HURRICANE CITY
UTAH

Mayor Nanette Billings

City Manager Kaden DeMille

Planning Commission

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

Hurricane Planning Commission Meeting Agenda

July 13, 2023
5:00 PM
Hurricane City Offices 147 N 870 W, Hurricane

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

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

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

1. Discussion on the subdivision ordinance
2. Discussion on fencing standards

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located at 1300 W 3000 S from RA-1, residential agriculture one unit per acre, to PF, public facility. This change will affect a portion of parcel number H-3394-B-1.
2. A Zone Change Amendment request located at 1147 W 400 S from RA-1, residential agricultural one unit per acre, to RA-0.5, residential agricultural one unit per half acre. Parcel number H-3-2-3-4443.

3. A Zone Change Amendment request located at approximately 1000 W 3100 S from RA-0.5, residential agriculture one unit per half acre, to M-1, light industrial. Parcel number H-3396-E.
4. A Zone Change Amendment request located at 560 N 1380 W from R1-10, residential one unit per 10,000 square feet, to NC, neighborhood commercial. Parcel number H-3-1-33-1142.
5. A General Plan Amendment to amend the 2022 Moderate-Income Housing Plan
6. A Land Use Code Amendment to Title 10 Chapter 3 and Chapter 43 regarding Park Model Developments.

OLD BUSINESS

1. ZC23-15: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 1300 W 3000 S from RA-1, residential agriculture one unit per acre, to PF, public facility. This change will affect a portion of parcel number H-3394-B-1. John Bramall Applicant. JJ Allred/Lance Hutchings Agent

NEW BUSINESS

1. ZC23-18: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 1147 W 400 S from RA-1, residential agricultural one unit per acre, to RA-0.5, residential agricultural one unit per half acre. Parcel number H-3-2-3-4443. Ellen and Matthew Bentley Applicant. Buy Sell Build STG Construction Agent.
2. ZC23-19: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 1000 W 3100 S from RA-0.5, residential agriculture one unit per half acre, to M-1, light industrial. Parcel number H-3396-E. Scott Stratton Applicant. Karl Rasmussen Agent.
3. ZC23-20: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 560 N 1380 W from R1-10, residential one unit per 10,000 square feet, to NC, neighborhood commercial. Parcel number H-3-1-33-1142. Roger and Leslie Coleman Applicant. April Gates and Marcia Pierce Rasmussen Agent.
4. A General Plan Amendment to amend the 2022 Moderate-Income Housing Plan
5. LUCA23-04: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 3 and Chapter 43 regarding Park Model Developments.
6. PSP23-17: Discussion and consideration of a possible approval of a preliminary site plan for Elim Valley Village, a 283 unit apartment complex located at future Sand Hollow Road East and Gateway Blvd. Wright Development-Logan Johnson Applicant.
7. PSP23-19: Discussion and consideration of a possible approval of a preliminary site plan for The Perch-cabins, a short-term rental complex located at 240 N State St. R-Treehouse Applicant. James Derby Agent.
8. PP23-17: Discussion and consideration of a recommendation to the City Council on a preliminary plat for The Adventus Phase 1, a mixed use development consisting

of Hotel condominiums, commercial, and restaurant space located at the corner of Abbey Road and Sand Hollow Road. Brent Moser Applicant. Karl Rasmussen Agent

9. FSP23-18: Discussion and consideration of a recommendation to the City Council on a final site plan for Coral Junction RV Resort, an RV park with 120 spots located at 201 N Foothills Canyon Dr. Derek Rowley Applicant. Deloss Hammon Agent.
10. APA23-02: Discussion and consideration of a recommendation to the City Council on an Agricultural Protection Area for Donald Stratton located at 900 S 1100 W. Donald Stratton Applicant.
11. APA23-03: Discussion and consideration of a recommendation to the City Council on an Agricultural Protection Overlay for Bruce and Linda Zimmerman located at 890 S 1100 W. Bruce and Linda Zimmerman Applicant.
12. Update on the Downtown Master Plan

Approval of Minutes:

1. June 22, 2023

Adjournment

PLANNING & ZONING
HURRICANE CITY
UTAH

Fred Resch III, Assistant City Planner-Code Enforcement
Brienna Spencer, Planning Technician

Planning Commission July 13th, 2023 Work Meeting

Utah State Senate Bill 174 sets new state standards for how cities must review and approve subdivisions for single-family dwellings, two-family dwellings, and townhomes. The state legislature has given cities until February 1, 2024 to implement these new standards that are an attempt to simplify the subdivision process.

The key highlights of this bill are that the subdivision process for single-family dwellings, two-family dwellings, and townhomes are

- We can only require that the process now has two steps: preliminary plat and final plat (our current process has three steps)
- We cannot require pre-application meetings (our current ordinance requires this but it's not enforced)
- We can only review subdivision plans for 20 business days and there can only be four review cycles

Questions for Planning Commission to consider:

- Do we want to have the same subdivision process for other types of subdivisions (commercial, industrial, condominiums) that we have for single-family dwellings, two-family dwellings, and townhomes?
- What constitutes a "complete preliminary plat application"?
    - And to what extent should that be detailed in the code
- What constitutes a "complete final plat application"?
- At what point should a preliminary plat approval expire?
    - Under the new code it should not be difficult to obtain final plat approval within a year
- What constitutes approval of a final plat?
- What other changes to this ordinance could we make to make the subdivision process work better for the City as a whole?

Staff Recommendation:

Give staff direction on how to move forward with amending the subdivision to make the ordinance work better for the City

CHAPTER 39. SUBDIVISIONS

Sec. 10-39-1. General provisions.

A. The underlying purpose and intent of this chapter is to promote the health, safety, convenience, and general welfare of the inhabitants of the City in the division or subdivision of land and related matters affected by each subdivision.

B. Any proposed subdivision and its ultimate use shall be in the best interest of the public welfare and shall be in harmony with good neighborhood development of the area concerned, and the subdivider shall present evidence to this effect when requested to do so by the Planning Commission.

C. In cases where unusual topographical or other exceptional conditions exist such as sensitive lands, collapsible soils or other conditions necessitating any exceptions from or additional requirements to this chapter, said exceptions or requirements may be set by City Council after recommendation by the Planning Commission and/or the City Engineer.

(Ord. 2008-32, 12-18-2008)

Sec. 10-39-2. Scope.

A. No person shall subdivide any tract of land which is wholly or in part within the City boundaries except in compliance with this chapter.

B. No person shall sell or exchange, or offer to sell or exchange, any parcel of land which is a part of a subdivision of a larger tract of land, or offer for recording in the office of the county recorder any deed conveying such a parcel of land, or any interest therein, unless such subdivision has been created pursuant to and in accordance with the provisions of this chapter.

C. All lots, plots, or tracts of land located within a subdivision shall be subject to this chapter regardless of whether or not the tract is owned by the subdivider or a subsequent purchaser, transferor, or holder of the land.

(Ord. 2008-32, 12-18-2008)

Sec. 10-39-3. Definitions.

The following words and phrases used in this chapter, in addition to those listed in chapter 3 of this title, shall have the respective meanings hereafter set forth, unless a different meaning clearly appears from the context:

Adjacent landowners means any property owner of record, according to the records of the county recorder, whose property adjoins or abuts property proposed for subdivision, or any portion thereof.

Affected entity means as stated in statute, a county, municipality, independent special district, local district, school district, interlocal cooperation entity, specified public utility, or the state department of transportation, if:

A. The entity's services or facilities are likely to require expansion or significant modification because of an intended use of land;

B. The entity has filed with the municipality a copy of the entity's general or long range plan; or

C. The entity's boundaries or facilities are within one mile of land which is the subject of a general plan amendment or land use ordinance change.

Block means the land surrounded by streets and other rights-of-way other than an alley, or land which is designated as a block on any recorded subdivision plat.

Bona fide division or partition of land for agricultural purposes means the division of a parcel of land into two or more lots none of which is less than five acres in an area, and where no dedication of any street is required to serve any such lots or parcels of land so created.

City means Hurricane City, Utah.

City Council means the City Council of Hurricane City, Utah.

City Engineer means the City Engineer of Hurricane City, Utah, or a consulting engineering firm designated as the City Engineer by the City Council.

City Planner means the professional planner of the City, or person designated as such by the City Council.

Communications easement means an exterior easement for placement of facilities intended to be used in connection with the delivery of multichannel video programming services, cable services, information services, or telecommunications or telecommunications services.

Communications infrastructure means facilities planned to be used in connection with the delivery of multichannel video programming services, cable services, information services, telecommunications or telecommunications services, which term shall include, but not be limited to, conduit.

Construction drawings see definition subdivision improvement plans

County means Washington County, Utah.

Culinary Water Authority means the department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property.

Dedication means land set aside by an owner for any general and public uses.

Easement means that portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner or owners of said property or properties. The easement may be for use under, on, or above said lot or lots.

Final plat means the final drawing of the subdivision and dedication prepared for filing of record with the county recorder and in compliance with all the requirements set forth in this chapter and adopted pursuant thereto.

General plan means a plan, labeled "General Plan of Hurricane City," including maps or reports or both, which has been approved by the City Council as required by law, or such plan as it may be amended from time to time.

Joint Utility Committee means the representatives of the City, Ash Creek special service district, and franchisee utility companies authorized to review and sign construction drawings.

Lot means a separately delineated parcel of real property having a number and designation shown on a recorded subdivision plat, or a contiguous quantity of real property defined in a deed by metes and bounds which has a separate property identification number according to the records of the county recorder and is not shown on a recorded subdivision plat.

Lot right-of-way means a strip of land of not less than 26 feet wide connecting a lot to a street for use as private access to that lot.

Official zoning map means a zoning map adopted by the City Council pursuant to the provisions of Utah Code Annotated section 10-9a-501, as amended.

Open space means designated land within the subdivision which shall always remain undeveloped, which shall be included in improved parks and recreational areas, or which shall remain all natural.

Person means any individual, corporation, partnership, limited liability company, or partnership, firm, or association of individuals, however styled or designated.

Planning Commission means the Hurricane City Planning Commission. The Planning Commission shall be the "administrative land use authority" as defined in Utah State Code 10-9a-604.1(1)(b) as amended.

Plat means a map or depiction of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, and streets, or other divisions and dedications.

Review Cycle means the occurrence of:

(i) the applicant's submittal of a complete subdivision land use application;

(ii) the municipality's review of that subdivision land use application;

(iii) the municipality's response to that subdivision land use application, in accordance with this section; and

(iv) the applicant's reply to the municipality's response that addresses each of the municipality's required modifications or requests for additional information.

Sanitary Sewer Authority means the Ash Creek special service district, a public entity with responsibility to review and approve the feasibility of sanitary sewer services or on site wastewater systems within the City.

Security means an escrow agreement, irrevocable letter of credit, or other security instrument given by the subdivider to ensure the proper installation of public improvements.

Street means a thoroughfare which has been dedicated or abandoned to the public and accepted by proper public authority, or a thoroughfare not less than 26 feet wide which has been made public by right of use and which affords the principal access to the abutting property.

Street, arterial means a street, existing or proposed, which serves or is intended to serve as a major trafficway, and is designated on the general plan as a controlled access highway, major street, parkway or other equivalent term to identify those streets comprising the basic structure of the street plan.

Street, collector means a street, existing or proposed, which is the main means of access to an arterial street system.

Street, cul-de-sac means a street which originates from a designated City street with no other outlet and forcing a radius turn area, not to exceed 660 feet in length without the written approval of the City Council, the Planning Commission and the Fire Chief.

Street, private means a right-of-way or easement in private ownership not dedicated or maintained as a public street.

Street, residential means a street, existing or proposed, which is supplementary to a collector street and which serves or is intended to serve local needs of a neighborhood.

Subdivider means any individual, firm, association, syndicate, copartnership, corporation, trust or other legal entity commencing proceedings under this chapter to effect a subdivision for himself or for another.

Subdivision:

A. Includes:

1. The division or development of land whether by deed, metes and bounds description, devise and testacy, map, plat or other recorded instrument; and

2. Except as provided herein, divisions of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural and industrial purposes.

B. Does not include:

1. A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance;

2. A recorded agreement between owners of adjoining unsubdivided properties adjusting their mutual boundary if no new lot is created and the adjustment does not violate applicable land use ordinances; or

3. A recorded document executed by the owner of record, revising the legal description of more than one contiguous unsubdivided parcel of property into one legal description encompassing all such parcels of property, or joining a subdivided parcel of property to another parcel of property that has not been subdivided, if the joinder does not violate applicable land use ordinances.

Subdivision improvement plans means the civil engineering plans associated with required infrastructure and municipally controlled utilities required for a subdivision.

The joining of a subdivided parcel of property to another parcel of property that has not been subdivided does not constitute a "subdivision" as to the unsubdivided parcel of property or subject the unsubdivided parcel to the provisions of this chapter.

(Ord. 2008-32, 12-18-2008)

Sec. 10-39-4. Necessity of plat; exemption from plat requirements.

All subdivisions shall be required to prepare and receive approval of a preliminary and final plat in accordance with the provisions of this chapter, except as follows:

A. A subdivision creating no more than one new lot may be approved by City staff without the necessity of preparing and filing a preliminary plat or final plat if:

1. Notice is provided by City as required by this chapter.

2. The proposed subdivision:

a. Is not traversed by the mapped lines of a proposed street as shown in the general plan and does not require the dedication of any land for street or other public purposes.

b. Does not impact an existing easement or right-of-way or, if it does have an impact, evidence is shown that the impact will not impair the use of any such easement or right-of-way.

c. Has been approved by the Culinary Water Authority and Sanitary Sewer Authority.

d. Is located in a zoned area, and conforms to all applicable land use ordinances or has properly received a variance from the requirements of an otherwise conflicting and applicable land use ordinance.

B. A lot or a parcel resulting from a division of agricultural land is exempt from the plat requirements of this chapter if the lot or parcel:

1. Meets the minimum size requirement of applicable zoning; and

2. Is not used and will not be used for any nonagricultural purpose.

C. The creation of a lot under subsection A of this section shall not be approved until a plan for providing utilities and other required improvements to the proposed lot has been reviewed and signed by members of the Joint Utility Committee. No building permit will be issued for said lot until the approved improvements are constructed and accepted.

D. The boundaries of each lot or parcel exempted under subsection A or B of this section shall be described by deed and upon approval of City staff, shall be recorded with the county recorder.

(Ord. 2008-32, 12-18-2008)

Sec. 10-39-5. Notice requirements.

A. Notice of proposal to vacate some or all of a public street, right-of-way, or easement. The legislative body shall hold a public hearing and give notice of the date, place, and time of the hearing at least ten days before the public hearing by:

1. Mailing notice to the record owner of each parcel that is accessed by the public street, right-of-way, or easement;

2. Mailing notice to each affected entity;

3. Posting notice on or near the street, right-of-way, or easement in a manner that is calculated to alert the public;

4. Published on the City's official website until the public hearing concludes; and

5. Publishing notice on the state public notice website.

B. Notice for an amendment to a subdivision. For an amendment to a subdivision, the City shall provide notice of the date, time, and place of at least one public meeting.

1. At least ten calendar days before the public meeting, the notice shall be:

a. Mailed to the record owner of each parcel directly adjacent of the proposed amendment; or

b. Posted on the property.

(1) The applicant must post a sign at least ten days before the public meeting in a visible location, that is sufficient in size, durable, and legible by passers-by.

(Ord. 2011-11, 12-15-2011; Ord. No. 2023-01 , 1-5-2023)

Sec. 10-39-6. Preliminary plat process.

All applications for preliminary plat approval shall be subject to the following:

A. City and/or applicant shall determine whether proposed subdivision is consistent with current zoning of the property.

B. If proposed subdivision is consistent with zoning designation, the applicant may request a meeting ~~shall meet~~ with planning staff to discuss the proposed project.

1. Within 15 business days of a request staff shall schedule a pre-application meeting. At the pre-application meeting, the municipal staff shall provide or have available on the municipal website the following:

(i) copies of applicable land use regulations;

(ii) a complete list of standards required for the project;

(iii) preliminary and final application checklists; and

(iv) feedback on the concept plan.

C. Applicant shall obtain a preliminary plat application form and complete the application, subdivision improvement plans, application checklist, and have a plat prepared by a licensed engineer or surveyor meeting all the requirements for a preliminary plat.

D. Applicant shall submit completed application, preliminary plat, subdivider's agreement pursuant to section 10-39-12 of this chapter, and required fee to planning department on or before deadline for submissions established by the City.

E. Staff shall review application and plat for completeness and obtain initial comments from Joint Utility Committee on the subdivision improvement plans.

F. Zoning Administrator shall place the item on an agenda for consideration at a public meeting before the Planning Commission.

G. Applicant or applicant's authorized representative shall appear at the scheduled meeting before the Planning Commission to discuss the preliminary plat, answer questions~~, and receive recommendation from Planning Commission~~.

H. Planning Commission may approve the preliminary plat, deny the preliminary plat, or approve with conditions.~~recommend to the City Council approval, disapproval, or approval with conditions.~~

I. If a preliminary plat application complies with all applicable City ordinances and requirements of this section, the Planning Commission shall approve the preliminary plat application.~~Upon receiving a recommendation from the Planning Commission, the preliminary plat application will be placed on a City Council agenda. Applicant or applicant's authorized representative must appear at the City Council meeting when application is on the agenda. In the event the applicant fails to appear at the City Council meeting, or if applicant fails to obtain approval from the City Council within six months said preliminary plat shall be considered void.~~

~~J. City Council may approve the plat, approve with conditions, recommend changes, send back to the Planning Commission, or deny the plat, subject to the following:~~

~~1. The City Council shall withhold approval of a preliminary or final plat if the plat contains a communications easement that may have the effect of prohibiting the ability of any person to provide multichannel video programming services, cable services, information services, telecommunications or telecommunications services within the subdivision. An easement including a communications easement that limits the ability of any landowner to access a local utility or franchised cable or telecommunications service provider without payment of a fee to cross the easement violates this section.~~

~~2. The City Council shall withhold approval of a preliminary or final plat if the property to be dedicated for streets, roads, rights-of-way or other parcels intended for the use and benefit of the general public is not provided free and clear of any easements, unless the City Council finds that:~~

~~a. The subdivider did not create the easement, and could not reasonably be expected to obtain a release of the easement; and~~

~~b. Acceptance of the easement will not adversely affect the public.~~

~~K~~J. Approval of the preliminary plat by the Planning Commission~~City Council~~ shall authorize the subdivider to proceed with the preparation and review of ~~construction drawings and~~ the final plat.

~~L~~K. After preliminary plat approval from the Planning Commission~~City Council~~, a complete application for final plat approval must be submitted within one year of the preliminary plat approval date. The Planning Commission may authorize a onetime extension not to exceed one year, provided that a written request for extension is received by the City before the one year time period has expired.

(Ord. 2011-11, 12-15-2011)

Sec. 10-39-7. Preliminary plat requirements.

The preliminary plat shall include or be accompanied by the following:

A. *Description.* In a title block located in the lower right hand corner of the sheet the following is required:

1. The proposed name of the subdivision.
2. The location of the subdivision, including the address and the section, township and range.
3. The names and addresses of the owner or subdivider if other than the owner.
4. Date of preparation and north point.
5. Scale shall be of sufficient size to adequately describe in legible form all required elements.

B. *Existing conditions.* The preliminary plat shall show:

1. The location of the nearest monument.
2. The boundary of the proposed subdivision and the acreage included.
3. All property contiguous to the property to be subdivided and 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.) And all property contiguous to the proposed subdivision.
4. The location, width and names/numbers of all existing streets within 200 feet of the subdivision and of all prior streets or other public ways, easements, utility rights-of-way, parks and other public open spaces, within and adjacent to the tract.
5. 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 100 feet beyond the tract boundaries.
6. Existing ditches, canals, natural drainage channels and open waterways and proposed realignments.
7. Contours at vertical intervals not greater than five feet.
8. 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 ground water, and windblown sand) and recommendations for their mitigation.

C. *Proposed plan.* The subdivision plans shall show:

1. The layout of streets, showing location, widths and other dimensions of proposed streets, crosswalks, alleys and easements.

2. The layout, numbers and typical dimensions of lots. Designation of buildable area is required for each lot.

3. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.

4. Easements for water, sewers, drainage, utilities, lines and other purposes.

5. ~~Typical s~~Street cross sections and street grades ~~where required by the Planning Commission.~~

6. A ~~tentative~~ plan or method by which the subdivider proposes to handle the stormwater drainage for the subdivision.

7. Approximate radius of all centerline curves on highways or streets.

8. 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.)~~

9. All remnants of lots below minimum size left over after subdividing of a larger tract shall be added to adjacent lots or common areas, rather than allowed to remain as unusable parcels.

10. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

11. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.

12. If the subdivision is to be built in phases, the plat shall show possible phasing lines.

13. A ~~tentative~~ plan or method for providing nondiscriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

14. Complete subdivision improvement plans to be reviewed by the Joint Utility Committee.

~~D. *Required copies of plans.*~~

~~1. Two copies of all full scale drawings.~~

~~2. One copy of each drawing on 11-inch by 17-inch sheets or eight and one-half by 11 if the project is small and the plans are legible at that size.~~

(Ord. 2008-32, 12-18-2008)

Sec. 10-39-8. Subdivision Improvement Plans~~Construction drawings~~.

As part of a complete preliminary plat application, ~~After preliminary plat approval by City Council,~~ the applicant shall have subdivision improvement plans~~construction drawings~~ prepared by a licensed engineer for all on site and required off site improvements in accordance with the following:

A. Final plan and profile must be prepared in accordance with:

1. Current Hurricane City standards and specifications;

2. Hurricane City drainage manual;

3. Ash Creek special service district construction standards;

4. Hurricane City power standards and specifications;

5. Applicable fire code; and

Commented [1]: This is addressed elsewhere in the code

6. Dixie Escalante power standards and specifications if applicable.

B. Specific geotechnical recommendations for the design and construction of the proposed subdivision shall include the following if applicable:

1. A general assessment of the requirements needed to develop on the site.

2. Site preparation and grading and the suitability of on site soils for use as structural fill.

3. Stable cut and fill slopes including recommendations concerning the effects of material removal and the introduction of water.

4. Recommendations for foundation type and design criteria, including, but not limited to, bearing capacity of natural or compacted soils, provisions to mitigate the effects of expansive, compressible, or collapsible soils, differential settlement and varying soil strength, and the effects of adjacent loads.

5. Anticipated total and differential settlement.

6. Special design and construction considerations, as necessary, such as the excavation and replacement of unsuitable materials, excavation difficulties, stabilization, or special foundation provisions for problem soil conditions.

7. Design criteria for restrained and unrestrained retaining or rockery wall.

8. Moisture protection and surface drainage.

~~C. Eleven sets of complete drawings must be submitted to the Public Works Director. Construction drawings must contain a signature block for all required utility, City, and Ash Creek special service district representatives. Drawings shall be a minimum of 22 inches by 34 inches (full size).~~

~~D. Applicant shall request placement on a Joint Utility Committee agenda for initial review of the plans.~~

~~E. Applicant or applicant's authorized representative shall attend the Joint Utility Committee meeting when the item is on the agenda. Utility, franchisee, City, and Ash Creek representatives will take copies of plans to redline.~~

~~F. All street grades over five percent shall be noted on the preliminary plat.~~

~~G. When redlines are completed, Public Works Director shall prepare a summary of the needed changes and return redlined plans to applicant.~~

~~H. Applicant shall then submit three copies of the corrected construction drawings, addressing all redlined items, to the City Engineer for review and possible signature. After City Engineer signs, applicant must obtain all required signatures and return signed plans to Public Works Director for final signature.~~

I. Construction drawings are valid for 24 months after final signature. Construction drawings signed more than 24 months prior to construction of improvements shall be considered expired. For a project where construction has started and all improvements shown on the plan will be constructed, the Public Works Director may permit construction to continue. Construction drawings showing multiple phases of a project are valid only for those improvements constructed within the first 24 months of approval. New approvals must be obtained and any new standards shall apply for future phases or delayed projects.

(Ord. 2008-32, 12-18-2008; Ord. 2014-13, 11-20-2014)

Sec. 10-39-9. Final plat approval process.

Application process:

A. Once the preliminary plat is approved~~construction drawings are approved~~, applicant shall submit a complete~~submit completed~~ final plat application, application checklist, subdivision improvement plans~~paper copy of final plat in full size~~, an electronic copy of the final plat, required fee, and any other required documents to the Planning~~to Planning~~ Department.

B. The Planning Department will make a determination of completeness at which point the initial review process shall begin.

1. No later than 20 business days after the day on which the applicant submits a complete final plat application the Joint Utility Committee shall have completed a review of the plat and subdivision improvement plans. In reviewing the plat and subdivision improvement plans, the City Engineer or any member of the Joint Utility Committee may require:
    a. additional information relating to an applicant's plans to ensure compliance with municipal ordinances and approved standards and specifications for construction of public improvements; and
    b. modifications to plans that do not meet current ordinances, applicable standards or specifications, or do not contain complete information.
    c. Requests under sections (a) and (b) shall be specific and include citations to ordinances, standards, or specifications that require the modifications to plans, and shall be indexed by the Public Works Director and provided to the applicant.
    d. Unless a change or correction is necessitated by the applicant's adjustment to a plan set or an update to a phasing plan that adjusts the infrastructure needed for the specific development, a change or correction not addressed or referenced in the first plan review is waived, unless the change is necessary to protect public health and safety or to enforce a state or federal law.
2. No later than 20 business days after the applicant has received comments from the Joint Utility Committee the applicant shall provide:
    a. Revised subdivision improvement plans
    b. A written explanation in response to all Joint Utility Committee comments, identifying and explaining the applicant's revisions and reasons for declining to make revisions, if any.
        i. The applicant's written explanation shall be comprehensive and specific, including citations to applicable standards and ordinances and an index of requested revisions or additions for each required corrections
    c. If an applicant fails to address a review comment in the revised plans or written explanation the review cycle is not complete and the subsequent review cycle may not begin until all comments are addressed.
3. The process laid out in subsections (1) and (2) of this section shall consist one review cycle. No more than four review cycles may be required.
4. Any dispute not resolved after the fourth and final review cycle may be resolved, if the applicant requests within 10 business days of the end of the final review cycle, through one of the following processes:
    a. For a dispute arising from the subdivision improvement plans, specifically regarding design standards and specifications, assemble an appeal panel in accordance with Utah State Code 10-9a-508(5)(d) to review and approve or deny the final revised set of plans; or
    b. For a dispute arising from an interpretation of this Title or other city ordinance, the appeals board shall make a determination as laid out in 10-7-19 of this code.
5. If an applicant makes a material change to a planset at any point after the first review cycle the City Engineer has the discretion to restart the review process of the final plat application, but only with respect to the portion of the plan that the material change affects

Commented [2]: This is taken from state code but I'm not sure what that means in practice. Is the applicant requested revisions to city standards? are they requesting more information from us?

6. Once all outstanding comments from the Joint Utility Committee have been addressed the applicant shall submit three copies of the corrected construction drawings, addressing all redlined items, to the City Engineer for review and possible signature. After City Engineer signs, applicant must obtain all required signatures and return signed plans to Public Works Director for final signature on the subdivision improvement plans and the final plat

~~. The City Engineer shall review the electronic copy of plat and notify the applicant or applicant's authorized representative of any required changes. Applicant shall make required changes and resubmit electronic and paper copies of final plat, one full size and one 11-inch by 17-inch for second review.~~

~~C. If plat is approved by City Engineer, he shall sign the plat and return to the Planning Department. If plat is not approved after second submittal, an additional fee must be paid before any subsequent reviews.~~

~~D. Upon signature of approved final plat, the final plat application shall be reviewed by the final plat approval staff.~~

E. Once the final plat approval staff has granted approval of a final plat and a bond or other financial security is in place in accordance with section 10-39-13 of this chapter, the subdivider may schedule a preconstruction meeting with the City Public Works Department. Upon receipt of written notice to proceed from City, construction of the subdivision may proceed. No construction shall be permitted prior to receipt of written notice to proceed.

(Ord. 2017-16, 11-16-2017)

Sec. 10-39-10. Final plat requirements.

A. *Required information.* The final plat shall show:

1. 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.

2. 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.

3. 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.

4. Every existing right-of-way and easement grant of record for communications infrastructure, for underground facilities as defined in Utah Code Annotated section 54-8a-2 and for other utility facilities. Where the same is granted to a specific entity, that entity must be clearly identified.

5. 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.

6. All street centerline data must be shown, together with its relationship to the property lines, corners, etc.

7. 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.

8. The dedication to the public of all streets and highways included in the proposed subdivision (except approved private streets).

9. Street monuments to be installed by the subdivider in accordance with the requirements of the City standards. Locations of said monuments shall be approved by the City Engineer and indicated on the subdivider's plat by the appropriate symbols.

10. 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.

11. 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.

12. The parent parcel number, as shown on the records of the county recorder in St. George, Utah.

B. *Required forms and certificates.* In addition the final plat shall contain the standard forms for the following:

1. A registered professional land surveyor's signed certificate of survey, together with a statement that:

a. The surveyor holds a license in accordance with Utah Code Annotated title 58, chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act;

b. The surveyor has completed a survey of the property described on the plat in accordance with Utah Code Annotated section 17-23-17 and has verified all measurements; and

c. Has placed monuments as represented on the plat.

2. 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.

3. Mortgagee or other lienholder's consent to record, if applicable.

4. A notary public's acknowledgment of the signature of the mortgagee or each owner signing the plat.

5. Certificate of approval of Ash Creek special service district.

6. A note stating as follows: Hurricane City operates a municipal culinary water system with limited water supply. Approval of a plat by Hurricane City does not guarantee that sufficient water will be available to serve lots depicted on any plat. Any land use applicant may be required by Hurricane City to provide a guarantee of water availability. If there is any approval without a water guarantee, the applicant assumes the entire risk of water availability for a platted lot.

7. Certificate of approval and acceptance by the City as evidenced by the signature of the Mayor.

8. Certificate of approval of the City Engineer.

9. Certificate of approval as to form executed by the City Attorney.

10. A one and one-half inch by five inch space in the lower right hand corner of the drawing for the use of the county recorder.

11. Certificate of approval of the county treasurer.

C. *Other information required.* The following information or documentation shall be submitted with the final plat or prior to recordation:

1. A statement that all taxes or special assessments payable on all property within the limits of the subdivision are paid in full, or a letter stating that a satisfactory bond has been filed to secure such payment.

2. An original copy for staff review 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.

3. An up to date title or subdivision report for the property being subdivided.

4. Mylar of approved final plat submitted and reviewed for substantial conformance with paper final plat.

5. Applicant shall be responsible to provide any additional information requested by the county recorder, including electronic versions of mylars.

D. *Requirements for recordation.*

1. Final plat approval.

2. Bond or other financial security in place.

3. Final title or subdivision report dated within the past 30 days prepared and submitted to the City Attorney.

~~4. Proof of satisfaction of payment of any water impact fee due Washington County Water Conservancy District, if applicable.~~

~~5~~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. The City Attorney shall be the last signer of the mylar just prior to recordation.

~~6~~5. Preliminary acceptance by City of all public and private improvements as shown on approved construction drawings.

7. If submitted mylar shows substantial change from the approved paper final plat, applicant shall submit an application for an amended plat and get approval of the amended plat before recordation will be permitted to occur.

E. *Recordation of plat. Applicant shall be responsible to coordinate with the City Attorney for the recording of the final plat and for the payment of any recording fees.* Any final subdivision plat mylar receiving final signature from the City Engineer ~~approval~~ shall be recorded at the office of the county recorder within one year of the date of said final approval. ~~Applicant shall be responsible to coordinate with the City Attorney for the recording of the final plat and for the payment of any recording fees. Upon receipt of an extension request within 12 months from the date of original final plat approval, final plat approval staff shall grant a one-year extension of time to record, with the extension period ending two years from the date of original final plat approval. Any other or further extensions shall require the consent of the City Council.~~ Failure to record the plat~~obtain an extension~~ within one ~~two~~ yearyears of the original final signature from the City Engineer ~~plat approval~~ date shall result in revocation of the final plat. When a final plat is revoked, a new preliminary plat must be approved before applying for new final plat approval.

(Ord. 2015-3, 2-19-2015; Ord. 2017-16, 11-16-2017; Ord. 2020-02, 2-6-2020; Ord. No. 2022-37 , 6-16-2022)

Sec. 10-39-11. Subdivision streets and fencing.

A. *Relation to adjoining street systems.*

1. 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.

Commented [3]: Do we want title reports before recordation?

2. Standard residential streets shall approach the arterial or collector streets at an angle of not less than 80 degrees.

3. Except as otherwise provided elsewhere in this Code, all subdivision streets and roadways shall be constructed and installed in accordance with the City roadway construction standards.

B. *Fencing.*

1. *Where required.* A solid masonry, chainlink or other nonclimbable fence not less than six feet in height shall be installed on both sides of existing supply irrigation ditches or canals, or bordering open reservoirs or nonaccess streets, and which are located within or adjacent to the subdivision, except where the Planning Commission determines that park areas including streams or bodies of water shall remain unfenced.

2. *Prevent nuisance or hazard.* The Planning Commission may also require the construction or installation of a fence in any subdivision where the Planning Commission determines that the absence of a fence may create a nuisance or hazard to the welfare of the residents of the subdivision or the adjoining property.

3. *Agricultural fencing.* Unless otherwise waived by affected agricultural property owners, fencing abutting agricultural property shall be required of subdivider. Fence shall be at a minimum, six feet high with posts spaced at eight feet apart. (The agricultural property owner shall have the option of paying the additional cost to create spacing of the post at six feet.) Fencing and post material and design shall be approved with the construction drawings. If there was no existing fence, or the existing fence does not protect the new fence, then the subdivider will be required to install and maintain an electrical fence parallel to the new fence.

(Ord. 2008-32, 12-18-2008; Ord. 2020-17, 9-17-2020)

Sec. 10-39-12. Subdivider's agreement.

All applications for a subdivision shall be accompanied by an executed copy of the following agreement, as amended from time to time by the City Council. Said agreement shall be substantially in the following form:

SUBDIVIDER'S AGREEMENT WITH HURRICANE CITY

This agreement is entered into this ___ day of _____, _____, between of _____, County of _____, State of _____, hereinafter referred to as "Subdivider," and Hurricane City, a municipal corporation of the State of Utah, located in Washington County, hereinafter referred to as the "City." Subdivider, on behalf of it/himself, its/his heirs, successors and assigns, hereby acknowledges, covenants and agrees that: (1) it/he has received and read a copy of the Hurricane City Subdivision Chapter of the Land Use Code and shall in all respects comply with the provisions contained therein, (2) all on-site and off-site improvements required to be constructed in connection with said subdivision shall be constructed and installed in accordance with the approved construction plans and drawings, and (3) in the event that legal action is required to be taken by Hurricane to enforce the terms of this agreement, Subdivider agrees that it/he shall be liable to pay all such legal costs and expenses incurred by Hurricane, including court costs and a reasonable attorneys fee.

DATED this ___ day of _____, _____.

Subdivider Subdivider ___

Title

STATE OF UTAH)

: ss.

COUNTY OF WASHINGTON)

On the ___ day of _____, _____, personally appeared before me _____, the signer(s) of the above instrument, who duly acknowledged to me that he/she executed the same on behalf of the Subdivider.

(SEAL)

NOTARY PUBLIC

Accepted by:

Hurricane City Zoning Administrator or Planning Director

All signatures to this agreement, other than for sole proprietorships, shall be accompanied by documentation acceptable to the City attesting to the fact that the signer hereof is authorized by the subdivider to enter into this agreement (e.g. a copy of a corporate resolution, copy of a partnership agreement, etc.).

(Ord. 2008-32, 12-18-2008)

Sec. 10-39-13. Guarantee of completion of improvements; form of surety; release of funds.

Subdivider shall guarantee improvements in accordance with the following:

A. *Completion of improvements before recordation.* If subdivider desires to construct improvements as shown on approved construction drawings prior to recordation:

1. Recordation of the plat shall not occur until the improvements required in connection with the subdivision have been completed and conditionally accepted.

2. Subdivider shall provide guarantee of conditionally accepted improvements in a form acceptable to the City as shown in subsection C of this section in the following amount:

a. Ten percent of the total cost of all the required improvements shall be retained by the City during the 12-month (24-month if applicable) warranty period.

B. *Recordation before completion of improvements.* If the subdivider desires to have a plat recorded prior to construction of improvements subdivider shall guarantee completion, within two years from the date of final plat approval by the City Council, of installation and construction of the required improvements in compliance with all City standards.

C. *Form of surety.* In order to guarantee completion of improvements, subdivider shall provide one of the following types of sureties or guarantees:

1. *Escrow.* The subdivider shall deposit with any insurance company, bank, or savings and loan institution in an escrow account an amount of money equal to at least 115 percent of the estimated costs of the improvements not constructed or installed by the subdivider plus ten percent of the cost of all the required improvements of the subdivision as a guarantee amount, as determined by the City Engineer. The escrow agreement shall be subject to approval by the City Attorney and shall be signed by the subdivider, the City, and the escrow holder, and shall contain substantially the following language:

AGREEMENT

The undersigned hereby promises and warrants that it has on deposit in an escrow account for the benefit of Hurricane City Corporation, the sum of _____ ($_____), which represents at least one hundred fifteen percent (115%) of the costs of the engineer's estimated costs for improvements not constructed or installed by the subdivider plus ten percent (10%) of the cost of improvements of the _____ subdivision.

The undersigned hereby agrees that the foregoing sum of money shall be used exclusively for the purpose of paying for the costs of materials, construction, and installation of the improvements required by the Hurricane City Subdivision Chapter. The undersigned further agrees that the money held in an escrow account shall be paid out to

the contractors installing and constructing the required improvements only upon approval of the City. The subdivider shall not withdraw from the escrow account any amount in excess of 100% of the estimated cost of the improvements, but shall pay from other sources any costs for such improvements which exceed the engineers estimate approved by the City.

After all improvements are made, completed and preliminarily accepted by the City, a sum equal to 10% of the estimated costs of improvements shall remain with the escrow holder for a period of 12 months as a warranty that all improvements are installed and inspected to City specifications, and that all defects occurring within the first 12 months (24 months if applicable) are corrected and approved by the City.

If, after 12 months (24 months if applicable), all or any part of the required improvements are not installed, constructed, and maintained according to the standards required in the Hurricane City Subdivision Ordinance, Hurricane City shall notify in writing the subdivider and escrow holder of the defects and shall make demand on the subdivider that the defects be corrected. If the defects are not corrected within 30 days, Hurricane City may correct the defects and charge to the escrow holder the costs of correcting the defects.

The escrow holder shall, on receiving reasonable proof from Hurricane City of the defect and that Hurricane City has incurred the cost of correcting the defect, pay to Hurricane City from the escrow account the cost of correcting the defect, and the escrow holder shall be held harmless by the parties by reason of payment to Hurricane City.

If, 12 months (24 months if applicable) after preliminary acceptance of the improvements required by City's standards and specifications and shown on approved construction drawings, the required improvements remain substantially free from latent defects, Hurricane City shall certify such fact to the escrow holder, and the escrow holder shall release to the subdivider any money still held in the escrow account, and the escrow holder shall be discharged of its obligations to Hurricane City.

(Authorized Signature)

The escrow agreement may contain such additional provisions as the parties deem necessary.

2. *Irrevocable letter of credit.* The subdivider shall file with the City an irrevocable letter of credit from a duly chartered state or national bank or savings and loan institution, which letter shall contain provisions substantially similar to that required in the escrow agreement.

The form of the irrevocable letter of credit shall be substantially as follows:

Name of Bank:

Address:

IRREVOCABLE LETTER OF CREDIT

To: Hurricane City Corporation

Date:

Letter of Credit No.:

Gentlemen:

We hereby establish our irrevocable letter of credit in your favor for the account of _____, _____, (insert name of subdivider, subdivider's address) up to the aggregate amount of _____ ($_____) (insert amount equal to one hundred fifteen percent, i.e., 115% of the estimated costs of the improvements not constructed or installed by the subdivider plus ten percent [10%] of the cost of all improvements of the subdivision as determined by the Engineer) drawn at sight on _____, _____, (insert name of bank, address of bank), accompanied by a statement signed by an officer of Hurricane City Corporation as follows: "We certify that the improvements related to the _____ (insert name of subdivision) have not been completed and the defects corrected in accordance with city ordinances and that this drawing represents the amount necessary to complete those improvements."

We hereby agree with drawers, endorsers and bona fide holders that all drafts under and in compliance with the terms of this credit will be duly honored upon presentation and delivery of documents as specified to the drawee or drawn and presented at our bank for negotiation on or before _____ (insert completion date plus 90 days). This Irrevocable Letter of Credit automatically renews for a one year term at the end of every term unless the Authorized Bank Officer provides Hurricane City written notice of termination thirty (30) days prior to the end of the term.

Very Truly Yours,

Authorized Bank Officer

3. *Other guarantee.* Such other financial guarantee that may be acceptable to the City Council.

D. *Release of funds.* As the required improvements are satisfactorily installed and have been inspected by the City, funds which have been placed in escrow for those improvements will be authorized to be released for payment of those improvements. Escrow holder is authorized to release funds from this account only after receiving a written release from City. The City is not responsible to determine the party to be paid.

After all required improvements have been installed, the subdivider shall notify the City and request that the subdivision be granted preliminary acceptance and begin the warranty period. The subdivision will then be inspected by City, and if all improvements have been completed in accordance with City ordinances and specifications, as built plans have been delivered to the Public Works Department, and a final grading plan has been submitted, the City will grant preliminary acceptance. The subdivision will then begin the 12-month (24-month if applicable) warranty period. Ten percent of the total cost of all the required improvements, as specified above, shall be retained by the City during this warranty period.

All funds in escrow surplus to the warranty amount may then be released by the City.

The purpose of retaining the ten percent warranty amount is to guarantee that the improvements have been installed correctly and that they function properly. If any improvements have not been installed correctly or fail to function properly, and the subdivider fails to correct the deficiencies within 30 days of notification thereof, then upon written notice by the City, escrow shall pay over to the City the amount necessary to complete, repair, or replace said improvements.

In the event the costs of completing, repairing, or replacing the unsatisfactory improvements exceed the amount remaining in the escrow account, the subdivider shall, within ten days of notice thereof, pay the excess amount to the City and shall also cause to restore the escrow account or irrevocable letter of credit to the prescribed ten percent warranty amount. The City shall not issue any building permits for the subdivision until the above referenced excess costs have been paid to the City and the warranty amount (ten percent of the total cost of improvements) has been restored.

(Ord. 2016-06, 6-16-2016)

Sec. 10-39-14. Warranty of completed improvements.

Upon completion of construction and installation of all required improvements, subdivider shall warrant that said improvements shall be and shall remain free from defects in material and workmanship for a period of 12 months after the date of preliminary acceptance by City, unless said warranty period is extended for a period of up to 24 months by the City Council upon a finding that a warranty period of 12 months is inadequate to protect the public health, safety and welfare for any of the following reasons:

A. The prior poor or substandard performance by the subdivider or contractor responsible for construction and installation of the improvements;

B. The presence or existence of unstable soil conditions within the subdivision or adjacent area;

C. Extreme fluctuations in climatic conditions that would or could reasonably prevent the discovery of substandard or defective performance within a 12-month period; or

D. Any other exceptional reason or circumstances which in good faith is determined by the City Council to require a longer warranty period.

The subdivider shall be responsible to make all repairs to and maintain the improvements and every part thereof in good working condition during the guarantee period without cost to the City.

(Ord. 2008-32, 12-18-2008)

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

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

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

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

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

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

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

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

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

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

(5) Power lines.

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

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

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

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

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

1. A single model home in a subdivision, 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.

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.

(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. 10-39-16. Plat amendments.

The procedure for consideration and approval of any addition, alteration, modification, or change to an approved plat shall be substantially the same as is required for initial plat approval unless the Zoning Administrator determines that such addition, alteration, modification, or other change does not constitute a significant change from the intent or effect of the approved plat.

(Ord. 2012-2, 4-19-2012)

Sec. 10-39-17. Fees.

The following fees are hereby established:

A. *Preliminary plat application fee.* At the time of filing of the preliminary plat, the subdivider shall deposit with the City a nonrefundable fee made payable to Hurricane City. The City Council shall by resolution from time to time prescribe the amount of such fee, which shall be for the purpose of reimbursing the City for the expense of checking and reviewing such final subdivision plats.

B. *Final plat application fee.* At the time of filing the final plat, the subdivider shall deposit with the City a nonrefundable fee made payable to Hurricane City. The City Council shall by resolution from time to time prescribe the amount of such fee, which shall be for the purpose of reimbursing the City for the expense of checking and reviewing such final subdivision plats, and inspecting subdivision improvements.

C. *Habitat conservation fee.* Before plat is released for recordation, subdivider shall pay applicable per acre habitat conservation impact fee to City.

D. *Recording fee.* At the time of recording the final plat, the subdivider shall be responsible for payment of the recording fee.

(Ord. 2008-32, 12-18-2008; Ord. 2012-2, 4-19-2012)

Sec. 10-39-18. Penalty; validity.

A. *Penalty.* Any subdivider or other person who shall violate or fail to comply with any of the provisions for this chapter shall be guilty of a class B misdemeanor, and punished as provided by law upon conviction.

B. *Validity.* If any section, subsection, sentence, clause, or phrase of this chapter is, for any reason, held to be invalid, such holding shall not affect the validity of the remaining portion of this chapter.

(Ord. 2008-32, 12-18-2008; Ord. 2012-2, 4-19-2012)

Sec. 10-37-9. Fences and walls.

A. *Height of fences and walls.* No fence, wall, or similar structure exceeding six feet in height shall be erected in any rear or side yard except for accessory buildings and structures permitted by this chapter unless by conditional use permit.

B. *Retaining walls.* When a retaining wall protects a cut below natural grade and is located on a line separating lots, such retaining wall may be topped by a fence, wall, or hedge of the same height that would otherwise be permitted at such location if no retaining wall existed. Retaining walls shall not be built in public utility easements

C. *Fences in front or side yards.* No opaque fence or wall or other similar structure exceeding 48 inches in height shall be erected within a front yard except upon written permission from the Planning Commission.

D. *Swimming pools.* Swimming pools of permanent construction not enclosed within a building shall be completely surrounded by a fence or wall which meets building code requirements~~having a lockable self-closing gate and a height of at least six feet which conforms to building code barrier requirements or provide another means of protection from accidental drowning which conforms to building code requirements.~~

E. *Visual obstructions.* To avoid creating a visual obstruction and promote public safety, a fence, wall, or other similar structure or landscaping located in a required front yard shall meet the following requirements:

1. No opaque fence, wall, or other similar structure, or landscaping which exceeds two feet in height shall be placed within a triangular area formed by a driveway line, the street property line, and a line connecting them at points 12 feet along the driveway line and 12 feet along the street property line, except for a reasonable number of trees pruned high enough to permit unobstructed vision for drivers of motor vehicles.

2. In all zones ~~which require a front yard~~, no fence, wall, or other similar structure, or landscaping which exceeds two feet in height shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, except for a reasonable number of trees pruned high enough to permit unobstructed vision for drivers of motor vehicles.

F. Prohibited materials: The following fencing materials shall be prohibited on properties containing single-family or two family-dwellings:

1. Security wire, such as barbed wire, concertina wire, or razor wire except for agricultural uses; and

2. Electrified fencing, except for agricultural uses.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2016-02, 2-4-2016); Ord. 2018-09, 9-6-2018)

Sec. 10-7-9 Conditional Use Permit.

J. Standards for a wall of greater height

(1) **The wall must be in a rear or side yard**

(2) **The wall cannot be greater than eight feet in height,**

(3) **The wall must meet all other standards in Title 10 Chapter 37 of this code**

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

ZONE CHANGE APPLICATION

Hurricane Elite Athletic Training

For office use only: $500.00 Fee
File No. _____
Receipt No. _____

Name: John Bramall LLC Telephone: _____

Address: 1375 W. 3150 So. Land 1300 W. 3000 So. ~~Fax No:~~ Cell 435-632-4754

Email: johnbramall@gmail.com Agent Email: lancehutchings@yahoo.com

Agent (If Applicable): JJ Allred / Lance Hutchings Telephone: 435-619-9580

Address/Location of Subject Property: 1300 W. 3000 South - South Side

Tax ID of Subject Property: _____ Existing Zone District: A-1 Zoned MU or R1-10,000

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) Commercial Athletic Training Center

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: _____

H.E.A.T. Owners

John Bramall

1375 W 3150 S

Hurricane UT 84737

JJ Allred

962 S 990 W

Hurricane UT 84737

Lance Hutchings

730 S 775 W

Hurricane UT 84737

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF Washington

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

John Bramall
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 31st day of May 2023

Stacy Britt
(Notary Public)

Residing in: St George, UT

My Commission Expires: May 14, 2025

Notary Public - State of Utah
STACY BRITT
Comm. #717623
My Commission Expires
May 14, 2025

Agent Authorization

I (we), John Bramall, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Lance, JS 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.

John Bramall
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 31st day of May 2023

Stacy Britt
(Notary Public)

Residing in: St George, UT

My Commission Expires: May 14, 2025

Notary Public - State of Utah
STACY BRITT
Comm. #717623
My Commission Expires
May 14, 2025

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

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

HARDYS GREEN ACRES LLC
H-3368-A
2149 E 170 S CIR
SAINT GEORGE, UT 84790

HURRICANE CITY
H-3397
147 N 870 W
HURRICANE, UT 84737-1671

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

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

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

BRAMALL CONSTANCE POLVE TR
H-3394-F
1375 W 3150 S
HURRICANE, UT 84737

Kelby Iverson
H-3-2-15-330
1502 S 325 W
HURRICANE, UT 84737

Clayton Barton
H-3-2-22-440
184 S 1150 W
HURRICANE, UT 84737

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

COPPER ROCK PROPERTIES LC
H-3394-C
PO BOX 160
HURRICANE, UT 84737-0160

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

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

BIRD MICHAEL W & MARY I
H-3354-C
1182 W 3000 S
HURRICANE, UT 84737

HURRICANE CITY
H-3-2-6-320
147 N 870 W
HURRICANE, UT 84737-1671

HURRICANE CITY
H-3-2-16-230
147 N 870 W
HURRICANE, UT 84737-1671

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

BLUE MOUNTAINS PROPERTY ENTERPRISES LI
H-3394-J-1
256 N 200 W
BLANDING, UT 84511-3618

DIAMOND EDGE CONSTRUCTION LLC
H-3394-B-1-B
256 N 200 W
BLANDING, UT 84511

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

BIRD MICHAEL WILLIAM & MARY IRENE TRS
H-3354-A
1182 W 3000 S
HURRICANE, UT 84737-2567

D&R INVESTMENT PROPERTIES LLC
H-3358-D
2920 S 925 W
OGDEN, UT 84401

GGTT I L C
H-3394-A-8
4750 COPPER SAGE ST
LAS VEGAS, NV 89115

H-3394-B-1 Lot Legal Description

LESS: BEG CTR 1/4 COR SEC 21 T42S R13W; TH N0*15'52 W ALG C/S/L 590 FT; TH N89*49'35 E 738.30 FT; TH S0*15'52 E 590 FT TO PT ON E/W C/S/L SEC 21; TH S89*49'35 W 738.30 FT TO POB.

ALSO: BEG AT E1/4 COR SEC 21, T42S R13W; TH S89*49'35" W ALG C/S/L DIST OF 637.19 FT TO PT IN CTR LN OF EXST RDWY, (FOL 6 COURSES ALG SD CTR LN); TH N23*53'26" E DIST OF 473.52 FT; TH N26*23'31" E DIST OF 121.20 FT; TH N31*40'06" E DIST OF 40.60 FT; TH N36*15'44" E DIST OF 412.81 FT; TH N34*36'38" E DIST OF 99.03 FT TO PT OF CURV OF 442.00 FT RAD CUR LT, RAD PT BEARS N57*11'00" W; TH NLY ALG ARC OF SD CUR DIST OF 162.70 FT, THRU CTL ANG OF 21*05'27" TO PT ON E LN OF SD SEC 21; TH S00*25'38" E DIST OF 1138.26 FT TO POB.

LESS: (H-3394-H) BEG AT E1/4 COR SEC 21, T42S R13W; RN TH N89*51'57" W 601.56 FT ALG C/S/L TO PT ON PROP E R/W OF 66.00 FT WD PUBLIC STREET; TH DEPART SD SEC/L RN NELY ALG SD PROP R/W FOL 4 COURSES, (1) N24*33'46" E 530.62 FT TO PT OF CURV OF 467.00 FT RAD CUR RT; TH (2) 97.51 FT ALG ARC OF SD CUR THRU A CTL ANG OF 11*57'50"; TH (3) N36*31'36" E 398.37 FT TO PT OF CURV OF A 635.21 FT RAD CUR LT; TH (4) 200.62 FT ALG ARC OF SD CUR THRU CTL ANG OF 18*05'46" TO PT ON E SEC/L OF SD SEC 21; TH DEPART SD PROP R/W S00*07'09" E 1065.22 FT TO POB.

ALSO: COM AT E1/4 COR SEC 21 T42S R13W; TH S89*49'35" W ALG C/S/L DIST OF 637.19 FT TO POB; SD PT BEING IN CTR LN OF EXST RDWY; TH S89*49'35" W ALG SD C/S/L DIST OF 467.80 FT; TH N00*20'44" W DIST OF 754.14 FT; TH N89*49'35" E DIST OF 870.83 FT, TO PT IN CTR LN OF SD EXST RDWY, (FOL 4 COURSES ALG SD CTR LN); TH S36*15'44" W DIST OF 222.33 FT; TH S31*40'06" W DIST OF 40.60 FT; TH S26*23'31" W DIST OF 121.20 FT; TH S23*53'26" W DIST OF 473.52 FT TO POB.

LESS: (H-3394-J) BEG AT PT N89*51'57" W & 674.05 FT ALG C/S/L FM E1/4 COR SEC 21 T42S R13W; RN TH N89*51'57" W ALG SD C/S/L 648.38 FT; TH DEPART SD SEC/L N21*45'36" W 633.52 FT; TH S89*51'57" E 1159.73 FT TO PT ON W PROP R/W OF 66.00 FT WD PUBLIC STREET SD PT BEING ON CURV OF 533.00 FT RAD CUR CTR BEARS S55*53'32" E; TH SWLY ALG SD PROP R/W FOL 2 COURSES, (1) SWLY 88.79 FT ALG ARC OF SD CUR THRU CTL ANG OF 09*32'42"; TH S24*33'46" W 560.60 FT TO POB.

LESS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00*25'43" EAST ALONG THE SECTION LINE A DISTANCE OF 40.00 FEET;THENCE SOUTH 89*52'35" WEST A DISTANCE OF 2637.90 FEET, TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 21; THENCE NORTH 00*15'52" WEST ALONG SAID LINE, A DISTANCE OF 40.00 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 21;

THENCE NORTH 89*52'35" EAST, ALONG THE SECTION LINE A DISTANCE OF 2637.99 FEET, TO THE POB.

LESS PARCEL 1 FROM DOC 20210009087: (H-3395) BEGINNING AT A POINT WHICH IS SOUTH 00°43'07" WEST 40.00 FEET ALONG THE EAST SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT BASE AND MERIDIAN, THENCE ALONG SAID EAST SECTION LINE SOUTH 00°43'07" WEST 1271.78 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1245.00 FEET; THENCE SOUTHWESTERLY 198.49 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°08'04", THE RADIAL DIRECTION BEARS NORTH 73°49'47" WEST, TO THE POINT OF TANGENCY; THENCE SOUTH 25°18'17" WEST 633.35 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 468.32 FEET; THENCE SOUTHWESTERLY 95.94 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°44'15", THE RADIAL DIRECTION BEARS SOUTH 52°50'26" EAST, TO A POINT OF NON-TANGENCY; THENCE SOUTH 25°23'20" WEST 530.34 FEET; THENCE NORTH 89°01'52" WEST 72.48 FEET; THENCE NORTH 25°23'22" EAST 560.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 533.00 FEET; THENCE NORTHEASTERLY 89.06 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°34'26", THE RADIAL DIRECTION BEARS SOUTH 64°36'38" EAST, TO A POINT OF NON-TANGENCY; THENCE NORTH 89°01'52" WEST 23.70 FEET; THENCE NORTH 25°18'17" EAST 649.63 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1155.00 FEET; THENCE NORTHEASTERLY 495.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°35'10" TO THE POINT OF TANGENCY; THENCE NORTH 00°43'07" EAST 940.31 FEET; THENCE SOUTH 88°59'28" EAST 45.00 FEET TO POB.

LESS PARCEL 2 FROM DOC 20210009087: (H-3396) BEGINNING AT A POINT WHICH IS SOUTH 00°43'07" WEST 1311.78 FEET ALONG THE EAST SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT BASE AND MERIDIAN, THENCE ALONG SAID EAST SECTION LINE SOUTH 00°43'07" WEST 55.95 FEET; THENCE SOUTH 19°15'24" WEST 197.52 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 569.21 FEET; THENCE SOUTHWESTERLY 144.30 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°31'31" TO A POINT OF NON-TANGENCY; THENCE SOUTH 36°51'03" WEST 126.16 FEET; THENCE NORTH 25°18'17" EAST 317.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1245.00 FEET; THENCE NORTHEASTERLY 198.49 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°08'04" TO POB.

LESS PARCEL 3 FROM DOC 20210009088: (H-3397) BEGINNING AT A POINT WHICH IS SOUTH 00°43'07" WEST 1367.73 FEET ALONG THE EAST SECTION LINE FROM THE

NORTHEAST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT BASE AND MERIDIAN, THENCE ALONG SAID EAST SECTION LINE SOUTH 00°43'07" WEST 207.59 FEET TO A NORTHERLY CORNER OF THE BLUE MOUNTAINS PROPERTY ENTERPRISES, LLC PROPERTY WITH PARCEL ID H-3394-H SAID POINT ALSO BEING A POINT ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 635.21 FEET; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID BLUE MOUNTAINS PROPERTY ENTERPRISES, LLC PROPERTY THROUGH THE FOLLOWING TWO (2) COURSES: SOUTHWESTERLY 201.33 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°09'35", THE RADIAL DIRECTION BEARS NORTH 70°48'24" WEST, TO A POINT OF NON-TANGENCY; THENCE SOUTH 37°21'08" WEST 399.94 FEET; THENCE NORTH 25°18'17" EAST 316.21 FEET; THENCE NORTH 37°21'10" EAST 90.70 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 569.21 FEET; THENCE NORTHEASTERLY 179.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°05'47", THE RADIAL DIRECTION BEARS NORTH 52°38'49" WEST, TO THE POINT OF TANGENCY; THENCE NORTH 19°15'24" EAST 197.52 FEET TO THE POB.

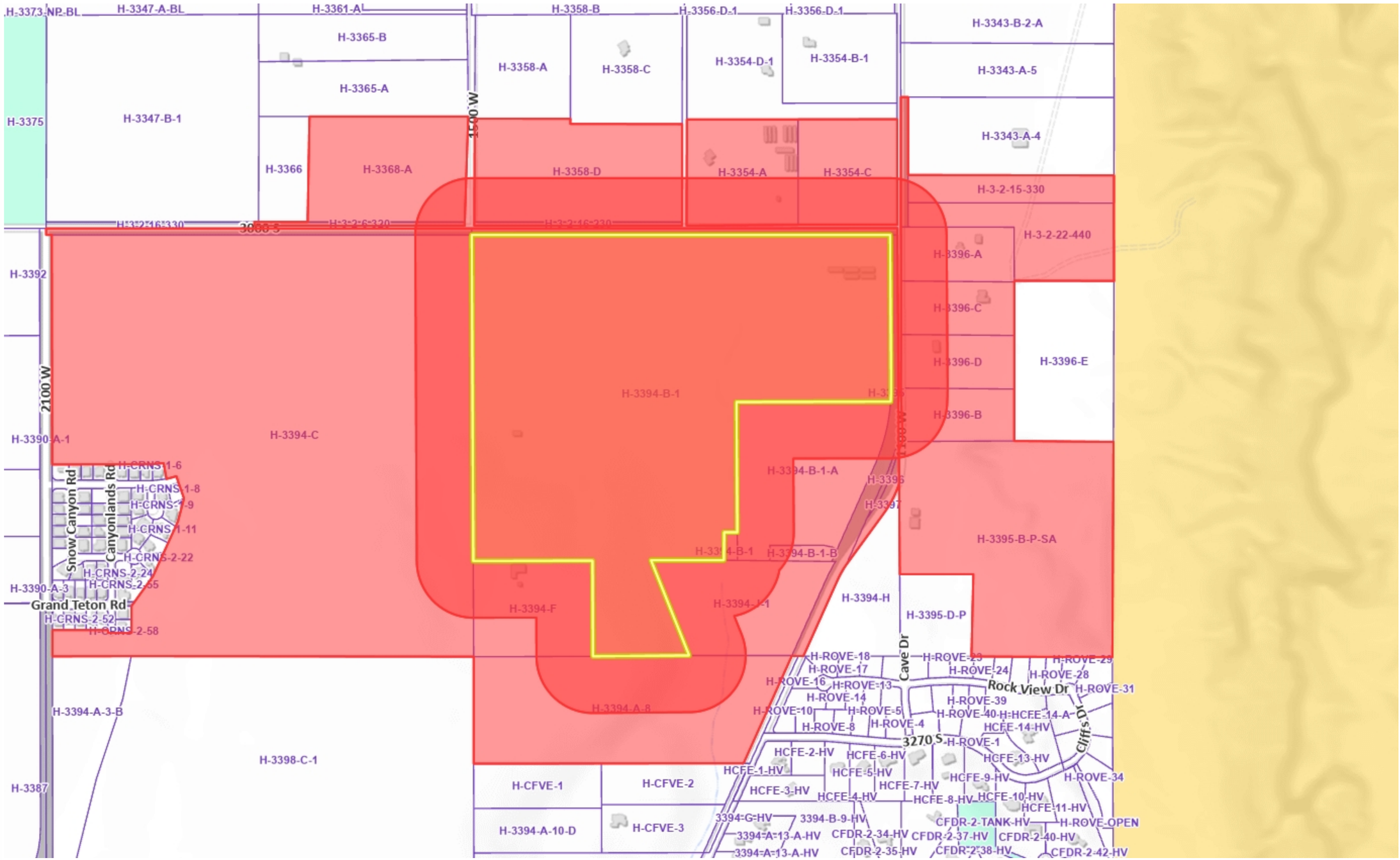
LESS FROM DOC 20210020069:
BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF THE PROPOSED 1100 WEST STREET, (AND AS CONVEYED TO THE CITY OF HURRICANE BY WARRANTY DEEDS ENTRY NO'S 20210009087 AND 20210009088), SAID POINT LIES SOUTH 00°07'41" EAST ALONG THE SECTION LINE 1068.14 FEET AND DUE WEST 48.35 FEET, FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTHERLY ALONG A 1155.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 14°20'56" WEST A DISTANCE OF 405.48 FEET), CENTER POINT LIES NORTH 85°45'39" WEST THROUGH A CENTRAL ANGLE OF20°13'09", A DISTANCE OF 407.59 FEET; AND 2) SOUTH 24°27'30" WEST 566.93 FEET; THENCE NORTH 65°38'28" WEST 32.32 FEET; THENCE WESTERLY ALONG A 125.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 77°36'11" WEST A DISTANCE OF 53.15 FEET), CENTER POINT LIES SOUTH 24°24'20" WEST THROUGH A CENTRAL ANGLE OF24°33'02", A DISTANCE OF 53.56 FEET; THENCE NORTH 89°52'34" WEST 335.50 FEET; THENCE SOUTH 00°07'41" EAST 100.00 FEET; THENCE NORTH 89°52'34" WEST ALONG SAID LINE 201.00 FEET; THENCE NORTH 00°07'41" WEST 985.05 FEET; THENCE SOUTH 89°52'34" EAST 955.05 FEET TO THE POINT OF BEGINNING.

LESS FROM DOC 20210030179:
PARCEL 4: ADJUSTED PARCEL H-3394-B-1(LABELED AS SUCH FOR REFERENCE ONLY) COMMENCING AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN; THENCE S00°07'41"E ALONG THE EAST SECTION LINE 1977.02 FEET; THENCE WEST 385.60 FEET TO THE POINT OF BEGINNING; THENCE S24°27'44"W, ALONG THE WEST RIGHT-OF-WAY

LINE OF 1100 WEST, 82.79 FEET; THENCE N89°52'34"W 382.35 FEET; THENCE N00°07'41"W 100.00 FEET; THENCE S89°52'34"E 335.50 FEET; THENCE EASTERLY ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT 53.56 FEET THROUGH THE CENTRAL ANGLE OF 24°33'02" (CHORD BEARS: S77°36'11"E 53.15 FEET); THENCE S65°38'28"E 32.32 FEET TO THE POINT OF BEGINNING.

THE AREA TO BE REZONED WOULD BE APPROXIMATELY A 1000 FEET BY 1000 FEET (22.96 ACRES) SQUARE SECTION STARTING FROM THE NORTH BOUNDARY LINE OF PARCEL H-3394-B-1, 1000 FEET WEST FROM THE NORTHEAST CORNER OF THE PARCEL AND EXTENDING SOUTH INTO THE CENTER OF THE PARCEL.

Mailing Map



Legend

Parcels

Ownership

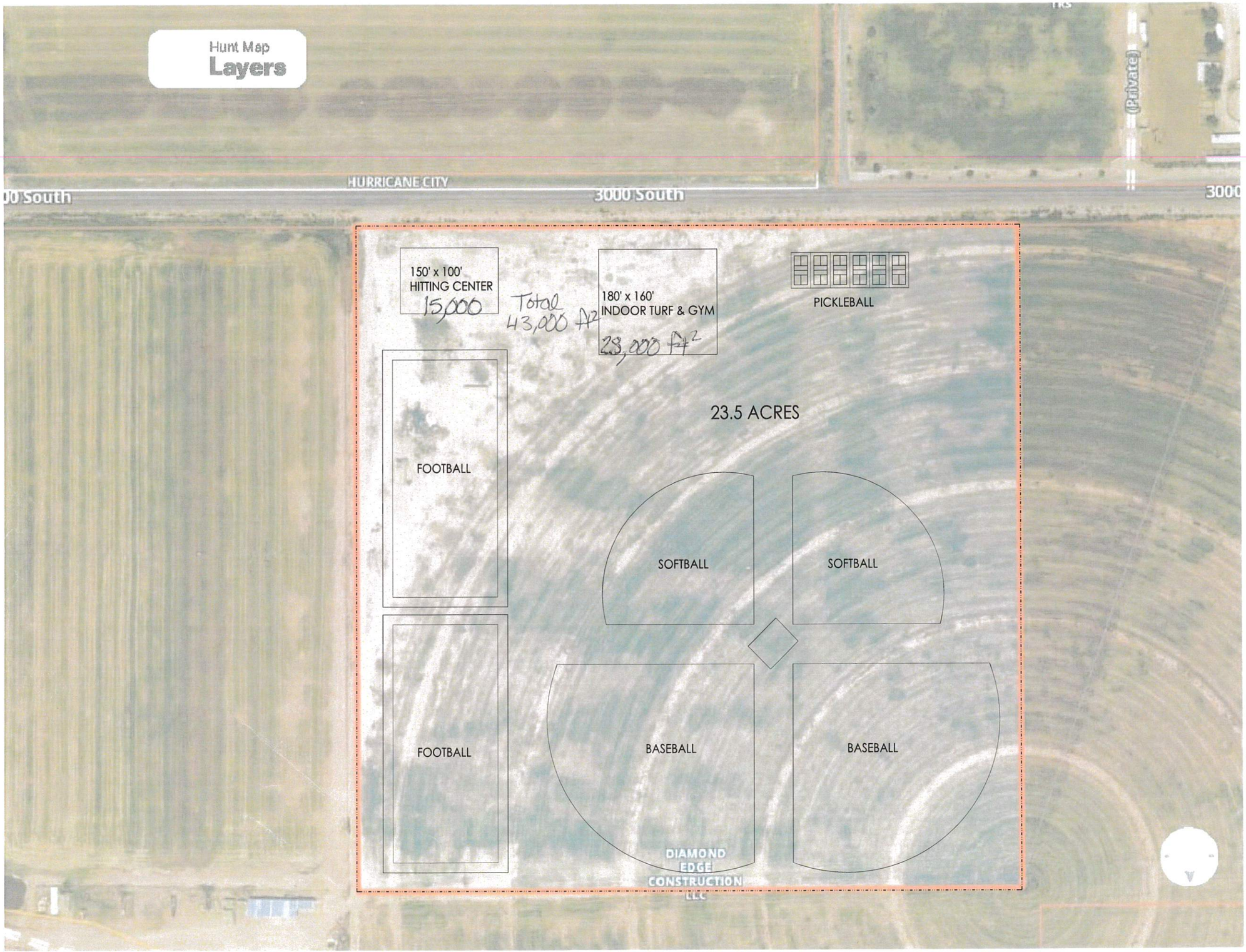
- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wilde
- National Park Service
- Shivwits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- State Park
- State of Utah
- Washington County
- Municipally Owned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

Notes

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.



43,560 ft²/acre

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**07/13/2023**
Application Number:	ZC23-15
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	John Bramall
Agent:	JJ Allred / Lance Hutchings
Request:	A Zone Change Request from RA-1 to PF
Location:	1300 W 3000 S
Zoning:	RA-1
General Plan Map:	Planned Community

Update 07/13/2023: At the Planning Commission's previous meeting the Planning Commission continued this item to discuss instead requesting a Public Facility zoning and present the proposed site plan to the JUC. The Public Facility zoning would still allow for the athletic training complex that they are proposing but would be a stricter zoning that would restrict the possible uses should this athletic training facility not be constructed as proposed. The following report has been updated to match the new request.

Discussion:
The applicant is seeking a zone change for 22.96 acres from RA-1 to PF on property directly south of 3000 S. The applicant has indicated that they would like to build an athletic training facility however that indication will not be binding and the applicant would be able to do any commercial use approved under the Public Facility code.

	Zoning	Adjacent Land Use
North	A-5, RA-1	Agricultural property and scattered single family homes
East	RA-1, RA-0.5	Farm fields and undeveloped property
South	RA-1	Farm fields and undeveloped property
West	RA-1, R1-10 PDO	Farm fields, approved Copper Rock PDO

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

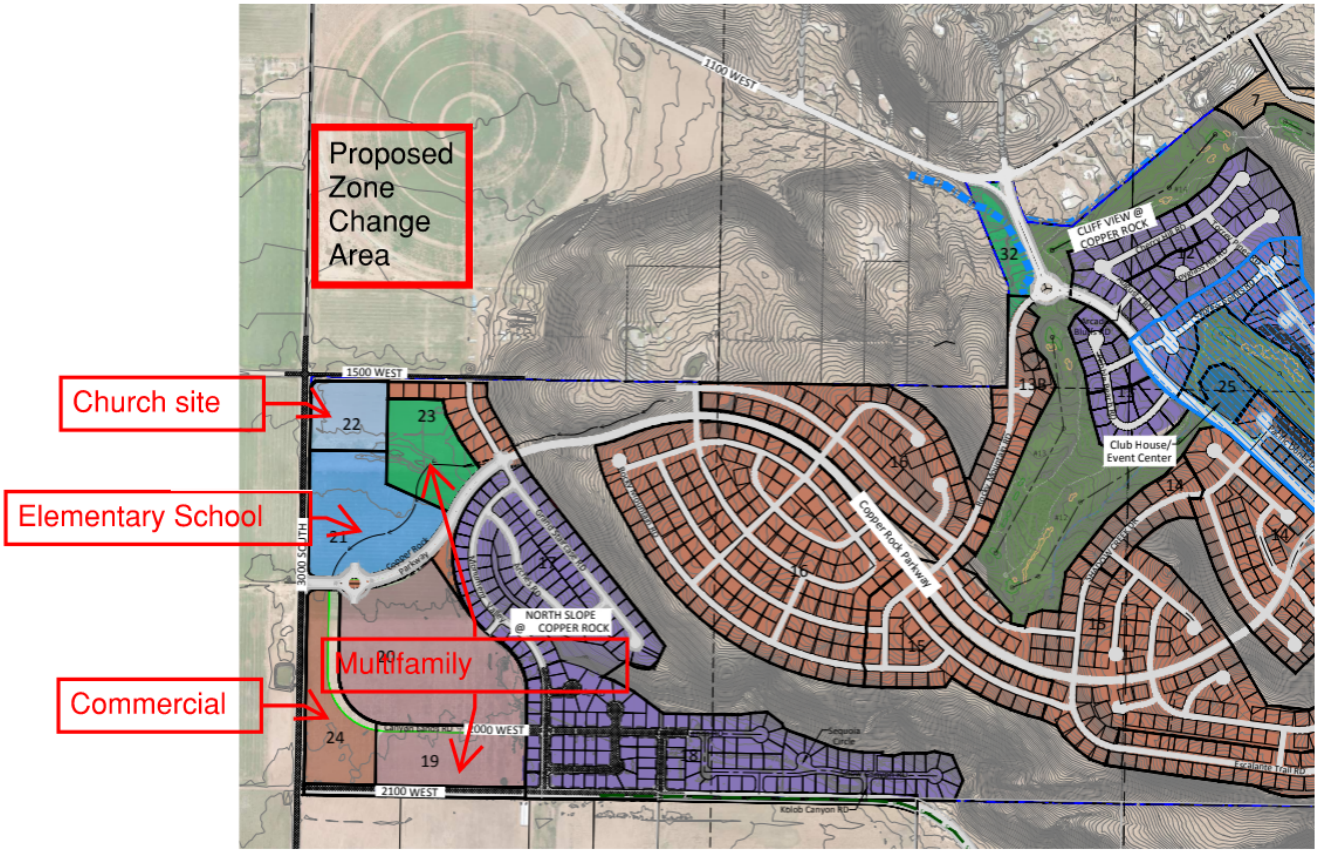
Response: The General Plan Map shows this area as Planned Community:

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 Public Facility zoning allows for a range of uses that would be counted as “supporting uses” in the description above. This zoning complies with the General Plan

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

Response: Most of the surrounding property is zoned and used for agriculture. A Public Facility use could be very harmonious with what is planned nearby as part of the Copper Rock master plan.



Copper Rock Master Plan (Approved May 2021)

3. Will the proposed amendment affect the adjacent property?

Response: Any new development on the property will likely have some impact on the surrounding properties. 3000 S is not currently at full build out. A 20+ acre athletic training center would most likely have a large traffic impact on the area.

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

Response: No. There are currently inadequate utilities in this area for all the proposed developments in this part of town. The City has plans in motion to bring sufficient capacity for power and water for the region but that will require significant investment in right-of-way acquisitions and large pieces of infrastructure. The City Council has denied several zone changes in this area for inadequate public facilities.
Any new approved development in this area would increase the needed utilities in the area since this is currently a farm field. However it is possible that an open space development like this could be less impactful on utilities than a residential development.

JUC Comments

1. **Public Works:** Right of way and improvements for 3000 S.
2. **Power:** Capacity to the area is currently unavailable and will not move forward with construction plans until the owner/developer talks to the power department about possible solutions to this problem. Hurricane City Power will need to know load calculations.
3. **Water:** Okay
4. **Streets:** Okay with zone change. One current access off 3000 S.
5. **Sewer:** No exceptions to zone change
6. **Engineering:** The applicant should consider access management local road network design when determining the boundary of the proposed zone change. The proposed zone change fronts a minor arterial and it appears Rock Hollow has proposed some local residential streets on the zone change's south side. Engineering would encourage consulting a traffic engineer. Storm drain master plan must be coordinated with the zone change's parent parcel. Will only be able to do about three entrances off 3000 S. Throat length should be at least 150' with 300' desirable.
7. **Fire:** Okay
8. **Gas:** No comments
9. **Cable:** No comments
10. **Water Conservancy:**Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change 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.

Other Considerations:

1. The stated purpose of the Public Facility zone is: *"The purpose of the PF zone is to provide areas for facilities owned by public and quasi-public entities and which utilize relatively large areas of land. This zone is intended to provide immediate recognition of such areas on the official zoning map. Typical uses in this zone are cemeteries, hospitals, open air theaters, public parks, public schools, and public utility facilities."* (HCC 10-11-2(F))
2. The applicant has stated that they would like to do an "athletic training center" if this zone change is approved the property owner and/or any future property owner could use the property for any use permitted under the PF zone. This includes but is not limited to:
    i. *Auditorium or stadium*
    ii. *Church*
    iii. *School/College/University*
    iv. *Park*
    v. *Post Office*
    vi. *Police Station*

vii. *Reception Center*
viii. *Child care center*
ix. *Recreation and entertainment, outdoor*

b. The full use table is attached to the report

Findings:
Staff makes the following findings:

1. The proposed amendment is not compatible with the General Plan Map but may be compatible with some of it's goals and recommendations.
2. The proposed amendment is not generally in harmony with existing development but that may change as this area builds out.
3. The proposed amendment could potentially have a major impact on surrounding properties.
4. Services are not currently available. This zone change may lessen or increase the impact on services in the area.

Recommendation: Staff recommends the City review this application and the zone change based on standards and considers residents' comments at the public hearing. While staff is generally supportive of the proposed plan as presented, staff would encourage the Planning Commission to consider the possible impact of this zone change on the utility and service capacity in this area of town.

CHAPTER 17 OPEN SPACE AND PUBLIC FACILITY ZONES

Sec. 10-17-1. Purpose.

See section 10-11-2 of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-17-2. Scope.

The provisions of this chapter shall apply to any real property located in an open space or public facility zone as shown on the official zoning map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, or other laws.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-17-3. Uses allowed.

A. *Permitted and conditional uses.* Permitted and conditional uses allowed within open space or public facility zones shall be as set forth in table 10-17-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-17-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-17-1
PERMITTED AND CONDITIONAL USES ALLOWED IN
OPEN SPACE AND PUBLIC FACILITY ZONES

Use	Zones	
	OS	PF
Agricultural uses:		
Agricultural business	P	N
Animal specialties	P	N
Animals and fowl for recreation and family food production	P	N
Stable, private	P	N
Public and civic uses:		
Airport	N	P
Auditorium or stadium	N	P
Cemetery	N	P
Church or place of worship	N	N
Club or service organization	N	N
College or university	N	P
Cultural service	N	P

Golf course	N	P
Hospital	N	P
Park	P	P
Post Office	N	P
Protective service	N	P
Reception center	N	P
School, elementary, middle, or high	N	P
School, vocational	N	P
Utility, major[2]	P	P
Utility, minor[2]	P	P
Utility substation[2]	P	P
Commercial uses:		
Animal hospital	N	N
Child care center[1]	N	P
Club, private	N	N
Licensed family child care[1]	N	N
Parking lot, public	N	P
Recreation and entertainment, outdoor	N	P
Research service	N	N
Residential certificate child care[1]	N	N
Temporary trailer	N	P
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title	
Industrial uses:		
Mineral extraction	N	N

Notes

1. See chapter 42 of this title.
2. See chapter 45 of this title.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-17-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in public facility zones shall include, but not be limited to, the following:

   Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use.

   Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

   Gift shops, newsstands, and similar commercial activities operated primarily for the convenience of employees, residents, clients, or visitors to the main use.

Recreational areas and facilities.

Refreshment stands and food and beverage sales located in uses involving public assembly.

Temporary uses, subject to applicable standards of chapter 48, temporary uses, of this title.

(Ord. 2018-01, 2-15-2018)

Sec. 10-17-4. Reserved.

Editor's note(s)—Repealed by Ord. 2018-01, adopted February 15, 2018.

Sec. 10-17-5. Regulations of general applicability.

The use and development of real property in open space and public facility zones shall conform to regulations of general applicability as set forth in the following chapters of this title:

A. Design and compatibility standards: see chapter 33 of this title.

B. Landscaping and screening: see chapter 32 of this title.

C. Motor vehicle access: see chapter 35 of this title.

D. Off street parking: see chapter 34 of this title.

E. Signs: see chapter 36 of this title.

F. Supplementary development standards: see chapter 37 of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-17-6. Regulations for specific uses.

To the extent that use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in division 6 of this title, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-17-7. Special regulations.

A. *Increased height.* A greater building height may be allowed in open space or public facility zones pursuant to a conditional use permit.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

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

ZONE CHANGE APPLICATION

For office use only: $500.00 Fee
File No. _____
Receipt No. _____

Name: Ellen & Matthew Bentley Telephone: 805-365-5020
Address: 1147 W 400S Hurricane UT 84737 Fax No. —
Email: baldbentley@gmail.com Agent Email: info@buysellbuildstg.com
Agent (If Applicable): Buy Sell Build STG Construction Telephone: 702-574-5346
Address/Location of Subject Property: 1147 W 400 S Hurricane UT 84737
Tax ID of Subject Property: H-3-2-3-4443 Existing Zone District: Single Res/RA-1.0
Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) We would like to rezone our property to RA-0.5

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

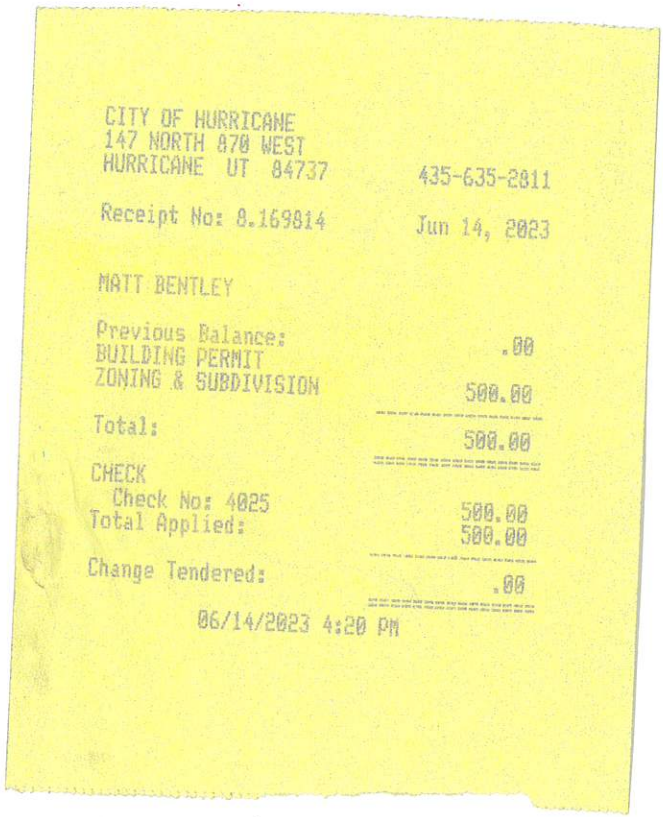
X a. The name and address of every person or company the applicant represents.
X b. An accurate 11 x 17-inch property map showing the existing and proposed zoning classifications.
X c. All abutting properties showing present zoning classifications.
X d. An accurate legal description of the property to be rezoned.
X e. Stamped envelopes with the names and addresses of all property owners within 350 feet of the boundaries of the property proposed for rezoning.
X 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: _____

TAX_ID	NAME	ADDRES	CITY	STATE	ZIP
H-3-2-3-4443	BENTLEY MATTHEW A & ELLEN M TRS	1147 W 400 S	HURRICANE	UT	84737
H-3-1-34-3328	BUNDY SARAH ELIZABETH	339 S 1150 W	HURRICANE	UT	84737
H-3-2-4-1109	CARTER SANDRA KAY	1177 W 400 S	HURRICANE	UT	84737-2408
H-3-2-3-4444	CASS BRUCE & BONNIE TRS	1137 W 400 S	HURRICANE	UT	84737
H-3-2-3-4433	CLYDE JAMES R & PEGGY C TRS	1144 W 650 S	HURRICANE	UT	84737-2438
H-3-2-4-11081-B	CURTIS CARL BLAINE & LAURA COLLINGS TRS	1157 W 400 S	HURRICANE	UT	84737
H-3-1-34-3321	DICKEY TRAVIS	1042 W 400 S	HURRICANE	UT	84737
H-3-1-34-3314	GARDINER G CRAIG & GLENIS	1110 W 400 S # 142-9	HURRICANE	UT	84737-2406
H-3-1-33-2211	GRAY RICHARD D & CONNIE C	855 W 400 S	HURRICANE	UT	84737-3203
H-3-2-3-4442	HANSON DAVID D	1095 W 400 S	HURRICANE	UT	84737
H-3-1-33-2220	HUMPHRIES JIMMIE & MARGARET PAMELA	392 S 1150 W	HURRICANE	UT	84737
H-3-1-33-22171	HURRICANE CITY	147 N 870 W	HURRICANE	UT	84737
H-3-2-4-116	JACKSON KADEN MACK, PASTOR BAILEY JO	1231 W 400 S	HURRICANE	UT	84737
H-COLE-1	JENSEN MICHAEL S, JENSEN JENNIFER	PO BOX 10	HURRICANE	UT	84737-0010
H-3-1-33-2205	JOHNSON KIMBERLY KAY TR	364 S 1150 W	HURRICANE	UT	84737
H-3-2-4-11121	LOVELL JOSEPH & CELESTE	1245 W 400 S	HURRICANE	UT	84737
H-3-2-4-11081	MILES MORGAN FAMILY LLC	1193 W 400 S	HURRICANE	UT	84737
H-3-2-4-1111	PETTUS TOD ALFRED & PAULA RAE	1167 W 400 S	HURRICANE	UT	84737
H-FRS-1	REEVE CHERYL S	384 S 1040 W	HURRICANE	UT	84737
H-3-1-34-3322	SHUMWAY JEFFREY C & JENNIFER	1044 W 400 S	HURRICANE	UT	84737
H-3-1-34-3306	STEWART BRYAN W & KERI L	493 N 530 W	HURRICANE	UT	84737-1377
H-3-2-3-4435	SWYERS JEFFREY & LORI TRS	1124 W 650 S	HURRICANE	UT	84737
H-3-2-3-4430101	SWYERS TREVOR WADE & SELENA TRS	1122 W 650 S	HURRICANE	UT	84737
H-3-2-3-4445	TAYLOR ROGER G & DEBRA J TRS	1065 W 400 S	HURRICANE	UT	84737
H-3-2-4-11201	WILEY BROOKS TR, WILEY HEATHER RAE TR	1154 W 650 S	HURRICANE	UT	84737
H-COLE-2	WINDER COLTON & TAMARA	331 S 1230 W	HURRICANE	UT	84737



CITY OF HURRICANE
147 NORTH 870 WEST
HURRICANE UT 84737 435-635-2811

Receipt No: 8.169814 Jun 14, 2023

MATT BENTLEY

Previous Balance:	.00
BUILDING PERMIT	
ZONING & SUBDIVISION	500.00
Total:	500.00
CHECK	
Check No: 4025	500.00
Total Applied:	500.00
Change Tendered:	.00

06/14/2023 4:20 PM

Tax Record Report for Parcel H-3-2-3-4443 at 1145 W 400 S, HURRICANE, UT 84737

Legal Description/Location

Account Number	0166176	Parcel Number	H-3-2-3-4443
Tax Area	0005	County	Washington
Neighborhood	331	Subdivision	HURRICANE TOWNSITE
District Number	03	Account Type	Residential
Legal1	Subdivision: HURRICANE FIELD SUR BLK 10 (H) Lot: 5 BEG W 72.5 RDS FM NE COR BLK 10 HFS TH S 40 RDS; TH W 7.5 RDS; TH N 4	Legal2	0 RDS TO N LN BLK 10; TH E 7.5 RDS TO POB. 2 DIFF TRUSTS
Value Type	Improvement	Assessment Class	ResBuildingPrimary, ResLandNonPrimary, ResLandPrimary
Econ Area ID	31	LEA ID	33112-05

Owner Information

Owner	BENTLEY MATTHEW A & ELLEN M TRS	Owner Address	1147 W 400 S Hurricane, UT 84737

Property Description

OCC Code	100	OCC Descr	Single Family Residential
BLTAS ID	1	BLTAS Descr	Ranch 1 Story
Property Type	Residential	Year Built	1995
Adj Year Built	1995	Year Remodeled	0
Age	25	Acres	1.87
Sqft	2,424	Buildings	1
Stories	1		

Tax Data

Market Value	511,000	Assessed Value	306,520
Total Taxes	3,501.62		

Land Value

Attribute	Adjustment	Attribute Adj	.28
Attribute Descr	Base Adjustment		

Improvement Value

Appraisal Date	2020-01-07	Document Number	20200069917
Perc Comp	1	Perc Rem	0
Abst Code	01A	ABST Descr	RES REAL ESTATE-IMPROVED PRIMARY
HVAC ID	6	HVAC Descr	Central Air to Air
Exterior	Frame Masonry Veneer	Interior	Drywall
Rooms	9	Bedrooms	4
Bathrooms	2.50	Roof Type	Gable
Roof Cover	Concrete Tile	Floor Cover	Allowance
Perim	0	Units (I)	1
Units (VD)	1		

Improvement - Sqft

Sqft (VD)	43560.0	Garage Sqft	1,401

Porch Sqft	829	Sprinkler Sqft	0

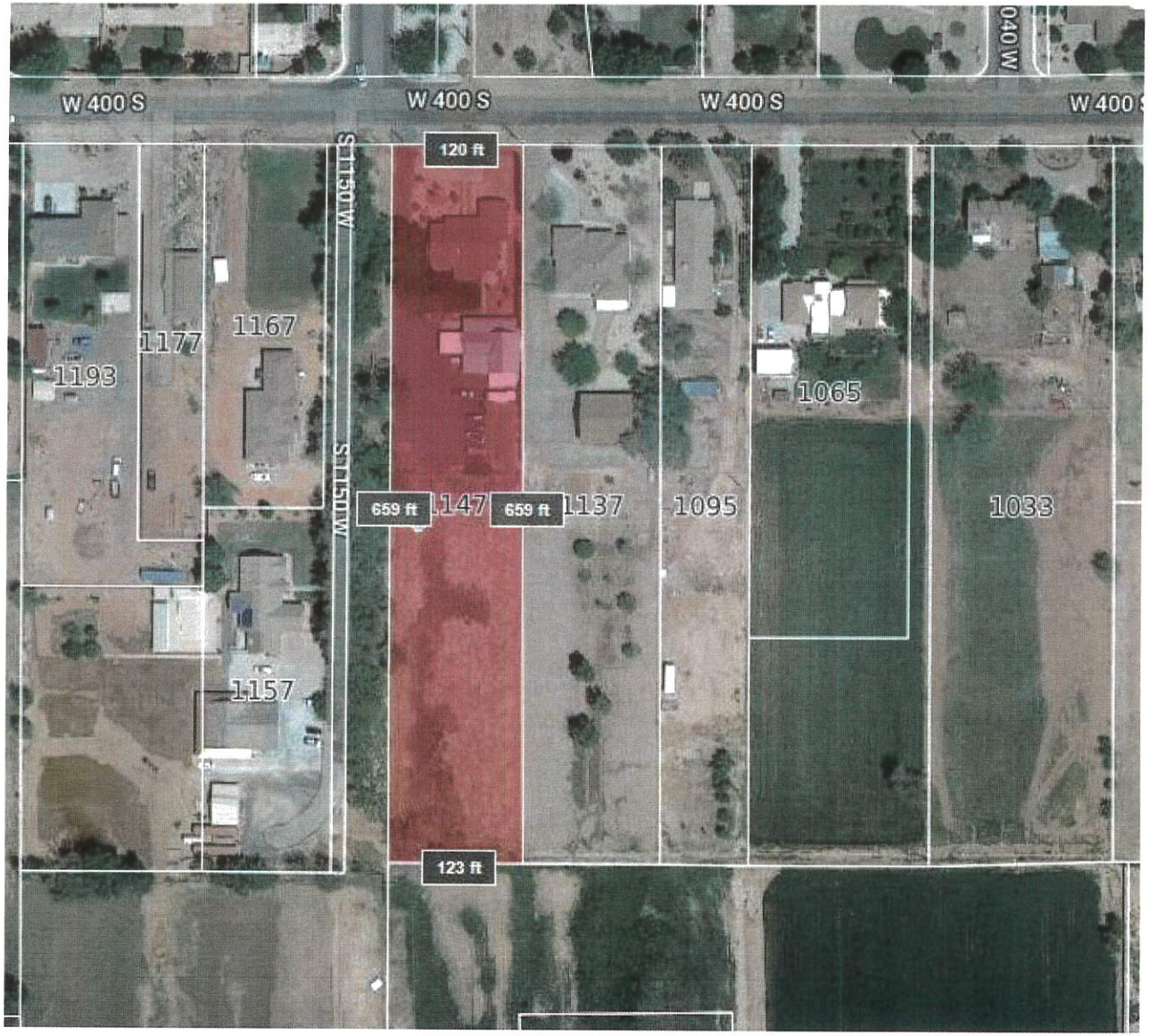
Improvement - Mobile Home

MH Length	0.0	MH Width	0.0

Tax records last updated Iron County: November 21, 2022 Washington County: January 13, 2023
Information is deemed to be reliable, but is not guaranteed. See copyright notice.

Legal Description

Tax Record Report for Parcel H-3-2-3-4443 at 1145 W 400 S, HURRICANE, UT 84737



AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF)

I (we), Matthew A. Bentley, TTE Ellen M. Bentley, TTE, 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.

Matt Bentley, TTE
(Property Owner)

Ellen M Bentley, TTE
(Property Owner)

Subscribed and sworn to me this 13th day of June 2023

(Notary Public)

KATHLEEN KERNS
Notary Public - State of Utah
Comm. No. 714965
My Commission Expires on
Dec 3, 2024

Residing in: 1060 W. State St. Hurricane UT

My Commission Expires: 12/3/24

Agent Authorization

I (we), Matthew A. Bentley, TTE Ellen M. Bentley, TTE, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) BuySellBuild STG 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.

Matt Bentley, TTE
(Property Owner)

Ellen M Bentley, TTE
(Property Owner)

Subscribed and sworn to me this 13th day of June 2023

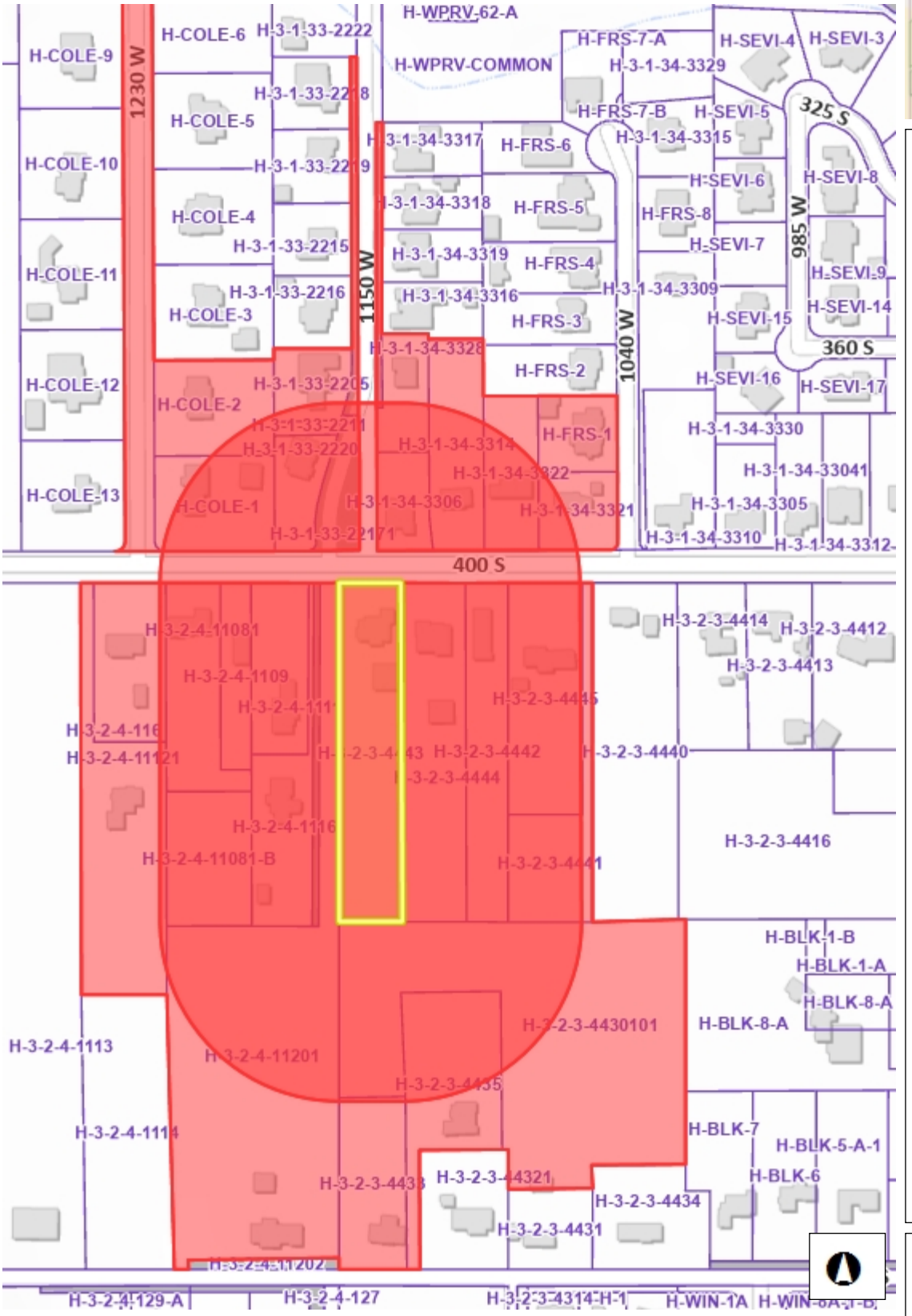
(Notary Public)

KATHLEEN KERNS
Notary Public - State of Utah
Comm. No. 714965
My Commission Expires on
Dec 3, 2024

Residing in: 1060 W. State St. Hurricane UT

My Commission Expires: 12/3/24

Mailing Map



Legend

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

Notes

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

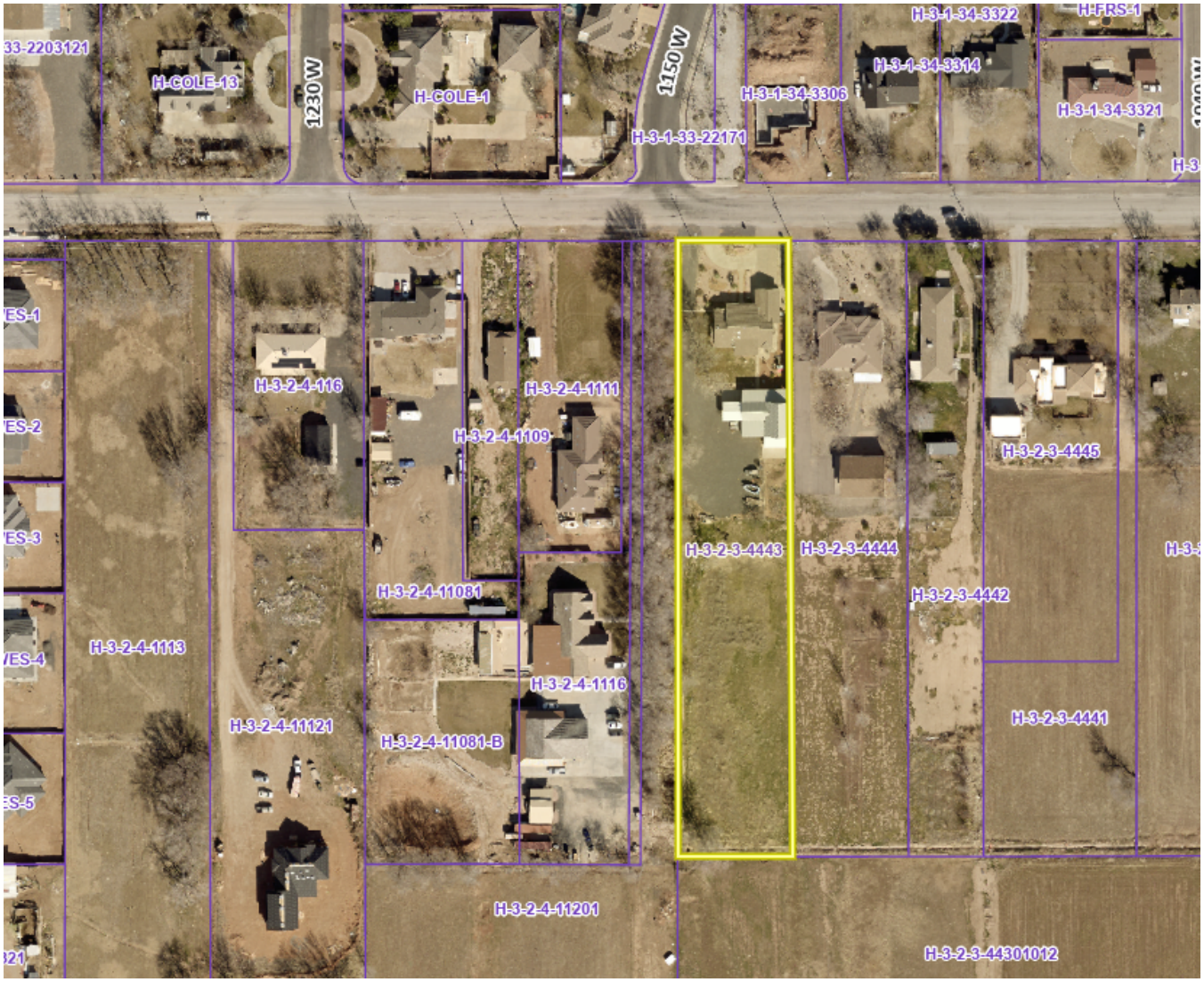
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**07/13/2023**
Application Number:	ZC23-18
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Ellen and Matthew Bentley
Agent:	Buy Sell Build STG Construction
Request:	A Zone Change from RA-1 to RA-0.5
Location:	1147 W 400 S
Zoning:	RA-1
General Plan Map:	Single Family

Discussion:
The applicant is seeking a zone change from RA-1 to RA-0.5 in order to facilitate a future lot split on the property for another home. This property is located along the future 1150 W alignment and that will need to be accounted for when the lot is split.

	Zoning	Adjacent Land Use
North	PF, RA-0.5	Single Family Homes
East	RA-1	Single Family Homes
South	RA-1	Single Family Homes
West	RA-1	Single Family Homes



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

10-7-7: ZONING MAP AND TEXT AMENDMENTS:

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

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

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

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

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

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

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

These uses should be located near supporting community uses such as, but not limited to churches, schools, and parks. Appropriate densities for this land use include R1-15, R1-10, R1-8, and R1-6.

The Planning Commission has discussed amending the General Plan map designation in this area of town to a Rural Residential designation. An RA-0.5 zoning would be in line with either designation.

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

Response: Most of the surrounding properties are either RA-1 or RA-0.5 and consist of large lots and limited agricultural uses. There are areas of R1-15 in the surrounding area. A zone change to allow an additional single-family home would not have a major impact. Property to the north of this zone change is currently zoned RA-0.5 there is a small cluster of homes to the east that are zoned RA-0.1 but are all less than one acre.

3. Will the proposed amendment affect the adjacent property?

Response: The proposed zoning will allow the addition of one new residential unit to the property. Staff does not believe that the added residents will affect adjacent properties. The development of 1150 W from 400 S to 650 S will help alleviate traffic throughout the region

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

Response: Facilities and services are adequate for this development. JUC had no major concerns about availability.

JUC Comments:

1. **Public Works:** Need to protect road right-of-way
2. **Power:** Hurricane City Power would like to see the plan to accommodate the power line that be along the right of way of 1150 W. Power is not committed to either side of the roadway at this location. Power line easements are big and setbacks from line must be 25'.
3. **Sewer:** No exception to zone change, new lateral will need to be installed
4. **Streets:** No issues, will this be a flag lot?
5. **Public Works:** Will need to see site plan to ensure access is done correctly

6. **Water:** No comments until we know what its use will be and how it relates to future roads and rights of way.
7. **Engineering:** The applicant should be aware that the subdivision plat will need to account for the master planned buildout of 1150/1100 W
8. **Fire:** Possible fire turnaround if not a through street
9. **Cable/Phone/Gas/WCWCD:** Good

Staff Comments:

1. There is a 67'' master planned roadway (Future 1150 W) that needs to be dedicated on the property

Transportation Master Plan (the white line is closer to planned alignment at this time)

2. The City has been working on an overall alignment for this roadway from 600 N to 3000 S and beyond for the past year or so. The exact layout of the alignment in this area is not finalized. The applicant would most likely need to dedicate some property for the new roadway but due to

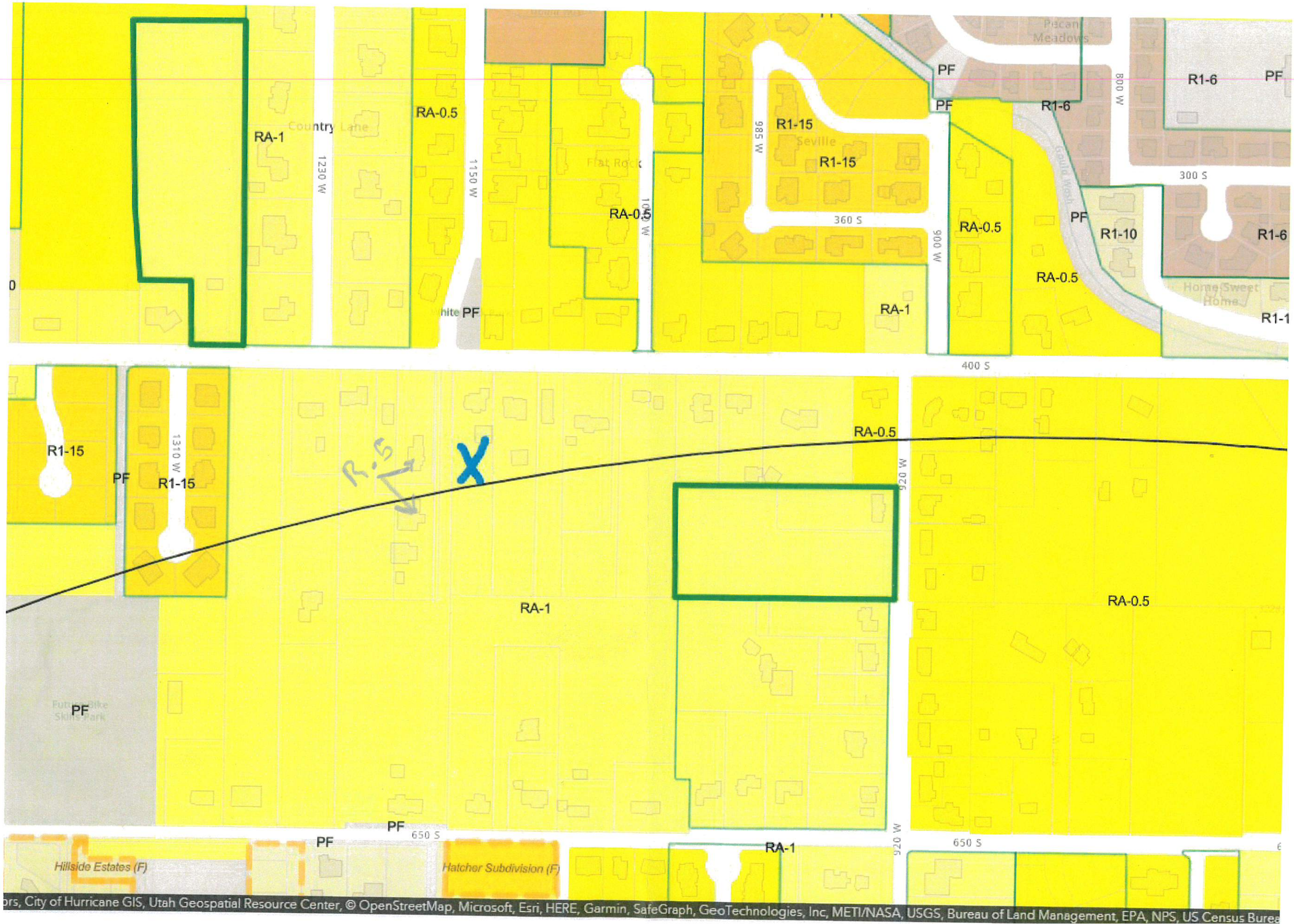
property alignments and a neighboring flag lot they most likely would not need to dedicate a full 33.5'.
3. It is important to note that this is only a zone change application, and no subdivision plat has been submitted to the City. These issues will be resolved during the subdivision process.

Findings:
Staff makes the following findings:

1. The application meets the standards within the General Plan and General Plan Map.
2. Most of the surrounding development is large lot single family homes
3. The proposed amendment will impact the area, but the limited number of units would mitigate the impact.
4. Services are adequate to serve the area and proposed project.

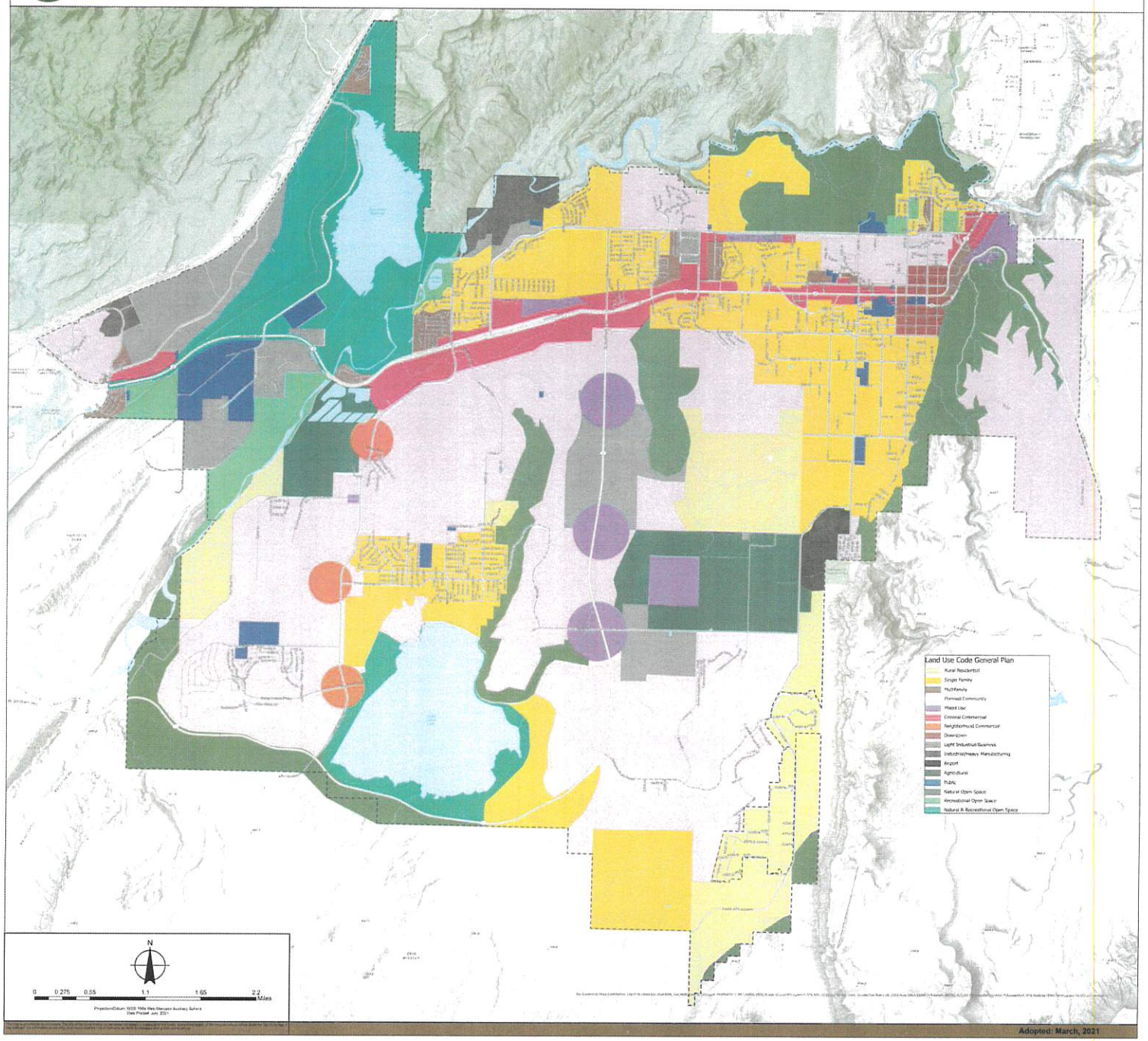
Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and consider residents' comments. Staff recommends approval of the proposed zone change.

The blue X below marks 1147 W 400 S the Bentley's residence. We would like to like rezone this property like others have done in the area. So the current property owners can build another home more fitting to their need. We are aware of the city bringing down 1150 W and will plan accordingly. Our request does correlate with Hurricane's general plan map as well.



City of Hurricane GIS Department

Future Land Use General Plan



Hurricane City Application

Permit #: ZC23-19
Issue Date: 06/26/2023

Application Accepted Date: 06/23/2023
Type of Improvement: Zone Change Application
Description:
Tenant / Project Name: SCOTT STRATTON
Bldg. Address: 1000 West 3100 South
City: Hurricane State: UT Zip: 84737
Subdivision: Phase:
Block: Lot #: Parcel #: H-3396-E
Zone: RA-0.5 PDO
Property Owner: Diamond Edge Construction LLC
Permit Contact: Karl Rasmussen P:(435) 680-0816
Email: karl@pv-eng.com

CONTACT INFORMATION

General Contractor: SCOTT STRATTON / Scott Stratton
License #: P: (435) 467-4966
City: State: Zip:
Email: scottstratton4966@gmail.com

Electrical Contractor:
License #: P:
City: State: Zip:

Plumbing Contractor:
License #: P:
City: State: Zip:
Email:

Mechanical Contractor:
License #: P:
City: State: Zip:
Email:

APPLICATION DETAILS

of Units: 0 | custom text:

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	500.00
Sub Total:	**$**	**500.00**
Permit Total:	**$**	**500.00**
Amount Paid:	**$**	**500.00**
Remaining Due:	**$**	**0.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	06/26/23	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

Notes: BS

APPLICATION NUMBER: PENDZC23-19

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name: Scott Stratton

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 06/26/2023

Application Issued By: Date: 06/26/2023

Receipt #: 8.169978-06/26/23

PLANNING & ZONING
HURRICANE CITY
UTAH

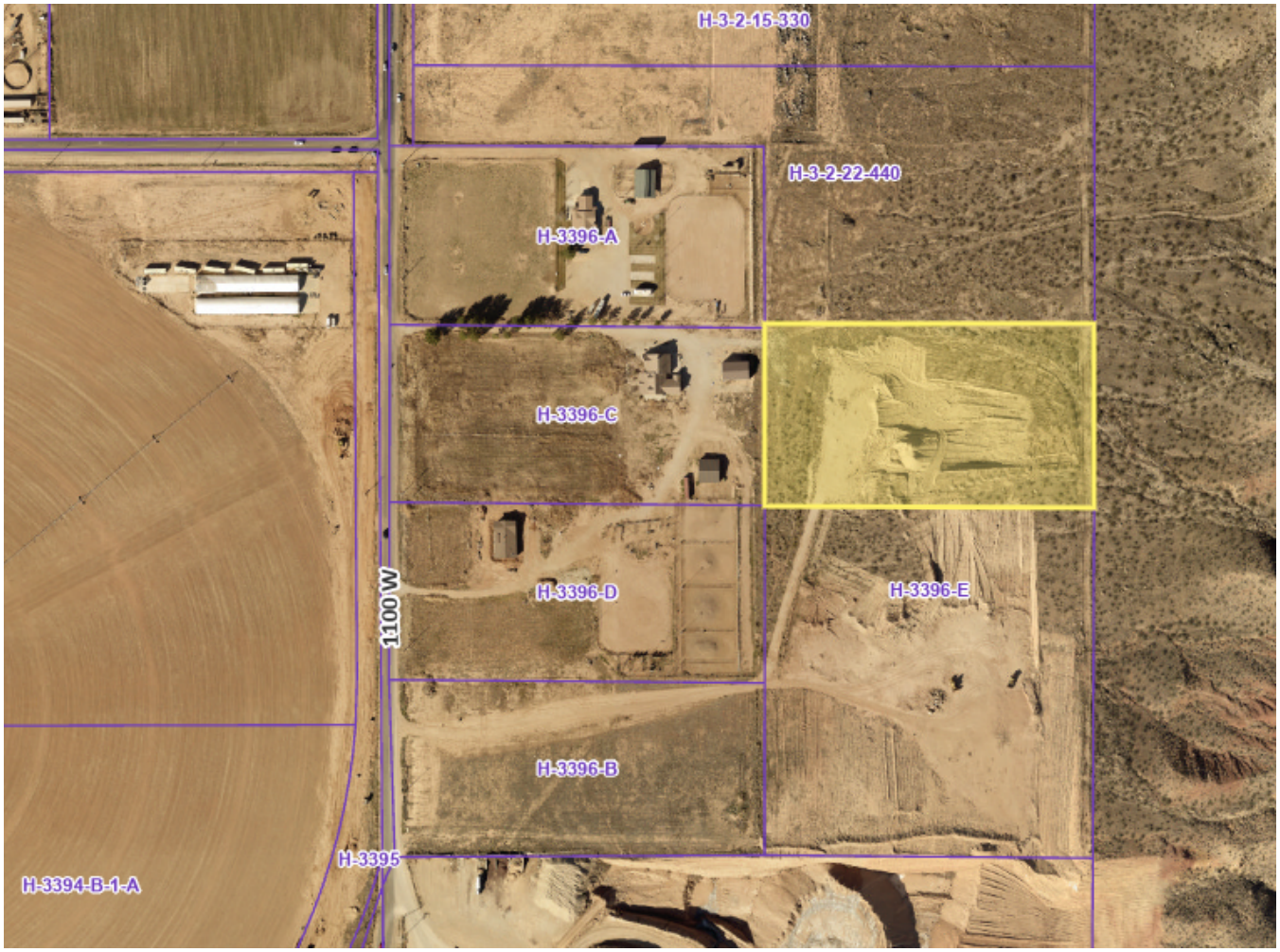
STAFF COMMENTS

Agenda Date:	**07/13/2023**
Application Number:	ZC23-19
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Diamond Edge Construction LLC
Agent:	ProValue Engineering-Karl Rasmussen
Request:	A zone change from RA-0.5 to M-1
Location:	1000 W 3100 S
Zoning:	RA-0.5
General Plan Map:	Rural Residential

Discussion:
The applicant has proposed a zone change for 4.37 acres of the previously approved Horseman's Edge development along 1100 W and south of 3000 S. This property had previously been approved for a PDO development consisting of mostly half-acre to quarter-acre lots, open space access to the Hurricane Cliffs, and 15 short-term rental units catering to the equestrian community. In March of this year the applicant requested and received a zone change on approximately 60% of the property to M-1, light industrial. This zone change is for another piece of the property. The applicant will be leaving a ~5 acre piece as RA-0.5 as this piece currently has a single family home on it.

	Zoning	Adjacent Land Use
North	RA-0.5	Undeveloped Property
East	Unincorporated	Cliffs and Natural Open Space

South	RA-1with extraction overlay, M-1	Gravel Pit and an industrial Lot
West	RA-0.5, R1-10	Farm Land, Future Subdivisions



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

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

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

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

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

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

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

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

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

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

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

3. Will the proposed amendment affect the adjacent property?

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

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

Response: There have been and are currently concerns about utility service in this area. Power capacity is limited and there are long term concerns with water pressure. The Power Department has come up with a plan that will allow the Power Department to sign off on construction drawings for a number of already approved developments south of 3000 S. Horseman's Edge is one of the projects that are in line to receive some of this additional power capacity which resolves the power concerns for this project. See JUC comments below.

JUC Comments

1. **Public Works:** No comments
2. **Power:** No problem with zone change. Must provide new plans and load calculations to Hurricane City Power to redesign the project.
3. **Sewer:** No comments
4. **Streets:** Okay with zone change
5. **Water:** Okay
6. **Engineering:** The proposed zone change is landlocked from the nearest public street. Need a new preliminary plat for the new concept.
7. **Fire:** Access issues in the area.
8. **Gas:** Nothing in the area
9. **Cable:** No comments
10. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change 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.

Items to Consider

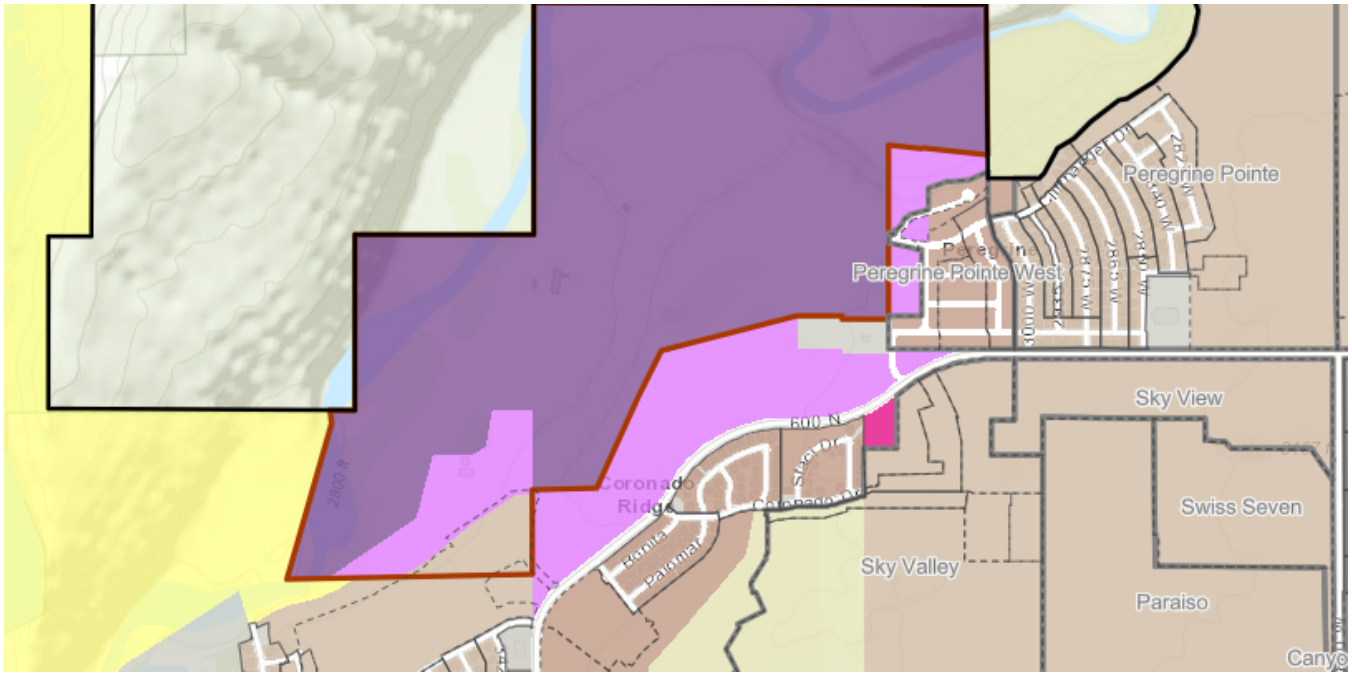
The following are key items to consider:

- If this zone change is approved any use permitted in the M-1 zone would be permitted on this property. This includes but is not limited to:
    - *Residential Uses*
        - *Rehabilitation/treatment facility*

        - *Residential facility for troubled youth*
        - *Transitional housing facility*
    - *Commercial Uses*
        - *Vocational school*
        - *Agricultural sales and service*
        - *Business equipment rental*
        - *Convenience store and gas station*
        - *Commercial kennel*
        - *Liquor store*
        - *Vehicle repair/rentals/sales*
        - *Storage units*
    - *Industrial Uses*
        - *Manufacturing*
        - *Warehousing*
- The applicant has indicated to staff they would most likely build storage units

- Approval of this zone change would leave an approximately five acre parcel with an existing house on it. This piece could still be subdivided under the RA-0.5 standards

- Using an M-1 zoning as a buffer zone from extraction zones has some precedence within the City. Off 600 N there are several M-1 zoned properties intended to serve as buffers between residential properties in the area and Interstate Rock's extraction area; this was specifically brought up during the approvals of Peregrine Pointe West and Interstate Rock's extraction overlay.



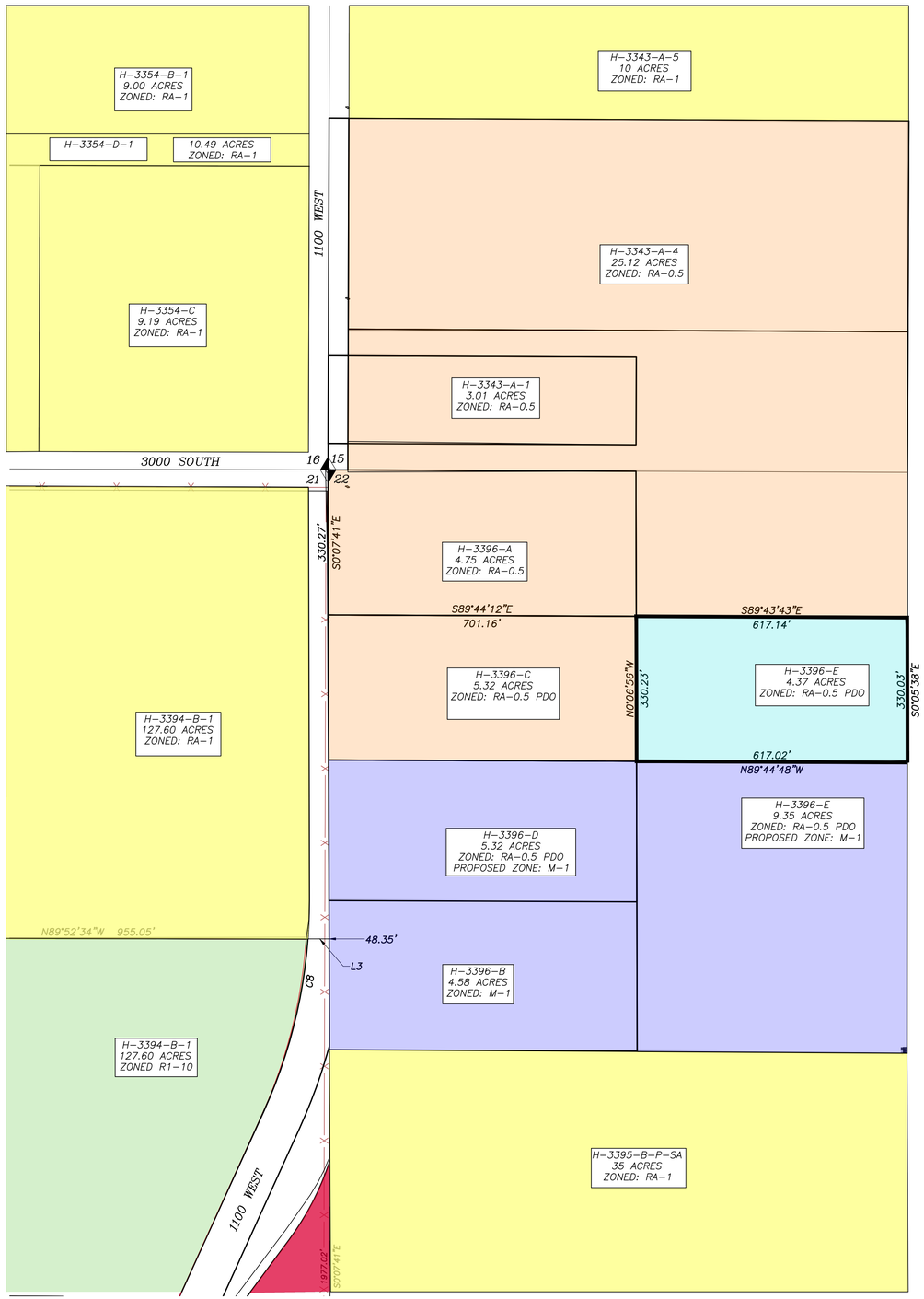
Findings:
Staff makes the following findings:

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

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and considers residents' comments. Staff has finds the request generally acceptable

PROPOSED ZONE CHANGE MAP FOR:
SCOTT STRATTON

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



BUREAU OF LAND MANAGEMENT

OWNERS:

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

AGENT:

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

LEGEND

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

N
W E
S
150 0 150
SCALE IN FEET

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

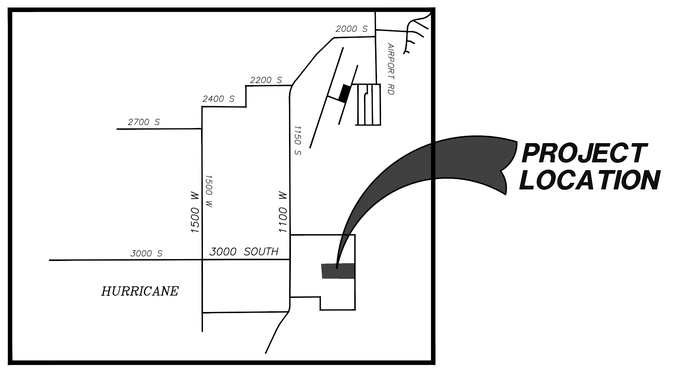
PARCEL H-3396-E (NORTH 4.37 ACRES PROPOSED ZONE CHANGE TO M-1: LIGHT INDUSTRIAL)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S00°07'41"E, ALONG THE SECTION LINE 330.27 FEET; THENCE S89°44'12"E 701.16 FEET TO THE POINT OF BEGINNING.
THENCE S89°43'43"E 617.14 FEET TO THE SIXTEENTH LINE; THENCE S00°05'38"E, ALONG SAID LINE 330.03 FEET; THENCE N89°44'48"W 617.02 FEET; THENCE N00°06'56"W 330.23 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 203,712 SQUARE FEET OR 4.677 ACRES

ZONE LEGEND:

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



VICINITY MAP
N.T.S

COPYRIGHT © 2013 PROVALUE ENGINEERING INC.

