HURRICANE CITY
UTAH

Mayor
Nanette Billings

City Manager
Kaden DeMille

City Council

Joseph Prete
Dave Sanders
David Hirschi
Kevin Thomas
Doug Heideman

Hurricane City Council Meeting
Agenda

August 3, 2023
3:30 PM
City Council Chambers 147 N 870 W, Hurricane

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

3:30 p.m. Closed Meeting

1. Closed Meeting held pursuant to Utah Code section 52-4-205.
2. Agenda Summary

4:30 p.m. Training regarding the Budget/Fiscal Year

5:00 p.m. Pre-meeting

6:00 p.m. - Call to Order

Prayer

Thought

Pledge of Allegiance

Declaration of any conflicts of interest

Presentation of Washington County Water Conservancy District's 20 year water supply plan

Minutes of special meeting July 25, 2023

Public Forum – Comments from Public

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

OLD BUSINESS

1. Consideration and possible approval or denial of a proposed **letter of support to Washington County School District** regarding a tax initiative
2. Resolution 2023-30: Consideration and possible approval of **a General Plan Amendment to adopt a Downtown Master Plan**.
3. Consideration and possible approval of an **Asset Purchase Agreement Between Rocky Mountain Power and Hurricane City**. -Scott Hughes
4. Consideration and possible approval of a **disconnection request for parcels H-3403-C-2, H-3403-B-2, and adjacent roads**-Sky Ranch Ph 6 L.C. applicant, Doug Durbano agent
5. Consideration and possible approval of Resolution 2023-32 adopting a **policy governing commercial electric vehicle charging stations**. -Scott Hughes
6. Consideration and possible approval of **Resolution 2023-33 adopting a new rate for commercial electric vehicle charging stations.** -Scott Hughes
7. Consideration and possible approval on **cost adjustments for the 2800 West project**-Arthur LeBaron

NEW BUSINESS

1. Consideration and possible approval of a **local match for a Development Solutions Study** on SR-9 with UDOT and DMPO.
2. Consideration and possible approval of **Resolution 2023-26 updating Hurricane City power standards and specifications**. -Scott Hughes
3. Consideration and possible approval of **Resolution 2023-35 in opposition to EMS sales tax**
4. Ordinance ZC23-20: Consideration and possible approval of 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.
5. Consideration and possible approval of a **final site plan for Coral Junction RV Resort, an RV park with 120 RV spots and 51 trailer spots located at 201 N Foothills Canyon Dr.** Derek Rowley Applicant. Deloss Hammon Agent.
6. Ordinance 2023-12: Consideration and possible approval of a **Land Use Code Amendment to adopt Title 10 Chapter 52 and amend Title 1 Chapter 4 with regards to inclusionary zoning and affordable housing.** Hurricane City Planning.
7. Consideration and possible approval for **501C3 Ignite Volleyball Club (Club) located in Hurricane to access school and (future) City facilities** for club activities (practices, etc.)
8. Consideration and possible approval of **Road Dedication Plats** for 2100 West, 2400 West, 2500 South, 2900 South, and 3000 South.
9. Consideration and possible approval of **directing the Zoning Administrator to issue a grading permit** for Black Ridge-Mark Horton

10. Consideration and possible approval of a **preliminary plat for The Adventus Phase 1,** a mixed use development consisting of Hotel condominiums, apartments, commercial, and restaurant space located at the corner of Abbey Road and Sand Hollow Road. Brent Moser Applicant. Karl Rasmussen Agent
11. **Public Hearing** to take comments on the following:
    a. Ag protection overlay on parcels H-3-2-3-440 and H-3-2-3-345
12. Consideration and possible approval on an **Agricultural Protection Area for Donald Stratton** located at 900 S 1100 W. Donald Stratton Applicant.
13. Consideration and possible approval on an **Agricultural Protection Overlay for Bruce and Linda Zimmerman located at 890 S 1100 W**. Bruce and Linda Zimmerman Applicant.
14. Ordinance 2023-13: Consideration and possible approval of a **Land Use Code Amendment to Title 10 Chapter 3 and Chapter 43 regarding Park Model Developments and MH/RV zoning standards**.
15. Ordinance 2023-14: Consideration and possible approval on a Land Use Code Amendment to **Title 10 Chapter 7 regarding accessory dwelling units.**
16. Consideration and possible approval on a preliminary plat for **Buck's Ace Hardware, a four lot commercial subdivision located at 1447 W State St**. Buck Hurst Applicant. Jared Bates Agent.
17. Consideration and possible approval of an **amended final plat for Quail Creek Industrial Park Phase 5 located at 1100 S Regional Park Road**. Doug Dennett Applicant. Brandee Walker Agent.

Adjournment

I hereby certify that the above notice was posted to the city website, (www.cityofhurricane.com) posted to the state public notice website, and at the following locations:
1. City office – 147 North 870 West, Hurricane, UT
2. The Post Office – 1075 West 100 North, Hurricane, UT
3. The library – 36 South 300 West, Hurricane, UT

_____ for the City Recorder

Agenda Summary for Hurricane City Council August 3, 2023

3:30 p.m. Training regarding budget and fiscal year

4:00 p.m. Work Meeting with NRCS regarding NEPA process

5:00 p.m. Pre-Meeting

6:00 p.m. Call to Order

Presentation of Washington County Water Conservancy District's 20 year water supply plan

Old Business

1. The Washington County School District gave a presentation at the last Council meeting regarding a tax initiative. The School Board will be voting on this initiative at their next meeting and the District would like a letter of support from each City. This item is on the agenda for the Council to make a decision if they are in support or not of this tax initiative.
2. This item was continued from the last Council meeting to give everyone time to review the new renderings that were received.
3. The proposal is for Hurricane City to purchase Rocky Mountain Power's assets within the Sky Ranch area, with Hurricane City Power taking over the service area for Hurricane Cliff Estates, Cliff Dweller Ranches, Copper Cliffs, Grassy Meadows Sky Ranch, and Adobe Hills. Currently, Hurricane City supplies power to this unincorporated area by selling it to Rocky Mountain Power via a meter at the north end of the area, with Rocky Mountain Power using that power to service the area. The City then buys back power from Rocky Mountain Power to service Moccasin Flats. The proposed arrangement would make the City the power service provider for the entire area. The proposed purchase price is $206,000, with each party bearing its own costs to disconnect and reconnect as necessary to effectuate the change. If approved, the contract requires the City to pay the purchase price within 15 days after the contract is fully executed, with Rocky Mountain Power conveying the assets within 30 days thereafter via a bill of sale.
4. UPDATES SINCE THE JULY 20, 2023 CITY COUNCIL MEETING:
    - The Washington County Commissioners have submitted a letter opposing the proposed disconnection. The letter is in the meeting packet.
    - In the July 20th meeting, the attorney for the applicant made statements that written commitments had been made to supply water and power to the 20 acres if the disconnection were granted. The Hurricane City Attorney requested copies of any such documentation, but none have been provided.
    - A contract for the Hurricane City Power Department to take over the Sky Ranch service area is on the August 3rd agenda for the Council's consideration. Approval of the contract would make Hurricane City the servicer of the area--regardless of whether disconnection is granted. In other words, if the contract is

approved, disconnection of the 20 acres will not provide better or faster power service to the subject property as suggested by the applicant's attorney. This item was continued from the last meeting due to last minute changes that the Council hadn't had time to review. Nothing has been changed since the last meeting.

5. This item goes hand in hand with the previous item, so it was continued at the last meeting until the policy had been adopted.
6. This item was continued from the last meeting because staff had not heard back from the property owners. At the time of this report, I am not aware of any new information.

New Business

1. UDOT has approached Hurricane City to partner on a study to determine alternatives to widening SR-9 downtown as traffic volumes rise and congestion worsens over time. The City Engineer requested funding from the Dixie Metropolitan Planning Organization's (DMPO) planning fund. The City received $40,000 from DMPO. UDOT estimates the total cost of the study to be $120,000, and has asked that the City also contribute at least $5,000 to the project. This would put UDOT contributing $75,000.
2. A lot of years ago, Brian and Dave got the impression that they were allowed to make changes to the Power Department's Underground Construction Standards and Specifications document without having to bring everything to the council. We recently started to question that and decided that we had better make sure we were ok to do that. We searched through City Council minutes for multiple years and could not find a resolution or directive. Luckily, every time that we have changed the standards over the years, Brian would bold the changes, so we believe we know what the changes are. We are presenting all the changes that have been made since the last time a change was approved by Council and a few new things, including some verbiage that does allow us to make certain kinds of changes to the specs without having to bring every little technical change to the Council. Please weigh in on whether that is what you would like or not. If you would like to see all changes, Power Dept. does not have any issues with that. In the packet are the following documents, in order:
    - Updated standards showing changes in red.
    - Resolution adopting new standards.
    - New standards in final form to be attached as Exhibit A to the resolution.
3. A recent amendment to the State Code allows for counties of the 2nd class (such as Washington County) with 1 national park and 2 state parks to impose a sales tax to pay for emergency medical services. Washington County qualifies for this optional tax and there is a proposal being considered by the County Commission to move forward with a sales tax of up to 1%.

   Under the State Code, the tax cannot be adopted unless it is approved by the County Commission, the majority of the voters within the Fire District, and either every City/Town Council within the District or by the District's Board. The District's Board has

already approved the proposal by resolution. Therefore, because the District Board approves of the tax, even if the City Council opposes the tax, the tax may still be implemented if approved by the County Commission and the majority of voters within the District.

The full resolution sets out the reasons for the opposition. However, the three key points are as follows:

- The proposed tax is only permitted to be used to fund emergency medical services, so the District would still need a funding source for its fire protection services.
- When the District's services are utilized, those that require the services are already billed directly and therefore already contribute to the cost of the services; and
- A 1% sales tax is likely to cost residents much more than what they currently pay on their property taxes to fund the District.

4. 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.

   The Planning Commission unanimously recommended approval subject to staff and JUC comments.

5. 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.

   The Planning Commission recommended approval subject to staff and JUC comments and the applicant providing a new landscape plan that meets city standards. As of this writing a new landscape plan has not been submitted.

6. BRIEF SUMMARY:

   The item for the Council's consideration is the creation of a new chapter within the City Code offering incentives to developers if the development qualifies as affordable housing. The Planning Commission recommended approval of the ordinance. The City Attorney has made significant changes to the draft recommended by the Planning Commission, but the changes were primarily rewording, clarifying, and reorganizing the new proposed Code sections, without changing the intent of the Planning Commission. A redlined draft can be provided upon request showing changes made by the City Attorney to the draft reviewed by the Planning Commission. The City Attorney approves as to form the version that is included in the meeting packet.

DESCRIPTION OF KEY POINTS:

A. Affordable housing is defined as housing achievable by households with income equal to or less than 80% of the Washington County Area Median Income ("AMI") as reported by the Department of Housing and Urban Development. More specifically, the total monthly cost for renters (rent + utilities) cannot be more than 30% of the income of a household making 80% of the AMI. Similarly, the total monthly cost to own the unit (mortgage + property taxes + HOA dues + parking fees) cannot be more than 30% of the income of a household making 80% of the AMI.
B. The incentives are only available for properties zoned as R1-8, R1-6, RM-1, RM-2, RM-3, and within Planned Development Overlays.
C. Affordable Housing Development Incentives. A development that has at least 10% of the units as affordable housing qualifies for the following incentives:
    a. 20% density bonus;
    b. Reduced building setbacks;
    c. 50% discount on all City impact fees for the affordable housing units;
    d. Reduction of minimum lot sizes (which is necessary to allow the 20% density bonus).
D. Affordable Housing Not in Development (individual lots):
    a. If individual lots want to qualify as affordable housing, those units would be entitled to the reduced setbacks, the smaller lot size, and the 50% discount on impact fees.
E. The applicant would agree to maintain the unit as affordable housing for 25 years from the date the City issued a Certificate of Occupancy for the unit. This obligation would be confirmed in a deed restriction recorded against the property prior to final approval of the site plan, plat, or building permit.
F. The property manager or owner would be required to submit annual reports to the Zoning Administrator to confirm compliance with the Code and the deed restrictions. There will be an additional administrative burden to track and regulate affordable housing.
G. The Planning Commission is identified as the body that would decide if the applicant qualifies for the incentives. The analysis will be limited to a determination of whether the applicant meets the requirements in the Code. If the applicant qualifies under the Code, approval will not be discretionary.
H. Failure to comply with the Code during the 25-year period would subject the property owner to a civil penalty of $100 per day per noncompliant unit. Attempts to enforce would look similar to the City's ongoing attempts to regulate illegal vacation rental properties.
I. The proposal is to (1) create a new chapter in the Code (chapter 52 in title 10) and also (2) amend section 1-4-5 to allow civil enforcement if approved affordable housing does not comply with the requirements.

7. Hurricane City has an MOU with the Washington County School District to use district facilities. About a year ago, Tiger Elite Football was given permission by Hurricane City Council to schedule use of district facilities through the city. Ignite Volleyball Club is asking for those same allowances.

   Club has insurance coverage. Club administration has also spoken with Hurricane Rec Director Tiffani Wright to ensure that it could operate in a way that would not put any additional significant burden on Hurricane Recreation's operations. Tiffani was favorable to our proposal.

   About us: Club Administration - Haylee Prete, Susannah Stout, Lynette Crandall
   Ignite Volleyball was formed last year to create Hurricane's first independent volleyball club. In our first club season, because of limited resources (both gym space and coaches), we were only able to run 3 teams (15U, 16U, and 17U), which serviced about 30 girls. Two of those teams (16U, 17U) took first place in tournaments that were National Qualifiers, earning them a berth at the AAU Nationals Tournament in Orlando Florida in June. Our 16U team and their families decided to make that trip, working together to raise $20,000 to pay for flights, accommodations, food and fun for the girls. In spite of significant injury to two of the nine teammates (ACL tear and concussion), our team placed in the top third of 175 total teams from all over the nation.
8. These road dedications are required for the proposed Balance of Nature project in the Bench Lake Area. These roads will provide access for public ingress/egress and utility services to the Balance of Nature property.
9. Black Ridge Development (formerly Collina Tinta) has requested a grading permit. As of Friday afternoon, a grading plan had not been received but staff has talked to the developer and they assured us one would be received before the meeting. HCC 10-7-23 states that, "Notwithstanding any other provision in this title to the contrary, the Zoning Administrator shall be authorized, upon an affirmative vote of the City Council, to issue a grading permit for property not scheduled for immediate or reasonably imminent development upon such terms and conditions as may be deemed necessary by said City Council to guarantee the protection of the property and neighboring properties against problems resulting from such grading, including, but not limited to, the accumulation of weeds, soil erosion, surface drainage and dust."
10. Black Ridge is an approved development in differing phases of development. Staff would interpret this code to mean that the applicant, at least, cannot be issued a grading permit for the two phases of Black Ridge that already has preliminary plat approval and submitted construction drawings. The applicant has informed staff that their main intent is to undo the mass grading that was done by the previous owners which is mostly in other parts of the development.
11. 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) and residences on the top two floors. The mixture of uses within this phase is significantly different than what was on the zone change application however this phase does meet the standards of the Planned Commercial zoning. The Planning Commission unanimously recommended approval.

12. 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.

    The Planning Commission recommended approval of the agricultural protection overlay with the exception of the master planned roadways. The Planning Commission believes that despite this application not meeting several of the standards required of an agricultural protection overlay the City should still approve the application with the exception of the master planned roadways. The vote was 4-3 with the three dissenting votes due to their belief that approving this application would be a violation of city ordinances. Staff still recommends denial as the property is not zoned for agriculture and is less than five contiguous acres.

13. 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.

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14. At the June 1st City Council meeting, the City Council directed staff to prepare changes to the city code with regards to park model developments. Park model developments were regulated with almost identical development standards to RV parks which caused concerns from the Council with density and parking in these development designed for long-term occupancy. After a review of neighboring cities ordinances with regards to manufactured homes staff has not found a city that treats park models differently than any other type of manufactured home. Staff and the Planning Commission are recommending removing park models from the code altogether and treat them the same as any other manufactured homes. A few minor changes were made in some other portions of the code. The Planning Commission had a lively discussion on manufactured homes and recreational vehicles as sources of affordable housing however the only policy change the Planning Commission recommended was allowing for long-term occupancy in RV parks. The Planning Commission unanimously recommended approval of the changes.
15. This ordinance change was proposed by the mayor this past June. The Moderate Income Housing Plan that was amended last Council meeting included a recommendation that the City evaluate lowering the property size standard for having a second accessory dwelling unit from .8 acres to .5 acres. This would open up a larger number of properties within the City to have a second ADU.
    Planning staff and the Planning Commission has proposed three changes to this ordinance
    - Lowering the lot area needed to have a second ADU from .8 acres to .5 acres.
    - Tighten up language in subsection (6) with regards to ensuring that only one ADU can be used as a short-term rental.
    - Adding a standard that the primary dwelling and two ADUs cannot be across three separate buildings. At least one ADU must be attached; either to the primary dwelling or to the other ADU. This standard is meant to be phrased to still allow a property owner to have a detached garage or other accessory building. It is important to note that subsection (1) states 50% of the lot must be clear of building.

    The Planning Commission recommended approval, after reviewing the conditional use permit standards they seemed to believe that those standards will be sufficient to

prevent problems on these lots. The vote was 6-1, with the one dissenting vote being due to a concern about the size of buildings that would be built.

16. The applicant has filed a preliminary plat for the new Ace Hardware development just west of Gould's Wash along SR-9. They are looking to properly subdivide off the three restaurant pads they are proposing. This property was illegally subdivided already through the County and this application will resolve that and allow them to keep moving forward.
    The Planning Commission recommended approval subject to staff and JUC comments.
17. The applicant is requesting to add area to Parcel "A" on the Quail Creek Industrial Phase 5 plat. On the original plat this area was proposed for a regional detention basin and sewer lift station. The applicant is looking to add space to the sewer lift station and add a Public Utility Easement on that property and dedicate the rest to the City.
    The Planning Commission unanimously recommended approval subject to staff and JUC comments.

WASHINGTON COUNTY
WATER
CONSERVANCY
DISTRICT

20-Year Water Supply Plan

WCWCD Board of Trustees | July 10, 2023

Plan Purpose

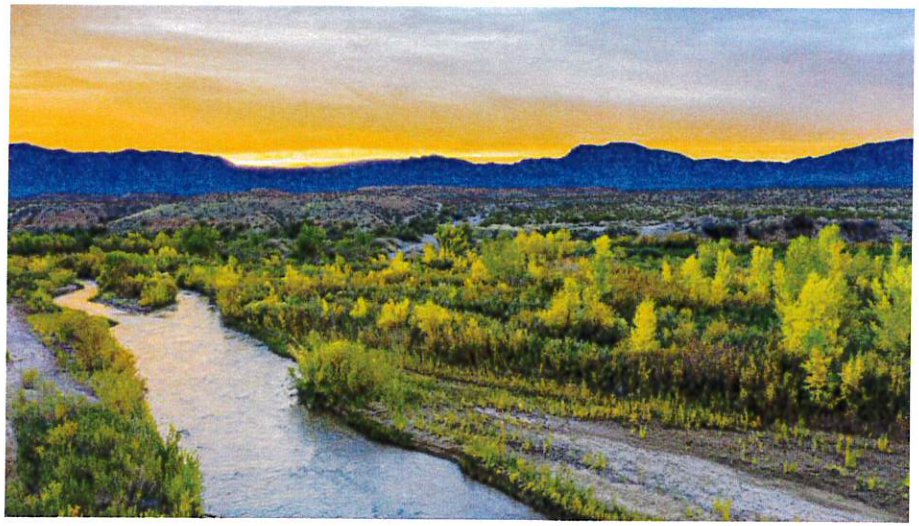
RWSA municipalities have approximately 72,000 planned new units that have been approved for development

Based on current growth projections, it will take approximately **20 years** to realize this development

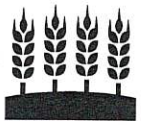
The 20-year plan outlines the measures to supply water to new growth

Existing Water Supplies

- Through coordination with RWSA partners, the reliable yield of existing water supplies was determined
- Reliable yield of existing water supplies will be fully used by the end of 2023
- Additional water supplies are needed to meet the approved new growth

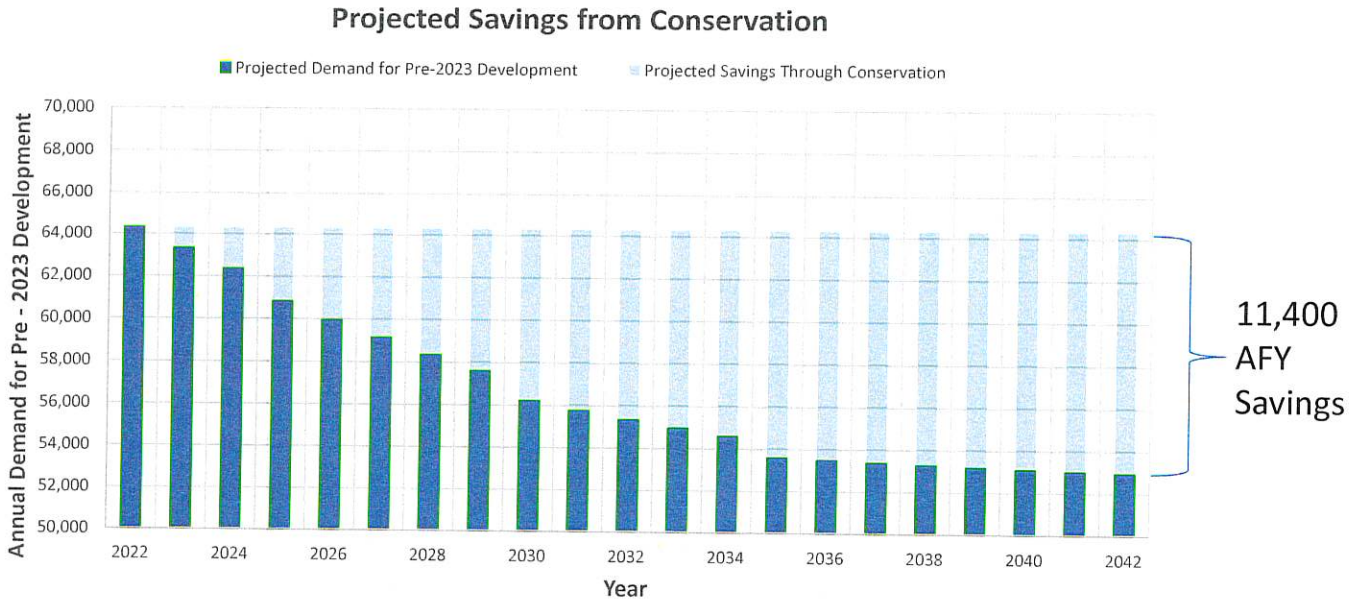


Proposed New Sources of Water

- Water Conservation
- Reuse Water
- New Water Supply Development
- Municipal Groundwater Optimization
- Agricultural Conversion 

Water Conservation

- Aggressive long-term conservation goal established by the state
- 23% reduction in use by the year 2070



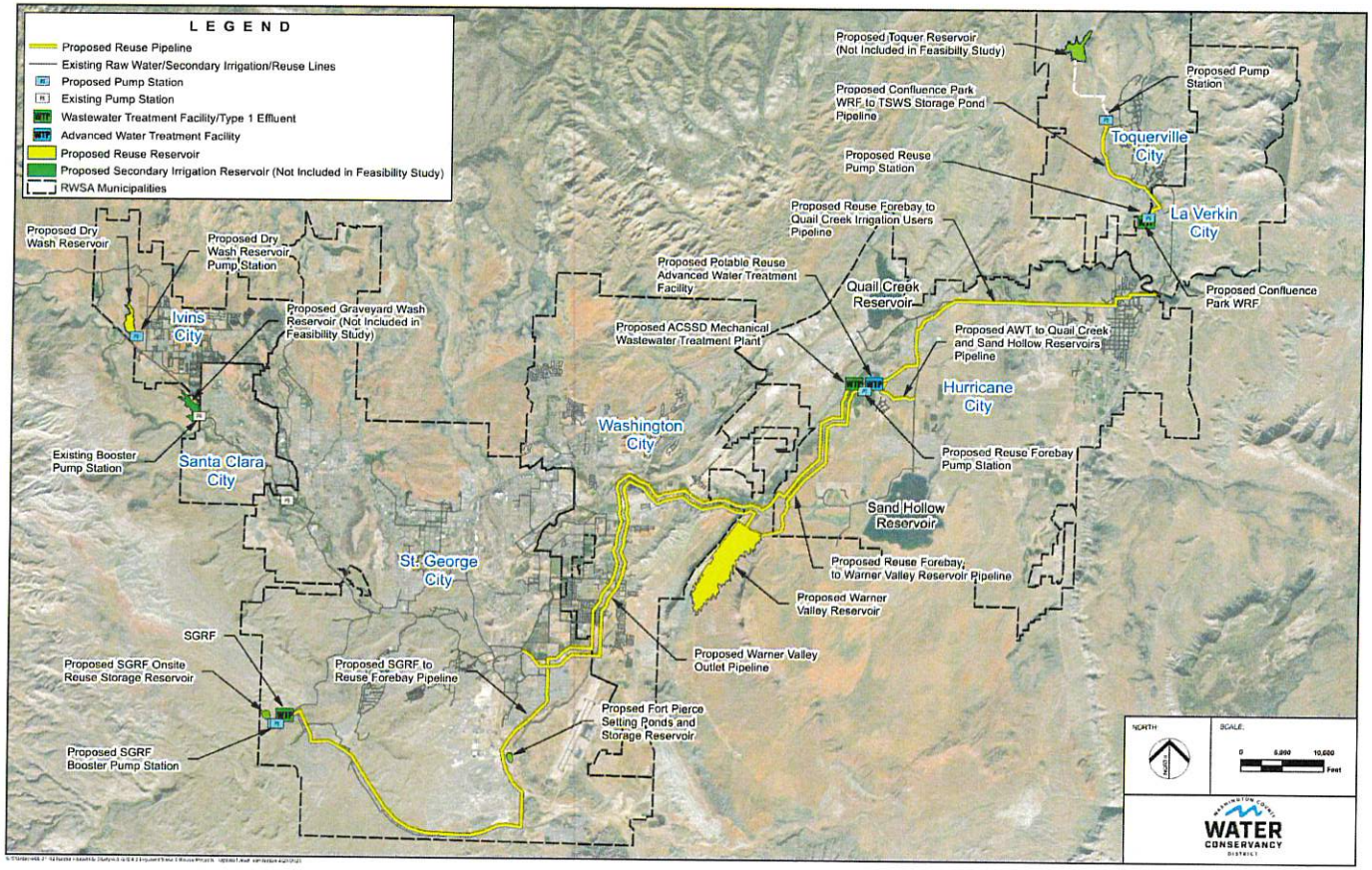
- Existing User Base:

0.78 AFY → 0.59 AFY by 2070

0.78 AFY → 0.63 AFY by 2042

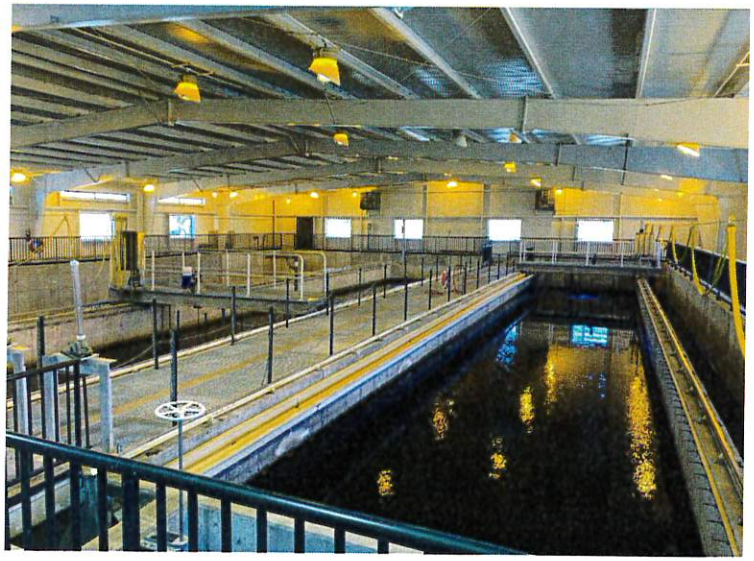
Target Savings by 2042: 11,400 AFY

Regional Reuse Plan



Regional Reuse Plan

- Treat wastewater from St. George WRF, ACSSD lagoons, and Confluence Park WRF
- Treatment facilities, pipelines, pump stations and reservoirs
- Secondary irrigation, agricultural water exchange, and indirect potable reuse (reservoir augmentation)
- Estimated to provide over **24,000 AFY** by 2042

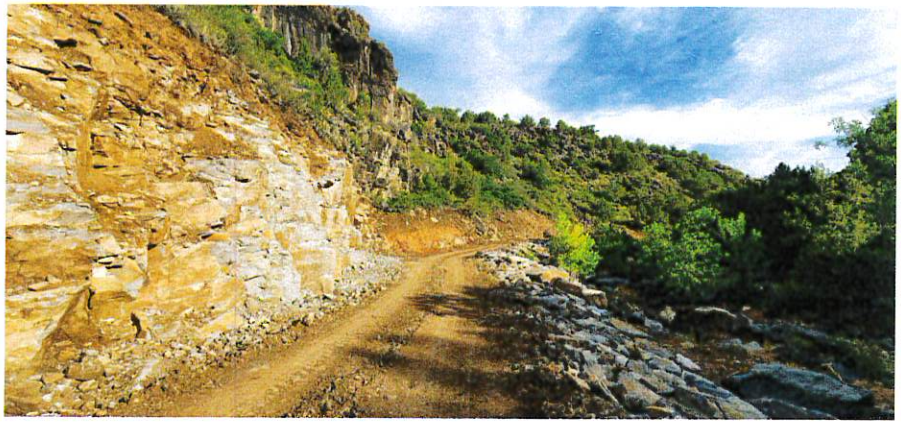


St. George Water Reclamation Facility (WRF)

Planned Water Supply Development

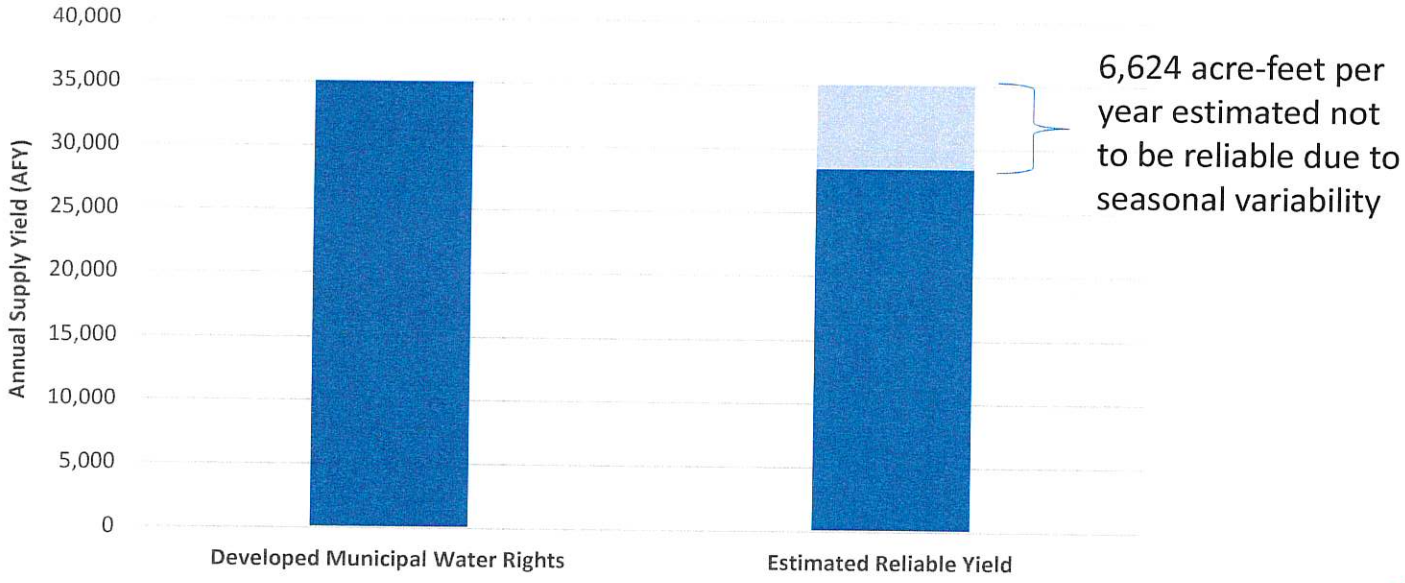
- Development of new local water supplies
- Reservoirs, wells and pipelines
- Estimated to provide nearly **5,000 AFY** of new water

Project Name	Estimated Reliable Yield (AFY)	Estimated Completion Year
Sullivan Wells/Cottam Wells Expansion	1,405	2024
Ence Well Redevelopment	700	2025
Ash Creek Pipeline/Toquer Reservoir	1,748	2026
Cove Reservoir	546	2033
Diamond Valley Well	388	2040
Total	**4,787**	



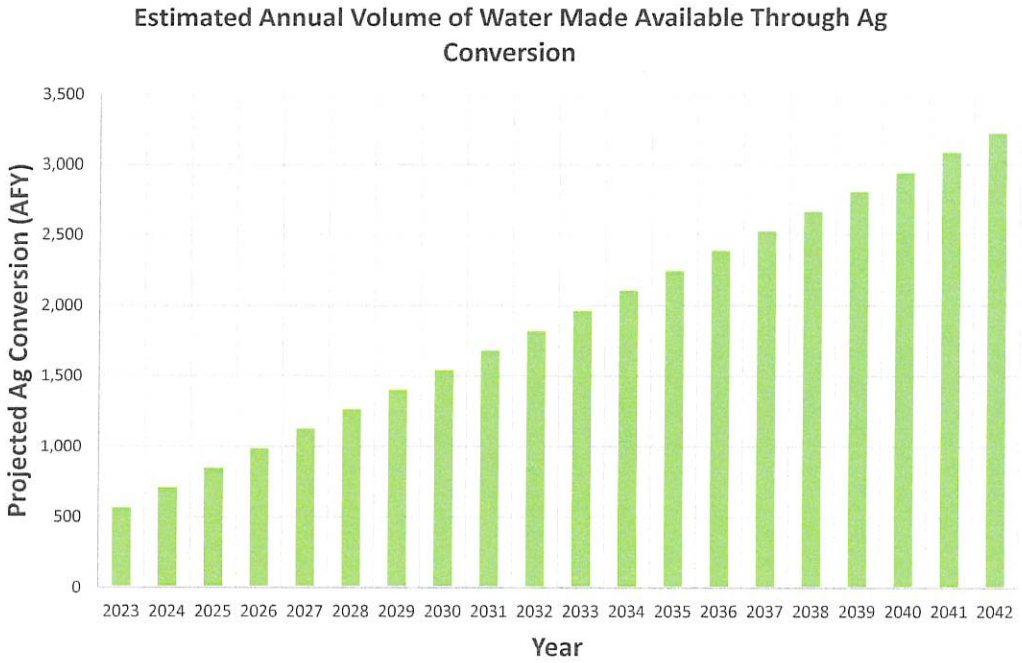
Municipal Groundwater Optimization

- District planning to commission studies on local aquifers to refine estimates for reliable yield
- Estimated to yield up to **3,000 AFY** of additional supply



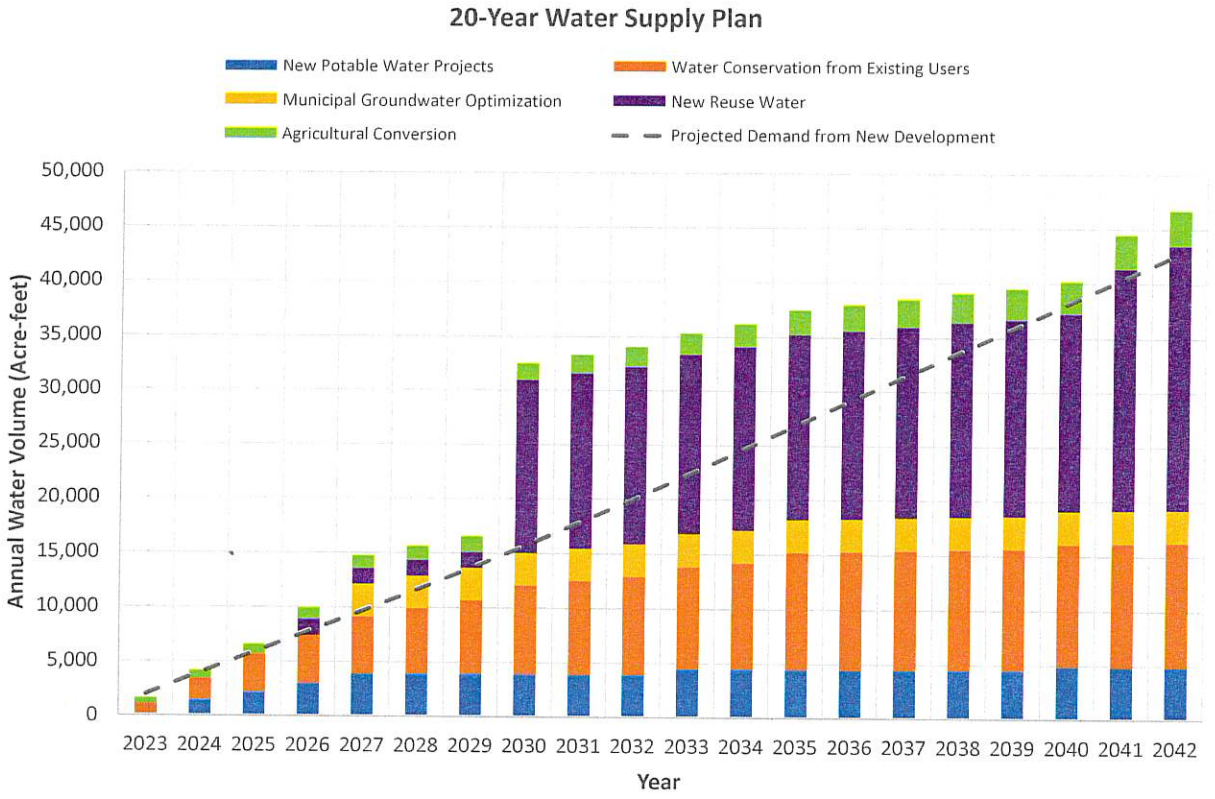
Agricultural Conversion

- Utah Division of Water Resources determines estimates for agricultural conversion
- As agricultural land is sold and converted for development, irrigation water shares will become available
- 50th percentile climate scenario: **3,216 AFY** by 2042



Integrated 20-Year Supply Plan

New Water Supplies	Estimated Annual Yield (AFY)
Projected Water Conservation from Existing Users	11,421
New Reuse Water	24,218
New Potable water Projects	4,787
Municipal Groundwater Optimization	3,000
Agricultural Conversion to M&I	3,216
Total New Water Developed	**46,642**
Total Volume Required for 20-Year Growth	**42,746**
Water Supply Surplus	**3,896**



Next Steps – Board Meetings

- July 10: Presentation of 20-year plan
- August 7: Presentation of implementation details
- September 11: Presentation of costs and financing plan
- October 4: 2024 budget review

Board briefings will be scheduled prior to each meeting

Minutes of the Hurricane City Council special meeting held on July 25, 2023, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 3:30 p.m.

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

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, Police Chief Lynn Excell, Recreation Director Tiffani Wright, and City Recorder Cindy Beteag.

AGENDA

3:30 p.m. Closed Meeting

Councilmembers Doug Heideman and Kevin Thomas and City Attorney Dayton Hall were not present at the 3:30 p.m. meeting. David Hirschi motioned to go into a closed session to discuss the purchase, exchange, or lease of real property. Seconded by Dave Sanders. Motion carried with David Hirschi, Dave Sanders and Joseph Prete voting aye.

Council took a recess at 5:30 p.m. and reconvened at 7:30 p.m. to continue the closed session. All people listed above were present.

Adjournment: 8:30 p.m.

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval or denial of a proposed **letter of support to Washington County School District** regarding a tax initiative

Discussion:
The Washington County School District gave a presentation at the last Council meeting regarding a tax initiative. The School Board will be voting on this initiative at their next meeting and the District would like a letter of support from each City. This item is on the agenda for the Council to decide if it supports this tax initiative.

Findings:

Recommendation:

Attachments:
1. letter of support for Washington County School District

Mayor
Nanette Billings

City Manager
Kaden C. DeMille

HURRICANE CITY
UTAH

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

July 26, 2023

Board of Education
Washington County School District Administration
121 W Tabernacle
St. George, UT 84770

RE: Support for Tax Initiative

To The Board of Education Members:

This letter is to show Hurricane City supports the new tax initiative proposed by the Washington County School District to be "Debt Free in 2023". The plan, as outlined to our City Council by Steven Dunham from the Communications Office and Brent Bills, the districts Business Administrator, explained how the School District has worked and is working to get themselves out of debt, save millions in interest payments and pay cash for all new construction.

Hurricane City Council applauds the Districts efforts to be debt free and self-sufficient, while providing a slight decrease in taxes to County taxpayers. Furthermore, Hurricane City's support is based/contingent upon the School District's commitment that they will never again need to bond for school buildings as presented by the Washington County School District. We invite the Washington County School Board to vote in favor of this initiative based upon the School District's commitment as presented to Hurricane City.

Sincerely,

HURRICANE CITY

Nanette Billings, Mayor

Joseph Prete, Councilman

David Sanders, Councilman

David Hirschi, Councilman

Kevin Thomas, Councilman

Doug Heideman, Councilman

147 North 870 West • Hurricane, UT • 84737
Phone: (435) 635-2811 • Fax (435) 635-4284
www.cityofhurricane.com

HURRICANE CITY
UTAH

STAFF COMMENTS

Resolution 2023-30: Consideration and possible approval of **a General Plan Amendment to adopt a Downtown Master Plan**.

Discussion:
Planning staff and our consultant team held a public input meeting on July 7th and a synopsis of this input is included in the packet this week. Our consultant has provided a rendering that matches what staff and our consultant believes was the consensus from the public input we have received throughout this almost year-long process.

Findings:

Recommendation:

Attachments:
1. Resolution 2022-30 Downtown Master Plan
2. Downtown Summary CC 6.15.2023
3. PC Draft - HDTP-compressed
4. Dowwntown Master Plan Report
5. Hurricane PI Synopsis - Complete
6. 23 0712_Commercial Development
7. 23 0705_Commercial Ideation Boards

RESOLUTION NO: 2023-30

A RESOLUTION BY THE HURRICANE CITY COUNCIL
ADOPTING AN UPDATE TO THE GENERAL PLAN ADOPTING A DOWNTOWN MASTER 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 revitalize and protect our historic downtown; and

WHEREAS the Planning Commission gave a unanimous recommendation of approval; and

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

PASSED AND APPROVED this _____ day of_____, 2023

_____
Nanette Billings, Mayor

ATTEST:

_____
Cindy Beteag, City Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 15th day of June 2023. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

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

_____
Cindy Beteag

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**06/15/2023**
Application Number:	
Type of Application:	City Master Plan
Action Type:	Legislative
Applicant:	Hurricane City Planning
Agent:	Ben Levenger w/ Downtown Redevelopment
Request:	Review and make a recommendation on an updated Downtown Master Plan

Discussion: This is the proposed draft for the Downtown Master Plan. The City was able to fund this plan with a 90% match grant from UDOT. The planning process started in October of 2022 and has gone through several steps as shown on the graphic on the next page. The General Plan recommends that the City create a downtown master plan to help create a "vibrant downtown". This plan seeks to help achieve this goal and accomplish others sets out in the General Plan as follows:

HURRICANE CITY GENERAL PLAN

HERITAGE AND CULTURE GOAL 3: PROTECT AND REVITALIZE DOWNTOWN HURRICANE

In its historical center, downtown Hurricane is both an iconic rural Utah town that gives Hurricane its unique character and is an economic engine for the City of Hurricane, drawing visitors from all over.

POLICIES

3.1. Hurricane will strive to preserve the small town feel and rural character of its historic Downtown area.

3.2. Hurricane supports infill development and redevelopment in the Downtown.

3.3. New development and redevelopment in the Downtown should be planned and designed to be compatible with the character of the historic period architecture and should be landscaped to enhance the pedestrian experience and overall look of the area.

3.4. Downtown Hurricane is intended to function as a mixed use village with effective pedestrian and bicycle connectivity to the surrounding neighborhoods.

Downtown Master Plan Project Schedule

3.5. Hurricane supports the development of unique shops, restaurants, professional offices, financial institutions in the Downtown, and supports additional residential options, including lofts, apartments, and townhouses.

3.6. The City encourages and sponsors occasional promotional activities (e.g. farmer's market, Peach Days) to bring people downtown.

3.7. The City encourages interim uses of vacant lots and buildings Downtown (i.e. holiday markets) to draw people to the area.

STRATEGIES

3.1. Develop a Downtown/historic main street master plan and accompanying zoning or overlay development standards to address:

a. Mixed Uses;

b. Design Standards;

c. Infill Standards;

d. Building Facades;

e. Public Realm Enhancements;

f. Gathering Places

3.2. Explore the redevelopment of the community center area as a catalyst project to revitalize the downtown area. Conduct a fiscal impact study to understand the amount of tax revenue, jobs, and other benefits such a project could provide while considering the cost of service.

3.3. Beautify Downtown's public spaces by enhancing landscaping, updating public furnishings, and establishing a façade improvement program to incentivize business owners to update their storefronts.

3.4. Explore funding grants such as CDBG Block Grants to accomplish downtown vibrancy goals.

3.5. Develop a Downtown community arts program and district to display public art.

3.6. Create a Parking Plan for the Downtown area.

3.7. Review City codes to identify possible regulatory barriers to Downtown development and identify possible incentives to support the types of development that the City supports. Options could include:

a. Consider a Downtown District form-based code

b. Evaluate parking requirements

c. Waive or reduce local development fees

d. Review project permitting processes for redundancies/inefficiencies

e. Consider a grant program to help local businesses update facades on buildings or provide for additional updates.

(Hurricane City 2021 General Plan, pp 28)

Key Inputs and Creation Process

The proposed Master Plan had a variety of input from several stakeholders.

- Steering Committee: Planning staff, a member of the Planning Commission (Rebecca Bronemann), a member of the City Council (Kevin Thomas), a representative from the Hurricane Valley Chamber of Commerce, a representative from UDOT, the consultant team, and the City Manager met once a month to provide guidance and direction on each step of the plan. This committee made recommendations on public input, draft details, and recommendations within the plan.
- Public Input: During the process, the plan aimed at gathering a variety of input stakeholders. This included two online surveys, three public input open houses, and invited key stakeholders to smaller workshops and stakeholder meetings. These inputs can be found on page 39 and the appendix.
- Analysis: The consultant team performed economic research, walking surveys, gathered and reviewed public data, and reviewed traffic data from UDOT to help make recommendations within the plan. Generally, these recommendations have been reviewed by staff, the steering committee, and the public.

Key Sections

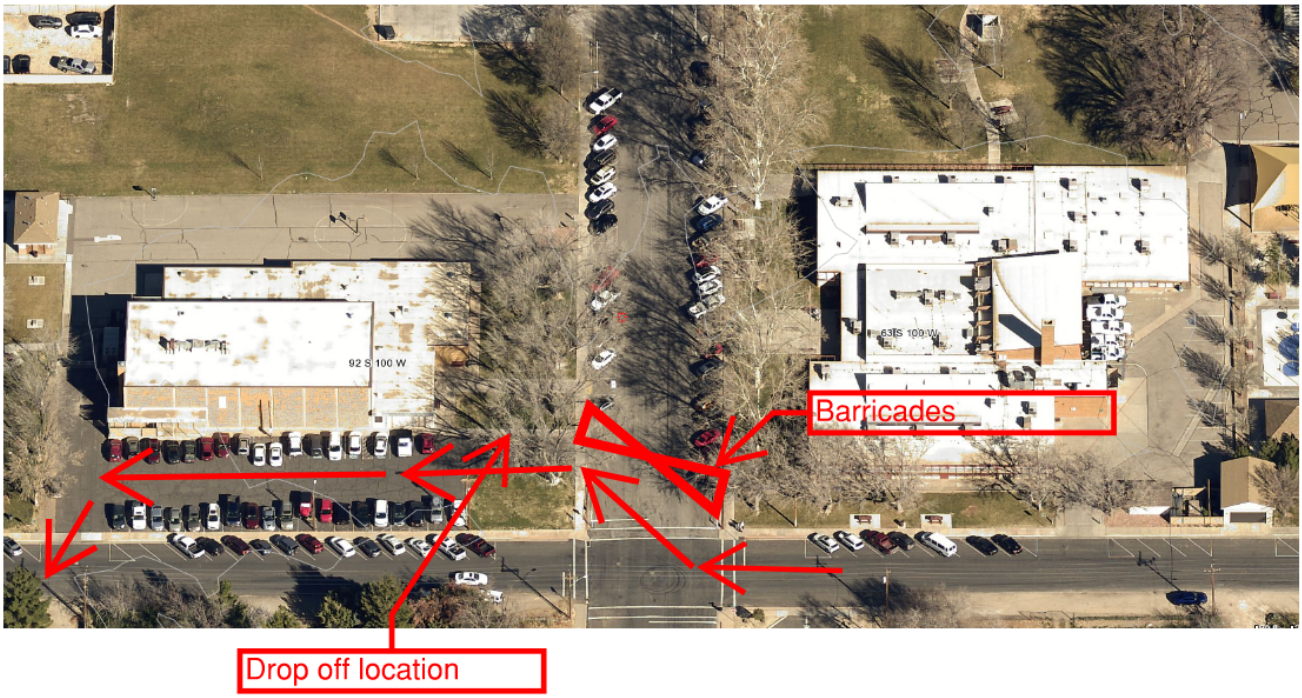
The following are key parts of the plan:

- Existing Conditions: This is the first section of the proposed master plan. This chapter reviews the current condition of the downtown and provides feedback on what conditions support the goals of the plan and what areas need additional work.
- Market Analysis: This chapter reviews the local economy and market to help guide what type of development is needed and could be viable within the downtown.
- Public Input Synopsis: This section summarizes the public feedback received. The full public input can be found in the appendixes.
- Draft Recommendations: This chapter contains draft recommendations for land use, built environment, urban design, transportation, housing, and more. These include additional details on how to achieve the recommendation.
- Implementation Strategies: This chapter gives general timelines for accomplishing the policies within the plan and prioritization.

There are a few major points to the plan staff would like to emphasize to the City Council with regards to the recommendations, these are issues that will most likely be brought up within the public forum

Closing of 100 W to Vehicular Traffic:

The 2021 General Plan states: *The City supports the transition of 100 West (from State Street to 100 South) from a vehicular road to a plaza.* The closing of 100 W from State St to 100 S has been done periodically for decades and permanently closing it has been part of City plans since the late 2000s. On May 18th, 2023 the City Council voted to temporarily close 100 W from Memorial Day through Labor Day to try it for the summer months. The existing gate on the north end was used, which provides ample turnaround space if someone accidentally turns down 100 W from State St. On the south end barriers were installed that directs traffic through the Fine Arts Center parking lot and out that parking lot to 100 S.



This provides, unlike the current system, a legal drop off location for children near the community center.

This idea saw wide support during the public outreach portion of the plan, will increase safety and provide constant space for programming in this area. The steering committee discussed other traffic calming options on 100 W such as turning it into a one-way street or adding measures such as medians but decided against it due to the effect it could have on Peach Days and the Farmer's Market.

The Downtown Master Plan proposes the City convert parallel parking along 100 S to angled parking to increase the number of available parking spaces, as well as possibly acquire more property for municipal parking lots. Except during major events the city provided parking in this area is rarely full. Staff will study the closure of 100 W's effect on parking throughout the summer.

Catalyst Project:

Many cities when in the process of revitalizing their historic downtown areas will invest in some sort of "catalyst project" as a way to signal to private property owners within the downtown that the City is investing in making the downtown a place worth investing in. Many cities will invest in facade programs or municipal parking lots but where Hurricane City owns a significant piece of prime downtown real estate a larger scale project is feasible.

The commercial building on the southwest corner of 100 W and State St, most recently home to the Mexican grocery store, Su Lugar Stop And Go Market, as well the house next door, are currently in process of being torn down by the City. These buildings are in bad shape and it was not seen as feasible to renovate them. The City owns almost all of the frontage along State St on this block giving the City the opportunity to provide the catalyst for revitalization in the downtown.

100 W
200 W
N
State Street

Figure 62: Northwest Corner Render

Figure 63: Northeast Corner Render

The project will be a 2-3 story building, with a three story parking garage in the back (invisible to the street). There will be retail and storefronts on the bottom floor along State St and offices or residences on the upper floors.

Under this scenario the City would work with neighboring property owners to relocate the existing car lot to another location in town and the existing LDS Family History Center within the structure. The City would partner with a private developer either through a long term lease or other mechanism to develop and operate the site.

Downtown Overlay Zone:

The Downtown Master Plan recommends a downtown mixed use overlay zone which would be a whole new zoning and change to the zone map. The exact details of this new zoning would have to be worked out in a separate ordinance passed by the Planning Commission and City Council however some important aspects to a downtown overlay zone would be *for new development in this area*:

- Form Based Code: regulations would focus more on the look and feel of the buildings (architectural styles, heights, building massing) rather than the uses within the buildings.
- Use Table: requiring that retail or service based industries be located on the ground levels of buildings allow for a mix of residential and commercial on second and third stories.

- Building massing: Using Floor Area Ratios, and setback requirements allowing for new buildings to be close to the street similarly to existing buildings in the downtown.
- Short-term rentals: Limiting the number and overall form of short-term rentals in the downtown area.
- Allowing for current downtown buildings to be rebuilt in largely the same footprint and spacing as currently exists

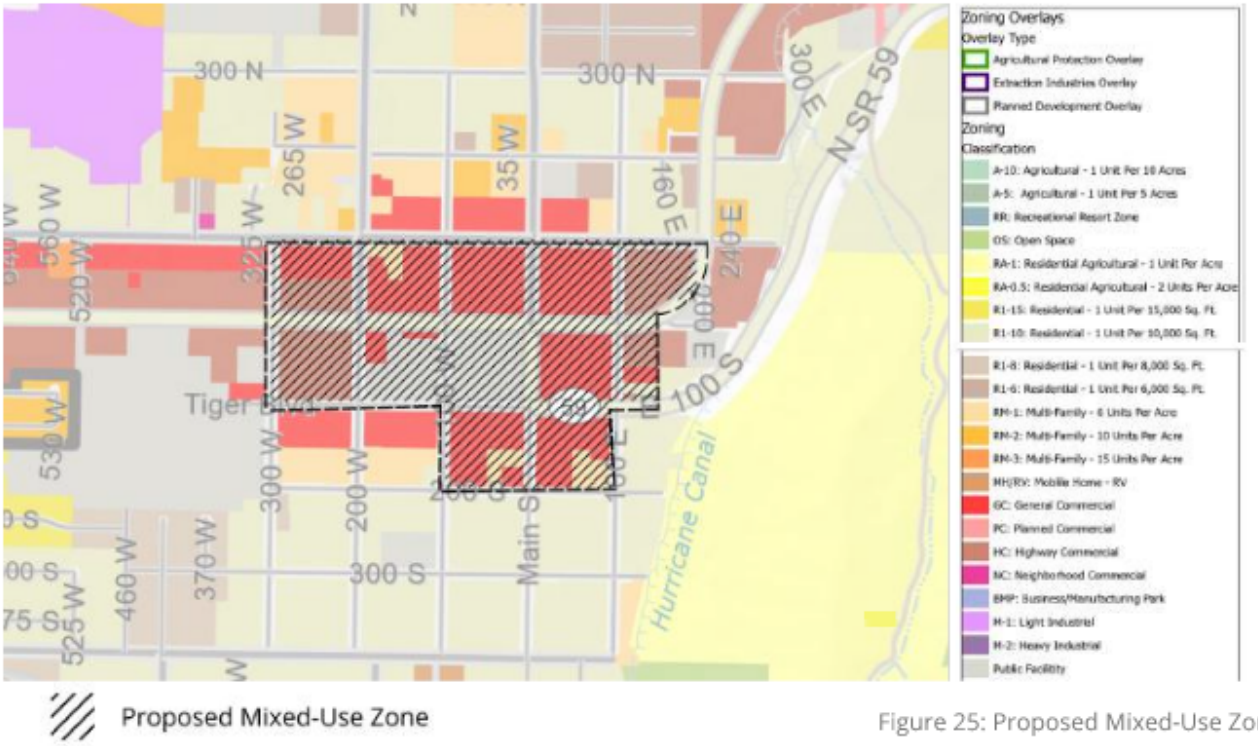


Figure 25: Proposed Mixed-Use Zone

Parking:

Throughout the planning process there were comments from the public about parking, not enough of it and people parking illegally during big events at the Community Center. The plan has a number of recommendations with how the City should address parking downtown

- More municipally owned parking lots: The catalyst project includes a parking garage with 100 parking spaces. There is an empty lot next to the city parking lot on 100 W and 100 S and the plan recommends the City look into purchasing that property for more parking
- Shared parking lots: encouraging business and property owners in the downtown area to share and interconnect parking lots so there are more available parking for businesses off the street.
- Two hour parking: The plan recommends that the City install “two hour parking only” signs in front of businesses in the downtown. Most small cities like Hurricane do not enforce these rules as ~90% of visitors will comply. This will increase turnover and preserve parking spaces in front of businesses for paying customers.
- Diagonal and striped parking: Many complaints were received from residents in the area that during major events at the Community Center people park in front of driveways blocking residents in. This complaint was most heard from residents on 100 N. This plan recommends the

City delineate parking spots throughout the downtown area, diagonal striping similar to what's on Main Street where we have the road width to do so and parallel parking elsewhere. This will help with enforcement since if parking is striped there is less of an excuse to park in someone else's driveway.

Recommendation:
Staff recommends the Council read through the plan and it's recommendations. If the City Council has any questions about the plan they are encouraged to reach out to staff.

