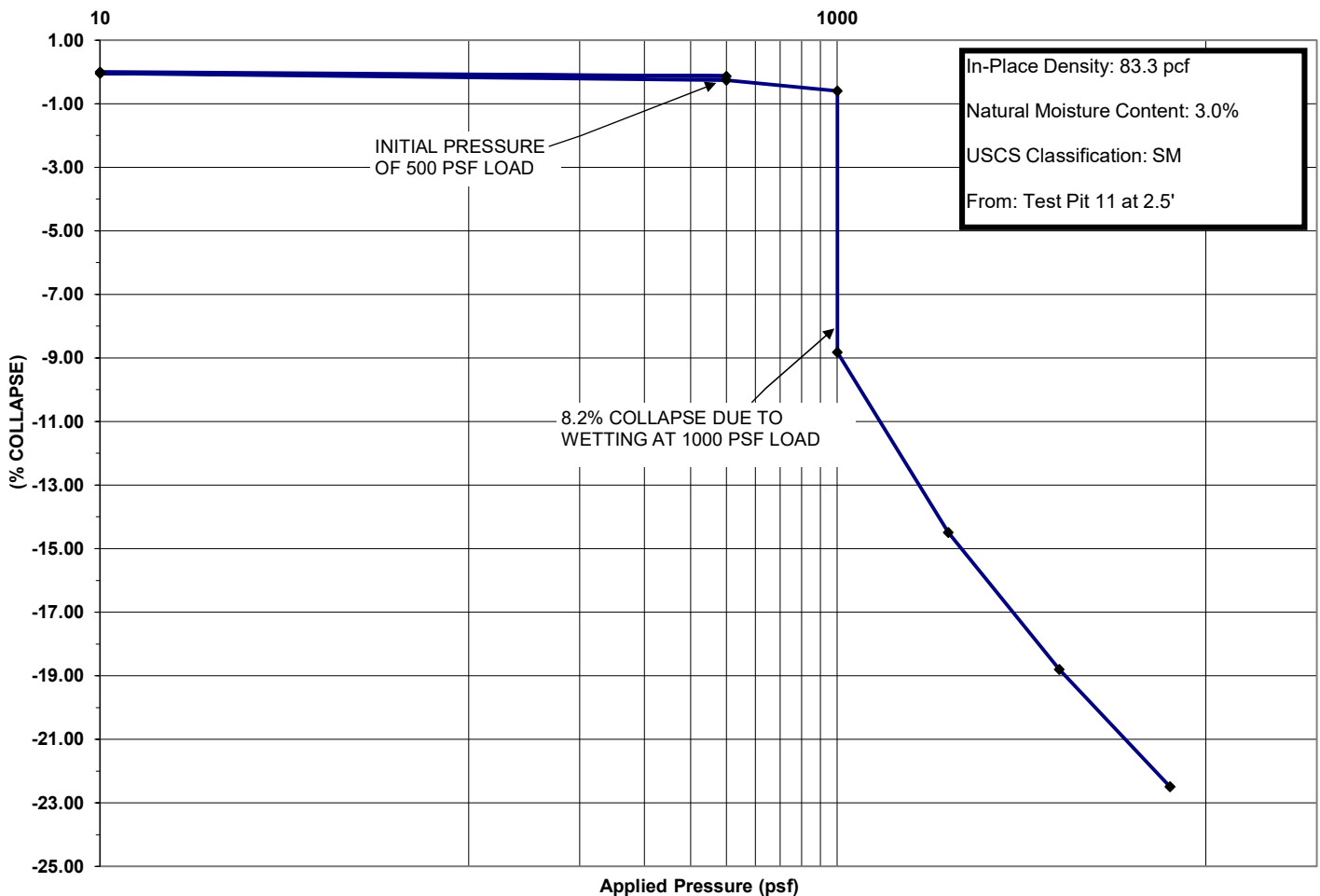
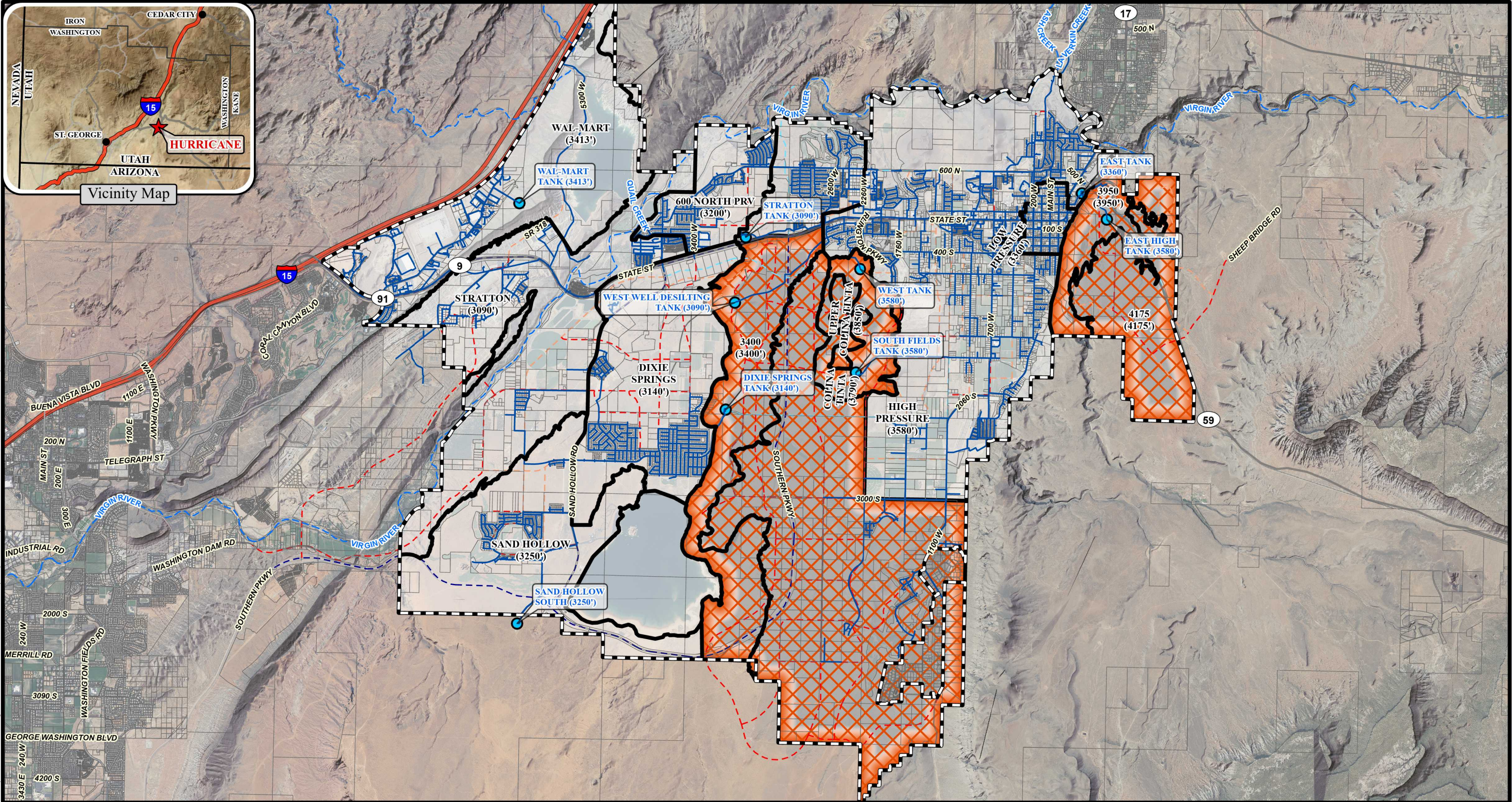
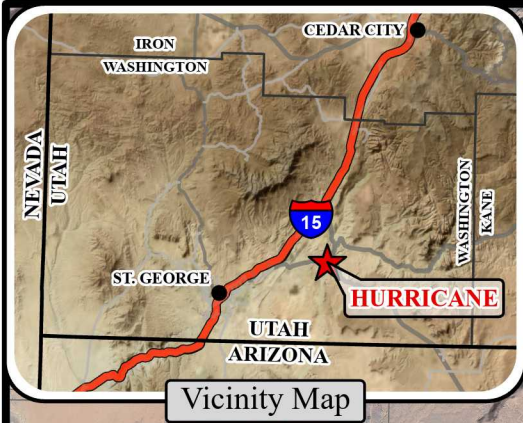


FIGURE 13



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



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

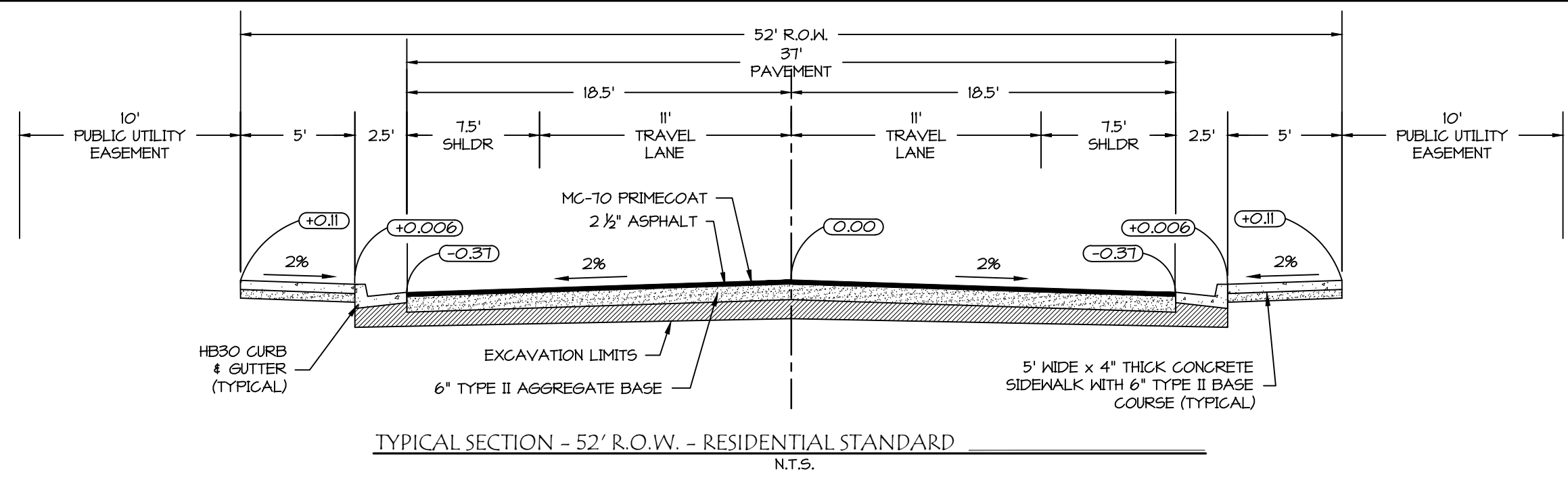
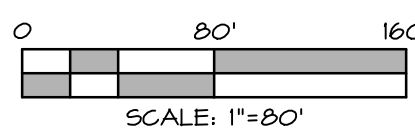
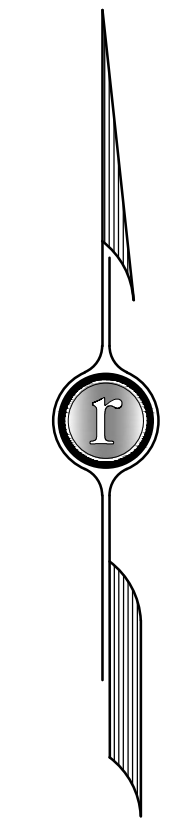
Drawn By: JRH

Scale: 1" = 6,000 feet

Date: October 2022

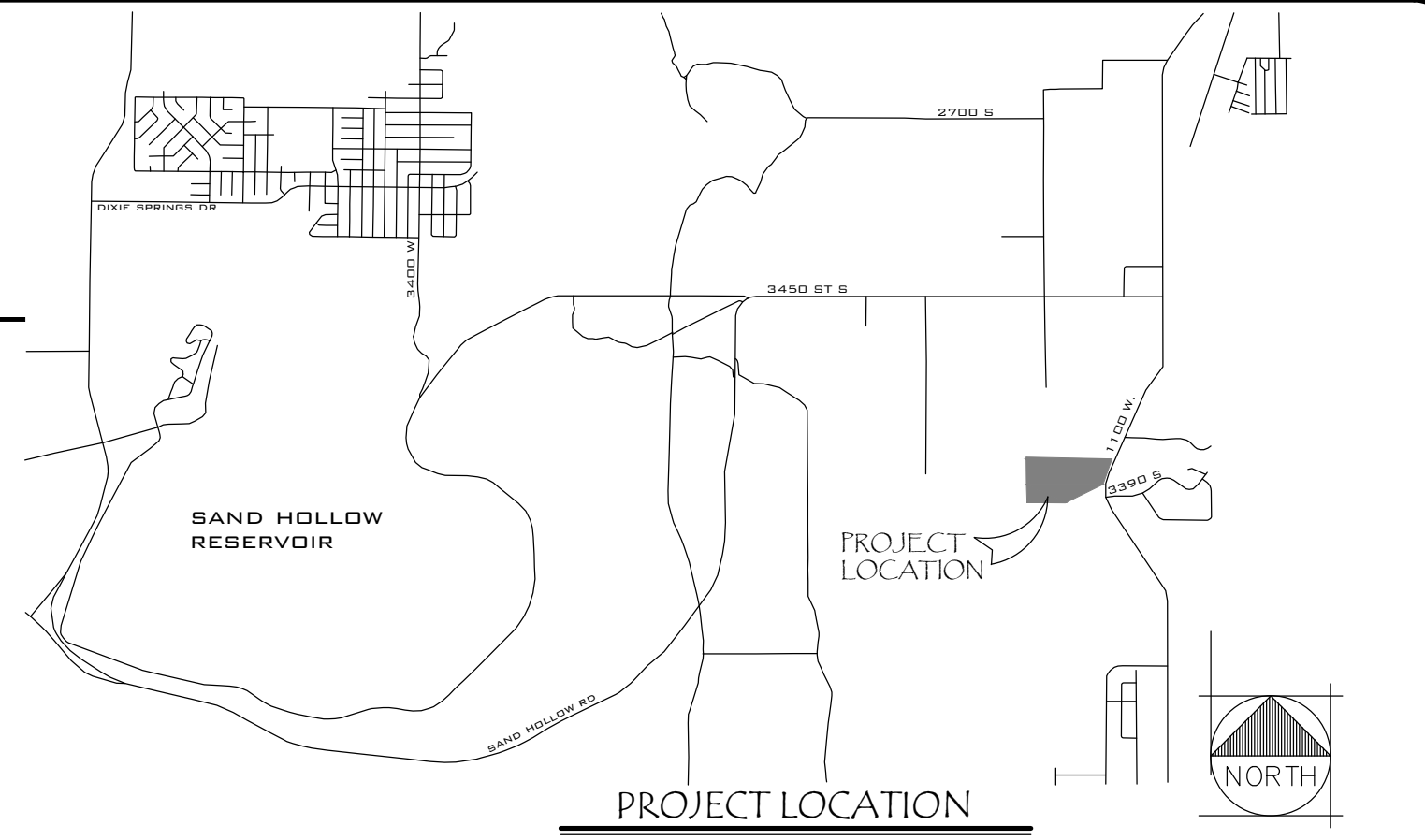
P:\046-191 Hurricane Water Model & 6-Yr Plan Update 2022\Drawings\GIS\ArcPro\046-191 Distribution Capacity Exhibit.aprx, AEBORDER 11x17, 10/26/2022 9:51 AM jheward

Page 402 of 468



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



LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	2' CONTOUR	---
---	10' CONTOUR	---
---	TOP BACK CURB	---
---	FLOWLINE CURB	---
---	WATER LINE (8" DIA)	---
---	SEWER LINE (8" DIA)	---
---	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	---
---	SEWER MANHOLE	---
---	SEWER CLEAN OUT	---
---	WATER VALVE	---
---	WATER METER	---
---	ASPHALT PAVEMENT	---
---	CONCRETE PAD	---
---	GRAVEL DRIVEWAY	---
---	SURFACE FLOW DIRECTION	---
---	STORM DRAIN DROP INLET	---
---	STORM DRAIN CURB INLET	---
---	STORM DRAIN MANHOLE	---
---	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: 11.41 AC (158,244 SQ.FT.)	
TOTAL LOTS: 30	
TOTAL LOTS (30) AREA: 13.50 AC (588,371 SQ.FT.) = 11.51%	
TOTAL PUBLIC STREET (R.O.W.) AREA: 3.41 AC (148,640 SQ.FT.) = 14.60%	
AVERAGE LOT SIZE: 588,371/30 = 19,612 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

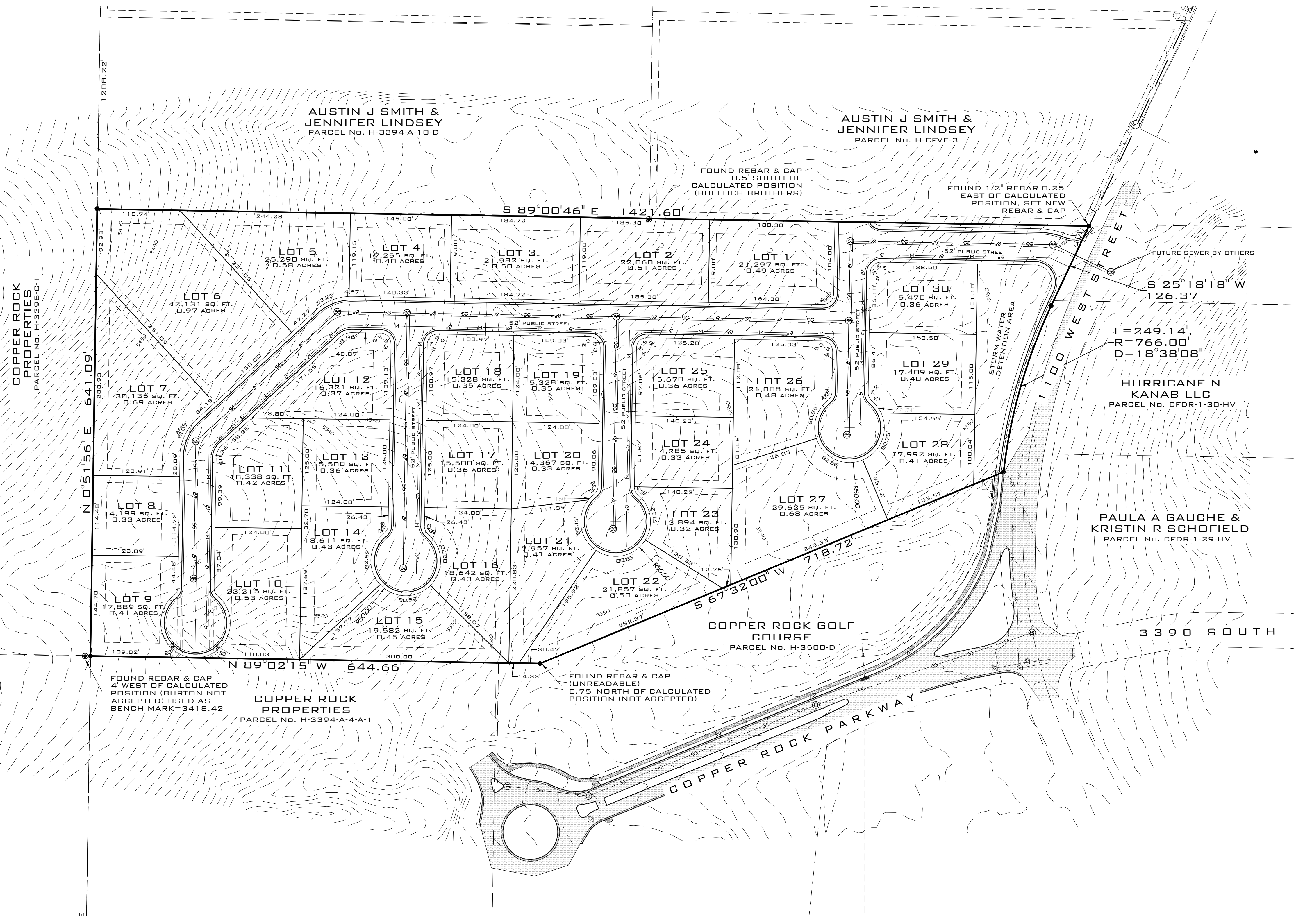
THE DEVELOPER FOR THIS PROJECT IS
RICHARDSON BROS. CUSTOM HOMES
CONTACT: RILEY RICHARDSON
PO BOX 410471
ST. GEORGE, UTAH 84791