NO	DESCRIPTION	DATE	BY

REVISIONS

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

PROVALUE ENGINEERING

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

DATE: 6/23/2023
SCALE: 1"=150'

JOB NO.
335-019

SHEET NO:
1 OF 1

335-019

A

Name and address of every person or company the applicant represents.

- Owners of Property names and address
- Tax Account View (County Records)

OWNERS OF PROPERTY

COLEMAN ROGER G JR & LESLIE K

OWNERS ADDRESS

2520 W HORSESHOE CR

SO JORDAN, UT 84095

Account 0307861

Location

Account Number 0307861
Parcel Number H-3-1-33-1142
Tax District 03 - Hurricane City
Acres 5.46
Situs 560 N 1380 W , HURRICANE
Legal S: 33 T: 41S R: 13W BEG N89*49'22 W ALG SEC/L 659.63 FT FM NE COR SEC 33 T41S R13W TH S0*02'31 W 631.62 FT; TH N89*49'22 W 400 FT; TH N0*02'31 E 631.62 FT; TH S89*49'22 E 400 FT TO POB. LESS: PARCEL OF LAND IN FEE FOR EXTN OF EXST 600 NORTH STREET KWN AS PROJ #LC35 BEING PART OF TRACT OF PRPTY IN NW1/4 SEC 33 T41S R13W DESC AS FOL: BEG S89*55'24" W 659.74 FT ALG SEC/L FM NW COR SEC 34 T41S R13W, SD PT BEING ON CTR LN OF SD PROJ AT ENG STA 60+94.17, TH S00*12'43" E 37.50 FT TO PT ON LN 37.50 FT DIST & PRL TO SD CTR LN: TH ALG SD PRL LN S89*55'24" W 399.89 FT: TH N00*12'43" W 37.50 FT TO PT ON SD SEC/L & CTR LN; TH ALG SD SEC/L & CTR LN N89*55'24" E 399.89 FT TO POB.

Parent Accounts
Parent Parcels
Child Accounts 0409170
Child Parcels H-3-1-33-1143
Sibling Accounts
Sibling Parcels

Owner

Name COLEMAN ROGER G JR & LESLIE K
2520 W HORSESHOE CR
SO JORDAN, UT 84095

Value

Market (2023) $702,300
Taxable $488,640
Tax Area: 03 **Tax Rate**: 0.007951

Type	Actual	Assessed	Acres
Primary Improved	$474,800	$261,140	1.000
Ag Land	$227,500	$227,500	4.460

Transfers

Entry Number	Recording Date	
00356929	11/21/1989 12:58:00 PM	B: 541 P: 458
00359711	01/24/1990 01:27:00 PM	B: 548 P: 96
00692190	07/31/2000 04:14:00 PM	B: 1375 P: 1767
00795713	12/24/2002 09:16:00 AM	B: 1510 P: 2052
00809688	03/20/2003 01:37:00 PM	B: 1531 P: 272
00816773	04/29/2003 02:59:00 PM	B: 1542 P: 36
20090024861	06/26/2009 01:37:07 PM	
20090048182	12/22/2009 03:58:25 PM	
20100006647	03/01/2010 04:23:46 PM	
20100006648	03/01/2010 04:23:46 PM	
20100043974	12/30/2010 10:52:48 AM	
20110000235	01/04/2011 09:18:39 AM	
20180029639	07/19/2018 09:45:21 AM	
20180033686	08/16/2018 02:40:49 PM	

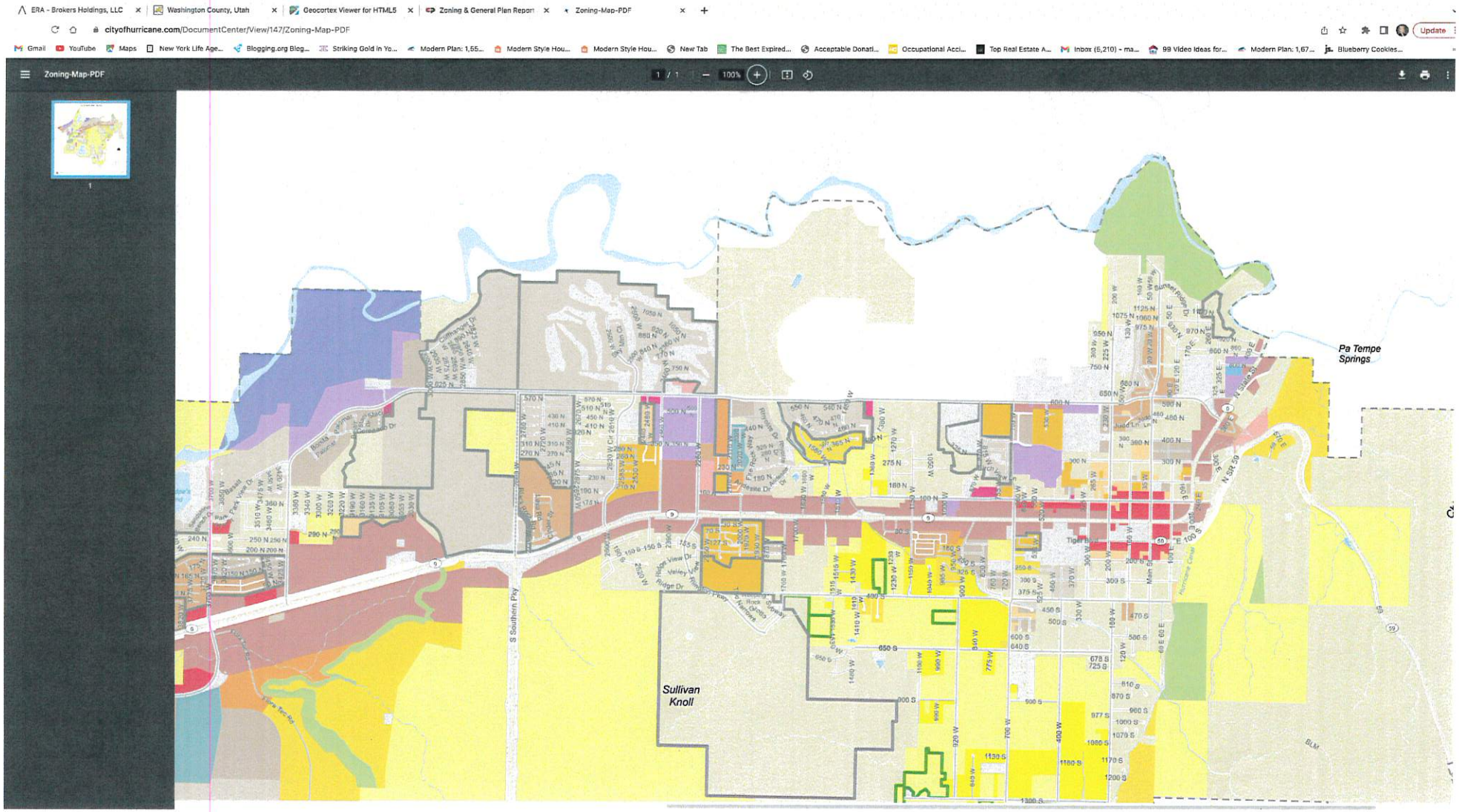
Images

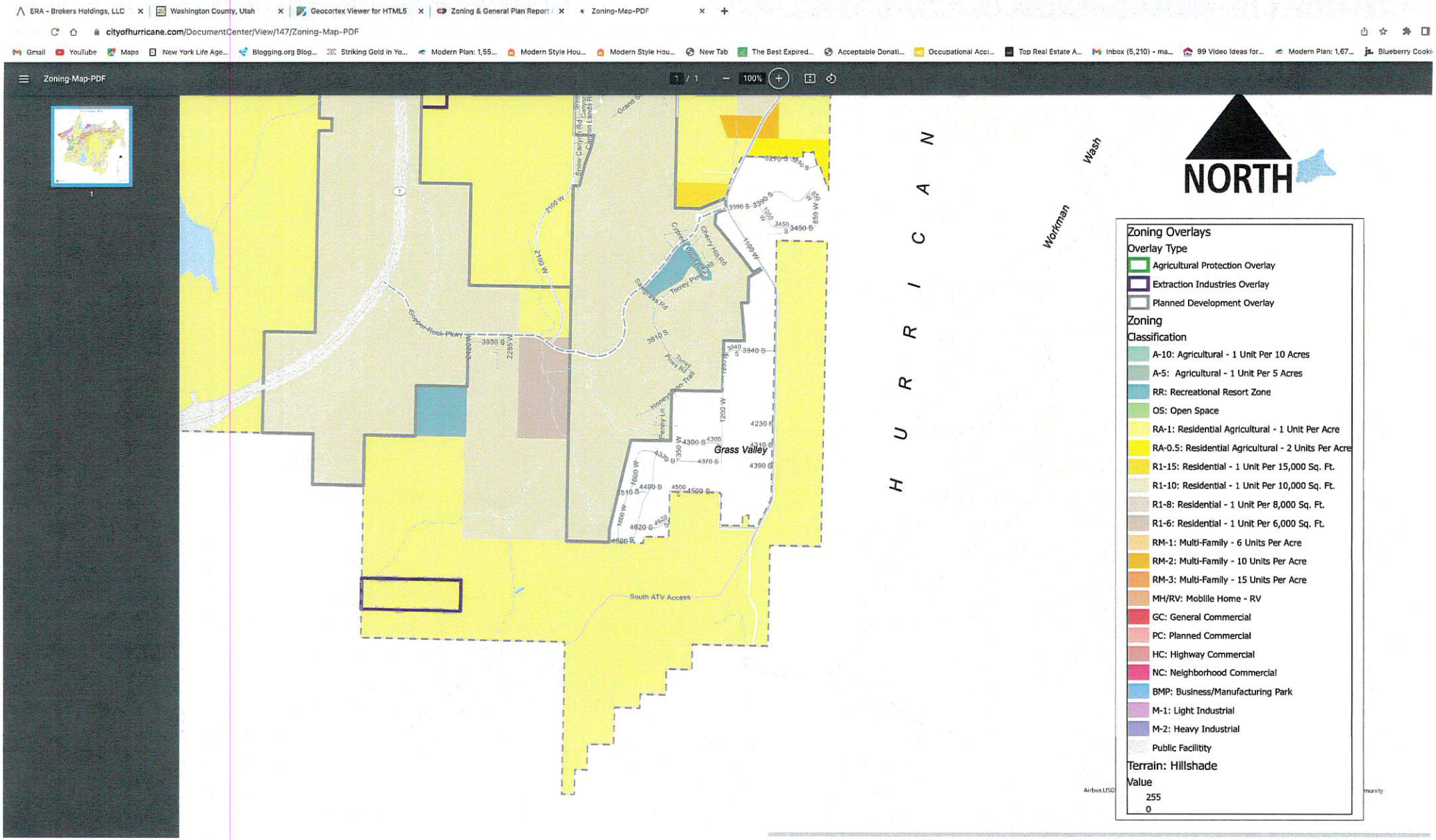
- GIS

B

A property map showing the existing and proposed zoning classifications

- Present Zoning – Map of Hurricane City – General Plan
- Proposed Zoning– Map of Hurricane City – General Plan, Map Legend

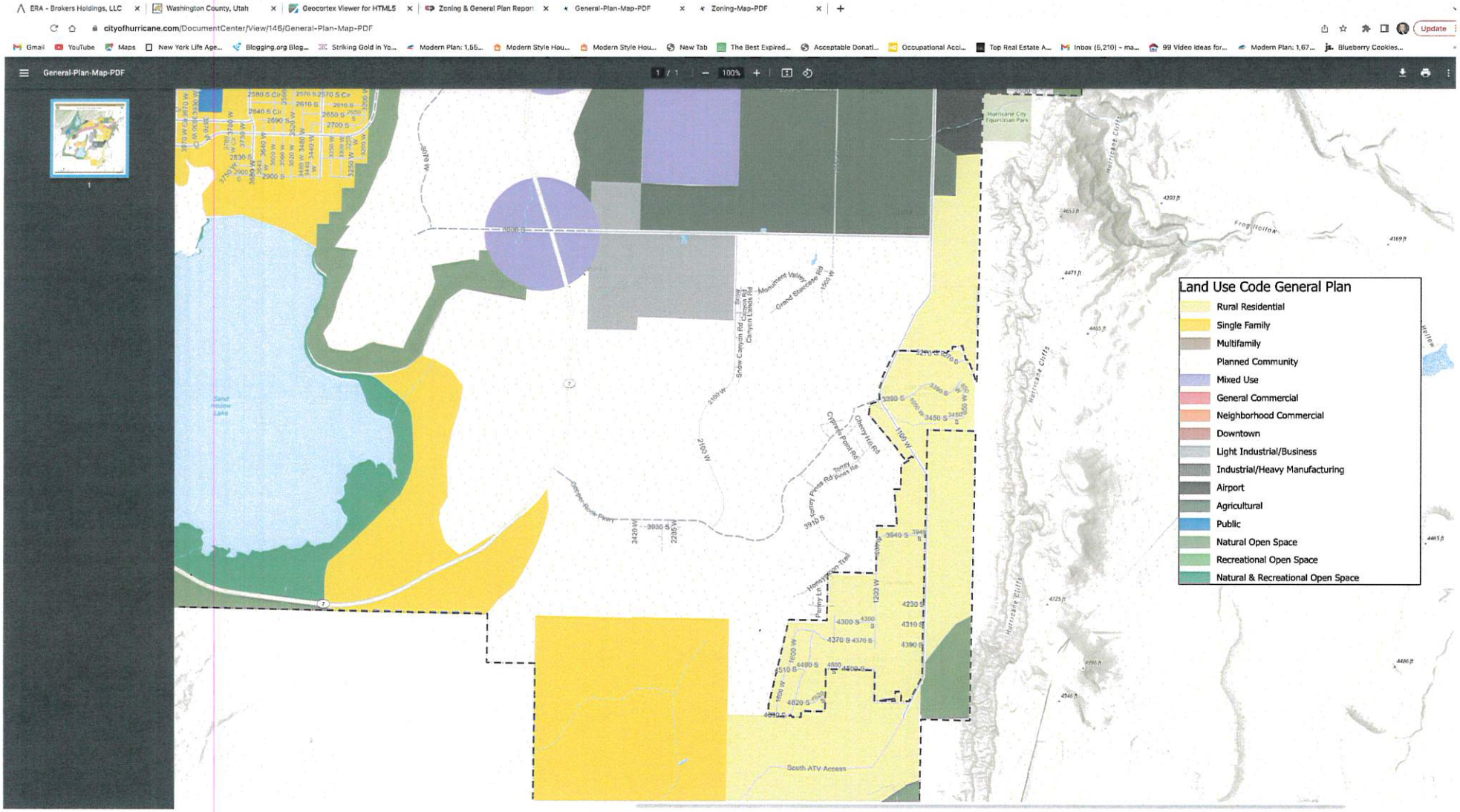

ERA - Brokers Holdings, LLC
Washington County, Utah
Geocortex Viewer for HTML5
Zoning & General Plan Report
Zoning-Map-PDF
cityofhurricane.com/DocumentCenter/View/147/Zoning-Map-PDF
Zoning-Map-PDF
Pa Tempe Springs
Sullivan Knoll
S Southern Pwy

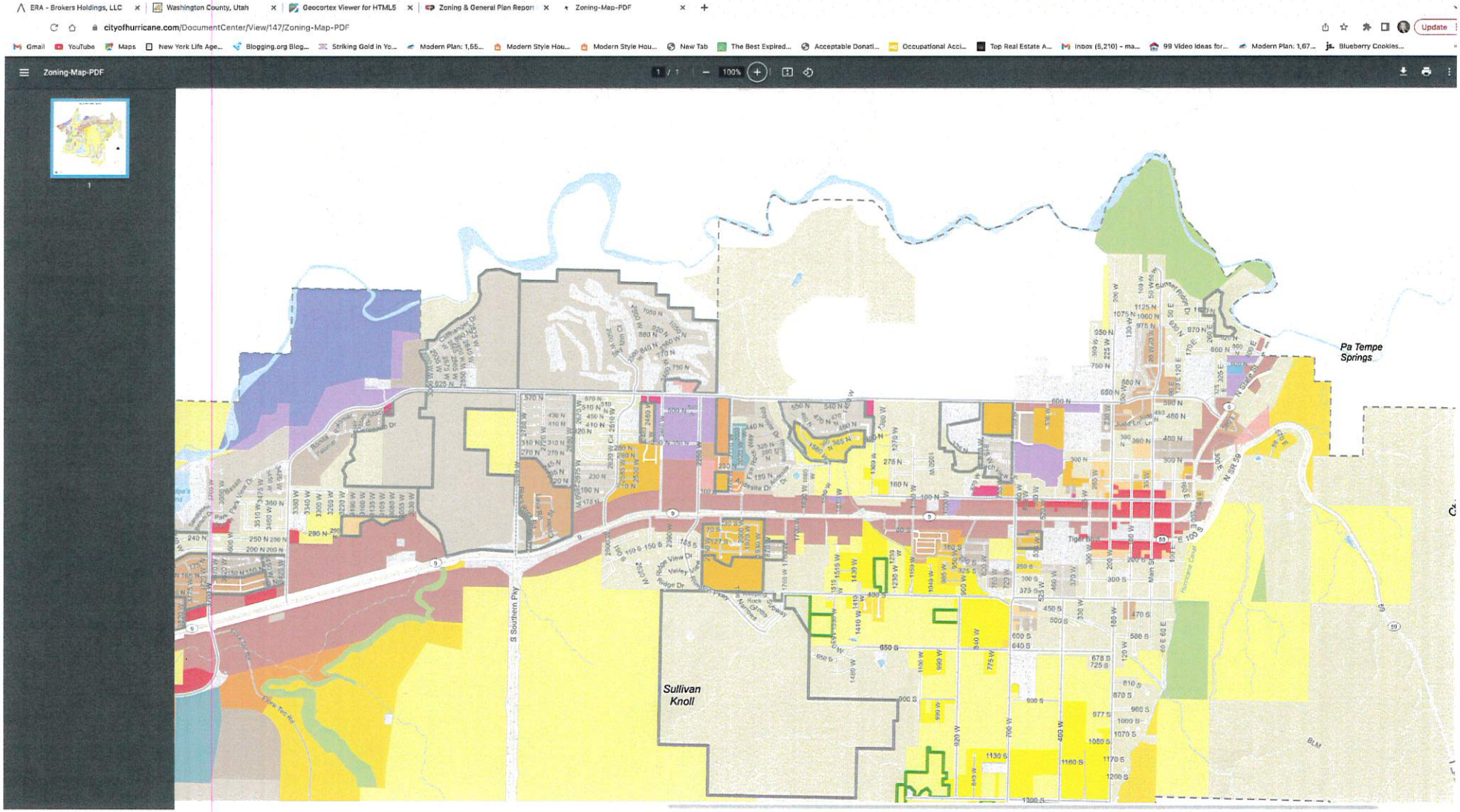

ERA - Brokers Holdings, LLC
Washington County, Utah
Geocortex Viewer for HTML5
Zoning & General Plan Report
Zoning-Map-PDF
cityofhurricane.com/DocumentCenter/View/147/Zoning-Map-PDF
Zoning-Map-PDF
HURRICAN
Wash
Workman
NORTH
Grass Valley
South ATV Access
Copper Rock Pkwy
Cypress Point Dr
Cherry Hill Rd
Tonney Pines Rd
Zoning Overlays
Overlay Type
Agricultural Protection Overlay
Extraction Industries Overlay
Planned Development Overlay
Zoning
Classification
A-10: Agricultural - 1 Unit Per 10 Acres
A-5: Agricultural - 1 Unit Per 5 Acres
RR: Recreational Resort Zone
OS: Open Space
RA-1: Residential Agricultural - 1 Unit Per Acre
RA-0.5: Residential Agricultural - 2 Units Per Acre
R1-15: Residential - 1 Unit Per 15,000 Sq. Ft.
R1-10: Residential - 1 Unit Per 10,000 Sq. Ft.
R1-8: Residential - 1 Unit Per 8,000 Sq. Ft.
R1-6: Residential - 1 Unit Per 6,000 Sq. Ft.
RM-1: Multi-Family - 6 Units Per Acre
RM-2: Multi-Family - 10 Units Per Acre
RM-3: Multi-Family - 15 Units Per Acre
MH/RV: Mobile Home - RV
GC: General Commercial
PC: Planned Commercial
HC: Highway Commercial
NC: Neighborhood Commercial
BMP: Business/Manufacturing Park
M-1: Light Industrial
M-2: Heavy Industrial
Public Facilitity
Terrain: Hillshade
Value
255
0

C

All abutting properties showing present zoning classifications.

- Current Zoning – Map of Hurricane City – Current Zoning, Map Legend
- Present Zoning – Map of Hurricane City – Present Zoning


ERA - Brokers Holdings, LLC
Washington County, Utah
Geocortex Viewer for HTML5
Zoning & General Plan Report
General-Plan-Map-PDF
Zoning-Map-PDF
cityofhurricane.com/DocumentCenter/View/146/General-Plan-Map-PDF
General-Plan-Map-PDF
Land Use Code General Plan
Rural Residential
Single Family
Multifamily
Planned Community
Mixed Use
General Commercial
Neighborhood Commercial
Downtown
Light Industrial/Business
Industrial/Heavy Manufacturing
Airport
Agricultural
Public
Natural Open Space
Recreational Open Space
Natural & Recreational Open Space
Hurricane Cliffs
Hurricane City Equestrian Park
Frog Hollow
Monument Valley
Grand Staircase Rd
Cypress Point Rd
Cherry Hill Rd
Honeysuckle Trail
South ATV Access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Zoning-Map-PDF
cityofhurricane.com/DocumentCenter/View/147/Zoning-Map-PDF
Zoning-Map-PDF
Pa Tempe Springs
Sullivan Knoll
S Southern Pky
BLM

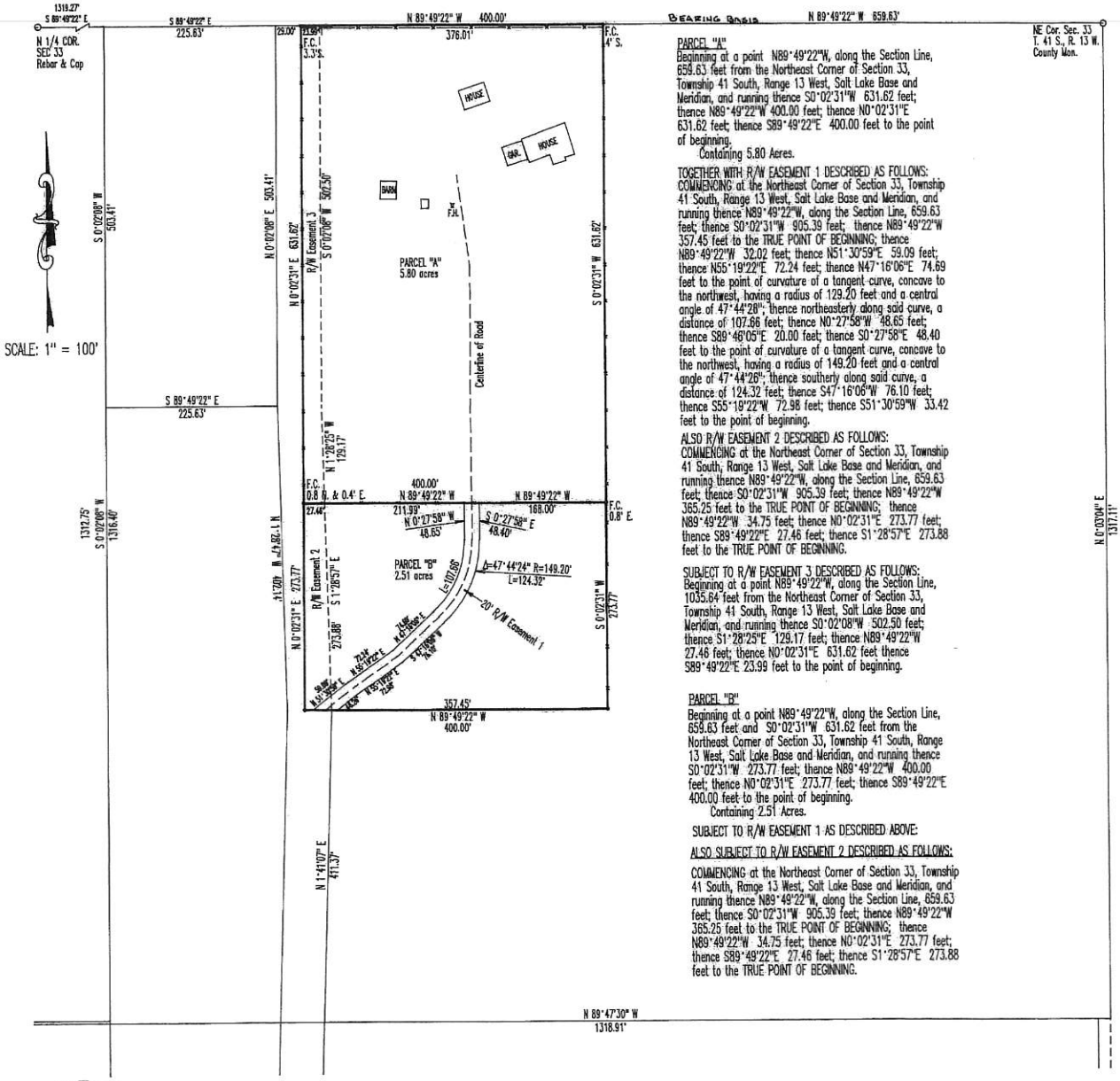
D

An accurate legal description of the property to be rezoned.

- Property Survey Map
- Tax Account View – County Records

BRATTON PROPERTY

WITHIN THE NE1/4 OF SECTION 33, T. 41 S., R. 13 W., SLB&M



PARCEL "A"

Beginning at a point N89°49'22"W, along the Section Line, 659.63 feet from the Northeast Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence S0°02'31"W 631.62 feet; thence N89°49'22"W 400.00 feet; thence N0°02'31"E 631.62 feet; thence S89°49'22"E 400.00 feet to the point of beginning.

Containing 5.80 Acres.

TOGETHER WITH R/W EASEMENT 1 DESCRIBED AS FOLLOWS:
COMMENCING at the Northeast Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence N89°49'22"W, along the Section Line, 659.63 feet; thence S0°02'31"W 905.39 feet; thence N89°49'22"W 357.45 feet to the TRUE POINT OF BEGINNING; thence N89°49'22"W 32.02 feet; thence N51°30'59"E 59.09 feet; thence N55°19'22"E 72.24 feet; thence N47°16'06"E 74.69 feet to the point of curvature of a tangent curve, concave to the northwest, having a radius of 129.20 feet and a central angle of 47°44'28"; thence northeasterly along said curve, a distance of 107.66 feet; thence N0°27'58"W 48.65 feet; thence S89°46'05"E 20.00 feet; thence S0°27'58"E 48.40 feet to the point of curvature of a tangent curve, concave to the northwest, having a radius of 149.20 feet and a central angle of 47°44'26"; thence southerly along said curve, a distance of 124.32 feet; thence S47°16'06"W 76.10 feet; thence S55°19'22"W 72.98 feet; thence S51°30'59"W 33.42 feet to the point of beginning.

ALSO R/W EASEMENT 2 DESCRIBED AS FOLLOWS:
COMMENCING at the Northeast Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence N89°49'22"W, along the Section Line, 659.63 feet; thence S0°02'31"W 905.39 feet; thence N89°49'22"W 365.25 feet to the TRUE POINT OF BEGINNING; thence N89°49'22"W 34.75 feet; thence N0°02'31"E 273.77 feet; thence S89°49'22"E 27.46 feet; thence S1°28'57"E 273.88 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO R/W EASEMENT 3 DESCRIBED AS FOLLOWS:
Beginning at a point N89°49'22"W, along the Section Line, 1035.64 feet from the Northeast Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence S0°02'08"W 502.50 feet; thence S1°28'25"E 129.17 feet; thence N89°49'22"W 27.46 feet; thence N0°02'31"E 631.62 feet thence S89°49'22"E 23.99 feet to the point of beginning.

PARCEL "B"

Beginning at a point N89°49'22"W, along the Section Line, 659.63 feet and S0°02'31"W 631.62 feet from the Northeast Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence S0°02'31"W 273.77 feet; thence N89°49'22"W 400.00 feet; thence N0°02'31"E 273.77 feet; thence S89°49'22"E 400.00 feet to the point of beginning.

Containing 2.51 Acres.

SUBJECT TO R/W EASEMENT 1 AS DESCRIBED ABOVE:

ALSO SUBJECT TO R/W EASEMENT 2 DESCRIBED AS FOLLOWS:

COMMENCING at the Northeast Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence N89°49'22"W, along the Section Line, 659.63 feet; thence S0°02'31"W 905.39 feet; thence N89°49'22"W 365.25 feet to the TRUE POINT OF BEGINNING; thence N89°49'22"W 34.75 feet; thence N0°02'31"E 273.77 feet; thence S89°49'22"E 27.46 feet; thence S1°28'57"E 273.88 feet to the TRUE POINT OF BEGINNING.

REGISTERED LAND SURVEYOR No. 4492 FEREL L. CAMPBELL UTAH

I FEREL L. CAMPBELL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR PRACTICING IN THE STATE OF UTAH UNDER LICENSE NO. 4492. I FURTHER CERTIFY THAT I HAVE MADE AN ACCURATE SURVEY OF THIS PROPERTY AND HAVE SET THE CORNERS IN ACCORDANCE WITH THIS PLAT.

Ferel L. Campbell

FEREL L. CAMPBELL
L.S. 4492

NARRATIVE

- ☐ SET CORNERS OF EXISTING DEED DESCRIPTION
- ☒ DIVIDED EXISTING DESCRIPTION INTO 2 PARCELS & MADE NEW DESCRIPTIONS.
- ☐ SURVEYED & DESCRIBED ACCESS
- ☐ FENCELINE SURVEY & DESCRIPTION
- ☐ WELL LOCATED
- ☐ REVISED DESCRIPTION TO CLOSE
- ☐ OTHER

LEGEND

- ◆ = USGLO, or CO. MON FOR SEC. or 1/4 COR.
- ● = CITY STREET MONUMENT
- ▲ = LARGE BOLT (1 1/4" HEAD)
- ○ = OTHER MON. FD.
- ○ = SET 1/2" X 18" REBAR & CAP No. 4490 OR 4492
- -X-X- = EXISTING FENCE
- R = RECORD BEARING OR DISTANCE
- P = PRORATED BEARING OR DISTANCE
- A.R.P = AREA REFERENCE PLAT

BALLARD & CAMPBELL
332 W. 400 S.
Hurricane, Utah 84737
635-8726

Surveyed For: Bratton

Date: Feb. 2000

Scale: 1" = 100'

Basis of Bearings: N.89°49'22"W. between the Northwest Cor. and the North 1/4 Cor. of Sec. 33, T. 41 S., R. 13 W., SLB&M

Sec. 33, T41S, R13W. #3281-01

Account 0307861

Location

Account Number 0307861
Parcel Number H-3-1-33-1142
Tax District 03 - Hurricane City
Acres 5.46
Situs 560 N 1380 W , HURRICANE
Legal S: 33 T: 41S R: 13W BEG N89*49'22 W ALG SEC/L 659.63 FT FM NE COR SEC 33 T41S R13W TH S0*02'31 W 631.62 FT; TH N89*49'22 W 400 FT; TH N0*02'31 E 631.62 FT; TH S89*49'22 E 400 FT TO POB. LESS: PARCEL OF LAND IN FEE FOR EXTN OF EXST 600 NORTH STREET KWN AS PROJ #LC35 BEING PART OF TRACT OF PRPTY IN NW1/4 SEC 33 T41S R13W DESC AS FOL: BEG S89*55'24" W 659.74 FT ALG SEC/L FM NW COR SEC 34 T41S R13W, SD PT BEING ON CTR LN OF SD PROJ AT ENG STA 60+94.17, TH S00*12'43" E 37.50 FT TO PT ON LN 37.50 FT DIST & PRL TO SD CTR LN: TH ALG SD PRL LN S89*55'24" W 399.89 FT: TH N00*12'43" W 37.50 FT TO PT ON SD SEC/L & CTR LN; TH ALG SD SEC/L & CTR LN N89*55'24" E 399.89 FT TO POB.

Parent Accounts
Parent Parcels
Child Accounts 0409170
Child Parcels H-3-1-33-1143
Sibling Accounts
Sibling Parcels

Owner

Name COLEMAN ROGER G JR & LESLIE K
2520 W HORSESHOE CR
SO JORDAN, UT 84095

Value

Market (2023) $702,300
Taxable $488,640
Tax Area: 03 **Tax Rate**: 0.007951

Type	Actual	Assessed	Acres
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Ag Land	$227,500	$227,500	4.460

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20090024861	06/26/2009 01:37:07 PM	
20090048182	12/22/2009 03:58:25 PM	
20100006647	03/01/2010 04:23:46 PM	
20100006648	03/01/2010 04:23:46 PM	
20100043974	12/30/2010 10:52:48 AM	
20110000235	01/04/2011 09:18:39 AM	
20180029639	07/19/2018 09:45:21 AM	
20180033686	08/16/2018 02:40:49 PM	

Images

- GIS

E

Stamped envelopes with the names and addresses of all property owners within 350 feet of the boundaries of the property proposed for rezoning (provided in person)

- 14 Recipients – Pre Stamped Envelopes

TAX ID	PROPERTY OWNER	ADDRESS	CITY	STATE	ZIPCODE
H-3-1-33-1110	HURRICANE CITY	147 N 870 W	HURRICANE	UT	84737-1671
H-3-1-28-2201	UNITED STATES OF AMERICA, c/o: DIXIE RESOURCE AREA BLM	345 E RIVERSIDE DR	SAINT GEORGE	UT	84790-6714
H-3-1-33-1443	HELM FLOYD I & MARY H	H286 SANDSTONE CIR	SAINT GEORGE	UT	84770-2753
H-3-1-33-142	VICTORIA CROSS LLC	541 W 500 S	BOUNTIFUL	UT	84010
H-3-1-33-1143	MENDEZ LUIS	372 N 1380 W	HURRICANE	UT	84737
H-3-1-33-146	PAINTED SANDS HOA	PO BOX 238	ROY	UT	84067-0238
H-3-1-33-147	PAINTED SANDS HOA	PO BOX 238	ROY	UT	84067-0238
H-3-1-33-123	SEELY CASEY D & CARRIE A	2787 HAVEN HILLS RD	RIVERTON	UT	84065
H-3-1-33-125	SEELY SHON C & ANGIE	1310 W 450 N	HURRICANE	UT	84737
H-FXH-2-10	THOMPSON WILLIAM H & MYRA A	411 N 1270 W	HURRICANE	UT	84737
H-FXH-2-11	RAWLINSON CAROL A TR	471 N 1270 W	HURRICANE	UT	84737
H-FXH-2-12	ISOM WALLACE S & BARBARA J TRS	487 N 1270 W	HURRICANE	UT	84737
H-FXH-2-13	THORNTON LYNDIE L TR	486 N 1270 W	HURRICANE	UT	84737
H-FXH-2-14	QUELLA THOMAS P & LYNDA J TRS	470 N 1270 W	HURRICANE	UT	84737
H-PNTS-2A-249	TESTAROSSA INV LLC	2545 N 400 E	PROVO	UT	84604
H-PNTS-2A-250	TESTAROSSA INV LLC	2545 N 400 E	PROVO	UT	84604
H-PNTS-2A-251	TESTAROSSA INV LLC	2545 N 400 E	PROVO	UT	84604
H-PNTS-2A-252	TESTAROSSA INV LLC	2545 N 400 E	PROVO	UT	84604
H-PNTS-2A-253	TESTAROSSA INV LLC	2545 N 400 E	PROVO	UT	84604
H-PNTS-2A-254	TESTAROSSA INV LLC	2545 N 400 E	PROVO	UT	84604
H-PNTS-2A-255	TESTAROSSA INV LLC	2545 N 400 E	PROVO	UT	84604
H-PNTS-2A-256	TESTAROSSA INV LLC	2545 N 400 E	PROVO	UT	84604
H-PNTS-2A-257	TESTAROSSA INV LLC	2545 N 400 E	PROVO	UT	84604
H-PNTS-2A-261	TESTAROSSA INV LLC	2545 N 400 E	PROVO	UT	84604
H-PNTS-2A-262	TESTAROSSA INV LLC	2545 N 400 E	PROVO	UT	84604

F

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

DOC ID 20180033686

Corrected Warranty Page 1 of 3
Russell Shirts Washington County Recorder
08/16/2018 02:40:49 PM Fee $15.00 By
JENSENBAYLES, LLP

Recorded at Request of
Thomas J. Bayles
JENSENBAYLES, LLP
216 W. St George Blvd., Ste. 200
St. George, UT 84770

When recorded mail tax notice to:
Roger G. Coleman and Leslie K. Coleman, Trustees
560 N. 1380 W.
Hurricane, UT 84737

Tax ID Number: H-3-1-33-1142

CORRECTIVE WARRANTY DEED

ROGER G. COLEMAN, JR. and LESLIE K. COLEMAN, Grantors, hereby CONVEY and WARRANT to ROGER G. COLEMAN, JR. and LESLIE K. COLEMAN, Trustees of the ROGER G. AND LESLIE K. COLEMAN TRUST, dated July 3, 2018, Grantees, 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 Exhibit "A"

TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO easements, restrictions, reservations and rights of way currently appearing of record and those enforceable in law and equity.

This Corrective Warranty Deed corrects the Grantees named in the Warranty Deed, recorded on July 3, 2018, as Entry No. 20180029689.

WITNESS the hand of said Grantors this 9/14 day of August, 2018.

ROGER G. COLEMAN, JR.

LESLIE K. COLEMAN

SHELLY REED
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 693088
COMM. EXP. 01-10-2021

STATE OF UTAH)
: ss.
County of Washington)

On the 9 day of August, 2018, personally appeared before me ROGER G. COLEMAN, JR., the signer of the foregoing Warranty Deed, who duly acknowledged before me that he executed the same for the uses and purposes stated therein.

ANNIE SCHWIERMANN
COMM. #701166
Notary Public
State of Utah
My Comm. Expires July 02, 2022

Notary Public

R&LC.3.WRRNTY DD WSHNGTN CNTY 2925.03.la.docx

Unofficial Copy

STATE OF UTAH)
: ss.
County of Salt Lake)

On the 14 day of August, 2018, personally appeared before me LESLIE K. COLEMAN, the signer of the foregoing Warranty Deed, who duly acknowledged before me that she executed the same for the uses and purposes stated therein.

Notary Public

SHELLY REED
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 693009
COMM. EXP. 01-10-2021

Unofficial Copy

Exhibit "A"

Together with an easement for ingress, egress and utilities over, under and across the following described right of way being 25 feet in width, with the centerline described as follows:

Beginning at a point on the South line of the subject parcel, said point being located N 89°49'22" W along the section line 850.02 feet and South 631.62 feet from the Northeast corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian and running thence S 0°18'46" W 97.94 feet; thence S 45°08'30" W 230.70 feet; thence N 89°52'24" W 46.15 feet to the boundary of an existing roadway (1350 West Street), said point being the terminus point of this easement.

Less and excepting:

Beginning at a point which lies South 89°55'24" West 659.74 feet along the section line from the northwest corner of Section 34, Township 41 South, Range 13 West of the Salt Lake Base and Meridian, said point being on the centerline of said project at Engineer's Station 60+94.17 and running thence South 00°12'43" East 37.50 feet to a point on a line 37.50 feet distant and parallel to said centerline; thence along said parallel line South 89°55'24" West 399.89 feet; thence North 00°12'43" West 37.50 feet to a point on said section line and said centerline; thence along said section line and said centerline North 89°55'24" East 399.89 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF Salt Lake

I (we), Leslie & Roger Coleman 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.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 27 day of June 2023

(Notary Public)

Residing in: Salt Lake County

My Commission Expires: 1-10-2025

SHELLY REED
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 715803
COMM. EXP. 01-10-2025

Agent Authorization

I (we), Leslie & Roger Coleman Jr, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) April Bates and or* 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.

* Marcia Pierce Rasmussen

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 27 day of June 2023

(Notary Public)

Residing in: Salt Lake County

My Commission Expires: 1-10-2025

SHELLY REED
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 715803
COMM. EXP. 01-10-2025

Hurricane City – Planning and Zoning Application

Roger and Leslie Coleman

The Coleman's would like to sell their parcel of land and market it as a commercial parcel as we realize this area is becoming another commercial district for Hurricane and it seems the highest and best use for this parcel is within a commercial classification.

There is a big market for commercial buyers which shows Hurricane City has a need for more parcels in this classification to serve the needs of it population and help bring jobs to town.

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

ZONE CHANGE APPLICATION CHECKLIST

For office use only: $500.00 Fee

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

____a. The name and address of every person or company the applicant represents.
____b. A 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 (provided in person)
____f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property
____ g.**PDO Zone Change applications must also have a separate preliminary site plan submitted.

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.

I (we) have read and understand the requirements of this application and all information is true and accurate to the best of my (our) abilities.

Applicant Name: Roza S Coleman Jr ; Leslie Coleman Date: 6-23-23

Signature: [signature] ; [signature]

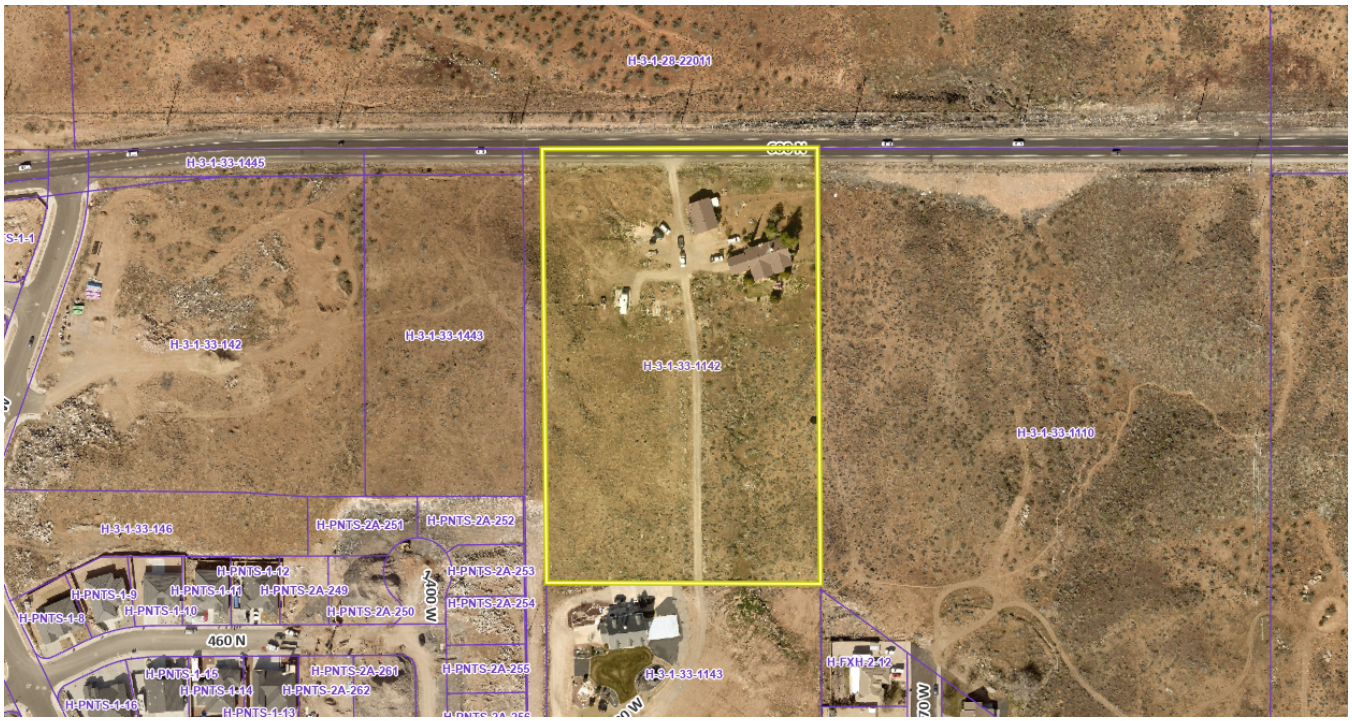
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**07/13/2023**
Application Number:	ZC23-20
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Ronald and Leslie Coleman
Agent:	April Gates and/or Marcia Pierce Rasmussen
Request:	A zone change from R1-10 to Neighborhood Commercial
Location:	560 N 1380 W
Zoning:	R1-10
General Plan Map:	General Commercial

Discussion:
The applicant has proposed a zone change for 5.46 acres from R1-10 to NC. This property is along 600 N east of Painted Sands and west of Valley Academy. The property currently has a house on it which accesses off of 600 N and 1380 W which will presumably be redeveloped. The applicant has not indicated what the future use of this property would be.

	Zoning	Adjacent Land Use
North	OS	Tortoise Reserve
East	PF	Undeveloped property (future power substation)
South	R1-10, RA-1	Single family homes, some agriculture
West	NC, R1-8 PDO	Undeveloped property (future single family homes in Painted Sands)



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

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

Response: The General Plan Map shows this area as General Commercial:

Commercial uses that provide retail, employment and service uses for the City. These developments should be located along major corridors.

The proposed zoning does comply with the General Plan map for the area. Commercial uses in this area of the General Plan map are usually intended to be uses that are compatible with nearby residential uses. The General Plan intends for 600 N to become a commercial corridor as that side of town develops further. As laid out in more detail below, the success of that has been a mixed bag.

Neighborhood Commercial as a zoning is designed to be compatible with neighboring residential uses

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

Response: The immediate vicinity of this property is relatively undeveloped. There is currently an undeveloped property zoned NC next door which could develop relatively similarly to this one. There are scattered commercial properties along 600 N

3. Will the proposed amendment affect the adjacent property?

Response: NC zoning is designed to limit the possible effects on neighboring residential properties. Most traffic impact, if any, will be on 600 N.

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

Response: Planning staff does not anticipate there will be many concerns from the JUC with regards to availability of service in this area.

JUC Comments
JUC Comments are due July 12th, 2023 this report will be updated at that time.

1. **Public Works:** Utilities and access will come from 1380 W
2. **Power:**
3. **Sewer:**
4. **Streets:**
5. **Water:**
6. **Engineering:**
7. **Fire:**
8. **Gas:**
9. **Cable:**
10. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change 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.

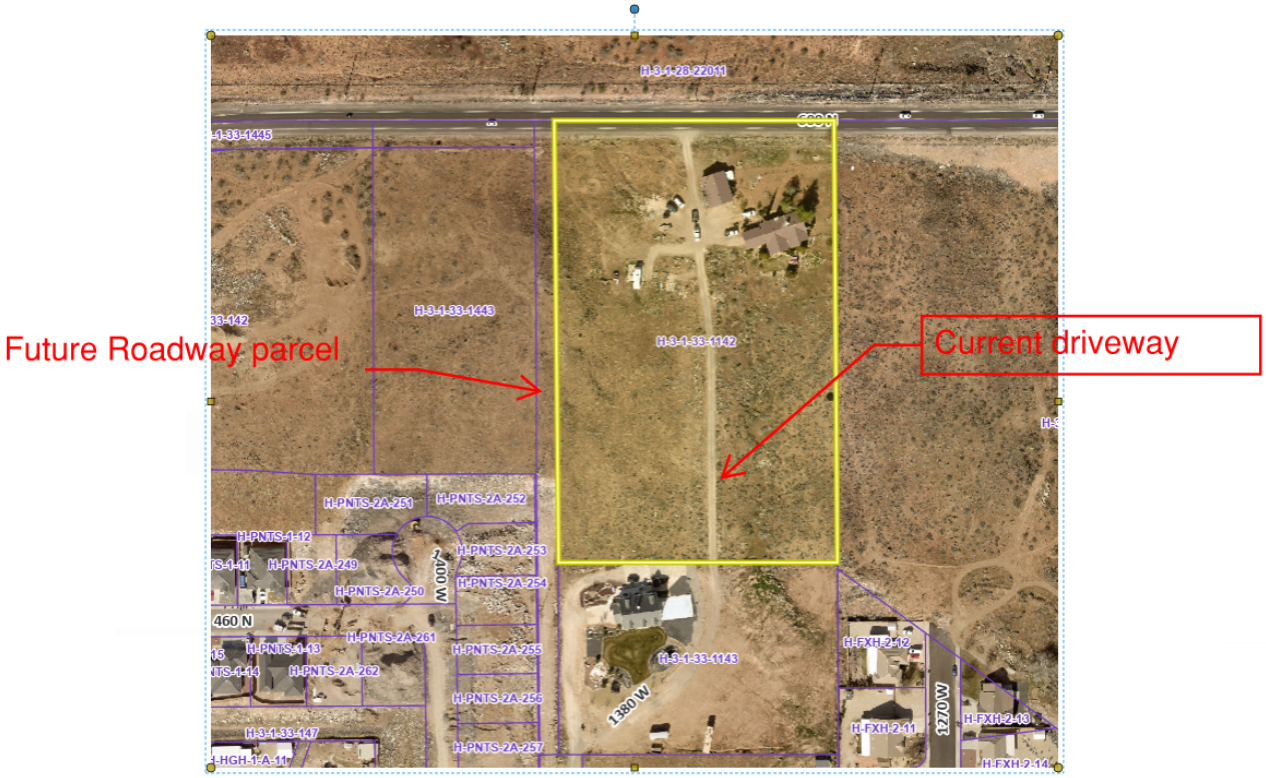
Items to Considers

The following are key items to consider:

- If this zone change is approved any use permitted in the NC zone would be permitted on this property. This includes but is not limited to:
    - *Residential Uses*
        - *Residences are permitted as an accessory use in all commercial zones*
        - *Assisted living facility for elderly and disabled persons*
    - *Civic Uses*

        - *Parks*
        - *Churches*
        - *Post Office*
        - *Protective Service*
    - *Commercial Uses*
        - *Animal hospital*
        - *Bank*
        - *Bed and breakfast inn*
        - *Car wash*
        - *Convenience store*
        - *Daycare*
        - *Gas station*
        - *Kennel*
        - *Doctor's office*
        - *Recreation and entertainment, indoor*
        - *Retail*
        - *Restaurant*
        - *Storage Units*
- The General Plan Map proposes that 600 N become a minor commercial corridor to complement the growing population in that area, while that goal is admirable at this point the only nonresidential development the City has seen along 600 N has been warehouses and storage units, one of these storage unit complexes in a NC zoned property. These uses do provide jobs, tax revenues, and economic development for the City, but are probably not what the City had in mind when planning for commercial development along 600 N. The City probably had in mind small scale commercial developments that would be complementary to the large supporting residential area.
    - That is not to say these will not be feasible in the future, this property definitely could develop into some sort of cute retail and restaurant development like one might envision in Neighborhood Commercial but it is important for the Planning Commission to be realistic about what the development patterns in this region have been.

- There is currently a house on the property that accesses through 1380 W and then a private driveway through the neighbor's property. When this property develops they will be required to dedicate and improve their half of 1380 W all the way to 600 N and use that access.



Findings:
Staff makes the following findings:

1. The proposed zone change is not compatible with the General Plan Map but may meet some of it's goals.
2. The proposed zone change can be considered to be in harmony with some of the properties in the area but not all of them.
3. The proposed zone change will have an impact on the area, but that depends on what the actual use ends up being.
4. The services are generally adequate for the development in this region.

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

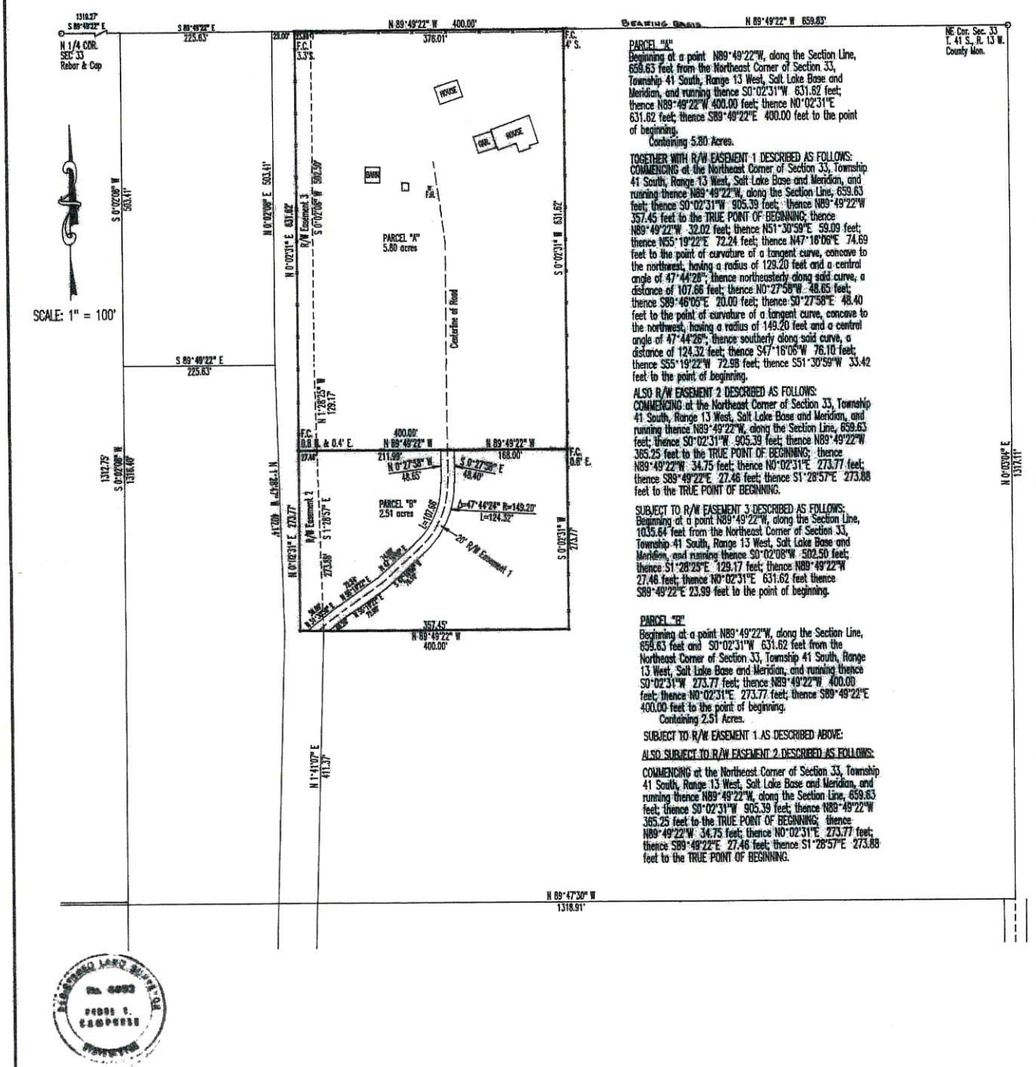
ITEM B

BRATTON PROPERTY

WITHIN THE NE1/4 OF SECTION 33, T. 41 S., R. 13 W., SLB&M

Present Zone on Coleman parcel = R1-10 Proposed

Zone Classification = Neighborhood Commercial



PARCEL "A"
Beginning at a point N89°49'22"W, along the Section Line, 659.63 feet from the Northeast Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence S0°02'31"W 631.62 feet; thence N89°49'22"W 400.00 feet; thence N0°02'31"E 631.62 feet; thence S89°49'22"E 400.00 feet to the point of beginning.
Containing 5.80 Acres.

TOGETHER WITH R/W EASEMENT 1 DESCRIBED AS FOLLOWS:
COMMENCING at the Northeast Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence N89°49'22"W, along the Section Line, 659.63 feet; thence S0°02'31"W 905.39 feet; thence N89°49'22"W 357.45 feet to the TRUE POINT OF BEGINNING; thence N89°49'22"W 32.02 feet; thence N51°30'59"E 59.09 feet; thence N55°19'22"E 72.24 feet; thence N47°16'06"E 74.69 feet to the point of curvature of a tangent curve, concave to the northwest, having a radius of 129.20 feet and a central angle of 47°44'28"; thence northeasterly along said curve, a distance of 107.66 feet; thence N0°27'38"W 48.65 feet; thence S89°46'05"E 20.00 feet; thence S0°27'38"E 48.40 feet to the point of curvature of a tangent curve, concave to the northwest, having a radius of 149.20 feet and a central angle of 47°44'28"; thence southerly along said curve, a distance of 124.32 feet; thence S47°16'06"W 78.10 feet; thence S55°19'22"W 72.98 feet; thence S51°30'59"W 33.42 feet to the point of beginning.

ALSO R/W EASEMENT 2 DESCRIBED AS FOLLOWS:
COMMENCING at the Northeast Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence N89°49'22"W, along the Section Line, 659.63 feet; thence S0°02'31"W 905.39 feet; thence N89°49'22"W 365.25 feet to the TRUE POINT OF BEGINNING; thence N89°49'22"W 34.75 feet; thence N0°02'31"E 273.77 feet; thence S89°49'22"E 27.46 feet; thence S1°28'57"E 273.88 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO R/W EASEMENT 3 DESCRIBED AS FOLLOWS:
Beginning at a point N89°49'22"W, along the Section Line, 1035.64 feet from the Northeast Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence S0°02'08"W 502.50 feet; thence S1°28'23"E 129.17 feet; thence N89°49'22"W 27.46 feet; thence N0°02'31"E 631.62 feet thence S89°49'22"E 23.99 feet to the point of beginning.

PARCEL "B"
Beginning at a point N89°49'22"W, along the Section Line, 659.63 feet and S0°02'31"W 631.62 feet from the Northeast Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence S0°02'31"W 273.77 feet; thence N89°49'22"W 400.00 feet; thence N0°02'31"E 273.77 feet; thence S89°49'22"E 400.00 feet to the point of beginning.
Containing 2.51 Acres.

SUBJECT TO R/W EASEMENT 1 AS DESCRIBED ABOVE:

ALSO SUBJECT TO R/W EASEMENT 2 DESCRIBED AS FOLLOWS:

COMMENCING at the Northeast Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence N89°49'22"W, along the Section Line, 659.63 feet; thence S0°02'31"W 905.39 feet; thence N89°49'22"W 365.25 feet to the TRUE POINT OF BEGINNING; thence N89°49'22"W 34.75 feet; thence N0°02'31"E 273.77 feet; thence S89°49'22"E 27.46 feet; thence S1°28'57"E 273.88 feet to the TRUE POINT OF BEGINNING.

I FEREL L. CAMPBELL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR PRACTICING IN THE STATE OF UTAH UNDER LICENSE NO. 4492. I FURTHER CERTIFY THAT I HAVE MADE AN ACCURATE SURVEY OF THIS PROPERTY AND HAVE SET THE CORNERS IN ACCORDANCE WITH THIS PLAT.

Ferel L. Campbell
FEREL L. CAMPBELL
L.S. 4492

NARRATIVE

- ☐ SET CORNERS OF EXISTING DEED DESCRIPTION
- ☒ DIVIDED EXISTING DESCRIPTION INTO 2 PARCELS & MADE NEW DESCRIPTIONS.
- ☐ SURVEYED & DESCRIBED ACCESS
- ☐ FENCELINE SURVEY & DESCRIPTION
- ☐ WELL LOCATED
- ☐ REVISED DESCRIPTION TO CLOSE
- ☐ OTHER

LEGEND

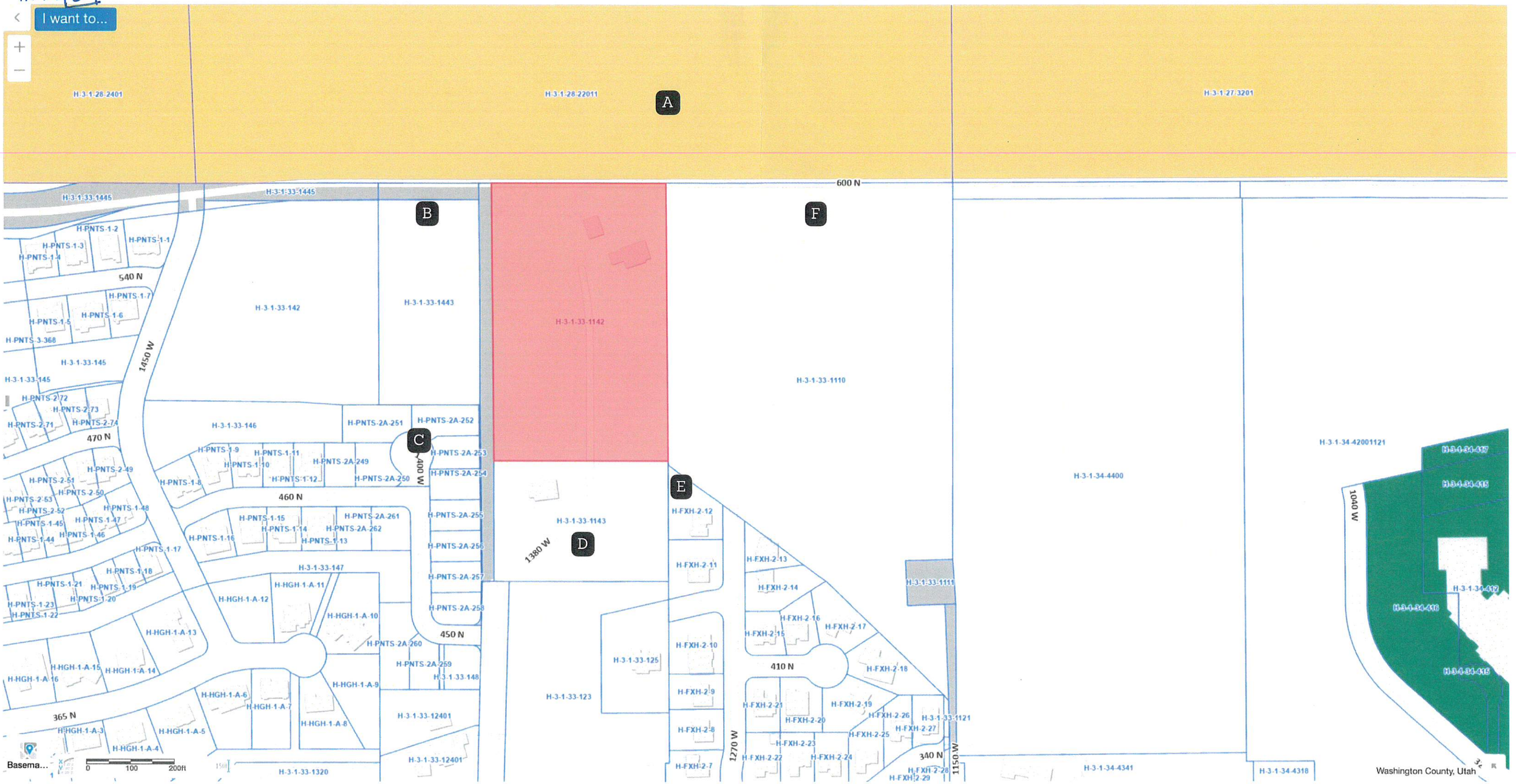
- ◆ = USGLO, or CO. MON FOR SEC. or 1/4 COR.
- ● = CITY STREET MONUMENT
- ▲ = LARGE BOLT (1 1/4" HEAD)
- ○ = OTHER MON. FD.
- ○ = SET 1/2" X 18" REBAR & CAP No. 4490 OR 4492
- -X-X- = EXISTING FENCE
- R = RECORD BEARING OR DISTANCE
- P = PRORATED BEARING OR DISTANCE
- A.R.P = AREA REFERENCE PLAT

BALLARD & CAMPBELL
332 W. 400 S.
Hurricane, Utah 84737
635-8726

Surveyed For: Bratton
Date: Feb. 2000
Scale: 1" = 100'
Basis of Bearings: N.89°49'22"W. between the Northwest Cor. and the North 1/4 Cor. of Sec. 33, T. 41 S., R. 13 W., SLB&M

Sec. 33, T41S, R13W, #9383-01

ITEM C



A Zone Open Space

B Zone Neighborhood Commercial

C Zone R1-8:
H-PNTS-2A-252
H-PNTS-2A-253
H-PNTS-2A-254

D Zone R1-10: H-3-1-33-1143

E Zone R1-10: H-FXH-2-12

F Zone Public Facility

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**07/13/2023**
Application Number:	
Type of Application:	City Master Plan
Action Type:	Legislative
Applicant:	Hurricane City Planning
Agent:	
Request:	Review and make a recommendation on an updated Moderate Income Housing Plan

Discussion:
Attached is an amended copy of the Moderate Income Housing Plan. Utah State Law requires that cities and counties with more than 5,000 residents pass and implement a Moderate Income Housing Plan to address the current and future needs for moderate income housing in the area. Under HB 462, passed in 2022, cities are required to pick from a number of strategies. Cities that pick above and beyond that number of strategies get priority funding from UDOT. Hurricane City picked seven strategies, above the three required and five needed for priority funding. State law requires that we show progress on the minimum number of strategies every year to maintain funding status and avoid fines and other penalties from the state.

The current plan was initially passed in September of 2022 after a recommendation from our Steering Committee, the Planning Commission and approval by the City Council. In November of 2022 the Utah State Department of Workforce Services issued a “letter of compliance” (attached to this packet) that noted that the state found strategies 1 and 2, relating to accessory dwelling units, were insufficient due to the City not having any ongoing goals associated with the strategy. The reason our plan doesn’t have any goals with regards to ADUs is because we already do everything the state recommends we do.

Staff has added language to the plan that the City will annually assess our ADU policy and keep track of how many ADUs are built within the City (as required by state law). By adding language that indicates that there will be an ongoing action from the City with regards to this strategy we believe it will qualify for state compliance.

Current Strategies:

These are the current strategies we have selected from the state code and the City’s current progress on implementing them.

State Code Language	Hurricane City's goals and current progress	Proposed Change
E. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones *R. Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530*	City is currently doing these things. Provide other incentives for long term rentals in ADUs	• Annually assess the regulations and success with regards to ADU regulation and make changes as necessary. • The City currently allows for lots that are .8 acres or larger to have two ADUs on the property and only one can be a short-term rental. The City should look at policies that allow for lowering the lot size standard for this policy.
(J) Implement zoning incentives for moderate income units in new developments	The Planning Commission has recommended approval of an inclusionary zoning ordinance Evaluate land transfers or transfer of development rights	
(L) Reduce, waive, or eliminate impact fees related to moderate income housing	Analysis of our impact fees is ongoing Waiving impact fees for affordable units is in the inclusionary zoning ordinance	
(W)Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones	The Downtown Master Plan makes several recommendations with relation to this goal. The City has approved several zone changes for missing middle and mixed use developments in the past year	

(P) Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing	The City has begun the process of master planning for the 15 acres adjacent to City Hall which is planned to involve some workforce housing	
(K) Preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund	The City Council has passed a Good Landlord program which helps with this goal The City plans to evaluate grant programs to preserve moderate income housing over the next year	

Recommendation:
Staff recommends the Planning Commission read through and consider the plan again and listen to the public comments. If the Planning Commission has no major concerns staff would recommend sending this on to the City Council.

RESOLUTION NO: 2022-44

A RESOLUTION BY THE HURRICANE CITY COUNCIL
ADOPTING AN UPDATE TO THE MODERATE INCOME HOUSING PLAN AND AN ADDITION TO THE GENERAL PLAN

WHEREAS Hurricane City desires to protect the health, safety, and welfare of its citizens; and

WHEREAS the state gives Cities authority to control land uses within their borders; and

WHEREAS Hurricane City has a desire to allow for housing options for all of its residents; and

WHEREAS Hurricane City has an obligation to help plan for and provide tools for the development of moderate income housing; and

WHEREAS Utah recently approved House Bill 462 requiring City's to update their moderate income housing plans according to standards within the state law, and that that plan be updated before October 1, 2022.

BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF HURRICANE, UTAH that the attached moderate income housing plan be adopted by as part of Hurricane City's General Plan.

PASSED AND APPROVED this 15 day of Sept, 2022

HURRICANE CITY CORPORATE SEAL WASHINGTON COUNTY UTAH

Nanette Billings

Nanette Billings, Mayor

ATTEST:

Cindy Beteag

Cindy Beteag, City Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 15th day of September 2022. Whereupon a motion to adopt and approve said Resolution was made by Joseph Prete and seconded by Kevin Thomas. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Joseph Prete	X			
Dave Sanders	X			

David Hirschi	X	—	—	—
Kevin Thomas	X	—	—	—
Doug Heideman	X	—	—	—

Cindy Beteag

From: Nanette Billings
Sent: Friday, June 16, 2023 5:02 PM
To: Fred Resch
Subject: Re: Planning Commission June 22, 2023

Fred,

Would you please add the item for discussion to the planning commission agenda to lower the threshold from .8 acre to .5 or council man Thomas wanted it at .25 where a home could have a short term and a long term rental as well.

This is my thought for asking the planning commission to make a recommendation on this. And where it has been within the year we should not have to take months for this to come to the council. This can be an item as a discussion, and then a public hearing and a recommendation and the council and discuss the planning commissions recommendations and then vote. I am hoping to help with following by having the discussion:

1- Help with moderate and affordable housing. Most people that have one rental are now using it for short term. If they have a second they would long term rent it if it was legal.

2- By lowering the acreage it could cause more parking on lots. We don't need to address the parking on the property for short term because we have that in our ordinance. But long term and permanent residents can park on the street. It could cause more parking issues in neighborhoods.

3- By opening this up to smaller lot sizes we will have more units available. Supply and demand is real and will help with the cost of rentals and housing.

Thanks for your help in this process of getting this on the next planning commission meeting. I appreciate the council and their direction in the matter. Thanks again.

Nanette Billings

Hurricane City Mayor
435-680-2757

On Jun 16, 2023, at 12:08 PM, Fred Resch <fred@cityofhurricane.com> wrote:

Planning Commission *et al.,*
Please see the link for the Planning Commission packet below. Monday is a holiday so paper copies will be delivered Tuesday. We will be starting at 5:30 this week. At the last meeting some of you said you might not be able to make it, so please let me know if you can't make it in case we need to reschedule.

https://drive.google.com/drive/folders/1oaY2HB9_zL6EsttdeaEx4Qbu-O3wt4Zo?usp=drive_link

Fred Resch III
Assistant City Planner/Code Enforcement
Hurricane City
P: (435) 635-2811 x 110
E: fred@cityofhurricane.com
<image001.png>

State of Utah
SPENCER J. COX
Governor
DEIDRE HENDERSON
Lieutenant Governor

Department of Workforce Services
CASEY R. CAMERON
Executive Director
GREG PARAS
Deputy Director
NATE MCDONALD
Deputy Director
KEVIN BURT
Deputy Director

November 22, 2022

To: Mayor and City Council
Hurricane City

From: Department of Workforce Services
Housing and Community Development Division

Re: Moderate Income Housing Report – 2022 Notice of Compliance

Dear Hurricane City Mayor and City Council,

Thank you for submitting your City's Moderate Income Housing report for this year in fulfillment of requirements set forth in State Code section 10-9a-408(2)(b). The Housing and Community Development Division has reviewed the plan and report and finds that they comply with the requirements set forth in section 10-9a-403(2)(b).

Hurricane City has met the requirements of 10-9a-408(5)(a)(ii)(A) and is eligible for Priority Consideration in the 2024 fiscal year for Transportation Commission funding for transportation projects within the boundaries of the municipality and Governor's Office of Planning and Budget Covid-19 Local Assistance Matching Grant Program. The community included five compliant strategies and implementation plans—two more than the three required for communities without fixed transit guideways.

Strategies 1 and 2 in the submitted report were insufficient to meet the code requirements and the city did not receive credit for them during the review. These strategies list the timeline as current and do not provide a specific timeline in the implementation plan. Current or ongoing activities may be included in the Moderate Income Housing Element, but the City must describe the timeline and activities which will be forthcoming or regularly occurring to receive credit for these strategies. Questions the City could ask to identify these activities and timeline include: Does this include regular monitoring? Are there planned studies? Next steps? Do these occur annually, one time, or on another timeline? It is recommended that these strategies be corrected prior to future submissions of the Moderate Income Housing Report

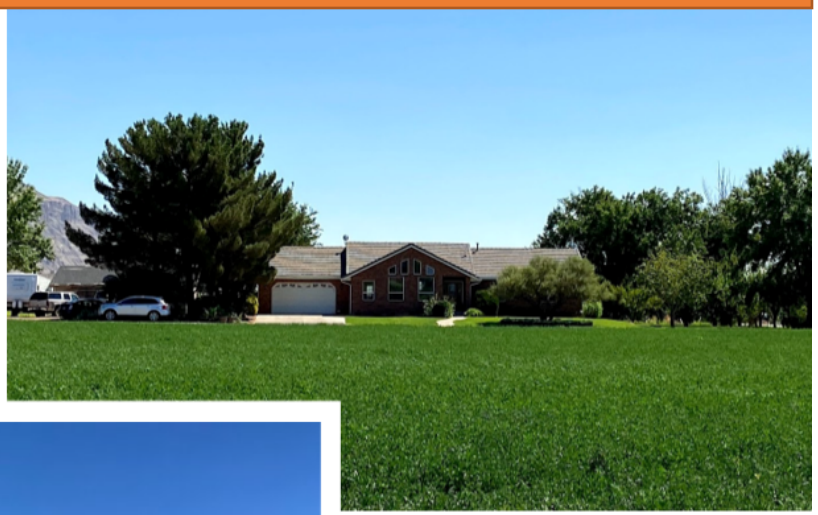
Section 10-9a-408(2)(c) requires each municipality's report starting in 2023 to describe action taken by the municipality towards implementation of the selected strategies, including how each land use decision or regulation supports the implementation of the moderate income housing strategies, barriers encountered, accessory dwelling unit information, the market's response to the strategies and implementation plans, and recommendations to the State regarding how the State can support the municipality in implementing strategies. As you prepare for next year's reporting, please keep those key points in mind and start collecting any necessary information now. The Division is working on a database of information to help you complete those reports and should have that available soon.

If you have any questions or concerns, please contact Alyssa Gamble at angamble@utah.gov or 385-249-4808. If you would like to schedule a time to meet with me, you may add a time to my calendar using this link: https://calendar.app.google/GWQagr3YuLmKxkaJ7.

Sincerely,

Alyssa Gamble
Program Manager – Moderate Income Housing Database
Housing and Community Development
Department of Workforce Services

Moderate Income Housing Plan



Acknowledge

Hurricane City wants to acknowledge the following for their help and contribution to the creation of this plan.

Mayor
Nanette Billings

City Council
Dave Sanders
Joseph Prete
David Hirschi
Kevin Thomas
Doug Heideman

Planning Commission
Paul Farthing
Shelley Goodfellow
Mark Sampson-Chair
Brad Winder
Rebecca Broneman
Michelle Cloud
Ralph Ballard
Kelby Iverson

Steering Committee

Kevin Thomas	City Council
Michelle Cloud	Planning Commission
Penny James-Garcia	Local Resident
Matt Loo	American Land Consulting
Rosie Sevier	Neighborhood Works/ Hurricane Chamber of Commerce
Brent Moser	Resident and Local Developer
Karl Rasmussen	Resident and Pro Value Engineering
Kayo Skandunas	Habitat for Humanity

Hurricane City Staff

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Stephen Nelson, AICP	Planning Director
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Brienna Spencer	Planning Technician

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Introduction and Vision

Hurricane City is a rural but growing community located in Washington County, Utah. The City is uniquely placed near Zion National Park, Red Rock Reserve, has two state park reservoirs within its boundary (Sand Hollow State Park and Quail Creek State Park), sand dunes to the south, and world famous mountain biking and hiking. The population at the time of writing this document is around 22,680, and the average growth rate has been around 7% each year for the last five years. About 60%-70% of the property within Hurricane is still available for development. Hurricane City anticipates that growth will continue over the next several decades.

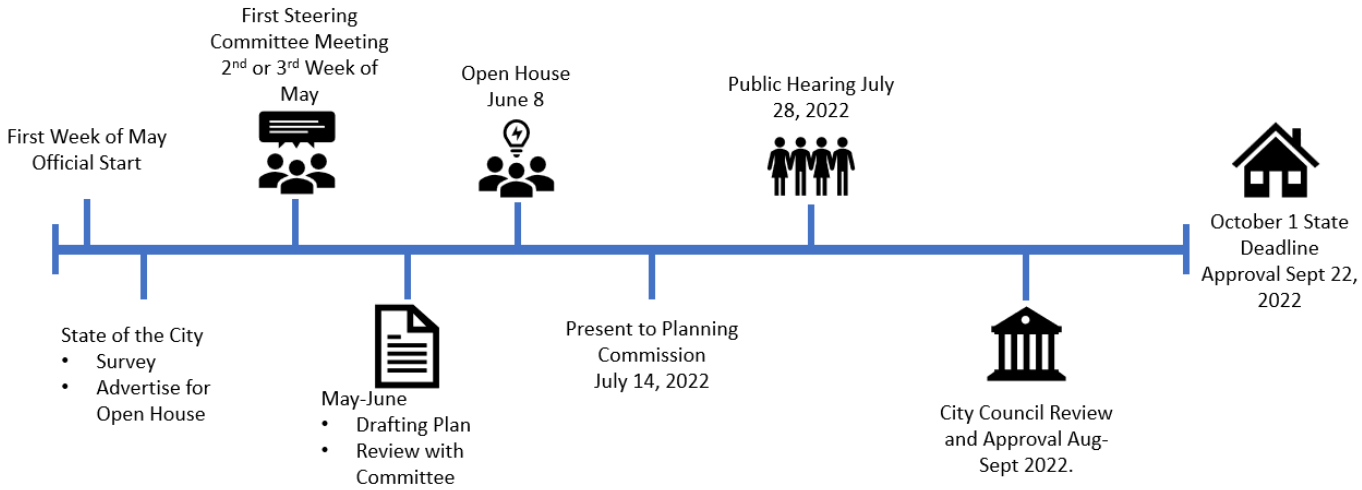
The high housing demand has created housing shortages within the City over the last several years, with a near-record low number of units available on the market at any given time. Home and rental prices have continued to rise over the past several years, pricing people out of the market. Hurricane City has taken steps in the last few years to increase housing options within the City by approving developments that contain a wider variety of housing types, allowing accessory dwelling units in all single-family zone, economic expansion within the City, and partnership with developers and non-profits to building more affordable units.

This plan's goal is to build upon existing strategies and create further policies to help guide the City to allow housing options for everyone to find adequate and affordable housing within the City.

Process of Creating the Plan

Hurricane City has endeavored to create an open process to create this plan while receiving input from the public. The City relied on citizens and stakeholders by creating a steering committee of business owners, developers, and residents; holding public surveys and an open house; the plan was reviewed and edited by the Planning Commission; and final approval by the City Council.

Timeline for Moderate Income Housing Plan



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Hurricane City's General Plan

In March of 2021, Hurricane City adopted a new General Plan. Chapter 4 within that plan focused on Housing and Transportation. The General Plan has the following housing vision:

> *OUR HOUSING VISION*
>
> *In 2030, Hurricane is a city that addresses their diverse housing needs with a wide range of housing options. A balance of stable single-family neighborhoods filled with full-time residents, retirement communities, affordable, well-designed multi-family developments, and residential agriculture provides options for families and individuals at all stages of life and allows residents to age-in-place.*
>
> *THIS MEANS:*
>
> *» Allowing a mix of housing options such as accessory dwelling units to meet housing affordability needs*
>
> *» Providing high-quality senior housing options and smaller lots with less maintenance to allow residents to age-in-place*
>
> *» Preserving and investing in already established neighborhoods*
>
> *» Creating design standards for high-density housing*
>
> » Managing short-term/vacation rentals to mitigate the potential impact on the surrounding neighborhoods
>
> (General Plan, 2021, p. 39)

The General Plan lists strategies and policies to help achieve this vision. These strategies and policies will be referenced but not listed within this document. This plan will not seek to rewrite these sections of the General Plan but build upon them into detailed plans to achieve the vision within it.

State Law Requirements

Utah State Legislature updated requirements for qualifying cities for moderate income housing plans in the spring of 2022 with House Bill 462 and requires each municipality to comply with the new standard by October 1, 2022. These new requirements make the 2019 Moderate Income Housing Plan obsolete and in a need of an update. The law requires Hurricane City to adopt three strategies from a menu of options within state law. This plan meets the new requirements within state law by adopting seven of the menu options and incorporating strategies and an implementation plan to achieve those strategies.

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Other Factors

While the City cannot control the housing market, it can take steps to help ensure housing options continue to be available for all residents of all income ranges and ages. These include locating appropriate land use designations for multi-family housing, manufactured home communities, and townhome developments. Ensuring these land use designations are located in areas convenient to shopping, transportation, and jobs will help families keep transportation costs lower. The City considered these factors as it updated the 2020 General Plan, which is reflected in this Plan.

Outline

This plan shall address the following items.

- Assessment of the current housing in Hurricane City
- Review of Public Input
- Current Policies
- Strategies and Policy
- Implementation
- Conclusion

Assessment

One of the first steps to creating a housing plan is to assess the current housing market within the City. This section will review home and rental prices, existing affordable housing stock, growth within Hurricane, short term rentals, and anticipated housing needs.

Home and Rental Prices

Hurricane City has seen a dramatic increase in housing costs over the last several years. Home prices have risen across the board for every type of housing option. The two following graphs show the rise in rental rates for two bedroom apartments in Washington County, and the home prices within Hurricane City. As the data shows, the average monthly rental rate in 2015 was $950, while today the average rental rate is around $1,700. The Home Prices in Hurricane graph represents the actual average and median home sale prices from January 2018-January 2022. The graph shows that home prices have risen 87% since 2018. These dramatic increases have outpaced the rise of income over the same period.

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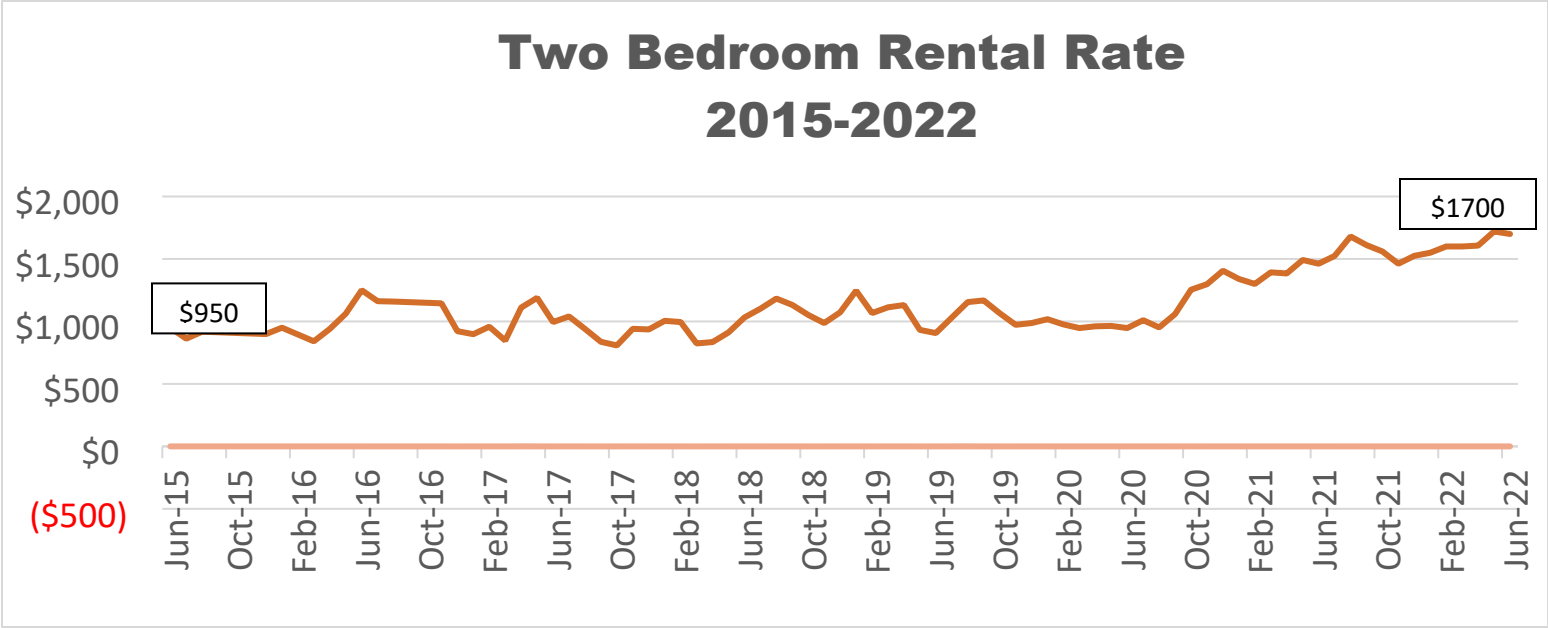
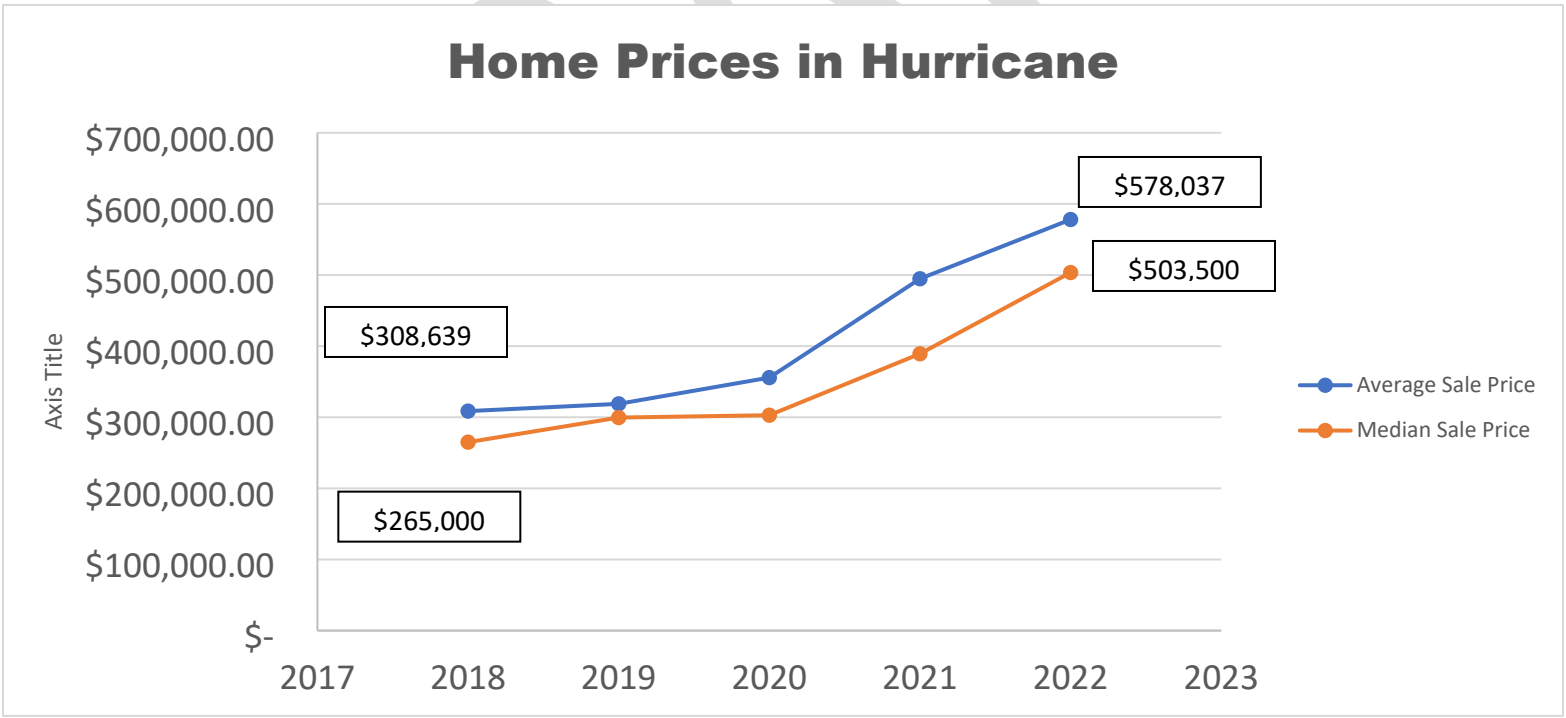


Source: https://www.zumper.com/rent-research/washington-ut



Existing Housing Stock and Developments

Hurricane City has been working on increasing the housing type within the City. The following table shows the estimated numbers for the different housing stock within the City. 2018 serves as the base year with census data, the remaining has been provided by building permits issued by the City.

Year	Homes	Percentage	Twin Homes	Percentage2	Apartments	Percentage3	Manufactured Home	Percentage4	Total
2022	5611	75%	908	12%	318	4%	634	8%	7471
2021	5541	76%	855	12%	303	4%	634	9%	7333
2020	5049	75%	723	11%	288	4%	634	9%	6694
2019	4637	76%	563	9%	288	5%	634	10%	6122
2018	4324	75%	519	9%	288	5%	634	11%	5765

Hurricane City has several existing affordable Projects within Hurricane. Some of these are through federal programs, and some include historic housing developments within the City.

Project Name	Location	Number of Units	Low-Income Units	Zoning
Hurricane Apts	165 N 200 W	24	24	RM-2
Knollwood Townhomes	6220 W 140 N	28	28	RM-2
Hurricane Hills I	2002 W 200 S	50	50	RM-2 PDO
Renee Ann	6325 W 25 N	23	23	RM-2
Hurricane Hills II	2002 W 200 S	28	28	RM-2 PDO
Crown at Stoney Point	580 N 230 W	8	8	R1-6
Stone Ridge Townhomes	380 and 384 S 6250 W	40	40	RM-3 PDO
Stone Ridge Townhomes II	368 & 380 S 6200 W	68	68	RM-3 PDO

(This table shows the number of units that have been approved and built as Low Income Housing Tax Credit (LIHTC) Developments)

The City has also approved a new FHA Condo Home Project containing 200 Units located on Old Hwy 91 and Foothills Canon Dr. The City has recently had several homes built by Self Help Homes. This nonprofit housing organization allows future owners within a development to help build their and their neighbor's

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homes to lower the price of the home's construction. In addition, housing stock in the historic downtown area has remained some of the most affordable units within the City.

The City has also taken steps over the last few years to increase the housing diversity within the City. Some of these steps have included approving apartment complexes, mixed use and master plan developments with multiple housing options, and expanding multi-family developments. This can most clearly be seen in the following table showing the building permits' type and number. The City has also continued to allow for both attached and detached ADUs, helping both property owners and potential renters.

Number of Building Permits Issued

Year	Homes	Twin Homes/Townhomes	Condo's	Commercial	Total
2022 (Jan- May)	70	53	15	11	149
2021	492	132	15	40	679
2020	412	160		35	607
2019	313	44		25	382
2018	313	37		15	365
2017	349	25	51	10	435
2016	364	2			366
2015	296	6	18	1	321

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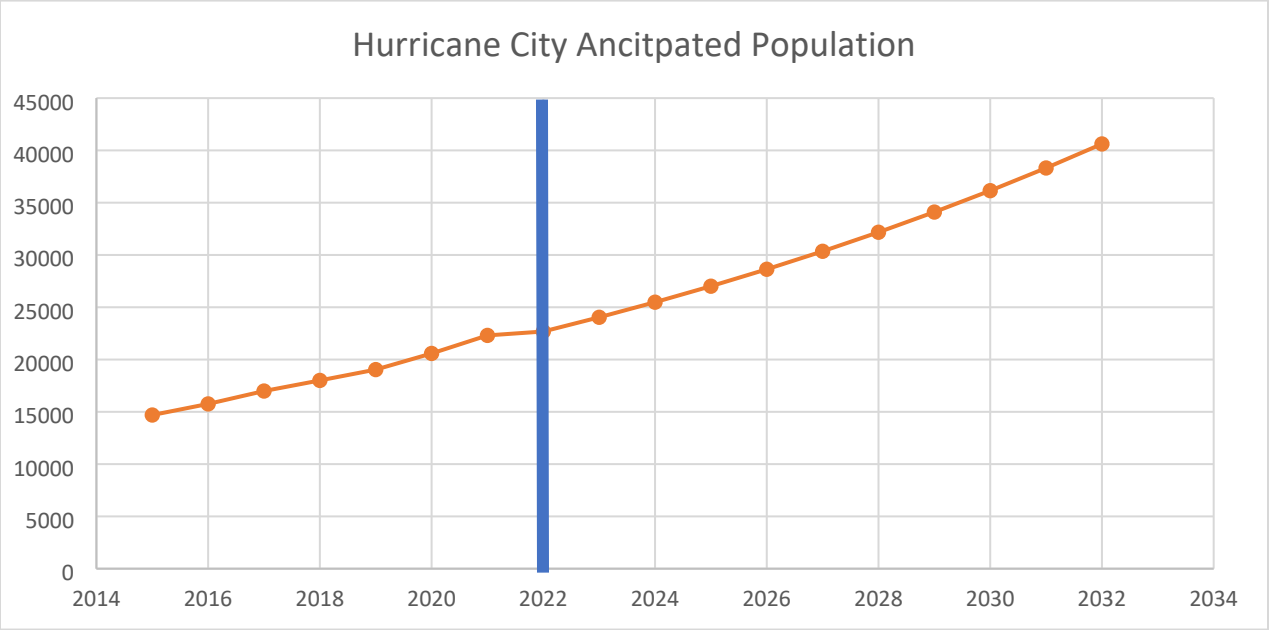
Growth within Hurricane City



(*This table represents a population estimate of Hurricane City based on the number of building permits issued each year with an average of 2.7 people for each household and closely correlates with census estimates)*

Hurricane City has experienced a high growth rate over the last few years, with a record number of building permits issued. The number of building permits in 2020 and 2021 has dramatically risen. The City has also seen a rise in different housing types with an increase in townhomes and the completion of the first large apartment complex in 2021 and a second large complex that began construction in 2021. The current housing demand has put pressure on the housing market and is one factor in the rise of housing costs.

Short Term Rentals

Number of Licenses June 2022	
Short Term Business Licenses Total	**400**
Breakdown	
Residential Hosting	108
Commercial	10
Resorts	214
Number in Single Family	66 (2 pending)
Applicants on Waiting List	*76*

Hurricane City allows for property to be rented out as vacation or short term rentals in three ways:

- As part of a resort development or in commercial areas
- In Single Family Neighborhoods: limit to three licenses for every 1000 residents
- Residential Hosting: A homeowner can rent out a section of their home or ADU for guests.

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The table shows the number of issued licenses for each type of allowed short term rental unit and the number of homes currently on the waiting list for single family licenses.

The City has approved 5,214 resort units, most of which have not been built. In 2021 and 2022, the City took proactive steps to limit the further expansion of resort units.

- The City updated its Recreation Resort Zoning to provide enhanced guidelines for future zone change requests and updated the standards of the ordinance to mitigate impacts from resort developments.
- The City updated its code enforcement policy from a criminal citation to an administrative citation to allow for better enforcement for short term rentals operating in violation of the Hurricane City code.

The table below shows the vacancy rate for housing units within Hurricane City. As the table shows, the number of for rent and for sale vacancies have remained the same or even have gone down, which is anticipated in a competitive market. However, seasonal, recreational, or occasional use numbers have continued to rise within the City.

	2010	2015	2020
Total Housing Units (occupied + vacant)	**5129**	**5711**	**7131**
Total Occupied	**4538**	**4766**	**6142**
Owner-occupied	3573	3193	4442
Renter-occupied	965	1573	1700
Total Vacant	**591**	**945**	**989**
For rent	50	49	46
For sale	84	36	24
Rented or sold, awaiting occupancy	0	164	0
For seasonal, recreational, or occasional use	308	502	705
Other vacant	149	194	214
Vacancy Rate	**11.52%**	**16.55%**	**13.87%**

Source: ACS 5-year Estimates - 2010, 2015, 2020

B25004: Vacancy Status

B25118: Tenure by Houshold Income in the Past 12 Months (in 2020 Inflation-Adjusted Dollars)

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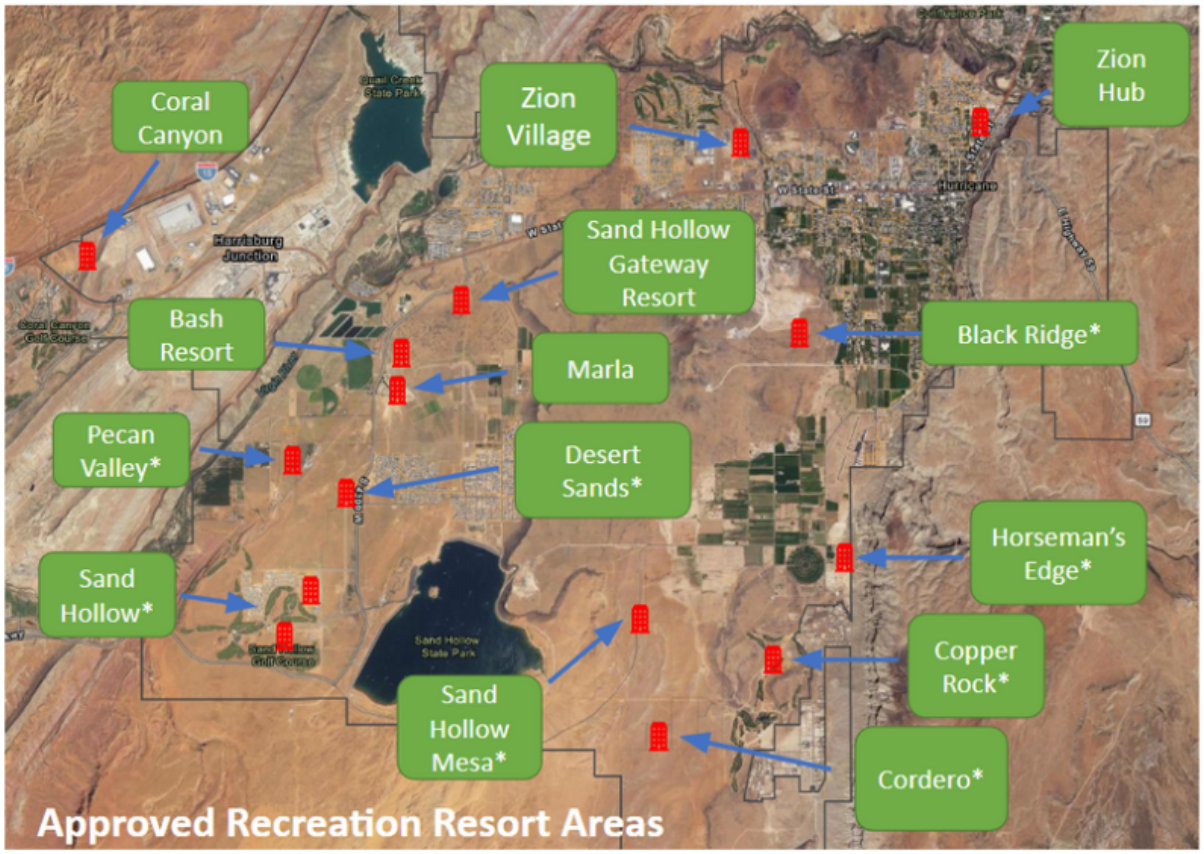
Recreation Resort Areas in Hurricane



*Indicates development is a mix of long term and short term housing

Recreation Resort Zones	
Development	**Approved Number of Units**
Bash Resort	353
Black Ridge	247
Copper Rock	774
Coral Canyon	140
Cordero	345
Desert Sand	354
Horseman's Edge	15
Marla	121
Pecan Valley	447
Sand Hollow	702
Sand Hollow Gateway Resort	885
Sand Hollow Mesa	707
Zion Hub	35
Zion Village	89
Total	**5214**

Anticipated Housing Needs

With the growth in Hurricane, rising prices, and the limited number of homes and rentals on the market, Hurricane is facing a housing crisis. Many individuals and families struggle with finding adequate and affordable housing. The data below shows estimated housing deficits for Hurricane's Median Income, and then the following sections show Cost Burden Household based off Washington County Area Median Income (AMI).

Housing is considered affordable when no more than 30% of a household's income is spent on housing and utilities. Affordable Housing is housing that those making 30%, 50%, and 80% of the area's median income can afford a housing unit without spending more than 30% of their income.

Two types of Affordable Housing

Market Provided (Naturally Occurring) Units: These units are available on the open market and are affordable.

Dedicated Affordable Units: These units have some deed or government restrictions to maintain affordability.

Washington County Area Median Income

2022	Median Family Income	Median Income Percentage	Person in Family	
			3	4
St George UT Area	$83,900.00	30%	$23,030	$27,750
		50%	$37,350	$41,450
		80%	$59,700	$66,300

(This Table was provided by HUD: https://www.huduser.gov/portal/datasets/il/il2022/2022summary.odn)

Affordability Housing Cost for Spending No More Than 30% of Monthly Income

	Affordable Monthly Payments for Household	
Median Income Percentage	3 Person	4 Person
30%	$ 575.8	$ 693.8
50%	$ 933.8	$ 1,036.3
80%	$ 1,492.5	$ 1,657.5

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Affordable Housing Gap

2020 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units Gap	Available Units Gap
80% AMI	875	1465	805	590	-70
50% AMI	615	500	270	-115	-345
30% AMI	405	205	70	-200	-335

2021 General Plan

As the tables above show, there is currently housing deficits for all ranges of housing. The following table shows the anticipated need of additional units from 2020 if no new units are added.

Year	30% Additional Housing Units Needed	50% Additional Housing Units Needed	80% Additional Housing Units Needed
2020	70	345	335
2021	74	362	352
2022	77	380	369
2023	81	399	388
2024	85	419	407
2025	89	440	428
2026	94	462	449

The following information shows the number households that are Cost Burden within the City and are currently pay more than 30% of their monthly income on housing. This data illustrates that even though many household have found housing within the City, they are still burdened by the high cost of rents and mortgages.

Cost Burden Households

Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	350	295	535
Household Income >30% to <=50% HAMFI	165	90	520
Household Income >50% to <=80% HAMFI	575	75	1,230
Household Income >80% to <=100% HAMFI	154	4	595
Household Income >100% HAMFI	110	25	2,885
Total	1,354	499	5,765

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Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	235	220	315
Household Income >30% to <=50% HAMFI	70	15	220
Household Income >50% to <=80% HAMFI	240	35	415
Household Income >80% to <=100% HAMFI	10	0	140
Household Income >100% HAMFI	0	0	620
Total	555	270	1,710

Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	115	75	220
Household Income >30% to <=50% HAMFI	100	80	300
Household Income >50% to <=80% HAMFI	340	45	815
Household Income >80% to <=100% HAMFI	149	4	455
Household Income >100% HAMFI	110	25	2,265
Total	814	229	4,055

*Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities)

*For owners- housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

(These tables were provided for CHAS DATA from the 2014-2018 Period: https://www.huduser.gov/portal/datasets/cp.html#2006-2017)

From the data provided above, it is clear that we Hurricane residents are facing increased housing cost, which is requiring many to spend more than 30% of their income to afford a place to live. From public input, many residents reported making difficult housing choices to find places to live, including spending more then they can afford, living with family and friends, and postponing buying a home.

Public Input

The City sought public input in a couple of ways during the process of creating this plan. The main ways were

- A steering committee made up of residents, business owners, housing nonprofit organizations, developers, elected and appointed representatives, and city staff
- An online survey
- A public open house
- A table and survey distribution at the Mayor's State of the City

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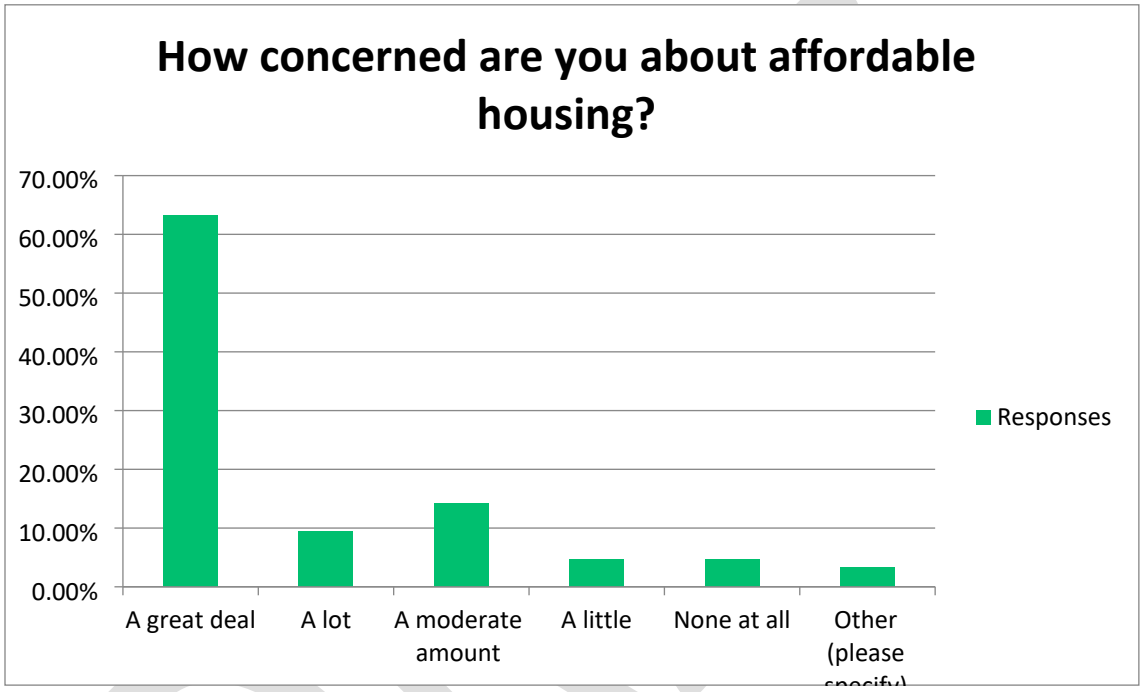
- A public hearing with the Planning Commission

The following are a summary of the feedback.

Online Survey

The City obtained 148 online survey responses (full results are in Appendix A). A vast majority of those who participated in the survey had some concern about housing costs within Hurricane City, with 63% indicating the highest level of concern listed within the survey.



The City obtained 148 online survey responses (full results are in Appendix A). A vast majority of those who participated in the survey had some concern about housing costs within Hurricane City, with 63% indicating the highest level of concern listed within the survey.

In addition, about 67% of respondents indicated that they felt that there was inadequate affordable or accessible housing in their area. The following are some of the responses to the question "*Do you feel that there is adequate affordable/handicapped accessible housing in your area?*"

> *No I have been searching for a place of my own but everything is out of my budget. I work for Zion but may need to move to st george to find any home for under $1600 a month*
>
> *A lot people including myself can't afford to pay the 2k a month rent as most are either newlyweds or college students who don't make enough*
>
> *Most of them are on a fixed income houses are to much to buy and housing wait list is too long not enough places for them to rent without a long wait list*

When presented with a list of policies that the City could implement, the following four options were the most popular:

- Work to preserve existing and new affordable housing
- Continue to allow accessory dwelling units (apartments on a single family lot, like a casita, basement apartment, mother-in-law suite, etc) to be allowed in single family zone.
- Work with nonprofit housing organizations for the construction of new affordable housing
- Provide incentives to developers to provide housing units ensured to remain affordable

The least popular options presented were:

- Lower parking requirements for higher density housing
- Rezone for higher density or affordable housing development in mixed use areas (areas with commercial and residential)

When asked, "What is your biggest concern about housing within Hurricane City?", there were some main themes from the public. One of the main concerns mentioned was short term rentals and seasonal occupied housing. Another concern was the need to provide commercial development near new housing projects. One of the comments that helps summarize these points:

> *There is a housing boom right now that is putting a huge demand on new houses but the people buying them are not living in them. They are closing and putting them for rent at outrageous prices. I fear the housing growth has been outpacing the growth of everything else. Soon this town will just be spots of housing developments with nothing but desert in between. Hurricane needs to prioritize building commercial areas to serve all the housing. At this rate even if affordable housing is created and managed, it will be in a good desert and be an unrealistic situation for someone in need. I expect better community planning to ensure that once homes are built they are filled with people that are going to stay, not rent out their homes to tourists*

Open House

The City held a public open house on June 8th, 2022. At the open house, members of the public had the opportunity to come and leave public feedback and discuss housing needs with City Councilmembers, Planning Commissioners, and City Staff. Habitat for Humanity also participated, set up a table, and provided information about their mission and housing needs in the area. The City created posters with information and allowed residents to write ideas down and place stickers on policies they would likely support (these results are in Appendix A). Some of the policies at the open house that were most supported were:

- Work with nonprofit housing organizations for the construction of new affordable units
- Continue to allow accessory dwelling units to be allowed in single family zones

While there was one less popular option:

- Construct and manage City/Nonprofit owned affordable housing projects

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Other options presented received similar support.

On open ended questions, there were many concerns about the affordability of housing within Hurricane. Many residents were concerned about the number of short term rentals within the City. Support was voiced for allowing a mixture of housing types in many neighborhoods.

Strategies and Policies

Housing affordability is a problem Hurricane City residents are currently facing, with no single clear solution to resolve either short-term or long-term housing issues. As such, Hurricane City will take a multifaceted approach by adopting several strategies with underlying policies to address housing considerations.

These policies were selected by the steering committee after reviewing options within state law and reviewing feedback from the public.

Policies

Accessory Dwelling Units (ADUs)

1. ***Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;***

and

2. ***Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530;***

Policies Recommendations

- The City currently allows ADUs within all single family zone. Both for attached and detached. These units may be used for short term or long term rentals.
- ~~In May of 2022, the City changed the code to allow for lots that are .8 acres or larger to have two ADUs on the property, requiring that at least one can only be used for long term rental.~~ The City currently allows for lots that are .8 acres or larger to have two ADUs on the property and only one can be a short-term rental. The City should look at policies that allow for lowering the lot size standard for this policy.
- The City in May of 2022 now allows the property owner to live in the ADU or Primary unit if the other unit is for long term rentals.
- The City currently does not charge impact fees for the construction of ADUs unless there is an upsize in the utility meter. This plan recommends that the City not adopt impact fees for any ADUs used for long-term rentals.
- ~~•~~ Provide other incentives for long term rentals in ADUs.

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- Annually assess the regulations and success with regards to ADU regulation and make changes as necessary.

Development Incentives

3. Implement zoning incentives for moderate income units in new developments

Policy Recommendations

- Evaluate an inclusionary zoning incentive for new developments to build affordable housing for those making 80%, 50%, and 30% of Washington County AMI.
    - Add density bonus for Planned Development Overlay for affordable units. These incentives could include deed-restricted units or units that nonprofit housing organizations will construct.
    - Create incentives for developers to pay fees into a housing fund that could help support the creation or construction of affordable units.
    - Evaluate density bonus incentive for affordable housing within the Planned Commercial Mix Use Zone.
    - Look at allowing land transfers for density bonuses or using Transfer of Development Rights to create more affordable developments in exchange for keeping other property open.

4. Reduce, waive, or eliminate impact fees related to moderate-income housing;

Policy Recommendations

- Do a full review of impact fees for the City and associated districts that charge impact fees within the City.
- Do a financial analysis to study the effects of varying levels of impact fee waivers or reductions.
- Review a variety of options for reduction, waiving, or eliminating impact fees for affordable units.
- Review a policy for deferred impact fees with the possibility of waiving the impact fees after meeting specific terms specified in an agreement.
- As Impact fees are updated, include affordable housing elements with reduced impact fees for qualified, affordable housing units. This can happen as the City updates its impact fee schedule. The City is scheduled to review and update water, parks, and transportation impact fees by July 2023.
- Review and apply for state grants to help compensate for any revenue loss.

Mixed Use Development

5. Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones;

Policy Recommendations

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- Create a Downtown Master Plan and review housing policy within the downtown. Consider eliminating or reducing single-family zoning for infill development and creating mixed-use standards within the downtown. The Downtown Master Plan is scheduled to begin in August 2022 and is anticipated to take six to eight months.
- 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.
- Review the Planned Commercial Zoning density bonus factors.

Land Trust Programs

6. **Demonstrate creation of, or participation in, a community land trust program for moderate income housing;**

Policy Recommendations

- Review City owned property that may be developed for affordable housing, including the recently purchased 15 acres adjacent to City Hall.
- Coordinate with Southwest Utah Land Trust for possible expansion into Hurricane.
- Look at using the Olene Walker Fund and other nonprofit/government resources to construct affordable housing.
- The Utah Housing Coalition.

Preservation of Existing and New Moderate-Income Housing

7. **Preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, providing for deed-restricted units through a grant program, or establishing a housing loss mitigation fund; (From the public)**

Policy Recommendations

- Hurricane City should create a Good Landlord program within the City and provide incentives for landlords to participate.
- Look at providing incentives for low-income households for the maintenance of their property.
- Look into state and federal programs that may provide grant opportunities.
- Review historic housing areas and ensure their continued use is allowed within the underlying zone.
- Look at implementing grant programs to help maintain the facades of historic buildings and housing within Hurricane City.

Alternate Options

(A-1) Limit Short Term Rentals except in Recreation Resort or Approved Planned Development Overlays

- Look into local ownership limitations
- Limit expansion of short term rentals to the current total number of licenses with no increases
- Continue to evaluate resort standards to limit the growth of resorts within the City.

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(A-2) Work with nonprofit housing organizations to construct new affordable units.

(January 21, 2022. Ribbon cutting for a home construct through Habitat for Humanity in Hurricane City)

- Provide incentives for developers to partner with non-profit housing organizations to provide lots for construction.
- Partner with nonprofits to help develop City owned property for affordable housing options.
- Waive or defer impact fees for homes built by nonprofits building guaranteed affordable units.
- Partner with non-profits for public awareness campaigns

(A-3) Reduce barriers for owner builder

- Review barriers that prevent owner builders from building
- Reduces requirements that do not conflict with building code or state code.

Implementation Schedule

Time Frame	Item	Steps
~~Current~~Ongoing	ADU Regulation	~~Look at~~Annually assess ways to encourage long term rentals in accessory dwelling units Keep attached and detached ADUs as permitted uses within single-family zones Track new ADU construction and work to create a list of all ADUs
Summer 2022-Spring of 2023 Adopt Zoning Code and Standards as Downtown Master Plan Recommends	Downtown Master Plan	Update Downtown Master Plan and recommend standards for housing, mixed use development, and create recommendation for design standards. Consider eliminating or reducing single family zoning in downtown area. Follow implantation plan form within the General Plan
Summer of 2023	Inclusionary Zoning Policy	Add density bonus for Planned Development Overlay for affordable units. This could include deed-restricted units or units that will be constructed by nonprofit housing organizations. Create incentives for developers to pay fees into a housing fund that could help support the creation or construction of affordable units. Evaluate density bonus incentive for affordable housing within the Planned Commercial Mix Use Zone. Look at allowing land transfers for density bonuses or use Transfer of Development Rights to create more affordable developments in exchange for keeping other property open. This policy should be reviewed and implemented by the Summer of 2023.
Spring of 2023	Good Landlord Program	Create a good landlord program offering discounts on business licenses for landlords that complete course.
Fall of 2023	ADU Regulations	Evaluate lowering the current standard of allowing two ADUs on properties above .8 acres down to .5 acres.
Fall of 2023	Grant Programs	Look for state and federal funding to allow for maintaining of affordable housing.

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		Prioritize those who complete Good Landlord Program City should consider establishing their own program Edit its first time home buyers program
2024	Waiving Impact Fee	Do an analysis of revenue generated by impact fees and provide estimates of cost to the City by waiving impact fee for affordable units Create and adopt a policy where affordable units and units constructed by charities are provided an impact fee waiver or discount.
Summer 2024	Community Land Trust Program	Evaluate Hurricane City property and evaluate if any existing property can be used for housing options, including a portion of the 15 acres adjacent to City Hall Coordinate with existing housing programs and charities for partnership to form the trust.

Conclusion

Hurricane City is facing an affordable housing crisis, leading to many families paying more for housing than they would otherwise and excluding many from the current housing market. The City is committed to taking steps to increase housing options within the City and allowing more affordable options as part of new developments. The City is also committed to taking steps to maintain the existing affordable housing stock. The City believes that by implementing the strategies within the General Plan and this plan, it can work toward meeting the housing needs of all its residents.

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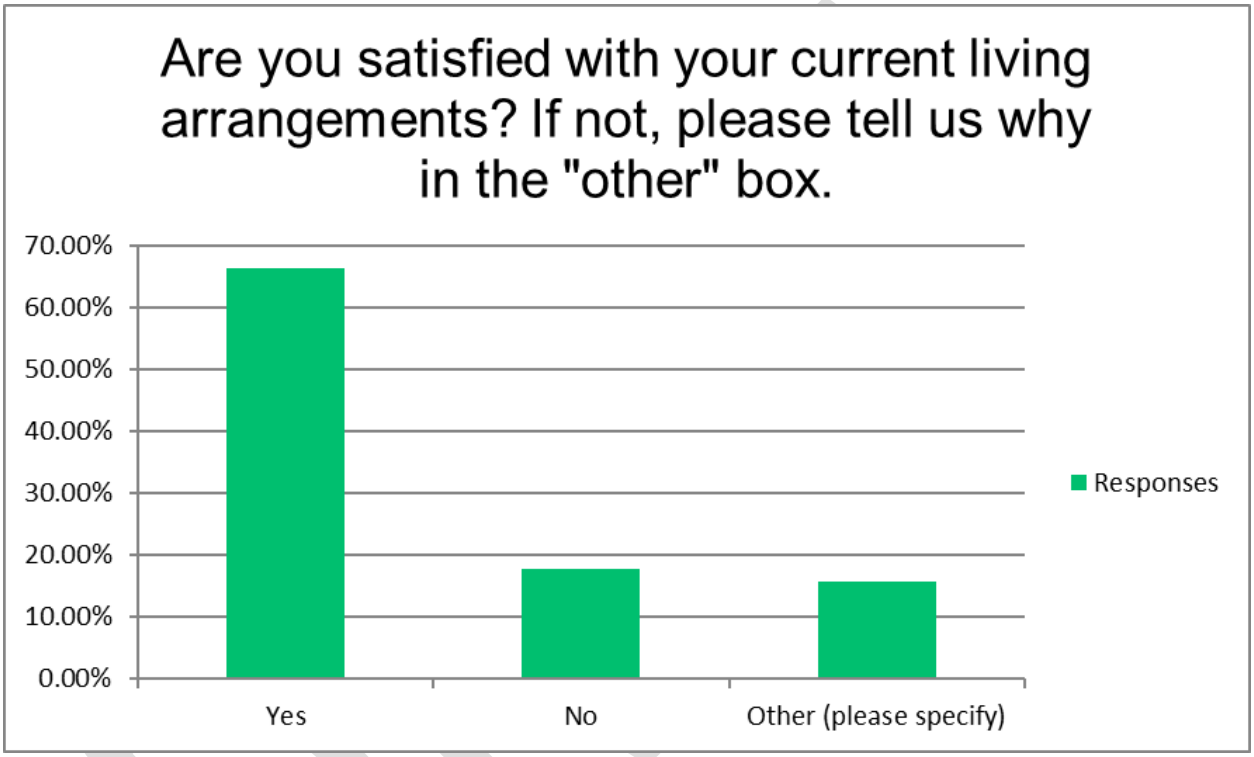
Appendix A

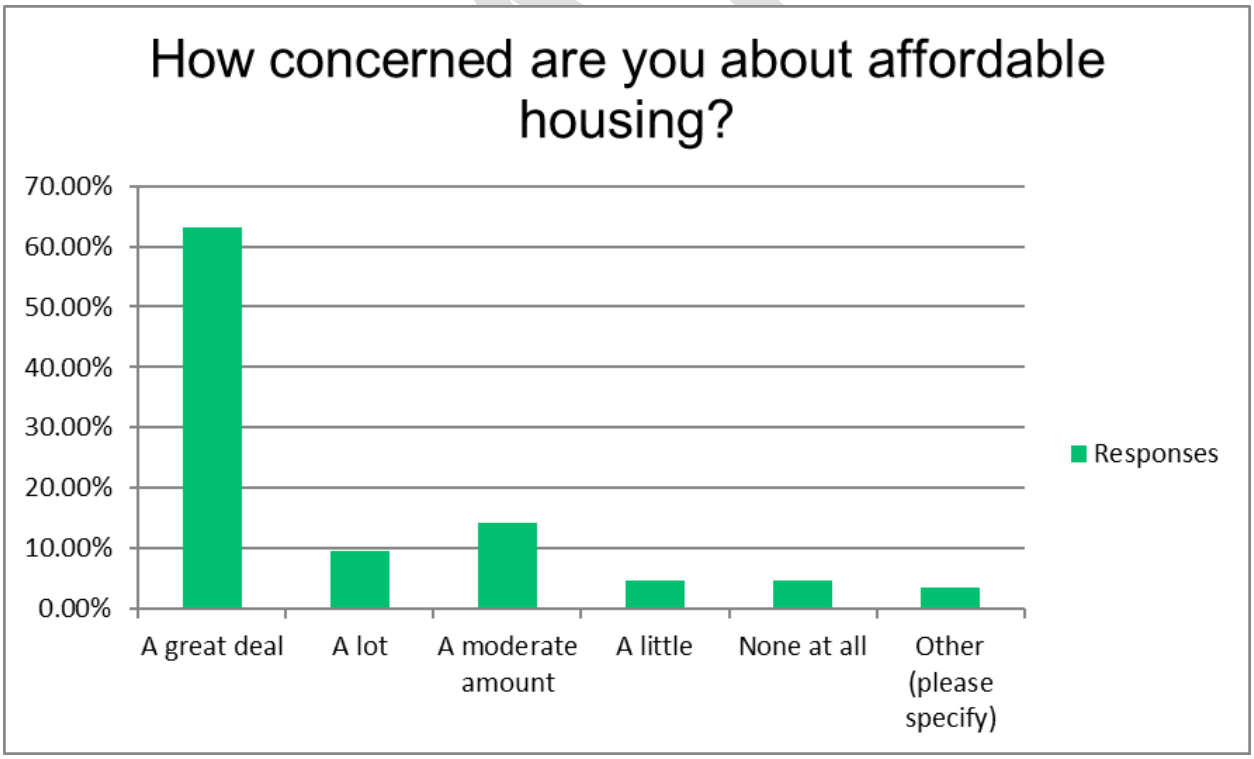
Public Input

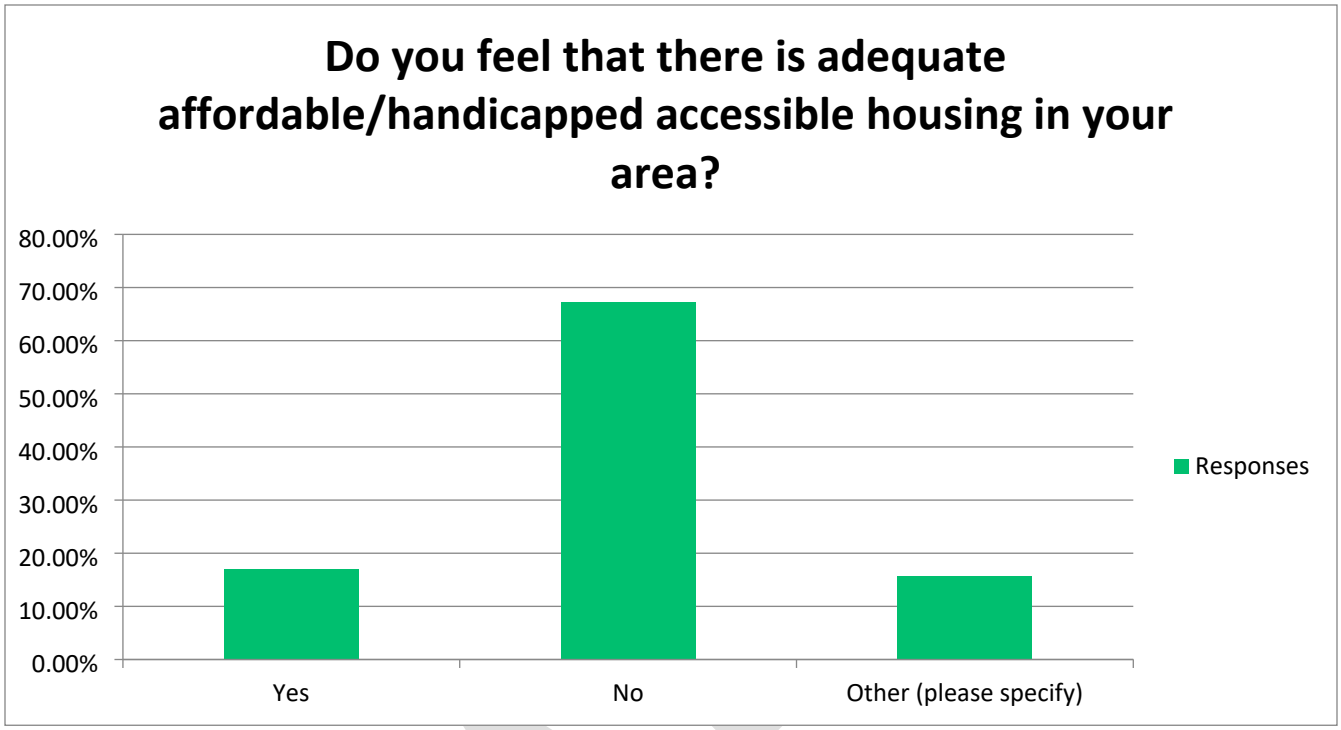
Online Survey Results



Are you satisfied with your current living arrangements? If not, please tell us why in the "other" box.
I would like to live in a house with a yard
Hurricane needs to keep up with the mass amount of people moving here OR stop allowing building of new homes. With all these new people here has the police dept hired more staff because you're going to need it. Cars are getting stolen and broken into around my area off 3700
Rent was raised this past year while nothing was changed in the house. It has all original appliances and carpets from over 20 years ago!
Rent too high
It was very expensive for an older home in an older neighborhood
It's too small but all I can afford
Lack of washer/dryer and sheltered parking.
I want to live in a house but nothing is reasonable
Not enough space.
I want a house with a yard and enough space inside for my children as well

I would love to live in a gated community that has a hoa to keep trashy neighbors out that don't want to take care of a yard
I would like to have more property and to live in a more rural place.
Other than the price for rent, yes I am satisfied.
I live with my mom to make ends meet
I have to rent out a room to afford to eat
dont like shared driveway
Renting until we can afford to buy a house
Poor it lack of, repairs.
Rent is high
I have to live with my parents to be able to afford a place to live.
My lot rent keeps going up so high I can barley make enough to feed my kids
Would rather have house with more parking
I live in my parents casita, it's small but it's affordable. I would love to get a townhouse or duplex, but not when they're $400k+.