HURRICANE DOWNTOWN

MASTER PLAN

Downtown Redevelopment Services
100 E Main St, Suite 100
Ravenna, OH 44266

CRSA
175 S Main St, Suite 300
Salt Lake City, Utah 84101

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01

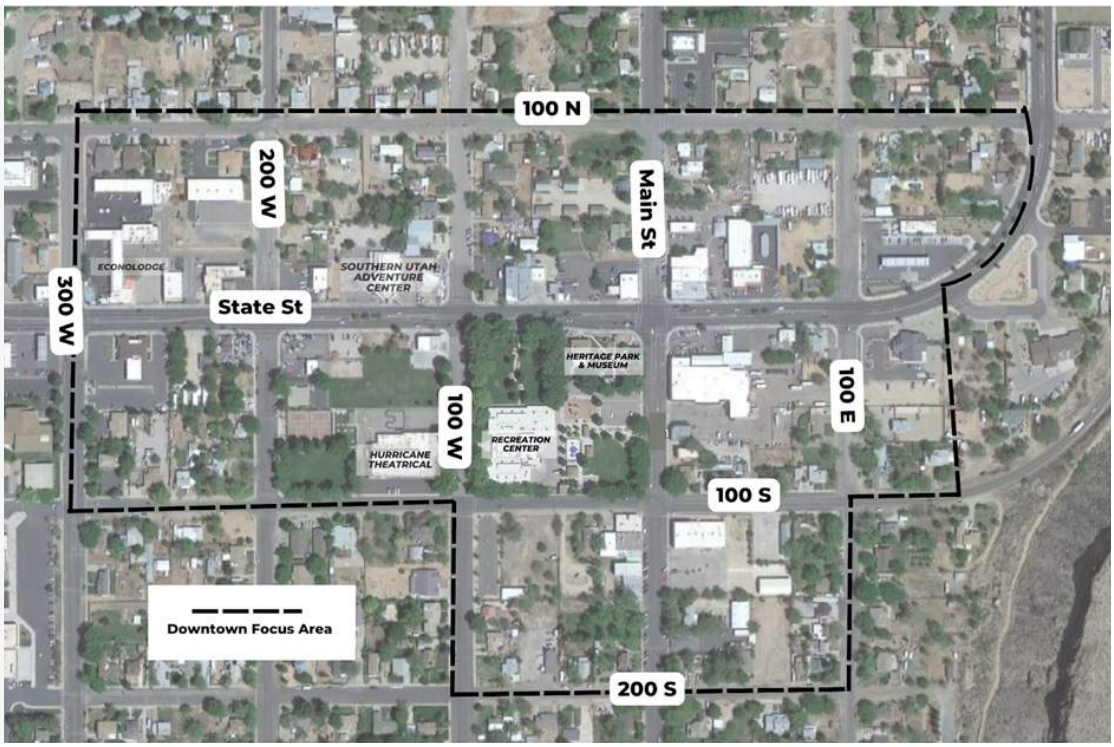
EXISTING CONDITIONS

EXISTING CONDITIONS

Introduction

Hurricane City, Utah, pronounced “Her-ah-kun” by locals, is located on the eastern edge of the St. George metropolitan service area which covers south-central Washington County.

The city is a rapidly growing gateway community for the popular Zion National Park, located about 25 miles to the east on UT-9.



In addition to the National Park, other notable tourist destinations and geographic features include Sand Hollow State Park, Quail Creek State Park, and the Virgin River, public lands, trail systems and golf courses, giving Hurricane national exposure as a desirable place to live.

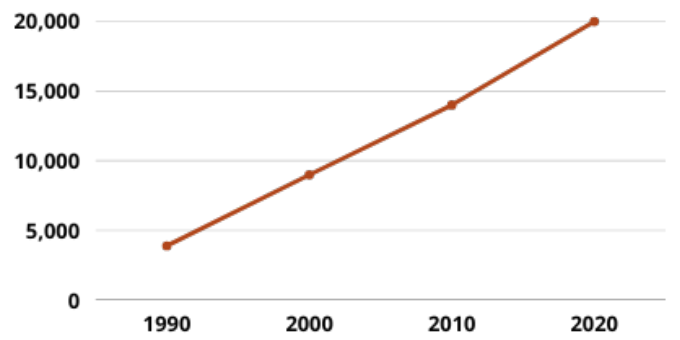
Interstate 15 forms the northwest border of the municipality while 300 W and 100 E along the State Street corridor are the main bounding features of downtown.

Demographic Analysis

Population

Hurricane's population has grown significantly over the past four census counts. Climbing from 3,915 in 1990 to 20,036 in 2020, the population has grown by more than five-fold.

POPULATION GROWTH
1990-2020



The city's racial makeup is 85.9% White, 1.0% Native American, 0.8% Asian, 0.6% Pacific Islander, and 0.4% African American or Black. Of the remainder, 4.3% are of another race and 7.1% are of two or more races. The population is 85.7% non-Hispanic and 10.2% Hispanic, growing from 7.2% Hispanic in 2010 due to significant in-migration in recent years.

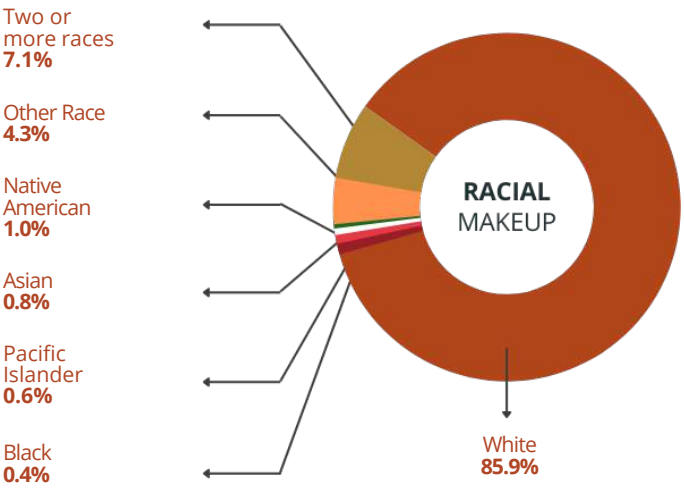


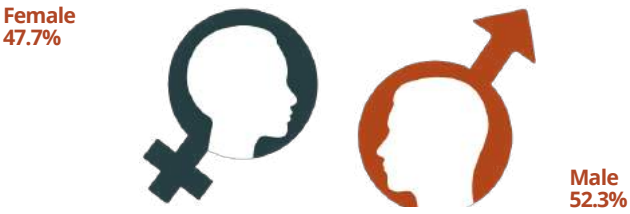
Figure 1: Racial and Ethnicity Makeup

Moreover, the in-migration has resulted in the community also boasting a high multilingual percentage, specifically 9.6% who speak a non-English language at home, predominantly Spanish.

HURRICANE CITY RACIAL MAKEUP	
2020 DECENNIAL CENSUS	
White	85.9%
American Indian and Alaska Native	1.0%
Asian	0.8%
Native Hawaiian and other Pacific Islander	0.6%
African American or Black	0.4%
Other Race	4.3%
Two or More Races	7.1%

HURRICANE CITY ETHNICITY MAKEUP	
ACS 2021 5-YEAR ESTIMATE	
Non-Hispanic	85.7%
Hispanic	10.2%

Approximately 52.3% of residents are male, and 47.7% are female, a near-even split consistent with most communities.



The median age is 38.4 years, significantly higher than the state median; however, the city's median is on par with that of the county and nation.

RESIDENT AGE DISTRIBUTION		
2021 ACS 5-YEAR ESTIMATE		
Age Group	**# of Individuals**	**Percentage**
Under 5 years	1,373	7.0%
5 to 9 years	1,183	6.1%
10 to 14 years	1,301	6.7%
15 to 19 years	1,286	6.6%
20 to 24 years	1,207	6.2%
25 to 29 years	812	4.2%
30 to 34 years	1,714	8.8%
35 to 39 years	1,160	5.9%
40 to 44 years	1,072	5.5%
45 to 49 years	1,095	5.6%
50 to 54 years	851	4.4%
55 to 59 years	1,273	6.5%
60 to 64 years	1,595	8.2%
65 to 69 years	1,035	5.3%
70 to 74 years	1,021	5.2%
75 to 79 years	759	3.9%
80 to 84 years	480	2.5%
85 years & over	284	1.5%

Figure 2: Resident Age Distribution

Due to the relocation of an aging population to the southern portion of Utah, the city has witnessed a rise in median age, climbing from 31.2 in 2010 to 38.4 years in 2021. A significant 33.1% of Hurricane City's population is 55 years old or older.

Hurricane's median age and trends are sustainable and are characteristic of a family-oriented community. Moreover, the city's age distribution shows promise of sustained population growth with a large percentage of minors and young adults. As those above 55 years continue to age, there will be a need for supportive services such as increased healthcare, assisted living, and disability access.

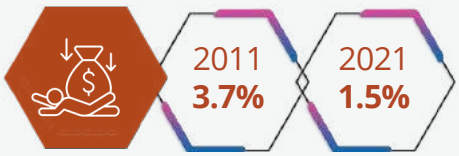
High school graduation, including equivalency, among Hurricane residents aged 25 years and over, has been trending upward over the past decade, from 91.4% in 2011 to 94.1% in 2021. The percentage of residents with bachelor's degrees or higher is also trending upward, from 20.7% in 2011 to 22.3% in 2021. The data in Figure 3 below outlines percentages and total assumed calculations of educational attainment by typology.

HURRICANE CITY EDUCATIONAL ATTAINMENT		
2021 ACS 5-YEAR ESTIMATE		
Less Than High School	772	5.9%
High School Graduate (Includes Equivalency)	3,498	26.6%
Some College	5,942	45.2%
Bachelor's Degree	2,057	15.6%
Master's Degree	507	507
Professional School Degree	261	2.0%
Doctorate Degree	114	0.9%
High School Graduate or More (Includes Equivalency)	12,379	94.1%
Bachelor's Degree or More	2,939	22.3%

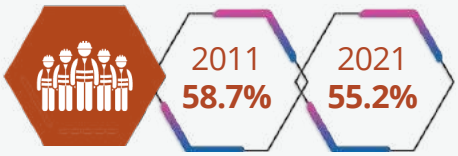
Figure 3: Educational Attainment

Employment

Among residents aged 16 years and over, 8,380 residents are in the civilian labor force and experience an unemployment rate of 1.5%. The unemployment rate is down from 3.7% in 2011 due to the national rebound from the Great Recession. Hurricane's labor force participation has decreased slightly from 58.7% to 55.2% from 2011 to 2021.



UNEMPLOYMENT RATE



LABORFORCE PARTICIPATOIN

For city residents, the following NAICS sectors are ranked from most common to least common for industry employers. The median earnings in Utah for the respective industry for the past 12 months are listed in the right column, including part-time and full-time employees. This data does not include individuals who work inside the city and live elsewhere, but rather only those living in the city. The three most common sectors in Hurricane are retail trade (15.13%); accommodation and food services (13.34%); and health care and social assistance (12.91%).

EMPLOYMENT BY INDUSTRY			
Industry	**# of employees**	**%age**	**Utah Industry Median Earnings**
Retail trade	1,249	15.13%	$27,113.00
Accommodation and food services	1,101	13.34%	$15,301.00
Health care and social assistance	1,066	12.91%	$35,430.00
Transportation and warehousing	800	9.69%	$43,970.00
Educational services	774	9.38%	$34,301.00
Construction	748	9.06%	$45,124.00

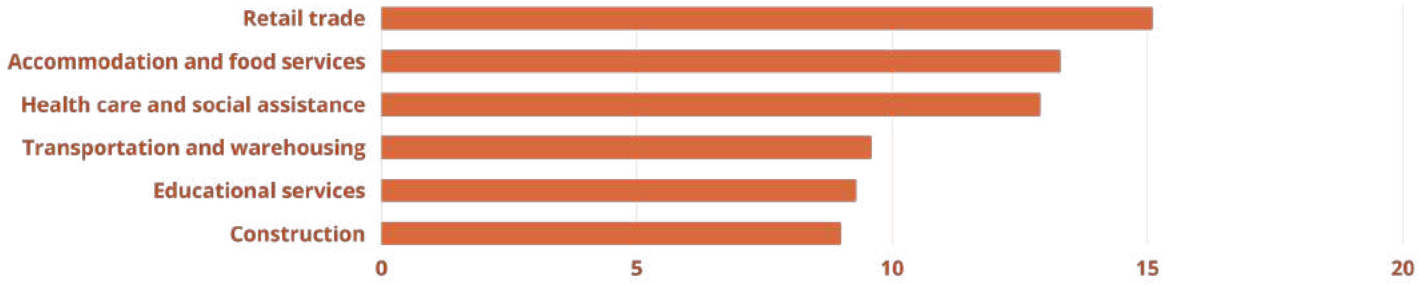


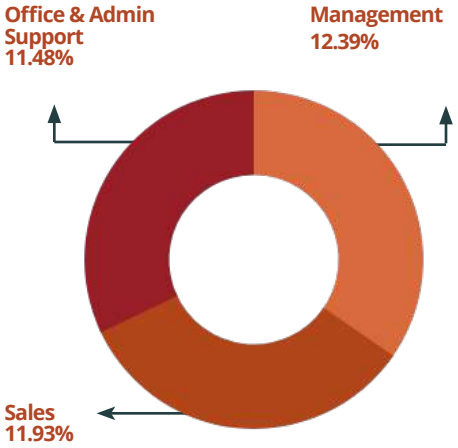
Figure 4: Employment by Industry (Percentages)

The figures below represent the number of Hurricane residents employed in each respective occupation. Utah median earnings are provided for each NAICS category on the furthermost right column. These figures are a cumulative average of earning over 12 months, including part-time and full-time employees.

EMPLOYMENT BY OCCUPATION			
Occupation	**# of employees**	**%age**	**Utah Occupational Median Earnings**
Management occupations	1,023	12.39%	$71,842.00
Sales and related occupations	985	11.93%	$34,639.00
Office and administrative support occupations	948	11.48%	$31,211.00
Building and grounds cleaning and maintenance occupations	579	7.01%	$20,719.00
Food preparation and serving related occupation	545	6.60%	$13,100.00
Production occupations	491	5.95%	$35,869.00

Figure 5: Employment by Occupation

The three most common occupations in Hurricane are management occupations (12.39%); sales and related occupations (11.93%); and office and administrative support occupations (11.48%).

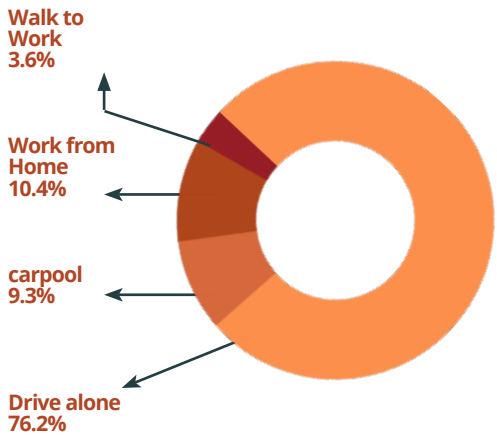


Commuting and Transportation Habits

For workers 16 years and over, 2021 commuting patterns were heavily auto dependent with a total of 85.5% of Hurricane residents commuting by driving, of which 76.2% drove alone and 9.3% carpooled. A significant 10.4% of residents worked from home, while just 3.6% walked to work. Residents' average commute to work is 22.5 minutes, comparable to state and national averages but slightly higher than the county average. The data below shows the breakdown of commute times among Hurricane residents.

COMMUTE TIME BREAKDOWN			
Commute Time	**%age**	**Commute Time**	**%age**
Less than 10 minutes	21.6%	30 to 34 minutes	14.0%
10 to 14 minutes	12.3%	35 to 44 minutes	5.5%
15 to 19 minutes	7.1%	45 to 59 minutes	5.2%
20 to 24 minutes	17.7%	60 or more minutes	3.4%
25 to 29 minutes	13.2%		

Figure 6: Commute Time Breakdown



Hurricane City is served by road and air infrastructure. The city is landlocked and lacks navigable waterways.

The city is served by Interstate 15 on its northwestern border, connected primarily via Utah State Route 9 at exit 16. S.R. 9 also connects with S.R. 17 in La Verkin before going on to connect with Interstate 15 north of Toquerville at exit 27. The interstate is the primary connection to nearby communities including St. George, to Salt Lake City 290 miles to the north, and Las Vegas, Nevada 138 miles to the south of Hurricane

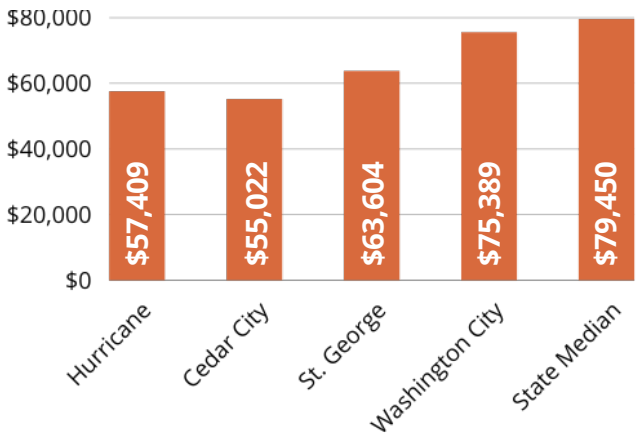
There are three state routes that run through Hurricane: State Routes 9, 59, and 7. Utah State Route 9 begins in Hurricane, at Harrisburg Junction. It travels east into Downtown Hurricane, forming State Street, before turning north towards La Verkin. Additional connections along this road include Zion National Park and S.R. 89. Second, S.R. 59 extends outward from the intersection of S.R. 9 and Main Street. Lastly, S.R. 7 (i.e., Southern Parkway) originates due south of Downtown Hurricane, connecting the city to Washington and South St. George.

Hurricane Municipal Airport, situated in the south Hurricane, is the only public airport. The municipal airport provides very limited service, with just one runway, no taxiway, and service for only small personal aircraft. Nearby, the St. George Regional Airport provides limited commercial service to hubs such as Salt Lake City, Denver, Phoenix, Los Angeles, and Dallas-Fort Worth. Approximately 130 miles away, the recently renamed Harry Reid International Airport is the closest international airport. There is currently no intra-city public transportation, but shuttle service does exist with Salt Lake City, Las Vegas, and Southern California by way of St. George.

Income and Poverty

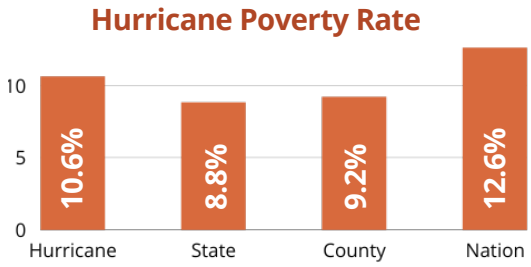
The 2021 median household income in Hurricane is $57,409, which is comparable to Cedar City's $55,022 and St. George's $63,604; however, it is much lower than Washington City's $75,389. It is also lower than the state median household income of $79,450. Hurricane's median household income has increased slightly from $51,146 in 2011.

Median Household Income



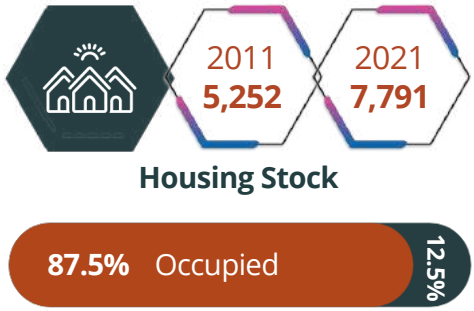
The **per capita income adjusted for inflation** has also increased slightly from $21,133 in 2011 to $27,086 in 2021. The median income is $70,513 for married-couple families and $28,465 for non-family households.

The **poverty rate** in Hurricane of 10.6% is higher than the state's 8.8% and the county's 9.2% but lower than the nation's 12.6%. While the City's poverty rate is much lower than the nation, the 10.6% of residents living in poverty demonstrates a mixture of various socio-economic conditions within the community.



Housing

Hurricane's housing stock consists of 7,791 units (ACS 2021 5-Year Estimate) compared to 5,252 (2010), a 48.3% increase. The city's housing supply is primarily occupied (87.5%,) with only 12.5% (974) of the units being vacant. Of the 6,142 occupied units, 4,616 (75.15%) are owner-occupied and 2,201 (35.84%) are renter occupied.



The Zillow-reported median rent is $2,399, up from $355 over last year, resulting in an estimated 54.5% of Hurricane renters being considered cost-burdened, classified as more than 30% of household income in the past 12 months.

The median value of an owner-occupied house is $486,000, up from $199,600 in 2011. The selected monthly owner costs (SMOC) for owners with a mortgage are $1,433, resulting in 27.4% of Hurricane households with a mortgage being cost-burdened. For owners without a mortgage, the SMOC is $390, resulting in 6.2% of Hurricane households without a mortgage being cost-burdened. The average household size is 2.7 persons, which is on par with the county, state, and national averages.

Consumer Expenditures

The data provided in this section highlights the estimated consumer expenditures for 2021 within Hurricane City.

(Source: EASI)

TOTAL CONSUMER EXPENDITURES					
Category	**City Total**	**Avg. per household Expenditure**	**% of Total Spending**	**UT %**	**UT %**
Food	$54,753,00	$8,914	13.0%	12.8%	12.7%
Housing	$135,889,000	$22,124	32.4%	32.0%	32.4%
Apparel and services	$12,031,000	$1,958	2.9%	2.9%	3.0%
Transportation	$72,009,000	$11,724	17.1%	17.0%	16.8%
Healthcare	$35,603.000	$5,796	8.5%	7.9%	7.9%
Entertainment	$21,136,000	$3,441	5.0%	5.1%	4.9%
Personal care products and services	$5,076,000	$826	1.2%	1.2%	1.2%
Reading	$629,000	$102	0.1%	0.1%	0.1%
Education	$9,261,000	$1,507	2.2%	2.5%	2.5%
Tobacco products and smoking supplies	$2,097,000	$341	0.5%	0.5%	0.5%
Cash contributions	$13,497,000	$2,197	3.2%	3.2%	3.2%
Personal insurance and pensions	$48,385,000	$7,877	11.5%	12.4%	12.3%
Total Annual Expenditures	**$419,948,000**	**$68,373**			

Figure 7: Total Annual Consumer Expenditures

Consumer expenditure distribution within Hurricane is comparable to that of the state of Utah and the nation. The two most significant differences between Hurricane and the state / national percentages are for healthcare and personal insurance and pensions. Healthcare makes up 0.6% more of consumer expenditures in the city than the rest of the state or nation, and personal insurance and pensions make up 0.9% and 0.8% less of consumer expenditures in the city than the rest of the state and nation respectively.

Food expenditure distribution within Hurricane is comparable to that of the state of Utah and the nation. Notably, food expenditures in the city are skewed more towards food at home when compared to the state and nation. In contrast, expenditures on food away from home are proportionately lower for the city than the state and nation. All other expenditures listed in the table below are comparable between the city, state, and nation.

CONSUMER EXPENDITURES ON FOOD				
	Total	**% Of Total**	**UT %**	**US %**
Food at home	$31,207,000	57.00%	55.8%	55.9%
Food away from home	$23,544,000	43.00%	44.2%	44.2%
Cereals and bakery products	$3,957,000	7.23%	7.1%	7.0%
Dairy products	$3,136,000	5.73%	5.6%	5.4%
Fruits and vegetables	$5,917,000	10.81%	10.6%	10.7%
Nonalcoholic beverages	$3,013,000	5.50%	5.3%	5.3%
Reading	$629,000	0.1%	0.1%	0.1%
Education	$9,261,000	2.2%	2.5%	2.5%
Food prepared by the consumer unit on out-of-town trips	$435,000	0.79%	0.8%	0.8%
Food on out-of-town trips	$2,530,000	4.62%	4.9%	4.8%
Alcoholic beverages	$3,959,000	7.23%	7.3%	7.0%
Total food expenditures	**$54,753,000**			

Figure 8: Consumer Expenditures on Food

Household and housing expenditure distribution within Hurricane is comparable to that of the state of Utah and the nation.

CONSUMER EXPENDITURES ON HOUSING				
	Total	**% Of Total**	**UT %**	**US %**
Household operations	$10,915,000	8.0%	8.2%	7.8%
Housekeeping services	$943,000	0.7%	0.7%	0.7%
Household furnishings and equipment	$14,053,000	10.3%	10.5%	10.1%
Household textiles	$873,000	0.6%	0.6%	0.6%
Furniture	$3,437,000	2.5%	2.6%	2.5%
Floor coverings	$172,000	0.1%	0.1%	0.1%
Major appliances	$2,199,000	1.6%	1.6%	1.5%
Small appliances	$300,000	0.2%	0.2%	0.2%
Miscellaneous household equipment	$6,605,000	4.9%	4.9%	4.7%
Total housing expenditures	**$135,889,000**			

Figure 9: Consumer Expenditures on Housing

Apparel expenditure distribution within Hurricane is comparable to that of the state of Utah and the nation.

CONSUMER EXPENDITURES ON APPAREL				
	Total	**% Of Total**	**UT %**	**US %**
Men and boys	$2,921,000	24.3%	24.6%	23.9%
Men, 16 and over	$2,241,000	18.6%	18.9%	18.4%
Boys, 2 to 15	$714,000	5.9%	6.1%	5.8%
Women and girls	$4,508,000	37.5%	37.2%	37.3%
Women 16 and over	$3,821,000	31.8%	31.6%	31.7%
Girls, 2 to 15	$703,000	5.8%	5.9%	5.8%
Children under 2	$561,000	4.7%	4.7%	4.1%
Footwear	$2,523,000	21.0%	20.8%	22.0%
Other apparel products and services	$1,501,000	12.5%	12.8%	12.7%
Total apparel products and services expenditures	**$12,031,000**			

Figure 10: Consumer Expenditures on Apparel

Transportation expenditure distribution within Hurricane is comparable to that of the state of Utah and the nation. The most significant differences are for vehicle purchases (net outlay) and public and other transportation. While 40.6% of the nation's transportation expenditures are on vehicle purchases (net outlay), a slightly higher 41.4% of Hurricane's transportation expenditures are in this category. This may demonstrate a preference for larger or custom (e.g., crossovers, trucks). On the contrary, public and other transportation makes up 1.2% less of consumer expenditures in Hurricane than the nation. The disparity is likely due to the lack of intra-city public transit.

CONSUMER EXPENDITURES ON TRANSPORTATION				
	Total	**% Of Total**	**UT %**	**US %**
Vehicle purchases (net outlay)	$29,840,000	41.4%	41.5%	40.6%
Gasoline and motor oil	$14,000,000	19.4%	19.1%	19.1%
Other vehicle expenses	$22,896,000	31.8%	31.6%	32.1%
Public and other transportation	$5,143,000	7.1%	7.8%	8.3%
Total transportation expenditures	**$72,009,000**			

Figure 11: Consumer Expenditures on Transportation

Healthcare expenditure distribution within Hurricane is comparable to that of the state of Utah and the nation. With the influx of older residents, it is likely that healthcare expenditures will rise in the coming years.

CONSUMER EXPENDITURES ON HEALTHCARE				
	Total	**% Of Total**	**UT %**	**US %**
Health insurance	$23,971,000	67.3%	67.1%	68.1%
Medical services	$6,950,000	19.5%	20.2%	19.3%
Drugs	$3,354,000	9.4%	9.0%	9.0%
Medical supplies	$1,333,000	3.7%	3.7%	3.6%
Total healthcare expenditures	**$35,603,000**			

Figure 12: Consumer Expenditures on Healthcare

Entertainment expenditure distribution within Hurricane is comparable to that of the state of Utah and the nation. Yet, it varies the most from state and national distributions among the various consumer expenditure categories.

CONSUMER EXPENDITURES ON ENTERTAINMENT (Thousands)				
	Total	**% Of Total**	**UT %**	**US %**
Fees and admissions	$6,083,000	28.8%	31.0%	31.1%
Audio and visual equipment and services	$6,474,000	30.6%	29.0%	30.6%
Pets, toys, hobbies, and playground equipment	$5,909,000	28.0%	26.8%	25.6%
Other entertainment supplies, equipment, and services	$2,690,000	12.7%	13.1%	12.9%
Total entertainment expenditures	**$21,136,000**			

Figure 13: Consumer Expenditures on Entertainment (Thousands)

Retail sales by sector varies much more greatly than the tables above. This can be attributed to the lack of, or limited, retail offerings in Hurricane, resulting in expenditures on these categories outside of the municipality. While numerous amenities and service based outlets are present in the municipality, there are likely missing amenities and/or services resulting in missed tax revenue. causing expenditures on necessity purchases outside of the municipal boundaries.

While numerous amenities and service-based outlets are present in the municipality, there are likely missing services and amenities community wide that are creating a lack of expenditures, due to the small market size within the city limits. However, these retail sectors may or may not be met through the larger trade areas throughout the region. If further detail is desired, a comprehensive market analysis must be completed.

Two retail sectors are underserved within the city limits – electrical and appliances stores and sporting goods stores. These specific sectors are likely met within the regional context, and may be provided locally as the City continues to grow and diversify. Non-served sectors aside, several sectors receive a markedly different share of retail sales in Hurricane than statewide or nationwide. Sectors with notable differences include motor vehicle store sales; gasoline stations store sales; general merchandise store sales; non-store purchases sales; and food services.

RETAIL SALES BY SECTOR				
	Total	**% Of Total**	**UT %**	**US %**
Motor Vehicles Store Sales	$119,137,000	38.2%	21.5%	21.3%
Furniture and Home Furnishings Store Sales	$1,800,000	0.6%	2.7%	1.8%
Electrical and Appliances Store Sale	$0	0.0%	1.0%	1.2%
Building Materials and Garden Store Sales	$11,425,000	3.7%	6.6%	6.6%
Food and Beverage Store Sales	$41,603,000	13.3%	8.9%	13.4%
Health and Personal Care Store Sales	$9,901,000	3.2%	2.7%	5.3%
Gasoline Stations Store Sales	$41,137,000	13.2%	6.8%	6.5%
Clothing and Accessories Store Sales	$195,000	0.1%	2.6%	3.1%
Sporting Goods Store Sales	$0	0.0%	1.9%	1.4%
General Merchandise Store Sales	$52,595,000	16.9%	13.2%	11.5%
Miscellaneous Store Sales	$1,320,000	0.4%	2.0%	2.1%
Nonstore Purchases Sales	$19,979,000	6.4%	22.8%	16.4%
Food Services	$12,823,000	4.1%	7.4%	9.5%
Total Retail Sales (including Food Services)	**$311,913,000**			

Figure 14: Retail Sales by Sector

Built
Environment

A detailed baseline analysis of existing conditions is a vital precursor to formulating downtown strategies and recommendations. Outlined in this section are the results of a thorough assessment, highlighting data retrieved from open-source databases and visual inspections of the downtown area depicted in the graphic above. Below are the specific finding classifications that were reviewed:

Built Environment
Vertical infrastrucrure and architecture

Urban Design
Public spaces and sidewalk systems

Infrastructure
Sanitary, electric, storm sewer

Pedestrian and Vehicular Circulation
Roadway and crosswalks

Real Estate and End-User Mixture
Housing, businesses, parcels and land

For the existing conditions analysis, Downtown Hurricane has been divided into minor study areas (i.e., groupings of blocks) to help improve the nuance of the findings.

These study areas, outlined in Figure 15 on the right, were each studied independently, allowing for a detailed analysis of the current conditions and deepened understanding of how they will impact the overall future goals of the downtown.

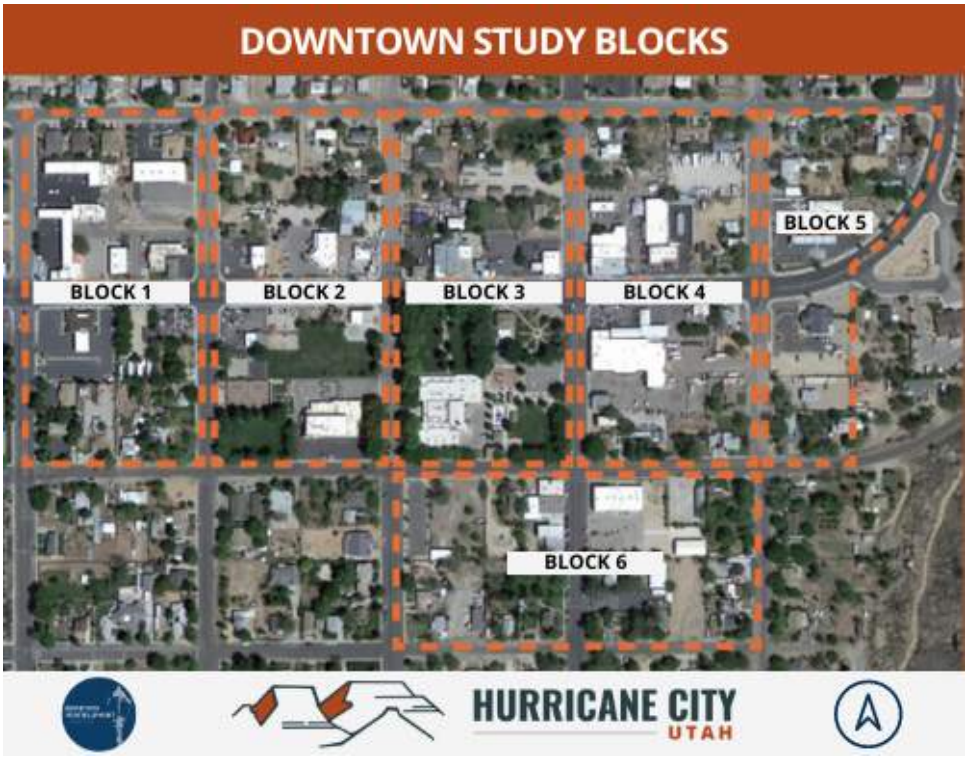


Figure 15 - Downtown Study Area

These existing conditions are the first informational chapter of the overall downtown master plan, focusing on outlining the current conditions witnessed within the downtown corridors. Physical ailments, pedestrian uses, and even visible or perceived roadblocks were identified, each providing for a deepened level of understanding to help plan for the future of Downtown Hurricane.

Overall Findings

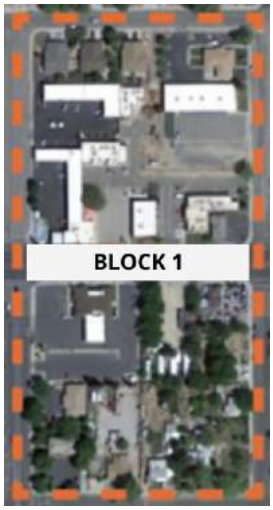
Outlined below are the findings from on-site investigations completed during November 2022 and open-source databases. The information provided is not meant to be a comprehensive list yet is provided to explain a clear vision of how an outsider witnesses the downtown, the interaction of residents, and the overall downtown atmosphere. The findings are prepared to outline general themes and do not propose to make assessments of individual properties.

1. **The corridor lacks general identity and distinguishable characteristics.**
2. **Building forming and massing is not providing a distinct look or feel.**
3. **The downtown is currently underserved in site amenities, limiting the time individuals or groups desire to be downtown.**
4. **A handful of asset buildings exist, including: the 1950s hotel; historic main street building; small close-to-the-street historic brick store buildings (found in blocks 2, 3, and 4); and the Heritage Park and its buildings.**
5. **Buildings throughout the study area demonstrate a substantial variety in size and purpose yet have limited ties or unifying characteristics together.**
6. **Gateway signage or area delineation are not properly identified within the downtown.**
7. **There is limited architectural uniformity in defining an existing corridor.**
8. **Vegetation and other softening features are generally lacking or misplaced, limiting their impact and resulting in an unpleasant pedestrian experience.**

Block-by-Block Findings

Block 1

This area is bound by 300 W and 200 W to the West and East and 100 N and 100 S on the north and south sides respectively, with State Street bisecting the area as a major thoroughfare and commercial corridor. This is the westernmost study block with a 3,200 linear feet perimeter.



BUILT ENVIRONMENT

HOW DOES IT SCORE

The south side of area no. 1 has a used car auto dealer, laundromat, hair salon, and the local Zions Bank branch. The north side of the study block has a chiropractor's office, restaurant, sportswear store, vacant commercial space, and a small hotel. Most of these structures appear to be made of cement block and brick construction, with some facades consisting of stone or stucco.

No buildings in this block seem to exceed 30 feet in height and vary in setback distances from the road. The Econo Lodge hotel is setback just a few feet from the road with a cement block barricade around the outdoor pool that is positioned at the intersection of State Street, and N 300 W.

The Zions Bank branch is positioned on the corner of State Street and South 300 W creates an insignificant entrance to the downtown area because most of the parcel is paved from curb to curb, lacking any notable architectural elements, landscaping, and space-defining building masses.

The lack of continuous street-facing businesses does not promote slowing traffic or engagement with the businessesIn addition, the architectural styles are not distinguished nor add to Hurricane's sense of place, lacking historical ties or promotion.

URBAN DESIGN

HOW DOES IT SCORE

In area no. 1, there are no distinct or defining characteristics aiding in creating a sense of place within the downtown. The current urban form identifies the downtown corridor as "just another small town" in Utah. Perhaps the oldest building in this study block, the Econo Lodge hotel is a 1950s mid-century motel/hotel-style building with low horizontal roof angles and vintage balcony railings.

This nostalgic architecture helps to anchor the area by giving it some historical significance and a sense of permanence. Evenly spaced traditional acorn luminaire street lighting lines both sides of the street; however, there is a significant lack of climate-appropriate landscaping to enhance the existing buildings and streetscape.

INFRASTRUCTURE
(based on known datasets)

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

All infrastructure is in good condition. There is no data for maintenance and upgrades, yet preparing a database for this would be useful in capital improvements planning.

- All underg*round valves and valve boxes are in the ROW, ensuring proper maintenance and repairs.*
- *Abandoned water lines of 8" and 14" run underneath State Street.*
- *One high-pressure 14" ductile iron water line following State Street before turning north onto 200W.*
- *One 10" polyvinyl chloride water line runs parallel to State Street.*
- *Below-ground electricity is the primary method of power distribution, with just one short overhead secondary line connecting to a light near the NW corner of the hotel.*
- *Cast iron catch basins are present in the streetscape for stormwater drainage, and they are also present mid-block on the north side of State Street in some of the larger paved areas. All manholes are in the ROW for maintenance and r*epair access.

PEDESTRIAN AND VEHICULAR CIRCULATION

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

The recently updated sidewalks, curbs, and streets make for easy traveling by automobiles.

However, the lack of a setback from the street for the sidewalk decreases both perceived and actual safety for pedestrians utilizing the sidewalks. The sidewalks are an average of 6 feet wide in this block area, with intermittent trees positioned between the pedestrians and the street. ADA ramps are placed at each intersection with marked crosswalks.

In addition, crosswalks crossing State Street are only present at the westernmost corner of this study block, all other crosswalks parallel State Street. Bicycle infrastructure is not currently allocated space or consideration for bicycle amenities in block 1.

State Street or SR-9 has two travel lanes in each direction, with a third lane for left turns at cross-street intersections. 300 W and 200 W are smaller streets with one lane of travel in each direction, a turn lane at State Street, and a parking lane on each side starting one-half block from State Street. Overall, circulation is concentrated on State Street with limited access in and out of parking lots depending on the direction of travel due to curbed medians.

REAL ESTATE AND END-USER MIX

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

Current tenants in the area are a Pizza Hut, offices, a massage studio, a sporting goods store, a hotel, a bank, and a used car dealer.

There are currently three retail space with frontage on State Street is currently inactive, which could host service or retail-based businesses. There are no other vacant spaces in this study area.

Block 2

This area is bound by 200 W and 100 W to the West and East and 100 N and 100 S on the North and South sides, with State Street bisecting the area as a major thoroughfare and commercial corridor. This study block has a 3,200 linear feet perimeter.

BUILT ENVIRONMENT

Negatively Impacting Downtown — Neutral — Positively Impacting Downtown

HOW DOES IT SCORE

A greater mix of businesses and uses occupy this study block. The southern portion of this block hosts the Hurricane Valley Heritage Park, Family History Center, a used car dealership, an archery store, a market, and a single-family home.

The north side of the study area has a home furnishings store, an ATV rental and tours center, a fast-food restaurant, and an assisted living facility. The area is sparsely built, with the dominating features being paved surfaces for parking and driving.

The outdoor furnishings store is awkwardly oriented towards 200 W. Currently, the built form has a setback of 35 feet from the road with a swath of pavement between the building and the road, detracting from the definition of the commercial corridor. All the structures in this block are one story but have different setbacks or interactions to the street, a combination of their setback orientation or angle towards State Street.

URBAN DESIGN

Negatively Impacting Downtown — Neutral — Positively Impacting Downtown

HOW DOES IT SCORE

On the southwest corner of State Street and 100 W, a small one-story building can host up to four small service or retail-based businesses. This building adds to Hurricane's character with its traditional brick stucco architecture and small setback.

The building positioned at the northwest corner of State Street and 200 W, formerly a maverick gas station, has an appealing western-style architecture with an inviting covered front porch, harkening back to the area's history. In this study block, the corridor begins to have a landscaped median, adding much-needed greenery and interest to the thoroughfare.

INFRASTRUCTURE
(based on known datasets)

Negatively Impacting Downtown — Neutral — Positively Impacting Downtown

HOW DOES IT SCORE

All infrastructure within block 2 is in good condition. There is no full data for maintenance or upgrades completed over the last decade.

- *Water infrastructure for the southern half of the study block is accessible only on 200 W and 100 W and not State Street, as the water line runs on the north side of the ROW providing water to the buildings on the north side of the corridor.*

- *New fire hydrants were installed in 2008 and 2009.*
- *All underground valves and valve boxes are in the ROW, ensuring the ability for proper maintenance and repairs.*
- *Underground secondary electrical lines (lateral or service feeders) supply electricity to the park and lights on the south side of the study block.*
- *Underground main lines supply electricity to all the businesses on the north side of the corridor in this study block, except for one residence at 44 N 200 W.*
- *Cast iron catch basins are in the streetscape for stormwater drainage. All manholes are in ROW for maintenance and repair access.*

PEDESTRIAN AND VEHICULAR CIRCULATION

Like the last study block, the central vehicular circulation occurs on State Street or SR-9; the primary difference for this section is a slightly elevated median that provides ample room for vegetation. 200 W on the west side of this block is more minor than State Street, with one lane of travel in each direction, a turn lane at State Street, and a parking lane on each side starting one-half block from state street.

100 W utilizes a stop sign instead of a traffic signal to cross the highway and has angled parking on both sides of the road, making for a narrower and calmer travel lane. Well-maintained narrow sidewalks cap both sides of the street above a six-inch curb.

ADA ramps are accessible at all marked crosswalks; however, the crosswalks are only presently paralleling State Street, and no bicycle amenities are present.

REAL ESTATE AND END-USER MIX

The tenant mixture in this study block is less diverse than the first study block due to the abundance of in-front parking and large swaths of space utilized by the used car dealer.

Other tenants include a small market, home goods store, fast food diner, an adventure center, an assisted living home, and a few single-family homes. Two small commercial spaces with a history of service and retail use at approximately 117 W State Street are vacant. The City owns most of the block to the south of State Street. Additionally, there are plans by the municipality to build a multi-purpose recreational hall in this area.

Block 3

100 W and Main Street bisects this area to the east to the west and 100 N and 100 S on the north and south sides, with State Street bisecting the area as a major thoroughfare and commercial corridor. This study block has a 3,200 linear feet perimeter.

BUILT ENVIRONMENT

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

Hurricane Valley Heritage Park and a local history museum and tourist information center border this study area. The north side of the study area has a Wells Fargo Bank, restaurant, barber shop, craft store, cafe, pawn shop, and a real estate agency office. This area has less land dedicated to parking lots than any other study area in this report.

The buildings across the street from the park are one story with similar form and position near the sidewalk or slightly recessed behind a small parking courtyard-like area. One building on the west side of this block is two stories with a hipped roof and stucco and stone exterior.

The Wells Fargo Bank, positioned on the eastern corner, uses almost 200 feet of street frontage for its parking lot and building combined, breaking up the continuous storefronts to the west.

URBAN DESIGN

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

Block 3 is more inviting and conducive to pedestrian mobility and community gathering. The large park on the south side of State Street provides ample grass and shade with a sidewalk behind mature street trees.

Adding to the historical character of Hurricane, the local history museum's architecture and stone and iron fence bordering the public sidewalk are reminiscent of early Mormon settler architecture. The buildings across the street from the park, excluding the bank, are positioned next to the sidewalk, helping to define the corridor while inviting people to utilize the sidewalks. Street trees on this side of the street are smaller but help to shade the sidewalk for pedestrians.

INFRASTRUCTURE
(based on known datasets)

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

All infrastructure is in fair to good condition. There is no data for maintenance except for recent fire hydrant upgrades.

- *New fire hydrants were installed in 2008 and 2009*
- *Underground secondary lines supply electricity to the park and lights on the south side of the study block.*
- *All underground valves and valve boxes are in the ROW, ensuring proper maintenance and repairs.*
- *Above-ground secondary electric lines supply electricity to the buildings on the north side of the street, equating to the most overhead lines out of the study blocks.*
- *Cast iron catch basins are in the streetscape for stormwater drainage. All manholes are in ROW for maintenance and repair access.*

PEDESTRIAN AND VEHICULAR CIRCULATION

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

Automobile circulation is centralized around State Street with limited left turn mobility due to a landscaped median. The side streets, 100 W and Main Street, are quieter, with one lane of travel in each direction with a turn lane in the median at intersections. State Street and Main Street intersection has a traffic signal, while 100 W and State Street utilizes a stop sign.

While the intersection of State and Main has a crosswalk, the 2021 walking survey of the area called this intersection out as one of the most dangerous. Pedestrian accessibility is greatest in this study area because of the park's network of pathways and open space away from the traffic of State Street. In addition, there is a four-direction crosswalk with ADA accessibility at Main Street and State Street, one of the few crosswalks across the Highway. Moreover, the General Plan recommends that 100 W south of State Street in this area be closed for greater pedestrian access. No bicycle amenities are present.

REAL ESTATE AND END-USER MIX

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

Single-family detached homes exist on the north side of the study block, and the municipally owned public park exists on the southern edge. Private businesses operate along the north side of State Street. A bank, pet shelter, restaurant, craft store, and a real estate broker's office are tenants on the north side of the highway. Two retail spaces in the middle of the block are vacant, yet in the process of renovation.

Block 4

This area is bound by Main Street and 100 E to the West and East and 100 N and 100 S on the North and South sides, with State Street bisecting the area as a major thoroughfare and commercial corridor. This is the easternmost study block with a 3,200 linear feet perimeter.

BUILT ENVIRONMENT

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

This study block has a variety of businesses. The south side hosts a health foods store, auto repair, tire shop, Mexican food restaurant, and canine recreation center and spa.

The north side of the study area has a laundromat, tanning salon, antique mercantile, florist, tattoo shop, and a short-term rentals. Over 50% of the land area of this block is paved for parking and driving with inconsistent building placement and form. A mix of parking between and in front of buildings, in combination with no landscaping or uniform setbacks, creates a cumbersome area to navigate by foot, bicycle, or vehicle.

The historic building on the corner of State Street and Main Street is the most defining structure in this area because of its traditional form and placement next to the sidewalk.

URBAN DESIGN

HOW DOES IT SCORE

The urban design of this specific area is non-descript except for the historic Main Street building north of the intersection with State Street. This two-story brick building has four storefronts and historic heritage apartments on the second floor. A well-maintained craftsman bungalow with large windows, brick and shingle exterior, and large roof overhangs, houses the canine recreation and spa center. Some other buildings show decay and discoloration on their stucco, detracting from the area's value and aesthetics.

INFRASTRUCTURE
(based on known datasets)

HOW DOES IT SCORE

All infrastructure is in good condition. There is no data for maintenance except for recent fire hydrant upgrades.

- *New fire hydrants were installed in 2008 and 2009.*
- *Water of smaller caliper (6" -10") mains in ROW are present on all streets in the study block.*
- *All underground valves and valve boxes are in the ROW, ensuring proper maintenance and repairs.*
- *Below-ground electricity is the primary method of power distribution, with just one short overhead secondary line connecting to a house at 83 E State Street.*

PEDESTRIAN AND VEHICULAR CIRCULATION

HOW DOES IT SCORE

Like the other study areas, the vehicular transportation is concentrated in the main corridor of State Street. However, strip mall-style development (parking in front with large building setbacks) on the north side of State Street that is oriented perpendicular to the corridor creates a terminal and narrow shaped parking lot wedged between other buildings, making vehicular navigation cumbersome—navigating as a pedestrian is similar here to the other study areas. A six-foot-wide sidewalk abutting the curbs with intermittent street trees and no bicycle amenities.

REAL ESTATE AND END-USER MIX

HOW DOES IT SCORE

On the south side of State Street, current tenants include a veterinary clinic, Mexican restaurant, and a car mechanic. There is a recently renovated vacant auto body shop or commercial garage space at 46 E State Street with a large parking lot in front. On the north side of the study area, there is a single-family home, a vacant lot, and a strip mall with a tanning salon and laundromat. In the historic building on the corner of Main Street and State Street, there is an antique mercantile and florist with vacant units to the north on the ground floor. The upper level of the historic building is a mixture of vacancies and overnight accommodations.

Block 5

This area is uniquely shaped compared to the other study areas, given the topographic features on the far eastern edge of Hurricane. Bound by 100 N and 100 S to the North and South, the east border of this area is defined partially following the northward curve of State Street (HWY 9), and then the border follows the rear property line of the parcels fronting S 100 E. mid-block.

BUILT ENVIRONMENT

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

Block 5 has a newly built veterinary hospital and maverick gas station situated across State Street from each other. North of the gas station are eight single-family residential properties. South of the veterinary clinic is four residential properties. State Street in the block curves northward, eventually perpendicular to the rest of the corridor to the west. A twelve-foot wide median with mature desert landscaping adds beauty to the streetscape while traffic calming around the curve of the Highway.

URBAN DESIGN

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

This area has quality urban design, in part due to the well-designed maverick gas station with western styling and the veterinary clinic's craftsman styling. Both new developments have desert-appropriate landscaping with swales for sequestering stormwater runoff – an aesthetic and functional feature. Most of the homes in the study block are charming older homes with large trees and maintained yards.

INFRASTRUCTURE
(based on known datasets)

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

All infrastructure is in good condition. There is no data for maintenance except for recent fire hydrant upgrades.

- *New fire hydrants were installed in 2008 and 2009.*
- *Water of smaller caliper (6" -10") mains in the ROW are present on all streets in the study block.*
- *All underground valves and valve boxes are in the ROW, ensuring proper maintenance and repairs.*
- *Cast iron catch basins are in the streetscape and the veterinary hospital for stormwater drainage. All manholes are in the ROW for maintenance and repair access.*
- *Electrical mains run below ground to all businesses and homes except on E 100 N, where all the homes receive electrical overhead.*

PEDESTRIAN AND VEHICULAR CIRCULATION

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

Like the other study areas, vehicular transportation is concentrated in the main corridor of State Street or SR-9. No crosswalks are available for crossing State Street in the study block, nor are there any bicycle amenities, demonstrating the auto centric design of the corridor. The space has been designed for the vehicle with little consideration for how bicyclists and pedestrians navigate the area, besides comfortable 9' wide sidewalks with ADA accessibility. Vehicle mobility through the parking lots is ample, with driveway access only present on 100 E for both lots due to the curve of the highway.

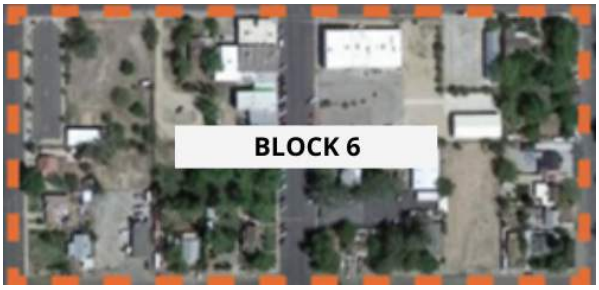
REAL ESTATE AND END-USER MIX

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

The businesses in this block are Maverick gas station, Zion Veterinary Hospital, Ari Styles Hair Salon, and a short-term renal complex. The salon works out of a residential building tucked behind the gas station, and the area appears to have no vacant commercial spaces.

Block 6



This area is south of the main corridor centered on Main Street and bound by 100 W and 100 E, and 200 S to the south. This is the southernmost study block with a 3,200 linear feet perimeter.

BUILT ENVIRONMENT

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

This study block has many charming qualities typically found in the historic grid-style planning of early Mormon settlements. Notable features are present, including wide streets, mature trees, and historic homes worthy of historic protection. In addition, infill development in the form of ranch-style single-family homes and a Century Link facility at 53 W 200 S. A strip of small businesses on the west side of the main street working out of historic buildings help to tie the neighborhood to its historical roots.

URBAN DESIGN

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

The intermittent Victorian and Craftsman style historic homes are the greatest asset to this study block's urban design.

The wide street on 200 S can feel undefined due to the large gravel parking strip on both sides of the road in the place of a curb and gutter. The gravel parking strip and lack of gutter make the neighborhood feel quaint and less urbanized, adding a rustic western motif while allowing stormwater to percolate naturally into the soil instead of being piped off-site. Blighting parcels exist, including the Century Link facility and dry vacant lots.

INFRASTRUCTURE
(based on known datasets)

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

All infrastructure is in fair to good condition, yet a lack of capacity increase has been notated due to limited pipe sizes. There is no data for maintenance except for fire hydrant upgrades.

- *Fire hydrant ages range from 1979 to 2012.*
- *Most electricity is supplied from primary overhead lines located mid-block at the rear property lines of residential parcels.*
- *The only stormwater infrastructure is a gutter on the west side of S 100 E.*
- *Potable water runs through a 6" cast iron line in the ROW.*

PEDESTRIAN AND VEHICULAR CIRCULATION

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

This neighborhood area is calm and has wide streets, including ample room for 30-degree angled parking. Sidewalks are only present on 100 W and Main Street, where there is a curb and gutter. Parking is ample, with angled parking on 100 W and Main Street and gravel parking strips on 200 S. Accessibility is limited on 200 S for those using mobility devices due to the gravel parking lanes without sidewalks.

REAL ESTATE AND END-USER MIX

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

Chums headquarters, and the Main Street Café anchor the neighborhood businesses on Main Street. In addition, the Catholic thrift center, a roofing company, and Over the Edge Sports also have tenure in this study block. 132 S Main Street is a mains street property with limited interaction to the street.

Transportation

Traffic Volume

Annual average daily traffic (AADT) is an estimation of how many cars travel along a specific street or street segment in a day. This number is typically derived by recording traffic counts for an extended period on a specific street. After the traffic counts have concluded, the numbers are examined and determined to be representative of normal traffic behavior, this data is then used to create an annual daily average.

The highest traffic volumes in Downtown Hurricane are recorded on State Street (SR-9) where it reaches up to 36,200 vehicles per day. State Street connects I-15, west of downtown, to Toquerville Boulevard (SR-17), which is the main access to Toquerville and La Verkin, as well as the entryway to Springdale and Zion National Park. SR-59 (100 S) has the second largest traffic volume in Downtown Hurricane (5,300 cars daily) where it connects to 100 E at the eastern edge of the study area. Other roads in downtown have lower traffic volumes remaining under 5,000 vehicles per day.

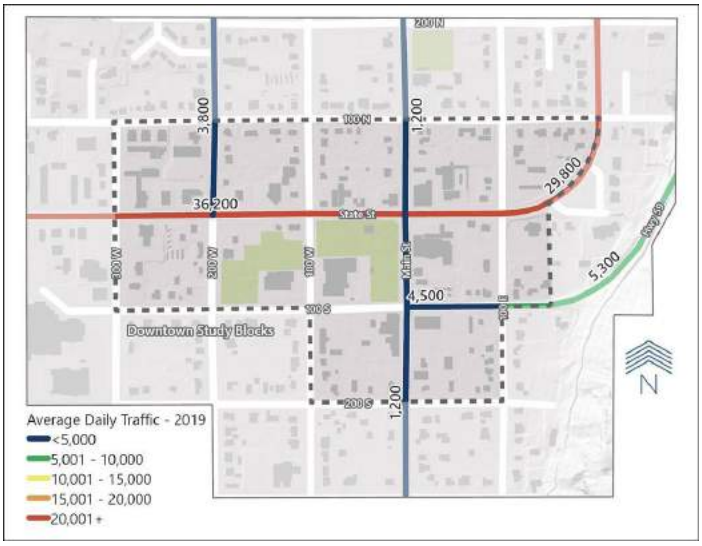


Figure 16: Average Daily Traffic Volumes (2019)

Truck Traffic Volume

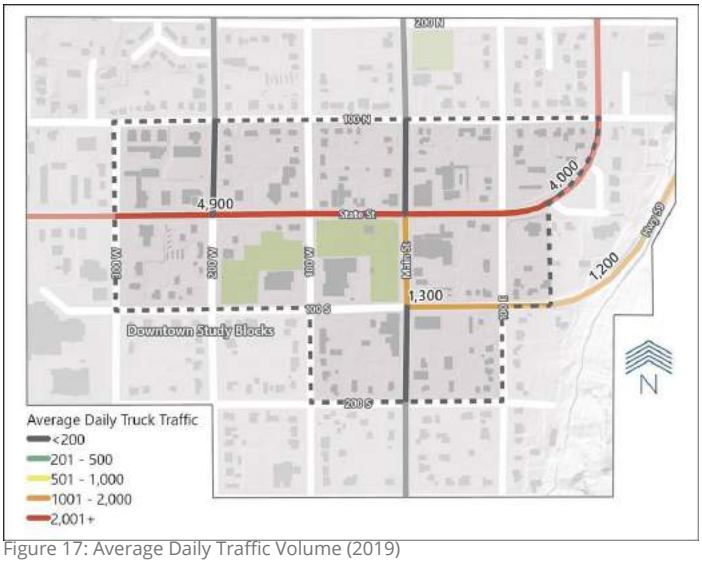


Figure 17: Average Daily Traffic Volume (2019)

All maps available in a larger format in the appendix

State Street (SR-9) is also the main truck route in Hurricane. About 12.4% of the traffic on SR-9 is related to trucks. Trucking routes are essential to local and regional economies and the ability to move goods is a necessary component for a comprehensive transportation system. In Downtown Hurricane, accommodating large tractor-trailers as well as passenger vehicles can be a challenge. In general, tractor-trailers take up more space and require more time to come to a complete stop. Safety becomes a heightened concern not only for other vehicles but for non-motorists. High noise levels, road debris, and air pollution are also issues of concern. However, designated truck routes and urban design strategies can help mitigate these challenges.

Bicycle Usage

Strava is an app that uses GPS tracking to record a variety of outdoor activities including cycling, running, walking, and other forms of active transportation. The company provides the GPS data in the form of geospatial data, providing a general idea of high-traffic corridors for active transportation (AT) such as biking and walking. It is understood that the data is representative of only certain segments and demographics of the population, such as expert bicyclists and those with access to mobile devices and does not by any means represent all active transportation users. However, it is beneficial to see where these AT trips are currently occurring in Downtown Hurricane.

State Street is the corridor with highest bicyclist usage in Downtown Hurricane, with up to 1,390 average yearly two-way trips. This represents potential conflict with car and truck traffic on the same route since bike lanes or other dedicated bicycle facilities do not exist along SR-9. The second most used corridor is 100 S which is a lower conflict alternative to State Street for moving cyclists east-west.