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

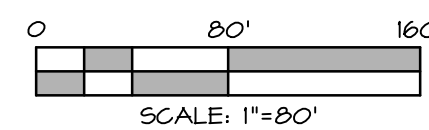
THE ENGINEER FOR THIS PROJECT IS:
LANDMARK TESTING & ENGINEERING
CONTACT: STEVEN WELLS, P.E.
745 EAST FACTORY DRIVE
ST. GEORGE, UTAH 84790 (435) 986-0566



ROSENBERG
A S S O C I A T E S
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive
Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8597
www.rbsllc.com

PRELIMINARY PLAT
FOR
ESTATES AT COPPER ROCK
HURRICANE, UTAH



ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive
Suite A-2
St. George, Utah 84790
Ph (435) 665-4846 • F (435) 674-0707
www.rpscl.com

THE ENGINEER FOR THIS PROJECT IS:
LANDMARK TESTING & ENGINEERING
CONTACT: STEVEN WELLS, P.E.
795 EAST FACTORY DRIVE
ST. GEORGE, UTAH 84790 (435) 986-0566

Recording Requested By, and
Return Recorded Document to:
Hurricane City
147 N. 870 W.
Hurricane, UT 84737

APN: H-3386-B

**FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT
FOR SPENDLOVE 37 PDO**

This First Amendment To The Development Agreement For Spendlove 37 PDO (“Amendment”) is made and entered as of the 2nd day of February, 2023 (the “Effective Date”), by and between HURRICANE CITY, a Utah municipal corporation (hereinafter referred to as the “City”) and Tytanium Development, LLC, a Utah limited liability company (“Tytanium”) and Dellionaire Investments, LLC, a Utah limited liability company (“Dellionaire”). Tytanium and Dellionaire are referred to collectively herein as the “Developer”. The City and Developer are referred to collectively as the “Parties.”

RECITALS

- A. Developer is the owner of land located within Hurricane City as is more particularly described on EXHIBIT A, attached hereto and incorporated by reference (the “Property”).
- B. On November 18, 2021, the City Council approved a zone change for the Property subject to and conditioned upon the terms and conditions of that certain Development Agreement for Spendlove 37 PDO, which was duly executed and recorded with the Washington County Recorder’s Office on September 23, 2022, as Document No. 20220044210 (the “Development Agreement”).
- C. Pursuant to Section 5 of the Development Agreement, Developer understood, acknowledged, and specifically agreed to certain limitations related to the availability of adequate utilities and other public facilities. Developer assumed all risk and liability associated with any development activity on the Property, including development costs if services do not become available or are not extended to the Property.
- D. The Parties agreed in Section 5 of the Development Agreement that no request requiring the availability and extension of power or water services could be filed or made with the City until such time that such services are available and have been extended to the Property.
- E. The Parties recognize the scarcity of resources available for further development, including the unavailability of water and power resources, which scarcity may or may not be remedied.
- F. Although adequate public facilities presently remain unavailable for the Property, Developers submitted an application for approval of a preliminary plat for the Property.
- G. On February 2, 2023, as an accommodation to the Developer, the Hurricane City Council conditionally approved the proposed preliminary plat, attached hereto as EXHIBIT B, on

the condition and with the limitation that construction drawings for the Property could be reviewed, commented on, and redlined, but that no construction drawings could be approved or signed by the City until adequate public facilities were available, as well as other conditions, limitations, and requirements as stated in this Amendment.

- H. The terms of this Amendment set forth the conditions and limitations of the City Council's approval of the preliminary plat for the Property.

AMENDMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Developer agree as follows:

1. *Incorporation.* The above recitals are incorporated by reference herein.
2. *Approval of Preliminary Plat.* The City conditionally approves the preliminary plat attached hereto as EXHIBIT B for the Property, subject to the conditions, limitations, and terms of this Amendment and those of the Development Agreement, as amended hereby.
3. *Recognition of Lack of Public Facilities; No Entitlements; No Obligation by Hurricane City to Extend Services or Facilities.* Developer understands, acknowledges, and specifically agrees that adequate public facilities are not available to serve the Property. Public facilities that shall be available before any form of approval of further development include, but are not limited to: (1) power capacity as calculated and determined by the City's Power Department; (2) power lines extended to the Property; (3) availability of water supply from the City's water wholesaler, the Washington County Water Conservancy District; (4) adequacy of the City's water system to supply water flows and pressures as required by City standards and the Fire Code; (5) adequate floodway and stormwater facilities as required by City standards; (6) adequate police, emergency, and fire services for the Property; and (7) any other government-provided services generally necessary to support the construction and occupancy of residential or commercial structures. By approving the preliminary plat, the City in no way guarantees that public facilities will become available to serve the Property. The Parties agree that no entitlements are granted by the approval of the preliminary plat. The Parties acknowledge that making public facilities available to the Property is multi-faceted, involves public financing requirements, requires acquisition of private property rights, involves the potential exercise of governmental eminent domain powers, involves public policy considerations, involves factors that may be outside the immediate control of the City, and is subject to factors that cannot be known at this time. Therefore, the Developer specifically acknowledges and agrees that the City has no obligation to make public facilities or services available to the Property or to approve any further development of the Property.
4. *No Further Applications or Approvals Until Adequate Public Facilities Exist.* The City Public Works Director, in consultation with and after receiving recommendations from other relevant utility departments and staff members, shall determine when adequate public facilities have become available for the Property. Until the Public Works Director determines that adequate public facilities are available for the Property, City staff is not permitted to review or approve any form of development or construction on the Property

(except that City staff can review, comment on, and redline Developer's construction drawings so long as no approvals or sign-offs are given by the City). The City Public Works Director's determination of the adequacy of public facilities as described in this Amendment shall constitute an administrative decision that may be appealed to the City's Appeals Board as described in Hurricane City Code Section 10-6-5 and the Utah Municipal Land Use, Development, and Management Act as set forth in Utah Code Annotated Title 10, Part 9a.

5. *Complete Assumption of Risk by Developer; Indemnification.* Developer understands and agrees that the conditional approval of the preliminary plat was only to accommodate Developer and allow the Developer to proceed with the review of construction drawings and for no other purpose. Developer acknowledges and agrees that any steps Developer takes in furtherance of the preliminary plat are a carefully calculated business decision laden with risk and liability because public facilities may never become available for development of the Property, and Developer knowingly and willingly assumes said risk and liability after having the opportunity to confer with Developer's own legal counsel regarding the same. The risks and liabilities assumed by the Developer include, but are not limited to, engineering costs, feasibility study costs, financing costs, legal costs, liabilities associated with contractual relationships, and losses in property value. Developer agrees to indemnify and defend the City against any and all claims, liabilities, lawsuits, costs, or judgments against the City resulting from or relating to this Amendment and the actions or inactions of the Parties related thereto.
6. *Compliance with City Code; City Standards, Manuals, and Specifications; and Staff Comments.* The City's approval of the preliminary plat is subject to compliance with all Staff and JUC comments as set forth in the Staff Report attached hereto as EXHIBIT C, including resolving concerns regarding storm water management. Regardless of the preliminary plat approval, Developer shall comply with all requirements of the City Code and the City's standards, manuals, and specifications as they exist at the time of final, unconditional approval.
7. *Agreement to Run with the Land; Approval Expiration.* This Amendment shall be recorded in the Office of the Washington County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on all successors in the ownership of any portion of the Property. As required by Hurricane City Code, a complete application for final plat approval must be submitted to the City on or before February 2, 2024. The City Planning Commission may authorize a onetime extension of the preliminary plat 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. The City has no obligation to grant any extension of the preliminary plat, and Developer has no entitlement to such, or any entitlement to approval of a new preliminary plat.
8. *Offsite Improvements.* Developer understands and agrees that the location of the Property requires system improvements outside the Property and, except as required by law, Developer is not entitled to any credit or reimbursement for offsite or system improvements that the Developer chooses to install, construct, or purchase. Developer also understands and agrees that any offsite or system improvements shall be constructed, at a minimum, according to the City's specifications, and that Developer's decision whether to install offsite or system improvements is voluntary and said improvements, together with any improvements and dedications required by the City, are roughly

proportional to the impact that the development of the remote Property will have on City infrastructure, facilities, and services.

9. Development Agreement Shall Remain in Effect Except as Amended. The provisions of this Amendment supersede and amend any contrary or contradictory provisions within the Development Agreement. Except as amended by this Amendment, all provisions within the Development Agreement remain valid and binding on the Parties.
10. Scope and Limitations of Commitment. Developer acknowledges and agrees that the terms of this Amendment regarding the lack of public facilities and the City's lack of obligation to provide those facilities and services in the future represent the actual agreement between the Parties. Statements or representations made by City staff or City officials outside this Amendment regarding public facilities, the City's positions regarding such, projected timelines to complete public facility projects, and other circumstances surrounding the terms of this Amendment are not binding on the City and cannot be relied on by Developer. This Amendment does not entitle Developer to any priority or special treatment related to the development of adequate public facilities. The City makes no warranty or representation as to when or if public facilities will become available to support development of the Property.
11. Authority. Each Party warrants and represents that they have the authority to execute this Amendment in the capacities indicated.
12. Representation by Counsel. Developer has had a full and fair opportunity to consult with its counsel regarding the terms and conditions of this Amendment, including the risks to Developer if Developer undertakes any development-related actions pertaining to the Property.

CITY:

Hurricane City

By: _____
Mayor Nanette Billings

DEVELOPER:

Tytanium Develoment, LLC a Utah Limited Liability Company

By: _____
Name: _____
Title: Manager

Dellionaire Investments, LLC a Utah Limited Liability Company

By: _____
Name: _____
Title: Manager

STATE OF UTAH)
 :SS
COUNTY OF WASHINGTON)

On the ____ day of _____, 2023, personally appeared before me **Nanette Billings**, who being by me duly sworn, did say that she is the Mayor of Hurricane City, a Utah municipal corporation, and that the within and foregoing instrument was signed on behalf of said corporation with proper authority and duly acknowledged to me that she executed the same.

Notary Public

STATE OF UTAH)
)
) :SS
COUNTY OF UTAH)

On the _____ day of _____, 2023, personally appeared before me _____, who being by me duly sworn, did say that s/he is the Manager of **Tytanium Develoment, LLC a Utah Limited Liability Company**, that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority, and did duly acknowledge to me that s/he executed the same.

Notary Public

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the _____ day of _____, 2023, personally appeared before me _____, who being by me duly sworn, did say that s/he is the Manager of **Dellionaire Investments, LLC a Utah Limited Liability Company**, that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority, and did duly acknowledge to me that s/he executed the same.

Notary Public

EXHIBIT A
Legal Description of Property:

The following tract of land in Washington County, State of Utah:

The Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 20, Township 42 South, Range 13 West of the Salt Lake Meridian, County of Washington.

EXHIBIT B
Preliminary Plat:

EXHIBIT C
Staff Report:



STAFF COMMENTS

Agenda Date:	02/02/2022
Application Number:	2022-PP-26
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Desert Sky Estates
Agent:	Ben Willits and Tony Carter
Request:	Approval of a Preliminary Plat
Location:	South of 2100 W and 3000 S
Zoning:	R1-8 PDO ¹
General Plan Map:	Planned Community

Planning Commission Recommendation

The Planning Commission recommended the preliminary plat be denied with the findings that

1. Lack of adequate public facilities and infrastructure, including power capacity.
2. Failure to comply with the terms of the development agreement governing the development of this property.

Updated Plat 1/26/2023:

The Applicant has submitted a new plat to address the comments by staff and JUC. They have also submitted will-serve letters as required. Main changes with the preliminary plat

- Increased connectivity to adjacent properties. They now have two roads stubbed north and one other road to the west. These connections have fixed the connectivity issues and the block length issues
- They have dropped one unit from 73 to 72.
- They have updated the master plan roadway cross-section to match our Active Transportation Master Plan for both the eastern roadway and southern
- Staff has forwarded this to engineering and water to get feedback. Engineering's initial review is that the plat addresses their concerns except for drainage. This property has historic drainage that needs to be planned and accounted. Engineering has expressed concerns that what is shown likely will not address the drainage issues.
- The Applicant has submitted a water model to the Water Departments' engineer. Unfortunately, at this time, staff has not heard if the water department is ready to accept the update.
- The Applicant has summarized the update in a memo to the City.

¹ The Zone Map shows this as property as R1-10. This is an error per the November 18, 2021, Hurricane City Council minutes

Update 10/27/2022: No updates have been received at the time of this writing. Staff recommends tabling this application.

[illegible]

02/02/2023

Public Works: Needs second access. Needs to complete improvements on 2100 West. No power to location at present.

Water: The City's water system distribution capacity is limited in this area due to substantial growth and limited connectivity between existing water tanks and pipelines. The areas with limited distribution capacity are shown on the attached exhibit. Prior to any additional plats or site plans being approved in this area, the Water Department recommends that the developer be required to provide an analysis to determine whether adequate public water facilities are available to service the development, and whether the development will change existing levels of service or create a demand that exceeds acceptable levels of service for water flow, water lines, and water pressure. The Water Department also requests an opportunity to have its own engineer review the analysis or study prior to any approvals. Requiring this type of water study prior to approval of a development is authorized by City Code sections 10-37-4 and 9-6-3.

Cable: No comments.

Power: At this time, the City's power grid is inadequate to support all of the development planned in the area south of 2700 South Street. Although the Power Department has plans to expand and enhance its system to supply adequate power to this area, those plans are subject to funding limitations, the City's acquisition of easements and rights-of-way, the availability of materials, and other limitations. Therefore, the Power Department cannot presently guarantee that it can provide power to all of the development planned in this area, which includes this proposed development. Developers must fill out a construction application and meet with the power department before proceeding to JUC. Overhead powerline on 2100 West will need to be upgraded and moved to the west side of the road at developers' cost. Necessary easements must be obtained by the developer.

Sewer: Sewer is in 2100 West and will need to be stubbed to the next property over on the southern roadway.

Engineering: Where will the proposed basin outlet to? An open storm drain channel is shown crossing the property on page 36 of the Hurricane Storm Drain Master Plan. It appears stormwater is semi-channelised by existing conditions near the property's southwest corner. 2100 W is a planned 77' ROW with a 12' trail on the west side. It appears the developer will need to transfer an additional 7' wide strip along 2100 W to the City after providing curb, gutter and trail improvements. Full movement intersections on 2100 W and the other master planned road (3500 S?) must be separated 250' or offset 200' minimum. Stormwater from existing culverts must be conveyed to the next logical outfall. Southern roadway is a master planned major collector with a 12' sidepath on both sides. Storm drain between lots should be protected by a public ROW or common area. It appears the proposed road network is inconsistent with design standards 3.2.4.2.E and 3.2.4.2.F. A roadway should be stubbed to the northern property.

Streets: Improvements on 2100 West. Are detention ponds sufficient for this size of development?

Fire: Need second access.

Staff Comments: Preliminary Plat

1. **Density:** The applicant is proposing 73 units over 21.087 acres for a density of 3.46 units per acre. The development agreement guarantees a total of 129 units for the development. This will

leave a total of 56 units remaining, which is planned to be townhomes located to the east of 2100 West.

2. **Connectivity:** Hurricane City Code states:

- a. *Sec. 10-39-11. - Subdivision streets and fencing.*
- b. *Relation to adjoining street systems.*
 - i. *The arrangements of streets in new subdivisions shall make provision for the continuation of the existing streets to adjoining areas insofar as such may be deemed necessary by the Planning Commission for public requirements. New streets within subdivisions shall not preclude future access to adjoining properties.*
- c. The applicant has made the required changes.

3. **Second access:** The requirement for developments to have a second access if they have more than 30 units is adjudicated by the Hurricane Valley Fire District. The plan shows all of the property's access being off 2100 W. At this time there are almost no other roadways in the area. Cordero has put in 2600 W up to 3000 S for their fire access and this may be usable for this development as well and needs additional review by the fire marshal.

- a. The applicant has made changes to address these concerns.

4. 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. The Power Department has indicated that there is no more power capacity for additional units in this area in light of other developments that have already obtained signed construction drawings. There is also a question regarding the sufficiency of water in the area.

5. Will serve letters have 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

7. The Development Agreement governing the property includes the following language:

a. Developer understands, acknowledges and specifically agrees that: (a) power, water, and other utility services to the Property are not currently available and have not been extended to the Property, (b) the granting of this zone change does not in any way guarantee or warrant the availability and extension of power and water utility services to the Property, (c) **no application** for any permit **requiring the availability or extension of power or water service**, and no other request requiring the availability and extension of power or water services, **shall be filed or made until such time that such services are available and have been extended to the Property**, and (d) Developer assumes all risk and liability associated with any development activity on the Property, including but not limited to all costs incurred for engineering, feasibility studies, etc., in the event that such services do not become available and are not extended to the Property.

b. Adequate Public Facilities. The City may deny any land use application for any development on the Property, including but not limited to preliminary plats, building permits, zone changes, and preliminary site plans by finding that utilities and roadways are (1) inadequate to support the proposed development or (2) services are not in the vicinity of the proposed application. The City may consider approval of a project if the applicant can show that current utility and roadway systems are adequate to meet the demand for the project and the applicant can provide a plan on how to reasonably connect utilities and roadways to the proposed development according to Hurricane City standards.

The development agreement prohibits the filing of an application that requires the availability power until the services are available.

LEGAL COMMENTS ON APPLICATION

Applying the Ordinances:

The approval or denial of a preliminary plat application is an administrative decision in which the City's ordinances are applied to the application, so the City's ordinances should dictate whether a preliminary plat application is approved or denied. There are two City ordinances that are relevant to this application: Hurricane City Code ("HCC") sections 9-6-3 and 10-37-4.

HCC section 10-37-4 states that: "Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. ... 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."

HCC section 9-6-3 states that: "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. ... 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.

When considering an application for development in an area where City staff have found that public facilities are inadequate to serve the development at the established level of service, the question for the Planning Commission and City Council is whether the necessary public facilities "will be timely provided" to serve the development at adopted levels of service. If the City Council cannot find (determine) that the necessary public facilities "will be timely provided" to provide for the new development, then the City's ordinances require that the development be denied.