Do you feel that there is adequate affordable/handicapped accessible housing in your area?
I dont know
No I have been searching for a place of my own but everything is out of my budget. I work for Zion but may need to move to st george to find any home for under $1600 a month
The wait lists to get into any housing are outrageous, if there even open.
Not sure
Most of them are on a fixed income houses are to much to buy and housing wait list is to long not enough places for them to rent without a long wait list
A lot people including myself can’t afford to pay the 2k a month rent as most are either newlyweds or college students who don’t make enough
So what if there isn't we are the city for them.
Not sure what is available
Nothing affordable for families
I would guess no, but I have no idea
Not familiar with this
Don't know
They fill up too quickly.

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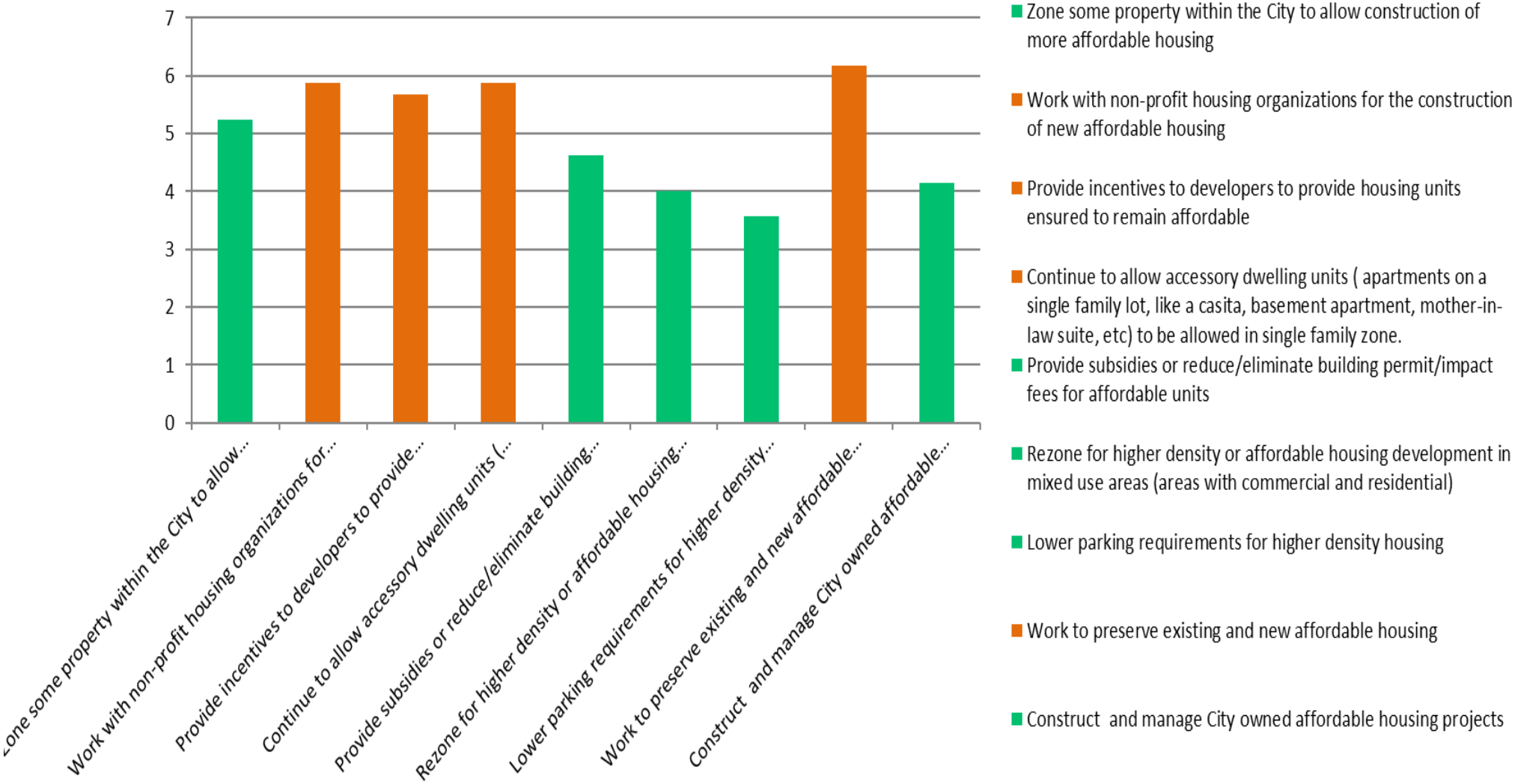
State law requires the City to adopt an Affordable Housing Plan. Within this plan, the City is required to create policies to address affordable housing issues within the City. Please rank the following policies for those you think the City should priorit



What is your biggest concern about housing within Hurricane City?
Open-Ended Response
Too expensive to buy and to rent
Would love to see opportunities for more affordable housing/rentals in the area so younger generations an service related jobs and employees can stay in the area.
The developing of the housing is so fast that the City Engineers do not have the appropriate amount of time or effort into the review of the plans.
Not enough affordable housing
That there will be no way any average family can afford a single family detached home or even a townhouse because of the people buying out houses for investment properties.
Cost is going to high
The allowed growth is outpacing infrastructure. The push for housing with very little commercial to support new homes and people in the area. The city needs to rethink strategy and create Hurricane into a boutique city. We do not need more homes or people. We need more jobs. We need more industry. We need to slow growth and allow home prices to skyrocket to keep Utah as Utah! Stop Californiacation of Hurricane!
Not enough rentals available and price too high for newly married couples
Public streets not improved by development and a lot of the roads need upgraded already.
Need smaller units that are affordable to young families, police, teachers, etc.
Mixing low income in with homes that people worked thier whole life to buy.
That housing prices and costs will outpace the wages of the working residents of Hurricane city. Those moving in from out of State will be the only ones able to afford the houses and that working resident will be forced to move to a less expensive area.
I am a single adult and I can't find an apartment to live in Hurricane that matches my budget. I am a teacher and want to live in the area.
There is a housing boom right now that is putting a huge demand on new houses but the people buying them are not living in them. They are closing and putting them for rent at outrageous prices. I fear the housing growth has been outpacing the growth of everything else. Soon this town will just be spots of housing developments with nothing but desert in between. Hurricane needs to prioritize building commercial areas to serve all the housing. At this rate even if affordable housing is created and managed, it will be in a good desert and be an unrealistic situation for someone in need. I expect better community planning to ensure that once homes are built they are filled with people that are going to stay, not rent out their homes to tourists or have to leave due to lack of proximity to other basic amenities or public transit.
It's not affordable for people my age due to unfair pay and landlords over charging. I am 21 and I make 30,000 a year and am engaged and we cannot afford anything here.
There is to much development happening. Farms are shutting down so subdivisions can be but on the land. Hurricane should focus on being little old hurricane.
Infrastructure, traffic, lack of grocery stores, shops, home depot, water, pollution etc
Devolopers don't care about the people of hurricane. One told me "we aren't building these homes for you guys" they are building them with California prices in mind to make a buck full on knowing we can't afford them here.
Losing the agricultural land. The price of houses being so high that middle class and young families cannot afford to buy. The city becoming a resort/unaffordable town like Springdale.

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There is no regulation to what private companies can charge, apartment building especially. Everyone is being priced out
Need balance of residential and commercial. A lot of housing is going in but everyone has to commute to shop. Bringing in a balance would bring money to the city through sales tax. Concerned if infrastructure is being evaluated well for like water and roads. So many areas build first and do impact analysis after. Remember what citizens want too. Find balance. More parks and Rec. Indoor pool would be a nice add or a Rec center to have more for people to do.
Too expensive, not enough housing, pet friendly
Not enough affordable places to rent or buy
City officials and their families are making huge profits from unsustainable housing development. Hurricane is not a small town anywhere and our local government used their greed in gaining tax revenue that created the problems we face.
To many short term rentals and not enough affordable housing for the middle income
Traffic increases
Too expensive
People can't afford housing in the city because wages don't allow it. Kids have to live with parents cause can't find affordable housing when they want to be on own. Alot of people only see how much they can make on a dwelling which pushes the locals out.
I am very concerned with anything that will “bring the neighborhood down” (e.g., increased crime, graffiti, littering, traffic, noise pollution, etc.) We must battle to keep Hurricane as desirable (or actually more desirable!) than it already is. Thank you!
The low income options are too expensive for residents who are on fixed income like Social Security and disability.
It’s too expensive for people afford especially those with pets and kids
Water is my biggest concern, next would be that we are allowing building at such a rapid pace that this town will lose it history and small town charm. The wrighting is all on the wall for our agricultural community, we will be just like Washington fields and Little Valley within the next 10-15 years. At the rate we are going this town won’t be recognizable as the charming small town I have spent my entire life in. So sad to see happening.
The high growth rate for high income housing
Not enough long term rentals. Young people have no affordable place to rent (not just young people) but if we want to keep our families in the area, the corporations have to stop vacation rent along every property that comes up for sale. It’s a sad sad thing for community.
The infrastructure is lacking. Quit building until we have the water and roads necessary to sustain growth.
Too expensive and lots are too small
Rent is ridiculous. Families are reduced to poverty because of costs.
Price
We will run out of water and end up a ghost town.
To expensive for children of current residents to stay
To many new homes and not enough water or roads
To much growth way to fast, everything is unaffordable. We're lucky to be able to pay rent now

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Their is new housing every where. Where are they getting their water. The problem is getting worse, less and less water.7000 new units and where is the water coming from
Less farming, no WATER High traffic affordability
The growth is too rapid
There isn't enough in general. And what there is, is way out of affordability for what is being paid by most local businesses.
There is too many houses, too much growth, and it's all too expensive. Slow growth is understandable, but so very much in last few years
It will never be possible for my children, who are just becoming adults, to move out
There is no way that we could ever buy a home on the income that we have. Income has not increased to match the housing increase costs. If we didn't rent from my parents we couldn't afford ANY housing in So UT
Prices to high and crowding
Too many corporations buying up all the housing and then renting it out at a huge rate
Single mom with a decent full time job can not afford to rent or own without having roommates
Air B and B's are taking all the available housing. No sooner that a home becomes available for sale sure enough someone snags it for a B and B. We have people living in RV's hoping to find housing because the city doesn't have a plan for B and B's. St. George has designated areas for this. No one wants their neighborhood to become a hotel zone but that is exactly what is happening. No one in city seems to have a clue (city planner -manager need replaced?) Just another reason Hurricane is considered ghetto. Please allow a planned area for B and B's so that we can once again enjoy family neighborhoods and people can purchase these homes for their families.
Affordability
Too much
Prices are too high for locals to purchase.
Too many short term/vacation rentals
That the impact fees are not high enough to cover the cost of needed infrastructure.
The city’s lack of concern for home owners. The city surrounds hard working home owners with pawn shops, dollar stores, rv camping sites, and the like with no border between them. An acceptable solid barrier is prison fencing with mesh that blows off within weeks. Hurricane will be north Las Vegas within 10 years.
Pricing Utah families out of the market. People moving in from California if they sold their home there can afford a home here.
Too many homes that are unaffordable
Water
Growth is happening too fast.
its too expensive for what is available and offered in the homes or apartments
No water
Finding a house for my family
Property Value is crazy High! out of control nothing good is going to happen from this I do not think there is an answer

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Prices ore out of control. It will crash
Growing too fast, ridiculous pricing, and limited resources that are not sustainable.
Too much random rezoning. Housing being built in the name of 'affordable housing' is too expensive for buyers.
Prices are outrageous
Nothing is adorable, yet the city is growing too fast.
Having enough affordable housing
The average educated worker in Hurricane will not be able to afford a decent home here. We will all get pushed out and then in turn have no work force. A starter home is not 500k.
Being a single mom, it is hard to find anything that is within a single income that I can even rent and keep my sons dog that helps with his night terrors
The working wages are to low and the housing costs are to high it's not sustainable something has to be done.
Costs not being affordable
Density
People finding affordable housing. Also I really am against all the Air B&Bs. Especially the illegal ones. Or turning the older part of Hurricane and the pioneer houses into them or making businesses out of them. It’s not fair to people who have purchased a home in that area to have to put up with the noice and traffic.
Rising prices
To much new homes that locals can not afford
Too many people no homes for my children
Cost of living is up. Wages are low!
To much growth too fast. If we want families to live here we need to increase lot size. Kids need yards to play in, and room for gardens. Not everyone is retired and want these postage stamp sized lots.
Too fast of growth for water and too much traffic.
To much construction too fast
No pets
Very little affordable housing for young families
WATER IS A BIG CONCERN TO ME
Price of buying a house
Investors owning homes that would normally be locally owned or rented.
How do we do affordable housing without overcrowding the area?
growing way to fast.
It's way too expensive for my children to move out of my home.
Building to fast
Traffic congestion! We moved here from Sy George due to the city's own small town proclamation. Please don't succumb to developers desires and making this nice "smalltown" just like St George .
It is not affordable for the average citizen let alone low income
Lack of affordable housing

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No vertical building. Height restrictions could be adjusted for some apartment buildings (like in downtown St. George). Singles or young couples or seniors would welcome affordable apartment living with amenities.
Affordability and allowing too much construction
Affordable housing is unaffordable and unavailable. I feel this has a lot to do with the current lack of needed revisions to vacation rental regulations. I feel all vacations should be required to be owner occupied, or be required to license, insure, and tax the same way a hotel/motel would.
The green space isn't being maintained.
Not enough affordable housing for families.
Lack if affordable housing
High growth and high costs. Not enough affordable housing for lower paying jobs through out the city. Public safety not funded for the growth that has already occurred.
Too expensive
The amount of people coming in is a bigger priority than the people already here.
Corporate developers buying up homes for rental properties
We do not have housing that people that we need in our community to make it run can afford. For example, we don't have housing for people who work as police officers, paramedics, firefighters, teachers, etc.
Too much growth the city and area is unprepared for. We can't expect St George to support our community's needs (stores and services) if we are expecting to double (triple?) in size. We also need to get on top of our infrastructure and traffic control. Update our utilities (the power company still has people going from house to house reading meters instead of having an automation system in place, that's insane with how big we are getting). We need to think ahead instead of reacting to all the building.
Cost and number of dwellings. There currently are not enough available dwellings for rent driving up the cost of what is available
Is there enough water?
Cost to buy or rent is to high for anybody to buy which is driving young locals to look elsewhere.
I am concerned there will never be anything affordable for the working class to live in. I am also concerned for individuals that work to have an expensive home in an expensive area, only to have their home values plummet because "affordable housing" brought crime and destruction to their neighborhoods.
We need more business infrastructure to handle the growth. More stores, restaurants, doctors, entertainment venues, a better pool, and schools
High impact fees and policies biased towards developers tend to price individuals out of the market for being able to acquire or build housing that they can afford.
Lack of affordable housing, an attitude of 'not in my backyard' by residents.
Too much, too fast. Anything done with haste is not well planned for or analyzed enough to predict impacts for long term.
Prices are too high. Too much growth for our infrastructure and resources like water.
Too High and pay doesn't justify for it
Everything is so expensive we can barley live. I live in the sand hallow trailer park. Lot rent has gone up almost 300.00. They have not done anything that we were told they were going to do. No park, big holes in the roads, most houses are fire hazards, us as renters pay property tax, so why are they

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allowed to raise the lot rent so high. I could understand if they actually cared about making it nice. Would be nice for them to be made to fallow threw.
Becoming a low-income, crime-ridden area. Reducing land and scenery to just build. We are the pathway to Zion National Park and should have an area that reflects that. Hurricane has huge city limits and current single family home areas should remained zoned for that and not re-zoned to increase population. There are no jobs to maintain that growth and what about water? How can we continue to build when there is a sever water shortage throughout the State?
Too expensive and not enough lo g term rentals, especially that allow pets
Too much high density going up and in areas it shouldn't be
There need to be penalties for Nightly rentals(where nightly rentals are not allowed). It's my opinion that Vacation homes are affecting single family home pricing. My family of four is currently living in a 2 bedroom house because anything bigger is absolutely astronomically priced. I'd love to be in something bigger since since my husband works at home then he could have an office space. But I have no hope of that happening anytime soon. Buying a 4 bedroom house now would break us financially and my husband has an excellent paying job.
Too long-term rental properties currently being used as vacation rentals.
It's too expensive
What affordable housing? There is none! We are a family for 3 make decent money can can't afford even an apartment! Thank goodness my parents have an apartment that we rent for cheap. But this is a complete joke!
New business incentives to increase the shopping core in our town; more large stores, more mid-range food options (not drive thrus).
Not enough affordable options. Too many vacation rentals.
not affordable for seniors/disabled that have only limited income
Availability and affordability
Too much traffic through town. New builds are not set back far enough to allow for parking that doesn't encroach onto the sidewalk and streets. Not enough parks in new neighborhoods to keep kids off the streets.
We need more freedom to do what we want with our homes…freedom works. Let it…stay out of the way and you will be surprised what can happen.
Unaffordable to work and live here, better wages and lower costs in other states and cities.
Affordable housing
We don't allow for higher density projects in town where people want to live to be close to the community center and other amenities.
600 North getting all the vacation rentals,affordable housing, etc it is a traffic mess! Terrible planning to put all on one street. Clear some of the old not desirable housing into affordable homes
Not enough affordable housing.

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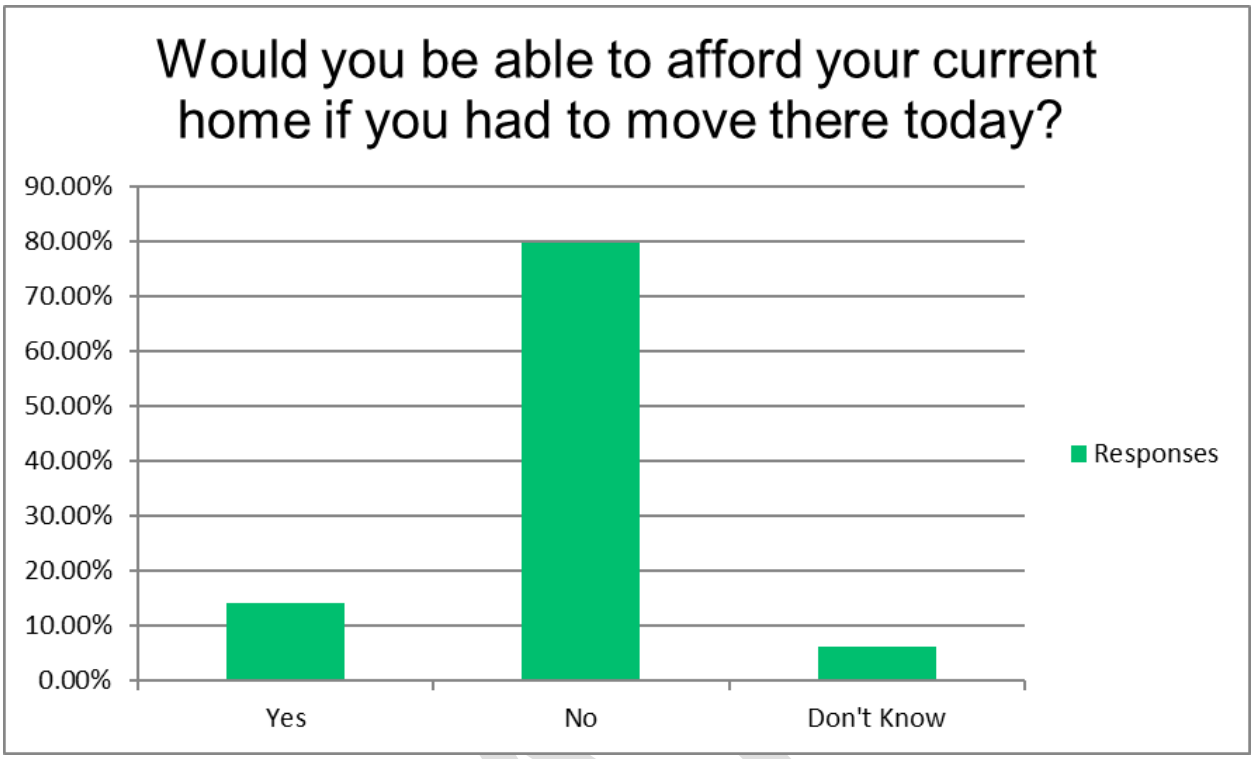
Would you be able to afford your current home if you had to move there today?
90.00%
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
Yes
No
Don't Know
Responses

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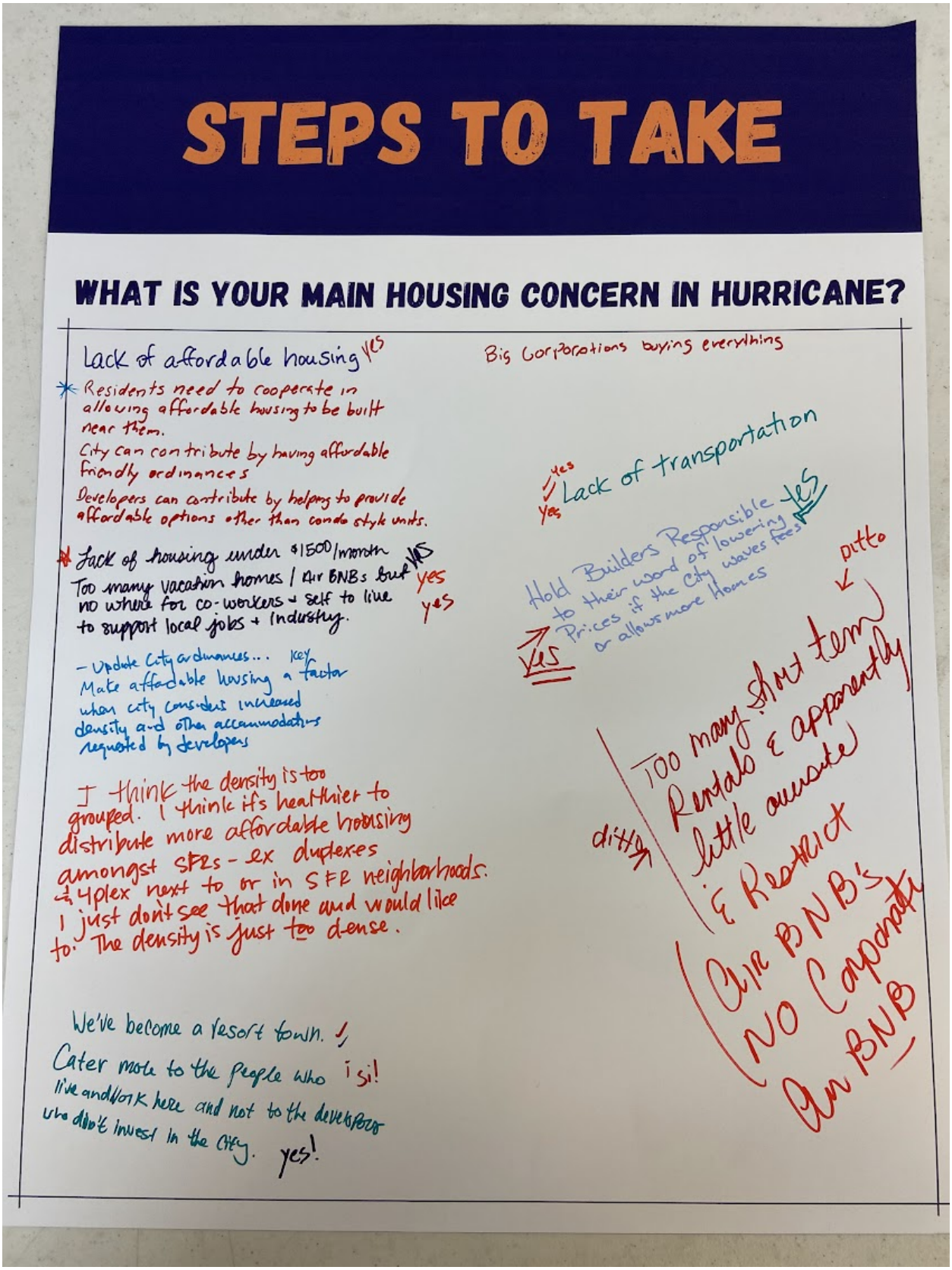
Public Open House Results



STEPS TO TAKE

WHAT STEPS SHOULD HURRICANE TAKE TO ADDRESS AFFORDABLE HOUSING?

Pass affordable friendly ordinances and incentives.

- Lower Impact Fees

Impact Fees SO high no one can afford it anymore for affordable housing

Yes → Invest in a public transit system to enable people to work in St George

= Otto

Build more units that are affordable ✓✓

Allow much smaller lots like 20 lots/Ac with very small impact fees ✓

DECREASE LOT SIZE REQUIRMENT ✓
LOT = 50% OF HOUSE SQ FT.
AFFORDABLE ZONE

BASE ZONING ON POPULATION INCOMES
IF 50% OF POP NEEDS AFFORDABLE HOUSING
THEN 50% OF ZONING SHOULD BE AVIABLE FOR AFFORDABLE?

\ Damages property rights

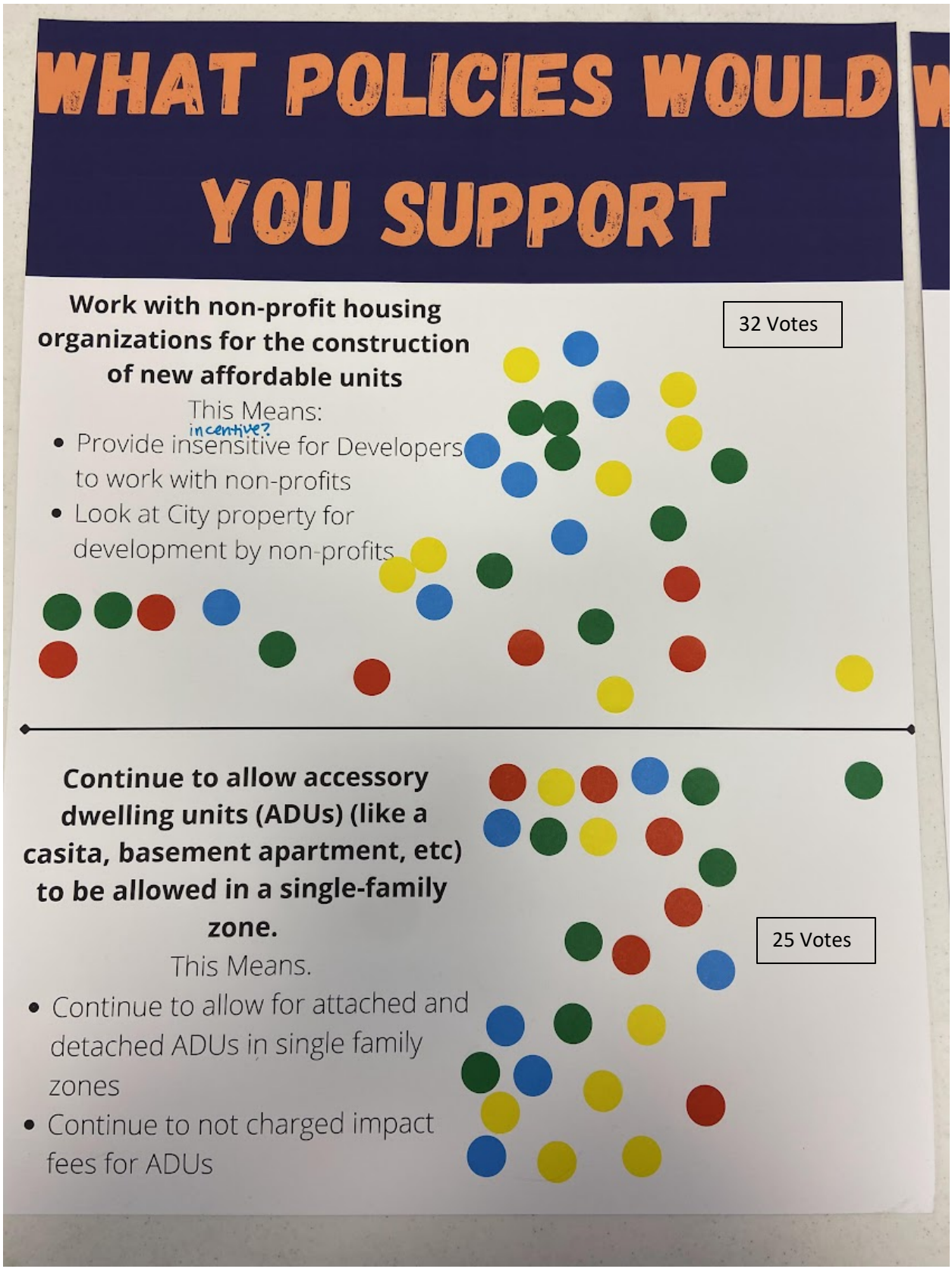
A new kind of zoning that mixes duplex, 4 plex that look like nice SFR's mixed in neighborhoods w/ single family ✓

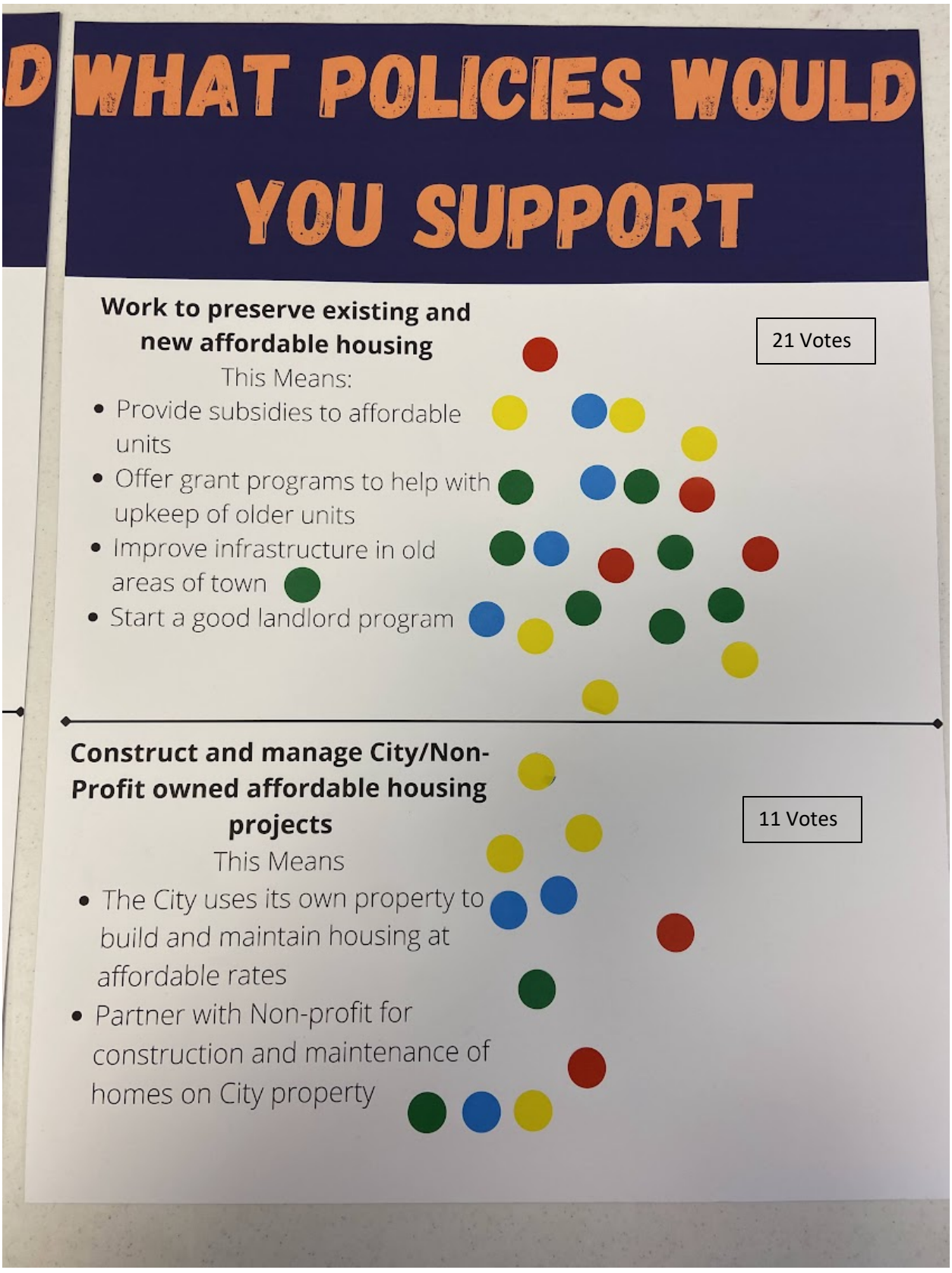
* Agree

More regulation/ enforcement of Air BnB Yes 1

Create more income based housing complexes.
Make more high density zones for affordable apartments.

Be sure to invest in families - i.e. financial management care of the home, Education etc


WHAT POLICIES WOULD YOU SUPPORT
Work with non-profit housing organizations for the construction of new affordable units
32 Votes
This Means:
incentive?
• Provide insensitive for Developers to work with non-profits
• Look at City property for development by non-profits
Continue to allow accessory dwelling units (ADUs) (like a casita, basement apartment, etc) to be allowed in a single-family zone.
25 Votes
This Means.
• Continue to allow for attached and detached ADUs in single family zones
• Continue to not charged impact fees for ADUs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WHAT POLICIES WOULD YOU SUPPORT
Work to preserve existing and new affordable housing
This Means:
• Provide subsidies to affordable units
• Offer grant programs to help with upkeep of older units
• Improve infrastructure in old areas of town
• Start a good landlord program
21 Votes
Construct and manage City/Non-Profit owned affordable housing projects
This Means
• The City uses its own property to build and maintain housing at affordable rates
• Partner with Non-profit for construction and maintenance of homes on City property
11 Votes

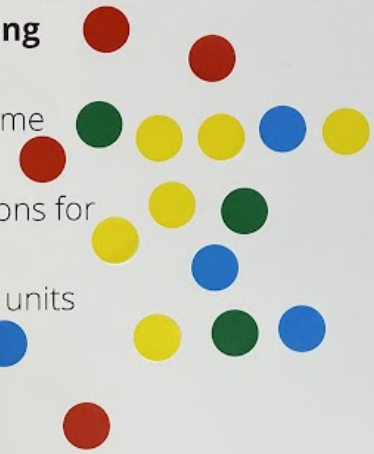
WHAT POLICIES WOULD YOU SUPPORT

Zone some property within the City to allow construction of more affordable housing

18 Votes

This Means:

- Increased densities in some areas
- Allow more housing options for redevelopment
- Allow accessory dwelling units in single family zones



Provide incentives to developers to provide housing units required to remain affordable

20 Votes

This Means:

- Density bonus in developments for affordable units.
- Waive some development fees, including impact fees, application fees, building permit fees, etc

WHAT POLICIES WOULD YOU SUPPORT

Rezone for higher density or affordable housing development in mixed-use areas (areas with commercial and residential)

21 Votes

This Means:

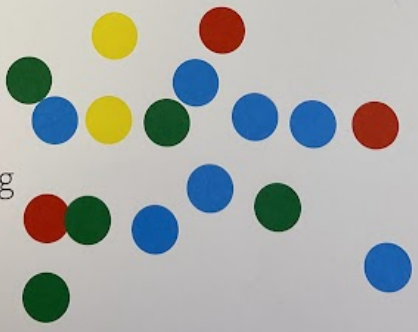
- Allow some new areas to develop commercial and housing on the same property
- Look at allowing mixed-use in downtown

Provide subsidies or reduce/eliminate building permit/impact fees for affordable units

16 Votes

This Means:

- Waive Impact Fees for units guaranteed to be affordable
- Providing discounts on building permits for affordable units



Appendix B

Compliance Report

Utah State Code requires that Hurricane City adopt this plan and bring it into compliance with the standards within State Law. The following table outlines this plan's compliance with State Law.

State Law	City Compliance
The general plan of a specified municipality, as defined in Section 10-9a-408, shall include a moderate income housing element that meets the requirements of Subsection 10-9a-403(2)(a)(iii).	The City has adopted this Moderate Income Housing Plan as an appendix to the General Plan
On or before October 1, 2022, a specified municipality, as defined in Section 10-9a-408, with a general plan that does not comply with Subsection (3)(a) shall amend the general plan to comply with Subsection (3)(a).	The City has adopted this Plan on the September 15, 2022.
a moderate income housing element that: **(A) provides a realistic opportunity to meet the need for additional moderate income housing within the next five years;** **(B) selects three or more moderate income housing strategies described in Subsection (2)(b)(iii) for implementation, including one additional moderate income housing strategy as provided in Subsection (2)(b)(iv) for a specified municipality that has a fixed guideway public transit station; and** **(C) includes an implementation plan as provided in Subsection (2)(c);**	(A) The City has workshopped and created goals and strategies within this plan that will help ensure that more affordable units will be built within the City. The City has also provided an analyses of future housing needs for the City over the next five years. (B) The City has selected seven of the menu options and three additional items to help address some of the unique needs of the area. (C) The City has included an implementation Plan with this document to reasonably accomplish the goals set out by the City.
(b) In drafting the moderate income housing element, the planning commission: **(i) shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:** **(A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and**	The Planning Commission, as it considered the best options, took into the consideration the needs of people from a variety of backgrounds. The Plan is designed to help integrate affordable units throughout the City to allow for full participation with community life.

(B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;	
(i) In drafting the implementation plan portion of the moderate income housing element as described in Subsection (2)(a)(iii)(C), the planning commission shall establish a timeline for implementing each of the moderate income housing strategies selected by the municipality for implementation.	The City has included timelines and due dates for certain policies to be implemented. These timelines were based on setting priorities and realistic goals.
(A) identify specific measures and benchmarks for implementing each moderate income housing strategy selected by the municipality, whether one-time or ongoing; and **(B) provide flexibility for the municipality to make adjustments as needed.**	The implementation plan has goals and outcomes that it hopes to achieve. The City will have flexibility on how to implement some of Plan and will review current circumstances on how it address each Plan.

DRAFT

CHAPTER 3. DEFINITIONS

Sec. 10-3-4. - Definitions of words and phrases.

[Only amended definitions are included. All other definitions remain unchanged.]

Manufactured home means a transportable factory built dwelling unit constructed on or after June 15, 1976, according to the Federal Home Construction and Safety Standards Act of 1974 (HUD code), in one or more sections, which:

A. In the traveling mode, is eight body feet or more in width or 40 body feet or more in length, ~~or when erected on site, is 400 or more square feet~~;

B. Is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities;

C. Includes plumbing, heating, air conditioning, and electrical systems; and

D. Is identified by the manufacturer's data plate bearing the date the unit was manufactured and a HUD label attached to the exterior of the home certifying the home was manufactured to HUD standards.

~~*Park model development* means any site, tract, or parcel of land on which facilities have been developed to accommodate two or more park model trailers or RVs as temporary living quarters pursuant to the requirements of chapter 43 of this title.~~

~~*Park model recreational vehicle* means a unit that:~~

~~A. Is designed and marketed as temporary living quarters for recreational, camping, travel, or seasonal use;~~

~~B. Requires a special highway movement permit for transit; and~~

~~C. Is built on a single chassis mounted on wheels with a gross trailer area not exceeding 400 square feet in the setup mode; and~~

~~D. Is not self-contained, requiring outside water, power, and sewer connections.~~

~~*Park model trailer* means a transportable dwelling unit built on a single chassis which:~~

~~A. In the traveling mode, is eight body feet or more in width and not more than 40 body feet in length, or when is erected on site, has a gross area of at least 320 square feet and less than 400 square feet;~~

~~B. Is designed to be connected to utilities necessary for operation of installed fixtures and appliances; and~~

~~C. Meets the standards set forth in ANSI A-119.5 or its successor.~~

CHAPTER 43. MANUFACTURED/MOBILE HOME AND RECREATIONAL VEHICLE REGULATIONS

Sec. 10-43-1. Purpose.

The purpose of this chapter is to establish regulations for manufactured/mobile home parks and subdivisions, and recreational vehicle parks in order to achieve the following objectives:

A. To assure that development of such parks and subdivisions promote the purpose and objectives of the City general plan and this title;

B. To permit variety, flexibility, and affordability in land development for residential purposes in designated areas of the City;

C. To protect the integrity and characteristics of zones contiguous to zones where manufactured/mobile home parks and subdivisions, and recreational vehicle parks are located; and

D. To protect the integrity of land use values contiguous to and within such parks and subdivisions.

(Ord. 2004-15, 6-17-2004)

Sec. 10-43-2. Scope.

No manufactured/mobile home or recreational vehicle shall be used or occupied except within an approved manufactured/mobile home park or subdivision, or recreational vehicle park, or as specifically provided by a provision of this chapter or this title. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, or other laws.

(Ord. 2009-13, 10-1-2009)

Sec. 10-43-3. Uses allowed.

A. *Permitted and conditional use.* A manufactured/mobile home park or subdivision, and recreational vehicle park may be established in an MH/RV zone as set forth in chapter 13, residential zones, of this title, subject to the provisions of this chapter, or as otherwise specifically provided in this chapter or this title. In the event a provision of this chapter conflicts with a provision in another chapter of this title, the provision of this chapter shall apply.

B. *Location of an occupied manufactured/mobile home.* No occupied manufactured/mobile home shall be located anywhere within the City except as follows:

1. A manufactured home, when attached to a permanent foundation in accordance with plans providing for vertical loads, uplift, and lateral forces and frost protection in compliance with applicable building code, may be located within any single-family residential zone subject to the requirements of that zone; or

2. Within an approved manufactured/mobile home park or subdivision; or

3. As a dwelling unit on a bona fide farm or ranch when allowed by the zone where the ranch or farm is located; or

4. Any of the following temporary uses, subject to the issuance of a temporary use permit pursuant to the requirements of section 10-7-16 and chapter 48 of this title:

a. Construction field office for use by contractors or as a temporary place of business for an owner or lessee while a permanent building is under construction on the same site;

b. Dwelling for members of an immediate family (parents, children, brothers, or sisters), subject to the requirements of section 10-43-4 of this chapter;

c. Sales office for manufactured/mobile homes or recreational vehicles, when allowed by the zone where the office is located;

d. Sales office for the sale of dwellings in a subdivision or other residential project.

C. *Location of an occupied recreational vehicle.* No occupied recreational vehicle shall be located anywhere within the City except as follows:

1. Within a:

a. Recreational vehicle park;

b. Manufactured/mobile home park, subject to the requirements of subsection 10-43-6A2b of this chapter; or

c. Designated camping area; and

2. As a dwelling for members of an immediate family (parents, children, brothers, or sisters), subject to the requirements of section 10-43-4 of this chapter.

3. This section shall not be construed to prohibit the occupation of a recreational vehicle by visitors to occupants of a single-family residential lot improved with one single-family residence for a time not exceeding two weeks (14 days) in any 90-day period.

D. *Location of an unoccupied manufactured/mobile home or recreational vehicle.* An unoccupied manufactured/mobile home or recreational vehicle may be located as follows:

1. On a sales lot, when allowed by the zone where the lot is located; and

2. Long term storage of a recreational vehicle or manufactured/mobile home for maintenance operations, reconstruction, or construction is permitted only within an enclosed area and only in a zone allowing such use.

3. This subsection shall not be construed to prohibit the storage of an unoccupied recreational vehicle on the property of the vehicle's owner or in a commercial lot approved for the storage of recreational vehicles.

E. *Emergency or temporary parking.* Emergency or temporary parking of an unoccupied manufactured/mobile home or recreational vehicle outside an approved manufactured/mobile home park or subdivision, or recreational vehicle park, or other authorized place may be permitted for a period not exceeding 48 hours. This limitation does not apply to an unoccupied manufactured/mobile home or recreational vehicle located in an authorized sales area.

(Ord. 2004-15, 6-17-2004; Ord. 2009-13, 10-1-2009; Ord. 2011-11, 12-15-2011; Ord. 2012-2, 4-19-2012)

Sec. 10-43-4. Temporary dwelling.

A. *Conditions for issuance.* A manufactured/mobile home or recreational vehicle may be used for a temporary dwelling on a lot not located in a recreational vehicle park or manufactured/mobile home park as a dwelling

for members of an immediate family subject to the issuance of a temporary use permit as provided in section 10-7-16 and chapter 48 of this title, and the following requirements:

1. No temporary use permit shall be issued except in connection with the construction of a new dwelling or the temporary placement of a recreational vehicle on a residential lot subject to the standards in subsection B of this section.

2. A permit for a temporary dwelling used by members of an immediate family during construction of a new dwelling shall be issued only for the property where the new dwelling is to be constructed.

3. A valid building permit for construction of the new dwelling shall be issued and fully paid for prior to the issuance of a temporary use permit for a temporary dwelling used by members of an immediate family during construction of a new dwelling.

4. All applicable fees shall be paid prior to placement of the manufactured/mobile home or recreational vehicle to be used as a temporary dwelling used by members of an immediate family during construction of a new dwelling on the subject property.

5. All utility connections shall conform to City standards.

6. No temporary use permit for a temporary dwelling used by members of an immediate family during construction of a new dwelling shall be approved for longer than six months unless an extension is approved prior to expiration of the original permit. Such extension shall not exceed six months.

B. *Recreational vehicle*. Standards for temporary placement of a single recreational vehicle on a residential lot for use as a temporary dwelling by an immediate family member (parents, children, brothers, or sisters) in case of financial hardship.

1. Recreational vehicle must be located on a lot containing a single-family dwelling and must be occupied by an immediate family member of the family occupying the dwelling.

2. No rent may be paid for the temporary placement.

3. A temporary use permit must be issued for a period not exceeding six months. One six-month extension may be granted by the City Council. Such extension must be in writing.

4. Holding tanks must be emptied into an approved facility. Power connections must conform to prevailing safety standards. Water must be connected to occupied dwelling unit's culinary water system only.

5. Failure to comply with standards listed above is grounds for immediate revocation of the temporary use permit.

C. *Removal upon expiration.* Upon expiration, or revocation, of a temporary use permit, or any extension thereof, a manufactured/mobile home or recreational vehicle shall either~~shall be either~~ be removed from the premises within ten days or the owner shall have given proper notice to City officials that the manufactured/mobile home or recreational vehicle is no longer occupied.

1. Upon expiration of a temporary use permit, no new temporary use permit may be issued for a property for a period of one (1) year.

D. *Agreement required.* No temporary use permit shall be issued unless the permittee has executed an agreement with the City which contains the terms and conditions set forth in subsections A and B of this section, and such other terms as may be reasonably required by the City to assure compliance with this section.

(Ord. 2009-13, 10-1-2009)

Sec. 10-43-5. Basis for approval.

A. *Manufactured home or recreational vehicle park ~~or park model park~~.*

1. A manufactured home or recreational vehicle park ~~or park model park~~ may be approved by the City Council in locations where such use is ~~allowed as a~~ permitted ~~or conditional use~~ by the applicable zone, pursuant to applicable requirements of this chapter. Prior to use or occupancy of any such park, a:

~~a. A~~ site plan shall be approved as provided in section 10-7-10 of this title.~~; and~~

~~b. A conditional use permit shall be approved as provided in section 10-7-9 of this title where the applicable zone allows such parks only as a conditional use.~~

2. Before final approval is granted for any manufactured home or recreational vehicle park ~~or park model park~~, a report to the City Council by the Planning Commission shall find the proposed development will:

a. Be in keeping with the general character of the zone in which the park is to be located; and,~~;~~

~~b. Have an approved financing plan for construction and phase completion, together with an approved security to assure compliance and completion; and~~

b~~e~~. Meet applicable development standards of section 10-43-6 of this chapter and all requirements of other applicable ordinances, except where such requirements are modified by a planned development approved pursuant to chapter 23 of this title.

B. *Manufactured home subdivision.*

1. A manufactured home subdivision may be approved by the City Council in locations where such use is ~~allowed as a~~ permitted ~~or conditional use~~ by the applicable zone, pursuant to applicable requirements of this chapter. Prior to construction, use, or occupancy of any such subdivision:

a. A preliminary subdivision plan shall be approved as provided in chapter 39 of this title; and,

b. A final subdivision plan shall be approved as provided in chapter 39 of this title.

~~b. A conditional use permit shall be approved as provided in section 10-7-9 of this title where the applicable zone allows such subdivisions only as a conditional use.~~

~~2. Before final plat approval is granted for any such subdivision, a report to the City Council by the Planning Commission shall find the proposed development will:~~

~~a. Be in keeping with the general character of the zone in which the subdivision is to be located;~~

~~b. Have lot sizes that conform to the applicable zone where the subdivision is located;~~

~~c. Meet applicable requirements of chapter 39 of this title;~~

~~d. Have an approved financing plan for construction and phase completion, together with an approved security to assure compliance;~~

~~e. Meet applicable development standards of section 10-43-6 of this chapter and all requirements of other applicable ordinances, except where such requirements are modified by a planned development approved pursuant to chapter 23 of this title.~~

C. *Disapproval.* An application for a manufactured home park or subdivision may be denied upon a finding that the proposed development cannot: ~~The City Council, Planning Commission, or staff may disapprove an application for a manufactured home park or subdivision, or recreational vehicle park or park model park if the council finds the proposed development cannot:~~

Commented [1]: There are no zones where these are conditional uses

Commented [2]: Drafted this way, the Code is flexible enough to accommodate upcoming changes to the subdivision approval process required by State law.

1. Connect to the City water system and the Ash Creek special service district wastewater disposal system;

2. Meet one or more applicable development standards set forth in this chapter; or

3. Provide adequate assurances that the development will be completed within two years after approval.

(Ord. 2014-10, 11-6-2014)

Sec. 10-43-6. Development standards.

The development of a manufactured home park or subdivision, or recreational vehicle park ~~or park model development~~ shall conform to applicable standards and requirements of this section and as set forth in table 10-43-1 of this section unless modified by a planned development approved pursuant to chapter 23 of this title.

A. *General requirements.*

1. *Layout.* Land not contained within individual lots or spaces, roads, or parking shall be set aside and developed as parks, playgrounds, trails, and service areas for the common use and enjoyment of occupants of the development, and the visitors thereto.

2. *Location.*

a. A manufactured home subdivision may be located on any lot as allowed by the zone where the lot is located;

b. A recreational vehicle park should generally be located:

(1) Adjacent to or in close proximity to a major collector or arterial road as shown in the City's transportation master plan;

(2) Near adequate shopping facilities~~; and~~

~~c. A park model development shall be located on property zoned MH/RV.~~

3. *Plan preparation.* Plans for a manufactured home park or subdivision~~,~~ or recreational vehicle park ~~or park model development~~ shall be prepared by a licensed architect, licensed engineer, and/or licensed land surveyor.

B. *Building standards.* All standards shown in table 10-43-1 of this section must be met.

C. *Site improvements.*

1. *Access to lots and spaces.* Sufficient access shall be provided to each manufactured home~~,~~ or recreational vehicle lot or space ~~or park model~~ to allow maneuvering of homes or vehicles into position.

a. The accessway shall be kept free from trees and other obstructions.

b. Paving under a manufactured home is not required if adequate support is provided as required by applicable building codes. Use of planks, steel mats or other means to support the manufactured home during placement is allowed so long as the same are removed upon completion of placement.

2. *Common area.* Except for a manufactured home subdivision, one or more common areas equal to at least ten percent of the land area of the development shall be set aside for the joint use and enjoyment of occupants. Land covered by vehicular roadways, sidewalks, and off street parking shall not be included in calculating this ten percent common area requirement; provided, however, that in initial phases of development, the minimum area shall be not less than one-half acre or ten percent of the land area under development, whichever is greater.

3. *Connection to City services.* Each manufactured home or, ~~, or park model~~ recreational vehicle shall be connected to the City water system and the Ash Creek special service district wastewater disposal system, except as otherwise allowed by the regulations for such systems.

4. *Landscaping.* Any area not covered by a manufactured home or recreational vehicle ~~or park model~~, hard surfacing, or a building shall be landscaped per an approved site plan.

5. *Laundry.* A laundry may be provided for the convenience of residents within a manufactured home park or subdivision, or recreational vehicle park ~~or park model development~~, but not for the general public.

6. *Lighting.* Lighting s~~S~~hall be provided to meet safety standards and the lighting guidelines in section 10-33-7~~5~~ of this title and shall be shown on the site plan.

7. *Parking.* Off street parking requirements for a manufactured home park or subdivision, or recreational vehicle park ~~or park model development~~ shall be provided on each lot or space as follows:

a. Manufactured home park or subdivision: two parking spaces per lot or space.

b. Recreational vehicle park: one parking space per RV space.

~~c. Park model development: one parking space per park model space.~~

c~~d~~. Each parking space shall have a minimum width of nine feet and minimum depth of 18 feet.

d~~e~~. Before a lot or space may be occupied, all off street parking areas and driveways shall be surfaced with a material acceptable to the City.

8. *Roadway design.* Accessways within a manufactured home park or recreational vehicle park ~~or park model park~~ shall conform to construction design standards and specifications adopted by the City~~, with a minimum width of 30 feet,~~ unless modified by a planned development approved pursuant to chapter 23 of this title.

9. *Roads within a manufactured home subdivision.* Roads within a manufactured home subdivision shall conform to construction design standards and specifications adopted by the City unless modified by a planned development approved pursuant to chapter 23 of this title.

10. *Skirting.* Each manufactured home shall be skirted.

11. *Storage, waste receptacles, and additions.*

a. All storage and solid waste receptacles other than individual homeowner trash receptacles shall be contained within an enclosure at least six feet high.

b. All patios, carports, garages and other additions to a manufactured home shall be compatible in design and construction with the associated home. Such facilities shall be constructed in accordance with applicable building codes and kept in good repair.

12. *Storm drainage facilities.* Storm drainage facilities shall be constructed to protect residents of the development as well as adjacent property owners in accordance with applicable provisions of this Code and the adopted storm drainage plan as reasonably determined by the City Engineer.

D. *Standards specific to recreational vehicle parks ~~and park model parks~~.*

1. No manufactured homes or site built dwelling units shall be permitted, except for that of the owner/manager and permanent maintenance personnel. However, a site built dwelling unit up to 900 square feet inclusive of covered porches shall be permitted on a deeded RV lot included in an RV subdivision recorded in the office of the county recorder before January 2020 that is served

by an individual water meter and individual power meter and that does not result in coverage of more than 50 percent of the lot in structures.

2. Recreational vehicle parks shall not be occupied for more than thirty (30) days at a time by any one party, ~~used as permanent residences,~~ except for that of the owner/manager and permanent maintenance personnel. All recreational vehicles within a recreational vehicle park shall display current license plates/tags.

3. ~~No "park model" units shall be permitted within a recreational vehicle park except a number of park models may be approved in the park to be used as short term vacation rentals. However, a park model development may be approved to allow recreational vehicles but not campers or tents in the development.~~

4. Each park must provide an adequate and easily identifiable office or registration area. The location of the office shall not interfere with the normal flow of traffic into and out of the recreational vehicle park.

5. Each recreational vehicle unit shall be equipped with wheels, which remain on the unit; however, the wheels may be blocked for stability.

6. No permanent room additions shall be attached to recreational vehicles, nor shall any permanent structure be constructed on a recreational vehicle lot except shade structures open on three sides that conform to current NFPA standards for recreational vehicle parks and campgrounds.

~~7. Room additions may be permitted on park models if all setbacks are met and pursuant to the issuance of a building permit before construction.~~

7~~8~~. A minimum of one toilet, one sink, and one hot shower, each designed for complete privacy, for each 40 spaces, or fraction thereof, is required.

8~~9~~. Conversion of an established residential park ~~or park model development~~ to another residential use, shall be subject to review and approval based on codes and zones in place at the time of conversion. A zone change will be required.

E. *Table 10-43-1*

TABLE 10-43-1
DEVELOPMENT STANDARDS MANUFACTURED HOME AND RECREATIONAL VEHICLE PARKS AND SUBDIVISIONS

Development standard	Manufactured home subdivision	Manufactured home park	Recreational vehicle park~~/ park model development~~
General standards:			
Location	See subsection A2 of this section		
Minimum development size	10 acres	10 acres	5 acres
Ownership	Individual lots	Park must remain single parcel	Park must remain single parcel

Plan preparation	Licensed architect, licensed engineer and/or licensed land surveyor required; see subsection A3 of this section		
Required zone	MH/RV; see chapter 13 of this title		
Building standards:			
Maximum height, service building	35 ft.	35 ft.	35 ft.
Maximum height, accessory building	12 ft.	12 ft.	12 ft.
Lot/space standards:			
Minimum lot/space area	5,700 sq. ft.	4,000 sq. ft.	1,000 sq. ft.
Minimum lot/space width	60 ft.	50 ft.	As allowed under the NFPA 1194 standard for RV parks and campgrounds as it currently exists and as it may be amended in the future
Minimum lot/space depth	95 ft.	70 ft.	40 ft.
Setback standards:			
Front yard	15 ft.	15 ft.	5 ft.
Rear yard	10 ft.	10 ft.	5 ft.
Side yard, interior	10 ft.	8 ft.	7 ft.
Side yard, street	20 ft.	15 ft.	7 ft.
Accessory building	5 ft.; if adjacent to exterior boundary or utility ease-ment, then 10 ft.	3 ft.; if adjacent to exterior boundary or utility ease-ment, then 7.5 ft.	5 ft.
Separation between structures	20 ft.	20 ft.	14 ft.
Site improvements:			

Access to lots and spaces	Sufficient area to maneuver homes or vehicles required; see subsection C1 of this section	
Common area	Not required	10% of land area; see subsection C2 of this section
Connection to City services	Must connect to City water system and Ash Creek special service district wastewater disposal system; see subsection C3 of this section	
Landscaping	Open and unpaved areas must be landscaped; see subsection C4 of this section	
Laundry	Laundry may be provided for residents, but not general public; see subsection C5 of this section	
Roadway and accessway design	See subsections C8 and C9 of this section	

(Ord. 2014-10, 11-6-2014; Ord. 2019-04, 5-2-2019; Ord. 2020-05, 2-6-2020)

Sec. 10-43-7. Maintenance of premises and common areas.

A. *Nuisance.* The premises on which any manufactured home or recreational vehicle or park model is located, used, or occupied shall be maintained in a clean, orderly, and sanitary condition. The accumulation of rubbish, waste, weeds, or other unsightly material thereon shall constitute a nuisance and a violation of this title.

B. *Remedies.* In addition to the remedies set forth in section 10-9-6 of this title, the City may require removal of a manufactured home or recreational vehicle, ~~or park model~~ from any premises that~~which~~ do not conform to the requirements of this chapter.

C. *Guarantee of performance.* The City may require the owner of a manufactured home park or subdivision~~,~~ or recreational vehicle park ~~or park model park~~ to provide financial guarantees to assure that common areas and facilities, roadways, storage areas, service facilities and landscaping are adequately maintained.

D. *Manager.* The owner of a manufactured home park ~~or subdivision~~ or recreational vehicle park ~~or park model park~~ shall appoint a property manager. The manager shall be:

1. Locally available;

2. Authorized to represent the owner with respect to all aspects of the management and maintenance of the park; and

3. Authorized to receive official notices, including service of process.

(Ord. 2014-10, 11-6-2014)

Sec. 10-43-8. Protection of common areas.

If common areas are provided within a manufactured home park or subdivision~~,~~ or recreational vehicle park ~~, or park model park~~ adequate guarantees shall be provided to protect such common areas from future development. No certificate of occupancy shall be issued for any structure in such park or subdivision until all required guarantees have been submitted to and approved by the City. The developer of a manufactured home park or subdivision~~,~~ or recreational vehicle park ~~or park model park,~~ may elect any of the methods set forth in subsection 10-23-10A of this title to preserve common areas.

(Ord. 2014-10, 11-6-2014)

Sec. 10-43-9. Compliance with other regulations.

The use and occupancy of a manufactured home or recreational vehicle or park model shall comply with applicable provisions of this title and any other applicable code, including, but not limited to, building and health codes.

(Ord. 2014-10, 11-6-2014)

Sec. 10-43-10. Certificate of compliance.

A manufactured home or recreational vehicle ~~or park model~~ used or intended to be used either immediately or in the future for human habitation, regardless of its location or its conforming or nonconforming status, shall be subject to the following rules, regulations and requirements:

A. *Relocation of used manufactured/mobile homes.* No used mobile homes shall be moved into the City limits. No used manufactured home shall be moved into the City limits without written approval from the Building Official. Such approval shall be given upon written certification, accompanied by color photos of the manufactured home from a qualified inspector approved by the Building Official that such manufactured home meets the following criteria:

1. Must have original HUD sticker.
2. Original HUD sticker and data plate must be permanently attached, intact and legible. All serial numbers must match.
3. Roof must be undamaged and leakproof.
4. Exterior walls shall be free from cracks, breaks, holes, nail pops, etc.
5. Bottom board must be intact. There shall be no rot or deterioration of siding, and no new openings, such as added windows or doors, shall be permitted.
6. Interior walls must be attached at base and top plate.
7. There shall be no water damage to ceilings, floors, or interior walls.
8. Floors under the water~~under water~~ heater and plumbing fixtures must be intact.
9. Windows must be intact and meet HUD/ANSI code for time of manufacture.
10. Exterior doors must be intact and close completely with no damage to door or frame.
11. Must have underfloor insulation properly installed and complete.
12. Plumbing system must meet all applicable federal and state codes.
13. Gas system must pass a pressure~~pass pressure~~ test.
14. Electrical system must meet all applicable federal and state codes.
15. Heating and cooling systems must meet all applicable federal and state codes.
16. All units must be free of mold.

B. ~~*Relocation of used park model.* No used park model shall be moved into the City limits without written approval from the Building Official. Such approval shall be given upon written certification, accompanied by color photos of the park model, from a qualified inspector approved by the Building Official that such park model meets the following criteria:~~

~~1. Roof must be undamaged and leakproof.~~

~~2. Exterior walls shall be free from cracks, breaks, holes, nail pops, etc.~~

~~3. Bottom board must be intact. There shall be no rot or deterioration of siding, and no new openings, such as added windows or doors, shall be permitted.~~

~~4. Interior walls must be attached at base and top plate.~~

~~5. There shall be no water damage to ceilings, floors, or interior walls.~~

~~6. Floors under water heater and plumbing fixtures must be intact.~~

~~7. Windows must be intact and meet ANSI code for time of manufacture.~~

~~8. Exterior doors must be intact and close completely with no damage to door or frame.~~

~~9. Must have underfloor insulation properly installed and complete.~~

~~10. Plumbing system must meet all applicable federal and state codes.~~

~~11. Gas system must pass pressure test.~~

~~12. Electrical system must meet all applicable federal and state codes.~~

~~13. Heating and cooling systems must meet all applicable federal and state codes.~~

~~14. Unit must be free of mold.~~

~~C~~B. *Setup permit.* All manufactured homes ~~and park models~~ located within the City shall be required to obtain a separate setup permit from the Building Department.

(Ord. 2014-10, 11-6-2014)

Sec. 10-43-11. License.

No manufactured/mobile home or recreational vehicle park shall be operated unless and until a valid City business license has been obtained.

(Ord. 2004-15, 6-17-2004)

Hurricane City Application

Permit #: PSP23-17
Issue Date: 05/31/2023

Application Accepted Date: 05/25/2023
Type of Improvement: Site Plan (Preliminary)
Description: Preliminary Site Plan Application for Multifamily
Tenant / Project Name: Elim Valley Village
Bldg. Address: Future Sandhollow East and Gateway Blvd
City: Hurricane State: UT Zip: 84737
Subdivision: n/a Phase:
Block: Lot #: Parcel #: H-4-2-1-1112-GS1
Zone: RM-3
Property Owner: WESTERN MTG & REALTY CO
Permit Contact: Logan Johnson P:(801) 773-7339
Email: logan@wrightdevelompment.com

CONTACT INFORMATION

Engineer of Record: Thomas Hunt
Email: thomas@wrightdevelopment.com P: (801) 773-7339

General Contractor: Elim Valley Village / Wright Development
License #: P: (801) 773-7339
Address: 1178 W Legacy Crossing Blvd Ste 100
City: Centerville State: UT Zip: 84014
Email: logan@wrightdevelopment.com

Electrical Contractor:
License #: P:
City: State: Zip:

Plumbing Contractor:
License #: P:
City: State: Zip:
Email:

Mechanical Contractor:
License #: P:
City: State: Zip:
Email:

APPLICATION DETAILS

of Units: 283 | custom text:

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	200.00
Sub Total:	**$**	**200.00**
Permit Total:	**$**	**200.00**
Amount Paid:	**$**	**200.00**
Remaining Due:	**$**	**0.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	05/31/23	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PENDPSP23-16

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name: Logan Johnson

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 05/31/2023

Application Issued By: Date: 05/31/2023

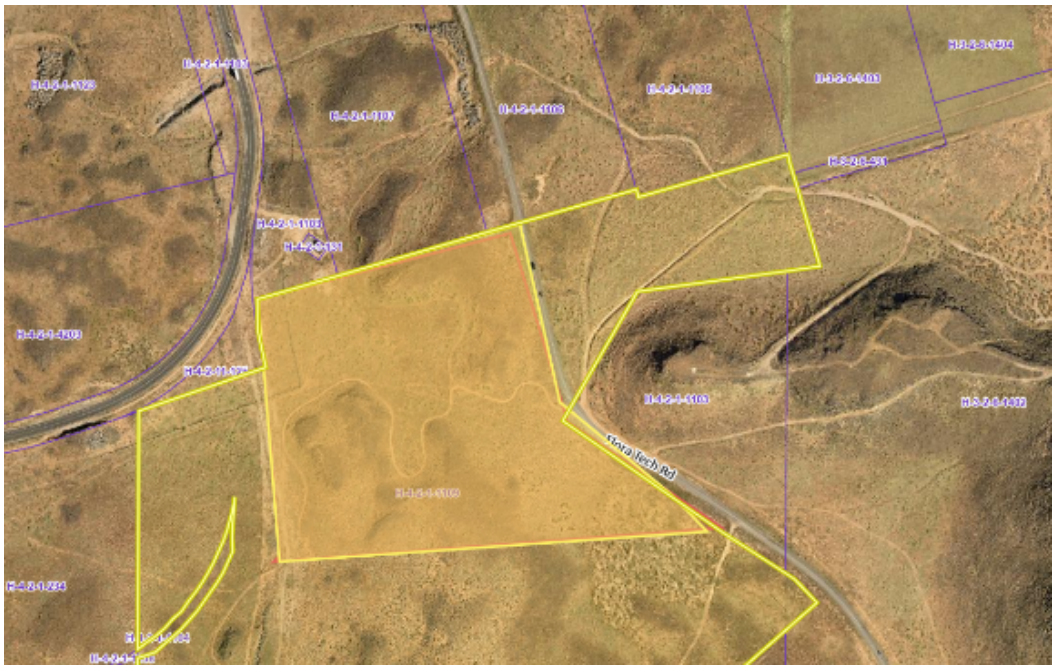
Receipt #:

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**07/13/2023**
Application Number:	PSP23-17
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Wright Development-Logan Johnson
Agent:	
Request:	Preliminary Site Plan Application
Location:	Future Sand Hollow Road East and Gateway Blvd
Zoning:	RM-3
General Plan Map:	Planned Community

Discussion:
The applicant is seeking preliminary site plan approval for the Elim Valley Village apartment complex located near the current intersection of Sand Hollow Road and Flora Tech Road. This preliminary site plan was originally approved in late 2021, however there were issues with the zoning on the property due to shifting roadways in the Sand Hollow Gateway PID. In Summer of 2022 the applicant requested a zone change to realign the zoning to match the planned roadways. This was approved by the City Council with a development agreement that would grant the zone boundaries shifting but limit the number of units to what was originally approved. This development agreement was not signed because shortly after the zone change was approved the PID shifted the planned roadways yet again, meaning they will most likely need a new zone change. The applicant is now looking to move forward with the first phase of the project, the phase that clearly has zoning in place and will most likely not be affected by shifting roadways. Utilities are not currently available to the project but will be with the Sand Hollow Gateway PID buildout.



Map is approximate

JUC Comments
The following items will need to be addressed:

1. **Public Works:** At present there is no access and no utilities to this site
2. **Power:** Dixie Power area. No comments received.
3. **Sewer:** Off site sewer will need to be in place.
4. **Streets:** Access issues. Future roadways and roundabout do not exist at this time.
5. **Water**: This will require a water model.
6. **Engineer:** Applicant should obtain accurate/updated information from the PID. Engineering would require another access location on the local road network side of the development in the southeast corner. Potential sensitive lands and open space issues in later phases.
7. **Fire:** No comments.
8. **Cable:** Add Centurylink notes to construction plans
9. **Phone:** No concerns
10. **Gas:** Should be able to serve the project pending PID buildout.
11. **Water Conservancy District**: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change 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. Zoning is RM-3. They are proposing 283 units over 18.89 acres for a density of 14.98 units per acre. Maximum density in RM-3 zoning is 15 units per acre.
    a. Staff would anticipate that due to topography issues, future phases of the development would be less dense
    b. The development agreement the City Council approved limits the overall RM-3 development in this area to 720 units. As mentioned above this development agreement is not in effect however staff would anticipate the final resolution of these zone changes will be substantially similar
2. The plat shows the future roadways and utilities in the area, but currently, these services do not exist.
3. The realignment of Flora Tech Road shown on the site plan is consistent with what the Gateway to Sand Hollow PID is proposing conceptually; however staff has seen no plans on slopes and grading for a road going through an existing hillside.
4. Depending on the overall design a sensitive lands application may be needed for Phase 3. If 2 acres have more than 10% slope, then an application will be required.
5. **Open Space and Amenities:** Per HCC 10-33-5: 20% of the area must be open space and five amenities must be provided. The plan does not call out open space percentage but this code is most likely met. The applicant is proposing three pickleball courts, a playground, a dog park, a clubhouse and a pool to meet this code.
6. **Parking:** Per HCC 10-34-10:

Dwelling, multiple-family:		
Studio and 1 bedroom units	*1.5 spaces per dwelling unit*	
2 or more bedroom units	*2 spaces per dwelling unit*	

    a. Per their calculations 495 parking stalls are required and 495 parking stalls are provided

7. Utilities: The property is isolated but has services planned for the area. The PID has submitted plans to bring services to the site to the JUC, but these plans have not begun construction. Some staff members have expressed concerns on the overall pace of the PID, however a preliminary site plan does not grant any entitlements. Hurricane City Code states the following:

    10-37-4: ADEQUATE PUBLIC FACILITIES:
    Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The city may require an analysis to be completed to determine

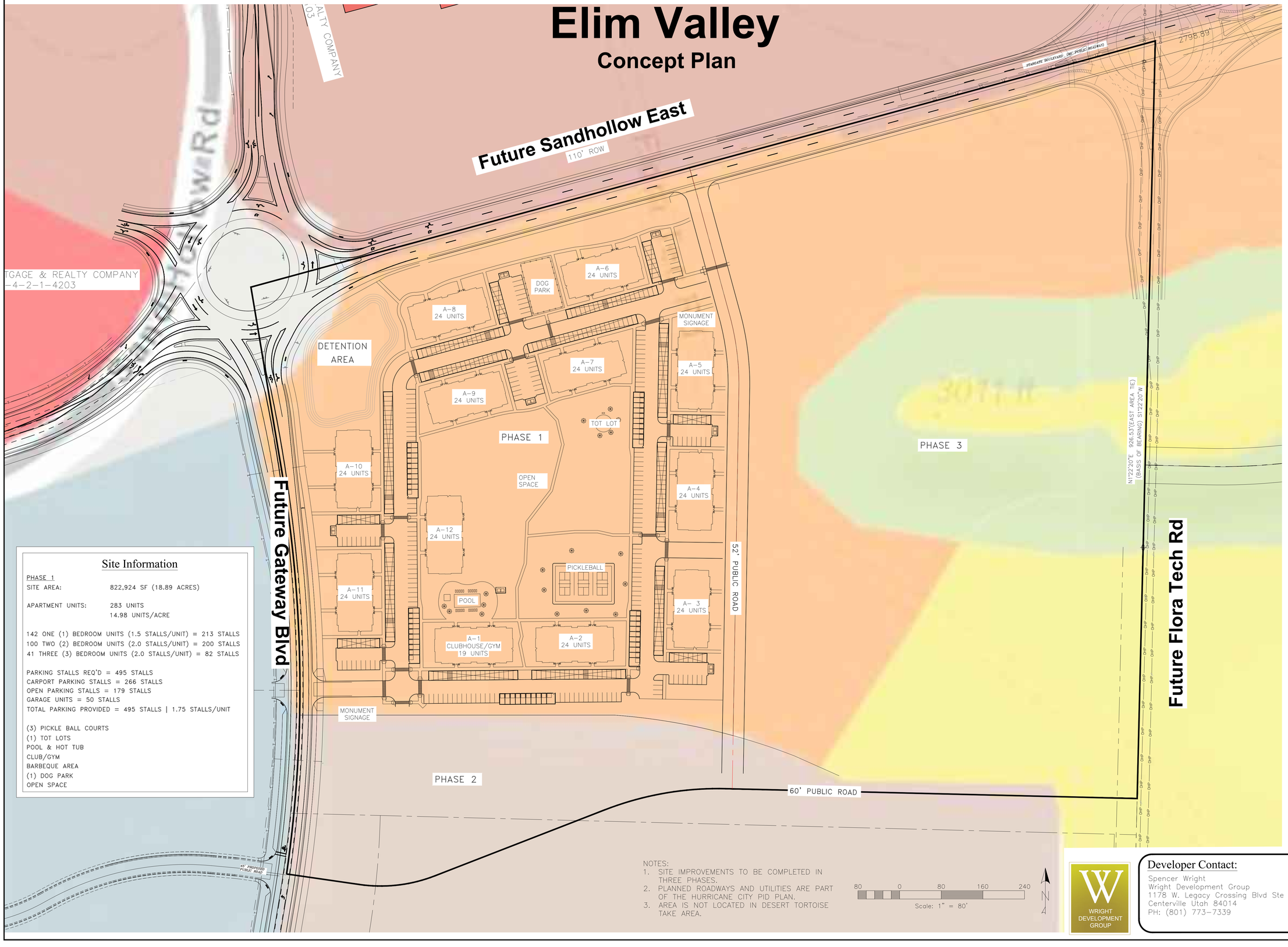
whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The city may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the city installs improvements calculated to raise service levels to the standard adopted by the City. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

8. *A preliminary site plan is not intended to permit actual development of property pursuant to such plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development. (HCC 10-7-10)*

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends approval subject to staff and JUC comments and sufficient buildout of the Gateway to Sand Hollow PID to this site.

Elim Valley

Concept Plan



Site Information

PHASE 1

SITE AREA: 822,924 SF (18.89 ACRES)

APARTMENT UNITS: 283 UNITS
14.98 UNITS/ACRE

142 ONE (1) BEDROOM UNITS (1.5 STALLS/UNIT) = 213 STALLS
100 TWO (2) BEDROOM UNITS (2.0 STALLS/UNIT) = 200 STALLS
41 THREE (3) BEDROOM UNITS (2.0 STALLS/UNIT) = 82 STALLS

PARKING STALLS REQ'D = 495 STALLS
CARPORT PARKING STALLS = 266 STALLS
OPEN PARKING STALLS = 179 STALLS
GARAGE UNITS = 50 STALLS
TOTAL PARKING PROVIDED = 495 STALLS | 1.75 STALLS/UNIT

(3) PICKLE BALL COURTS
(1) TOT LOTS
POOL & HOT TUB
CLUB/GYM
BARBEQUE AREA
(1) DOG PARK
OPEN SPACE

NOTES:
1. SITE IMPROVEMENTS TO BE COMPLETED IN THREE PHASES.
2. PLANNED ROADWAYS AND UTILITIES ARE PART OF THE HURRICANE CITY PID PLAN.
3. AREA IS NOT LOCATED IN DESERT TORTOISE TAKE AREA.

80 0 80 160 240
Scale: 1" = 80'

N

WRIGHT DEVELOPMENT GROUP

Developer Contact:

Spencer Wright
Wright Development Group
1178 W. Legacy Crossing Blvd Ste 100
Centerville Utah 84014
PH: (801) 773-7339

HUNT ENGINEERING, LLC
ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

Elim Valley
East Quarter Corner of Section 1, Township 42 South, Range 14 West, Salt Lake Base & Meridian
3700 West & Sand Hollow Road
Hurricane, Washington County, UT

Concept Plan

Revisions	Date

ENGINEERS STAMP

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

PROJECT INFO.

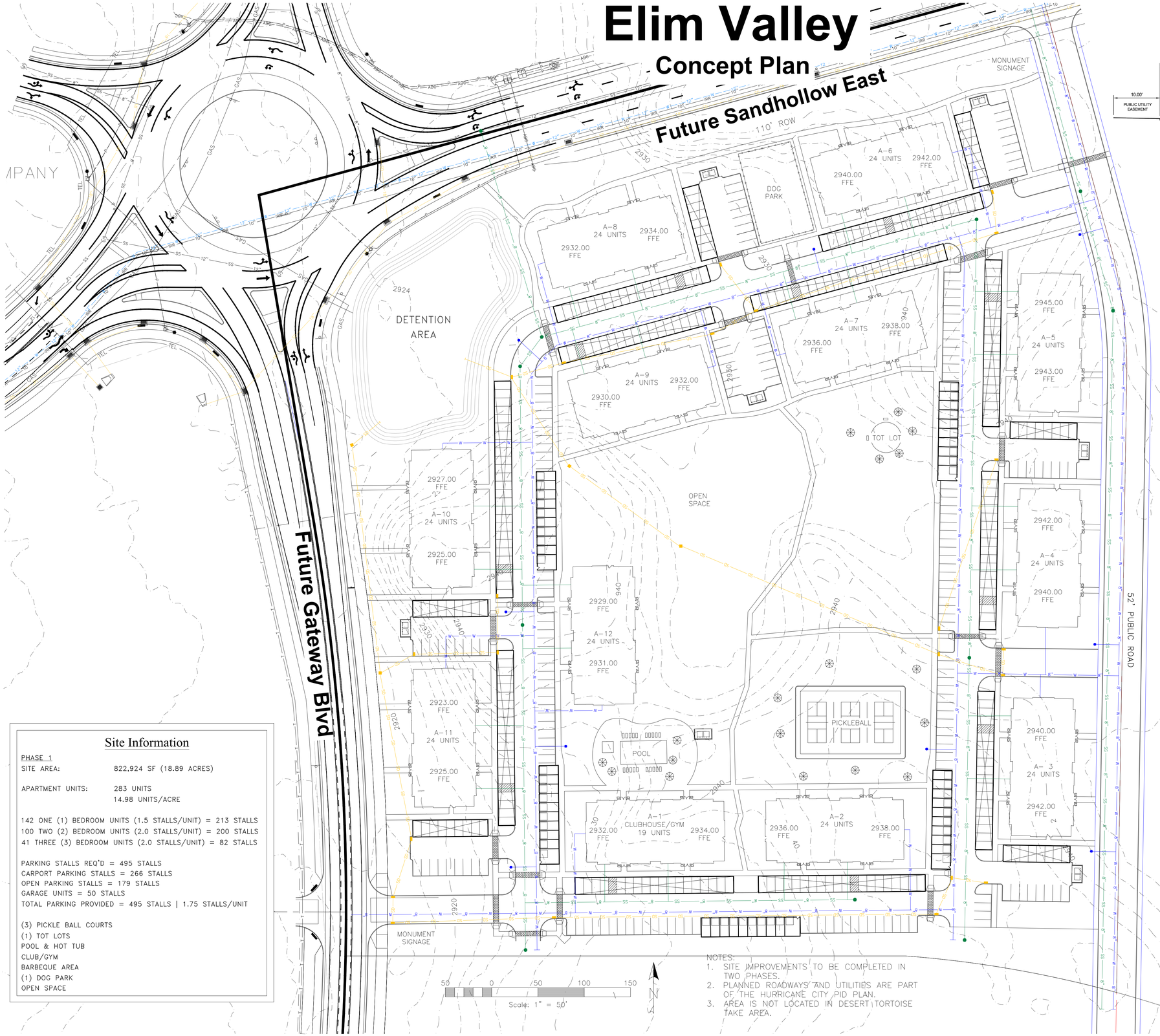
Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 5/15/2023
Name: Elim Valley

SHEET 1 | 2 SHEETS

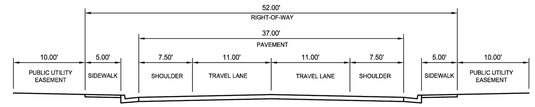
Elim Valley

Concept Plan

Future Sandhollow East



RESIDENTIAL STANDARD



EX W — EX CULINARY WATER

W 8" W W 8" — CULINARY WATER

EX SS — EX SANITARY SEWER

SS 8" SS SS 8" — SANITARY SEWER

EX SD — EX STORM DRAIN

SD — STORM DRAIN

Site Information

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BARBEQUE AREA
(1) DOG PARK
OPEN SPACE

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2. PLANNED ROADWAYS AND UTILITIES ARE PART OF THE HURRICANE CITY PID PLAN.
3. AREA IS NOT LOCATED IN DESERT TORTOISE TAKE AREA.

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6619 Willow Creek Rd.
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thomas.hunt@hunt-engineering.com

Elim Valley
East Quarter Corner of Section 1, Township 42 South, Range 14 West, Salt Lake Base & Meridian
3700 West & Sand Hollow Road
Hurricane, Washington County, UT

Concept Plan
Utility Design

Revisions	Date

ENGINEERS STAMP

PROFESSIONAL ENGINEER
10854888
THOMAS J. HUNT
STATE OF UTAH

PROJECT INFO.

Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 5/15/2023
Name: Elim Valley

SHEET 2 of 2 SHEETS

WRIGHT DEVELOPMENT GROUP

Developer Contact:
Spencer Wright
Wright Development Group
1178 W. Legacy Crossing Blvd Ste 100
Centerville Utah 84014
PH: (801) 773-7339

Hurricane City Application

Permit #: PSP23-19
Issue Date: 06/08/2023

Application Accepted Date: 06/08/2023
Type of Improvement: Site Plan (Preliminary)
Description: Individual cabin units with manager unit and ADA u
Tenant / Project Name: Preliminary Site Plan - The Perch (cabins)
Bldg. Address: 240 N State St
City: Hurricane State: UT Zip: 84737
Subdivision: Phase:
Block: Lot #: Parcel #: H-227-B
Property Owner: R-Treehouse
Permit Contact: James Derby P:(801) 680-1385
Email: jdarchitectpc@msn.com

CONTACT INFORMATION

General Contractor: Preliminary Site Plan - The Perch (cabins) /
License #: R-Treehouse P: (435) 421-9305
City: State: Zip:
Email: ericanrt@hotmail.com

Electrical Contractor:
License #: P:
City: State: Zip:

Plumbing Contractor:
License #: P:
City: State: Zip:
Email:

Mechanical Contractor:
License #: P:
City: State: Zip:
Email:

APPLICATION DETAILS

of Units: 0 | custom text:

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	200.00
Sub Total:	**$**	**200.00**
Permit Total:	**$**	**200.00**
Amount Paid:	**$**	**200.00**
Remaining Due:	**$**	**0.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	06/08/23	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PENDPSP23-18

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name:

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 06/08/2023

Application Issued By: Date: 06/08/2023

Receipt #: 7.713027-06/08/23

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF Washington

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 11 day of May 2023

(Notary Public)

Residing in: Hurricane

My Commission Expires: Mar 27, 2023

EDWARD MAY
Notary Public - State of Utah
Comm. No. 730244
My Commission Expires on
Mar 27, 2027

Agent Authorization

I (we), Robert C. Peterson, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Jim Derby 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 11 day of May 2023

(Notary Public)

Residing in: Hurricane

My Commission Expires: Mar 27, 2023

EDWARD MAY
Notary Public - State of Utah
Comm. No. 730244
My Commission Expires on
Mar 27, 2027

2

Recorded at Request of .....

at ....., M. Fee Paid $ ..... County Recorder

By ..... Dep. ..... Book ..... Page ..... Ref.: .....

Mail tax notice to Robert Clay Peterson Address 428 N State 47-11 Hurricane, Utah

WARRANTY DEED

LAUREL D. MADSEN and FLOYDENE MADSEN, Husband and Wife grantors

of Hurricane, County of Washington, State of Utah, hereby

CONVEY and WARRANT to ROBERT CLAY PETERSON and BEVERLY ANN PETERSON, Husband and wife as joint tenants with full rights of Survivorship and not as tenants in common.

grantee

of Hurricane, Utah for the sum of $10.00 and other valuable consideration------ DOLLARS

the following described tract of land in Washington County, State of Utah:

All of that portion of the N1/2 of Lot 2, Block 10, Plat "B" HURRICANE TOWNSITE SURVEY described as follows:

BEGINNING at a point 115.5 feet North of the Southwest Corner of Lot 2, Block 10, Plat "B" Hurricane Townsite Survey, thence running East 231 feet; thence North 115.5 feet; thence West 231 feet thence South 115.5 feet to the place of beginning.

LESS AND EXCEPTING therefrom that portion as conveyed to the State Road Commission of Utah for R/W for Highway and incidental purposes by deed Recorded 1-10-36, in Book U-8 page 386, Official Washington County Records.

TOGETHER with all improvements and appurtenances thereunto belonging, but being SUBJECT to Easements, rights of way and restrictions of record, and those enforceable in law and equity. TOGETHER WITH 1/2 share of irrigation water in the Hurricane Canal Co.

WITNESS, the hands of said grantors, this 1st day of July, A.D. 19 76

Signed in the Presence of

Laurel D. Madsen

Floydene Madsen

00358203 Bk 0544 Pg 0483

RUSSELL SHIRTS * WASHINGTON CO RECORDER
1989 DEC 19 14:28 PM FEE $7.00 BY PJ
REQUEST: PETERSON ROBERT CLAY

STATE OF UTAH)
ss.
County of Washington)

On the 6th day of July A.D., 19 76 personally appeared before me Laurel D. Madsen & Floydene Madsen Husband and Wife the signer s of the within instrument, who duly acknowledged to me that they executed the same.

DARCIA D. DAY NOTARY PUBLIC STATE OF UTAH

Notary Public

My Commission expires Jan. 23, 1980 My residence is Washington, Utah

SOUTHERN UTAH TITLE CO., 40 SOUTH 100 EAST, ST. GEORGE, UTAH

Unofficial Copy

HURRICANE CITY
UTAH

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Robert C. Peterson am/are the applicant(s) of the application known as R- Treehouse located on parcel(s) 240 N. within the City of Hurricane, Washington County, Utah.

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

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

Dated this 11 day of May, 2023

Applicant Name: Robert C. Peterson

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

Title of Signer: Owner

Signature: Robert C Peterson

EDWARD MAY
Notary Public - State of Utah
Comm. No. 730244
My Commission Expires on
Mar 27, 2027

STATE OF Utah)
COUNTY OF Washington)

On the 11 day of May, 2023, personally appeared before me Robert C. Peterson, the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

Notary Public: Edward

My Commission Expires: Mar 27 2027

EDWARD MAY
Notary Public - State of
Comm. No. 730244
My Commission Expires on
Mar 27, 2027

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

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**07/13/2023**
Application Number:	PSP23-19
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	R-Treehouse
Agent:	James Derby
Request:	Approval of a Preliminary Site Plan
Location:	240 N State St
Zoning:	HC
General Plan Map:	Multifamily

Discussion:
The applicant is proposing a hotel complex consisting of seven standalone short term rental units and an office/manager unit located at 240 N State St. There is currently a single family home on the site that will presumably be torn down.

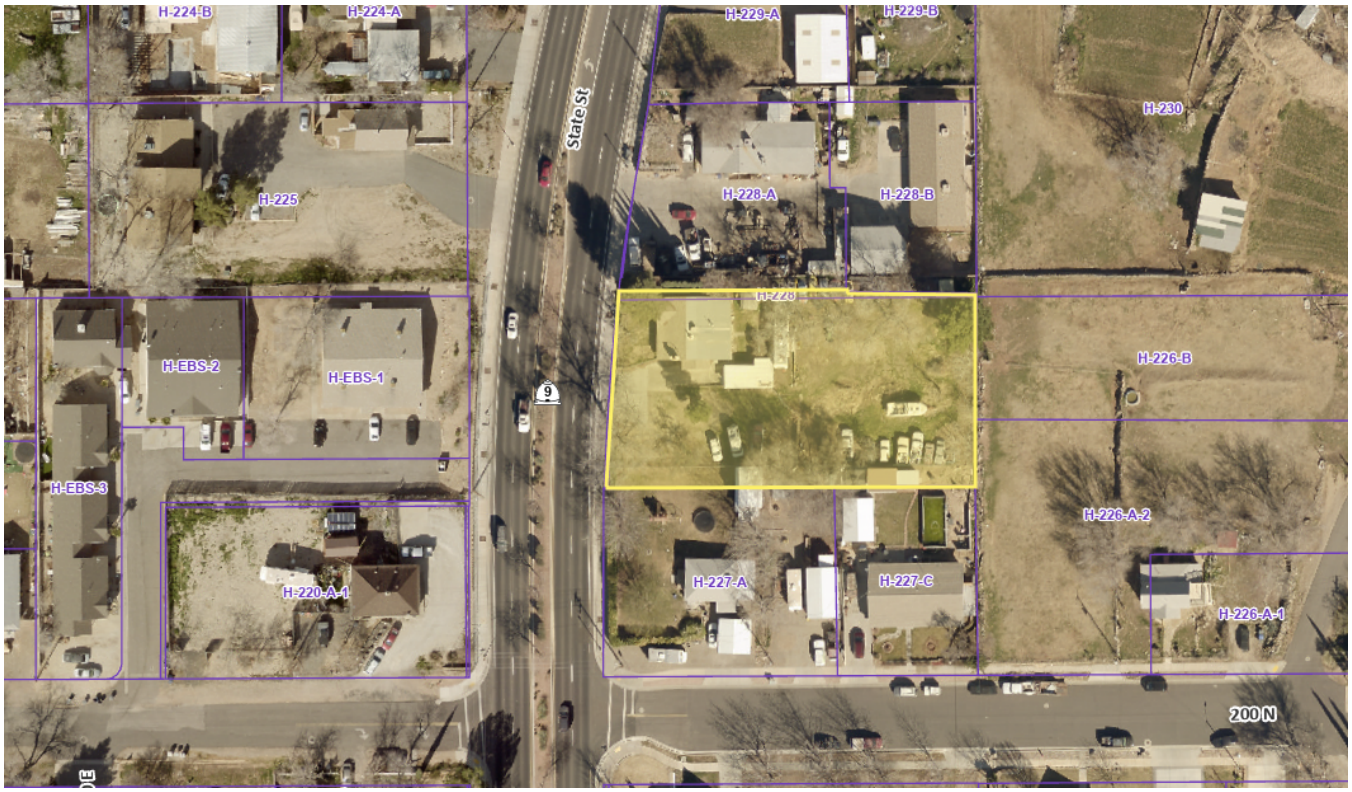
JUC Comments

The following items will need to be addressed:

1. **Public Works:** No comments
2. **Power:** This unit does not have sufficient power for this project. Hurricane Power will need to design a primary power line to feed this project. HCP will need to know loads and needs for power. Note that this may require bore under State St.
3. **Sewer:** Sewer available-explore option of abandoning existing 2" pressure line on site.
4. **Street:** Is UDOT okay with the curb cut?
5. **Water:**.Need to check the location of the fire hydrant. Existing water meter will need to be disconnected at the water main. Suggest installing a new 2" at 1" disconnect.
6. **Engineering:** Existing buildings will require a demolition permit. Engineering would appreciate a discussion on site interconnectivity. It appears the site is flanked by two landlocked parcels and the Transportation Master Plan specifies "interconnections between sites are required for all development proposals on arterials and collector roadways' ' State St is a major arterial. It appears a proposed detention area hasn't been specified; detention facilities shall attenuate peak

runoff from the 10-year and 100-year storm events to a peak discharge of .2 cfs per acre or the 100-year 3 hour pre-development runoff whichever is less. A median in State Street reduces any proposed access to right-in right-out movements only. 300 N is the nearest intersection for site patrons to perform a U-turn or left turn to reach southbound or westbound destinations. The applicant should superimpose a turning template onto the site to show the solid waste can be collected without backing onto state street or obstructing access to the site. HCC 10-35-4(b)(2) specifies the curb cut should be made an 8' cross gutter with curb returns.

7. **Fire:** No hydrants shown, possibly need to add one so furthest unit is within 250'. Buildings will require a sprinkler system.
8. **Cable:** No comments
9. **Gas**: No comments
10. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change 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 property is zoned Highway Commercial. Vacation Rentals are a permitted use in this zoning as substantially similar to a hotel/motel use.
2. **Parking:** Per HCC 10-34-10 the parking requirements for this use are:

Hotel	2 spaces plus 1 space per living or sleeping unit

The plan shows 15 parking stalls for eight total units which meets this plan

3. **Landscaping:** The applicant has turned in a landscaping plan, per HCC 10-32-5:

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

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

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

   A complete landscape plan will be required with the final site plan.

4. **Access:** Typically UDOT honors existing driveway accesses along SR-9, any modification of these accesses will need to be signed off by UDOT.
5. Staff would encourage interconnectivity with neighboring sites to relieve pressure on SR-9.
6. Under Hurricane City Code 24-hour on-site management is required for short-term rental complexes with four or more units. A "manager" building has been provided on the plan
7. *A preliminary site plan is not intended to permit actual development of property pursuant to such plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development. (Hurricane City Code 10-7-10 (D)(2)(b))*

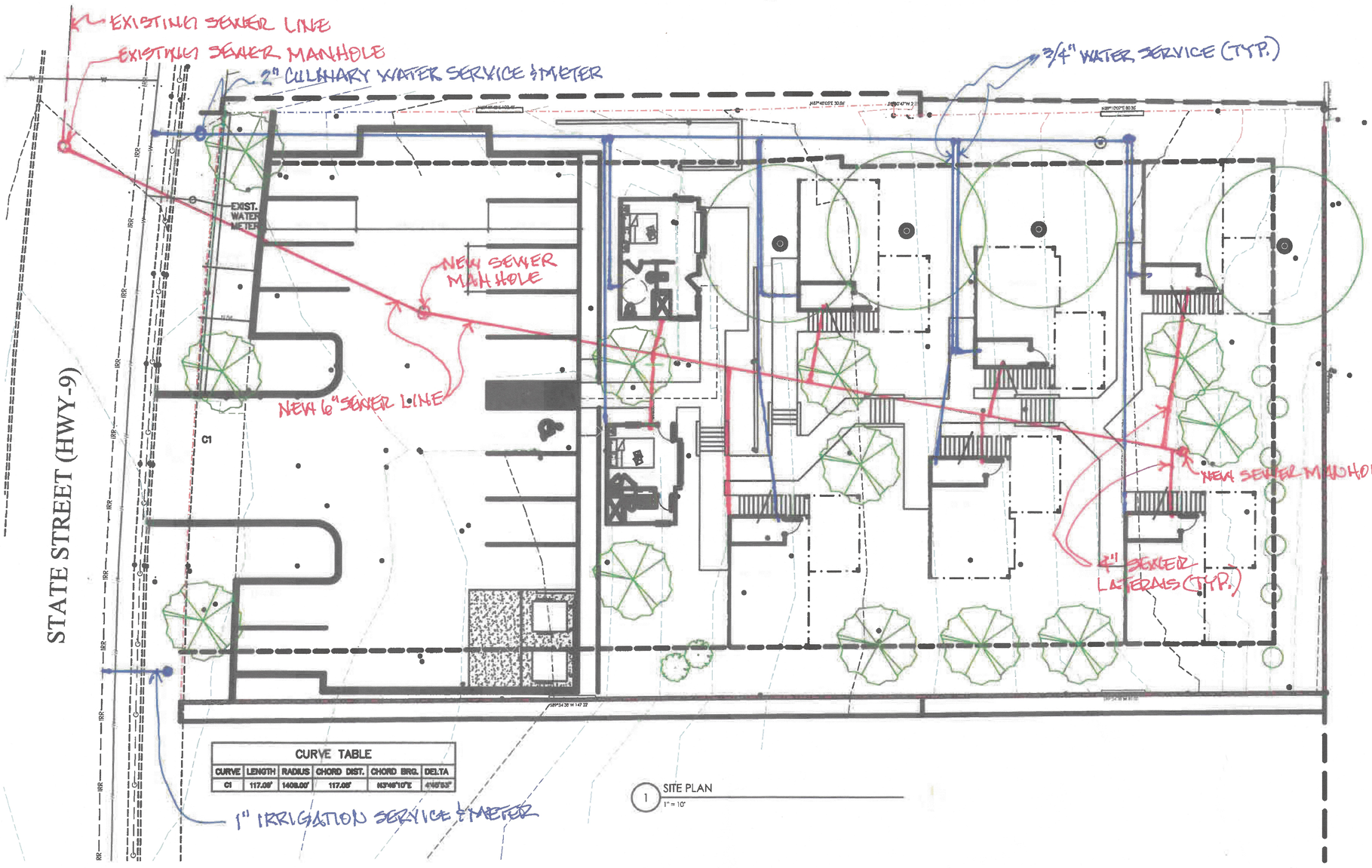
Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend approval.

LEGEND / NOTES

REFERENCE NOTES

..\blocks\Vicinity.jpg

2 VICINITY MAP
NTS



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	117.09'	1408.00'	117.05'	N3°46'10"E	4°46'53"

1 SITE PLAN
1" = 10'

SITE DATA

PARKING REQUIREMENTS

THE PERCH
240 NORTH STATE STREET
HURRICANE UTAH

ST. GEORGE OFFICE
738 E. RIVER LN. SUITE 5000
ST. GEORGE, UTAH 84770
PH (801) 750-9750

178 W LOUISE ROAD
CENTRAL, UTAH 84722
PH (801) 564-1000

JDA
JAMES DERBY ARCHITECT PC. AIA NCARB

JOB NO:	A2023.01
DATE:	05.20.2023
DRAWN:	JD
CHECKED:	JD
SHEET TITLE:	SITE PLAN
SHEET NO:	A1.1

2 VICINITY MAP
NTS

LEGEND / NOTES

— — — — ACCESSIBLE ROUTE PER ANSI A117.1

-ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM SLOPE OF 5% AND A MINIMUM CROSS SLOPE OF 2%

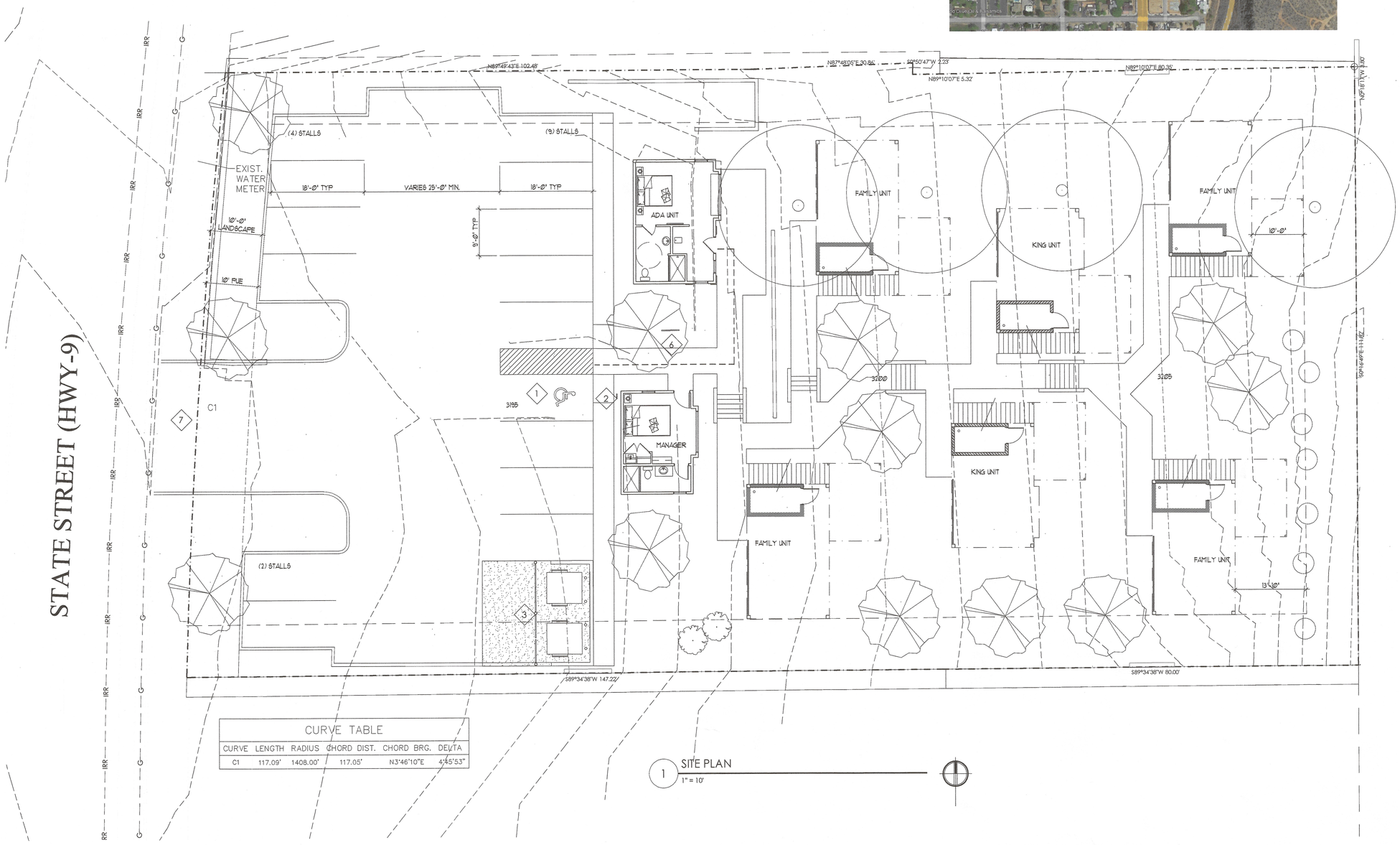
-A LANDING W/ A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS SHALL BE PROVIDED AT ALL ACCESSIBLE DOORS. SIZE OF LANDING AREA SHALL BE PER CLEAR FLOOR SPACE REQUIREMENTS AT DOOR

-CURB CUTS SHALL HAVE A MAXIMUM 1:12 SLOPE

-ACCESSIBLE PARKING STALLS AND UNLOADING AREAS SHALL HAVE A MAXIMUM 2% SLOPE IN ANY DIRECTION

REFERENCE NOTES

1. NEW VAN ACCESSIBLE PARKING STALL
2. NEW H.C. PARKING SIGN PER DETAIL 19/A6.1
3. NEW REGULAR AND RECYCLE DUMPSTER ENCLOSURE PER CIVIL DWGS. W/ 6' CONCRETE APRON
4. NEW LANDSCAPING PER LANDSCAPE DWGS.
5. NEW CONCRETE CURB PER CIVIL DWGS.
6. BIKE RACK-SONIC WAVE RACK BY THE PARK AND FACILITIES CO. MODEL 536-1408 OR APPROVED EQUAL
7. NEW 25'-0" CURB CUT AND APPROACH PER CIVIL DWGS.
8.



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	117.09'	1408.00'	117.05'	N3°46'10"E	4°45'53"

1 SITE PLAN
1" = 10'

SITE DATA

ZONING: HC HIGHWAY COMMERCIAL

SITE AREA:	.6 ACRES	25,994 SF
BUILDING AREA:	3,463 SF	13%
PARKING LOT, DRIVE:	6,955 SF	27%
SIDEWALK:	2,162 SF	8%
LANDSCAPE:	13,414 SF	52%

SET BACKS:

FRONT YARD SETBACK:	20 FEET
SIDE YARD SETBACK:	10 FEET
REAR YARD SETBACK:	10 FEET

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT:	35 FEET
ACTUAL BUILDING HEIGHT:	22 FEET

LANDSCAPE REQUIREMENTS

PARKING LOT LANDSCAPING: MIN. 7% OF TOTAL PARKING LOT AREA:
6955 SF X 7% = 487 SF MIN. 974 SF PROVIDED 14%
FOUNDATION LANDSCAPING: MIN. 50% OF BUILDING FRONTAGE:
FRONTAGE: ' LANDSCAPE: ' = % OF FRONTAGE

PARKING REQUIREMENTS

USE TYPE: MOTEL:	2 SPACES	2 CARS
	1 SPACE / SLEEPING UNIT	8 CARS
	REQUIRED PARKING =	10 CARS
	ACTUAL PARKING =	15 CARS

STATE OF UTAH
JAMES DERBY
120722-0301
REGISTERED ARCHITECT
SIGNED 05.24.2023

THE PERCH
240 NORTH STATE STREET
HURRICANE, UTAH

ST. GEORGE OFFICE
720 S. RIVER RD. SUITE D2000
ST. GEORGE, UTAH 84770
PH (801) 718-5199

175 N LODGE ROAD
CENTRAL, UTAH 84722
PH (801) 680-1385

JDA
JAMES DERBY ARCHITECT PC AIA NCARB

JOB NO.	A2023.01
DATE:	05.24.2023
DRAWN:	JD
CHECKED:	JD
SHEET TITLE:	SITE PLAN
SHEET NO:	A1.1

Hurricane City Application

Permit #: PP23-17
Issue Date: 06/09/2023

Application Accepted Date: 06/09/2023
Type of Improvement: Subdivision (Preliminary Plat)
Description:
Tenant / Project Name: Preliminary Plat - The Adventus Ph 1
Bldg. Address: TBD
City: Hurricane State: UT Zip: 84737
Subdivision: The Adventus Phase: 1
Block: Lot #: Parcel #: H-4-2-11-126, H-4-2-11-2112-GS1
Property Owner: Western Mtg & Realty
Permit Contact: Karl Rasmussen P:(435) 680-0816
Email: karl@pv-eng.com

CONTACT INFORMATION

Engineer of Record: Karl Rasmussen
Email: karl@pv-eng.com P: (435) 668-8307

General Contractor: Preliminary Plat - The Adventus Ph 1 / Brent Moser
License #: P: (801) 793-0346
City: State: Zip:
Email: enhancedhomesofutah@gmail.com

Electrical Contractor:
License #: P:
City: State: Zip:

Plumbing Contractor:
License #: P:
City: State: Zip:
Email:

Mechanical Contractor:
License #: P:
City: State: Zip:
Email:

APPLICATION DETAILS

of Units: 0
custom text:

Valuation	$	0.00

PERMIT FEES

Preliminary Plat Fee	$	150.00
Sub Total:	**$**	**150.00**
Permit Total:	**$**	**150.00**
Amount Paid:	**$**	**150.00**
Remaining Due:	**$**	**0.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	06/09/23	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PENDPP23-17

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name:

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 06/09/2023

Application Issued By: Date: 06/09/2023

Receipt #: 8.169352-06/09/23

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**07/05/2023**
Application Number:	PP23-17
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Brent Moser
Agent:	Karl Rasmussen
Request:	Approval of a Preliminary Plat
Location:	The corner of Abbey Road and Sand Hollow Road
Zoning:	Planned Commercial
General Plan Map:	Neighborhood Commercial

Discussion:
The applicant has filed a preliminary plat for Adventus Phase 1, a mixed use community located north of the Marla at Elim Valley development along Sand Hollow Road. A zone change for this property to Planned Commercial was approved by the City Council earlier this year subject to an updated site plan that addresses staff and JUC comments, this is that updated site plan. They are proposing three four-story buildings with retail/restaurant/gym space on the bottom two floors and hotel condominiums (short-term rentals) on the top two floors.

Map is approximate

JUC Comments
The following items will need to be addressed:

1. **Public Works:** No comments
2. **Power:** Dixie Power area. No comments received.
3. **Sewer:** No comments
4. **Street:** Does the detention basin receive stormwater from any of the parking areas?
5. **Water:** Okay.
6. **Engineering:** It seems the proposed plat is missing a vertical aspect. Will the parking areas be common areas? Are the building footprints the proposed lot boundaries? If this is a proposed condominium project, preliminary building sections should be included. The preliminary plat does not show the location of the nearest monument per city code, a completed boundary description should be proposed. What are the proposed ramp slopes? It seems sufficient

horizontal distances haven't been provided at the ramp for a realistic slope (15% max 10% on a public street) The storm drain basin must have a public drainage easement. Engineering will need additional information for the proposed breezeways, how tall is the proposed passage.

7. **Fire:** No comments
8. **Cable:** Add Centurylink fiber optic notes for construction drawings
9. **Phone:** No comments
10. **Gas**: Gas will need an easement for any gas main installed on the property.
11. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees

Staff Comments: Preliminary Plat

1. The zoning for this property is Planned Commercial. Planned Commercial is a mixed use zoning that requires a mixture of residential and commercial use. The preliminary site plan showed this area as a mixture of residential and commercial with 147 residential units and approximately 70,000 sq ft of commercial space. However, for reasons unknown to staff, this entire project has been converted to commercial.
    a. The Land Use Summary indicates that this project will be a mix of short term rentals, restaurant space, gym space, and retail.
        i. Hotel condominiums (effectively short-term rental units) are permitted in Planned Commercial but they count as a commercial use not a residential use.
    b. The Planned Commercial zoning requires a mixture of at least 20% residential and 20% commercial; an email received by the City from the applicant's engineer during the zone change and preliminary site plan process indicated that 66.67% of this site would be used for residential use which is apparently no longer the case. Where this is just one phase of a larger project they may still be able to meet the mixed use code however such a substantial change may make it so that they cannot meet this code.
    c. This property is about 28% of the overall planned development. The Planning Commission should require that the applicant submit plans for the entire development to ensure that they are meeting the Planned Commercial development standards.
2. **Parking:** Per HCC 10-34 the following parking spaces are required for commercial developments:

Hotel	*2 spaces plus 1 space per living or sleeping unit*	
Retail, general	*1 space per 250 square feet of gross floor area*	

Restaurant, general	*1 space per 100 square feet of gross floor area*	10 spaces minimum
Recreation and entertainment, indoor:	*1 space per 300 square feet of gross floor area*	

These standards do not appear to have been used when calculating the required parking on their preliminary plat. The correct parking summary should be

Requested Use	**Required Parking Stalls**
Retail	199
Restaurant	183
Hotel	286
Gym and pool area	50
Total	**718**

The applicant can apply for and staff would recommend a shared parking arrangement. They would have to meet the following standards under HCC 10-34-9:

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

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.

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

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

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

b. All spaces to be available without charge;

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

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.

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:

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

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

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

4. Availability of approved on street or shared parking;

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

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

3. The applicant has submitted building renderings for the buildings. The applicant will need to submit a condominium plat for the final plat. Hurricane City Engineering has requested a preliminary condominium plat be submitted with this application.
4. **Landscaping:** A landscape plan will be required with the final site plan. They will have to ensure they are providing enough parking lot landscaping for a parking lot this size. HCC 10-32-6 states:

    a. *D. Parking lot landscaping.*

    b. *1. Every parking lot consisting of more than ten spaces and 3,500 square feet of area shall contain internal landscaped areas as follows:*

    c. *a. Multiple-family residential. A minimum of ten percent of total parking lot area.*

    d. *b. Office and commercial. A minimum of seven percent of total parking lot area.*

    e. *c. Industrial and warehouse. A minimum of five percent of total parking lot area.*

    f. *2. For every ten required parking spaces, or portion thereof, a minimum of two shrubs and one deciduous tree shall be provided within the internal parking area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.*

g. *3. Landscaped areas shall contain a minimum of 25 square feet and shall have a minimum average width of at least five feet.*

h. *4. Landscape islands should be located in the following priority:*

i. *a. To define major drives and accessways;*

j. *b. To delineate ends of parking rows;*

k. *c. At aisle intersections; and*

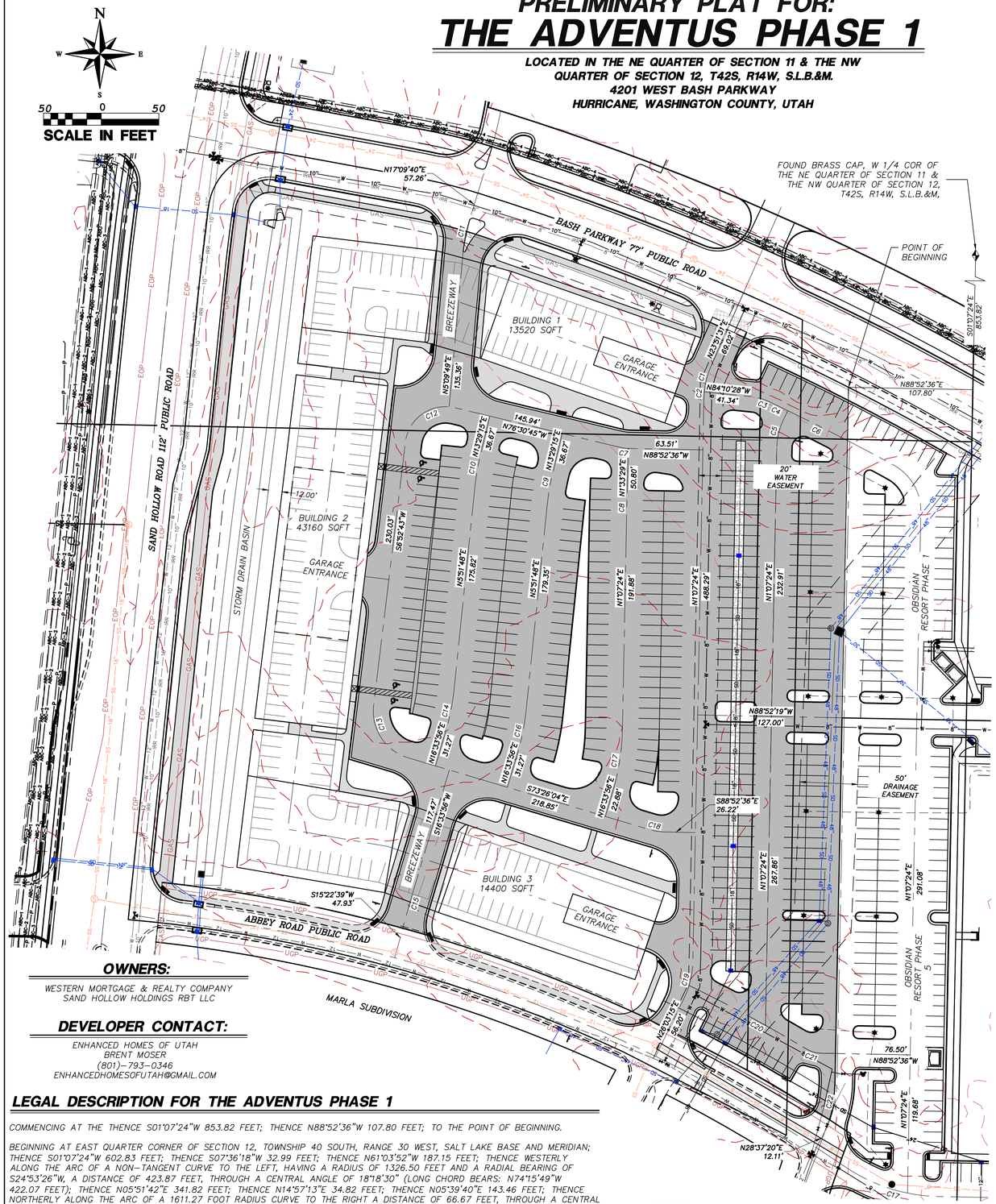
l. *d. Within parking rows.*

5. All park strips will need to be landscaped and have the proper improvements
6. We have received a will serve letter from Hurricane City Water and Ash Creek Special Service District.
7. A note indicating whether or not the property is in a tortoise take area has not been provided

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Due to the issues with zoning, parking, open space, and an incomplete plat, staff recommends the Planning Commission deny or table this application due to the issues with zoning and parking within the plans.

PRELIMINARY PLAT 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.
4201 WEST BASH PARKWAY
HURRICANE, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB
- EXISTING EOP LINE
- SECTION LINE
- IRRIGATION LINE INSTALLED WITH BASH PARKWAY
- EXISTING SEWER LINE (SIZE SHOWN)
- EXISTING STORM (SIZE SHOWN)
- COMMUNICATION LINE INSTALLED WITH BASH PARKWAY
- SECONDARY POWER LINE INSTALLED WITH BASH PARKWAY
- POWER INSTALLED WITH BASH PARKWAY
- POWER INSTALLED WITH SAND HOLLOW ROAD
- EXISTING GAS INSTALLED WITH BASH PARKWAY
- EXISTING GAS INSTALLED WITH SAND HOLLOW ROAD
- WATERLINE INSTALLED WITH BASH PARKWAY
- WATERLINE INSTALLED WITH SAND HOLLOW ROAD
- EXISTING WATER LINE INSTALLED WITH SAND HOLLOW ROAD
- EXISTING IRRIGATION LINE INSTALLED WITH SAND HOLLOW ROAD
- PROPOSED SIDEWALK
- PROPOSED ASPHALT
- EXISTING SEWER MANHOLE
- EXISTING STORM MANHOLE
- CURB INLET BOX
- EXISTING OUTLET BOX
- EXISTING STREET LIGHT
- EXISTING SECONDARY BOX
- EXISTING FIRE HYDARNT
- STOP SIGN
- SPEED LIMIT SIGN
- ADA RAMP
- SECTION CORNER AS DESCRIBED

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 – HIGH2–SIMILAR IN TEXTURE TO 'HIGH' CATEGORY, NO GROUND–WATER INFORMATION
FLOODING	ZONE X–AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA – CALICHE
COLLAPSIBLE SOIL	CSA–STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL–LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES–SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB–BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSH–HIGH: MODERN SAND–DUNE OR SHEET–SAND DEPOSITS
SHALLOW GROUND WATER	NONE

THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

GEOLOGICAL SURVEY:

QAE: ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE)

MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL–SORTED, FINE– TO MEDIUM–GRAINED, REDDISH–BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAEO) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

QBV: VOLCANO MOUNTAIN LAVA FLOW (MIDDLE PLEISTOCENE)

MEDIUM– TO DARK–GRAY TO GRAYISH–BLACK, FINE– TO MEDIUM–GRAINED ALKALI BASALT (QBV) WITH SPARSE OLIVINE PHENOCRYSTS; ERUPTED FROM A VENT AT VOLCANO MOUNTAIN (QBVC) SOUTHWEST OF HURRICANE; DIVISIBLE INTO THREE SEPARATE FLOWS (BIEK, 2003A, 2003B); YOUNGEST AND MIDDLE–LEVEL FLOWS YIELDED 40AR/39AR AGES OF 0.258 ± 0.024 MA AND 0.353 ± 0.045 MA, RESPECTIVELY (SANCHEZ, 1995), IN ACCORD WITH K–AR AGES OF 0.289 ± 0.085 AND 0.303 ± 0.30 (BEST AND OTHERS, 1980) ON THE MIDDLE–LEVEL FLOW; MIDDLE–LEVEL FLOW IS DISPLACED ABOUT 240 FEET (73 M) BY THE HURRICANE FAULT AT TIMPOWEAP CANYON AND LOCALLY HAS PILLOW BASALT AT ITS BASE; THE OLDEST LAVA FLOW FLOWED ABOUT 8 MILES (13 KM) DOWN THE VIRGIN RIVER; LAVA FLOWS ARE GENERALLY 35 TO 45 FEET (11–14 M) THICK AND FORM ROUGH, BLOCKY SURFACES, BUT THE MIDDLE–LEVEL FLOW IS AS MUCH AS 170 FEET (50 M) THICK WHERE IT FILLS THE ANCESTRAL VIRGIN RIVER CHANNEL.

EQUIVALENT RESIDENTIAL CONNECTIONS:

UNIT	GPD EACH UNIT	QTY UNITS	TOTAL GPD	TOTAL ERC
TOTAL HOTEL UNITS	150	142	21,300	40.44
TOTAL RETAIL (EMPLOYEE)	15	48	720	0.68
TOTAL RESTAURANT (SEAT)	35	608	3,500	3.32
GYM (PARTICIPANTS)	25	1000	25,000	47.47
POOL AREA			1,833	1.74
TOTAL ERC's			73,633	113.85

PARKING SUMMARY

PHASES	NEEDED STALLS	PROVIDED STALLS
RETAIL	119	616
RESTAURANT	183	
HOTEL	256	
GYM	58	
TOTAL	616	

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.61'	75.00'	23.51'	N14°50'32"E	18°01'59"
C2	6.16'	75.00'	6.15'	N3°28'28"E	4°42'08"
C3	15.36'	45.00'	15.28'	N74°23'54"W	19°33'08"
C4	18.39'	2125.05'	18.39'	N64°22'27"W	0°29'45"
C5	26.02'	60.00'	25.82'	N13°32'51"E	24°50'54"
C6	59.88'	2125.05'	59.87'	N63°19'09"W	1°36'52"
C7	9.71'	45.00'	9.69'	N82°41'41"W	12°21'51"
C8	1.52'	200.00'	1.52'	N1°20'27"E	0°26'05"
C9	26.61'	200.00'	26.59'	N9°40'31"E	7°37'27"
C10	26.61'	200.00'	26.59'	N9°40'31"E	7°37'27"
C11	33.55'	200.00'	33.52'	N12°21'17"E	9°36'46"
C12	59.01'	35.00'	52.27'	S55°10'59"W	96°36'32"
C13	58.87'	42.00'	54.17'	S33°16'41"E	80°18'47"
C14	37.36'	200.00'	37.30'	N11°12'52"E	10°42'08"
C15	4.15'	200.00'	4.15'	S15°58'17"W	1°11'17"
C16	37.36'	200.00'	37.30'	N11°12'52"E	10°42'08"
C17	53.90'	200.00'	53.74'	N8°50'40"E	15°26'32"
C18	13.48'	50.00'	13.44'	S81°09'20"E	15°26'32"
C19	32.63'	75.00'	32.38'	N13°35'19"E	24°55'51"
C20	115.92'	1368.00'	115.88'	N61°33'27"W	4°51'18"
C21	12.98'	25.00'	12.83'	N74°00'12"W	29°44'48"
C22	47.99'	100.00'	47.54'	N14°52'22"E	27°29'56"
C23	423.87'	1326.50'	422.07'	N74°15'49"W	18°18'30"
C24	66.67'	1611.27'	66.67'	N6°50'48"E	2°22'15"
C25	29.37'	19.72'	26.73'	N50°44'03"E	85°19'41"
C26	84.80'	506.58'	84.70'	S74°48'09"E	9°35'27"
C27	328.75'	2166.55'	328.44'	S67°27'16"E	8°41'39"

OWNERS:

WESTERN MORTGAGE & REALTY COMPANY
SAND HOLLOW HOLDINGS RBT LLC

DEVELOPER CONTACT:

ENHANCED HOMES OF UTAH
BRENT MOSER
(801)–793–0346
ENHANCEDHOMESOFUTAH@GMAIL.COM

LEGAL DESCRIPTION FOR THE ADVENTUS PHASE 1

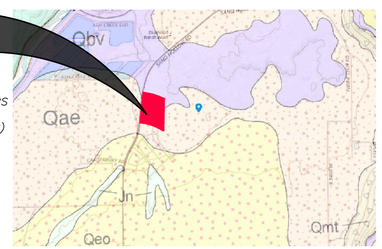
COMMENCING AT THE THENCE S01°07'24"W 853.82 FEET; THENCE N88°52'36"W 107.80 FEET; TO THE POINT OF BEGINNING.

BEGINNING AT EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 30 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S01°07'24"W 602.83 FEET; THENCE S07°36'18"W 32.99 FEET; THENCE N61°03'52"W 187.15 FEET; THENCE WESTERLY ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1326.50 FEET AND A RADIAL BEARING OF S24°53'26"W, A DISTANCE OF 423.87 FEET, THROUGH A CENTRAL ANGLE OF 18°18'30" (LONG CHORD BEARS: 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 328.75 FEET, THROUGH A CENTRAL ANGLE OF 08°41'39" (LONG CHORD BEARS: S67°27'16"E 328.44 FEET); TO THE POINT OF BEGINNING. AREA CONTAINS 341023 SQUARE FEET OR 7.829 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.

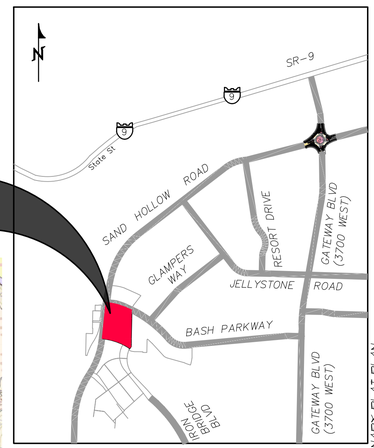
PROJECT LOCATION



LAND USE SUMMARY

FIRST TWO FLOORS WILL BE A MIXTURE OF RETAIL/RESTAURANT/GYM SPACE THE TOP TWO FLOORS BE HOTEL CONDOS WITH AMENITIES.
TOTAL DEVELOPMENT AREA = 341023 SQ.FT. (7.83 AC)
TOTAL BUILDING FOOTPRINT AREA = 71080 SF
TOTAL HOTEL UNITS = 284
TOTAL RESTAURANT AREA = 18,268 SF
TOTAL RETAIL AREA = 49756 SF
TOTAL GYM AREA = 14,554 SF
TOTAL POOL AREA = 500 SF (POOL) 1500 SF (DECK)
TOTAL HOTEL AMENITY AREA = 8,321 SF
TOTAL PARKING AREA = 68364 SF
TOTAL LANDSCAPE AREA = 55455 SF

PROJECT LOCATION



VICINITY MAP
N.T.S.