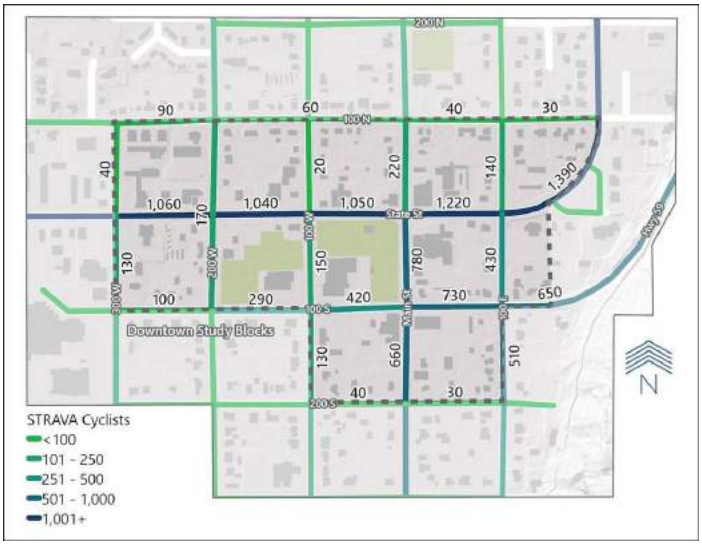


Figure 18: STRAVA Cycling Trips (2019) Yearly Two-way Trips

Pedestrian Usage

Strava data for pedestrians in Downtown Hurricane shows that State Street has the highest pedestrian usage as expected.

The area between 200 W and Main Street sees the highest number of people walking since it contains most of the main destinations in Downtown, including the Hurricane Valley Heritage Park Museum, the Hurricane City Leisure & Recreation building and park, Hurricane Theatrical, pickleball courts, and various commercial establishments. The second most trafficked street by pedestrians is Main Street followed by 100 W only between 200 S and 100 S. Most other streets in Downtown Hurricane are not used much by pedestrians.

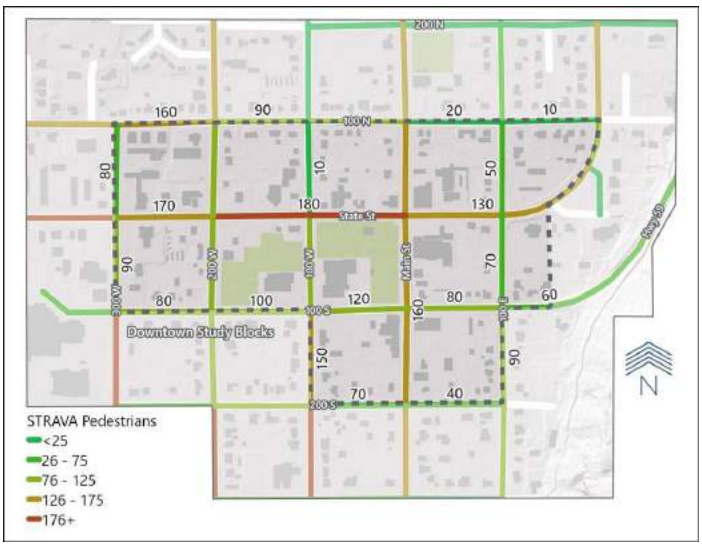


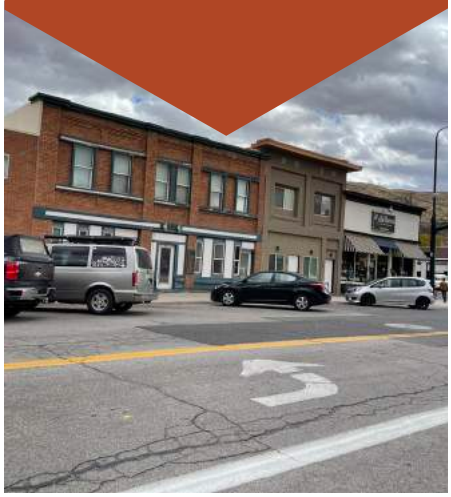
Figure 19: STRAVA Walking Trips (2019) Yearly Two-way Trips

Pedestrian signal requests were evaluated for the existing traffic signals within the downtown area. These pedestrian requests are the number of times the crosswalk signal was called to allow pedestrians to cross at the intersection. These requests represent the number of times pedestrians could cross the street at the signal and not the total number of pedestrians, since each request can allow for more than one pedestrians to cross.

02

MARKET ANALYSIS

MARKET ANALYSIS



Hurricane City serves as one of several regional nodes for commerce, offering various services and amenities to the City, nearby communities, and visitors to Zion National Park. While it does meet most of the necessities and many of the desired purchases, the City is still missing several critical services and amenities that are causing residents to venture further away, towards Washington or St. George, or even further to fulfill a need.

These underserved amenities are causing residents to spend taxable dollars outside the local market, demonstrating a leakage. These missing services are called "gap" services or amenities, hindering the long-term growth of Hurricane's economy.

The community must understand the most viable services or amenities to help the Downtown become a hub of activity and provide the highest use possible for properties. When reviewing market data and sales information, it is critical to remember there are two types of highest and best use, namely:

ROI Focused Use

This style of highest and best-use calculation is based on the return on investment (ROI), focusing on the most information generated with a property.

Civic-minded Use

This style of determination also includes qualitative factors, precisely elements necessary for vibrant communities and corridors. Often these elements have limited or no ROI yet are critical to the overall community health.

To determine opportunities for growth, the City must undergo a gap or market analysis, highlighting the potential end-users who can utilize the buildings or public spaces within Downtown, ultimately identifying the types of spaces needed. To identify these services, it is critical that the community better understand what services or amenities are being met within the community and what services residents have to travel for. By identifying these opportunity gaps, Hurricane can determine what will improve the quality of life for residents while preserving the existing businesses through limited competition.

Outlined in this section are data collected from the Claritas Market Analysis data, US Census Bureau, and other publicly available datasets. This information will be integrated within the formation from the existing conditions analysis and reviewed during recommendations preparation, ensuring the viability of critical elements or alterations.

Market Trade Areas

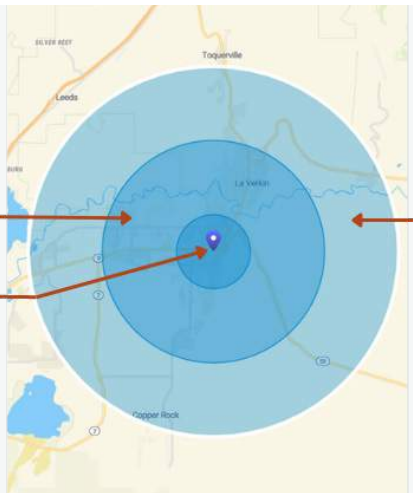
When preparing a market analysis, it is critical to identify a potential market demand or target market area. In the case of Downtown Hurricane, a draw radius of up to 5 miles was identified as the primary draw area. This area is demonstrated on the map in Figure 20 below. There are multiple municipalities within this drawing area, many of which utilize the services and amenities that Downtown Hurricane offers. Due to this nature, we provide information about a series of distinct trade areas up to a five-mile radius. The areas identified are:

Three-mile Radius

This area holds regular visitors and individuals/groups who utilize the Downtown Hurricane as their hometown.

One-mile Radius

This is the primary service area making up residents and routine visitors.



Five-mile Radius

This includes individuals or families who still utilize Downtown Hurricane as their downtown yet have reasonable access to other amenities within surrounding communities.

Figure 20: Site Study Radius

All information and data outlined in the remainder of this chapter represent conditions as documented for the one, three, and five-mile radius as provided in Claritas Data as pulled on 03/30/2023. Conditions change, and expenditures fluctuate regularly. Updating this report annually or bi-annually with new data is recommended to ensure it remains current.

Missing Services & Amenities

Missing retail services within a community represent sectors in a market that are not meeting their fullest potential, specifically with the comparison between the amount of revenue captured and projected demand. For a small community to succeed, it must provide all necessary purchases and most of the desired services for residents. Without these goods and services, residents will be forced to travel for them, taking their valuable tax dollars to another location.

This section outlines the services and amenities identified as underserved within the target market areas (listed above). These identified sectors represent under-served services with either a potential for growth or start-up within Downtown Hurricane. Additionally, all missing services have been vetted as desirable or applicable to be placed within the one-mile.

Additional services have been underserved, yet they are not well situated for downtown or smaller-scale locations. Details about the style of service and required physical/socio-economic characteristics are provided for each service type.Each NAICS sector has significant variation within, both in terms of market demand and compatibility with the downtown area. Stakeholders should seek to recruit retail tenants that have gaps in supply, have positive growth outlooks, and foster pedestrian activity.

Auto-oriented businesses must be carefully designed within downtown areas, i.e., gasoline stations (NAICS 447), motor vehicle and parts dealers (NAICS 441), and non-store retailers (NAICS 454). While these three NAICS categories are not recommended as part of this Plan, the City should require that these establishments provide accommodations for pedestrians and micromobility users.

Start-Up or Growth Opportunities

Compounding Pharmacies and Drug Stores

This sector includes pharmacies and drug stores engaged in retailing prescription or nonprescription drugs and medicines, specifically retail pharmacies, apothecaries, drug stores, and on-site institutional pharmacies.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Pharmacies and drug stores (NAICS 44611)	$4,413,189	$14,026,681	$4,094,296	84.35%

Pharmacies and drug stores are a necessity and are already met somewhat within all three of the trade areas. Numerous establishments are located along SR 9, but none are located within Downtown. The lack of multimodal infrastructure creates an issue with accessibility between Downtown and nearby pharmacies.

The supply gap within the five-mile trade area could nearly support an average establishment in sales, and this is worth further exploration beyond the five-mile trade area. Moreover, as the area continues to grow in population, there will be a need for an additional establishment.

Convenience Stores

This sector includes convenience stores and food marts that sell a limited selection of necessity purchases (e.g., milk, bread, and snacks), excluding gas stations. Typical convenience stores provide necessity goods, and there is no existing supply within the one and three-mile trade areas. There is very limited supply within the five-mile trade area. The supply gap within the 5 mile trade area could nearly support two average establishments in sales. Theoretically, one could be placed on either end of Downtown. The City should promote locally-owned and moderate-income convenience stores to meet this sector.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Convenience stores (NAICS 44512)	$515,150	$1,592,102	$2,100,316	196.16%

Women's Clothing Stores

This sector includes stores that sell women's and girl's clothing, including maternity wear. These establishments may provide basic alterations. Clothing is a desire purchase and should be designed to compete with online retail by providing a niche retail experience.

There is substantial supply within all three supply trade areas, but all three still have opportunity gaps. The supply gap within the five-mile trade area could nearly support an average establishment in sales, and this is worth further exploration beyond the five-mile trade area. Moreover, as the area continues to grow in population, there will be a need for an additional store.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Women's clothing stores (NAICS 44812)	$486,382	$1,659,544	$563,280	63.96%

All Other General Merchandise Stores

This sector includes stores that primarily sell general merchandise, excluding department stores, warehouse clubs, superstores, and supercenters. Merchandise may include apparel, automotive parts, dry goods, hardware, housewares or home furnishings, and other lines in limited amounts, with none of the lines predominating. Examples include general stores, home and auto supply stores, and variety stores. Stores in this sector provide necessity goods, and while there is substantial supply within all three supply trade areas, all three still have opportunity gaps.

The supply gap within the five-mile trade area could nearly support two average establishments in sales, and this is worth further exploration beyond the five-mile trade area. Moreover, as the area continues to grow in population, there will be a need for an additional store.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
All other general merchandise stores (NAICS 452319)	$468,048	$2,161,879	$3,106,629	161.17%

Shoe Stores

This industry comprises establishments primarily engaged in retailing all types of new footwear, excluding hosiery and specialty sports footwear, e.g., golf shoes, bowling shoes, and spiked shoes. Stores primarily selling tennis shoes or sneakers are included.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Shoe stores (NAICS 4482)	$464,479	$1,538,936	$2,087,198	186.56%

Clothing is a desire purchase and should be designed to compete with online retail by providing a niche retail experience. There is very limited supply within the five-mile trade area. The supply gap within the 5 mile trade area could nearly support two average stores in sales. Theoretically, one could be placed on either end of Downtown.

Jewelry Stores

This sector includes stores primarily selling new non-costume jewelry, sterling and plated silverware, and/or watches and clocks. These stores may also provide lapidary work and/or repair services. Jewelry is a desire purchase and should be designed to compete with online retail by providing a niche retail experience. While there is some supply within all three trade areas, there is still a very large opportunity gap at all distances.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Jewelry stores (NAICS 44831)	$457,637	$1,595,805	$1,740,313	134.83%

Moreover, given the niche nature of the jewelry sector, the trade area is much larger, especially for niche services like grandfather clock repair. The supply gap within the 5 mile trade area could very well support an average store in sales, and this should be investigated further for the possibility of a larger draw area.

Specialty Food Stores

This sector includes stores primarily selling specialized lines of food. Meat markets, fish and seafood markets, fruit and vegetable markets, other specialty food markets. Specialty food stores provide higher-end necessity goods, and there is a limited supply within the five-mile trade area. The supply gap within the 5 mile trade area could nearly support two average establishments in sales, and this will grow as the region continues to grow. Theoretically, one could be placed on either end of Downtown. The City should promote locally-owned stores to meet this sector.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Specialty food stores (NAICS 4452)	$358,157	$1,105,774	$1,463,842	159.98%

Snack and Non-Alcoholic Beverage Bars

This sector includes establishments primarily engaged in: preparing and/or serving a specialty snack, such as ice cream, frozen yogurt, cookies, or popcorn, or serving nonalcoholic beverages, such as coffee, juices, or sodas. These establishments may carry and sell a combination of snack, nonalcoholic beverage, and other related products (e.g., coffee beans, mugs, coffee makers) but generally sell a unique snack or nonalcoholic beverage. Examples include: beverage bars; carryout service doughnut, bagel, pretzel, and cookie shops with on-premises baking; coffee shops with on-premises brewing; and ice cream parlors.

Snack and non-alcoholic beverage bars are a mixture of niche and necessity goods, and these do not compete with online retailing. There is some supply within all three supply trade areas, but all three still have significant opportunity gaps. The supply gap within the five-mile trade area could nearly support four average establishments in sales, and this is worth further exploration beyond the five-mile trade area since Hurricane is a gateway to Zion National Park. These types of establishments are popular among travelers and families.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Snack and non-alcoholic beverage bars (NAICS 722515)	$354,086	$1,617,355	$2,359,578	384.52%

Electronics Stores

Electronics are an ever-changing market given the rapid evolution in technology available to the market. Moreover, recent market trends have increased niche retailing for this sector. This sector includes stores that sell:

- Products such as televisions, computers, and cameras;
- Single line of consumer-type electronic products;
- New electronic products in combination with repair and support services;
- New prepackaged computer software; and/or
- Prerecorded audio and video media, e.g., such as vinyl records.

Examples include cell phone accessories stores, consumer electronic stores, and computer stores.

Electronics are desire purchases and should be designed to compete with online retail by providing a niche retail experience. While there is significant supply within all three trade areas, there is still a very large opportunity gap at all distances. The supply gap within the 5 mile trade area could well support an average store in sales.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Electronics stores (NAICS 443142)	$335,225	$2,297,116	$3,512,062	125.48%

Luggage and Leather Goods Stores

This sector includes stores selling new luggage, briefcases, and trunks. These stores may also sell these in combination non-leather apparel such as belts, gloves, and handbags. Luggage and leather goods are desire purchases and should be designed to compete with online retail by providing a niche retail experience.

There is no supply within the five-mile trade area. The supply gap within the 5 mile trade area could well support two average stores in sales. Theoretically, one could be placed on either end of Downtown. National brands, whether sold by a local or national retailer, are the most popular products in this sector.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Luggage and leather goods stores (NAICS 44832)	$334,021	$1,035,536	$1,385,859	218.42%

Missing Service Typology Recommendations

As important as identifying the potential demand is outlining the requirements for each leakage. The below chart, Figure 21, shows the critical factors for each of the specified services. These statistics are based on national standards, and further research may be required to verify their applicability to the Hurricane local economy.

MISSING SERVICE	Recommended Square Footage	Recommended Community Size	Recommended Per Capita Income
Pharmacies and drug stores **(NAICS 44611)**	1,500 - 2,500	5,000	$35,000
Convenience stores **(NAICS 44512)**	2,500 - 4,000	1,500	$30,000
Women's clothing stores **(NAICS 44812)**	1,500 - 2500	10,000	$40,000
All other general merchandise stores **(NAICS 452319)**	3,500 - 7,500	1,500	$30,000
Shoe stores **(NAICS 4482)**	3,00 - 5000	4,000	35,000
Jewelry stores **(NAICS 44831)**	1,500 - 2,500	5,000	$40,000
Specialty food stores **(NAICS 4452)**	5,000 - 10,000	3,000	$35,000
Snack and non-alcoholic beverage bars **(NAICS 722515)**	3,000 - 5,000	5,000	$30,000
Electronics stores **(NAICS 443142)**	3,000 - 6,000	5,000	$35,000
Luggage and leather goods stores **(NAICS 44832)**	2,000 - 4,000	10,000	$45,000

Figure 21: Missing Service Recommendations

The Claritas database provides all information from the above-outlined services. Market research or the Claritas database offers details about each amenity or category interpolated or reviewed.

Economic Impact of Missing Services or Amenities

Outlined below are calculations demonstrating the potential "leakage" of sales tax revenue to the City. The tax revenue calculations are based on a 1% City sales tax, and all estimates are provided per establishment. In addition to the 1% City sales tax, there is also a 4.85% Utah state sales tax, 0.35% Washington County sales tax, and 0.55% special district sales tax.

MISSING SERVICE	Average Revenue Per Utah Establishment (Source: 2017 Economic Census)	Potential City Sales Tax Capture (Per-Establishment
Pharmacies and drug stores **(NAICS 44611)**	$4,853,671	$48,537
Convenience stores **(NAICS 44512)**	$1,070,702	$10,707
Women's clothing stores **(NAICS 44812)**	$880,723	$8,807
All other general merchandise stores **(NAICS 452319)**	$1,927,519	$19,275
Shoe stores **(NAICS 4482)**	$1,118,778	$11,188
Jewelry stores **(NAICS 44831)**	$1,290,712	$12,907
Specialty food stores **(NAICS 4452)**	$915,003 (US)	$9,150
Snack and non-alcoholic beverage bars **(NAICS 722515)**	$613,649	$6,136
Electronics stores **(NAICS 443142)**	$2,799,000	$27,990
Luggage and leather goods stores **(NAICS 44832)**	$634,500	$63,450
Potential additional City tax revenue annually		**$218,417**

Figure 22: Missing Service Economic Impact

All calculations are based on Claritas database information and US Census Bureau revenue per NAICS sector. The above data is provided to compare and demonstrate potential revenue capture for Hurricane, and all statistics will require additional investigation. The information above does not guarantee the tax capture for properties or businesses and is merely a projection based on available data.

Oversaturated Services

While Hurricane has a documented lack of services and amenities, the community does have several over-saturated services. Oversaturated services are grossly overselling the potential demand for the Downtown. Outlined below are the services that are quoted as most oversaturated for all three identified radii.

Oversaturated Service	1 Mile Radius	3 Mile Radius	5 Mile Radius
Building material and supplies dealers **(NAICS 4441)**	-$19,825,073	-$33,986,488	-$42,349,014
Warehouse clubs and supercenters **(NAICS 452311)**	-$15,781,421	-$21,617,311	-$23,060,641
Other general merchandise stores **(NAICS 4523)**	-$15,313,373	-$19,455,432	-$19,954,012
Home centers **(NAICS 44411)**	-$11,235,187	-$22,624,074	-$32,636,821
Other building material dealers **(NAICS 44419)**	-$7,006,003	-$9,410,590	-$8,243,352
Home furnishings stores **(NAICS 4422)**	-$3,717,370	-$6,891,539	-$7,627,943
Furniture stores **(NAICS 4421)**	-$3,499,122	-$5,968,610	-$6,330,576

Figure 23: Oversaturated Services

> **By targeting end user clusters, the potential revenue per foot in a downtown is increased by 70%**

Economic Opportunity Impacts

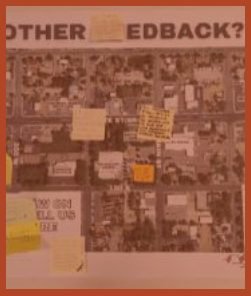
This section outlines recommendations for business or end-user types to attract into Downtown Hurricane. These recommendations are based on the market analysis and a detailed review of the currently vacant or underutilized buildings within the downtown area. The suggestions help identify tenant type, square footage, block location, and potential lease rates.

Recommended Use	Space Allocated in the building (sq. ft)	Potential Lease Rate (per foot)	Potential municipal revenue capture per foot
Pharmacies and drug stores **(NAICS 44611)**	6,500	$20.00	$7.46
Convenience stores **(NAICS 44512)**	5,000	$18.00	$2.14
Women's clothing stores **(NAICS 44812)**	2,000	$15.00	$4.40
All other general merchandise stores **(NAICS 452319)**	7,500	$15.00	$2.57
Shoe stores **(NAICS 4482)**	1,500	$17.50	$7.45
Jewelry stores **(NAICS 44831)**	2,000	$20.00	$6.45
Specialty food stores **(NAICS 4452**	5,000	$15.00	$1.83
Snack and non-alcoholic beverage bars **(NAICS 722515)**	1,500	$17.50	$4.09
Electronics stores **(NAICS 443142)**	5,000	$20.00	$5.60
Luggage and leather goods stores **(NAICS 44832)**	2,000	$15.00	$3.17
Note: The above-quoted rates are outlined as regional standards. Further review is required for market condition applicability.			

Figure 24: Economic Opportunity Impacts

03

PUBLIC INPUT SYNOPSIS



PUBLIC INPUT SYNOPSIS

Public input is the cornerstone of any civic-minded project, and the Hurricane City Downtown Plan is no different. Engagement with the public started early in the process and was a constant touchpoint throughout the entire process. Outlined below is the process that was utilized, and the results achieved.

The Process

The process utilized for the Hurricane City Downtown Plan followed the VAK (Visual, Auditory, Kinesthetic) model. Through this model, we were able to tailor feedback models to methods for which the public was comfortable with. Additionally, a test, refine, and repeat model was utilized, ensuring that public opinion was integrated throughout, ensuring the public's vision was met at every stage. Outlined below is the process that was utilized:

1. **Community values surveying**
2. **Stakeholder and one-on-one meetings**
3. **Community event participation**
4. **Community Visioning Workshops**
5. **Draft Recommendations**
6. **Community Feedback Survey**
7. **Final report presentation**

The Results

Due to the efforts of the public and stakeholders, engagement and feedback was an outstanding success. Some critical statistics include:

- **A total of 622 responses were completed for the community visioning survey.**
- **6 different stakeholder meetings were held.**
- **More than 47 individuals and families provided feedback at 3 public workshops across business owners, elected officials, and community member groups.**
- **128 members of the public participated over two meetings providing community visioning input and feedback, producing over 500 comments.**
- **A total of 220 responses were received for the community feedback survey.**

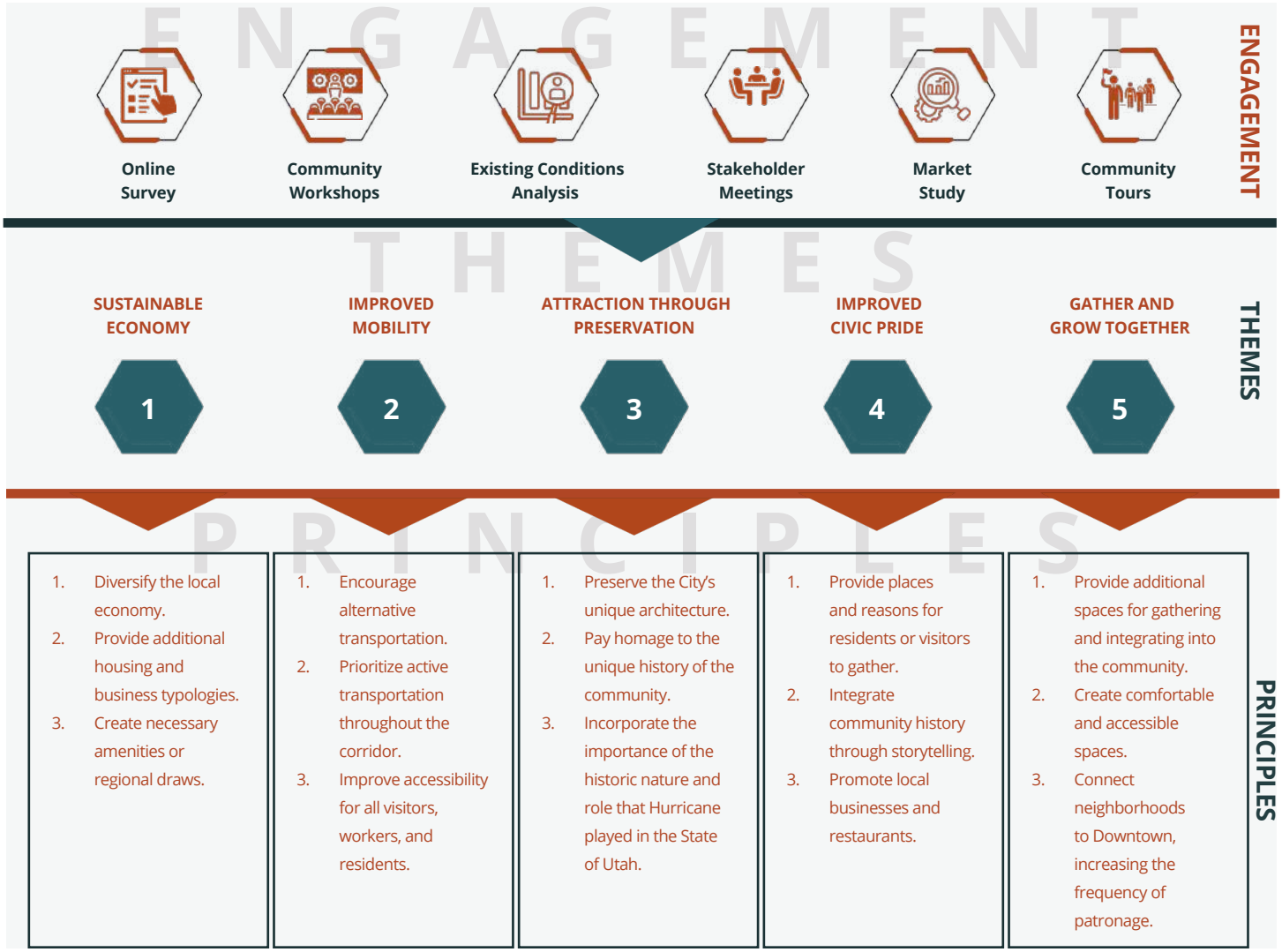
Additional data from public input events is provided in the appendix section

Community Character Elements

Outlined below are some of the critical community character elements determined through public engagement process. These elements were compiled and extrapolated from input surveys, community charrette notes, online comments, and other feedback methods to demonstrate the overall vision of the community:

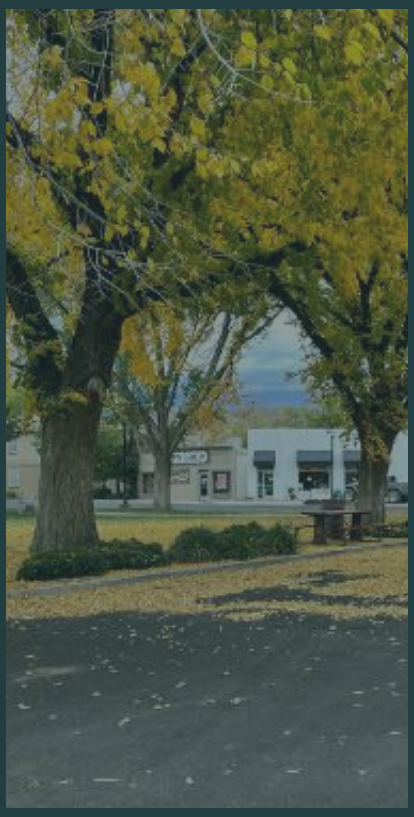
- **Residents enjoy the small-town atmosphere of Hurricane City.**
- **There are concerns that revitalization efforts and development will detract from the small-town feel of the community.**
- **33.8% of residents have lived in the community for one to five years.**
- **37.4% of respondents visit Downtown area daily.**
- **75.1% of respondents stated there are not enough service and retail options in Downtown.**
- **Of the second survey respondents, 72.9% indicated a desire for date night dining options as a priority.**
- **89.9% of survey respondents support further downtown revitalization in Hurricane City.**
- **71.8% of survey respondents indicated that improved retail and service opportunities in Hurricane City would make Downtown more vibrant.**

Plan Themes



04

DRAFT RECOMMENDATIONS



Revitalization
Recommendations

In the previous chapters, highlighted information has been prepared to outline the current Downtown conditions and a desired future for Downtown. These two items serve as both the beginning and terminus of a path forward for the community. However critical these steps are, they are not actionable or implementable without a series of detailed and attainable recommendations that will document a concise pathway between the two identified points. Outlined in this chapter are recommendations that will help drive Downtown and the community forward, achieving their goals to make a vibrant, attractive, and inviting downtown.

All recommendations outlined in this chapter are crafted to help revitalize or amend the community based on the results of the public input received during the extensive input campaign. Recommendations are broken down into categories to offer background data and information for each recommendation. The below information is provided for each recommendation:

- ☑ **Name/Topic of the recommendation**
- ☑ **A detailed explanation of the recommendation**
- ☑ **Justification for the recommendation**
- ☑ **What issues or concerns will the recommendation address**
- ☑ **Anticipated benefits from completion**

The implementation chapter will provide further details about each recommendation's timing, roles, and responsibilities, such as:

- ☑ **Timing and strategies for implementation**
- ☑ **Integration and cooperation necessary between community partners**

Land Use
Recommendations

This section outlines recommendations for Downtown's current and future land use, as outlined in Figure 25. These recommendations are created to help provide a series of changes to the land-use designations within Downtown that will drive catalyst changes and ensure enforceability. A list of proposed recommendations is as follows:

1. **Implement a vacant property ordinance.**
2. **Create a Downtown mixed-use zoning district, allowing and encouraging a variety of uses on upper floors such as dwelling units, office spaces, and studios.**
3. **Create an overlay zone for Downtown (specifically related to form-based codes).**
4. **Alter local ordinances and zoning to require retail or service-based industries in Downtown.**
5. **Update zoning and ordinances to ensure a minimum Floor Area Ratio (FAR) is met.**

Detailed information about each of the above-outlined recommendations is provided below:

1. Implement a vacant property ordinance

A vacant property ordinance will allow the community to better regulate the use of spaces (both indoor and outdoor) within Downtown. Through this effort, the community can ensure that maximized tax revenue is collected from sales and real estate. The proposed elements of a vacant property ordinance should include the following:

i. Name/Topic of the recommendation

Limiting the potential uses or end-users in a building will limit the potential impact for less impactful uses. For example, storage and unused spaces should not be allowed on retail window-facing or ground-floor spaces within downtown properties.

ii. Requirements for building use

Thresholds (minimum and maximum) for vacancy tenure – This part of the ordinance would focus on providing a set of guidelines for properties that are choosing to be vacant, specifically:

- *Documenting the minimum requirements for marketing the properties.*
- *Outlining the maximum time frame a property can be left vacant without adequate marketing or attempts to re-lease.*

iii. Document what a "used" building entails

As critical as the requirements for reducing vacancies is the definition of what a used property entail. This definition should include necessary language that will clearly and concisely define characteristic traits of what a user (or non-vacant) property requires. Special emphasis should be provided on the presence or appearance of spaces, not dictating the exact use of non-visible spaces.

iv. Provide incentives and penalties for compliance issues

As critical as the requirements for reducing vacancies is the definition of what a used property entail. This definition should include necessary language that will clearly and concisely define characteristic traits of what a user (or non-vacant) property requires. Special emphasis should be provided on the presence or appearance of spaces, not dictating the exact use of non-visible spaces.

2. Create a Downtown mixed-use zoning district, allowing and encouraging a variety of uses on upper floors such as dwelling units, office spaces, and studios

A mixed-use zoning district should be established within Downtown. This will require an amendment to the current zoning code and map. Creating a mixed-use zone will encourage all floors of Downtown buildings to be utilized.

The activation of upper floors within a downtown benefits the community's overall economy but it also benefits the specific property owner by providing the owner with a more diversified source of income from the property. Upper floor uses can include professional services, office spaces, studios, housing and more, depending on the space available and other site aspects.

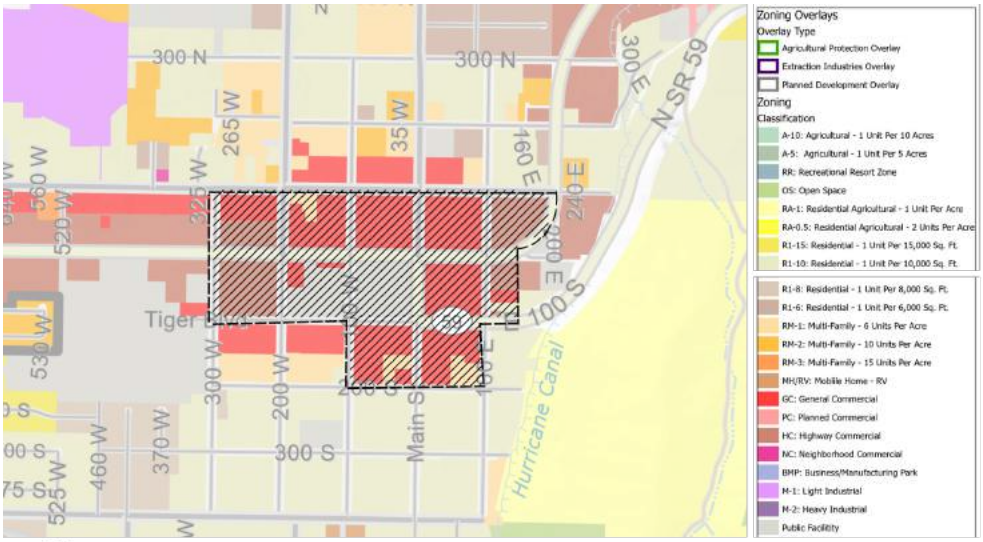


Figure 25: Proposed Mixed-Use Zone

3. Create an overlay zone for Downtown (specifically related to form-based codes)

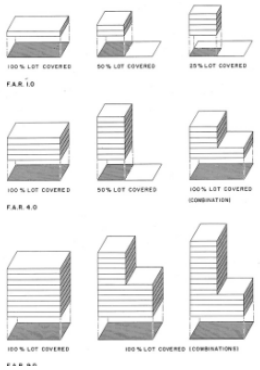
An overlay zone applies special zoning regulations over previously established zoning districts. Creating a new overlay zone will allow the City to implement the most successful parameters for Downtown while maintaining the previously determined requirements with the other zoning districts. All future development and redevelopment within Downtown will be subject to, and be able to take full advantage of, the new regulations. This is anticipated to impact newly constructed buildings, grandfathering existing uses in place. The proposed overlay zone would implement Form-Based Code regulations and the existing zoning requirements within Downtown.

4. Alter local ordinances and zoning to require retail or service-based industries in Downtown

This recommendation is provided as a method for helping to improve the utilization of space within Downtown. By implementing a retail or service-based industry, first-floor requirement, the community will be able to ensure Downtown properties maximize visibility and provide the most economic impact possible. Additionally, the efforts of ensuring retail or services-based industries on the first floor will drive the appearance of full store fronts, demonstrate viability of the corridor, and improve ADA accessibility, ensuring access for all users.

5. Update zoning and ordinances to ensure a minimum Floor Area Ratio (FAR) is met

This recommendation will ensure that downtown development or redevelopment maximizes the economic impact on the community. This will require an increase in the floor area ratio, or land covering percentage, to allow for greater density. FARs of 1 or higher represent square footage that meets 100% lot coverage. Square footage calculations are based on occupiable space, as determined on your occupancy permit.



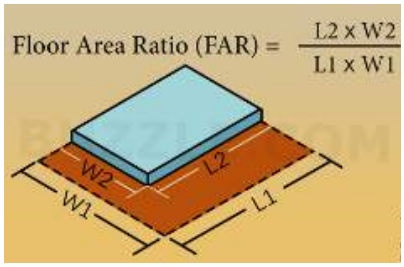


Figure 26: FAR Configurations

For example:

a. A 10,000 Sq Ft single-story building on a ½ acre lot would have the following calculation – 10,000 Sq Ft of building / 21,780 Sq Ft of lot size = FAR .459

b. A 30,000 Sq Ft building (2 floors at 15,00 Sq Ft each) on a ½ acre lot would have the following calculation – 30,000 Sq Ft of building / 21,780 Sq Ft lot size = FAR 1.37

Increasing the FAR calculations will be important to improve usable space in Downtown and even integrate housing. Outlined in Figure 27 is the proposed FAR calculation to be achieved by different tenant/building types:

While this list is not exhaustive, it should set the minimum calculations allowed for permitting during the City's business/building permitting process. Incentives for increased FAR could include reduced parking requirements or qualification. Special consideration should be given for buildings with a FAR of .75 or higher, to reduce parking. See page 83, recommendation 7 for further details.

Building Use	Floor Count	FAR
Retail	1 Floor	.75 - .90
	2 Floors	1.15 – 1.75
Commercial	1 Floor	.65 - .80
	2 Floors	1.05 – 1.3
Service/Restaurant	1 Floor	.60 - .80
	2 Floors	1.25 – 1.40
Residential (stand-alone)	1 Floor	.65 - .80
	2 Floors	.95 – 1.25

Figure 27: FAR Ratios by Building Use

Here are a few considerations to consider when calculating FARs for buildings:

- FAR's do not include parking or exterior hard surfaces in their calculations.
- ROW or other space calculations are not calculated in the FAR calculations.
- A FAR calculation should be conducted for all redevelopment or new construction.
- Outdoor dining spaces for restaurants (including decks and other above-ground spaces) should be calculated in the FAR.

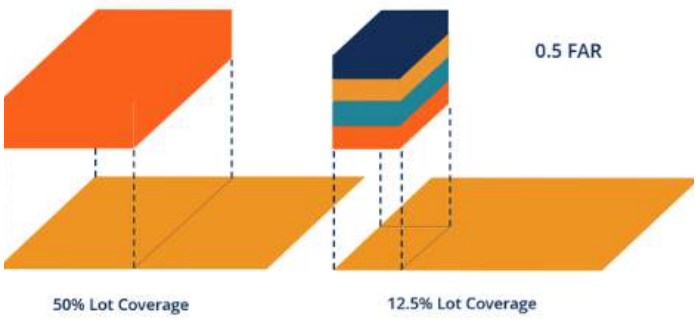


Figure 28: Lot Coverage Equivalencies

Built Environment Recommendations

Outlined in this section are recommendations relating to the built environment of Downtown. These recommendations are crafted to help implement necessary changes to the community's vision for the overall look, feel, and atmosphere of Downtown Hurricane. A list of proposed recommendations is as follows:

1. **Update and enforce signage regulations.**
2. **Create downtown design guidelines.**
3. **Create mid-sized, hard-surface community gathering spaces in Downtown.**
4. **Incentivize the development of mixed-uses for developers acquiring underutilized downtown properties.**
5. **Work with local realtors to create a downtown properties marketing database.**
6. **Implement an annual façade program.**
7. **Preparation and implementation of form-based code, specifically in the Downtown overlay zone**

Detailed information about each of the above-outlined recommendations is provided below:

1. Update and enforce signage regulations

Creating unified and comprehensible signage code will drive a distinct Downtown look and feel. In addition, updating sign regulations will provide a clear and consistent review framework. These guidelines will help ensure the proposed signage accentuates Downtown, furthering the area's brand.

These downtown design guidelines will help define a sense of place and can be further personified in the proposed downtown design guidelines. Samples of appropriately integrated signage in successful downtowns are provided below:

Some regulations to consider are:

- No more than three (3) colors for small or medium-sized signage
- Limited window-mounted or painted signage
- Limited text on signage, preferring logos and graphics for storytelling and identification
- Non-internally light signs, preferring ornate and accurate hook or overcast lighting
- Informational or LED scrolling signage should be discouraged; and
- Marquee or other attention-grabbing signage should be encouraged at critical intersections

2. Create downtown design guidelines

Preparing this community-driven document yields a defined and implementable "look" for Downtown. These elements will help promote an attractive and inviting atmosphere, encouraging individuals to spend more time downtown. Often, a successful set of design guidelines must be specific and place-based. Elements proposed to be included are:

- District elements and typology
- Architecture typology
- Architectural styles details
- Forming and massing of architectural elements
- Incremental development
- Before and After renderings
- Façade elements
- Signage requirements
- Site amenities and vegetation guidelines

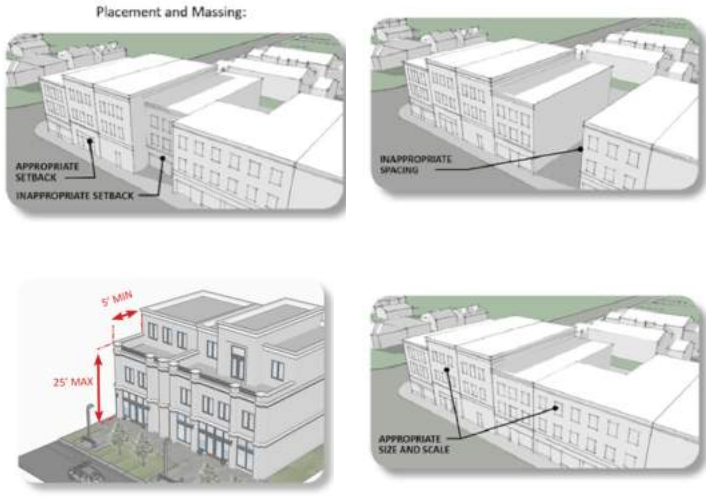


Figure 29: Design Guideline Example Graphics

Uses	Districts					
	Big Box Store	Medium Intensity Strip Mall	Medical Office	Mixed-Use Retail	Mid-Rise Residential	Village Residential
Residential & Lodging						
Residential				◓	●	●
Hotel & Inn	◓	●	◓	◓	●	●
Residential Care				◓	●	●
Civic						
Assembly			●	●	●	●
Transit Station	●	●	●	●	●	●
Hospital & Clinic		◓	●	◓	●	●
Library/Museum/Post Office (no distribution)	●	●	●	●	●	●
Police & Fire	○	○		○	○	○
School				◓	●	●
Retail						
Neighborhood Retail	●	●		●		
General Retail	●	●		○		
Outdoor Sales Lot						
Service						
Neighborhood Service	●	●	●	●	◐	◐
General Service	●	●				
Vehicle Service				○		
Office & Industrial						
Office	◓	◓	●	◓	●	●
Craftsman Industrial	◐	◐	◐	◐		
Infrastructure						
Parking Lot	◐	◐	◐	◐	◐	◐
Parking Structure	◐	◐	◐	◐	◐	◐
Utility & Infrastructure	○	○	○	○	○	○
Open Space	◐	◐	◐	◐	◐	◐
Accessory Uses						
Home Occupation	●	●	●	●	●	●
Outdoor Storage of Goods				◐		
Parking Lot	●	●	●	●	●	●
Parking Structure	◐	◐	◐	◐	◐	◐

3. Create mid-sized, hard-surface, community gathering spaces in Downtown

Public spaces are where a community gathers, integrates, and connects. For Hurricane, it is recommended that a series of public gathering spaces be created, helping to guide and encourage further downtown exploration. Depicted below are the proposed sites and amenities for each:

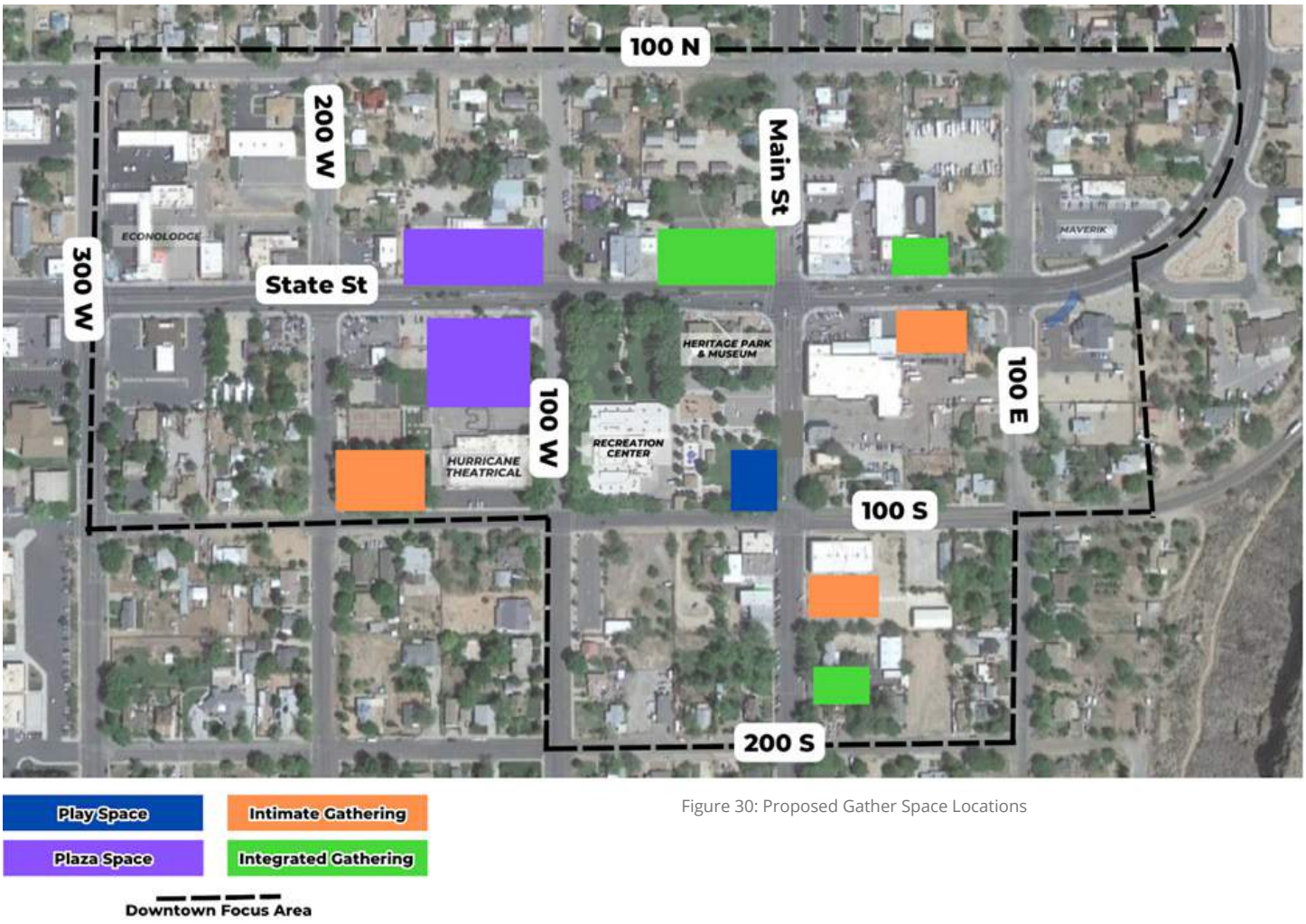


Figure 30: Proposed Gather Space Locations

Critical gathering spaces include:

DOWNTOWN PLAY SPACE	COMMUNITY PLAZA	INTIMATE GATHERING SPACE	INTEGRATED GATHERING SPACE
This space is meant to enrich the experience for kids, providing passive play opportunities and allowing families to stay downtown for a more extended period.	Community plazas are multi-purpose, providing the community with a space to eat, congregate, and enjoy time together. Plazas are also equipped to accentuate areas where people can spend more time and enjoy the attributes of Downtown.	These gathering spaces are meant for smaller groups, highlighting the opportunity to have private or quiet conversations right in the middle of all the action happening around them.	Integrated gathering spaces are places where people can quickly stop and enjoy the sights, sounds, and experiences of Downtown Hurricane. These amenities should focus on unique elements to draw in users while providing comfort.

4. Incentivize development of mixed-uses for developers acquiring underutilized downtown properties

Incentivizing property owners and/or developers to acquire, renovate or revitalize buildings is often met with a series of roadblocks, perceived or realized. To assist this, we recommend a series of incentives that have various fiscal and non-fiscal impacts, matching the anticipated return on investment (from the municipality) to the elements offered. When offering incentives to owners and developers, non-financial opportunities must be considered first and more frequently than budgetary incentives. Providing municipal officials and developers with a sample spreadsheet of opportunities is often the first step. However, when preparing these sheets, it is important to document how many items of each category can be selected, limiting the fiscal impacts on the overall community. Some sample incentives are as follows:

		AGENCY		
Concession Type	**Concession**	**Municipalty**	**Property Owner**	**CRA/DDA/BID**
Financial	Offer owner financing (purchase)			
Financial	Provide Sq. Ft. cost for rehab work (maximum)			
Financial	Offer facade or signage construction assistance			
Financial	Partner on grant applications to DEP			
Financial	Provide options for low-interest collective loans			
Financial	Offer tax abatement for necessary businesses			
Select 2 from above				

Figure 31: Financial Incentives

		AGENCY		
Concession Type	**Concession**	**Municipalty**	**Property Owner**	**CRA/DDA/BID**
Non-Financia	Offer business marketing assistance (digital)			
Non-Financia	Allow sub-let of unused space			
Non-Financia	Market and maintain database of properties			
Non-Financia	Organize community clean up days			
Non-Financia	Coordinate downtown-wide sales or events			
Non-Financia	Create a “shop local” spreadsheet for retail			
Select 2 from above				

Figure 32: Non-Financial Incentives

5. Work with local realtors to create a downtown properties marketing database

Helping property owners market their available buildings in a user-friendly and concise manner is an essential step towards increased utilization.

It is recommended that the City partner with local realtors to prepare and market files or dedicate a municipal staff to serve as the single point of interaction, empowering downtown property owners to become more active and engaged.

Below is a series of actionable goals to achieve this recommendation:

- **Create a customized website (custom website or database)**
- **Develop an interactive map of Downtown properties.**
- **Database links for assessor and parcel data**
- **Downloadable property flyers (marketing or one-off sheets)**
- **Contacts for leasing/owner agents**

Figure 33: Property Database Document Example

Helping prepare this type of marketing program is not cheap or quick, yet it is effective in quickly achieving more utilized buildings. To help streamline this community effort, due diligence reports should be prepared for all underutilized properties. These reports can be linked to the website and offer a downloadable flier for each. Information to be included in the reports includes:

- **Property address and imagery**
- **Allowable uses and zoning**
- **Building information (e.g., age, uses, permits**
- **Daily traffic counts**
- **Floor plans (if available)**
- **Succinct tax and assessor information**
- **Community data or socio-economic information**

Preparing these reports will provide property searchers and developers with applicable data for lease and purchase opportunities within Hurricane. With this information, the awareness of the current community conditions and market can be shared to a broader reach.

6. Implement an annual facade program

Facade programs are often the most profitable investment a small to medium-sized community can implement, helping drive revitalization. The annual facade program recommendation is to identify potential funding sources, prepare a necessary framework, and implement a matching facade program.

Details about the proposed program are outlined below:

a. Utilize a USDA or CDBG funding application to provide seed funds for the projects.

b. 50/50 match, up to $10,000 per addressed property

c. Eligible elements include:

Signage **Paint** **Awnings** **Windows/ doors** **Architectural features** **Entrance ramps/ accessibility**

The community can begin revitalizing Downtown properties through this program. Additional consideration should be given to areas along the alleyways, encouraging property owners to create "flow-through" businesses, increasing alleyway access, and driving safe pedestrian circulation. Below is the proposed priority map for facade improvements:

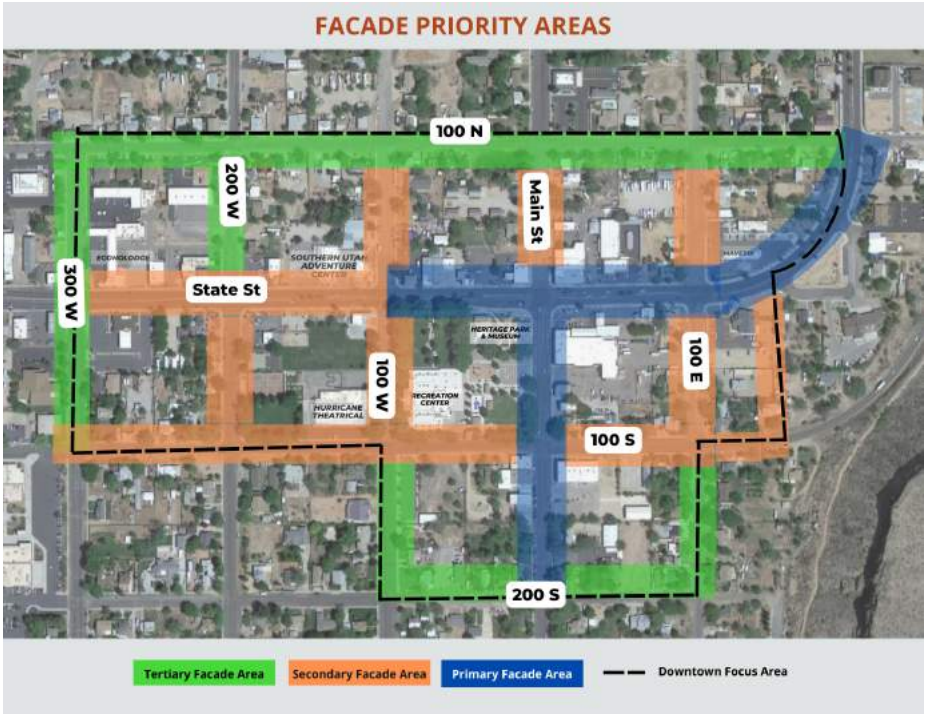
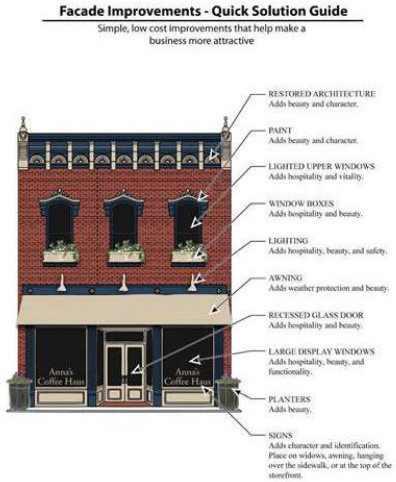


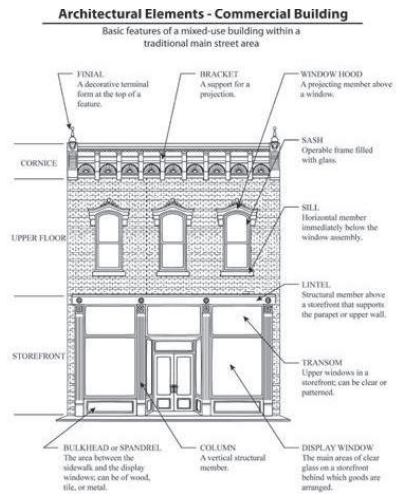
Figure 34: Property Database Document Example

The proposed facade grant program participation process includes the following:

1. **Preparation of a simple 2-page application (including cost estimates or contractor quotes)**
2. **Scoring and ranking of properties based on leveraged funds, project readiness, and community impact.**
3. **Grant agreement preparation and approval**
4. **Expenditure of funds and reimbursement every month**

The graphics below highlight various façade elements.





Above images provided in appendix section in larger size

7. Preparation and implementation of form-based code, specifically in the Downtown overlay zone

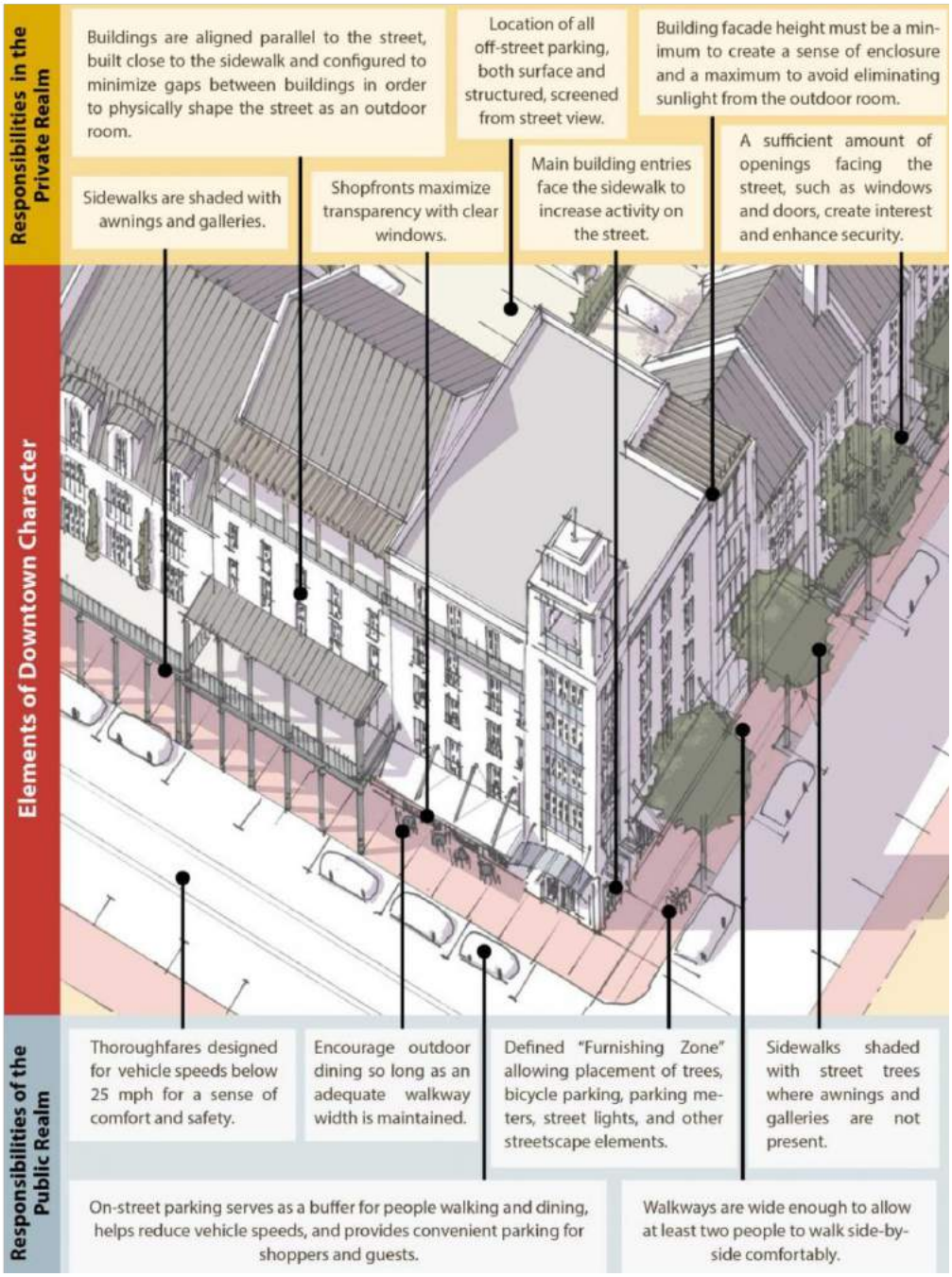


Figure 35: CNU Form Based Code Explanation

As a downtown district grows, adapts, and evolves, it will require flexibility in the types and styles of buildings provided. While the historical character is of critical importance, the forming and massing of a building can change while retaining the same character.