Basis and Support for Decision:

An approval or denial of a preliminary plat application needs to be supported by evidence in the record. City staff's recommendation of denial is based on the following evidence: (1) a report prepared by Intermountain Consumer Professional Engineers, Inc., together with the Power Department's analysis, concluding that "addition of load without improvements is not recommended as voltage will be further reduced and existing customers will experience substandard voltage levels"; (2) a Limited Distribution Capacity analysis for water service levels in the area prepared by Alpha Engineering; and (3) the uncertainty and unknown timeline as to when power and water infrastructure will be installed to raise service levels to acceptable standards. If the Planning Commission or City Council finds (determines) that the necessary public facilities "will be timely provided" to address the inadequate facilities, that finding needs to be supported by evidence in the record.

Understanding the Process:

After a preliminary plat is approved by the City Council, the development typically never returns to the Council for further approval. After preliminary plat approval, the next phase is the preparation of detailed construction drawings, which are reviewed and approved by members of the city's Joint Utility Committee. After construction drawings are approved and a final plat application is filed with staff, the developer is permitted to move forward with actual construction of the development. The recording of a final plat is the final step and is approved by the City Engineer, the Mayor, and the City Attorney. If a development that lacks adequate public facilities is approved at the preliminary plat stage, then it leaves members of staff to determine whether construction drawings should be approved to allow the development to begin construction. When reviewing construction drawings, members of staff are

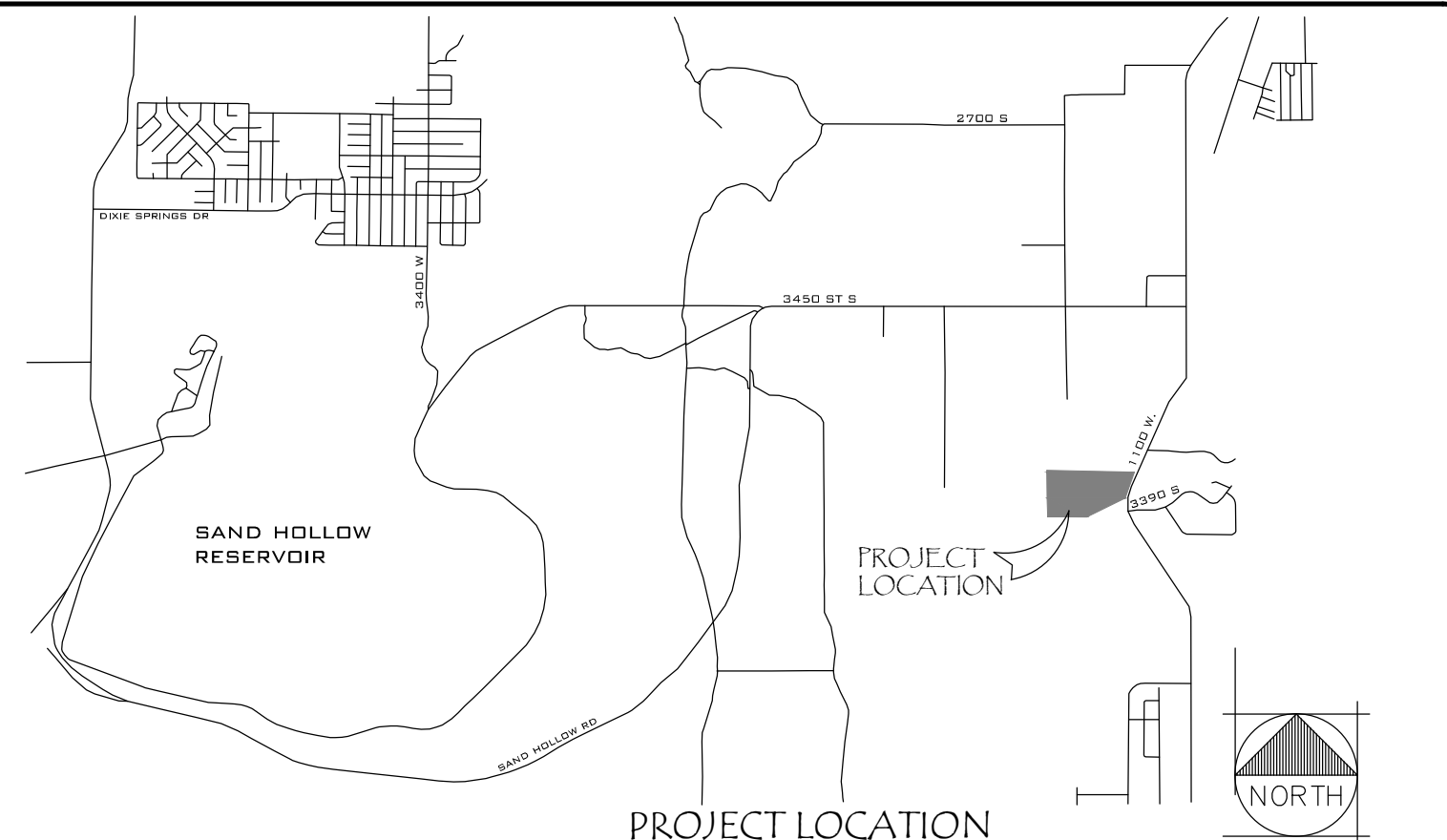
also constrained by the requirements of HCC sections 9-6-3 and 10-37-4. Therefore, it would be ideal if the City Council and staff were aligned on when development with inadequate public facilities should be permitted to proceed. If a proposed development cannot be approved pursuant to City ordinances, the City Council would be the preferred body to make that determination—instead of letting it fall to individual utility departments and staff members.

Policy Behind the Ordinances:

The adequacy of public facilities is a factor at every phase of development, beginning with zone change applications. A key policy driving this approach is to avoid a situation where a developer believes that a development is entitled to proceed, but the City is unable to provide the necessary services to the development without jeopardizing service to existing residents. Also, developers invest additional funds into a project at each phase of development. Therefore, the further along that the City allows development to occur without adequate public facilities, the larger the potential legal claim against the City if the developer ultimately cannot connect to the City's utility systems for lack of capacity. If the City Council determines that the necessary public facilities are not currently available but "will be timely provided" to serve the development, the City Council should only approve the preliminary plat on the condition that the owner execute a development agreement limiting the developer's rights and outlining the procedure for handling the project, all in a form approved by the City Attorney.

Recommendation: Staff recommends the City Council review this application based on standards within the Hurricane City Code and the terms listed within the Development Agreement. Staff recommends that the application for a preliminary plat be denied or tabled for the reasons listed in this report, including:

1. Lack of adequate public facilities and infrastructure, including power capacity.
2. Failure to comply with the terms of the development agreement governing the development of this property.



PROJECT LOCATION

THE PROJECT IS LOCATED AT:

SCALE: NONE
VICINITY MAP
HURRICANE, UTAH

EXISTING		DESCRIPTION	PROPOSED	
	4273	2' CONTOUR		4273
	4210	10' CONTOUR		4210
		TOP BACK CURB		
		FLOWLINE CURB		
		WATER LINE (8" DIA)		
		SEWER LINE (8" DIA)		
		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		
		SEWER MANHOLE		
		SEWER CLEAN OUT		
		WATER VALVE		
		WATER METER		
		ASPHALT PAVEMENT		
		CONCRETE PAD		
		GRAVEL DRIVEWAY		
		SURFACE FLOW DIRECTION		
		STORM DRAIN DROP INLET		
		STORM DRAIN CURB INLET		
		STORM DRAIN MANHOLE		
		RETAINING WALL		

ZONE R1-15

AVERAGE LOT AREA:	15,000 SQ.FT.
MIN. LOT AREA:	12,000 SQ.FT.
MIN. FRONTAGE:	40'
<u>SETBACKS</u>	
FRONT:	25'
REAR:	20'
SIDE:	10'
STREETSIDE:	20'

SITE INFORMATION:

CURRENT ZONE: RI-15

TOTAL AREA: 17.41 AC (758,244 SQ.FT.)
TOTAL LOTS: 30

TOTAL LOTS (30) AREA: 13.50 AC (588,131 SQ.FT.) = 71.57%
TOTAL PUBLIC STREET (R.O.W.) AREA: 3.41 AC (148,640 SQ.FT.) = 19.60%

AVERAGE LOT SIZE: $588,131/30 = 19,605 \text{ SQ.FT.}$

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

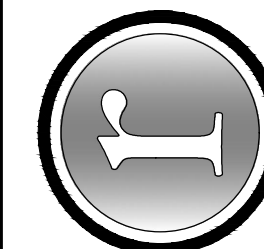
THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: ROBERT A. REID, P.E. OR DEL WETENKAMP
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84190 (435) 673-8586

GEOTECHNICAL ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
LANDMARK TESTING & ENGINEERING
CONTACT: STEVEN WELLS, P.E.
795 EAST FACTORY DRIVE
ST. GEORGE, UTAH 84790 (435) 986-0566

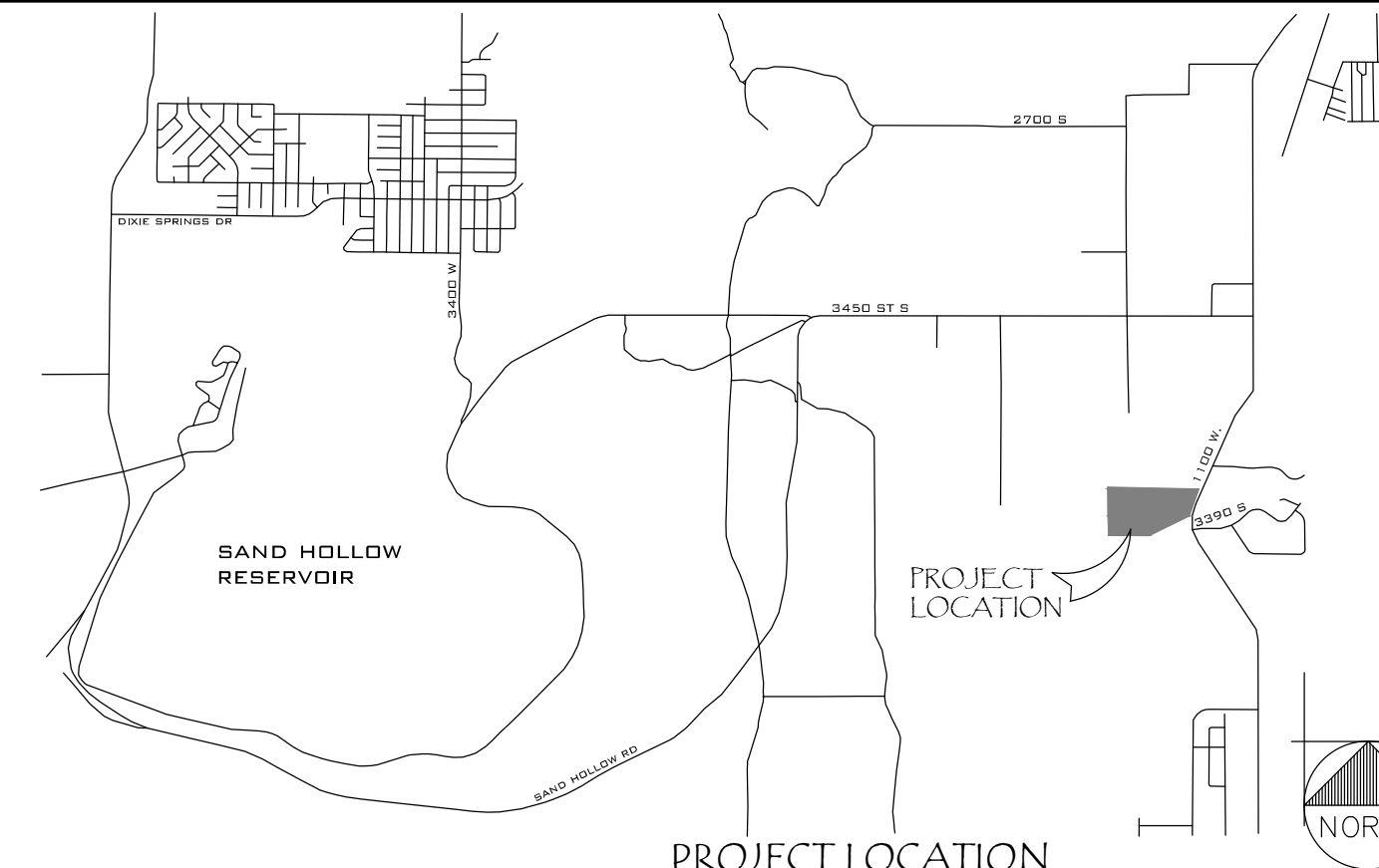
DATE:		01/02/21	
JOB NO.:		12637-21	
DESIGNED BY:		JKA	
CHECKED BY:		NAME	
DWG:		NAME	
DATE			
REVISIONS			

ROSENBERG
A S S O C I A T E S
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



PROJECT LOCATION

THE PROJECT IS LOCATED AT:

SCALE: NONE
VICINITY MAP
HURRICANE, UTAH

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	2' CONTOUR	---
---	10' CONTOUR	---
---	TOP BACK CURB	---
---	FLOWLINE CURB	---
---	WATER LINE (8" DIA)	---
---	SEWER LINE (8" DIA)	---
---	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	---
---	SEWER MANHOLE	---
---	SEWER CLEAN OUT	---
---	WATER VALVE	---
---	WATER METER	---
---	ASPHALT PAVEMENT	---
---	CONCRETE PAD	---
---	GRAVEL DRIVEWAY	---
---	SURFACE FLOW DIRECTION	---
---	STORM DRAIN DROP INLET	---
---	STORM DRAIN CURB INLET	---
---	STORM DRAIN MANHOLE	---
---	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: 11.41 AC (158,244 SQ.FT.)
TOTAL LOTS: 30

TOTAL LOTS (30) AREA: 13.50 AC (588,371 SQ.FT.) = 11.51%
TOTAL PUBLIC STREET (R.O.W.) AREA: 3.41 AC (148,640 SQ.FT.) = 19.60%

AVERAGE LOT SIZE: 588,371/30 = 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

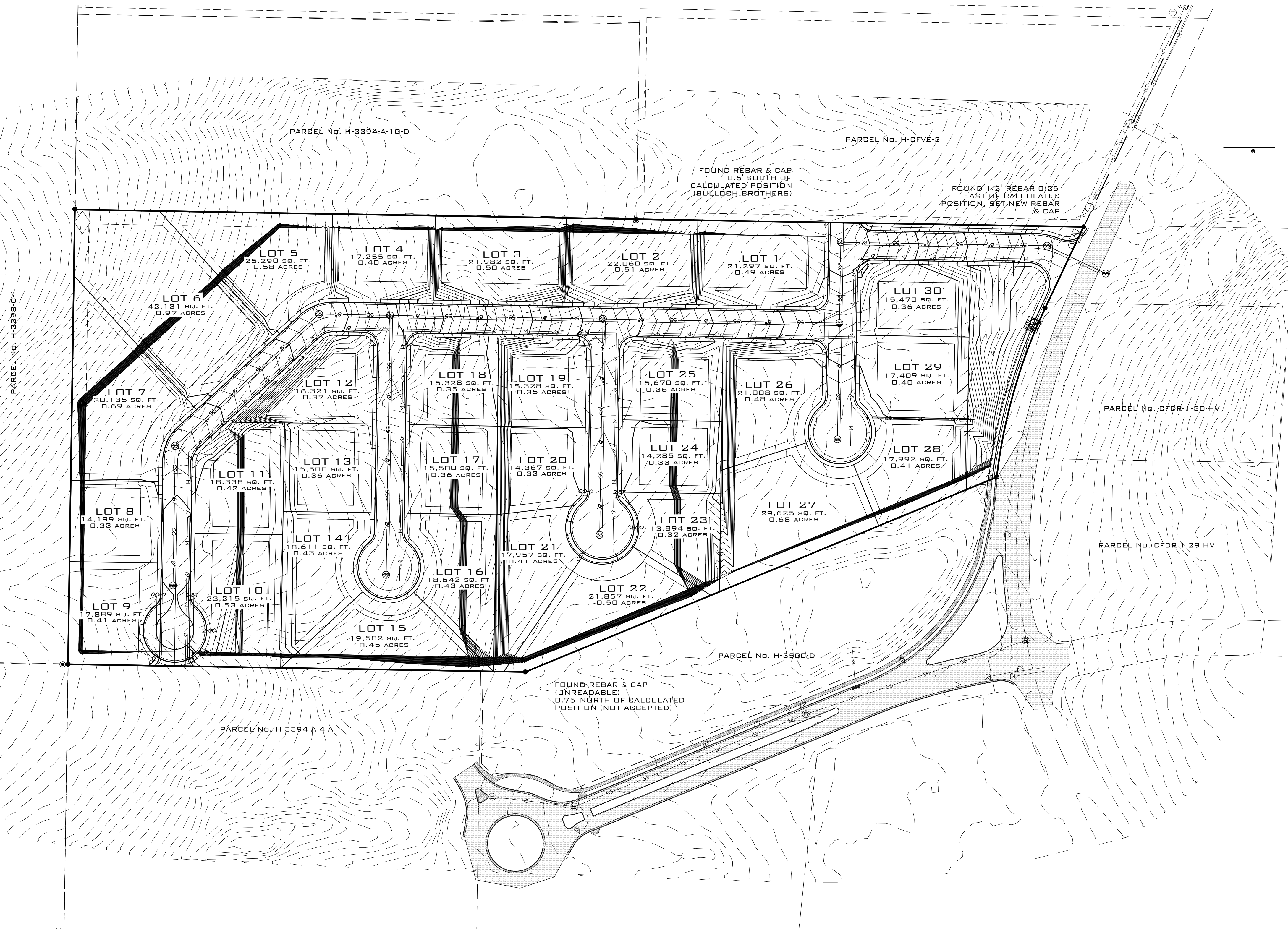
THE DEVELOPER FOR THIS PROJECT IS
RICHARDSON BROS. CUSTOM HOMES
CONTACT: RILEY RICHARDSON
PO BOX 910471
ST. GEORGE, UTAH 84791

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) 613-8586

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
DATE:	
REVISIONS:	