NO	DESCRIPTION	DATE	BY
	REVISIONS		

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PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8301

PRELIMINARY PLAT PLAN:
THE ADVENTUS PHASE 1
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
4201 WEST BASH PARKWAY HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 06/01/2023
SCALE: 1"=50'

JOB NO.
281-010

SHEET NO:
1 OF 1

PRELIMINARY PLAT PLAN

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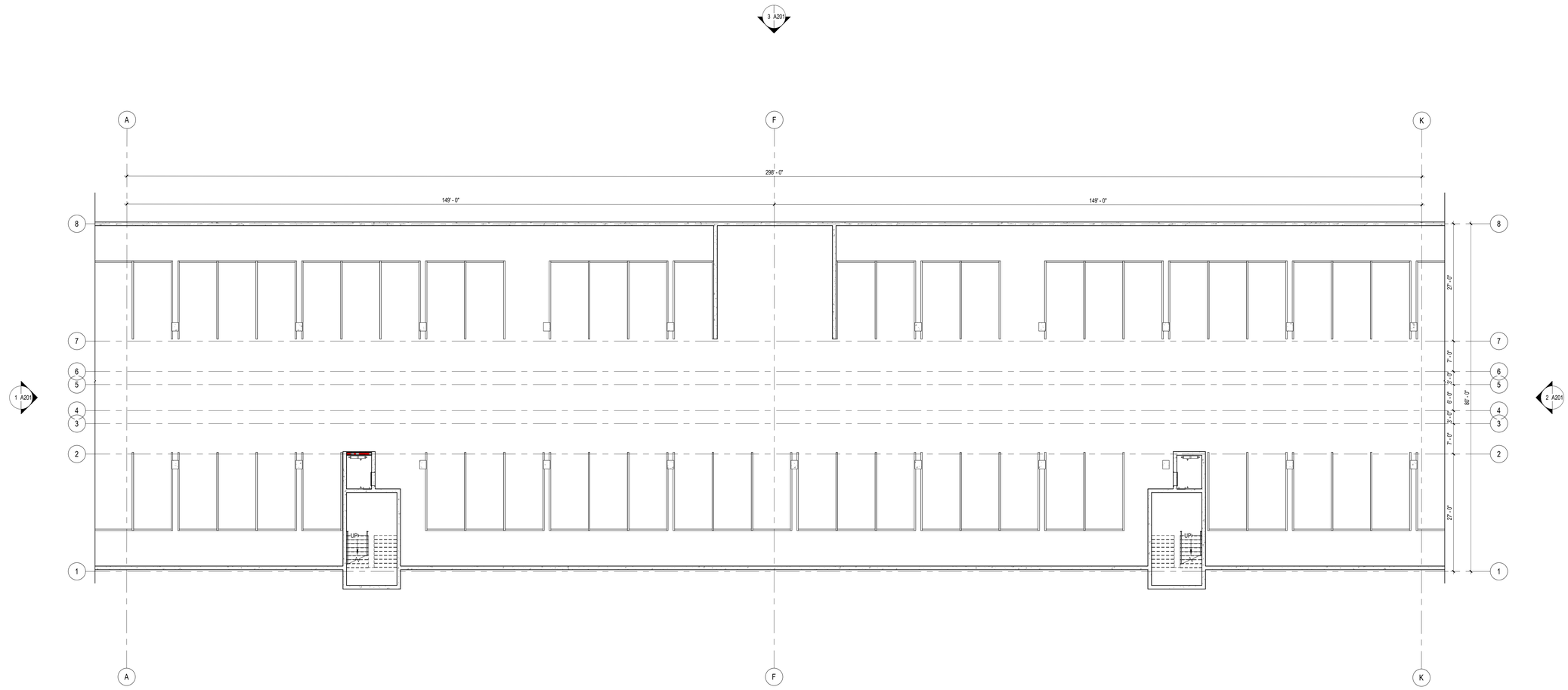
PARKING...	
STALL TYPE	AMOUNT

#	REV. DESCRIPTION	REV. DATE

MARK	ISSUE DESCRIPTION	ISS. DATE



1 A100 LEVEL P1 FLOOR PLAN
3/32" = 1'-0"

ADVENTUS - Center Wing
Project Address

beecherwalker
Architecture/Interiors
3115 EAST LION LANE #200
HOLLADAY, UTAH 84121
o. 801.438.9500
f. 801.438.9501
BEECHERWALKER.COM

PROJECT NUMBER
Project Number

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Author	Checker

Project Status

STRUCTURED PARKING

DRAWING NUMBER
A100

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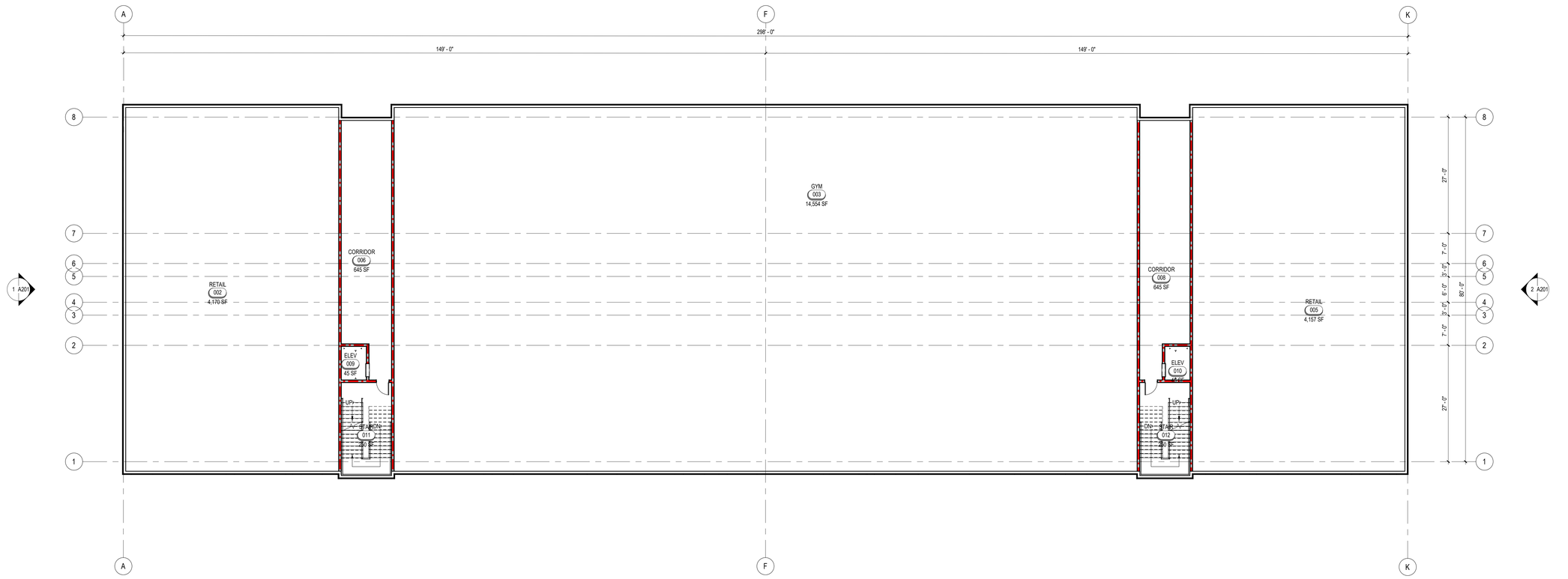
Total Bed Count	
Building	Bed Count
LEFT WING	140
CENTER WING	72
RIGHT WING	140
Grand Total: 352 Beds	

Suite Schedule Overall		
Name	Count	Area
3 BED SUITE	8	14,408 SF
DBL QUEEN SUITE	16	8,030 SF
KING SUITE	16	8,049 SF
Grand total: 40		30,487 SF

Retail Schedule		
Name	Count	Area
GYM	1	14,554 SF
RETAIL	1	4,170 SF
RETAIL	1	Not Placed
RETAIL	1	4,157 SF
Grand total: 4		22,880 SF

Utility Schedule Level 1		
Name	Count	Area
CORRIDOR	2	1,290 SF
ELEV	2	90 SF
STAIR	2	500 SF
Grand total: 6		1,880 SF


A
F
K
298' - 0"
149' - 0"
149' - 0"
8
7
6
5
4
3
2
1
RETAIL
002
4,170 SF
CORRIDOR
006
645 SF
GYM
003
14,554 SF
CORRIDOR
008
645 SF
RETAIL
005
4,157 SF
ELEV
009
45 SF
ELEV
010
45 SF
UP
STAIRS
011
DN
UP
STAIRS
012
1 A201
2 A201
3 A201
4 A201
27' - 0"
7' - 0"
3' - 0"
3' - 0"
3' - 0"
3' - 0"
3' - 0"
7' - 0"
3' - 0"
3' - 0"
3' - 0"
3' - 0"
3

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Total Bed Count	
Building	Bed Count
LEFT WING	140
CENTER WING	72
RIGHT WING	140
Grand Total: 352 Beds	

Suite Schedule Overall		
Name	Count	Area
3 BED SUITE	8	14,408 SF
DBL QUEEN SUITE	16	8,030 SF
KING SUITE	16	8,049 SF
Grand total: 40		30,487 SF

Utility Schedule Level 2		
Name	Count	Area
AMENITY	2	8,315 SF
CORRIDOR	2	1,290 SF
ELEV	2	90 SF
STAIR	2	499 SF
Grand total: 8		10,193 SF

#	REV. DESCRIPTION	REV. DATE
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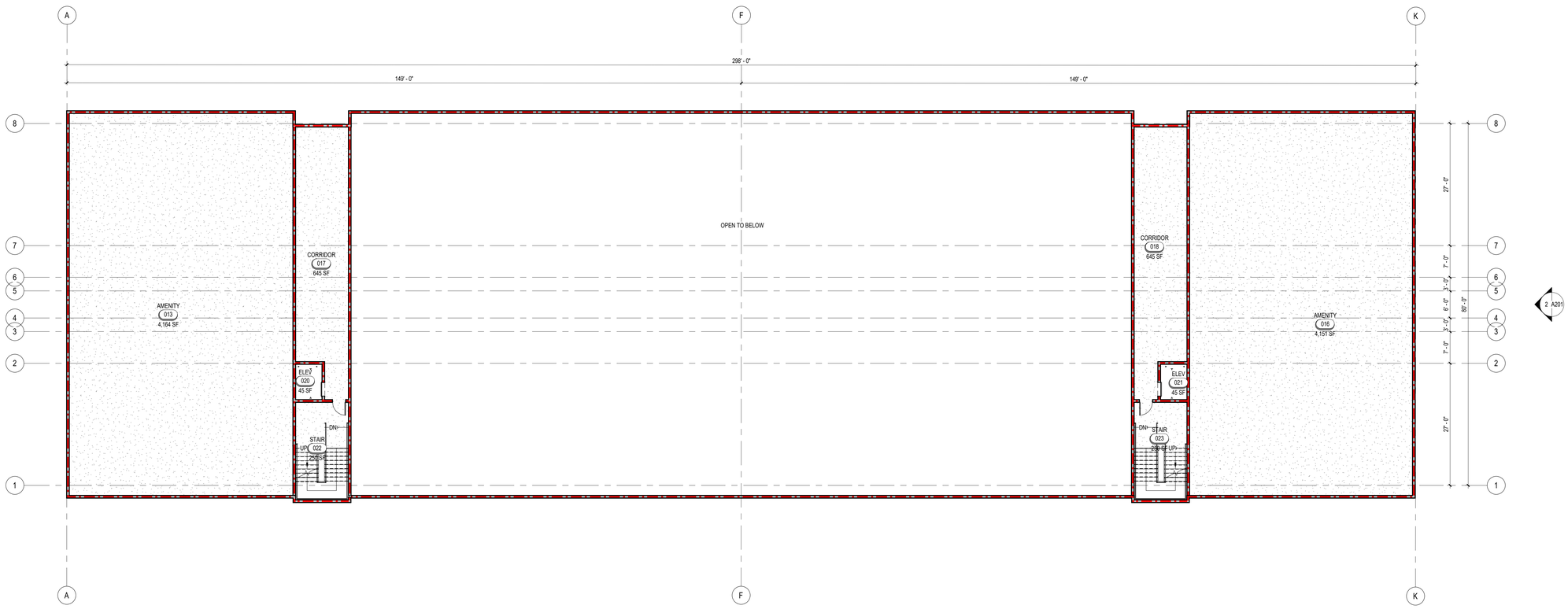
MARK		



1 A102 LEVEL 2 FLOOR PLAN
3/32" = 1'-0"

ADVENTUS - Center Wing
Project Address

beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
o. 801.438.9500 3115 EAST LION LANE #200
f. 801.438.9501 HOLLADAY, UTAH 84121

PROJECT NUMBER
Project Number

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LEVEL 2 FLOOR PLAN

DRAWING NUMBER
A102

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Total Bed Count	
Building	Bed Count
LEFT WING	140
CENTER WING	72
RIGHT WING	140
Grand Total: 352 Beds	

Suite Schedule Overall		
Name	Count	Area
3 BED SUITE	8	14,408 SF
DBL QUEEN SUITE	16	8,030 SF
KING SUITE	16	8,049 SF
Grand total: 40		30,487 SF

Suite Schedule Level 3		
Name	Count	Area
3 BED SUITE	4	7,204 SF
DBL QUEEN SUITE	8	4,015 SF
KING SUITE	8	4,025 SF
Grand total: 20		15,244 SF

Utility Schedule Level 3		
Name	Count	Area
CORRIDOR	2	1,478 SF
ELEV	2	89 SF
STAIR	2	500 SF
Grand total: 6		2,067 SF

REV.	DATE	REV. DESCRIPTION

ISS.	DATE	ISSUE DESCRIPTION
1	6/19/2023	100% CONSTRUCTION DOCUMENTS

MARK

1 A201 — 2 A201 — 3 A201 — 4 A201

1 A103 LEVEL 3 FLOOR PLAN
3/32" = 1'-0"

ADVENTUS - Center Wing
Project Address

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3115 EAST LION LANE #200
HOLLADAY, UTAH 84121
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LEVEL 3 FLOOR PLAN

DRAWING NUMBER
A103

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Total Bed Count	
Building	Bed Count
LEFT WING	140
CENTER WING	72
RIGHT WING	140
Grand Total: 352 Beds	

Suite Schedule Overall		
Name	Count	Area
3 BED SUITE	8	14,408 SF
DBL QUEEN SUITE	16	8,030 SF
KING SUITE	16	8,049 SF
Grand total: 40		30,487 SF

Suite Schedule Level 4		
Name	Count	Area
3 BED SUITE	4	1,802 SF
DBL QUEEN SUITE	8	502 SF
KING SUITE	8	510 SF
Grand total: 20		

Utility Schedule Level 4		
Name	Count	Area
CORRIDOR	2	1,478 SF
ELEV	2	89 SF
STAIR	2	500 SF
Grand total: 6		2,067 SF

REV.	REV. DESCRIPTION
ISS.	ISSUE DESCRIPTION	DATE
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MARK		

1 LEVEL 4 FLOOR PLAN
1/A104 3/32" = 1'-0"

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LEVEL 4 FLOOR PLAN

DRAWING NUMBER
A104

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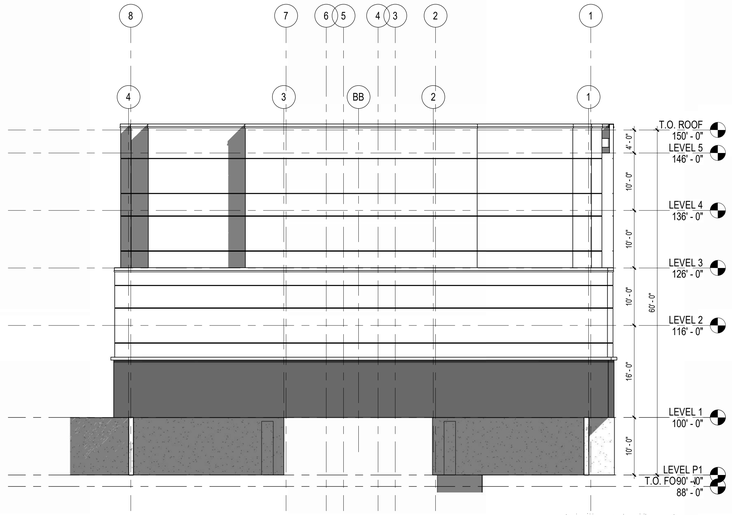
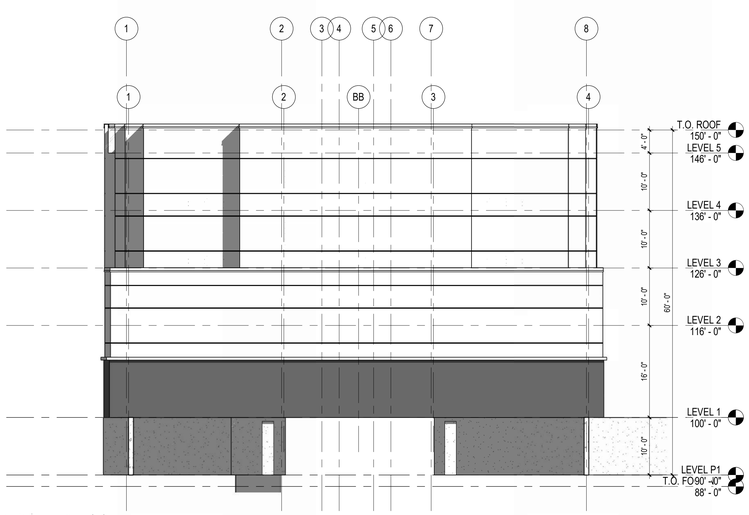
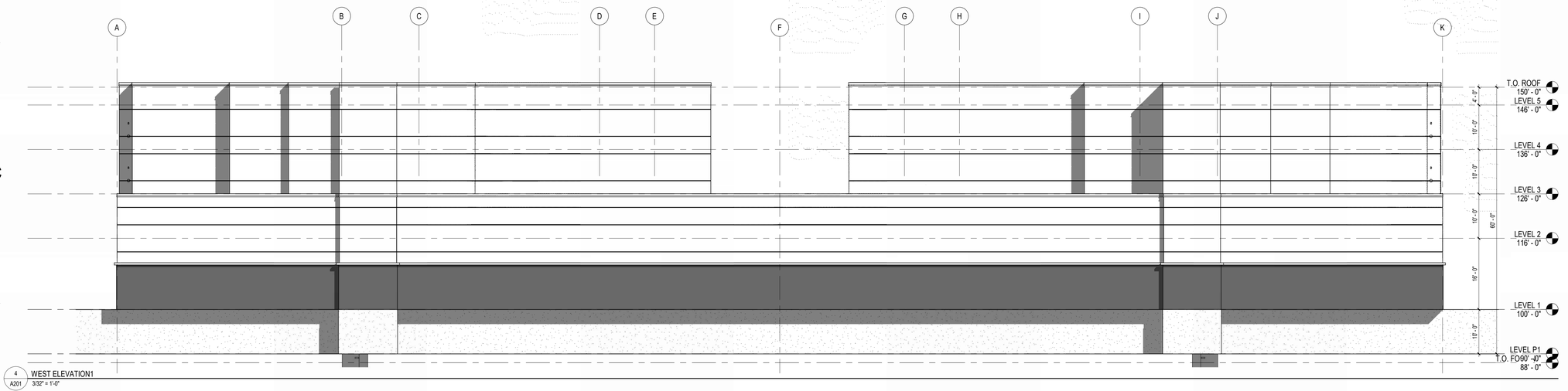


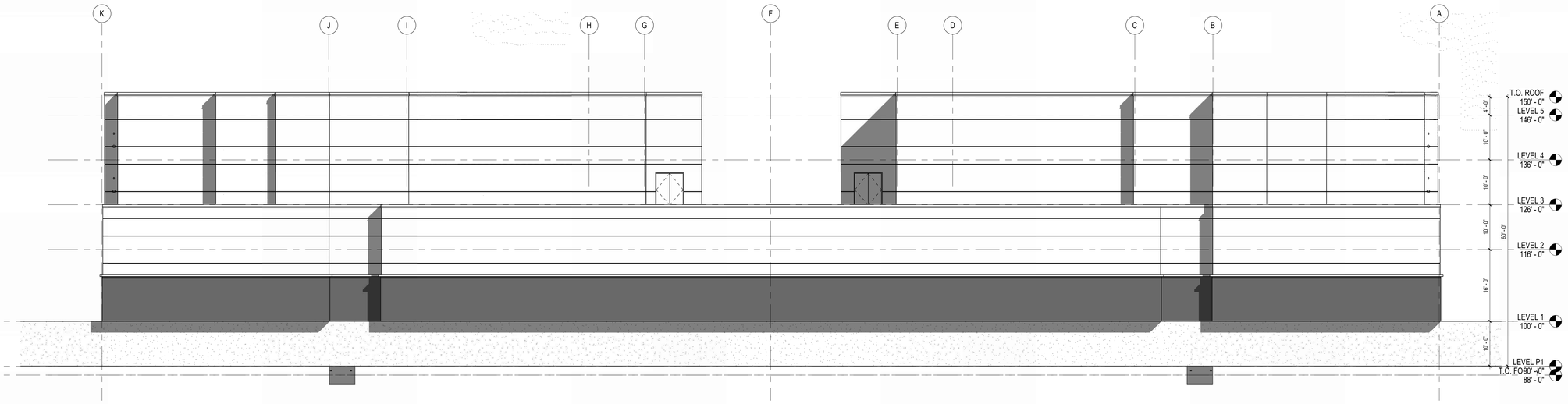
1 A201 NORTH ELEVATION
3/32" = 1'-0"



2 A201 SOUTH ELEVATION
3/32" = 1'-0"



4 A201 WEST ELEVATION1
3/32" = 1'-0"



3 A201 EAST ELEVATION
3/32" = 1'-0"

ELEVATION GENERAL NOTES:

A. SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
C. USE IMPACT RESISTANT EIFS WITHIN 48" OF SIDEWALKS AND BUILDING ENTRANCES.

ELEVATION GENERAL NOTES:

A. SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
C. MECHANICAL CONTRACTOR TO COMBINE FACE PLATES FOR DRYER VENT AND EXHAUST ON EXTERIOR OF BUILDING.
D. EIFS CONTROL JOINTS TO BE PLACED AS SHOWN ON ELEVATIONS, BUT NO LENGTH SHOULD BE GREATER THAN 18 FEET IN EITHER DIRECTION BETWEEN JOINTS.
E. NO EIFS PANEL SHOULD EXCEED 144 SQUARE FEET FOR VERTICAL APPLICATION.
F. NO EIFS PANEL SHOULD EXCEED 100 SQUARE FEET FOR HORIZONTAL, CURVED, OR ANGULAR SECTIONS.
G. NO EIFS PANEL LENGTH-TO-WIDTH RATIO SHOULD EXCEED 2-1/2:1 IN ANY GIVEN PANEL.
H. AN EIFS CONTROL JOINT SHOULD BE PLACED AT EACH HORIZONTAL FLOOR SUBSTRATE FRAMING CHANGE.

GLAZING LEGEND

01	1" INSULATED CLEAR GLAZING	04	1/2" CLEAR BUTT GLAZING
02	1" INSULATED CLEAR TEMPERED GLAZING	05	1/2" INSULATED CLEAR TEMPERED BUTT GLAZING
03	SPANDREL GLAZING PANEL		

EXTERIOR MATERIALS LEGEND

- EIFS: MANUFR, COLOR
- BRICK: MANUFR, COLOR
- CLEAR GLASS: MANUFR, COLOR
- SPANDREL GLASS: MANUFR, COLOR

KEYNOTE LEGEND

#	REV. DESCRIPTION	REV. DATE
#	ISSUE DESCRIPTION	ISS. DATE
MARK		

ADVENTUS - Center Wing
Project Address

beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
o. 801.438.9500 | 3115 EAST LION LANE #200
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Project Status

EXTERIOR ELEVATIONS

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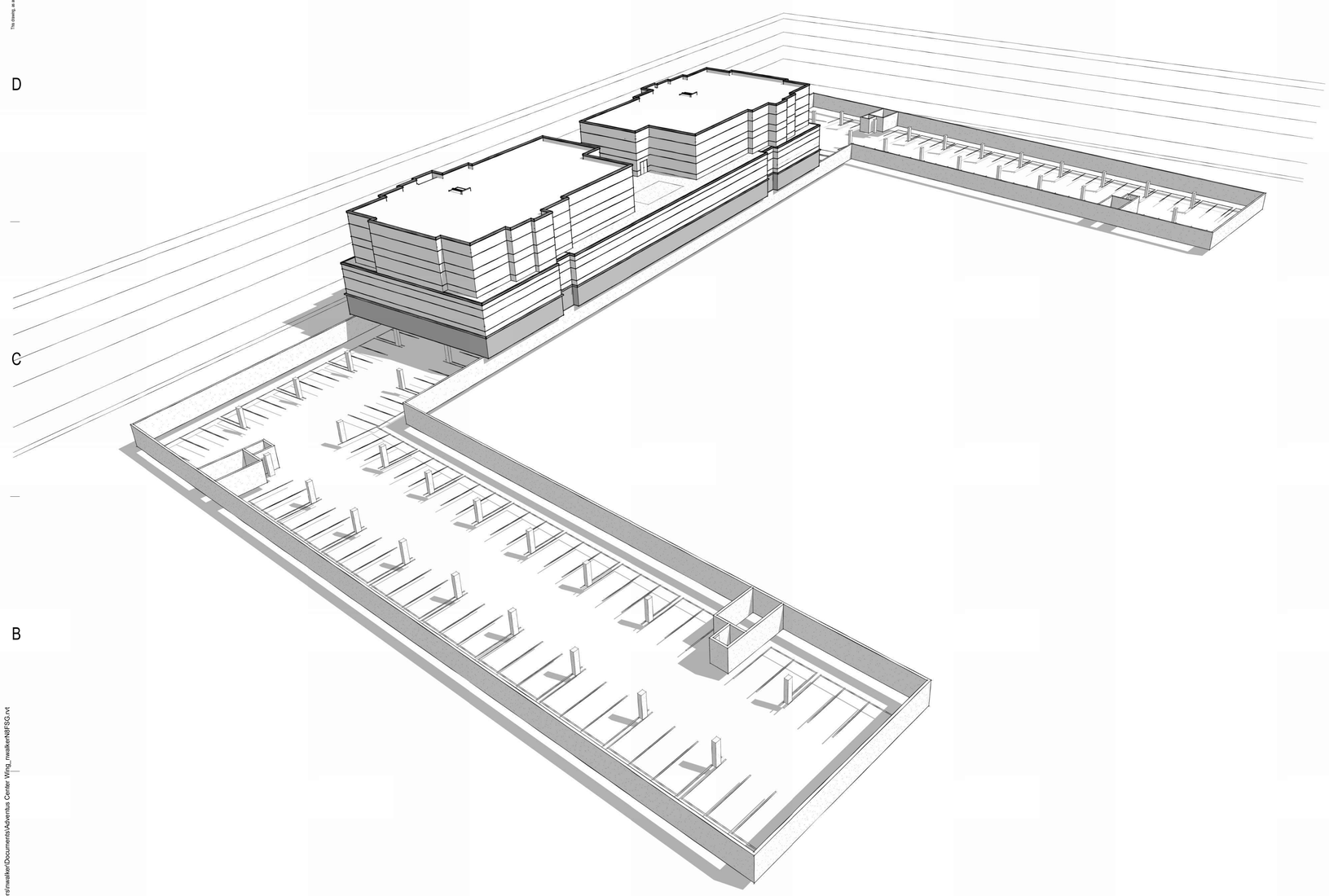

1 A920 3D PRESENTAION view1

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ADVENTUS - Center Wing

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beecherwalker
Architecture/Interiors
o. 801.438.9500 3115 EAST LION LANE #200 BEECHERWALKER.COM
f. 801.438.9501 HOLLADAY, UTAH 84121

PROJECT NUMBER
Project Number

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Author	Checker

Project Status

EXTERIOR ELEVATIONS

DRAWING NUMBER

A920

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PARKING...	
STALL TYPE	AMOUNT

#	REV. DESCRIPTION	REV. DATE

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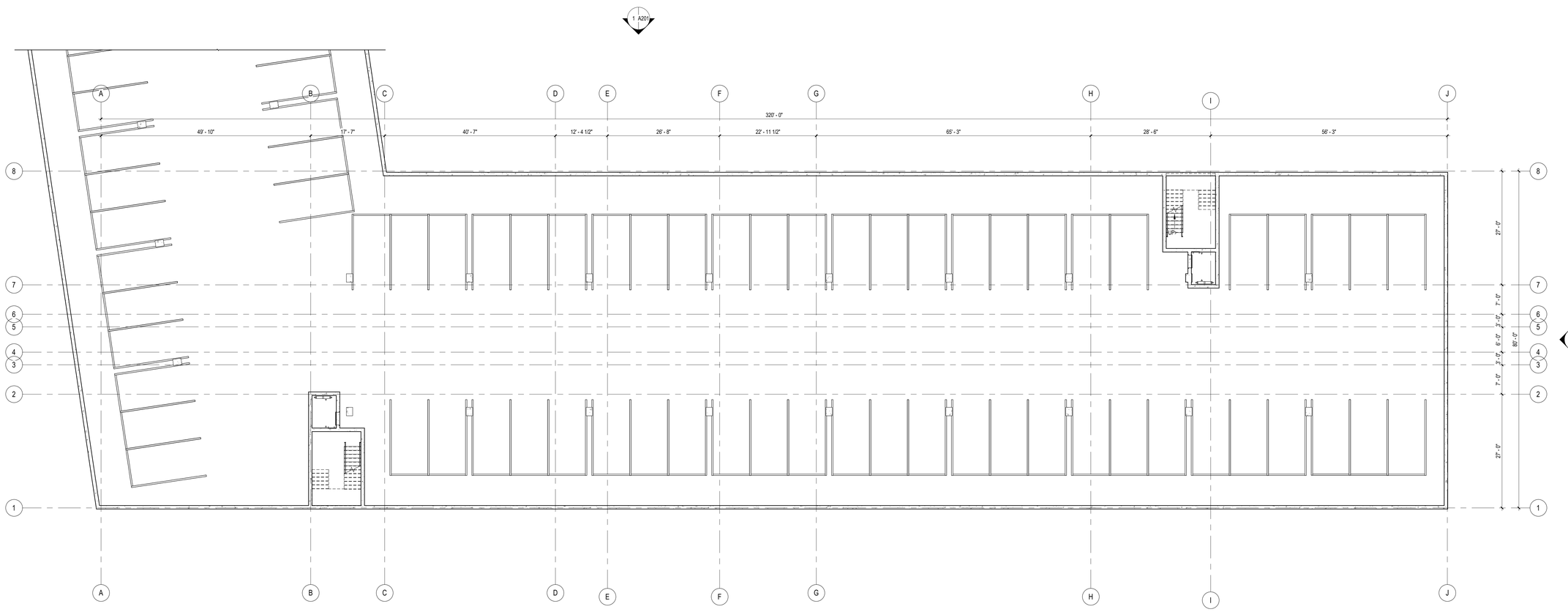

1 / A100 LEVEL P1 FLOOR PLAN
3/32" = 1'-0"

ADVENTUS - Left / Right Wing
Project Address

beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
o. 801.438.9500
f. 801.438.9501
3115 EAST LION LANE #200
HOLLADAY, UTAH 84121

PROJECT NUMBER
Project Number

DWN BY	CHKD BY
Author	Checker

Project Status

STRUCTURED PARKING

DRAWING NUMBER
A100

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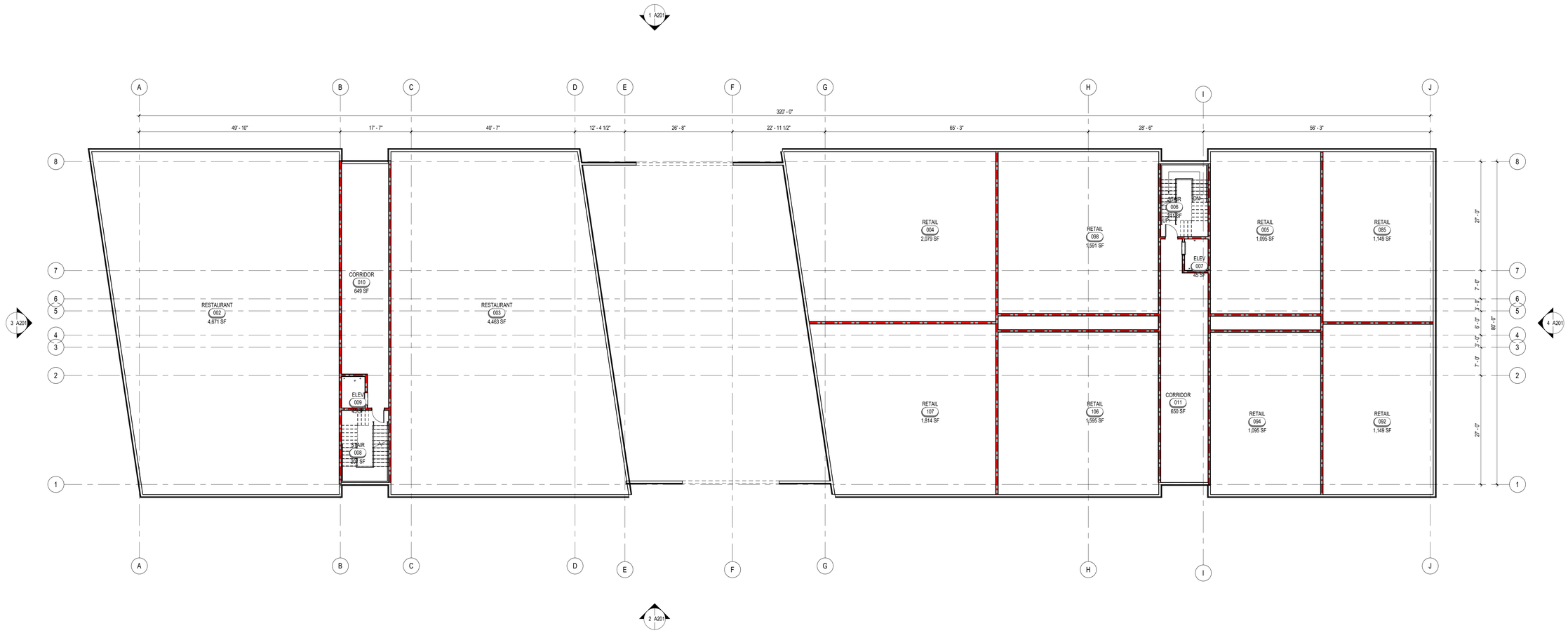
Total Bed Count	
Building	Bed Count
LEFT WING	140
CENTER WING	72
RIGHT WING	140
Grand Total: 352 Beds	

Suite Schedule Overall		
Name	Count	Area
3 BED SUITE	12	21,612 SF
BUNK SUITE	5	3,899 SF
DBL QUEEN SUITE	28	14,051 SF
KING SUITE	28	14,056 SF
Grand total: 73		53,617 SF

Retail Schedule		
Name	Count	Area
RESTAURANT	1	4,671 SF
RESTAURANT	1	4,463 SF
RETAIL	1	2,079 SF
RETAIL	1	1,095 SF
RETAIL	1	1,149 SF
RETAIL	1	1,149 SF
RETAIL	1	1,095 SF
RETAIL	1	1,591 SF
RETAIL	1	1,595 SF
RETAIL	1	1,814 SF
Grand total: 10		20,701 SF
CORRIDOR	2	1,300 SF
ELEV	2	89 SF
STAIR	2	418 SF
Grand total: 6		1,807 SF

Utility Schedule Level
Name Count Area



1 A101 LEVEL 1 FLOOR PLAN
3/32" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE
#	REV. DESCRIPTION	REV. DATE

ADVENTUS - Left / Right Wing
Project Address

beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
o. 801.438.9500 3115 EAST LION LANE #200
f. 801.438.9501 HOLLADAY, UTAH 84121

PROJECT NUMBER
Project Number

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LEVEL 1 FLOOR PLAN

DRAWING NUMBER
A101

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Total Bed Count	
Building	Bed Count
LEFT WING	140
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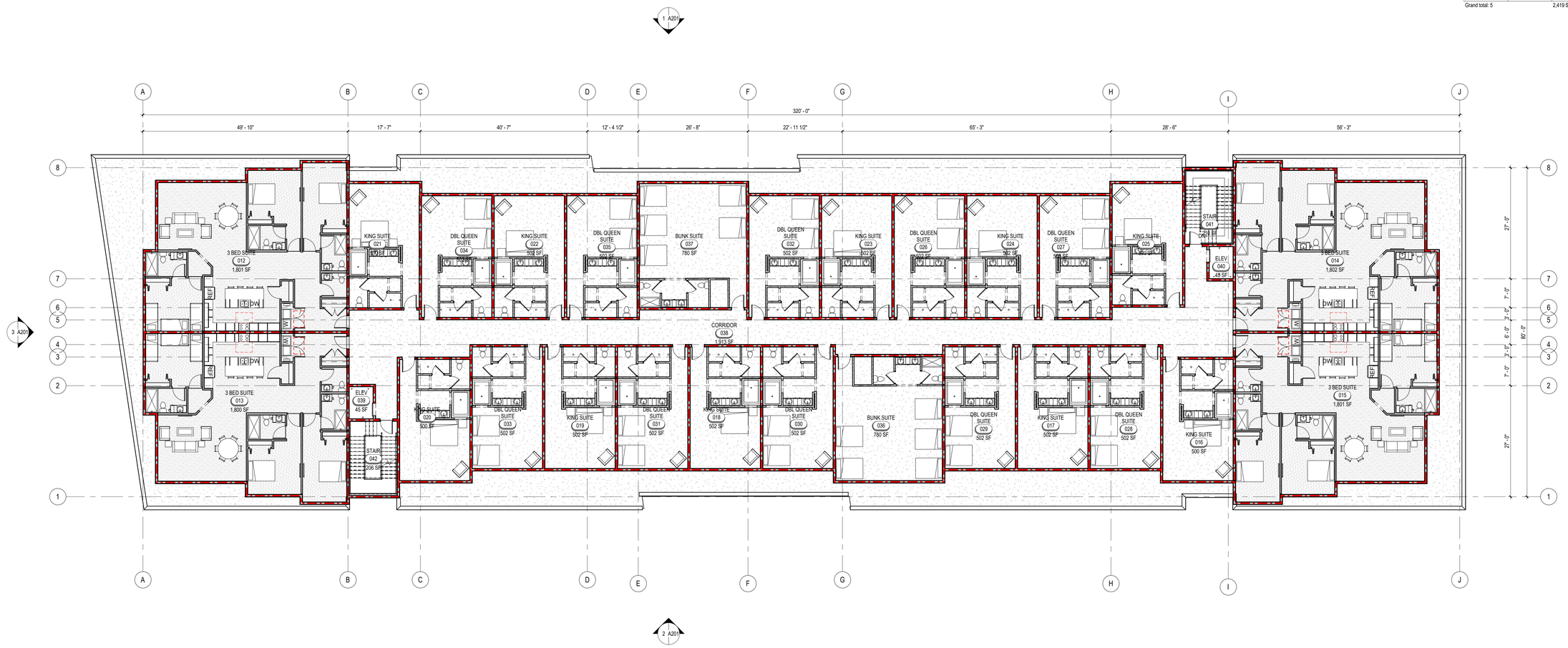
Suite Schedule Overall		
Name	Count	Area
3 BED SUITE	12	21,612 SF
BUNK SUITE	5	3,899 SF
DBL QUEEN SUITE	28	14,051 SF
KING SUITE	28	14,056 SF
Grand total: 73		53,617 SF

Suite Schedule Level 2		
Name	Count	Area
3 BED SUITE	4	7,204 SF
BUNK SUITE	2	1,561 SF
DBL QUEEN SUITE	10	5,018 SF
KING SUITE	10	5,020 SF
Grand total: 26		18,802 SF

Utility Schedule Level 2		
Name	Count	Area
CORRIDOR	1	1,913 SF
ELEV	2	89 SF
STAIR	2	416 SF
Grand total: 5		2,419 SF



1 A102 LEVEL 2 FLOOR PLAN
3/32" = 1'-0"

REV.	DATE	REV. DESCRIPTION
ISS.	DATE	ISSUE DESCRIPTION
MARK		

ADVENTUS - Left / Right Wing
Project Address

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3115 EAST LION LANE #200
HOLLADAY, UTAH 84121
o. 801.438.9500
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LEVEL 2 FLOOR PLAN

DRAWING NUMBER
A102

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Total Bed Count	
Building	Bed Count
LEFT WING	140
CENTER WING	72
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Grand Total: 352 Beds	

Suite Schedule Overall		
Name	Count	Area
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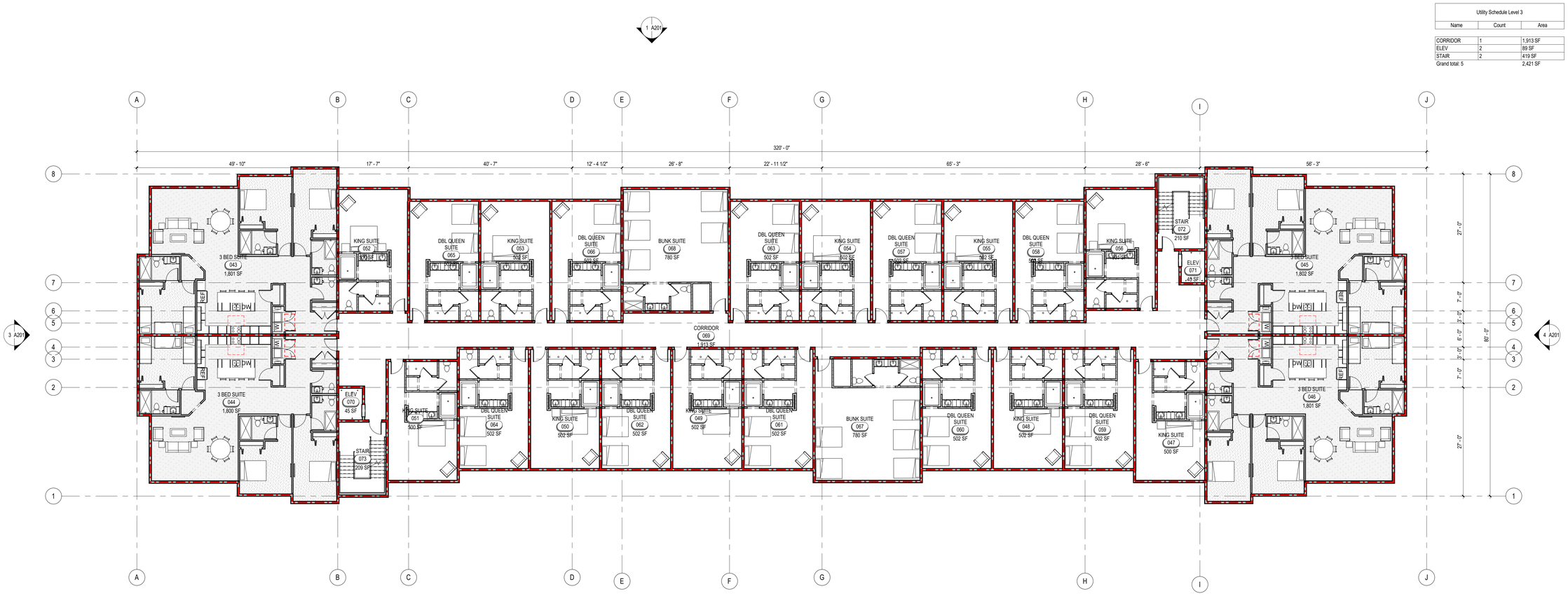
Grand total: 73		53,617 SF

Suite Schedule Level 3		
Name	Count	Area
3 BED SUITE	4	7,204 SF
BUNK SUITE	2	1,561 SF
DBL QUEEN SUITE	10	5,018 SF
KING SUITE	10	5,020 SF
Grand total: 26		18,802 SF

Utility Schedule Level 3		
Name	Count	Area
CORRIDOR	1	1,913 SF
ELEV	2	89 SF
STAIR	2	419 SF
Grand total: 5		2,421 SF



1 A103 LEVEL 3 FLOOR PLAN
3/32" = 1'-0"

REV.	DATE	DESCRIPTION

MARK	ISSUE DESCRIPTION	ISS. DATE

ADVENTUS - Left / Right Wing
Project Address

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Architecture/Interiors
BEECHERWALKER.COM
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o. 801.438.9500
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PROJECT NUMBER
Project Number

DWN BY	CHKD BY
Author	Checker

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LEVEL 3 FLOOR PLAN

DRAWING NUMBER
A103

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Total Bed Count	
Building	Bed Count
LEFT WING	140
CENTER WING	72
RIGHT WING	140
Grand Total: 352 Beds	

Suite Schedule Overall

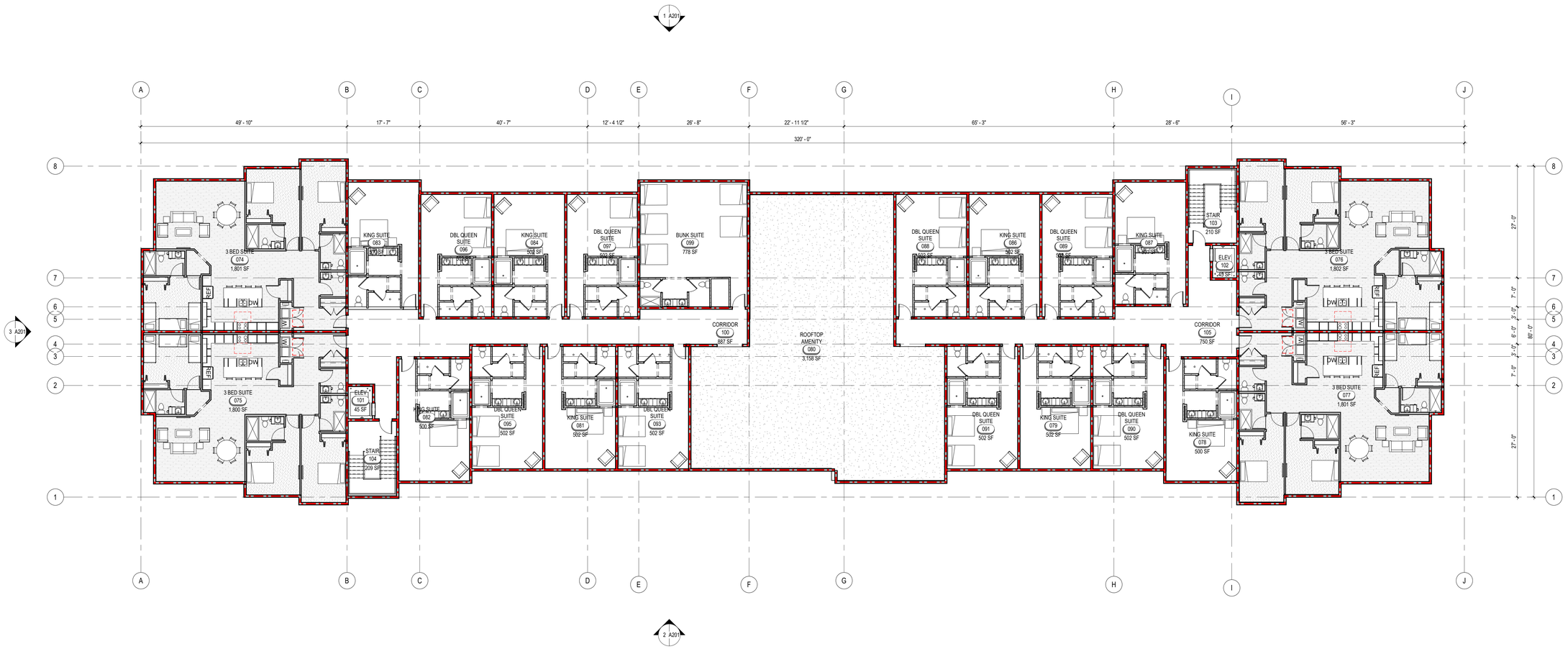
Name	Count	Area
3 BED SUITE	12	21,612 SF
BUNK SUITE	5	3,899 SF
DBL QUEEN SUITE	28	14,051 SF
KING SUITE	28	14,056 SF
Grand total: 73		53,617 SF

Suite Schedule Level 4

Name	Count	Area
3 BED SUITE	4	1,802 SF
BUNK SUITE	1	778 SF
DBL QUEEN SUITE	8	502 SF
KING SUITE	8	510 SF
Grand total: 21		

Utility Schedule Level 4

Name	Count	Area
CORRIDOR	2	1,636 SF
ELEV	2	89 SF
ROOFTOP AMENITY	1	3,158 SF
STAIR	2	419 SF
Grand total: 7		5,302 SF



1 A104 LEVEL 4 FLOOR PLAN
3/32" = 1'-0"

REV.	DATE	DESCRIPTION

MARK	ISSUE DESCRIPTION	ISS. DATE

ADVENTUS - Left / Right Wing
Project Address

beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
3115 EAST LION LANE #200
HOLLADAY, UTAH 84121
o. 801.438.9500
f. 801.438.9501

PROJECT NUMBER
Project Number

DWN BY	CHKD BY
Author	Checker

Project Status

LEVEL 4 FLOOR PLAN

DRAWING NUMBER
A104

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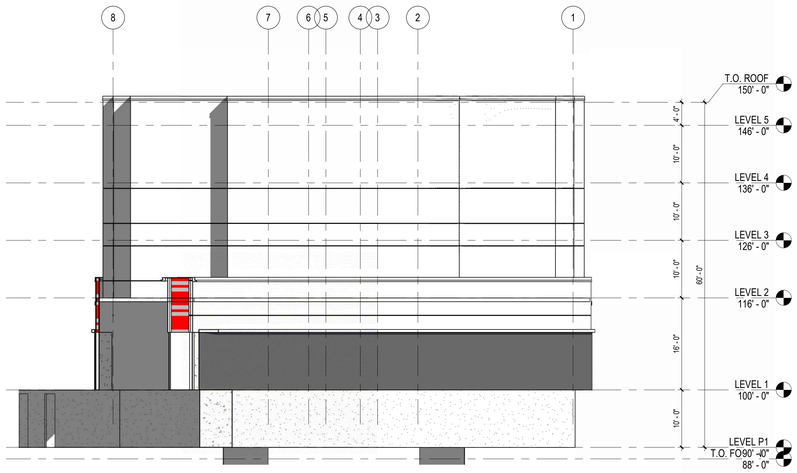
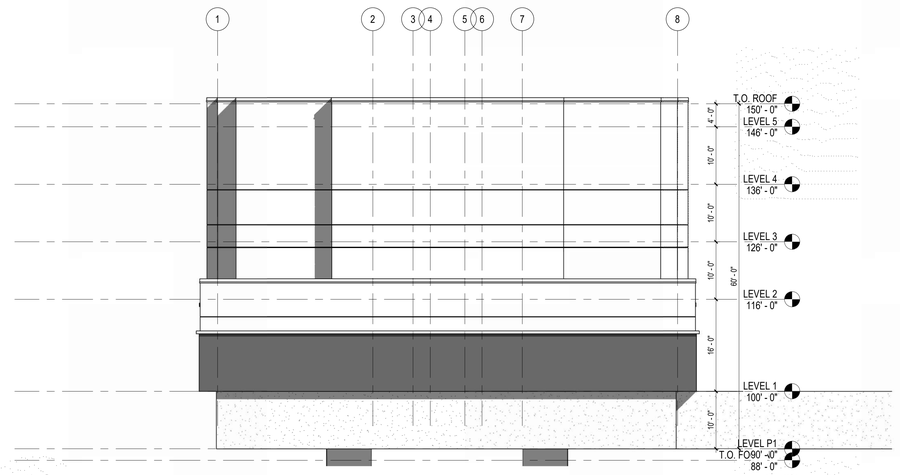


3 A201 NORTH ELEVATION2
3/32" = 1'-0"



4 A201 SOUTH ELEVATION1
3/32" = 1'-0"

KEYNOTE LEGEND

ELEVATION GENERAL NOTES:

A. SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
C. USE IMPACT RESISTANT EIFS WITHIN 48" OF SIDEWALKS AND BUILDING ENTRANCES.

ELEVATION GENERAL NOTES:

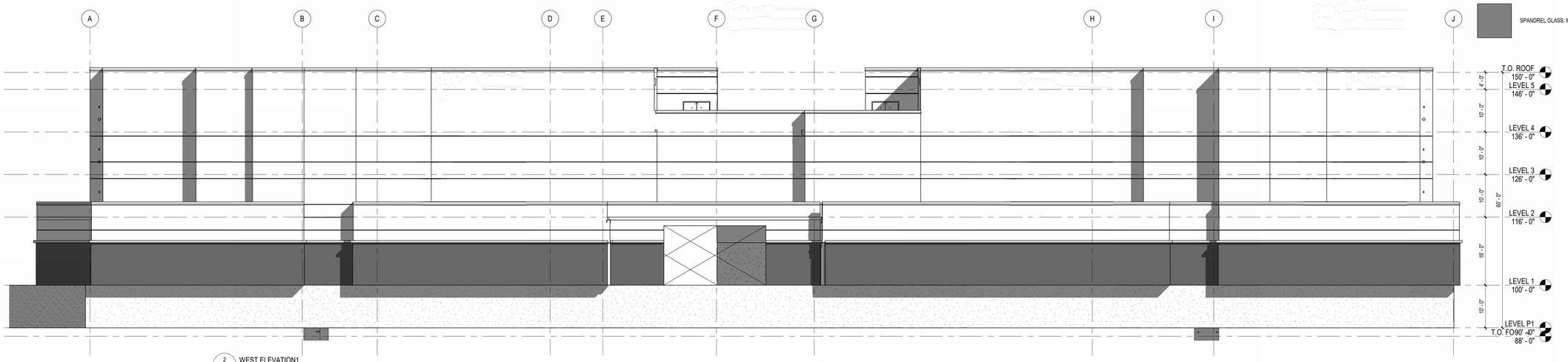
A. SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
C. MECHANICAL CONTRACTOR TO COMBINE FACE PLATES FOR DRYER VENT AND EXHAUST ON EXTERIOR OF BUILDING.
D. EIFS CONTROL JOINTS TO BE PLACED AS SHOWN ON ELEVATIONS, BUT NO LENGTH SHOULD BE GREATER THAN 18 FEET IN EITHER DIRECTION BETWEEN JOINTS.
E. NO EIFS PANEL SHOULD EXCEED 144 SQUARE FEET FOR VERTICAL APPLICATION.
F. NO EIFS PANEL SHOULD EXCEED 100 SQUARE FEET FOR HORIZONTAL, CURVED, OR ANGULAR SECTIONS.
G. NO EIFS PANEL LENGTH-TO-WIDTH RATIO SHOULD EXCEED 2-1/2:1 IN ANY GIVEN PANEL.
H. AN EIFS CONTROL JOINT SHOULD BE PLACED AT EACH HORIZONTAL FLOOR SUBSTRATE FRAMING CHANGE.

GLAZING LEGEND

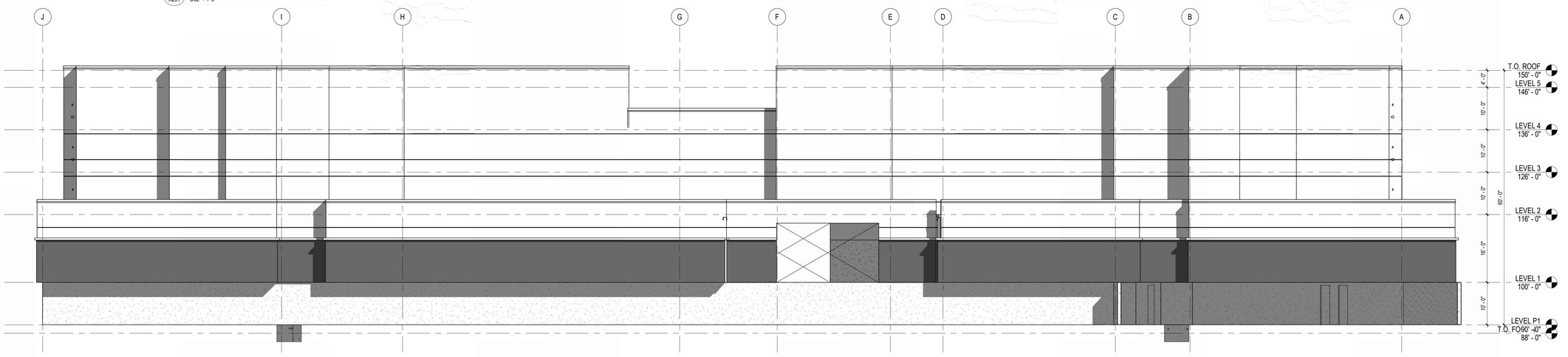
01 1" INSULATED CLEAR GLAZING
02 1" INSULATED CLEAR TEMPERED GLAZING
03 SPANDREL GLAZING PANEL
04 1/2" CLEAR BUTT GLAZING
05 1/2" INSULATED CLEAR TEMPERED BUTT GLAZING

EXTERIOR MATERIALS LEGEND

EIFS: MANUFR, COLOR
BRICK: MANUFR, COLOR
CLEAR GLASS: MANUFR, COLOR
SPANDREL GLASS: MANUFR, COLOR



2 A201 WEST ELEVATION1
3/32" = 1'-0"



1 A201 EAST ELEVATION1
3/32" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

ADVENTUS - Left / Right Wing
Project Address

beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
3115 EAST LION LANE #200
HOLLADAY, UTAH 84121
o. 801.438.9500
f. 801.438.9501

PROJECT NUMBER
Project Number

DWN BY	CHKD BY
Author	Checker

Project Status

EXTERIOR ELEVATIONS

DRAWING NUMBER
A201

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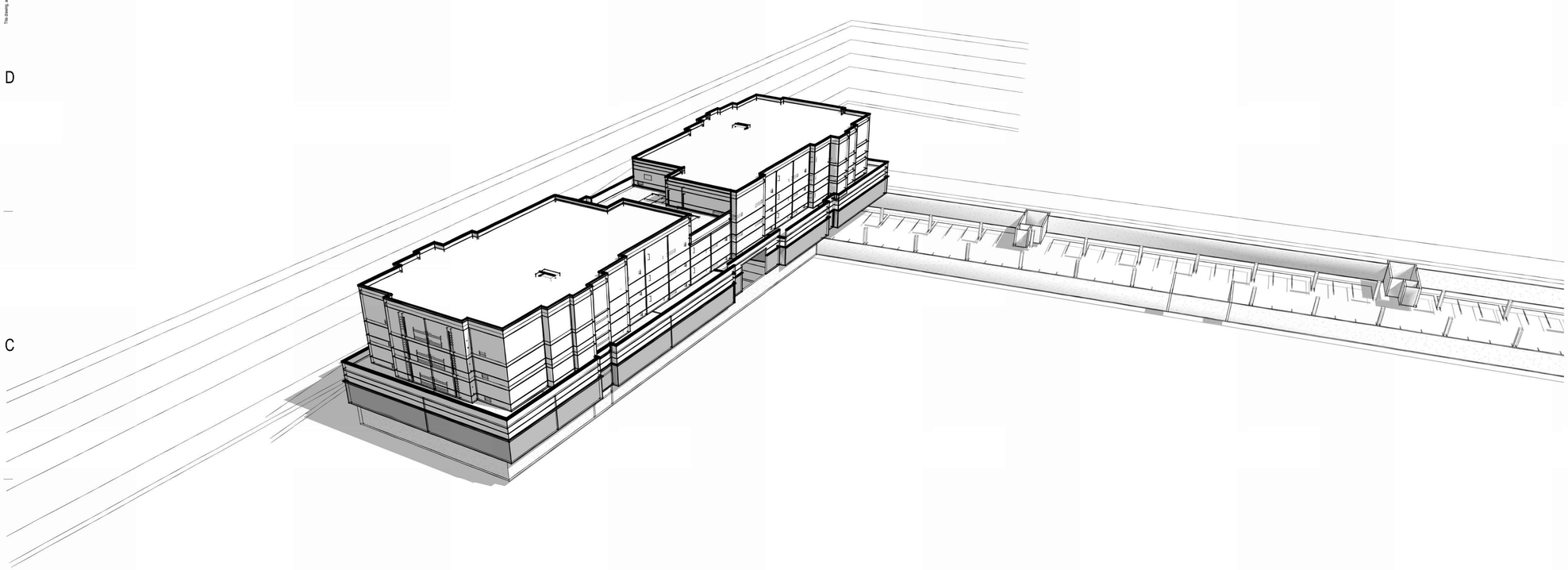

1 A920 3D PRESENTAION view1

#	REV. DESCRIPTION	REV. DATE

MARK	ISSUE DESCRIPTION	ISS. DATE

ADVENTUS - Left / Right Wing
Project Address

beecherwalker
Architecture/Interiors
o. 801.438.9500 3115 EAST LION LANE #200
f. 801.438.9501 HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER
Project Number

DWN BY	CHKD BY
Author	Checker

Project Status

EXTERIOR ELEVATIONS

DRAWING NUMBER
A920

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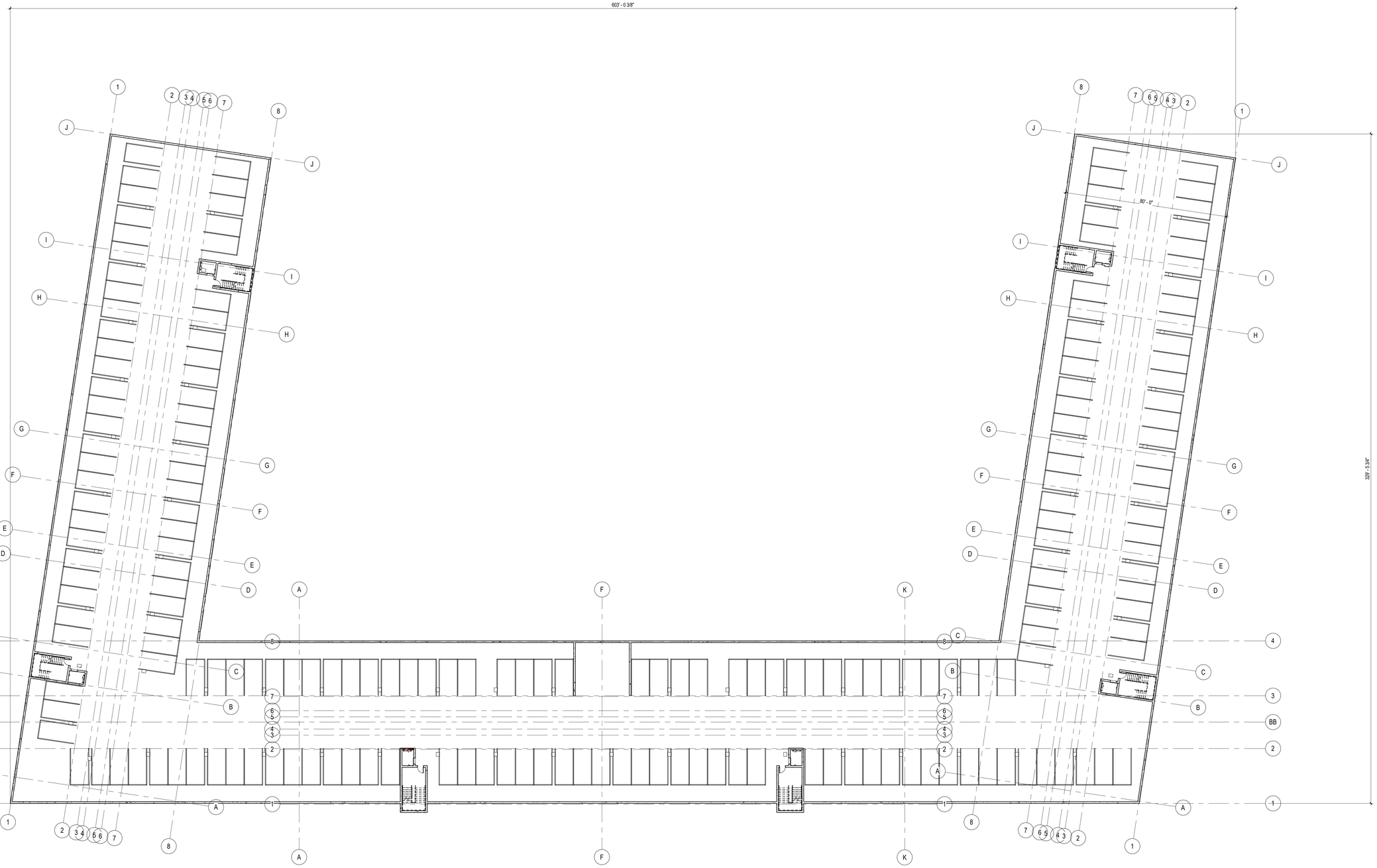
PARKING...	
STALL TYPE	AMOUNT
9' x 18' Standard Stall No Curb	194
	194
TOTAL	194



1 A100 LEVEL P1 FLOOR PLAN
1" = 20'-0"

#	REV. DATE	REV. DESCRIPTION
#	ISS. DATE	ISSUE DESCRIPTION
MARK		

ADVENTUS - PHASE 1
Project Address

beecherwalker
Architecture/Interiors
o. 801.438.8500 3115 EAST LION LANE #200 BEECHERWALKER.COM
f. 801.438.8501 HOLLADAY, UTAH 84121

PROJECT NUMBER
Project Number

DWN BY	CHKD BY
Author	Checker

Project Status

STRUCTURED PARKING

DRAWING NUMBER
A100

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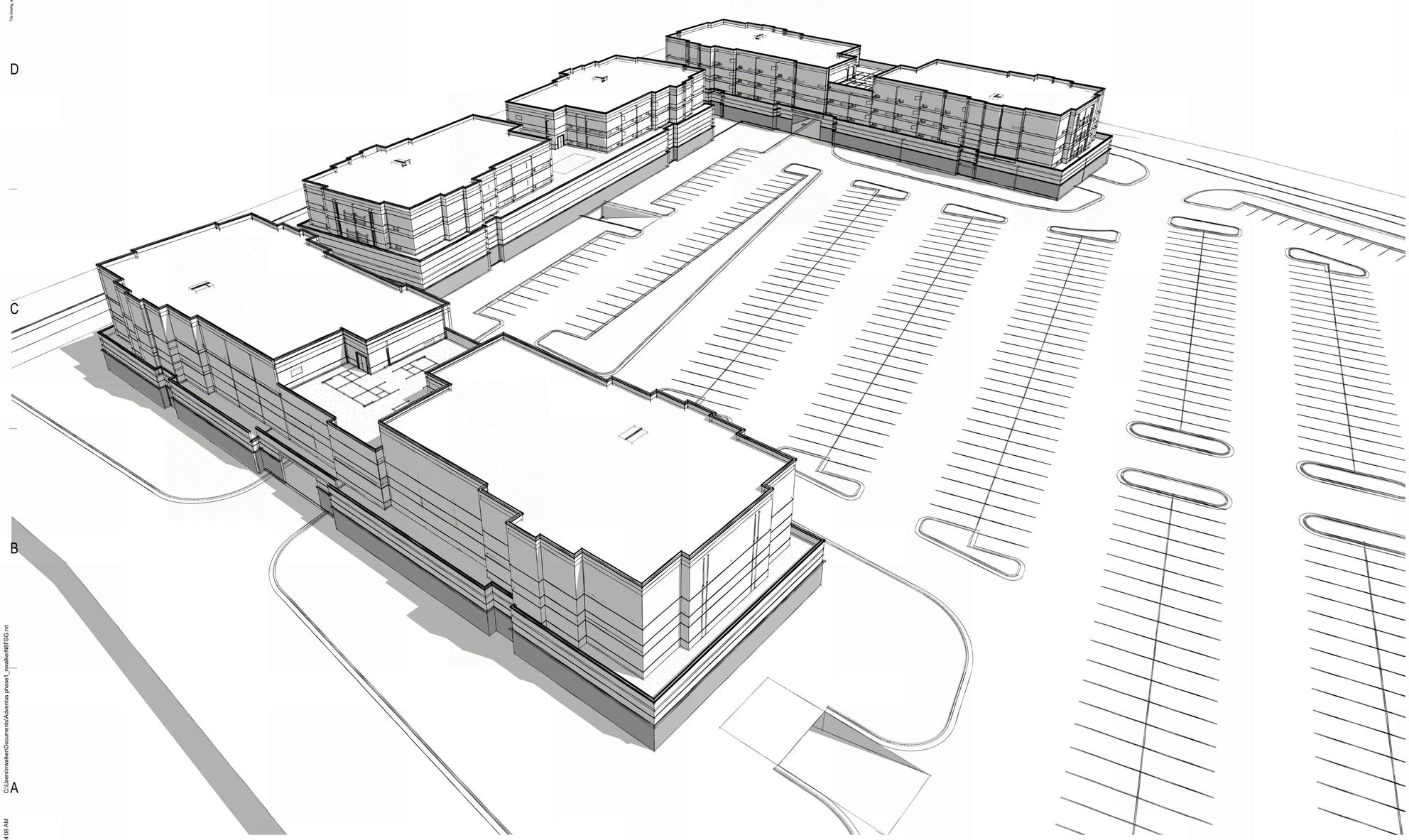

1 A920 3D PRESENTAION view1

MARK	ISSUE DESCRIPTION	ISS. DATE
#	REV. DESCRIPTION	REV. DATE

C ADVENTUS - PHASE 1
Project Address

beecherwalker
Architecture/Interiors
o. 801.438.9500
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3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER
Project Number

DWN BY	CHKD BY
Author	Checker

Project Status

EXTERIOR ELEVATIONS

DRAWING NUMBER
A920

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MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

ADVENTUS - PHASE 1

Project Address

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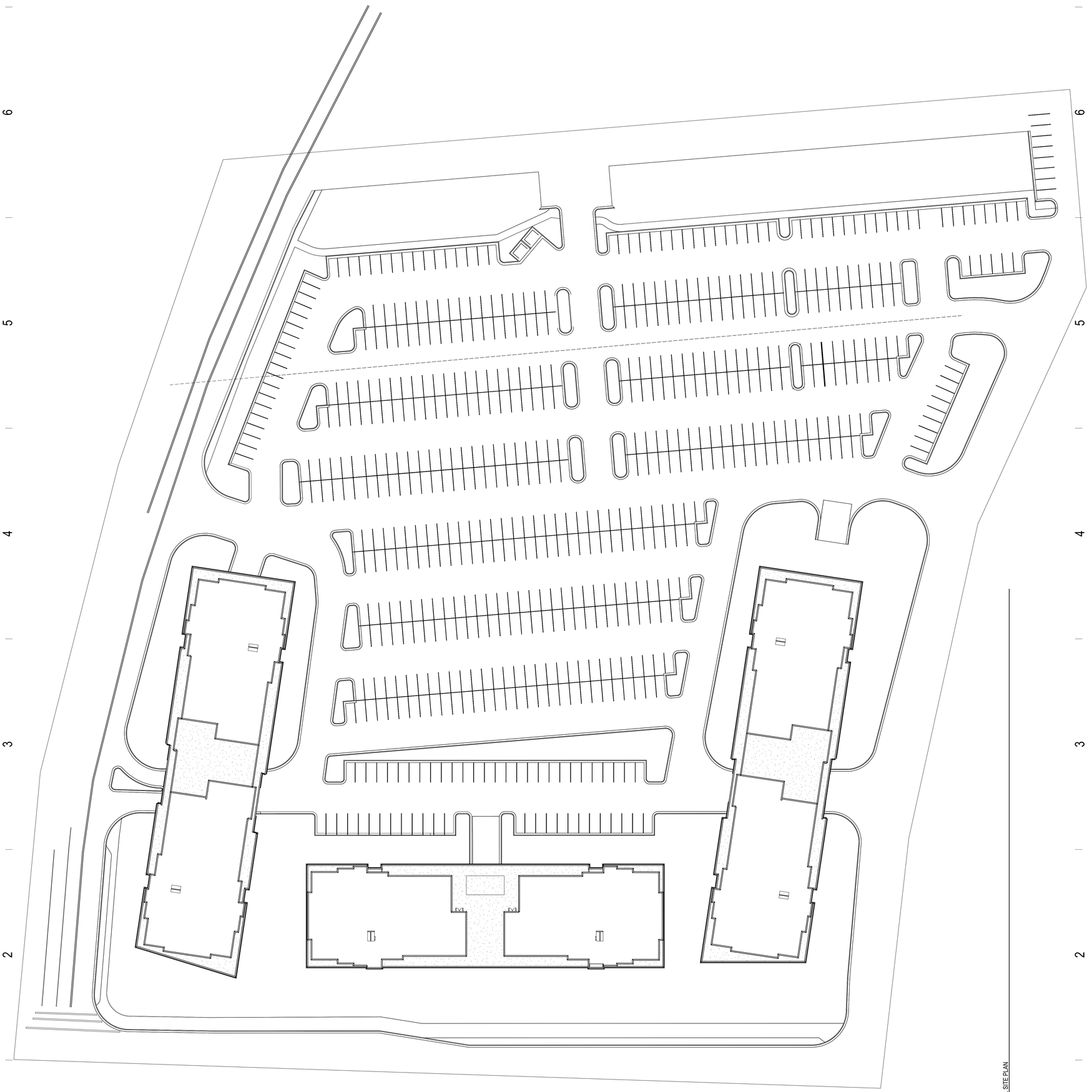
PROJECT NUMBER
Project Number

DWN BY Author | CHKD BY Checker

Project Status

ARCHITECTURAL SITE PLAN

DRAWING NUMBER
AS100



1 ARCHITECTURAL SITE PLAN
AS100 1/32" = 1'-0"

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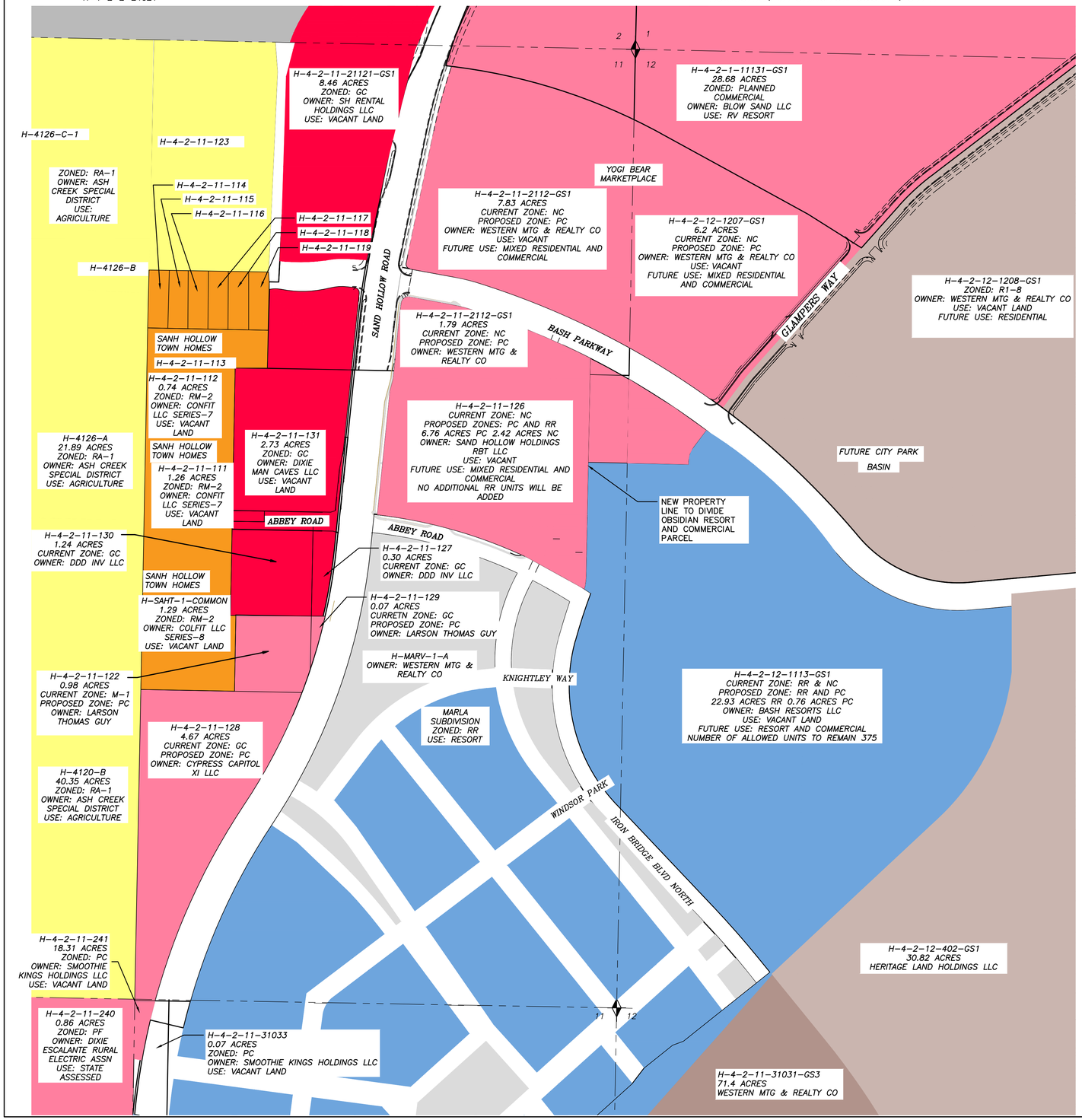
ZONE CHANGE MAP FOR:
SAND HOLLOW ROAD COMMERCIAL PROPERTIES

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



LEGEND

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

OWNERS:

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

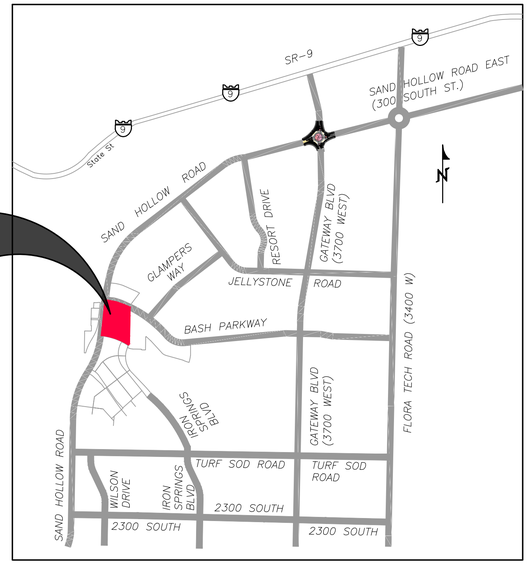
ZONE LEGEND

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

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.

N
W E
S
150 0 150
SCALE IN FEET

NO	DESCRIPTION	DATE	BY
REVISIONS			

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PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8387

PROFESSIONAL ENGINEER
No. 9191090
KARL BRADLEY RASMUSSEN
4/4/23
STATE OF UTAH

ZONE CHANGE MAP
S.H.R. COMMERCIAL PROPERTIES
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
4095 WEST BASH PARKWAY HURRICANE, WASHINGTON COUNTY, UTAH

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

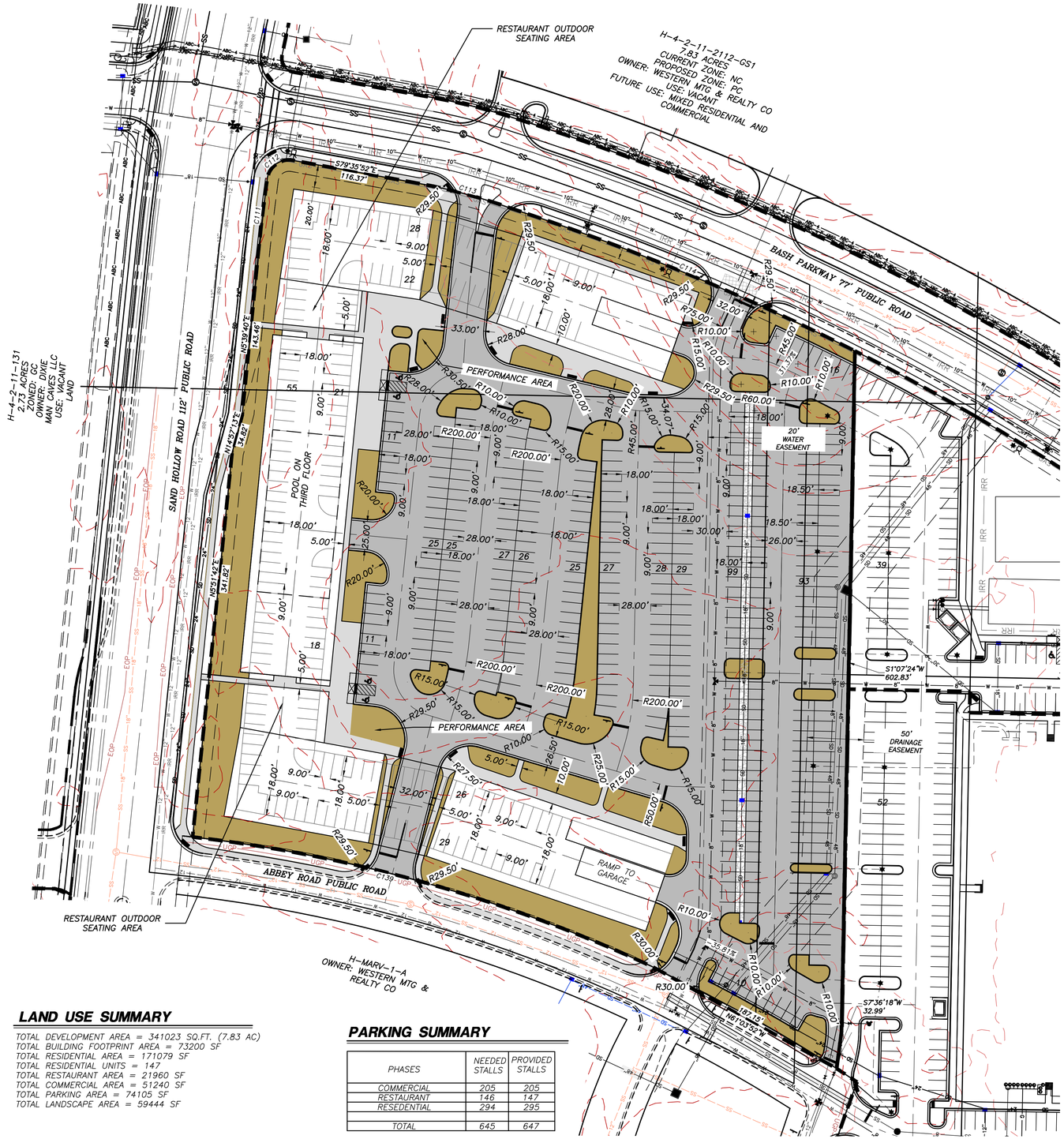
JOB NO.
281-010

SHEET NO:
1 OF 1

281-010

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



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

OWNERS:

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

CONTACT REPRESENTATIVE:

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

N
W E
S
50 0 50
SCALE IN FEET

LEGEND

- PROPERTY LINE
- 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
- EXISTING EOP LINE
- SECTION LINE
- PHASE LINE
- SIDEWALK
- ASPHALT
- INSTALL ROCK MULEH
- 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

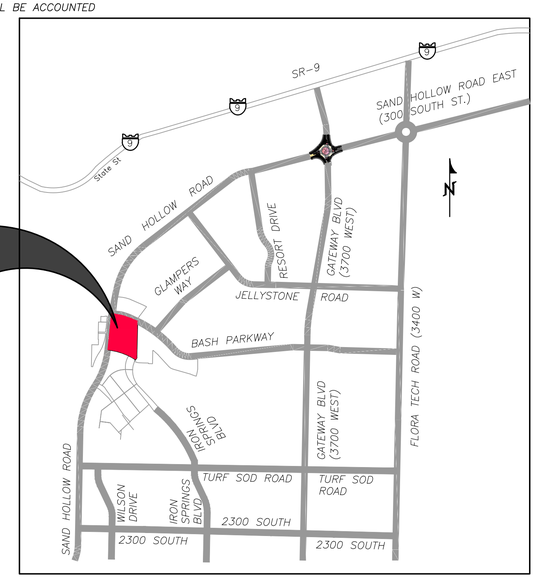
LEGAL DESCRIPTION FOR THE ADVENTUS

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

NOTES

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

PROJECT LOCATION



VICINITY MAP
N. T. S.

NO	DESCRIPTION	DATE	BY
	REVISIONS		

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PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8301

No. 191090
KARL BRADLEY RASMUSSEN
4/4/23

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

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

281-010

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%

Hurricane City Application

Permit #: FSP23-18
Issue Date: 06/26/2023

Application Accepted Date: 06/22/2023
Type of Improvement: Site Plan (Final)
Description: The Coral Junction RV Resort is an up-scale RV res

Tenant / Project Name: Coral Junction RV Resort

Bldg. Address: 201 N Foothills Canyon Dr., Hurricane, UT
City: Hurricane State: UT Zip: 84737
Subdivision: Coral Canyon / Coral Junction Phase:
Block: Lot #: Parcel #: H-4-2-5-125-CJ1 & H-4-2-5-126-CJ1
Zone: Commercial PD
Property Owner: PCD CORAL JUNCTION PROPERTIES LLC
Permit Contact: Michael Bradshaw P:(435) 467-8293
Email: mwb@allianceconsulting.us

CONTACT INFORMATION

Engineer of Record: Deloss Hammon
Email: mwb@allianceconsulting.us P: (143) 546-7829

General Contractor: Coral Junction RV Resort / Derek Rowley
License #: 4804458 P: (775) 250-0901
Address: 604 Churchill Dr
City: St. George State: UT Zip: 84790
Email: derek.rowley@pinnaclecd.biz

Electrical Contractor:
License #: P:
City: State: Zip:

Plumbing Contractor:
License #: P:
City: State: Zip:
Email:

Mechanical Contractor:
License #: P:
City: State: Zip:
Email:

APPLICATION DETAILS

of Units: 0
custom text: 120RV sites and 51..

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	250.00
Sub Total:	**$**	**250.00**
Permit Total:	**$**	**250.00**
Amount Paid:	**$**	**250.00**
Remaining Due:	**$**	**0.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	06/26/23	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

Notes: BS

APPLICATION NUMBER: PENDFSP23-19

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name: Michael Bradshaw

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 06/26/2023

Application Issued By: Date: 06/26/2023

Receipt #: 8.169970-06/26/23

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF WASHINGTON

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

_____, MANAGER
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this 22nd day of June 2023.

Lisa Burgess
(Notary Public)

NOTARY PUBLIC
Lisa Burgess
729837
My Commission Expires
03/07/2027
STATE OF UTAH

Residing in: WASHINGTON County, UTAH

My Commission Expires: 3/7/2027

Agent Authorization

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

_____
(Property Owner)

_____
(Property Owner)

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

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

HURRICANE CITY
UTAH

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, DEREK ROWLEY, PINNACLE Commercial Development, LLC am/are the applicant(s) of the application known as FINAL SITE PLAN APPLICATION located on parcel(s) H-4-2-5-125-CJ1 H-4-2-5-126-CJ1 within the City of Hurricane, Washington County, Utah.

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

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

Dated this 22nd day of June, 2023.

Applicant Name: DEREK ROWLEY, PINNACLE COMMERCIAL DEVELOPMENT LLC

Name of Signer (if different from Applicant Name): DEREK ROWLEY

Title of Signer: MANAGER

Signature:

STATE OF UTAH)

COUNTY OF WASHINGTON)

On the 22nd day of June, 2023, personally appeared before me DEREK ROWLEY, the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

Notary Public: Lisa Burgess

My Commission Expires: 3/7/2027

NOTARY PUBLIC
Lisa Burgess
729837
My Commission Expires
03/07/2027
STATE OF UTAH

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

PLANNING & ZONING
HURRICANE CITY
UTAH

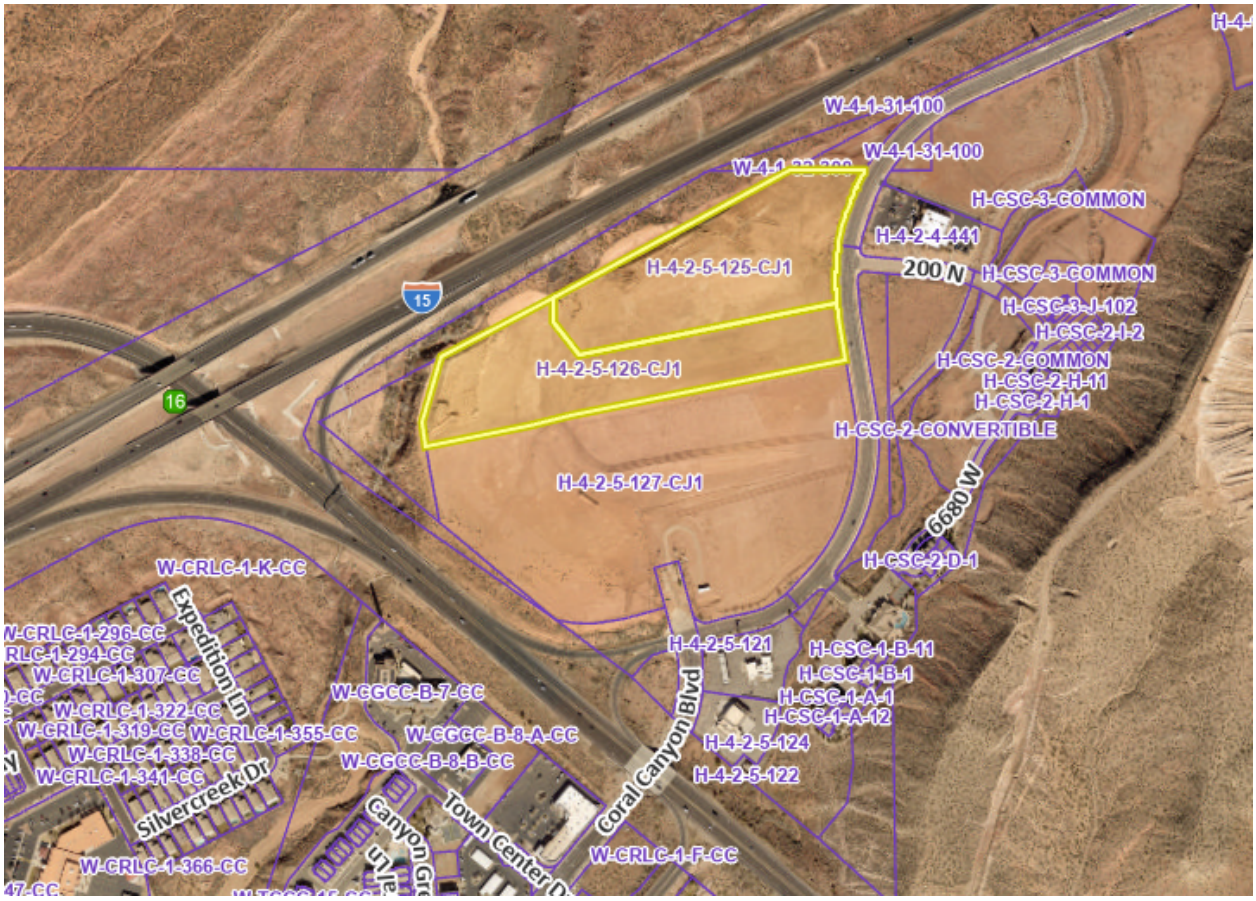
STAFF COMMENTS

Agenda Date:	**07/13/2022**
Application Number:	FSP23-18
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Derek Rowley
Agent:	Deloss Hammon
Request:	A Final Site Plan Application
Location:	201 N Foothill Canyons Dr
Zoning:	GC PDO
General Plan Map:	Planned Community

Discussion: The applicant is seeking a final site plan approval to construct an RV Park with 120 RV pads, 51 trailer pads, and several clubhouse/amenity areas. This project has been in development for some time; the project initially received final site plan approval in 2020 but that has since expired. This is part of the Coral Canyon PDO and the Coral Junction PID.

This property has an interesting zoning. This is part of a master planned community that stretches across both Washington City and Hurricane City and was approved in the early 2000s. The zone map indicates the property is zoned General Commercial (PDO) however it may be more accurate to say that it is zoned Commercial (PDO) as any commercial use or standard is approved under the PDO for the development.

JUC Comments:
The construction drawings were signed off in June 2023



RV Park Standards

The standards for an RV Park are in Hurricane City Code 10-43. The rules are as follows:

10-43-6: DEVELOPMENT STANDARDS:
D. Standards Specific To Recreational Vehicle Parks And Park Model Parks:

1. No manufactured homes or site built dwelling units shall be permitted, except for that of the owner/manager and permanent maintenance personnel.

2. Recreational vehicle parks shall not be used as permanent residences, except for that of the owner/manager and permanent maintenance personnel. All recreational vehicles within a recreational vehicle park shall display current license plates/tags.

3. No "park model" units shall be permitted within a recreational vehicle park except a number of park models may be approved in the park to be used as short term vacation rentals. However, a park model development may be approved to allow recreational vehicles but not campers or tents in the development.

4. Each park must provide an adequate and easily identifiable office or registration area. The location of the office shall not interfere with the normal flow of traffic into and out of the recreational vehicle park.

5. Each recreational vehicle unit shall be equipped with wheels, which remain on the unit; however, the wheels may be blocked for stability. (Ord. 2014-10, 11-6-2014)

6. No permanent room addition shall be attached to recreational vehicles nor shall any permanent structure be constructed on a recreational vehicle lot except shade structures open on three (3) sides that conform to current NFPA standards for recreational vehicle parks and campgrounds. (Ord. 2019-04, 5-2-2019)

7. Room additions may be permitted on park models if all setbacks are met and pursuant to the issuance of a building permit before construction.

8. A minimum of one toilet, one sink, and one hot shower, each designed for complete privacy, for each forty (40) spaces, or fraction thereof.

9. Conversion of an established residential park or park model development to another residential use, shall be subject to review and approval based on codes and zones in place at the time of conversion. A zone change will be required. (Ord. 2014-10, 11-6-2014)

Site Details

1. Total RV Sites: 120 Stalls, 51 Cabin Sites.

Planning Staff comments:

1. An RV Park is a permitted use under the approval terms of the Coral Canyon Planned Development Overlay (Hurricane). It is recommended that RV parks be located *Adjacent to or close to a major collector or arterial road as shown in the city's transportation master plan; (2) Near adequate shopping facilities HCC 10-43-6-A(2b).* This site meets those requirements.
2. RV sites must be a minimum of 1000 square feet, with a min lot space depth of 40'. All stalls meet these criteria.
3. An RV Park requires "*A minimum of one toilet, one sink, and one hot shower, each designed for complete privacy, for each forty (40) spaces, or fraction thereof."* As referred above, the development would require at least 4 of each. This site meets these requirements with 26 restrooms and 20 showers.
4. **Parking:** Hurricane City Code requires one parking space per RV stall. While not explicitly stated on the plans all stalls are large enough to accommodate one additional parking space. They are also proposing 51 additional parking stalls centered around the amenity areas.

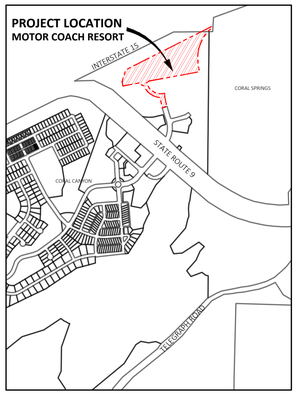
5. The requirement for open space in an RV park is 10%. It does not appear that the percentage of open space is indicated on the site plan but it would appear that this code is being met with the open space amenities being provided
6. **Landscaping:** A landscape plan has been submitted. Per HCC 10-43-6: *"Any area not covered by a manufactured home or recreational vehicle or park model, hard surfacing, or a building shall be landscaped per an approved site plan."* While not explicit on the plans, grass is not permitted outside of active recreation areas.
7. **Landscape Buffer**: Along all right-of-way frontages, the applicant is required to provide a landscape buffer of a minimum of 10' with one tree and three shrubs every 35'. Park

strips can count toward the landscape buffer. The landscape plan does show this landscape buffer but it does not appear they are showing enough landscaping.

8. A lighting plan has been submitted. Applicant should take care to note that all outdoor lighting meets HCC 10-33-7
9. The normal requirement for internal roadways for an RV Park is 30'. However, as part of a PDO zone change that was approved earlier this year some roads within the park are 24' one-way streets
10. The site plan has provided a check-in area that will be adequate under the standards of the code.
11. Building renderings and elevations were provided. The clubhouse building is approximately 40' tall under the 55' maximum under the PDO zoning.
12. RV Parks require City Council approval for the final site plan with a recommendation from the Planning Commission.

Recommendation:
Staff recommends the planning commission review the application based on Hurricane City Code and Standards. Staff would recommend approval if the applicant can adequately address the comments within this report, including calling out parking, open space, and landscape buffering information.

SITE CONSTRUCTION PLAN SET (REVISED 2023)
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN
HURRICANE CITY, WASHINGTON COUNTY, UT



VICINITY MAP

SHEET NO.	DESCRIPTION
C1.0	COVER SHEET
C1.1	MOTOR COACH RESORT OVERALL
C1.2	MOTOR COACH RESORT SWPPP
C1.3	MOTOR COACH RESORT ROAD SECTIONS
C1.4	MOTOR COACH TYPICAL UNIT LAYOUT
C1.5	MOTOR COACH RESORT POOL & ADMINISTRATION
C2.0	MOTOR COACH RESORT GRADING OVERALL
C2.1-2.8	MOTOR COACH ROAD (ALL ROADS) PLAN & PROFILE
C2.9-2.12	MOTOR COACH SECTION No. 1-4 PLAN & PROFILE
C3.0-C3.14	WATER AND SEWER
E001-E301	POWER AND LIGHTING (CRSA PLAN)
C5.0-C5.4	PAVING AND STRIPING
C6.0-C6.6	DETAILS

HURRICANE CITY APPROVAL

WASHINGTON CO. WATER CONSERVANCY DIST.	DATE 6-14-23
FIRE: HURRICANE VALLEY FIRE SSD	DATE 6-14-23
SEWER: ASH CREEK SSD	DATE 6-14-23
WATER: HURRICANE CITY	DATE 6-14-23
POWER: HURRICANE CITY	DATE 6-14-23
GAS: DOMINION ENERGY N/A	DATE
COMMUNICATIONS: TDS TELCOM	DATE 6/14/23
COMMUNICATIONS: CENTURYLINK	DATE 6/14/23
PARKS: HURRICANE CITY	DATE 6-14-23
STREETS: HURRICANE CITY	DATE 6/14
BUILDING OFFICIAL	DATE 6.16.2023
ENGINEERING: HURRICANE CITY	DATE 6-21-2023
PUBLIC WORKS DIRECTOR N/A	DATE
G.I.S. HURRICANE CITY	DATE

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

ENGINEER

ALLIANCE CONSULTING
2303 N. CORAL CANYON BLVD. SUITE 201
WASHINGTON, UT 84780-0577
PHONE: (435) 673-8060
FAX: (435) 673-8065
ENGINEER: MR. DELOSS HAMMON P.E.
CONTACT: MR. MICHAEL BRADSHAW
EMAIL: mwb@allianceconsulting.us

LICENSED PROFESSIONAL ENGINEER
No. 4804458
DELOSS S. HAMMON
6/10/23
STATE OF UTAH

DUST CONTROL NOTES

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

1. Apply water by means of trucks, hoses and/or sprinklers at sufficient frequency and quantity, prior to conducting, during and after earthmoving activities.
2. Pre-apply water to the depth of the proposed cuts, or equipment penetration.
3. Apply water as necessary and prior to expected wind events.
4. Operate haul vehicles appropriately in order to minimize fugitive dust and apply water as necessary during loading operations.

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

1. When active construction operations have ceased, apply water at sufficient frequency and quantity to develop a surface crust and prior to expected wind events
2. Install fence barrier and /or "no trespassing" signs to prevent access to disturbed surface areas.

GENERAL NOTES:

1. Unless shown otherwise on these plans, all construction shall conform to the codes and ordinances of Hurricane City, Ash Creek Special Service District, the State of Utah Administrative Codes, "The International Plumbing Code", and the "International Building Code" latest additions as administered by Hurricane City.
2. The Contractor shall be responsible for the location of and protection of all existing underground utilities and overhead power lines during construction.
3. Coordinate with Alliance Consulting for control monuments.
4. Existing contour and finish contour interval is 2 feet.
5. Any necessary design modifications shall be approved by the design engineer.
6. All grading to be within ±0.1' of proposed elevation.
7. Project shall install an information sign on site before construction begins. This sign shall have a minimum size, placement location and content information with the company name, phone & permit number.
8. A mandatory pre-construction meeting with Hurricane City Public Works shall be required on all projects prior to any grubbing, grading, or construction activities. The permit holder shall be required to notify Public Works inspectors.
9. Projects shall submit a dust control plan with details on equipment scheduling and reporting of dust control activities.
10. Follow appendix J standards found in the IBC.
11. All work and materials shall meet Hurricane City standards.

CONSTRUCTION NOTES:

All excavations and grading shall be in accordance with the requirements of the Hurricane City [phone: 435-635-2811], and Ash Creek Special Service District [phone: 435-635-2348], of the "International Building Code", current city-adopted version, and the specifications.

1. All excavation, grading, and fill operations within the building area should be observed by the Field Engineer to verify subsoil conditions and determine adequacy of site preparation, suitability of fill materials and compliance with compaction requirements.
2. The Contractor shall provide suitable equipment to control dust and air pollution caused by construction operations. The Contractor shall also provide suitable mud and dirt containment to maintain clean conditions on the work site, access roadways, and adjacent properties.
3. Project shall submit a Dust Control Plan with details on equipment, scheduling and reporting of dust control activities.
4. Contractor is responsible and required to obtain their own UPDES/NOI permits.
5. It is the contractors responsibility to identify all and any SWPPP requirements.
6. Prior to and during compaction operations, all backfill material shall have the required moisture content uniform throughout each layer.
7. All non-roadway dust control material shall be firmly placed and compacted to a 3" crust at 5% over optimum, and all grading shall be compacted to 95%.
8. All Rip-Rap rock shall be approved by owner.
9. Contractor must coordinate with other Contractors working in areas.
10. Contractor must protect existing facilities.
11. 18" rework required (remove moisture conditions & re-compact to 95%) on all areas requiring fill prior to any fill being placed.
12. All site blasting must occur during daylight hours and have a dust control plan and a blasting permit provided by the contractor.
13. Private Sewer Agreement is required for any sewer mains not in roadway.

GEOTECHNICAL REPORTS:

The contractor is responsible to read and fully understand the Geotech report and to coordinate with the geotechnical engineer throughout the grading process to ensure that the report's recommendations are implemented from the beginning to the end of the projects construction. The owner will contract with the geotechnical engineer for his representatives to be on site throughout the grading process to ensure full compliance with the geotechnical report's recommendations. Refer to following reports.

1. Landmark Testing and Engineering Geotechnical Report, Project No. 18646, Dated: January 30, 2018.

PARKS DEPARTMENT NOTES:

1. Any landscaping, including street landscape strips and/or medians and associated irrigation shall installed by developer/owner and is not the responsibility of Hurricane City Parks Department to maintain.

DATE: 5-8-2023
JOB NUMBER: 4499
SCALE: 1"=200'
DRAWN BY: CJA
CHECKED BY: MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

FILE NAME: CC-RV Park Base Grd Rev 4

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

MOTOR COACH RESORT COVER
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE WASH. CO., UTAH

SHEET
C1.0
OF 49 SHEETS

JUN 2 0 2023

I-15 SOUTH

I-15 NORTH

STATE ROUTE 9

CORAL JUNCTION ROAD

CORAL CANYON BLVD

ROAD B

ROAD C

ROAD D

ROAD E

ROAD F

ROAD G

MAINTENANCE BUILDING

POOL HOUSE & RESTROOM AMENITY #1

POOL

ADMIN/ CLUBHOUSE BUILDING AMENITY #2

BASKETBALL COURT AMENITY #6

PICKLEBALL COURT AMENITY #7

RESTROOM AMENITY #3

RESTROOM & LAUNDRY AMENITY #4

BBQ AREA AMENITY #8

OFF-LEASH DOG PARK AMENITY #9

AMPHITHEATER AMENITY #11

BBQ AREA AMENITY #10

RESTROOM & HOUSEKEEPING AMENITY #5

MOTOR COACH RESORT SITE PLAN	
No. of RV PADS	120
No. of TRAILER PADS	51
Total Parking Spaces	51
ADA Parking Spaces	6
Restroom & Pool House Amenity #1	
No. of Restrooms	6
No. of Showers	2
Clubhouse Building Amenity #2	
No. of Restrooms	2
Restroom Amenity #3	
No. of Restrooms	6
No. of Showers	6
RESTROOM & LAUNDRY AMENITY #4	
No. of Restrooms	6
No. of Showers	6
RESTROOM & HOUSEKEEPING AMENITY #5	
No. of Restrooms	6
No. of Showers	6
BASKETBALL COURT AMENITY #6	
PICKLEBALL COURT AMENITY #7	
BBQ AREA AMENITY #8	
OFF-LEASH DOG PARK AMENITY #9	
BBQ AREA AMENITY #10	
AMPHITHEATER AMENITY #11	

NORTH

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

A A ROAD SECTION DETAIL
SEE SHEET C1.3

NOTES

1. FOR ADA ACCESSIBLE PATH PLEASE SEE SHEET C1.5 AND SHEET C5.4.
2. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 2% IN CROSS SLOPE.
3. ALL BUILDINGS SHALL HAVE AN EXTERIOR LANDING WITH A MAXIMUM OF A 2% SLOPE.

DATE: 5-8-2023
JOB NUMBER: 4499
SCALE: 1"=80'
DRAWN BY: CJA
CHECKED BY: MWB
REVISIONS DATE
FILE NAME: CC-RV Park Base Grd Rev 4

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

MOTOR COACH RESORT OVERALL
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE WASH. CO., UTAH

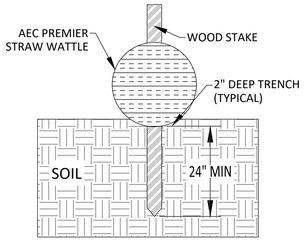
SHEET
C1.1
OF 49 SHEETS

JUN 2 0 2023

Temporary Erosion and Sediment Control Notes

1. Provide and Maintain all Erosion Control Measures, Plans, Permits, Maintenance, Expenses, Etc.
2. All temporary erosion and sediment control devices shall be installed, monitored, and maintained until final surface roughness has been established and accepted by the City.
3. Inspections shall be performed by the Contractor at Least Once Every 14 Calendar Days and within 24 Hours After a Storm Event of 0.5" or More. Inspections shall be documented in Writing and shall Include: Date and Time, Name of Inspector, Findings, Corrective Actions Taken, and Dates and Amounts of Rainfalls.
4. All Erosion Prevention and Sediment Control devices must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the device. These repairs must be made within 24 hour of Discovery, or as soon as field conditions allows.
5. Provide Temporary Erosion Protection or Permanent cover for the Exposed soil areas where activities have been completed or temporarily cease within 21 days of ceasing earth moving activities.
6. Sediment tracked on the street shall be removed within 24 hours using a street sweeper with pick-up broom
7. All temporary Erosion and Sediment control devices must be removed by the Contractor when final cover is established and acceptable to the Owner.

WATTLE CROSS SECTION: ON BARE SOIL



NOTES

1. INSTALL STAKES ALONG WATTLES APPROXIMATELY 3' TO 4' OF SPACING BETWEEN STAKES
2. ENDS OF WATTLES SHALL BE TURNED SLIGHTLY UP SLOPE.
3. RECOMMENDED STAKES ARE 1-$\frac{3}{8}$" WIDE x 1-$\frac{3}{8}$" THICK x 30" LONG.
4. STAKES SHALL NOT EXTEND ABOVE THE STRAW WATTLES MORE THAN 2"
5. DO NOT OVERLAP THE ENDS ON TOP OF EACH OTHER.
6. OVERLAP BESIDE EACH END AT A MINIMUM OF 1.0'
7. ALL WATTLES MUST BE INSTALLED AT THE BEGINNING OF CONSTRUCTION UNLESS NOTED OTHERWISE.

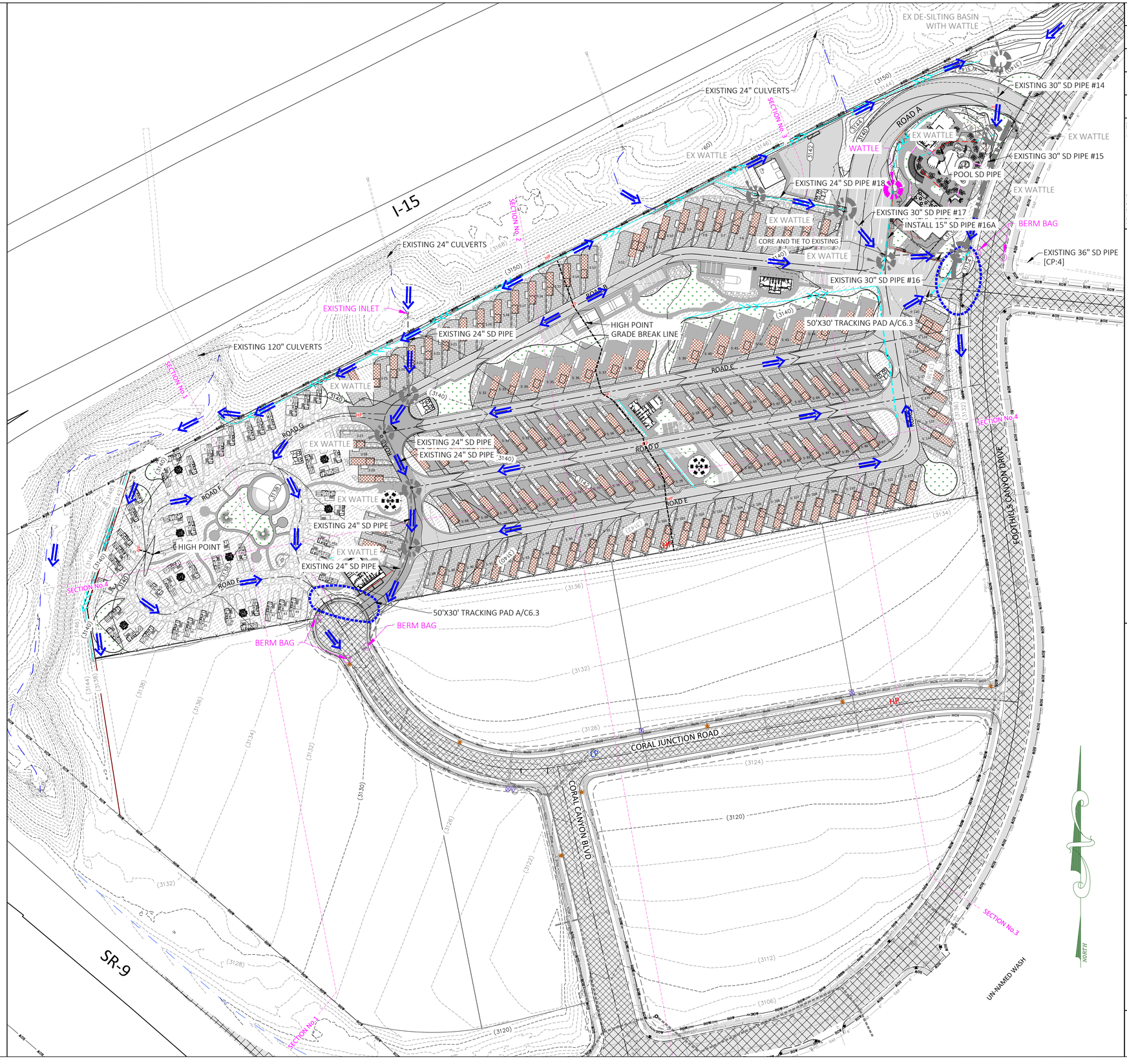
LEGEND

- EXISTING WATTLE
- 12" WATTLE (80 LNFT) OR ALTERNATIVE APPROVED BY OWNERS
- COLLECTED POST-CONSTRUCTION DRAINAGE LEAVING SITE
- STORM DRAINAGE FLOW DIRECTION

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.



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

DATE: 5-8-2023
JOB NUMBER: 4499
SCALE: 1"=80'
DRAWN BY: CJA
CHECKED BY: MWB

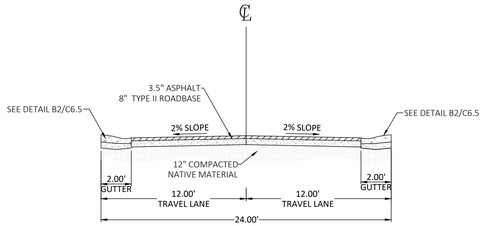
REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

FILE NAME: CC-RV Park Base Grd April 2021.dwg

OVERALL DRAINAGE AND STORM WATER POLLUTION PROTECTION PLAN
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE WASH. CO., UTAH

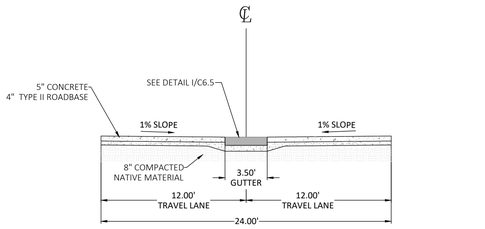
SHEET
C1.2
OF 49 SHEETS

JUN 2 0 2023



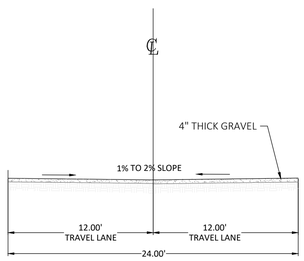
SECTION A-A

24' PRIVATE ASPHALT STREET



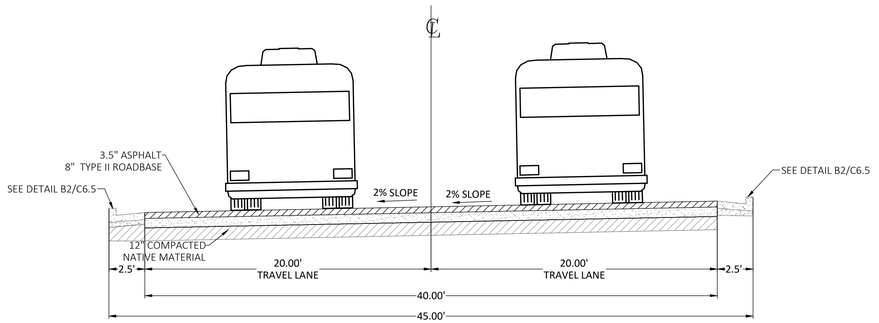
SECTION B-B

24' PRIVATE CONCRETE STREET



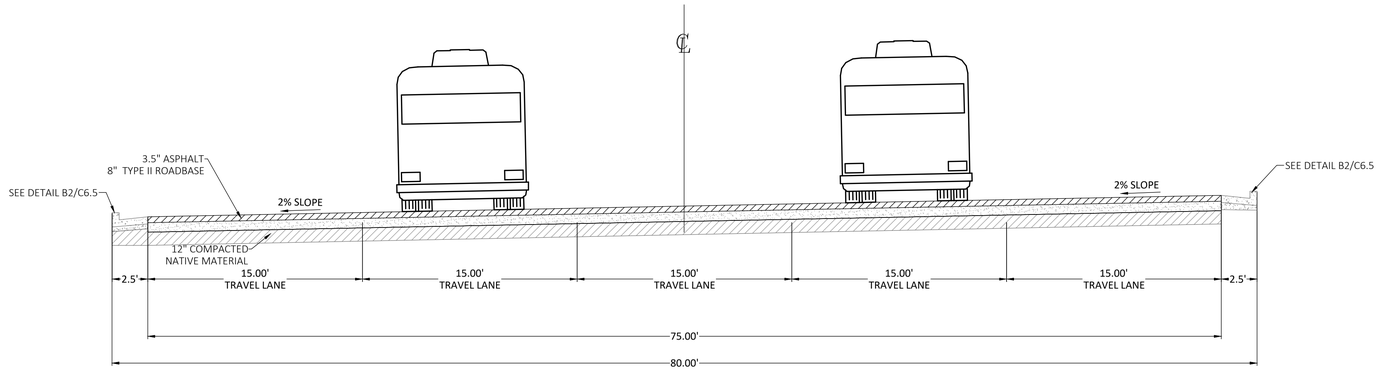
SECTION C-C

24' PRIVATE GRAVEL STREET



SECTION D-D

45' ENTRANCE LANE



SECTION E-E

80' ENTRANCE LANE

DATE: 5-8-2023

JOB NUMBER: 4499

SCALE: NTS

DRAWN BY: CJA

CHECKED BY: MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

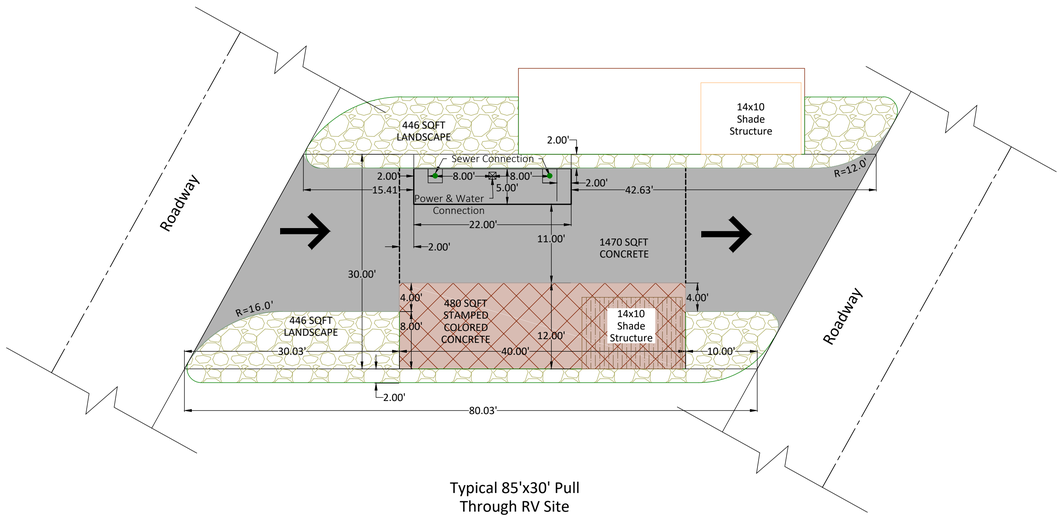
FILE NAME: CC-RV Park Base Grd Rev 4

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

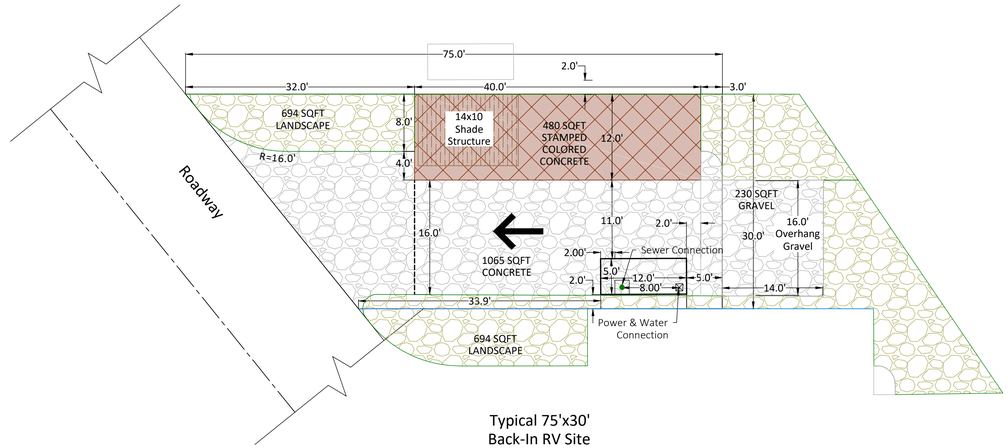
MOTOR COACH RESORT ROAD SECTIONS
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE WASH. CO., UTAH

SHEET
C1.3
OF 49 SHEETS

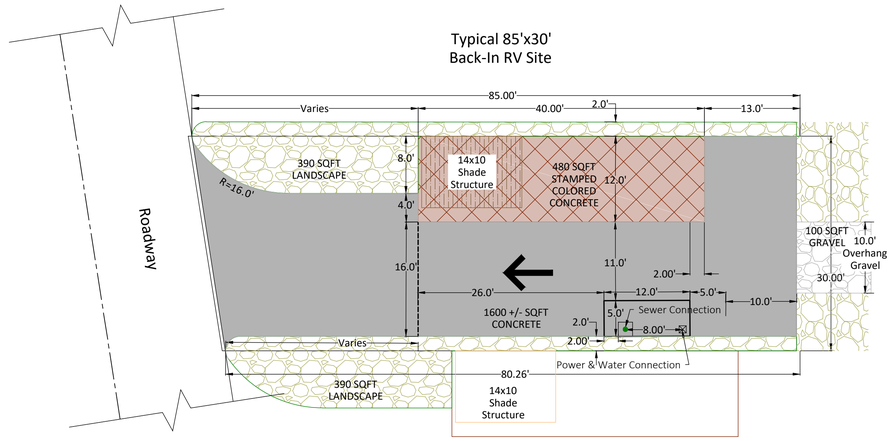
JUN 2 0 2023



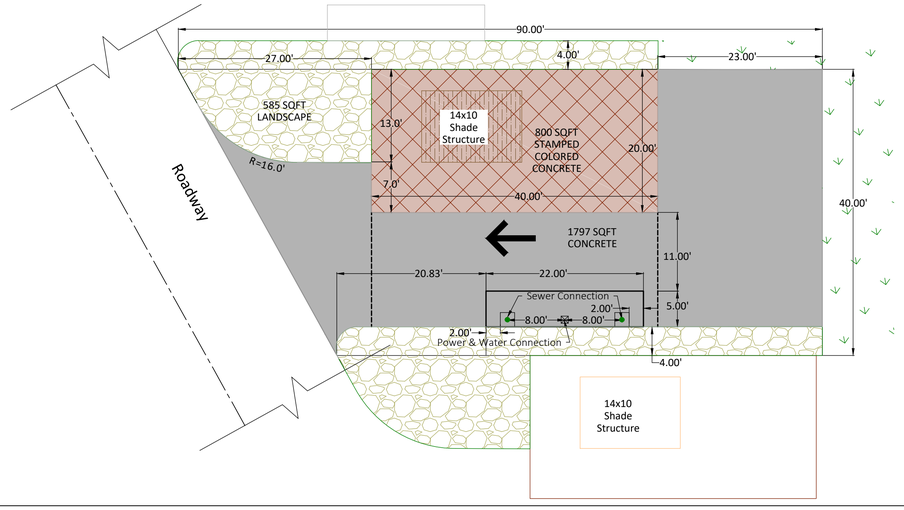
Typical 85'x30' Pull Through RV Site



Typical 75'x30' Back-In RV Site



Typical 85'x30' Back-In RV Site



Typical 90'x40' Pull-In RV Site

LEGEND

- Landscaping
- Concrete
- Stamped Concrete (Color by Owner)
- Shade Structure
- Gravel Overhang
- LANDSCAPE ROCK WITH BOULDERS AND SHRUBS
- Sewer Connection
- Water and Power Connection

DATE: 5-8-2023

JOB NUMBER: 4499

SCALE: 1"=10'

DRAWN BY: CJA

CHECKED BY: MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

FILE NAME: CC-Hurr RV Park Utilities Rev4

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

MOTOR COACH TYPICAL UNIT LAYOUT
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST &
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M,
CITY OF HURRICANE, WASH. CO., UTAH

SHEET
C1.4
OF 49 SHEETS

JUN 2 0 2023

INV OUT:3129.68 SD Pipe No.16 (E)

SINGLE INLET BOX NO. (14)

MOUNTABLE CURB

SD Pipe No.16A LEN 116.28'
15" HDPE SLOPE 1.00%

CORE AND TIE TO EXISTING

12+19

12+00

ADA RAMP TO BUILDING

3137.17 TBC

3137.37 TBC

3137.70

3138.20

HP GRADE BREAK LINE

ACCESSIBLE ROUTE

SWR PIPE 12

CONCRETE STEPS (2 STEPS)

3137.00 TOE

3138.00 TOP

SD Pipe No.(22) LEN 53.72'
24" HDPE Pipe SLOPE 0.50%

ADMINISTRATION
OFFICE BUILDING
FF: 3138.2

69 LN.FT. 8"Ø HDPE DRAINAGE PIPE 1% SLOPE
WITH 4' SECTIONS OF STRAIGHT TRENCH DRAIN
SEE DETAIL

3137.98

3137.87 FL

3138.00 FL

FG: 3138.00
PIPE FL: 3133.11

INLET BOX NO. 14A
STA:13+48.37 OFF:-148.70L
TBC:3137.89
DEPTH: 5.80'
INV OUT:3132.09 SD Pipe No.16A (S)

3137.93 FL

3137.90 TBC

3138.03 FL

3138.88 TBC

MOUNTABLE CURB

3139.04 TBC

ROAD A

3140.64 TBC

3138.18 FL

3139.64 TOP

3138.54 TOE

3138.21 FL

HIGH POINT
GRADE BREAK LINE

FG: 3138.16
PIPE FL: 3132.89

3138.16

1' RETAINING WALL (90 SQFT)
W/ 1' EMBEDMENT

PUMP PIT
FF: 3132.3

POOL HOUSE
FF: 3138.3

22 LN.FT. 8" Ø HDPE
DRAINAGE PIPE 1% SLOPE

3137.78 LP

FG:3137.78
PIPE FL: 3133.8

POOL
FS: 3138.2

3138.04 FL

3138.02 FL

3139.88 TOP

3138.10 TOP

3138.48 TOE

80 LN.FT. 8"Ø HDPE DRAINAGE PIPE 1% SLOPE
WITH 4' SECTIONS OF STRAIGHT TRENCH DRAIN
SEE DETAIL

3137.96 FL

SPA
FS: 3138.2
COPING:
ELEV:3139.5

3137.83 TOP

3136.33 TOE

CONCRETE STEPS (3 STEPS)

30" HDPE SLOPE 0.15%

3137.58 TOP

3136.08 TOE

3138.03

3137.83

ROAD B

3135.06 TBC

3135.73 TBC

SMH 14 - (48)

3137.52

3137.98

3138.05

3137.95 LP

3137.83 FL

FG: 3137.67
PIPE FL: 3132.09

3137.67 LP

3138.07

3140.28 TBC

36 LN.FT. 8" Ø HDPE
DRAINAGE PIPE 3.2% SLOPE

3137.75

3137.84

CONNECT EXISTING PIPE
PROPOSED TO INLET BOX

3133.83

SD Pipe No.15 LEN 206.83'
30" HDPE SLOPE 2.00%

INLET BOX NO. (13)

SD Pipe No.(25) LEN 100.00'
24" HDPE Pipe SLOPE 0.50%

EXISTING DOUBLE
CURB INLET BOX

3133.75 TBC EX

INLET BOX NO. (26)
STA:14+55.10 OFF:15.59R
TBC:3135.16
DEPTH: 7.36'
INV OUT:3127.80 SD Pipe No.(25) (NE)

3134.45 TBC EX

FOOTHILLS CANYON DRIVE

3135.92 TBC EX

3137.07 TBC EX

STORM SEWER MANHOLE 12 (60")

3140.32 TBC

ROAD A

EXISTING CURB & GUTTER

REMOVE EXISTING
CONCRETE SIDEWALK

3138.58 TBC EX

3139.75 TBC EX

NORTH

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

NOTES

1. FOR ADA ACCESSIBLE PATH PLEASE SEE SHEET C1.5 AND SHEET C5.4.
2. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 2% IN CROSS SLOPE.
3. ALL BUILDINGS SHALL HAVE AN EXTERIOR LANDING WITH A MAXIMUM OF A 2% SLOPE.