To support this, it is recommended that a form-based code be prepared and implemented within the proposed downtown overlay zone. The overlay zone will allow for enforcement of the form-based codes within the defined area. Implementation of a form-based code in Downtown will result in a hybrid code for the City. Samples of successful form based code can be found at the Wasatch Front Regional Council website.

Form-based code is an alternative to conventional zoning that enables a more predictable built environment. Rather than regulating land uses, form-based code governs the relationship between buildings and the public right-of-way, the form and mass of buildings in relation to each other, and the scale and types of streets and blocks.

Much of the district was developed prior to the adoption or under the conventional zoning, which regulates parking, FAR, and most notably, allowable land uses. Creating a form-based code for Downtown will allow the flexibility needed to support small businesses, promote walkability, enable revitalization, and more. As a result, revitalization will become more common and new development will be more appropriate for Downtown.

Urban Design
Recommendations

Downtown Hurricane should be seen as a destination within the City and the greater region. With the proper design and programming, it can become a true city center. This will require investing in Downtown's public infrastructure, promoting redevelopment, and leveraging its assets and location. The result will be a vibrant place with character and attractive opportunities to invest and grow.

After the initial planning assessment of the city, key opportunities and challenges emerged that needed to be mitigated with urban design solutions. Priorities that emerged include public safety, increased pedestrian space, and multimodal access. We also identified the need for universal accessibility, better visual communication of amenities in Downtown, as well as improved gathering spaces. These aspects have been considered and prioritized in our urban design recommendations and illustrated through the plans, cross-sections, and renderings included in this section.

Lastly, It is imperative that every design decision undergoes oversight by the City's staff and appointed committees, with the ultimate authority for approving or rejecting all design decisions resting with the Council.

1. **Paint highly visible crosswalks.**
2. **Permanently close or create a pedestrian and bicycle-only street on 100 W between 100 S to State Street.**
3. **Explore a HAWK signal and median at 100 W.**
4. **Explore a new traffic signal at 200 W and State Street.**
5. **Create curb bulb-outs at applicable intersections and crosswalks.**
6. **Help facilitate discussions with property owners for shared parking lots.**
7. **Strategically locate accessible parking for equitable access.**
8. **Install parking signage with a maximum of a two-hour time limit.**
9. **Consider creating additional municipal parking lots to support site density development.**
10. **Add curb, gutter, sidewalks, and stripped parking along 100 N.**
11. **Install more appropriate (pedestrian scale) lighting and other amenities within the corridor.**
12. **Create additional public gathering spaces adjacent to the ROW space.**

Detailed information about each of the above-outlined recommendations is provided below:

01
Paint highly visible crosswalks

Adding bright colors and designs to crosswalks enhances the Downtown visual aesthetic, in addition to the added safety benefits of being highly visible and clearly delineating where pedestrians are to cross the street. These artistic crosswalk installations could be added temporarily or permanently. Temporary options would include using a non-permanent material to install an artistic design for a short period of time. These designs could be painted by local students, be centered around a specific celebration, or another idea.

If it was determined that a more permanent installation was desired, implementing attractive, long-lasting materials (i.e., thermoplastic) within crosswalks at key locations will ensure that residents and visitors can access Downtown in a safe and efficient manner for years to come. Installation of these will require coordiantion and maintenance disussions with UDOT.

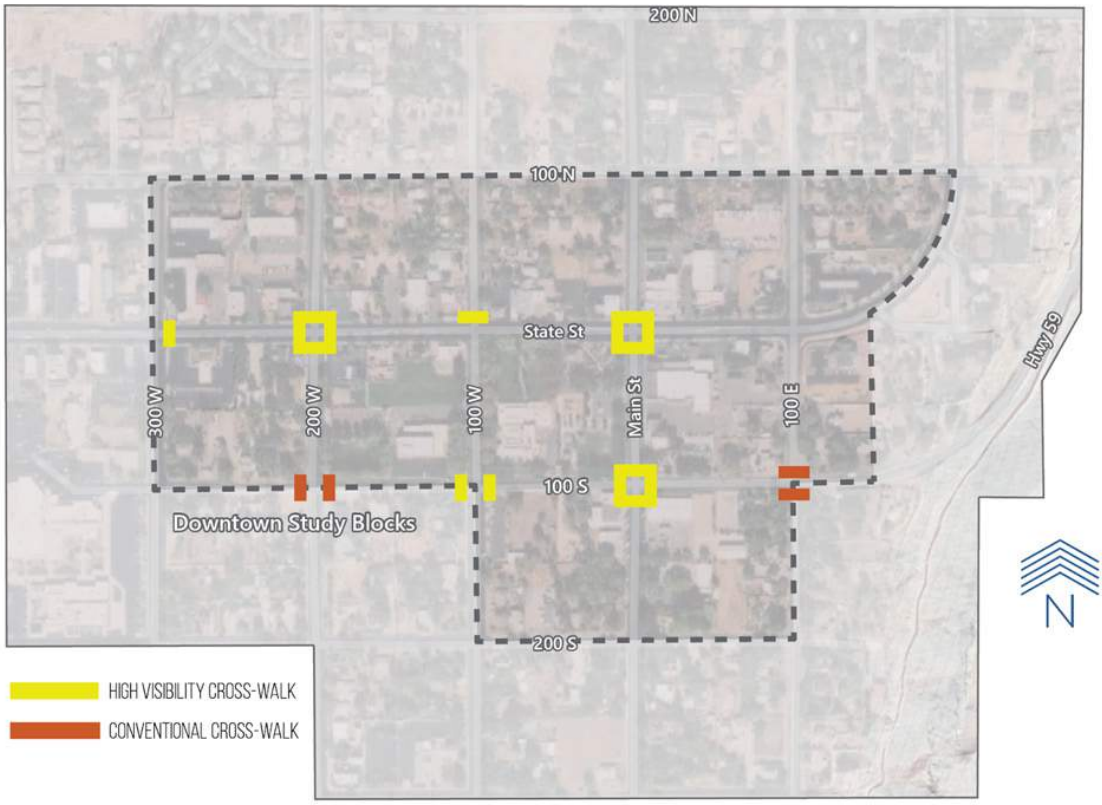


Figure 36: Suggested locations for highly visible crosswalks.

Example of thermoplastic high-visibility crosswalk (Source: Ennis Flint)

Example of thermoplastic high-visibility crosswalk (Source: Ennis Flint)

02
Create a pedestrian and bicycle-only street on 100 W between 100 S to State Street

The segment of 100 W between State Street and 100 S is surrounded by several popular amenities such as the Hurricane Recreation Center and Park, Hurricane Theatrical, Pickleball Courts and the Hurricane Valley Heritage Park Museum. During the public outreach for this study, residents expressed an interest in turning this area into a pedestrian-only street to make it safer and more enjoyable for all ages and abilities. The low car traffic numbers in this segment of 100 W coupled with its heavy utilization by pedestrians make it a perfect candidate for a pedestrian and bicycle-only street. Residents expressed their interest in turning this area.

Figure 37: Location of street closure: 100 W between State St and 100 S.

Closing this segment of 100 W to cars will bring several benefits to Downtown Hurricane:

- ***Increased Safety:*** *It will create a safer environment for pedestrians, as there are no cars or other vehicles on the road. As a result, there is less risk of accidents and injuries, particularly for children and the elderly.*
- ***Provide space for programming:*** *This area can provide a designated space for programmings such as farmers' markets, food trucks, fairs, and Peach Days.*
- ***Improved Air Quality:*** *Closing this street segment to traffic can improve air quality by reducing vehicle emissions.*
- ***Reduced Noise Pollution:*** *Pedestrian-only streets are typically much quieter than streets with vehicular traffic, which can reduce noise pollution and improve the quality of life for people who live and work in the area.*
- ***Increased Foot Traffic:*** *Pedestrian-only streets can attract more people to the area, benefiting businesses and the local economy.*
- ***Promotes Healthy Lifestyle:*** *It can encourage people to walk or bike more, creating more active lifestyles.*

The traffic dislocated due to the closure of this segment of 100 W is expected to minimally impact adjacent roadways. The parking loss can be offset by creating new municipal lots and increasing the angle parking spaces along 100 S. This street segment closure can be achieved incrementally using temporary closures and tactical urbanism (see Implementation Strategies Chapter).

Peach Days Photo by Jeremy Crawford, St. George News

03
Explore HAWK signal and median at 100 W

Aerial view of HAWK signal

A HAWK (High-Intensity Activated Crosswalk) signal has several benefits, including:

- ***Increased safety for pedestrians:*** *HAWK signals are designed to improve safety for pedestrians by providing a dedicated signal for them to cross busy roads safely.*
- ***Reduced risk of accidents:*** *HAWK signals reduce the risk of accidents involving pedestrians by up to 69%, improving visibility and reducing potential conflicts between pedestrians and vehicles.*
- ***Improved traffic flow:*** *While HAWK signals are primarily designed to improve pedestrian safety, they can also help improve traffic flow by reducing congestion and minimizing the need for pedestrians to cross the road in unsafe locations.*
- ***Increased pedestrian mobility:*** *HAWK signals can improve pedestrian mobility and encourage more people to walk or use other non-motorized modes by providing a safe and reliable pedestrian crossing point.*

The location and implementation of these fixtures or amenities will require further review by UDOT, including a corridor study.

A detailed corridor study and signal warrant study on State Street is recommended (see Transportation Recommendations) to evaluate incorporating a HAWK signal and median at 100 W and State Street. A HAWK (High-Intensity Activated Crosswalk) signal is a pedestrian-activated traffic signal designed to help pedestrians safely cross busy roads. When pedestrians want to cross the road, they press a button that activates the HAWK signal. The signal will then display a flashing yellow light, indicating drivers to slow down and prepare to stop. The signal will then display a solid red light, indicating to drivers that they must come to a complete stop and allow pedestrians to cross.

Once the pedestrians have safely crossed, the signal will turn off and return to its default state, allowing traffic to resume. HAWK signals are beneficial in areas with high pedestrian traffic, such as school zones or downtown areas. A HAWK signal with a refuge island/median is recommended on 100 W and State Street. The refuge island/median would restrict left turns northbound on 100 W to increase pedestrian safety. The segment of 100 W between State Street and 100 S is recommended to be closed to traffic to create a pedestrian zone (see #2 above), and as a result would not warrant a full signal. An example of a similar HAWK is found on State Street and Sunset Avenue in South Salt Lake (see below).

There have been several studies that have looked at the safety benefits of HAWK signals. One study conducted by the Federal Highway Administration (FHWA) found that HAWK signals can significantly improve safety for pedestrians at mid-block crossings.

- The study looked at pedestrian crossings in four different cities in the United States and found that HAWK signals reduced pedestrian-vehicle crashes by 29% compared to mid-block crossings without any traffic control devices.
- Another study conducted by the City of Tucson, Arizona found similar results. The study looked at pedestrian crossings at mid-block locations with and without HAWK signals and found that HAWK signals reduced pedestrian crashes by 60% and reduced overall crashes by 29%.
- Overall, these studies suggest that HAWK signals can be an effective way to improve safety for pedestrians at mid-block crossings, particularly in areas with high pedestrian traffic.

HAWK signal on State Street & Sunset Avenue in South Salt Lake, UT (Source: Google Street View).

04
Explore a new traffic signal at 200 W and State Street

A detailed corridor study combined with a signal warranty study on State Street is recommended (see Transportation Recommendations) to evaluate incorporating new signals along State Street in addition to the existing ones on 300 W and Main Street.

Signalized intersection at 300 W and State Street, Hurricane UT (Source: Google Street View)

A signal at 200 W is recommended due to the traffic leading up to the Hurricane Middle School north of downtown. The public expressed safety concerns in this intersection citing the desire to safely cross north-south which is not currently possible. During school pick-up and drop-off times traffic flow on 200 W is impacted due to the lack of a designated time to cross State Street. Placing a signal at 200 W would enhance traffic flow during peak school pick-up and drop-off hours as well as increase pedestrian safety at the intersection of State Street.

05
Strategically locate accessible parking for equitable access

Accessible parking spots are designated parking spaces that are specifically designed for use by individuals with disabilities. These parking spaces are typically located near building entrances and are marked with the international symbol of accessibility, which is a white wheelchair on a blue background. Accessible parking spots are wider than regular parking spaces to accommodate vehicles equipped with wheelchair lifts or ramps, and they are often located near curb ramps or accessible building entrances. In addition, accessible parking spots are usually positioned so that there is sufficient space for individuals with disabilities to enter and exit their vehicles safely.

It's important to note that accessible parking spots are reserved for individuals with disabilities who display a valid disabled parking placard or license plate. These spots are intended to ensure that individuals with disabilities have equal access to public facilities, and parking in an accessible spot without a valid permit or placard can result in fines or penalties.

Example of accessible parking stalls at the Salt Lake City Public Library (Source: Google Street View)

People with disabilities often face significant challenges in mobility, and accessible parking spots are designed to make it easier for them to access buildings, services, and amenities. The Public Rights of Way Accessibility Guidelines (PROWAG) states that for every 25 parking spaces on the block perimeter up to 100 spaces, one parking space must be accessible. For every additional 50 parking spaces on the block perimeter between 101 and 200 spaces, an additional parking space must be accessible. Emphasis should be placed on this recommendation after the closing of 100 West.

06
Help facilitate discussions with property owners for shared parking lots

There is a general desire within the community for efficient and effective parking. Offering shared parking agreements may provide more efficient and effective parking for residents and visitors alike. Shared parking can be through a lease program where private lot owners can lease parking stalls to individual building tenants or could be through a lease with the municipality for the lot to be used for public parking. Shared parking agreements help business owners communicate to their customers locations where they can park.

08
Install parking signage with a maximum of 2-hour time limit

Time-limited parking is a type of parking regulation that limits the amount of time a vehicle can park in a particular location. It is typically used in areas where there is high demand for parking, such as in busy downtown areas, shopping districts, or near public transportation hubs.

The purpose of time-limited parking is to ensure that parking spaces are available for a larger number of people throughout the day. By limiting the amount of time a vehicle can park in a particular space, time-limited parking encourages turnover and allows more people to access the parking space throughout the day. Residents have expressed concern about parking availability in downtown, however a parking occupancy study needs to be performed to accurately evaluate the usage of current parking in the area.

Timed parking, however, can be implemented without this study in areas where parking demand is frequently seen to exceed capacity. A 2-hour time limit is often enough for downtown visitors in locations such as near the Recreation Center, Hurricane Theatrical and Pickleball courts. Parking signs should be posted every 25’ of distance.

Timed parking does not necessarily need to be enforced by the city police or staff. It is shown that residents and visitors self-regulate parking time when time limits are posted.

Example of 2-hour parking limit sign (Source: cvilletomorrow.org

09
Create curb bulb-outs at applicable intersections and crosswalks

Curb bulb-outs, also known as curb extensions, refer to a traffic calming measure that involves extending the sidewalk or curb into the street. This results in a wider sidewalk and a narrower roadway, which can help slow down traffic and increase pedestrian safety.

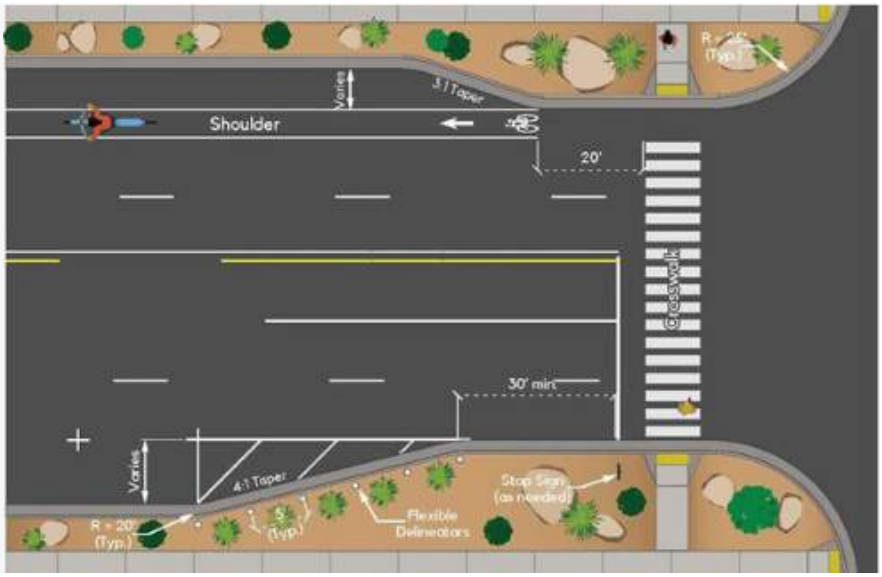


Figure 38: Sample curb bulb-outs design and specifications

Curb bulb-outs are usually created by adding a rounded or angled extension to the existing curb, creating a protrusion that narrows the roadway and shortens the crossing distance for pedestrians. They are often located at intersections or crosswalks and can include features such as benches, planters, or bicycle racks.

Concerns regarding curb bulb-outs include maintenance, vehicle turning radius and ownership. These points are discussed below:

- **Maintenance**

In areas with year-round growth seasons, it is important for municipalities and property owners to have a clear plan for maintenance and water management. This may involve coordinating with landscape maintenance contractors that utilize specialized equipment or designating specific personnel responsible for cleaning roadways. In general, curb bulb-outs do not present an undue hardship if designed and maintained properly.

- **Ownership**

Curb bulb-outs in non-UDOT roads are the responsibility of the city and should be installed and maintained by Hurricane. Curb bulb-outs located within UDOT right-of-way on State Street and Main Street between State Street and 100 S are owned and maintained by UDOT.

The location and implementation of these amenities within the ROW will require further review by UDOT, including a corridor study.

- **Turning Radius**

When a curb extension is installed at an intersection, it can reduce the amount of space available for vehicles to turn. This can be particularly problematic for larger vehicles such as trucks or buses, which may have difficulty navigating the turn without crossing into adjacent lanes or hitting the curb. A well-designed curb extension has a large enough radius to accommodate larger vehicles and maintain the flow of traffic. In general, curb extensions can be designed to improve the turning radius of smaller vehicles. By reducing the size of the intersection and creating a tighter turning radius, vehicles such as cars or bicycles may be able to navigate the turn more easily and safely. This can be particularly useful in areas with high pedestrian traffic or narrow roadways where vehicles need to make sharp turns.

Existing curb bulb-out on 300 W and State Street, Hurricane, UT (Source: Google Street View)

In Downtown Hurricane, curb bulb-outs should be considered in every intersection with a crosswalk outside of state routes. The one exception is the intersection of Main Street and State Street where the city and general public have expressed concern with the installation of curb bulb-outs, due to safety and traffic movement patterns. Below are examples of a similar width street and an after rendering.

Figure 39: Samples of curb bulb out imagery - Before or existing and after rendering

10
Consider the creation of additional municipal parking lots to support site density development

Parking is crucial to the success of new developments downtown as it affects the accessibility, convenience, and safety of the area. With projected growth in Downtown, and the potential closure of 100 W to cars, it is important that the city considers additional municipal lots.

Municipal lot installed by Hurricane City (Source: Google Street View)

Within the past 10 years, Hurricane built a municipal parking lot at the corner of 100 S and 100 W. This lot is a one-way through angle parking lot without time limits that maximizes the utilization of that parcel.

Similar underutilized parcels are present along 100 S and can be considered as potential locations for future parking lots. The design of each parking lot needs to be evaluated depending on the size and proportions of the parcel.

Adding more municipal lots would support site density development moving forward as well as assure long-term sustainability of local businesses by providing convenience, increasing foot traffic, and accessibility in downtown.

Figure 40: Municipal lot installed by Hurricane City (Source: Google Street View)

11
Add curb, gutter, sidewalks, and stripped parking along 100 N

Adding curb, gutter, sidewalks, and stripped parking on 100 N provide several benefits to the area. Some of the key benefits include:

Improved drainage
Curb bulb-outs in non-UDOT roads are the responsibility of the city and should be installed and maintained by Hurricane. Curb bulb-outs located within UDOT right-of-way on State Street and Main Street between State Street and 100 S are owned and maintained by UDOT.

Better vehicle control
Curb and gutter systems help to guide vehicles along the roadway, reducing the risk of vehicles crossing into opposing traffic lanes or leaving the roadway entirely. This can be particularly important in areas with heavy traffic or where the road is narrow.

Reduced maintenance costs
By directing water away from the roadway and into drainage systems, curb and gutter systems can help to reduce the risk of damage to the road and other infrastructure. This can lead to lower maintenance costs over time.

Increased pedestrian safety
Curb and gutter systems create a physical barrier between the roadway and the sidewalk, improving pedestrian safety and reducing the risk of accidents involving pedestrians.

Enhanced aesthetics
Curb and gutter systems can help to improve the overall appearance of a street, making it look more polished and professional. This can be particularly important in commercial or residential areas where appearances are important.

Control illegal parking
Residents have witnessed illegal parking along 100 N. Striping parking spaces on the road is a common way to control illegal parking. When parking spaces are clearly marked and designated, it becomes easier for drivers to understand where they can and cannot park. This helps to reduce the risk of illegal parking and improve overall traffic flow.

Parallel parking is recommended on 100 N due to the residential characteristic of the area and lower parking demand compared to other areas downtown. Parallel parking allows for a designated bike lane to be painted adjacent to it (see cross-section on page 68). A bike lane is proposed on 100 N by the Hurricane City Active Transportation Plan. A sidewalk minimum width of 6 feet is recommended to allow people to walk side-by-side and provide enough space for people with mobility devices. Sidewalks might be up to 10 feet wide with or without park strips. Refer to Figures 44 and 45 for recommended roadway element dimensions.

100 N between Main Street and 100 W where there is no curb and gutter, and parking stalls are not designated (Source: Google Street View).

100 N between 100 E and Main Street where there's curb and parallel parking

12
Install more appropriate (pedestrian scale) lighting and other amenities within the corridor

Street lighting aims to create an inviting atmosphere during the night, avoiding unshielded lights that shine light horizontally into the sky.

The best street lighting conforms to dark sky standards and is focused downtown onto the surface of the street and/or sidewalk. Downward shining lights are safer for drivers and pedestrians because there is less glare.

In addition, downward facing lights do not cast dark horizontal shadows across the landscape that the eyes cannot permeate due to the glare, lessening criminal activity by creating a more visible nighttime environment.

Lighting should be installed that is appropriately scaled for pedestrians utilizing the corridor and the light features should not feel as if they are dominating the corridor.

13
Create additional public gathering spaces adjacent to the ROW space

As mentioned above in the Built Environment Recommendation #3, public areas in Downtown that can be reclaimed for gathering and activity will ensure that Downtown is fully utilized. The integration of these spaces also provides a safe respite for pedestrians by bringing them back away from the ROW and any fast-moving traffic.

This is especially successful when the gathering space is immediately located next to the ROW space. These activities along the pedestrian walkway also encourage full use of the corridor, bringing pedestrian traffic to and from block edges. Please reference Figure 30 to see proposed gathering sites within the downtown study area.

Transportation Recommendations

Downtowns are often seen as the heart of a city or community, and it is important that they are accessible to all individuals, regardless of their preferred mode of transportation. To achieve this, it is important to provide a range of transportation options that are safe, efficient, and convenient for all users.

This section's recommendations include infrastructure improvements, such as the installation of bike lanes, sidewalks, and parking as well as the interventions that increase safety at key intersections.

By implementing these recommendations and prioritizing equitable and inclusive transportation options, Downtown Hurricane can become more accessible and welcoming to all individuals, while also driving economic growth and sustainability. A list of proposed recommendations is as follows:

1. **New corridor and signal warrant study on State Street**
2. **Install wayfinding / parking signage**
3. **Install bicycle facilities and sidewalks throughout downtown.**
4. **Convert parallel parking to angled parking and restripe parking along 100 S to mitigate closure of 100 W.**
5. **Increase crossing time at the intersection of State Street and Main Street**
6. **Add a 4-way stop sign at the intersection of 200 W and 100 N**

Detailed information about each of the above-outlined recommendations is provided the following pages of this section:

01
New corridor and signal warrant study on State Street

It is recommended that Hurricane City partner with UDOT in developing a State Street Corridor Study to better define the vision of the corridor into the future. A corridor study can have several benefits for transportation planning and development of State Street and Downtown Hurricane, including:

Improved safety

A corridor study can help identify safety concerns and provide recommendations for improving safety, such as adding new traffic signals, pedestrian crossings, or bike lanes.

Increased efficiency

A corridor study can help to identify bottlenecks and congestion points and provide recommendations for improving traffic flow and reducing travel times.

Better coordination

A corridor study can help to identify opportunities for coordination with other transportation modes, such as transit, bicycles, and pedestrians. This can help to create a more efficient and effective transportation network.

Improved accessibility

A corridor study can help to identify barriers to accessibility, such as lack of sidewalks or bike lanes, and provide recommendations for improving access for all users, including people with disabilities.

Enhanced economic development

A corridor study can help to identify opportunities for economic development, such as adding new commercial or residential developments, and provide recommendations for improving access and connectivity to support economic growth.

Increased sustainability

A corridor study can help to identify opportunities for sustainable transportation solutions, such as promoting walking, biking, or transit, reducing vehicle emissions and traffic congestion, and improving air quality.

The corridor study should be prepared in conjunction with a signal warrant study which is used to determine whether a traffic signal is warranted at a particular intersection. A signal warrant study is typically conducted to evaluate the need for a new signal or to assess the effectiveness of an existing signal. The study considers a range of factors, including traffic volumes, pedestrian activity, vehicle speeds, accident history, and roadway characteristics.

If the study determines that a signal is warranted, the traffic engineering team may make recommendations for the installation of a signal, including the type of signal, signal timing, and other related considerations. If the study determines that a signal is not warranted, other traffic control devices or modifications to the intersection may be recommended to improve safety and traffic flow.

Unsignalized intersection of 200 W and State Street in Downtown Hurricane, UT (Source: Google Street View)

02 Install wayfinding / parking signage

Wayfinding signage is necessary to help direct residents and visitors around downtown. It is recommended to incorporate integrated and branded downtown signage in addition. Efforts should be made to provide wayfinding signage for pedestrian and vehicular travel at the right locations. Optimal areas for each type are outlined below:

a. Pedestrian

Provided at a maximum height of 6' tall, this signage should focus on guiding or programming downtown users through a cultivated experience that downtown offers. This is referred to in the general plan as a self-guided history tour. These signs can provide interactive maps, displays, or other inviting elements to garner additional support.

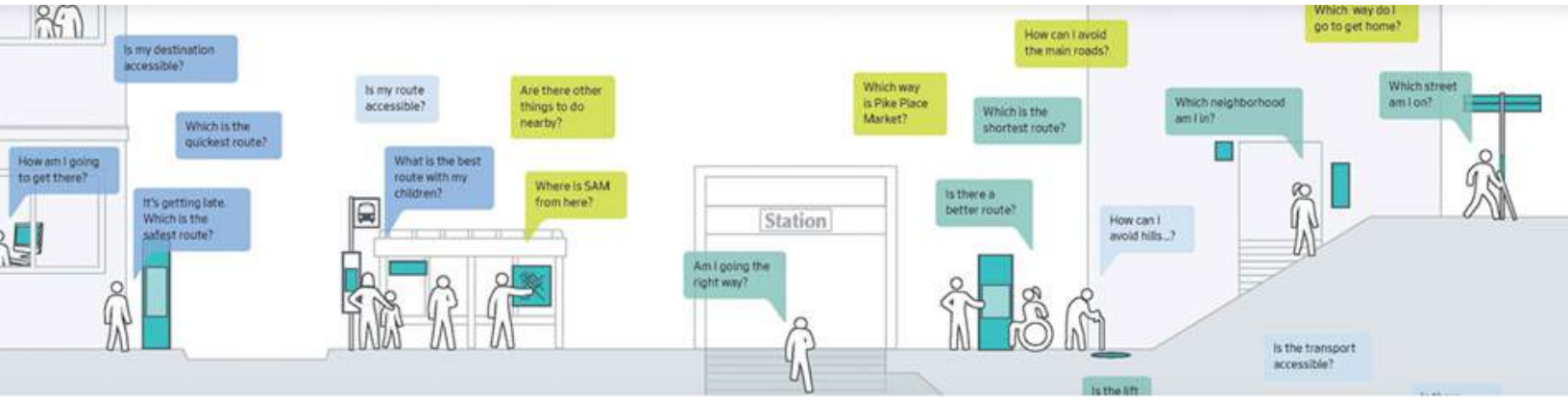


Figure 41: Wayfinding, Source: Seattle Department of Transportation

b. Vehicular

This style of signage should be primarily graphics with vibrant or internationally recognized colors. Emphasis should be placed on providing language at a size of no less than 9" in height and no larger than 18" in height.

c. Business

This kind of sign helps visitors understand what businesses or services are in Downtown and are typically placed at corners or main entry locations. They can include graphic maps or directional arrows that assist the user in understanding where they are in relation to where they want to go. These signs are good at quickly communicating what the city is known for to a visitor, and helping a resident connect with the identity of their city.

d. Informational signage

Information signage is excellent for providing information about events or unique features in Downtown. These signs should stand out yet should also be informational.

e. Downtown maps

Downtown maps are a great way to raise awareness of the extent of Downtown, driving more foot traffic from one end to another. Emphasis should be provided on keeping these maps updated with tenants and service/ restaurant information.

f. Parking signage

Providing wayfinding to simply and easily find accessible parking will help guide downtown users to off-street parking. This signage is essential when it comes to raising awareness with locals. Additionally, State State signage should include parking tenure signage or business/patron parking delineation.

g. Historical markers

These signs are used to denote historical elements or existing buildings. They often highlight the true value and prominence of the historical events or figures that were around when they were erected. Highlighting and maintaining these feature signs or markers will prolong the character and memory of such history. Residents and visitors alike will understand and appreciate the city in a deeper way.

03
Install bicycle facilities and sidewalks throughout downtown

Transportation is more than just pedestrian vehicles, and it must provide equitable access for everyone. In 2021, Hurricane City adopted the Hurricane City Active Transportation Plan which proposed 41.5 miles of new bike lanes on existing roads, including in Downtown Hurricane.

There are numerous benefits of bicycle facilities in a downtown area, including:

- ***Increased safety:***

HAWK signals are designed to improve safety for pedestrians by providing a dedicated signal for them to cross busy roads safely.

- ***Improved health***

Cycling is a low-impact form of exercise that can help individuals improve their cardiovascular health and overall fitness.

- ***Reduced congestion***

Bicycles take up less space than cars, so encouraging more people to cycle can help reduce traffic congestion in a downtown area.

- ***Increased accessibility***

By providing bicycle facilities, downtown areas can become more accessible to people who may not have access to a car, such as low-income individuals or those who cannot drive.

- ***Economic benefits***

Studies have shown that investing in bicycle facilities can lead to increased economic activity in the surrounding area, as cyclists tend to spend more money at local businesses than car drivers.

The current study's recommendations build upon the Hurricane Active Transportation Plan. Each one provides minor few modifications to the plan to ensure bicycle safety. These include:

Require minimum sidewalk widths

Requiring a minimum of 6' width for sidewalks will allow for ample room and accessibility along all ROW thoroughfares. In high-traffic areas, sidewalks wider than 6' may need to be considered, but 6' is the minimum.

Adding bike lanes on 100 W from 100 S to 100 N

Creates an alternative north-south corridor in downtown to Main Street that provides less conflicts since 100 W is proposed to be a bicycle and pedestrian-only street between 100 S and State Street. It will also connect bicyclists through the HAWK signal on 100 W and State Street which is a safer crossing option than the Main Street and State Street intersection.

Adding marked shared roadways on 100 S from Main Street to 300 W

This will help reroute bicycle traffic from Main Street into 100 W. It also offers an alternative east-west route from State Street in downtown. Angle parking is proposed along 100 S which makes a shared lane the best option for that corridor.

Figure 42: Original recommendations from the Hurricane City Active Transportation Plan, 2021.

Figure 43: Proposed Shared Roadway

Current study's recommendations include a few modifications to the Hurricane Active Transportation Plan. To ensure safety, the following design standards are recommended for active transportation facilities in Downtown Hurricane:

Below cross sections are from the adopted Hurricane Transportaiton Master Plan and are provided to illustrate the potential uses for half ROW distances, allowing for mixture of purposes on streets

- **Bike Lanes**

Minimum of 6' width, adjacent to the curb or parallel parking. It is recommended that bike lanes are not striped adjacent to angled parking to reduce conflict with cars.

Figure 44: Half street cross-section of a road with angle parking and marked shared roadway.

- **Sidewalks**

A sidewalk minimum width of 6 feet is recommended to allow people to walk side-by-side and provide enough space for people with mobility devices. Sidewalks might be up to 10 feet wide with or without park strips. A sidewalk inventory and assessment should be created to prioritize replacements and installations for areas that are in the worst condition.

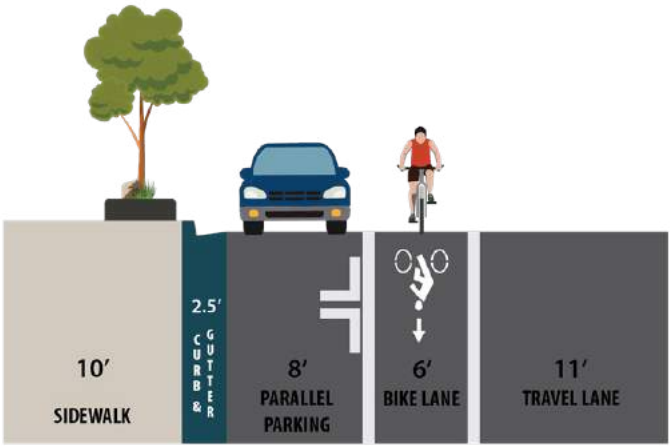


Figure 45: Half street cross-section of a road with parallel parking and bike lane.

- **Marked Shared Roadway**

Include "sharrow" pavement marking on 11' minimum travel lanes. Allowing bikes to utilize the full width of the travel lanes makes it safer when adjacent to angle parking which naturally generates more conflict between users.

Bike lanes adjacent to parallel parking on 400 S in Hurricane, UT

04
Convert parallel parking to angled parking and restripe parking along 100 S to mitigate closure of 100 W

As parking becomes more valuable downtown, finding alternatives is a priority. Converting parallel parking to angle parking can have several benefits, including:

- ***Increased parking capacity***

Angle parking can accommodate more cars in the same amount of space than parallel parking, which can be helpful in areas with limited parking.

- ***Improved pedestrian safety***

Angle parking can create wider sidewalks and narrower streets, which can help improve safety for pedestrians and reduce the risk of accidents involving pedestrians.

- ***Easier parking***

For drivers who find parallel parking difficult, angle parking can be easier to maneuver into and out of. This can improve traffic flow and reduce the risk of accidents or damage to parked vehicles.

- ***Better accessibility***

For people with disabilities or mobility issues, angle parking can provide easier access to buildings and sidewalks, as the parking spaces are typically closer to the entrance.

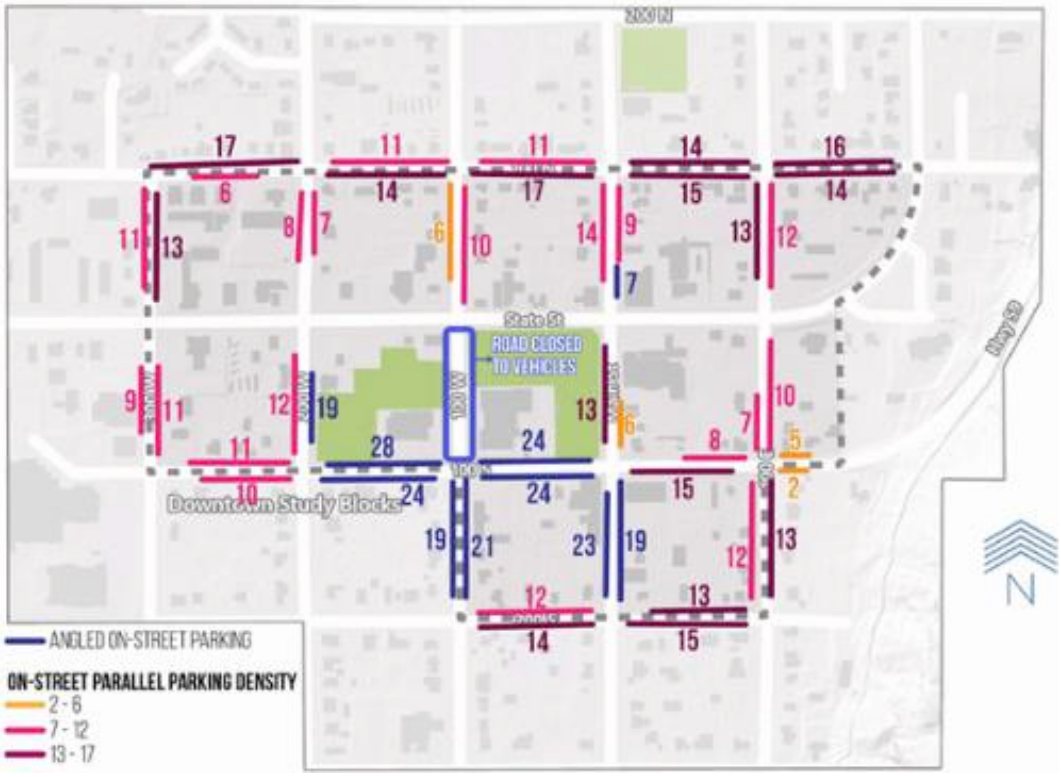


Figure 46: Parking availability in Downtown Hurricane including the creation of additional angle parking on 100 S.

Luckily, there is ample room to stripe parking stalls on 100 S. It is recommended that parking be striped on 100 S between Main Street and 200 W on one or both sides of the road depending on right-of-way widths (refer to Figure 45 above). This will make up for the lost parking due to the closure of 100 W between State Street and 100 S. The map below provides an overall idea of parking availability in Downtown Hurricane including the creation of additional angle parking on 100 S.

05
Increased crossing time at the intersection of State Street and Main Street

During this study and over the years, the city has received several complaints about the crossing time at the intersection of State Street and Main Street. Residents and visitors report that it is too fast and does not allow them to comfortably cross the road before the signal starts flashing.

Increasing pedestrian crossing time at a signalized intersection can have several benefits for pedestrian safety and accessibility. Here are some reasons why it can be important to increase pedestrian crossing time:

- ***Safer crossings***

Longer crossing times give pedestrians more time to cross the street safely, especially for those who may have mobility limitations, such as the elderly or people with disabilities. Pedestrians may also feel less rushed, reducing the likelihood of accidents and increasing confidence.

- ***Reduced stress and anxiety***

Pedestrians may feel anxious and stressed when trying to cross busy streets, particularly if they have limited time to cross. Longer crossing times can help reduce stress levels and create a more relaxing experience for pedestrians.

- ***Improved quality of life***

Increasing pedestrian crossing times can improve the quality of life for people who walk or use public transportation. It makes walking and crossing the street easier and more pleasant, which can encourage more people to walk or use public transportation instead of driving. This can have positive effects on health, the environment, and local communities.

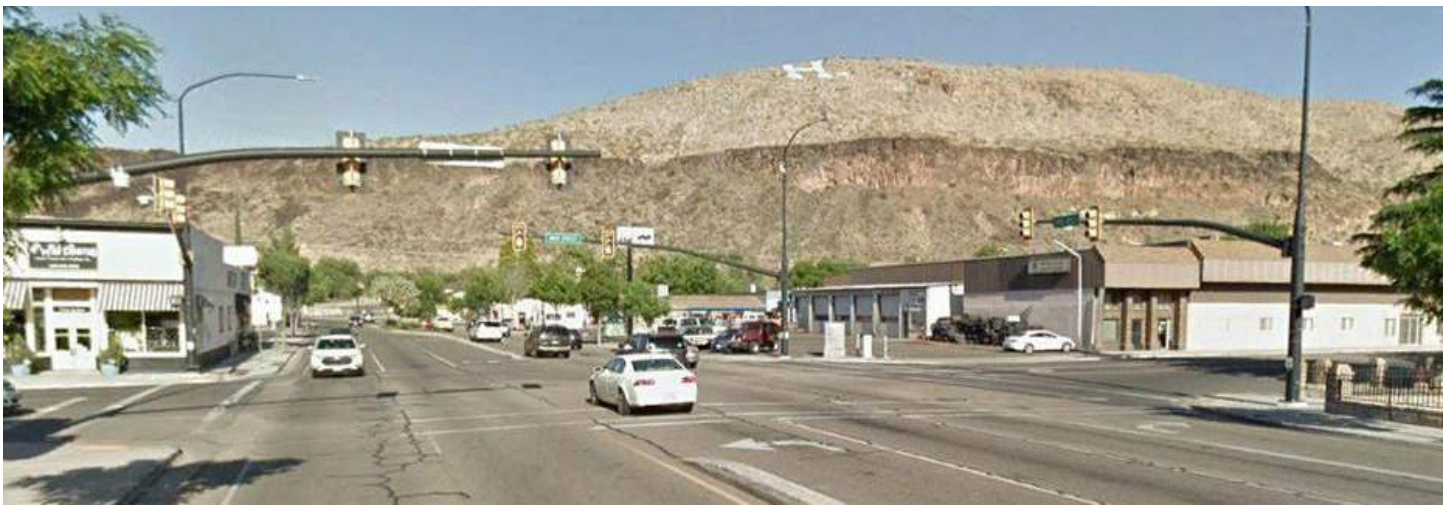
- ***Better accessibility***

Pedestrian crossing times should be increased in areas with heavy pedestrian traffic or where many people with disabilities may need to cross. This makes it easier for people to get around and access public transportation, shops, and services.

- ***Increased compliance***

When pedestrians feel safe crossing the street, they are more likely to comply with pedestrian crossing rules and wait for signals before crossing. This can lead to fewer jaywalking incidents and reduced pedestrian accidents.

The signal at State Street and Main Street would benefit from increased crossing time (20 seconds minimum) to accommodate all ages and abilities. The recommended corridor study and signal warrant study on State Street can address signal timing adjustment at this intersection.



Intersection of State Street and Main Street in Downtown Hurricane, UT (Source: Google Street View)

06
Add a 4-way stop sign at the intersection of 200 W and 100 N

Currently, there is a 2-way stop sign on 200 W where it intersects 100 N which hinders traffic flow on 200 W leading to the Hurricane Middle School. Changing a 2-way stop sign to a 4-way stop sign can have several benefits, including:

Improved traffic flow

A 4-way stop sign can help to improve traffic flow at busy intersections, as it ensures that all vehicles come to a complete stop before proceeding. This can help to reduce traffic congestion and delays.

Increased pedestrian safety

A 4-way stop sign can help to improve pedestrian safety at intersections by making it easier for pedestrians to cross the street. By requiring all vehicles to come to a complete stop, it can help to reduce the risk of accidents involving pedestrians.

Better visibility

A 4-way stop sign can improve visibility at intersections, making it easier for drivers to see other vehicles and pedestrians. This can help to reduce accidents and increase overall safety.

Increased safety

A 4-way stop sign can help to increase safety at intersections by reducing the likelihood of accidents. By requiring all vehicles to come to a complete stop before proceeding, it can help to prevent collisions that can occur when drivers fail to yield the right-of-way.

More predictable driving behavior

A 4-way stop sign can help to create a more predictable driving environment, as all drivers are required to stop and yield the right-of-way. This can help to reduce confusion and increase safety for all road users.

Existing 2-way stop sign at the intersection of 200 W and 100 N in Hurricane, UT (Source: Google Street View)

Parks & Civic Space
Recommendations

Recreational spaces are where people integrate into a downtown, imprinting on their community and creating memories. Providing access to the unique natural assets Hurricane provides will encourage more visitors and offer more purposeful destinations. Outlined below are sample parks & recreation goals that will help with downtown revitalization.

1. **Integrate the Downtown recreational core into the trails network.**
2. **Prepare additional hard-surface recreational play spaces in Downtown.**
3. **Integrate a historical or cultural trail through Downtown.**
4. **Implement a tree & vegetation ordinance for installation and maintenance.**
5. **Increase the size of sidewalks to encourage longer visit durations.**
6. **Improve the historic amphitheater and include a new amphitheater within the Targeted Development Scenario.**

Detailed information about each of the above-outlined recommendations is provided below:

01
Integrate the Downtown recreational core into the trails network

Recreational assets abound throughout Downtown, yet they are disconnected and not easy to access from the State Rd corridor. Making connections through shared use pathways between these locations and the existing and proposed trail network will give residents and visitors alike a more cohesive network to travel throughout the community. The map below outlines the planned active transportation network within Hurricane as identified in the Hurricane 2021 Active Transportation Plan.

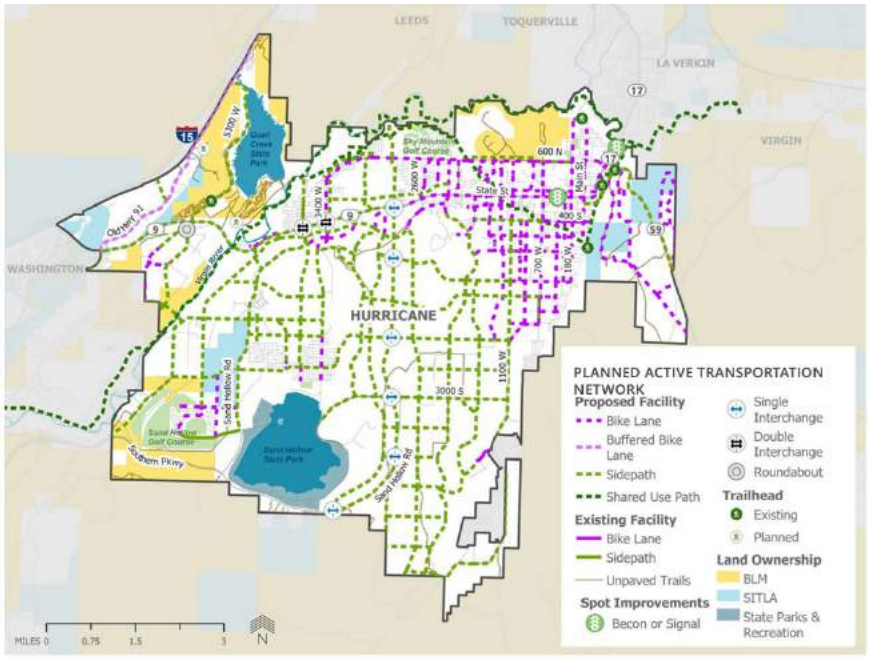


Figure 47: Transportation Network

Additionally, expansion of the network to incorporate linkages along 200 W will improve connectivity to city-wide and regional recreational assets including: the community pool, regional trails, and community parks. This will provide users with easy and convenient access to other regional destinations, while reducing vehicle miles traveled.

- *Jem Trailhead (6 miles)*
- *Quail Creek State Park (9 miles)*
- *Sand Hollow State Park (9.5 miles)*
- *Green Spring Park (16.5 miles)*
- *St. George Dinosaur Discovery Site (17 miles)*
- *Zion National Park (23 miles)*

02
Prepare additional hard-surface recreational play spaces in Downtown

Play spaces are a critical amenity most downtowns are missing. While an emphasis is placed on adults' purchases and spending power, there is a missing clientele, specifically the family. Families make up some of the largest expendable income households in any community, yet there are inadequate spaces to encourage lingering or regular visits. So, to encourage additional downtown tenure, it is recommended that passive or active play spaces are placed in Downtown to improve usability.

By doing passive play spaces for children, areas can be used to draw in families for an extended period, driving economic growth. A proposed location map for these types of gathering spaces can be found on the outdoor gathering space map found in the Built Environment Recommendations section. Areas used for the passive plan in downtown should:

- Be sheltered from roadways or crosswalk access.
- Be surrounded by a soft, yet imposing, barrier, such as throned or dense vegetation.
- Be ADA accessible.
- Be limited in size, ranging from 20' to 25' round, and offer a centralized play facility surrounded by safe play surfaces.
- Offer ample seating within the area and immediately adjacent to the area.
- Provide simple play options that are open to all age residents.

Sample access ramp in Hurricane

03
Improve the historic amphitheater and include a new amphitheater within the Targeted Development Scenario

The existing historic amphitheater located behind the Heritage Museum is best utilized by informal meetings and gathering space for children. More formal event meetings and entertainment needs are best met with a larger amphitheater within the plaza space of the proposed State Street development between 100 W and 200 W. It introduces flexibility to Downtown gathering areas, by more easily allowing outdoor seating for restaurants, entertainment settings, event vendors and casual group meetings. With some site grading and allocation of space, this area will gain a great versatile asset. Outlined in the Targeted Development Scenario (next section) recommendations is a description of the use and location.

Bike lanes adjacent to parallel parking on 400 S in Hurricane, UT

04
Integrate a historic or cultural trail through Downtown

The City of Hurricane is a diverse community with a rich history. However, there is little programming documenting and celebrating the diversity and history of the community. The City should partner with stakeholders to document the historic and cultural assets that are found within it. With documentation, partners should work together to develop a comprehensive and year-round historic or cultural heritage trail through the City that highlights its culture and attracts visitors regionally. Individuals moving along the trail should have the opportunity to learn about the areas and buildings they are passing by. Historic and cultural facts and stories should be posted on buildings and at appropriate locations along the trial. The trail should also include online interactive connections where individuals can scan a QR code or visit a specific website to learn more about the historic and cultural assets they are passing along the trail.

Below are three other regional walking tour examples:

- Salt Lake City has several self-guided walking tours within the community. The tour routes can be found online, and printed materials are available at locations within the City. The information includes maps of the points of interest on each of the tours and textual information about the locations. Tour topics include:
    - *North Downtown Heritage Trail*
    - *Main Street Tour*
    - *Time Travel on Main Street (designed for kids ages 9-12)*
    - *Exchange Place and Market Street Tour*
    - *Gateway and Railroad District Tour*

Figure 48: Salt Lake City Example of Points of Interest Map

- Provo has a self-guided Historic Buildings Walking Tour. The tour highlights 22 pioneer era buildings that range in construction dates from 1849 - 1910. Information is available online and at locations throughout the community. This information includes detailed descriptions of the historic buildings that are identified on the route.
- Ogden provides a guided tour of Historical 25th Street every first Friday of the month. This tour lasts from 5:30 - 7 PM. Topics along the route include:
    - *Pioneer history*
    - *Railroad contributions*
    - *Legal (and illegal) business history*
    - *Architectural styles*
    - *And others*

42 DALLAS H. YOUNG HOUSE • 517 East Center Street

The original owners of the house appear to have been Latinus O. and Rachel B. Taft. Mr. Taft was a prominent businessman who moved to Provo in 1896 as the local ZCMI manager. He formed the Utah Wholesale Grocery Company and the L.O. Taft Brokerage Company. From 1941 to the present, the home has been owned by members of the Dallas H. Young family. Mr. Young was a 4th District Court Judge, Provo City Attorney, Provo City Judge, President of the Utah County Bar Association and Chairman of the Utah County Democratic Party. A current owner and resident of the home is a granddaughter of Mr. Young. This building is an outstanding and distinctive example of the Arts and Crafts Bungalow style, typified by the deep, bracketed eaves, exposed rafter tails, single, broad, low gables, brick wainscoting, and small paned windows.

43 FRED TAYLOR HOUSE • 589 East Center Street

It appears that Fred R. Taylor and Mary J. Taylor were the owners of this property when this house was built. Dr. Taylor was a prominent pediatrician in Provo. From 1945 to 1947, the property was owned by lumberman, church and civic leader William Addison Spear. From 1950 to 1958, the property was held by the Arthur D. Sutton family. Mr. Sutton was a well-known druggist and theater/apartment house manager. This building is a good example of the English Tudor style, with steep roof pitch, plaster exterior walls and small window panes.

44 VAN WAGENEN HOUSE • 905 East Center Street

Constructed around 1900, this Victorian Box Style house features a classical columned porch and balcony. Since 1935, the home has been owned by members of the Van Wagenen family, including Alma Van Wagenen, Mayor of Provo in 1928-29 and Harold Van Wagenen, Mayor of Provo in 1956–57.

45 JUSTIS JOHNSON HOUSE • 939 East Center Street

Justis W. Johnson was the owner of the property when this house was contructed in 1928 and the deed was conveyed to the Decker Mortgage Company and then the Reserve Loan and Discount Company. Oran Groneman, a general contractor and Union Pacific rail car inspector, owned the property from 1935 to 1937. The house is unusual in that it does not readily fit into any one particular architectural style common to Provo. It has some characteristics of a 20th century military style cottage.

Figure 48: Salt Lake City Example of Points of Interest Map

05
Implement a tree & vegetation ordinance for installation and maintenance

Vegetation is an integral part of any streetscape or public space. Its benefits include noise reduction, pollution control, limited access areas, and reducing the heat island effect. For Hurricane, it is important to provide tiered or purposeful vegetation. The types of vegetation to implement are as follows:

Barrier vegetation

To be placed around children's downtown play areas or other gathering locations, reducing the opportunities for easy wondering.

Barrier vegetation

Installations are to be placed within the non-walk areas between sidewalks and curbing, promoting safe separation of uses.

Tree canopies

To be utilized throughout Downtown, encouraging extended downtown participation through heat reduction.

In addition to these vegetation types, special consideration needs to also be given to the inclusion of water-wise landscaping and xeriscape design. Water-wise landscaping and xeriscape design are implemented to minimize the required watering of vegetative installations and to promote water conservation with drier climate areas. More information on these specific types of landscaping can be found in the Green Infrastructure Recommendations section.

06
Increase the size of sidewalks to encourage longer visit durations

Larger sidewalks will encourage individuals to visit for longer durations in Downtown. The addition of sidewalk space allows for other positive downtown amenities to be added, upgraded, and included throughout Downtown. Larger sidewalks also accommodate more pedestrian traffic without resulting in congestion as individuals stop to interact with one another or view retail display windows. Additionally, a wider sidewalk increases Downtown pedestrian safety by further separating pedestrians from the road and providing more space between sidewalk users. The additional space also provides the opportunity for users to gather downtown.

Wider sidewalks should be installed, where possible, when new development is created. Sidewalks should be no less than 6 feet in width, but wider sidewalks provide additional benefits. The renovation of existing sidewalk areas would need to be considered on a case-by-case basis and it is likely that a corridor study would need to be conducted. As parking is reduced and/or relocated in Downtown, additional opportunities to expand existing sidewalk areas may arise. Any proposed changes to sidewalks within the state right-of-way would need to be coordinated with UDOT.

Narrow Sidewalk

Wide Sidewalk

Green Infrastructure Recommendations

Creating a vibrant and attractive downtown also includes planning for the future. This requires taking proactive steps that will provide sustainability, while also providing for increased usage. Recommendations to support this in Downtown are as follows:

1. **Implement xeriscape design for new construction or rehabilitations.**
2. **Design and implement bioswales for Downtown walkways and parking areas.**
3. **Install energy efficient or solar based lighting along non-DOT roadways.**
4. **Maintain and enhance trees and sidewalk level planting areas along the pedestrian way.**
5. **Create small rain gardens within curb bulb-outs and parks downtown.**

Detailed information about each of the above-outlined recommendations is provided below:

01
Integrate the Downtown recreational core into the trails network

Xeriscape design is a type of landscaping that is specifically designed for areas susceptible to drought and where water conservation is important. This type of design utilizes minimal water for the success of the plantings. It also eliminates the amount of lawn area within a property, which drastically reduces the amount of water required to maintain a lush lawn area. It also reduces the time and labor needed to maintain a traditional lawn and reduces the need for fertilizers and chemical application.

A variety of plantings and/or decorative rock gardens can be included in xeriscape landscaping designs. In addition to these elements, some designs also include a mixture of cobbles, mulch, pavers, planters, and edging. When selecting plants, it is important to prioritize selecting species that are naturally accustomed to dry conditions and/or native species to the region. Prioritizing this selection criteria will both reduce water consumption and provide a large variety of plants to choose from. Some example plantings include:

- *Big Sagebrush*
- *Blackfoot Daisy*
- *Dwarf Peach*
- *Coral Bells*
- *Gaura*
- *Stonecrop*

Additional plants can be found at https://tinyurl.com/4he5aduj

02
Design and implement bioswales for Downtown walkways and parking areas

Bioswales are a type of green infrastructure tool that capture, slow and filter runoff related to high intensity rain events. These bioswales are shallow, landscaped depressions that are vegetated. Because bioswales only require limited space, they work well when installed in medians, curb bulb-outs, and other public space areas within a downtown area. These plantings also offer a visually appealing design and add to the overall aesthetic of the corridor. Native plants should be utilizes in these swales as they can better accomodate the influx of water and drought.