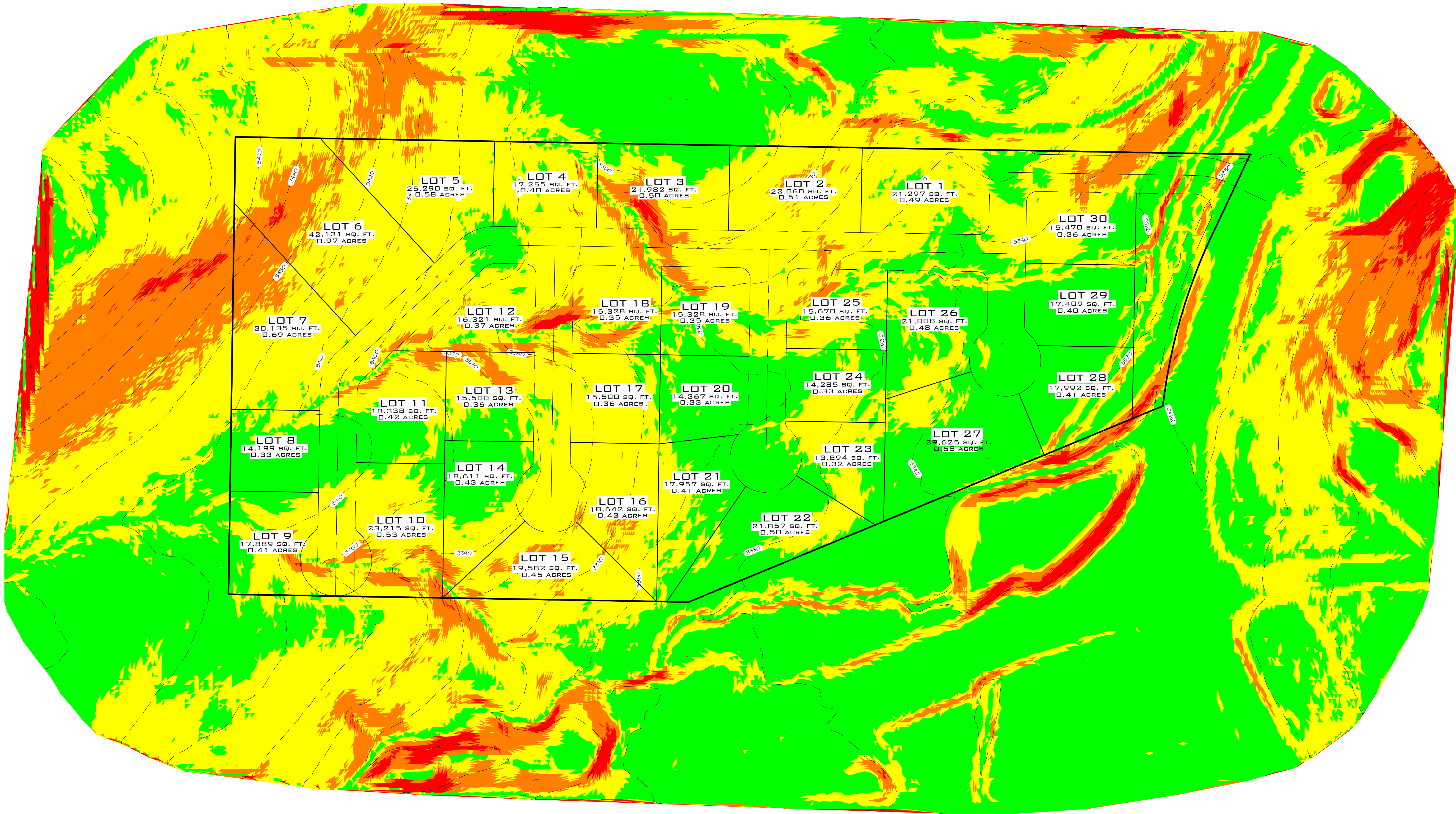
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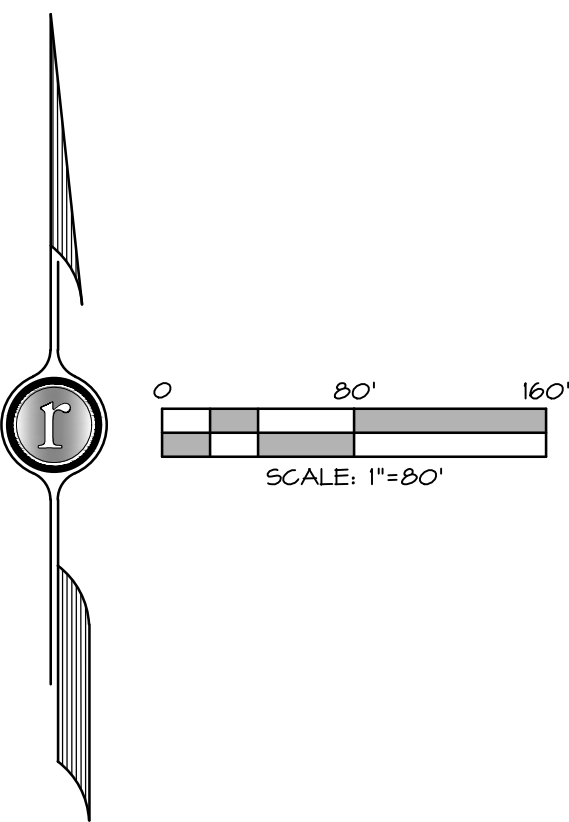
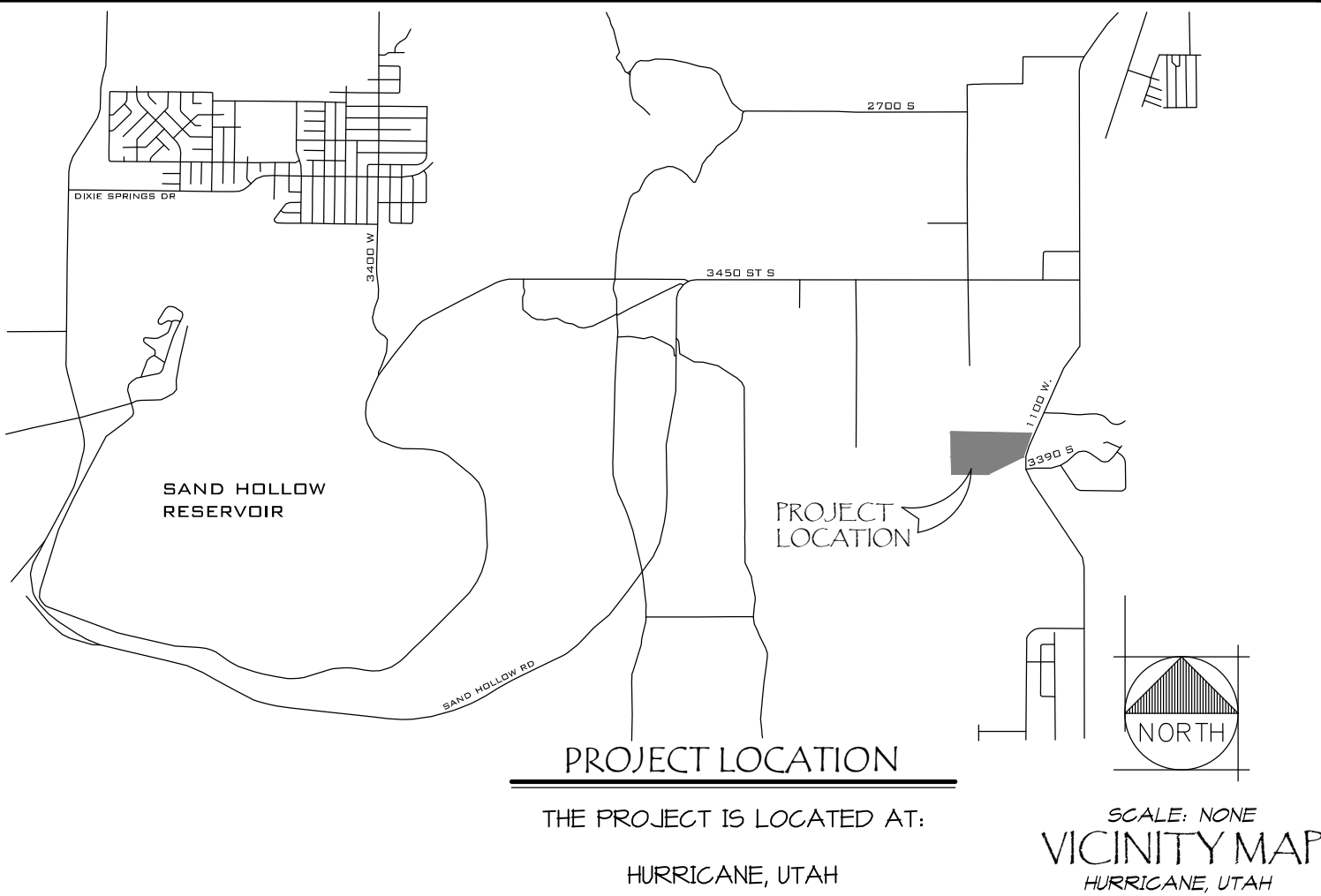
SENSITIVE LANDS APPLICATION EXHIBIT
FOR
ESTATES AT COPPER ROCK

SHEET

OF SHEETS



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	Green
2	10.00%	20.00%	Yellow
3	20.00%	30.00%	Orange
4	30.00%	100.00%	Red



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: 11.41 AC (758,244 SQ.FT.)	
TOTAL LOTS: 30	
TOTAL LOTS (30) AREA: 13.50 AC (588,371 SQ.FT.) = 11.51%	
TOTAL PUBLIC STREET (ROW) AREA: 3.41 AC (148,640 SQ.FT.) = 19.60%	
AVERAGE LOT SIZE: 588,371/30 = 19,612 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
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SLOPE ANALYSIS
FOR
ESTATES AT COPPER ROCK

GENERAL NOTES:

- UNLESS SHOWN OTHERWISE LOCATED ON THESE PLANS ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF HURRICANE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION "HURRICANE SPECIAL SERVICE DISTRICT" THE INTERNATIONAL PLUMBING CODE AND THE INTERNATIONAL BUILDING CODE LATEST EDITIONS AS ADMINISTERED BY THE CITY OF HURRICANE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
- THE CONTRACTOR SHOULD COORDINATE UTILITY WORK WITH SURROUNDING NEIGHBORS.
- THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
- ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- 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.
- ALL UTILITIES TO HAVE A MINIMUM 4' SEPARATION FROM SEWER MAINS.
- SEE GRADING AND DRAINAGE SHEETS FOR STORM DRAIN DATA. REFERENCE SHEET C70 FOR CONSTRUCTION & UTILITY DETAILS.

ASH CREEK SEWER NOTES:

- SEWER IS TO MEET CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (SD) CONSTRUCTION STANDARDS.
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 24" PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE REAR SIDE PROPERTY LINE TO THE SEWER LATERAL. MARKERS ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
- THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR. WATERS TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION IF PROVIDED BY THE DISTRICT, CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TESTS OR TESTS ARE GENERALLY WHEN THE DISTRICT REPRESENTATIVE IS AVAILABLE.
- FOR PROPER CAMERA WORK.
- DURING CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

POWER NOTES:

- DEVELOPER RESPONSIBLE FOR ALL COSTS UNLESS OTHERWISE STATED ON PLAN.
- ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
- LINE ARE FOR SUBSTATION PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF, TO BE TO HURRICANE POWER SPEC.
- PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-485-5556
- EXEMPTIONS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EXEMPTIONS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
- NO REMAINING WALLS TO RUN INTO UTILITY EASEMENTS.
- ALL CONDUITS TO BE POWERED. ANY EMPTY SUBSTATIONS TO HAVE A TEMPORARY PLUG INSTALLED.
- ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
- THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO ADD ELECTRICAL BOXES AND EQUIPMENT.
- IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER INTERMEDIATE BREAKER SIZE. CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.
- METERS SHALL NOT BE LOCATED IN PERIODS IN AREAS METERS SHALL BE KEPT ACCESSIBLE AT ALL TIMES.
- DEVELOPER WILL BE BILLED A TERMINATION FEE FOR PRIMARY EASON TERMINATIONS.
- DEPENDS ON TRANSFORMER LOCATION TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT FROM TRAFFIC. CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.
- CONCRETE BASEMENTS, THREE PHASE TRANSFORMER PADS AND STREETLIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
- HURRICANE POWER HAS CHARGED OUR STREETLIGHT SPEC. TO LEADS SEE HURRICANE POWER FOR REV SPEC.
- 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.
- A SWITCH MAKE IF FEE WILL BE INVOICED.
- A SWITCH MAKE IF FEE WILL BE INVOICED.
- ALL IMPACT FEES AND INVOICES WILL BE PAID BEFORE BEGINNING THE PROJECT.

POWER KEY NOTES

OWNER/DEVELOPER/CONTACT

RICHARDSON BROS. CUSTOM HOMES
PO BOX 10471
ST. GEORGE, UT 84791
CONTACT: RILEY RICHARDSON
(435) 224-3641

CIVIL ENGINEER

ROBERT A. RED, PE
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8566
CONTACT: JEFF ALLEN

HURRICANE POWER LEGEND:

EXISTING	DESCRIPTION	PROPOSED
	SINGLE PHASE TRANSFORMER	
	SECONDARY BOX	
	STREET LIGHT HURRICANE CITY POST TOP WITH FANS DUAL 4-WAY VALVE	
	PAD MOUNTED SWITCH	
	POWER POLE	
	POWER POLE WITH ANCHOR	
	UNDERGROUND PRIMARY POWER B PHASE	
	UNDERGROUND PRIMARY POWER C PHASE	
	UNDERGROUND SECONDARY POWER	
	OVERHEAD POWER	

SEPARATION NOTES

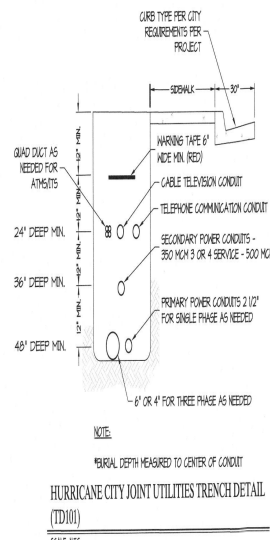
GAS TO WATER OR WASTEWATER	- 10 FT
GAS TO POWER	- 10 FT
WATER TO POWER LINE/SCALE TV	- 5 FT
WATER TO BOREGATION	- 5 FT
WATER TO POWER	- 10 FT
WATER TO WASTEWATER, HORIZONTAL	- 10 FT
WATER TO WASTEWATER, VERTICAL	- 8 IN

JUC TRENCH NOTES:

- THE JUC TRENCH IS TO BE LOCATED ON THE NORTH OR WEST SIDE OF STREETS GAS TRENCH ON THE EAST OR SOUTH SIDE OF STREETS
- BURIAL DEPTH MEASURE TO THE CENTER OF CONDUIT
- LOCATIONS OF PUBLIC UTILITIES (GAS, POWER, CABLES) ARE SHOWN NOT TO SCALE. TYPICAL STANDARD SEPARATIONS ARE REQUIRED. LATITUDE MAY BE USED WITHIN THE REQUIREMENTS OF THE INDIVIDUAL UTILITY.

LEGEND:

	TOP BACK CURB - EX
	FLOODLINE CURB - EX
	TOP BACK CURB - PRO
	FLOODLINE CURB - PRO
	WATER LINE - EX
	WATER LINE - PRO
	SEWER LINE - EX
	SEWER LINE - PRO
	PROPERTY LINE - EX
	PROPERTY LINE - PRO
	55 LATERAL - EX
	55 LATERAL - PRO
	OVERHEAD POWER - EX
	OVERHEAD POWER - PRO
	WATER METER - EX
	WATER METER - PRO
	BOREGATION METER - EX
	BOREGATION METER - PRO
	FIRE HYDRANT - EX
	FIRE HYDRANT - PRO
	SEWER MANHOLE - EX
	SEWER MANHOLE - PRO
	WATER VALVE - EX
	WATER VALVE - PRO
	STORM DRAIN GULLY - EX
	STORM DRAIN GULLY - PRO
	GLASS ENCLOSURE - EX
	GLASS ENCLOSURE - PRO
	ASPHALT PAVEMENT - EX
	ASPHALT PAVEMENT - PRO
	CONCRETE PAD - EX
	CONCRETE PAD - PRO



HURRICANE CITY JOINT UTILITIES TRENCH DETAIL (TD101)

SCALE: NTS



Know what's below.
Call before you dig.

NOTES:
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 DESIGNER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

ROSENBERG
A S O C I A T E S
CIVIL ENGINEERS & LAND SURVEYORS

201 East Riverside Drive
Suite A-2
St. George, Utah 84790
Ph: (435) 673-8566 Fax: (435) 673-8567
www.rosenberg.com

UTILITY PLAN - POWER, WATER, & SEWER FOR THE VIEWS AT HURRICANE CLIFFS - PHASE 1 RICHARDSON BROS. CUSTOM HOMES HURRICANE, UTAH

SHEET
C5.0
OF SHEETS

TITLE SHEET FOR:
1100 WEST SOUTH SEWER LINE

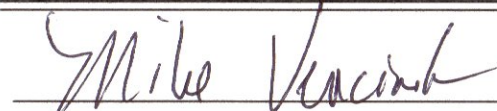
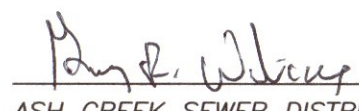
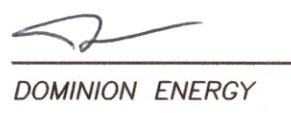
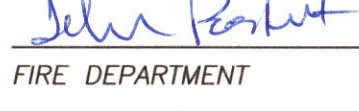
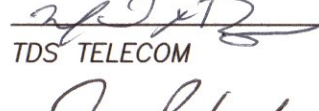
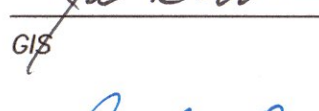
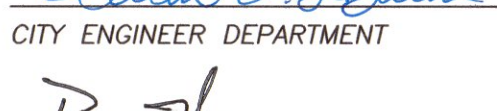
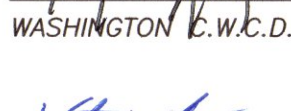
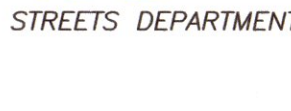
LOCATED IN NE 1/4 OF SECTION 21, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

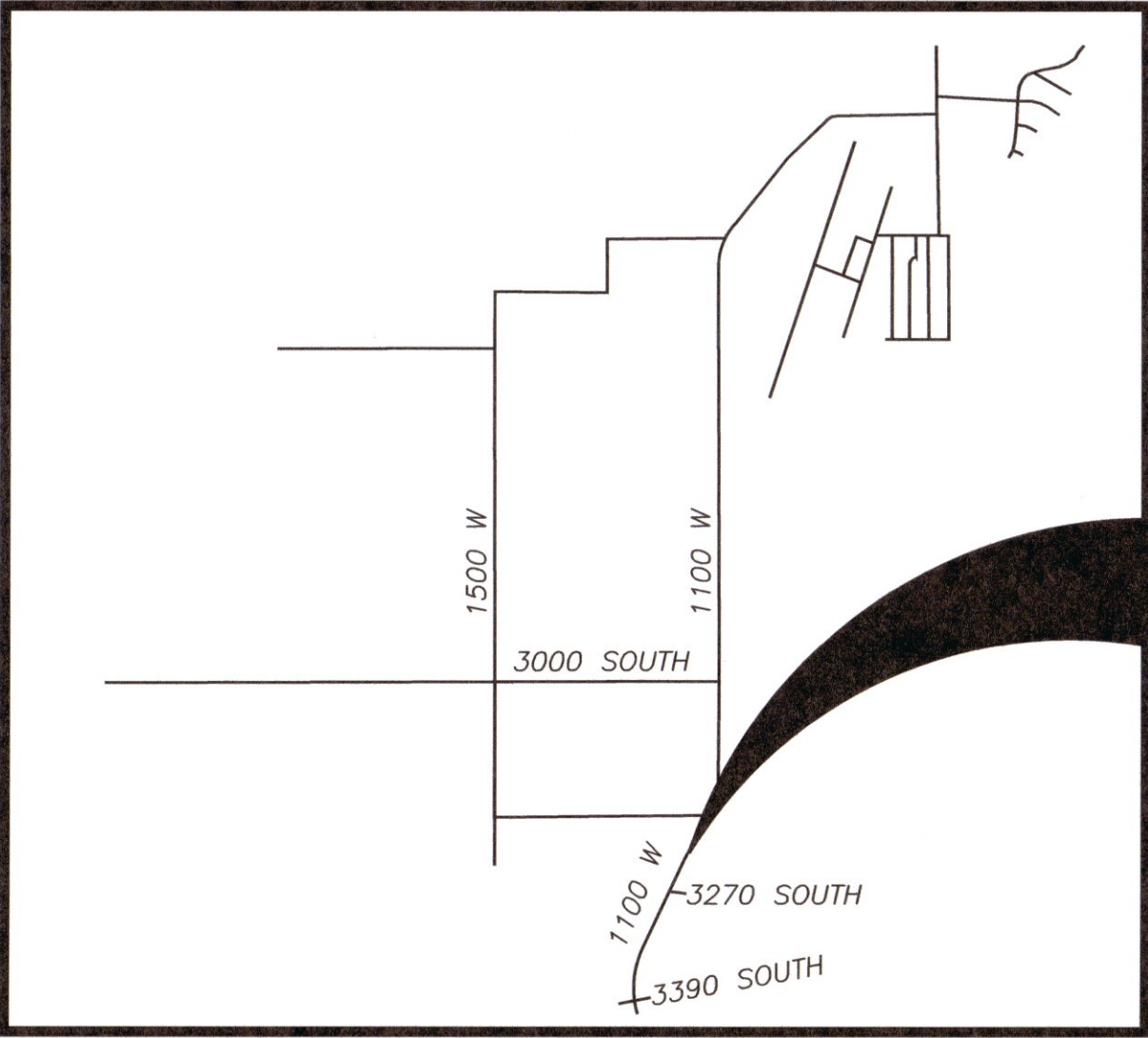
SHEET INDEX	
SHEET	DESCRIPTION
C1	TITLE SHEET
C2	FULL SITE SEWER PLAN
C3	UTILITY PLAN
PP-1	PLAN AND PROFILE - ROAD 1100 WEST SOUTH
PP-2	PLAN AND PROFILE - ROAD 1100 WEST SOUTH
DT1	DETAIL SHEET