DATE: 5-8-2023

JOB NUMBER: 4499

SCALE: 1" = 10'

DRAWN BY: CJA

CHECKED BY: MWB

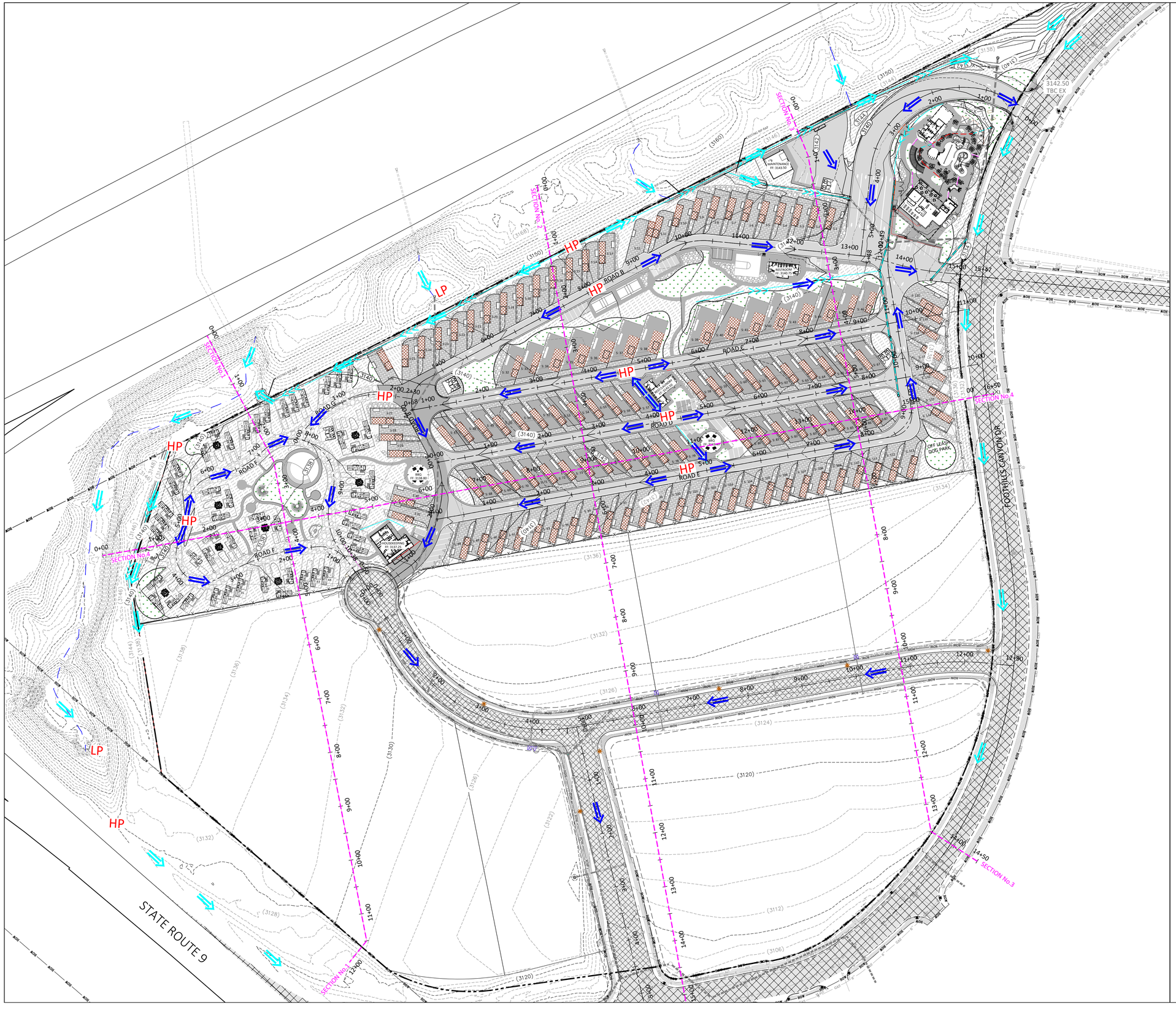
REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

FILE NAME: CC-RV Park Base Grd Sep 2020

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

RV PARK ADMIN OFFICE & POOL GRADING
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST &
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M,
CITY OF ST. GEORGE, WASH. CO., UTAH

SHEET
C1.5
OF 56 SHEETS



LEGEND

- ON-SITE STORM WATER RUN-OFF FLOW DIRECTION
- OFF-SITE STORM WATER RUN-OFF FLOW DIRECTION
- FLOWLINE
- PROPOSED STORM DRAIN PIPE
- EXISTING STORM DRAIN PIPE

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NORTH

DATE: 5-8-2023
JOB NUMBER: 4499
SCALE: 1"=80'
DRAWN BY: CJA
CHECKED BY: MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

FILE NAME: CC-RV Park Base Grd Rev 4

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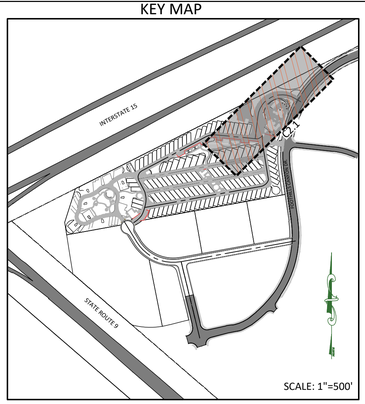
2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel (435) 673-8060 Fax (435) 673-8065

MOTOR COACH RESORT OVERALL GRADING
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE WASH. CO., UTAH

SHEET
C2.0
OF 49 SHEETS

KEY MAP



LEGEND

- EXISTING ASPHALT
- STAMPED CONCRETE
- CONCRETE
- SIDEWALK
- EXISTING RIP RAP
- OVERHANG AND ROADWAY GRAVEL
- LANDSCAPED GRAVEL
- LANDSCAPING
- NATURAL LANDSCAPING
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- STORM DRAIN INLET BOX
- 30" CURB & GUTTER
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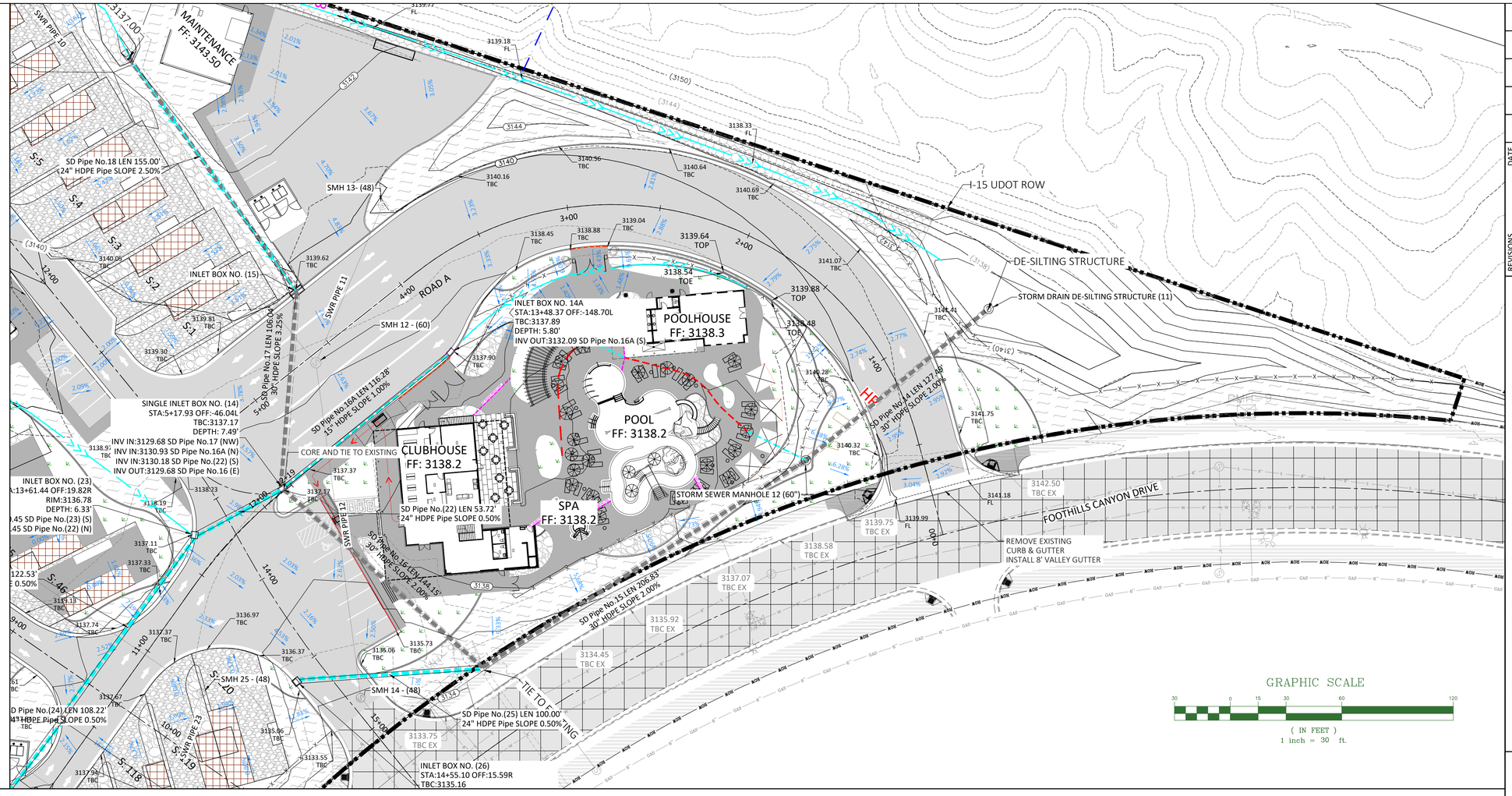
- MOUNTABLE CURB & GUTTER
- SIDEWALK AND PARKING CURB
- OFF-SITE FLOWLINE
- ON-SITE FLOWLINE
- PROJECT BOUNDARY
- HP/LP HIGH POINT/LOW POINT
- (2622) EXISTING CONTOUR
- 2622 DESIGN CONTOUR

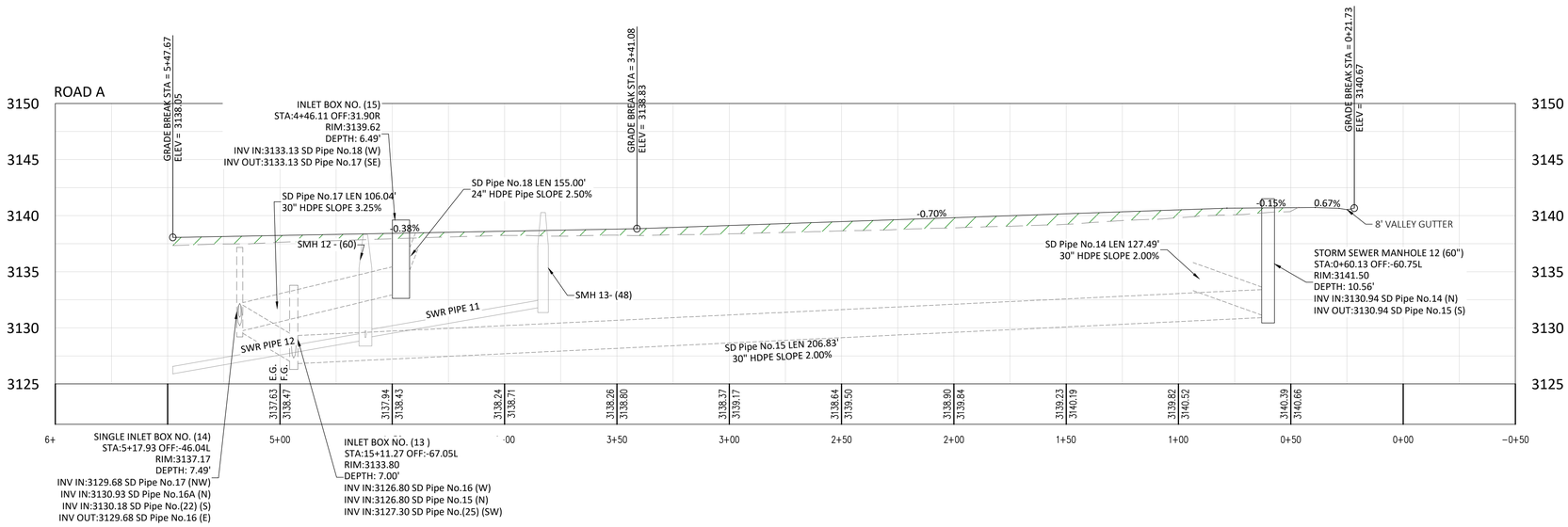
NORTH



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



DATE: 5-8-2023
JOB NUMBER: 4499
SCALE: 1"=30'
DRAWN BY: CJA
CHECKED BY: MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

FILE NAME: CC-RV Park Base Grd Rev 4

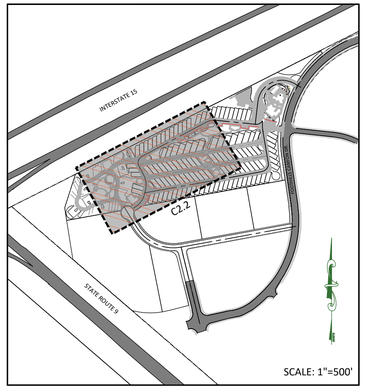
ALLIANCE CONSULTING
A Planning and Engineering Firm
2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel (435) 673-8060 Fax (435) 673-8065

MOTOR COACH RESORT ROAD "A" PLAN & PROFILE
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE WASH. CO., UTAH

SHEET
C2.1
OF_49 SHEETS

JUN 2 0 2023

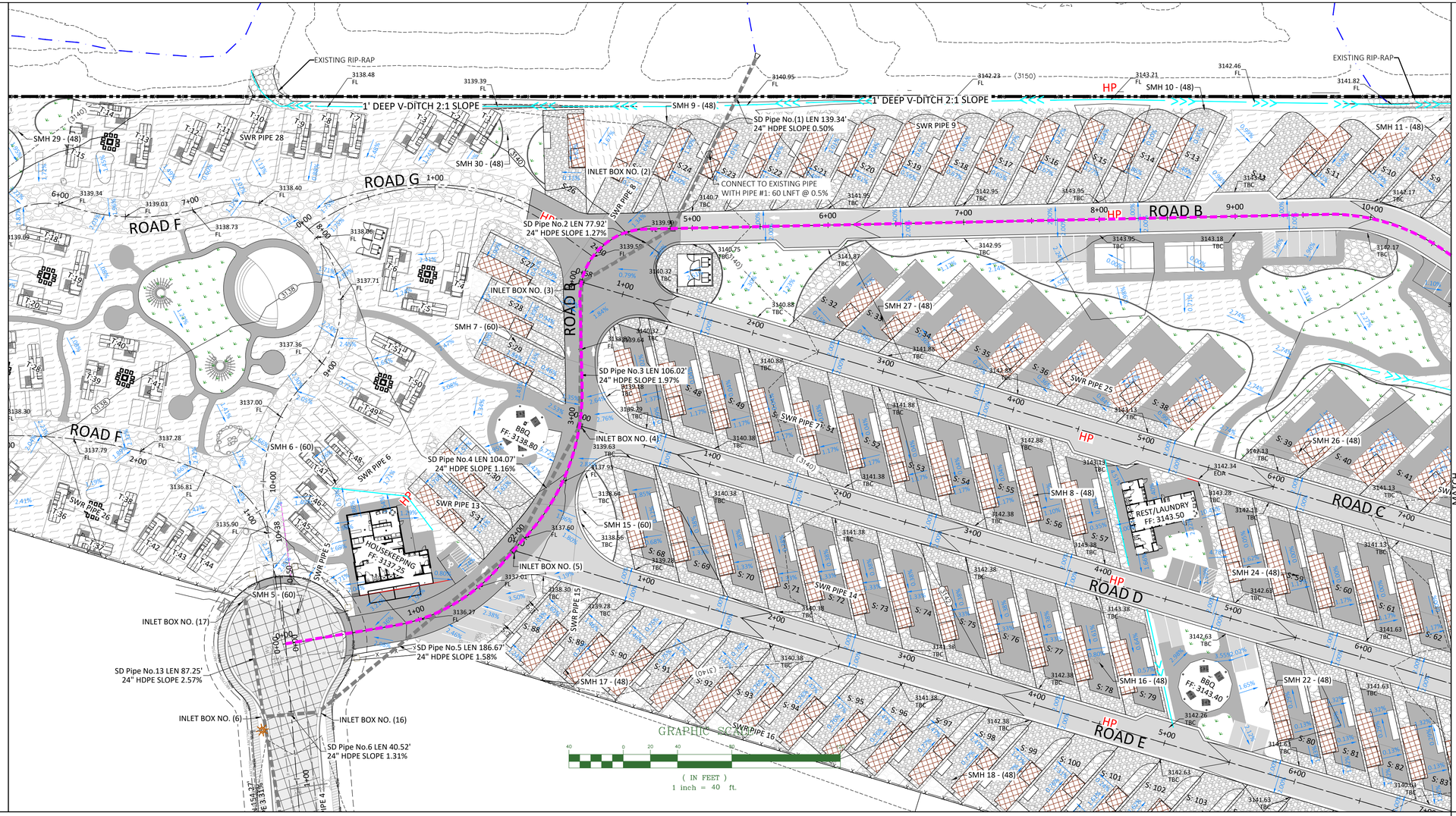
KEY MAP

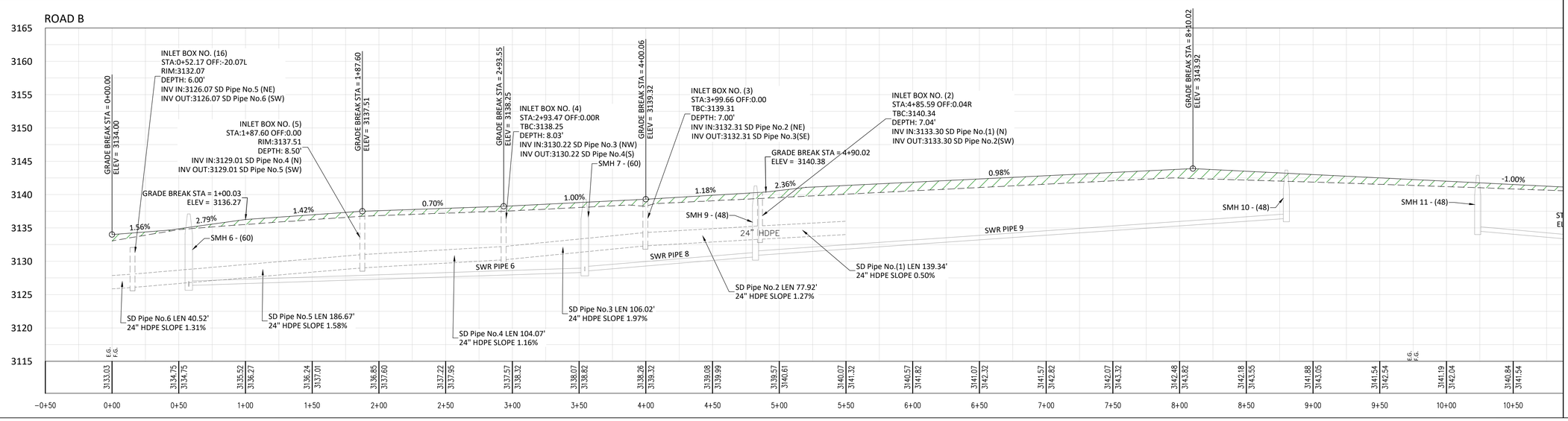


LEGEND

- EXISTING ASPHALT
- STAMPED CONCRETE
- CONCRETE
- SIDEWALK
- EXISTING RIP RAP
- OVERHANG AND ROADWAY GRAVEL
- LANDSCAPED GRAVEL
- LANDSCAPING
- NATURAL LANDSCAPING
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- STORM DRAIN INLET BOX
- 30" CURB & GUTTER
- FUTURE CURB & GUTTER
- MOUNTABLE CURB & GUTTER
- SIDEWALK AND PARKING CURB
- OFF-SITE FLOWLINE
- ON-SITE FLOWLINE
- PROJECT BOUNDARY
- HP/LP HIGH POINT/LOW POINT
- (2622) EXISTING CONTOUR
- 2622 DESIGN CONTOUR

NORTH





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2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel (435) 673-8060 Fax (435) 673-8065

DATE:	5-8-2023
JOB NUMBER:	4499
SCALE:	1"=40'
DRAWN BY:	CJA
CHECKED BY:	MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

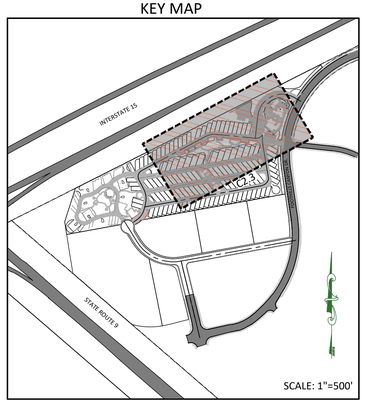
FILE NAME: CC-RV Park Base Grd April 2021.dwg

MOTOR COACH RESORT ROAD "B" PLAN & PROFILE
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE WASH. CO., UTAH

SHEET
C2.2
OF 49 SHEETS

JUN 2 0 2023

KEY MAP



LEGEND

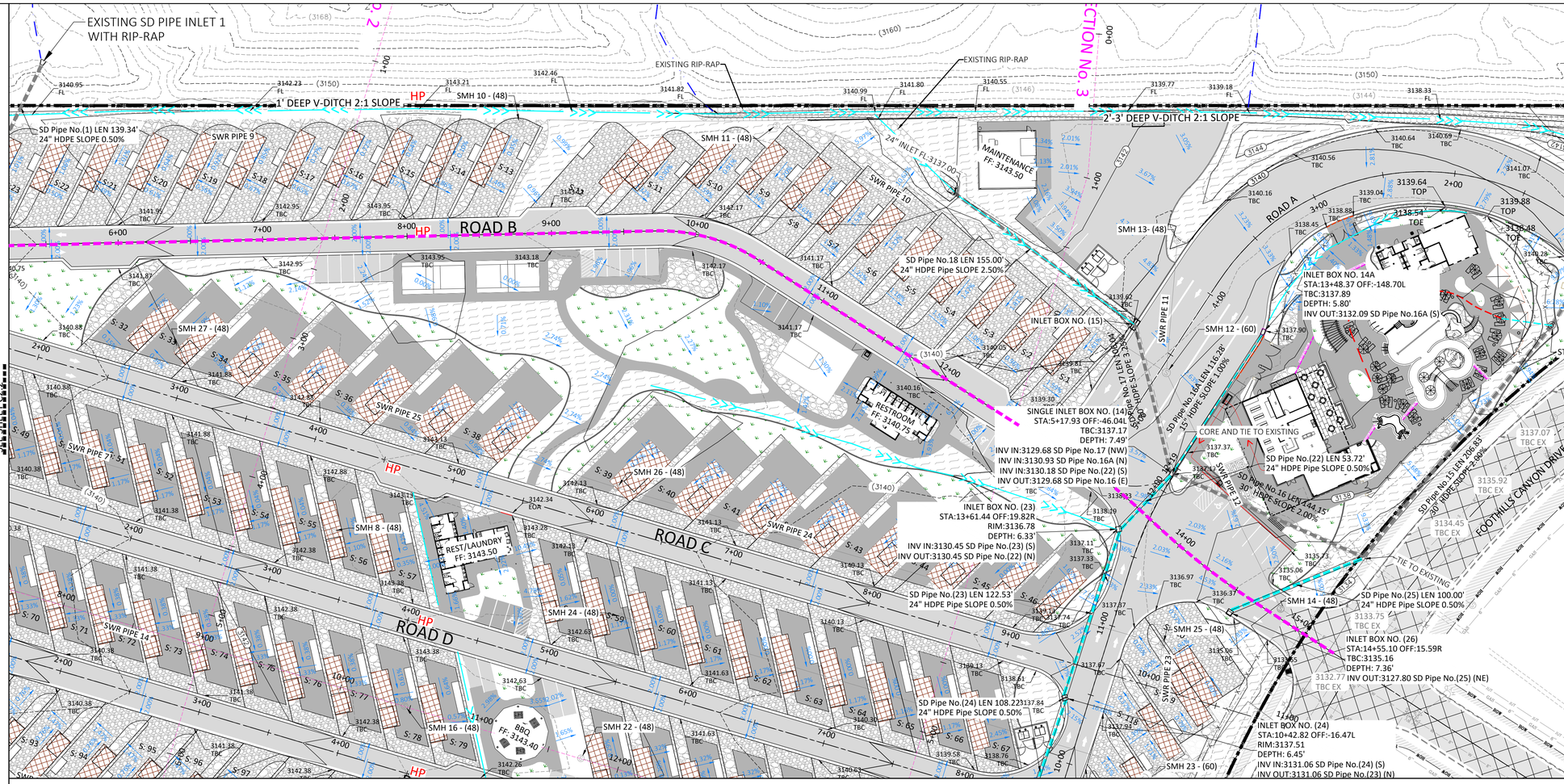
- EXISTING ASPHALT
- STAMPED CONCRETE
- CONCRETE
- SIDEWALK
- EXISTING RIP RAP
- OVERHANG AND ROADWAY GRAVEL
- LANDSCAPED GRAVEL
- LANDSCAPING
- NATURAL LANDSCAPING
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- STORM DRAIN INLET BOX
- 30" CURB & GUTTER
- FUTURE CURB & GUTTER
- MOUNTABLE CURB & GUTTER
- SIDEWALK AND PARKING CURB
- OFF-SITE FLOWLINE
- ON-SITE FLOWLINE
- PROJECT BOUNDARY
- HP/LP HIGH POINT/LOW POINT
- (2622) EXISTING CONTOUR
- 2622 DESIGN CONTOUR

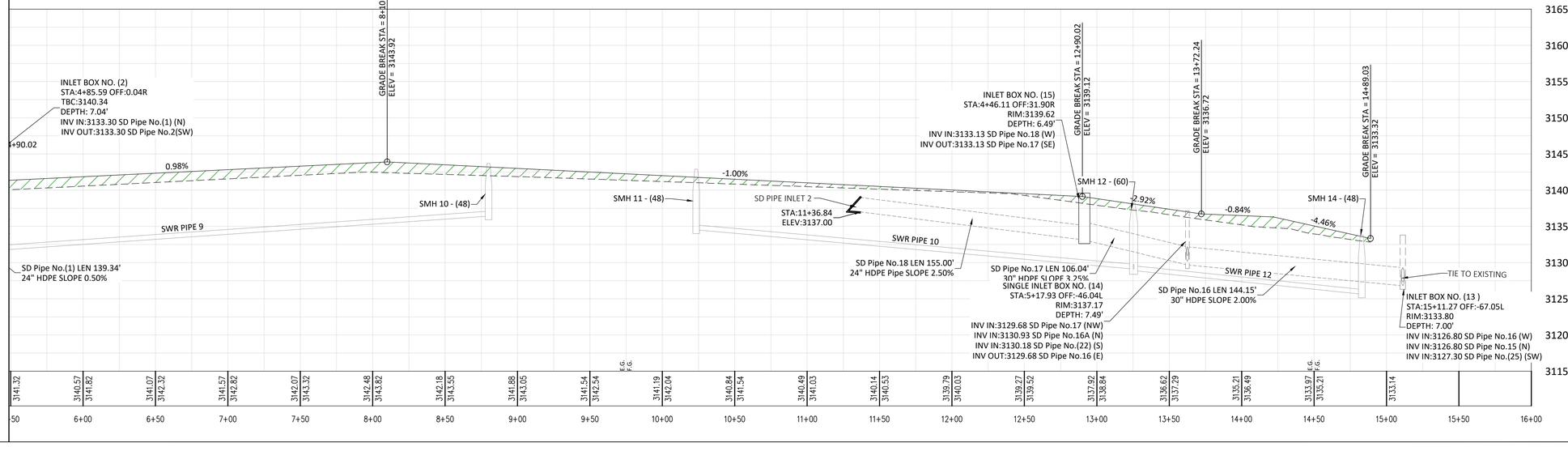
NORTH

GRAPHIC SCALE

40 0 20 40 80 120

(IN FEET)
1 inch = 40 ft.





DATE: 5-8-2023
JOB NUMBER: 4499
SCALE: 1"=40'
DRAWN BY: CJA
CHECKED BY: MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

FILE NAME: CC-RV Park Base Grd Rev 4

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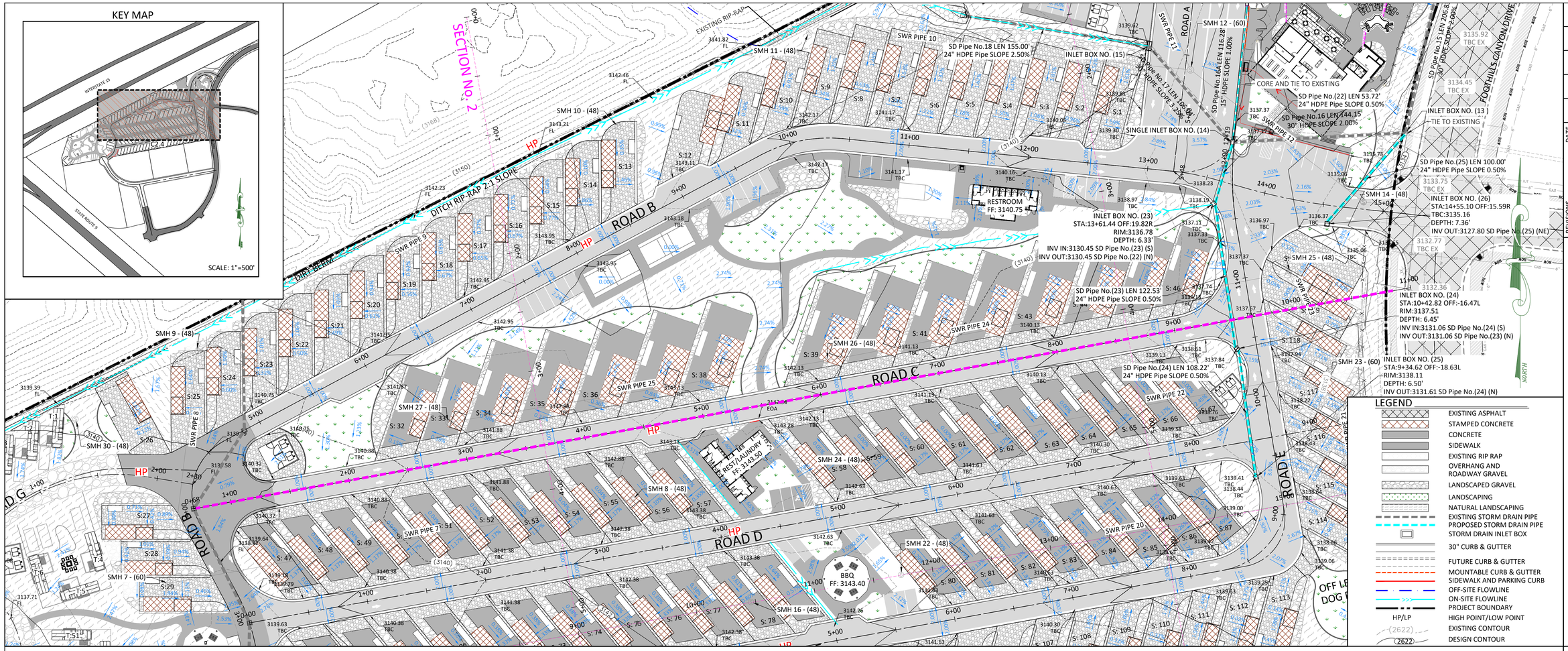
MOTOR COACH RESORT ROAD "B" PLAN & PROFILE
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE WASH. CO., UTAH

SHEET C2.3
OF 49 SHEETS

JUN 2 0 2023

KEY MAP



LEGEND

- EXISTING ASPHALT
- STAMPED CONCRETE
- CONCRETE
- SIDEWALK
- EXISTING RIP RAP
- OVERHANG AND ROADWAY GRAVEL
- LANDSCAPED GRAVEL
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- 30" CURB & GUTTER
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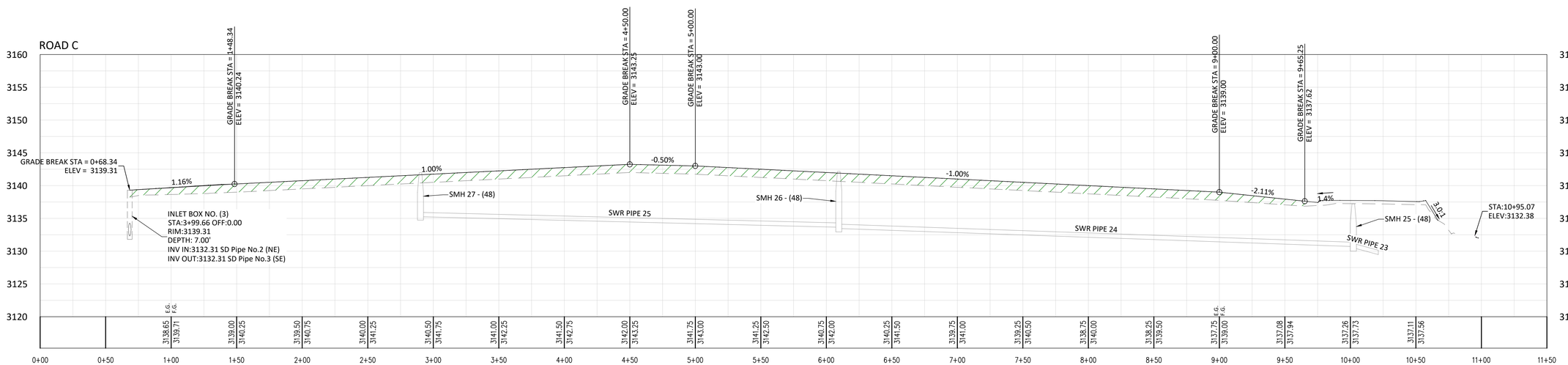
- MOUNTABLE CURB & GUTTER
- SIDEWALK AND PARKING CURB
- OFF-SITE FLOWLINE
- ON-SITE FLOWLINE
- PROJECT BOUNDARY
- HP/LP HIGH POINT/LOW POINT
- (2622) EXISTING CONTOUR
- 2622 DESIGN CONTOUR

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



DATE	
12-4-19	
1-5-22	
5-8-23	

REVISIONS
PRIOR APPROVAL
PRIOR APPROVAL #2
CITY REVISIONS

DATE: 5-8-2023
JOB NUMBER: 4499
SCALE: 1"=40'
DRAWN BY: CJA
CHECKED BY: MWB
FILE NAME: CC-RV Park Base Grd Rev 4

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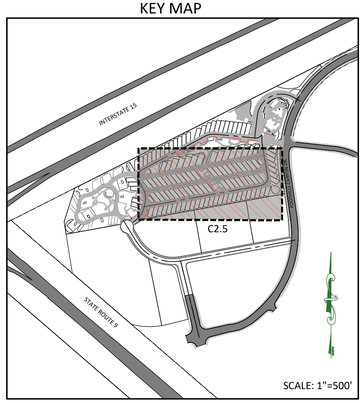
MOTOR COACH RESORT ROAD "C" PLAN & PROFILE
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE WASH. CO., UTAH

SHEET
C2.4
OF 49 SHEETS

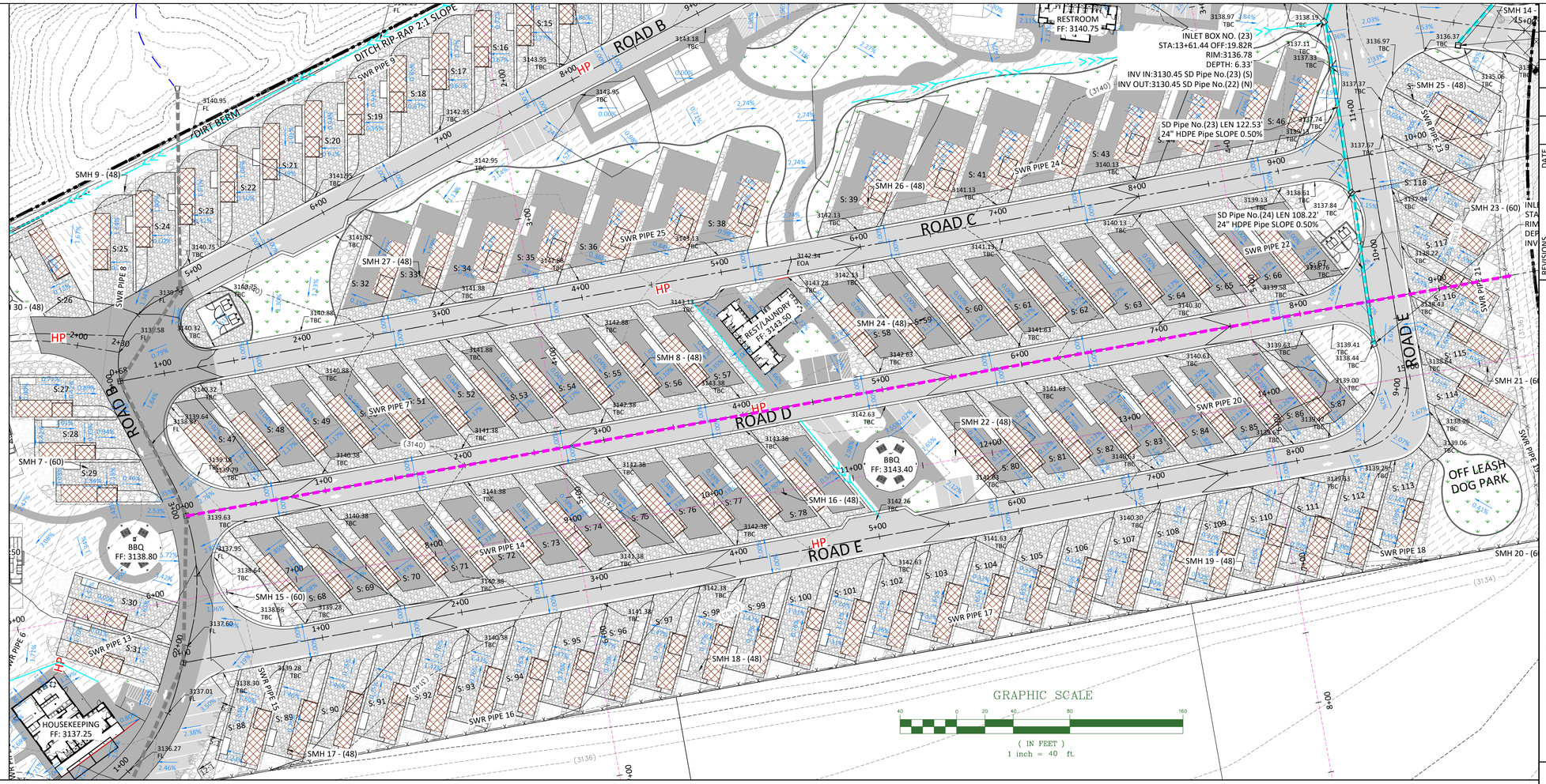
KEY MAP

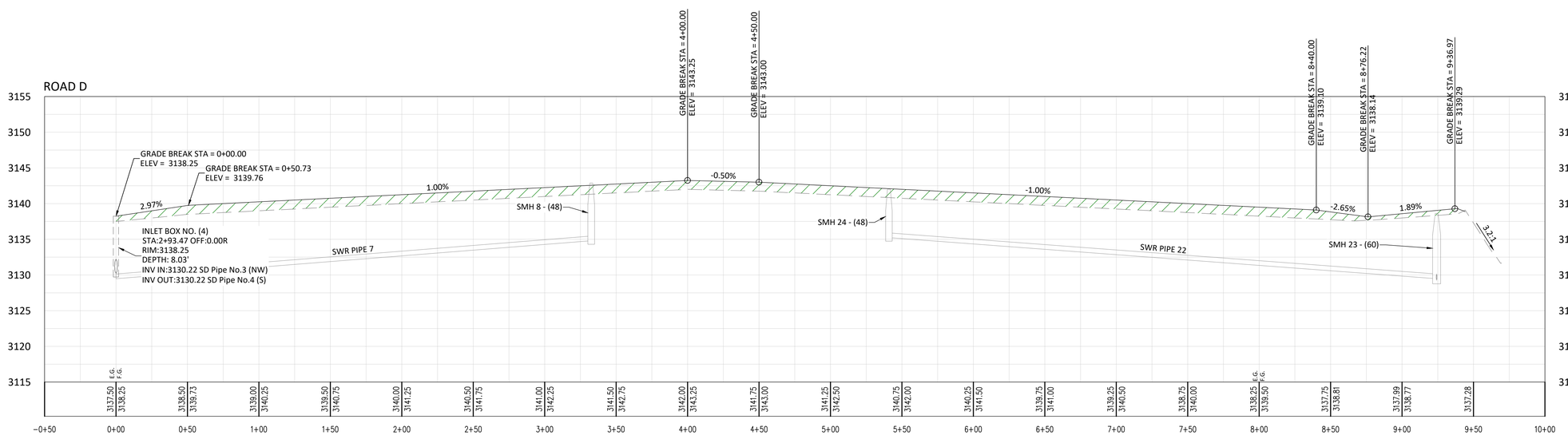


LEGEND

- EXISTING ASPHALT
- STAMPED CONCRETE
- CONCRETE
- SIDEWALK
- EXISTING RIP RAP
- OVERHANG AND ROADWAY GRAVEL
- LANDSCAPED GRAVEL
- LANDSCAPING
- NATURAL LANDSCAPING
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- STORM DRAIN INLET BOX
- 30" CURB & GUTTER
- FUTURE CURB & GUTTER
- MOUNTABLE CURB & GUTTER
- SIDEWALK AND PARKING CURB
- OFF-SITE FLOWLINE
- ON-SITE FLOWLINE
- PROJECT BOUNDARY
- HP/LP HIGH POINT/LOW POINT
- (2622) EXISTING CONTOUR
- 2622 DESIGN CONTOUR

NORTH





DATE:	5-8-2023
JOB NUMBER:	4499
SCALE:	1"=40'
DRAWN BY:	CJA
CHECKED BY:	MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

FILE NAME: CC-RV Park Base Grd Rev 4

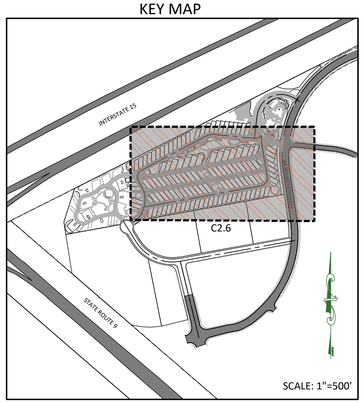
ALLIANCE CONSULTING
A Planning and Engineering Firm
2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel (435) 673-8060 Fax (435) 673-8065

MOTOR COACH RESORT ROAD "D" PLAN & PROFILE
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE WASH. CO., UTAH

SHEET
C2.5
OF 49 SHEETS

JUN 2 0 2023

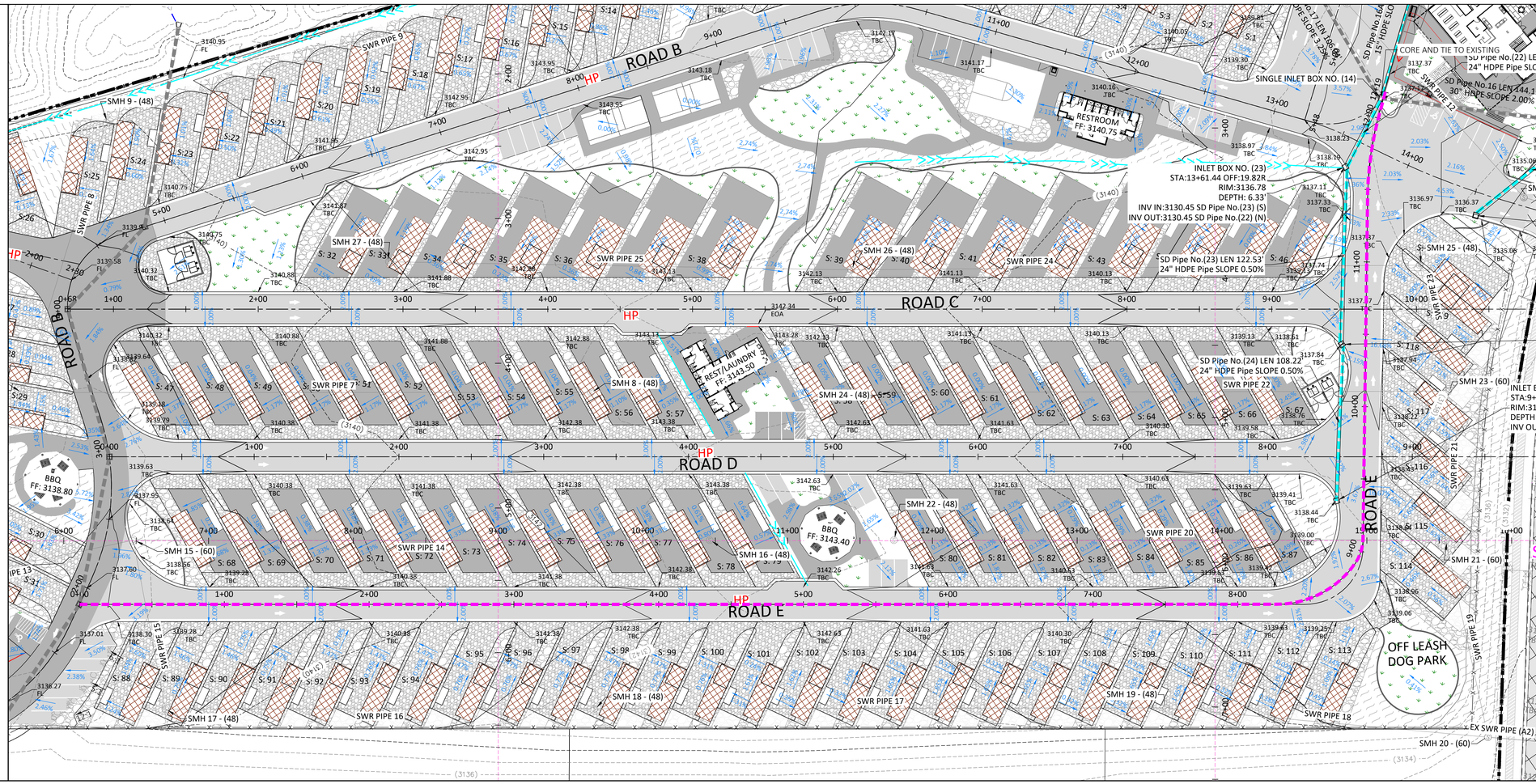
KEY MAP



LEGEND

- EXISTING ASPHALT
- STAMPED CONCRETE
- CONCRETE
- SIDEWALK
- EXISTING RIP RAP
- OVERHANG AND ROADWAY GRAVEL
- LANDSCAPED GRAVEL
- LANDSCAPING
- NATURAL LANDSCAPING
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- STORM DRAIN INLET BOX
- 30" CURB & GUTTER
- FUTURE CURB & GUTTER
- MOUNTABLE CURB & GUTTER
- SIDEWALK AND PARKING CURB
- OFF-SITE FLOWLINE
- ON-SITE FLOWLINE
- PROJECT BOUNDARY
- HP/LP HIGH POINT/LOW POINT
- (2622) EXISTING CONTOUR
- 2622 DESIGN CONTOUR

NORTH



DATE:	5-8-2023
JOB NUMBER:	4499
SCALE:	1"=40'
DRAWN BY:	CJA
CHECKED BY:	MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

FILE NAME: CC-RV Park Base Grd Rev 4

ALLIANCE CONSULTING
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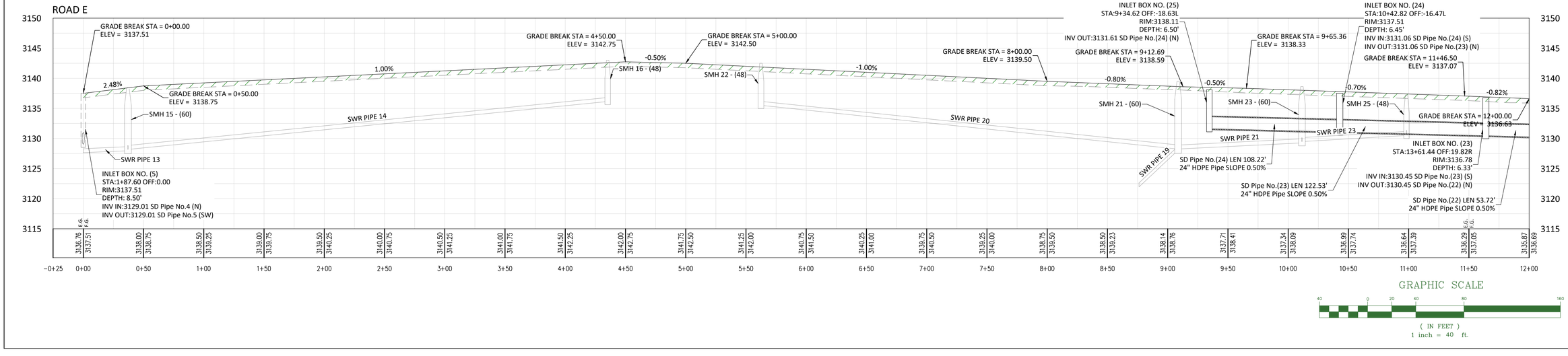


GRAPHIC SCALE

40 0 20 40 80 160

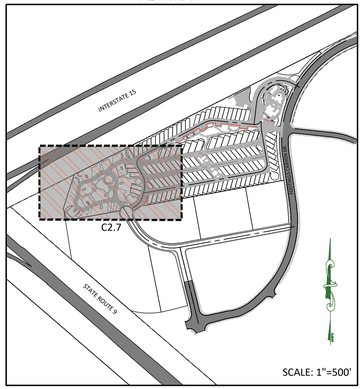
(IN FEET)
1 inch = 40 ft.

MOTOR COACH RESORT ROAD "E" PLAN & PROFILE
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE WASH. CO., UTAH

SHEET
C2.6
OF 49 SHEETS

JUN 2 0 2023

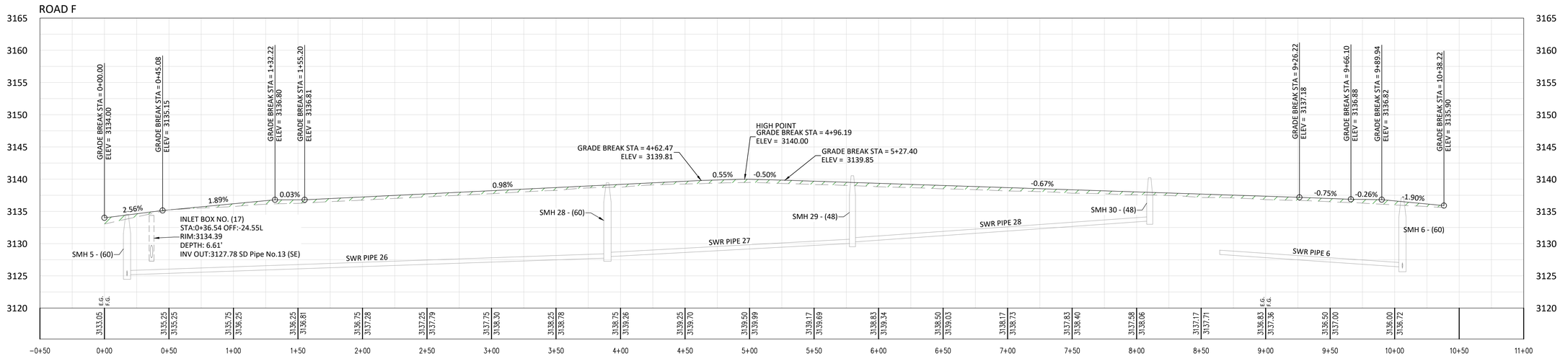
KEY MAP



LEGEND

- EXISTING ASPHALT
- STAMPED CONCRETE
- CONCRETE
- SIDEWALK
- EXISTING RIP RAP
- OVERHANG AND ROADWAY GRAVEL
- LANDSCAPED GRAVEL
- LANDSCAPING
- NATURAL LANDSCAPING
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- STORM DRAIN INLET BOX
- 30" CURB & GUTTER
- FUTURE CURB & GUTTER
- MOUNTABLE CURB & GUTTER
- SIDEWALK AND PARKING CURB
- OFF-SITE FLOWLINE
- ON-SITE FLOWLINE
- PROJECT BOUNDARY
- HP/LP HIGH POINT/LOW POINT
- (2622) EXISTING CONTOUR
- 2622 DESIGN CONTOUR

NORTH



DATE:	5-8-2023
JOB NUMBER:	4499
SCALE:	1"=40'
DRAWN BY:	CJA
CHECKED BY:	MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

FILE NAME: CC-RV Park Base Grd Rev 4

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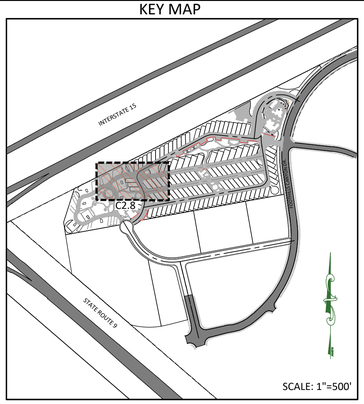
MOTOR COACH RESORT ROAD "F" PLAN & PROFILE
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SL&M
CITY OF HURRICANE WASH. CO., UTAH

SHEET
C2.7
OF 49 SHEETS

JUN 2 0 2023

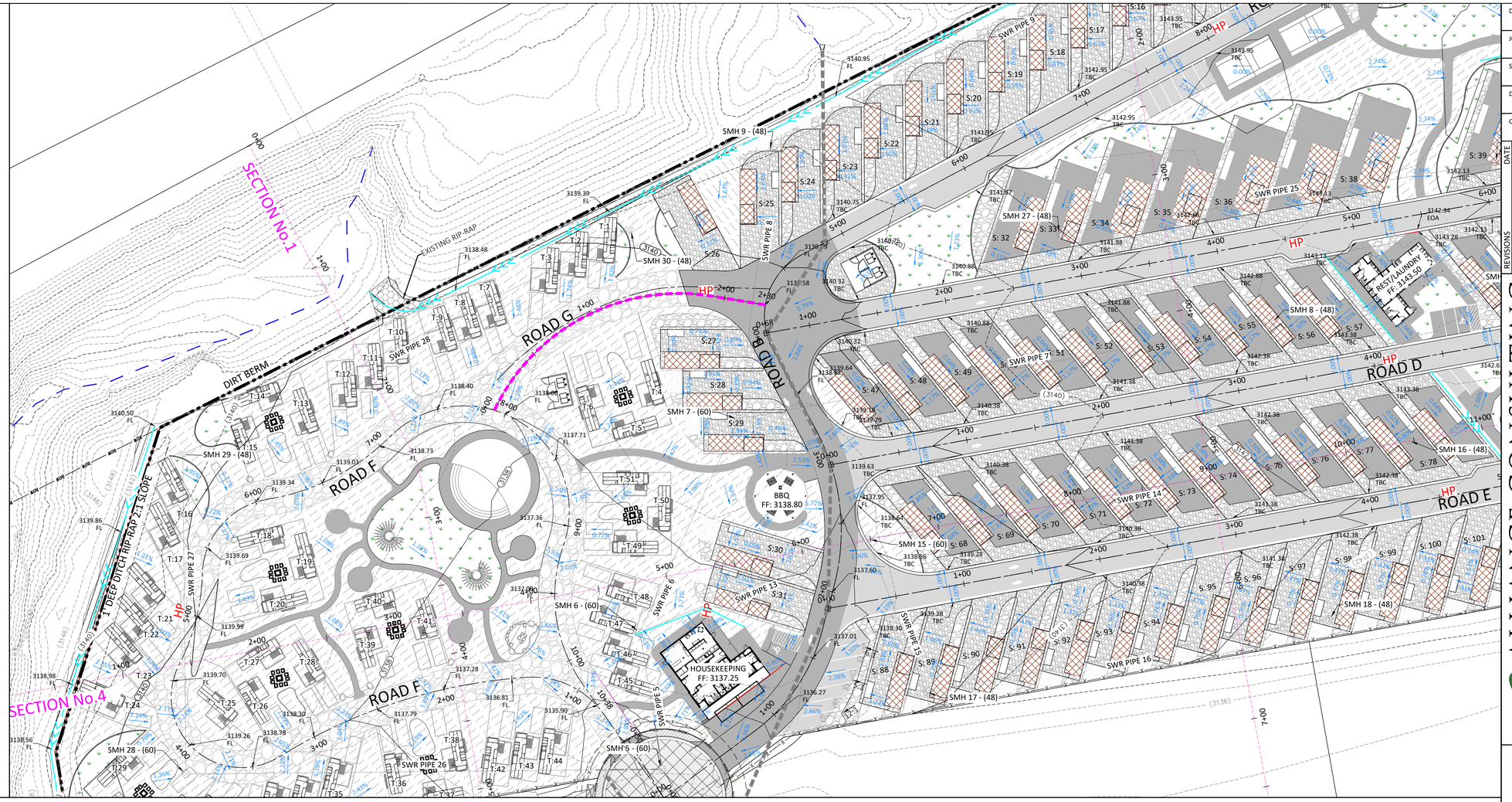
KEY MAP

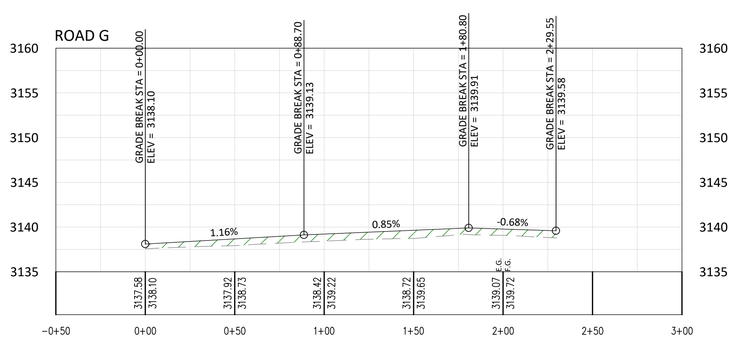


LEGEND

- EXISTING ASPHALT
- STAMPED CONCRETE
- CONCRETE
- SIDEWALK
- EXISTING RIP RAP
- OVERHANG AND ROADWAY GRAVEL
- LANDSCAPED GRAVEL
- LANDSCAPING
- NATURAL LANDSCAPING
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- STORM DRAIN INLET BOX
- 30" CURB & GUTTER
- FUTURE CURB & GUTTER
- MOUNTABLE CURB & GUTTER
- SIDEWALK AND PARKING CURB
- OFF-SITE FLOWLINE
- ON-SITE FLOWLINE
- PROJECT BOUNDARY
- HP/LP HIGH POINT/LOW POINT
- (2622) EXISTING CONTOUR
- 2622 DESIGN CONTOUR

NORTH





GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DATE:	5-8-2023
JOB NUMBER:	4499
SCALE:	1"=40'
DRAWN BY:	CJA
CHECKED BY:	MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

FILE NAME: CC-RV Park Base Grd Rev 4

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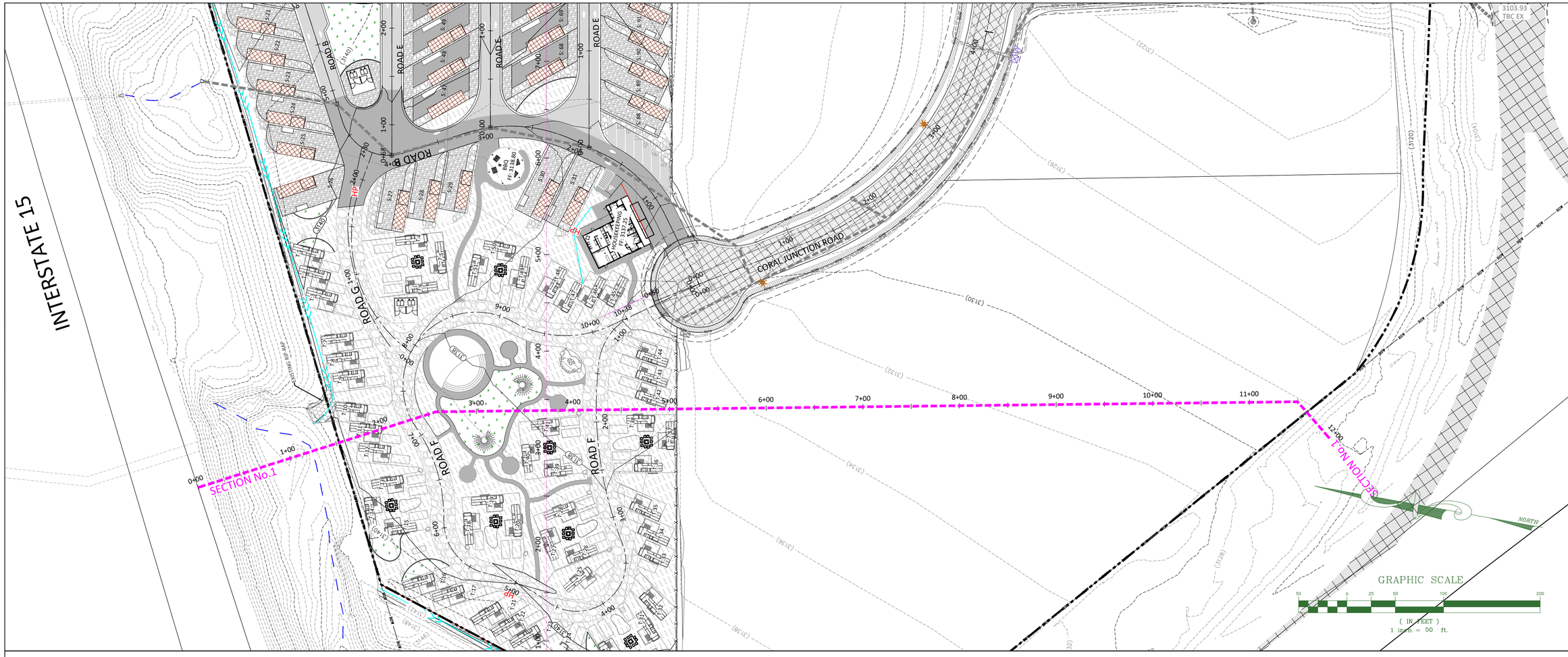
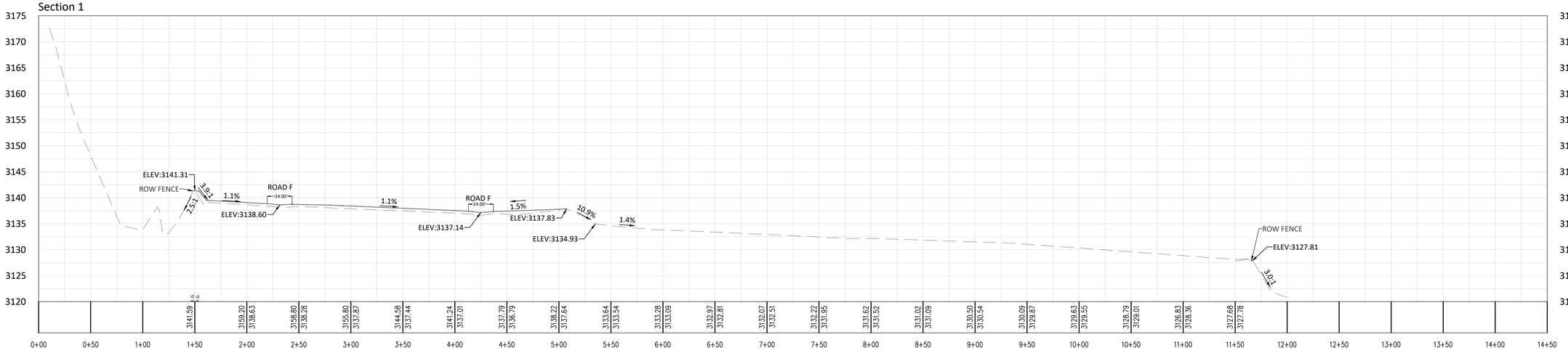
MOTOR COACH RESORT ROAD "G" PLAN & PROFILE
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE WASH. CO., UTAH

SHEET
C2.8
OF 49 SHEETS

JUN 2 0 2023





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

DATE: 5-8-2023
JOB NUMBER: 4499
SCALE: 1"=50'
DRAWN BY: CJA
CHECKED BY: MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

FILE NAME: CC-RV Park Base Grd Rev 4

MOTOR COACH RESORT SECTION No. 1 PLAN & PROFILE
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE WASH. CO., UTAH

SHEET
C2.9
OF 49 SHEETS

JUN 2 0 2023

SECTION No. 3

SECTION No. 2

SECTION No. 2

ROAD A

ROAD B

ROAD C

ROAD D

ROAD E

CORAL JUNCTION ROAD

CORAL CANYON BLVD

FOOTHILLS CANYON DRIVE

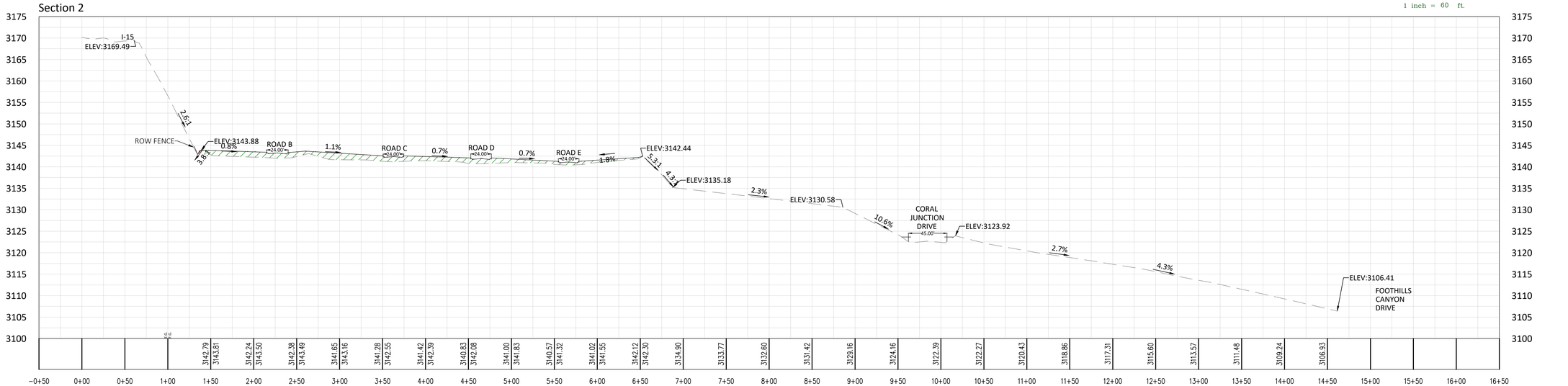
NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Section 2



DATE:	5-8-2023
JOB NUMBER:	4499
SCALE:	1"=60'
DRAWN BY:	CJA
CHECKED BY:	MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

FILE NAME: CC-RV Park BaseGrd Sep 2020.dwg

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A Planning and Engineering Firm
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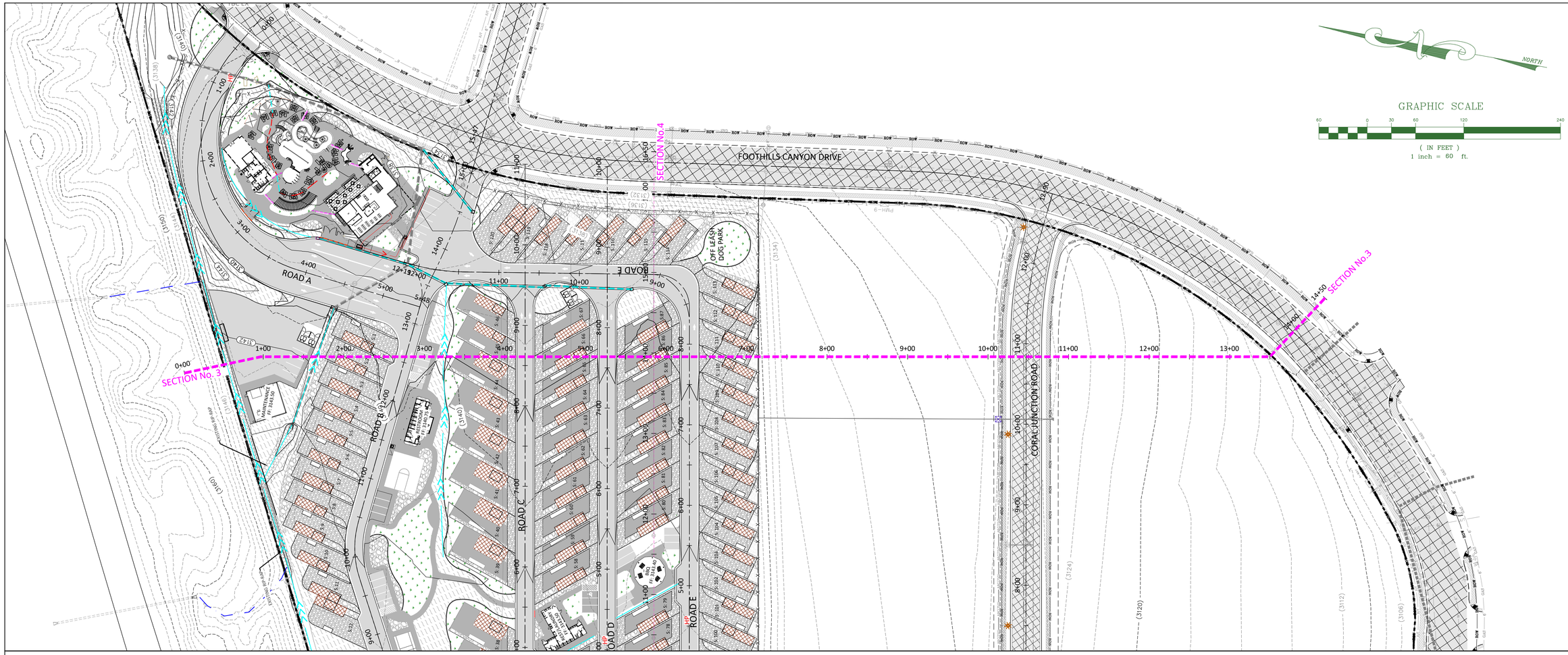
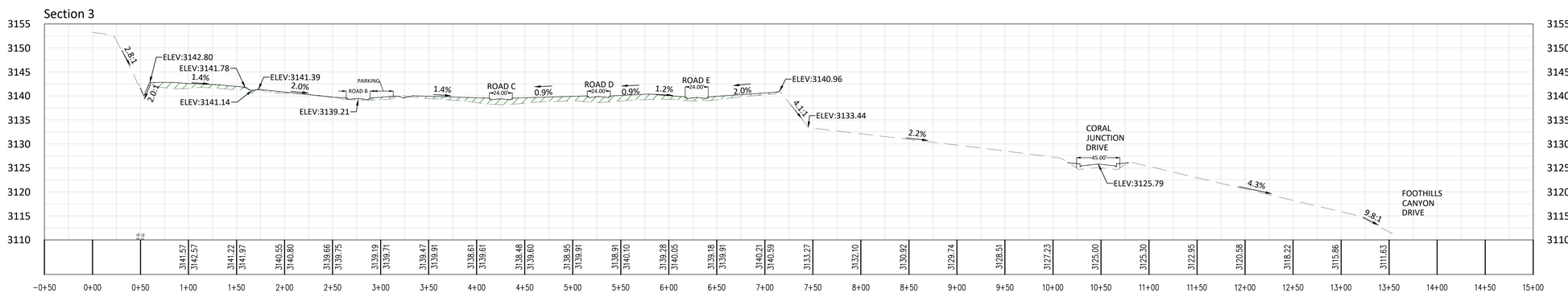
MOTOR COACH RESORT SECTION No. 2 PLAN & PROFILE
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE WASH. CO., UTAH

SHEET
C2.10
OF 49 SHEETS

JUN 2 0 2023





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

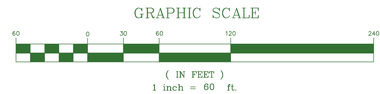
REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

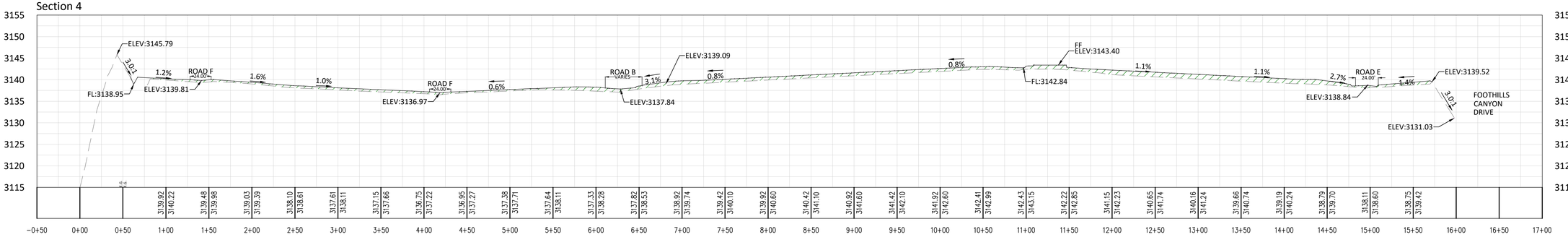
DATE: 5-8-2023
JOB NUMBER: 4499
SCALE: 1"=60'
DRAWN BY: AZ
CHECKED BY: MWB
FILE NAME: CC-RV Park Base Grd Rev 4

MOTOR COACH RESORT SECTION No. 3 PLAN & PROFILE
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE WASH. CO., UTAH

SHEET
C2.11
OF 49 SHEETS

JUN 2 0 2023





DATE:	5-8-2023
JOB NUMBER:	4499
SCALE:	1"=60'
DRAWN BY:	CJA
CHECKED BY:	MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

FILE NAME: CC-RV Park Base Grd Rev 4

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

MOTOR COACH RESORT SECTION No. 4 PLAN & PROFILE

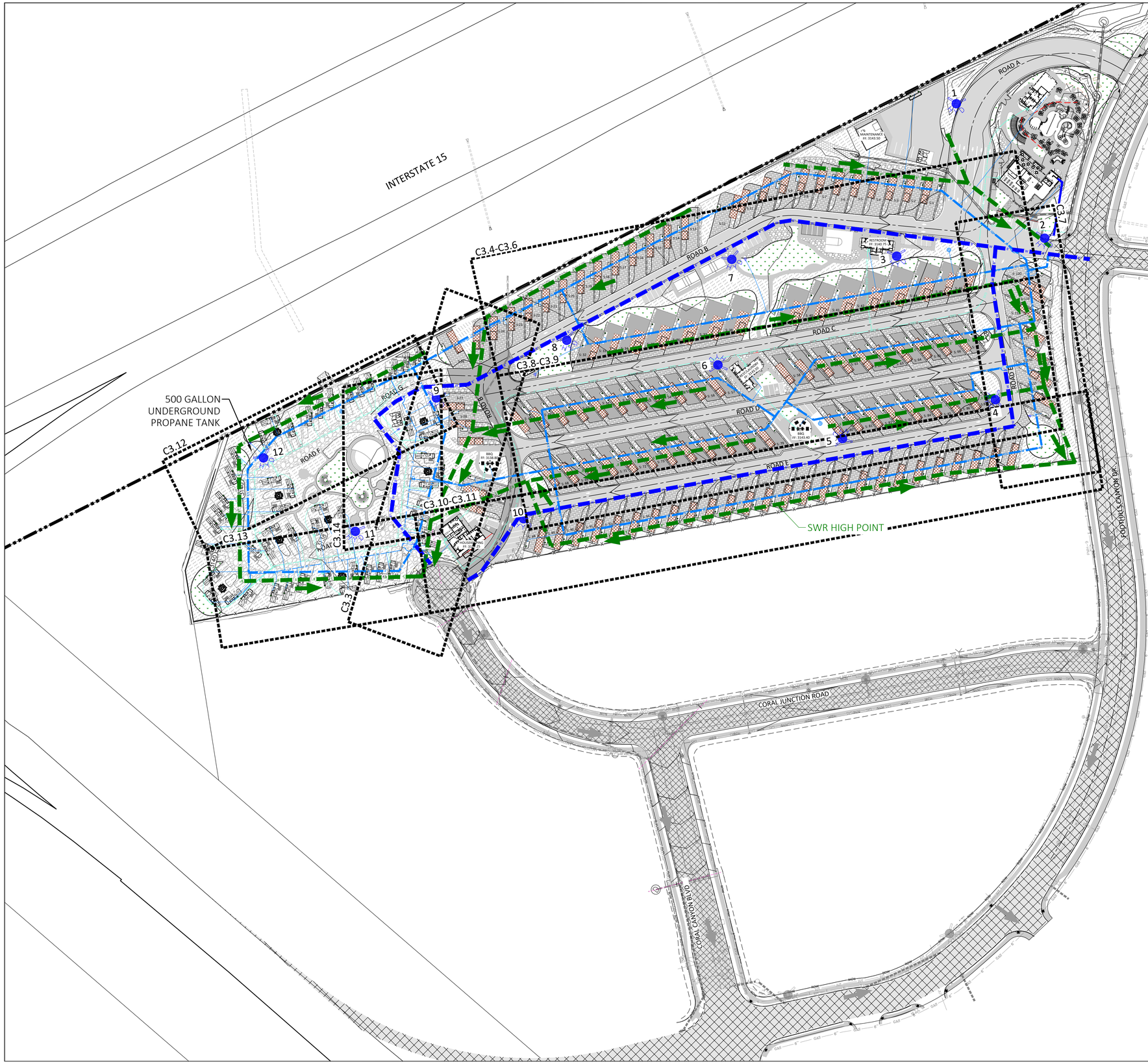
FOR

CORAL JUNCTION MOTOR COACH RESORT

LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SL&M
CITY OF HURRICANE WASH. CO., UTAH

SHEET
C2.12
OF 49 SHEETS

JUN 2 0 2023



GRAPHIC SCALE

80 0 40 80 160 240

(IN FEET)
1 inch = 80 ft.

LEGEND

- PROPOSED STORM SEWER
- PROPOSED 8" SEWER LINE
- PROPOSED 8" (FIRE LINE) WATER LINE
- PROPOSED 4" WATER LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING POWER TRENCH

EXISTING	NEW	
		CULINARY HYDRANTS
WV	WV	CULINARY VALVES
W	W	WATER METER (SIZE INDICATED ON PLANS)
S	S	SANITARY SEWER MANHOLES
		4" SEWER LATERAL (RV HOOK-UP)
	CO	4" SEWER LATERAL WITH 2.00% MIN. SLOPE (UNLESS NOTED OTHERWISE)
		POWER AND WATER PEDESTAL (RV HOOK-UP)
		POLY WATER SERVICE
		FLOW DIRECTION
		EXISTING FLOW DIRECTION

NOTES:
1. SEE DETAIL A/C6.1 FOR TYPICAL RV UTILITY CONNECTIONS.
2. ANY SEWER OR WATER WITHIN PROPERTY BOUNDARY ARE PRIVATELY OWNED.
3. ANY PRIVATE SEWER MANHOLES ARE SOLID LID. PUBLIC SEWER MANHOLES HAVE VENTED LIDS.

NORTH

DATE: 5-8-2023
JOB NUMBER: 4499
SCALE: 1"=80'
DRAWN BY: CJA
CHECKED BY: MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

FILE NAME: CC-Hurr RV Park Utilities Rev 4

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

MOTOR COACH PARK UTILITIES OVERALL
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST &
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M,
CITY OF HURRICANE, WASH. CO., UTAH

SHEET
C3.0
OF 49 SHEETS

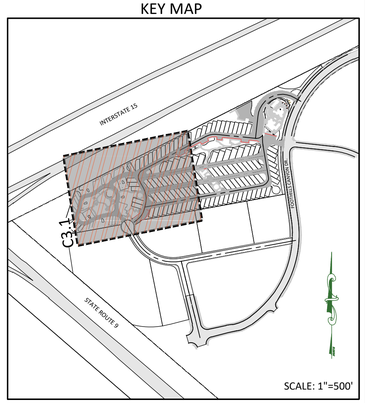
JUN 2 0 2023

LEGEND

- PROPOSED STORM SEWER
- PROPOSED 8" SEWER LINE
- PROPOSED 8" (FIRE LINE) WATER LINE
- PROPOSED 4" WATER LINE
- PROPOSED GAS LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING POWER TRENCH

EXISTING	NEW	
		CULINARY HYDRANTS
WV	WV	CULINARY VALVES
W	W	WATER METER (SIZE INDICATED ON PLANS)
S	S	SANITARY SEWER MANHOLES
		IRRIGATION CONNECTION
		4" SEWER LATERAL (RV HOOK-UP)
	CO	4" SEWER LATERAL WITH 2.00% MIN. SLOPE (UNLESS NOTED OTHERWISE)
		POWER AND WATER PEDESTAL (RV HOOK-UP)
		3/4" POLY WATER SERVICE
G		PROPOSED GAS SERVICE

KEY MAP



NOTES:

1. SEE DETAIL A/C6.1 FOR TYPICAL RV UTILITY CONNECTIONS.
2. ANY SEWER OR WATER WITHIN PROPERTY BOUNDARY ARE PRIVATELY OWNED.
3. ANY PRIVATE SEWER MANHOLES ARE SOLID LID. PUBLIC SEWER MANHOLES HAVE VENTED LIDS.

NORTH

ROAD B
ROAD G
ROAD F
ROAD A

WTR PIPE 14 LEN 102.7' 8" PVC DR-18 C-900
FIRE HYD ASSEMBLY NO.7 6" PVC DR-18 C-900 LEN 20'
FIRE HYD ASSEMBLY NO.6
8" GATE VALVE
WTR PIPE 13 LEN 215.0' 8" PVC DR-18 C-900
4" PVC #33-Len 103.5'
No Connection
24" SD FL: 3133.73
8" SWR FL: 3132.22
4" Tee
WTR PIPE 12 LEN 187.0' 8" PVC DR-18 C-900
FIRE HYD ASSEMBLY NO.8 6" PVC DR-18 C-900 LEN 12'
WTR 4' DEEP TO FL MAX
YARD HYD W/ 1" Poly Line LEN 107.7'
SMH 27 - (48)
2" GAS MAIN LINE
GAS SERVICE BUILDING
FIRE HYD ASSEMBLY NO.6 6" PVC DR-18 C-900 LEN 170.3'
1" GAS LINE
4" PVC #20-Len 310.0'
RV Connection-See Detail A/C6.1 (Typ.)
SMH 8 - (48)
4" PVC #30-Len 377.1'
SMH 18 - (48)
WTR PIPE 26 LEN 485.8' 8" PVC DR-18 C-900
SMH 15 - (60)
24" SD FL: 3129.46
8" SWR FL: 3127.71
4" PVC #31-Len 157.3'
4" PVC #18-Len 115.0'
4" Cross
BBQ FF: 3138.80
3/4" Poly Water Line LEN 21'
SMH 9 - (48)
4" PVC #7-Len 331.7'
SMH 30 - (48)
4" PVC #4-Len 133.9'
4" PVC #5-Len 92.8'
WTR PIPE 11 8" PVC DR-18 C-900 LEN 128.3'
4" PVC #32 Len 90.1'
4" Tee
4" Gate Valve
SMH 6 - (60)
1" GAS LINE TO BBQ
2" Poly Water Line LEN 40'
GAS SERVICE HOUSE KEEPING
HOUSEKEEPING FF: 3137.25
2" GAS MAIN LINE
4" PVC #3-Len 46.9'
4" PVC #2-Len 18'
PRESSURE REDUCER
1 1/2" Water Meter & Backflow Valve
4" PVC #1-Len 22.1'
8"x4" Tee
WTR PIPE 10 LEN 90.7' 8" PVC DR-18 C-900
WTR PIPE 27 LEN 112.4' 8" PVC DR-18 C-900
WTR PIPE 28 LEN 28.5' 8" PVC DR-18 C-900
24" SD FL: 3127.33
8" WTR FL: 3130.92
INSTALL KNOX CONTROL ON GATES
TIE TO EXISTING COORDINATE WITH PUBLIC INFRASTRUCTURE CONSTRUCTION
SMH 5 - (60)
FIRE HYDRANT ASSEMBLY NO.10 6" PVC DR-18 C-900 LEN 8'
SMH 17 - (48)
RV Connection-See Detail B/C6.1 (Typ.)
FIRE HYD ASSEMBLY NO.9 6" PVC DR-18 C-900 LEN 19.2'
SMH 7 - (60)
SD FL: 3131.14
SWR FL: 3129.24
4" PVC #6-Len 106.6'
4" PVC #35-Len 221.1'
Trailer Connection See Detail C/C6.1 (Typ.)
8" Tee with Reducer to Hydrant Assembly
IRRIGATION POC W/ BACKFLOW PREVENTOR
Power and Water Connection
YARD HYD W/ 1" Poly Line LEN 27'
SMH 29 - (48)
500 GALLON UNDERGROUND PROPANE TANK
FIRE HYDRANT ASSEMBLY NO.12 6" PVC DR-18 C-900 LEN 208'
4" PVC #36-Len 72.2'
4" PVC #37-Len 181.5'
FIRE HYD ASSEMBLY NO.11 6" PVC DR-18 C-900 LEN 72.3'
4" PVC #38-Len 27.7'
4" PVC #39-Len 238.0'
SMH 28 - (60)
INSTALL KNOX CONTROL ON GATES
TIE TO EXISTING COORDINATE WITH PUBLIC INFRASTRUCTURE CONSTRUCTION

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DATE: 5-8-2023
JOB NUMBER: 4499
SCALE: 1"=30'
DRAWN BY: CJA
CHECKED BY: MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

FILE NAME: CC-Hurr RV Park Utilities Rev4

ALLIANCE CONSULTING
A Planning and Engineering Firm
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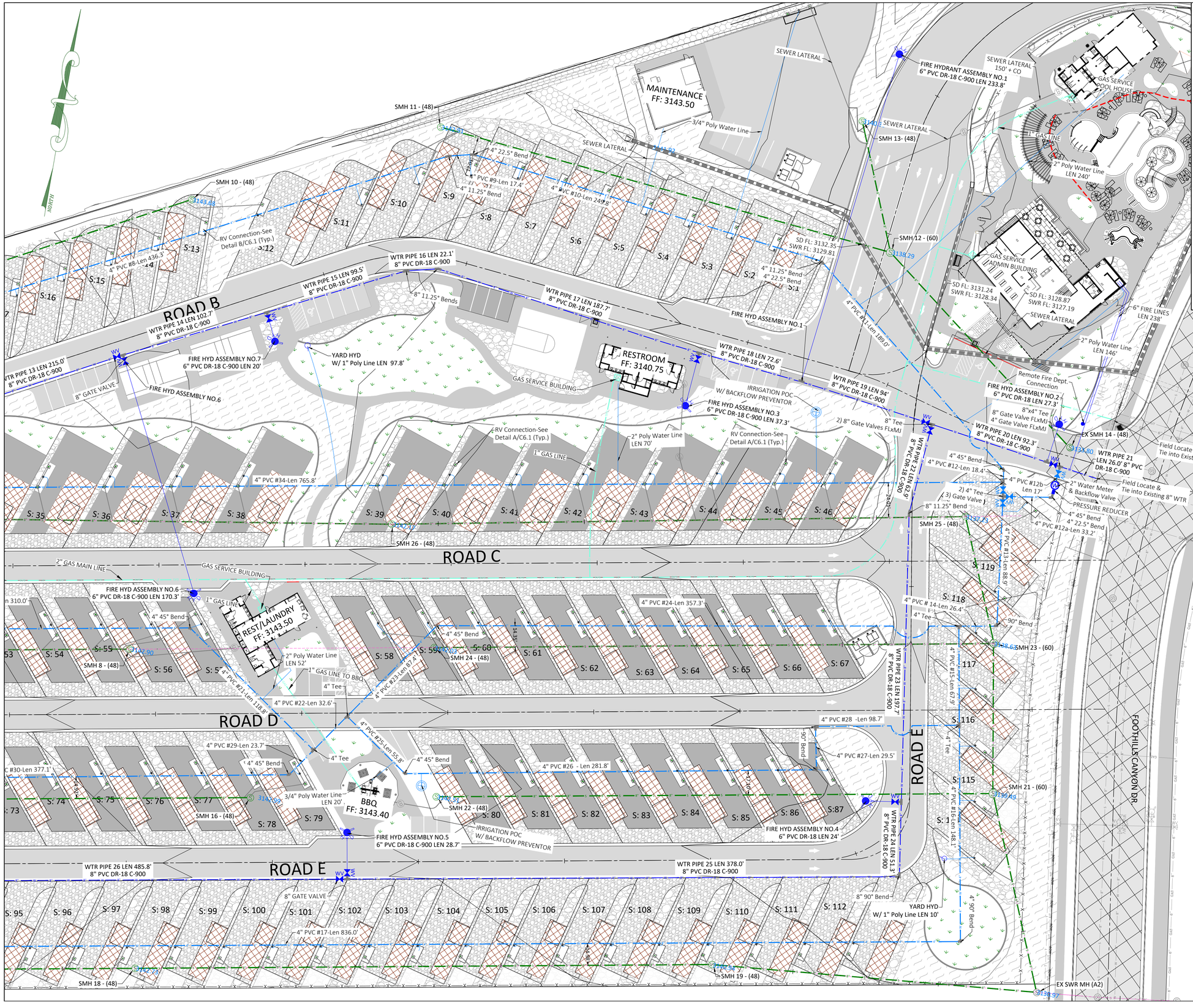
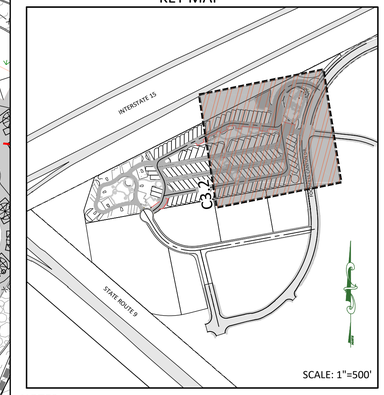
MOTOR COACH WATER OVERALL
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST &
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M,
CITY OF HURRICANE, WASH. CO., UTAH

SHEET
C3.1
OF 49 SHEETS

JUN 2 0 2023



KEY MAP



NOTES:

1. SEE DETAIL A/C6.1 FOR TYPICAL RV UTILITY CONNECTIONS.
2. ANY SEWER OR WATER WITHIN PROPERTY BOUNDARY ARE PRIVATELY OWNED.
3. ANY PRIVATE SEWER MANHOLES ARE SOLID LID. PUBLIC SEWER MANHOLES HAVE VENTED LIDS.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

- PROPOSED STORM SEWER
- PROPOSED 8" SEWER LINE
- PROPOSED 8" (FIRE LINE) WATER LINE
- PROPOSED 4" WATER LINE
- PROPOSED GAS LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING POWER TRENCH

EXISTING / NEW

- CULINARY HYDRANTS
- CULINARY VALVES
- WATER METER (SIZE INDICATED ON PLANS)
- SANITARY SEWER MANHOLES
- IRRIGATION CONNECTION
- 4" SEWER LATERAL (RV HOOK-UP)
- 4" SEWER LATERAL WITH 2.00% MIN. SLOPE (UNLESS NOTED OTHERWISE)
- POWER AND WATER PEDESTAL (RV HOOK-UP) 3/4" POLY WATER SERVICE
- PROPOSED GAS SERVICE

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SHEET
C3.2
OF 49 SHEETS

LEGEND

- PROPOSED STORM SEWER
- PROPOSED 8" SEWER LINE
- PROPOSED 8" (FIRE LINE) WATER LINE
- PROPOSED 4" WATER LINE
- PROPOSED GAS LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING POWER TRENCH

EXISTING	NEW	
		CULINARY HYDRANTS
WV	WV	CULINARY VALVES
W	W	WATER METER (SIZE INDICATED ON PLANS)
S	S	SANITARY SEWER MANHOLES
		IRRIGATION CONNECTION
		4" SEWER LATERAL (RV HOOK-UP)
	CO	4" SEWER LATERAL WITH 2.00% MIN. SLOPE (UNLESS NOTED OTHERWISE)
		POWER AND WATER PEDESTAL (RV HOOK-UP)
		3/4" POLY WATER SERVICE
	G	PROPOSED GAS SERVICE

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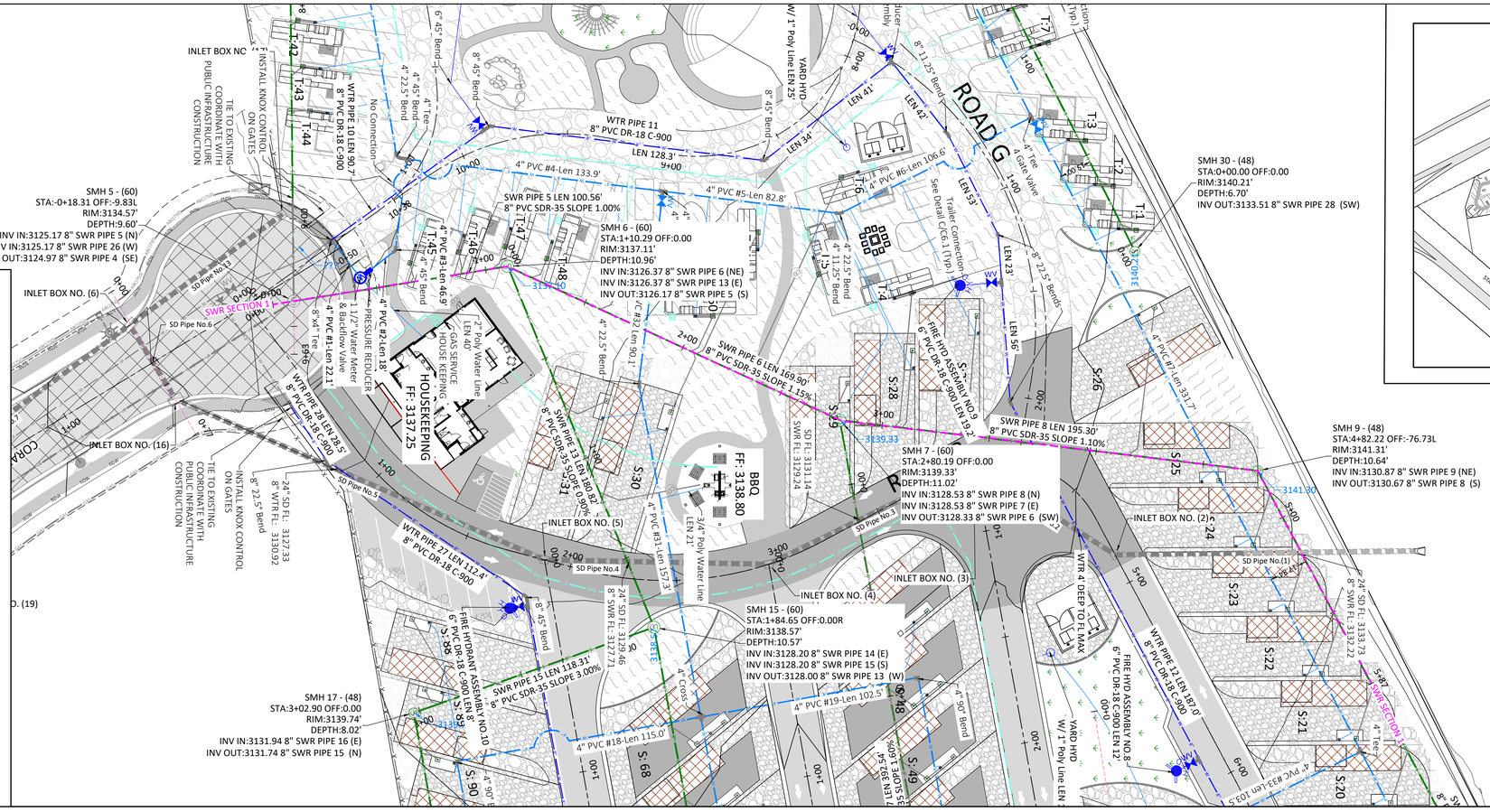

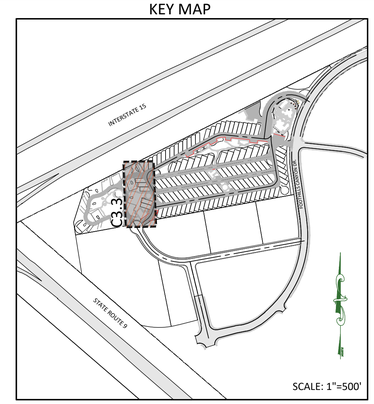

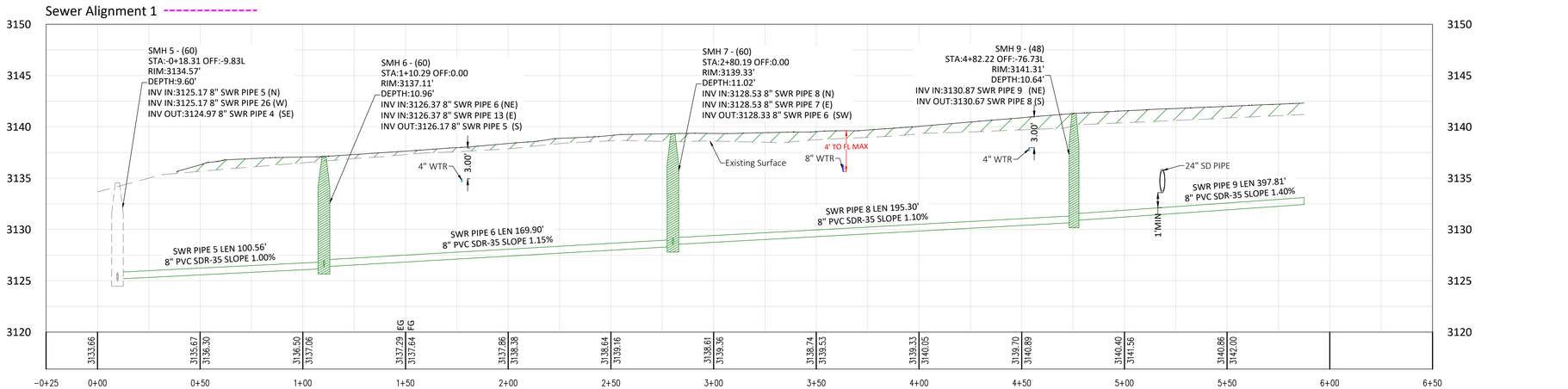

GRAPHIC SCALE
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(IN FEET)
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FILE NAME: CC-Hurr RV Park Utilities Rev4

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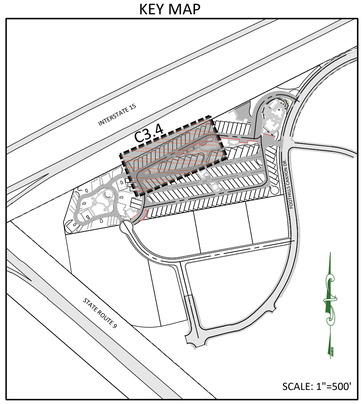
SHEET
C3.3
OF 49 SHEETS

KEY MAP



LEGEND

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EXISTING	NEW	
		CULINARY HYDRANTS
WV	WV	CULINARY VALVES
W	W	WATER METER (SIZE INDICATED ON PLANS)
S	S	SANITARY SEWER MANHOLES
		IRRIGATION CONNECTION
		4" SEWER LATERAL (RV HOOK-UP)
	CO	4" SEWER LATERAL WITH 2.00% MIN. SLOPE (UNLESS NOTED OTHERWISE)
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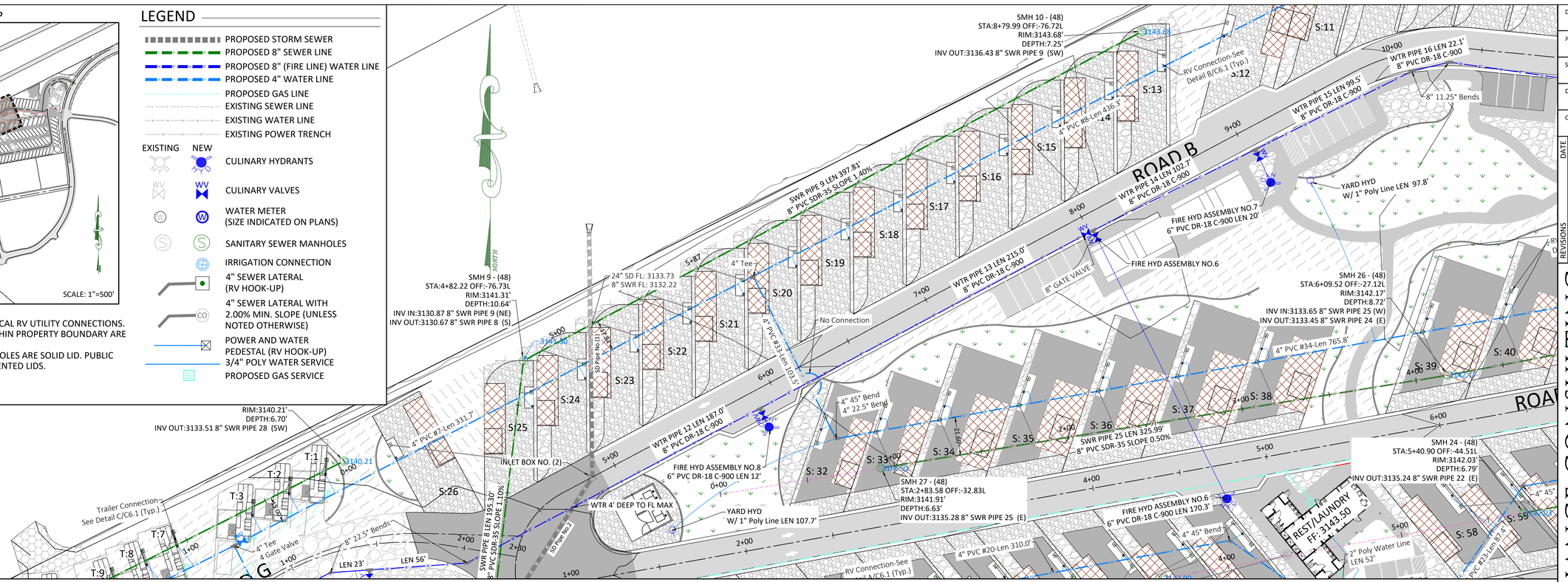

GRAPHIC SCALE

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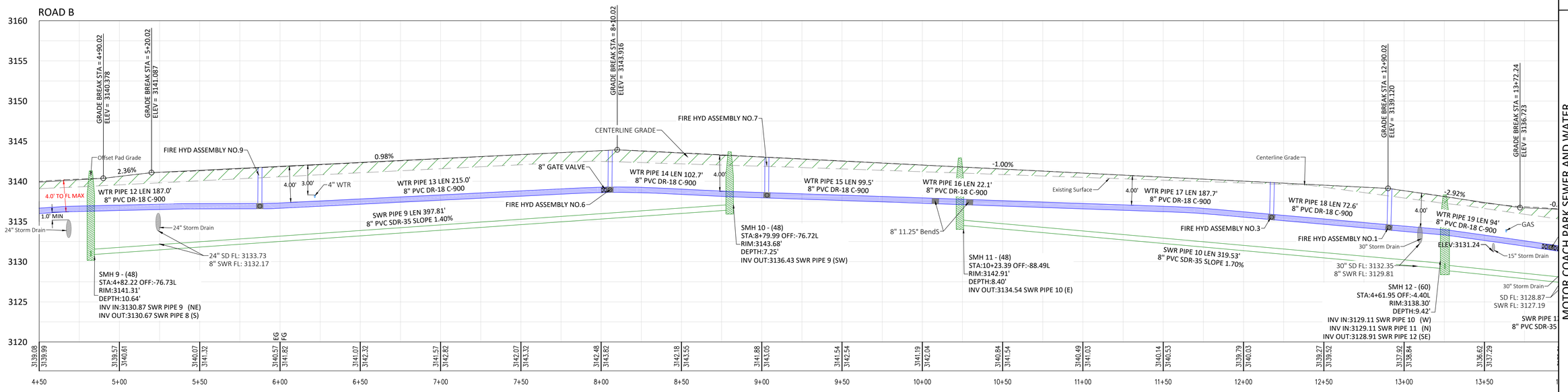

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MOTOR COACH PARK SEWER AND WATER
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SHEET
C3.4
OF 49 SHEETS

JUN 2 0 2023

GRAPHIC SCALE

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(IN FEET)
1 inch = 30 ft.

NORTH

MAINTENANCE
FF: 3143.50

RESTROOM
FF: 3140.75

GAS SERVICE BUILDING

ROAD B

SMH 11 - (48)
STA:10+23.39 OFF:-88.49L
RIM:3142.91'
DEPTH:8.40'
INV OUT:3134.54 8" SWR PIPE 10 (E)

SMH 10 - (48)
STA:8+79.99 OFF:-76.72L
RIM:3143.68'
DEPTH:7.25'
INV OUT:3136.43 SWR PIPE 9 (SW)

SMH 26 - (48)
STA:6+09.52 OFF:-27.12L
RIM:3142.17'
DEPTH:8.72'
INV IN:3133.65 8" SWR PIPE 25 (W)
INV OUT:3133.45 8" SWR PIPE 24 (E)

SMH 13- (48)
STA:3+82.87 OFF:39.79R
RIM:3140.28'
DEPTH:8.42'
INV OUT:3131.87 8" SWR PIPE 11 (S)

SMH 12 - (60)
STA:4+61.95 OFF:-4.40L
RIM:3138.30'
DEPTH:9.42'
INV IN:3129.11 8" SWR PIPE 10 (W)
INV IN:3129.11 8" SWR PIPE 11 (N)
INV OUT:3128.91 8" SWR PIPE 12 (SE)

EX SMH 14 - (48)
STA:14+82.92 OFF:-6.09L
RIM:3133.81'
DEPTH:8.17'
INV IN:3125.64 8" SWR PIPE 12 (NW)
INV OUT:3125.44 8" EX SWR PIPE (A4)

SMH 25 - (48)
STA:10+98.21 OFF:36.62R
RIM:3137.22'
DEPTH:6.72'
INV IN:3130.70 8" SWR PIPE 24 (W)
INV OUT:3130.50 8" SWR PIPE 23 (SE)

WTR PIPE 14 LEN 102.7' 8" PVC DR-18 C-900
WTR PIPE 15 LEN 99.5' 8" PVC DR-18 C-900
WTR PIPE 16 LEN 22.1' 8" PVC DR-18 C-900
WTR PIPE 17 LEN 187.7' 8" PVC DR-18 C-900
WTR PIPE 18 LEN 72.6' 8" PVC DR-18 C-900
WTR PIPE 19 LEN 94' 8" PVC DR-18 C-900
WTR PIPE 20 LEN 92.3' 8" PVC DR-18 C-900
WTR PIPE 21 LEN 26.0' 8" PVC DR-18 C-900
WTR PIPE 22 LEN 62.9' 8" PVC DR-18 C-900

SWR PIPE 10 LEN 319.53' 8" PVC SDR-35 SLOPE 1.70%
SWR PIPE 11 LEN 92.01' 8" PVC SDR-35 SLOPE 1.10%
SWR PIPE 12 LEN 181.57' 8" PVC SDR-35 SLOPE 1.80%
SWR PIPE 24 LEN 392.77' 8" PVC SDR-35 SLOPE 0.70%
SWR PIPE 25 LEN 88.9' 8" PVC SDR-35 SLOPE 1.15%

4" PVC #9-Len 17.4'
4" PVC #10-Len 249.8'
4" PVC #11-Len 189.0'
4" PVC #34-Len 765.8'
4" PVC #12-Len 18.4'
4" PVC #12b Len 17'
4" PVC #12a-Len 33.2'
4" PVC #13-Len 88.9'
4" PVC # 14-Len 26.4'

FIRE HYDRANT ASSEMBLY NO.1
6" PVC DR-18 C-900 LEN 233.8'

FIRE HYD ASSEMBLY NO.1
FIRE HYD ASSEMBLY NO.2
6" PVC DR-18 LEN 27.3'
FIRE HYD ASSEMBLY NO.3
6" PVC DR-18 C-900 LEN 37.3'
FIRE HYD ASSEMBLY NO.6
FIRE HYD ASSEMBLY NO.7
6" PVC DR-18 C-900 LEN 20'

SINGLE INLET BOX NO. (14)
INLET BOX NO. (15)
INLET BOX NO. 14A
IRRIGATION POC
W/ BACKFLOW PREVENTER
YARD HYD
W/ 1" Poly Line LEN 97.8'
8" GATE VALVE

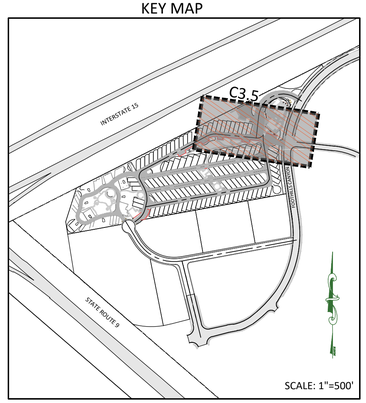
SEWER LATERAL
SEWER LATERAL 150' + CO
3/4" Poly Water Line
2" Poly Water Line LEN 70'
2" Poly Water Line LEN 240'
1" GAS LINE
2" GAS MAIN LINE
GAS SERVICE ADMIN BUILDING
GAS POOL
Fire Line
2" Water Meter & Backflow Valve
PRESSURE REDUCER
Remote Fire Dept. Connection
Remove and Replace Existing Manhole
Field Locate & Tie into Existing 6" GAS
Field Locate & Tie into Existing 8" WTR
RV Connection-See Detail A/C6.1 (Typ.)

SD Pipe No.18
SD Pipe No.17
SD Pipe No.16A
SD Pipe No.16
SD FL: 3132.35
SWR FL: 3129.81
SD FL: 3131.24
SWR FL: 3128.34
SD FL: 3128.87
SWR FL: 3127.19

8" 11.25° Bends
4" 22.5° Bend
4" 11.25° Bend
4" 45° Bend
2) 8" Gate Valves FLxMJ
8"x4" Tee
4" Gate Valve FLxMJ
2) 4" Tee
3) Gate Valve)
8" Tee
8"X4" Tee
8" Gate Valve
4" Gate Valve

W 200 N
INTERSTATE 15
STATE ROUTE 9

KEY MAP



LEGEND

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- PROPOSED 8" SEWER LINE
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- PROPOSED 4" WATER LINE
- PROPOSED GAS LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING POWER TRENCH

EXISTING	NEW	
		CULINARY HYDRANTS
WV	WV	CULINARY VALVES
W	W	WATER METER (SIZE INDICATED ON PLANS)
S	S	SANITARY SEWER MANHOLES
		IRRIGATION CONNECTION
		4" SEWER LATERAL (RV HOOK-UP)
	CO	4" SEWER LATERAL WITH 2.00% MIN. SLOPE (UNLESS NOTED OTHERWISE)
		POWER AND WATER PEDESTAL (RV HOOK-UP)
		3/4" POLY WATER SERVICE
G		PROPOSED GAS SERVICE

NOTES:
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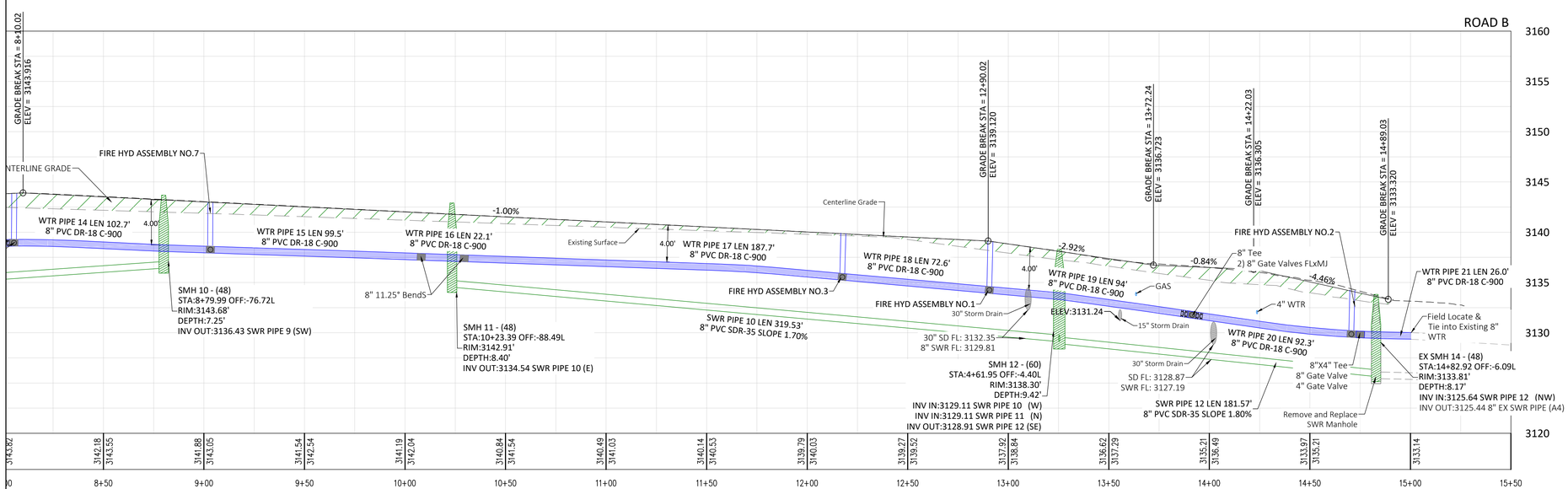

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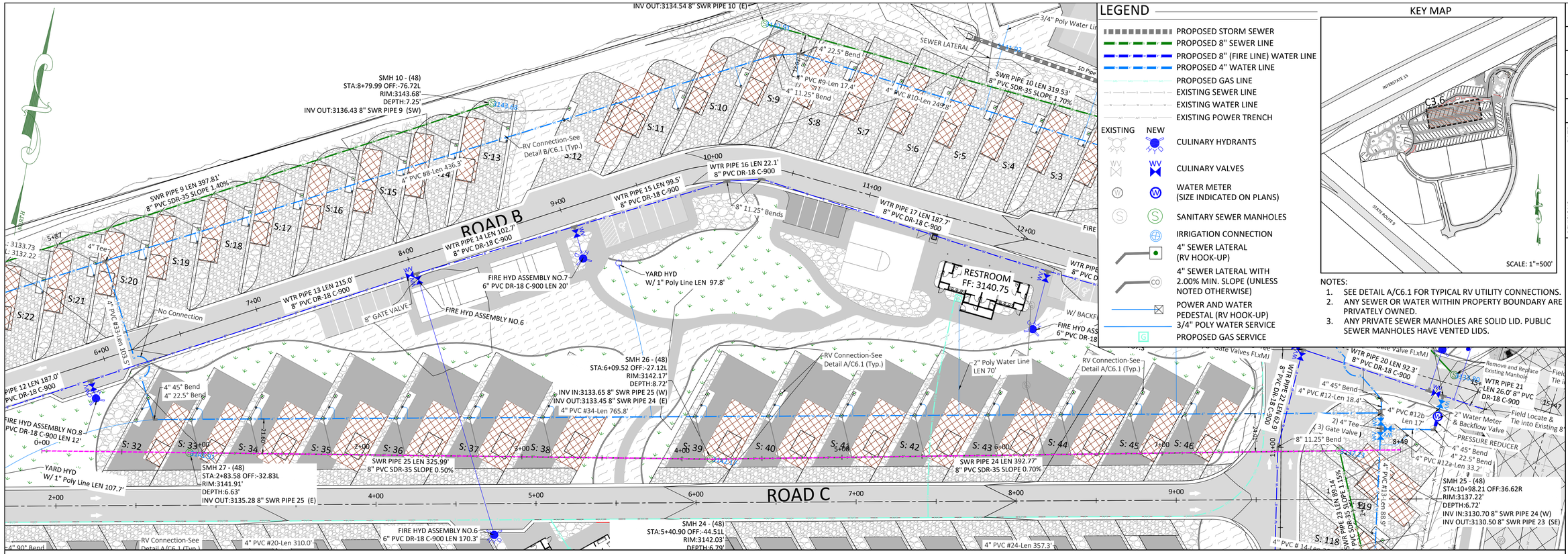

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- PROPOSED 4" WATER LINE
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- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING POWER TRENCH

EXISTING	NEW	
		CULINARY HYDRANTS
		CULINARY VALVES
		WATER METER (SIZE INDICATED ON PLANS)
		SANITARY SEWER MANHOLES
		IRRIGATION CONNECTION
		4" SEWER LATERAL (RV HOOK-UP)
		4" SEWER LATERAL WITH 2.00% MIN. SLOPE (UNLESS NOTED OTHERWISE)
		POWER AND WATER PEDESTAL (RV HOOK-UP)
		3/4" POLY WATER SERVICE
		PROPOSED GAS SERVICE

KEY MAP

SCALE: 1"=500'

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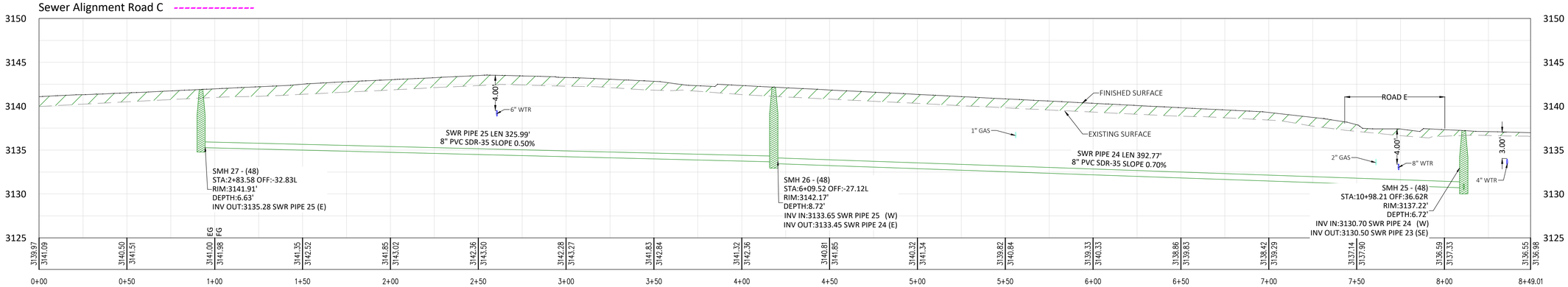

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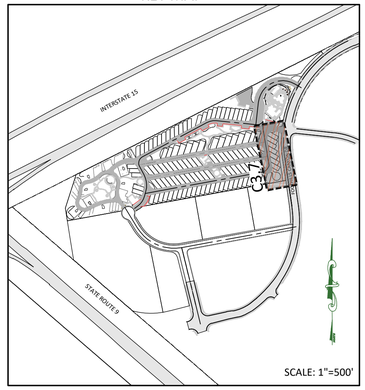

LEGEND

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- PROPOSED 8" SEWER LINE
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- PROPOSED 4" WATER LINE
- PROPOSED GAS LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING POWER TRENCH

EXISTING / NEW

- CULINARY HYDRANTS
- CULINARY VALVES
- WATER METER (SIZE INDICATED ON PLANS)
- SANITARY SEWER MANHOLES
- IRRIGATION CONNECTION
- 4" SEWER LATERAL (RV HOOK-UP)
- 4" SEWER LATERAL WITH 2.00% MIN. SLOPE (UNLESS NOTED OTHERWISE)
- POWER AND WATER PEDESTAL (RV HOOK-UP)
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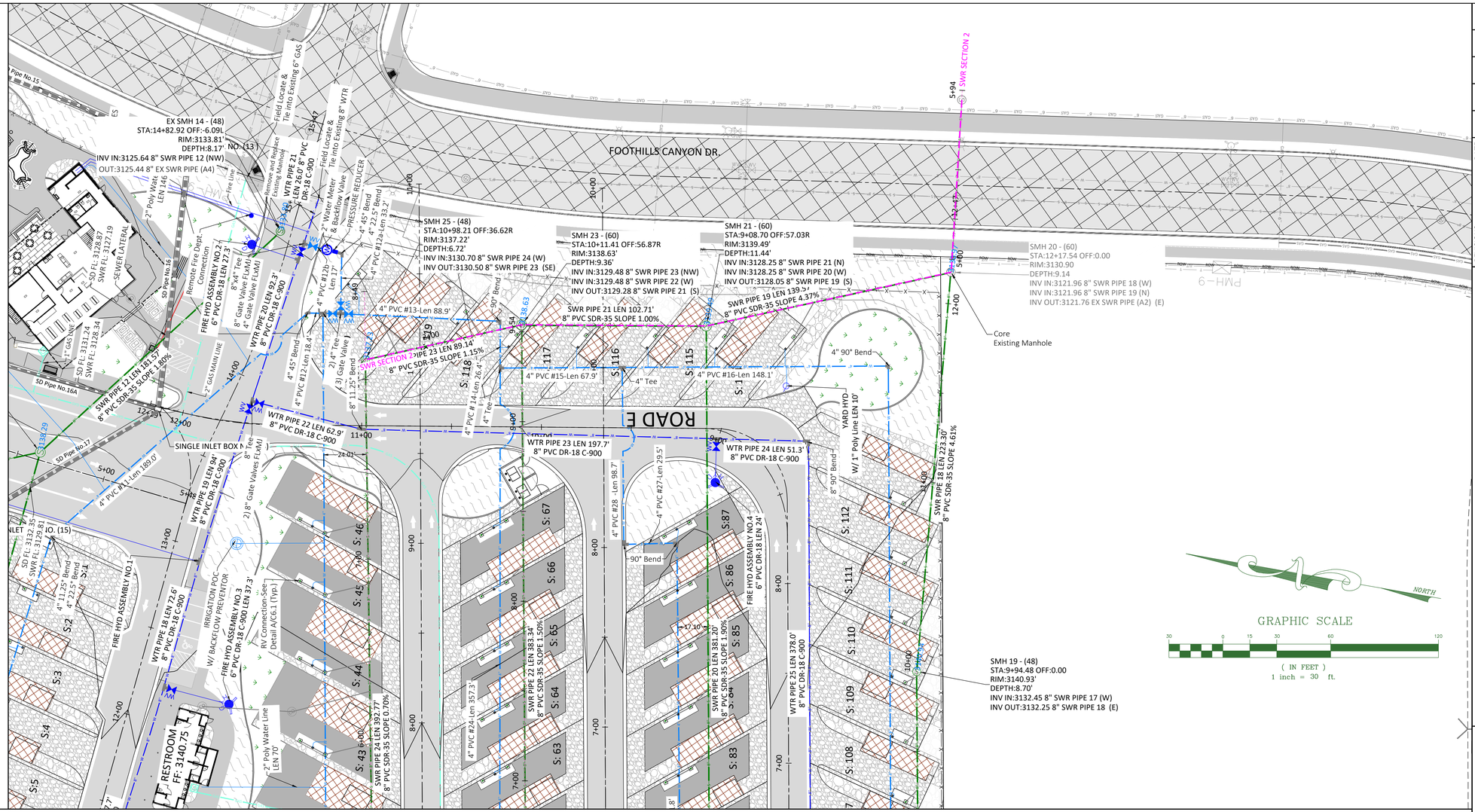

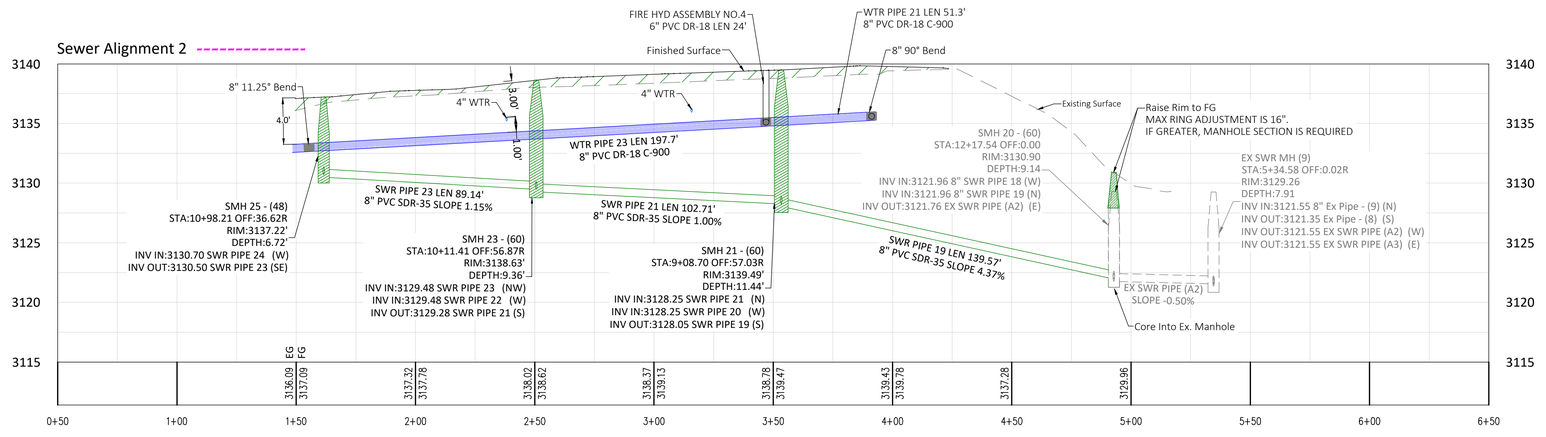

DATE:	5-8-2023
JOB NUMBER:	4499
SCALE:	1"=30'
DRAWN BY:	CJA
CHECKED BY:	MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

FILE NAME: CC-Hurr RV Park Utilities Rev4

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

MOTOR COACH PARK SEWER AND WATER
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST &
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M,
CITY OF HURRICANE, WASH. CO., UTAH

SHEET
C3.7
OF 49 SHEETS

JUN 2 0 2023

KEY MAP

LEGEND

- PROPOSED STORM SEWER
- PROPOSED 8" SEWER LINE
- PROPOSED 8" (FIRE LINE) WATER LINE
- PROPOSED 4" WATER LINE
- PROPOSED GAS LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING POWER TRENCH

EXISTING	NEW	
		CULINARY HYDRANTS
WV	WV	CULINARY VALVES
W	W	WATER METER (SIZE INDICATED ON PLANS)
S	S	SANITARY SEWER MANHOLES
		IRRIGATION CONNECTION
		4" SEWER LATERAL (RV HOOK-UP)
	CO	4" SEWER LATERAL WITH 2.00% MIN. SLOPE (UNLESS NOTED OTHERWISE)
		POWER AND WATER PEDESTAL (RV HOOK-UP)
		3/4" POLY WATER SERVICE
	G	PROPOSED GAS SERVICE

NOTES:

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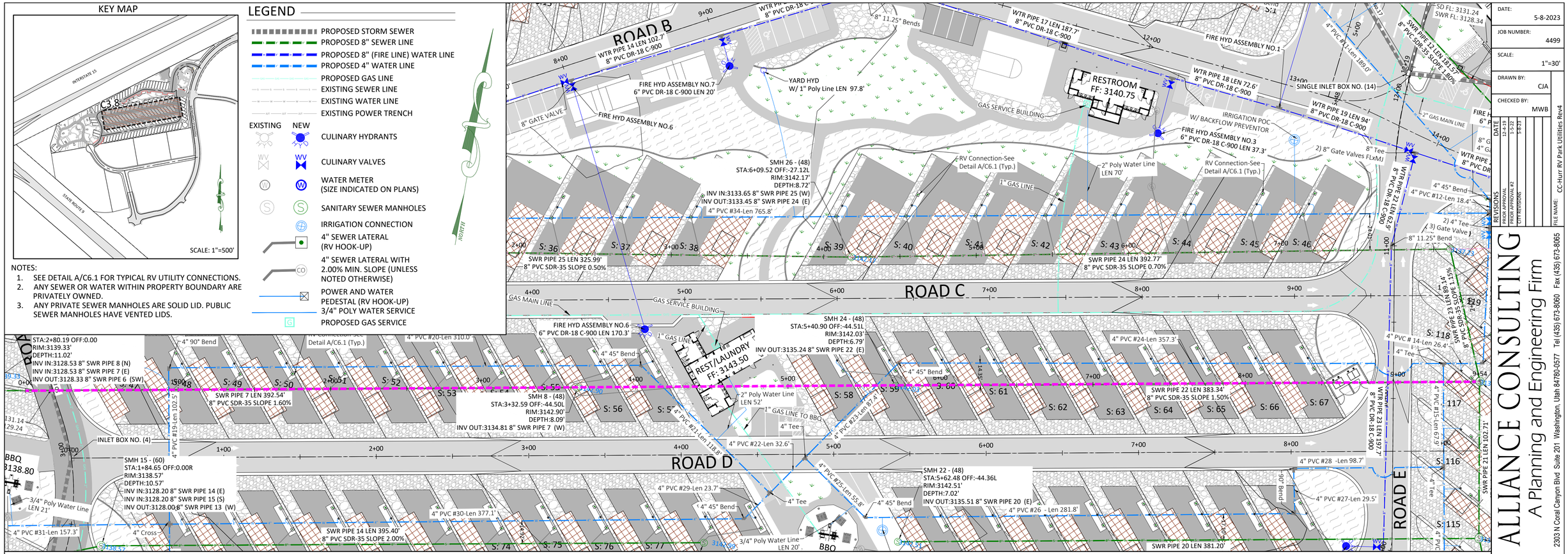
3. ANY PRIVATE SEWER MANHOLES ARE SOLID LID. PUBLIC SEWER MANHOLES HAVE VENTED LIDS.