Figure 50: Proposed Bioswale Locations

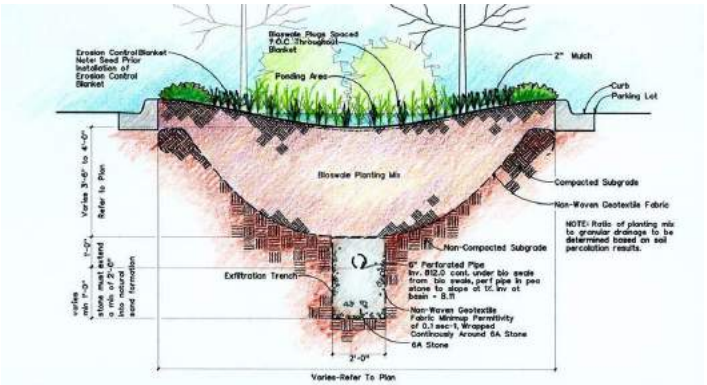


Figure 51: Bioswale Cross-Section and Style Example

03
Install energy efficient or solar based lighting along non-DOT roadways

Solar lighting has become more reliable and usable for downtown situations. While there are more restrictions along non-DOT roadways, it is important that the following be considered for municipally owned/operated roadways:

- **Photometrics shows an overlap of no less than 50%**
- **Lighting metrics offer an adequate shadow cast to provide uniform lighting.**
- **Long-life possibilities should be considered, preferring poles and luminaires with a usable life of 25 years or more.**
- **Festival plugs (requiring independent circuits) should be considered.**
- **Light poles and luminaries with dual power sources (solar and grid power) should be prioritized for longevity purposes**
- **Spacing of solar lights is closer than traditional lights, averaging 100 linear feet apart**

Where applicable and meeting municipal photometric standards, Outlined below are some samples of poles that could be considered:

Source - Greenshine Lighting products

04
Maintain and enhance trees and sidewalk level planting areas along the pedestrian way

The City currently has a variety of street trees and other sidewalk level planting areas throughout Downtown. Continued maintenance of these areas will ensure that they continue to positively contribute to the aesthetics of Downtown. Planting additional trees and street level plantings will further enhance the existing vegetative features. When adding vegetative features, the following elements should be considered:

- **Planting distance: all plantings should be appropriately spaced to maximize the growth and health of the vegetation.**
- **Planting types: a variety should be installed together for greater visual appeal.**
- **Tree size: Trees should be greater than 1 ½ inch diameter.**
- **Planting boxes: should be in greater than 24 inches.**
- **Root Growth: Where possible, tree filters or similar root boxes shouls be installed, allowing for adequate root growth**
- **Overhead utilities: only small-growing trees or sidewalk level plantings should be installed under overhead utilities.**
- **Sight triangle: maintaining the defined sight triangle at intersections to not create an obstruction**

05
Create small rain gardens within curb bulb-outs and parks downtown

Rain gardens common elements included in downtown. These rain gardens can provide a location for managing and temporarily retaining rainfall events, and these facilities are also attractive and an excellent opportunity for plannings that require additional water. Locations for these should be in places where curb-bulb outs are:

- **More significant than 5’ wide and 10’ in length**
- **Where adequate fall and gravity provisions are applicable**
- **In locations away from transformers or other utility connectors**
- **In areas where additional buffering or pedestrian projection is desired.**

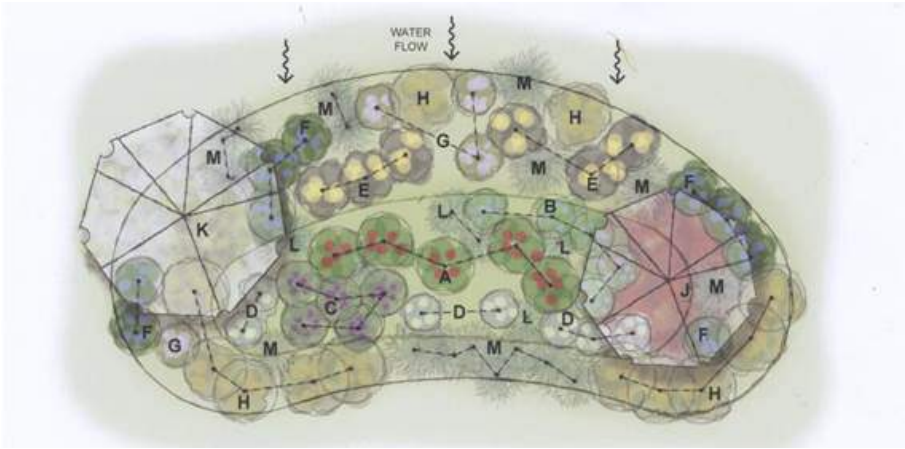


Figure 52: Rain Garden Layout Example

Housing
Recommendations

The key to a successful downtown is getting people into the corridor, and there is no better way to do that than encouraging individuals to live in Downtown. Providing a variety of accommodations within a downtown improves the base of users or taxpayers who utilize the retail establishments. For Hurricane, this would include exploring recommendations that will provide the community with multiple types of housing that would meet the demand for future residents. Recommendations include:

1. **Conduct a building inventory.**
2. **Create upper-floor residences utilizing the overlay district.**
3. **Create upper housing opportunities on State Street between 100 W and 200 W**
4. **Allow multi-family housing to be built to zero lot lines.**
5. **Provide zoning changes allowing a variety of residences in Downtown and surrounding area.**
6. **Encourage attainable housing.**
7. **Reduce parking requirements.**
8. **Craft, adopt, and enforce a short-term rental ordinance for Downtown.**

Detailed information about each of the above-outlined recommendations is provided below:

01
Conduct a building inventory

Preparing buildings and business inventory will help raise awareness of what facilities and services are available downtown. These inventories are focused on documenting the current conditions and availability, helping to document how to maximize the space available. The database can be a simple excel sheet or use a more specific CRM software. It is recommended that this list be prepared and regularly updated, categorizing the following:

- ☑ **Age of buildings**
- ☑ **Condition of buildings**
- ☑ **Utilized or unused spaces**
- ☑ **Owners' information**
- ☑ **Business name and contact information**
- ☑ **Social media handles**
- ☑ **Business owner contact information**

Emphasis should be placed on documenting businesses not only in Downtown but throughout the community. Online and non-brick-and-mortar companies should also be cataloged. There are numerous ways to gather this data, yet the most user-friendly is through self-provision utilizing a survey portal. After the initiated datasets have been collected, an AmeriCorps vista can be hired or used for the year to supplement the list with door-to-door or inline database data points. Software is available to manage this information (such as maestro), but the database must first be created to have importable information. By completing the proposed building and business inventories, the community will be provided with the following benefits:

- ***Increased awareness of downtown merchants***
- ***Improved access and connection with building and business owners***
- ***Opportunities for introductions and cross-promotions***
- ***Increased reach for sales and marketing efforts***

02
Create upper-floor residences utilizing the overlay district

Housing in Downtown forms a symbiotic relationship with businesses. This relationship provides enterprises with “doors” or “roofs” that will use the amenities, and businesses will attract more high-quality tenants. This also creates more centrally located residences which are a great option for young professionals and senior housing. To gain these positive effects, it is recommended that upper floors be considered for housing options, within the overlay district. Property owners within the overlay district may apply for assisted funding for upper-floor residences. The City should allocate funding for these grants or loans to boost the efficiency and attractiveness of Downtown.

The ideal matrix of upper-floor housing in downtown is as follows:

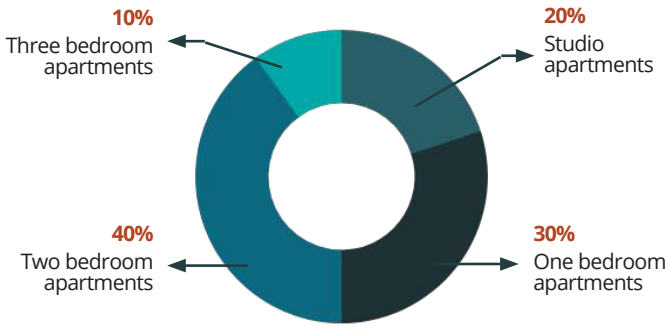


Figure 53: Quoted from the 2019 National Main Street Housing Survey

Some sample floor plans for smaller apartments are outlined below:

Figure 54: Sample Apartment Floor Plan

03
Create upper housing opportunities on State Street between 100 W and 200 W

As outlined in the Targeted Development Scenario (next section), there is an opportunity for additional housing on the currently underutilized parcel on State Street. This parcel is envisioned to be two full and one half stories tall and offer various housing options on the upper floors with an internal parking structure. This density will encourage better utilization of Downtown at all times of day and will provide more ‘roofs’ to attract larger businesses to Downtown. A total of 40,000 Sq Ft of residential space could be created, offering the following opportunities:

40 total units	**15** studio apartments at 550 Sq. Ft.	**16** 1 bedroom/1 bath units at 750 Sq. Ft.	**16** 2 bedroom/2 bath units at 1000 Sq. Ft.	**3** 3 bedroom/2 bath units at 1,350 Sq. Ft.

04
Allow multi-family housing to be built to zero lot lines

Providing increased densities in Downtown core and surrounding neighborhoods will ensure that viable housing options can be provided. Yet, it will require alterations to current building practices. It is recommended that downtown properties be allowed to build up to lot lines, matching the community's existing character. This change will require the following to be amended:

- ☑ **Zero-lot line construction is a right, not by special condition.**
- ☑ **Reduction of off-street parking requirements to zero**
- ☑ **Allowing for increased density massing for two and 3-story buildings (capped at a set height of 34') for structures.**
- ☑ **Requiring facilities to be ROW or back of sidewalk bordered**

Examples of inappropriate setbacks:

Example of uniform and appropriate setbacks:

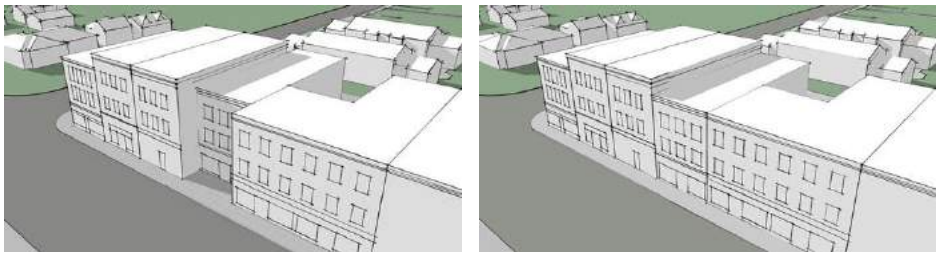


Figure 55: Setbacks, Source: West Point, UT Design Guidelines

05
Provide zoning changes allowing a variety of residences in Downtown

Ensuring a variety of housing is available in Downtown and surrounding zones of Hurricane will allow for more long-term activation of Downtown. Planning for housing in a changing community or demographic creates a moving target, so it is best to provide valuable developments that will adapt to a communities need, while also providing a "life cycle" housing stock within the community.

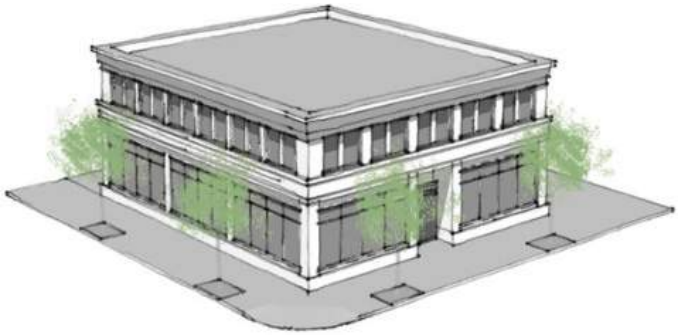
Figure 56: Life Cycle Housing

This will ensure that Hurricane can adapt to the community's changing needs as age cohorts move through their housing cycles, encouraging individuals or families to stay in Hurricane for their entire life.

Outlined below are the proposed housing priorities for Hurricane and their applicable timeframes for implementation:

- **Senior housing and empty-nesters**

In years 1-3, it is recommended to focus on incorporating senior housing into Downtown. This is due to the aging demographic of baby boomers and their soon-approaching transition to non-single-family dwelling units. This type of development requires careful consideration of accessibility and location. All senior housing must be equipped with ADA accessible units, garages, and fixtures, as well as proximity to everyday needs such as groceries and general shopping opportunities. By providing quality amenities in a multi-family complex (or upper floors), Downtown will gain regular patrons, specifically ones that value and expect vital service.

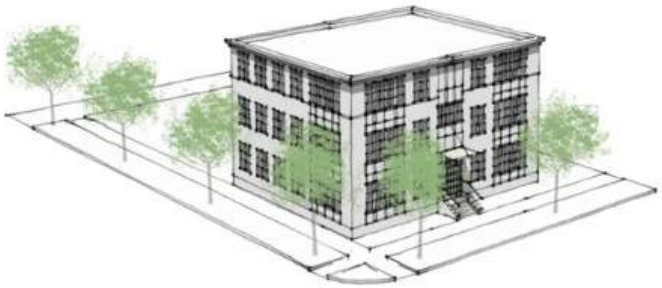


- **Empty-Nester housing**

Also within years 1-3, it is recommended that Hurricane develop the infrastructure for high quality one and 2-bedroom houses that can accommodate families whose children have recently moved out or gone to college. These houses may be new developments or renovated historic homes in the area.

- **Young professional housing**

In years 4-7, it is recommended to focus on young professional housing options. This will drive catalyst changes in Downtown's economy, providing a need for increased variety in services, amenities, and restaurants. Additionally, this will fill a need for non-single family-based housing for entry-level young professionals. These unit types should include studio and one-bedroom options as well as rehabilitated single-family size homes.



- **Family and transitional housing**

In years 8-14, it is recommended to focus on family or transitional housing options. These housing options are often considered last for downtown housing as they tend to provide the most negligible economic impact during a revitalization process. These unit types should focus on facilities (single-family or multi-family) with 3 or more bedrooms.

Priority should be given for these properties through incentives or reduced construction costs for municipal fees. This will ensure that equitable efforts are provided to these missing middle housing, as are given to single-family housing

06
Encourage attainable housing

When more considerable site development or redevelopment is considered, it is recommended that possible accommodation be required at a minimum of 20% of occupiable units. Attainable housing is housing that can be afforded, with average household incomes, using the 30% mortgage payment rule, i.e., the mortgage of a standard home should cost no more than 30% of the take home pay for an average family household income. Possible housing varies from low-income or market-rate housing, providing a missing middle housing option for regular families to purchase in a real estate market witnessing exponential property value growth. This can be completed through a series of options, including:

a. **Grants**
b. **Tax credits**
c. **Reductions in property taxes**

A mixture or massing of the above options may be required, yet it should be considered for developers or property owners attempting to provide attainable housing options.

Figure 57: Middle Housing, Source: Missing Middle Housing, 2020

Supporting the recently adopted moderate-income housing plan, this style of housing is recommended to be permitted within the downtown and surrounding areas

07
Reduce parking requirements

Parking requirements can make it hard to design a vibrant and diverse downtown by prioritizing parking spaces over the safety and comfortability of pedestrians, cyclists, and those taking public transport.

This practice can also impede the ability of a downtown to fully utilize both retail and residential units that maximize economic potential. Reducing parking minimums can help reduce greenhouse gas emissions, while also producing a more attractive urban environment that is used more effectively. To most accurately account for parking needs, this recommendation will require a study to be conducted on regular downtown users and their parking usage.

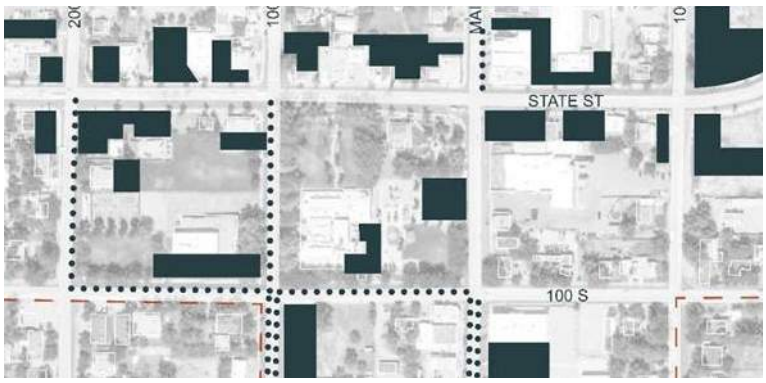


Figure 58: Existing Parking Lots and Angled Street Parking

Considering every building use, occupancy, and proximity to available parking lots, this survey would help determine the exact needs of Downtown in terms of parking stalls. In addition, some businesses may opt to reduce parking by using shared parking agreements. These are most helpful to businesses that require a consistent number of parking stalls, but operate at alternating times of day, relative to other businesses in the agreement. As an interim action step, consideration should be made to 1) reduce the parking minimums, and 2) add the requirement for parking to be located int eh rear of each newly permitted structure.

08
Craft, adopt, and enforce a short-term rental ordinance for Downtown

Short-term rentals can be an asset to a downtown, as they stimulate economic growth and support local businesses with steady traffic of diverse tourists. However, short-term rentals can produce their own unique challenges. To effectively address the short-term rental needs and current conditions in Hurricane, a thorough assessment must be conducted to understand:

- ☑ **How many short-term rentals are currently being rented?**
- ☑ **How large are the short-term rentals in Hurricane?**
- ☑ **When are they most utilized?**
- ☑ **How much revenue are short-term rentals generating for the community?**

In addition to understanding the existing conditions, the community will need to identify what role they see short-term rental fulfilling within the downtown. These efforts should strive to provide a balance for considerations of both property owners and neighbors while also filling a regional need for overnight accommodations. Some suggestions for review and implementation are outlined below:

- ☑ **Within the downtown, limit rental complexes to a spacing minimum of 100 linear feet**
- ☑ **Limit the number of potential complexes on a roadway facing block**
- ☑ **Require overnight accommodations have off-street parking facilities**
- ☑ **Prioritize rentals in redevelopment or targeted development parcels**
- ☑ **Create a registry or waiting list for high demand areas**

Targeted Development Scenarios

Based on the feedback received from the public and the assessment of the existing conditions, the consultant team has prepared a series of recommendations for a major catalyst development site. This process involved a survey of the existing assets and challenges, meetings with the steering committee and City, and thorough analysis of public feedback gathered through survey and public input processes.

Figure 59: Proposed Catalyst Site

The proposed scenario requires the City to acquire an underutilized lot in Downtown. This lot is located on State Street between 200 w and 100 W.

By acquiring this lot, and envisioning its full potential, the City can pursue a public-private development agreement in which all the necessary assets are provided to Downtown, but the cost burden is distributed to a private developer.

The Catalyst site developments are outlined in the below graphic.

Figure 60: Northwest Corner Aerial

Details are outlined below:

Catalyst Site:

- **Between 200 W and 100 W facing State Street**
- **Municipal land ownership through long-term lease**
- **Master developer agreement for Public Private partnership**
- **Relocation of the LDS Family Center within the structure along 200 West**
- **Potential for development in future phase(s)**
- **Two full stories, and a third half floor that is set back from the street facade (45' Tall)**
- **Retail storefront along State Street**
- **Residences and offices on upper floors**
- **Rooftop Terrace**
- **Plaza space and amphitheater for entertainment and events such as small gatherings or concerts and food truck events**
- **50% lot coverage**
- **Frontage buildings with side parking structure**
- **40,000 Sq Ft Residential**
- **32,000 Sq Ft Commercial**
- **Incorporated 100 Car parking facility**

Figure 61: Plan View Render

Figure 62: Northwest Corner Render

Figure 63: Northeast Corner Render

Economic Development
Recommendations

Creating a resilient local economy is one of the most critical components of downtown revitalization any community can undertake. For a downtown, this includes preparing a necessary framework that will bolster the existing amenities, while providing complementary businesses to ensure Downtown remains relevant while also providing flexibility for adaptation. Recommendations are as follows:

1. **Target business clusters for missing amenities.**
2. **Prepare a detailed market analysis and leakage study.**
3. **Offer façade and signage grants.**
4. **Adopt and enforce the international property maintenance code.**
5. **Facilitate a phased master development for municipal properties.**
6. **Diversify cultural amenities.**
7. **Draft and enforce a site development requirement for building permitting in Downtown.**
8. **Site Redevelopment.**
9. **Incentivize property rehabilitation.**

Detailed information about each of the above-outlined recommendations is provided below:

01
Target business clusters for missing amenities

In this Plan's market analysis phase, several end-users were identified as having a supply gap in the trade areas. These businesses are also opportunities that would fit well into the existing Downtown buildings. Attracting these businesses would provide the community with a necessary addition to the tax revenue and create a regional draw to the State Street corridor for regional attributes. This is done through clustering of development typologies, and the businesses for Downtown Hurricane are as follows, restating some of the start-up and growth opportunities from the market analysis.

Pharmacies and Drug Stores

Women's Clothing Stores

Convenience Stores

Jewelry Stores

02
Prepare a detailed market analysis and leakage study

One of the most important things any community can undertake is studying the expenditure of residents and visitors, specifically where, when, and what the funds are being spent on. Preparing a market analysis is not simply providing a series of statistics about expenditures within a community, it is a nuanced and detailed review of a community that illustrates deficiencies, over-expenditures, and other critical factors. The City will be able to build on this Plan's market analysis and:

- **Identify GAPS in services or amenities.**
- **Document areas where the community is over saturated.**
- **Create retail user profiles that document spending habits or characteristics.**
- **Define areas or geographic regions primary visitors are traveling from.**
- **Identify unique attributes about community expenditure habits.**
- **Prepare strategies for business expansions.**

Through this process, a NAICS-level analysis should be created to help identify beneficial targeted clusters. These clusters should be identified for locations within the community, providing a mixture of amenities or services that would benefit from a symbiotic relationship. Samples of targeted clusters are:

- **Women's clothing stores**
- **General Merchandise stores**
- **Jewelry stores**

Through these clustered developments, the community will be able to witness a catalyst style of development that is self-sufficient. As outlined in the above cluster, many of these facilities would serve a relationship with one another, driving increased uses that are consistent and not event driven. All efforts should be made to provide elements that are maximally productive. This process will require further development and revisitation in the future to build upon the market analysis provided in this document.

03
Offer façade and signage grants

As part of recommendation #6 from the Built Environment Recommendation section, a grant application system should be implemented to encourage upkeep of facades in Downtown. This process will require funding to be allocated from outside grants, or from the annual budget.

One great source of funding for this process is the USDA Rural Business Development Grant program. Towns and communities may apply for grants to be used for economic development, as well as planning and training, and even business incubators. Applications are evaluated by economic need, and consistency with local priorities and goals.

It is recommended that the City reach out to interested business owners in advance to get their proposed construction or rehabilitation plans. This information should be organized and ranked accordingly by need and benefit to the city. Once a list and information about each project is compiled along with additional application requirements, the City should apply as soon as the annual application window is opened. If the grant does not cover all projects submitted by the business owners, those projects have already been ranked, and facade grant plans can be updated accordingly based on the approved USDA grant amount.

Figure 64: Façade Grant Use Example, Source: Urban Redevelopment Authority of Pittsburgh, 2019

04
Adopt and enforce international property maintenance code

The international property maintenance code (IPMC) is the industry's standard code enforcement process. This program is utilized by more than 2,000 municipalities across the country and has been found legally defensible regularly in a court of law. Adopting the guidelines and language will provide the community with an easy-to-implement and follow the program, one that will provide a standard of enforcement for all properties. The adoption process for the international property maintenance code is as follows:

- **Sign-up for membership and order code books**
- **Begin reviewing the materials and redacting unnecessary materials from the code book.**
- **Prepare necessary compliance and review paperwork for municipal use.**
- **Set citation or infraction limits, processes, and costs.**
- **Municipal review and redaction of undesired or unnecessary sections.**
- **Adopt the redacted code through the council.**
- **Being implemented uniformly across the community.**

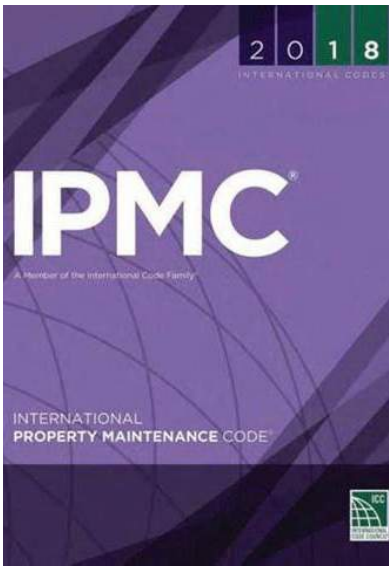


Figure 65: Career Path Graphic, Source: International Property Maintenance Code, 2021

05
Facilitate a phased master development for municipal properties

Transforming and revitalizing catalyst properties is one of the quickest and most impactful downtown revitalization tactics. Within the State Street corridor are several underutilized buildings, yet the property between 200 W and 100 W likely has the largest catalyst potential. Some details about the existing site are as follows:

- **Located at a prime location for maximum visibility.**
- **Only 8,500 Sq Ft of existing structures**
- **Opportunity for strategic municipal purchases**

Improvements to the site and facilities are as follows:

- **100,000 Sq. Ft. development area, allowing for multiple uses.**
- **Includes multiple entrances and rentable spaces.**
- **Offers potential alleyway access for deliveries or other necessary uses.**

Based on these characteristics, this property would have the most significant potential to positively impact Downtown. To ensure the property meets underserved needs, the following uses should be included:

PROPOSED USE	SPACE ALLOCATION	LOCATION	PURPOSE
Downtown food hall	5,000	Close to centralized entrance	A food hall is a rotating food preparation facility with multiple smaller stands or facilities. These facilities can both serve as an incubator for growing businesses, as well as provide year-round opportunities for local food trucks.
Ice cream parlor	1,500	High visibility	Nothing says downtown like an ice cream parlor. This facility should offer homemade or local sources ice cream and ample room for people to gather.
Household appliance & electronics store	4,000-6,500 Sq. Ft.	Access to loading	Currently, the community has a shortage in facilities that sell appliances and home electronics. This space will provide convenience for residents to equip their homes from a local establishment.
New & Used clothing stores	2,500-7,000 Sq. Ft.	Front of building	This space would serve as a resource for residents and visitors. With a significant gap in clothing retail stores, Hurricane could quickly reclaim this spending as potential revenue.
Bakery	1,800 Sq. Ft.	Northeast corner	Providing a local alternative to morning snacking and meals will help encourage longer activation of Downtown by both tourists and residents. Having such an amenity in Downtown will create a more convenient variety of shops.
Sporting goods or camping needs	5,000	Near parking	This facility would provide the community with an undermet need, specifically that of camping or non-big box store supplies. Due to the year-round recreation of the Hurricane area, this store is viable all-year round.
Coffee shop/ roastery	2,000	High visibility	Currently the community is undermet in facilities for lingering, socializing, and becoming part of the community. This facility, partnered with the bakery, would provide the residents with a necessary space to gather and enjoy their beverages of choice.

Figure 66: Suggested Building Uses

Efforts should be made to purchase and target marketing of parcels to necessary businesses. By acquiring these parcels, the community will be able to make the necessary catalyst changes much more quickly. Such parcels include the Hurricane Car Lot and the properties at 117 and 135 State Street. By purchasing these sites, the City would be the landowner of most of the block, offering the community a strong opportunity for catalyst development through a master developer agreement.

06
Diversify cultural amenities

Targeting development of specific amenities that encourage tourism and play into the outdoor recreation culture of Southern Utah will allow the City to reach its full potential of tourism spending. Existing businesses that already do such include Southern Utah Adventure Center and Over the Edge Sports. Additional new and used sporting goods stores and rental businesses will help boost this tourism effort. The City should partner with these existing business owners and help them reach their full potential with strategic location changes and facade or site enhancements.

The City should also consider hosting events that specifically benefit local businesses and craft vendors, as well as tailoring their permitting process to favor business owners with residency in Hurricane. Supporting Hurricane's existing asset businesses and business owners will further develop the identity and pride felt in Downtown.

07
Draft and enforce a site development requirement for building permitting in Downtown

Requirements for site development can be hard to regulate and organize. Using site development requirements that include a clear site plan for Downtown developments is a successful strategy for managing what is being designed and included. As part of this process, the City should evaluate what priorities or goals they would like to address within each site. Such goals should pertain to:

- **Parking**
- **Landscaping**
- **Hardscaping**
- **Entry locations**
- **Building orientation**
- **Pedestrian & cyclist amenities**

Once these priorities have been established, the building permitting process can be amended to require that each building have a site plan that clearly addresses such issues. Developing this process will help benefit Downtown by:

- **Creating cohesion within the look and feel of the streetscape and adjacent building designs.**
- **Highlight Downtown's goals and bring them to fruition.**
- **Create an easier understanding of building entrances and wayfinding.**
- **Prioritize the safety and accessibility of pedestrians and cyclists.**

08
Site Redevelopment

Reactivation of Downtown anchor buildings will provide one of the strongest ROIs possible and positively impact the overall corridor's economic health. Adjacent to the development outlined within the Targeted Development Scenario in the previous section, some multiple buildings and amenities would benefit from remodeling or rehab. The City Recreation Center and Fine Arts Building have both received heavy utilization by the community and highlight the need for great recreation and civic spaces within Hurricane.

The City will need to thoroughly study both buildings to understand their current uses and the potential for future retrofit or reconstruction that may improve upon these needs. If upgrades are done in conjunction with the Targeted Development, the city will have the opportunity to create an intentionally designed city center and anchor that provides updated recreational amenities for its residents. This can help set the tone aesthetically and architecturally for the rest of Downtown. Designing and implementing these upgrades will also give the community better facilities to meet their needs more effectively.

09
Incentivize property rehabilitation

A typical roadblock for property rehabilitation is the perception of unattainable increases in property taxes caused by property reassessments. A property tax deferment can encourage property redevelopment, specifically for municipal-based real estate tax increases. Removing this potential or perceived barrier will aid in building catalyst changes in Downtown. This program should conform to the following elements:

- **Be provided upon request, not automatically provided.**
- **Provide tax increase deferment on municipally based real estate tax for five years.**
- **Allow participants to improve their properties and increase rents before additional revenue is needed.**
- **Encourage regular maintenance through a rolling 15-year calendar for program participation.**

Implementing the use of GIS software integrated with permitting software, the City will be able to easily track what property upgrades have been done throughout the years by browsing each parcel and owner. Through this rehabilitation program, the community can conduct necessary work and gather additional revenue regularly before being concerned about other tax payments. Additionally, this program will empower property owners to make catalyst improvements with less fiscal impact.

05

IMPLEMENTATION STRATEGIES

IMPLEMENTATION STRATEGIES

As important as the recommendations are, preparing a priority order or ranking for implementation will ensure the proper steps are completed at the right time. Outlined below are the top prioritized projects and necessary action steps for implementation

YEAR 0 - 2

1

ALTER LOCAL ORDINANCES AND ZONING TO REQUIRE RETAIL OR SERVICE-BASED INDUSTRIES IN THE DOWNTOWN CORRIDOR

Land Use Recommendation No. 4

a. Research best practices from surrounding communities
b. Craft a set of draft ordinances and proposed changes
   i. *Identify an area where the ordinance will be implemented*
   ii. *Determine if current zoning / permitted uses will be followed or if amendments will need to be made to permitted uses within the defined area*
c. Complete the adoption process with planning and council

2

IMPLEMENT A VACANT PROPERTY ORDINANCE

Land Use Recommendation No. 1

a. Research best practices from surrounding communities
b. Craft a set of draft ordinances and proposed changes
   i. *Requirements for building use*
   ii. *Thresholds for vacancy tenure*
   iii. *What a "used" building entails*
   iv. *Incentives and penalties related to compliance*
c. Complete the adoption process with planning and council
d. Identify, create, and implement tracking mechanisms
e. Determine penalties for noncompliance and create and enforce enforcement mechanisms
f. Update vacant property list regularly

3

PAINT HIGHLY VISIBLE CROSSWALKS

Urban Design Recommendation No. 1

a. Start with temporary paintings along 100 S in partnership with the community (i.e., high school students, event celebrations, etc.)
b. Gather funding for permanent thermoplastic crosswalks

4

CREATE A MIXED-USE ZONING DISTRICT, SPECIFICALLY WITHIN THE DOWNTOWN, ALLOWING AND ENCOURAGING A VARIETY OF USES ON UPPER FLOORS SUCH AS DWELLING UNITS, OFFICE SPACES, AND STUDIOS

Land Use Recommendation No. 2

a. Research best practices from surrounding communities
b. Craft a set of draft ordinances and
   i. *Identify permitted uses within the mixed-use zone*
   ii. *Define the permitted density of development in a mixed-use zone*
c. Update the zoning map to reflect the new mixed-use zone in downtown
d. Complete the adoption process with planning and council

5

CRAFT, ADOPT, AND ENFORCE A SHORT-TERM RENTAL ORDINANCE FOR THE DOWNTOWN

Housing Recommendation No. 8

a. Assess existing short-term rentals' current needs
b. Identify what the City and the community would like to see.
c. Adopt an ordinance specifying the number of short-term rentals allowed in the downtown and what is required of those rentals.
d. Allocate funding for enforcement.

6

CREATE AN OVERLAY ZONE FOR THE DOWNTOWN CORRIDOR (RELATED EXPLICITLY TO FORM-BASED CODES)

Land Use Recommendation No. 3

a. Research best practices from surrounding communities
b. Identify the areas to be included in the overlay zone
   i. *Incorporate form-based code into overlay regulations as developed in Implementation Strategy 17*
c. Craft a set of draft ordinances
d. Update the zoning map to reflect the location of the overlay zone
e. Complete the adoption process with planning and council

7

ALLOW MULTI-FAMILY HOUSING TO BE BUILT TO ZERO LOT LINES

Housing Recommendation No. 4

a. Establish zero-lot line construction as a right
b. Allowing for increased density massing for two and 3-story buildings (capped at a set height of 40') for structures
c. Require facilities to be ROW or back of sidewalk bordered

8

PROVIDE ZONING CHANGES ALLOWING A VARIETY OF RESIDENCES WITHIN THE DOWNTOWN

Housing Recommendation No. 5

a. Assess current zoning requirements
b. Review and amend the code to allow for increased densities
c. Eliminate requirements that prohibit certain housing types
d. Rewrite zoning requirements to allow multiple housing types and styles as long as the preferred density is achieved.

9
WORK WITH A LOCAL REALTOR(S) TO CREATE A DOWNTOWN PROPERTIES MARKETING DATABASE
Built Environment Recommendation No. 5

a. Identify local realtors and create a partnership to implement recommendations.
b. Create a list of eligible properties.
c. Conduct assessments of the building condition, zoning, potential end-use types, etc. Also, gather owner or listing agent contact information.
d. Create marketing materials and flyers for each identified property
e. Create a website for available properties
f. Share information about available properties with developers
    i. *Utilize an online platform where interested parties can easily access these marketing materials*
g. Maintain and update the list regularly

10
UPDATE AND ENFORCE SIGNAGE REGULATIONS
Built Environment Recommendation No. 1

a. Research best practices from surrounding communities
b. Review existing signage regulations
    i. *Identify corrections or additions needed to the current regulations*
c. Craft a set of draft ordinances
d. Identify and implement enforcement mechanisms for regulations
e. Complete the adoption process with planning and council

11
MAINTAIN AND ENHANCE TREES AND SIDEWALK LEVEL PLANTING AREAS ALONG THE PEDESTRIAN WAY
Green Infrastructure Recommendation No. 4

a. Identify existing areas where trees and street-level plantings are already present
b. Assess the current condition of existing vegetative areas
c. Implement plantings in areas where additional buffering is needed
d. Determine ongoing maintenance needs and implement them as needed. Adjust fiscal budgets as required to accommodate necessary maintenance
e. Conduct a downtown assessment to identify areas where trees and street-level plantings could be added
f. Determine the estimated cost of such installations and budget accordinglyalready present

12
CLOSE 100 W FROM 100 S TO STATE STREET
Urban Design Recommendation No. 2

a. Lock and reinforce permanent barricades
b. Identify locations for, and stripe accessible parking locations
c. Create an accessible turn-off for pick-up/drop-off along 100 South
d. Remove/reduce curbs along 100W to create zero-grade transitions
e. Provide vegetation in pots and moveable items to reduce heat island effect

13	
REDUCE PARKING REQUIREMENTS, ALLOWING FOR INCREASED DENSITY STRUCTURES	a. Identify current users and parking needs within the downtown b. Identify where the required on and off-street parking requirements for existing and new developments should be reduced (based on current and proposed users and needs) c. Craft a draft ordinance that updates the appropriate zoning regulations as they relate to on and off-street parking d. Complete the adoption process with planning and council e. In addition to the proposed ordinance change, locate existing parking lots and structures that can be utilized and potentially shared f. Facilitate and encourage shared agreements between businesses where feasible.
Housing Recommendation No. 7	

14	
INTEGRATE A HISTORICAL OR CULTURAL TRAIL THROUGH THE DOWNTOWN CORRIDOR	a. Identify historical and cultural assets throughout the downtown corridor b. Create a database with location and background information c. Create graphic representation/route of identified assets d. Distribute trail routes at places of business, as well as online, so individuals can access it and utilize trail route e. Create a QR code or another interactive aspect where individuals can learn more information about an asset as they pass through the downtown
Parks & Civic Space Recommendation No. 3	

15	
OFFER FAÇADE AND SIGNAGE GRANTS	a. Adopt design guidelines b. Identify funding for program implementation and administration c. Create a grant application program d. Establish criteria for awarding applicants e. Allocate funding from outside grant sources or annual budget
Economic Development recommendation No. 3	

16	
ADOPT AND ENFORCE INTERNATIONAL PROPERTY MAINTENANCE CODE	a. Sign-up for membership and order code books b. Review the materials and redact unnecessary materials from the code book c. Prepare necessary compliance and review paperwork for municipal use d. Set citation or infraction limits, processes, and costs e. Adopt the redacted code through the council f. Being implemented uniformly across the community
Economic Development Recommendation No. 4	

17	
DRAFT AND ENFORCE A SITE DEVELOPMENT REQUIREMENT FOR BUILDING PERMITS WITHIN THE DOWNTOWN	a. Establish goals for on-site parking, landscaping, hardscaping, entry locations, building orientation, and pedestrian & cyclist amenities. b. Require a site plan as part of the permitting process within downtown c. Create regulations for key goals to be shown on submitted site plans
Economic Development Recommendation No. 7	

18	
PREPARATION AND IMPLEMENTATION OF FORM-BASED CODE, SPECIFICALLY IN THE DOWNTOWN OVERLAY ZONE	a. Adopt an overlay zone within downtown where form-based codes will be implemented (see Implementation Strategy 6) b. Define and outline preferred development standards for construction within the overlay zone. c. Draft proposed guidelines d. Create a mechanism for enforcement of the form-based codes e. Complete the adoption process with planning and council
Built Environment Recommendation No. 7	

19	
NEW CORRIDOR AND SIGNAL WARRANT STUDY ON STATE STREET	a. Coordinate with UDOT about a new corridor and signal warrant study on State Street b. Secure internal funds and external grants (i.e., Dixie MPO) to provide a match for the study c. Help conduct and finalize the investigation in coordination with UDOT
Transportation Recommendation No. 1	

20	
CREATE A PEDESTRIAN AND BICYCLE-ONLY STREET ON 100 W BETWEEN 100 S TO STATE STREET	a. Temporary closure (3-4 months) during summer months b. Implement tactical urbanism and programming to increase space utilization (community art, fairs, events, etc.) c. Complete street closure after adoption with the planning commission and council
Urban Design Recommendation No. 2	

21	
STRATEGICALLY LOCATE ACCESSIBLE PARKING FOR EQUITABLE ACCESS	a. Identify areas close to destination entrances that can host accessible parking spots b. Count parking spots within each block c. Implement a minimum of 1 accessible stall for every 25 stalls
Urban Design Recommendation No. 7	

22	
INSTALL PARKING SIGNAGE WITH A MAXIMUM OF 2-HOUR TIME LIMIT	a. Identify areas where parking demand exceeds capacity, usually near the entrance of destinations and establishments b. Install 2-hour parking limit signs every 25’ distance
Urban Design Recommendation No. 8	

YEARS 3 - 7

1.	**Install parking signage with a maximum of 2-hour time limit** • *Identify areas where parking demand exceeds capacity, usually near the entrance of destinations and establishments.* • *Install 2-hour parking limit signs every 25' distance.*	Urban Design Recommendation No. 8
2.	**Increase crossing time at the intersection of State Street and Main Street** • *Adjust the crossing time of the signal following recommendations from the State Street corridor and signal warrant study.*	Transportation Recommendation No. 5
3.	**Add a 4-way stop sign at the intersection of 200 W and 100 N**	Transportation Recommendation No. 6
4.	**Implement two additional stop signs on 100 N at the corner of 200 W to convert it to a 4-way stop sign. Implement an annual façade program**	Built Environment Recommendation No. 6
5.	**Implement a tree & vegetation ordinance for installation and maintenance.**	Parks & Civic Space Recommendation No. 4
6.	**Create downtown design guidelines**	Built Environment Recommendation No. 2
7.	**Prepare additional hard-surface recreational play spaces within the downtown core.**	Parks & Civic Space Recommendation No. 2
8.	**Integrate the downtown recreational core into the trails network**	Parks & Civic Space Recommendation No. 1
9.	**Incentivize development of mixed-uses for developers acquiring underutilized downtown properties.**	Built Environment Recommendation No. 4
10.	**Install energy-efficient or solar-based lighting along non-DOT roadways**	Green Infrastructure Recommendation No. 3
11.	**Implement xeriscape design for new construction or rehabilitation**	Green Infrastructure Recommendation No. 1
12.	**Create small rain gardens within curb bulb-outs and parks downtown**	Green Infrastructure Recommendation No. 5
13.	**Provide zoning changes to ensure a minimum Floor Area Ratio (FAR) is met.**	Land Use Recommendation No. 5
14.	**Conduct a building inventory**	Housing Recommendation No. 1
15.	**Create upper-floor residence allowances utilizing the overlay district**	Housing Recommendation No. 2
16.	**Encourage attainable housing with deferred taxes or other financial incentives**	Housing Recommendation No. 6
17.	**Facilitate a phased master development for municipal catalyst site between 100 W and 200 W**	Targeted Development Scenario & Economic Development Recommendation No. 5
18.	**Create upper housing opportunities on State Street between 100 W and 200 W in conjunction with the Targeted Development Scenario**	Housing Recommendation No. 3
19.	**Prepare a detailed market analysis and leakage study**	Economic Development Recommendation No. 2
20.	**Incentivize property rehabilitation**	Economic Development Recommendation No. 9

21.	**Explore the HAWK signal and median at 100 W** • *Run corridor and signal warranty study in coordination with UDOT* • *Gather funding for design and engineering* • *Complete design and gather funding for construction* • *Finalize construction*	Urban Design Recommendation No. 3
22.	**Explore the new traffic signal at 200 W and State Street** • *Run corridor and signal warranty study in coordination with UDOT* • *Gather funding for design, engineering, and implementation* • *Install new signal*	Urban Design Recommendation No. 4
23.	**Create curb bulb-outs at non-DOT intersections and crosswalks** • *Create an implementation strategy for curb bulb-outs in partnership with UDOT* • *Gather financing for design and engineering* • *Complete design and gather funding for construction* • *Finalize construction*	Urban Design Recommendation No. 5
24.	**Help facilitate discussions with property owners for shared parking lots** • *Continue to work with current and new property owners on shared parking agreements.* • *Finalize shared parking agreements.*	Urban Design Recommendation No. 6
25.	**Add curb, gutter, sidewalks, and stripped parking along 100 N** • *Continue to secure funding for design and construction* • *Complete design and engineering of the project* • *Start construction*	Urban Design Recommendation No. 10
26.	**Install wayfinding/parking signage** • *Conduct a wayfinding plan to determine the location and content of signs.* • *This plan is best done with the abovementioned lighting and gathering spaces assessment.* • *Get the plan adopted by the planning commission and council* • *Start budgeting and securing funding for design and construction* • *Implement wayfinding and parking signage*	Transportation Recommendation No. 2
27.	**Install bicycle facilities and sidewalks throughout downtown** • *Verify locations of bike lanes and marked shared roadways in this map* • *Implement new bicycle facilities as roadways get re-paved or re-stripped* • *Finalize implementation of bike lanes and celebrate shared routes downtown*	Transportation Recommendation No. 3
28.	**Convert parallel parking to angled parking and restripe parking along 100 S to mitigate closure of 100 W** • *Verify the re-striping or re-pavement plan of 100 S; if possible, coordinate efforts to simultaneously re-stripe angled parking on 100 S between Main Street and 100 W.* • *Continue and finalize to re-stripe parking along 100 S between 100 W and 300 W*	Transportation Recommendation No. 4

YEARS 8 - 15

1.	**Improve the historic amphitheater, and include a new amphitheater within the Targeted Development Scenario**	Parks & Civic Space Recommendation No. 6
2.	**Design and implement bioswales along the downtown corridor walkways and parking areas**	Green Infrastructure Recommendation No. 2
3.	**Increase the size of sidewalks to encourage longer visit durations**	Parks & Civic Space Recommendation No. 5
4.	**Create mid-sized, hard-surface, community gathering spaces within the downtown**	Built Environment Recommendation No. 3
5.	**Target business cluster for missing amenities**	Economic Development Recommendation No. 1
6.	**Diversify cultural amenities**	Economic Development Recommendation No. 6
7.	**Site Redevelopment**	Parks & Civic Space Recommendation No. 6

8.	**Consider creating additional municipal parking lots to support site density development** • *Identify potential parcels for the creation of new municipal parking lots* • *Conduct an appraisal of the property to determine its market value* • *Negotiate with property owners to purchase the parcel at a fair price. This may involve making an offer, counter-offers, and ultimately agreeing on a purchase price.* • *Secure funding to purchase the parcel. This may involve using public funds or seeking grants or loans from the government or other sources.* • *Acquire the parcel. This may involve obtaining necessary permits, transferring ownership, and paying the purchase price.* • *Final design and construction of parking lots.*	Urban Design Recommendation No. 9

9.	**Install more appropriate (pedestrian scale) lighting and other amenities within the corridor** • *Conduct a lighting assessment to determine key areas where illumination is needed downtown. This may involve conducting a survey or consultation with residents and stakeholders.* • *Start budgeting and securing funding for design and construction.* • *Final construction of new lighting amenities*	Urban Design Recommendation No. 11

10.	**Create additional public gathering spaces adjacent to the ROW space** • *Conduct a plan for determining the need, location, and types of gathering spaces in downtown Hurricanes.* • *Get the plan adopted by the planning commission and council* • *Start budgeting and securing funding for design and construction* • *Start implementing new gathering amenities and spaces* • *Final construction of new gathering amenities and spaces.*	Urban Design Recommendation No. 12

HURRICANE DOWNTOWN

MASTER PLAN

APRIL

2023

PREPARED BY

Downtown Redevelopment Services
100 E Main St, Suite 100
Ravenna, OH 44266

CRSA
175 S Main St, Suite 300
Salt Lake City, Utah 84101

HURRICANE DOWNTOWN PLAN

TIMELINE

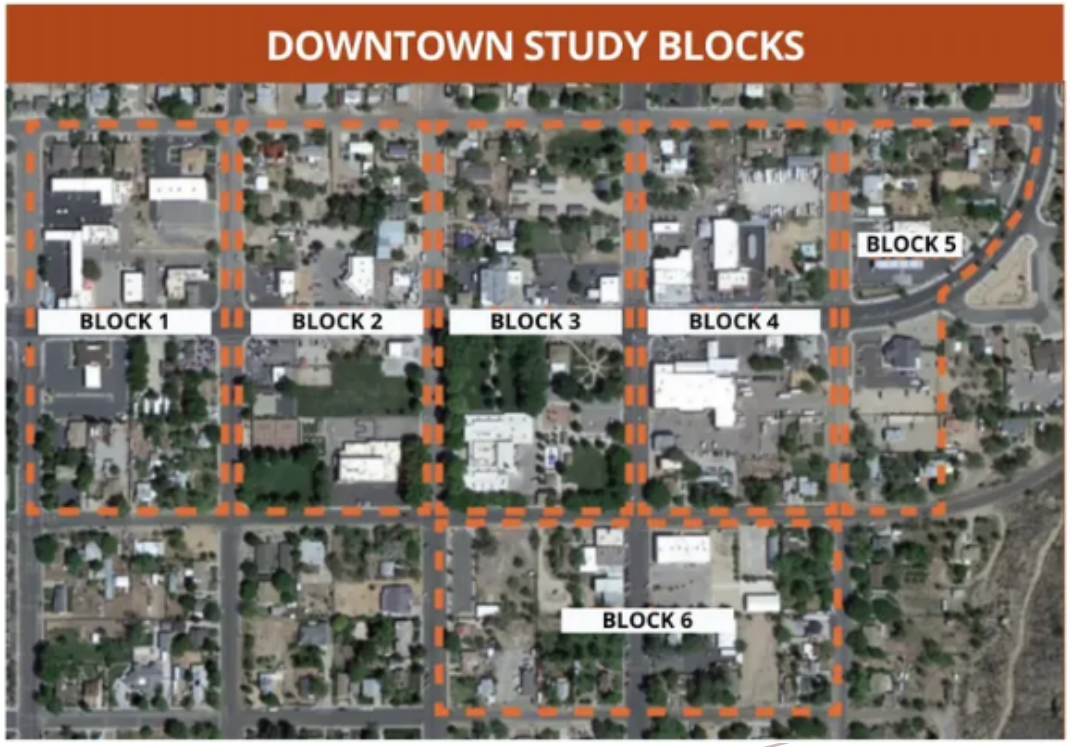
- $45,000 grant from UDOT
- Steering Committee starting meeting in October
- 2 online surveys and 3 public input open houses
- Received comments from over 600 residents

KEY SECTIONS

- Existing Conditions
- Market Analysis
- Public Input Synopsis
- Recommendations
- Implementation Strategies

EXISTING CONDITIONS

- Six study blocks
- From 300 W to the curve
- From 100 N to 100 S and to 200 S from 100 W to 100 E



MARKET ANALYSIS

- There is a potential for more retail and restaurants within the downtown

1. PHARMACIES & DRUG STORES
2. CONVENIENCE STORES
3. WOMEN'S CLOTHING STORES
4. SHOE STORES
5. JEWELRY STORES
6. SPECIALTY FOOD STORES
7. SNACK & NON-ALCOHOLIC BEVERAGE BARS
8. ELECTRONIC STORES
9. LUGGAGE & LEATHER GOODS STORES
10. ALL OTHER GENERAL MERCHANDISE STORES

RECOMMENDED USE	SPACE ALLOCATED IN THE BUILDING (SQ. FT)	POTENTIAL LEASE RATE	POTENTIAL MUNICIPAL REVENUE CAPTURE PER FOOT
Pharmacies & Drug Stores	6,500	$20.00	$7.46
Convenience Stores	5,000	$18.00	$2.14
Women's Clothing Stores	2,000	$15.00	$4.40
Shoe Stores	1,500	$17.50	$7.45
Jewelry Stores	2,000	$20.00	$6.45
Specialty Food Stores	5,000	$15.00	$1.83
Snack & Non-Alcoholic Beverage Bars	1,500	$17.50	$4.09
Electronic Stores	5,000	$20.00	$5.60
Luggage & Leather Goods Stores	2,000	$15.00	$3.17
All Other General Merchandise Stores	7,500	$15.00	$2.57

Note: The quoted rates are outlined as regional standards. Further review is required for market condition applicability.

PUBLIC INPUT

- Over 600 responses were received to surveys about the downtown
- Staff and consultants have worked to integrate citizen comments and concerns into the plan

THE RESULTS

Outlined below are some of the critical critical community character elements determined through the engagement process:

Residents enjoy the small-town atmosphere of Hurricane

There are concerns that revitalization efforts and development will detract from the small-town feel of the City

33.8% of residents have lived in the community for one to five years

37.4% of respondents visit the downtown area daily

75.1% of survey respondents stated there are not enough service and retail options in Downtown

72.9% of respondents (from the 75.1%) indicated date night dining options as a top priority

89.9% of survey respondents support further downtown revitalization in Hurricane

71.8% of respondents indicated improved retail and service opportunities would make Downtown more vibrant

RECOMMENDATIONS

LAND USE

- Allow ground-floor retail or service industries on Main St
- Create a Downtown mixed-use zoning district
- Implement a vacant property ordinance

BUILT ENVIRONMENT

- Form based code for Downtown
- Annual façade program

PARKS & CIVIC SPACE

- Downtown historic walking tour
- Integrate the downtown recreational core into trails network

RECOMMENDATIONS

ECONOMIC DEVELOPMENT

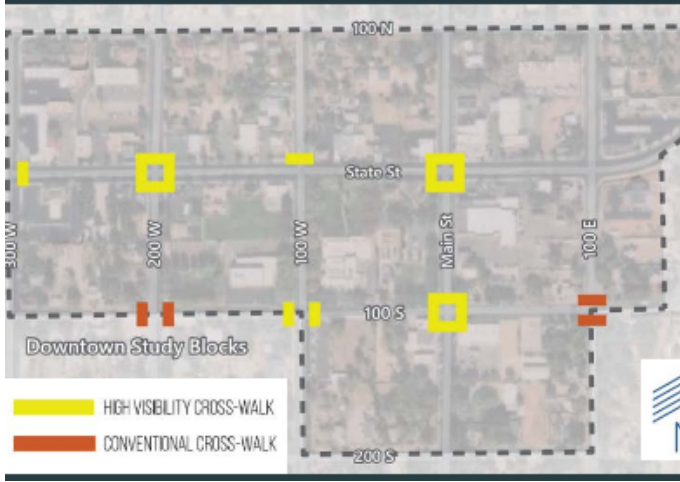
- Prepare a detailed market analysis
- Incentivize property rehabilitation
- Target business clusters for missing amenities
- Planning Staff has asked for budget money to do a full Economic Development Master Plan for next fiscal year

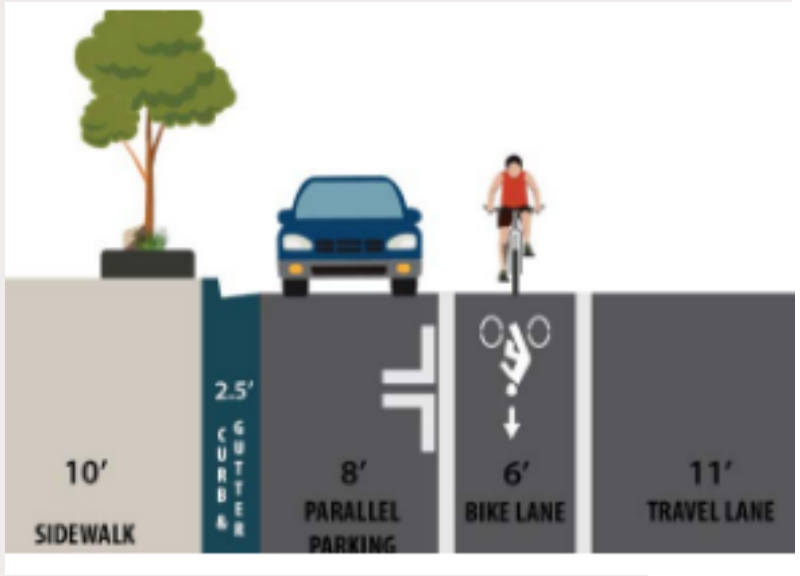
HOUSING

- Allow for housing in upper floors of downtown buildings
- Reduce parking requirements where shared use parking is available
- Allow a greater variety of housing types downtown

RECOMMENDATIONS

- **TRANSPORTATION**
- High visibility crosswalks to promote more walkability and visual appeal within the downtown
- Can be installed temporarily or permanently (or both!)