CONTACT INFORMATION

DEVELOPER/OWNER	TODD GETZ	435-229-3643
STREETS DEPARTMENT	WESTON WALKER	435-668-6509
ASH CREEK SEWER DISTRICT	AMBER GILETTE	435-635-2348 EXT 110
WATER DEPARTMENT	KORY WRIGHT	435-632-9442
CENTURYLINK	BRAXTON PETERSON	385-479-7339
TDS TELECOM	MATT BRANN	435-817-0180
DOMINION ENERGY	JAKE BOZARTH	435-231-9971
PUBLIC WORKS DEPARTMENT	MIKE VERCIMAK	435-635-2811 EXT 118
PLANNING DEPARTMENT	STEPHEN NELSON	435-635-2811 EXT 118
POWER DEPARTMENT	MIKE RAMIREZ	435-669-3271
FIRE DEPARTMENT	JOHN POSTERT	435-635-9562
PARKS DEPARTMENT	DARREN BARNEY	435-635-9665 OR 435-668-9059
CITY ENGINEER DEPARTMENT	ARTHUR LEBARON	435-635-2811 EXT 113
WASHINGTON C.W.C.D.	RYAN NAY	435-773-3016
GIS	JOE RHODES	435-669-5471

HURRICANE CITY APPROVAL

	8-24-22
PUBLIC WORKS	DATE
	8-24-22
ASH CREEK SEWER DISTRICT	DATE
	8-24-22
WATER DEPARTMENT	DATE
	8/24/22
CENTURYLINK	DATE
	8-24-22
DOMINION ENERGY	DATE
	8-24-22
PLANNING DEPARTMENT	DATE
	8-24-22
FIRE DEPARTMENT	DATE
	8-24-22
HURRICANE POWER	DATE
	8/24/22
PARKS DEPARTMENT	DATE
	8/24/22
TDS TELECOM	DATE
	8/24/2022
GIS	DATE
	8-24-2022
CITY ENGINEER DEPARTMENT	DATE
	8-24-22
WASHINGTON C.W.C.D.	DATE
	8-24-22
STREETS DEPARTMENT	DATE



VICINITY MAP
N. T. S.



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

REVISIONS		
NO	DESCRIPTION	DATE

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84137
Phone: 435/668-0307



TITLE PLAN FOR:
1100 WEST SOUTH SEWER LINE
LOCATED IN NE 1/4, SECTION 21, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

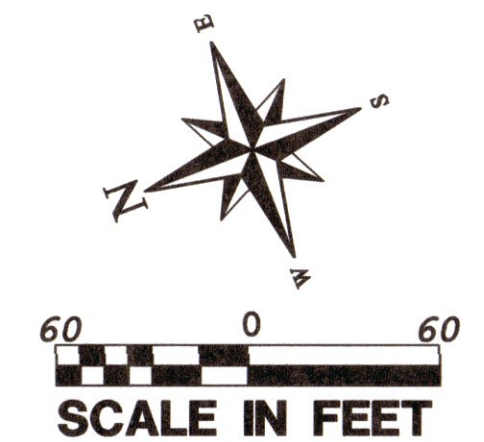
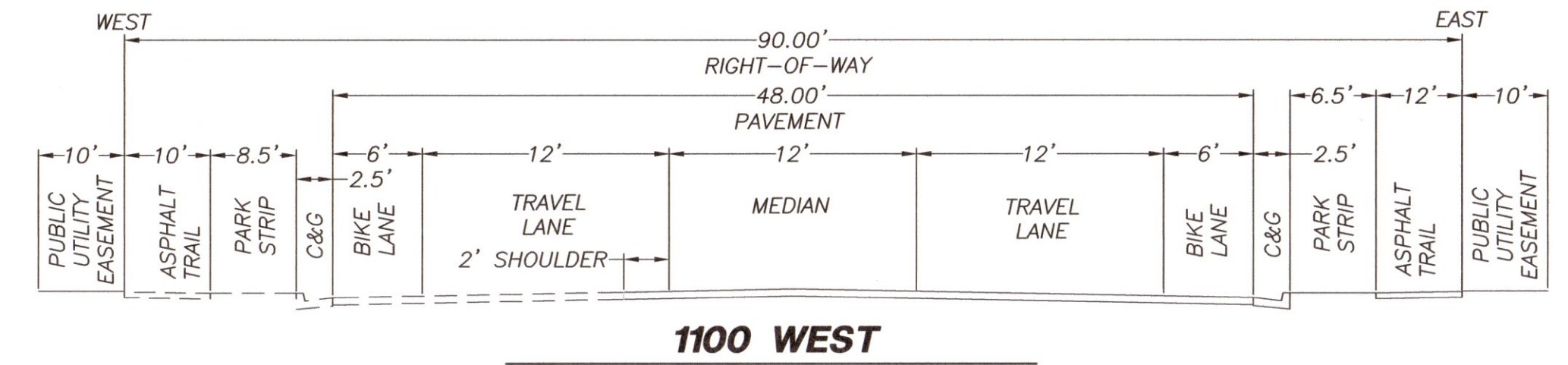
DATE: 07/12/2022 SCALE: N.T.S.	JOB NO. 335-010	SHEET NO. C1
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SEWER PLAN FOR: 1100 WEST SOUTH SEWER LINE

LOCATED IN NE 1/4 OF SECTION 21, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

LEGEND

---	CENTER-LINE	⊙	PROPOSED SEWER MANHOLE
---	EXISTING EDGE OF PAVEMENT	⊙	EXISTING SEWER MANHOLE
SS	SEWER MAIN 10 INCH		
---	FUTURE 1100 WEST IMPROVEMENTS		



ASH CREEK SEWER DISTRICT NOTES:

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

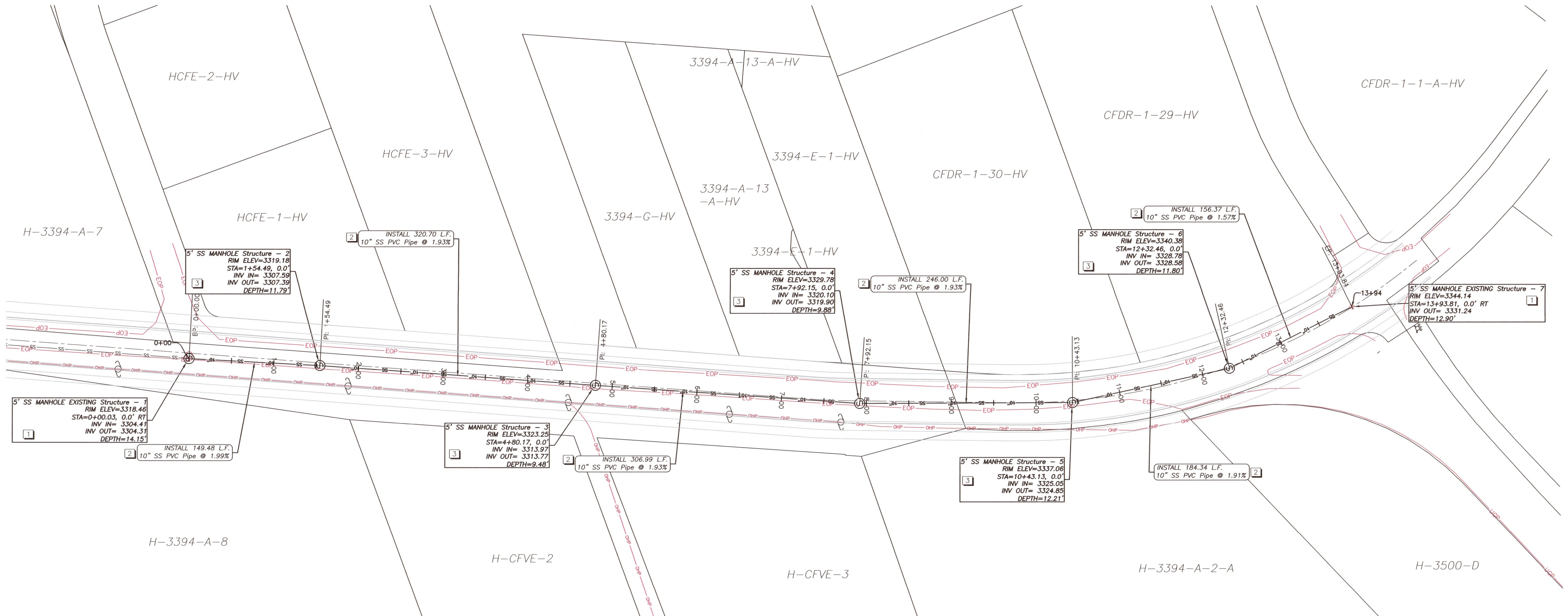
CITY STREETS NOTES:

- NO BURNING OF CONSTRUCTION MATERIALS
- CONSTRUCTION OF HOMES NOT PERMITTED UNTIL ROAD IMPROVEMENTS ARE COMPLETE

CONSTRUCTION KEYNOTES

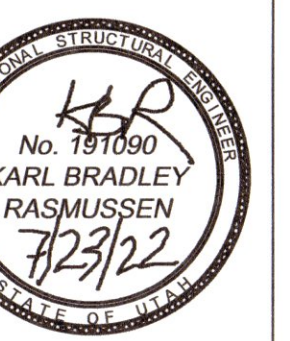
SEWER (1-15):

- EXISTING SEWER MANHOLE ON 1100 WEST (SIZE SHOWN)
- INSTALL NEW 10" SEWER MAIN ON 1100 WEST
- INSTALL NEW SEWER MANHOLE ON 1100 WEST (SIZE SHOWN)



NOTICE!
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PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84137
Phone: (435) 868-0507



SEWER PLAN FOR:
1100 WEST SOUTH SEWER LINE
LOCATED IN NE 1/4, SECTION 21, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 07/12/2022
SCALE: 1"=60'

JOB NO.
335-010

SHEET NO.
C2

AUG 24 2022

UTILITY PLAN FOR: 1100 WEST SOUTH SEWER LINE

LOCATED IN NE 1/4 OF SECTION 21, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

LEGEND

---	CENTER-LINE	Ⓢ	PROPOSED SEWER MANHOLE
---	EXISTING EDGE OF PAVEMENT	Ⓢ	EXISTING SEWER MANHOLE
---	SEWER MAIN 10 INCH		
---	EXISTING 8" WATERLINE		
---	FUTURE 1100 WEST IMPROVEMENTS		

TDS COMMUNICATIONS NOTES:

- DEVELOPER IS RESPONSIBLE FOR:
1. PROVIDE ALL TRENCH AND PLACEMENT OF CONDUIT.
 2. PLACE TRENCH AND RETURNED COPY OF AS-BUILTS TO CENTURYLINK ENGINEER. (PULL STRING REQUIRED PRIOR TO ASPHALT)
 3. ANY CHANGES TO J.U.C. APPROVED PLANS PLEASE CONTACT CENTURYLINK ENGINEER ZACH MATHEWS AT 435-673-9639
 4. ANY PLANT RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO THE OWNER/DEVELOPER AND MUST BE SCHEDULE A MINIMUM OF 30 DAYS IN ADVANCE.
 5. MUST CONTACT CENTURYLINK ENGINEER 45 DAYS IN ADVANCE PRIOR TO REQUIRING SERVICE. FAILURE TO COMPLY MAY RESULT IN A DELAY OF SERVICE.
 6. ALL CONDUIT IS 2" UNLESS OTHERWISE NOTED.

HURRICANE CITY PARKS DEPARTMENT:

1. ANY LANDSCAPING, INCLUDING STREET LANDSCAPE 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.

CITY WATER NOTES:

1. ALL VALVING MUST BE THREE-WAY.
2. 12" MUST BE BUTTERFLY VALVES.
3. 6" & 8" MUST BE GATE VALVES.
4. 12" PIPE SIZE MUST BE C-900 PVC PIPE WITH SOCK.
5. 6", 8" & 10" PIPE SIZES MUST BE C900 PVC PIPE.
6. ANY QUESTIONS CONCERNING WATER LINE INFRASTRUCTURE CONTACT DALLAN WITH HURRICANE CITY 435-632-5843

CITY STREETS NOTES:

1. NO BURNING OF CONSTRUCTION MATERIALS
2. CONSTRUCTION OF HOMES NOT PERMITTED UNTIL ROAD IMPROVEMENTS ARE COMPLETE

HURRICANE VALLEY FIRE DISTRICT NOTES:

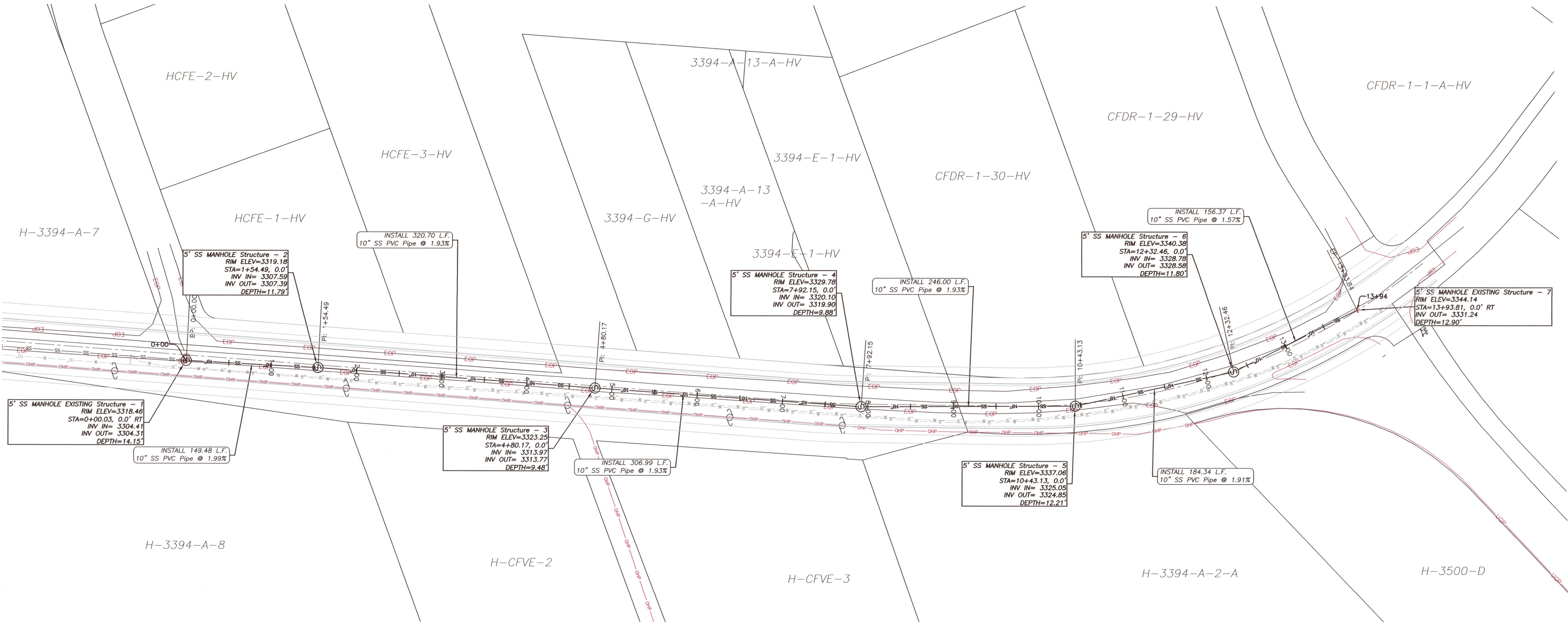
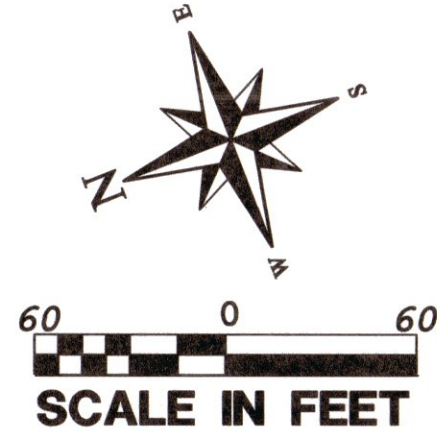
1. PLACEMENT OF FIRE HYDRANTS MUST MEET IFC-2012
2. BURNING OF CONSTRUCTION MATERIAL OR DEBRIS IS STRICTLY PROHIBITED.
3. CONSTRUCTION OF ROADS MUST BE COMPLETE WITH ALL WEATHER SURFACE BEFORE HOMES ARE PERMITTED TO BE BUILT.

WCWCD NOTES:

1. WCWCD 6" CULINARY WATER LINE LOCATED ON WEST SIDE OF 1100 W.
2. WCWCD LINE MUST BE POTHOLED TO DETERMINE EXACT LOCATION AND DEPTH.
3. WCWCD STAFF ONSITE FOR POTHOLING. (MUST BE ONSITE)
4. WCWCD LINE MUST REMAIN ONLINE DURING SEWER INSTALLATION.
5. WCWCD LINE IS THIN WALLED PVC WITH SERVICE CROSSING TO EAST SIDE OF ROAD.

CENTURYLINK PHONE NOTES:

1. DEVELOPER TO PROVIDE ALL TRENCH AND CENTURYLINK WILL PROVIDE 4" CONDUIT. CONTACT LUIS @ 4356326553 1 WEEK IN ADVANCE
2. INSIDE TERMINATION: DEVELOPER TO PROVIDE 4'X8' PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL
3. OUTSIDE TERMINATION: DEVELOPER TO PROVIDE 30" X 30"X10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL
4. CONTACT CENTURYLINK ENGINEER AT 385-479-7339 OR BRAXTON.PETERSON@CENTURYLINK.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS
5. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.



Know what's below.
Call 811 before you dig.

NOTICE!