ROAD B
ROAD C
ROAD D
ROAD E
RESTROOM FF: 3140.75
REST/LAUNDRY FF: 3143.50
BBQ
GAS SERVICE BUILDING
GAS MAIN LINE
YARD HYD W/ 1" Poly Line LEN 97.8'
FIRE HYD ASSEMBLY NO.1
FIRE HYD ASSEMBLY NO.6
FIRE HYD ASSEMBLY NO.7 6" PVC DR-18 C-900 LEN 20'
FIRE HYD ASSEMBLY NO.3 6" PVC DR-18 C-900 LEN 37.3'
IRRIGATION POC W/ BACKFLOW PREVENTOR
WTR PIPE 14 LEN 102.7' 8" PVC DR-18 C-900
WTR PIPE 17 LEN 182.7' 8" PVC DR-18 C-900
WTR PIPE 18 LEN 72.6' 8" PVC DR-18 C-900
WTR PIPE 19 LEN 94' 8" PVC DR-18 C-900
WTR PIPE 21 LEN 182.6' 8" PVC DR-18 C-900
WTR PIPE 23 LEN 197.7' 8" PVC DR-18 C-900
SINGLE INLET BOX NO. (14)
INLET BOX NO. (4)
8" GATE VALVE
8" 11.25° Bends
2) 8" Gate Valves FLxMJ
8" Tee
2" GAS MAIN LINE
1" GAS LINE
1" GAS LINE TO BBQ
2" Poly Water Line LEN 70'
2" Poly Water Line LEN 52'
3/4" Poly Water Line LEN 21'
3/4" Poly Water Line LEN 20'
RV Connection-See Detail A/C6.1 (Typ.)
SD FL: 3131.24
SWR FL: 3128.34
SWR PIPE 12 LEN 181.5' 8" PVC-SDR-35 SLOPE 1.80%
SMH 26 - (48)
STA:6+09.52 OFF:-27.12L
RIM:3142.17'
DEPTH:8.72'
INV IN:3133.65 8" SWR PIPE 25 (W)
INV OUT:3133.45 8" SWR PIPE 24 (E)
SMH 24 - (48)
STA:5+40.90 OFF:-44.51L
RIM:3142.03'
DEPTH:6.79'
INV OUT:3135.24 8" SWR PIPE 22 (E)
SMH 8 - (48)
STA:3+32.59 OFF:-44.50L
RIM:3142.90'
DEPTH:8.09'
INV OUT:3134.81 8" SWR PIPE 7 (W)
SMH 15 - (60)
STA:1+84.65 OFF:0.00R
RIM:3138.57'
DEPTH:10.57'
INV IN:3128.20 8" SWR PIPE 14 (E)
INV IN:3128.20 8" SWR PIPE 15 (S)
INV OUT:3128.00 8" SWR PIPE 13 (W)
SMH 22 - (48)
STA:5+62.48 OFF:-44.36L
RIM:3142.51'
DEPTH:7.02'
INV OUT:3135.51 8" SWR PIPE 20 (E)
SWR PIPE 25 LEN 325.99' 8" PVC SDR-35 SLOPE 0.50%
SWR PIPE 24 LEN 392.77' 8" PVC SDR-35 SLOPE 0.70%
SWR PIPE 7 LEN 392.54' 8" PVC SDR-35 SLOPE 1.60%
SWR PIPE 22 LEN 383.34' 8" PVC SDR-35 SLOPE 1.50%
SWR PIPE 14 LEN 395.40' 8" PVC SDR-35 SLOPE 2.00%
SWR PIPE 20 LEN 381.20'
SWR PIPE 21 LEN 102.71' 8" PVC SDR-35 SLOPE 1.35%
4" PVC #19-Len 105.5'
4" PVC #20-Len 310.0'
4" PVC #21-Len 118.8'
4" PVC #22-Len 32.6'
4" PVC #23-Len 67.4'
4" PVC #24-Len 357.3'
4" PVC #25-Len 55.8'
4" PVC #26 -Len 281.8'
4" PVC #27-Len 29.5'
4" PVC #28 -Len 98.7'
4" PVC #29-Len 23.7'
4" PVC #30-Len 377.1'
4" PVC #31-Len 157.3'
4" PVC # 14 -Len 26.4'
4" PVC #15-Len 67.9'
4" 90° Bend
4" 45° Bend
4" Tee
4" Cross
3) Gate Valve
2) 4" Tee
4" 45° Bend
8" 11.25° Bend
S: 36
S: 37
S: 38
S: 39
S: 40
S: 41
S: 42
S: 43
S: 44
S: 45
S: 46
S: 47
S: 48
S: 49
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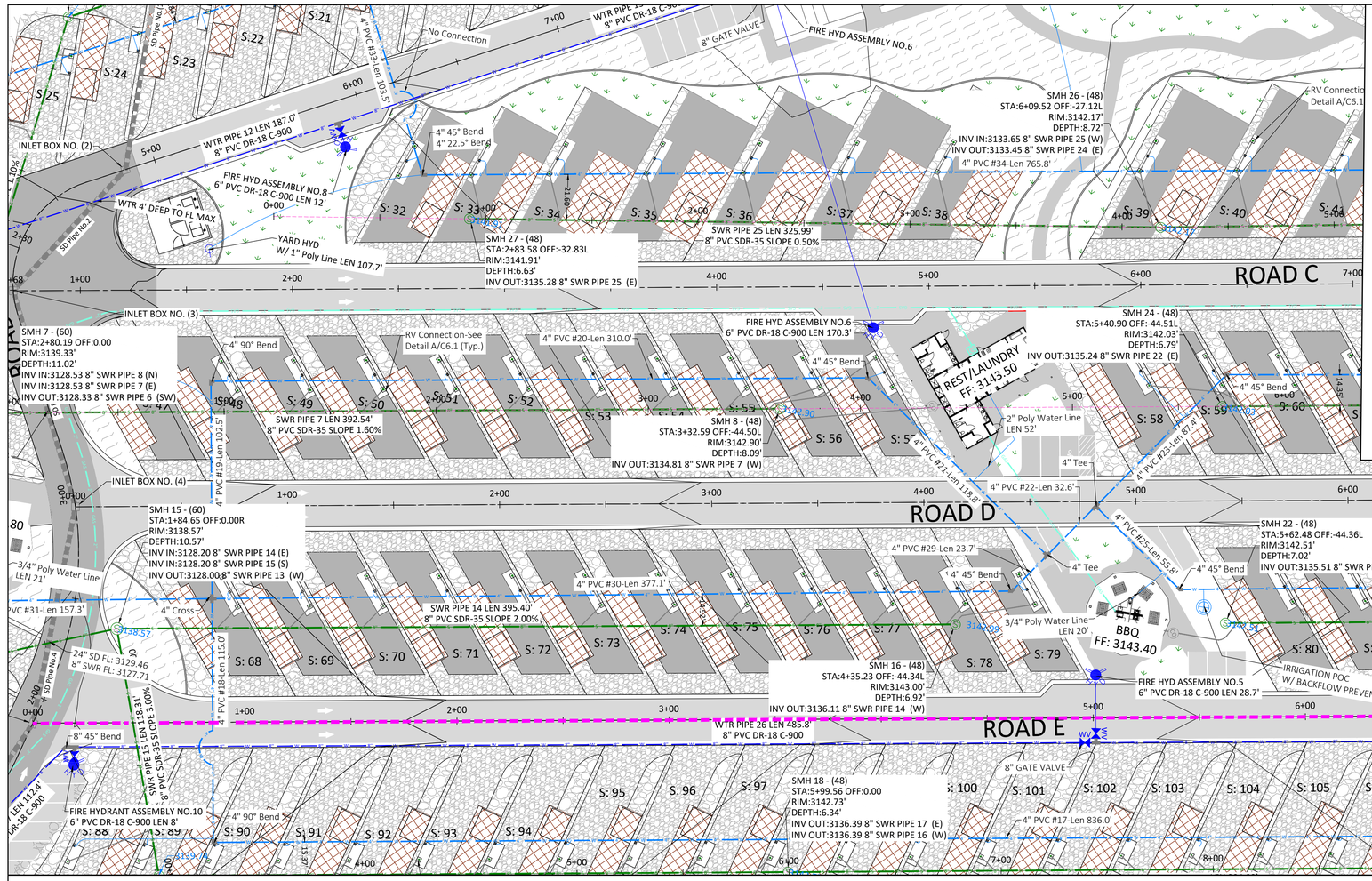
ROAD C
ROAD D
ROAD E
ROAD E
INLET BOX NO. (2)
INLET BOX NO. (3)
INLET BOX NO. (4)
WTR PIPE 12 LEN 187.0
8" PVC DR-18 C-900
WTR 4' DEEP TO FL MAX
FIRE HYD ASSEMBLY NO.8
6" PVC DR-18 C-900 LEN 12'
YARD HYD
W/ 1" Poly Line LEN 107.7'
SMH 27 - (48)
STA:2+83.58 OFF:-32.83L
RIM:3141.91'
DEPTH:6.63'
INV OUT:3135.28 8" SWR PIPE 25 (E)
SWR PIPE 25 LEN 325.99'
8" PVC SDR-35 SLOPE 0.50%
SMH 26 - (48)
STA:6+09.52 OFF:-27.12L
RIM:3142.17'
DEPTH:8.72'
INV IN:3133.65 8" SWR PIPE 25 (W)
INV OUT:3133.45 8" SWR PIPE 24 (E)
4" PVC #34-Len 765.8'
8" GATE VALVE
FIRE HYD ASSEMBLY NO.6
6" PVC DR-18 C-900 LEN 170.3'
SMH 7 - (60)
STA:2+80.19 OFF:0.00
RIM:3139.33'
DEPTH:11.02'
INV IN:3128.53 8" SWR PIPE 8 (N)
INV IN:3128.53 8" SWR PIPE 7 (E)
INV OUT:3128.33 8" SWR PIPE 6 (SW)
SWR PIPE 7 LEN 392.54'
8" PVC SDR-35 SLOPE 1.60%
SMH 8 - (48)
STA:3+32.59 OFF:-44.50L
RIM:3142.90'
DEPTH:8.09'
INV OUT:3134.81 8" SWR PIPE 7 (W)
REST/LAUNDRY
FF: 3143.50
2" Poly Water Line
LEN 52'
SMH 24 - (48)
STA:5+40.90 OFF:-44.51L
RIM:3142.03'
DEPTH:6.79'
INV OUT:3135.24 8" SWR PIPE 22 (E)
4" PVC #20-Len 310.0'
4" PVC #21-Len 118.8'
4" PVC #23-Len 87.4'
4" PVC #22-Len 32.6'
4" PVC #25-Len 55.8'
4" PVC #26 - Len 281.8'
4" PVC #27-Len 29.5'
4" PVC #28 -Len 98.7'
4" PVC #29-Len 23.7'
4" PVC #30-Len 377.1'
4" PVC #31-Len 157.3'
4" PVC #19-Len 102.5'
4" PVC #18 Len 115.0'
4" PVC #18 Len 118.3'
SMH 15 - (60)
STA:1+84.65 OFF:0.00R
RIM:3138.57'
DEPTH:10.57'
INV IN:3128.20 8" SWR PIPE 14 (E)
INV IN:3128.20 8" SWR PIPE 15 (S)
INV OUT:3128.00 8" SWR PIPE 13 (W)
SWR PIPE 14 LEN 395.40'
8" PVC SDR-35 SLOPE 2.00%
SWR PIPE 15 LEN 118.31'
8" PVC SDR-35 SLOPE 3.00%
SMH 22 - (48)
STA:5+62.48 OFF:-44.36L
RIM:3142.51'
DEPTH:7.02'
INV OUT:3135.51 8" SWR PIPE 20 (E)
SWR PIPE 20 LEN 381.20'
8" PVC SDR-35 SLOPE 1.90%
SWR PIPE 21 LEN 102.7'
8" PVC SDR-35 SLOPE 1.0
SMH 16 - (48)
STA:4+35.23 OFF:-44.34L
RIM:3143.00'
DEPTH:6.92'
INV OUT:3136.11 8" SWR PIPE 14 (W)
FIRE HYD ASSEMBLY NO.5
6" PVC DR-18 C-900 LEN 28.7'
BBQ
FF: 3143.40
IRRIGATION POC
W/ BACKFLOW PREVENTOR
FIRE HYD ASSEMBLY NO.4
6" PVC DR-18 LEN 24'
WTR PIPE 26 LEN 485.8'
8" PVC DR-18 C-900
WTR PIPE 25 LEN 378.0'
8" PVC DR-18 C-900
WTR PIPE 27 LEN 112.4'
8" PVC DR-18 C-900
FIRE HYDRANT ASSEMBLY NO.10
6" PVC DR-18 C-900 LEN 8'
YARD HYD
W/ 1" Poly Line LEN 10'
SMH 18 - (48)
STA:5+99.56 OFF:0.00
RIM:3142.73'
DEPTH:6.34'
INV OUT:3136.39 8" SWR PIPE 17 (E)
INV OUT:3136.39 8" SWR PIPE 16 (W)
4" PVC #17-Len 836.0'
RV Connection-See Detail A/C6.1 (Typ.)
RV Connection Detail A/C6.1
3/4" Poly Water Line
LEN 21'
3/4" Poly Water Line
LEN 20'
2" Poly Water Line
LEN 52'
4" Cross
24" SD FL: 3129.46
8" SWR FL: 3127.71
8" 45° Bend
4" 45° Bend
4" 22.5° Bend
4" 90° Bend
8" 90° Bend
4" Tee
SD Pipe No.1
SD Pipe No.2
SD Pipe No.3
SD Pipe No.4
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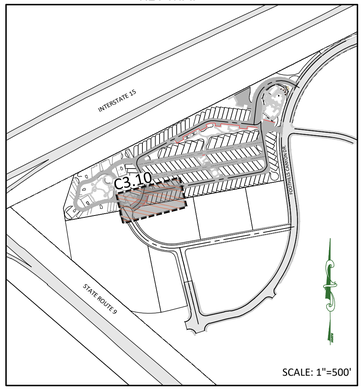
KEY MAP



LEGEND

- PROPOSED STORM SEWER
- PROPOSED 8" SEWER LINE
- PROPOSED 8" (FIRE LINE) WATER LINE
- PROPOSED 4" WATER LINE
- PROPOSED GAS LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING POWER TRENCH

EXISTING	NEW	
		CULINARY HYDRANTS
WV	WV	CULINARY VALVES
W	W	WATER METER (SIZE INDICATED ON PLANS)
S	S	SANITARY SEWER MANHOLES
		IRRIGATION CONNECTION
		4" SEWER LATERAL (RV HOOK-UP)
	CO	4" SEWER LATERAL WITH 2.00% MIN. SLOPE (UNLESS NOTED OTHERWISE)
		POWER AND WATER PEDESTAL (RV HOOK-UP)
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	G	PROPOSED GAS SERVICE

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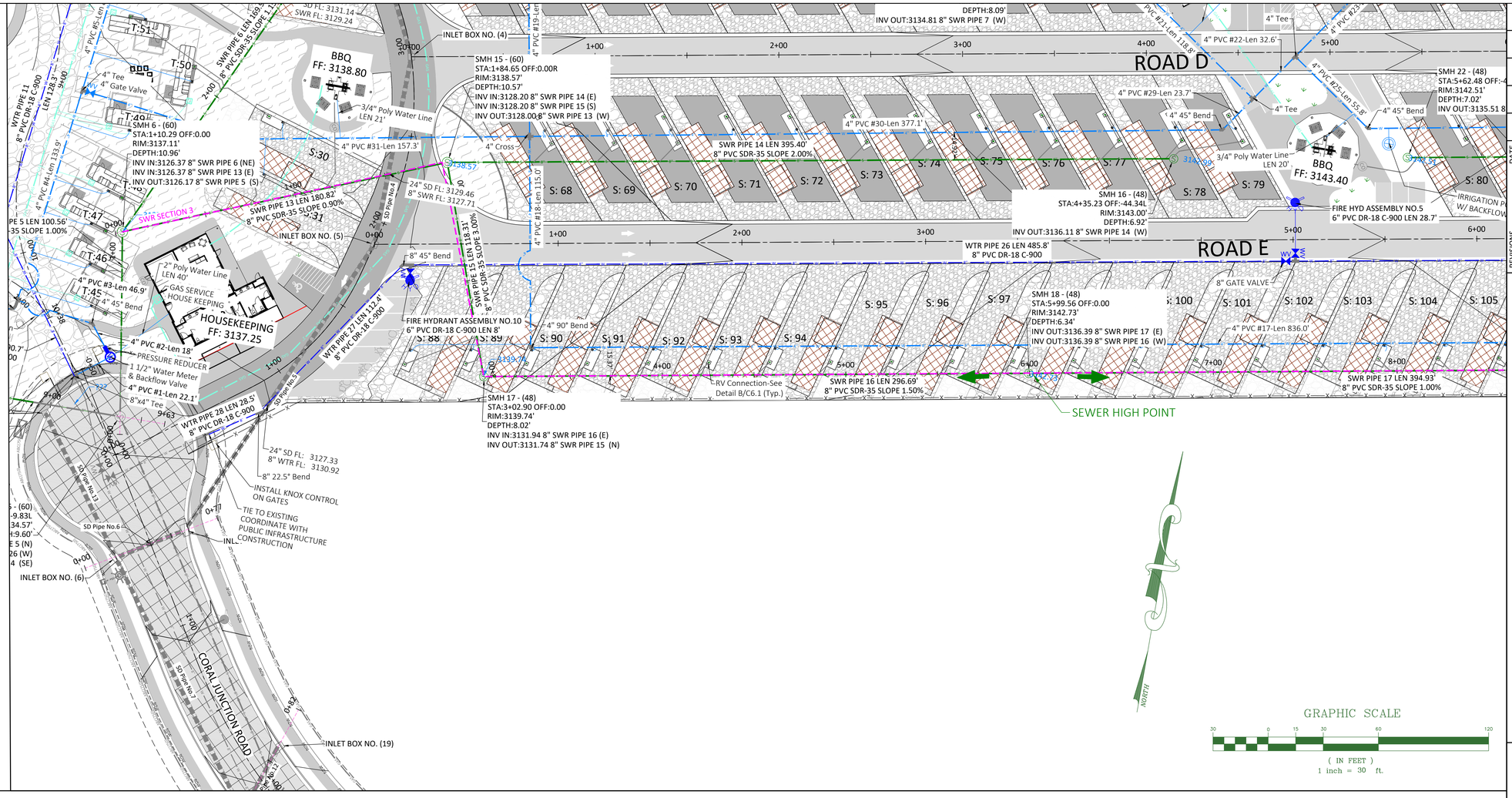

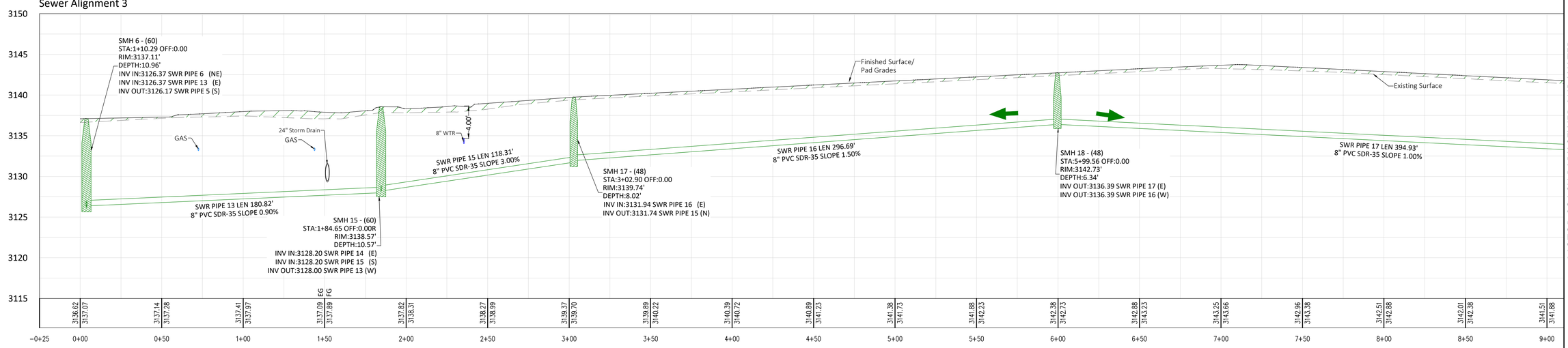

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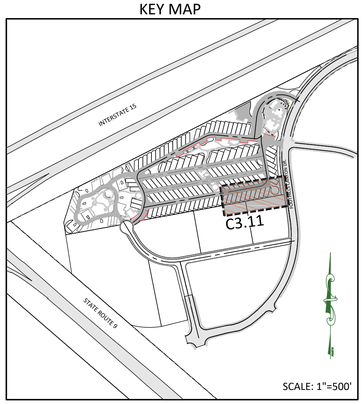
SHEET
C3.10
OF 49 SHEETS

JUN 2 0 2023

KEY MAP



LEGEND

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- EXISTING SEWER LINE
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EXISTING	NEW	
		CULINARY HYDRANTS
WV	WV	CULINARY VALVES
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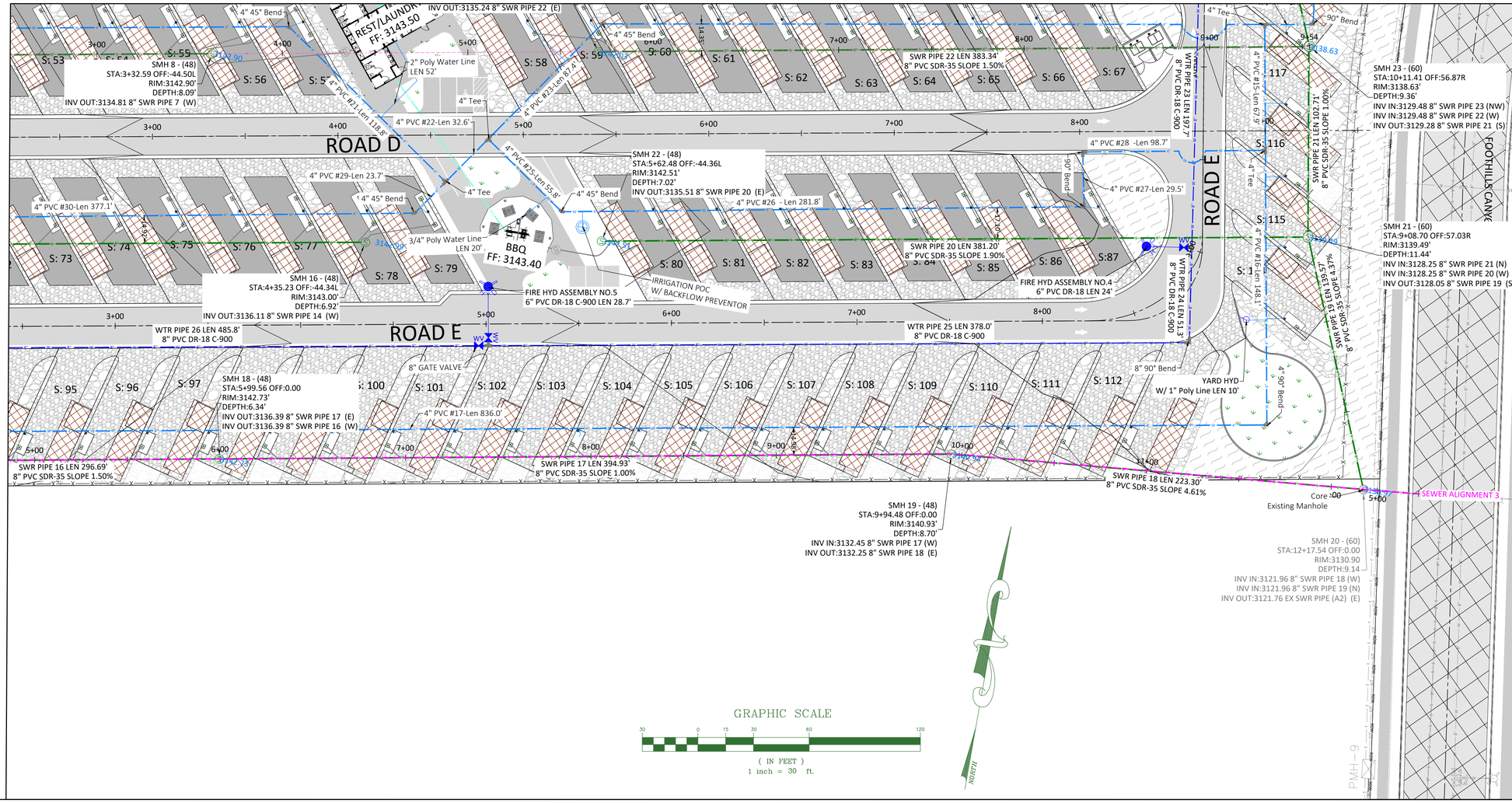
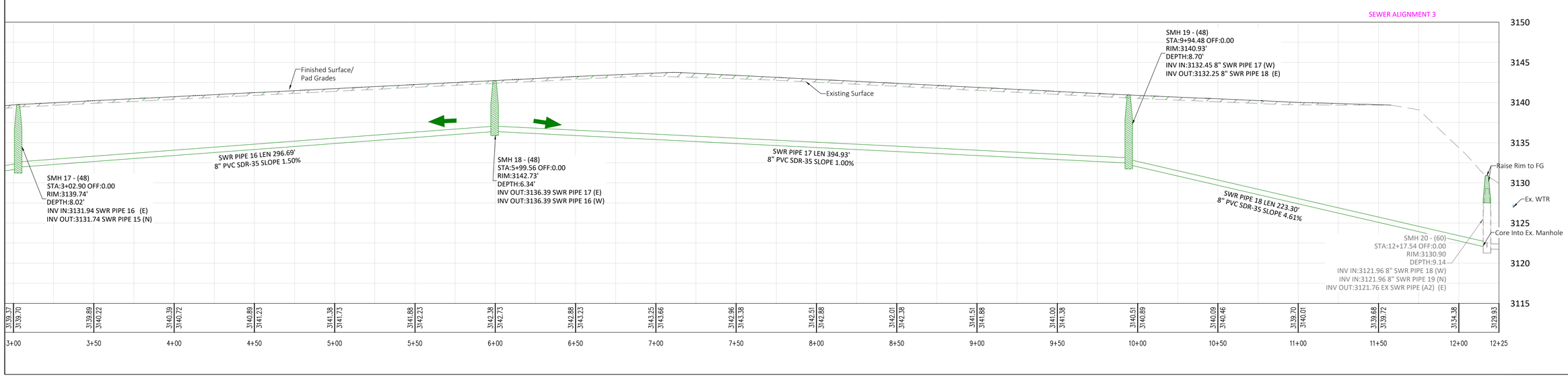


GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



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LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST &
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CITY OF HURRICANE, WASH. CO., UTAH

SHEET
C3.11
OF 49 SHEETS

JUN 2 0 2023

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NORTH

SMH 29 - (48)
STA:3+62.40 OFF:0.00
RIM:3140.55'
DEPTH:10.53'
INV IN:3130.25 8" SWR PIPE 28 (NE)
INV OUT:3130.05 8" SWR PIPE 27 (S)

SMH 30 - (48)
STA:0+00.00 OFF:0.00
RIM:3140.21'
DEPTH:6.70'
INV OUT:3133.51 8" SWR PIPE 28 (SW)

SMH 9 - (48)
STA:4+82.22 OF
RIM:3141.31'
DEPTH:10.64'
INV IN:3130.87
INV OUT:3130.6

SMH 28 - (60)
STA:5+93.63 OFF:0.00
RIM:3139.45'
DEPTH:11.68'
INV IN:3127.97 8" SWR PIPE 27 (N)
INV OUT:3127.77 8" SWR PIPE 26 (E)

SMH 6 - (60)
STA:1+10.29 OFF:0.00
RIM:3137.11'
DEPTH:10.96'
INV IN:3126.37 8" SWR PIPE 6 (NE)
INV IN:3126.37 8" SWR PIPE 13 (E)
INV OUT:3126.17 8" SWR PIPE 5 (S)

SMH 7 - (60)
STA:2+80.19 OFF:0.00
RIM:3139.33'
DEPTH:11.02'
INV IN:3128.53 8" SWR PIPE 8 (N)
INV IN:3128.53 8" SWR PIPE 7 (E)
INV OUT:3128.33 8" SWR PIPE 6 (SW)

SMH 15 - (60)
STA:1+84.65 OFF: OR
RIM:3138.57'
DEPTH:10.57'
INV IN:3128.20 8" SWR PIPE 14 (E)
INV IN:3128.20 8" SWR PIPE 15 (S)
INV OUT:3128.00 8" SWR PIPE 13

SWR PIPE 27 LEN 231.24'
8" PVC SDR-35 SLOPE 0.90%

SWR PIPE 28 LEN 362.41'
8" PVC SDR-35 SLOPE 0.90%

SWR PIPE 5 LEN 100.56'
8" PVC SDR-35 SLOPE 1.00%

SWR PIPE 26 LEN 344.68'
8" PVC SDR-35 SLOPE 0.75%

SWR PIPE 6 LEN 169.90'
8" PVC SDR-35 SLOPE 1.15%

SWR PIPE 13 LEN 180.82'
8" PVC SDR-35 SLOPE 0.90%

SWR PIPE 15 LEN 118.31'
8" PVC SDR-35 SLOPE 3.00%

SWR PIPE 8 LEN 305.30'
8" PVC SDR-35 SLOPE 1.10%

WTR PIPE 10 LEN 90.7'
8" PVC DR-18 C-900

WTR PIPE 11
8" PVC DR-18 C-900
LEN 128.3'

WTR PIPE 27 LEN 112.4'
8" PVC DR-18 C-900

SWR SECTION 4

ROAD F

ROAD G

ROAD B

Power and Water Connection

Trailer Connection
See Detail C/C6.1 (Typ.)

500 GALLON UNDERGROUND PROPANE TANK

YARD HYD W/ Poly Line LEN 27'

YARD HYD W/ 1" Poly Line LEN 25'

IRRIGATION POC W/ BACKFLOW PREVENTOR

8" Tee with Reducer to Hydrant Assembly

FIRE HYDRANT ASSEMBLY NO.12
6" PVC DR-18 C-900 LEN 208'

FIRE HYDRANT ASSEMBLY NO.11
6" PVC DR-18 C-900 LEN 72.3'

FIRE HYD ASSEMBLY NO.9
6" PVC DR-18 C-900 LEN 19.2'

No Connection

INSTALL KNOX CONTROL ON GATES

TIE TO EXISTING PUBLIC INFRASTRUCTURE

INLET BOX NO. (2)

INLET BOX NO. (3)

INLET BOX NO. (4)

INLET BOX NO. (5)

INLET BOX NO. (17)

BBQ
FF: 3138.80

HOUSEKEEPING
FF: 3137.25

GAS SERVICE HOUSE KEEPING

2" Poly Water Line LEN 40'

3/4" Poly Water Line LEN 21'

4" PVC #35-Len 221.11'

4" PVC #36-Len 72.2'

4" PVC #37-Len 181.5'

4" PVC #38-Len 27.7'

4" PVC #39-Len 238.0'

4" PVC #4-Len 133.9'

4" PVC #5-Len 82.8'

4" PVC #6-Len 106.6'

4" PVC #7-Len 331.7'

4" PVC #31-Len 157.3'

4" PVC #19-Len 102.5'

4" PVC #18-Len 115.0'

4" PVC #3-Len 46.9'

4" PVC #2-Len 18'

4" PVC #1-Len

4" Tee
4 Gate Valve

4" Cross

4" 22.5° Bend

4" 45° Bend

4" 90° Bend

4" 11.25° Bend

6" 22.5° Bend

6" 45° Bend

6" 11.25° Bend

8" 22.5° Bends

8" 11.25° Bend

8" 45° Bend

1" PRESSURE REDUCER & 1 1/2" Water Meter & Backflow Valve

24" SD FL: 3129.46
8" SWR FL: 3127.71

SD Pipe No.2

SD Pipe No.3

SD Pipe No.4

SD FL: 3131.14
SWR FL: 3129.24

3137.10

3135.33

3140.55

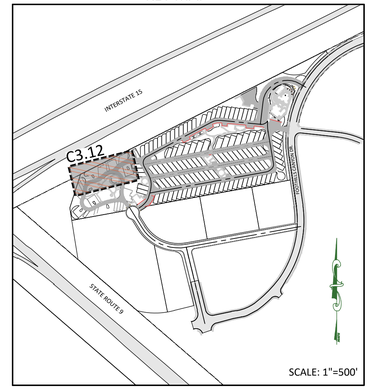
3145.46

3140.21

3138.57

3139.48

KEY MAP



LEGEND

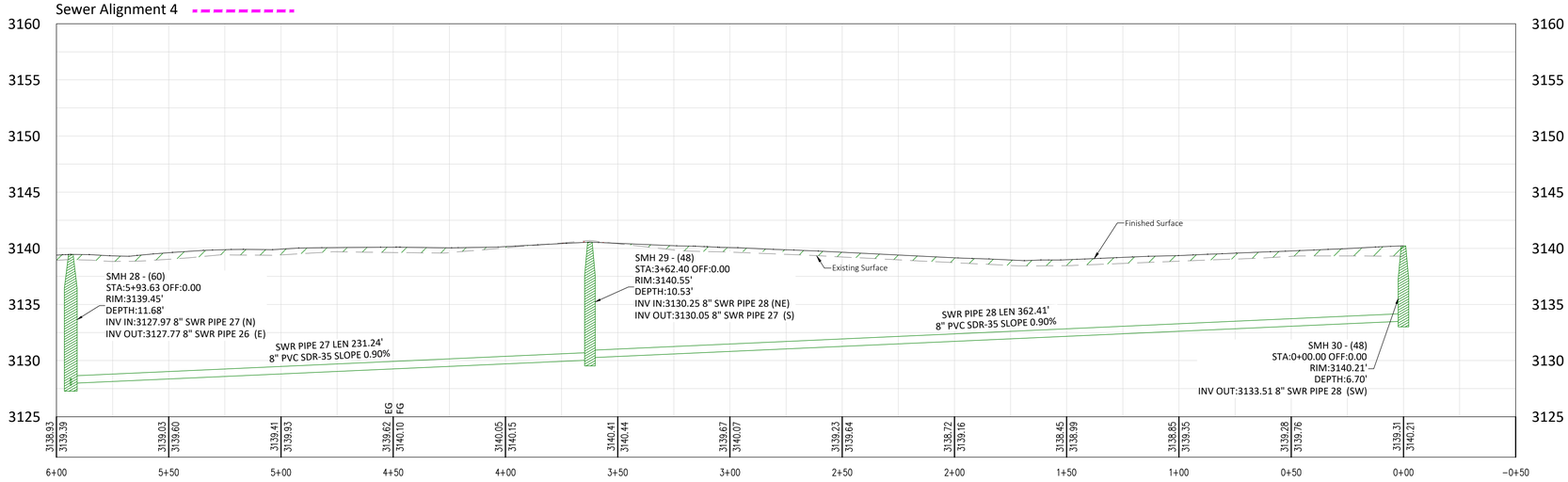
- PROPOSED STORM SEWER
- PROPOSED 8" SEWER LINE
- PROPOSED 8" (FIRE LINE) WATER LINE
- PROPOSED 4" WATER LINE
- PROPOSED GAS LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING POWER TRENCH

EXISTING NEW

- CULINARY HYDRANTS
- CULINARY VALVES
- WATER METER (SIZE INDICATED ON PLANS)
- SANITARY SEWER MANHOLES
- IRRIGATION CONNECTION
- 4" SEWER LATERAL (RV HOOK-UP)
- 4" SEWER LATERAL WITH 2.00% MIN. SLOPE (UNLESS NOTED OTHERWISE)
- POWER AND WATER PEDESTAL (RV HOOK-UP)
- 3/4" POLY WATER SERVICE
- PROPOSED GAS SERVICE

NOTES:
1. SEE DETAIL A/C6.1 FOR TYPICAL RV UTILITY CONNECTIONS.
2. ANY SEWER OR WATER WITHIN PROPERTY BOUNDARY ARE PRIVATELY OWNED.
3. ANY PRIVATE SEWER MANHOLES ARE SOLID LID. PUBLIC SEWER MANHOLES HAVE VENTED LIDS.

Sewer Alignment 4



DATE:	5-8-2023
JOB NUMBER:	4499
SCALE:	1"=30'
DRAWN BY:	CJA
CHECKED BY:	MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

FILE NAME: CC-Hurr RV Park Utilities Rev4

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

MOTOR COACH PARK SEWER AND WATER
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST &
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M,
CITY OF HURRICANE, WASH. CO., UTAH

SHEET
C3.12
OF 49 SHEETS

JUN 2 0 2023

LEGEND

- PROPOSED STORM SEWER
- PROPOSED 8" SEWER LINE
- PROPOSED 8" (FIRE LINE) WATER LINE
- PROPOSED 4" WATER LINE
- PROPOSED GAS LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING POWER TRENCH

EXISTING	NEW	
		CULINARY HYDRANTS
WV	WV	CULINARY VALVES
W	W	WATER METER (SIZE INDICATED ON PLANS)
S	S	SANITARY SEWER MANHOLES
		IRRIGATION CONNECTION
		4" SEWER LATERAL (RV HOOK-UP)
CO	CO	4" SEWER LATERAL WITH 2.00% MIN. SLOPE (UNLESS NOTED OTHERWISE)
		POWER AND WATER PEDESTAL (RV HOOK-UP) 3/4" POLY WATER SERVICE
G	G	PROPOSED GAS SERVICE

NOTES:

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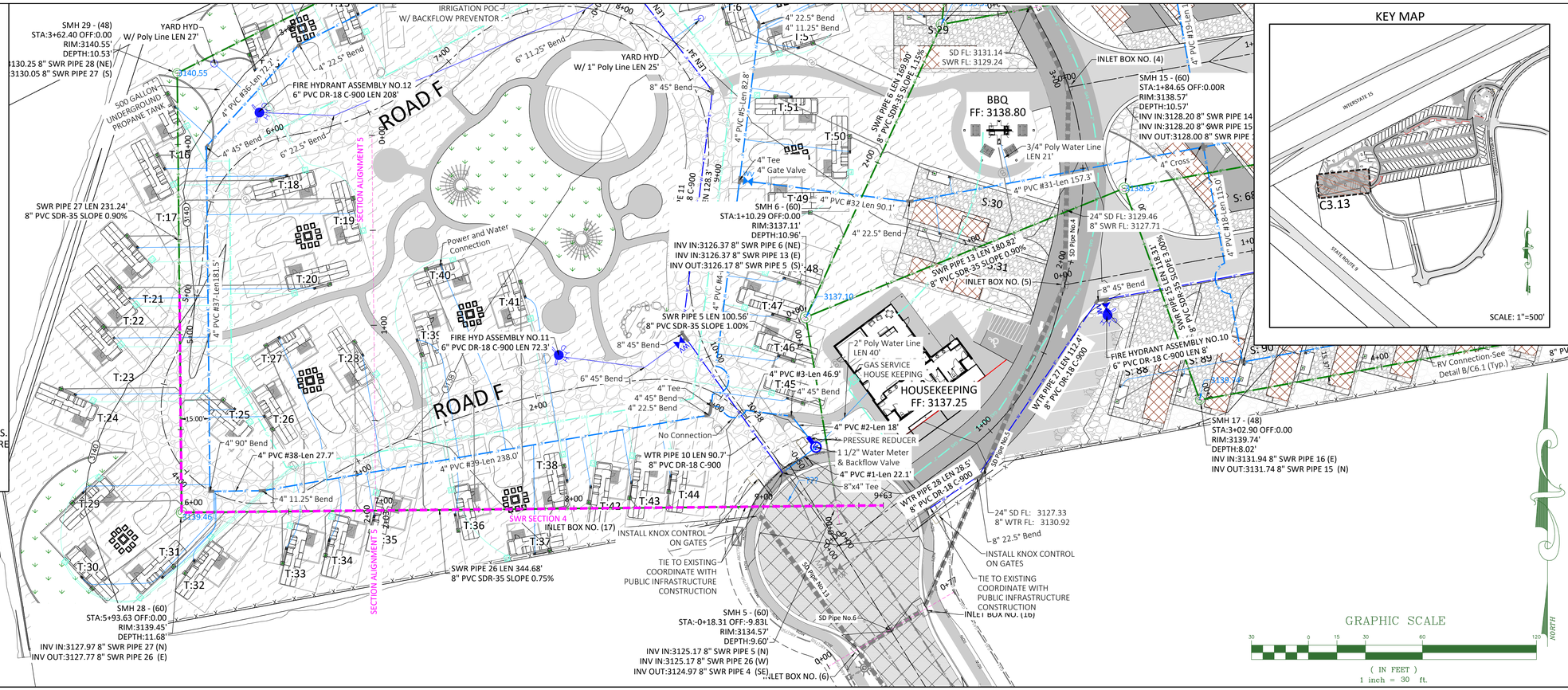
ROAD F
SECTION ALIGNMENT 5
SMH 29 - (48)
STA:3+62.40 OFF:0.00
RIM:3140.55'
DEPTH:10.53'
INV IN:3130.25 8" SWR PIPE 28 (NE)
INV OUT:3130.05 8" SWR PIPE 27 (S)
YARD HYD
W/ Poly Line LEN 27'
500 GALLON UNDERGROUND PROPANE TANK
FIRE HYDRANT ASSEMBLY NO.12
6" PVC DR-18 C-900 LEN 208'
SWR PIPE 27 LEN 231.24'
8" PVC SDR-35 SLOPE 0.90%
Power and Water Connection
FIRE HYD ASSEMBLY NO.11
6" PVC DR-18 C-900 LEN 72.3'
SWR PIPE 5 LEN 100.56'
8" PVC SDR-35 SLOPE 1.00%
SWR SECTION 4
INLET BOX NO. (17)
SWR PIPE 26 LEN 344.68'
8" PVC SDR-35 SLOPE 0.75%
SMH 28 - (60)
STA:5+93.63 OFF:0.00
RIM:3139.45'
DEPTH:11.68'
INV IN:3127.97 8" SWR PIPE 27 (N)
INV OUT:3127.77 8" SWR PIPE 26 (E)
IRRIGATION POC
W/ BACKFLOW PREVENTOR
YARD HYD
W/ 1" Poly Line LEN 25'
BBQ
FF: 3138.80
3/4" Poly Water Line
LEN 21'
SMH 6 - (60)
STA:1+10.29 OFF:0.00
RIM:3137.11'
DEPTH:10.96'
INV IN:3126.37 8" SWR PIPE 6 (NE)
INV IN:3126.37 8" SWR PIPE 13 (E)
INV OUT:3126.17 8" SWR PIPE 5 (S)
INLET BOX NO. (5)
HOUSEKEEPING
FF: 3137.25
GAS SERVICE
HOUSE KEEPING
2" Poly Water Line
LEN 40'
4" PVC #2-Len 18'
PRESSURE REDUCER
1 1/2" Water Meter
& Backflow Valve
4" PVC #1-Len 22.1'
8"x4" Tee
WTR PIPE 10 LEN 90.7'
8" PVC DR-18 C-900
No Connection
INSTALL KNOX CONTROL
ON GATES
TIE TO EXISTING
COORDINATE WITH
PUBLIC INFRASTRUCTURE
CONSTRUCTION
SMH 5 - (60)
STA:-0+18.31 OFF:-9.83L
RIM:3134.57'
DEPTH:9.60'
INV IN:3125.17 8" SWR PIPE 5 (N)
INV IN:3125.17 8" SWR PIPE 26 (W)
INV OUT:3124.97 8" SWR PIPE 4 (SE)
INLET BOX NO. (6)
INLET BOX NO. (4)
SMH 15 - (60)
STA:1+84.65 OFF:0.00R
RIM:3138.57'
DEPTH:10.57'
INV IN:3128.20 8" SWR PIPE 14
INV IN:3128.20 8" SWR PIPE 15
INV OUT:3128.00 8" SWR PIPE
SD FL: 3131.14
SWR FL: 3129.24
SWR PIPE 6 LEN 169.90'
8" PVC SDR-35 SLOPE 1.15%
4" PVC #5-Len 82.8'
4" PVC #32 Len 90.1'
4" PVC #31-Len 157.3'
24" SD FL: 3129.46
8" SWR FL: 3127.71
SWR PIPE 13 LEN 180.82'
8" PVC SDR-35 SLOPE 0.90%
INLET BOX NO. (5)
4" PVC #4-Len 46.9'
4" PVC #3-Len 46.9'
WTR PIPE 21 LEN 112.4'
8" PVC DR-18 C-900
FIRE HYDRANT ASSEMBLY NO.10
6" PVC DR-18 C-900 LEN 8'
SMH 17 - (48)
STA:3+02.90 OFF:0.00
RIM:3139.74'
DEPTH:8.02'
INV IN:3131.94 8" SWR PIPE 16 (E)
INV OUT:3131.74 8" SWR PIPE 15 (N)
RV Connection-See
Detail B/C6.1 (Typ.)
24" SD FL: 3127.33
8" WTR FL: 3130.92
INSTALL KNOX CONTROL
ON GATES
TIE TO EXISTING
COORDINATE WITH
PUBLIC INFRASTRUCTURE
CONSTRUCTION
SD Pipe No.1
SD Pipe No.2
SD Pipe No.3
SD Pipe No.4
SD Pipe No.5
SD Pipe No.6
WTR Pipe No.1
WTR Pipe No.2
WTR Pipe No.3
WTR Pipe No.4
WTR Pipe No.5
WTR Pipe No.6
WTR Pipe No.7
WTR Pipe No.8
WTR Pipe No.9
WTR Pipe No.10
WTR Pipe No.11
WTR Pipe No.12
WTR Pipe No.13
WTR Pipe

NOTES:
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2. ANY SEWER OR WATER WITHIN PROPERTY BOUNDARY ARE PRIVATELY OWNED.
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LEGEND

- PROPOSED STORM SEWER
- PROPOSED 8" SEWER LINE
- PROPOSED 8" (FIRE LINE) WATER LINE
- PROPOSED 4" WATER LINE
- PROPOSED GAS LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING POWER TRENCH

EXISTING / NEW
- CULINARY HYDRANTS
- CULINARY VALVES
- WATER METER (SIZE INDICATED ON PLANS)
- SANITARY SEWER MANHOLES
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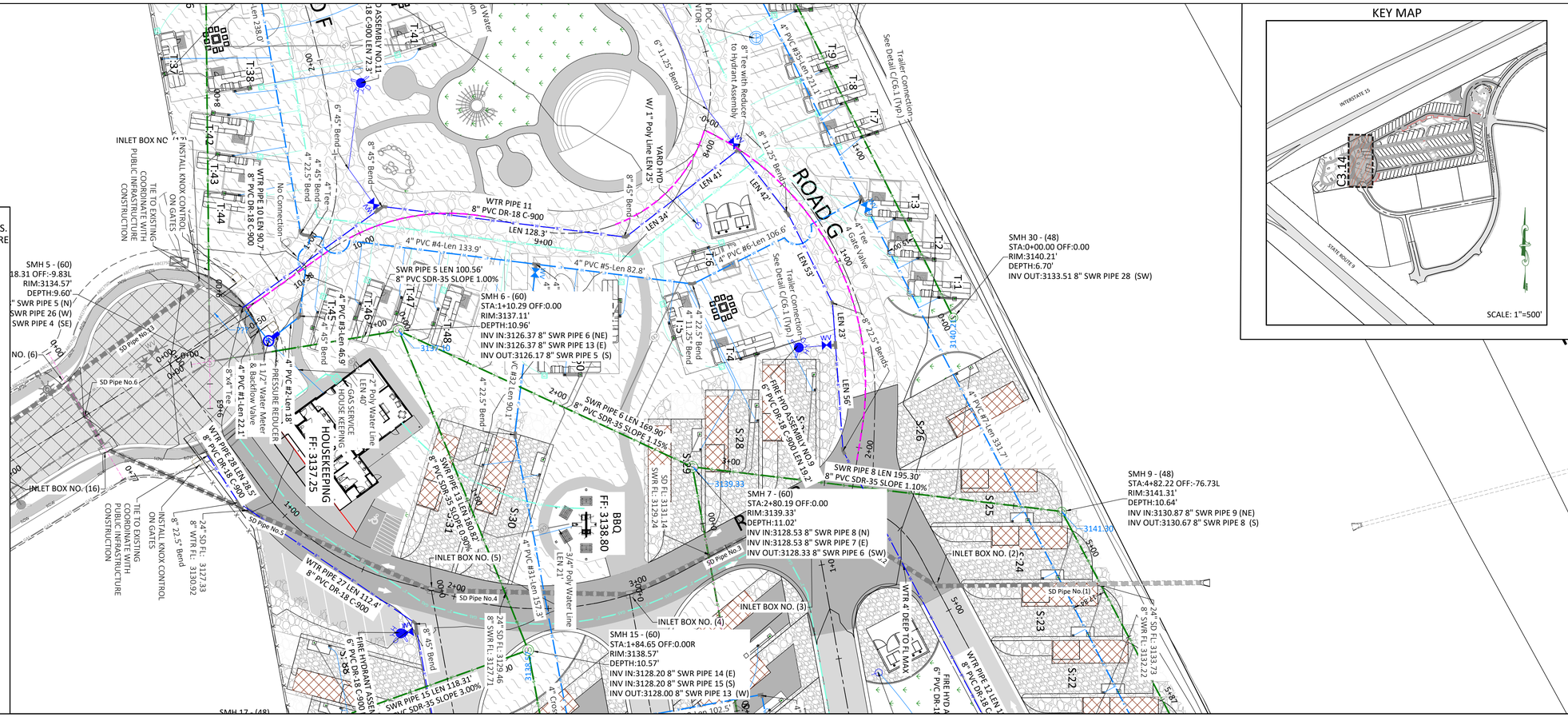

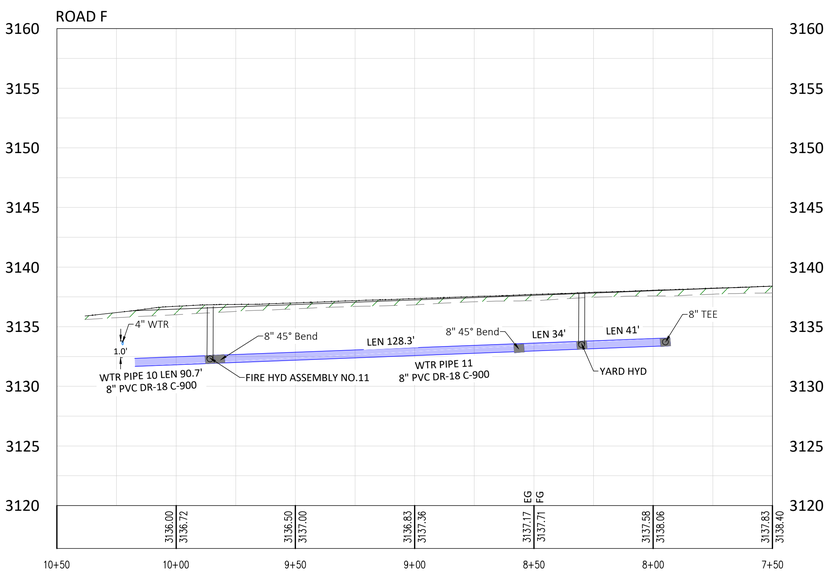

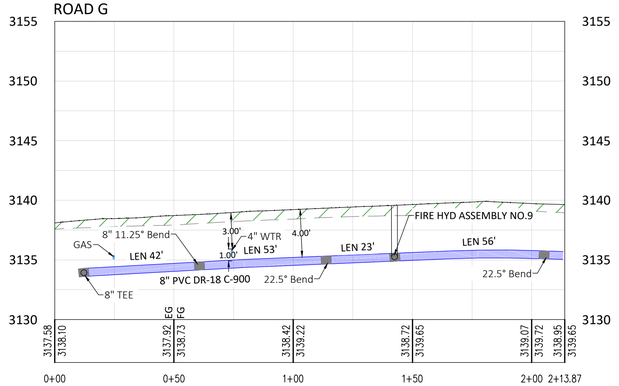

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LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST &
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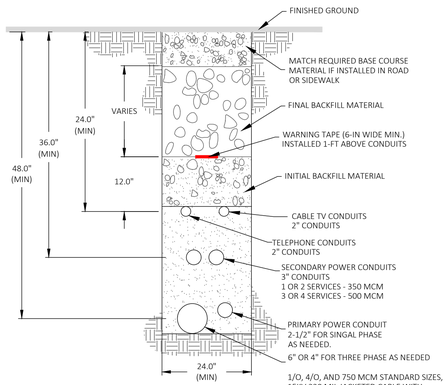
SHEET
C3.14
OF 49 SHEETS

JUN 2 0 2023

JUT TRENCH - TYPICAL

SCALE: NONE



NOTES

1. THIS TRENCH IS TO BE LOCATED ON THE NORTH OR WEST SIDE.
2. GAS TRENCH ON THE EAST AND SOUTH SIDE
3. BURIAL DEPTH MEASURED TO CENT OF CONDUIT.

NOTES: FOR BACKFILL MATERIAL REQUIREMENTS SEE TABLE BELOW.

BACKFILL MATERIALS FOR WATER, NATURAL GAS, AND JOINT UTILITY TRENCHES

SIEVE SIZE	PERCENT PASSING FOR: FOUNDATION MATERIAL*	BEDDING MATERIAL	INITIAL BACKFILL MATERIAL	FINAL BACKFILL MATERIAL
2.00–IN	100	-----	-----	NATIVE MATERIAL WHICH CONTAINS NO SOD, VEGETATION, ROCKS LARGER THAN 8.00–IN IN DIA., ASPHALT OR CONCRETE CHUNKS, ETC.
0.75–IN	5–15	-----	100	
NO. 4	0–5	100	40–70	
NO. 50	-----	5–15	20–50	
NO. 100	-----	0–5	5–30	

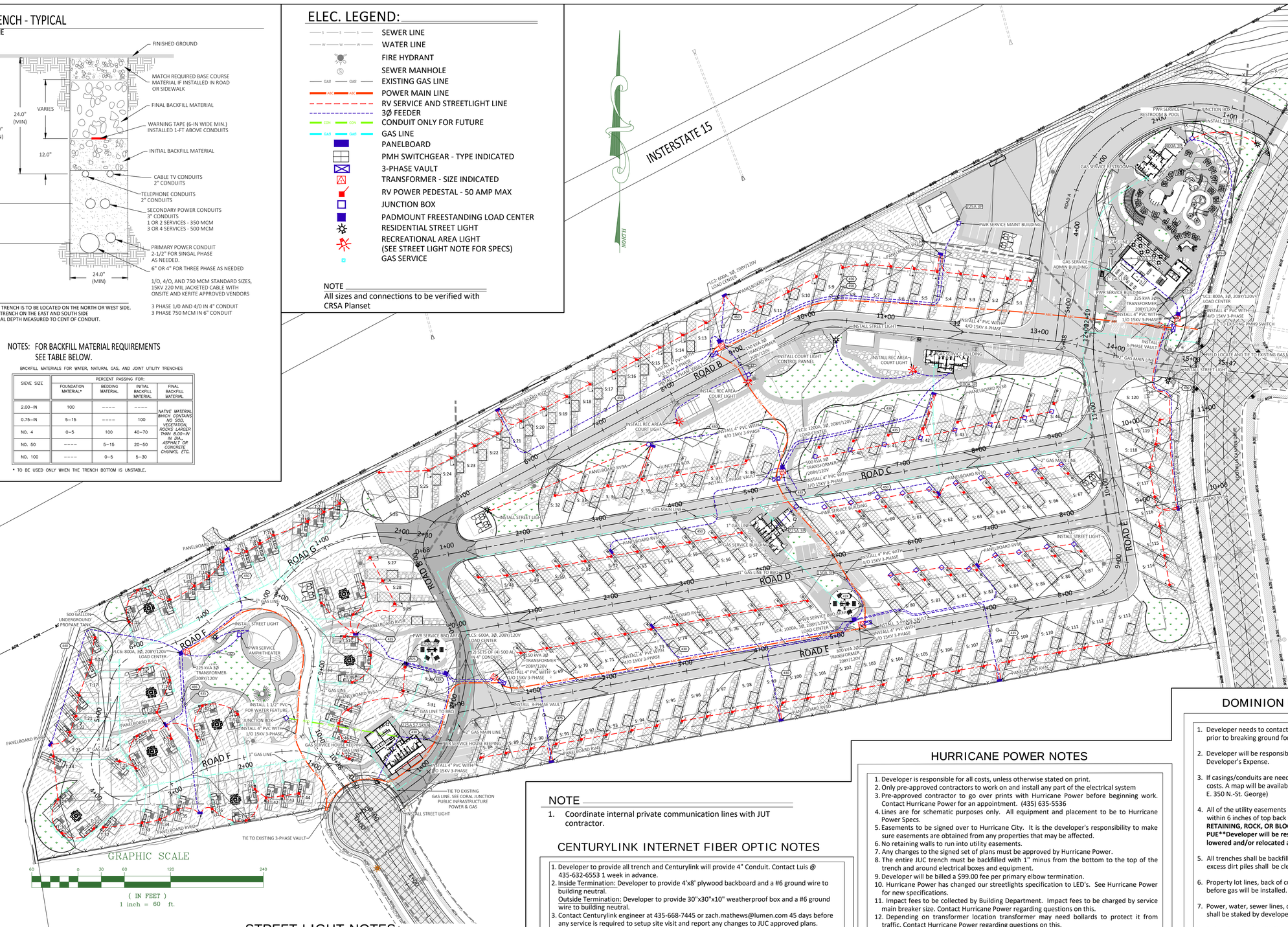
* TO BE USED ONLY WHEN THE TRENCH BOTTOM IS UNSTABLE.

ELEC. LEGEND:

- SEWER LINE
- WATER LINE
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING GAS LINE
- POWER MAIN LINE
- RV SERVICE AND STREETLIGHT LINE
- 3Ø FEEDER
- CONDUIT ONLY FOR FUTURE
- GAS LINE
- PANELBOARD
- PMH SWITCHGEAR - TYPE INDICATED
- 3-PHASE VAULT
- TRANSFORMER - SIZE INDICATED
- RV POWER PEDESTAL - 50 AMP MAX
- JUNCTION BOX
- PADMOUNT FREESTANDING LOAD CENTER
- RESIDENTIAL STREET LIGHT
- RECREATIONAL AREA LIGHT (SEE STREET LIGHT NOTE FOR SPECS)
- GAS SERVICE

NOTE

All sizes and connections to be verified with CRSA Planset



STREET LIGHT NOTES:

RESIDENTIAL LIGHTING:

HURRICANE CITY POST TOP STREET LIGHT WITH 14' POLE, 3000K LED MODULE, FAWS DIAL AT 3
AND OPTIONAL YELLOW FILTER LENS IF AVAILABLE

RECREATIONAL LIGHTING:

LITHONIA LIGHTING SERIES RSXF4 FLOOD SIZE 4
2 SIDE BY SIDE CONFIGURATION ON EACH POLE
18' DARK BRONZE COLOR POLE
ORDERING INFORMATION:
RSXF4 LED P7 40K AWFD 208 FV AASP IS PEX DDBTXD

NOTE

1. Coordinate internal private communication lines with JUT contractor.

CENTURYLINK INTERNET FIBER OPTIC NOTES

1. Developer to provide all trench and Centurylink will provide 4" Conduit. Contact Luis @ 435-632-6553 1 week in advance.
2. Inside Termination: Developer to provide 4'x8' plywood backboard and a #6 ground wire to building neutral.
   Outside Termination: Developer to provide 30"x30"x10" weatherproof box and a #6 ground wire to building neutral.
3. Contact Centurylink engineer at 435-668-7445 or zach.mathews@lumen.com 45 days before any service is required to setup site visit and report any changes to JUC approved plans.
4. Any Centurylink facility relocations associated with project will be billable to owner/ developer and must be scheduled a minimum of 45 days in advance.

TDS, CATV/BROADBAND NOTES

1. The developer will provide all required trench within the project. Any modifications along the periphery to feed this project will be billed to the developer.
2. TDS will provide conduits. Please contact David at 435-703-8932 at least 3 weeks prior to opening trench to schedule work.
3. Any questions regarding service should be directed to David Trauntvein with TDS at 435-703-8932 or at david.trauntvein@tdstelecom.com
4. Relocation of new or existing TDS facilities will be billable to the developer/contractor
5. Any modifications after conduit/cable placement will be billable to the developer/contractor as will damages caused by other contractors working for the developer on this project.

HURRICANE POWER NOTES

1. Developer is responsible for all costs, unless otherwise stated on print.
2. Only pre-approved contractors to work on and install any part of the electrical system
3. Pre-approved contractor to go over prints with Hurricane Power before beginning work. Contact Hurricane Power for an appointment. (435) 635-5536
4. Lines are for schematic purposes only. All equipment and placement to be to Hurricane Power Specs.
5. Easements to be signed over to Hurricane City. It is the developer's responsibility to make sure easements are obtained from any properties that may be affected.
6. No retaining walls to run into utility easements.
7. Any changes to the signed set of plans must be approved by Hurricane Power.
8. The entire JUC trench must be backfilled with 1" minus from the bottom to the top of the trench and around electrical boxes and equipment.
9. Developer will be billed a $99.00 fee per primary elbow termination.
10. Hurricane Power has changed our streetlights specification to LED's. See Hurricane Power for new specifications.
11. Impact fees to be collected by Building Department. Impact fees to be charged by service main breaker size. Contact Hurricane Power regarding questions on this.
12. Depending on transformer location transformer may need bollards to protect it from traffic. Contact Hurricane Power regarding questions on this.
13. Cement basements, three phase transformer pads and street light bases to be pre-cast only. To be supplied by approved vendors only.
14. 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 be electrician. Size of acceptable wire is 350 or 500 aluminum.
15. Hurricane power will install the metering at all transformer;s that has a service over 400 amps and will bill developer a hookup C.T. metering fee of $1,390.00 each.
16. Hurricane power will charge developer a Non C.T. metering hookup fee of $725.00 for each 3-phase service under 400 amps.
17. Hurricane power will bill developer a $1,690.00 for 3-phase switch bay fee.
18. Developer to install a disconnect switch at each loadbank location.

DOMINION ENERGY GAS NOTES

1. Developer needs to contact Dominion Energy Pre-Construction department prior to breaking ground for gas sign up. JEFF BURTON (435) 674-6157.
2. Developer will be responsible to get all compaction tests done at Developer's Expense.
3. If casings/conduits are needed, they are to be installed by developer at their costs. A map will be available at Dominion Energy for casing locations (1155 E. 350 N.-St. George)
4. All of the utility easements back of sidewalk will be graded, at full width, to within 6 inches of top back of curb before gas lines will be installed. ****NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON/IN A PUE**Developer will be responsible for the costs of any gas lines to be lowered and/or relocated after installation.****
5. All trenches shall be backfilled and all debris, construction materials, and excess dirt piles shall be cleared away.
6. Property lot lines, back of curb, and grade **must** be staked by developer before gas will be installed.
7. Power, water, sewer lines, culverts, or other hazards not clearly noticeable shall be staked by developer.
8. Failure to comply with the above notes could result in delay of service to this project.
9. Contact **JC HALL, (435) 210-0729,** at least two weeks prior to being ready, for scheduling of installation.

10.IMPORTANT NOTICE**Gas will be put on the schedule for installation when power trench is buried, streets are within 6 inches of subgrade, and the full width of the utility easement is graded to the top back of curb.**

11. High pressure gas note:

    If high presssure gas lines are located in or near your digging area, before digging please call: **BRYAN WARD (435) 559-6547.**

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JOB NUMBER: 4499
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SHEET
C4.0
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- FIRE HYDRANT
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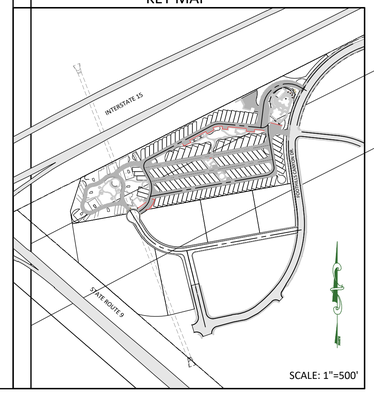
- POWER MAIN LINE
- RV SERVICE AND STREETLIGHT LINE
- 3Ø FEEDER
- CONDUIT ONLY FOR FUTURE
- GAS LINE
- PANELBOARD
- PMH SWITCHGEAR - TYPE INDICATED
- 3-PHASE VAULT
- TRANSFORMER - SIZE INDICATED
- RV POWER PEDESTAL - 50 AMP MAX
- JUNCTION BOX
- PADMOUNT FREESTANDING LOAD CENTER
- RESIDENTIAL STREET LIGHT
- RECREATIONAL AREA LIGHT (SEE STREET LIGHT NOTE FOR SPECS)
- GAS SERVICE

KEY MAP



SEE SUPPLEMENTAL SHEETS BY CRSA SHEET: E102

PWR SERVICE RESTROOM & POOL
JUNCTION BOX
INSTALL STREET LIGHT
400A 3P
GAS SERVICE RESTROOM
225A 3P
PWR SERVICE MAINT BUILDING
ROAD A
1" GAS LINE
GAS SERVICE ADMIN BUILDING
PWR SERVICE BUILDING
225 kVA 3Ø TRANSFORMER 208Y/120V
LC1: 800A, 3Ø, 208Y/120V LOAD CENTER
INSTALL 4" PVC WITH 1/O 15KV 3-PHASE
INSTALL 4" PVC WITH 4/O 15KV 3-PHASE
TIE TO EXISTING PMH9 SWITCH
INSTALL 3-PHASE VAULT
2" GAS MAIN LINE
FIELD LOCATE AND TIE TO EXISTING GAS MAIN
FOOTHILLS CANYON DRIVE
PANELBOARD RV1A
PANELBOARD RV2A
PANELBOARD RV2B
PANELBOARD RV2C
LC2: 600A, 3Ø, 208Y/120V LOAD CENTER
150 kVA 3Ø TRANSFORMER 208Y/120V
INSTALL COURT LIGHT CONTROL PANNEL
INSTALL REC AREA COURT LIGHT
GAS SERVICE BUILDING
ROAD B
PANELBOARD RV3A
PANELBOARD RV3B
PANELBOARD RV3C
PANELBOARD RV3D
LC3: 1200A, 3Ø, 208Y/120V LOAD CENTER
500 kVA 3Ø TRANSFORMER 208Y/120V
JUNCTION BOX
INSTALL 3-PHASE VAULT
ROAD C
PWR SERVICE BUILDING
1" GAS LINE
GAS SERVICE BUILDINGS
1" GAS LINE TO BBQ
ROAD D
PANELBOARD RV4A
PANELBOARD RV4B
PANELBOARD RV4C
PANELBOARD RV4D
LC4: 1000A, 3Ø, 208Y/120V LOAD CENTER
PWR SERVICE BBQ AREA
300 kVA 3Ø TRANSFORMER 208Y/120V
ROAD E
NORTH

COPPER
CONDUCTOR & CONDUIT SCHEDULE

TYPE	AMP.	COND. SIZE	CONDUCTOR QUAN.	CONDUCTOR TYPE	INSULATION	EQ. GND. COND.
47	95	1-1/2"	4	2	THHN THWN	6

ALUMINUM
CONDUCTOR & CONDUIT SCHEDULE

TYPE	AMP.	COND. SIZE	CONDUCTOR QUAN.	CONDUCTOR TYPE	INSULATION	EQ. GND. COND. (AL)
43X	155	2"	4	3/0	XHHW-2	4
425	205	3"	4	250	XHHW-2	2
430	230	3"	4	300	XHHW-2	2
435	250	3"	4	350	XHHW-2	2
440	270	3"	4	400	XHHW-2	2
450	310	4"	4	500	XHHW-2	1
475	385	4"	4	750	XHHW-2	1

ALUMINUM
CONDUCTOR & CONDUIT SCHEDULE FOR PARALLEL RUNS

TYPE	MAX. O.C. PROT.	COND. AMP	SETS	CONDUCTOR QUAN.	CONDUCTOR TYPE	CONDUIT SIZE	EQ. GND. COND. (AL)
425-2	400	410	2	4	250	2-1/2"	2/0

NOTE
All sizes and connections to be verified with CRSA Planset

GRAPHIC SCALE

40 0 20 40 80 320

(IN FEET)
1 inch = 40 ft.

DATE: 5-8-2023
JOB NUMBER: 4499
SCALE: 1"=40'
DRAWN BY: CJA
CHECKED BY: CAC

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVIEW	5-8-23

FILE NAME: CC-Hurr RV Park Power Rev 4

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

MOTOR COACH PARK POWER NORTHEAST
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE, WASH. CO., UTAH

SHEET
C4.1
OF 49 SHEETS

JUN 2 0 2023

ELEC. LEGEND:

- SEWER LINE
- WATER LINE
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING GAS LINE
- POWER MAIN LINE
- RV SERVICE AND STREETLIGHT LINE
- 3Ø FEEDER
- CONDUIT ONLY FOR FUTURE
- GAS LINE
- PANELBOARD
- PMH SWITCHGEAR - TYPE INDICATED
- 3-PHASE VAULT
- TRANSFORMER - SIZE INDICATED
- RV POWER PEDESTAL - 50 AMP MAX
- JUNCTION BOX
- PADMOUNT FREESTANDING LOAD CENTER
- RESIDENTIAL STREET LIGHT
- RECREATIONAL AREA LIGHT (SEE STREET LIGHT NOTE FOR SPECS)
- GAS SERVICE

NOTE
All sizes and connections to be verified with CRSA Planset

COPPER CONDUCTOR & CONDUIT SCHEDULE

TYPE	AMP.	COND. SIZE	CONDUCTOR QUAN.	CONDUCTOR TYPE	INSULATION	EQ. GND. COND.
4/0	95	1-1/2"	4	2	THHN THWN	6

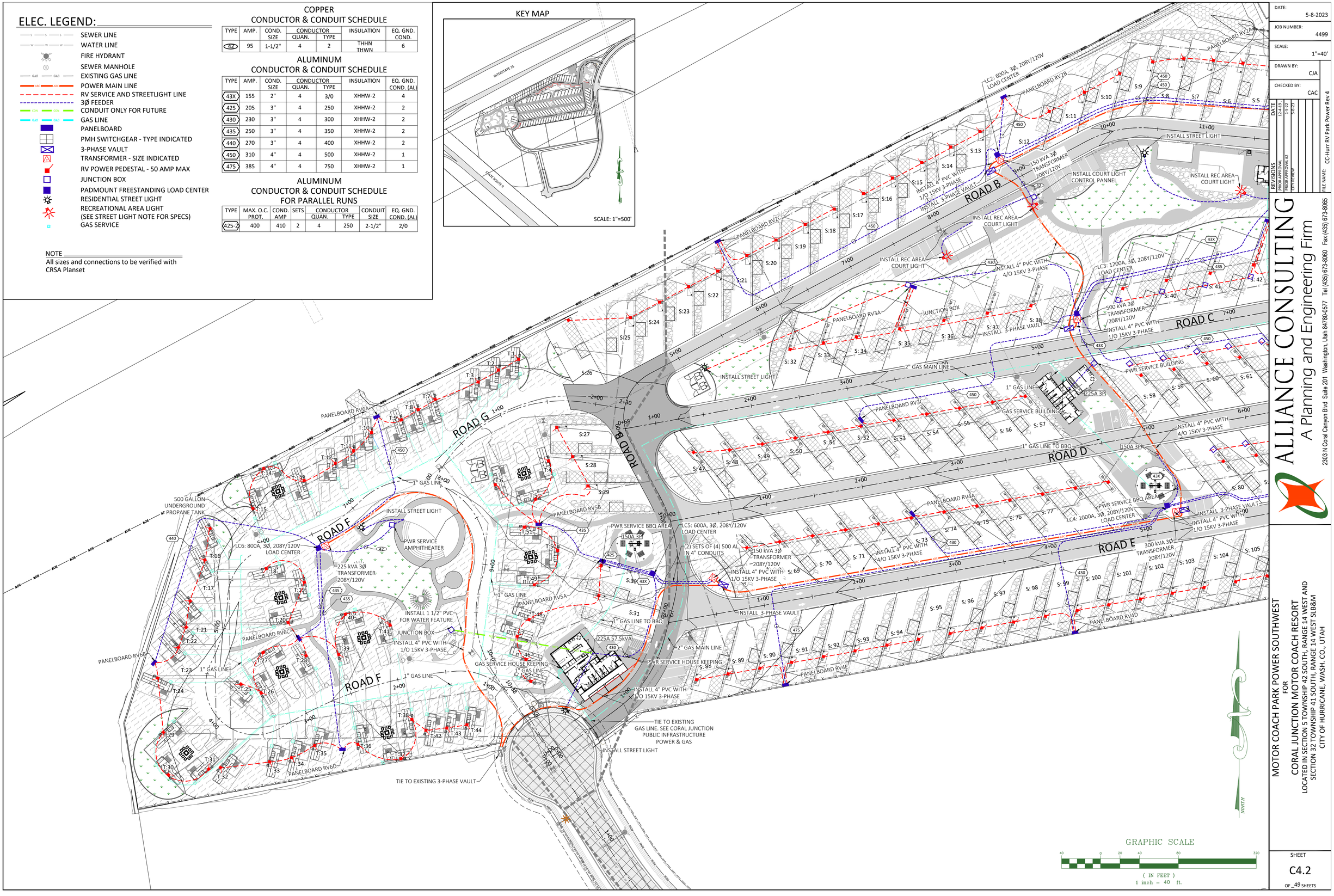
ALUMINUM CONDUCTOR & CONDUIT SCHEDULE

TYPE	AMP.	COND. SIZE	CONDUCTOR QUAN.	CONDUCTOR TYPE	INSULATION	EQ. GND. COND. (AL)
43X	155	2"	4	3/0	XHHW-2	4
425	205	3"	4	250	XHHW-2	2
430	230	3"	4	300	XHHW-2	2
435	250	3"	4	350	XHHW-2	2
440	270	3"	4	400	XHHW-2	2
450	310	4"	4	500	XHHW-2	1
475	385	4"	4	750	XHHW-2	1

ALUMINUM CONDUCTOR & CONDUIT SCHEDULE FOR PARALLEL RUNS

TYPE	MAX. O.C. PROT.	COND. AMP	SETS	CONDUCTOR QUAN.	CONDUCTOR TYPE	CONDUIT SIZE	EQ. GND. COND. (AL)
425-2	400	410	2	4	250	2-1/2"	2/0

KEY MAP



GRAPHIC SCALE

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CITY OF HURRICANE, WASH. CO., UTAH

SHEET C4.2
OF 49 SHEETS

JUN 2 0 2023

ABBREVIATIONS INDEX

ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION
#	NUMBER	MCM	1000 CIRCULAR MILLS
AC	ALTERNATING CURRENT	MH	MANHOLE
A.F.F.	ABOVE FINISH FLOOR	MIC	MICROPHONE
AIC	AMPS INTERRUPTING CAPACITY	MIN	MINIMUM
AM	AMPS METER	MTG	MOUNTING
AMP	AMPERE	MTR	MOTOR
ANN	ANNUNCIATOR	N/A	NOT APPLICABLE
ATS	AUTOMATIC TRANSFER SWITCH	NC	NORMALLY CLOSED
AUX	AUXILIARY	NEC	NATIONAL ELECTRICAL CODE
AWG	AMERICAN WIRE GAUGE	NEMA	NATIONAL ELECT. MANUFAC. ASSOC.
BC	BARE COPPER	NFPA	NATIONAL FIRE PROTECTION ASSOC.
BFG	BELOW FINISH GRADE	N.I.C.	NOT IN CONTRACT
C	CONDUIT	NO	NORMALLY OPENED
CAB	CABINET	NTS	NOT TO SCALE
CATB	COMMUNITY ANTENNA TELEVISION	OS & Y	OUTSIDE SCREW & YOKE
CATV	CABLE TELEVISION	PB	PUSHBUTTON
CKT	CIRCUIT	PF	POWER FACTOR
CLG	CEILING	PFR	PHASE FAILURE RELAY
CNTR	CONTRACTOR	PNL	PANEL
C.O.	CONDUIT ONLY	PT	POTENTIAL TRANSFORMER
CRT	COMPUTER TERMINAL	PVC	POLYVINYL CHLORIDE CONDUIT
CT	CURRENT TRANSFORMER	(R)	RELOCATE
CU	COPPER	RECEP	RECEPTACLE
C/W	COMPLETE WITH	REQ	REQUIREMENT
DB	DECIBEL	RLA	RATED LOAD AMPS
DC	DIRECT CURRENT	RMP	ROCKY MOUNTAIN POWER
DWG	DRAWING	RMS	ROOT MEAN SQUARE
(E)	EXISTING	SE	SERVICE ENTRANCE
EC	EMPTY CONDUIT	SPEC	SPECIFICATIONS
EG	EMERGENCY GENERATOR	SPKR	SPEAKER
EMT	ELECTRICAL METALLIC TUBING	SS	SELECTOR SWITCH
EX	EXPLOSION PROOF	SW	SWITCH
FACP	FIRE ALARM CONTROL PANEL	SWBD	SWITCHBOARD
FC	FOOT CANDLE	SWGR	SWITCHGEAR
FT	FOOT	TTB	TELEPHONE TERMINAL BOARD
GFI	GROUND FAULT INTERRUPTER	TTC	TELEPHONE TERMINAL CABINET
GND	GROUND	TV	TELEVISION
GRC	GALVANIZED RIGID CONDUIT	TYP	TYPICAL
HP	HORSE POWER	UG	UNDERGROUND
HZ	HERTZ	UPS	UNINTERRUPTED POWER SUPPLY
IFC	INTERNATIONAL FIRE CODE	V	VOLT (KV-KILOVOLT)
IG	ISOLATED GROUND	VA/R	VOLT-AMPS/REACTIVE
IMC	INTERMEDIATE METALLIC CONDUIT	VM	VOLT METER
IN	INCH	W	WATTS
J-BOX	JUNCTION BOX	W/	WITH
KV	KILOVOLT	WH	WATTHOUR METER
KVA	KILOVOLT AMPERES	W/O	WITHOUT
KVAR	KILOVARS	WP	WEATHERPROOF
KW	KILOWATT	XFMR	TRANSFORMER
LRA	LOCKED ROTOR AMPS	XFMR SW	TRANSFER SWITCH
LTG	LIGHTING	XP	EXPLOSION PROOF
MNF	MANUFACTURER	1P	SINGLE-PHASE
MATV	MASTER ANTENNA TELEVISION	2P	TWO-POLE
MAX	MAXIMUM	3P	THREE-POLE
MB	MAIN BUS	4P	FOUR-POLE
MCC	MOTOR CONTROL CENTER	Ø	PHASE

SENSOR GENERAL NOTES

1. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE SENSOR MANUFACTURER FOR PROPER PLACEMENT AND ADJUSTMENT OF OCCUPANCY SENSORS.
2. EACH ZONE SHALL HAVE COVERAGE BY OCCUPANCY SENSOR SUCH THAT NO BLIND SPOT EXIST.
3. UPON COMPLETION OF THE INSTALLATION, THE SYSTEM SHALL BE COMPLETELY COMMISSIONED BY THE MANUFACTURER'S FACTORY AUTHORIZED TECHNICIAN WHO WILL VERIFY ALL ADJUSTMENTS AND SENSOR PLACEMENT TO ENSURE A TROUBLE FREE INSTALLATION.
4. THE LOCATION AND QUANTITIES OF SENSORS SHOWN ON THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE ONLY THE ROOMS WHICH ARE TO BE PROVIDED WITH SENSORS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ADDITIONAL SENSORS IF REQUIRED TO PROPERLY COVER THE RESPECTIVE ROOM.

GENERAL NOTES

1. CONSULT ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.
2. VERIFY ALL EQUIPMENT DIMENSIONS AND LOCATIONS BEFORE BEGINNING ROUGH IN. CONSULT ALL APPLICABLE CONTRACT DRAWINGS AND SHOP DRAWINGS TO INSURE NEC CODE CLEARANCES REQUIRED AROUND ALL ELECTRICAL EQUIPMENT.
3. CONTRACTOR SHALL VERIFY ALL ELECTRICAL LOADS (VOLTAGE, PHASE, CONNECTION REQUIREMENTS, ETC) OF ALL EQUIPMENT FURNISHED UNDER ALL DIVISIONS, INCLUDING ALL EXISTING EQUIPMENT TO BE RE-USED. REVIEW ALL SHOP DRAWINGS AND EXISTING EQUIPMENT BEFORE BEGINNING ROUGH-IN.
4. SEE SECTION 265100 (16510) OF THE SPECIFICATION FOR REQUIRED COORDINATION MEETINGS WITH MECHANICAL AND CEILING CONTRACTORS.
5. SEE APPLICABLE SHOP DRAWINGS FOR ROUGH IN LOCATION OF ALL EQUIPMENT, WIRING DEVICES, ETC. WHERE APPLICABLE MOUNT ALL WIRING DEVICES ABOVE BACK SPLASH EXCEPT THOSE SERVING UNDER COUNTER EQUIPMENT.
6. FINISHES OF ALL LIGHT FIXTURES SHALL BE AS SELECTED BY ARCHITECT.
7. THE ELECTRICAL CONTRACTOR SHALL NOTIFY AND COOPERATE WITH THE MECHANICAL CONTRACTOR SUCH THAT NO PIPING, DUCTS, OR EQUIPMENT FOREIGN TO THE OPERATION OF THE ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE INSTALLED IN, ENTER OR PASS THRU ELECTRICAL ROOMS OR SPACES, OR ABOVE OR BELOW ELECTRICAL EQUIPMENT IN OTHER AREAS.
8. ELECTRICAL BOXES SHALL NOT BE LOCATED IN MASONRY COLUMNS IN BRICK WALLS OR IN GROUTED CELLS ADJACENT TO OPENINGS. COORDINATE LOCATION OF BOXES WITH MASONRY CONTRACTOR.
9. ALL PENETRATIONS OF FIRE RATED FLOORS, WALLS, AND CEILINGS SHALL BE SEALED WITH APPROVED MATERIAL TO MAINTAIN FIRE RATING OF SURFACE PENETRATED.
10. CONTRACTOR SHALL VERIFY FURNITURE LAYOUT PRIOR TO ANY FLOORBOX OR POKE-THRU INSTALLATION. COORDINATE EXACT LOCATION OF FLOOR BOX OR POKE-THRU WITH OWNER AND FURNITURE PROVIDER PRIOR TO ROUGH-IN.
11. CIRCUITS EXTENDING OVER 70' FOR 120 VOLT AND 115' FOR 277 VOLT 20 AMP CIRCUITS SHALL BE RUN WITH CONDUCTORS PER TABLE BELOW.

20 AMP MINIMUM BRANCH CIRCUIT CONDUCTOR SIZING		
MAXIMUM LENGTH	BRANCH CIRCUIT VOLTAGE	
CONDUCTOR LENGTH (FT)	120 VOLT	277 VOLT
<70	MIN. #12 AWG	MIN. #12 AWG
70 - 115	MIN. #10 AWG	MIN. #12 AWG
115 - 170	MIN. #8 AWG	MIN. #10 AWG
170 - 270	MIN. #6 AWG	MIN. #8 AWG
271 - 380	NOTE B	MIN. #8 AWG
>380	NOTE B	NOTE B

A. THESE ARE BASED ON MAXIMUM LENGTH OF CIRCUIT.

B. PERFORM VOLTAGE DROP CALCULATIONS AND PROVIDE CONDUCTOR SIZE TO KEEP BRANCH CIRCUIT VOLTAGE DROP LESS THAN 3% WITH A 15 AMP LOAD.

C. CONTRACTOR SHALL ENSURE THAT THE INSTALLATION OF EACH BRANCH CIRCUIT STAYS WITHIN 3% VOLTAGE DROP FOR A 15 AMP LOAD. IF NECESSARY, CONTRACTOR SHALL INCREASE WIRE AND CONDUIT SIZE TO MEET THE STANDARD AT NO ADDITIONAL COST TO OWNER.

SHEET INDEX

E001	SYMBOLS AND NOTES
E002	SCHEDULES
E003	SPECIFICATIONS
E101	ELECTRICAL SITE PLAN
E102	ENLARGED POOL AND SPA ELECTRICAL PLAN
E201	ONE-LINE DIAGRAMS
E202	ONE-LINE DIAGRAMS
E203	PANELBOARD SCHEDULES
E204	PANELBOARD SCHEDULES
E205	PANELBOARD SCHEDULES
E301	ELECTRICAL DIAGRAMS

ELECTRICAL SYMBOL SCHEDULE

1. SEE FIXTURE SCHEDULE FOR TYPE, MOUNTING AND WATTAGE.
2. HEIGHT MEASURED TO CENTER LINE OF THE BOX FROM THE FINISH FLOOR.
3. REFER TO DRAWINGS FOR DIRECTIONAL ARROWS.
4. SUBSCRIPT KEYS SWITCH TO FIXTURES CONTROLLED.
5. NEMA TYPE 'ND' NON-FUSED UNLESS NOTED 'F' (FUSED). USE 'HD' 480 V.
6. HEIGHT MEASURED TO TOP OF THE BOX FROM FINISH FLOOR.
7. PROVIDE H.O.A. AND S.S. PUSHBUTTONS AS REQUIRED.
8. DOUBLE ARROWS DENOTE A DOUBLE FACE UNIT.
9. COORDINATE WITH MILLWORK SHOP DRAWINGS AND ELEVATIONS FOR HEIGHT.
10. SUBSCRIPT DENOTES NEMA CONFIGURATION.
11. HEIGHT MEASURED TO BOTTOM OF THE BOX FROM FINISH FLOOR.
12. COORDINATE WITH DOOR HARDWARE SUPPLIER.
13. FOR WATER COOLER, SEE DIAGRAM R002. FOR ALL OTHER LOCATIONS, MOUNT AT +16" TO BOTTOM OF THE BOX FROM FINISH FLOOR, OR AS NOTED.

STANDARD MOUNTING HEIGHT UNLESS OTHERWISE NOTED ON PLANS

SYMBOL	DESCRIPTION	MOUNTING HEIGHT	NOTES
GENERAL			
	ONE CIRCUIT, HOME RUN TO PANEL		
	2 CIRCUIT, HOME RUN TO PANEL		
	3 CIRCUIT, HOME RUN TO PANEL		
	CONDUIT RUN CONCEALED IN WALL OR CEILING		
	CONDUIT RUN CONCEALED IN FLOOR OR GROUND		
	CONDUIT UP		
	CONDUIT DOWN		
	EQUIPMENT PANEL, SEE DRAWINGS	TOP AT +6'-0"	
LIGHTING			
	CEILING LIGHT FIXTURE	CEILING	1.
	WALL LIGHT FIXTURE	AS NOTED	1.
	RECESSED DOWNLIGHT FIXTURE	CEILING	1.
	RECESSED WALLWASH DOWNLIGHT FIXTURE	CEILING	1.
	LIGHT FIXTURE	AS NOTED	1.
	EGRESS LIGHT FIXTURE	AS NOTED	UNSWITCHED
	AREA LIGHT POLE AND FIXTURE	CONCRETE BASE	SEE DIAGRAM
	BOLLARD	CONCRETE BASE	1.
	STEP LIGHT FIXTURE	AS NOTED	1.
POWER			
	DUPLEX RECEPTACLE — UPPER OUTLET SWITCH CONTROLLED	+16" OR AS NOTED	9. 11.
	SIMPLEX RECEPTACLE	+16" OR AS NOTED	9. 11.
U	SIMPLEX RECEPTACLE WITH USB OUTLET	+16" OR AS NOTED	9. 11.
	DUPLEX RECEPTACLE	+16" OR AS NOTED	9. 11.
U	DUPLEX RECEPTACLE WITH USB OUTLET	+16" OR AS NOTED	9. 11.
C	CONTROLLED DUPLEX RECEPTACLE	+16" OR AS NOTED	9. 11.
A	DUPLEX RECEPTACLE		9.
G	5mA GFCI CIRCUIT BREAKER PROTECTED RECEPTACLE		13.
WP	WEATHERPROOF RECEPTACLE	+24" OR AS NOTED	2. 9.
IG	ISOLATED GROUND RECEPTACLE	+16" OR AS NOTED	2. 9.
	GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE	+16" OR AS NOTED	9. 11.
	DUPLEX RECEPTACLE EMERGENCY POWER (RED)	+16" OR AS NOTED	9. 11.
	4-PLEX RECEPTACLE	+16" OR AS NOTED	9. 11.
	GROUND FAULT INTERRUPTER 4-PLEX RECEPTACLE	+16" OR AS NOTED	9. 11.
	4-PLEX RECEPTACLE EMERGENCY POWER (RED)	+16" OR AS NOTED	9. 11.
	SPECIAL PURPOSE OUTLET	+16" OR AS NOTED	10. W/ CAP. 11.
	CORD DROP		SEE DIAGRAM
	CORD REEL		SEE DIAGRAM
TELECOMMUNICATIONS			
W	WALL PHONE	+60" OR AS NOTED	11.
	DATA OUTLET, ONE CABLE	+16" OR AS NOTED	9. 11.
	DATA OUTLET, TWO CABLES	+16" OR AS NOTED	9. 11.
	DATA OUTLET, THREE CABLES	+16" OR AS NOTED	9. 11.
X	DATA OUTLET, W/ MORE THAN (3) CABLES	+16" OR AS NOTED	9. 11.
	DATA OUTLET	CEILING	
WAP WAP	WIRELESS ACCESS POINT, TWO CABLES	CEILING/12" BELOW CLG	
A	ANTENNA	CEILING	
FIRE ALARM			
	BELL	+7'-6"	
	CHIME	+7'-6"	
F	FIRE ALARM MANUAL STATION	+4'-0"	6.
H	FIRE ALARM SIGNAL HORN/STROBE	+8'-0"	6.
H CLG	CONCEALED FIRE ALARM SIGNAL HORN/STROBE	CEILING	
H	CONCEALED FIRE ALARM SIGNAL HORN/STROBE WALL	+8'-0"	6.
E	FIRE ALARM SIGNAL SPEAKER/STROBE	+8'-0"	6.
E CLG	CONCEALED FIRE ALARM SIGNAL SPEAKER/STROBE	CEILING	
E	CONCEALED FIRE ALARM SIGNAL SPEAKER/STROBE WALL	+8'-0"	6.
S	FIRE ALARM STROBE	+8'-0"	6.
S CLG	CONCEALED FIRE ALARM SIGNAL STROBE	CEILING	
S	CONCEALED FIRE ALARM SIGNAL STROBE WALL	+8'-0"	6.
K	FIRE ALARM SPEAKER ONLY	+8'-0"	6.
B	FIRE ALARM SIGNAL STROBE WITH BLUE COLORED LENS (CO VISUAL ALARM)	CEILING/ +8'-0"	MOUNT AS PER. MFR.
SECURITY			
CR	ACCESS CONTROL CARD READER	+4'-0"	6.
BR	ACCESS CONTROL BIOMETRIC READER	+4'-0"	6.
	CAMERA - SEE SCHEDULE	AS NOTED	SEE DIAGRAM, SPEC.
	DOOR POSITION INDICATING SWITCH		

SYMBOL	DESCRIPTION	MOUNTING HEIGHT	NOTES
	CONDUIT STUB LOCATION	CAP CONDUIT	
	CONDUIT/CIRCUIT CONTINUATION		
	CABLE TRAY	AS NOTED	
A	LIGHT FIXTURE (LETTER DESIGNATES TYPE)		
EQ 24	EQUIPMENT NUMBER		
842	ARCHITECTURAL ROOM NUMBER		
	DEVICE/EQUIPMENT (TEXT DESIGNATES TYPE) SEE SCHEDULE		
$ x	SINGLE POLE SWITCH	+4'-0"	6. 4.
$ 3	THREE-WAY SWITCH	+4'-0"	6.
$ 4	FOUR-WAY SWITCH	+4'-0"	6.
$ TM	TIMER SWITCH	+4'-0"	6.
	CEILING/WALL MOUNTED OCCUPANCY SENSOR SUBSCIPT A=ANALOG, D = DIGITAL	CEILING/ +4'-0"	6.
P	PHOTO-ELECTRIC CONTROL	AS NOTED	TORK 2000A
	EMERGENCY LIGHT FIXTURE	AS NOTED	1.
PP	POWER PACK	CEILING	SEE DIAGRAM, SPEC.
	FLOOD OR TRACK FIXTURE	AS NOTED	
	CEILING/WALL MOUNTED EXIT LIGHT	CEILING/ AS NOTED	1. 3. 8.
	PLUGMOLD	+46" OR AS NOTED	
C	CLOCK OUTLET	+7'-6"	8.
FB	FLOOR BOX - SEE SCHEDULE	FLOOR	SEE DIAGRAM, SPEC.
PT	POKE THRU - SEE SCHEDULE	FLOOR	SEE DIAGRAM, SPEC.
J	JUNCTION BOX ('F' IN FLOOR)	AS NOTED	
	MOTOR OUTLET	TO SUIT EQUIP.	
	PUSHBUTTON	+4'-0"	6.
	NON-FUSED DISCONNECT SWITCH	+5'-0"	5.
F	FUSED DISCONNECT SWITCH	+5'-0"	5.
B	BREAKER DISCONNECT SWITCH	+5'-0"	5.
S T	MANUAL STARTER THERMAL OVERLOAD SWITCH WITH PILOT LIGHT	+4'-0"	2.
	MAGNETIC STARTER	+5'-0"	7.
	MAGNETIC STARTER / DISCONNECT COMBINATION	+5'-0"	
VFD	VARIABLE FREQUENCY DRIVE	+6'-6"	
	PANEL BOARD	TOP AT +6'-0"	
	MAIN DISTRIBUTION PANEL		
	GROUND BUS BAR		
	TELEVISION OUTLET	+16" OR AS NOTED	11.
	EQUIPMENT CABINET/RACK		
EX CX	EQUIPMENT CEILING RACK		
	EQUIPMENT 2-POST CABINET/RACK		
SPL	SPLITTER	CEILING	
VIA	VIA	CEILING	
BDA	FIBER BDA	CEILING	
TWZ	TWO-WAY COMMUNICATION SYSTEM ANNUNCIATOR PANEL	+4'-0"	6.
TW	TWO-WAY COMMUNICATION SYSTEM CALL STATION	+4'-0"	6.
V	ASPIRATING SMOKE DETECTION SYSTEM	CEILING	MOUNT AS PER. MFR.
S	SMOKE DETECTOR	CEILING	
SC	SMOKE/CARBON MONOXIDE DETECTOR	CEILING	
C	CARBON MONOXIDE DETECTOR	CEILING	
H	HEAT DETECTOR	CEILING	
D	DUCT SMOKE DETECTOR		MTD. IN DUCT
D	FIRE/SMOKE DAMPER		
	DOOR HOLDER	AS NOTED	
FS	FLOW SWITCH		
TS	TAMPER SWITCH		
WF	WATER FLOOD INDICATOR		
	O.S. & Y. VALVE		SEE DIAGRAM
R	FIRE ALARM RELAY OR SECURITY RELAY		
CM	FIRE ALARM CONTROL MODULE		
MM	FIRE ALARM MONITOR MODULE		
G	GLASS BREAK DETECTOR	CEILING	
ES	ELECTRIC DOOR STRIKE		12.
EL	ELECTRIC DOOR LOCK		12.
R	ACCESS CONTROL SYSTEM, REQUEST TO EXIT		

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ARCHITECT-ENGINEER STAMP

CORAL JUNCTION MOTOR COACH PARK-SITE
Hurricane, UT

PINNACLE COMMERCIAL DEVELOPMENT
MIKE NOEL
DIRECTOR

REVISIONS

MARK	DATE	DESCRIPTION
1	5/13/2021	DISTRIBUTION CHANGES
4	7/22/2021	ADDENDUM #4
5	12/23/2022	EV CHARGERS

01-18-2022 BID SET

DFCM PROJECT #: N/A
FILE NAME:
DRAWN BY: BNA
CHECKED BY: I.M.
CRSA PROJECT #: 20-013

SYMBOLS AND NOTES

E001

JUN 2 0 2023

By: nolson; Dec 23, 2022 - 12:22pm
C:\Users\nolson\BNA Consulting\BNA Consulting - Documents\J Drive (Projects)\2020\084\DRAW\20084-E001.dwg

LIGHT FIXTURE SCHEDULE NOTES

LIGHT FIXTURE ABBREVIATION SCHEDULE

A.F.F.	ABOVE FINISH FLOOR	SCBA	STANDARD PAINTED COLOR AS SELECTED BY THE ARCHITECT
WALL@CLG	WALL MOUNT AT CORNER OF WALL AND CEILING	CFBA	CUSTOM FINISH AS SELECTED BY THE ARCHITECT
CCBA	CUSTOM PAINTED COLOR AS SELECTED BY THE ARCHITECT	SFBA	STANDARD FINISH AS SELECTED BY THE ARCHITECT

LIGHT FIXTURE GENERAL NOTES

1. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATIONS OF LIGHT FIXTURES. BRING ALL DISCREPANCIES OF LOCATIONS AND QUANTITIES TO THE ATTENTION OF THE ARCHITECT AND ELECTRICAL ENGINEER PRIOR TO BIDDING.
2. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS AND LOCATIONS OF LIGHT FIXTURES. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING.
3. REFER TO THE SPECIFICATIONS FOR OTHER LIGHT FIXTURE, FUSING, BALLAST, AND LAMP REQUIREMENTS AND ACCEPTABLE MANUFACTURERS.
4. CONFIRM AVAILABLE MOUNTING DEPTHS OF ALL LIGHT FIXTURES AND COMPARE WITH DEPTHS SHOWN ON SHOP DRAWINGS. BRING ALL POTENTIAL CONFLICT AREAS TO THE ATTENTION OF THE ARCHITECT AND ELECTRICAL ENGINEER PRIOR TO RELEASE.
5. REFER TO LIGHTING PLANS FOR ALL LINEAR FIXTURE LENGTHS. THE CATALOG NUMBER IS BASED ON THE FIXTURE SPECIFIED AND MAY NOT REFLECT THE QUANTITY OR OVERALL LENGTH OF LINEAR FIXTURES REQUIRED. CONTRACTOR TO NOTE THAT VARIOUS FIXTURE LENGTHS MAY BE REQUIRED TO ACHIEVE THE OVERALL RUN LENGTH.
6. REFER TO LIGHTING PLANS FOR ALL UNDERCABINET FIXTURE LENGTHS. THE CATALOG NUMBER IS BASED ON THE FIXTURE SPECIFIED AND MAY NOT REFLECT THE QUANTITY OR OVERALL LENGTH OF UNDERCABINET FIXTURES REQUIRED. CONTRACTOR TO NOTE THAT VARIOUS FIXTURE LENGTHS MAY BE REQUIRED TO ACHIEVE THE OVERALL RUN LENGTH OR TO FIT WITHIN THE MILLWORK. COORDINATE FIXTURE LAYOUT WITH MILLWORK SHOP DRAWINGS PRIOR TO LIGHTING SUBMITTALS.
7. WHEN A CONTRADICTION EXISTS BETWEEN A SPECIFIC MODEL NUMBER AND THE DESCRIPTION, THE DESCRIPTION SHALL GOVERN.
8. PRIOR APPROVALS SHALL BE SUBMITTED TO THE ELECTRICAL ENGINEER'S OFFICE AT LEAST (8) EIGHT WORKING DAYS BEFORE THE BID. PRIOR APPROVALS RECEIVED AFTER THIS TIME PERIOD SHALL BE REJECTED.
9. REFER TO SPECIFICATIONS 260500, 265100 & 265600 (16001, 16510 & 16551).
10. VALUE ENGINEERING CONDUCTED WITHOUT THE DESIGN TEAM IE; ARCHITECT, OWNER, ENGINEER & LIGHTING CONSULTANT/DESIGNER WILL NOT BE ALLOWED, REVIEWED OR APPROVED.

FIXTURE SCHEDULE

Project Manager:
IAN MADISON

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTS	TOTAL WATTS	LAMPS
FP	LED NARROW FLOODLIGHT FOR FLAG UPLIGHTING	KIM	EL218-S-5-8L-4K-UV-SCBA-EP17 OR OWNER APPROVED EQUAL	120V	16	4000K, 1500 LUMANS
OB3	48" TALL BOLLARD, TYPE II DISTRIBUTION, DRIVER INTEGRAL TO BOLLARD WITH BUTTON PHOTOCELL	VISIONAIRE	VBL-1-4-T3-32LC-S-7-4K-UNV-AB-SCBA-PC	120V	74	4000k, 8400 LUMENS
OB5	48" TALL BOLLARD, TYPE V DISTRIBUTION, DRIVER INTEGRAL TO BOLLARD WITH BUTTON PHOTOCELL	VISIONAIRE	VBL-1-4-T5-32LC-S-7-4K-UNV-AB-SCBA-PC	120	74	4000K, 8800 LUMENS
XWP	WEATHERPROOF EXIT SIGN, NI-CAD BATTERY	LITHONIA	WLTEW 1 G EL	120	5	INCLUDED

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PINNACLE COMMERCIAL DEVELOPMENT
MIKE NOEL
DIRECTOR

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MARK	DATE	DESCRIPTION
1	5/13/2021	DISTRIBUTION CHANGES
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01-18-2022 BID SET

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DRAWN BY: BNA | CHECKED BY: I.M.
CRSA PROJECT #: 20-013

SCHEDULES

E002

JUN 2 0 2023

By: nolson; Dec 23, 2022 - 12:22pm
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ELECTRICAL GENERAL PROVISIONS

- Description of Work : Extent of electrical work is indicated on drawings. Provide all labor, materials, equipment, supervision and service necessary for a complete electrical system. Work includes, but is not necessarily limited to the following items:
  - Electrical Connections for Equipment
  - Grounding
  - Conduit Raceway
  - Conductors and Cables
  - Electrical Boxes and Fittings
  - Supporting Devices
  - Electrical Seismic Control
  - Wiring Devices
  - Floor Boxes
  - Panelboards and Switchboards
  - Overcurrent Protective Devices
  - Motor Starters
  - Motor and Circuit Disconnects
  - Light Fixtures
  - Electrical Identification
  - Telecommunications
  - Fire Alarm and Detection Systems (CLUBHOUSE ONLY)
  - Visit the site during the bidding period to determine existing conditions affecting electrical and other work. All costs arising from site conditions and/or preparation shall be included in the base bid. No additional charges will be allowed due to inadequate site inspection.
- Quality Assurance: Perform work in accordance with the National Electrical Code (NEC). Comply with requirements of State and Local Ordinances. Obtain all permits, inspections, etc. from Authority Having Jurisdiction (AHJ). Employ only qualified craftsmen with at least three years of experience. Workmanship shall be neat, have a good mechanical appearance and conform to best electrical state contracting license. Provide equipment and material that are Underwriters Laboratories Inc. (UL) listed and labeled.
- Submittals : After the Contract is awarded but prior to manufacture or installation of any equipment, prepare complete shop drawings.
  - Provide submittals in Portable Document Format (PDF).
  - Documents must be electronically bookmarked and keyword searchable using Adobe Acrobat (http://www.adobe.com/acrobat) or Bluebeam Revu (http://www.bluebeam.com) for each relevant section. (i.e. Include electronic bookmarks separating "Light Fixtures" from "Panelboards").
  - Electronically highlight all options for light fixtures, electrical equipment, etc. Manual highlighting and scanning of the documents is NOT acceptable and will NOT be reviewed.
  - Provide only completed cutsheets for all fixture and equipment types. Blank cutsheets submitted with a schedule are NOT acceptable and will NOT be reviewed.
  - A maximum of one submittal per specification section is allowed. It is NOT acceptable to provide a product by product submittal. Single product by product submittals will NOT be reviewed.
    - Wiring Devices
    - Floorboxes
    - Panelboards and Switchboards
    - Overcurrent Protective Devices
    - Motor Starters
    - Motor and Circuit Disconnects
    - Light Fixtures
    - Electrical Identification
    - Telecommunications
    - Fire Alarm and Detection Systems
- Record Drawings: Maintain on a daily basis, a complete set of record drawings, reflecting an accurate dimensional record of all buried or concealed work. Mark record drawings to show the precise location of concealed work and equipment, including concealed or embedded conduit and junction boxes and all changes and deviations in the work from that shown on the Contract Documents.
- Operation and Maintenance Manuals: Provide operating instruction and maintenance data books for all equipment and materials furnished under this division.
- Guarantee: Ensure that electrical systems installed under this contract is in proper wiring order and in compliance with drawings, specifications, and/or authorized changes. Without additional charge, replace any work or materials which develop defects, except from ordinary wear and tear, within one year from the date of substantial completion.
- Fire Protection Seals: Seal all penetrations for work of this section through fire rated floors, walls, and ceilings to prevent the spread of smoke, fire, toxic gas, or water through the penetration either before, during and after fire.
- Power Outages: All power outages required for execution of this work shall occur during the non-standard working hours and at the convenience of the owner. Include all costs for overtime work in bid.

ELECTRICAL CONNECTION FOR EQUIPMENT

- Verify exact load and location of all equipment before rough-in for each electrical connection. Provide complete assembly of material, including but not necessarily limited to, raceways, conductors, cords, cord caps, plugs, wiring devices, pressure connectors, terminals (lugs), electrical insulating tape, heat-shrinkable insulating tubing, cable ties, solderless wire nuts, and other items and accessories as needed to complete splices, terminations, and connections as required. For permanently installed fixed equipment, provide flexible seal-tite connection. For movable and/or portable equipment, provide wiring device, cord cap, and multi-conductor cord.

GROUNDING

- Provide grounding and bonding of all electrical and communication apparatus, machinery, appliances, building components, and items required by the NEC to provide a permanent, continuous low impedance, grounding system. Provide an NEC bonding/grounding conductor in all raceways used for power distribution.

CONDUIT RACEWAYS

- Provide metal conduit, tubing, and fittings of types, grades, sizes, and weights (wall thickness) as required; with minimum trade size of 3/4". Install electrical raceway systems in accordance with manufacturer 's written instructions and applicable requirements of NEC and NECA "Standard of Installation" in accordance with the following:
  - Feeders: Install feeders rated 100 Amps and greater, in Electrical Mettalic conduit (EMT); Where buried below grade, install in concrete encased non-metallic conduit or duct (Schedule 40 PVC).
  - Branch Circuits, and individual Equipment Circuits rated less than 100 Amps: Install in Electrical Metallic Tubing (EMT) or MC Cable. Where located in poured walls, below concrete slab-on-grade, or in earth fill, install in non-metallic plastic duct (Schedule 40 PVC). Encase non-metallicplastic duct1-1/4" and larger in concrete.
  - Provide rigid metal conduit (RMC) for all bends in buried conduit greater than 30 degrees. Provide protective coating for rigid metal conduit bends. Install flexible conduit for connections of motors, transformers, and other electrical equipment where subject to movement and vibrations. Provide OZ, expansion fittings on all conduits crossing building expansion joints, both in slab and suspended.
  - Provide surface raceways of sizes and channels indicated. Provide fittings that match and mate with raceway.

CONDUCTORS AND CABLES

- Provide factory-fabricated conductors for sized, ratings, material, and types indicated for each service. Provide copper conductors, with THHN/THWN insulation. Size all conductors in accordance with NEC; minimum size to be #12 AWG. Provide stranded conductors for #8 AWG and larger.

ELECTRICAL BOXES AND FITTINGS

- Provide one piece galvanized flat rolled sheet steel interior outlet wiring boxes, corrosion-resistant cast-metal weatherproof outlet wiring boxes, code-gage sheet steel junctions and pull boxes, cast-iron waterproof adjustable floor boxes, galvanized cast-metal conduit bodies, corrosion-resistant punched-steel box knockout closures, conduit lockouts and malleable steel conduit bushings and offset connectors, and all accessories as required to suit each respective location and installation. Fasten boxes rigidly to substrates or structural surfaces to which attached, or solidly embed electrical boxes in concrete or masonry. Use bar hangers for stud construction.

SUPPORTING DEVICES

- Provide supports, anchors, sleeves and seals as required for a complete raceway support system, including but not limited to: clevis hangers, riser clamps, c-clamps, beam clamps, one and two hole conduit straps, offset conduit clamps, expansion anchors, toggle bolts, threaded rods, U-channel strut system, and all associated accessories. Install in accordance with manufacturer's written instructions and with recognized industry practices to insure supporting devices comply with requirements. Provide rigid attachment of all floor mounted equipment to the floor slab or structural system.

ELECTRICAL SEISMIC CONTROL

- Provide seismic control equipment including but not limited to: vibration isolators, flexible connections, rigid steel frames, anchors, inserts and attachments, seismic snubber and bracing to meet the seismic requirements for the project site.

WIRING DEVICES

- Provide grade factory-fabricated wiring devices, in types, and electrical ratings for applications indicated and complying with NEMA STDS Pub No. WD-1. Provide heavy duty specification grade, 20- amperes rated, grounding type convenience outlets,. Provide 20-amperes rated toggle switches. Construct wiring device of heavy duty high impact nylon and provide cover plates to match. Provide devices in colors selected by Architect.

FLOOR BOXES

- Provide leveling and fully adjustable floor service receptacle outlets and fittings of time and ratings as indicated on the drawings. All boxes shall comply with UL standard UL514A.

PANELBOARD AND SWITCHBOARDS

- Provide galvanized sheet steel cabinet type enclosures, in sizes and NEMA types as indicated, code-gage minimum 16-gauge thickness. Provide dead front safety type panelboards with door-in-door hinged fronts. Equip with Copper bus bars, full-sized neutral and ground bus. Provide enclosures fabricated by same manufacturer as overcurrent devices. Bolt engraved plastic laminate labelsindicating panel name and voltage on the interior and exterior of panelboard or switchboard.

OVERCURRENT PROTECTIVE DEVICES

- Provide Overcurrent Protective Devices of the same manufacturer as the switchboard and/or panelboard manufacturer. Provide factory-assembled devices of amperage, voltage, and rms interrupting rating shown. Provide devices as follows:
  - Molded Case Thermal Trip Circuit Breakers:
    - Provide factory-assembled bolt-on molded case circuit breakers with permanent thermal trip and adjustable instantaneous magnetic trip in each pole. Series rating is not acceptable. Construct breakers for mounting and operating in any physical position and in an ambient temperature of 40 degrees C.
    - Circuit breakers 15 amps through 599 amps shall be molded case solid-state circuit breakers.

MOTOR STARTERS

- Provide factory assembled, AC-non-reversing magnetic starters rated at 600V with thermal overload protection in all phases. Mount hand-off-auto switch, red pilot light, and reset button in face of enclosure. Provide NEMA enclosure ratings based on location of installation.

MOTOR AND CIRCUIT DISCONNECTS

- Provide heavy-duty type safety switches; fusible or non-fusible as indicated. Provide switches rated at 600 Volts, 60 Hz; incorporating quick-make, quick-break type mechanisms. Equip with operating handle that is capable of being padlocked in the OFF position. Provide NEMA enclosure ratings based on location of installation.

LIGHTING FIXTURES

- Provide lighting fixtures complete with all components for each size, type, and rating indicated. This includes, but not limited to housing, driver, reflectors, and wiring. Size fuses per ballast manufacturer's recommendation. Provide all necessary supports, brackets, and miscellaneous equipment for mounting of fixtures. Support all grid mounted fixtures from the building structure with #12 ga. steel wire attached to each corner; independent of the ceiling system. Provide backing supports. Provide gypsum board protection as required to maintain fire rating of each ceiling in which fixtures are installed. Provide all exterior fixtures with damp or wet location label as required by application. Provide Class 2 wiring for all fixtures indicated to have 0-10v dimming.

ELECTRICAL IDENTIFICATION

- Provide electrical identification products for buried electrical lines, arc-flash hazard labels (ANSI Z535.4), source of supply labels, available fault current labels and emergency operating signs to equipment installed as part of this project.
- Provide nylon type coverplates that match devices. Provide metal covers for all devices in unfinished spaces
- Provide labels on coverplates indicating source of power (i.e. Panel - Circuit #).

TELECOMMUNICATIONS (RACEWAY ONLY)

- Provide a complete raceway system including but not limited to: raceway, outlets, coverplates, backboards, grounding, and miscellaneous items as required.
- Provide (1) 3/4" EMT conduit from each telephone and data device to cable tray or telecom rack (whichever is closer). Comply with NEC, BICSI and recoginzed industry practices. Provide nylon pull cord in all installed raceway.
- Provide (1) #6 bare copper ground from each telephone/data system terminal board to the service entrance ground. Coil six feet of conductor at each terminal board.

FIRE ALARM AND DETECTIONS SYSTEMS (CLUBHOUSE ONLY)

- Provide an addressable, electrically supervised fire alarm system with all aplicable provisions of the current NFPA 72, National Fire Alarm Code, IFC International Fire Code and shall meet all requirements of the local authority having jurisdiction. Provide a minimum of #14 AWG copper wiring in 3/4" conduit. Fire Alarm MC is not allowed.

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CORAL JUNCTION MOTOR COACH PARK-SITE

Hurricane, UT

PINNACLE COMMERCIAL DEVELOPMENT

MIKE NOEL
DIRECTOR

REVISIONS

MARK	DATE	DESCRIPTION
1	5/13/2021	DISTRIBUTION CHANGES
4	7/22/2021	ADDENDUM #4
5	12/23/2022	EV CHARGERS

01-18-2022 BID SET

DFCM PROJECT #: N/A
FILE NAME:
DRAWN BY: BNA
CHECKED BY: I.M.
CRSA PROJECT #: 20-013

ELECTRICAL SPECIFICATIONS

E003

JUN 2 0 2023

By: nelson; Dec 23, 2022 - 12:22pm
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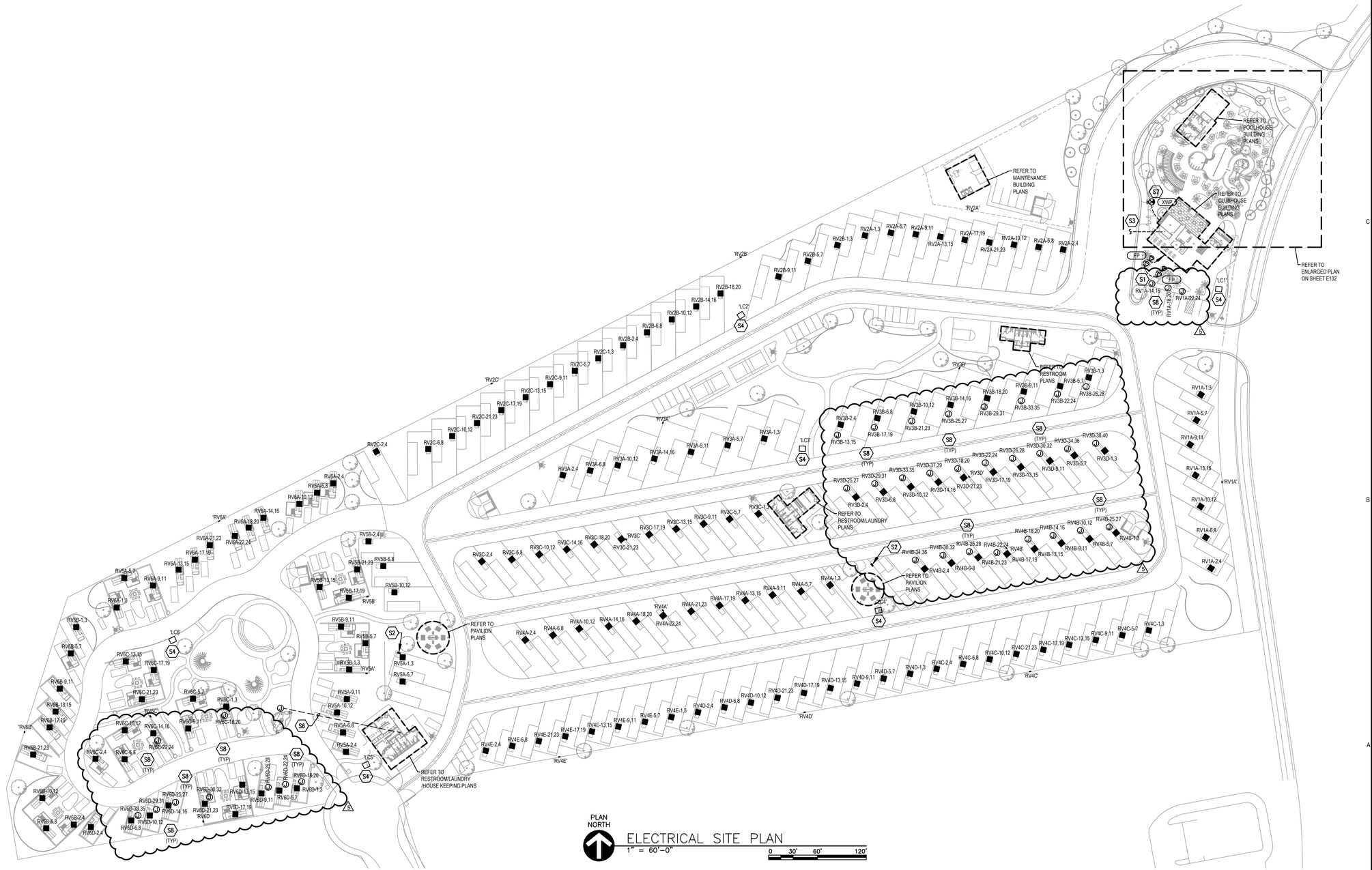
GENERAL SHEET NOTES

1. DISTRIBUTION PANELS FOR RV RECEPTACLES SHOWN FOR INTENT ONLY. PRIOR TO ROUGH-IN VERIFY EXACT LOCATION OF ELECTRICAL DISTRIBUTION PANELS WITH OWNER TO FOLLOW THESE STIPULATIONS:
   a. WHEN LOCATED BETWEEN RV PADS, CENTER DISTRIBUTION PANEL IN LANDSCAPE BERMS.
   b. PANELS MUST BE MINIMUM 5' BACK FROM EDGE OF ROADWAY TO PROTECT THEM FROM ACCIDENTAL CONTACT WITH VEHICULAR TRAFFIC. PROVIDE PROTECTIVE BOLLARDS WHERE REQUIRED.
2. REFER TO CIVIL DRAWINGS FOR RV PEDESTAL REQUIREMENTS AND EXACT PEDESTAL LOCATIONS AT EACH RV PAD.

SHEET KEYNOTES

- S1 FLAGPOLE LIGHTS TO BE MOUNTED IN PLANTER PEDESTALS. COORDINATE EXACT LOCATION OF FIXTURE TO UPLIGHT FLAGS. CONNECT LIGHT FIXTURES TO CLUBHOUSE EXTERIOR LIGHTING CIRCUIT/CONTROL. REFER TO CLUBHOUSE PLANS FOR MORE INFORMATION.
- S2 LOCATION OF NEMA 3R PAVILION PANEL. MOUNT PANEL ON UNISTRUT. PRIOR TO ROUGH-IN VERIFY EXACT PANEL LOCATION WITH OWNER. REFER TO PAVILION PLANS FOR PANEL REQUIREMENTS.
- S3 PROVIDE CONDUITS TO CLUBHOUSE BUILDING PHONE BOARD FOR PHONE/DATA UTILITY SERVICE. COORDINATE WITH CIVIL DRAWINGS FOR CONDUIT REQUIREMENTS. REFER TO CLUBHOUSE DRAWINGS FOR PHONE BOARD LOCATION.
- S4 LOCATION OF LOADCENTER/METER. REFER TO ONE-LINE DIAGRAMS FOR MORE INFORMATION.
- S5 APPROXIMATE LOCATION OF RV DISTRIBUTION PANEL. COORDINATE EXACT PANEL LOCATION PER REQUIREMENTS OF GENERAL NOTE #1. REFER TO ONE-LINE DIAGRAMS FOR MORE INFORMATION.
- S6 PROVIDE 1-1/2" CONDUIT FROM PANEL 'RH' IN BUILDING TO WATER FEATURE FOR EQUIPMENT.
- S7 CONNECT EXIT SIGN TO NEAREST UNSWITCHED 120V CIRCUIT. MOUNT EXIT SIGN ON FENCE NEXT TO GATE. COORDINATE WITH FENCE SHOP DRAWINGS FOR MOUNTING.
- S8 JUNCTION BOXES SHOWN AT RV PAD LOCATIONS ARE FOR EV CHARGERS. CONTRACTOR TO PROVIDE CIRCUIT SHOWN AND STUB POWER INTO EV CHARGER. EV CHARGERS TO BE OWNER PROVIDED, CONTRACTOR INSTALLED. CONTRACTOR TO WIRE COMPLETE. PRIOR TO ROUGH-IN COORDINATE EXACT EV CHARGER LOCATION AT RV PAD SITE WITH OWNER.



PLAN NORTH

ELECTRICAL SITE PLAN
1" = 60'-0"
0 30' 60' 120'

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01-18-2022 BID SET

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ELECTRICAL SITE PLAN

E101

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By: nolson; Dec 23, 2022 - 12:22pm
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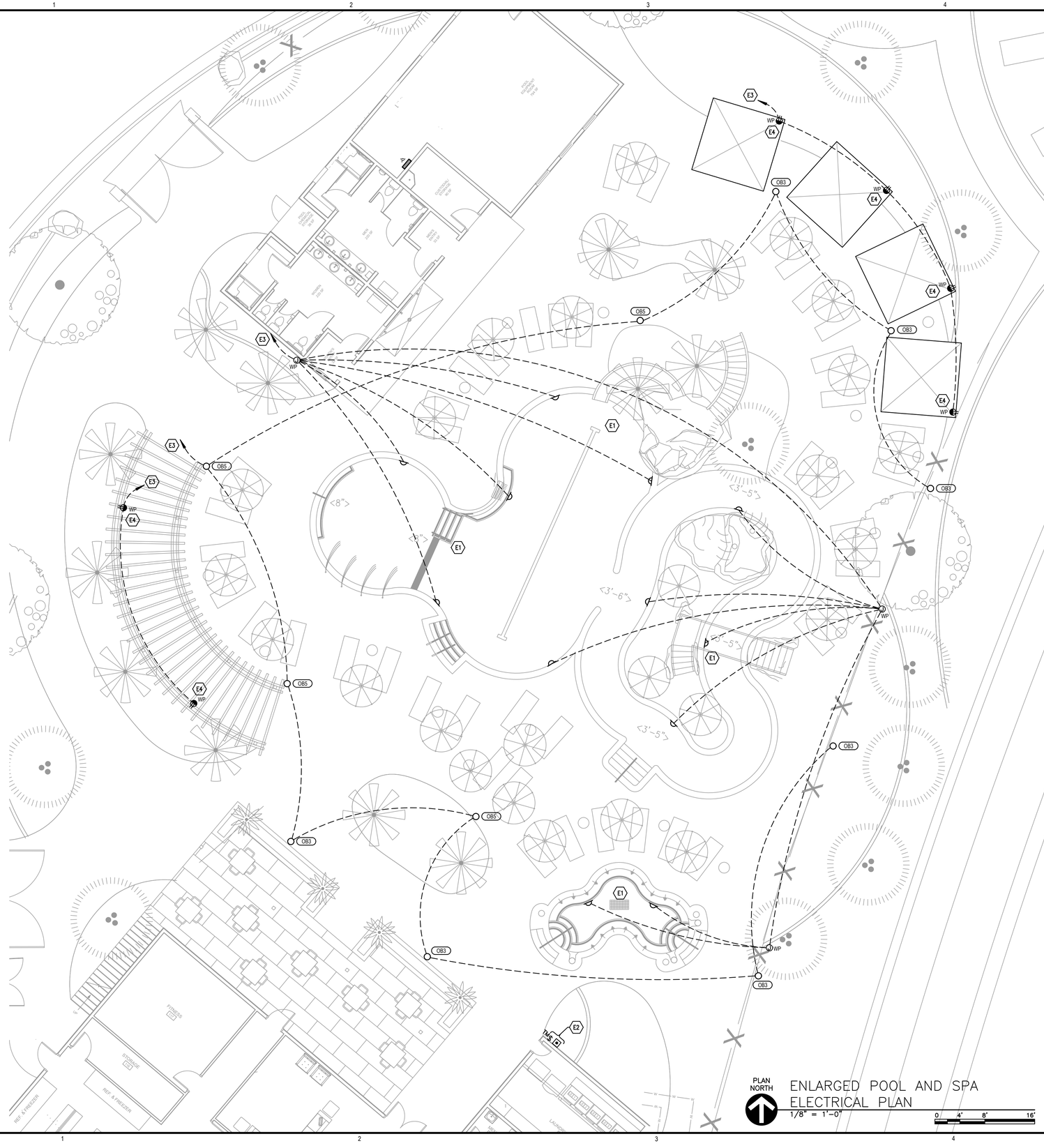

PLAN NORTH

ENLARGED POOL AND SPA ELECTRICAL PLAN

1/8" = 1'-0"

0 4' 8' 16'

GENERAL SHEET NOTES

1. ALL CIRCUITS SHOWN ON PLANS TO FEED FROM PANEL 'P' IN POOLHOUSE. REFER TO POOLHOUSE PLANS FOR MORE INFORMATION.
2. PER NEC AND SWIMMING CODES NO LIGHT FIXTURES OR OUTLETS SHALL BE INSTALLED WITHIN 6FT OF POOL EDGE.
3. PROVIDE A TELEPHONE OUTLET AS REQUIRED BY SWIMMING CODES. COORDINATE WITH OWNER EXACT TELEPHONE LOCATION. LOCATE TELEPHONE AS REQUIRED BY CODE.
4. PROVIDE 120V CIRCUIT FOR ALL BOLLARDS (TYPE 'OB3' AND 'OB5' FIXTURES) AROUND THE POOL DECK. THERE ARE (11) FIXTURES TOTAL.