RECOMMENDATIONS

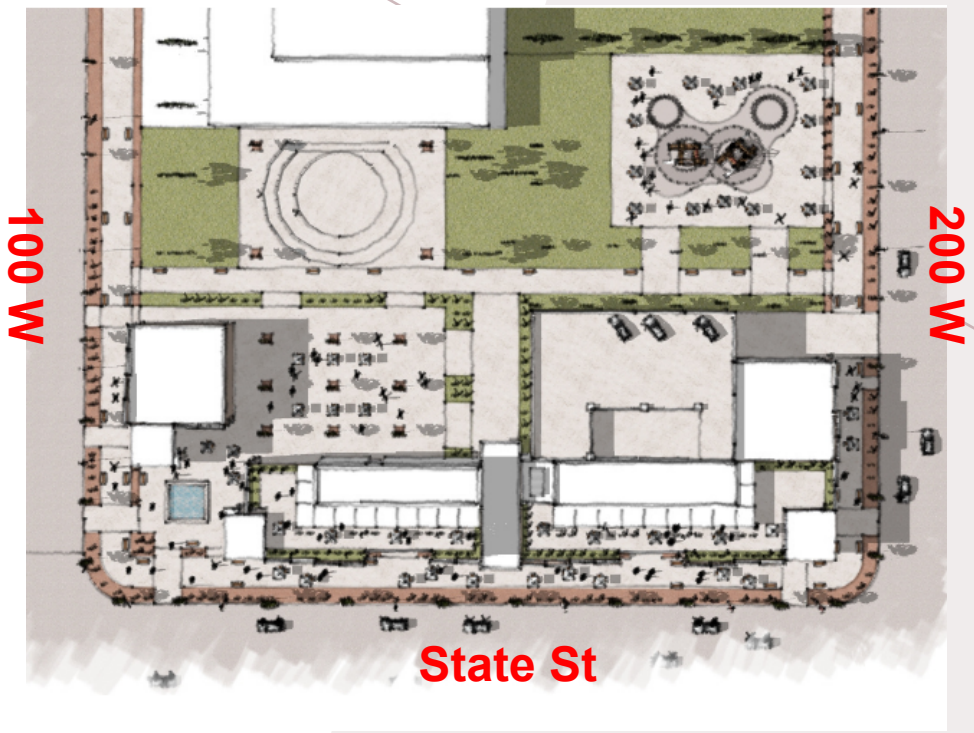
- **BIKE INFRASTRUCTURE**
- Bike lanes should be installed along busier roadways (100 N or Main St)
- Shared roadways along less busy roadways (100 S)

RECOMMENDATIONS

- On May 18th the City Council voted to close 100 W from State St to 100 S from Memorial Day to Labor Day this year
- The current General Plan and Downtown Plan believe this will provide open space within the

CATALYST SITE

- The buildings on the corner of 100 W and State St need to be removed
- The property is owned by the City
- Mixed Use 2-story building with rooftop patios
- Three story parking garage
- Can incorporate the current Family History Center



IMPLEMENTATION

- Downtown Master Plan features a 15-year implementation timeline
- Start with changing ordinances and start budgeting money for larger projects

Targeted Site Development Feedback

Preliminary Survey and Conceptual Feedback

- 622 survey responses
- Top desires for amenities in the downtown (select all that apply):
    - Date-Night Dining - 72.9%
    - Family Friendly Dining - 71.6%
    - Quick lunch/dinner - 68.6%
- Fill in the blank responses
    - Desire more events, more minor and not as significant as Peach days
    - Want more retail and Dining
    - Want “cute” shops and retail
- Items to make downtown more vibrant (select all that apply)
    - Improved retail or services establishments - 71.8%
    - Enhanced programming or events - 45.8%
    - Improved sidewalks and crosswalks - 43.8%
- Callouts for downtown (short answer questions)
    - Need more parking
    - Need more spaces for people to visit and stop at
    - Desire more amenities to visit and hop
    - More variety in food options desired
    - Highlighted comment *“If tourists patronized shops in the area, it stands to reason that the area could support more retail & restaurants in a denser area, creating a more pedestrian and walking-friendly environment.”*

Hurricane Second Survey - Feedback on Ideation

- 293 responses
- Critical items:
    - Connect downtown with pathways to neighborhoods - 52.4%
    - Provide additional community gathering spaces - 39.6%
- How often do you visit downtown amenities (average for each)
    - Local retail - 45.9%
    - Local restaurants - 43.9%
    - Recreational amenities - 36.1%
- Types of amenities desired (select all that apply)
    - Improved community plaza or gathering spaces - 62%

    - Additional services (hair salon, chiropractor, etc.) - 52.8%
    - More recreational or sporting facilities - 39.2%
- Ideas to encourage better downtown utilization (ranking in order of importance)
    - Reduce public access to roadways (score of 5.23)
    - Updated and enforces signage ordinance (score of 4.48)
    - Incentivize mixed-use development for developers acquiring underutilized properties (scope of 4.12)
    - Vacant property ordnance (score of 3.87)
    - Incentivize the development of new retail and commercial spaces (3.48%)

Preliminary Draft Meeting

- Attendance was 61 participants
- Format - Presentation and feedback sheets provided
- Feedback Synopsis
    - Design Ideas
        - Improve crosswalks
        - Outdoor Dining
        - Larger sidewalks
    - Real estate development
        - Build into areas already existing
        - More locations for shops/restaurants
        - Mixed-use development (local retail called out specifically)
        - Neighborhood markets
        - Shopping to raise taxes - (like surrounding communities)
    - Urban design
        - Prefer buildings along roadways and safe sidewalks
        - Need parking and adequate spaces
        - Multiple stories for facilities to allow for more housing
        - Need transition areas and dense downtown
        - Murals and public art to help define downtown

Final Draft Meeting (highlighted comments from the sheets)

- Notes about desiring brick and small-scale development, especially ones that support apartments or other housing options
- Slowing traffic within the downtown (noted to have a lot of speeders or individuals who ignore posted signs)

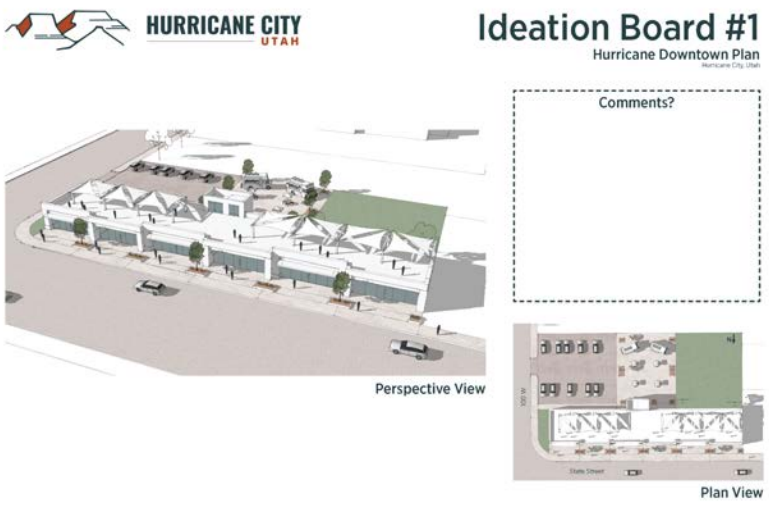
- Desire to increase oversight or limits to short-term rentals
- Facade improvements and a defined program was strong point people agreed with
- Offered ideas for small-scale retail (shed or temporary) on unused lots
- Highlighted comment (Land-use) *“Move car repair, chums, and the white building across the street from chums and renovate to accommodate mixed-use, restaurants, shops”* (this had multiple people agree with a “yes” or “ditto.”
- The desire for a more “uniform” look and feel to storefronts
- Built environment notes - *“Consider 1-2 stories, maybe three stories of buildings that would have restaurants.”*
- Parks & civic space notes - *“need to refresh the look of the civic center buildings.”*
- Parking is notated throughout, having a desire for enforcement and timed allowances, specifically in hot spot areas of congestion (100S & 100W)

Planning Commission Meeting

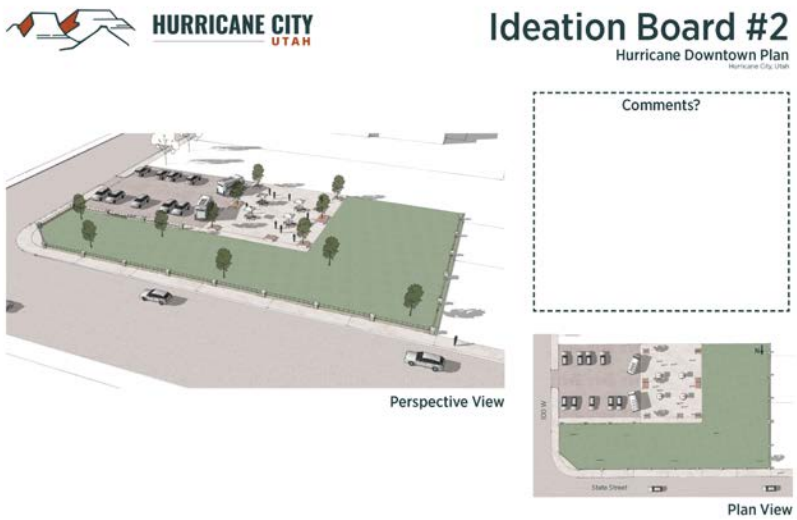
- Unanimous approval
- Public meeting with no comments
- Strong prep work by Stephen to explain the pros and cons of the plan
    - There appears to be a bit of misinformation between this meeting and the council meeting. Once people knew the parameters, they were more open at the supplemental development scenario meeting.

Supplemental Meeting - Targeted Development Site

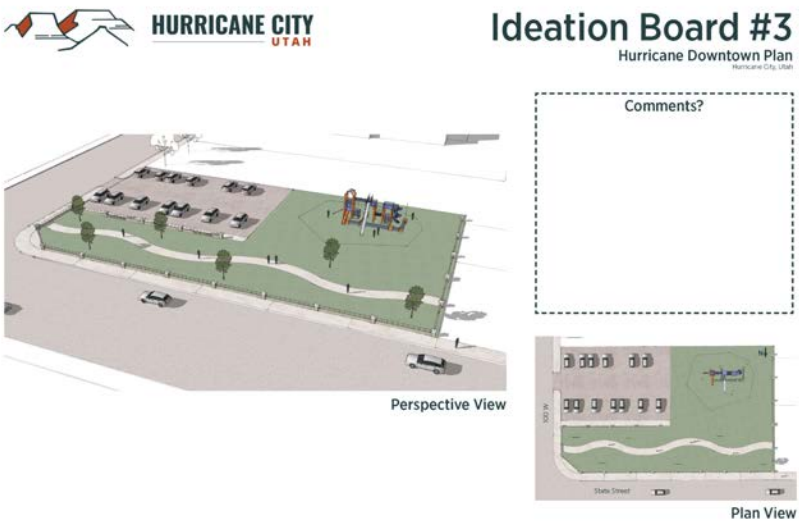
- A meeting was held where people were offered three (3) ideation boards. These boards were not given as options for selection but were provided to help people think about the site. The options were:
    - #1 - 1 story development



    - #2 - Public plaza space

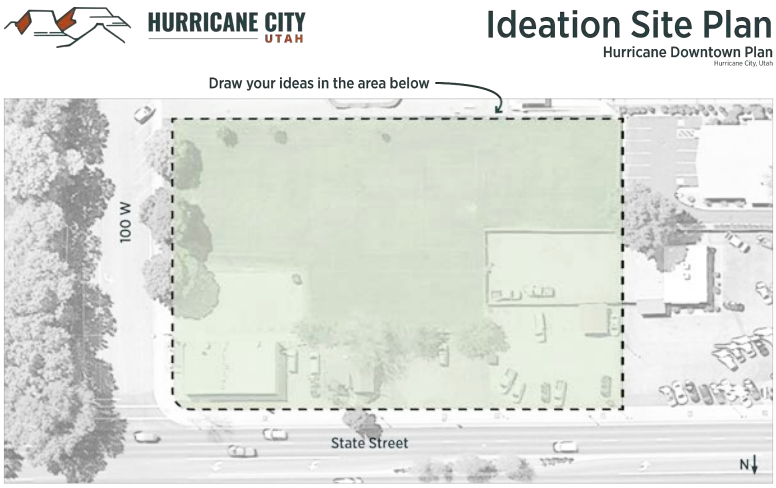


- #3 - recreational space



- Once the drawing was done, a series of material preference boards were provided to gain support for desired materials for the site. The boards used are below:

- After reviewing the ideation boards (where I was personally explaining the purpose and process of the night event), they were given the below to sit down and draw out their ideas:



  -
- 32 unique responses from 32 groups/persons
  - We counted 50 people at the event, but only 32 persons left a response on the sheets.
- Feedback from the sheets
  - 51% of the sheets call for more recreational space (some in coordination with more development, others not)
  - 47% call for redevelopment specifically
  - Most of the spots call for parking or other facilities to be created
  - I'm attaching the feedback sheets collected; note there is no defined answer for an absolute direction; we collected the information and synthesized it to make the final renderings sent over earlier in the month.
- Changes desired
  - Once people learned that the buildings on the NE corner were being torn down, many favored replacing a similar size/quantity.
  - During discussions about usage, a compromise was made with Peach Days supporters, especially with the use of space and allocation of land would not change or hinder their abilities
  - Incorporate more parking along the back of the buildings
  - Consider the purchase of the car dealership to allow for green space integration onto that corner, drawing people into the recreation on the site
  - Provide usable spaces (2,000 Sq Ft or up) for people to rent

Final Feedback

While there was vocal support for the proposed site reuse at a public council meeting, it is also important to remember there are other feedback options the data has to be integrated into. The group at a council meeting typically represents a small portion of the overall public. So, as part

of the process, we re-reviewed all the data sets and incorporated the feedback from all events, attempting to make a compromise, precisely one that met:

- Incorporation of additional parking
- Limited impact to green space
- Provided safe separation of roadway/children
- Provided spaces for additional amenities
- Encouraged a walkable and inviting downtown

This was based on the results from our review of the datasets, specifically highlighting the following:

- 68% of respondents want spaces within the downtown to see small businesses and restaurants, many of which were provided the at the meeting in graphic format
- 39% of respondents asked for parks and recreation (including parking facilities) only on the site
- There is a crossover margin where people wanted both amenities, and we worked to incorporate both accordingly.

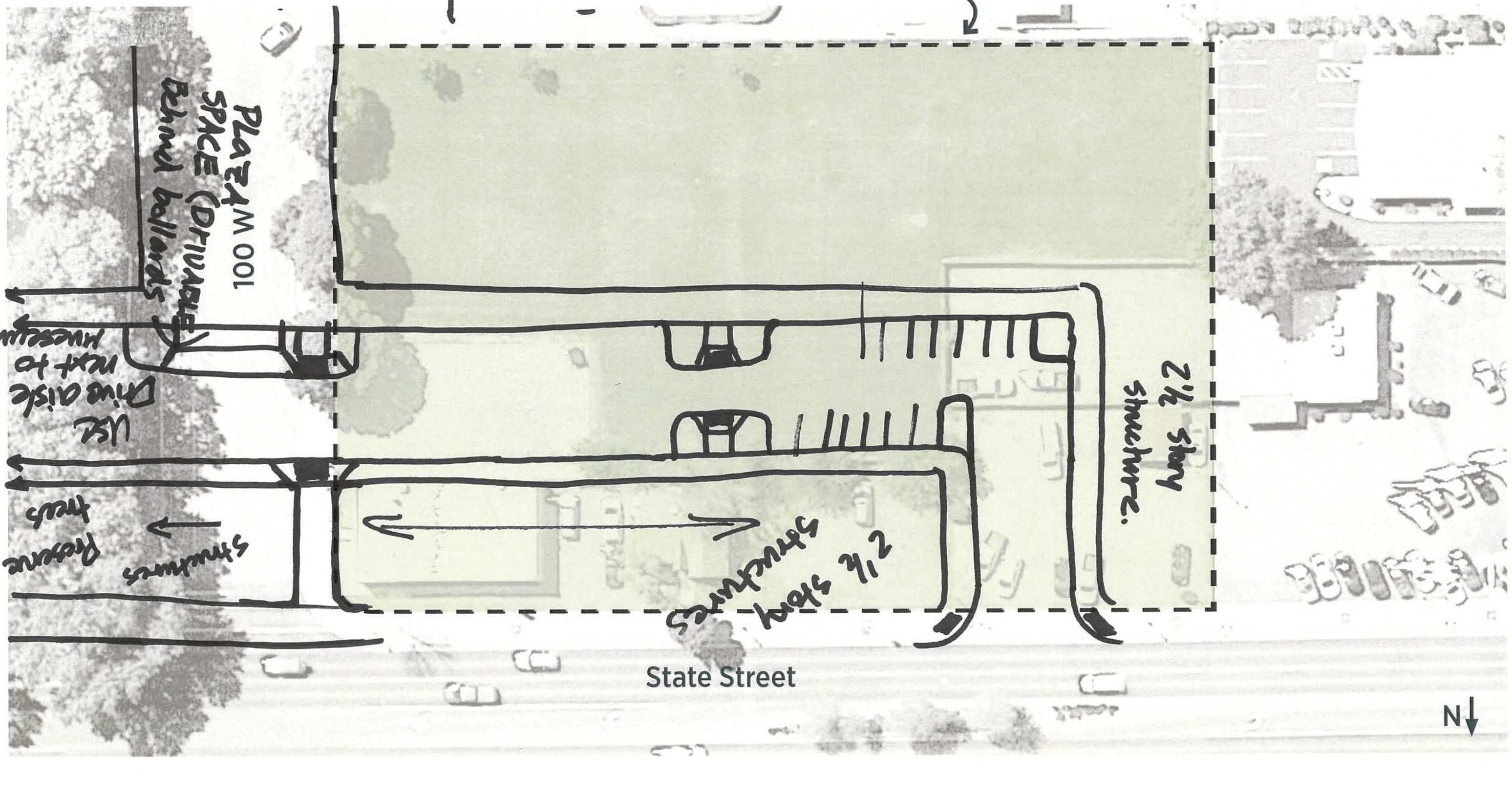
HURRICANE CITY
UTAH

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the area below



Move B-ball indoor @ pool.

18'	16'	11'	9'
6' MIN SW's	Diagonal	↑ ↓	Parallel

100 S X-Section
66' ROW

Drink Shop lease

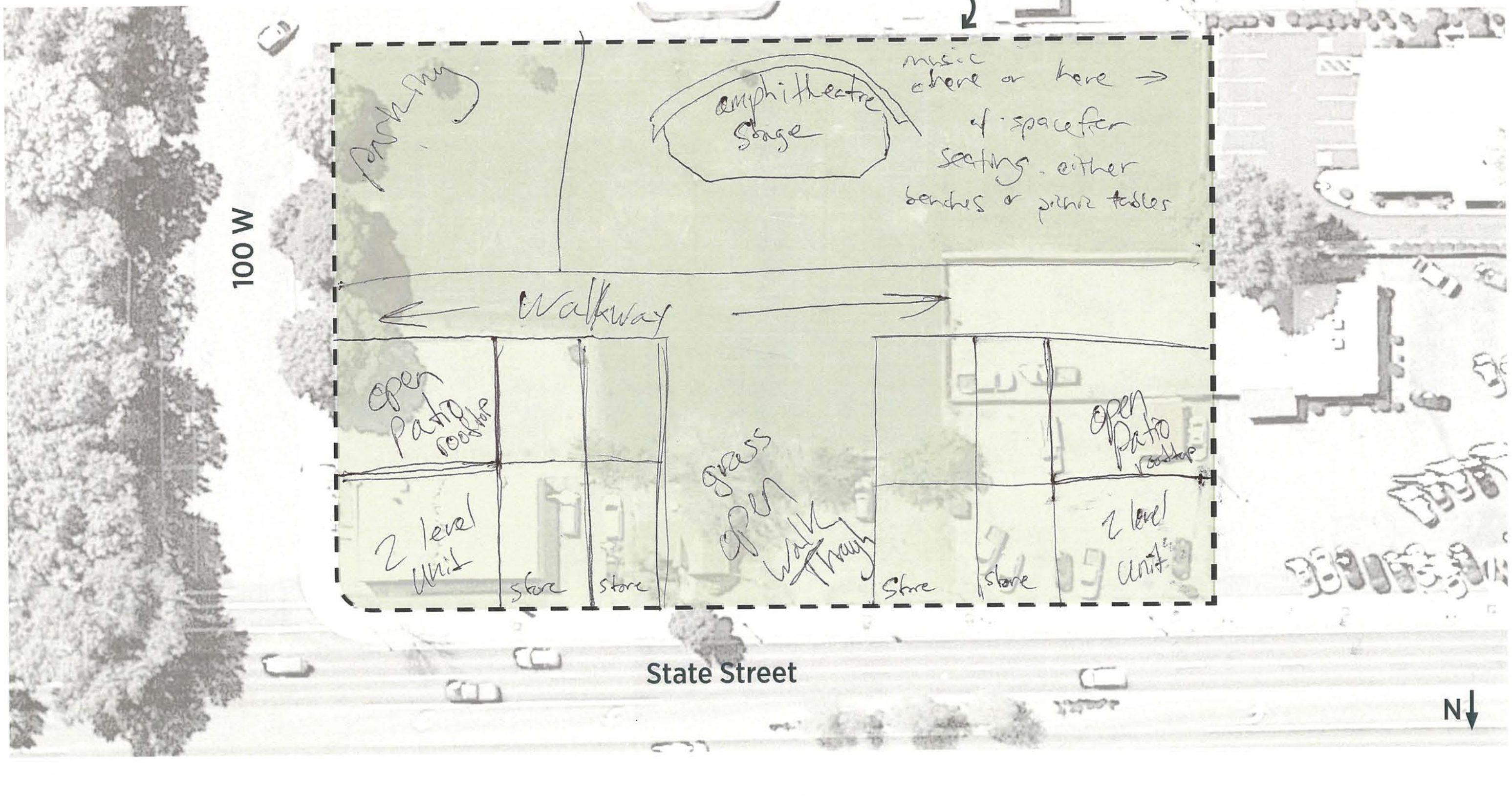
Drop off

Landscape bulbs @ Driveways.

Complete ~~S50~~ 100 S (Main to 300 W)

HURRICANE CITY
UTAH

Draw your ideas in the area below



HURRICANE CITY
UTAH

I like idea #1 or #2!
(we don't need a playground!)

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the area below

100 W

Leave the grass!
It's rare to have big open spaces!
Leave it for peach days. ☺

Leave F.H.C.!

parking

grass

Parking for these shops

cute shops & restaurants

grass

cute path

buy this from Keith since he wants to sell.

State Street

N

HURRICANE CITY
UTAH

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the area below

Board #1

Parking

100 W

State Street

N

HURRICANE CITY
UTAH

17 STRIP Malls ON STATE STREET
BETWEEN LaVerkin and
Telegraph STREET —
Used car lots DONT Make
"Downtown Hurricane Look Nice!

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the area below

100 W

we DONT need another strip mall Here
MAIN STREET CAFE IS QUIET & PLEASANT
Because IT IS NOT ON STATE STREET
We Need more NICE RESTAURANTS BUT NOT ON STATE which is TOO NOISY
more Space for Beach Days
car show
GRASS
LOW ROCK WALL
LOW ROCK WALL

State Street

N

HURRICANE CITY
UTAH

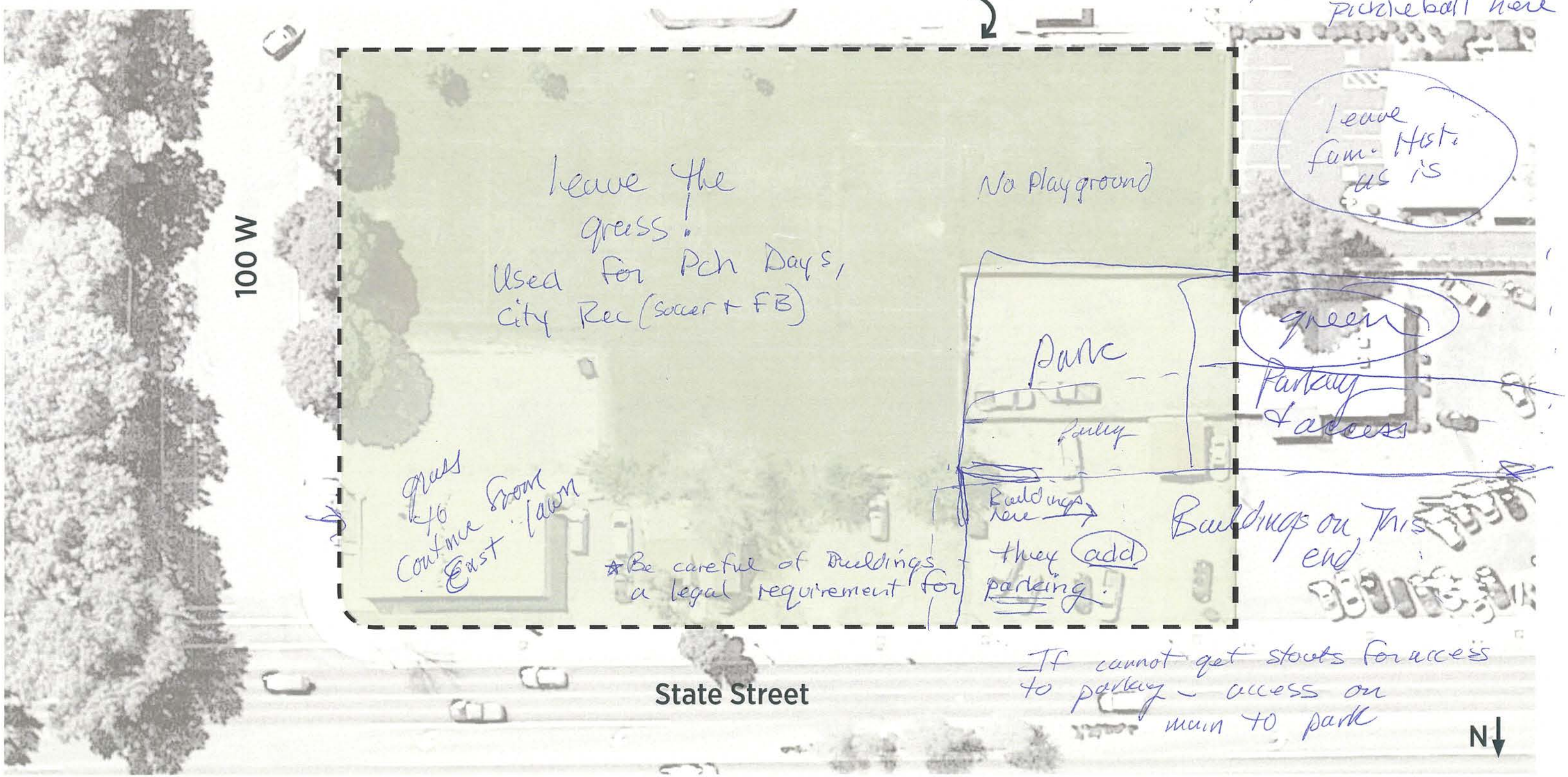
Eminent Domain vacant lot for South Parking

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the area below



HURRICANE CITY
UTAH

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the area below

100 W

OPEN SPACE

LOTS OF GRASS TREES

PARK

PARKING LOT

STORES

State Street

N

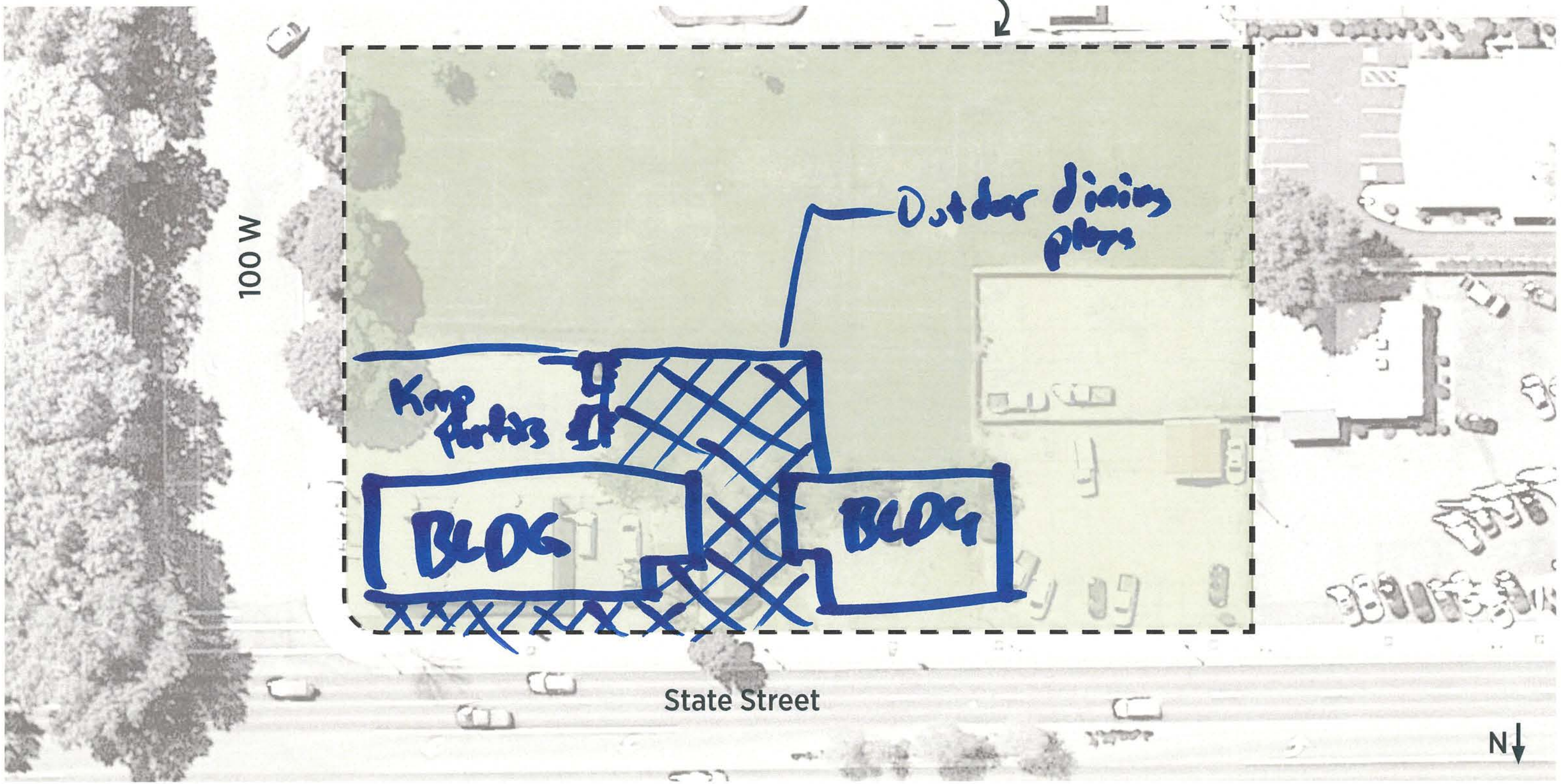
HURRICANE CITY
UTAH

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the area below



HURRICANE CITY
UTAH

Keep.

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Keep Pickle Courts

Draw your ideas in the area below

Grass

Parking

Keep

Keep open

Parking Behind

Two Story old Town Mainstreet Look with Commercial Shops on Main Level and Professional offices on 2nd floor – Look of old Brick + Mortar Down Town like Cedar City or Delta

100 W

State Street

N

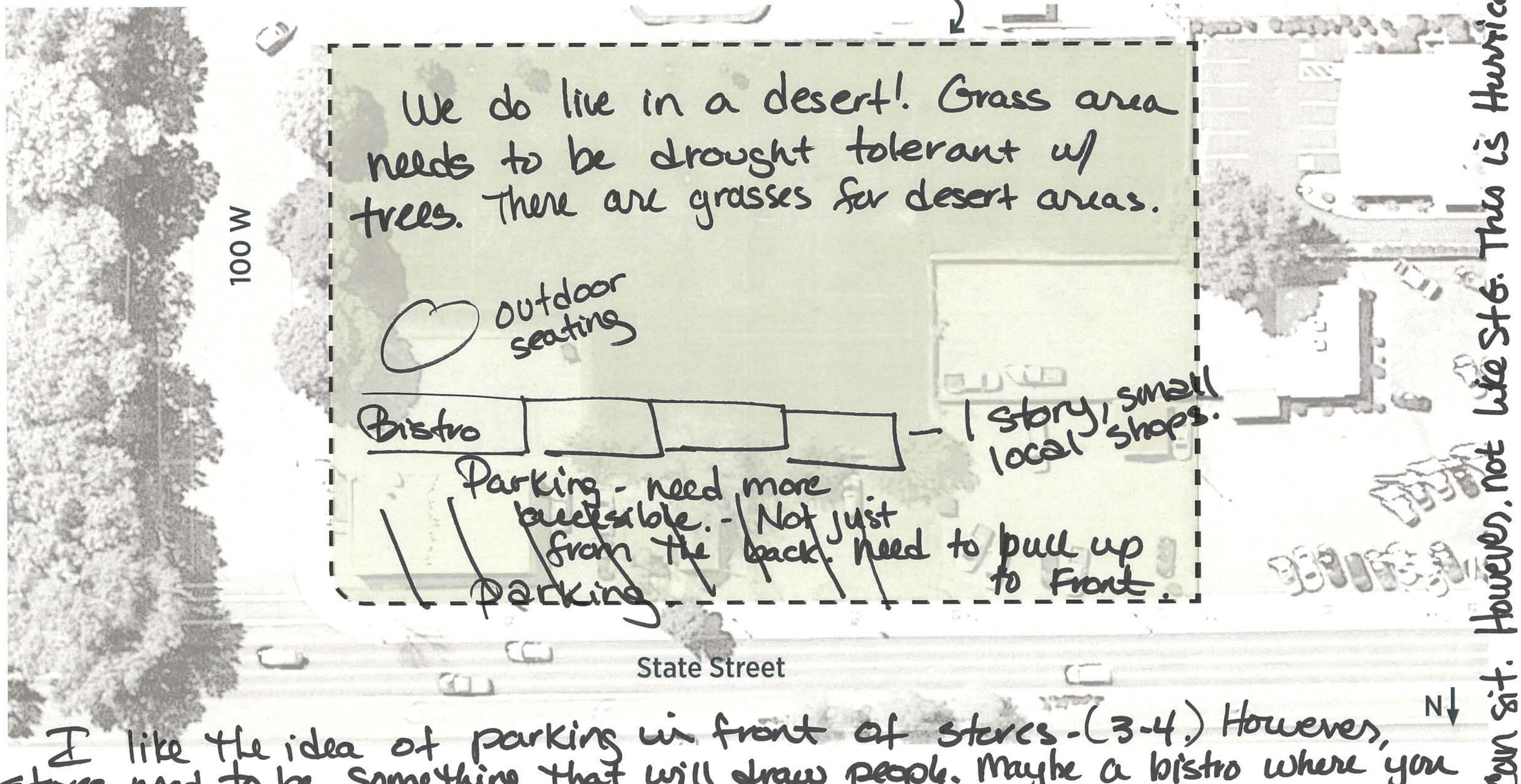
HURRICANE CITY
UTAH

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the area below



I like the idea of parking in front of stores - (3-4.) However, stores need to be something that will draw people. Maybe a bistro where you

HURRICANE CITY
UTAH

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the area below

Leave it Grass

100 W

State Street

N

HURRICANE CITY
UTAH

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the area below

100 W

Parking

Bus stops etc

State Street

N

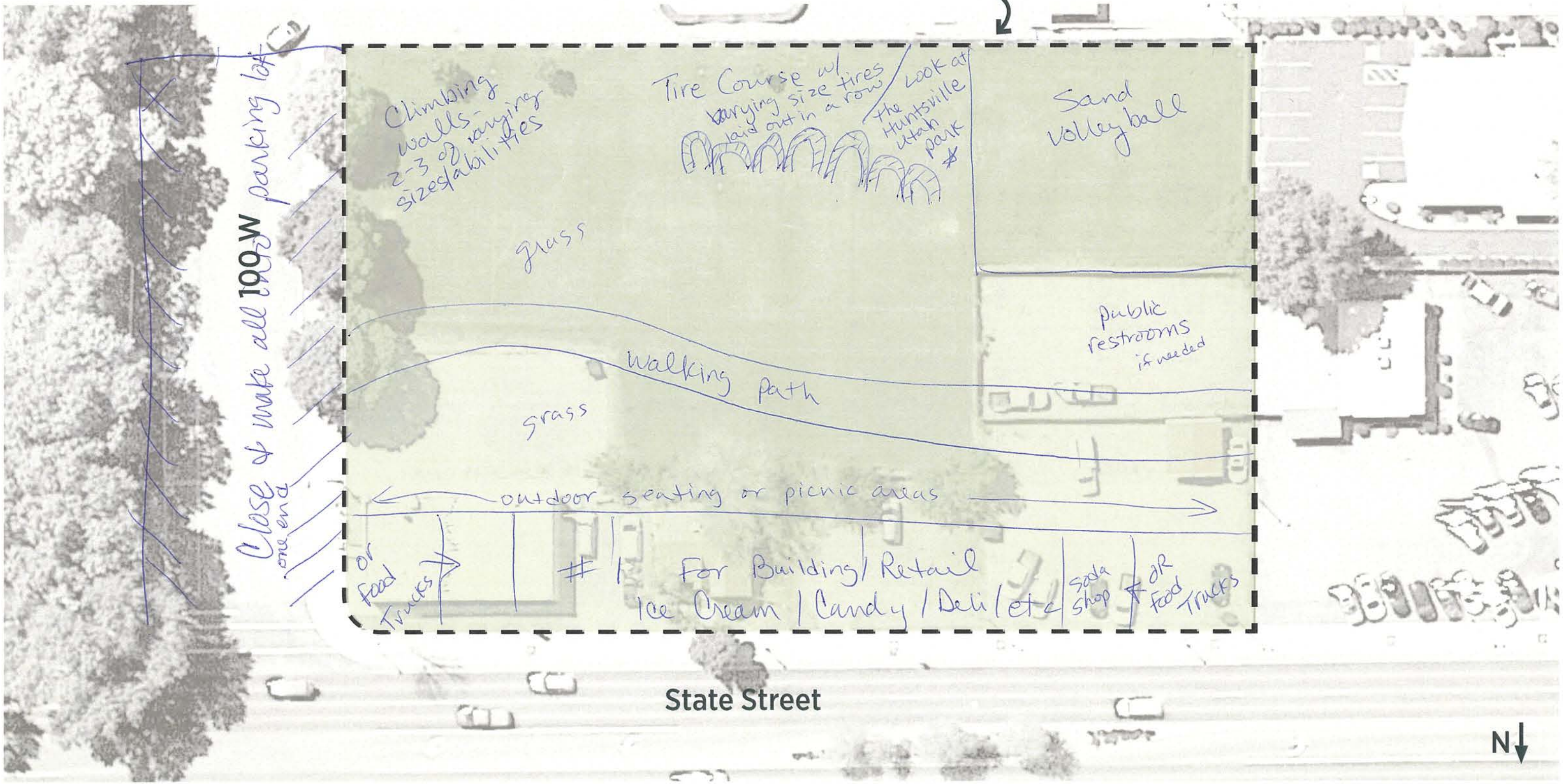
HURRICANE CITY
UTAH

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the area below



HURRICANE CITY
UTAH

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the area below

Tire climbing + Obstacle course

climbing features

Sand Volleyball

Sand Volleyball

Grass

100 W

Parking

Food Trucks

State Street

N

HURRICANE CITY
UTAH

I like Idea board #1 with 1.5-2.5 story height.

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the area below

100 W

Parking

Charming buildings built out of brick w/ extra historic details. style

State Street

N

HURRICANE CITY
UTAH

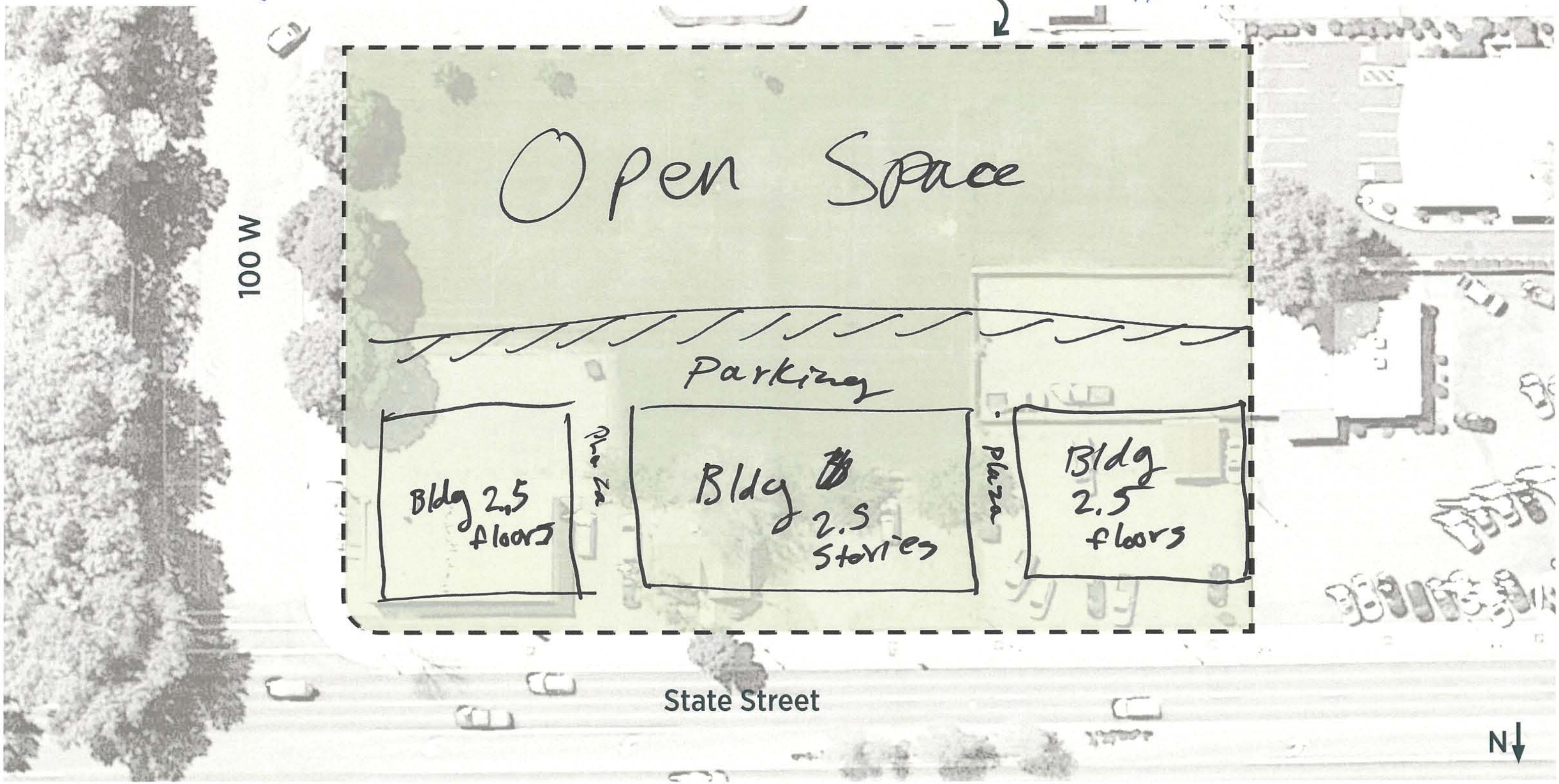
Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

My friends always go to St. George on the weekends to go to their downtown because we have Nothing here. Hurricane is a pass through town with Not much for young families and kids to enjoy. We need a place for our residents to go to and enjoy with locally owned and operated shops/restaurants.

Draw your ideas in the area below



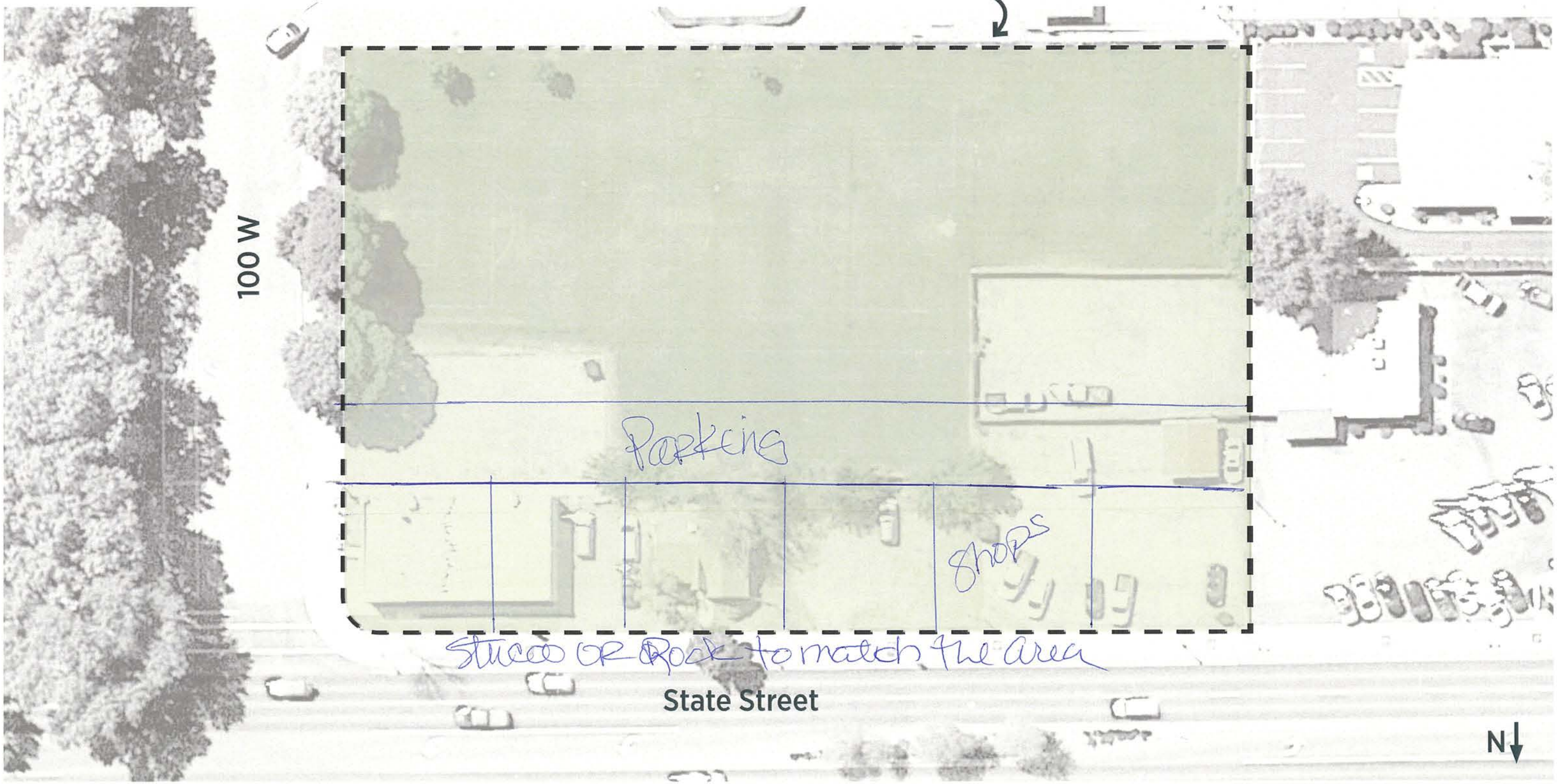
HURRICANE CITY
UTAH

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the area below



HURRICANE CITY
UTAH

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

PARKING NEEDS TO BE ADDRESSED IF DEVELOPED

Draw your ideas in the area below

Leave Pickelball Please

100 W

CLOSED

NEED TO PURCHASE AUTO DEALERSHIP

State Street

N

HURRICANE CITY
UTAH

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the area below

HURRICANE CITY
UTAH

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the area below

I really like your ideation board! #1 Having an upstairs sitting area with maybe a local band or musicians would be great! Allow street vendors, and food trucks, side walk cafes.

Keeping it 1 story should (hopefully) appease some of the anti-change folks. Please don't give in to the anti change folks. I doubt most of them [redacted] would take advantage of the things you are being proposed and that's ok. But more and more of us want Hurricane to be a place where our residents and visitors want to come down to and promote. Be bold, with compassion - but not intimidated or afraid. You've done a great job - please, please don't let us continue on as we are today.

Restaurants, shops, businesses - give us a reason to come downtown - more than a grass field and walking paths - if I wanted that I would walk in my yard and neighborhood sidewalks

100 W

State Street

N

HURRICANE CITY
UTAH

BASICALLY BOARD #1

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

SINCE THERE IS PARKING HERE KEEP IT TOGETHER

Draw your ideas in the area below

SHOPS

STORES

ROOFTOP DINING OPTIONS

PLAZA WITH SEATING (TABLES) UMBRELLAS

SHOPS

GRASS OPEN SPACE

PARKING

STORES

100 W

State Street

N

HURRICANE CITY
UTAH

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Plan #2 is the best
There is not enough parking in this neighborhood! Parking is a huge problem!

Draw your ideas in the area below

Leave mostly grass.
Put in parking. Buy Kieth Stout Auto, use for parking.
Put in more diagonal parking on side streets.
Change zoning to one story.
Fewer apartment building north of this area.

100 W

State Street

N

HURRICANE CITY
UTAH

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the area below

Indoor Rec Center
like Washington
County
With indoor pool
Basketball courts
Pickle " "
Track
fitness Center

100 W

State Street

N

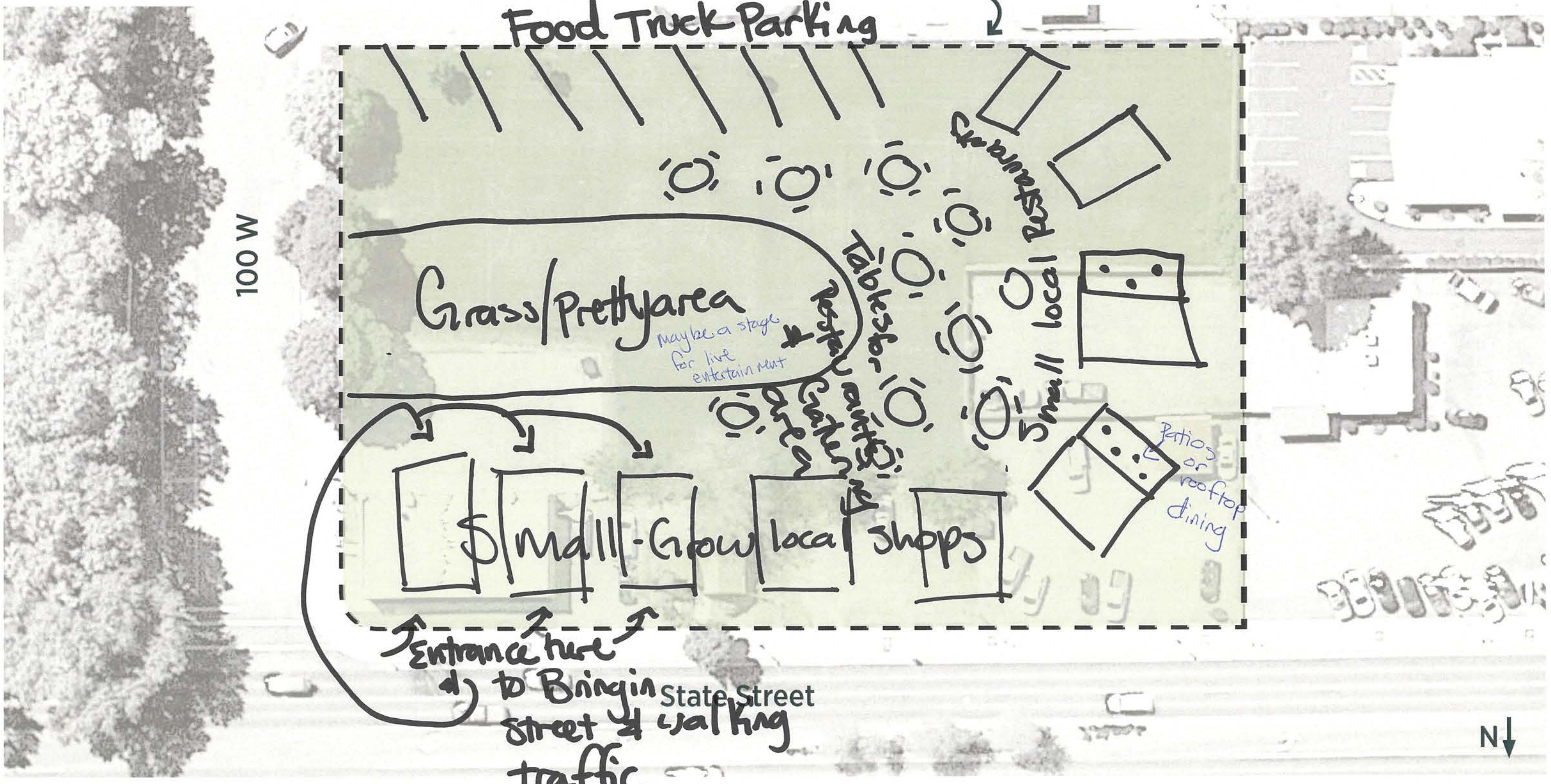
HURRICANE CITY
UTAH

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the area below



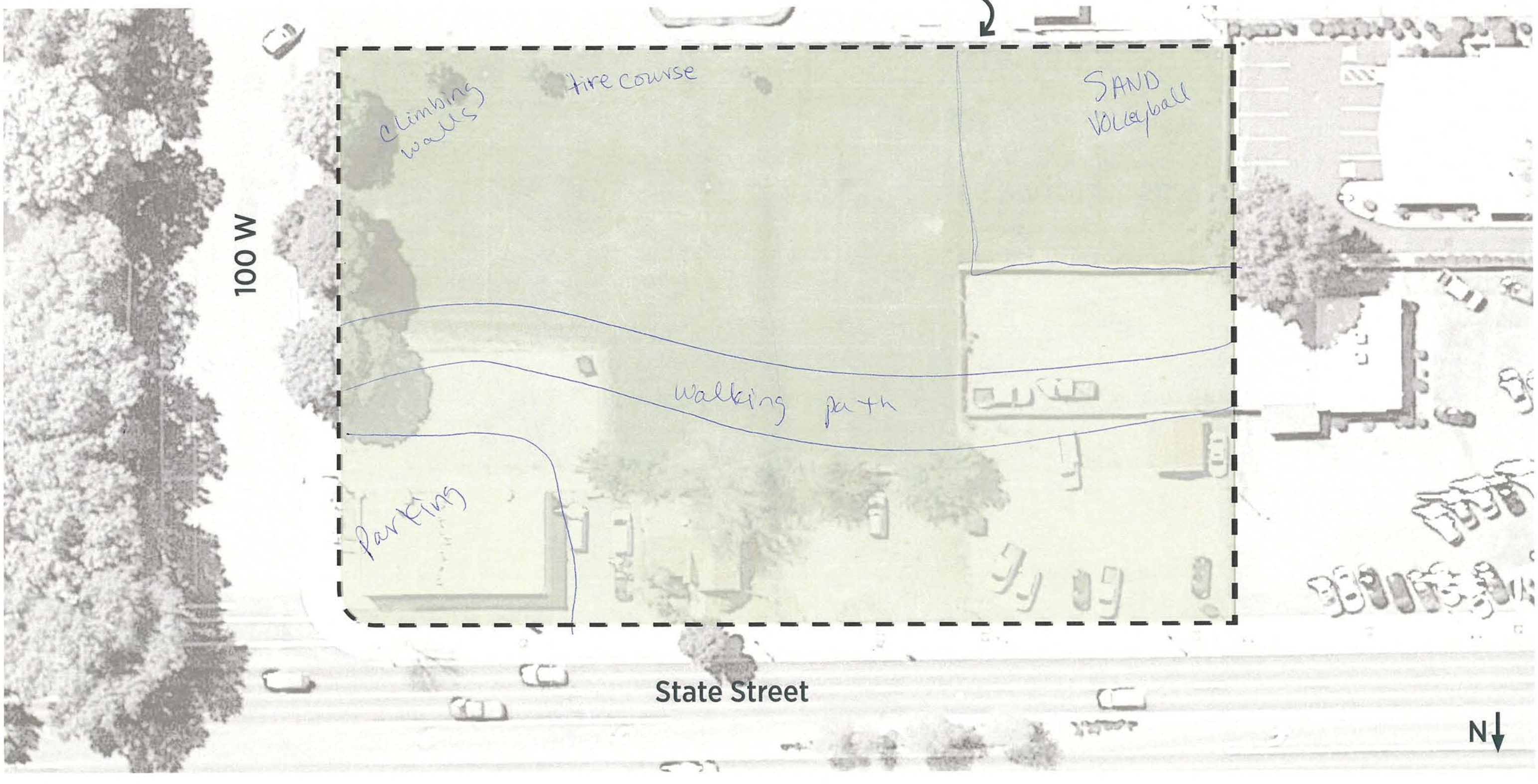
HURRICANE CITY
UTAH

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the area below



HURRICANE CITY
UTAH

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the ar. below

2-3 Story
Brick / Stone
Like other successful Downtowns
as an example is Littleton Co, Moab, Park City

Rooftop Restaurants, Dancing
On top / rear

100 W

State Street

N

HURRICANE CITY
UTAH

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the area below

Soccer Field

100 W

State Street

N

HURRICANE CITY
UTAH

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the area below

100 W

Grass

State Street

N

HURRICANE CITY
UTAH

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the area below

100 W

MALL

SHOPS

SHOPS

PARKING

COURTYARD

OUT DOOR DINNING

OUT DOOR SPACE

PIAZZA FIRE

State Street

N

HURRICANE CITY
UTAH

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

open chair for parking during concerts + plays

Draw your ideas in the area below

OPEN

PARKING

landscape

sidewalk

100 W

State Street

N

HURRICANE CITY
UTAH

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the area below

HURRICANE CITY
UTAH

Ideation Site Plan

Hurricane Downtown Plan

Hurricane City, Utah

Draw your ideas in the area below

100 W

State Street

N

HURRICANE CITY
UTAH

Strategic Development

Hurricane Downtown Plan

Hurricane City, Utah

Plan View

Daily Perspective View

HURRICANE CITY
UTAH

Strategic Development

Hurricane Downtown Plan

Hurricane City, Utah

Plan View

Daily Perspective View

HURRICANE CITY
UTAH

Strategic Development

Hurricane Downtown Plan

Hurricane City, Utah

Plan View

Event Perspective View

HURRICANE CITY
UTAH

Strategic Development

Hurricane Downtown Plan

Hurricane City, Utah

Plan View

Event Perspective View

HURRICANE CITY
UTAH

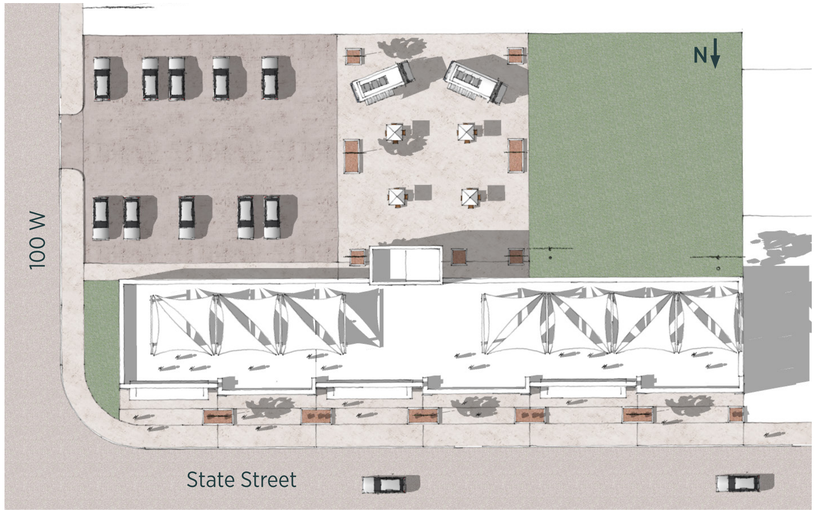
Ideation Board #1

Hurricane Downtown Plan

Hurricane City, Utah

Perspective View

Comments?



Plan View

HURRICANE CITY
UTAH

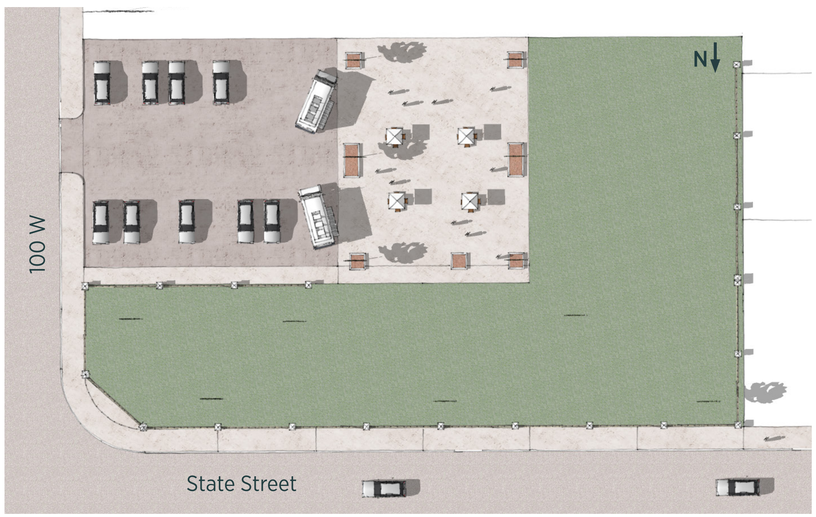
Ideation Board #2

Hurricane Downtown Plan

Hurricane City, Utah

Perspective View

Comments?



Plan View

HURRICANE CITY
UTAH

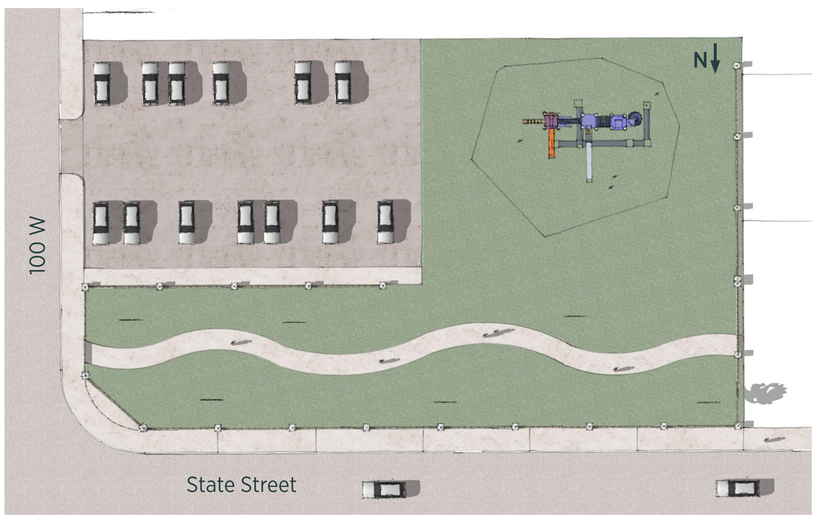
Ideation Board #3

Hurricane Downtown Plan

Hurricane City, Utah

Perspective View

Comments?