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REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 1
Hurricane City, Utah 84137
Phone: 435/ 668-0507



UTILITY PLAN FOR:
1100 WEST SOUTH SEWER LINE
LOCATED IN NE 1/4, SECTION 21, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 01/12/2022
SCALE: 1"=60'
JOB NO.
335-010
SHEET NO.
C3

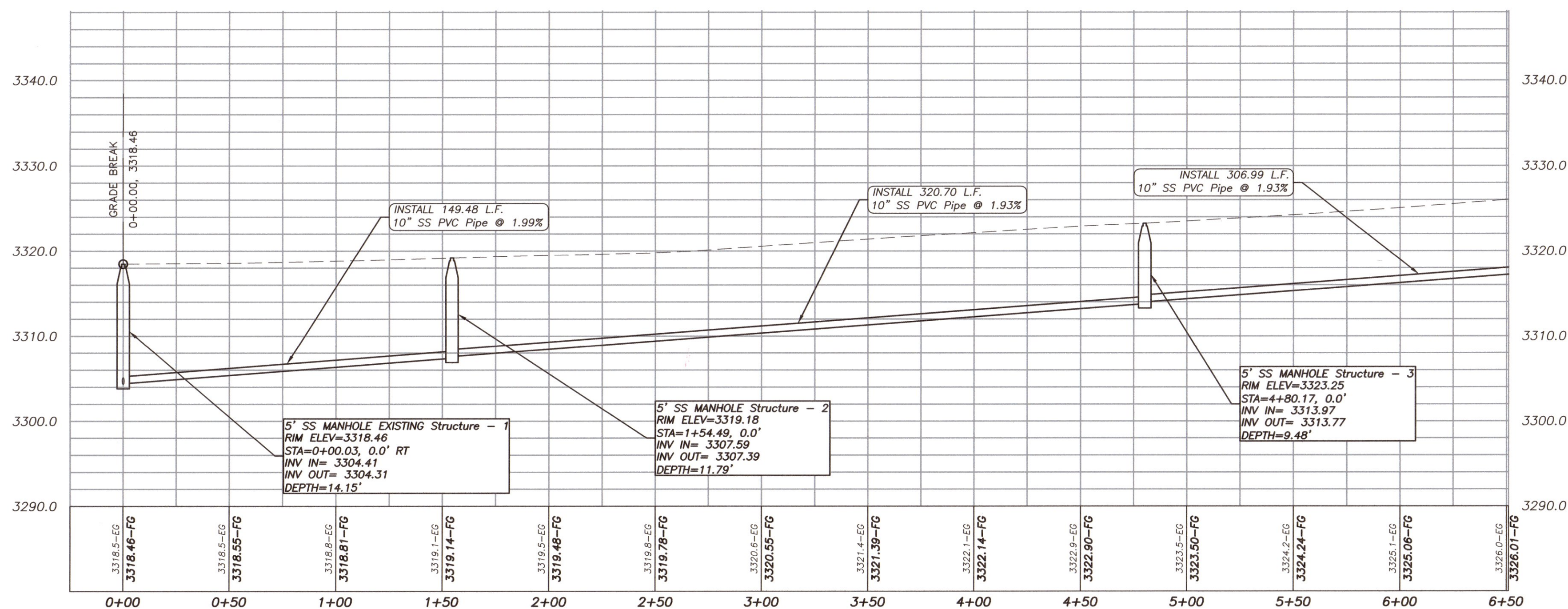
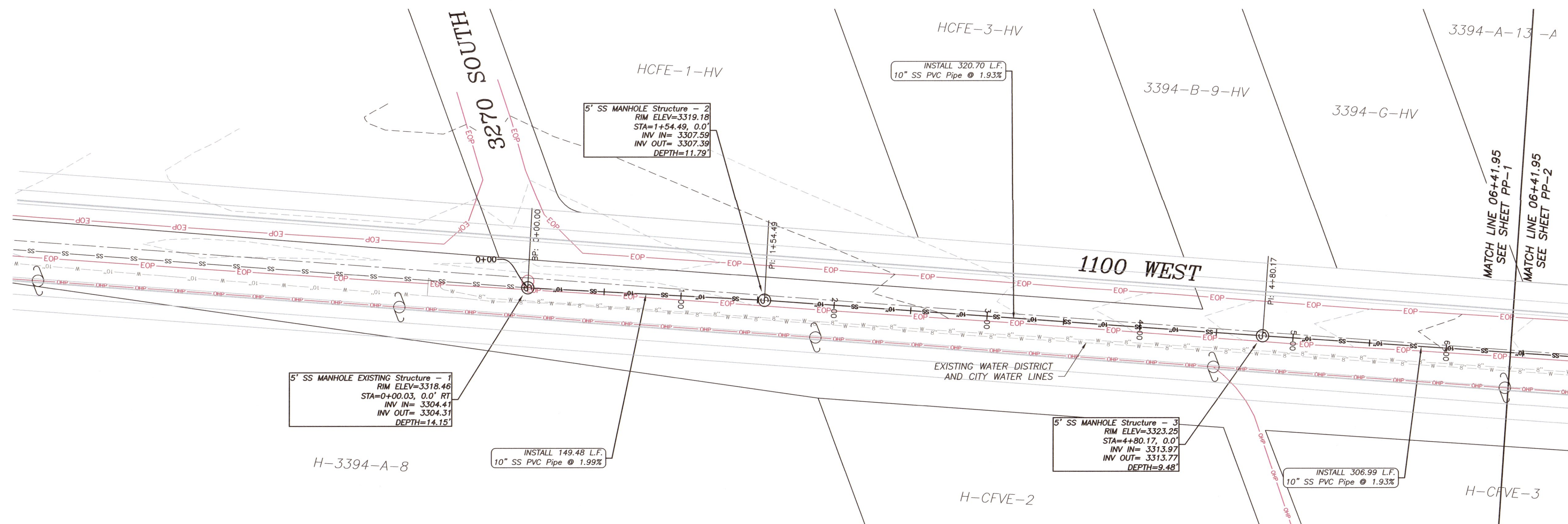
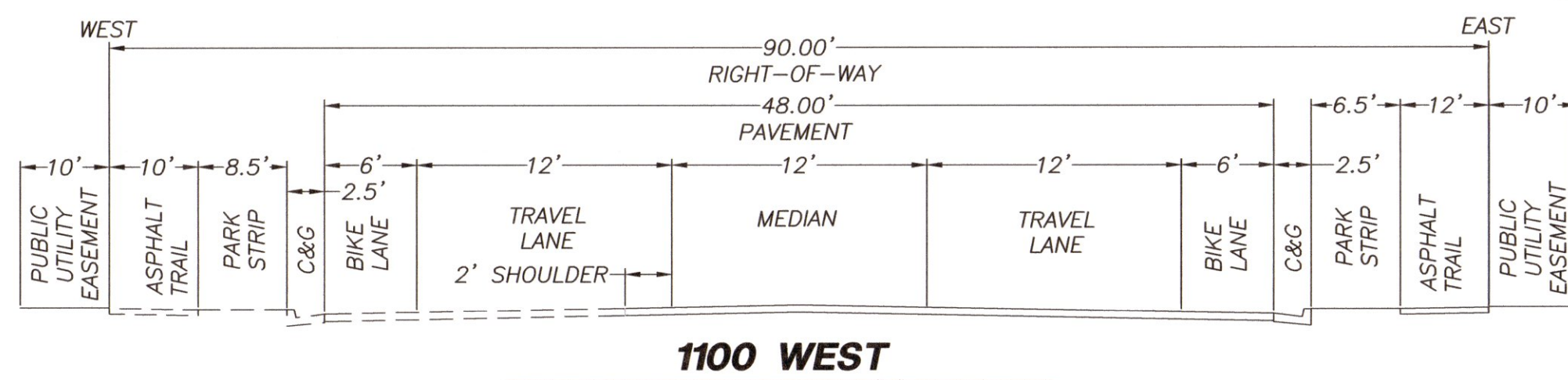
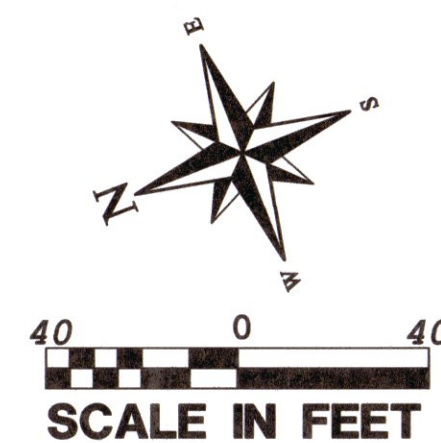
AUG 24 2022

PLAN AND PROFILE FOR: 1100 WEST SOUTH SEWER LINE

LOCATED IN NE 1/4 OF SECTION 21, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

LEGEND

- CENTER-LINE
- EOP
- 3333
- 3335
- SS 10"
- W 8" W 8" W 8"
- EXISTING EDGE OF PAVEMENT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- INSTALL SEWER MAIN, 10 INCH
- EXISTING 8" WATERLINE
- FUTURE 1100 WEST IMPROVEMENTS
- Ⓢ PROPOSED SEWER MANHOLE
- Ⓢ EXISTING SEWER MANHOLE



NOTICE!
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REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435/ 668-5507



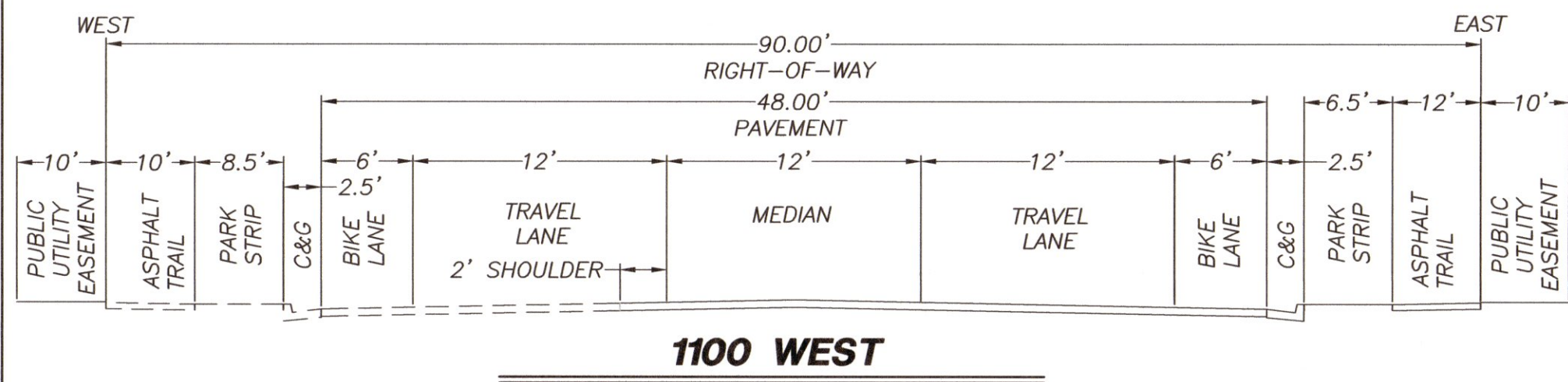
PLAN AND PROFILE FOR:
1100 WEST SOUTH SEWER LINE
LOCATED IN NE 1/4, SECTION 21, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 01/12/2022
SCALE: 1"=40'

JOB NO.
335-010

SHEET NO.
PP-1

AUG 24 2022

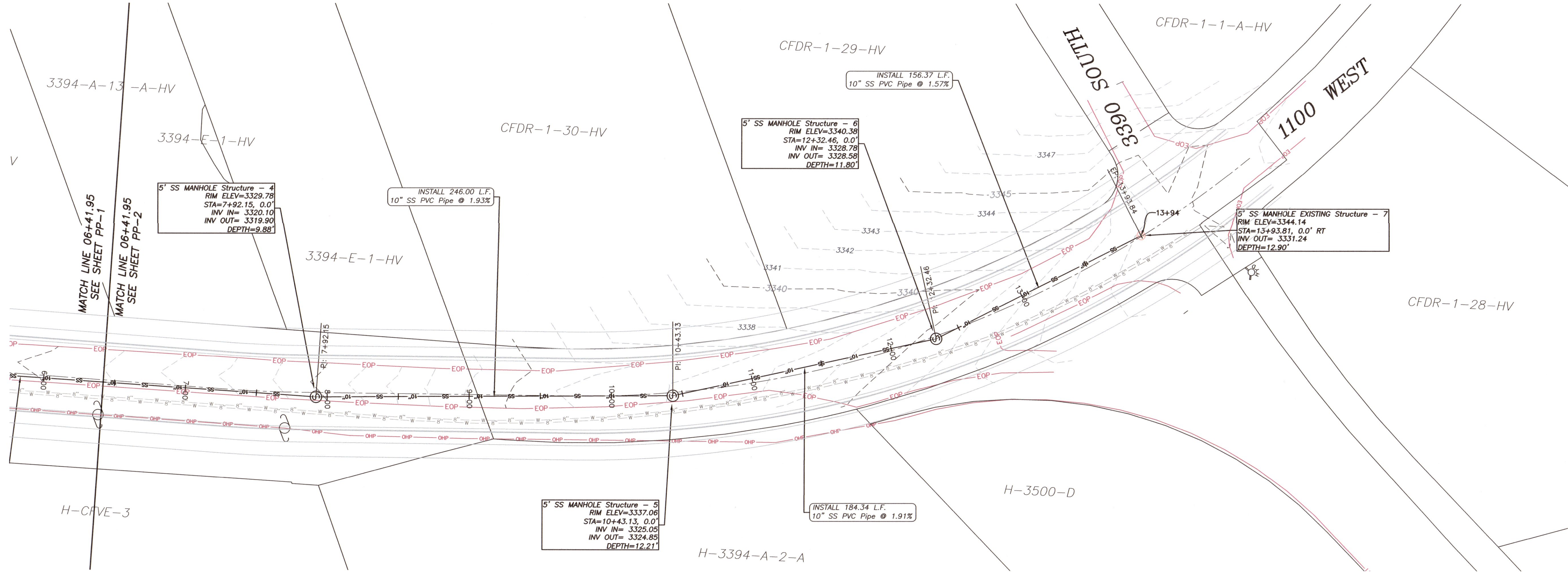
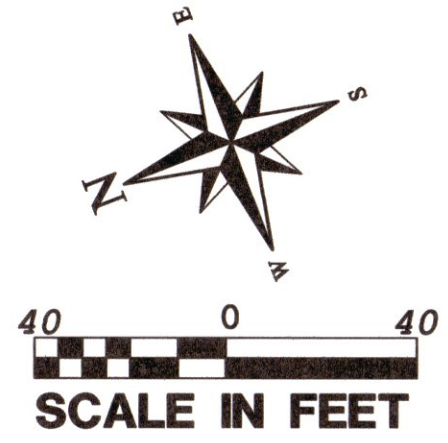


PLAN AND PROFILE FOR: 1100 WEST SOUTH SEWER LINE

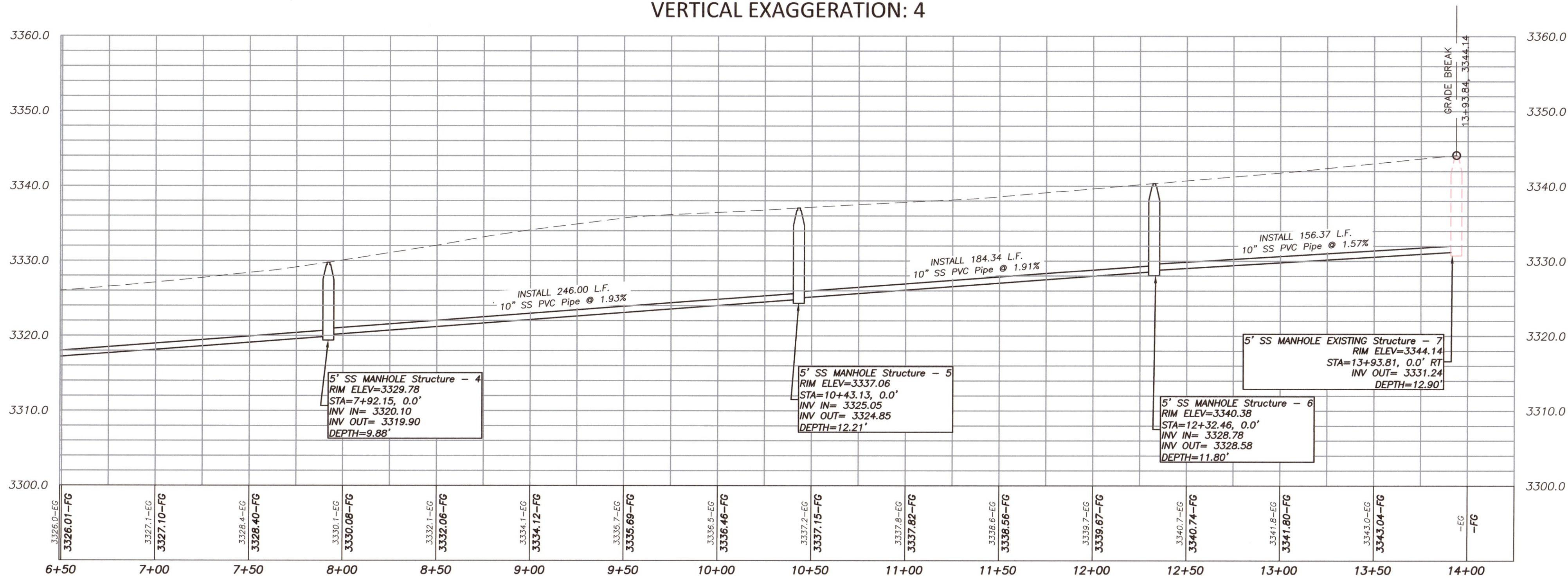
LOCATED IN NE 1/4 OF SECTION 21, T42S, R13W, S.L.B.#M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

LEGEND

- CENTER-LINE
- - - - - EXISTING EDGE OF PAVEMENT
- - - - - EXISTING 1' CONTOUR
- - - - - EXISTING 5' CONTOUR
- SS 10" SEWER MAIN 10 INCH
- - - - - EXISTING 8" WATERLINE
- - - - - FUTURE 1100 WEST IMPROVEMENTS
- ⊙ PROPOSED SEWER MANHOLE
- ⊙ EXISTING SEWER MANHOLE



PROFILE VIEW: PP2 1100 WEST
DATUM: 3300.00
VERTICAL EXAGGERATION: 4



NOTICE!
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REVISIONS	
NO	DESCRIPTION

PROVALUE ENGINEERING, INC.
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20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8507