SHEET KEYNOTES

E1 NICHE FIXTURES IN POOL BY POOL CONTRACTOR. COORDINATE WITH POOL INSTALLER TO INSURE CONDUIT AND WIRE REACHES JUNCTION BOXES SHOWN (BOX, CONDUIT, WIRE TO PANEL AND TERMINATIONS BY DIVISION 26). FIXTURES CONTROLLED BY SWITCH IN EQUIPMENT ROOM. REFER TO POOLHOUSE PLANS.

E2 PROVIDE 15-MINUTE TIMER SWITCH AND EPO SWITCH FOR SPA. COORDINATE WITH POOL EQUIPMENT SUPPLIER ON WIRING REQUIREMENTS. PRIOR TO ROUGH-IN VERIFY EXACT LOCATION OF SWITCHES WITH OWNER/ARCHITECT. MOUNT DEVICES IN WEATHERPROOF COVERS.

E3 PROVIDE 120V CIRCUIT FROM PANEL 'P'.

E4 MOUNT RECEPTACLE AGAINST STRUCTURE OR PROVIDE UNI-STRUT BACKING AS NECESSARY TO SECURE RECEPTACLE BACKING.

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CRSA PROJECT #: 20-013

ENLARGED POOL AND SPA ELECTRICAL PLAN

E102

JUN 2 0 2023

By: nolson; Dec 23, 2022 - 12:22pm
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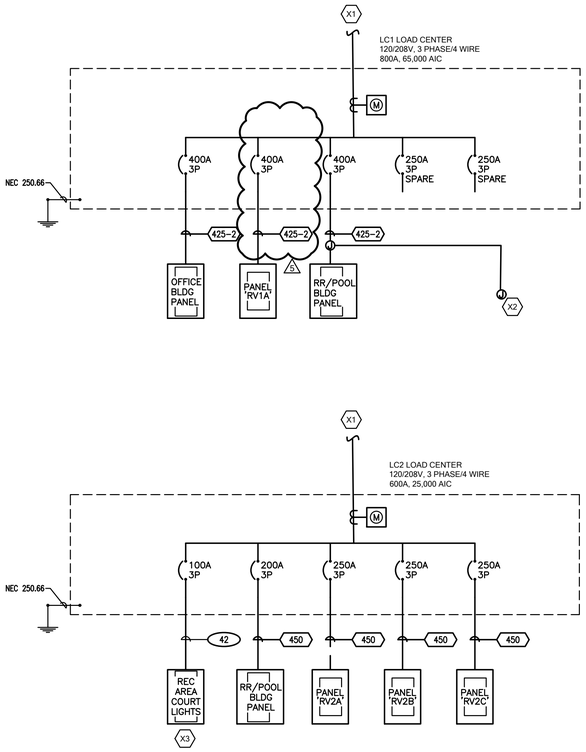
SHEET KEYNOTES

X1 REFER TO CIVIL DRAWINGS FOR REQUIREMENTS TO BRING POWER SERVICE TO THE LOADCENTER.

X2 REFER TO CIVIL DRAWINGS FOR REQUIREMENTS RELATED TO CONNECTION TO STREET LIGHT.

X3 REFER TO CIVIL DRAWINGS FOR PANEL REQUIREMENTS RELATED TO REC AREA COURT LIGHTS.



1 ONE-LINE DIAGRAM
NO SCALE

COPPER CONDUCTOR & CONDUIT SCHEDULE

TYPE	AMP.	COND. SIZE	CONDUCTOR QUAN.	CONDUCTOR SIZE	INSULATION	EQ. GND. COND.
20	30	3/4"	2	10	THHN THWN	10
30	30	3/4"	3	10	THHN THWN	10
40	30	3/4"	4	10	THHN THWN	10
28	40	1"	2	8	THHN THWN	10
38	40	1"	3	8	THHN THWN	10
48	40	1"	4	8	THHN THWN	10
26	55	1"	2	6	THHN THWN	8
36	55	1"	3	6	THHN THWN	8
46	55	1"	4	6	THHN THWN	8
24	70	1"	2	4	THHN THWN	8
34	70	1-1/4"	3	4	THHN THWN	8
44	70	1-1/4"	4	4	THHN THWN	8
23	85	1-1/4"	2	3	THHN THWN	8
33	85	1-1/4"	3	3	THHN THWN	8
43	85	1-1/2"	4	3	THHN THWN	8
32	95	1-1/2"	3	2	THHN THWN	6
42	95	1-1/2"	4	2	THHN THWN	6
31	110	1-1/2"	3	1	THHN THWN	6
41	110	2"	4	1	THHN THWN	6
51	88	2"	5 *	1	THHN THWN	6
31X	150	2"	3	1/0	THHN THWN	6
41X	150	2"	4	1/0	THHN THWN	6
51X	120	2"	5 *	1/0	THHN THWN	6

NOTES:
IN PARALLEL RUNS SIZE GND. COND. IN ACCORDANCE WITH NEC PARA. 250-122.

GND. CONDUCTOR MAY BE DELETED ON SERVICE ENTRANCE CONDUCTORS

* 200% NEUTRAL, DERATED TO 80% BASED ON NEC 310.15.B(5)(C)

ALUMINUM CONDUCTOR & CONDUIT SCHEDULE

TYPE	AMP.	COND. SIZE	CONDUCTOR QUAN.	CONDUCTOR SIZE	INSULATION	EQ. GND. COND.(AL)
31X	120	2"	3	1/0	XHHW-2	4
41X	120	2"	4	1/0	XHHW-2	4
51X	96	2"	5 *	1/0	XHHW-2	4
32X	135	2"	3	2/0	XHHW-2	4
42X	135	2"	4	2/0	XHHW-2	4
52X	108	2"	5 *	2/0	XHHW-2	4
33X	155	2"	3	3/0	XHHW-2	4
43X	155	2"	4	3/0	XHHW-2	4
53X	124	3"	5 *	3/0	XHHW-2	4
34X	180	2"	3	4/0	XHHW-2	4
44X	180	3"	4	4/0	XHHW-2	4
54X	144	3"	5 *	4/0	XHHW-2	2
325	205	2"	3	250	XHHW-2	2
425	205	3"	4	250	XHHW-2	2
525	164	3"	5 *	250	XHHW-2	2
330	230	3"	3	300	XHHW-2	2
430	230	3"	4	300	XHHW-2	2
530	184	3"	5 *	300	XHHW-2	2
335	250	3"	3	350	XHHW-2	2
435	250	3"	4	350	XHHW-2	2
535	200	3"	5 *	350	XHHW-2	2
340	270	3"	3	400	XHHW-2	2
440	270	3"	4	400	XHHW-2	2
540	216	3"	5 *	400	XHHW-2	2
350	310	4"	3	500	XHHW-2	1
450	310	4"	4	500	XHHW-2	1
550	248	4"	5 *	500	XHHW-2	1
375	385	4"	3	750	XHHW-2	1
475	385	4"	4	750	XHHW-2	1
575	308	4"	5 *	750	XHHW-2	1

ALUMINUM CONDUCTOR & CONDUIT SCHEDULE FOR PARALLEL RUNS

TYPE	MAX. O.C. PROT.	COND. AMPS	SETS	CONDUCTOR QUAN.	CONDUCTOR SIZE	CONDUIT SIZE	EQ. GND. COND.(AL)
325-2	400	410	2	3	250	2-1/2"	2/0
425-2	400	410	2	4	250	2-1/2"	2/0
535-2	400	400	2	5*	350	3"	2/0
350-2	600	620	2	3	500	3"	2/0
450-2	600	620	2	4	500	3"	2/0
535-3	600	600	3	5*	350	3"	2/0
340-3	800	810	3	3	400	2-1/2"	3/0
440-3	800	810	3	4	400	3"	3/0
535-4	800	800	4	5 *	350	4"	3/0
375-3	1000	1155	3	3	750	4"	4/0
475-3	1000	1155	3	4	750	4"	4/0
535-5	1000	1000	5	5 *	350	4"	4/0
350-4	1200	1240	4	3	500	4"	250
450-4	1200	1240	4	4	500	4"	250
550-5	1200	1240	5	5 *	500	4"	250
340-6	1600	1620	6	3	400	4"	350
440-6	1600	1620	6	4	400	4"	350
550-7	1600	1736	7	5 *	500	4"	350
475-6	2000	2310	6	4	750	4"	400
475-7	2500	2695	7	4	750	5"	600
475-8	3000	3080	8	4	750	5"	600
475-11	4000	4235	11	4	750	5"	750

NOTES:
IN PARALLEL RUNS SIZE GND. COND. IN ACCORDANCE WITH NEC PARA. 250-122.

GND. CONDUCTOR MAY BE DELETED ON SERVICE ENTRANCE CONDUCTORS

* 200% NEUTRAL, DERATED TO 80% BASED ON NEC 310.15.B(5)(C)

** COPPER CONDUCTOR (XHHW)

PROVIDE COMPACT STRANDED ALUMINUM ASSOCIATION 8000 SERIES ALLOY CONDUCTORS.

PROVIDE TERMINATION FOR ALUMINUM-ALLOY CONDUCTORS OF HYDRAULIC COMPRESSION TYPE ONLY LISTED UNDER UL 486-B MARKED "AL7CU" FOR 75° RATED CIRCUITS.

PROVIDE ALL ELECTRICAL EQUIPMENT WITH PROPER SIZING TO ACCOMMODATE ALUMINUM CONDUCTORS, COORDINATE WITH EQUIPMENT SUPPLIER.

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PROFESSIONAL ENGINEER
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No. 7709032[illegible]
STATE OF UTAH

ARCHITECT-ENGINEER STAMP

CORAL JUNCTION MOTOR COACH PARK-SITE

Hurricane, UT

PINNACLE COMMERCIAL DEVELOPMENT

MIKE NOEL
DIRECTOR

MARK	DATE	DESCRIPTION
1	5/13/2021	DISTRIBUTION CHANGES
4	7/22/2021	ADDENDUM #4
5	12/23/2022	EV CHARGERS

DFCM PROJECT #: N/A
FILE NAME:
DRAWN BY: BNA
CHECKED BY: I.M.
CRSA PROJECT #: 20-013
01-18-2022 BID SET

ONE-LINE DIAGRAMS

E201

JUN 2 0 2023

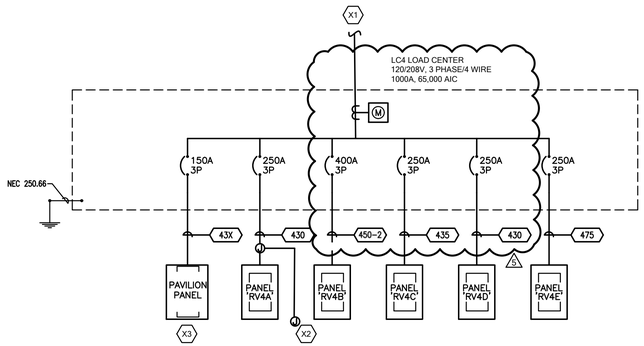
By: nelson; Dec 23, 2022 - 12:22pm
C:\Users\nelson\BNA Consulting\BNA Consulting - Documents\J Drive (Projects)\2020\084\DRAW\20084-E201.dwg

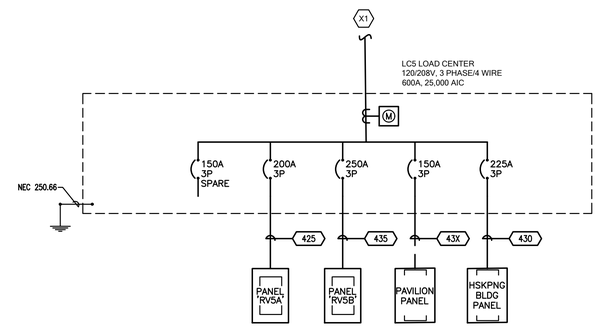
SHEET KEYNOTES

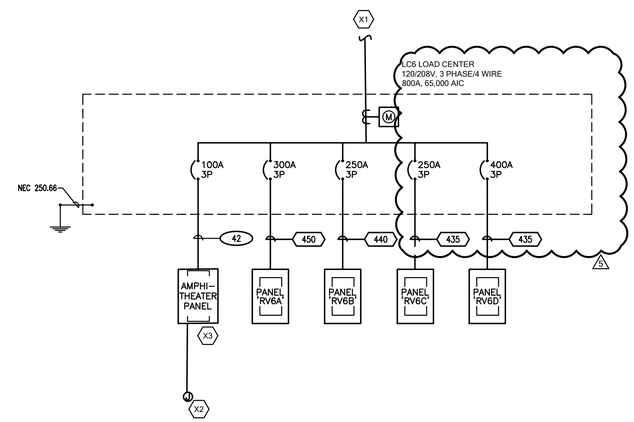
X1 REFER TO CIVIL DRAWINGS FOR REQUIREMENTS TO BRING POWER SERVICE TO THE LOADCENTER.

X2 REFER TO CIVIL DRAWINGS FOR REQUIREMENTS RELATED TO CONNECTION TO STREET LIGHT.

X3 REFER TO CIVIL DRAWINGS FOR PANEL REQUIREMENTS RELATED TO REC AREA COURT LIGHTS.







1 ONE-LINE DIAGRAM
NO SCALE

COPPER CONDUCTOR & CONDUIT SCHEDULE

TYPE	AMP.	COND. SIZE	CONDUCTOR QUAN.	CONDUCTOR SIZE	INSULATION	EQ. GND. COND.
20	30	3/4"	2	10	THHN THWN	10
30	30	3/4"	3	10	THHN THWN	10
40	30	3/4"	4	10	THHN THWN	10
28	40	1"	2	8	THHN THWN	10
38	40	1"	3	8	THHN THWN	10
48	40	1"	4	8	THHN THWN	10
26	55	1"	2	6	THHN THWN	8
36	55	1"	3	6	THHN THWN	8
46	55	1"	4	6	THHN THWN	8
24	70	1"	2	4	THHN THWN	8
34	70	1-1/4"	3	4	THHN THWN	8
44	70	1-1/4"	4	4	THHN THWN	8
23	85	1-1/4"	2	3	THHN THWN	8
33	85	1-1/4"	3	3	THHN THWN	8
43	85	1-1/2"	4	3	THHN THWN	8
32	95	1-1/2"	3	2	THHN THWN	6
42	95	1-1/2"	4	2	THHN THWN	6
31	110	1-1/2"	3	1	THHN THWN	6
41	110	2"	4	1	THHN THWN	6
51	88	2"	5 *	1	THHN THWN	6
31X	150	2"	3	1/0	THHN THWN	6
41X	150	2"	4	1/0	THHN THWN	6
51X	120	2"	5 *	1/0	THHN THWN	6

NOTES:
IN PARALLEL RUNS SIZE GND. COND. IN ACCORDANCE WITH NEC PARA. 250-122.

GND. CONDUCTOR MAY BE DELETED ON SERVICE ENTRANCE CONDUCTORS

* 200% NEUTRAL, DERATED TO 80% BASED ON NEC 310.15.B(5)(C)

ALUMINUM CONDUCTOR & CONDUIT SCHEDULE

TYPE	AMP.	COND. SIZE	CONDUCTOR QUAN.	CONDUCTOR SIZE	INSULATION	EQ. GND. COND.(AL)
31X	120	2"	3	1/0	XHHW-2	4
41X	120	2"	4	1/0	XHHW-2	4
51X	96	2"	5 *	1/0	XHHW-2	4
32X	135	2"	3	2/0	XHHW-2	4
42X	135	2"	4	2/0	XHHW-2	4
52X	108	2"	5 *	2/0	XHHW-2	4
33X	155	2"	3	3/0	XHHW-2	4
43X	155	2"	4	3/0	XHHW-2	4
53X	124	3"	5 *	3/0	XHHW-2	4
34X	180	2"	3	4/0	XHHW-2	4
44X	180	3"	4	4/0	XHHW-2	4
54X	144	3"	5 *	4/0	XHHW-2	2
325	205	2"	3	250	XHHW-2	2
425	205	3"	4	250	XHHW-2	2
525	164	3"	5 *	250	XHHW-2	2
330	230	3"	3	300	XHHW-2	2
430	230	3"	4	300	XHHW-2	2
530	184	3"	5 *	300	XHHW-2	2
335	250	3"	3	350	XHHW-2	2
435	250	3"	4	350	XHHW-2	2
535	200	3"	5 *	350	XHHW-2	2
340	270	3"	3	400	XHHW-2	2
440	270	3"	4	400	XHHW-2	2
540	216	3"	5 *	400	XHHW-2	2
350	310	4"	3	500	XHHW-2	1
450	310	4"	4	500	XHHW-2	1
550	248	4"	5 *	500	XHHW-2	1
375	385	4"	3	750	XHHW-2	1
475	385	4"	4	750	XHHW-2	1
575	308	4"	5 *	750	XHHW-2	1

ALUMINUM CONDUCTOR & CONDUIT SCHEDULE FOR PARALLEL RUNS

TYPE	MAX. O.C. PROT.	COND. AMPS	SETS	CONDUCTOR QUAN.	CONDUCTOR SIZE	CONDUIT SIZE	EQ. GND. COND.(AL)
325-2	400	410	2	3	250	2-1/2"	2/0
425-2	400	410	2	4	250	2-1/2"	2/0
535-2	400	400	2	5*	350	3"	2/0
435-2	500	500	2	4	350	3"	2/0
350-2	600	620	2	3	500	3"	2/0
450-2	600	620	2	4	500	3"	2/0
535-3	600	600	3	5*	350	3"	2/0
340-3	800	810	3	3	400	2-1/2"	3/0
440-3	800	810	3	4	400	3"	3/0
535-4	800	800	4	5 *	350	4"	3/0
375-3	1000	1155	3	3	750	4"	4/0
475-3	1000	1155	3	4	750	4"	4/0
535-5	1000	1000	5	5 *	350	4"	4/0
350-4	1200	1240	4	3	500	4"	250
450-4	1200	1240	4	4	500	4"	250
550-5	1200	1240	5	5 *	500	4"	250
340-6	1600	1620	6	3	400	4"	350
440-6	1600	1620	6	4	400	4"	350
550-7	1600	1736	7	5 *	500	4"	350
475-6	2000	2310	6	4	750	4"	400
475-7	2500	2695	7	4	750	5"	600
475-8	3000	3080	8	4	750	5"	600
475-11	4000	4235	11	4	750	5"	750

NOTES:
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Fax (435) 656-8501

ARCHITECT-ENGINEER STAMP

CORAL JUNCTION MOTOR COACH PARK-SITE

Hurricane, UT

PINNACLE COMMERCIAL DEVELOPMENT

MIKE NOEL
DIRECTOR

REVISIONS

MARK	DATE	DESCRIPTION
1	5/13/2021	DISTRIBUTION CHANGES
4	7/22/2021	ADDENDUM #4
5	12/23/2022	EV CHARGERS

DFCM PROJECT #: N/A	FILE NAME:
DRAWN BY: BNA	CHECKED BY: I.M.
CRSA PROJECT #: 20-013	

01-18-2022 BID SET

ONE-LINE DIAGRAMS

E202

JUN 2 0 2023

By: nolson; Dec 23, 2022 - 12:22pm
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PANELBOARD SCHEDULE

PANEL RV6A - NEMA 3R | TYPE NQOD | 120/208 VOLTS | 3 PH, 4 W | X LUGS, ___ BREAKER, ___ SUBFEED LUGS

MOUNTING: ___ FLUSH, X SURFACE | DIMENSIONS: ___ W, ___ D (in.), ___ H | LOCATION SITE | AMP 300 | MAINS: ___ ISO GROUND, ___ 200% NEUTRAL, ___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	LEFT PHASE LOAD A	B	C	RIGHT PHASE LOAD A	B	C	CIR. NO.	AMPS	POLE	WIRE SIZE	ITEM
RV TRAILER 15	50	2	3	1	3120			3120			2	50	2	4	RV TRAILER 1
-	-	-	-	3							4	-	-	-	-
RV TRAILER 14	50	2	4	5		3120			3120		6	50	2	4	RV TRAILER 2
-	-	-	-	7	3120			3120			8	-	-	-	-
RV TRAILER 13	50	2	4	9		3120			3120		10	50	2	6	RV TRAILER 3
-	-	-	-	11			3120			3120	12	-	-	-	-
RV TRAILER 12	50	2	6	13	3120			3120			14	50	2	6	RV TRAILER 7
-	-	-	-	15		3120			3120		16	-	-	-	-
RV TRAILER 11	50	2	6	17			3120			3120	18	50	2	6	RV TRAILER 8
-	-	-	-	19	3120			3120			20	-	-	-	-
RV TRAILER 10	50	2	6	21		3120			3120		22	50	2	6	RV TRAILER 9
-	-	-	-	23			3120			3120	24	-	-	-	-
SPACE ONLY				25							26				SPACE ONLY
SPACE ONLY				27							28				SPACE ONLY
SPACE ONLY				29							30				SPACE ONLY
SPACE ONLY				31							32				SPACE ONLY
SPACE ONLY				33							34				SPACE ONLY
SPACE ONLY				35							36				SPACE ONLY
SPACE ONLY				37							38				SPACE ONLY
SPACE ONLY				39							40				SPACE ONLY
SPACE ONLY				41							42				SPACE ONLY
					12480	12480	12480	12480	12480	12480					
					24960	24960	24960	TOTAL (VA)							CONNECTED LOAD TOTAL
					208	208	208	AMPS/PHASE							74880 VA

* Provide 5 mA GFCI Circuit Break

PROJECT: CORAL JUNCTION RV | EQUIP RATING 15,000 AMPS RMS SYM.

PANELBOARD SCHEDULE

PANEL RV5A - NEMA 3R | TYPE NQOD | 120/208 VOLTS | 3 PH, 4 W | X LUGS, ___ BREAKER, ___ SUBFEED LUGS

MOUNTING: ___ FLUSH, X SURFACE | DIMENSIONS: ___ W, ___ D (in.), ___ H | LOCATION SITE | AMP 200 | MAINS: ___ ISO GROUND, ___ 200% NEUTRAL, ___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	LEFT PHASE LOAD A	B	C	RIGHT PHASE LOAD A	B	C	CIR. NO.	AMPS	POLE	WIRE SIZE	ITEM
RV SITE 30	50	2	4	1	4800			4800			2	50	2	4	RV TRAILER 45
-	-	-	-	3		4800			4800		4	-	-	-	-
RV SITE 31	50	2	4	5			4800			4800	6	50	2	6	RV TRAILER 46
-	-	-	-	7	4800			4800			8	-	-	-	-
RV TRAILER 48	50	2	6	9		4800			4800		10	50	2	6	RV TRAILER 47
-	-	-	-	11			4800			4800	12	-	-	-	-
SPACE ONLY				13							14				SPACE ONLY
SPACE ONLY				15							16				SPACE ONLY
SPACE ONLY				17							18				SPACE ONLY
SPACE ONLY				19							20				SPACE ONLY
SPACE ONLY				21							22				SPACE ONLY
SPACE ONLY				23							24				SPACE ONLY
SPACE ONLY				25							26				SPACE ONLY
SPACE ONLY				27							28				SPACE ONLY
SPACE ONLY				29							30				SPACE ONLY
SPACE ONLY				31							32				SPACE ONLY
SPACE ONLY				33							34				SPACE ONLY
SPACE ONLY				35							36				SPACE ONLY
SPACE ONLY				37							38				SPACE ONLY
SPACE ONLY				39							40				SPACE ONLY
SPACE ONLY				41							42				SPACE ONLY
					9600	9600	9600	9600	9600	9600					
					19200	19200	19200	TOTAL (VA)							CONNECTED LOAD TOTAL
					160	160	160	AMPS/PHASE							57600 VA

* Provide 5 mA GFCI Circuit Break

PROJECT: CORAL JUNCTION RV | EQUIP RATING 15,000 AMPS RMS SYM.

PANELBOARD SCHEDULE

PANEL RV6B - NEMA 3R | TYPE NQOD | 120/208 VOLTS | 3 PH, 4 W | X LUGS, ___ BREAKER, ___ SUBFEED LUGS

MOUNTING: ___ FLUSH, X SURFACE | DIMENSIONS: ___ W, ___ D (in.), ___ H | LOCATION SITE | AMP 250 | MAINS: ___ ISO GROUND, ___ 200% NEUTRAL, ___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	LEFT PHASE LOAD A	B	C	RIGHT PHASE LOAD A	B	C	CIR. NO.	AMPS	POLE	WIRE SIZE	ITEM
RV TRAILER 16	50	2	4	1	3120			3120			2	50	2	4	RV TRAILER 31
-	-	-	-	3		3120			3120		4	-	-	-	-
RV TRAILER 17	50	2	4	5			3120			3120	6	50	2	4	RV TRAILER 30
-	-	-	-	7	3120			3120			8	-	-	-	-
RV TRAILER 21	50	2	6	9		3120			3120		10	50	2	6	RV TRAILER 29
-	-	-	-	11			3120			3120	12	-	-	-	-
RV TRAILER 22	50	2	6	13	3120						14				SPACE ONLY
-	-	-	-	15		3120					16				SPACE ONLY
RV TRAILER 23	50	2	6	17			3120				18				SPACE ONLY
-	-	-	-	19	3120						20				SPACE ONLY
RV TRAILER 24	50	2	6	21		3120					22				SPACE ONLY
-	-	-	-	23			3120				24				SPACE ONLY
SPACE ONLY				25							26				SPACE ONLY
SPACE ONLY				27							28				SPACE ONLY
SPACE ONLY				29							30				SPACE ONLY
SPACE ONLY				31							32				SPACE ONLY
SPACE ONLY				33							34				SPACE ONLY
SPACE ONLY				35							36				SPACE ONLY
SPACE ONLY				37							38				SPACE ONLY
SPACE ONLY				39							40				SPACE ONLY
SPACE ONLY				41							42				SPACE ONLY
					12480	12480	12480	6240	6240	6240					
					18720	18720	18720	TOTAL (VA)							CONNECTED LOAD TOTAL
					156	156	156	AMPS/PHASE							56160 VA

* Provide 5 mA GFCI Circuit Break

PROJECT: CORAL JUNCTION RV | EQUIP RATING 15,000 AMPS RMS SYM.

PANELBOARD SCHEDULE

PANEL RV2A - NEMA 3R | TYPE NQOD | 120/208 VOLTS | 3 PH, 4 W | X LUGS, ___ BREAKER, ___ SUBFEED LUGS

MOUNTING: ___ FLUSH, X SURFACE | DIMENSIONS: ___ W, ___ D (in.), ___ H | LOCATION SITE | AMP 250 | MAINS: ___ ISO GROUND, ___ 200% NEUTRAL, ___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	LEFT PHASE LOAD A	B	C	RIGHT PHASE LOAD A	B	C	CIR. NO.	AMPS	POLE	WIRE SIZE	ITEM
RV SITE 9	50	2	4	1	3120			3120			2	50	2	4	RV SITE 1
-	-	-	-	3		3120			3120		4	-	-	-	-
RV SITE 8	50	2	4	5			3120			3120	6	50	2	4	RV SITE 2
-	-	-	-	7	3120			3120			8	-	-	-	-
RV SITE 7	50	2	6	9		3120			3120		10	50	2	6	RV SITE 3
-	-	-	-	11			3120			3120	12	-	-	-	-
RV SITE 6	50	2	6	13	3120						14				SPACE ONLY
-	-	-	-	15		3120					16				SPACE ONLY
RV SITE 5	50	2	6	17			3120				18				SPACE ONLY
-	-	-	-	19	3120						20				SPACE ONLY
RV SITE 4	50	2	6	21		3120					22				SPACE ONLY
-	-	-	-	23			3120				24				SPACE ONLY
SPACE ONLY				25							26				SPACE ONLY
SPACE ONLY				27							28				SPACE ONLY
SPACE ONLY				29							30				SPACE ONLY
SPACE ONLY				31							32				SPACE ONLY
SPACE ONLY				33							34				SPACE ONLY
SPACE ONLY				35							36				SPACE ONLY
SPACE ONLY				37							38				SPACE ONLY
SPACE ONLY				39							40				SPACE ONLY
SPACE ONLY				41							42				SPACE ONLY
					12480	12480	12480	6240	6240	6240					
					18720	18720	18720	TOTAL (VA)							CONNECTED LOAD TOTAL
					156	156	156	AMPS/PHASE							56160 VA

* Provide 5 mA GFCI Circuit Break

PROJECT: CORAL JUNCTION RV | EQUIP RATING 15,000 AMPS RMS SYM.

PANELBOARD SCHEDULE

PANEL RV4A - NEMA 3R | TYPE NQOD | 120/208 VOLTS | 3 PH, 4 W | X LUGS, ___ BREAKER, ___ SUBFEED LUGS

MOUNTING: ___ FLUSH, X SURFACE | DIMENSIONS: ___ W, ___ D (in.), ___ H | LOCATION SITE | AMP 300 | MAINS: ___ ISO GROUND, ___ 200% NEUTRAL, ___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	LEFT PHASE LOAD A	B	C	RIGHT PHASE LOAD A	B	C	CIR. NO.	AMPS	POLE	WIRE SIZE	ITEM
RV SITE 79	50	2	3	1	2880			2880			2	50	2	3	RV SITE 68
-	-	-	-	3		2880			2880		4	-	-	-	-
RV SITE 78	50	2	4	5			2880			2880	6	50	2	4	RV SITE 69
-	-	-	-	7	2880			2880			8	-	-	-	-
RV SITE 77	50	2	4	9		2880			2880		10	50	2	4	RV SITE 70
-	-	-	-	11			2880			2880	12	-	-	-	-
RV SITE 76	50	2	6	13	2880			2880			14	50	2	6	RV SITE 71
-	-	-	-	15		2880			2880		16	-	-	-	-
RV SITE 75	50	2	6	17			2880			2880	18	50	2	6	RV SITE 72
-	-	-	-	19	2880			2880			20	-	-	-	-
RV SITE 74	50	2	6	21		2880			2880		22	50	2	6	RV SITE 73
-	-	-	-	23			2880			2880	24	-	-	-	-
SPACE ONLY				25							26				SPACE ONLY
SPACE ONLY				27							28				SPACE ONLY
SPACE ONLY				29							30				SPACE ONLY
SPACE ONLY				31							32				SPACE ONLY
SPACE ONLY				33							34				SPACE ONLY
SPACE ONLY				35							36				SPACE ONLY
SPACE ONLY				37							38				SPACE ONLY
SPACE ONLY				39							40				SPACE ONLY
SPACE ONLY				41							42				SPACE ONLY
					11520	11520	11520	11520	11520	11520					
					23040	23040	23040	TOTAL (VA)							CONNECTED LOAD TOTAL
					192	192	192	AMPS/PHASE							69120 VA

* Provide 5 mA GFCI Circuit Break

PROJECT: CORAL JUNCTION RV | EQUIP RATING 15,000 AMPS RMS SYM.

PANELBOARD SCHEDULE

PANEL RV2B - NEMA 3R | TYPE NQOD | 120/208 VOLTS | 3 PH, 4 W | X LUGS, ___ BREAKER, ___ SUBFEED LUGS

MOUNTING: ___ FLUSH, X SURFACE | DIMENSIONS: ___ W, ___ D (in.), ___ H | LOCATION SITE | AMP 250 | MAINS: ___ ISO GROUND, ___ 200% NEUTRAL, ___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	LEFT PHASE LOAD A	B	C	RIGHT PHASE LOAD A	B	C	CIR. NO.	AMPS	POLE	WIRE SIZE	ITEM
RV SITE 9	50	2	4	1	3120			3120			2	50	2	4	RV SITE 1
-	-	-	-	3		3120			3120		4	-	-	-	-
RV SITE 8	50	2	4	5			3120			3120	6	50	2	4	RV SITE 2
-	-	-	-	7	3120			3120			8	-	-	-	-
RV SITE 7	50	2	6	9		3120			3120		10	50	2	6	RV SITE 3
-	-	-	-	11			3120			3120	12	-	-	-	-
SPACE ONLY				13				3120			14	50	2	6	RV SITE
SPACE ONLY				15					3120		16	-	-	-	-
SPACE ONLY				17						3120	18	50	2	6	RV SITE
SPACE ONLY				19				3120			20	-	-	-	-
SPACE ONLY				21							22				SPACE ONLY
SPACE ONLY				23							24				SPACE ONLY
SPACE ONLY				25							26				SPACE ONLY
SPACE ONLY				27							28				SPACE ONLY
SPACE ONLY				29							30				SPACE ONLY
SPACE ONLY				31							32				SPACE ONLY
SPACE ONLY				33							34				SPACE ONLY
SPACE ONLY				35							36				SPACE ONLY
SPACE ONLY				37							38				SPACE ONLY
SPACE ONLY				39							40				SPACE ONLY
SPACE ONLY				41							42				SPACE ONLY
					6240	6240	6240	12480	9360	9360					
					18720	15600	15600	TOTAL (VA)							CONNECTED LOAD TOTAL
					156	130	130	AMPS/PHASE							49920 VA

* Provide 5 mA GFCI Circuit Break

PROJECT: CORAL JUNCTION RV | EQUIP RATING 20,000 AMPS RMS SYM.

PANELBOARD SCHEDULE

PANEL RV4D - NEMA 3R | TYPE NQOD | 120/208 VOLTS | 3 PH, 4 W | X LUGS, ___ BREAKER, ___ SUBFEED LUGS

MOUNTING: ___ FLUSH, X SURFACE | DIMENSIONS: ___ W, ___ D (in.), ___ H | LOCATION SITE | AMP 250 | MAINS: ___ ISO GROUND, ___ 200% NEUTRAL, ___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	LEFT PHASE LOAD A	B	C	RIGHT PHASE LOAD A	B	C	CIR. NO.	AMPS	POLE	WIRE SIZE	ITEM
RV SITE 104	50	2	4	1	3120			3120			2	50	2	4	RV SITE 96
-	-	-	-	3		3120			3120		4	-	-	-	-
RV SITE 103	50	2	4	5			3120			3120	6	50	2	6	RV SITE 97
-	-	-	-	7	3120			3120			8	-	-	-	-
RV SITE 102	50	2	6	9		3120			3120		10	50	2	6	RV SITE 98
-	-	-	-	11			3120			3120	12	-	-	-	-
RV SITE 101	50	2	6	13	3120						14				SPACE ONLY
-	-	-	-	15		3120					16				SPACE ONLY
RV SITE 100	50	2	6	17			3120				18				SPACE ONLY
-	-	-	-	19	3120						20				SPACE ONLY
RV SITE 99	50	2	6	21		3120					22				SPACE ONLY
-	-	-	-	23			3120				24				SPACE ONLY
SPACE ONLY				25							26				SPACE ONLY
SPACE ONLY				27							28				SPACE ONLY
SPACE ONLY				29							30				SPACE ONLY
SPACE ONLY				31							32				SPACE ONLY
SPACE ONLY				33							34				SPACE ONLY
SPACE ONLY				35							36				SPACE ONLY
SPACE ONLY				37							38				SPACE ONLY
SPACE ONLY				39							40				SPACE ONLY
SPACE ONLY				41							42				SPACE ONLY
					12480	12480	12480	6240	6240	6240					
					18720	18720	18720	TOTAL (VA)							CONNECTED LOAD TOTAL
					156	156	156	AMPS/PHASE							56160 VA

* Provide 5 mA GFCI Circuit Break

PROJECT: CORAL JUNCTION RV | EQUIP RATING 15,000 AMPS RMS SYM.

PANELBOARD SCHEDULE

PANEL RV4E - NEMA 3R | TYPE NQOD | 120/208 VOLTS | 3 PH, 4 W | X LUGS, ___ BREAKER, ___ SUBFEED LUGS

MOUNTING: ___ FLUSH, X SURFACE | DIMENSIONS: ___ W, ___ D (in.), ___ H | LOCATION SITE | AMP 250 | MAINS: ___ ISO GROUND, ___ 200% NEUTRAL, ___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	LEFT PHASE LOAD A	B	C	RIGHT PHASE LOAD A	B	C	CIR. NO.	AMPS	POLE	WIRE SIZE	ITEM
RV SITE 95	50	2	4	1	3120			3120			2	50	2	6	RV SITE 88
-	-	-	-	3		3120			3120		4	-	-	-	-
RV SITE 94	50	2	4	5			3120			3120	6	50	2	6	RV SITE 89
-	-	-	-	7	3120			3120			8	-	-	-	-
RV SITE 93	50	2	6	9		3120					10				SPACE ONLY
-	-	-	-	11			3120				12				SPACE ONLY
RV SITE 92	50	2	6	13	3120						14				SPACE ONLY
-	-	-	-	15		3120					16				SPACE ONLY
RV SITE 91	50	2	6	17			3120				18				SPACE ONLY
-	-	-	-	19	3120						20				SPACE ONLY
RV SITE 90	50	2	6	21		3120					22				SPACE ONLY
-	-	-	-	23			3120				24				SPACE ONLY
SPACE ONLY				25							26				SPACE ONLY
SPACE ONLY				27							28				SPACE ONLY
SPACE ONLY				29							30				SPACE ONLY
SPACE ONLY				31							32				SPACE ONLY
SPACE ONLY				33							34				SPACE ONLY
SPACE ONLY				35							36				SPACE ONLY
SPACE ONLY				37							38				SPACE ONLY
SPACE ONLY				39							40				SPACE ONLY
SPACE ONLY				41							42				SPACE ONLY
					12480	12480	12480	6240	3120	3120					
					18720	15600	15600	TOTAL (VA)							CONNECTED LOAD TOTAL
					156	130	130	AMPS/PHASE							49920 VA

* Provide 5 mA GFCI Circuit Break

PROJECT: CORAL JUNCTION RV | EQUIP RATING 15,000 AMPS RMS SYM.

PANELBOARD SCHEDULE

PANEL RV3C - NEMA 3R | TYPE NQOD | 120/208 VOLTS | 3 PH, 4 W | X LUGS, ___ BREAKER, ___ SUBFEED LUGS

MOUNTING: ___ FLUSH, X SURFACE | DIMENSIONS: ___ W, ___ D (in.), ___ H | LOCATION SITE | AMP 250 | MAINS: ___ ISO GROUND, ___ 200% NEUTRAL, ___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	LEFT PHASE LOAD A	B	C	RIGHT PHASE LOAD A	B	C	CIR. NO.	AMPS	POLE	WIRE SIZE	ITEM
RV SITE 57	50	2	3	1	2880			2880			2	50	2	3	RV SITE 47
-	-	-	-	3		2880			2880		4	-	-	-	-
RV SITE 56	50	2	4	5			2880			2880	6	50	2	4	RV SITE 48
-	-	-	-	7	2880			2880			8	-	-	-	-
RV SITE 55	50	2	4	9		2880			2880		10	50	2	4	RV SITE 49
-	-	-	-	11			2880			2880	12	-	-	-	-
RV SITE 54	50	2	6	13	2880			2880			14	50	2	6	RV SITE 50
-	-	-	-	15		2880			2880		16	-	-	-	-
RV SITE 53	50	2	6	17			2880			2880	18	50	2	6	RV SITE 51
-	-	-	-	19	2880			2880			20	-	-	-	-
RV SITE 52	50	2	6	21		2880					22				SPACE ONLY
-	-	-	-	23			2880				24				SPACE ONLY
SPACE ONLY				25							26				SPACE ONLY
SPACE ONLY				27							28				SPACE ONLY
SPACE ONLY				29							30				SPACE ONLY
SPACE ONLY				31							32				SPACE ONLY
SPACE ONLY				33							34				SPACE ONLY
SPACE ONLY				35							36				SPACE ONLY
SPACE ONLY				37							38				SPACE ONLY
SPACE ONLY				39							40				SPACE ONLY
SPACE ONLY				41							42				SPACE ONLY
					11520	11520	11520	11520	8640	8640					
					23040	20160	20160	TOTAL (VA)							CONNECTED LOAD TOTAL
					192	168	168	AMPS/PHASE							63360 VA

* Provide 5 mA GFCI Circuit Break

PROJECT: CORAL JUNCTION RV | EQUIP RATING 15,000 AMPS RMS SYM.

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ARCHITECT-ENGINEER STAMP
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CORAL JUNCTION MOTOR COACH PARK-SITE
Hurricane, UT

PINNACLE COMMERCIAL DEVELOPMENT
MIKE NOEL
DIRECTOR

REVISIONS

MARK	DATE	DESCRIPTION
1	5/13/2021	DISTRIBUTION CHANGES
4	7/22/2021	ADDENDUM #4
5	12/23/2022	EV CHARGERS

DFCM PROJECT #: N/A | FILE NAME:
DRAWN BY: BNA | CHECKED BY: I.M.
CRSA PROJECT #: 20-013

01-18-2022 BID SET

PANELBOARD SCHEDULES

E203

JUN 2 0 2023

By: nolson; Dec 23, 2022 - 12:23pm
C:\Users\nolson\BNA Consulting\BNA Consulting - Documents\U Drive (Projects)\2020\084\DRAW\20084-E203.dwg

PANELBOARD SCHEDULE

PANEL RV3A - NEMA 3R | TYPE NQOD | 120/208 VOLTS | 3 PH, 4 W | X LUGS, ___ BREAKER, ___ SUBFEED LUGS

MOUNTING: ___ FLUSH, X SURFACE | DIMENSIONS: ___ W, ___ D (in.), ___ H | LOCATION SITE | AMP 200 | MAINS: ___ ISO GROUND, ___ 200% NEUTRAL, ___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	LEFT PHASE LOAD A	B	C	RIGHT PHASE LOAD A	B	C	CIR. NO.	AMPS	POLE	WIRE SIZE	ITEM
RV SITE 38	50	2	3	1	3120			3120			2	50	2	3	RV SITE 32
-	-	-	-	3		3120			3120		4	-	-	-	-
RV SITE 37	50	2	4	5			3120			3120	6	50	2	4	RV SITE 33
-	-	-	-	7	3120			3120			8	-	-	-	-
RV SITE 36	50	2	6	9		3120			3120		10	50	2	6	RV SITE 34
-	-	-	-	11			3120			3120	12	-	-	-	-
SPACE ONLY				13				3120			14				RV SITE 35
SPACE ONLY				15					3120		16				-
SPACE ONLY				17							18				SPACE ONLY
SPACE ONLY				19							20				SPACE ONLY
SPACE ONLY				21							22				SPACE ONLY
SPACE ONLY				23							24				SPACE ONLY
SPACE ONLY				25							26				SPACE ONLY
SPACE ONLY				27							28				SPACE ONLY
SPACE ONLY				29							30				SPACE ONLY
SPACE ONLY				31							32				SPACE ONLY
SPACE ONLY				33							34				SPACE ONLY
SPACE ONLY				35							36				SPACE ONLY
SPACE ONLY				37							38				SPACE ONLY
SPACE ONLY				39							40				SPACE ONLY
SPACE ONLY				41							42				SPACE ONLY
					6240	6240	6240	9360	9360	6240					
					15600	15600	12480	TOTAL (VA)							CONNECTED LOAD TOTAL
					130	130	104	AMPS/PHASE							43680 VA

* Provide 5 mA GFCI Circuit Break

PROJECT: CORAL JUNCTION RV | EQUIP RATING 15,000 | AMPS RMS SYM.

PANELBOARD SCHEDULE

PANEL RV6D - NEMA 3R | TYPE NQOD | 120/208 VOLTS | 3 PH, 4 W | X LUGS, ___ BREAKER, ___ SUBFEED LUGS

MOUNTING: ___ FLUSH, X SURFACE | DIMENSIONS: ___ W, ___ D (in.), ___ H | LOCATION SITE | AMP 400 | MAINS: ___ ISO GROUND, ___ 200% NEUTRAL, ___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	LEFT PHASE LOAD A	B	C	RIGHT PHASE LOAD A	B	C	CIR. NO.	AMPS	POLE	WIRE SIZE	ITEM
RV TRAILER 44	50	2	4	1	3120			3120			2	50	2	4	RV TRAILER 32
-	-	-	-	3		3120			3120		4	-	-	-	-
RV TRAILER 43	50	2	6	5			3120			3120	6	50	2	6	RV TRAILER 33
-	-	-	-	7	3120			3120			8	-	-	-	-
RV TRAILER 42	50	2	6	9		3120			3120		10	50	2	6	RV TRAILER 34
-	-	-	-	11			3120			3120	12	-	-	-	-
RV TRAILER 38	50	2	6	13	3120			3120			14	50	2	6	RV TRAILER 35
-	-	-	-	15		3120			3120		16	-	-	-	-
RV TRAILER 37	50	2	6	17			3120			3600	18	50	2	4	EV CHARGER
-	-	-	-	19	3120			3600			20	-	-	-	-
RV TRAILER 36	50	2	6	21		3120			3600		22	50	2	6	EV CHARGER
-	-	-	-	23			3120			3600	24	-	-	-	-
EV CHARGER	50	2	6	25	3600			3600			26	50	2	6	EV CHARGER
-	-	-	-	27		3600			3600		28	-	-	-	-
EV CHARGER	50	2	6	29			3600			3600	30	50	2	6	EV CHARGER
-	-	-	-	31	3600			3600			32	-	-	-	-
EV CHARGER	50	2	6	33		3600			3600		34	50	2	6	EV CHARGER
-	-	-	-	35			3600			3600	36	-	-	-	-
EV CHARGER	50	2	6	37	3600			3600			38	50	2	6	EV CHARGER
-	-	-	-	39		3600			3600		40	-	-	-	-
SPACE ONLY				41							42				SPACE ONLY
					19680	19680	19680	16560	16560	17040					
					36240	36240	36720	TOTAL (VA)							CONNECTED LOAD TOTAL
					302	302	306	AMPS/PHASE							109200 VA

* Provide 5 mA GFCI Circuit Break

PROJECT: CORAL JUNCTION RV | EQUIP RATING 22,000 | AMPS RMS SYM.

PANELBOARD SCHEDULE

PANEL RV4B - NEMA 3R | TYPE NQOD | 120/208 VOLTS | 3 PH, 4 W | X LUGS, ___ BREAKER, ___ SUBFEED LUGS

MOUNTING: ___ FLUSH, X SURFACE | DIMENSIONS: ___ W, ___ D (in.), ___ H | LOCATION SITE | AMP 400 | MAINS: ___ ISO GROUND, ___ 200% NEUTRAL, ___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	LEFT PHASE LOAD A	B	C	RIGHT PHASE LOAD A	B	C	CIR. NO.	AMPS	POLE	WIRE SIZE	ITEM
RV SITE 87	50	2	4	1	2880			2880			2	50	2	4	RV SITE 80
-	-	-	-	3		2880			2880		4	-	-	-	-
RV SITE 86	50	2	4	5			2880			2880	6	50	2	6	RV SITE 81
-	-	-	-	7	2880			2880			8	-	-	-	-
RV SITE 85	50	2	6	9		2880			3600		10	50	2	4	EV CHARGER
-	-	-	-	11			2880			3600	12	-	-	-	-
RV SITE 84	50	2	6	13	2880			3600			14	50	2	6	EV CHARGER
-	-	-	-	15		2880			3600		16	-	-	-	-
RV SITE 83	50	2	6	17			2880			3600	18	50	2	6	EV CHARGER
-	-	-	-	19	2880			3600			20	-	-	-	-
RV SITE 82	50	2	6	21		2880			3600		22	50	2	6	EV CHARGER
-	-	-	-	23			2880			3600	24	-	-	-	-
EV CHARGER	50	2	4	25	3600			3600			26	50	2	6	EV CHARGER
-	-	-	-	27		3600			3600		28	-	-	-	-
SPACE ONLY				29							30				EV CHARGER
SPACE ONLY				31							32				SPACE ONLY
SPACE ONLY				33							34				SPACE ONLY
SPACE ONLY				35							36				SPACE ONLY
SPACE ONLY				37							38				SPACE ONLY
SPACE ONLY				39							40				SPACE ONLY
SPACE ONLY				41							42				SPACE ONLY
					15120	15120	11520	20160	20880	20880					
					35280	36000	32400	TOTAL (VA)							CONNECTED LOAD TOTAL
					294	300	270	AMPS/PHASE							103680 VA

* Provide 5 mA GFCI Circuit Break

PROJECT: CORAL JUNCTION RV | EQUIP RATING 22,000 | AMPS RMS SYM.

PANELBOARD SCHEDULE

PANEL RV3B - NEMA 3R | TYPE NQOD | 120/208 VOLTS | 3 PH, 4 W | X LUGS, ___ BREAKER, ___ SUBFEED LUGS

MOUNTING: ___ FLUSH, X SURFACE | DIMENSIONS: ___ W, ___ D (in.), ___ H | LOCATION SITE | AMP 400 | MAINS: ___ ISO GROUND, ___ 200% NEUTRAL, ___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	LEFT PHASE LOAD A	B	C	RIGHT PHASE LOAD A	B	C	CIR. NO.	AMPS	POLE	WIRE SIZE	ITEM
RV SITE 46	50	2	3	1	3120			3120			2	50	2	3	RV SITE 39
-	-	-	-	3		3120			3120		4	-	-	-	-
RV SITE 45	50	2	4	5			3120			3120	6	50	2	4	RV SITE 40
-	-	-	-	7	3120			3120			8	-	-	-	-
RV SITE 44	50	2	6	9		3120			3120		10	50	2	6	RV SITE 41
-	-	-	-	11			3120			3120	12	-	-	-	-
EV CHARGER	50	2	3	13	3600			3120			14	50	2	6	RV SITE 42
-	-	-	-	15		3600			3120		16	-	-	-	-
EV CHARGER	50	2	4	17			3600			3120	18	50	2	6	RV SITE 43
-	-	-	-	19	3600			3120			20	-	-	-	-
EV CHARGER	50	2	6	21		3600			3600		22	50	2	4	EV CHARGER
-	-	-	-	23			3600			3600	24	-	-	-	-
EV CHARGER	50	2	6	25	3600			3600			26	50	2	3	EV CHARGER
-	-	-	-	27		3600			3600		28	-	-	-	-
EV CHARGER	50	2	6	29			3600				30				SPACE ONLY
-	-	-	-	31	3600						32				SPACE ONLY
EV CHARGER	50	2	6	33		3600					34				SPACE ONLY
-	-	-	-	35			3600				36				SPACE ONLY
SPACE ONLY				37							38				SPACE ONLY
SPACE ONLY				39							40				SPACE ONLY
SPACE ONLY				41							42				SPACE ONLY
					20640	20640	20640	16080	16560	12960					
					36720	37200	33600	TOTAL (VA)							CONNECTED LOAD TOTAL
					306	310	280	AMPS/PHASE							107520 VA

* Provide 5 mA GFCI Circuit Break

PROJECT: CORAL JUNCTION RV | EQUIP RATING 22,000 | AMPS RMS SYM.

PANELBOARD SCHEDULE

PANEL RV3D - NEMA 3R | TYPE NQOD | 120/208 VOLTS | 3 PH, 4 W | X LUGS, ___ BREAKER, ___ SUBFEED LUGS

MOUNTING: ___ FLUSH, X SURFACE | DIMENSIONS: ___ W, ___ D (in.), ___ H | LOCATION SITE | AMP 400 | MAINS: ___ ISO GROUND, ___ 200% NEUTRAL, ___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	LEFT PHASE LOAD A	B	C	RIGHT PHASE LOAD A	B	C	CIR. NO.	AMPS	POLE	WIRE SIZE	ITEM
RV SITE 67	50	2	3	1	3120			3120			2	50	2	4	RV SITE 58
-	-	-	-	3		3120			3120		4	-	-	-	-
RV SITE 66	50	2	4	5			3120			3120	6	50	2	4	RV SITE 59
-	-	-	-	7	3120			3120			8	-	-	-	-
RV SITE 65	50	2	4	9		3120			3120		10	50	2	6	RV SITE 60
-	-	-	-	11			3120			3120	12	-	-	-	-
RV SITE 64	50	2	6	13	3120			3120			14	50	2	6	RV SITE 61
-	-	-	-	15		3120			3120		16	-	-	-	-
RV SITE 63	50	2	6	17			3120			3600	18	50	2	6	EV CHARGER
-	-	-	-	19	3120			3600			20	-	-	-	-
RV SITE 62	50	2	6	21		3120			3600		22	50	2	6	EV CHARGER
-	-	-	-	23			3120			3600	24	-	-	-	-
EV CHARGER	50	2	4	25	3600			3600			26	50	2	6	EV CHARGER
-	-	-	-	27		3600			3600		28	-	-	-	-
EV CHARGER	50	2	4	29			3600			3600	30	50	2	4	EV CHARGER
-	-	-	-	31	3600			3600			32	-	-	-	-
EV CHARGER	50	2	6	33		3600			3600		34	50	2	4	EV CHARGER
-	-	-	-	35			3600			3600	36	-	-	-	-
EV CHARGER	50	2	6	37	3600			3600			38	50	2	3	EV CHARGER
-	-	-	-	39		3600			3600		40	-	-	-	-
SPACE ONLY				41							42				SPACE ONLY
					23280	23280	19680	23760	23760	20640					
					47040	47040	40320	TOTAL (VA)							CONNECTED LOAD TOTAL
					392	392	336	AMPS/PHASE							134400 VA

* Provide 5 mA GFCI Circuit Break

PROJECT: CORAL JUNCTION RV | EQUIP RATING 22,000 | AMPS RMS SYM.

PANELBOARD SCHEDULE

PANEL RV5B - NEMA 3R | TYPE NQOD | 120/208 VOLTS | 3 PH, 4 W | X LUGS, ___ BREAKER, ___ SUBFEED LUGS

MOUNTING: ___ FLUSH, X SURFACE | DIMENSIONS: ___ W, ___ D (in.), ___ H | LOCATION SITE | AMP 250 | MAINS: ___ ISO GROUND, ___ 200% NEUTRAL, ___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	LEFT PHASE LOAD A	B	C	RIGHT PHASE LOAD A	B	C	CIR. NO.	AMPS	POLE	WIRE SIZE	ITEM
RV TRAILER 49	50	2	6	1	3120			3120			2	50	2	6	RV SITE 27
-	-	-	-	3		3120			3120		4	-	-	-	-
RV TRAILER 50	50	2	6	5			3120			3120	6	50	2	6	RV SITE 28
-	-	-	-	7	3120			3120			8	-	-	-	-
RV TRAILER 51	50	2	6	9		3120			3120		10	50	2	6	RV SITE 29
-	-	-	-	11			3120			3120	12	-	-	-	-
RV TRAILER 6	50	2	6	13	3120						14				SPACE ONLY
-	-	-	-	15		3120					16				SPACE ONLY
RV TRAILER 5	50	2	6	17			3120				18				SPACE ONLY
-	-	-	-	19	3120						20				SPACE ONLY
RV TRAILER 4	50	2	6	21		3120					22				SPACE ONLY
-	-	-	-	23			3120				24				SPACE ONLY
SPACE ONLY				25							26				SPACE ONLY
SPACE ONLY				27							28				SPACE ONLY
SPACE ONLY				29							30				SPACE ONLY
SPACE ONLY				31							32				SPACE ONLY
SPACE ONLY				33							34				SPACE ONLY
SPACE ONLY				35							36				SPACE ONLY
SPACE ONLY				37							38				SPACE ONLY
SPACE ONLY				39							40				SPACE ONLY
SPACE ONLY				41							42				SPACE ONLY
					12480	12480	12480	6240	6240	6240					
					18720	18720	18720	TOTAL (VA)							CONNECTED LOAD TOTAL
					156	156	156	AMPS/PHASE							56160 VA

* Provide 5 mA GFCI Circuit Break

PROJECT: CORAL JUNCTION RV | EQUIP RATING 15,000 | AMPS RMS SYM.

PANELBOARD SCHEDULE

PANEL RV4C - NEMA 3R | TYPE NQOD | 120/208 VOLTS | 3 PH, 4 W | X LUGS, ___ BREAKER, ___ SUBFEED LUGS

MOUNTING: ___ FLUSH, X SURFACE | DIMENSIONS: ___ W, ___ D (in.), ___ H | LOCATION SITE | AMP 250 | MAINS: ___ ISO GROUND, ___ 200% NEUTRAL, ___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	LEFT PHASE LOAD A	B	C	RIGHT PHASE LOAD A	B	C	CIR. NO.	AMPS	POLE	WIRE SIZE	ITEM
RV SITE 113	50	2	4	1	3120			3120			2	50	2	4	RV SITE 105
-	-	-	-	3		3120			3120		4	-	-	-	-
RV SITE 112	50	2	4	5			3120			3120	6	50	2	6	RV SITE 106
-	-	-	-	7	3120			3120			8	-	-	-	-
RV SITE 111	50	2	6	9		3120			3120		10	50	2	6	RV SITE 107
-	-	-	-	11			3120			3120	12	-	-	-	-
RV SITE 110	50	2	6	13	3120						14				SPACE ONLY
-	-	-	-	15		3120					16				SPACE ONLY
RV SITE 109	50	2	6	17			3120				18				SPACE ONLY
-	-	-	-	19	3120						20				SPACE ONLY
RV SITE 108	50	2	6	21		3120					22				SPACE ONLY
-	-	-	-	23			3120				24				SPACE ONLY
SPACE ONLY				25							26				SPACE ONLY
SPACE ONLY				27							28				SPACE ONLY
SPACE ONLY				29							30				SPACE ONLY
SPACE ONLY				31							32				SPACE ONLY
SPACE ONLY				33							34				SPACE ONLY
SPACE ONLY				35							36				SPACE ONLY
SPACE ONLY				37							38				SPACE ONLY
SPACE ONLY				39							40				SPACE ONLY
SPACE ONLY				41							42				SPACE ONLY
					12480	12480	12480	6240	6240	6240					
					18720	18720	18720	TOTAL (VA)							CONNECTED LOAD TOTAL
					156	156	156	AMPS/PHASE							56160 VA

* Provide 5 mA GFCI Circuit Break

PROJECT: CORAL JUNCTION RV | EQUIP RATING 15,000 | AMPS RMS SYM.

PANELBOARD SCHEDULE

PANEL RV2C - NEMA 3R | TYPE NQOD | 120/208 VOLTS | 3 PH, 4 W | X LUGS, ___ BREAKER, ___ SUBFEED LUGS

MOUNTING: ___ FLUSH, X SURFACE | DIMENSIONS: ___ W, ___ D (in.), ___ H | LOCATION SITE | AMP 250 | MAINS: ___ ISO GROUND, ___ 200% NEUTRAL, ___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	LEFT PHASE LOAD A	B	C	RIGHT PHASE LOAD A	B	C	CIR. NO.	AMPS	POLE	WIRE SIZE	ITEM
RV SITE 18	50	2	4	1	3120			3120			2	50	2	2	RV SITE 26
-	-	-	-	3		3120			3120		4	-	-	-	-
RV SITE 19	50	2	6	5			3120			3120	6	50	2	4	RV SITE 25
-	-	-	-	7	3120			3120			8	-	-	-	-
RV SITE 20	50	2	6	9		3120			3120		10	50	2	6	RV SITE 24
-	-	-	-	11			3120			3120	12	-	-	-	-
RV SITE 21	50	2	6	13	3120						14				SPACE ONLY
-	-	-	-	15		3120					16				SPACE ONLY
RV SITE 22	50	2	6	17			3120				18				SPACE ONLY
-	-	-	-	19	3120						20				SPACE ONLY
RV SITE 23	50	2	6	21		3120					22				SPACE ONLY
-	-	-	-	23			3120				24				SPACE ONLY
SPACE ONLY				25							26				SPACE ONLY
SPACE ONLY				27							28				SPACE ONLY
SPACE ONLY				29							30				SPACE ONLY
SPACE ONLY				31							32				SPACE ONLY
SPACE ONLY				33							34				SPACE ONLY
SPACE ONLY				35							36				SPACE ONLY
SPACE ONLY				37							38				SPACE ONLY
SPACE ONLY				39							40				SPACE ONLY
SPACE ONLY				41							42				SPACE ONLY
					12480	12480	12480	6240	6240	6240					
					18720	18720	18720	TOTAL (VA)							CONNECTED LOAD TOTAL
					156	156	156	AMPS/PHASE							56160 VA

* Provide 5 mA GFCI Circuit Break

PROJECT: CORAL JUNCTION RV | EQUIP RATING 15,000 | AMPS RMS SYM.

PANELBOARD SCHEDULE

PANEL RV6C - NEMA 3R | TYPE NQOD | 120/208 VOLTS | 3 PH, 4 W | X LUGS, ___ BREAKER, ___ SUBFEED LUGS

MOUNTING: ___ FLUSH, X SURFACE | DIMENSIONS: ___ W, ___ D (in.), ___ H | LOCATION SITE | AMP 250 | MAINS: ___ ISO GROUND, ___ 200% NEUTRAL, ___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	LEFT PHASE LOAD A	B	C	RIGHT PHASE LOAD A	B	C	CIR. NO.	AMPS	POLE	WIRE SIZE	ITEM
RV TRAILER 41	50	2	4	1	3120			3120			2	50	2	4	RV TRAILER 25
-	-	-	-	3		3120			3120		4	-	-	-	-
RV TRAILER 40	50	2	6	5			3120			3120	6	50	2	6	RV TRAILER 26
-	-	-	-	7	3120			3120			8	-	-	-	-
RV TRAILER 39	50	2	6	9		3120			3120		10	50	2	6	RV TRAILER 27
-	-	-	-	11			3120			3120	12	-	-	-	-
RV TRAILER 18	50	2	6	13	3120			3120			14	50	2	6	RV TRAILER 28
-	-	-	-	15		3120			3120		16	-	-	-	-
RV TRAILER 19	50	2	6	17			3120			3600	18	50	2	4	EV CHARGER
-	-	-	-	19	3120			3600			20	-	-	-	-
RV TRAILER 20	50	2	6	21		3120			3600		22	50	2	6	EV CHARGER
-	-	-	-	23			3120			3600	24	-	-	-	-
SPACE ONLY				25							26				SPACE ONLY
SPACE ONLY				27							28				SPACE ONLY
SPACE ONLY				29							30				SPACE ONLY
SPACE ONLY				31							32				SPACE ONLY
SPACE ONLY				33							34				SPACE ONLY
SPACE ONLY				35							36				SPACE ONLY
SPACE ONLY				37							38				SPACE ONLY
SPACE ONLY				39							40				SPACE ONLY
SPACE ONLY				41							42				SPACE ONLY
					12480	12480	12480	12960	12960	13440					
					25440	25440	25920	TOTAL (VA)							CONNECTED LOAD TOTAL
					212	212	216	AMPS/PHASE							76800 VA

* Provide 5 mA GFCI Circuit Break

PROJECT: CORAL JUNCTION RV | EQUIP RATING 20,000 | AMPS RMS SYM.

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Hurricane, UT

PINNACLE COMMERCIAL DEVELOPMENT
MIKE NOEL
DIRECTOR

REVISIONS		
MARK	DATE	DESCRIPTION
1	5/13/2021	DISTRIBUTION CHANGES
4	7/22/2021	ADDENDUM #4
5	12/23/2022	EV CHARGERS

01-18-2022 BID SET

DFCM PROJECT #: N/A | FILE NAME:
DRAWN BY: BNA | CHECKED BY: I.M.
CRSA PROJECT #: 20-013

PANELBOARD SCHEDULES

E204

By: nolson; Dec 23, 2022 - 12:23pm
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JUN 2 0 2023

PANELBOARD SCHEDULE

PANEL RV1A - NEMA 3R | TYPE NQOD | 120/208 VOLTS | 3 PH, 4 W | LUGS X | BREAKER | SUBFEED LUGS | ISO GROUND | 200% NEUTRAL | SPD

MOUNTING: FLUSH | X SURFACE

DIMENSIONS: W | D (in.) | H

LOCATION SITE | AMP 400 | MAINS

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR NO.	LEFT PHASE LOAD A	LEFT PHASE LOAD B	LEFT PHASE LOAD C	RIGHT PHASE LOAD A	RIGHT PHASE LOAD B	RIGHT PHASE LOAD C	CIR NO.	AMPS	POLE	WIRE SIZE	ITEM
RV SITE 120	50	2	4	1	3120			3120			2	50	2	4	RV SITE 114
-	-	-	-	3		3120			3120		4	-	-	-	-
RV SITE 119	50	2	6	5			3120			3120	6	50	2	6	RV SITE 115
-	-	-	-	7	3120			3120			8	-	-	-	-
RV SITE 118	50	2	6	9		3120			3120		10	50	2	6	RV SITE 116
-	-	-	-	11			3120			3120	12	-	-	-	-
RV SITE 117	50	2	6	13	3120			3600			14	50	2	2	EV CHARGER
-	-	-	-	15		3120			3600		16	-	-	-	-
SPACE ONLY				17						3600	18	50	2	2	EV CHARGER
SPACE ONLY				19				3600			20	-	-	-	-
SPACE ONLY				21					3600		22	50	2	2	EV CHARGER
SPACE ONLY				23						3600	24	-	-	-	-
SPACE ONLY				25							26				SPACE ONLY
SPACE ONLY				27							28				SPACE ONLY
SPACE ONLY				29							30				SPACE ONLY
SPACE ONLY				31							32				SPACE ONLY
SPACE ONLY				33							34				SPACE ONLY
SPACE ONLY				35							36				SPACE ONLY
SPACE ONLY				37							38				SPACE ONLY
SPACE ONLY				39							40				SPACE ONLY
SPACE ONLY				41							42				SPACE ONLY
					9360	9360	6240	13440	13440	13440					
					22800	22800	19680	TOTAL (VA)							
					190	190	164	AMPS/PHASE							

CONNECTED LOAD TOTAL 65280 VA

* Provide 5 mA GFCI Circuit Break

PROJECT: CORAL JUNCTION RV

EQUIP RATING 22,000 AMPS RMS SYM.

5

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MARK	DATE	DESCRIPTION
1	5/13/2021	DISTRIBUTION CHANGES
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01-18-2022 BID SET

DFCM PROJECT #: N/A | FILE NAME:
DRAWN BY: BNA | CHECKED BY: I.M.
CRSA PROJECT #: 20-013

PANELBOARD SCHEDULES

E205

By: nolson; Dec 23, 2022 - 12:23pm
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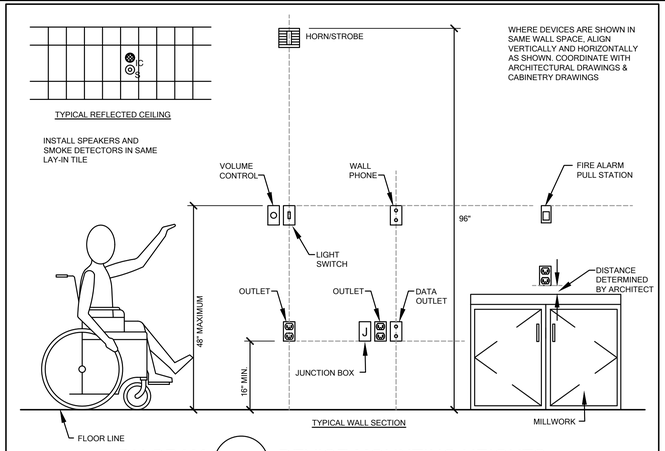

DIAGRAM R001 DEVICE MOUNTING HEIGHTS

NTS

GENERAL NOTES

1. ALL AROUND WIRE SHALL BE #8 COPPER GROUNDING CABLE, EXCEPT AS INDICATED FOR POWER SUPPLY CONDUITS.
2. ALL METAL FITTINGS SUCH AS INLETS, VACUUM FITTINGS, METALIC CUP ANCHORS MUST BE GROUNDED TO POOL REINFORCING STEEL INDEPENDENTLY.
3. ALL METAL PIPING MUST BE GROUNDED TO POOL REINFORCING STEEL.
4. WHEN METAL MAIN OUTLET FRAME AND GRATE IS USED, FRAME MUST BE GROUNDED TO REINFORCED STEEL.
5. ALL ELECTRICAL EQUIPMENT USED IN SWIMMING POOLS SHALL BE U.L. LISTED UNDER SWIMMING POOL EQUIPMENT GUIDE #380 UO.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE N.E.C. ART. #680 CURRENT EDITION.
7. METALIC COMPONENTS IN NON-METAELIC FITTINGS DO NOT REQUIRE BONDING.
8. WHEN RIGID NON-METALIC CONDUIT IS USED AN ADDITIONAL GROUNDING CONDUCTOR (#8 AWG) MUST BE INSTALLED WITHIN THE CONDUIT ALONG WITH THE FLEXABLE CORD. THE GROUNDING CONDUCTOR MUST BE TERMINATED IN BOTH THE FORMING SHELL & JUNCTION BOX WITH APPROVED TERMINALS.
9. IF ENCAPSULATED (EPOXY COATED) REINFORCING STEEL IF USED PROVIDE A 12"x12" GRID OF #8 BARE SOLID COPPER CONDUCTORS PER N.E.C. ART. 680.26.

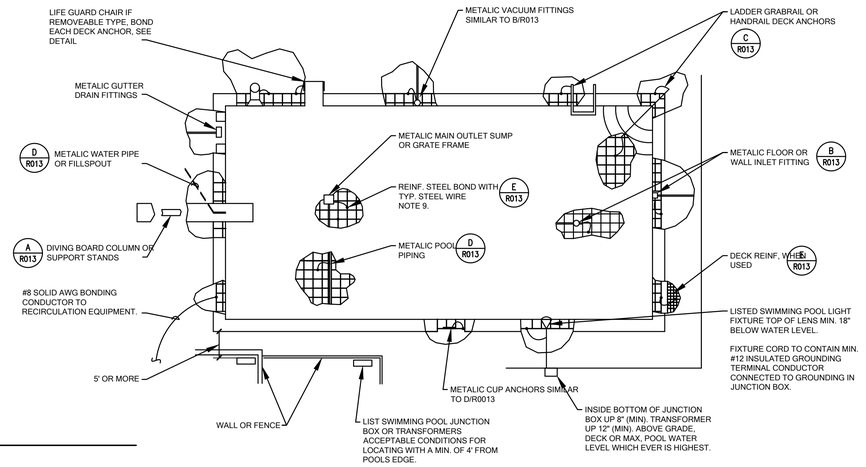

DIAGRAM R010 POOL GROUNDING

NTS

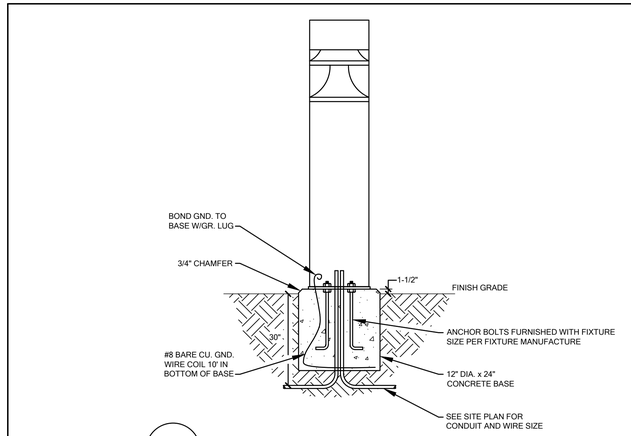

DIAGRAM B005 BOLLARD FIXTURE MOUNTING

NTS

NOTE:
ALL ELECTRICAL GROUNDING OR BONDING AS PER SECTION 680 OF THE NATIONAL ELECTRIC CODE.

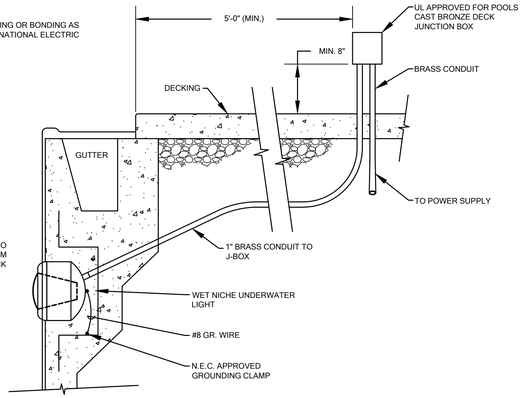

DIAGRAM R008 UNDERWATER LIGHT & J-BOX

NTS

NOTES:
1. SEE SPECIFICATION FOR ALL INSTALLATION REQUIREMENTS.
2. INSTALL DETECTABLE MARKING TAPE FOR ALL UNDERGROUND WIRING. SEE SPECIFICATION FOR MORE INFORMATION.

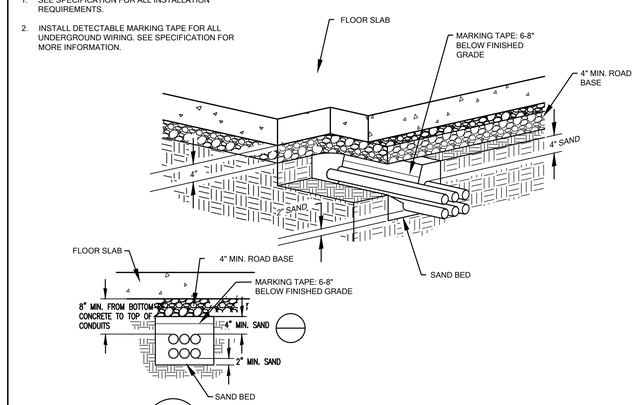

DIAGRAM U007 CONDUIT BELOW SLAB

NTS

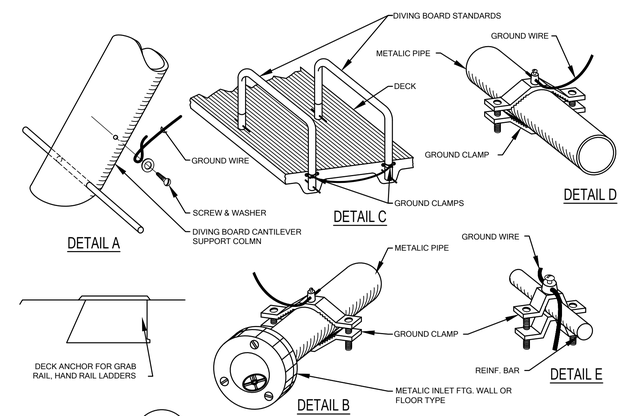

DIAGRAM R013 POOL GROUNDING

NTS

CRSA
ARCHITECTURE • PLANNING • INTERIORS
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ST. GEORGE, UT 84790
435.673.7102 • WWW.CRSA-UT.COM

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CONSULTING ENGINEERS
1070 W. 1600 S. #104 Off: (435) 674-4800

ALLIANCE CONSULTING
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Suite 300
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Washington, Utah
Tel (435) 656-8920
Fax (435) 656-8921

ARCHITECT-ENGINEER STAMP

CORAL JUNCTION MOTOR COACH PARK-SITE
Hurricane, UT

PINNACLE COMMERCIAL DEVELOPMENT
MIKE NOEL
DIRECTOR

MARK	DATE	DESCRIPTION
1	5/13/2021	DISTRIBUTION CHANGES
4	7/22/2021	ADDENDUM #4
5	12/23/2022	EV CHARGERS

DFCM PROJECT #: N/A	FILE NAME:
DRAWN BY: BNA	CHECKED BY: I.M.
CRSA PROJECT #: 20-013	

01-18-2022 BID SET

ELECTRICAL DIAGRAMS

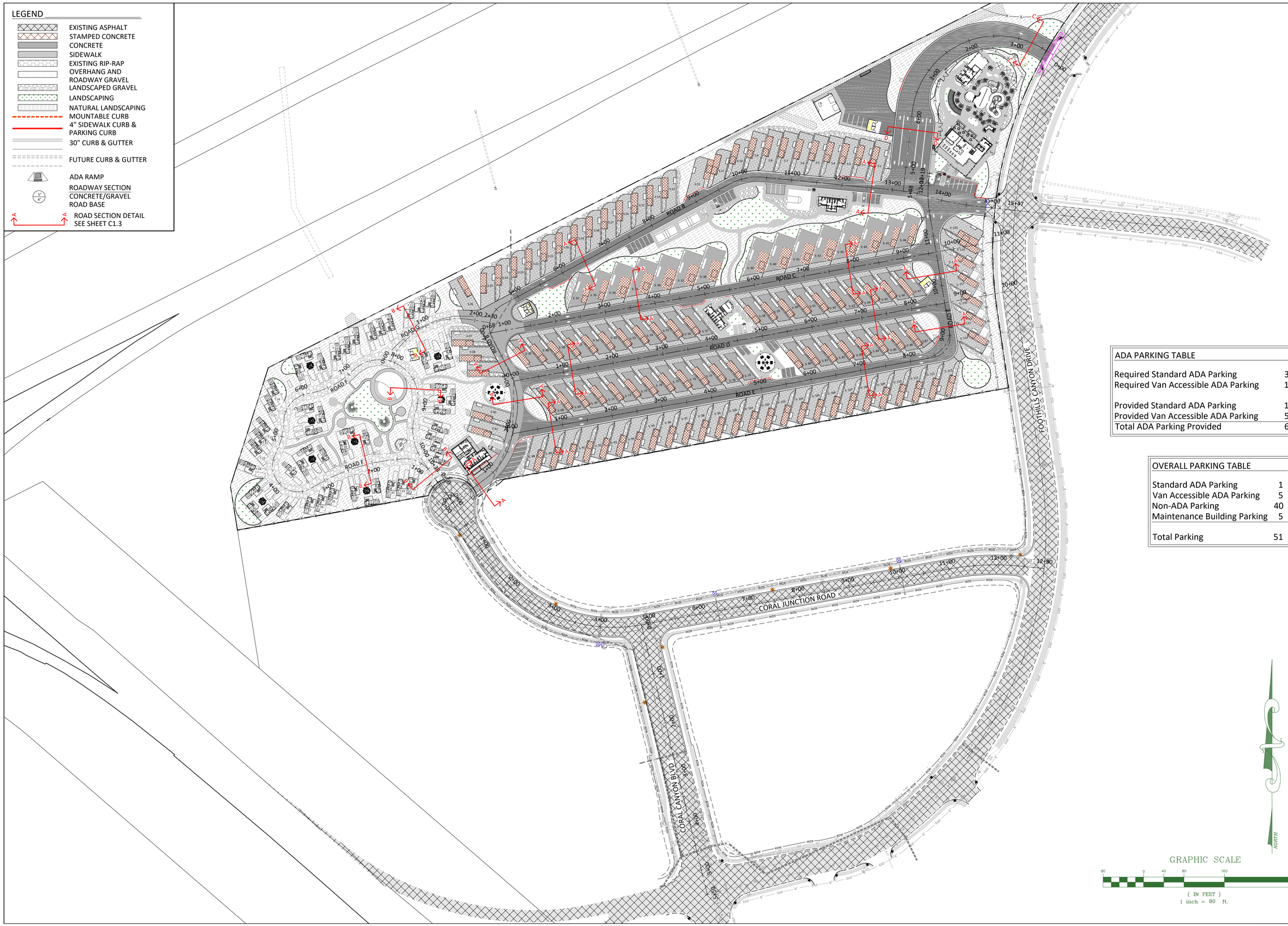
E301

JUN 2 0 2023

By: nolson; Dec 23, 2022 - 12:23pm
C:\Users\nolson\BNA Consulting\BNA Consulting - Documents\J Drive (Projects)\2020\084\DRAW\20084-E301.dwg

LEGEND

- EXISTING ASPHALT
- STAMPED CONCRETE
- CONCRETE
- SIDEWALK
- EXISTING RIP-RAP
- OVERHANG AND ROADWAY GRAVEL
- LANDSCAPED GRAVEL
- LANDSCAPING
- NATURAL LANDSCAPING
- MOUNTABLE CURB
- 4" SIDEWALK CURB & PARKING CURB
- 30" CURB & GUTTER
- FUTURE CURB & GUTTER
- ADA RAMP
- ROADWAY SECTION CONCRETE/GRAVEL ROAD BASE
- ROAD SECTION DETAIL SEE SHEET C1.3



ADA PARKING TABLE	
Required Standard ADA Parking	3
Required Van Accessible ADA Parking	1
Provided Standard ADA Parking	1
Provided Van Accessible ADA Parking	5
Total ADA Parking Provided	6

OVERALL PARKING TABLE	
Standard ADA Parking	1
Van Accessible ADA Parking	5
Non-ADA Parking	40
Maintenance Building Parking	5
Total Parking	51

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NORTH

DATE: 5-8-2023
JOB NUMBER: 4499
SCALE: 1" = 80'
DRAWN BY: CJA
CHECKED BY: MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVIEW	5-8-23

FILE NAME: CC-Hurr RV Park Paving Sep2020 Bid

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LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
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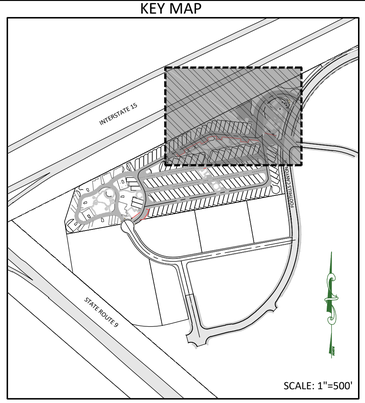
CITY OF HURRICANE, WASH. CO., UTAH

SHEET
C5.0
OF 49 SHEETS

JUN 2 0 2023

KEY MAP



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NORTH

INTERSTATE 15

MATCH SEE SHEET C5.2

ROAD B

Road A

MAINTENANCE

RESTROOM

POOLHOUSE
FF: 3138.30

CLUBHOUSE

FOOTHILLS CANYON DR

PAINT CURB RED 20' EACH SIDE OF HYDRANT

MOUNTABLE CURB

DUMPSTER ENCLOSURE

CONCRETE WHEELSTOP

INSTALL MUTCD SIGN #R7-8 12"x18"

INSTALL MUTCD SIGN #R5-1a 24"x36"

INSTALL MUTCD SIGN #R1-1 30"x30"

WRONG WAY

RESERVED PARKING

STOP

Tie into Existing Sidewalk

Remove Existing Sidewalk

Remove Existing Curb & Gutter

Tie into Existing Curb & Gutter

30' Saw Cut (Tie into Existing Asphalt)

Concrete Mow Curb

DETAIL LIST (SEE SHEETS C6.1, C6.3 & C6.5)

- A C6.1 — RV HOOKUP
- B C6.1 — RV BACK-IN HOOKUP
- C C6.1 — AIRSTREAM HOOKUP
- E C6.3 — 8' CROSS GUTTER
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- E C6.5 — ADA RAMP
- F&G C6.5 — SIGN POST INSTALLATION
- H C6.5 — BOLLARDS AND CHAIN
- A C6.6 — DUMPSTER ENCLOSURE

PAVEMENT MARKINGS:

PM1 - 10'X4" WHITE STRIPE WITH 30' GAP
PM2 - 4" SOLID WHITE STRIPE
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PM4 - 6" SOLID WHITE STRIPE
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PM19 - HANDICAP SYMBOL
PM20 - HANDICAP VAN ACCESS STRIPE
* ALL PAVEMENT MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH THE MUTCD SECTION 3.

LEGEND

- EXISTING ASPHALT
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- CONCRETE
- SIDEWALK
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- 4" SIDEWALK CURB & PARKING CURB
- 30" CURB & GUTTER
- FUTURE CURB & GUTTER
- ADA RAMP
- ROADWAY SECTION CONCRETE/GRAVEL ROAD BASE

SEE SHEET C1.4 FOR TYP. RV LAYOUTS

MATCH SEE SHEET C5.3

DATE: 5-8-2023
JOB NUMBER: 4499
SCALE: 1" = 30'
DRAWN BY: CJA
CHECKED BY: MWB

REVISIONS	DATE
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FILE NAME: CC-Hurr RV Park Paving Sep2020 Bid

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SHEET
C5.1
OF 49 SHEETS

JUN 2 0 2023

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SEE SHEET C1.4 FOR TYP. RV LAYOUTS

KEY MAP

DETAIL LIST (SEE SHEETS C6.1, C6.3 & C6.5)

- A C6.1 — RV HOOKUP
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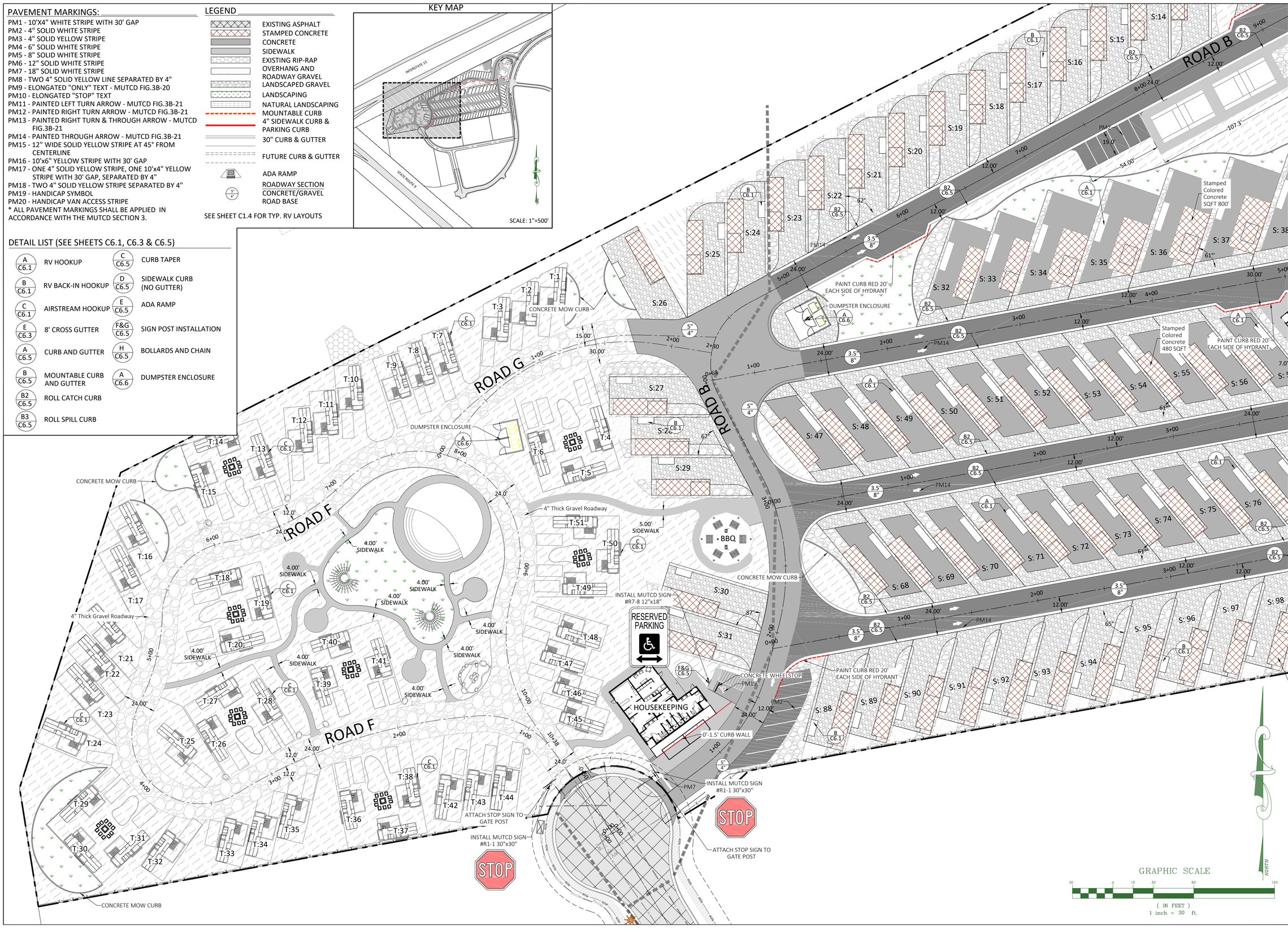
- H C6.5 — BOLLARDS AND CHAIN
- A C6.6 — DUMPSTER ENCLOSURE



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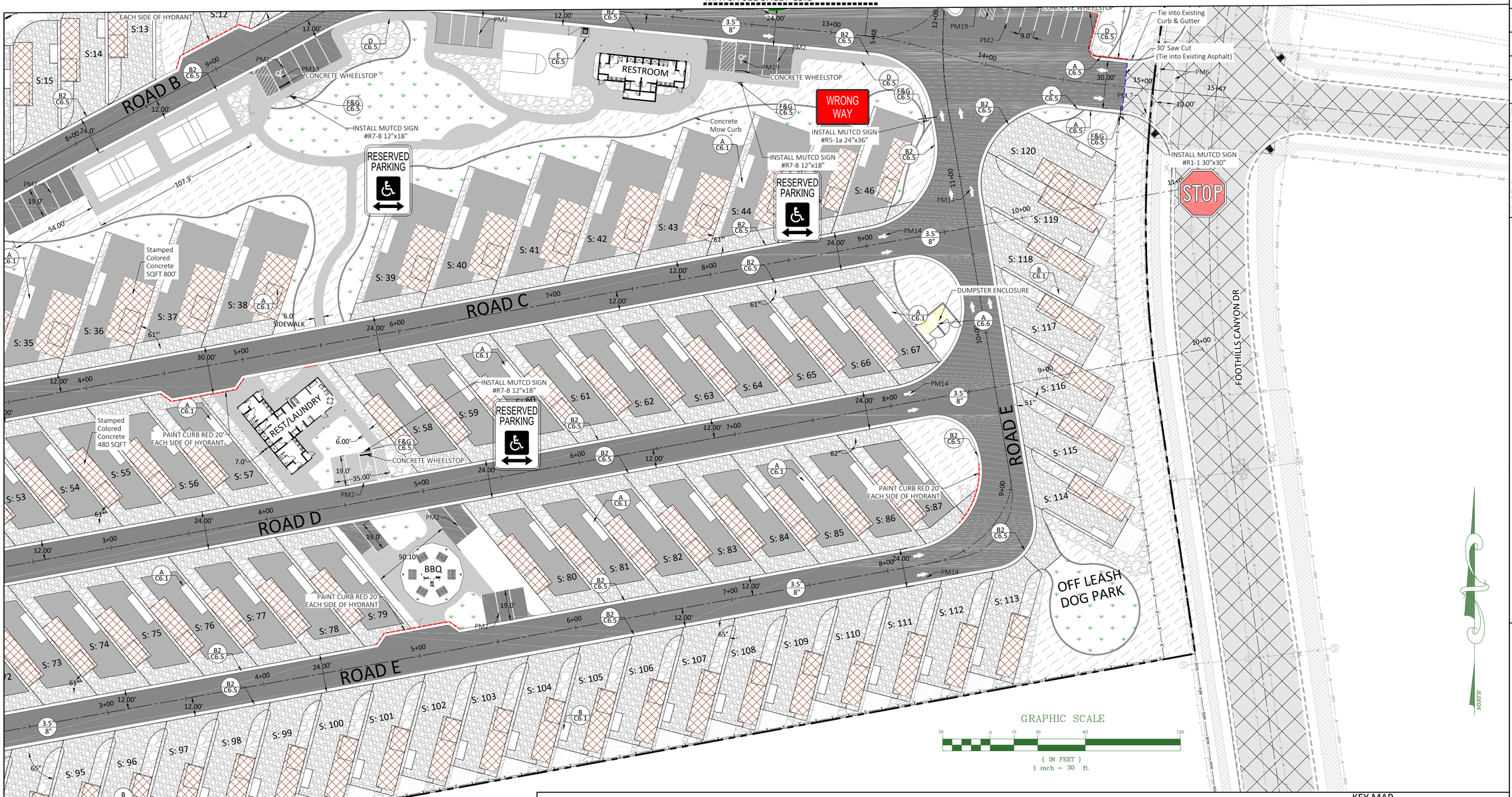
SHEET C5.2
OF 49 SHEETS

JUN 2 0 2023

MATCH SEE SHEET C5.1

MATCH SEE SHEET C5.2



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- STAMPED CONCRETE
- CONCRETE
- SIDEWALK
- EXISTING RIP-RAP
- OVERHANG AND ROADWAY GRAVEL
- LANDSCAPED GRAVEL
- LANDSCAPING
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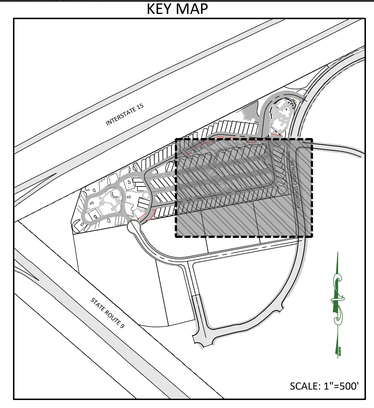
- 30" CURB & GUTTER
- FUTURE CURB & GUTTER
- ADA RAMP
- ROADWAY SECTION
- 3" / 4" CONCRETE/GRAVEL ROAD BASE

SEE SHEET C1.4 FOR TYP. RV LAYOUTS

KEY MAP



DATE: 5-8-2023
JOB NUMBER: 4499
SCALE: 1" = 30'
DRAWN BY: CJA
CHECKED BY: MWB

REVISIONS	DATE
PRIOR APPROVAL	11-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVIEW	5-8-23

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LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE, WASH. CO., UTAH

SHEET C5.3 OF 49 SHEETS

JUN 20 2023

INTERSTATE 15

ROAD B
ROAD C
ROAD D
ROAD E
ROAD G
ROAD B

MAINTENANCE
POOLHOUSE FF: 3138.30
CLUBHOUSE
RESTROOM
REST/LAUNDRY
BBQ
BBQ
HOUSEKEEPING
OFF LEASH DOG PARK
FOOTHILLS CANYON DR

LEGEND

- CONCRETE SIDEWALK CURB
- ADA & EGRESS ROUTES
- EGRESS POINT

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NORTH

DATE: 5-8-2023
JOB NUMBER: 4499
SCALE: 1" = 30'
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RV RESORT EGRESS AND ACCESSIBILITY ROUTES
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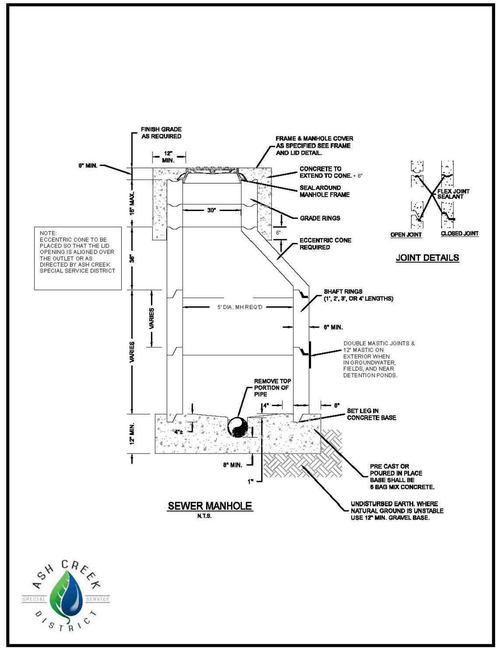
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE, WASH. CO., UTAH

SHEET
C5.4
OF 49 SHEETS

JUN 2 0 2023

A C6.0 SEWER MANHOLE DETAIL

SCALE: NONE



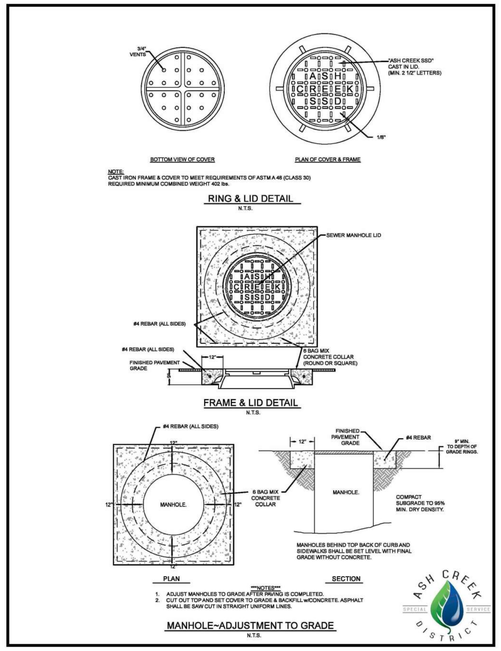
SEWER MANHOLE
N.T.S.

SEWER NOTES:

1. ALL SEWER PIPE ARE PVC 10" - 8" SDR-35 AND SIZE INDICATED ON THE PLAN, UNLESS OTHERWISE NOTED.
2. ALL SEWER FITTINGS SHALL BE APPROVED BY ASH-CREEK SEWER DISTRICT PRIOR TO PURCHASE AND INSTALLATION.
3. BACKFILL MATERIALS SHALL CONFORM TO THE REQUIREMENTS OUTLINED IN DETAIL.
4. BEDDING MATERIALS SHALL BE PLACED AND COMPACTED IN HORIZONTAL LIFTS NOT TO EXCEED 6-IN IN COMPACTED THICKNESS. INITIAL BACKFILL MATERIALS SHALL BE PLACED CAREFULLY IN 8-IN NON-COMPACTED HORIZONTAL LIFTS AND COMPACTED TO A DEPTH OF 12-IN ABOVE THE TOP OF THE PIPE. FINAL BACKFILL MATERIALS SHALL BE PLACED IN 12-IN COMPACTED HORIZONTAL LIFTS UP TO THE EXISTING GROUND SURFACE.
5. MINIMUM COMPACTION SHALL BE 95%. WHEN APPROVED FLOWABLE FILL OR SLURRY IS USED, COMPACTION TESTING WILL NOT BE REQUIRED.
6. PRIOR TO AND DURING COMPACTION OPERATIONS, ALL BACKFILL MATERIAL SHALL HAVE THE REQUIRED MOISTURE CONTENT UNIFORM THROUGHOUT EACH LAYER.
7. THE CONTRACTOR IS RESPONSIBLE FOR CONDUCTING DISPLACEMENT, AIR OR EX-FILTRATION AND DEFLECTION TESTING ON ALL NEWLY INSTALLED SEWER PIPE. THE CONTRACTOR IS ALSO RESPONSIBLE FOR CONDUCTING LEAKAGE TESTS ON ALL NEWLY INSTALLED MANHOLES.
8. FOLLOWING INSPECTION, ALL NEWLY INSTALLED SEWER LINES AND MANHOLES SHALL BE FLUSHED BY THE CONTRACTOR.
9. CONTRACTOR IS RESPONSIBLE FOR ALL EXISTING WASTE WATER FLOW DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE ALL WASTE WATER FLOW IS TRANSPORTED DOWN STREAM DURING CONSTRUCTION.
10. ASH CREEK MUST APPROVE ALL MEANS AND METHODS PRIOR TO BEGINNING CONSTRUCTION WORK.
11. CONCRETE COLLARS ARE REQUIRED ON ALL MANHOLES

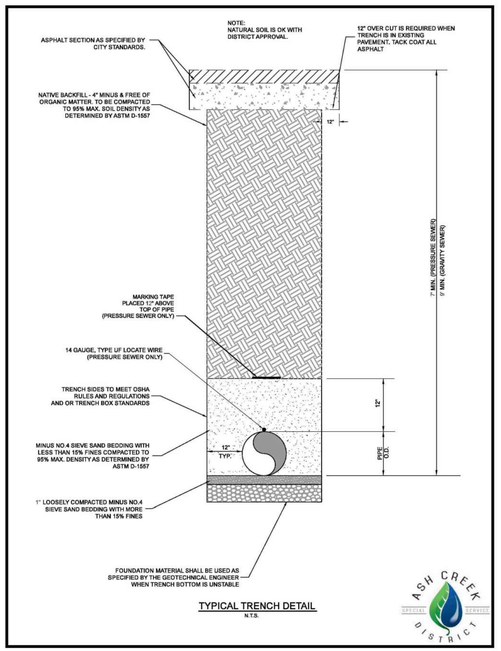
B C6.0 MANHOLE RING AND LID DETAILS

SCALE: NONE



D C6.0 SEWER TRENCH DETAIL

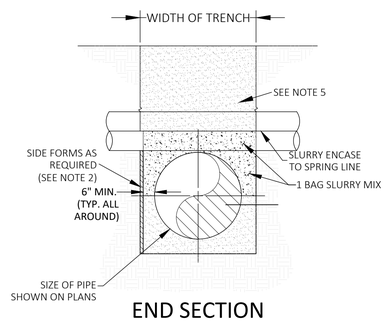
SCALE: NONE



TYPICAL TRENCH DETAIL
N.T.S.

E C6.0 SLURRY ENCASEMENT

SCALE: NONE



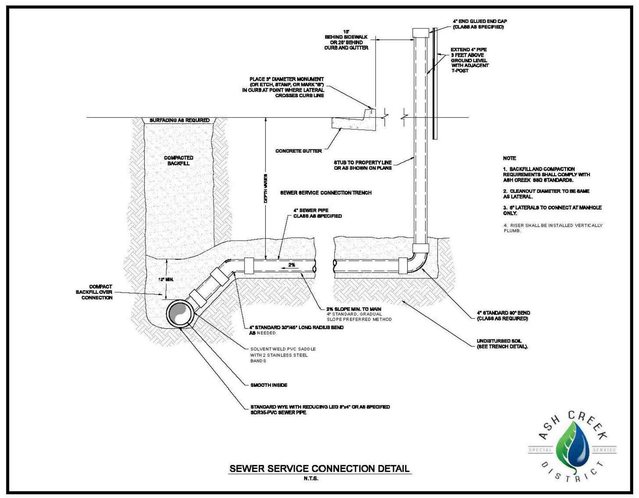
END SECTION

NOTES:

1. THIS DETAIL SHALL BE REQUIRED WHEN NEW OR EXISTING PIPE INSTALLATIONS WILL BE SUBJECT TO DAMAGE ANYTIME IN THE FUTURE DUE TO LACK OF PROPER COVER OR WHEN MINIMUM SEPARATION BETWEEN CROSSING OR ADJACENT UTILITIES CAN NOT BE MAINTAINED, AS DETERMINED BY THE ENGINEER.
2. FOR PIPE OVER 18" I.D., WOOD, METAL, OR GYPSUM BOARD FORMS MUST BE USED TO FORM THE SIDES OF THE ENCASEMENT. GYPSUM BOARD FORMS MAY BE LEFT IN THE GROUND BELOW THE TOP OF THE ENCASEMENT. THIS SHALL BE OPTIONAL WITH POURING AGAINST TRENCH WALLS FOR ENCASEMENT OF 18" AND SMALLER PIPE.
3. FOR ALL SITUATIONS WHERE SIDE FORMS ARE USED, TRENCH WALLS SHALL BE OVER-EXCAVATED TO ALLOW SUFFICIENT ROOM TO OPERATE PROPER MECHANICAL COMPACTION EQUIPMENT.
4. SLURRY WHICH SPILLS BEYOND 12" FROM THE SIDES OF THE PIPE FOR ANY REASON SHALL BE REMOVED BACK TO THE PROPER LINE PRIOR TO BACKFILLING.
5. COVER TO BE APPROVED BY ENGINEER.
6. THE SLURRY ENCASEMENT SHALL HAVE A MINIMUM THICKNESS ON ALL SIDES OF 6"

F C6.0 SERVICE LATERAL CONNECTION

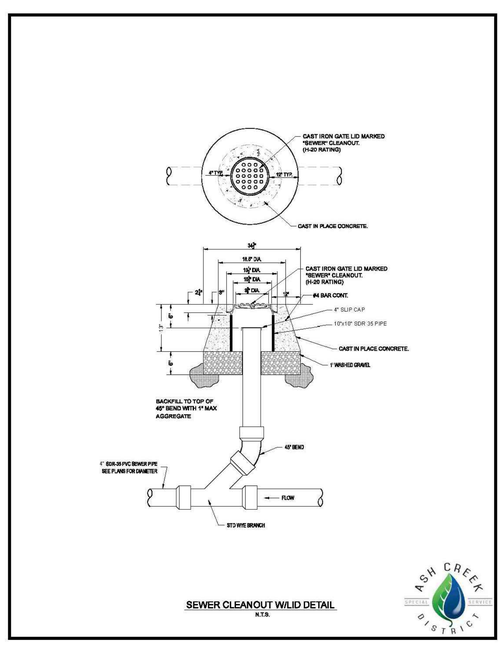
SCALE: NONE



SEWER SERVICE CONNECTION DETAIL
N.T.S.

G C6.0 SEWER CLEANOUT WITH LID

SCALE: NONE



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

DATE: 3-31-2023
JOB NUMBER: 4499
SCALE: VARIES
DRAWN BY: CJA
CHECKED BY: MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVIEW	5-8-23

FILE NAME: CC-Hurr RV Park-Details-Rev4

ALLIANCE CONSULTING
A Planning and Engineering Firm
2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel (435) 673-8060
621 26th Street West Williston, North Dakota 58801 Tel (701) 572-8100

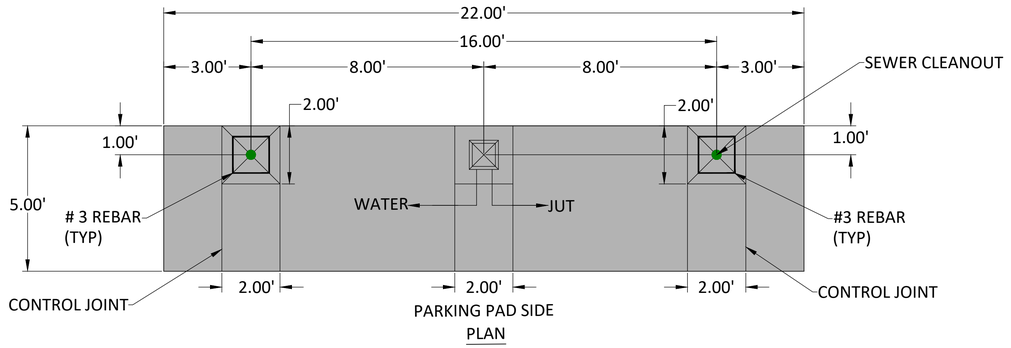
SEWER DETAILS
FOR
CORAL CANYON DEVELOPMENT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE, WASH. CO., UTAH

SHEET
C6.0
OF 45 SHEETS

JUN 2 0 2023

A / C6.1 RV HOOKUP STATION & SERVICE LATERAL

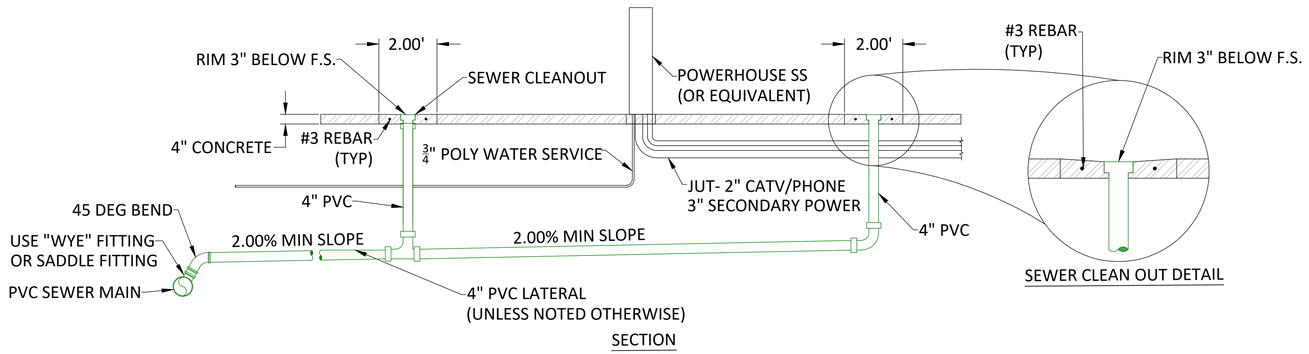
SCALE: NONE



PLAN

NOTES

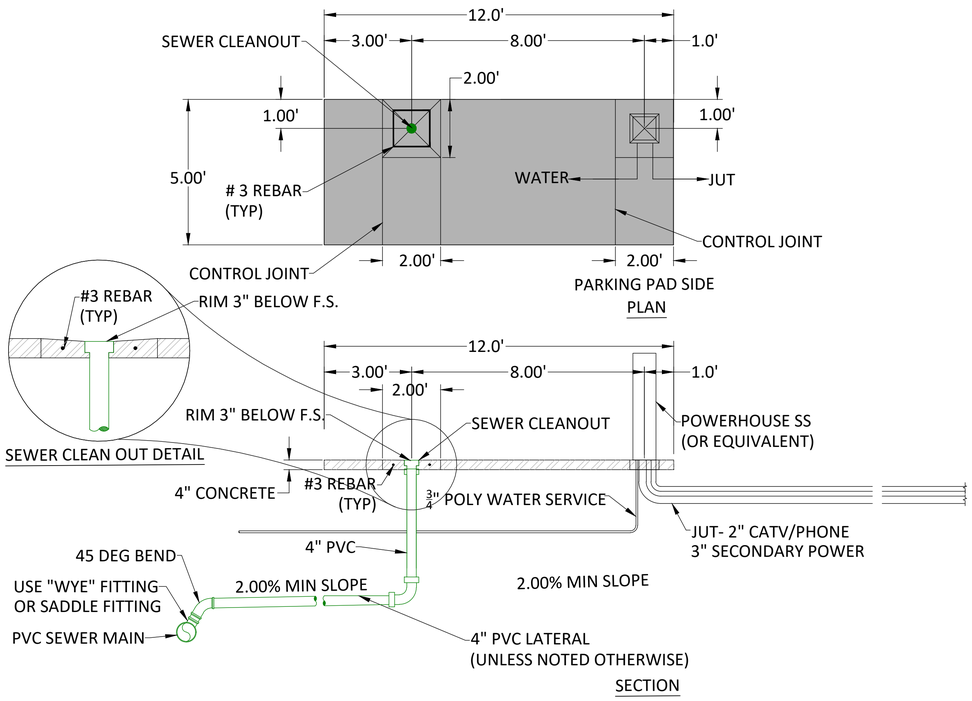
1. CLEAN OUT REQUIRED AT 100' MAX. SPACING AND AT CHANGE IN DIRECTION, WHERE TOTAL AGGREGATE CHANGE EXCEEDS 135'
2. ALL WATER AND SEWER LATERALS TO BE SEPARATED 10' HORIZONTALLY.
3. ALL MARKERS AND FENCE POSTS SHALL BE PLACED PERPENDICULARLY TO GROUND LEVEL.
4. BACKFILL AND COMPACTION REQUIREMENTS SHALL CONFORM TO CITY STANDARD SPECIFICATIONS
5. 4" DIAMETER-2% MINIMUM SLOPE.
   6" DIAMETER-1% MINIMUM SLOPE
6. All CLEANOUT LIDS MUST BE TRAFFIC RATED.



SECTION

B / C6.1 BACK-IN RV HOOKUP STATION & SERVICE LATERAL

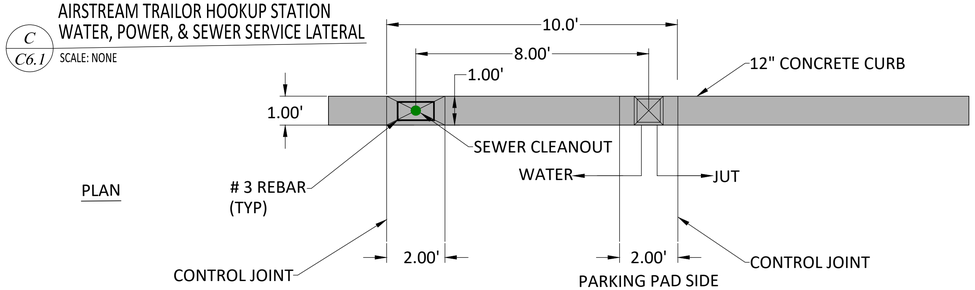
SCALE: NONE

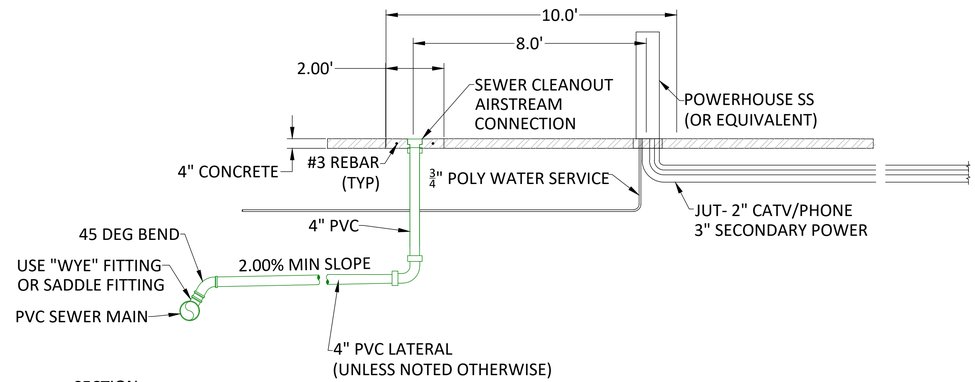


SECTION

C / C6.1 AIRSTREAM TRAILOR HOOKUP STATION WATER, POWER, & SEWER SERVICE LATERAL

SCALE: NONE





SECTION

DATE: 3-31-2023
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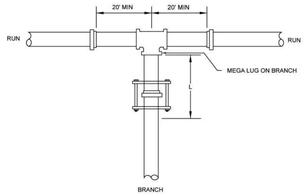
CITY OF HURRICANE, WASH. CO., UTAH

SHEET
C6.1
OF 49 SHEETS

JUN 2 0 2023

A C6.2 MECHANICAL JOINT DETAIL

SCALE: NONE



BRANCH SIZE DIAMETER \ RUN SIZE DIAMETER	4	6	8	10	12	14	16	18	20	24
4	*	*	*	*	*	*	*	*	*	*
6		*	*	*	*	*	*	*	*	*
8			*	*	*	*	*	*	*	*
10				10	*	*	*	*	*	*
12					28	12	*	*	*	*
14						44	30	17	3	*
16							61	48	35	10
18								77	65	41
20									93	70
24										124

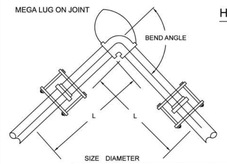
* - FOR THIS CONDITION NEED ONLY RESTRAIN THE BRANCH OUTLET OF THE TEE.

RESTRAINED LENGTHS, "L" (IN FEET)

1. RESTRAIN THE TWO MECHANICAL JOINTS ON THE RUN SIDES OF THE TEE. THERE SHOULD BE A FULL 20' LENGTH OF PIPE INSTALLED ON EACH SIDE OF THE RUN.
2. ALL JOINTS WITHIN THE LENGTH "L" ON THE BRANCH MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS ON PUSH-ON PIPE PER CITY SPECIFICATION.
3. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

CITY OF HURRICANE ENGINEERING					
REVISIONS DATE	DESCRIPTION	BY	STANDARD TEE FOR PVC RESTRAINING SYSTEM DETAIL	STANDARD DWG. NO. WD 306	1 OF 1
				APPROVED DATE: OCT. 2020	BY: H.C.E.

MEGA LUG ON JOINT



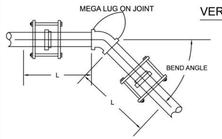
HORIZONTAL BEND

1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

BEND ANGLE \ SIZE DIAMETER	4	6	8	10	12	14	16	18	20
11.25	2	3	4	5	6	6	7	8	8
22.5	4	6	8	9	11	12	14	15	17
45	9	12	16	19	22	25	28	31	34
90	20	28	37	44	52	60	67	74	81

RESTRAINED LENGTHS, "L" (IN FEET)

MEGA LUG ON JOINT



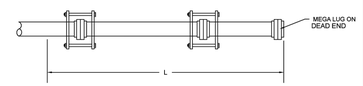
VERTICAL DOWN BEND

1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

BEND ANGLE \ SIZE DIAMETER	4	6	8	10	12	14	16	18	20
11.25	6	8	11	13	15	18	20	22	24
22.5	12	17	22	26	31	35	39	44	48
45	24	34	45	53	63	72	81	90	99

RESTRAINED LENGTHS, "L" (IN FEET)

CITY OF HURRICANE ENGINEERING					
REVISIONS DATE	DESCRIPTION	BY	STANDARD BENDS FOR PVC RESTRAINING SYSTEM DETAIL	STANDARD DWG. NO. WD 307	1 OF 1
				APPROVED DATE: OCT. 2020	BY: H.C.E.



1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

PIPE SIZE IN INCHES	4	6	8	10	12	14	16	18	20
	44	62	82	99	118	135	153	169	187

RESTRAINED LENGTHS, "L" (IN FEET)

RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

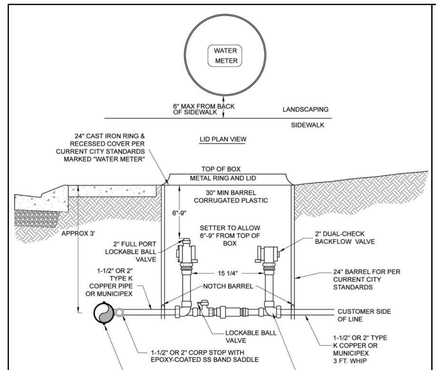
RESTRAINED LENGTH CALCULATIONS ARE BASED ON THE FOLLOWING DESIGN TYPICALLY USED WITH BACKFILL IN THE CITY OF HURRICANE.

1. THREE (3) FEET MINIMUM DEPTH OF COVER.
2. A SAFTEY FACTOR OF 1.5
3. SOIL TYPE SANDY CLAY
4. TYPE 5 TRENCH COMPACTION FROM FOUR (4) INCHES MINIMUM UNDER THE PIPE TO THE CENTER LINE OF THE PIPE, AND COMPACTED GRANULAR OR SELECTED MATERIAL FROM THE CENTER LINE OF THE PIPE TO THE TOP OF THE PIPE (90 PERCENT STANDARD PROCTOR DENSITY, AASHTO T-99)
5. 200 PSI TEST PRESSURES FOR FOUR (4) THROUGH SIXTEEN (16) INCH SIZE PIPES.

IF ACTUAL CONDITIONS DIFFER FROM THOSE LISTED ABOVE OR THE REQUIRED RESTRAINED LENGTH CANNOT BE MET, THE RESTRAINED JOINT LENGTH SHALL BE DETERMINED BY THE WATER AND POWER ENGINEER.

CITY OF HURRICANE ENGINEERING					
REVISIONS DATE	DESCRIPTION	BY	STD. DEAD END/INLINE VALVE FOR PVC PIPE RESTRAINING SYSTEM DETAIL	STANDARD DWG. NO. WD 308	1 OF 1
				APPROVED DATE: 5/4/2021	BY: H.C.E.

B C6.2 WATER METER DETAIL

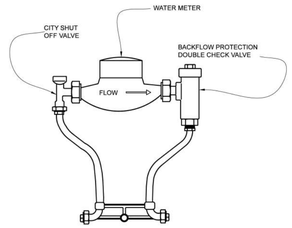


NOTE:
2" DESIGN IS SHOWN. 1½" METER USES 1½" COMPONENTS.

1½ " OR 2" WATER SERVICE & METER

N.T.S.

CITY OF HURRICANE					
REVISIONS DATE	DESCRIPTION	BY	1½ " OR 2" WATER SERVICE & METER	STANDARD DWG. NO. WD 303-4	4 OF 4
				APPROVED DATE: 8/6/2020	BY: H.C.E.



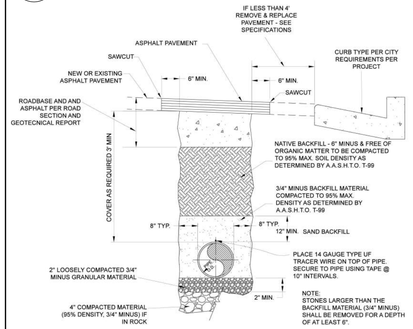
APPROVED METER SETTERS	
SIZE	FORD MODEL NUMBER
¾"	VBHC72-15W-11-33-NL
1"	VBHC72-15W-11-44-NL
1½"	VBHH76-15B-44-66-NL
2"	VBHH77-15B-44-77-NL

WATER METER SETTER

N.T.S.

CITY OF HURRICANE					
REVISIONS DATE	DESCRIPTION	BY	WATER METER SETTER DETAILS	STANDARD DWG. NO. WD 303-1	1 OF 4
				APPROVED DATE: 8/6/2020	BY: H.C.E.

C C6.2 WATER TRENCH DETAIL

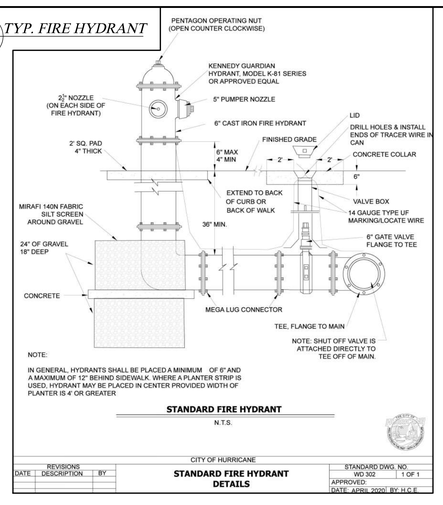


CULINARY WATER TRENCH

N.T.S.

CITY OF HURRICANE					
REVISIONS DATE	DESCRIPTION	BY	CULINARY WATER TRENCH DETAIL	STANDARD DWG. NO. WD 300	1 OF 1
				APPROVED DATE: 8/6/2020	BY: H.C.E.

D C6.2 TYP. FIRE HYDRANT



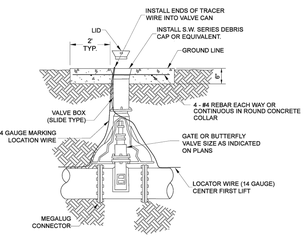
NOTE:
IN GENERAL, HYDRANTS SHALL BE PLACED A MINIMUM OF 6" AND A MAXIMUM OF 12" BEHIND SIDEWALK. WHERE A PLANTER STRIP IS USED, HYDRANT MAY BE PLACED IN CENTER PROVIDED WIDTH OF PLANTER IS 4' OR GREATER

STANDARD FIRE HYDRANT

N.T.S.

CITY OF HURRICANE					
REVISIONS DATE	DESCRIPTION	BY	STANDARD FIRE HYDRANT DETAILS	STANDARD DWG. NO. WD 302	1 OF 1
				APPROVED DATE: APRIL 2020	BY: H.C.E.

E C6.2 TYP. VALVE BOX INSTALLATION



NOTES:

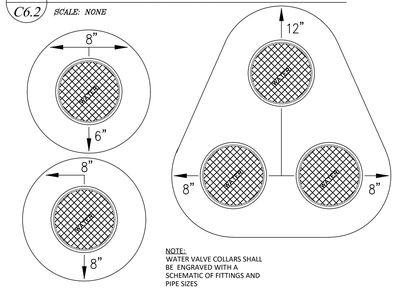
1- PAD SHALL EXTEND 2'-0" BEYOND EACH VALVE BOX

2- MARK CONCRETE COLLAR ON WATER VALVE BOXES WITH ARROW INDICATING DIRECTION OF FLOW & SIZE OF LINE.

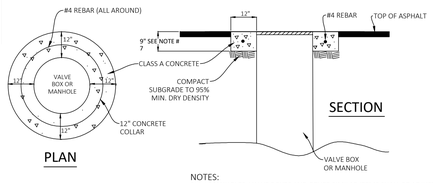
CITY OF HURRICANE					
REVISIONS DATE	DESCRIPTION	BY	MAIN LINE VALVE	STANDARD DWG. NO. WD 316	1 OF 1
				APPROVED DATE: 5/4/2021	BY: H.C.E.

F C6.2 WATER VALVE CONC. COLLAR

SCALE: NONE

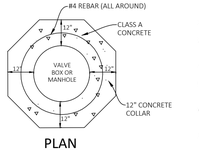


NOTE:
WATER VALVE COLLARS SHALL BE ENGRAVED WITH A SCHEMATIC OF FITTINGS AND PIPE SIZES



PLAN

SECTION



PLAN
OPTIONAL

NOTES:
1. MANHOLES, VALVE BOXES AND OTHER SIMILAR ITEMS SHALL BE ADJUSTED TO GRADE AFTER PAVING IS COMPLETE.
2. CLASS "A" CONCRETE FOR CONSTRUCTION OF COLLARS.
3. THE SURFACE OF THE ADJUSTED RING SHALL MATCH THE GRADE OF THE CONCRETE COLLAR. CONCRETE COLLAR SHALL BE 1/8" - 1/4" LOWER THAN ASPHALT.
4. ASPHALT SHALL BE CUT IN STRAIGHT VERTICAL LINES.
5. ADJUSTMENTS TO GRADE SHALL BE MADE WITH STANDARD RINGS OR EXTENSIONS OR AS APPROVED BY THE CITY REPRESENTATIVE.
6. ALL MANHOLES, VALVE BOXES AND OTHER SIMILAR ITEMS SHALL HAVE CONCRETE COLLAR AS REQUIRED UNLESS OTHERWISE APPROVED.
7. 9" THICK COLLARS SHALL BE REINFORCED. 12 " THICK COLLARS DO NOT REQUIRE REINFORCEMENT.
8. MARK CONCRETE COLLAR ON WATER VALVE BOXES WITH ARROW INDICATING DIRECTION OF FLOW.