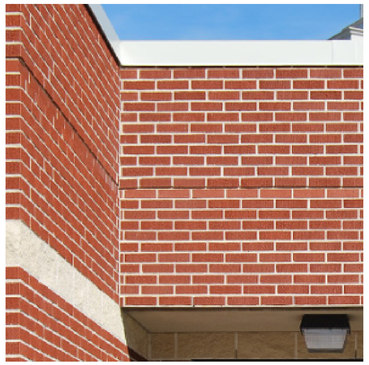
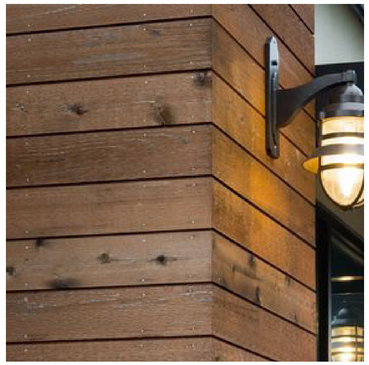
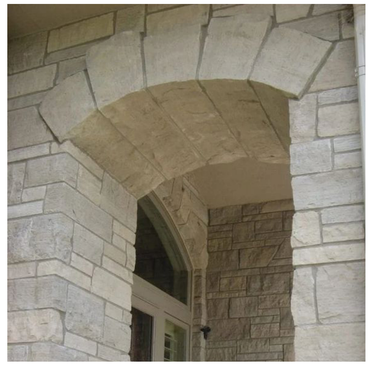
Plan View

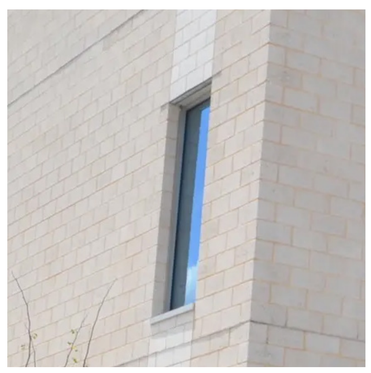
HURRICANE CITY
UTAH

Material Ideation

Hurricane Downtown Plan

Hurricane City, Utah



Wall Materials

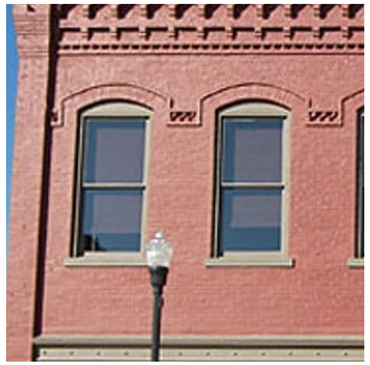
Architectural Features

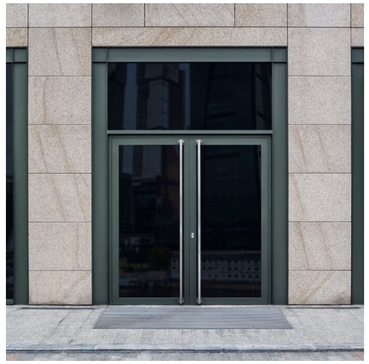
HURRICANE CITY
UTAH

Material Ideation

Hurricane Downtown Plan

Hurricane City, Utah





Entries

Windows

HURRICANE CITY
UTAH

General Ideation

Hurricane Downtown Plan

Hurricane City, Utah

Please leave any other general feedback or ideas here:

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of an **Asset Purchase Agreement Between Rocky Mountain Power and Hurricane City**. -Scott Hughes

Discussion:
The proposal is for Hurricane City to purchase Rocky Mountain Power's assets within the Sky Ranch area, with Hurricane City Power taking over the service area for Hurricane Cliff Estates, Cliffdweller Ranches, Copper Cliffs, Grassy Meadows Sky Ranch, and Adobe Hills. Currently, Hurricane City supplies power to this unincorporated area by selling it to Rocky Mountain Power via a meter at the north end of the area, with Rocky Mountain Power using that power to service the area. The City then buys back power from Rocky Mountain Power to service Moccasin Flats. The proposed arrangement would make the City the power service provider for the entire area. The proposed purchase price is $206,000, with each party bearing its own costs to disconnect and reconnect as necessary to effectuate the change. If approved, the contract requires the City to pay the purchase price within 15 days after the contract is fully executed, with Rocky Mountain Power conveying the assets within 30 days thereafter via a bill of sale.

Findings:

Recommendation:

Attachments:
1. HURRICANE CITY ASSET PURCHASE AGREEMENT

WO #8299066

ASSET PURCHASE AGREEMENT
BETWEEN
ROCKY MOUNTAIN POWER
AND
HURRICANE CITY

This Asset Purchase Agreement (the "Agreement"), dated this __ day of August 2023 is between Hurricane City, a Utah municipal corporation ("Buyer"); and PacifiCorp, an Oregon corporation doing business in Utah as Rocky Mountain Power ("Rocky Mountain Power"). Rocky Mountain Power and Buyer are sometimes referred to collectively as "Parties" and individually as "Party."

WHEREAS, Rocky Mountain Power owns certain Assets located in Hurricane, Utah; and

WHEREAS, Buyer has agreed to purchase the Assets from Rocky Mountain Power and Rocky Mountain Power hereby agrees to sell the Assets to Buyer in accordance with and subject to all of the terms and conditions of sale as expressed herein; and

NOW, THEREFORE, for and in consideration of the mutual promises and covenants and conditions set forth in this Agreement, the sufficiency of which is hereby mutually acknowledged and accepted, the Parties hereto agree as follows:

1. Definitions.

For purposes of this Agreement, the following terms used herein but not otherwise defined herein shall have the following meaning when used with initial capitalization, whether singular or plural:

1.1 "Assets" means those assets owned by Rocky Mountain Power, as set forth in Exhibit A. A map showing the location of the Assets is attached as Exhibit B.

1.2 "Commission" means the Utah Public Service Commission.

1.3 "Purchase Price" means the price Buyer will pay to Rocky Mountain Power in exchange for the Assets, pursuant to Section 2 herein.

1.4 "Transfer Date" means the date upon which Rocky Mountain Power conveys to Buyer the bill of sale for the Assets.

2. Sale and Purchase of Assets.

2.1 Assets to Be Sold. Subject to all of the terms and conditions of this Agreement, Rocky Mountain Power agrees to sell and Buyer agrees to buy all of Rocky Mountain Power's right, title and interest in the Assets.

2.2 Purchase Price. The Purchase Price for the Assets shall be TWO HUNDRED & SIX THOUSAND DOLLARS ($206,000).

2.3 Payment. The Purchase Price shall be paid to Rocky Mountain Power by Buyer within fifteen (15) days of the date this Agreement is executed by both Parties; such payment shall be by check.

2.4 Instruments of Conveyance and Transfer. Subject to the satisfaction of the conditions precedent set forth in Section 8 below, and pursuant to all of the terms and conditions of this Agreement, Rocky Mountain Power shall execute and deliver to Buyer a bill of sale to vest in Buyer good and marketable title to the Assets, subject to no security interests, liens or encumbrances, and substantially in the form of the unexecuted bill of sale attached hereto as Exhibit C.

2.5 Proration of Personal Property Taxes. Rocky Mountain Power shall be responsible for personal property taxes owed as of the Transfer Date. If Buyer, as a municipal corporation, is required to pay any personal property taxes, it shall be responsible all such taxes after the Transfer Date. Buyer shall reasonably cooperate with Rocky Mountain Power to account for any personal property taxes assessed and paid by Rocky Mountain Power for periods after the Transfer Date.

2.6 Sales, Transfer and Other Taxes. Any sales, excise, transfer, purchase, use, or similar tax which may be payable by reason of the sale of all or a portion of the Assets shall be borne and paid by Rocky Mountain Power.

3. Ownership; Disconnect and Reconnection Obligations; Operation and Maintenance; Risk of Loss

3.1 Ownership. Rocky Mountain Power shall own the Assets until the Transfer Date.

3.2 Operation and Maintenance: Risk of Loss. After the Transfer Date, Buyer shall own and be solely responsible for the operation and maintenance of the Assets and risk of loss of the Assets. Prior to the transfer date, Rocky Mountain Power shall be responsible for the operation and maintenance of the Assets. For the life of the Assets, Buyer shall at all times operate and maintain the Assets in accordance with prudent utility practice.

3.3 Disconnect and Reconnection Obligations. The Parties shall each be separately responsible for their own costs in effectuating the transfer of Assets to Buyer and the separation of the connections between Buyer's and Rocky Mountain Power's respective systems. Rocky Mountain Power shall be responsible for separating the connection between the Assets and Rocky Mountain Power's distribution system. Buyer shall be responsible to reconnect the Assets to Buyer's own distribution feeder. The Parties shall coordinate and cooperate to this end.

4. Representations and Warranties of Rocky Mountain Power.

Rocky Mountain Power represents and warrants as follows:

4.1 Organization and Powers of Rocky Mountain Power. Rocky Mountain Power is an Oregon corporation, duly organized and validly existing under the laws of the State of Oregon, and is duly qualified to do business in the State of Utah. Rocky Mountain Power has all requisite power and authority to own the Assets.

4.2 Authority Relative to Agreement; Governmental Authorization. Rocky Mountain Power has the power and authority to execute and deliver this Agreement and to consummate the transactions contemplated hereby. This Agreement has been duly and validly authorized and constitutes the valid and binding obligation of Rocky Mountain Power enforceable in accordance with its terms, except as enforcement may be limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws affecting the enforcement of creditors' rights generally and except that the availability of the equitable remedies of specific performance and injunctive relief are subject to the discretion of the court before which any proceeding may be brought. No declaration, filing or registration with, or notice to, or authorization, consent or approval of, any governmental or regulatory body or authority is necessary for the execution and delivery of this Agreement by Rocky Mountain Power or the consummation by Rocky Mountain Power of the transactions contemplated by this Agreement, provided that Rocky Mountain Power makes no representation or warranty with respect to approvals which may be required from the Utah Public Service Commission or the Federal Energy Regulatory Commission.

4.3 Non-Contravention; Approvals. The execution and delivery of this Agreement and the consummation of the transactions contemplated hereby will not violate, conflict with or result in a breach of any provision of, or constitute a default under, or result in the termination of any note, bond, mortgage, indenture, deed of trust, contract, lease or other instrument, obligation or agreement of any kind to which Rocky Mountain Power is now a Party or by which any of its assets may be bound or affected.

4.4 Title to the Assets. Rocky Mountain Power has good and marketable title to the Assets free and clear of all liens, mortgages, pledges, claims, charges, security interests or other encumbrances.

4.5 Condition of Assets. The Assets will be sold to Buyer "AS IS, WHERE IS." Rocky Mountain Power hereby disclaims and excludes herefrom, (a) any express or implied representation or warranty as to the value, condition, design, operation, or quality of the materials or workmanship in, or any defects in, the Assets, (b) any express or implied warranty of merchantability or fitness for use or for a particular purpose, or (c) any express or implied representation, guarantee, obligation, liability or warranty of Rocky Mountain Power, express or implied, of any kind, arising by law or from course of performance, course of dealing, or usage of trade.

5. Representations and Warranties of Buyer.

Buyer represents and warrants as follows:

5.1 Organization and Powers of Buyer. Buyer is a Utah municipal corporation duly qualified to do business in the State of Utah. Buyer has all requisite power and authority to own the Assets.

5.2 Authority Relative to Agreement; Governmental Authorization. Buyer has the power and authority to execute and deliver this Agreement and to consummate the transactions contemplated hereby. This Agreement has been duly and validly authorized and constitutes the valid and binding obligation of Buyer enforceable in accordance with its terms, except as enforcement may be limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws affecting the enforcement of creditors' rights generally and except that the availability of the equitable remedies of specific performance and injunctive relief are subject to the discretion of the court before which any proceeding may be brought. No declaration, filing or registration

with, or notice to, or authorization, consent or approval of, any governmental or regulatory body or authority is necessary for the execution and delivery of this Agreement by Buyer or the consummation by Buyer of the transactions contemplated by this Agreement, provided that Buyer makes no representation or warranty with respect to approvals which may be required from the Utah Public Service Commission or the Federal Energy Regulatory Commission.

5.3 Non-Contravention; Approvals. The execution and delivery of this Agreement and the consummation of the transactions contemplated hereby will not violate, conflict with or result in a breach of any provision of, or constitute a default under, or result in the termination of any note, bond, mortgage, indenture, deed of trust, contract, lease or other instrument, obligation or agreement of any kind to which Buyer is now a Party or by which any of its assets may be bound or affected.

5.4 Condition of Assets. The Assets will be purchased by Buyer "AS IS, WHERE IS." Buyer acknowledges that Rocky Mountain Power disclaims and excludes here from, (a) any express or implied representation or warranty as to the value, condition, design, operation, or quality of the materials or workmanship in, or any defects in, the Assets, (b) any express or implied warranty of merchantability or fitness for use or for a particular purpose, or (c) any express or implied representation, guarantee, obligation, liability or warranty of Rocky Mountain Power, express or implied, of any kind, arising by law or from course of performance, course of dealing, or usage of trade.

6. Covenants of Rocky Mountain Power.

Rocky Mountain Power covenants and agrees as follows:

6.1 Conduct of Business. Rocky Mountain Power shall own and operate the Assets for the time periods set forth in Section 3 herein in accordance with its past practices and shall engage in no material transactions relating to the Assets out of the ordinary course of business, including entering into any contract or financing arrangement that limits Rocky Mountain Power's ability to sell the Assets to Buyer.

6.2 Insurance. Until the Transfer Date, Rocky Mountain Power shall continue to self-insure or carry insurance currently in effect related to the Assets, adequate to insure the Assets against loss or damage by fire and other risks, and public liability consistent with and in accordance with its past practices.

6.3 Reasonable Efforts. Subject to the terms of this Agreement and fiduciary obligations under applicable law, Rocky Mountain Power shall use commercially reasonable efforts to effectuate the transactions contemplated by this Agreement and to fulfill all of the conditions of the Parties' obligations under this Agreement and shall do all such acts and things as reasonably may be required to carry out Rocky Mountain Power's obligations hereunder and to complete the transaction contemplated by this Agreement.

6.4 Notification. Rocky Mountain Power will give Buyer prompt written notice of any event, condition or fact arising prior to the Transfer Date that would cause any of its representations and warranties in this Agreement to be untrue in any material respect.

6.5 Access to Assets. Until the Transfer Date, Rocky Mountain Power shall allow Buyer and its authorized agents and representatives reasonable access to the Assets.

7. Covenants of Buyer.

Buyer covenants and agrees as follows:

7.1 Conduct of Business. Prior to the Transfer Date, Buyer shall operate the Assets for the time periods set forth in Section 3 herein in accordance with Rocky Mountain Power's instructions, if any, and Rocky Mountain Power's past practices. Prior to the Transfer Date, Buyer shall engage in no material transactions relating to the sale or disposition of the Assets in whole or in part.

7.2 Insurance. After the Transfer Date, Buyer shall carry insurance adequate to insure the Assets against loss or damage by fire and other risks, and public liability consistent with and in accordance with its past practices for like assets.

7.3 Reasonable Efforts. Subject to the terms of this Agreement and fiduciary obligations under applicable law, Buyer shall use commercially reasonable efforts to effectuate the transactions contemplated by this Agreement and to fulfill all of the conditions of the Parties' obligations under this Agreement and shall do all such acts and things as reasonably may be required to carry out Buyer's obligations hereunder and to complete the transaction contemplated by this Agreement.

7.4 Notification. Buyer will give Rocky Mountain Power prompt written notice of any event, condition or fact arising prior to the Transfer Date that would cause any of its representations and warranties in this Agreement to be untrue in any material respect.

7.5 Access to Assets. Until the Transfer Date, Buyer shall allow Rocky Mountain Power and its authorized agents and representatives reasonable access to the Assets.

7.6 Indemnity. Buyer shall defend, indemnify, and hold harmless Rocky Mountain Power, its officers, directors, employees, and agents, from and against any and all liability, loss, damage, claims, suit or cause of action arising out of or relating to Buyer's ownership, operation or maintenance of the Assets. This obligation shall survive the termination of this Agreement and completion of the transactions contemplated by this Agreement.

7.7 Rights-of-way. Buyer represents and warrants that it has secured all easements or other real property rights, licenses, or permissions ("rights-of-way") necessary to connect and provide power to the existing system comprised of the Assets. Rocky Mountain Power assigns and conveys to Buyer all rights-of-way occupied by the Assets, and Rocky Mountain Power agrees to execute additional documents as reasonably necessary to effectuate the transfer and confirmation of such rights-of-way.

7.8 Operation, Maintenance. Repair, or Replacement of the Assets. Buyer has or will arrange for qualified personnel to operate, maintain, and repair the Assets, and will in no way rely on Rocky Mountain Power for such services. Buyer has or is prepared to locate and procure on its own behalf, replacement components, including transformers, in the event of failure of any or all of the Assets at any time. Buyer takes full responsibility for the installation of such replacement components.

8. Conditions Precedent; Bill of Sale.

All of the obligations of Rocky Mountain Power under this Agreement, including its obligation to transfer title to the Assets to Buyer by providing Buyer with the bill of sale contemplated herein, are subject to the fulfillment, prior to and upon the Transfer Date, of each of the following conditions:

8.1 Representations. Warranties and Covenants of Buyer. All representations and warranties made in this Agreement by Buyer shall be true and correct in all material respects as of the Transfer Date as fully as though such representations and warranties had been made on and as of the Transfer Date, and as of the Transfer Date, Buyer shall have complied in all material respects with all covenants made by it in this Agreement.

8.2 Litigation. At the Transfer Date, there shall not be in effect any order, decree, or injunction of a court of competent jurisdiction restraining, enjoining, or prohibiting the consummation of the transactions contemplated by this Agreement (each Party hereby agreeing to use its reasonable efforts, including reasonable appeals to higher courts, to have any such order, decree or injunction set aside or lifted), and no action shall have been taken, and no statute, rule, or regulation shall have been enacted, by any state or federal government or governmental agency in the United States which would prevent the consummation of such transactions.

8.3 Payment of Purchase Price. Buyer shall have paid to Rocky Mountain Power the Purchase Price.

8.4 Termination of Load Service Contracts. (a) The Parties shall have agreed in writing to the termination of the following contracts: (i) that certain Load Service Contracts for PacifiCorp load on meters 82140348 and 51615022, dated January 31, 2023; and (ii) that certain Load Service Contract for City of Hurricane load on meters 82140348 and 66686456, dated January 31, 2023; and (b) with respect to the Load Service Contract described in (a)(ii) of this Section 8.4, the termination of such contract was accepted for filing by the Federal Energy Regulatory Commission.

8.5 Conveyance of Bill of Sale. No later than thirty (30) days after the date upon which all of the conditions in Sections 8.1 through 8.4 have been satisfied, Rocky Mountain Power shall convey to Buyer the bill of sale for the Assets.

9. Survival of Representations and Warranties.

All representations and warranties of the Parties, and all liability therefor, shall survive for a period of one year past the Transfer Date, at which time the obligations under this agreement shall cease and expire. Notwithstanding the forgoing, obligations under Section 7.06 shall continue indefinitely.

10. Termination.

10.1 Termination. This Agreement may be terminated and abandoned at any time prior to the Transfer Date if:

(a) The Parties agree in writing to terminate this Agreement by mutual consent; or

(b) Buyer delivers a written notice to Rocky Mountain Power to the effect that Rocky Mountain Power has defaulted in a material respect under one or more of its covenants and

agreements contained herein (which shall be specified in detail in such notice), and such condition or conditions have not been satisfied or such default or defaults have not been remedied (or waived by Buyer) within thirty (30) days after the date such notice is delivered by Buyer to Rocky Mountain Power; or

(c) Rocky Mountain Power delivers a written notice to Buyer to the effect that Buyer has defaulted in a material respect under one or more of its covenants and agreements contained herein (which shall be specified in detail in such notice), and such condition or conditions have not been satisfied or such default or defaults have not been remedied (or waived by Rocky Mountain Power) within thirty (30) days after the date such notice is delivered by Rocky Mountain Power to Buyer; or

(d) The Transfer Date shall not have occurred on or before November 1, 2023, or such later date to which the term of this Agreement may be extended pursuant to mutual agreement of the Parties, provided that one of the Parties gives notice to the other so terminating this Agreement and that the Party seeking such termination has not defaulted in a manner responsible for delaying the Transfer Date past November 1, 2023.

10.2 Effect of Termination. Except where specific terms and conditions of this Agreement provide that such terms and conditions survive termination of this Agreement, any termination pursuant to this Section 10 shall relieve both Parties hereto of their obligations set forth herein, and any such termination constitutes a failure of the conditions to the obligations of the Parties to implement this Agreement, except that nothing herein will relieve any Party from liability for any breach of this Agreement.

11. Termination of Load Service Contracts. The Parties agree that effective upon the Transfer Date, the service obligations of each Party under the following contracts shall cease and such contracts shall, subject to any required regulatory filings and approvals, terminate and be of no further force and effect: (i) that certain Load Service Contracts for PacifiCorp load on meters 82140348 and 51615022, dated January 31, 2023; and (ii) that certain Load Service Contract for City of Hurricane load on meters 82140348 and 66686456, dated January 31, 2023.

12. Assignment.

Neither Party may assign its rights under this Agreement to any third party without the written consent of the other Party.

13. Jurisdiction of Regulatory Authorities.

In the event that the Commission or any other state, federal, or municipal authority determines that any provision of this Agreement conflicts with or is in violation of applicable law, or issues any rules, regulations, or orders which require Rocky Mountain Power to alter or amend any of the provisions of this Agreement or to terminate this Agreement, or that otherwise preclude or materially interfere with or rescind the transfer of assets contemplated herein, this Agreement automatically shall be amended to comply with such determination, amendment, rule, regulation, or order; or, if so ordered, this Agreement shall terminate without effecting transfer of the Assets to Buyer, or the Assets and the purchase price shall be returned if transfer has already occurred; and in any of the foregoing events, Rocky Mountain Power shall not be liable to Buyer for damages or losses of any kind whatsoever, including consequential damages, which Buyer may sustain as a

result of such determination, amendment, rule, regulation, or order, or modification or termination of this transaction.

14. Miscellaneous.

14.1 Amendment. This Agreement may be amended only by an instrument in writing executed by the Parties which expressly refers to this Agreement and states that it is an amendment hereto.

14.2 Section and Paragraph Headings. The Section and Subsection headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement.

14.3 Waiver. Any of the terms or conditions of this Agreement may be waived at any time and from time to time, in writing, by the Party entitled to the benefit of such terms or conditions.

14.4 Notices. All notices, requests, demands, and other communications given by Buyer or Rocky Mountain Power shall be in writing and shall be deemed to have been duly given when telecopied, when delivered personally in writing or when deposited into the United States mail, to the following addresses:

If to Rocky Mountain Power:	Rocky Mountain Power Attn: Renee Tuckett Business Analyst 70 North 200 East American Fork, Utah 84003
With a copy to:	Rocky Mountain Power Attn: Jason Hoffman Customer & Regulatory Liaison 825 NE Multnomah, Suite 800 Portland, OR 97232
If to Buyer:	Hurricane Power Attn: Scott Hughes 147 North 870 West Hurricane, Utah 84737
With a copy to:	Hurricane City Attorney's Office Attn: Dayton Hall 147 North 870 West Hurricane, Utah 84737

or to such other address as Buyer or Rocky Mountain Power may designate in writing.

14.5 Integrated Agreement. This Agreement, when executed, constitutes the entire agreement between the Parties hereto, and supersedes and negates all prior line extension

agreements and understandings, oral and written, between the Parties hereto with respect to the Assets.

14.6 Counterparts. This Agreement may be executed in two counterparts, each of which shall for all purposes be deemed to be an original and both of which shall constitute one and the same instrument.

15. Jury Waiver. To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this Agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

16. Governing Law and Jurisdiction. This Agreement, and the application or interpretation thereof, shall be governed exclusively by its terms and by the laws of the State of Utah. The parties hereby agree to bring any such action before the Fifth Judicial District Court, Washington County, State of Utah and, in addition, to submit themselves to the jurisdiction of the Courts in the State of Utah.

IN WITNESS WHEREOF, the Parties have signed this Agreement as of the date first above written.

BUYER:		**ROCKY MOUNTAIN POWER**	
By:	_____	By:	_____
Name:	_____	Name:	_____
Title:	_____	Title:	_____

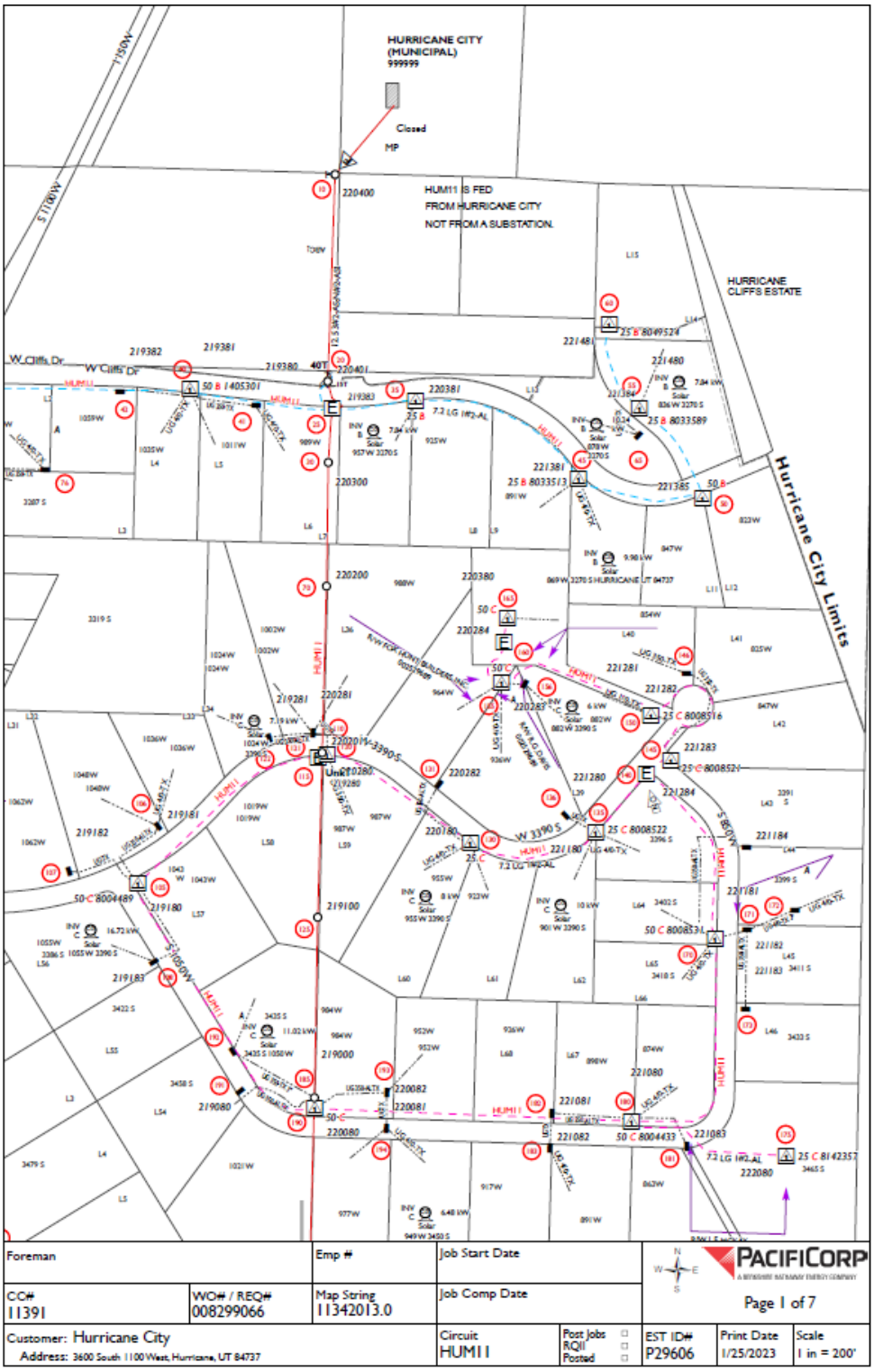
EXHIBIT A
DESCRIPTION OF ASSETS

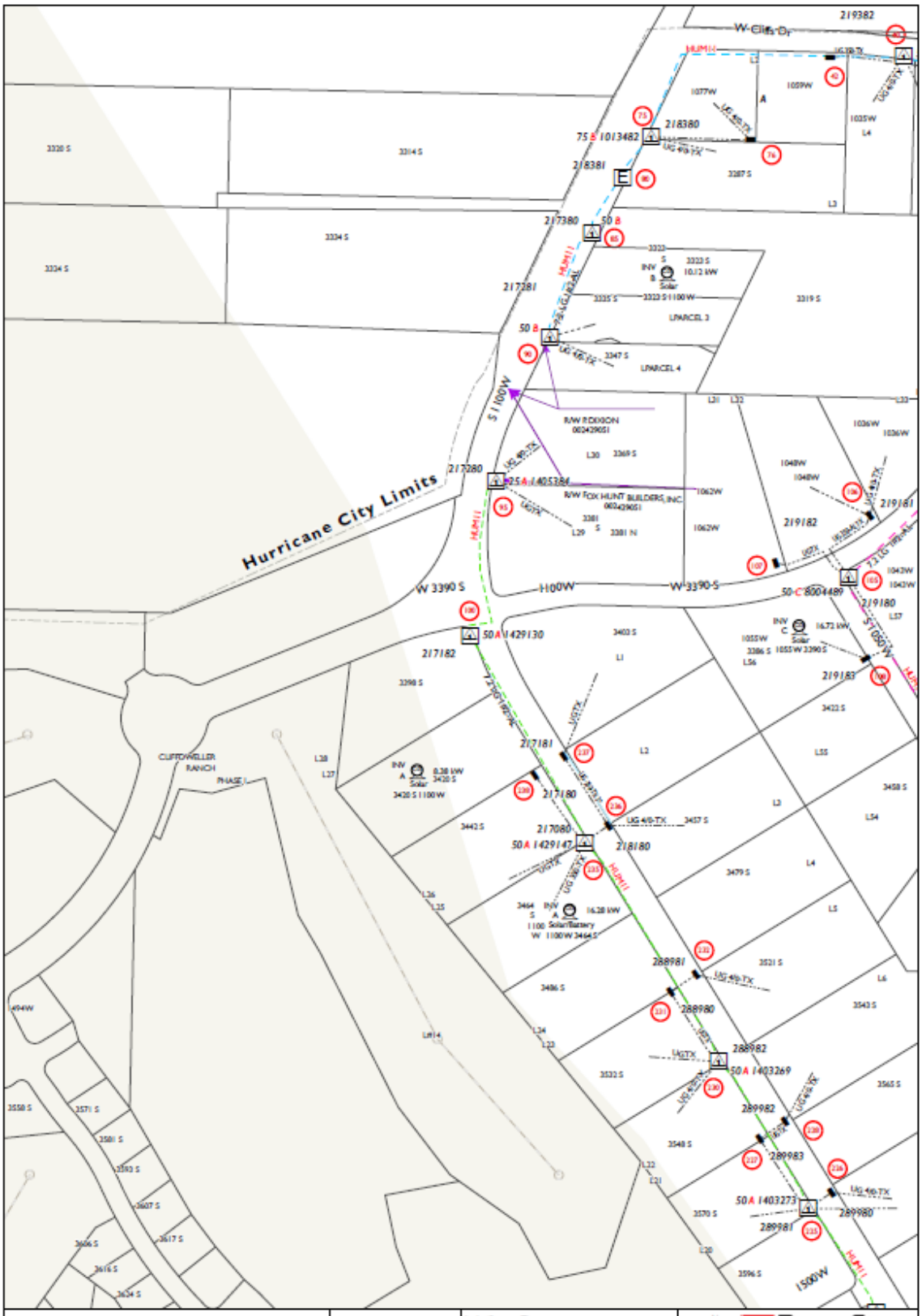
Property Valuation
Sale In Place - Distribution Facilities
For: Sky Ranch, Hurricane, Utah
Asset Valuation
Requested by: Nathan Bailey
Material List

Asset Description	FERC ACCOUNT	ASSET CLASS	Vintage	QUANITY	Sales Price
#2 1-phase pri ovh wire	365		1968	800	542
#2 Alum 1-Phase Pri Urd Cable	367		1994	20,525	42,412
#2 Alum 1-Phase Pri Urd Cable	367		1997	100	221
#2 Alum 1-Phase Pri Urd Cable	367		1999	550	1,271
#2 Alum 1-Phase Pri Urd Cable	367		2002	3,375	8,307
#2 Alum 1-Phase Pri Urd Cable	367		2004	1,375	3,526
#2 Alum 1-Phase Pri Urd Cable	367		2005	775	2,027
#2 Alum 1-Phase Pri Urd Cable	367		2006	170	454
#2 Alum 1-Phase Pri Urd Cable	367		2007	275	748
#2 Alum 1-Phase Pri Urd Cable	367		2008	4,175	11,580
#2 Alum 1-Phase Pri Urd Cable	367		2009	425	1,202
#2 Alum 1-Phase Pri Urd Cable	367		2010	75	216
#2 Alum 1-Phase Pri Urd Cable	367		2015	250	788
#2 Alum 1-Phase Pri Urd Cable	367		2019	800	2,700
#2 Alum 1-Phase Pri Urd Cable	367		2020	375	1,287
#2 Alum 1-Phase Pri Urd Cable	367		2021	800	2,790
#2 Alum 3-Phase Pri Ovh Wire	365		1968	5,525	7,014
#2 Alum 3-Phase Pri Ovh Wire	365		1991	400	775
#2 Alum 3-Phase Pri Ovh Wire	365		1997	200	426
#2 Alum 3-Phase Pri Ovh Wire	365		2002	410	940
#2 Alum 3-Phase Pri Ovh Wire	365		2014	400	1,077
#2 Alum 3-Phase Pri Ovh Wire	365		2021	400	1,173
1/0 1-Phase Pri Urd Cable	367		2019	100	445
1/0 1-Phase Pri Urd Cable	367		2020	500	2,263
1/0 1-Phase Pri Urd Cable	367		2022	50	234
1-Phase Ground Sleeve	366		1994	7	7,232
1-Phase Ground Sleeve	366		2005	1	1,308
1-Phase Ground Sleeve	366		2008	3	4,161
1-Phase Ground Sleeve	366		2010	1	1,440
1-Phase Ground Sleeve	366		2019	1	1,687
1-Phase Ground Sleeve	366		2020	3	5,146
25kva 1-Phase Pad-mount Xfmr	368		1980	17	16,040
25kva 1-Phase Pad-mount Xfmr	368		1999	1	1,486
25kva 1-Phase Pad-mount Xfmr	368		2002	5	7,908
25kva 1-Phase Pad-mount Xfmr	368		2005	1	1,679
25kva 1-Phase Pad-mount Xfmr	368		2007	1	1,746
25kva 1-Phase Pad-mount Xfmr	368		2015	1	2,017
25kva 1-Phase Pad-mount Xfmr	368		2020	1	2,192
25kva 1-Phase Pad-mount Xfmr	368		2022	1	2,264
350 alum triples urd sec cable	367		1994	6,215	8,918
350 alum triplex urd sec cable	367		1994	900	1,291

350 Alum Triplex Urd Sec Cable	367	1994	22,665	66,999
350 Alum Triplex Urd Sec Cable	367	2006	425	1,622
350 Alum Triplex Urd Sec Cable	367	2008	1,450	5,754
350 Alum Triplex Urd Sec Cable	367	2014	50	222
350 Alum Triplex Urd Sec Cable	367	2015	75	338
350 Alum Triplex Urd Sec Cable	367	2021	325	1,621
350 Alum Triplex Urd Sec Cable	367	2022	375	1,901
350 Alum Triplex Urd Svc Cable	367	2010	150	618
350 Alum Triplex Urd Svc Cable	367	2020	350	1,117
4/0 Alum Triplex Urd Svc Cable	367	2006	300	834
4/0 Alum Triplex Urd Svc Cable	367	2007	300	850
4/0 Alum Triplex Urd Svc Cable	367	2009	150	442
4/0 Alum Triplex Urd Svc Cable	367	2015	150	493
4/0 Alum Triplex Urd Svc Cable	367	2019	150	527
4/0 Alum Triplex Urd Svc Cable	367	2021	300	1,090
40' 1-phase dead end pole	364	1994	1	506
40' 3-phase dead end pole	364	1968	15	9,533
40' 3-Phase Tangent Pole	364	1994	1	1,078
40' 3-Phase Tangent Pole	364	2002	1	1,231
40' 3-Phase Tangent Pole	364	2014	1	1,468
40' 3-Phase Tangent Pole	364	2021	1	1,609
40' Pole	364	1968	2	1,271
40' Pole	364	1997	1	1,134
50kva 1-Phase Padmount Xfmr	368	1980	15	18,461
50kva 1-Phase Padmount Xfmr	368	2004	4	8,591
50kva 1-Phase Padmount Xfmr	368	2008	4	9,281
50kva 1-Phase Padmount Xfmr	368	2009	1	2,364
50kva 1-Phase Padmount Xfmr	368	2010	1	2,408
50kva 1-Phase Padmount Xfmr	368	2019	1	2,813
50kva 1-Phase Padmount Xfmr	368	2021	2	5,812
50kva 1-phase pole-mount Xfmr	368	1952	1	479
50kva 1-phase pole-mount Xfmr	368	2014	1	2,585
75kva 1-Phase Padmount Xfmr	368	1983	6	8,255
75kva 1-Phase Padmount Xfmr	368	2006	2	4,616
75kva 1-Phase Padmount Xfmr	368	2008	2	4,795
75kva 1-phase pole-mount xfmr	368	1986	1	1,484
Total				335,139

EXHIBIT B
(Map of Facilities)





Foreman		Emp #	Job Start Date		PACIFICORP		
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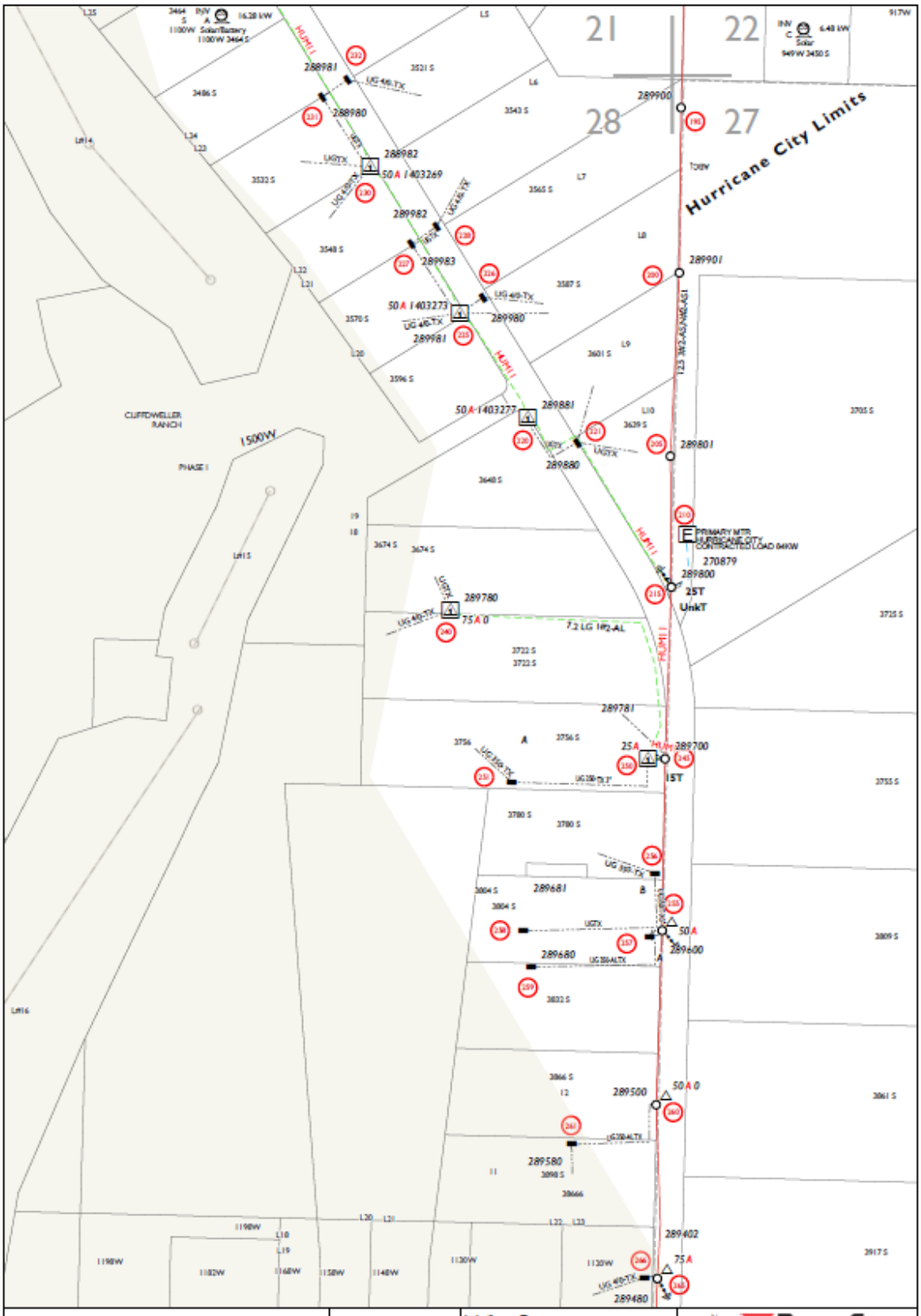
Customer: Hurricane City Address: 3600 South 1100 West, Hurricane, UT 84737			Circuit HUM11	Post Jobs ☐ RQII ☐ Posted ☐	EST ID# P29606	Print Date 1/25/2023	Scale 1 in = 200'


Hurricane City Limits
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289402
289480
289900
270879
289800
CLIFFDWELLER RANCH
PHASE I
1500W
PRIMARY MTR HURRICANE CITY CONTRACTED LOAD 6MKW
25T
UnkT
1ST
50A
75A
7.2 LG 1ø2-AL
UG 1/0-TX
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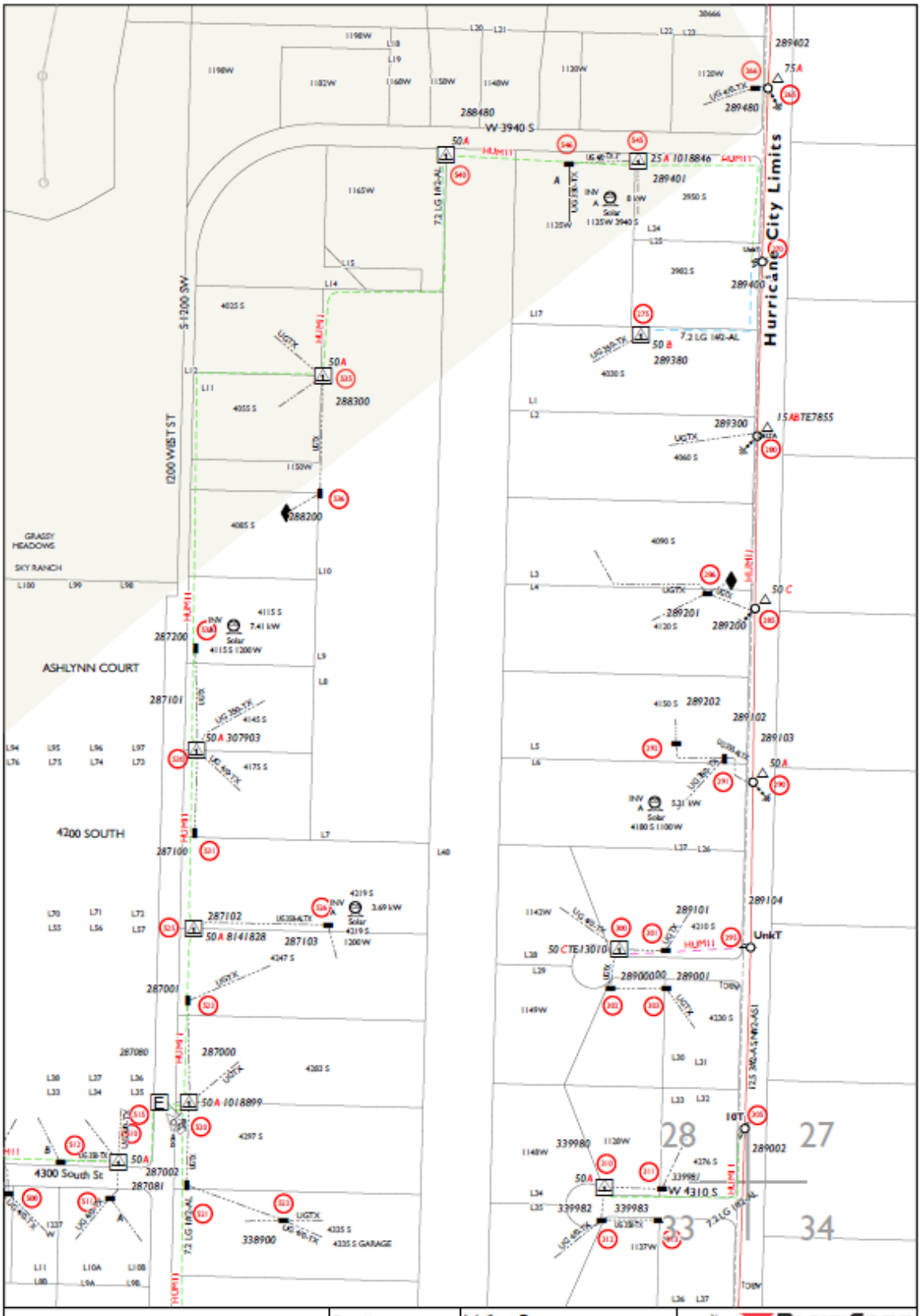

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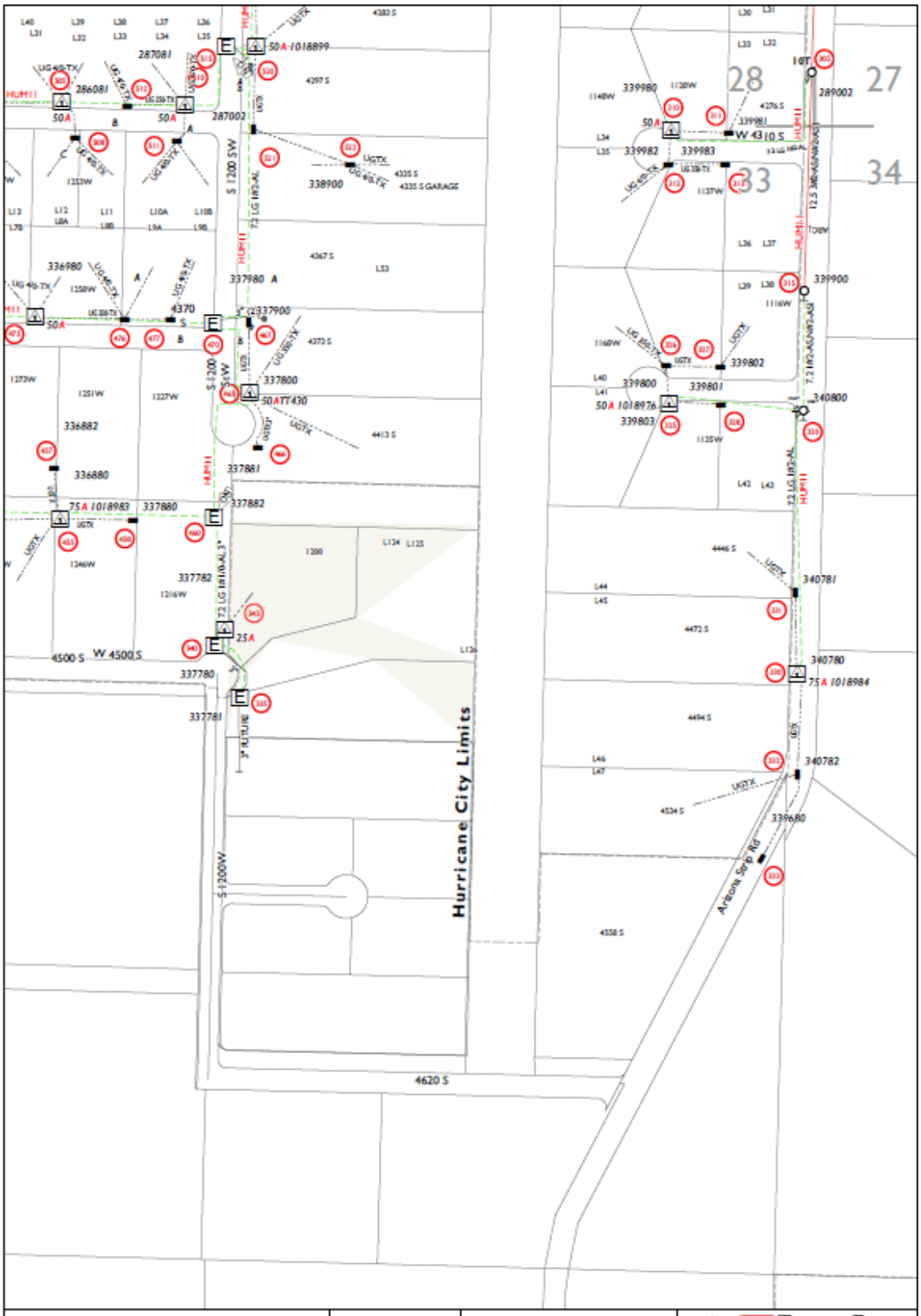

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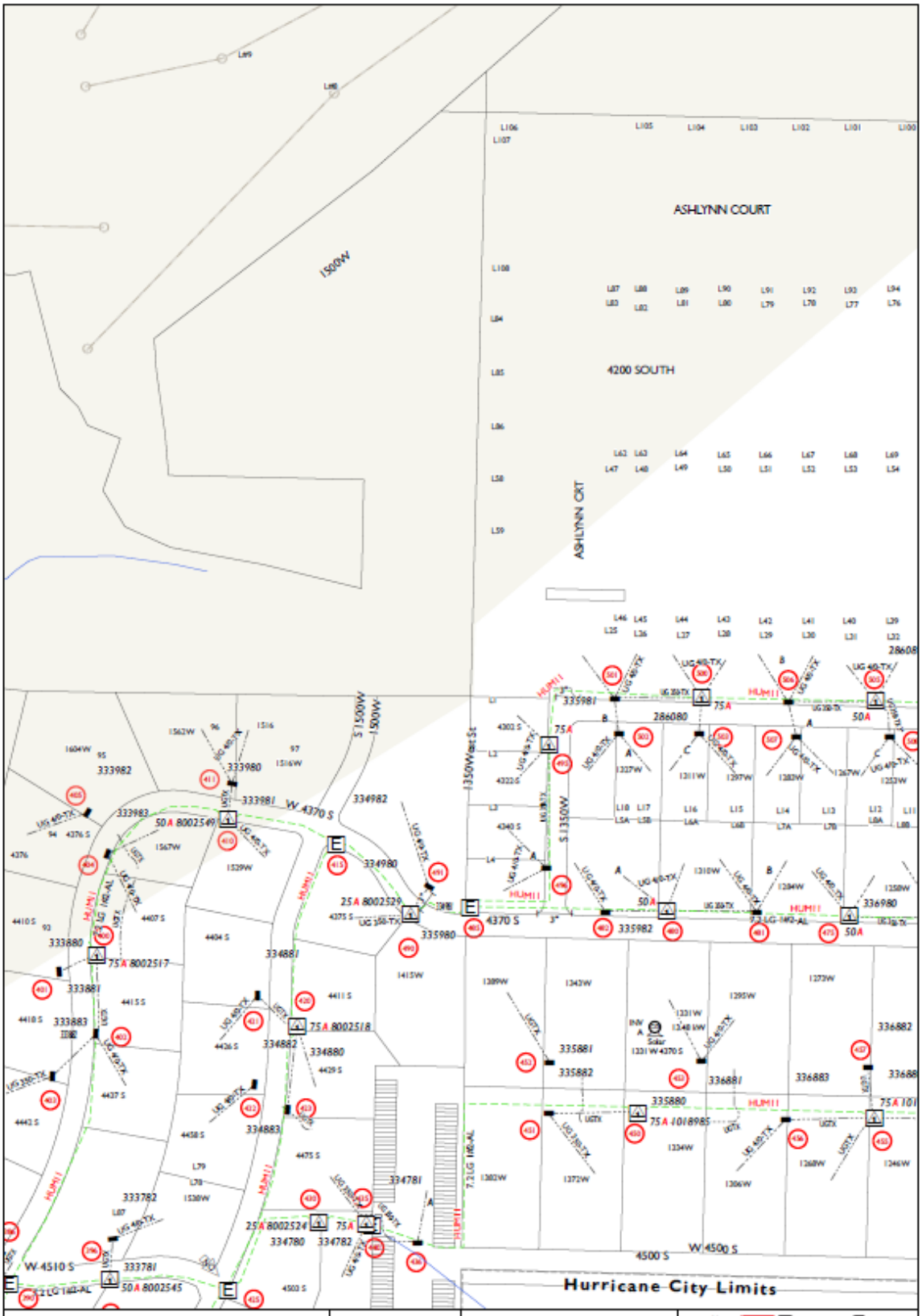
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Hurricane City Limits
HUM11
Foreman
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Job Start Date
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Job Comp Date
PACIFICORP
Page 6 of 7
Customer: Hurricane City
Address: 3600 South 1100 West, Hurricane, UT 84737
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EST ID#
P29606
Print Date
1/25/2023
Scale
1 in = 200'

Foreman		Emp #	Job Start Date		PACIFICORP			
CC# 11391	WO# / REQ# 008299066	Map String 11342013.0	Job Comp Date		Page 7 of 7			
Customer: Hurricane City Address: 3600 South 1100 West, Hurricane, UT 84737			Circuit HUM11	Post Jobs ☐ RQII ☐ Posted ☐	EST ID# P29606	Print Date 1/25/2023	Scale 1 in = 200'	

EXHIBIT C

BILL OF SALE

SELLER: ROCKY MOUNTAIN POWER

BUYER: HURRICANE POWER

FOR VALUABLE CONSIDERATION totaling TWO HUNDRED & SIX THOUSAND DOLLARS ($206,000) The receipt of which is hereby acknowledged, Rocky Mountain Power ("Seller"), hereby grants, bargains, sells and delivers to Hurricane City, a Utah municipal corporation ("Buyer"), pursuant to an Asset Purchase Agreement dated as of August __, 2023, all of its right, title, and interest in and to all of the Assets listed on Exhibit A, attached to said Asset Purchase Agreement, and presently in the possession of Seller.

THE ASSETS ARE SOLD AND DELIVERED TO BUYER "AS IS, WHERE IS."

ROCKY MOUNTAIN POWER HEREBY DISCLAIMS AND EXCLUDES HEREFROM, (A) ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY AS TO THE VALUE, CONDITION, DESIGN, OPERATION, OR QUALITY OF THE MATERIALS OR WORKMANSHIP IN, OR ANY DEFECTS IN, THE ASSETS, (B) ANY EXPRESS OR IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR USE OR FOR A PARTICULAR PURPOSE, OR (C) ANY EXPRESS OR IMPLIED REPRESENTATION, GUARANTEE, OBLIGATION, LIABILITY OR WARRANTY OF SELLER, EXPRESS OR IMPLIED, OF ANY KIND, ARISING BYLAW OR FROM COURSE OF PERFORMANCE, COURSE OF DEALING, OR USAGE OF TRADE

DATED this __ of _____ 2023.

ROCKY MOUNTAIN POWER

By: _____
Name: Christopher Spencer
Title: Managing Director Operations

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of a **disconnection request for parcels H-3403-C-2, H-3403-B-2, and adjacent roads**-Sky Ranch Ph 6 L.C. applicant, Doug Durbano agent

Discussion:
UPDATES SINCE THE JULY 20, 2023 CITY COUNCIL MEETING:

1. The Washington County Commissioners have submitted a letter opposing the proposed disconnection. The letter is in the meeting packet.
2. In the July 20th meeting, the attorney for the applicant made statements that written commitments had been made to supply water and power to the 20 acres if the disconnection were granted. The Hurricane City Attorney requested copies of any such documentation, but none have been provided.
3. A contract for the Hurricane City Power Department to take over the Sky Ranch service area is on the August 3rd agenda for the Council's consideration. Approval of the contract would make Hurricane City the servicer of the area--regardless of whether disconnection is granted. In other words, if the contract is approved, disconnection of the 20 acres will not provide better or faster power service to the subject property as suggested by the applicant's attorney.

SUMMARY:
A property owner has petitioned the Council to disconnect (de-annex) approximately 20 acres from the City. The property owner and agent have filed a complete application as required by Utah Code, so the City is required to hold a public hearing on the matter. The property is currently located within City limits on the south end of the existing peninsula of the unincorporated Sky Ranch area. The request is that the property be removed from City limits and placed back in the unincorporated County, making the peninsula of unincorporated County area extend further to the south. Utah Code section 10-2-502.7, which is included in the packet, sets out the factors that the legislature has deemed relevant to a disconnection petition. Staff recommends denial of the petition to disconnect for the reasons listed in the Staff Comments.

STAFF COMMENTS:
Legal / Engineering Department: The Utah Code places the burden of proof on the applicant to show that the proposed disconnection will not "leave ... one or more ... peninsulas of unincorporated territory." UCA 10-2-502.7(3)(iii). A peninsula of unincorporated territory currently exists in this area, and the proposed disconnection will exacerbate the issue. The applicant has not shown that the property qualifies for disconnection under State Code.
Washington County: On March 15, 2022, the Washington County Commission passed

Resolution No. R-2022-2931, a *Resolution Formally Recommending Annexation of a County Peninsula Into Adjacent Hurricane City Pursuant to Utah Code Ann. § 10-2-418(8)(c)*. The proposed disconnection would be directly contrary to the County Commission's Resolution by expanding the peninsula that the County recommends be annexed into the City. The County Commission found, among other things, that: (1) the area can be served more efficiently by the City than by the County; (2) the County is unable to provide the types of services in this location that are better provided by the City; (3) the County providing services to this area would result in in the wasteful overlap of governmental functions, including safety and police functions, roadway access and maintenance, and other governmental functions like community development services; (4) the City's annexation of the area would result in a more equitable distribution of community resources and obligations between the City and the County, and it will correct the wasteful overlap of community services. For the same reasons that the County Commission recommends the annexation of the County peninsula, the expansion of the unincorporated peninsula by the proposed disconnection is similarly ill-advised.