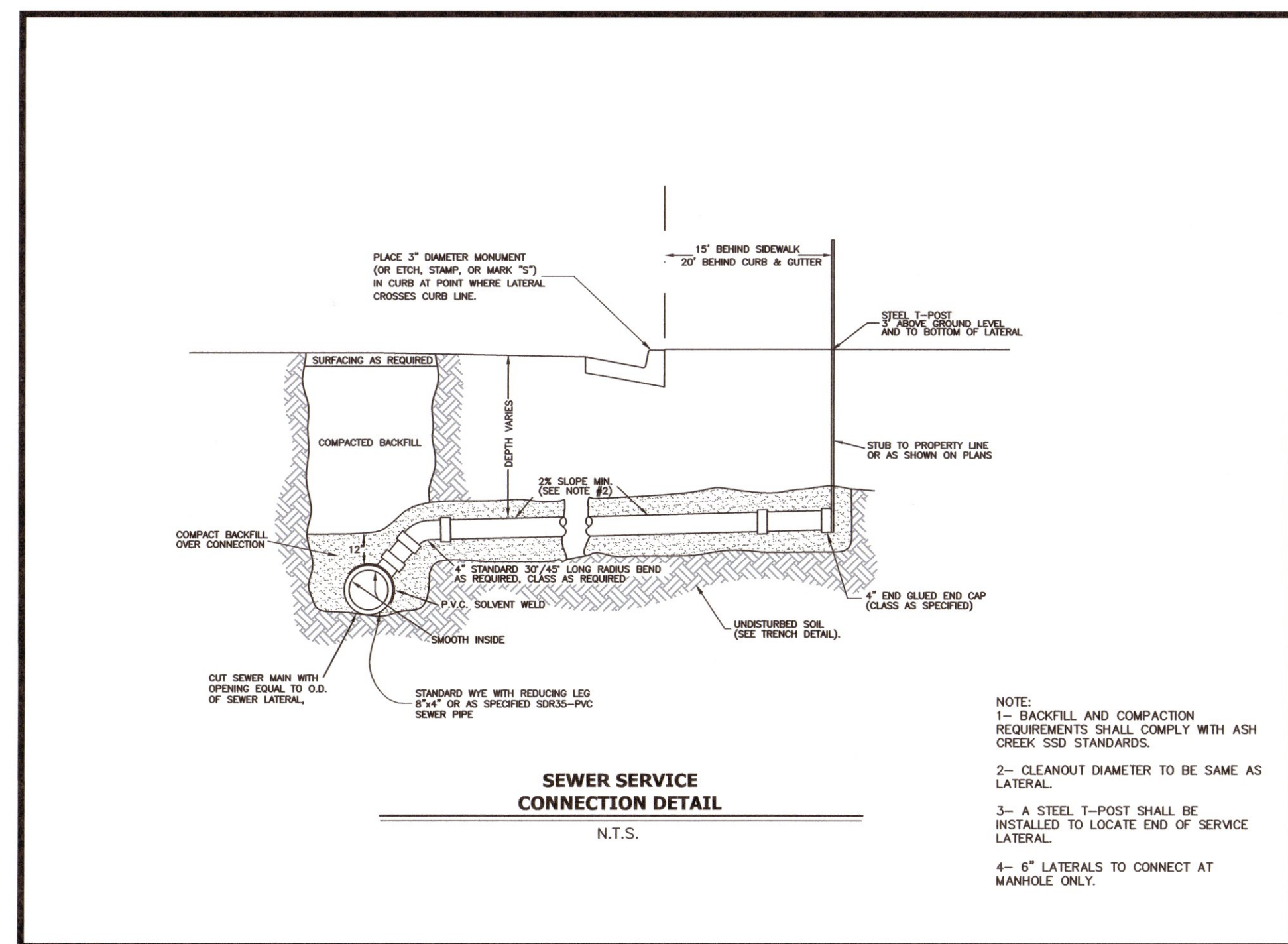
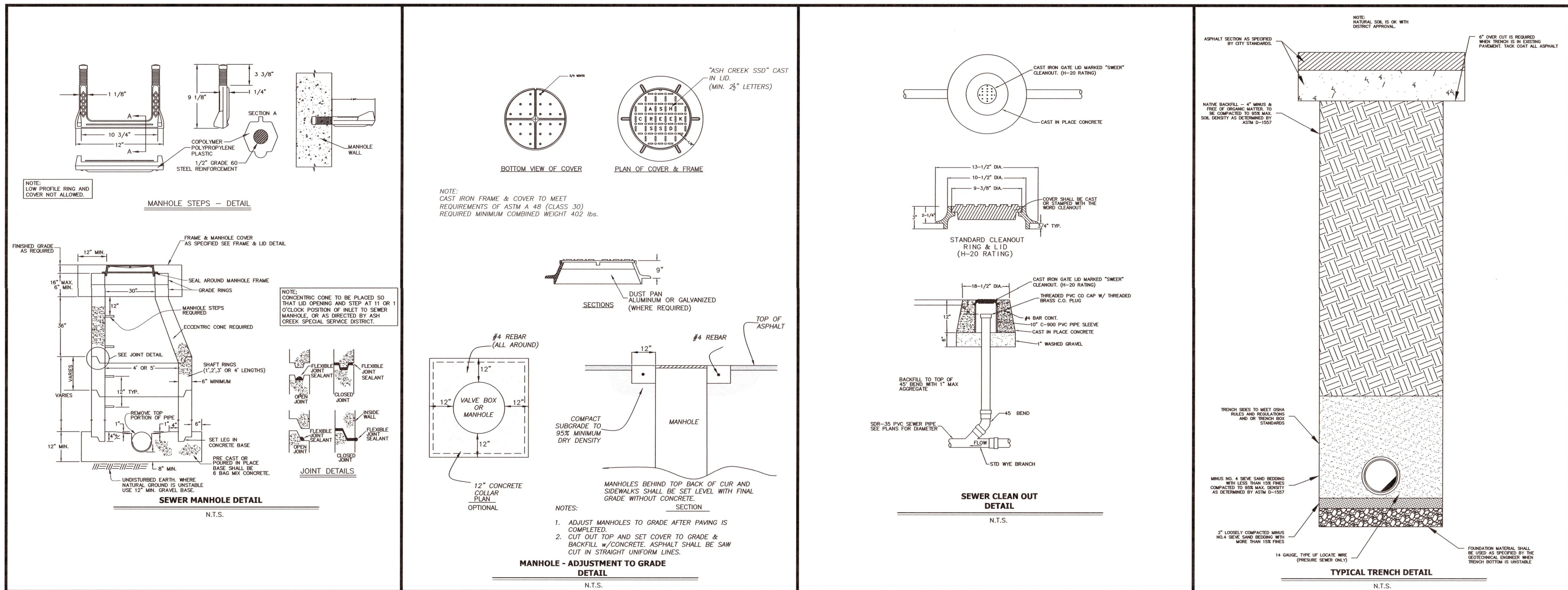


PLAN AND PROFILE FOR:
1100 WEST SOUTH SEWER LINE
LOCATED IN NE 1/4, SECTION 21, T42S, R13W, S.L.B.#M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 01/10/2022
SCALE: 1"=40'
JOB NO.
335-010
SHEET NO:
PP-2

DETAIL SHEET FOR:
1100 WEST SOUTH SEWER LINE

LOCATED IN NE 1/4 OF SECTION 21, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84137
Phone: (435) 668-6507

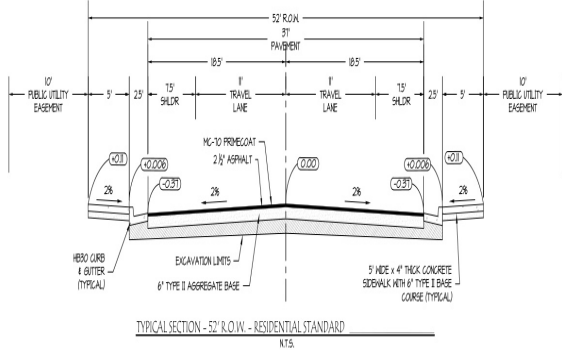


DETAIL SHEET FOR:
1100 WEST SOUTH SEWER LINE
LOCATED IN NE 1/4, SECTION 21, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

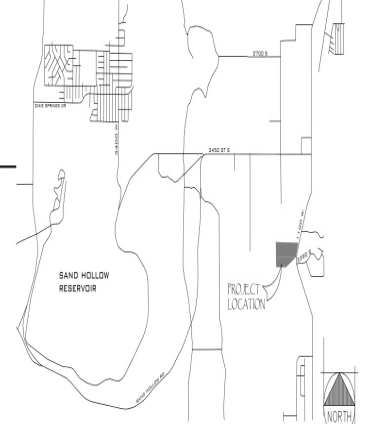
DATE: 01/12/2022
SCALE: N.T.S.
JOB NO.
335-010
SHEET NO.
DT-1

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

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	2' CONTOUR	---
---	10' CONTOUR	---
---	TOP BACK CURB	---
---	FLOWLINE CURB	---
---	WATER LINE (8" DIA.)	---
---	SEWER LINE (8" DIA.)	---
---	DITCH FLOWLINE/DRAINAGE SHALE	---
---	FENCE LINE (CHAIN LINK)	---
---	FENCE LINE (BARB WIRE)	---
---	FENCE LINE (WOOD/OTHER)	---
---	PROPERTY LINE	---
---	ROW/EASEMENT LINE	---
---	FIRE HYDRANT	---
---	SEWER MANHOLE	---
---	SEWER CLEAN OUT	---
---	WATER VALVE	---
---	WATER METER	---
---	ASPHALT PAVEMENT	---
---	CONCRETE PAD	---
---	GRAVEL DRIVEWAY	---
---	SURFACE FLOW DIRECTION	---
---	STORM DRAIN DROP INLET	---
---	STORM DRAIN CURB INLET	---
---	STORM DRAIN MANHOLE	---
---	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: (141 AC (758,244 SQ. FT.))	
TOTAL LOTS: 30	
TOTAL LOTS (30) AREA: (1350 AC (50,000 SQ. FT.)) = 1715%	
TOTAL PUBLIC STREET R.O.W. AREA: 3.41 AC (46,840 SQ. FT.) = 14.60%	
AVERAGE LOT SIZE: 5000/1000 = 15000 SQ. FT.	

NOTES:
- LOTS TO BE GRADED ON A PER LOT BASIS.
- GRADING TO BE MADE 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 40471
ST. GEORGE, UTAH 84791

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: ROBERT A. REID, P.E. OR DEL. VETENKAMP
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790 (435) 678-8586

GEOTECHNICAL ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
LANDMARK TESTING & ENGINEERING
CONTACT: STEVEN WELLS, P.E.
765 EAST F
ST. GEORGE, UTAH 84790 (435) 688-0566

COPPER ROCK
PARCEL NO. H-3394-A-1



ROSENBERG
A S S O C I A T E S
C I V I L E N G I N E E R S • L A N D S U R V E Y O R S



335 East Riverside Drive
Suite A-2
St. George, Utah 84790
Riley Richardson
rrosenberga@gmail.com

PRELIMINARY PLAT
FOR
ESTATES AT COPPER ROCK
HURRICANE, UTAH

SHEET

1

OF 1 SHEETS

Recording Requested By, and
Return Recorded Document to:
Hurricane City
147 N. 870 W.
Hurricane, UT 84737

APN: H-3394-A-2-A

DEVELOPMENT AGREEMENT FOR HURRICANE CLIFFS

This Development Agreement for Hurricane Cliffs (“Agreement”) is made and entered as of the 4th day of May, 2023 (the “Effective Date”), by and between HURRICANE CITY, a Utah municipal corporation (hereinafter referred to as the “City”) and DAF Development, LLC, a Utah limited liability company (“Developer”). The City and Developer are referred to collectively as the “Parties.”

RECITALS

- A. Developer is the owner of land located within Hurricane City as is more particularly described on EXHIBIT A, attached hereto and incorporated by reference (the “Property”).
- B. The Parties recognize the scarcity of resources available for further development, including the unavailability of water and power resources, which scarcity may or may not be remedied.
- C. On May 4, 2023, as an accommodation to the Developer, the Hurricane City Council conditionally approved the proposed preliminary plat, attached hereto as EXHIBIT B, on the condition and with the limitation that construction drawings for the Property could be reviewed, commented on, and redlined, but that no construction drawings could be approved or signed by the City until adequate public facilities were available, as well as other conditions, limitations, and requirements as stated in this Agreement.
- D. The terms of this Agreement set forth the conditions and limitations of the City Council’s approval of the preliminary plat for the Property.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Developer agree as follows:

- 1. *Incorporation.* The above recitals are incorporated by reference herein.
- 2. *Approval of Preliminary Plat.* The City conditionally approves the preliminary plat attached hereto as EXHIBIT B for the Property, subject to the conditions, limitations, and terms of this Agreement.

3. Recognition of Lack of Public Facilities; No Entitlements; No Obligation by Hurricane City to Extend Services or Facilities. Developer understands, acknowledges, and specifically agrees that adequate public facilities are not available to serve the Property. Public facilities that shall be available before any form of approval of further development include, but are not limited to: (1) power capacity as calculated and determined by the City's Power Department; (2) power lines extended to the Property, which shall be the responsibility of the Developer; (3) availability of water supply from the City's water wholesaler, the Washington County Water Conservancy District; (4) adequacy of the City's water system to supply water flows and pressures as required by City standards and the Fire Code; (5) adequate floodway and stormwater facilities as required by City standards; (6) adequate police, emergency, and fire services for the Property; and (7) any other government-provided services generally necessary to support the construction and occupancy of residential or commercial structures. By approving the preliminary plat, the City in no way guarantees that public facilities will become available to serve the Property. The Parties agree that no entitlements are granted by the approval of the preliminary plat. The Parties acknowledge that making public facilities available to the Property is multi-faceted, involves public financing requirements, requires acquisition of private property rights, involves the potential exercise of governmental eminent domain powers, involves public policy considerations, involves factors that may be outside the immediate control of the City, and is subject to factors that cannot be known at this time. Therefore, the Developer specifically acknowledges and agrees that the City has no obligation to make public facilities or services available to the Property or to approve any further development of the Property.
4. No Further Applications or Approvals Until Adequate Public Facilities Exist. The City Public Works Director, in consultation with and after receiving recommendations from other relevant utility departments and staff members, shall determine when adequate public facilities have become available for the Property. Until the Public Works Director determines that adequate public facilities are available for the Property, City staff is not permitted to review or approve any form of development or construction on the Property (except that City staff can review, comment on, and redline Developer's construction drawings so long as no approvals or sign-offs are given by the City). The City Public Works Director's determination of the adequacy of public facilities as described in this Agreement shall constitute an administrative decision that may be appealed to the City's Appeals Board as described in Hurricane City Code Section 10-6-5 and the Utah Municipal Land Use, Development, and Management Act as set forth in Utah Code Annotated Title 10, Part 9a.
5. Complete Assumption of Risk by Developer; Indemnification. Developer understands and agrees that the conditional approval of the preliminary plat was only to accommodate Developer and allow the Developer to proceed with the review of construction drawings and for no other purpose. Developer acknowledges and agrees that any steps Developer takes in furtherance of the preliminary plat are a carefully calculated business decision laden with risk and liability because public facilities may never become available for development of the Property, and Developer knowingly and willingly assumes said risk and liability after having the opportunity to confer with Developer's own legal counsel regarding the same. The risks and liabilities assumed by the Developer include, but are not limited to, engineering costs, feasibility study costs, financing costs, legal costs,

liabilities associated with contractual relationships, and losses in property value. Developer agrees to indemnify and defend the City against any and all claims, liabilities, lawsuits, costs, or judgments against the City resulting from or relating to this Agreement and the actions or inactions of the Parties related thereto.

6. Compliance with City Code; City Standards, Manuals, and Specifications; and Staff Comments. The City's approval of the preliminary plat is subject to compliance with all Staff and JUC comments as set forth in the Staff Report attached hereto as EXHIBIT C, including resolving concerns regarding storm water management. Regardless of the preliminary plat approval, Developer shall comply with all requirements of the City Code and the City's standards, manuals, and specifications as they exist at the time of final, unconditional approval.
7. Agreement to Run with the Land; Approval Expiration. This Agreement shall be recorded in the Office of the Washington County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on all successors in the ownership of any portion of the Property. As required by Hurricane City Code, construction drawings must be signed and a complete application for final plat approval must be submitted to the City on or before May 4, 2024. The City Planning Commission may authorize a onetime extension of the preliminary plat 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. The City has no obligation to grant any extension of the preliminary plat, and Developer has no entitlement to such, or any entitlement to approval of a new preliminary plat.
8. Offsite Improvements. Developer understands and agrees that the location of the Property requires system improvements outside the Property and, except as required by law, Developer is not entitled to any credit or reimbursement for offsite or system improvements that the Developer chooses to install, construct, or purchase. Developer also understands and agrees that any offsite or system improvements shall be constructed, at a minimum, according to the City's specifications, and that Developer's decision whether to install offsite or system improvements is voluntary and said improvements, together with any improvements and dedications required by the City, are roughly proportional to the impact that the development of the remote Property will have on City infrastructure, facilities, and services.
9. Development Agreement Shall Remain in Effect Except as Amended. The provisions of this Agreement supersede and amend any contrary or contradictory provisions within the Development Agreement. Except as amended by this Agreement, all provisions within the Development Agreement remain valid and binding on the Parties.
10. Scope and Limitations of Commitment. Developer acknowledges and agrees that the terms of this Agreement regarding the lack of public facilities and the City's lack of obligation to provide those facilities and services in the future represent the actual agreement between the Parties. Statements or representations made by City staff or City officials outside this Agreement regarding public facilities, the City's positions regarding such, projected timelines to complete public facility projects, and other circumstances surrounding the terms of this Agreement are not binding on the City and cannot be relied on by Developer. This Agreement does not entitle Developer to any priority or special treatment related to the development of adequate public facilities. The City makes no

11. Authority. Each Party warrants and represents that they have the authority to execute this Agreement in the capacities indicated.
12. Representation by Counsel. Developer has had a full and fair opportunity to consult with its counsel regarding the terms and conditions of this Agreement, including the risks to Developer if Developer undertakes any development-related actions pertaining to the Property.

Hurricane City

STATE OF UTAH)
 :SS
COUNTY OF WASHINGTON)

Notary Public

By: _____
Dayton Hall, City Attorney

///

DEVELOPER:

DAF Development, LLC, a Utah Limited Liability Company

By: _____

Name: _____

Title: Manager

STATE OF UTAH)

:ss

COUNTY OF UTAH)

On the _____ day of _____, 2023, personally appeared before me _____, who being by me duly sworn, did say that s/he is the Manager of **DAF Development, LLC, a Utah Limited Liability Company**, that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority, and did duly acknowledge to me that s/he executed the same.

Notary Public

EXHIBIT A
Legal Description of Property:

The following tract of land in Washington County, State of Utah:

Beginning at a point North 0°01'47" East along the 1/4 Section line 1424.01 feet from the South 1/4 corner of Section 21, Township 42 South, Range 13 West, Salt Lake Base and Meridian; and running thence South 89°51'42" East 1422.515 feet to the Westerly line of a 66.00 foot wide (proposed) public roadway; thence South 24°28'23" West along said Westerly line 118.20 feet to the Northwest corner of Cliffdweller Ranch Phase 1 Subdivision according to the official recorded plat thereof; thence South 24°28'23" West along the Westerly line of a public roadway 8.11 feet to the point of a 766.00 foot radius curve to the left; thence Southerly along the arc of said curve and Westerly roadway line 434.80 feet; thence South 58°01'03" West 181.34 feet; thence North 89°50'35" West 1156.105 feet to the 1/4 Section line; thence North 01°01'47" East 640.50 feet to the point of beginning.

EXHIBIT B
Preliminary Plat:

EXHIBIT C
Staff Report:



STAFF COMMENTS

Consideration and possible approval of a **Proclamation regarding the discharge of fireworks**

Discussion:

Ordinance 4-11-4 states: *Discharge of fireworks shall be subject to the conditions of a proclamation issued by the Mayor on or before April 1 each year based on fire conditions and the recommendation of the Fire Department and/or district.* The Ordinance has three different levels of conditions that designate where fireworks can be discharged. Staff spoke to Chief Kuhlman before he retired and his recommendation was Condition 3, which limits fireworks to four City Parks. The attached proclamation is based on that recommendation and what has been done every year since 2016 with the exception of 2020, when there was a ban on them.