WATER NOTES:

1. ALL 8" AND BELOW DIAMETER WATER PIPE SHALL BE PVC C-900 CLASS 200. ALL 10" AND ABOVE DIAMETER WATER PIPE SHALL BE CLASS D50 POLY-WRAPPED DUCTILE IRON PIPE.
2. ALL WATER LINES SHALL MAINTAIN 1 FOOT MINIMUM SEPARATION BETWEEN ADJACENT WATER PIPES.
3. ALL WATER FITTINGS SHALL BE APPROVED BY CITY OF HURRICANE PUBLIC WORKS PRIOR TO PURCHASE AND INSTALLATION.
4. ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY THE CITY OF HURRICANE WATER DEPARTMENT.
5. 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 EDITION AS ADMINISTERED BY THE CITY OF HURRICANE.
6. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
7. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE INTERNATIONAL PLUMBING CODE (IPC) SECTION G08. I G.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) G08. I G.4.
8. ALL BACKFLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF HURRICANE.
9. 12 GAUGE TRACER WIRE SHALL BE TAPED TO THE UNDERSIDE ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
10. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
11. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
12. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED.
13. ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE HURRICANE CITY WATER SERVICES ENGINEER & THE DESIGN ENGINEER.
14. BACKFILL MATERIALS SHALL CONFORM TO THE REQUIREMENTS OUTLINED IN DETAIL.
15. BEDDING MATERIALS SHALL BE PLACED AND COMPACTED IN HORIZONTAL LIFTS NOT TO EXCEED 6-IN IN COMPACTED THICKNESS. INITIAL BACKFILL MATERIALS SHALL BE PLACED CAREFULLY IN 8-IN NON-COMPACTED HORIZONTAL LIFTS AND COMPACTED TO A DEPTH OF 12-IN ABOVE THE TOP OF THE PIPE. FINAL BACKFILL MATERIALS SHALL BE PLACED IN 12-IN COMPACTED HORIZONTAL LIFTS UP TO THE EXISTING GROUND SURFACE.
16. PRIOR TO AND DURING COMPACTION OPERATIONS, ALL BACKFILL MATERIAL SHALL HAVE THE REQUIRED MOISTURE CONTENT UNIFORM THROUGHOUT EACH LAYER.
17. THE CONTRACTOR IS RESPONSIBLE FOR CONDUCTING PRESSURE TESTING, FOR FLUSHING AND DISINFECTING THE ENTIRE WATER DISTRIBUTION SYSTEM AS PER HURRICANE CITY SPECIFICATIONS.
18. ALL DUCTILE IRON PIPE TO BE WRAPPED WITH POLY SOCK.

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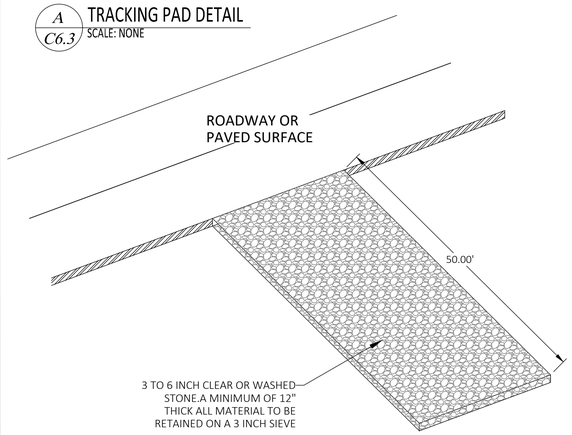
SHEET
C6.2
OF 49 SHEETS

JUN 2 0 2023

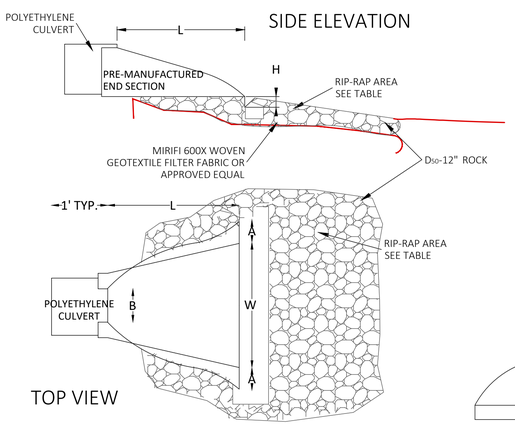
A C6.3 TRACKING PAD DETAIL
SCALE: NONE



NOTES:
1. DIVERT FLOW AWAY FROM TRACKING PAD USING CULVERTS, SHALLOW TRENCH OR DIVERSION DAM.
2. ROCKS LODGED BETWEEN THE TIRES OF DUAL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE SITE.
3. ON SITES WITH A HIGH WATER TABLE OR SATURATED SOILS. INSTALL A GEOTEXTILE FABRIC UNDER STONE TRACKING PAD.
4. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND /OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

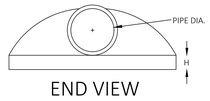
B C6.3 OUTLET STRUCTURE WITH RIP-RAP
SCALE: NONE

* MAINTAIN MINIMUM COVER DURING CONSTRUCTION



NOTES:
1. IN ORDER TO ASSURE PROPER FIT WITH 24" AND 36". THESE END SECTIONS ARE ATTACHED BY WELDING TO A SHORT STUB OF 24" OR 36" PIPE AND REQUIRE A STANDARD CONNECTION BAND TO MAKE THE ATTACHMENT.
2. DO NOT USE THESE CULVERT END SECTION WITHIN THE CLEAR ZONE.
3. CLEAR ZONE- THE TOTAL ROADSIDE BORDER AREA, STARTING AT THE EDGE OF THE TRAVELED WAY, AVAILABLE FOR SAFE USE BY ERRANT VEHICLES. THIS AREA MAY CONSIST OF A SHOULDER, A RECOVERABLE SLOPE, A NON-RECOVERABLE SLOPE, AND/OR A CLEAR RUN-OUT AREA. THE DESIRED WIDTH IS DEPENDENT UPON THE TRAFFIC VOLUMES AND SPEEDS, AND ON THE ROADSIDE GEOMETRY.

PIPE DIAMETER (inch)	DIMENSIONS IN INCHES					RIP-RAP AREA (sq.ft.)
	A(1"±)	B MAX	H(1"±)	L(1/2"±)	W(2"±)	
12" and 15"	6 1/2"	10"	6 1/2"	25"	29"	25
18"	7 1/2"	15"	6 1/2"	32"	35"	36
24"	7 1/2"	18"	6 1/2"	36"	45"	49
30"	10 1/2"	N/A	7"	53"	68"	81
36"	10 1/2"	N/A	7"	53"	68"	81
48"	N/A	N/A	N/A	N/A	N/A	100



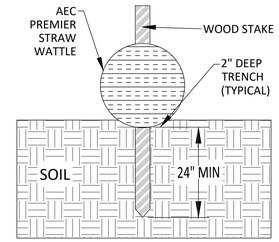
FILL HEIGHT TABLE

CORRUGATED POLYETHYLENE PIPE (AASHTO M-294)		
DIAMETER (in)	MIN. COVER (in) *	MAX. COVER (ft)
12"	12"	36
15"	12"	36
18"	12"	36
24"	12"	36
30"	12"	36
36"	12"	36

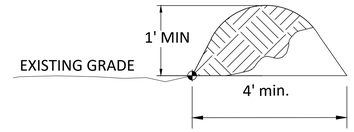
C1 C6.3 WATTLE DETAIL
SCALE: NONE

NOTES
1. INSTALL STAKES ALONG WATTLES APPROXIMATELY 3' TO 4' OF SPACING BETWEEN STAKES
2. ENDS OF WATTLES SHALL BE TURNED SLIGHTLY UP SLOPE.
3. RECOMMENDED STAKES ARE 1-$\frac{3}{8}$" WIDE x 1-$\frac{3}{8}$" THICK x 30" LONG.
4. STAKES SHALL NOT EXTEND ABOVE THE STRAW WATTLES MORE THAN 2"
5. DO NOT OVERLAP THE ENDS ON TOP OF EACH OTHER.
6. OVERLAP BESIDE EACH END AT A MINIMUM OF 1.0'
7. ALL WATTLES MUST BE INSTALLED AT THE BEGINNING OF CONSTRUCTION UNLESS NOTED OTHERWISE.

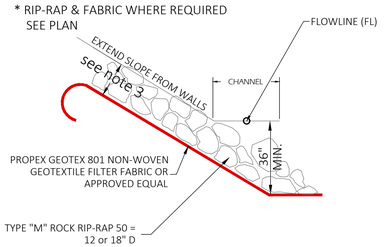
WATTLE CROSS SECTION: ON BARE SOIL



C2 C6.3 TEMPORARY BERM DETAIL
SCALE: NONE



D C6.3 RIP RAP DETAIL
SCALE: NONE

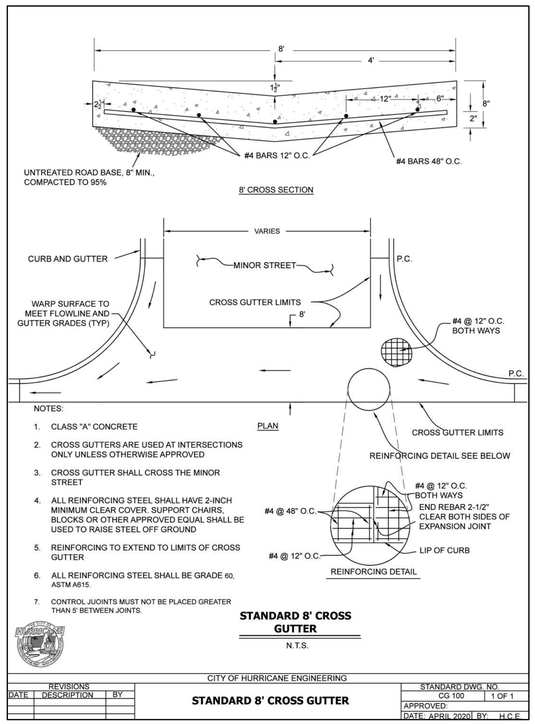


1. FILTER FABRIC SHALL BE PROPEX GEOTEX 801 WOVEN GEOTEXTILE OR AN APPROVED EQUAL. FABRIC SHALL BE PLACED AS SHOWN HEREON AND INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. CARE SHALL BE TAKEN TO PREVENT FABRIC FROM TEARING DURING ROCK PLACEMENT.
2. ROCK USED FOR HAND PLACED RIP-RAP SHALL BE HARD, DURABLE, ANGULAR IN SHAPE, AND FREE FROM CRACKS, OVERBURDEN, SHALE, AND ORGANIC MATTER. NEITHER BREADTH NOR THICKNESS OF A SINGLE STONE SHALL BE LESS THAN 1/3 ITS LENGTH AND ROUNDED STONES SHALL BE AVOIDED. ROCK HAVING A MINIMUM SPECIFIC GRAVITY OF 2.60 IS PREFERRED; HOWEVER, IN NO CASE SHOULD ROCK HAVE A SPECIFIC GRAVITY LESS THAN 2.50. CLASSIFICATION AND GRADATION FOR RIPRAP IS SHOWN IN THE ROCK GRADATION TABLE. ALL ROCK RIP-RAP SHALL BE INSPECTED BY THE ENGINEER PRIOR TO BACKFILLING.
3. RIP-RAP THICKNESS SHALL BE 2 X MAX. ROCK DIA.

ROCK GRADATION TABLE

Loose Riprap Gradations		Riprap D_{50}**				
Stone Diameter Range (ft)	Percent of Gradation Smaller Than	12"	14"	18"	24"	30"
1.5 D_{50} to 1.7D_{50}	100	18-20	21-24	27-31	36-41	45-51
1.2 D_{50} to 1.4D_{50}	85	14-17	17-20	22-25	29-34	36-42
1.0 D_{50} to 1.15D_{50}	50	12-14	14-16	18-21	24-28	30-35
0.4 D_{50} to 0.6D_{50}	15	5-7	6-9	7-11	10-15	12-18
0.1 D_{50}	10	1	1.5	2	2.5	3

E C6.3 8' VALLEY GUTTER DETAIL
SCALE: NONE



NOTES:
1. CLASS "A" CONCRETE
2. CROSS GUTTERS ARE USED AT INTERSECTIONS ONLY UNLESS OTHERWISE APPROVED
3. CROSS GUTTER SHALL CROSS THE MINOR STREET
4. ALL REINFORCING STEEL SHALL HAVE 2-INCH MINIMUM CLEAR COVER. SUPPORT CHAIRS, BLOCKS OR OTHER APPROVED EQUAL SHALL BE USED TO RAISE STEEL OFF GROUND
5. REINFORCING TO EXTEND TO LIMITS OF CROSS GUTTER
6. ALL REINFORCING STEEL SHALL BE GRADE 60, ASTM A615.
7. CONTROL JUOINTS MUST NOT BE PLACED GREATER THAN 5' BETWEEN JOINTS.

STANDARD 8' CROSS GUTTER
N.T.S.

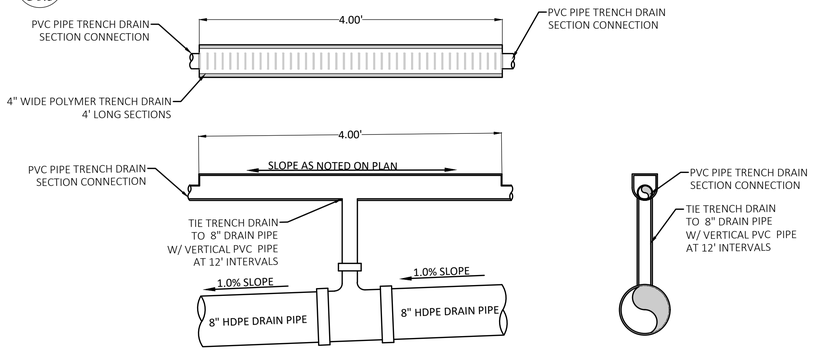
CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD 8' CROSS GUTTER

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

F C6.3 TRENCH DRAIN DETAIL
SCALE: NONE



DATE: 3-31-2023
JOB NUMBER: 4499
SCALE: VARIES
DRAWN BY: CJA
CHECKED BY: MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVIEW	5-8-23

FILE NAME: CC-Hurr RV Park-Details-Rev4

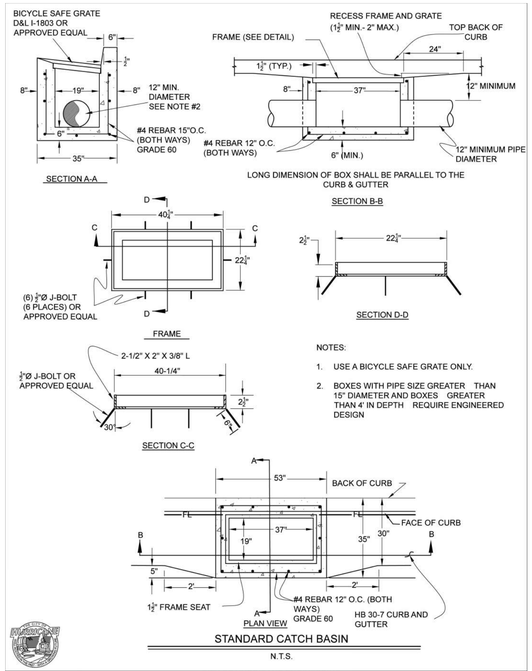
ALLIANCE CONSULTING
A Planning and Engineering Firm
2303 N Coral Canyon Blvd Suite 201 621 28th Street West
Washington, Utah 84780-0577 Tel (435) 673-8060 • Tel (701) 572-8100 Williston, North Dakota 58801

SWPP DETAILS
FOR
CORAL CANYON DEVELOPMENT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE, WASH. CO., UTAH

SHEET
C6.3
OF 49 SHEETS

JUN 2 0 2023

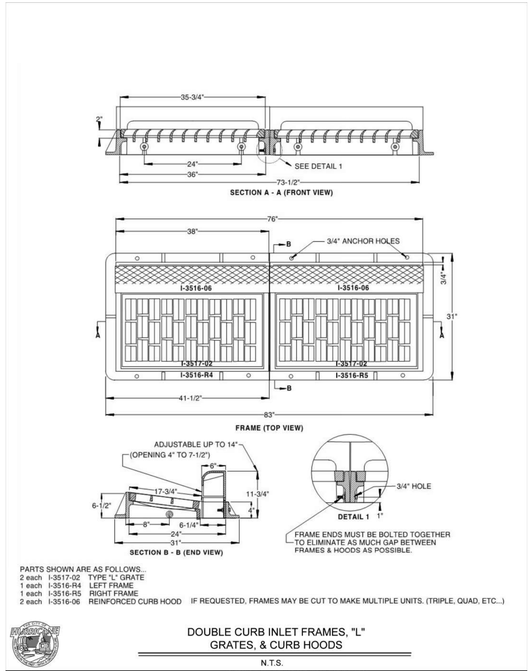
A C6.4 SINGLE INLET CATCH BASIN
SCALE: NONE



CITY OF HURRICANE ENGINEERING			
REVISIONS			STANDARD DWG. NO.
DATE	DESCRIPTION	BY	SD 100 | 1 OF 1
			APPROVED:
			DATE: APRIL 2020 | BY: H.C.E.

STANDARD CATCH BASIN
BOX AND FRAME

B C6.4 DOUBLE INLET FRAME
SCALE: NONE



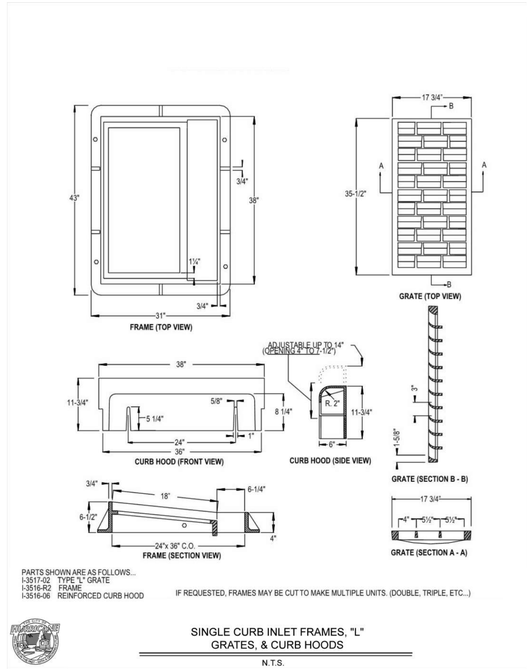
PARTS SHOWN ARE AS FOLLOWS...
2 each I-3517-02 TYPE "L" GRATE
1 each I-3516-R4 LEFT FRAME
1 each I-3516-R5 RIGHT FRAME
2 each I-3516-06 REINFORCED CURB HOOD IF REQUESTED, FRAMES MAY BE CUT TO MAKE MULTIPLE UNITS. (TRIPLE, QUAD, ETC...)

DOUBLE CURB INLET FRAMES, "L"
GRATES, & CURB HOODS
N.T.S.

CITY OF HURRICANE ENGINEERING			
REVISIONS			STANDARD DWG. NO.
DATE	DESCRIPTION	BY	SD 103 | 3 OF 3
			APPROVED:
			DATE: APRIL 2020 | BY: H.C.E.

DOUBLE CURB INLET
(BICYCLE SAFE)

C C6.4 SINGLE INLET FRAME
SCALE: NONE



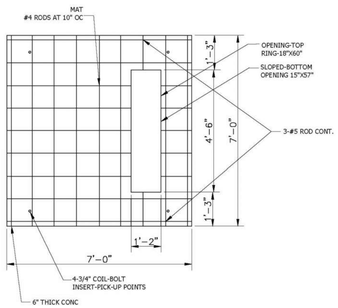
PARTS SHOWN ARE AS FOLLOWS...
I-3517-02 TYPE "L" GRATE
I-3516-R2 FRAME
I-3516-06 REINFORCED CURB HOOD IF REQUESTED, FRAMES MAY BE CUT TO MAKE MULTIPLE UNITS. (DOUBLE, TRIPLE, ETC...)

SINGLE CURB INLET FRAMES, "L"
GRATES, & CURB HOODS
N.T.S.

CITY OF HURRICANE ENGINEERING			
REVISIONS			STANDARD DWG. NO.
DATE	DESCRIPTION	BY	SD 102 | 2 OF 3
			APPROVED:
			DATE: APRIL 2020 | BY: H.C.E.

SINGLE CURB INLET
(BICYCLE SAFE)

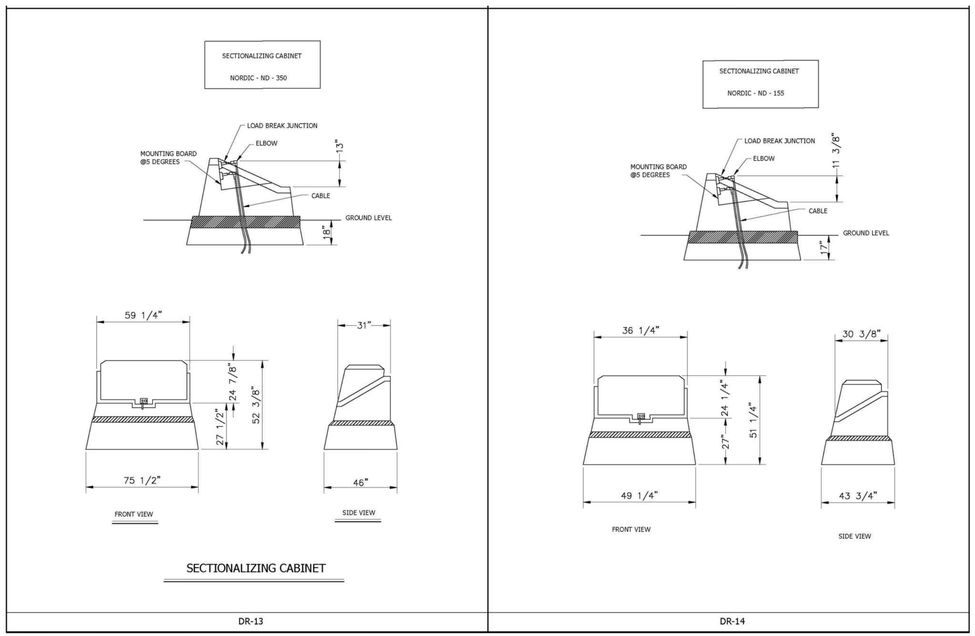
D C6.4 3-PH TRANSFORMER PAD
SCALE: NONE



3-PH TRANSFORMER PAD POWER

DR-6

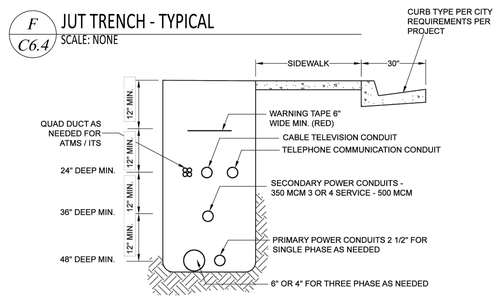
E C6.4 SECTIONALIZING CABINET
SCALE: NONE



SECTIONALIZING CABINET

DR-13 DR-14

F C6.4 JUT TRENCH - TYPICAL
SCALE: NONE



NOTE:
*BURIAL DEPTH MEASURED TO CENTER OF CONDUIT

CITY OF HURRICANE ENGINEERING			
REVISIONS			STANDARD DWG. NO.
DATE	DESCRIPTION	BY	TD 101 | 1 OF 1
			APPROVED:
			DATE: APRIL 2020 | BY: H.C.E.

JOINT UTILITIES TRENCH
DETAIL

DATE: 3-31-2023
JOB NUMBER: 4499
SCALE: VARIES
DRAWN BY: CJA
CHECKED BY: MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
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FILE NAME: CC-Hurr RV Park-Details-Rev4

ALLIANCE CONSULTING
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621 26th Street West
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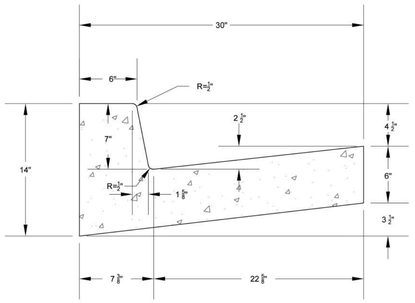
Washington, Utah 84780-0577

STORM DRAIN DETAILS
FOR
CORAL CANYON DEVELOPMENT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE, WASH. CO., UTAH

SHEET
C6.4
OF 49 SHEETS

JUN 2 0 2023

A C6.5 CURB & GUTTER
SCALE: NONE



STANDARD CURB & GUTTER
(TYPE HB30-7)
N.T.S.

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

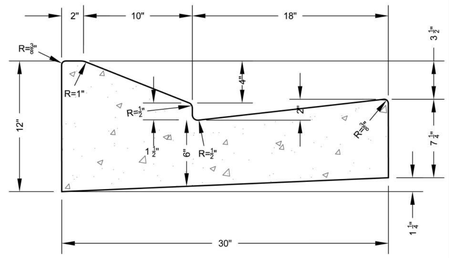
CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD CURB & GUTTER DETAILS

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

B C6.5 MOUNTABLE CURB
SCALE: NONE



MODIFIED CURB & GUTTER
TYPE RU30
N.T.S.

NOTES:

1. ALL CONSTRUCTION & MATERIALS SHALL CONFORM TO HURRICANE CITY STANDARD.
2. REQUIRED ON ALL RESIDENTIAL STREETS WHERE A PLANTER STRIP IS ABSENT.

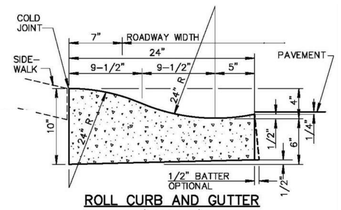
CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

MODIFIED CURB & GUTTER DETAILS

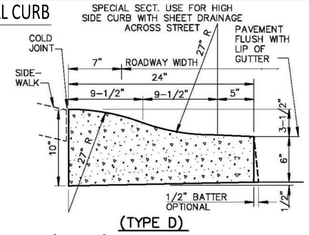
STANDARD DWG. NO.	
CC 102	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.

B2 C6.5 ROLL CATCH CURB
SCALE: NONE



ROLL CURB AND GUTTER
(TYPE C)

B3 C6.5 ROLL SPILL CURB
SCALE: NONE

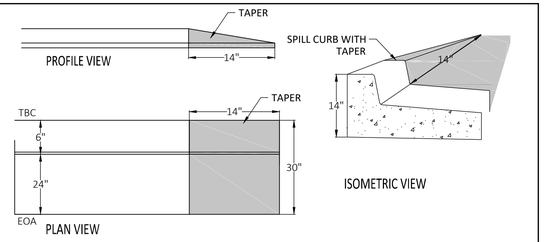


(TYPE D)

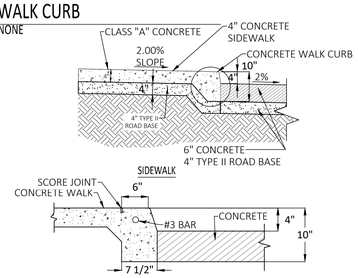
NOTES: (C & D)

1. ALL WORK AND MATERIALS SHALL CONFORM TO HURRICANE CITY STANDARDS. BROOM FINISH EXPOSED SURFACE.
2. CONTRACTION JOINT SPACING 10' MAXIMUM.
3. EXPANSION JOINTS AS PER SECT. 340.
4. CLASS 'B' CONCRETE PER 725.

C C6.5 CURB TAPER
SCALE: NONE

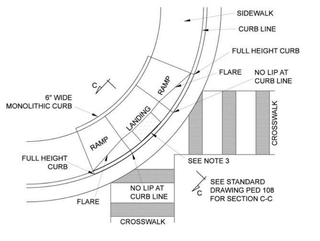


D C6.5 SIDEWALK CURB
SCALE: NONE



CONCRETE WALK CURB DETAIL

E C6.5 ADA RAMP - CORNER
SCALE: NONE



CORNER PEDESTRIAN RAMP

NOTES:

1. REFER TO STANDARD DRAWING NUMBER PED 108 FOR PEDESTRIAN ACCESS RAMP DETAIL AND SLOPE REQUIREMENTS
2. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING, OR CURB CUT. SEE DETAIL A ON STANDARD DRAWING PED 108 FOR DETECTABLE WARNING SURFACE DIMENSIONS
3. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 6" TO 8" FROM THE CURB LINE
4. WHEN DETECTABLE WARNING SURFACE IS CUT, GRIND REMAINING PORTION OF ANY CUT DOMES. SEAL ALL CUT PANEL EDGES TO PREVENT WATER DAMAGE
5. LOCATE CURB CUT WITHIN CROSSWALK
6. HURRICANE CITY WILL ACCEPT OTHER PEDESTRIAN RAMP DESIGNS AS LONG AS THEY MEET OR EXCEED ADA REQUIREMENTS

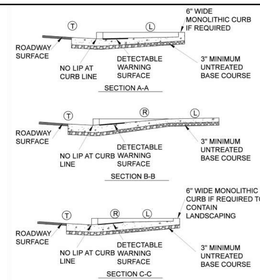
STANDARD CORNER PEDESTRIAN RAMP
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD CORNER PEDESTRIAN RAMP

STANDARD DWG. NO.	
PED 100	1 OF 9
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



NOTES:

1. CONFIGURATION OF RAMPS AND LANDINGS MAY BE CHANGED BUT MUST MEET PEDESTRIAN RAMP DIMENSION AND SLOPE REQUIREMENTS. SPECIFIC SITE CONDITIONS WILL VARY. THE USE OF FLARES, CURB WALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER
2. PERPENDICULAR AND PARALLEL PEDESTRIAN RAMPS SHOWN ARE ACCEPTABLE FOR USE AT MID BLOCK OR CORNER INSTALLATIONS. REFER TO STANDARD DRAWINGS 121G AND 121H FOR EXAMPLES OF CORNER INSTALLATIONS
3. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING OR CURB CUT. SEE DETAIL A BELOW FOR DETECTABLE WARNING SURFACE DIMENSIONS
4. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 6" TO 8" FROM THE CURB LINE
5. PROVIDE DETECTABLE WARNING SURFACE THAT CONTRASTS WITH ADJACENT WALKING SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. ACCEPTABLE COLORS INCLUDE: RED, BLACK OR YELLOW
6. USE CLASS "A" CONCRETE
7. USE UNTREATED BASE COURSE UNDER ALL CONCRETE FLATWORK

SLOPE TABLE

ITEM	MAX. RUNNING SLOPE		MAX. CROSS SLOPE
(L) LANDING	2%(1:48)	b	2%(1:48) b
(R) RAMP	8.33%(1:12)	c	2%(1:48) d
(T) TRANSITION	5%(1:20)	a	2%(1:48) d
SIDEWALK			
FLARE	10% (1V:10H)		2% (1V:48H)

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. WHILE CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL

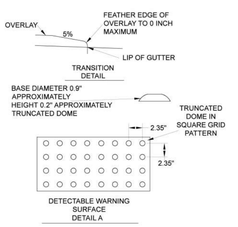
a. TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED TRANSITION SLOPE AT CURB CUT

EXCEPTION:

b. SLOPE REQUIREMENTS DO NOT APPLY AT MID-BLOCK CROSSINGS

c. PARALLEL RAMPS ARE NOT REQUIRED TO EXCEED 15 FEET IN LENGTH

d. CROSS SLOPE REQUIREMENT DOES NOT APPLY AT PERPENDICULAR RAMP MID-BLOCK CROSSING



SLOPE AND DETECTABLE WARNING SURFACE DETAILS
N.T.S.

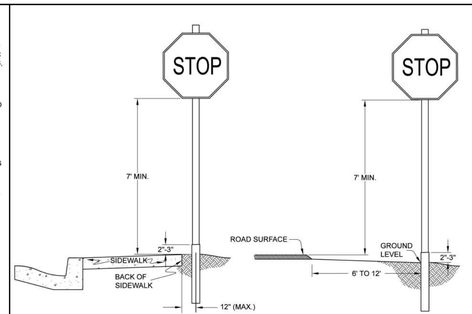
CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

SLOPE AND DETECTABLE WARNING SURFACE DETAILS

STANDARD DWG. NO.	
PED 108	9 OF 9
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.

F C6.5 SIGN POST AND INSTALLATION DETAIL
SCALE: NONE



TYPICAL SIDEWALK INSTALLATION

TYPICAL RURAL INSTALLATION

NOTES:

1. SIGNS SHALL BE PLACED IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
2. STREET NAME SIGNS SHALL BE REQUIRED ON ALL CITY STREETS
3. ALL POST COMPONENTS SHALL BE GALVANIZED STEEL
4. STREET NAME SIGNS SHALL BE PLACED ABOVE STOP SIGN, AS PER CITY STANDARD DRAWING "SIGN POST & MOUNTING DETAILS
5. WHERE PLANTER STRIP LIES BETWEEN SIDEWALK AND CURB, SIGNS SHALL BE INSTALLED IN PLANTER STRIP
6. SIGNS SHALL BE PLACED TO BE CLEARLY VISABLE. ALL OBSTRUCTIONS SUCH AS TREES, POLES, OTHER SIGNS, ETC, SHALL BE AVOIDED

SIGN, POST AND INSTALLATION
N.T.S.

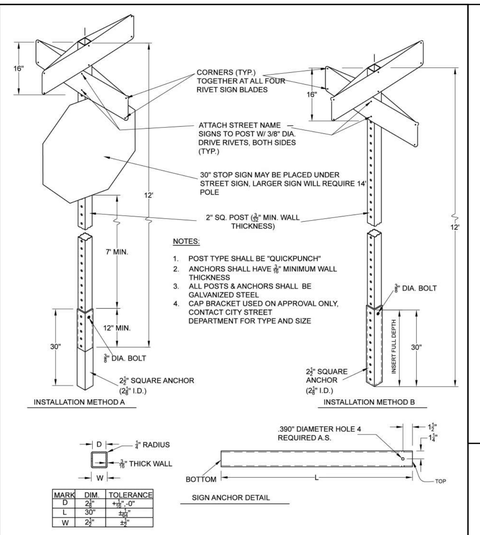
CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

SIGN, POST AND INSTALLATION DETAILS

STANDARD DWG. NO.	
SS 102	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.

G C6.5 SIGN POST AND MOUNTING DETAILS
SCALE: NONE



NOTES:

1. POST TYPE SHALL BE "QUICKPUNCH"
2. ANCHORS SHALL HAVE ¼" MINIMUM WALL THICKNESS
3. ALL POSTS & ANCHORS SHALL BE GALVANIZED STEEL
4. CAP BRACKET USED ON APPROVAL ONLY, CONTACT CITY STREET DEPARTMENT FOR TYPE AND SIZE

MARK	DIM.	TOLERANCE
D	2¾"	+⅛"-0"
L	30"	±½"
W	2¾"	±⅛"

SIGN ANCHOR DETAIL

SIGN POST AND MOUNTING DETAILS
N.T.S.

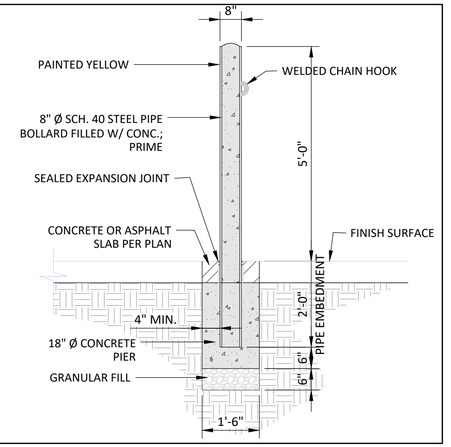
CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

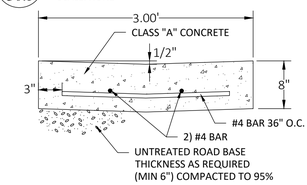
SIGN POST AND MOUNTING DETAILS

STANDARD DWG. NO.	
SS 103	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.

H C6.5 BOLLARD DETAIL
SCALE: NONE



I C6.5 3' CROSS GUTTER
SCALE: NONE



DATE: 3-31-2023
JOB NUMBER: 4499
SCALE: VARIES
DRAWN BY: CJA
CHECKED BY: MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVIEW	5-8-23

FILE NAME: CC-Hurr RV Park-Details-Rev4

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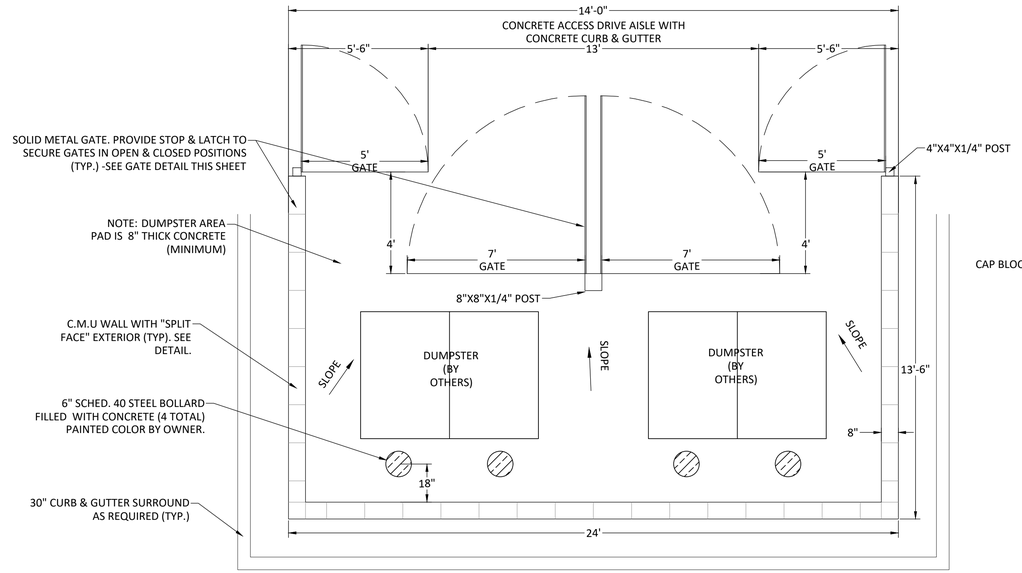
PAVING DETAILS
FOR
CORAL CANYON DEVELOPMENT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE, WASH. CO., UTAH

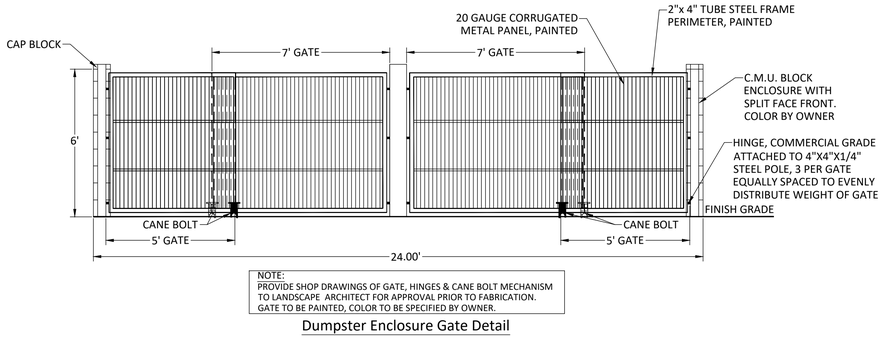
SHEET C6.5
OF 43 SHEETS

JUN 2 0 2023

A C6.6 DUMPSTER ENCLOSURE
SCALE: NONE



Dumpster Enclosure Plan Detail

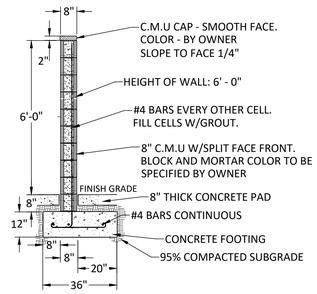


NOTE:
PROVIDE SHOP DRAWINGS OF GATE, HINGES & CANE BOLT MECHANISM TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
GATE TO BE PAINTED, COLOR TO BE SPECIFIED BY OWNER.

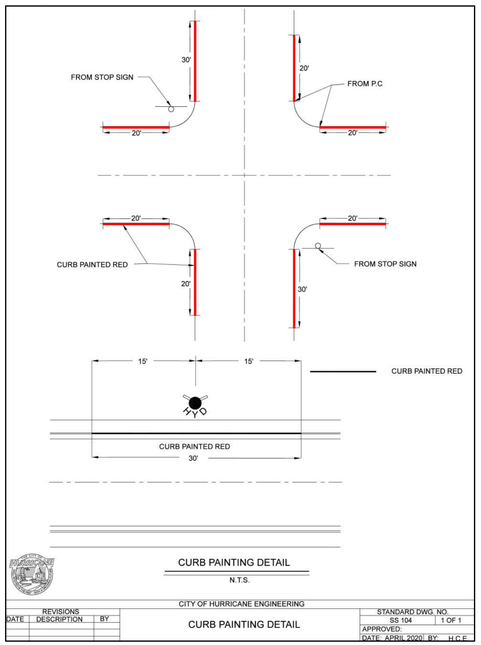
Dumpster Enclosure Gate Detail

C.M.U. Dumpster Wall Section Detail

NOTE:
USE A COLORED 8"X8"X16" C.M.U. "SPLIT FACE" BLOCK EQUAL TO SUNROC BLOCK. BLOCK AND MORTAR COLOR TO BE SPECIFIED BY OWNER.



B C6.6 CURB PAINTING DETAIL
SCALE: NONE



DATE: 3-31-2023
JOB NUMBER: 4499
SCALE: VARIES
DRAWN BY: CJA
CHECKED BY: MWB

REVISIONS
DATE
PRIOR APPROVAL 12-4-19
PRIOR APPROVAL #2 1-5-22
CITY REVIEW 5-8-23

FILE NAME: CC-Hurr RV Park-Details-Rev4

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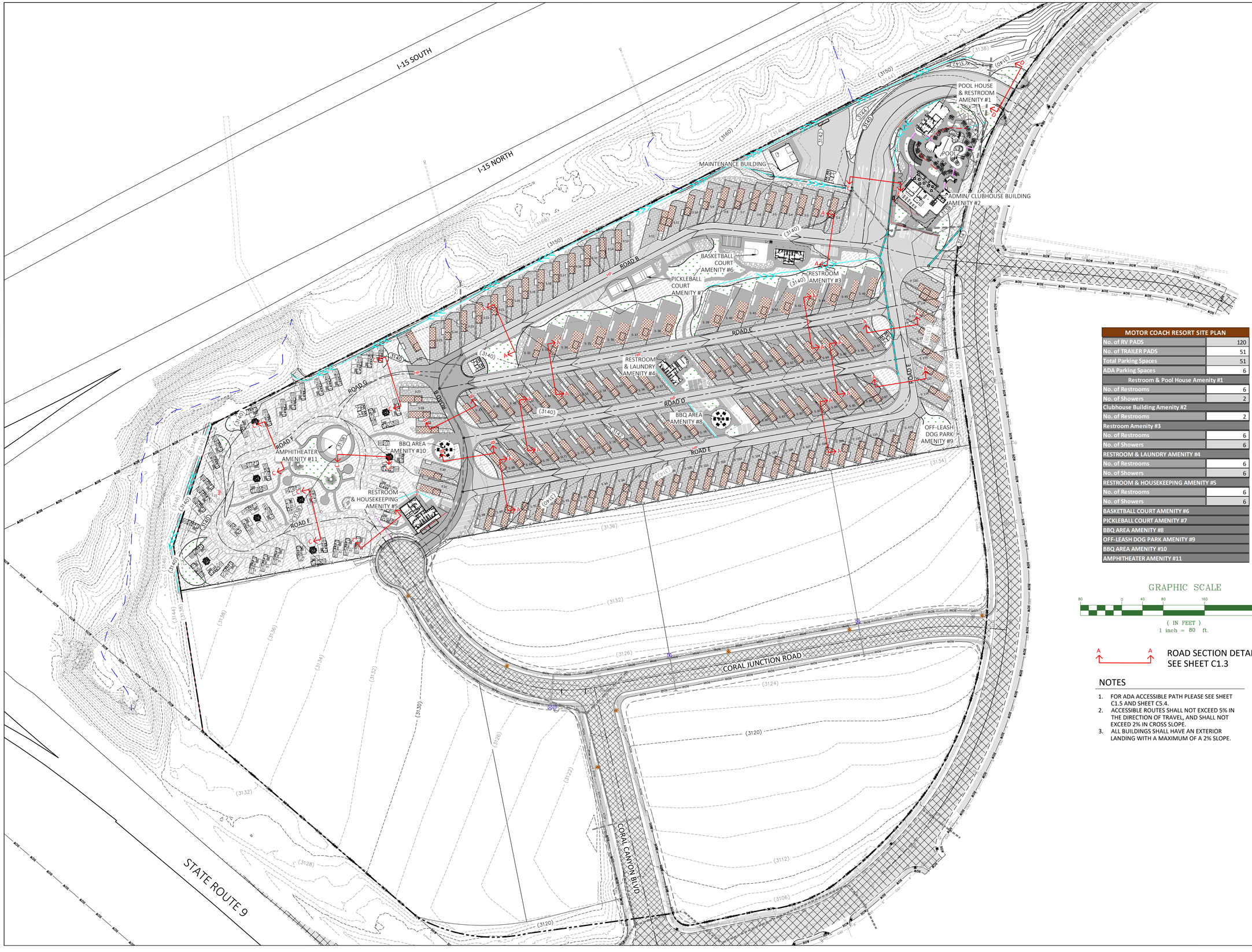
621 26th Street West Williston, North Dakota 58801 Tel (701) 572-8100

PAVING DETAILS
FOR
CORAL CANYON DEVELOPMENT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE, WASH. CO., UTAH

SHEET
C6.6
OF 43 SHEETS

JUN 2 0 2023



MOTOR COACH RESORT SITE PLAN	
No. of RV PADS	120
No. of TRAILER PADS	51
Total Parking Spaces	51
ADA Parking Spaces	6
Restroom & Pool House Amenity #1	
No. of Restrooms	6
No. of Showers	2
Clubhouse Building Amenity #2	
No. of Restrooms	2
Restroom Amenity #3	
No. of Restrooms	6
No. of Showers	6
RESTROOM & LAUNDRY AMENITY #4	
No. of Restrooms	6
No. of Showers	6
RESTROOM & HOUSEKEEPING AMENITY #5	
No. of Restrooms	6
No. of Showers	6
BASKETBALL COURT AMENITY #6	
PICKLEBALL COURT AMENITY #7	
BBQ AREA AMENITY #8	
OFF-LEASH DOG PARK AMENITY #9	
BBQ AREA AMENITY #10	
AMPHITHEATER AMENITY #11	

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

A A ROAD SECTION DETAIL
SEE SHEET C1.3

NOTES

1. FOR ADA ACCESSIBLE PATH PLEASE SEE SHEET C1.5 AND SHEET C5.4.
2. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 2% IN CROSS SLOPE.
3. ALL BUILDINGS SHALL HAVE AN EXTERIOR LANDING WITH A MAXIMUM OF A 2% SLOPE.

DATE: 5-8-2023
JOB NUMBER: 4499
SCALE: 1"=80'
DRAWN BY: CJA
CHECKED BY: MWB
REVISIONS DATE
FILE NAME: CC-RV Park Base Grd Rev 4

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MOTOR COACH RESORT OVERALL
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE WASH. CO., UTAH

SHEET
C1.1
OF 49 SHEETS

FRONT EXTERIOR ELEVATION

SIDE EXTERIOR ELEVATION

BACK EXTERIOR ELEVATION

SIDE EXTERIOR ELEVATION

SCALE = 3/16" = 1'-0"

0 6' 12' 24'

CORAL JUNCTION

CORAL JUNCTION

CORAL JUNCTION

CRSA

RESTROOM BUILDING

CRSA

RESTROOM BUILDING

CRSA

RESTROOM/ LAUNDRY BUILDING

CRSA

OPTION #1: RESTROOM/ LAUNDRY/ HOUSKEEPING LAUNDRY BUILDING

CRSA

OPTION #1: RESTROOM/ LAUNDRY/ HOUSKEEPING LAUNDRY BUILDING

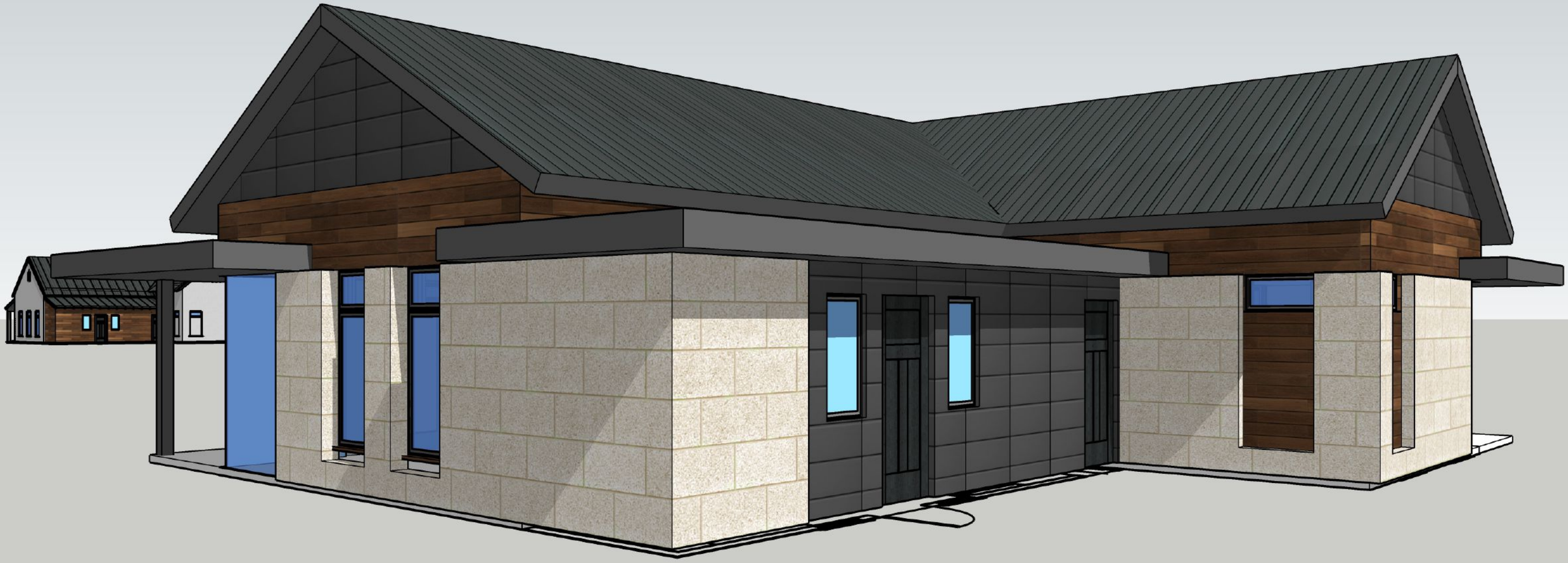
CRSA

OPTION #1: RESTROOM/ LAUNDRY/ HOUSKEEPING LAUNDRY BUILDING

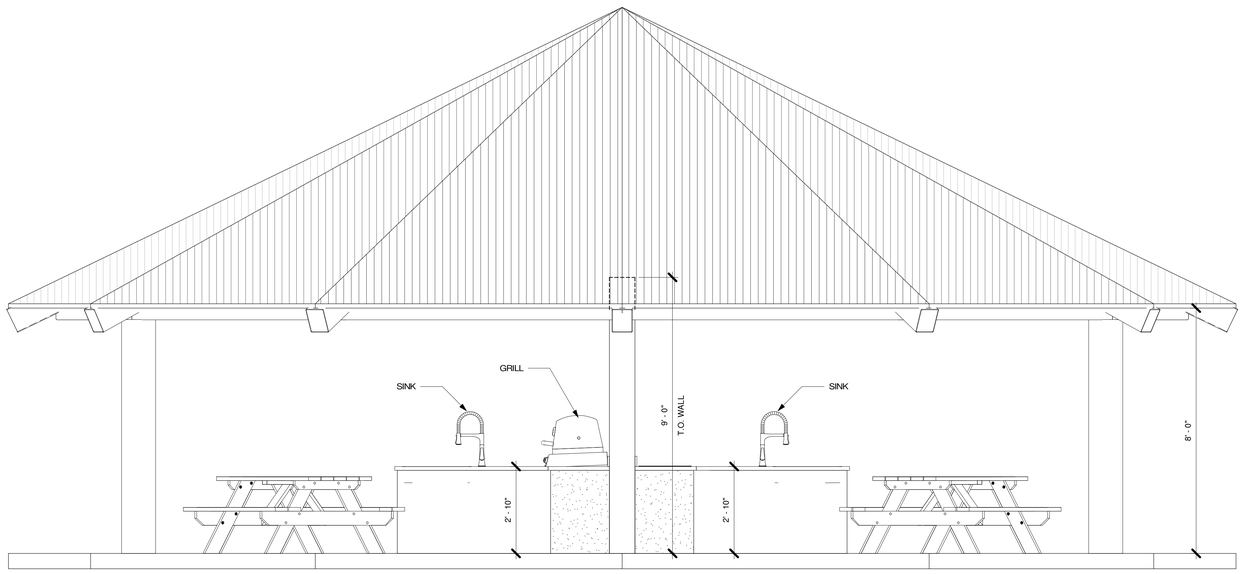
OPTION #2: RESTROOM/ LAUNDRY/ HOUSEKEEPING LAUNDRY BUILDING

CRSA

OPTION #2: RESTROOM/ LAUNDRY/ HOUSEKEEPING LAUNDRY BUILDING



OPTION #2: RESTROOM/ LAUNDRY/ HOUSEKEEPING LAUNDRY BUILDING



A1 EAST PAVILION ELEVATION
1/2" = 1'-0"

GENERAL NOTES

A. PROVIDE FRESH AND COMBUSTION AIR INTAKES AS REQ'D. FOR MECHANICAL SYSTEMS. ROUTE DUCTWORK THROUGH ROOF ASSEMBLY SO AS TO NOT BE VISIBLE FROM FRONT OF BUILDING.
B. COMBINE ALL PLUMBING VENTS TO MINIMIZE THE NUMBER OF PENETRACTIONS THROUGH THE ROOF ASSEMBLY. ROUTE VENT PIPING SO AS TO NOT BE VISIBLE FROM FRONT OF BUILDING
C. SLOPE ALL LANDSCAPING GRADES AWAY FROM THE BUILDING 8" FOR FIRST 10'-0" FROM BUILDING

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Fax (435) 656-6501

ARCHITECT-ENGINEER STAMP

CORAL JUNCTION MOTOR COACH PARK
HURRICANE, UT

PINNACLE COMMERCIAL DEVELOPMENT

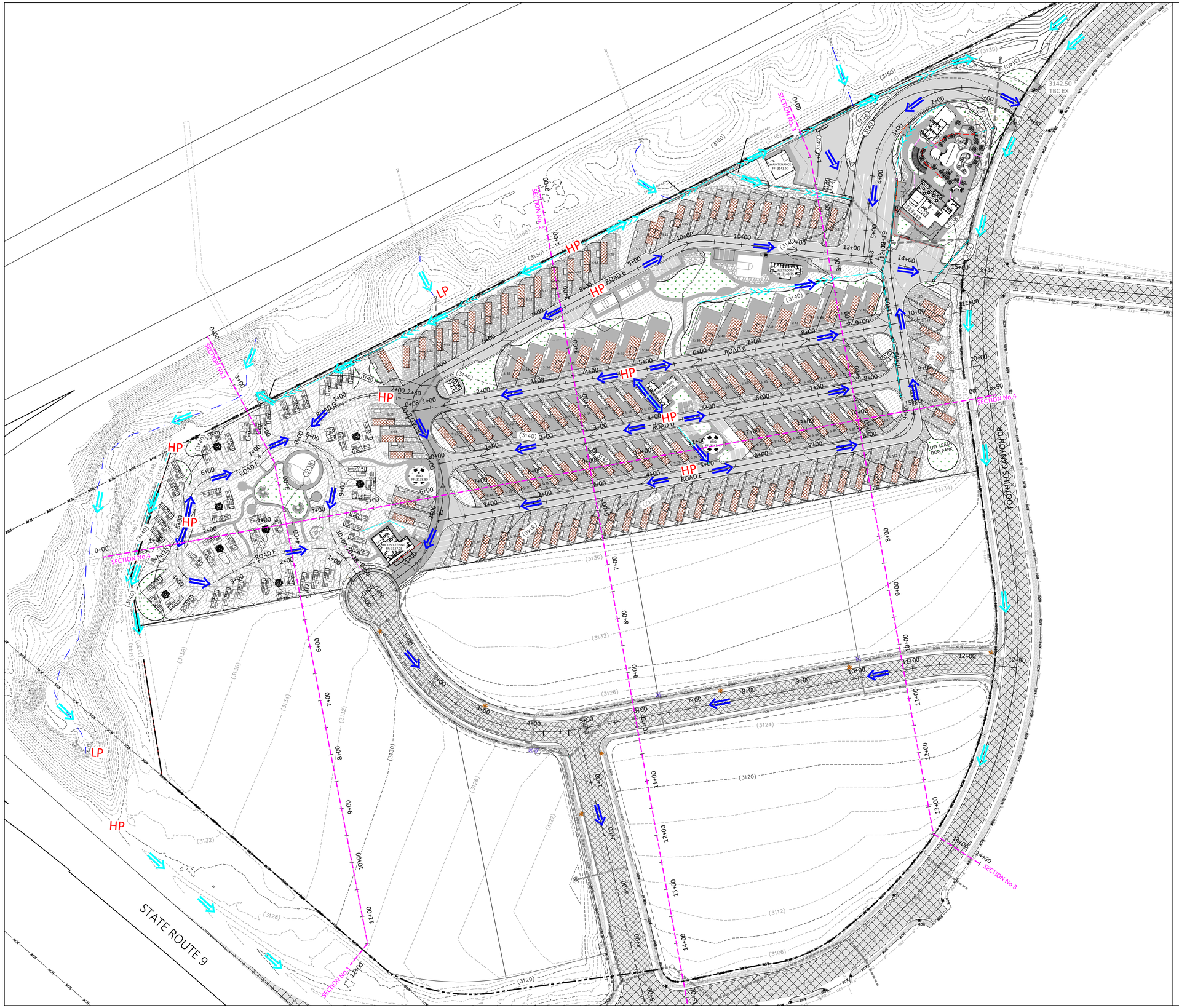
MARK	DATE	DESCRIPTION

03-17-2020 DD SET

PROJECT NUMBER 20-013 | FILE NAME:
DRAWN BY: TRM | CHECKED BY: EBR

EXTERIOR ELEVATIONS

AE201



LEGEND

- ON-SITE STORM WATER RUN-OFF FLOW DIRECTION
- OFF-SITE STORM WATER RUN-OFF FLOW DIRECTION
- FLOWLINE
- PROPOSED STORM DRAIN PIPE
- EXISTING STORM DRAIN PIPE

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NORTH

DATE: 5-8-2023

JOB NUMBER: 4499

SCALE: 1"=80'

DRAWN BY: CJA

CHECKED BY: MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

FILE NAME: CC-RV Park Base Grd Rev 4

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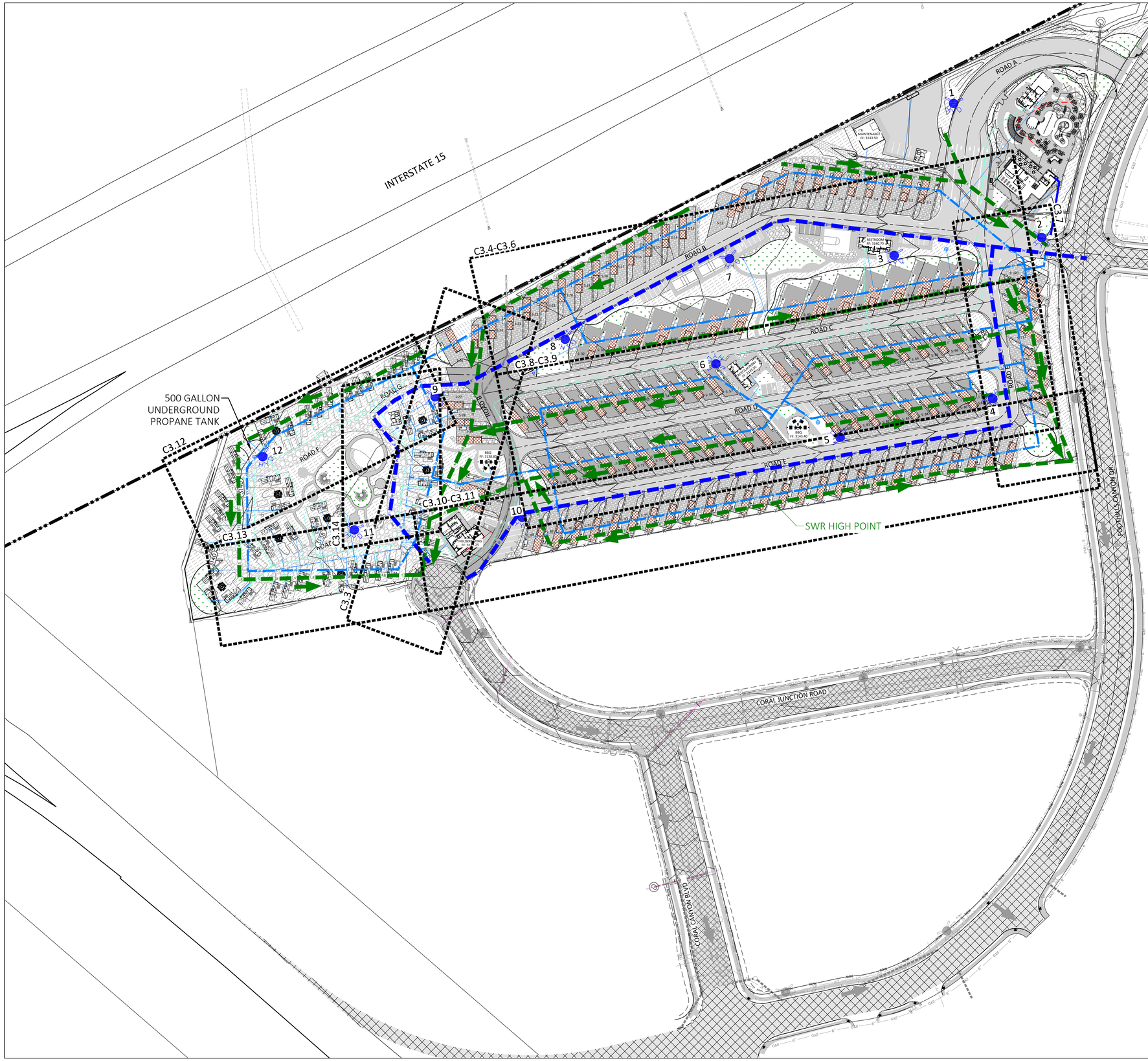
MOTOR COACH RESORT OVERALL GRADING
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE WASH. CO., UTAH

SHEET
C2.0
OF 49 SHEETS



GRAPHIC SCALE

80 0 40 80 160 240

(IN FEET)
1 inch = 80 ft.

LEGEND

- PROPOSED STORM SEWER
- PROPOSED 8" SEWER LINE
- PROPOSED 8" (FIRE LINE) WATER LINE
- PROPOSED 4" WATER LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING POWER TRENCH

EXISTING	NEW	
		CULINARY HYDRANTS
WV	WV	CULINARY VALVES
W	W	WATER METER (SIZE INDICATED ON PLANS)
S	S	SANITARY SEWER MANHOLES
		4" SEWER LATERAL (RV HOOK-UP)
	CO	4" SEWER LATERAL WITH 2.00% MIN. SLOPE (UNLESS NOTED OTHERWISE)
		POWER AND WATER PEDESTAL (RV HOOK-UP)

- POLY WATER SERVICE
- FLOW DIRECTION
- EXISTING FLOW DIRECTION

NOTES:
1. SEE DETAIL A/C6.1 FOR TYPICAL RV UTILITY CONNECTIONS.
2. ANY SEWER OR WATER WITHIN PROPERTY BOUNDARY ARE PRIVATELY OWNED.
3. ANY PRIVATE SEWER MANHOLES ARE SOLID LID. PUBLIC SEWER MANHOLES HAVE VENTED LIDS.

NORTH

DATE: 5-8-2023
JOB NUMBER: 4499
SCALE: 1"=80'
DRAWN BY: CJA
CHECKED BY: MWB

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

FILE NAME: CC-Hurr RV Park Utilities Rev 4

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MOTOR COACH PARK UTILITIES OVERALL
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST &
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M,
CITY OF HURRICANE, WASH. CO., UTAH

SHEET
C3.0
OF 49 SHEETS

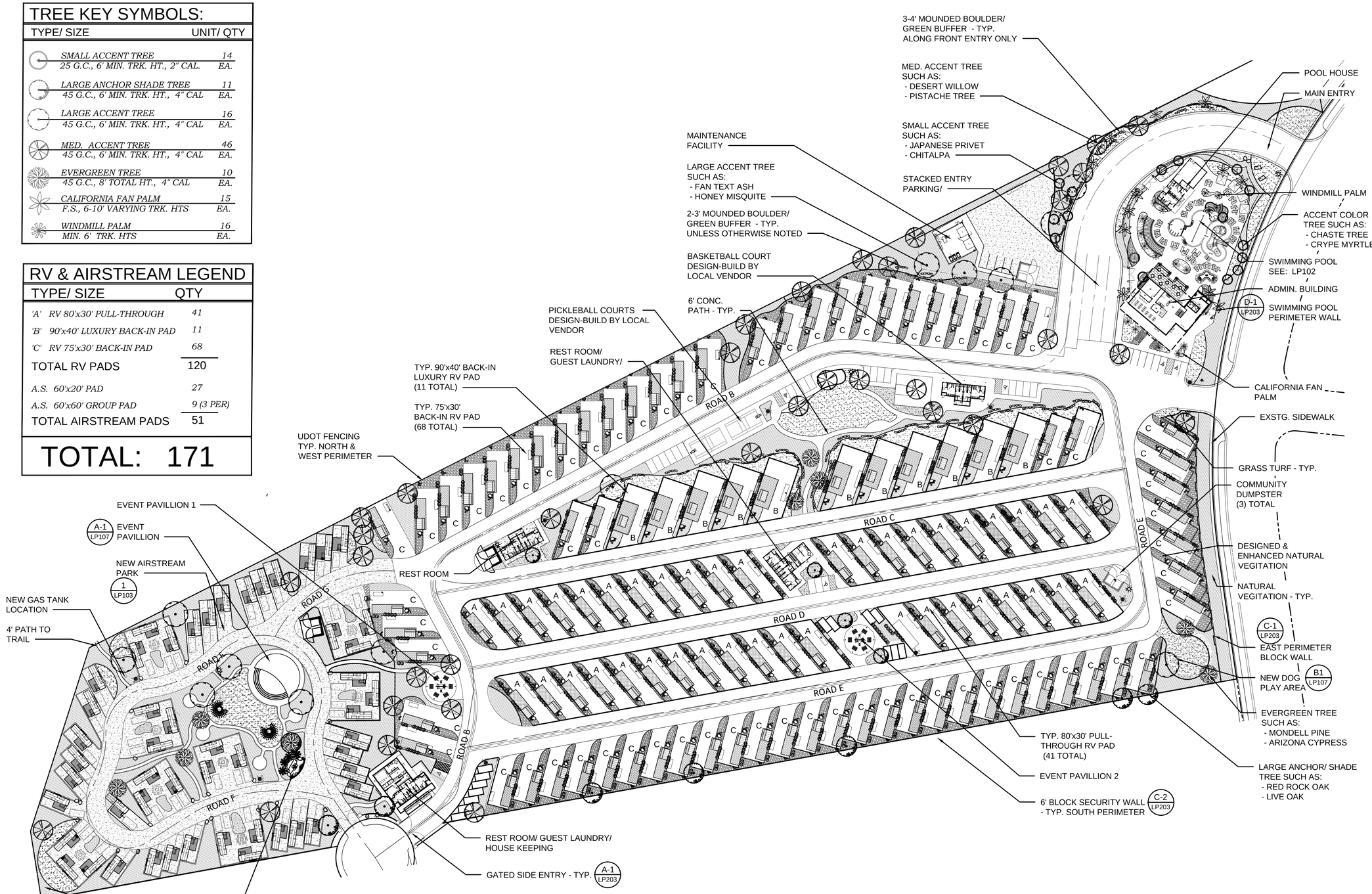
TREE KEY SYMBOLS:

TYPE/ SIZE	UNIT/ QTY
SMALL ACCENT TREE *25 G.C., 6' MIN. TRK. HT., 2" CAL.*	*14* *EA.*
LARGE ANCHOR SHADE TREE *45 G.C., 6' MIN. TRK. HT., 4" CAL*	*11* *EA.*
LARGE ACCENT TREE *45 G.C., 6' MIN. TRK. HT., 4" CAL*	*16* *EA.*
MED. ACCENT TREE *45 G.C., 6' MIN. TRK. HT., 4" CAL*	*46* *EA.*
EVERGREEN TREE *45 G.C., 8' TOTAL HT., 4" CAL*	*10* *EA.*
CALIFORNIA FAN PALM *F.S., 6-10' VARYING TRK. HTS*	*15* *EA.*
WINDMILL PALM *MIN. 6' TRK. HTS*	*16* *EA.*

RV & AIRSTREAM LEGEND

TYPE/ SIZE	QTY
'A' RV 80'x30' PULL-THROUGH	*41*
'B' 90'x40' LUXURY BACK-IN PAD	*11*
'C' RV 75'x30' BACK-IN PAD	*68*
TOTAL RV PADS	120
A.S. 60'x20' PAD	*27*
A.S. 60'x60' GROUP PAD	*9 (3 PER)*
TOTAL AIRSTREAM PADS	51

TOTAL: 171



1 SITE PLAN
SCALE: 1" = 60'-0"

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LICENSED LANDSCAPE ARCHITECT #4812034-5501 JOHN KELLY GILLMAN STATE OF UTAH
ARCHITECT-ENGINEER STAMP

CORAL JUNCTION MOTOR COACH PARK

HURRICANE, UT

PINNACLE COMMERCIAL DEVELOPMENT

MIKE NOEL
DIRECTOR

REVISIONS		
MARK	DATE	DESCRIPTION

07-15-2020 100% CD SET

DFCM PROJECT #: N/A	FILE NAME:LP101
DRAWN BY: NH	CHECKED BY: JKG
CRSA PROJECT #: 20-013	

OVERALL SITE PLAN

LP101

BIM 360://Coral Junction Motor Coach Park/CJ - Restrooms.rvt
5/12/2020 12:15:30 PM

AMENDED LAND USE MASTER PLAN

for

CORAL CANYON

A PLANNED COMMUNITY DEVELOPMENT

CITY OF WASHINGTON, UTAH

by

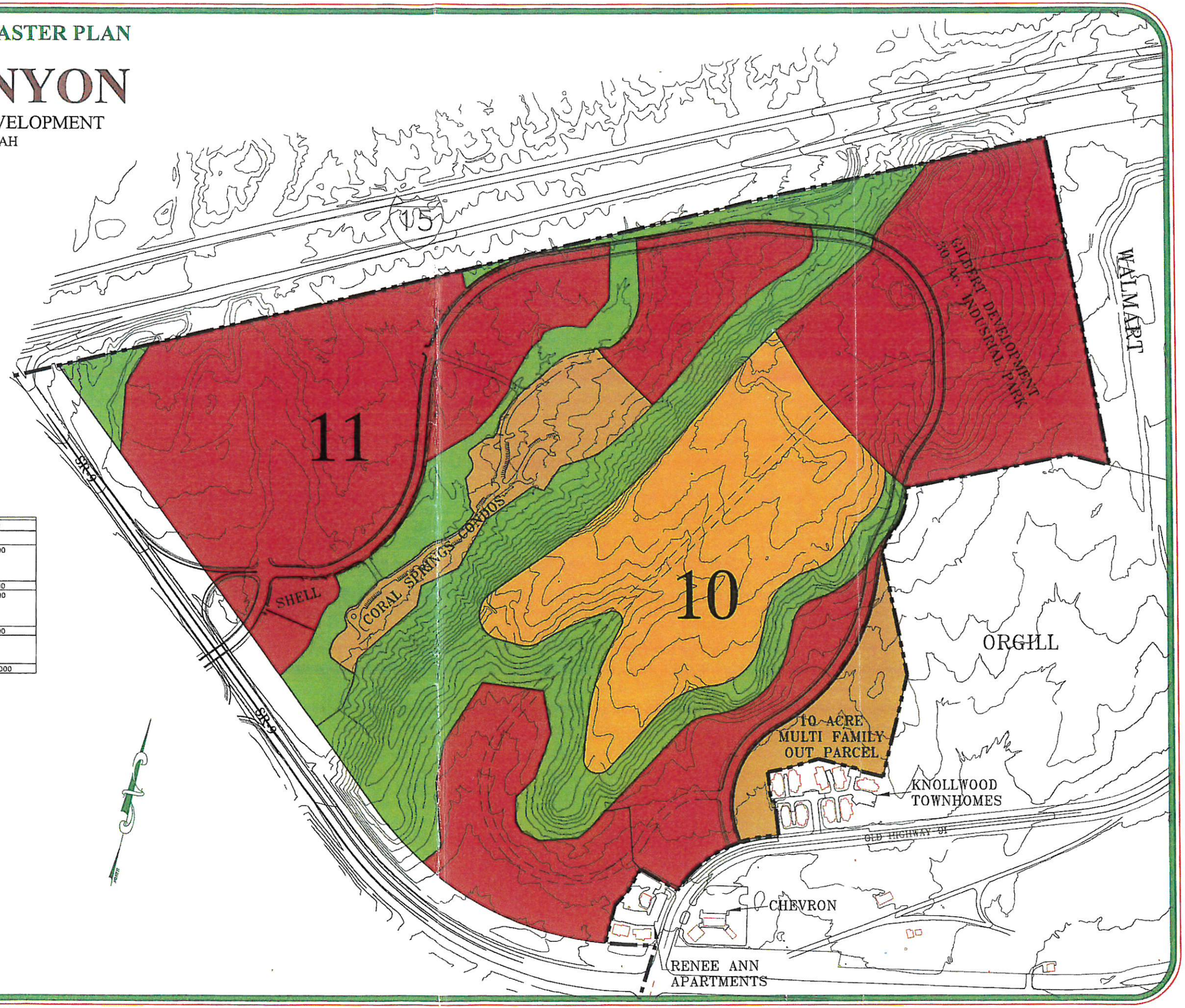
SUNCOR

PCD ZONING LEGEND

- MIXED DENSITY - RESIDENTIAL
- COMMERCIAL / INDUSTRIAL
- MULTIFAMILY RECREATIONAL CONDO / TIME SHARE
- OPEN SPACE / UNDEVELOPED AREA

LAND USE TABLE

NEIGHBORHOOD	LAND USE	ACRES	UNITS	SQ FT
10.	COMMERCIAL	83.31		650,000
	MULTIFAMILY RECREATIONAL	10.34	140	
	OPEN SPACE	53.25		
	RESIDENTIAL	47.48	500	
	SUB-TOTAL UNITS	194.38	640	650,000
11.	COMMERCIAL	76.66		850,000
	MULTIFAMILY RECREATIONAL	14.34	143	
	OPEN SPACE	17.39		
	LODGING	0	0	
	SUB-TOTAL UNITS	108.39	143	850,000
	TOTAL MIXED RESIDENTIAL UNITS		0	
	TOTAL LODGING UNITS		0	
	TOTAL UNITS		783	1,500,000



Engineering by

ALLIANCE CONSULTING

AMENDED 10-06-2005

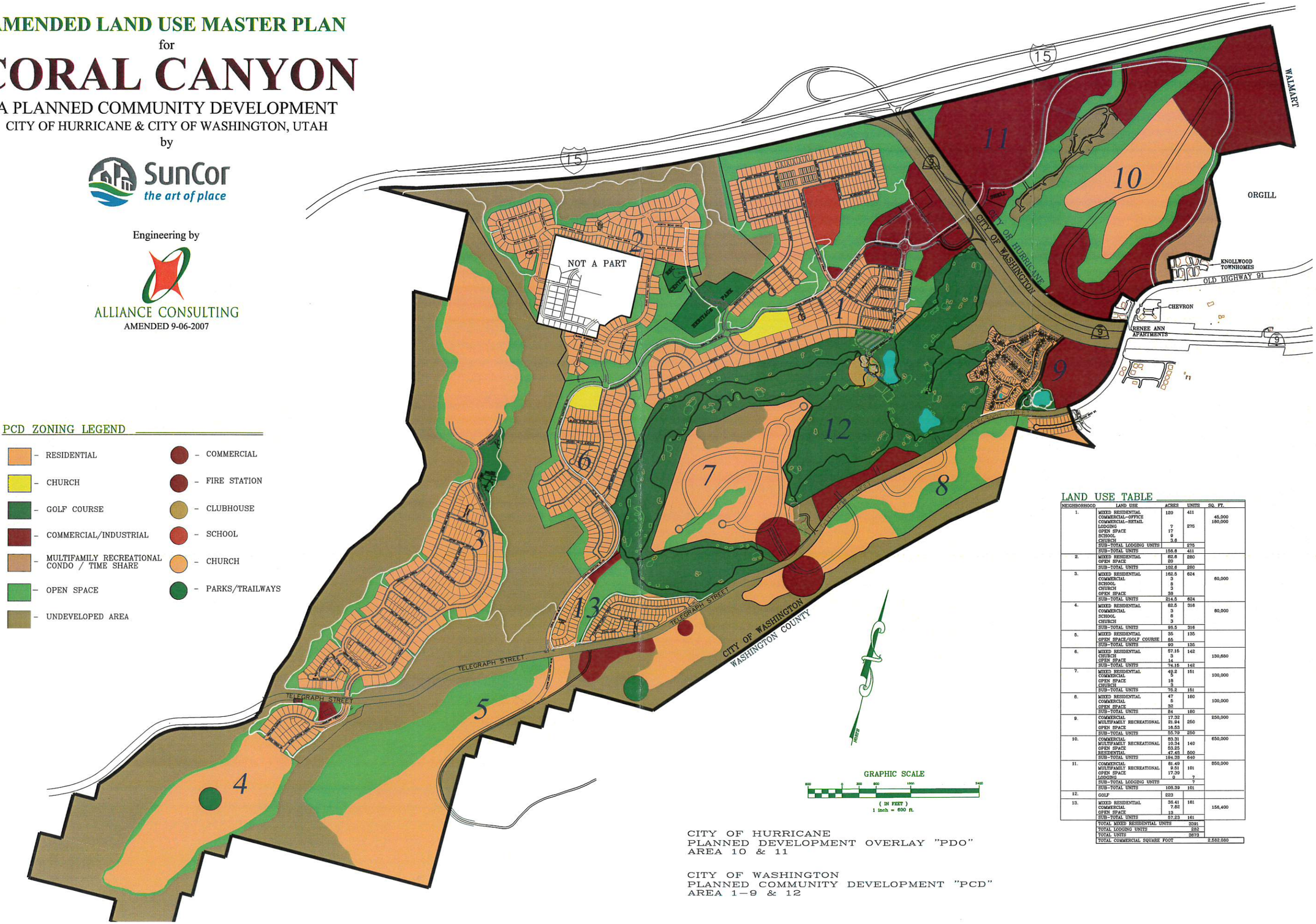
approved Mapp

AMENDED LAND USE MASTER PLAN
for
CORAL CANYON
A PLANNED COMMUNITY DEVELOPMENT
CITY OF HURRICANE & CITY OF WASHINGTON, UTAH
by

SunCor
the art of place

Engineering by

ALLIANCE CONSULTING
AMENDED 9-06-2007



PCD ZONING LEGEND

- RESIDENTIAL
- CHURCH
- GOLF COURSE
- COMMERCIAL/INDUSTRIAL
- MULTIFAMILY RECREATIONAL CONDO / TIME SHARE
- OPEN SPACE
- UNDEVELOPED AREA
- COMMERCIAL
- FIRE STATION
- CLUBHOUSE
- SCHOOL
- CHURCH
- PARKS/TRAILWAYS

GRAPHIC SCALE
600 0 300 600 1200 2400
(IN FEET)
1 inch = 600 ft.

CITY OF HURRICANE
PLANNED DEVELOPMENT OVERLAY "PDO"
AREA 10 & 11

CITY OF WASHINGTON
PLANNED COMMUNITY DEVELOPMENT "PCD"
AREA 1–9 & 12

LAND USE TABLE

NEIGHBORHOOD	LAND USE	ACRES	UNITS	SQ. FT.
1.	MIXED RESIDENTIAL	120	411	
	COMMERCIAL-OFFICE			45,000
	COMMERCIAL-RETAIL			180,000
	LODGING	7	275	
	OPEN SPACE	17		
	SCHOOL	9		
	CHURCH	3.6		
	SUB-TOTAL LODGING UNITS		275	
	SUB-TOTAL UNITS	156.6	411	
2.	MIXED RESIDENTIAL	82.6	260	
	OPEN SPACE	20		
	SUB-TOTAL UNITS	102.6	260	
3.	MIXED RESIDENTIAL	162.5	624	
	COMMERCIAL	3		60,000
	SCHOOL	8		
	CHURCH	3		
	OPEN SPACE	38		
	SUB-TOTAL UNITS	214.5	624	
4.	MIXED RESIDENTIAL	62.5	316	
	COMMERCIAL	3		80,000
	SCHOOL	8		
	CHURCH	3		
	SUB-TOTAL UNITS	95.5	316	
5.	MIXED RESIDENTIAL	35	125	
	OPEN SPACE/GOLF COURSE	55		
	SUB-TOTAL UNITS	90	125	
6.	MIXED RESIDENTIAL	57.15	142	
	CHURCH	3		130,680
	OPEN SPACE	14		
	SUB-TOTAL UNITS	74.15	142	
7.	MIXED RESIDENTIAL	49.2	151	
	COMMERCIAL	5		100,000
	OPEN SPACE	18		
	CHURCH	3		
	SUB-TOTAL UNITS	75.2	151	
8.	MIXED RESIDENTIAL	47	160	
	COMMERCIAL	5		100,000
	OPEN SPACE	32		
	SUB-TOTAL UNITS	84	160	
9.	COMMERCIAL	17.32		250,000
	MULTIFAMILY RECREATIONAL	21.94	250	
	OPEN SPACE	16.53		
	SUB-TOTAL UNITS	55.79	250	
10.	COMMERCIAL	83.31		650,000
	MULTIFAMILY RECREATIONAL	10.34	140	
	OPEN SPACE	53.25		
	RESIDENTIAL	47.45	500	
	SUB-TOTAL UNITS	194.35	640	
11.	COMMERCIAL	81.49		850,000
	MULTIFAMILY RECREATIONAL	9.51	101	
	OPEN SPACE	17.39		
	LODGING	0	7	
	SUB-TOTAL LODGING UNITS		7	
	SUB-TOTAL UNITS	108.39	101	
12.	GOLF	223		
13.	MIXED RESIDENTIAL	38.41	161	
	COMMERCIAL	7.82		156,400
	OPEN SPACE	13		
	SUB-TOTAL UNITS	57.23	161	
	TOTAL MIXED RESIDENTIAL UNITS		3291	
	TOTAL LODGING UNITS		282	
	TOTAL UNITS		3573	
	TOTAL COMMERCIAL SQUARE FOOT			2,582,080

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

AGRICULTURAL PROTECTION AREA APPLICATION

For Office Use Only:
File No. _____
Receipt No. _____

APPLICATION & SUBMITTAL CHECKLIST

Name: Donald Stratton Telephone: 435-680-2135
Address: 970 S. 1100 W. Fax No. _____
Email: rpdonalds@gmail.com
Agent (If applicable): _____ Agent's Phone: _____
Agent email: _____
Address of Subject Property: 900 S 1100 W
Tax ID of Subject Property: H-3-2-3-345 Zone District: 03 - Hurricane City
Proposed Conditional Use: (Describe, use extra sheet if necessary) _____

To be included in an agriculture protection area established within Hurricane City land must consist of at least five (5) contiguous acres.

The application shall include:
1. The land in agriculture production that the proposal sponsors wish to become part of an agriculture protection area.

2. Any limits on the types of agriculture production to be allowed within the agriculture protection area: no limit

3. For each parcel of land: (a) The owners of the land contained within the parcel; (b) The tax parcel number or account number of each parcel; and (c) The number or account number of acres as listed on the parcel tax records.

Owners Name(s) Tax Parcel # # of acres

Donald Stratton

In order for this to be a complete application, it shall include:

(a) A plat from the county recorder's office showing each parcel of land with each outlined in color to identify proposed area.

(b) Application fee, if any, as outlined on the city fee schedule, available from the city recorder/clerk.

In order to apply for agricultural protection, the area being proposed must be evaluated based upon.

State Code 17-41-305, Criteria to be applied in evaluating proposals for the creation of agriculture protection areas.

In evaluating a proposal and in determining whether or not to create or recommend the creation of an agriculture protection area the advisory committee, planning commission, and county commission shall apply the following criteria:

1. Whether or not the land is currently being used for agriculture production.
2. Whether or not the land is zoned for agriculture use.
3. Whether or not the land is viable for agriculture production.
4. The extent and nature of existing or proposed farm improvements; and
5. Anticipated trends in agriculture and technological conditions.

*NOTE: the term agricultural production is defined by state law as follows:

State Code 17-41-101 Definitions

"Agriculture production" means production for commercial purposes of crops, livestock, and livestock products, the processing or retail marketing of any crops, livestock, and livestock products when more than 50% of the processed or merchandised products are produced by the farm operator.

List the type(s) of agricultural production that is currently occurring on the parcel(s) being included:

2 garden plots, composting bin, Fruit and nut trees, 5 beehives for honey

Is the parcel(s) irrigated? no

Describe the types and number of structures that are located on the parcel(s):

List the extend and nature of existing or proposed farm improvements:

there are garden plots, There's bee hives, fruit and nut trees!

What do you anticipate being the trends in agriculture and technical conditions for the *agriculture production* on the parcel(s)?

Continue to use as a garden, with the 5 beehives and fruit and nut trees.

Signature of Applicant(s)

6/8/23
Date

****

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
: ss
COUNTY OF)

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

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____20___.

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

Agent Authorization

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

_____
(Property Owner)

_____
(Property Owner)

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

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

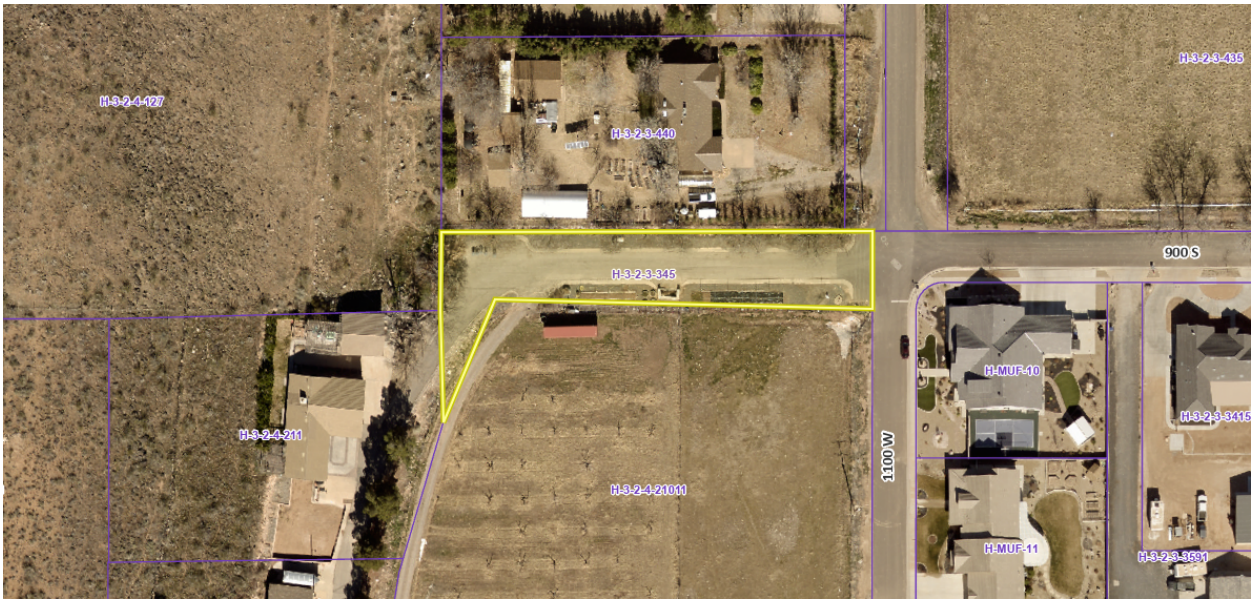
Agenda Date:	**07/13/2023**
Application Number:	APA23-02
Type of Application:	Agriculture Protection Overlay
Action Type:	Legislative
Applicant:	Donald Stratton
Agent:	
Request:	A report for the City Council on a proposal to create an Agricultural Protection Area
Location:	900 S 1100 W
Zoning:	R1-10
General Plan Map:	Single Family

Discussion: This request is not to change the zone but protect the land with an Agricultural Protection Area Overlay Zone. The total size is 0.47 acres. State and City codes set the standards for review by the Planning Commission and the County Agricultural Protection Area Advisory Committee. An Agricultural Protection Area grants certain legal protections to the property, including preventing forced rezoning the property, providing a defense against nuisance actions, notice to new subdivisions, and limiting eminent domain actions. These protections are found in the Utah Code, sections of which are included in this report.

The Dixie Conservation District has issued a recommendation of denial on this application due to the property not being zoned for agricultural production and not meeting the minimum property size under City Code.

Zoning	Adjacent Land Use

North	R1-10	Single family homes
East	RA-1, RA-0.5	Single family homes, some agriculture
South	R1-10	Single family homes, some agriculture
West	R1-10	Undeveloped property



The property is about 0.47 acres. Utah State Code 17-41-301 states that, "*A county and municipal legislative body shall establish the minimum number of continuous acres that shall be included in an agriculture protection area."* Hurricane City Code 10-21-3 states that, "*A minimum area of five contiguous acres shall be included in an agriculture protection area."* In June 2023 the Planning Commission heard a request for an agricultural area on the property to the south which would make this five contiguous acres, however this application has not been approved by the City Council. As of now, this request does not meet city code with regards to property size.

The criteria set by State law (17-41-303) for a *"written report to the legislative body"* is that it:

1. *Analyzes and evaluates the effect of the creation of the proposed area on the planning policies and objectives of the ….municipality…..:*

   The 2021 General Plan states that the city should "*Encourage the use of and support applications for agricultural protection overlay zones."*

The City does have two future Master Plan Roads (900 S and 1150 W) that traverses the property that should be considered (shown above). An Agricultural Protection Zone could make it more difficult for the City to secure the property for a roadway in the future if needed. The City is in progress of securing the right of way for 1150 W and this could seriously threaten the City's plans for this area.
The City Council has had some preliminary discussion of amending the Transportation Master Plan alignment of 1150 W, however staff has received no clear direction at this time and the 2019 Transportation Master Plan still has standing.

Staff has always recommended and the City has almost always approved Agriculture Protection Overlays with the exception of any and all Master Planned Roadways on the property. This parcel is almost in its entirety Transportation Master Planned Future 900 S.

2. *Analyzes and evaluates the proposal by applying the criteria contained in Section 17-41-305 –*

In evaluating a proposal and in determining whether or not to create or recommend the creation of an agriculture protection area, industrial protection area, or critical infrastructure materials protection area, the advisory committee, planning commission, and applicable legislative body shall apply the following criteria:
(1) whether or not the land is currently being used for agriculture production, industrial use, or critical infrastructure materials operations, as the case may be;

a. Per the application, the parcel has garden plots, bee hives, and is lined with fruit and nut trees. However per HCC 10-21-2: "*Agriculture production means production for commercial purposes of crops, livestock, and livestock products, including processing or retail marketing of any crops, livestock and livestock products when more than 50 percent of the processed or merchandised products are produced by the farm operator."* and "*Crops, livestock and livestock products means:A. Land devoted to the raising of useful plants and animals with a reasonable expectation of profit, including forages and sod crops; grains and feed crops; livestock; trees and fruits; or vegetables, nursery, floral and ornamental*

stock; or B. Land devoted to and meeting the requirements and qualifications for payments or other compensation under a crop-land retirement program with an agency of the state or federal government."

b. Staff is unaware of any commercial or retail component of the applicant's use of the property and finds that the property is not used for agricultural production

(2) whether or not the land is zoned for agriculture use, industrial use, or critical infrastructure materials operations, as the case may be;

a. The property is not zoned for agricultural use being zoned R1-10.

(3) whether or not the land is viable for agriculture production, industrial use, or critical infrastructure materials operations, as the case may be;

a. The size of the property makes it unlikely to be viable for agricultural production.

(4) the extent and nature of existing or proposed farm improvements, the extent and nature of existing or proposed improvements to or expansion of the industrial use, or the extent and nature of existing or proposed improvements to or expansion of critical infrastructure materials operations, as the case may be; and

a. The current agricultural use is not proposed to be expanded upon. The current agricultural use is not particularly impactful.

(5)

(a) in the case of an agriculture protection area, anticipated trends in agricultural and technological conditions;

a. The applicant intends to continue the current use

(b) in the case of an industrial protection area, anticipated trends in technological conditions applicable to the industrial use of the land in question; or

(c) in the case of a critical infrastructure materials protection area, anticipated trends in technological conditions applicable to the critical infrastructure materials operations of the land in question.

3. *Recommends any modifications to the land to be included in the proposed agricultural protection area.*

   Staff would recommend the Planning Commission not include the future right of ways for all master plan roadways through this property.

4. *Analyzes and evaluates any objections to the proposal.*

   No objections have been received at the time of this writing.

5. *Includes a recommendation to the ….legislative body to either accept, accept and modify, or reject the proposal.*

   See the attached letter

JUC Comments:
Public Works: Need to protect the road right of way.

Power: Power department requires all current easements to be maintained. The Power Department requires all future power right of way.
Water: There is a current city water line in 900 S in this location.
Streets: Contains portions of a couple master planned roadways
Sewer: No exception at this time
Engineering: Engineering would discourage granting the APO because of master planned roadways
Fire: Okay
Cable: No comments

Recommendation: Staff recommends the Planning Commission review the evaluation criteria, discuss the application with the applicants, and recommend denial of this application and send the attached recommendation letter to the City Council.

Brienna Spencer

From: stuart@infowest.com
Sent: Thursday, June 29, 2023 9:31 AM
To: Brienna Spencer
Cc: Tyce Palmer
Subject: Re: Ag Protection Applications

Brienna,

The Dixie Conservation District, acting in their role as the Hurricane City Agricultural Advisory Committe, has rejected both applications. I can get you the signed paperwork but basically, we didn't feel comfortable approving applications which were incomplete, not zoned for agriculture, and do not meet the five-acre requirement established by Hurricane City. If additional information could be provided, or if the Hurricane City Planning & Zoning is willing to waive or amend the various requirements, we would certainly be willing to review the applications a second time. However, based upon the information provided we didn't feel comfortable approving these applications.

The Dixie Conservation District is very supportive of Agricultural Protection Areas but also feel an obligation to meet a legal and ethical standard in approving APA's. If I understand correctly the final decisions will fall to Hurricane City Planning and Zoning and then to the city council so if they have any questions for the DCD please feel free to contact me.

Thank you, Stuart
Bowler

Chairman, Dixie Conservation District

On 27.06.2023 09:45, Brienna Spencer wrote:

Stuart,

We received two more applications. I have attached their information. Neither property is currently zoned agriculture. The property to the north of the Stratton ag request is that property that was up for review just last time. So they are wanting to piggy back onto that overlay.

Thanks,

PLANNING & ZONING
HURRICANE CITY
UTAH

Brienna Spencer

Planning Technician/Licensing Clerk

Planning Department

Phone : 435.635.2811 ext. 112

HURRICANE CITY
UTAH

Planning Commission

July 13, 2023

Subject: Report to City Council on proposed Agricultural Protection for Parcel H-3-2-3-345

Hurricane City Council,

The Planning Commission forwards the following findings regarding Agricultural Protection Overlay APA23-02:

1. The land is not currently being used for agricultural production.
2. The land is not currently zoned for agricultural production.
3. The land is not viable for agricultural production.
4. The property is not congruent with agriculture protection zones.
5. The property is under five contiguous acres.

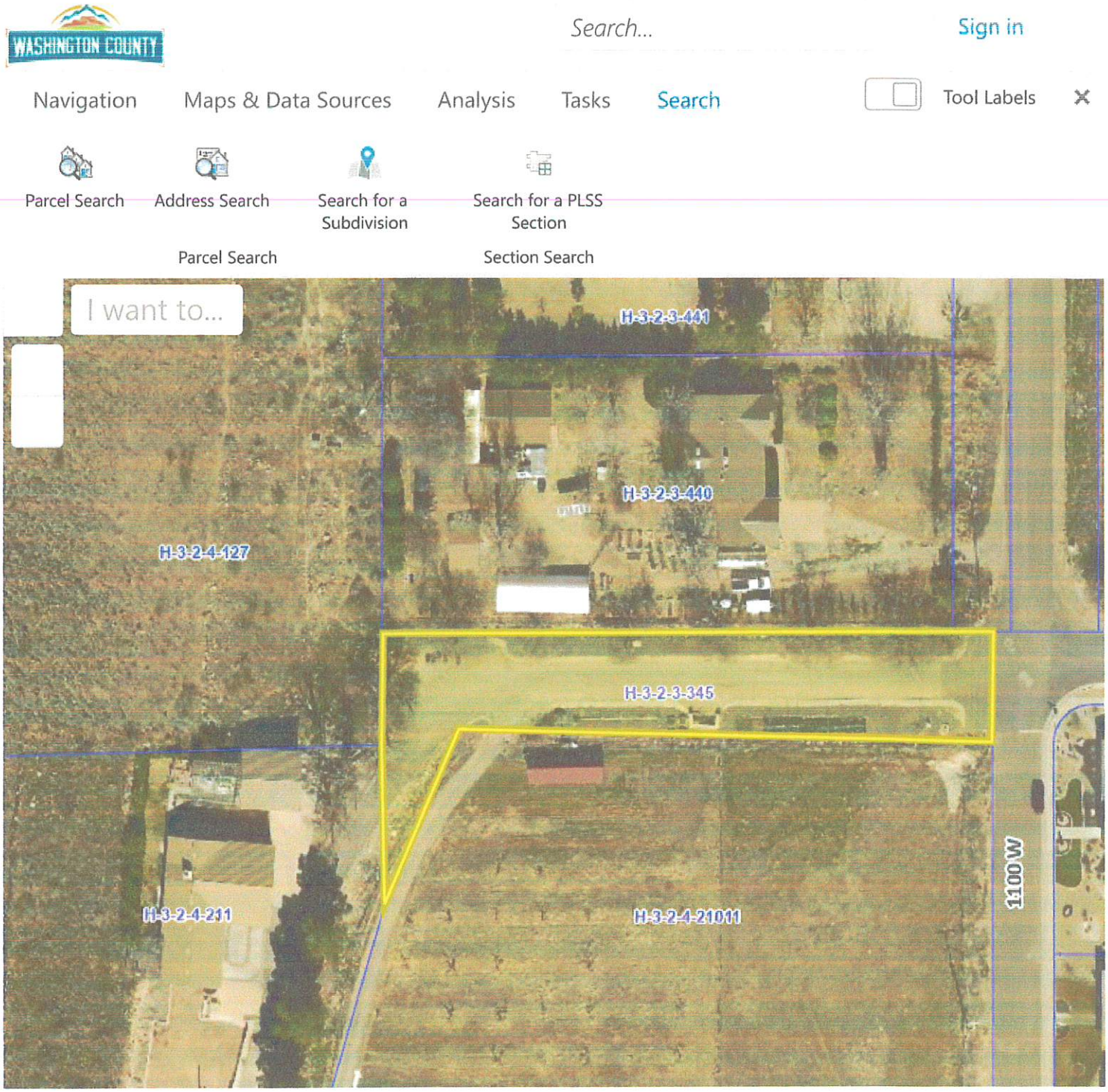
Future Use

1. The General Plan maps have the area listed as Single Family
2. This property is entirely in the planned future right-of-way for 900 S or 1150 W.

Recommendation

The Planning Commission recommends that the City Council deny the overlay request for parcel H-3-2-3-345.

147 North 870 West • Hurricane, UT • 84737
Phone: (435) 635-2811 • Fax: (435) 635-4284
WEB: www.cityofhurricane.com


WASHINGTON COUNTY
Search...
Sign in
Navigation
Maps & Data Sources
Analysis
Tasks
Search
Tool Labels
Parcel Search
Address Search
Search for a Subdivision
Search for a PLSS Section
Parcel Search
Section Search
I want to...
H-3-2-3-441
H-3-2-3-440
H-3-2-4-127
H-3-2-3-345
H-3-2-4-211
H-3-2-4-21011
1100 W
Basemap...
0
50
100ft

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

AGRICULTURAL PROTECTION AREA APPLICATION

For Office Use Only:
File No. _____
Receipt No. _____

APPLICATION & SUBMITTAL CHECKLIST

Name: ZIMMERMAN BRUCE & LINDA Telephone: 435-635-5855

Address: 890 SOUTH 1100 WEST Fax No. _____

Email: FAIRTRADEENTERPRISE@YAHOO.COM

Agent (If applicable): _____ Agent's Phone: _____

Agent email: _____

Address of Subject Property: _____

Tax ID of Subject Property: _____ Zone District: _____

Proposed Conditional Use: (Describe, use extra sheet if necessary) RESIDENTIAL, AGRICULTURE LIVESTOCK RABBITS, GEESE, DUCKS, CHICKENS, HONEY, FRUITS, NUTS, VEGETABLES, NURSERY, GARDENS, FLORAL, FEED CROPS, FORAGING

To be included in an agriculture protection area established within Hurricane City land must consist of at least five (5) contiguous acres.

The application shall include:

1. The land in agriculture production that the proposal sponsors wish to become part of an agriculture protection area.

2. Any limits on the types of agriculture production to be allowed within the agriculture protection area: _____

_____

_____

3. For each parcel of land: (a) The owners of the land contained within the parcel; (b) The tax parcel number or account number of each parcel; and (c) The number or account number of acres as listed on the parcel tax records.

Owners Name(s)	Tax Parcel #	# of acres
ZIMMERMAN BRUCE & LINDA	H-3-2-3-440	1

In order for this to be a complete application, it shall include:

(a) A plat from the county recorder's office showing each parcel of land with each outlined in color to identify proposed area.

(b) Application fee, if any, as outlined on the city fee schedule, available from the city recorder/clerk.

In order to apply for agricultural protection, the area being proposed must be evaluated based upon.

State Code 17-41-305, Criteria to be applied in evaluating proposals for the creation of agriculture protection areas.

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1. Whether or not the land is currently being used for agriculture production.
2. Whether or not the land is zoned for agriculture use.
3. Whether or not the land is viable for agriculture production.
4. The extent and nature of existing or proposed farm improvements; and
5. Anticipated trends in agriculture and technological conditions.

*NOTE: the term agricultural production is defined by state law as follows:

State Code 17-41-101 Definitions

"Agriculture production" means production for commercial purposes of crops, livestock, and livestock products, the processing or retail marketing of any crops, livestock, and livestock products when more than 50% of the processed or merchandised products are produced by the farm operator.

List the type(s) of agricultural production that is currently occurring on the parcel(s) being included:

FRUITS, NUTS, VEGETABLES, HERBS, FIGS, HONEY, EGGS, CHICKENS, DUCKS, GEESE, RABBITS, QUAIL, APRICOTS, PEACHES, CHERRIES, PLUMS, GRAPES PEARS, APPLES, ELDERBERRIES, RASPBERRIES, BLACKBERRIES

Is the parcel(s) irrigated? YES

MULBERRIES, PLUOTS, ALMONDS, PISTACHIOS, BLACK WALNUTS, PECANS TOMATOES, POTATOES, ONIONS, GARLIC, STRAWBERRIES, PEPPERS, BELL PEPPERS SWEET POTATOES, BEETS, BROCCOLI, ASPARAGUS, LEMONS, LIMES, ORANGES KUMQUATS, ARTICHOKES, RHUBARB, BRUSSEL SPROUTS, ALOE VERA POMEGRANATES. GARDENS, NURSERY, GREENHOUSE PRODUCTION

Describe the types and number of structures that are located on the parcel(s):

HOUSE ATTACHED GARAGE, DETACHED GARAGE, STORAGE CONTAINER 3 SHEDS, CHICKEN COOP, 2 GREEN HOUSES, CELLAR

List the extend and nature of existing or proposed farm improvements:

GARDENS, TREES, FORAGING

What do you anticipate being the trends in agriculture and technical conditions for the *agriculture production* on the parcel(s)?

NURSERY PLANTS, SEEDS SAVING, ELECTROCULTURE

Bruce Zimmerman

Signature of Applicant(s)

06-07-2023

Date

****

(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 Washington)

I (we), Bruce & Linda Zimmerman, 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.

Bruce W. Zimmerman
(Property Owner)

Linda Zimmerman
(Property Owner)

Subscribed and sworn to me this 8 day of June 2023

Brienna Spencer
(Notary Public)

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

Residing in: Hurricane ut

My Commission Expires: 10/07/24

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: _____

Brienna Spencer

From: stuart@infowest.com
Sent: Thursday, June 29, 2023 9:31 AM
To: Brienna Spencer
Cc: Tyce Palmer
Subject: Re: Ag Protection Applications

Brienna,

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The Dixie Conservation District is very supportive of Agricultural Protection Areas but also feel an obligation to meet a legal and ethical standard in approving APA's. If I understand correctly the final decisions will fall to Hurricane City Planning and Zoning and then to the city council so if they have any questions for the DCD please feel free to contact me.

Thank you, Stuart
Bowler

Chairman, Dixie Conservation District

On 27.06.2023 09:45, Brienna Spencer wrote:

> Stuart,
>
> We received two more applications. I have attached their information. Neither property is currently zoned agriculture. The property to the north of the Stratton ag request is that property that was up for review just last time. So they are wanting to piggy back onto that overlay.
>
> Thanks,

PLANNING & ZONING
HURRICANE CITY
UTAH

Brienna Spencer

Planning Technician/Licensing Clerk

Planning Department

Phone : 435.635.2811 ext. 112

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**07/13/2023**
Application Number:	APA23-03
Type of Application:	Agriculture Protection Overlay
Action Type:	Legislative
Applicant:	Bruce and Linda Zimmerman
Agent:	
Request:	A report for the City Council on a proposal to create an Agricultural Protection Area
Location:	890 S 1100 W
Zoning:	R1-10
General Plan Map:	Single Family

Discussion: This request is not to change the zone but protect the land with an Agricultural Protection Area Overlay Zone. The total size is 1 acre. State and City codes set the standards for review by the Planning Commission and the County Agricultural Protection Area Advisory Committee. An Agricultural Protection Area grants certain legal protections to the property, including preventing forced rezoning the property, providing a defense against nuisance actions, notice to new subdivisions, and limiting eminent domain actions. These protections are found in the Utah Code, sections of which are included in this report.

The Dixie Conservation District has issued a recommendation of denial on this application due to the property not being zoned for agricultural production and not meeting the minimum property size under City Code.

Zoning	Adjacent Land Use

North	R1-10	Single family homes
East	RA-1, RA-0.5	Single family homes, some agriculture
South	R1-10	Single family homes, some agriculture
West	R1-10	Undeveloped property

The property is about 0.47 acres. Utah State Code 17-41-301 states that, "*A county and municipal legislative body shall establish the minimum number of continuous acres that shall be included in an agriculture protection area."* Hurricane City Code 10-21-3 states that, "*A minimum area of five contiguous acres shall be included in an agriculture protection area."* There are two pending agriculture protection overlays that, if approved, would make this over five contiguous acres. However, if the City Council, as recommended by staff and Planning Commission, excludes the planned right-of-way for Future 900 S then this property would not be contiguous with any other agricultural protection area.

The criteria set by State law (17-41-303) for a *"written report to the legislative body"* is that it:

1. *Analyzes and evaluates the effect of the creation of the proposed area on the planning policies and objectives of the ….municipality…..:*

   The 2021 General Plan states that the city should "*Encourage the use of and support applications for agricultural protection overlay zones."*

The City does have two future Master Plan Roads (900 S and 1150 W) that traverses the property that should be considered (shown above). An Agricultural Protection Zone could make it more difficult for the City to secure the property for a roadway in the future if needed. The City is in progress of securing the right of way for 1150 W and this could seriously threaten the City's plans for this area.
The City Council has had some preliminary discussion of amending the Transportation Master Plan alignment of 1150 W, however staff has received no clear direction at this time and the 2019 Transportation Master Plan still has standing.

Staff has always recommended and the City has almost always approved Agriculture Protection Overlays with the exception of any and all Master Planned Roadways on the property.

2. *Analyzes and evaluates the proposal by applying the criteria contained in Section 17-41-305 –*

In evaluating a proposal and in determining whether or not to create or recommend the creation of an agriculture protection area, industrial protection area, or critical infrastructure materials protection area, the advisory committee, planning commission, and applicable legislative body shall apply the following criteria:
(1) whether or not the land is currently being used for agriculture production, industrial use, or critical infrastructure materials operations, as the case may be;

a. Per the application, the parcel has animals and gardens on the property. However per HCC 10-21-2: "*Agriculture production means production for commercial purposes of crops, livestock, and livestock products, including processing or retail marketing of any crops, livestock and livestock products when more than 50 percent of the processed or merchandised products are produced by the farm operator."* and "*Crops, livestock and livestock products means:A. Land devoted to the raising of useful plants and animals with a reasonable expectation of profit, including forages and sod crops; grains and feed crops; livestock; trees and fruits; or vegetables, nursery, floral and ornamental stock; or B. Land devoted to and meeting the requirements and qualifications for payments or other*

compensation under a crop-land retirement program with an agency of the state or federal government."

b. Staff is unaware of any commercial or retail component of the applicant's use of the property and finds that the property is not used for agricultural production

(2) whether or not the land is zoned for agriculture use, industrial use, or critical infrastructure materials operations, as the case may be;

a. The property is not zoned for agricultural use being zoned R1-10.

(3) whether or not the land is viable for agriculture production, industrial use, or critical infrastructure materials operations, as the case may be;

a. The size of the property makes it unlikely to be viable for agricultural production.

(4) the extent and nature of existing or proposed farm improvements, the extent and nature of existing or proposed improvements to or expansion of the industrial use, or the extent and nature of existing or proposed improvements to or expansion of critical infrastructure materials operations, as the case may be; and

a. The current agricultural use is not proposed to be expanded upon. The current agricultural use is not particularly impactful.

(5)

(a) in the case of an agriculture protection area, anticipated trends in agricultural and technological conditions;

a. The applicant intends to continue the current use

(b) in the case of an industrial protection area, anticipated trends in technological conditions applicable to the industrial use of the land in question; or

(c) in the case of a critical infrastructure materials protection area, anticipated trends in technological conditions applicable to the critical infrastructure materials operations of the land in question.

3. *Recommends any modifications to the land to be included in the proposed agricultural protection area.*

   Staff would recommend the Planning Commission not include the future right of ways for all master plan roadways through this property.

4. *Analyzes and evaluates any objections to the proposal.*

   No objections have been received at the time of this writing.

5. *Includes a recommendation to the ….legislative body to either accept, accept and modify, or reject the proposal.*

   See the attached letter

JUC Comments:
Public Works: Need to protect the road right of way.
Power: Maintain current and future power line easements as decided by Hurricane Power

Water: No comments
Streets: Contains portions of a master planned roadway
Sewer: No exception at this time
Engineering: Engineering would discourage granting the APO because of master planned roadways
Fire: Okay
Cable: No comments

Recommendation: Staff recommends the Planning Commission review the evaluation criteria, discuss the application with the applicants, and recommend denial of this application and send the attached recommendation letter to the City Council.

HURRICANE CITY
UTAH

Planning Commission

July 13, 2023

Subject: Report to City Council on proposed Agricultural Protection for Parcel H-3-2-3-440

Hurricane City Council,

The Planning Commission forwards the following findings regarding Agricultural Protection Overlay APA23-03:

1. The land is not currently being used for agricultural production.
2. The land is not currently zoned for agricultural production.
3. The land is not viable for agricultural production.
4. The property is not congruent with agriculture protection zones
5. The property is under five contiguous acres

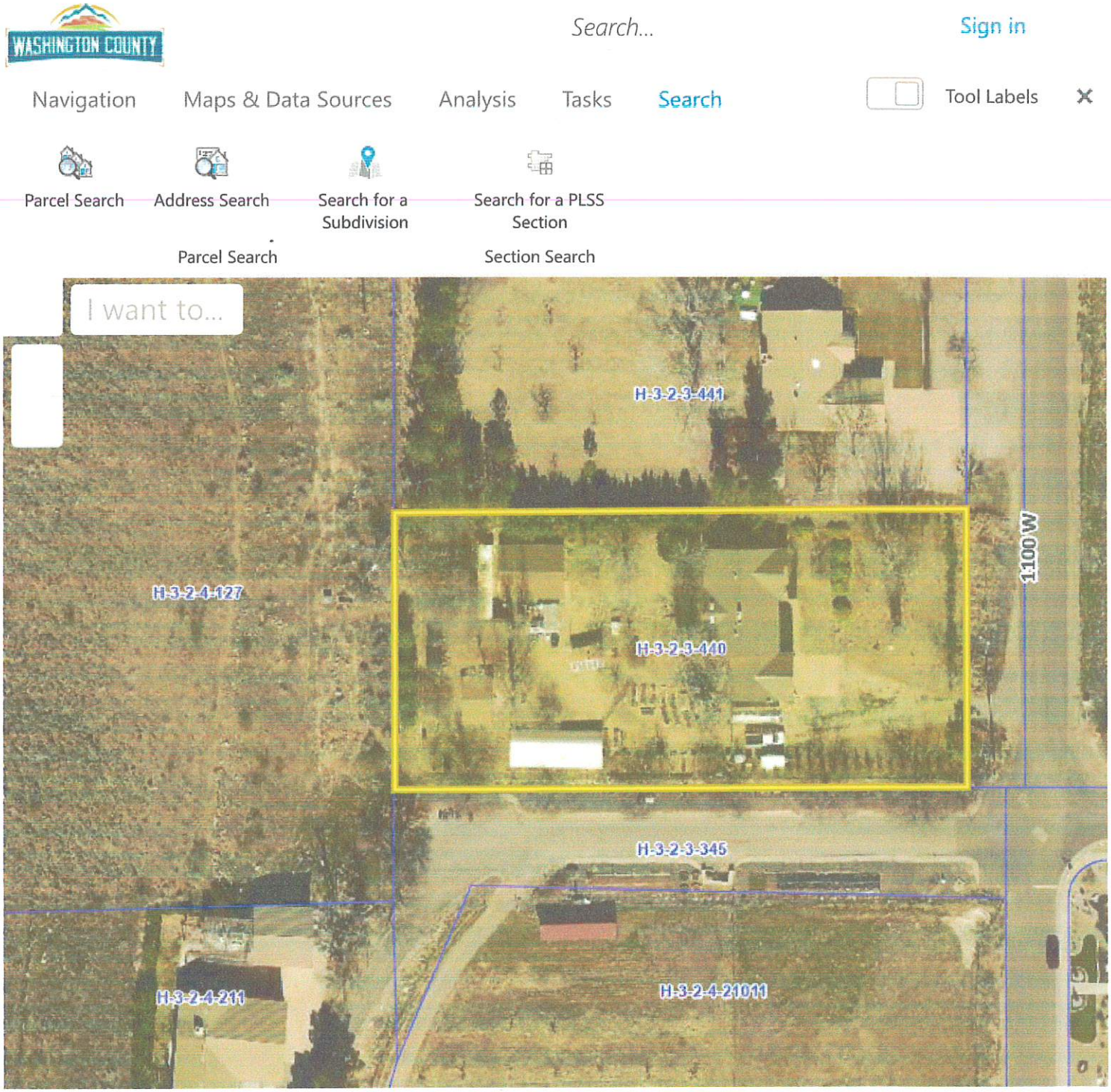
Future Use

1. The General Plan maps have the area listed as Single Family
2. This property is included in the planned right-of-ways for 900 S and 1150 W.

Recommendation

The Planning Commission recommends that the City Council deny the overlay request for parcel H-3-2-3-440.

147 North 870 West • Hurricane, UT • 84737
Phone: (435) 635-2811 • Fax: (435) 635-4284
WEB: www.cityofhurricane.com


WASHINGTON COUNTY
Search...
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Search for a Subdivision
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I want to...
H-3-2-3-441
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Basemap...
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Hurricane Planning Commission
Meeting Minutes
June 22, 2023

Minutes of the Hurricane City Planning Commission meeting held on June 22, 2023, at 5:30 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Rebecca Bronemann, and Kelby Iverson

Members Excused: Brad Winder, Ralph Ballard, and Michelle Cloud

Staff Present: Planning Director Stephen Nelson, Assistant Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, and City Engineer Representative Jeremy Pickering

5:30 p.m. - Planning Commission Business:

1. Discussion on park model standards

Fred Resch III explained that the proposed draft removes Park Models from the ordinance. This update will apply the standards of manufactured homes to Park Models. He updated the issuance criteria for temporary recreation vehicle permits and clarified the language regarding the time limit of occupancy at RV parks.

The updated standard is scheduled for a Public Hearing at next week's meeting.

2. Discussion on fencing standards

Fred Resch III updated the standard to clarify that retaining walls shall not be built within utility easements and sight triangles. He explained that he would further research prohibited materials to define the fencing standards.

3. Discussion on accessory dwelling unit standards

Fred Resch III explained that Mayor Billings and the City Council have requested to lower the required lot size for two ADUs. Mr. Resch III will bring a proposed updated ADU standard to the next Planning Commission meeting.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Rebecca Bronemann.

Prayer and/or thought by invitation from Shelley Goodfellow.

Declaration of any conflicts of interest.

Kelby Iverson disclosed that he has a conflict of interest on two agenda items. Rebecca Bronemann disclosed that her husband works for an applicant's health care company.

Kelby Iverson motioned to approve the agenda as posted. Paul Farthing seconded the motion. Unanimous.

Public Hearings

1. A Zone Change Amendment request located at 800 W 100 N from HC, highway commercial, to PC, planned commercial. Parcel number H-3-1-34-31401.

No comments.

2. A Zone Change Amendment request located at 1300 W 3000 S from RA-1, residential agriculture, one unit per acre, to GC, general commercial. This change will affect a portion of parcel number H-3394-B-1.

Comments submitted are on the record. No further comments

3. A Zone Change Amendment request located at 2095 S 700 W from R1-6, residential one unit per 6,000 square feet, to M-1, light industrial. Parcel number H-3-2-10-232.

Brian Blessing lives in a home that backs this property. He is concerned that this amendment will affect property values.

Kristen Bruten lives in a home that backs this property. She reported that the houses on this street are already sinking, and she is concerned that ground movement will exacerbate the situation.

Carrie Bono lives in a home that backs this property. She is concerned about the smell from the rendering plant, noise, and traffic.

Comments submitted are on the record.

Ted Payne owns a home that backs this property. He is also concerned about how this will affect the value of surrounding homes. The desired zoning is a broad request. Anything that is visual or has odor would be a problem.

4. A Zone Change Amendment request located at 2250 S 5140 W from R1-10, residential one unit per 10,000 square feet, to PF, public facility. Parcel number H-4-2-11-320112.

The comment submitted is on the record. No further comments.

5. A Land Use Ordinance Amendment to adopt Title 10 Chapter 52 and amend Title 1 Chapter 4 with regards to inclusionary zoning

No comments.

NEW BUSINESS

1. ZC23-14 PSP23-18: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 800 W 100 N from HC, highway commercial, to PC, planned commercial. Parcel number H-3-1-34-31401. Aaron Beard Applicant. Mike Beard Agent.

The architect explained that the applicant proposes a multifamily project with nine units per floor and twenty-six units. The applicant could do a mixed-use project with the current zoning. However, the applicant is not confident that this area could support commercial or retail use. Fred Resch III reported that the applicant could build a multifamily unit. However, twenty percent of the property must be dedicated to commercial use. Mr. Resch III explained that the code requires the site plan to clearly define the location of commercial use. He noted that short-term rentals are not permitted within the zoning. Rebecca Bronemann feels this is an ideal location for multifamily, considering its proximity to the schools. Paul Farthing asked if the property could be divided to give the applicant flexibility. Mr. Resch explained that planned commercial matches the general plan for this area.

Kelby Iverson asked if a three-story building is feasible in this area. Mrs. Bronemann noted that the neighboring hotel is three stories. The architect shared that due to the typography in the area, the building will sit lower than the road and be slightly higher than the hotel. Mr. Resch III reported that he would continue to work with the applicant to clarify the site plan if the Planning Commission recommends approval. Mr. Iverson asked if the property could be reverted to its original zoning if the project does not go through. Dayton Hall explained that changing the zoning map is a legislative action. Mr. Resch III noted that Planning Commission defined the uses in Planned Commercial to ensure that the commercial uses are compatible with residential development.

Shelley Goodfellow motioned a recommendation of approval of ZC23-14 and PSP23-18 to the City Council, contingent upon satisfaction of the twenty percent commercial on the property. Rebecca Bronemann seconded the motion. Unanimous.

2. ZC23-15: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 1300 W 3000 S from RA-1, residential agriculture, one unit per acre, to GC, general commercial. This change will affect a portion of parcel number H-3394-B-1. John Brammall Applicant. JJ Allred/Lance Hutchings Agent.

JJ Allred explained that the applicant plans to build a recreation sports complex and hopes to create partnerships with the City and Schools to allow shared use of the fields. Dayton Hall advised the Planning Commission to focus on the proposed zone change, not the facilities. When or if the applicant sells the property, Paul Farthing is concerned about future property uses. The zone change cannot be reversed after approval. Rebecca Bronemann noted the neighboring commercial use and feels this proposal is harmonious with the surrounding area; she feels the proposed project will positively impact the community. Shelley Goodfellow agrees that the community needs a recreational sports complex, and the site plan is harmonious with the surrounding area. However, to be consistent with previous zone changes in the area, the Planning Commission must deny the zone change due to inadequate infrastructure. Mr. Resch III noted that this is permitted within public facility zoning. Mrs. Bronemann likes the access from SR-7. She agrees that the Commission needs to be consistent regarding utilities.

Rebecca Bronemann motioned to continue ZC23-15 until the zoning can be discussed with staff and the JUC notes can be updated. Paul Farthing seconded the motion. Unanimous.

3. ZC23-16: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 2095 S 700 W from R1-6, residential one unit per 6,000 square feet, to M-1, light industrial. Parcel number H-3-2-10-232. Julie Iverson Trust Applicant. Karl Rasmussen Agent.

Karl Rasmussen explained that due to the collapsible soil and nature of the property, the applicant intends to build storage units with privacy fencing. Fred Resch III shared that M-1 zoning would have a lower impact on services. Paul Farthing reiterated his concerns regarding the use of the property if the owner sells the land. Mr. Resch III reviewed the approved uses in light industrial zoning. Shelley Goodfellow shared that a storage unit facility will negatively affect the property value of surrounding homes. However, she feels a storage facility may be the best use of the property due to the collapsible soil. Rebecca Bronemann does not think this is harmonious with the existing character, and due to the collapsible soil, the proposed amendment will harm the neighboring properties. Mr. Rasmussen stated that this project will have a lower impact on the soil. He explained the impact of housing on collapsible soil. Colten Iverson stated that the applicant could build twenty-four homes under the current zoning. However, the applicant feels a storage facility is the best use of the property.

Paul Farthing motioned a recommendation of denial of ZC23-16 to the City Council due to the incompatibility and negative impact on the surrounding neighborhood. Rebecca Bronemann seconded the motion. Paul Farthing, Rebecca Bronemann, and Mark Sampson – aye. Shelley Goodfellow – nay. Kelby Iverson abstained. Motion carries.

4. ZC23-17: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 2250 S 5140 W from R1-10, residential one unit per 10,000 square feet, to PF, public facility. Parcel number H-4-2-11-320112. Russ Condie Applicant. Alliance Consulting Agent.

Craig Coats with Alliance Consulting explained that Dixie Power is asking for Public Facility zoning to build a power substation. Fred Resch III reported that there are no staff comments. Rebecca Bronemann asked if Planning Commission should consider health risks. Shelley Goodfellow thinks there are health risks associated with a substation and asked about the height of the wall. Mr. Coats shared that per the power code, there will be an eight-foot cinder block wall around all four sides, and the wall on the east and west side will be higher due to the four-foot retaining wall.

Paul Farthing motioned a recommendation of approval of ZC23-17 to the City Council subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

5. LUCA23-03: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to adopt Title 10 Chapter 52 and amend Title 1 Chapter 4 with regards to inclusionary zoning.

Fred Resch III explained that inclusionary zoning incentivizes developers to provide deed-restricted affordable units. He provided an overview of the code and explained that this is included in the city's Moderate Income Housing and required by Utah state.

Rebecca Bronemann motioned a recommendation of approval of LUCA23-03 to the City Council, subject to review by the City Attorney. Paul Farthing seconded the motion. Unanimous.

6. PSP23-16: Discussion and consideration of a possible approval of a preliminary site plan for Kendall Clements, a short-term rental complex located at 57 N State St. Kendall Clements Applicant.

Paul Farthing stated there might be issues with providing fire access turnaround. Fred Resch III reported that engineering has concerns about the turning radius and layout of the parking.

Shelley Goodfellow motioned to approve PSP23-16 subject to staff and JUC comments. Kelby Iverson seconded the motion. Unanimous.

7. AFP23-12: Discussion and consideration of a recommendation to the City Council on an amended final plat for Pecan Valley Resort Phase 1 located at 5210 W 2400 S. Chris Wyler Applicant.

Fred Resch III reported that this is the first phase of the Pecan Valley Resort townhomes. He noted that the width of the end units is twenty-eight feet.

Kelby Iverson motioned a recommendation of approval of AFP23-12 to the City Council subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

8. CUP23-11: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 201 N Foothills Canyon Dr. Pinnacle Commercial Development Applicant.

Derek Rowley with Pinnacle Commercial Development provided an overview of the development. He explained that the applicant is applying for a conditional use permit for a metal maintenance building.

Kelby Iverson motioned to approve CUP23-11 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

9. AFP23-13: Discussion and consideration of a recommendation to the City Council on an amended final plat for Dixie Springs Phase E Lots 92 & 93 located at 3640 W and Dixie Springs Drive. Brett Kee Applicant. Brandee Walker-Civil Science Agent.

Fred Resch III reported that this is a standard lot combination, and the applicant must cut and cap the extra utilities to the lots.

Shelley Goodfellow motioned a recommendation of AFP23-13 to the City Council subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

Approval of Minutes:

1. June 8th, 2023

Rebecca Bronemann motioned to approve the minutes from June 8, 2023. Paul Farthing seconded the motion. Unanimous.

Fred Resch III reported that the Open House for the Downtown Master Plan catalyst building is scheduled for July 7, 2023.

Paul Farthing motioned to adjourn the meeting. Rebecca Broneman seconded the motion. Unanimous.

Adjournment at 8:04 p.m.