Findings:

Recommendation:

Attachments:

1. Proclamation 2023 - Fireworks

Proclamation

In recognition of imminent fire danger in Hurricane City and its surrounds and

Whereas the Hurricane City Council has authorized the Mayor, in consultation with the Hurricane Valley Fire District, to make a declaration of fire danger and declare certain conditions within the City limits; and

Whereas the fire danger in Hurricane City is deemed to be High; and

Whereas fireworks are known to be one of the causes of wildfire;

Whereas the conditions are not expected to improve over the next months; and

Whereas brush and structural fires constitute a threat to life and property in the City of Hurricane; and

Whereas the celebrations of July 4th and July 24th are traditionally associated with the use of fireworks; and

Whereas it is in the best interests of the City, its residents, businesses, and visitors that the dangers and potential damage and/or injury associated with fires be minimized by the exercise of caution and advanced planning calculated to help reduce the threat of such potential dangers and harm.

Whereas fireworks may be discharged beginning on July 2 and ending on July 5 and beginning on July 22 and ending on July 25 between the hours of eleven o'clock (11:00) A.M. and eleven o'clock (11:00) P.M. except that on July 4 and July 24 the hours are eleven o'clock (11:00) A.M. to twelve o'clock (12:00) midnight. Beginning at eleven o'clock (11:00) A.M. on December 31 and ending at one o'clock (1:00) A.M. on the following day.

Therefore, I Nanette Billings, Mayor of Hurricane City, do **proclaim** Condition 3 as described below and contained in the Hurricane City Code within the City limits of Hurricane.

Condition 3:

1. Fireworks in July may be discharged only in the following locations:
 - a. Spilsbury Park ball fields.
 - b. American Legion ball field.
 - c. Three Falls Park.
 - d. Dixie Springs Park beginning in July of 2016. (Ord. 2015-06, 7-2-2015)

Futhermore, Hurricane City is permitted to discharge commercial fireworks on July 4th at Sand Hollow State Park.

Proclaimed this 4th day of May 2023

Nanette Billings, Mayor

Attest: _____
Cindy Beteag, Recorder



STAFF COMMENTS

Report on the **annual water rate and base rate** increase

Discussion:

In 2022, the Washington County Water Conservancy District approved an annual increase of \$0.10 per thousand gallons for the cost of wholesale water. Hurricane City Council adopted the same annual increase on June 16, 2022, as well as a 2 % increase to the general base rate and per-thousand-gallon rate for water to stabilize revenue. These annual increases will continue for five years unless the Council amends them. This item is only on the agenda to remind the Council of the increase and give them an opportunity to ask questions.

Findings:

Recommendation:

Attachments:

1. Resolution 2022-34 For Increase in Water Rates
2. Hurricane City Ltr.Notice

**A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, APPROVING
AN INCREASE IN BILLING RATES FOR WATER USAGE IN THE CITY OF
HURRICANE**

WHEREAS the Washington County Water Conservancy District has imposed an annual rate increase on the cost of wholesale water in the amount of \$0.10 per thousand gallons; and

WHEREAS the Hurricane City Water Board has recommended an increase in Hurricane City's billing rates for usage of water to pay for costs of water development and to stabilize revenue for the Hurricane City Water Department; and

WHEREAS the Hurricane City Council seeks to clarify the intent of Resolution No. 2021-12, approved on May 7, 2021, regarding annual increases in water billing rates; and

WHEREAS the Hurricane City Council finds that it is necessary and desirable for the preservation and protection of the health, safety, and welfare of the residents of Hurricane,

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah as follows:

1. At such time that the Washington County Water Conservancy District imposes its annual increase of \$0.10 per thousand gallons for the cost of wholesale water, the Hurricane City water rates shall also be increased by the following amounts:

a. an increase of \$0.10 per thousand gallons to pay for development by the City of Hurricane of existing and new sources of water;

b. unless otherwise amended by the Hurricane City Council, this annual increase in water rates shall continue each year for five years, after which it shall be reviewed by the Hurricane City Water Board and updated by the Hurricane City Council;

2. Unless otherwise amended by the Hurricane City Council, each year for five years, there shall be a 2% increase in Hurricane City's general base rate and per-thousand-gallon rate for water to stabilize revenue for the Hurricane City Water Department, after which it shall be reviewed by the Hurricane City Water Board and updated by the Hurricane City Council;

BE IT FURTHER RESOLVED that this Resolution shall take effect at the earliest date allowed by law.

PASSED AND APPROVED this 16th day of June, 2022.



Nanette Billings, Mayor



Attest:

Cindy Beteag
Cindy Beteag, Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 16th day of June, 2022. Whereupon a motion to adopt and approve said Resolution was made by Dave Sanders and seconded by Kevin Thomas. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Joseph Prete	<u>X</u>	—	—	—
Dave Sanders	<u>X</u>	—	—	—
David Hirschi	<u>X</u>	—	—	—
Kevin Thomas	<u>X</u>	—	—	—
Doug Heideman	<u>X</u>	—	—	—

Cindy Beteag
Cindy Beteag



April 24, 2023

Mayor Nanette Billings
City of Hurricane
147 North 870 West
Hurricane, UT 84737

Dear Mayor Billings,

The Washington County Water Conservancy District Board of Trustees intends to increase the fee for purchasing wholesale water from the current rate of \$1.54 per thousand gallons to the proposed rate of \$1.64 per thousand gallons (a \$0.10 increase per thousand gallons), effective July 1, 2023.

The Washington County Water Conservancy District Board of Trustees also intends to increase the fee for purchasing secondary water from the current rate of \$1.00 per thousand gallons to the proposed rate of \$1.10 per thousand gallons (a \$0.10 increase per thousand gallons), effective July 1, 2023.

Public Hearings will be held on **Wednesday, May 3, 2023, at 6:00 p.m.** at the Office of the Washington County Water Conservancy District, located at 533 E. Waterworks Drive, St. George, Utah, 84770 (which is at least 7 days after this notice is made). The purpose of the hearings is to receive comments regarding the proposed increase of fees and to explain the reasons for the proposed increase.

Questions may be directed to the Washington County Water Conservancy District Office at (435) 673-3617.

Respectfully,

A handwritten signature in blue ink, appearing to read "Zachary Renstrom".

Zachary Renstrom
General Manager



STAFF COMMENTS

Ordinance 2023-07: Discussion and consideration of a Land Use Code Amendment request on **Title 10 Chapter 3 Subsection 4 and Title 10 Chapter 39 Subsection 15 regarding model homes.**

Discussion:

This proposed code amendment alters provisions around model homes standards within Hurricane City. It makes the following main changes.

1. Changes model home to a model unit. This would allow for commercial and industrial buildings to be built under this code.
2. Requires a subdivision to be recorded prior to issuance of a building permit.
3. Requires the site to meet the fire code and be approved by the Fire District.
4. Requires the model home to be included on construction drawings for the development and approved by the JUC.
5. Requires that a model home submit a site plan to be approved by the zoning administrator.

Findings:

Recommendation:

Attachments:

1. Ordinance 2023-07 Model Home Ordinance
2. Sec._10_39_15.____Enforcement_and_permits Updated
3. Model Home JUC Redlines
4. Spanish Fork
5. taylorsvilleut-ut-1
6. toquervilleut-ut-1
7. washingtonut-ut-1
8. northsaltlakeut-ut-1
9. Email from SUBA
10. Hurricane Power comments

**AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH AMENDING
TITLE 10 CHAPTER 3 SUBSECTION 4 AND TITLE 10 CHAPTER 39 SUBSECTION 15
REGARDING MODEL HOMES.**

WHEREAS, the City Council of Hurricane, Utah desires to amend Title 10 Chapter 3 Subsection 4 and Title 10 Chapter 39 Subsection 15 regarding model homes; and

WHEREAS, the City Council deems this amendment necessary and desirable for the preservation of the general health, safety, and welfare of the residents of Hurricane; and

WHEREAS, the proposed amendment would increase the regulations on the construction of model homes; and

WHEREAS, the Planning Commission gave a positive recommendation.

BE IT HEREBY ORDAINED that Title 10 Chapter 3 Subsection 4 and Title 10 Chapter 39 Subsection 15 regarding model homes of the Hurricane City Code shall be, and is hereby, amended as follows:

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 met. 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 in a subdivision may be given a building permit under the following conditions:
 - 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.
 - d. The proposed model unit is within 250' of a functional fire hydrant.
 - e. A model unit must be identified on the subdivision construction drawings and approved by the Joint Utility Committee.
 - d . 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 unit 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 is consistent with the city sign regulations.
 - 3. There is adequate off-street parking.

4. All weather surface access is provided to the model unit and parking areas.
5. Fire protection is provided to the site and approval by the Hurricane Valley Fire District .
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)

BE IT FURTHER ORDAINED that this Ordinance shall, after adoption and approval, take effect immediately upon publication or posting as required by law.

PASSED AND APPROVED this ____ day of May 2023.

Hurricane City

Nanette Billings, Mayor

Attest:

Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 16th day of April 2023. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

Yea

Nay

Abstain

Absent

Joseph Prete	_____	_____	_____	_____
David Sanders	_____	_____	_____	_____
David Hirschi	_____	_____	_____	_____
Kevin Thomas	_____	_____	_____	_____
Doug Heideman	_____	_____	_____	_____

Cindy Beteag, Recorder

Sec. 10-3-4 Definition

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- 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 met. 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.

e. A model unit must be identified on the subdivision construction drawings and approved by the Joint Utility Committee.

de. 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 DistrictDistrie.

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)

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 met. 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)

- Need to worry about 2nd Access.

(Supp. 1, Update 9) - Concern about once we issue a building permit, we might not be able to issue a CO.

Created: 2022-12-20 10:47:11 [EST]

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

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:

<u>Lots Or Units</u>	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:

- Is consistent with the preliminary plat and its conditions.
- Is consistent with the zoning requirements of the zone.
- 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)

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)

Cindy Beteag

From: Stephen Nelson
Sent: Wednesday, May 03, 2023 3:30 PM
To: Cindy Beteag; David Sanders; David Hirschi; Doug Heideman; Joseph Prete; Kaden DeMille; Kevin Thomas; Nanette Billings
Subject: Fwd: Model Home

City Council,

Please see the attached comments below from Stacy, a representative of SUHBA.

Thanks,



Stephen Nelson, AICP
Hurricane City
Planning Director
(435) 635-2811

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From: Stacy Young <stacy@utahlanduse.com>
Sent: Monday, May 1, 2023 10:33:49 AM
To: Stephen Nelson <stephen@cityofhurricane.com>
Cc: Mari Krashowetz <mari@suhba.com>; Greg Sant <greg.perryhomesutah@gmail.com>
Subject: Model Home

Hi Stephen,

I thought the IZ discussion went well last week. I think you're on the right track there.

I left after that, because the model home ordinance was in a good place. However, my understanding is that it was changed by the planning commission after the public hearing was closed to give JUC more authority over approval.

This is a real concern, for two reasons. One, we know it is the JUC that wants to eliminate the model home option entirely so giving them an effective veto over approval is likely to increase the hassle factor, or worse. Second, the general posture of support from our membership through the public hearing step was predicated on different language than the ordinance that is now moving forward. Generally speaking, a substantial change, which we think this is, would trigger the need for a public hearing but my understanding is that there is no plan for that (my understanding is that this item will go straight to the Council this week).

The upshot is that we would ask you to give our membership a reasonable opportunity to consider the new language and register their feedback, either by rehearing the item at the next planning commission or moving it to a later City Council meeting. Please let me know what you think.

Thanks,
Stacy

--

C: (435) 313-3914

Cindy Beteag

From: Stephen Nelson
Sent: Wednesday, May 03, 2023 4:37 PM
To: Cindy Beteag; David Sanders; David Hirschi; Doug Heideman; Joseph Prete; Kaden DeMille; Kevin Thomas; Nanette Billings
Subject: FW: JUC agenda

City Council,

Please see the attached comments from the Power Department.

Stephen

From: Mike Ramirez <powermike@cityofhurricane.com>
Sent: Wednesday, May 3, 2023 1:35 PM
To: Stephen Nelson <stephen@cityofhurricane.com>
Subject: RE: JUC agenda

Stephen,

I am not sure if you are for or against this code or the code change. Power dept would rather not have this type of situation. In the past we have had multiple parade homes, these homes seem to fall under this model home unit before the subdivision signs off. I understand that it may not be a parade home but just an actual model home. Hurricane Power runs into problems where the home or unit is finished or nearly finished and the developer is asking for power to finish up or testing or whatever it might be...As the developers approach council members, mayor, or any other city employee sometimes not all of the information is given. We need the council to understand that power is one of the last items installed in subdivisions, electrical contractors will not usually install the equipment until sidewalk is installed or at the very least curb and gutter is installed to ensure the equipment is installed in the proper location and proper elevations. This makes it almost impossible to provide power before the preliminary acceptance stage anyway! We definitely do not need added pressure to finish the project or take shortcuts to make it work.

The other concern is when our warranty and maintenance starts. As we have places like the scenic point parade home ask for power early, the power dept now has to maintain the equipment, including locating for future excavation, on an area where we normally would not until it is approved. Sometimes this take additional months of work we shouldn't have to have. It is not known currently what happens to equipment that goes bad during this grey period. Who fixes it? Who pays for it? Seems to be completely out of our normal mode of operation. The parade homes in the past have been easy and have been hard. The Scenic point example was fairly easy, we energized 1 piece of wire and 1 transformer because it was close to current infrastructure. On the other hand the Ridge at Zion Vista could have been extremely bad, we energized an entire section of line to the far end of the subdivision without really knowing if the equipment was installed in the proper locations.. this is all worked out at the time of punchlist and before the preliminary acceptance.

Power Dept thinks we should not add to this type of problem

Thanks,
Michael Ramirez
Hurricane City Power

**A RESOLUTION ADOPTING THE FISCAL YEAR 2023-2024 PRELIMINARY BUDGET
OF FUNDS AND ACCOUNTS FOR HURRICANE CITY, UTAH AND SETTING A DATE
FOR A PUBLIC HEARING ON THE FINAL BUDGET**

WHEREAS, in accordance with the Uniform Fiscal Procedures Act for Cities, the City desires to adopt a preliminary budget setting forth revenues and expenditures for the fiscal year ending June 30, 2024; and

WHEREAS, in accordance with law a copy of the tentative budget has been provided to the members of the City Council;

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that:

Section 1. Approval of tentative budget: That the Fiscal Year 2023-2024 preliminary budget be hereby adopted, including all funds and accounts as shown in the attached summary.

Section 2. Effective Date. This resolution shall become effective immediately.

PASSED AND APPROVED THIS 4TH day of May, 2023.

Nanette Billings, Mayor

ATTEST:

Cindy Beteag, Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 4th day of May, 2023. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

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

Cindy Beteag, Recorder

Budget Summary

FUND NUMBER	FUND NAME	Proposed Budget 2023-24	Budget 2022-23	Difference
10	GENERAL	\$17,826,639	\$17,236,878	\$589,761
13	CARES ACT	\$0	\$1,343,949	-\$1,343,949
20	HIGHWAY SALES TAX	\$2,641,495	\$2,924,324	-\$282,829
CAPITAL PROJECTS				
41	RECREATION CENTER FUND	\$0	\$0	\$0
42	STREET IMPACT	\$1,400,000	\$4,250,000	-\$2,850,000
43	PARKS IMPACT	\$379,794	\$1,023,794	-\$644,000
44	PUBLIC SAFETY IMPACT	\$154,084	\$154,094	-\$10
45	CITY OFFICE ADDITION	\$150,000	\$150,000	\$0
46	BUILDING FUND	\$0	\$0	\$0
47	RAP TAX	\$460,000	\$460,000	\$0
48	HOUSING	\$12,000	\$12,000	\$0
49	EQUIPMENT REPLACEMENT	\$534,000	\$190,640	\$343,360
ENTERPRISE FUNDS				
50	PRESSURIZED IRRIGATION	\$823,722	\$723,785	\$99,937
51	WATER	\$4,868,473	\$4,809,812	\$58,661
53	ELECTRIC	\$26,058,562	\$31,830,771	-\$5,772,209
54	GOLF	\$2,334,459	\$2,564,674	-\$230,215
55	DRAINAGE	\$3,753,755	\$637,037	\$3,116,718
59	MUNICIPAL BUILDING AUTH.	\$322,245	\$322,245	\$0
TRUST AND AGENCY FUNDS				
75	DIXIE SPRINGS AGENCY FUND	\$40,000	\$220,000	-\$180,000
78	FLAG PERPETUAL CARE	\$3,000	\$4,500	-\$1,500
79	CEMETERY PERPETUAL CARE	\$0	\$0	\$0
RDA FUNDS				
81	RDA GOLF COURSE	\$6,656	\$6,656	\$0
82	RDA WAL-MART	\$505,310	\$254,642	\$250,668
TOTAL		\$62,274,194	\$69,119,801	(\$6,845,607)

RESOLUTION

**A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, APPROVING
AND ADOPTING AMENDMENTS TO THE 2022-2023 BUDGET**

WHEREAS, the City Council of Hurricane, Utah previously adopted a budget for the fiscal year 2022-2023; and

WHEREAS, said City Council, after public hearing, deems it necessary and desirable for the efficient operation of the financial affairs of Hurricane City that said budget be amended,

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that the 2022- 2023 Budget, shall be and is hereby amended as provided in Exhibit "A", a copy of which is attached hereto and incorporated herein.

PASSED AND APPROVED THIS 4TH day of May, 2023.

Nanette Billings, Mayor

ATTEST:

Cindy Beteag, Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 4th day of May, 2023. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

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

Cindy Beteag, Recorder

2022-2023 Budget Amendments

103329	Grant Match		\$	3,679.00	JAG grant reimbursement
105475	JAG Grant	\$	3,679.00		
105470	Capital Outlay		\$	10,900.00	Donation for additional speed trailer for the City
103942	Donation to Police	\$	10,900.00		
105448	Misc Supplies	\$	100.00		Supplies overage
105648	Animal Control Supplies		\$	100.00	
103225	Dog Licenses		\$	20.00	Refund extra late fee
105648	Animal Control Suppli	\$	20.00		
103690	Sundry Revenue		\$	355.00	Found money donated money going to Police Week
105450	Special Events	\$	355.00		
103324	Emergency Preparedness		\$	1,738.00	Transfer money receieved through EMPG grant to cover the cost of flood supplie
106748	Supplies	\$	1,738.00		
103324	Emergency Preparedness		\$	5,387.00	Transfer money received through EMPG grant to cover flood supplies
106748	Supplies	\$	5,387.00		
103326	Bulletproof Vest Grant		\$	8,207.01	Transfer money received through Bullet Proof Vest Grant to offset overage on ur
105464	Uniform Allowance	\$	8,207.01		
103942	Donation to Police		\$	3,030.00	Donations for Riko's medical expenses
105437	K-9 Expenses	\$	3,030.00		
103963	Fine Arts Show Sponsorships		\$	10,000.00	Sponsorship money that was donated and will be used to improve spring produc
107648	Spring Show Supplies	\$	10,000.00		
103720	Softball Registration Fees		\$	5,100.00	Tournament -Matt Hirschi
108748	Supplies	\$	5,100.00		
105448	Misc. Supplies	\$	75.00		Supplies overage
105548	Supplies		\$	75.00	
103320	State Grants		\$	45,000.00	Received a state grant for master plan
106872	Master Plan	\$	45,000.00		Paid for a master plan with state grant



STAFF COMMENTS

Closed Meeting held pursuant to Utah Code section 52-4-205 to discuss pending or reasonably imminent litigation and other purposes upon request.

Discussion:

Findings:

Recommendation:

Attachments:

None