Power Department: Power for the unincorporated area of Sky Ranch is provided by Hurricane City to Pacificorp/Rocky Mountain Power, which then sells the power to those residents. Hurricane City is the only power provider in the area capable of providing power in a cost-effective manner, and there are ongoing discussions about Hurricane City taking over the service area for Pacificorp. Because of the limitations on the circuit that delivers power to the area, the Power Department would not be in favor of allowing Pacificorp to expand its service area to include the subject property. As the Council is aware, the Power Department is actively working to increase capacity to this area.

Ash Creek Special Service District: The District's service area includes the subject property whether it is within City boundaries or not. The District takes no exception to the disconnection of the Sky Ranch Phase 6 project.

Streets Department: The Streets Department already receives calls from landowners within the unincorporated Sky Ranch area regarding road and drainage issues. Disconnecting this property would have a similar result. The proposed disconnection would also cause issues with roads and drainage in the future because of the differences in standards between the City and the County. As far as ongoing maintenance, the disconnection of the property would not have a significant impact on the department.

Water Department / Washington County Water Conservancy District: Although the District currently services the unincorporated Sky Ranch area, it purchases a significant amount of water from Hurricane City to serve the area. It does not make sense for the District to purchase water from Hurricane City to then serve more unincorporated area. The District was not planning on serving the subject property and will need to further evaluate the existing infrastructure. The District is concerned that the current infrastructure is insufficient to serve the subject property, especially with regards to storage capacity. The Water Department and the District have had discussions about the City taking over the water system in the area. Hurricane City already has a 12 inch water main near the property. If the City were to annex the unincorporated area of Sky Ranch in the future, it makes sense that the water system for the property be constructed to City standards and connected to the City's water system, which would not occur if the petition to disconnect were granted.

Engineering:The proposed disconnection will not resolve which entity should serve the subject property with utilities and public access. Existing lots along 4500 S are served by the County;

however, the existing lots are accessed via County roads within Hurricane City boundaries.

Findings:

Recommendation:
Staff recommends denial of the petition to disconnect. If the Council concurs with the staff recommendation, the City Attorney recommends that the denial be made by adopting the draft Record of Decision included in the meeting packet, as may be amended by the Council prior to adoption.

Attachments:
1. 230731 Record of Decision Denying Petition for Disconnection from City
2. 230628 Request for Disconnection Sky Ranch Ph 6
3. Utah Code 10-2-502.5
4. RESOL-2022-2931.re annex of County Peninsula into Hurricane
5. 230726.LTR to Hurricane re disconnection

RECORD OF DECISION DENYING PETITION FOR DISCONNECTION REGARDING PARCELS H-3404-C-2, H-3403-B-2, AND ADJACENT ROADS

On July 20, 2023, the Hurricane City Council held a public hearing in compliance with Utah Code section 10-2-502.5 regarding a petition to disconnect from the City parcels H-3404-C-2, H-3403-B-2, and adjacent roadways submitted by attorney Douglas M. Durbano on behalf of Sallee Orr, the court appointed Personal Representative of Joseph Douglas Jacobson, the deceased owner of the subject property. Having considered the materials submitted by Mr. Durbano, the comments and recommendations from City staff and other utility providers, comments from the public hearing, and Utah Code considerations relevant to disconnection from a City, the Hurricane City Council hereby DENIES the petition to disconnect the above-described properties from Hurricane City.

In support of the denial of the petition, the Council makes the following findings based on the materials and information made available to the Council:

1. The proposed disconnection will "leave ... one or more ... peninsulas of unincorporated territory," which is contrary to the requirements of Utah Code Annotated section 10-2-502.7(3)(iii) and will exacerbate the problems inherent to such peninsulas.
2. On March 15, 2022, the Washington County Commission passed Resolution No. R-2022-2931, a *Resolution Formally Recommending Annexation of a County Peninsula Into Adjacent Hurricane City Pursuant to Utah Code Ann. § 10-2-418(8)(c)*, which Resolution is incorporated herein by reference. The proposed disconnection would be directly contrary to the County Commission's Resolution by expanding the peninsula that the County recommends be annexed into the City. The County Commission found, among other things, that: (1) the area can be served more efficiently by the City than by the County; (2) the County is unable to provide the types of services in this location that are better provided by the City; (3) the County providing services to this area would result in in the wasteful overlap of governmental functions, including safety and police functions, roadway access and maintenance, and other governmental functions like community development services; (4) the City's annexation of the area would result in a more equitable distribution of community resources and obligations between the City and the County, and it will correct the wasteful overlap of community services. For the same reasons that the County Commission recommends the annexation of the County peninsula, the expansion of the unincorporated peninsula by the proposed disconnection is similarly ill-advised.
3. Washington County, through the Washington County Water Conservancy District (the "Water District"), is incapable of providing culinary water service to the subject property in a cost-effective manner and without materially increasing the County's cost of providing water service because: (1) the Water District already purchases a significant amount of water from Hurricane City to serve the area; (2) the Water District is not planning on serving the subject property and is concerned that the current infrastructure is insufficient to serve the property proposed for disconnection, especially with regards to storage capacity; (3) Hurricane City has existing and planned infrastructure in the area to serve the property, including a

12-inch water main; and (4) there are discussions of Hurricane City taking over water service from the Water District for the area

4. Hurricane City already provides power to this area by agreement with Rocky Mountain Power Company, a subsidiary of Pacificorp, so the disconnection of the subject property will have no impact on the availability of power service. The City sells power to Pacificorp at a metering point on the north end of the unincorporated peninsula, and Pacificorp then distributes the power to properties within the unincorporated area. The City has not agreed to allow Pacificorp to expand its service area to include the subject property, and the City is currently in discussions with Pacificorp to take over service for the entire unincorporated area. Hurricane City is the only power provider in the area capable of providing power in a cost-effective manner, whether the power is provided directly by the City or by wholesaling to Pacificorp for distribution.
5. The proposed disconnection will negatively affect the City by exacerbating the current maintenance and drainage problems created by the different standards of the City and County within the same development.
6. Based on the above findings, the proposed disconnection is not viable.

APPROVED AND ADOPTED this 3rd day of August 2023.

Hurricane City

_____
Nanette Billings, Mayor

Attest:

_____
Cindy Beteag, City Recorder

The foregoing Record of Decision was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 3rd day of August, 2023. Whereupon a motion to adopt and approve said Record of Decision was made by_____ and seconded by _____. A roll call vote was then taken with the following results:

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

_____
Cindy Beteag, Recorder

Prepared by: DURBANO LAW FIRM, P.C.
DOUGLAS DURBANO
476 W. Heritage Park Blvd., #200
Layton, Utah 84041
801-776-4111
office@durbanolawfirm.com

REQUEST FOR DISCONNECTION FROM THE CITY OF HURRICANE

Re: Sky Ranch Area

This REQUEST FOR DISCONNECTION (the "Request") is made, executed, and delivered as of the 15th day of June, 2023 pursuant to Utah Code Ann. § 10-2-501 et seq. by Sky Ranch Phase 6, L.C. (the "Petitioner").

1. Territory Proposed for Disconnection

The territory proposed for disconnection (the "Property") is bordered on three sides by the Sky Ranch development that is not part of the city and is located entirely in the County of Washington and is generally located on the Southwestern side of the existing Grassy Meadow Sky Ranch development ("Sky Ranch") and is currently annexed to the City of Hurricane (the "City"). The Property is outlined, in red, on the map and pictorial attached hereto as Exhibit A, and includes the adjacent roads and any small hold-back strips/easements as well as the primary twenty (20) acre territory for disconnection, including parcel numbers H-3403-C-2 and H-4303-B-2.

2. Owners of Real Property within Territory Proposed for Disconnection

The names and addresses of the owners, or representatives of the owners, of the Property are as follows:

Name	Address	Real Property Owned
Sallee Orr, on behalf of Douglas Jacobsen (deceased)	4693 Madison Ave. Ogden, Utah 84403-3007	H-3403-C-2 (appx 19.62 acres) Currently under contract for sale to Sky Ranch Phase 6, L.C.
Sky Ranch Phase 6, L.C., c/o Doug Durbano	476 West Heritage Park Blvd. Ste. 105, Layton, Utah 84041	H-3403-C-2 (appx. 19.62 acres) Currently under contract for purchase from Sally Orr on behalf of Douglas Jacobsen.
Possible Hold-Back Strip: Owned by MIKGARRIS INVESTMENTS, L.C.	4060 S 1100 W PO BOX 629 Hurricane, Utah 84737	H-3403-B-2 (appx. 0.20 acres)

	Registered Agent Address: 965 E 700 S STE 305 St. George, Utah 84790	
City of Hurricane, UT	147 N. 870 W. Hurricane, Utah 84737	Adjacent Roads 1200 W and 4500 S.

3. Reasons for the Proposed Disconnection of the Property

The Property is land, which is contiguous with the Sky Ranch Development, and was originally planned as an extension of phase 6 of the Sky Ranch Development. The Property, however, was not developed with the Sky Ranch Development. The platted and developed phases of the Sky Ranch Development were not and are not annexed to the City of Hurricane. Instead, the Sky Ranch Development has all utility services through the various providers on the county level, not City.

While there are currently no residents on the Property, the Petitioner desires to develop the Property as part of Sky Ranch. In order to do so, utility service must be arranged. Through ongoing and detailed discussions with the employees of Hurricane City, as well as formal hearings with the City Planning Commission and City Counsel, it has been confirmed that the City of Hurricane cannot provide utility service to the Property and will not be able to for the foreseeable future. In contrast, the remainder of the Sky Ranch Development is successfully served with utilities as part of Washington County.

The barriers to providing utility service to the Property as currently annexed to the City of Hurricane are as follows:

- Electric services: not available from the City of Hurricane
- Sewer services: not available from the City of Hurricane
- Natural gas services: not available from the City of Hurricane
- Culinary water: services not available from the City of Hurricane

4. Persons Authorized To Act on Behalf of Petitioner

The following persons are authorized to act on behalf of the Petitioner in any proceedings which may occur as a result of this Request and pursuant to Utah Code Ann. § 10-2-501 et seq.: Douglas M. Durbano, Theresa Babauta, and Richard A. Bednar of Durbano Law Firm, P.C., 476 West Heritage Park Blvd., Suite 105, Layton, Utah 84041, 801-776-4111.

Sallee Orr, on behalf of Douglas Jacobsen, authorizes Petitioner, Sky Ranch Phase 6, L.C., and any of Petitioner's authorized persons to act on her behalf in any proeedings which may occur as a result of this request and pursuant to Utah Code Ann. § 10-2-501 et seq.

5. Signatures of Owners of the Property

As required by Utah Code Ann. § 10-2-501(2)(b)(i), Sally Orr, on behalf of Douglas Jacobsen, who is the owner of more than fifty percent (50%) of the property and is the current owner of the 19.62-acre parcel of property, which is proposed for disconnection, signs and approves this Request by authorized signature.

Sallee Orr, on behalf of Douglas Jacobsen

By: Sallee Orr
Sallee Orr

ACKNOWLEDGMENT AND AFFIDAVIT

Being first duly sworn, I state that:

(1) This affidavit is made in connection with the Request for Disconnection filed by the Petitioner Sky Ranch Phase 6, L.C.;

(2) I am a Manager of Sky Ranch Phase 6, L.C. and have authority to act on behalf of Sky Ranch Phase 6, L.C. in all matters;

(3) Sky Ranch Phase 6, L.C. acknowledges that the City of Hurricane may request that costs incurred by the City of Hurricane in connection with the Request for Disconnection be reimbursed by Sky Ranch Phase 6, L.C. consistent with Utah law; and

Sky Ranch Phase 6, L.C. is able and willing at the request of the City of Hurricane to reimburse those costs for which it may bear responsibility pursuant to Utah law, with the expectation that the City of Hurricane will alert Sky Ranch Phase 6, L.C. in advance of incurring costs for which it may require reimbursement from Sky Ranch Phase 6, L.C.

Date: 6/16/23

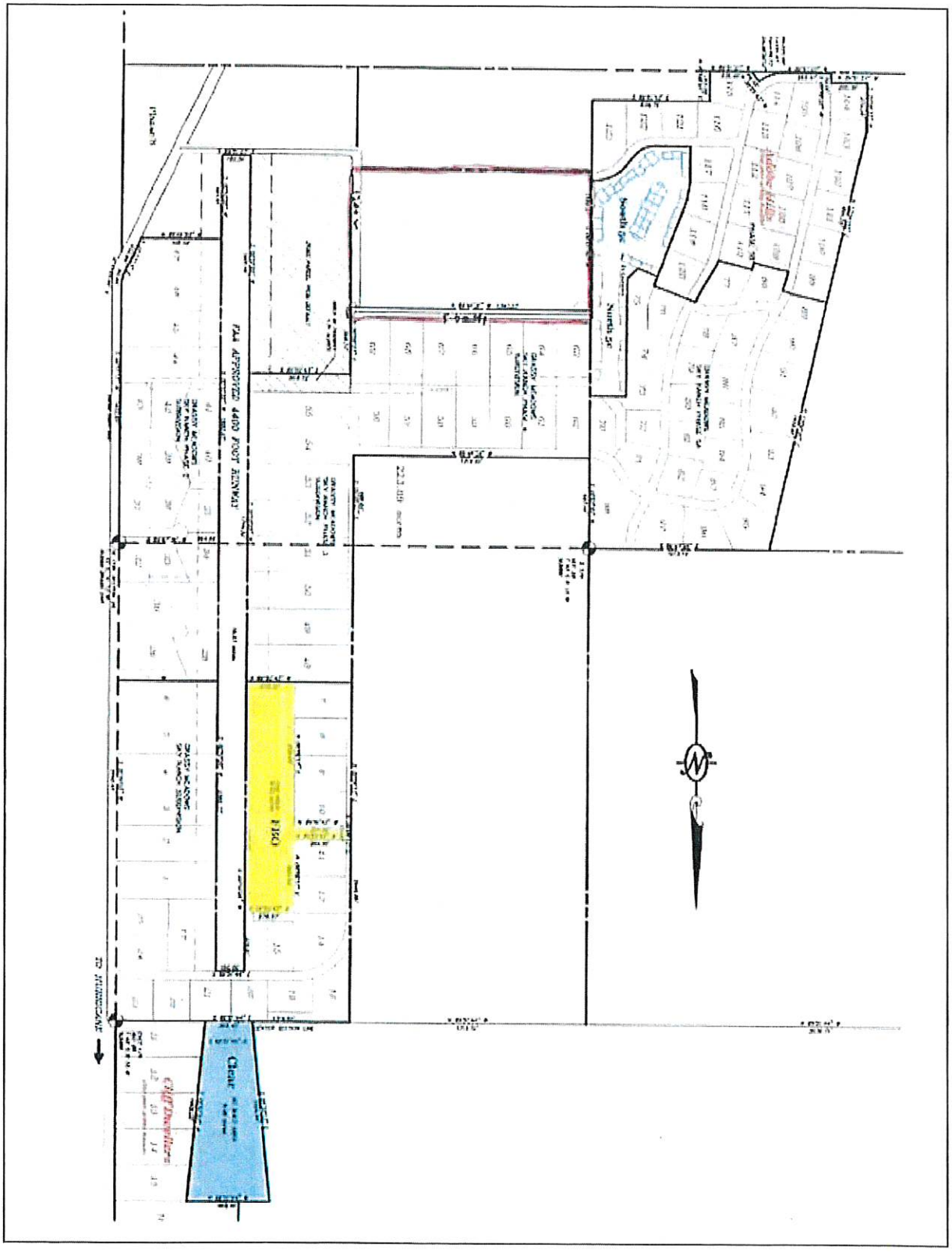
Typed or Printed Name Douglas M. Durbano
Manager, Sky Ranch Phase 6, L.C.

I certify that Douglas M. Durbano, who is known to me or who presented satisfactory identification., has, while in my presence and while under oath or affirmation, voluntarily signed this document and declared that it is true.

Date: 6/16/23

Typed or Printed Name DINO PASQUA

EXHIBIT A



H. Thomas Stevenson, No. 6803
STEVENSON & SMITH, P.C.
3986 Washington Boulevard
Ogden, Utah 84403
Telephone: (801) 399-9910

Attorney for Applicant

FILED DISTRICT COURT
Third Judicial District

JAN 27 2004

SALT LAKE COUNTY
By _____ Deputy Clerk

IN THE THIRD JUDICIAL DISTRICT COURT OF SALT LAKE COUNTY
STATE OF UTAH

THE MATTER OF THE ESTATE

Of

JOSEPH DOUGLAS JACOBSEN,

Deceased.

LETTERS OF ADMINISTRATION

Probate No. 043900123

1. Sallee Orr was duly appointed and qualified as Personal Representative of the estate of the above-named decedent on the 27th day of January 2004, by the Court, with all authority pertaining thereto.

2. Administration of the estate is unsupervised.

3. These letters are issued to evidence the appointment, qualification, and authority of the said Personal Representative.

WITNESS, my signature and the Seal of this Court, this 27th day of January, 2004.

Clerk or Registrar of the Court
Deputy

STATE OF UTAH
THIRD DISTRICT COURT
SALT LAKE CITY

I CERTIFY THAT THIS IS A TRUE COPY OF AN ORIGINAL DOCUMENT ON FILE IN THE THIRD DISTRICT COURT, SALT LAKE COUNTY, STATE OF UTAH.
DATE: March 2, 2004

DEPUTY COURT CLERK

SALT LAKE COUNTY · SALT LAKE CITY · STATE OF UTAH · DISTRICT COURT

STEVENSON & SMITH
A Professional Corporation
Attorneys At Law
3986 Washington Blvd.
Ogden, Utah 84403
Telephone (801) 394-4573
or (801) 399-9910

Effective 5/10/2016

10-2-502.7 Court action.

(1) After the filing of a petition under Section 10-2-502.5 and a response to the petition, the court shall, upon request of a party or upon its own motion, conduct a court hearing.

(2) At the hearing, the court shall hear evidence regarding the viability of the disconnection proposal.

(3) The burden of proof is on the petitioner to prove, by a preponderance of the evidence:

(a) the viability of the disconnection;

(b) that justice and equity require that the territory be disconnected from the municipality;

(c) that the proposed disconnection will not:

(i) leave the municipality with an area within its boundaries for which the cost, requirements, or other burdens of providing municipal services would materially increase over previous years;

(ii) make it economically or practically unfeasible for the municipality to continue to function as a municipality; or

(iii) leave or create one or more islands or peninsulas of unincorporated territory; and

(d) that the county in which the area proposed for disconnection is located is capable, in a cost-effective manner and without materially increasing the county's costs of providing municipal services, of providing to the area the services that the municipality will no longer provide to the area due to the disconnection.

(4) In determining whether the petitioner has met the petitioner's burden of proof with respect to Subsections (3)(c)(i) and (ii), the court shall consider all relevant factors, including the effect of the proposed disconnection on:

(a) the municipality or community as a whole;

(b) adjoining property owners;

(c) existing or projected streets or public ways;

(d) water mains and water services;

(e) sewer mains and sewer services;

(f) law enforcement;

(g) zoning; and

(h) other municipal services.

(5) The court's order either ordering or rejecting disconnection shall be in writing with findings and reasons.

Amended by Chapter 406, 2016 General Session

RESOLUTION NO. R-2022-2931

A RESOLUTION FORMALLY RECOMMENDING ANNEXATION OF A COUNTY PENINSULA INTO ADJACENT HURRICANE CITY PURSUANT TO UTAH CODE ANN. § 10-2-418(8)(c)

WHEREAS, the Washington County (the County) has reviewed the possible annexation of a county peninsula into Hurricane City (the City), because the area is surrounded on three sides by the City, and the City has expressed an intent to seek annexation of the area;

WHEREAS, the City has provided roadway access to this area outside the peninsula for many years, and in addition the County has provided roadway access inside the peninsula;

WHEREAS, the area in question is approximately 470 acres, as is further represented on the map attached hereto as Exhibit A which is incorporated herein;

WHEREAS, the area also encompasses the following county subdivisions: Adobe Hills, Cliffdweller Ranch, Copper Cliffs, Grassy Meadows Sky Ranch, and Hurricane Cliff Estates;

WHEREAS, the subdivisions have an approximate population of 218 based on 2020 official census figures;

WHEREAS, the County makes the following findings regarding the proposed annexation of the entire peninsula into the City:

1. The area to be annexed can be served more efficiently by the City than by the County, because the City anticipates that its municipal services will reach the annexation area due to future development.
2. Without annexation of the peninsula, future development of the annexation area would be limited, because the County is unable to provide the types of services in this location that are better provided by a municipal entity.
3. Without annexation of the peninsula, the types of services provided by the County would result in the wasteful overlap of governmental functions, including safety and police functions, roadway access and maintenance, and other governmental functions like community development services.
4. Annexation of the peninsula into the City will result in a more equitable distribution of community resources and obligations between the City and the County, and it will correct the wasteful overlap of community services.
5. The historic development in the peninsula area is suburban in nature, and not proximate to the City center. For this reason, the peninsula developed as a separate community, remote from any City core. It was not a natural area for the City to annex until future urban and suburban development came closer to this location.
6. The natural terrain and geographic features in the area also support City annexation. Particularly, a bluff to the east of the county peninsula is a natural boundary for the City, and the peninsula is inside the topographic area which should logically be

included in the City. These natural features limit future development of the City area beyond the eastern bluff.

WHEREAS, annexation of the entire peninsula and all of its existing land and existing subdivisions is in the best interest of the County, and is for the present and future benefit of its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF WASHINGTON COUNTY, UTAH, that it formally recommends annexation of the entire peninsula described above into Hurricane City pursuant to Utah Code Ann. § 10-2-418(8)(c), based on the findings included herein, and further finds that the County will assist in facilitating the annexation as needed.

VOTED UPON AND PASSED BY THE WASHINGTON COUNTY COMMISSION AT A REGULAR MEETING HELD ON THE 15th DAY OF MARCH, 2022.

WASHINGTON COUNTY COMMISSION

VICTOR IVERSON, Chairman
Washington County Commission

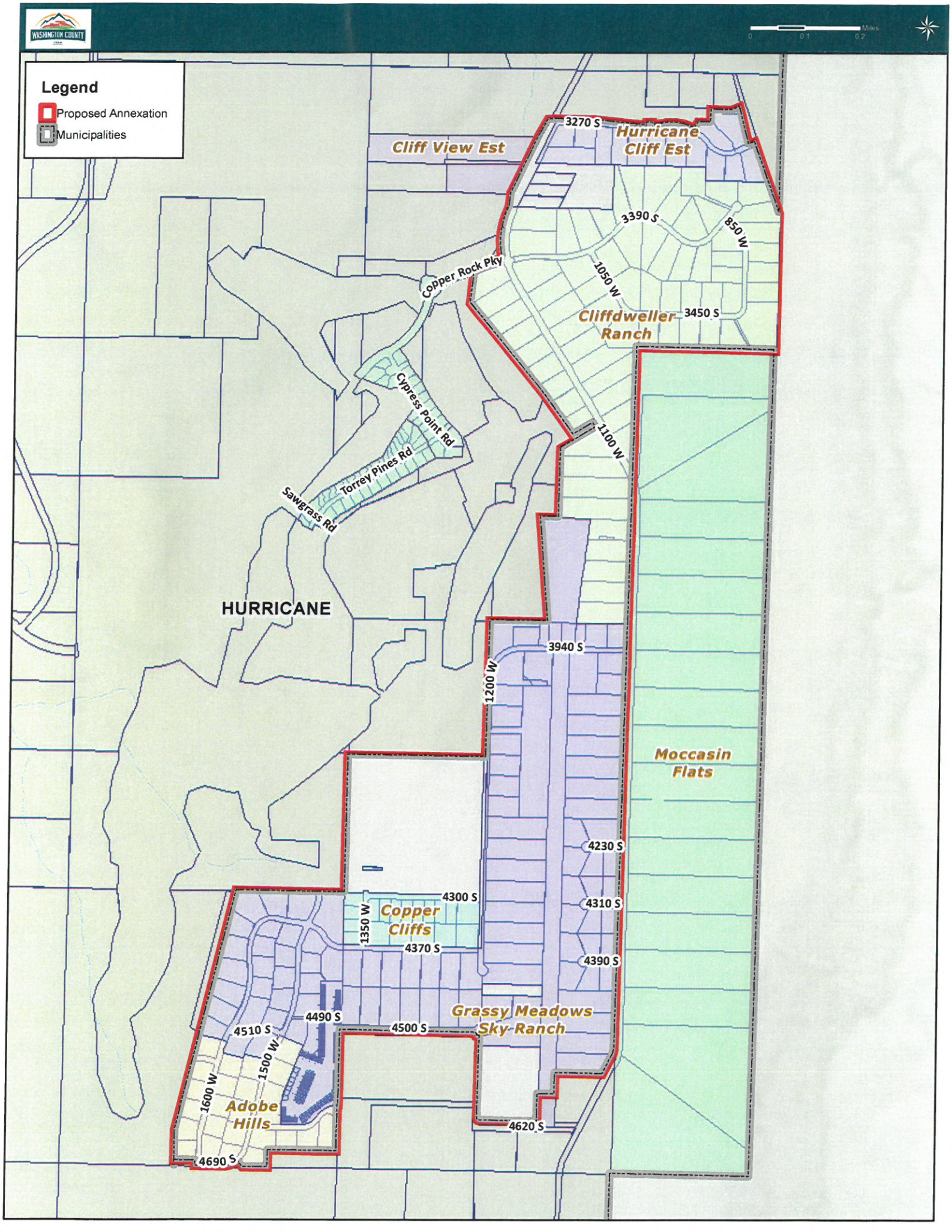
ATTEST:

Susan Lewis, Clerk/Auditor

Commissioner Iverson voted Aye
Commissioner Snow voted Aye
Commissioner Almquist voted Aye

Approved as to Form:

Deputy Washington County Attorney


WASHINGTON COUNTY
Miles
0
0.1
0.2
Legend
Proposed Annexation
Municipalities
Cliff View Est
Hurricane Cliff Est
3270 S
3390 S
850 W
1050 W
Copper Rock Pky
Cliffdweller Ranch
3450 S
1100 W
Cypress Point Rd
Torrey Pines Rd
Sawgrass Rd
HURRICANE
3940 S
1200 W
Moccasin Flats
4230 S
4300 S
4310 S
1350 W
Copper Cliffs
4370 S
4390 S
4490 S
4510 S
4500 S
Grassy Meadows Sky Ranch
1500 W
1600 W
Adobe Hills
4620 S
4690 S

GIL ALMQUIST, COMMISSIONER | ADAM SNOW, COMMISSION, CHAIR | VICTOR IVERSON, COMMISSIONER

July 26, 2023

VIA EMAIL AND U.S. MAIL

Hurricane City
Attn. Cindy Beteag, Recorder
147 North 870 West
Hurricane, Utah 84737
cindy@cityofhurricane.com

RE: Parcel Nos. H-3403-B-2, H-3403-C-2, and adjacent roadways (±19.82 acres)
Petition for Disconnect from Hurricane City into Washington County

We received information that Hurricane City is considering a petition to disconnect the above properties from the city, and the properties then would be in the unincorporated area of Washington County. For over a year, we have cooperatively worked with the city and the area residents to support the annexation of the unincorporated peninsula of land at this location into Hurricane. The proposed disconnection would increase the size of the unincorporated peninsula, and be a step backward. We are opposed to the disconnection.

We will continue to work with Hurricane and area residents to move forward with the annexation of the peninsula, and request that the petition for disconnection be denied. The petition is inconsistent with our mutual goals.

Sincerely,

Gil Almquist
Commissioner

Adam Snow
Commission Chair

Victor Iverson
Commissioner

cc: Dayton Hall, City Attorney
dayton@cityofhurricane.com

111 EAST TABERNACLE | ST. GEORGE, UT 84770 | P 435.301.7000 | F 435.301.7010 | WASHCO.UTAH.GOV
GIL.ALMQUIST@WASHCO.UTAH.GOV ADAM.SNOW@WASHCO.UTAH.GOV VICTOR.IVERSON@WASHCO.UTAH.GOV

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of Resolution 2023-32 adopting a **policy governing commercial electric vehicle charging stations**. -Scott Hughes

Discussion:
Hurricane City currently has two applications submitted for the installation of Class 3 commercial electric vehicle chargers. Class 3 means that it will draw a higher amperage from the grid and charge the car faster than a class 2 or class 1. In the electrical world, amperage is what creates the heat in the conductors and equipment. So, class 3 chargers need to be regulated and even engineered to coordinate with the power flows on our city circuits. These 2 agenda items consisting of an EV Charging Station Policy and an EV Charging Station Rate are for the purpose of protecting our infrastructure and mitigating any monetary loss that could come from selling power to the EV charging business. Included in the packet are the recommendations from the DER Subcommittee, Power Dept. Staff, and the Power Board for the rate. The Power Board will hold an interim meeting Wed. July 19th to review and provide a recommendation of the policy.

Findings:

Recommendation:

Attachments:
1. Commercial Electric Vehicle Charger Policy R3
2. Resolution 2023-32 Adopting a policy governing commercial electric vehicle charging stations

Commercial Electric Vehicle Charger Policy

This Commercial Electric Vehicle Policy ("Policy") applies to all Class 3 Commercial Electric Vehicle Charging Stations ("Stations") within Hurricane City ("City") operated by customers ("Customers") of Hurricane City Power ("HCP") in which the Station is located anywhere in HCP service area.

The City reserves all rights to refuse or deny any application that does not comply with all of the terms or conditions of this policy or deemed to be detrimental to the City's power grid.

Application Procedures:
Applicants requesting approval of a Station must obtain an application from HCP and complete all requirements, including the Commercial Electric Vehicle Charging Station Checklist.

Connection Review:
The City will review an application to install a Station after the Customer has met the following criteria:

1. Customer has submitted a complete application and paid applicable fees.
2. Customer has contacted and listed a prequalified engineer.
3. Customer has completed a circuit study with all loads listed, that has been stamped by a prequalified engineer.

The Customer will be responsible for an application review fee for each review.

System Limits:
The City will only allow a Customer to install Stations on HCP's system if there is enough capacity on the circuit to accommodate the loads. The required study completed by the prequalified engineer will determine whether sufficient capacity is available.

The circuit study will be completed by an engineer contracted by HCP, the cost of which shall be paid by Customer prior to the study being authorized by the City and prior to any approval or acceptance of the Customer's Station.

If sufficient capacity is unavailable on the circuit, the Customer may be permitted, at its sole cost, to upgrade the infrastructure from the given service point to the point where capacity is available. The upgrade may also include substation equipment. No impact fee waivers or credits are available for upgrades made to the circuit to accommodate the proposed System.

Stations considered to be detrimental to the City's power grid, as determined by HCP, shall not be permitted.

Installation, Compliance, and Meter Reading:
Stations and their infrastructure shall be installed in accordance with all HCP and City codes, rules, regulations, and specification standards. HCP and the City's Building Department shall inspect the Station prior to any power sales to ensure compliance.

Meters must be accessible to HCP and the City Meter Reader and shall not be hindered by animals, landscape, fences, or other obstacles or potential obstacles. HCP may, at its discretion, regularly inspect the Station and shall be given unlimited access by the Customer to all Customer-owned battery storage, charging, and metering equipment.

The Station shall not infringe on any easement or sight distance requirements and shall not violate any City Ordinance. Customers are responsible to ensure that the Station is in compliance with any subdivision CC&R's or similar deed restrictions or covenants.

Station Operation and Responsibility:
Stations shall be installed, operated, and maintained by the Customer at the Customer's sole expense.

Neither the City nor HCP shall be liable for, and Customer shall indemnify and defend the City and HCP, for all damages, claims, liabilities, losses, injuries, or deaths resulting from or relating to (1) the City permitting or continuing to allow an attachment of a Station to the City's power grid; (2) the Customer's Station; (3) the Customer's generation or storage of power; and (4) the acts or omissions of the Customer in the Station.

Customer and City Requirements
(a) Once a Station has been approved, the City will require a Customer to comply with the following:
    1. Any manufacturer-recommended testing or maintenance.
    2. Any post-installation testing necessary to ensure compliance with IEEE 1547 or to ensure safety.
    3. Documentation is required for any testing completed and needs to be submitted to the City.
(b) The City shall have the right to inspect a Customer's Station after approval is granted, at reasonable hours and with reasonable prior notice to the Customer. If the City discovers that the Station is not in compliance with the requirements of this subchapter, and the noncompliance adversely affects the safety or reliability of the electric distribution system, the City may require the Customer to disconnect the Station until compliance is achieved.
(c) Any changes, upgrades, or additions to the approved Station must be resubmitted for review and new approvals.
(d) An emergency plan must be submitted to the City and to HCP for all potential emergencies including but not limited to: batteries experiencing thermal runaway, fire, chemical spill, damage resulting in release of gases, electrical shock hazards, or other potential hazards.
(e) The City shall have the right to disconnect the Station if it causes system disturbances or complications. The Customer will have the option to correct the problem, at which time the station will be re-inspected before beginning operation again.
(f) In the case of any kind of emergency, electrical or otherwise, or potential for emergency of any kind, HCP may, at its sole discretion, disconnect the Station for as long as the conditions that justified the disconnection exist.

Station Requirements
(a) Customers are required to install their own transformer and meter for power supply. Any variance from this requirement will be at the sole discretion of HCP.
(b) Stations shall have clear contact information and a phone number for problems or emergencies posted on each pedestal.
(c) The Customer shall be required to install a manual disconnect located within five feet of the meter and an emergency shutdown button on each pedestal.
(d) Any batteries installed in Station shall be located at a minimum of 20' from any HCP equipment, including the manual disconnect.

Standards
The following standards apply to all Systems:

(a) IEEE 1547, Standard for Interconnecting Distributed Resources with Electric Power Systems, as amended and supplemented, which is incorporated by reference herein. IEE Standard 1547 can be obtained through the IEEE website at www.ieee.org ; and
(b) ANSI/UL 2202 Electric Vehicle Charging System Equipment (AC to DC), as amended and supplemented, which is incorporated by reference herein. UL Standards can be obtained through the Underwriters Laboratories website at www.ul.com.

Rates
Commercial EV Charging Rate is as follows:

BASERATE	DEMAND	KWH USAGE
$320.00	$13.00	$.18

Export rates, base rates, and fees are subject to change upon approval of Hurricane City Council at any given time.

Signature verifying acceptance of above terms required before start of project:

Customer _____ Date_____

Resolution 2023-32

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH ADOPTING A POLICY GOVERNING COMMERCIAL ELECTRIC VEHICLE CHARGING STATIONS

WHEREAS, the City Council desires to establish and adopt a policy for commercial electric vehicle charging stations; and

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

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that the Policy Governing Commercial Electric Vehicle Charging Stations attached hereto and adopted by this City Council on July 20, 2023 is hereby ratified and is deemed effective as of January 20, 2023.

PASSED AND APPROVED THIS _____ day of _____, 2023.

_____
Nanette Billings, Mayor

ATTEST:

_____
Cindy Beteag, Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 20th day of July, 2023. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

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

_____
Recorder

Resolution No. 2023-33

A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, ADOPTING FEES RELATED TO COMMERCIAL ELECTRIC VEHICLE CHARGING STATIONS.

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

WHEREAS the City Council desires to adopt the addition of the follow fees; and

WHEREAS the Hurricane City Council finds that it is necessary and desirable for the preservation and protection of the health, safety, and welfare of the residents of Hurricane,

BE IT HEREBY RESOLVED by the City Council that the following fee schedule for commercial electric vehicle charging stations is hereby approved and adopted for implementation:

BASE RATE	DEMAND	KWH USAGE
$320.00	$13.00	$.18

BE IT FURTHER RESOLVED that this Resolution shall take effect at the earliest date allowed by law.

DATED this 20th day of July 2023.

_____
Nanette Billings, Mayor

Attest:

_____
Cindy Beteag, Hurricane City Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 20th day of July 2023. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

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

_____

Cindy Beteag, Recorder

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval on **cost adjustments for the 2800 West project**-Arthur LeBaron

Discussion:
After a conversation with Mayor Billings, we decided it best to have a discussion with the City Council to get approval for a possible cost adjustment for dealing with the slope stability issues on the north end of the 2800 West project. Staff has met with the property owner that is affected by the issue, along with the Contractor. We have a proposed cost of $70,000 to remove loose material and lay the slopes back, but the property owner is unwilling to grant the City permission to do this. Their position is that the City should construct a retaining wall so that their proposed building pads are unaffected by the additional earthwork that is required to stabilize the slopes. Mike Vercimak and Arthur LeBaron met with them and talked it through this week. Mr. LeBaron told them that he didn't feel like he had the authority to authorize any more cost than what he thinks is the simple solution to the problem. They agreed to come to the City with a preliminary design and cost for the retaining that they are proposing. Mayor Billings suggested that when we get this information we should have the discussion with the City Council.

Findings:

Recommendation:

Attachments:
None

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of a **local match for a Development Solutions Study** on SR-9 with UDOT and DMPO.

Discussion:
UDOT has approached Hurricane City to partner on a study to determine alternatives to widening SR-9 downtown as traffic volumes rise and congestion worsens over time. The City Engineer requested funding from the Dixie Metropolitan Planning Organization's (DMPO) planning fund. The City received $40,000 from DMPO. UDOT estimates the total cost of the study to be $120,000, and has asked that the City also contribute at least $5,000 to the project. This would put UDOT contributing $75,000.

Findings:

Recommendation:
The health of SR-9 is vital to Hurricane City. I recommend that the City make every endeavor to partner with UDOT and DMPO to fund and manage projects that will provide a healthy transportation system through town.

Attachments:
None

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of **Resolution 2023-26 updating Hurricane City power standards and specifications**. -Scott Hughes

Discussion:
A lot of years ago, Brian and Dave got the impression that they were allowed to make changes to the Power Department's Underground Construction Standards and Specifications document without having to bring everything to the council. We recently started to question that and decided that we had better make sure we were ok to do that. We searched through City Council minutes for multiple years and could not find a resolution or directive. Luckily, every time that we have changed the standards over the years, Brian would bold the changes, so we believe we know what the changes are. We are presenting all the changes that have been made since the last time a change was approved by Council and a few new things, including some verbiage that does allow us to make certain kinds of changes to the specs without having to bring every little technical change to the Council. Please weigh in on whether that is what you would like or not. If you would like to see all changes, Power Dept. does not have any issues with that.

In the packet are the following documents, in order:

1. Updated standards showing changes in red.
2. Resolution adopting new standards.
3. New standards in final form to be attached as Exhibit A to the resolution.

Findings:

Recommendation:

Attachments:
1. STANDARDS AND SPECIFICATIONS Updated July 27 2023 Redlined
2. Resolution 2023-26 Updating Hurricane City power standards and specifications
3. STANDARDS AND SPECIFICATIONS Updated July 27 2023 Cleaned Up

STANDARDS AND SPECIFICATIONS

HURRICANE CITY

DESIGN AND INSTALLATION
OF UNDERGROUND POWER DISTRIBUTION SYSTEMS

BOOK NO. _____

ADOPTED BY HURRICANE CITY COUNCIL
JUNE 06, 1996

Updated – December 01, 1996
Updated– July 14, 1999
Updated – September 28, 1999
Updated – January 6, 2000
Updated – January 25, 2006
Updated - March 20, 2008
Updated- December 5, 2013
Updated- April 10, 2014
Updated- May 30, 2014
Updated- January 4, 2016
Updated- June 28, 2017
Updated- January 15, 2022

HURRICANE CITY
Underground Power Distribution System

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HURRICANE CITY
Underground Power Distribution Systems

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HURRICANE POWER STANDARD DRAWINGS

The Hurricane Power Standard Drawings as posted on the City website, as may be amended from time to time by The Hurricane City Power Department ("HCP"), are incorporated herein by reference.

SECTION

I

HURRICANE CITY
Underground Power Distribution Systems

GENERAL PREFACE

Hurricane City has prepared and approved this set of standards and specifications for the purpose of maintaining a safe, consistent, and reliable underground power distribution system. These standards are required to be used by anyone who is involved with design and/or installation of underground power distribution systems within Hurricane City limits.

~~In the event these standards and specifications are revised or changed, proper notice will be given to approved vendors/contractors that these revisions or changes may affect. A determined phase-out period or arrangement will be made for anyone who may have warehoused pre-purchased equipment that becomes obsolete due to revisions or change.~~

~~Hurricane City Power Department generally does hook-ups on Fridays.~~

HCP will do all primary terminations.

If a Contractor needs to have the HCP provide access to electrical facilities, they are required to set up an appointment to have HCP meet them at the job site.

All costs for underground power distribution systems are the responsibility of the Contractor/Developer unless otherwise stated in these Standards and Specifications.

If a Contractor/Developer re-plats or otherwise changes the underground power distribution system within a development, it will be the Contractor/Developer's responsibility to make sure the system meets the requirements of these standards and specifications. All costs for the changes to the underground power distribution system will be the responsibility of the Contractor/Developer.

~~A Contractor/Developer has the right to contest any item in these Standards and Specifications by being included on the agenda at a regularly scheduled Hurricane City Power Board Meeting. Arrangements for being on the agenda can be made by contacting the Hurricane City Power Department.~~

If these standards conflict with federal, state, or local codes, the more stringent requirement is to be followed.

In consultation with the Hurricane City Power Board, HCP may make minor adjustments to these standards at any time to address unique or unusual circumstances or to align with updated industry standards.

NOTICE

ALL CONTRACTORS AND OWNERS/BUILDERS INSTALLING PRIMARY AND SECONDARY ELECTRICAL FACILITIES MUST FILL OUT AN INFORMATION SHEET AT THE HURRICANE CITY OFFICE BEFORE ANY CONSTRUCTION CAN BE STARTED.

SEE SAMPLE IMFORMATION SHEET ON THE NEXT PAGE:

INFORMATION SHEET
CITY OF HURRICANE
POWER DEPARTMENT

526 West 600 North, Hurricane, Utah (435) 635-5536

Project Name and Address: _____

_____

_____

_____

Contractor: _____ Date: _____

Contact Person: _____ Phone: _____

Business Address: _____

Mailing Address if different: _____

Phone: (_____) _____

Qualification Card:

Date Issued: _____/_____/_____

SIGNATURE: _____ Date: _____
Contractor

SIGNATURE: _____ Date: _____
City of Hurricane Representative

SECTION

II

HURRICANE CITY
Joint Utility
Design and Construction Standards

These Design and Construction Standards are to be followed at all times. ~~unless a problem exists~~. In unusual or unique circumstances, HCP may authorize deviations to these standards in consultation with the Hurricane City Power Board. ~~When the standards cannot be followed, Hurricane City Power Board will be required to approve the alternative~~.

- A proximity detail and street locations will be required on all utility drawings.
- For joint utilities trench details, see Drawing DR-18
- For placement and layout of utilities, see Drawings DR-21 and DR-22
- For burial depths, see Drawing DR-18
- Licensed Professional Engineers will be required to submit sealed (drawings that are stamped by a professional engineer) utility drawings as per the standards contained herein. All utilities (i.e., gas, cable, phone, power, sewer, and water) will be shown on the appropriate drawings. The utility drawings are subject to approval by the City Staff. All drawings are to be submitted in AutoCAD or PDF. Plans must include a full utility layout page and an electrical only page.
- ~~Phone, cable, and~~ Power infrastructure will generally be located ~~Power joint trench will be located~~ on the north and west side of roadways. In new developments with sidewalks, the power infrastructure ~~joint trench~~ will be located at the back of the sidewalk where possible. In ~~planned~~ developments without sidewalks, the power infrastructure ~~joint utility trench~~ will be at least five feet (5') back of curb. Locations must be approved by City Staff. It is at the sole discretion of HCP to install or allow developers to install overhead power lines in place of underground buried power lines at any location considered a main roadway, temporary power source, or main gut line at any time without consent of other City staff.
- ~~Water and Gas will be located on the south and east sides of roadways. In new developments with sidewalks, the gas line will be located behind the sidewalk and the water line five feet (5') into the roadway off curb where possible. In planned developments without sidewalks, the requirements are lip of curb for gas and water stays the same. Locations must be approved by City Staff.~~
- ~~Generally, sewer will be located fifteen feet (15') off power side (north and west sides of roadways) curb and gutter. In private development or streets, the centerline will be used to place sewer as much as possible. Locations must be approved by City Staff.~~
- ~~Generally, storm drains will be designed to fall at the inside lip of curb and gutter.~~
- Cable and phone boxes will be installed and located in accordance with Drawing DR-21, DR-22.

- ~~Gas mains will stay five (5') minimum off back of sidewalk on public streets. South and east sides of roadway where possible.~~

- For commercial projects, building layout, square footage, panel size in amps, number of meters/breaker sizes, voltage needed, and load calculations will be required.

- For high density projects, the number of units per lot and building, panel size in amps, number meters/breaker sizes and voltage needed will be required.

- Qualified Contractors must have a valid Hurricane City Underground High Voltage Certificate to install electrical facilities in the Hurricane City Power System

- Only a Hurricane City Power approved contractor or Journeymen Electrician may install secondary service lines from Hurricane City Power's designated connection point to the customers meter base. This includes all conduit and wire installation.

- Qualified Electrical Contractors will be responsible to install the joint trench as described and shown on Drawing DR-18.

- ~~Utility conduits/lines will be color coded as follows:~~

~~Power~~	~~Black with red stripe or gray~~
~~Water~~	~~Blue or white or ductile iron~~
~~Pressurized Irrigation Water~~	~~Blue or white or ductile iron~~
~~Sewer~~	~~Green or White~~
~~Gas~~	~~Orange or Yellow~~
~~Phone~~	~~White or gray and label~~
~~Cable TV~~	~~White with company label~~

City of Hurricane
Joint Utility
Design and Construction Standards

TABLE 1

UTILITY LOCATIONS

Utility	Side of Roadway	Location with Sidewalk	Location without Sidewalk
Joint Trench (Phone, Cable, and Power	North and West	At back of sidewalk	Five feet (5') back of curb
Gas	South and East	Behind sidewalk	Lip of curb
Gas Mains		Five feet (5') minimum off back of sidewalk on public streets	
Sewer	North and West	Fifteen (15') minimum off back of sidewalk on public streets	Fifteen feet (15') off curb & gutter or centerline of roadway as much as possible
Storm drains	North and West	Inside lip of curb and gutter	Inside lip of curb and gutter
Cable boxes and phone boxes	North and West	Left side of power transformers and secondary boxes looking from the street	Left side of power transformers and secondary boxes looking from the street

Note: All locations must be approved by Hurricane City Staff.

SECTION

III

HURRICANE CITY
Underground Construction Standard
Cable Installation

I. SCOPE

This standard outlines installation details for primary and secondary cable used in underground distribution.

II. DEFINITIONS

A. SECONDARY CABLES

All cables with voltage ratings of 600 volts or less including grounding conductors.

B. PRIMARY CABLES

All cables with voltage ratings greater than 600 volts. The thickness of conductor insulation shall be 220 mils.

C. BURIAL DEPTH

Vertical distance from the surface under which cables are installed to the center of the conduit nearest the surface. Drawing DR-18

III. INSTALLATION

A. CABLE INSTALLATION METHODS

1. Conduit Sizes. See Drawings DR-18

2. Loading Guidelines.

   Loadings on the City of Hurricane's system are limited to the values listed below. These limitations are set to allow the city to maintain three-phase balanced loads on the system's main overhead circuits.

   a) Primary Conductor Loading.

      1) A maximum of 400 kVA connected is allowed for single phase.

      2) A 1/0 AWG aluminum conductor is required where the connected single-phase and/or three-phase load is less than 400 kVA connected per cable/phase or total 1,200 kVA connected for three-phase cable.

3) When the connected single-phase and three phase loads exceed 400 kVA per cable a backbone-feeder system shall be used. It is required that a 4/0 AWG aluminum conductor be used for the backbone when the total connected kVA is less than 3,600 kVA. When the total kVA connected exceeds 3,600 KVA an aluminum conductor of 750kcmil is required. The size of the conductor shall be approved by the City of Hurricane Power Department. The connected load shall be divided so that it can be fed by 1/0 AWG aluminum conductor feeders.

4) If 750kcmil aluminum conductor is required for the backbone feeder, switchgear must be installed.

5) All areas or subdivisions with potential development beyond their property may be required to extend power to the far side of the property.

6) All main 750mcm trunk lines will be designed and installed to accommodate current or future back feed.

3. Cables in Conduit.

a) Miscellaneous Installation Instruction.

1) Cables shall be pulled so that all conduit and bends will be installed and backfilled before any wire is pulled. This will result in minimum tension on the cables.

2) Any pull over 950 feet must be approved by HCP.

3) In highly congested manholes or where cables must be bent sharply to permit pulling, a feed-in tube shall be used for pulling cables. This will reduce pulling tensions and prevent damage to the cables being pulled and to other adjacent cables.

4) Single-phase conductor cables must be installed one cable per conduit and conduit must be nonmetallic as per requirements.

5) Three-phase conductor cable must be installed three cables per conduit and conduit must be nonmetallic as per requirements.

6) Before making a pull, conduits shall be cleared and free of dirt, rocks, etc.

8) Cable pulling compounds (Bentonite clay in a water slurry or pulling compound) shall be used to facilitate pulling of primary and secondary cables. Compounds shall be compatible for use with high voltage cable(s) shield(s).

9) When two or more cables (secondary) and/or bare conductors are pulled into one conduit, they shall be pulled at the same time.

10) Primary cables shall not be installed in the same conduit as secondary or communication cables.

11) Primary or secondary cables shall not be pulled into plastic conduit until all conduit joints made using plastic conduit cement have been allowed to dry for at least one-half (1/2) hour.

12) Sufficient excess cable shall be pulled into all duct runs to allow at least five (5') of cable to be removed from each end of the installed cable yet providing adequate cable for termination or splicing. Removal of the five feet (5') of cable will eliminate cable damaged by pulling grips from the system.

b) Maximum Pulling Line Tensions.

When pulling cable(s) into conduit, the pulling line used shall have a safe working load rating (minimum) equal to the manufacturer's specification maximum allowable pulling line tensions. An approved hydraulic pressure cable tension monitoring system or dynamometer will be used on all pulls where the cable(s) cannot be pulled by hand.

c) Pulling Eyes and Grips.

Cables shall be pulled into conduit with a pulling eye attached to the cable's conductor or a pulling grip placed over the cable sheath, insulation, or jacket.

d) Pulls with Bends and/or Sweeps.

Extreme care must be exercised when pulling cable into runs containing sweeps or bends. There are two concerns; 1) the cable manufacturer's maximum recommended pulling tension must not be exceeded, and 2) the cable manufacturer's maximum sidewall bearing pressure is not to be exceeded. Different manufacturers of cable have differing requirements as

to the maximum pulling tension depending on the type of pulling used (pulling grips such as "Kellams" or pulling eyes affixed to the cable's conductor). Sidewall bearing pressures are also dependent on the manufacturer. It is the engineer's responsibility to calculate expected cable-pulling tensions and sidewall bearing pressures based on the manufacturer's recommendations. Pulling tension calculations shall be provided to the Hurricane City for approval.

The number of 90-degree and 45-degree elbows will be limited to the following:

- For secondary or primary conduit runs using 4" PVC or less, the number of 90-degree elbows shall be limited to two (2), and if needed one (1) 45-degree elbow may be used in addition to the two (2) 90-degree elbows.
- For primary conduit runs using 6" PVC, the number of 90-degree elbows shall be limited to one (1).
- Any additional elbows (90 or 45-degree) needed to be installed must be approved by HCP.

B. BENDING RADIUS FOR CABLES

The minimum bending radius for both single and multiple conductor cables shall be per manufacturer's specification.

C. BURIAL DEPTH

See Drawings DR-18

D. SOIL COMPACTION

1. Backfill placed over primary and/or secondary cables must be compacted. Machine compaction shall be used after placing a minimum of twelve inches (12") of fill over the conduit.

Refer to the Conduit Installation section for compaction requirements.

E. MULTIPLE PRIMARY CIRCUITS IN ONE TRENCH

1. When the cables comprising two primary circuits (whether single or three-phase) are installed in a common trench the horizontal separation between the two circuits shall be twelve inches (12") minimum.

NOTE: This requirement is not meant to prohibit random lay of different phases of the same circuit in a common trench.

TABLE 2

CLEARANCES FROM UNDERGROUND POWER CABLE TO OTHER UNDERGROUND UTILITIES

Water:	5 Feet horizontal
Sewer:	5 Feet horizontal
Natural Gas:	10 feet horizontal
Cable TV:	1 foot vertical
Phone:	1 foot vertical

City of Hurricane
Underground Construction Standard
Cable End Caps

I. SCOPE

The standard details requirements applicable to cable end caps used to seal ends of primary and secondary cables.

II. GENERAL

A. TEMPORARY CAPS

Cable end caps shall be used for temporarily sealing the ends of primary and/or secondary cables during the periods of time between installation of the cables and completion of splices or terminations and during yard storage. In no case shall the cables be left uncapped or unprotected.

B. PERMANENT CAPS

When the ends of primary and/or secondary cables are to be capped and then buried, left in a manhole, or switchgear, etc. for future use they must be capped with cable end caps.

III. INSTALLATION

A. TEMPORARY CAPS

1. Cut the end of the cable to be capped off to the desired length (square cut).

2. Determine the appropriate cable end cap for primary and secondary cable.

3. Push the cable end cap onto the end of the cable until the mastic in the cap surrounds the cable end.

B. PERMANENT CAPS

1. Cut the end of the cable to be capped off to the desired length (square cut).

2. Determine the appropriate cable end cap for primary and secondary cable.

3. Slip the cable end cap over the cable net.

4. Heat the cable end cap thereby causing it to shrink in diameter and conform to the cable end. This will completely seal the cable end against environmental conditions.

IV. CAUTIONS AND COMMENTS

Caution: Both the temporary and permanent cable end caps have a voltage rating of 600 Volts and **must not** be used to cap energized primary cables.

HURRICANE CITY
Underground Construction Standard
Cable Marking Location

1. SCOPE

This specification details the standard method to be used for making primary and secondary underground cables to indicate the general direction from which each cable extends from a given site.

It also details a method for identifying individual phases in multi-cable primary and secondary cable systems.

II. DEFINITIONS

A. SECONDARY CABLES

All cables with voltage ratings of 600 volts or less including grounding conductors.

B. PRIMARY CABLES

All cables with voltage ratings greater than 600 volts.

III. INSTALLATION

A. DIRECTION IDENTIFICATION

Primary and secondary cables shall be marked with one tag indicating direction or exit from underground facilities (i.e., vaults, primary junction boxes, service holes, manholes, secondary junction boxes, transformers, or splice boxes). This tag shall indicate the general direction of the cable(s) to the next facilities where the cable is located. The tags used must be approved by the Hurricane City staff.

All tags will be labeled with next point of connector (i.e. Transformer 1 to Transformer 2). ~~See Drawings DR-3 AND Drawings DR-4~~

All equipment will be numbered prior to tagging the cable in order to be accurate. The tagging will be inspected by City of Hurricane Power Department personnel prior to energizing.

NOTE: Approved tags (cow tag) can be purchased at any Intermountain Farmers outlet.

B. PHASE IDENTIFICATION

When individual phases in a primary or secondary multi-cable installation are to be identified, bands of colored tape shall be used. Each phase shall be identified with bands as follows:

"A" Phase ……Black
"B" Phase ……Red
"C" Phase ……Blue

SAFETY

Do not shortcut or forget safe working procedures. Regardless of the accuracy of cable labeling, it cannot be relied upon when working and handling cables. The energized status of any individual cable must be tested. Proper cable grounding procedures must be followed.

HURRICANE CITY
Underground Construction Standard
Conduit Installation

I. SCOPE

These standard outline installation details for plastic conduit (PVC) used in underground distribution.

II. DEFINITIONS

A. PLASTIC CONDUIT

Conduit shall be one of the following types:

1. PVC Schedule 40
2. Steel conduit shall not be used without the approval of HCP.

B. BURIAL DEPTH

1. Conduit:

   Vertical distance measured from the surface under which conduits are installed to the center of the conduit nearest the surface.

2. Concrete Encased Conduit

   Vertical distance measured from the surface under which conduits are installed to the top of the concrete envelope surrounding the conduits.

C. SWEEP

Changes in direction of a conduit or group of conduits with an angle of bend of 10 Degrees or less or a radius of bend of fifteen feet (15') or more.

D. Change in direction of a conduit or group of conduits that, due to the angle of bend or radius of bend, cannot be defined as a sweep.

III. APPLICATIONS

A. Refer to drawing DR-18,20 for determining conduit depth and location for primary and secondary cable applications.

B. CONDUIT SIZES

Refer to Drawing DR-18 for determining conduit sizes for primary and secondary conductors.

C. WARNING TAPE

Six-inch (6") red warning tape shall be installed twelve inches (12") below final grade for the length of the entire trench.

IV. INSTALLATION

A. The minimum allowable burial depths for non-encased and concrete encased conduits are shown in the following table.

Table 3
BURIAL DEPTHS-NON-ENCASED AND ENCASED CONDUIT

	Installed Under Paved Surface		All Other Locations	
	Non-Encased Conduit	**Concrete Encased Conduit**	**Non-Encased Conduit**	**Concrete Encased Conduit**
SCH 40 PVC Conduit Secondary	36 Inches	See Notes	36 Inches	See Notes
SCH 40 PVC Conduit Primary	48 Inches	See Notes	48 Inches	See Notes

NOTES:

A. If, in a particular installation, burial depths less than permitted by the table above are required, the reduced burial depths must be approved by the HCP.

B. Concrete encased conduit must be with a three-inch (3") envelope. There must also be six inches (6") of select bedding and eighteen inches (18") of fill on top of the concrete encasement. Drawing DR-19

HURRICANE CITY
Underground Conduit Standard
Conduit Installation

B. TRENCHES FOR CONDUITS

1. Trench Bottoms.

When conduits are direct buried or concrete encased, the bottom of the trench into which the conduits are placed shall be free from rocks exceeding one inch (1") in their largest dimension. When the trench bottom contains rocks exceeding this size requirement, the trench shall be excavated six inches (6") deeper than the burial depth required for the conduits and then backfilled to the required burial depth with sand or screened backfill. Backfill shall be compact to within 95 percent (95%) of the maximum dry density prior to installation of conduit.

2. Trench Backfill

a) Direct Buried Plastic Conduit.

~~At least twelve inches (12") of one inch minus material shall be placed over the conduits. The remaining backfill shall be spoil removed from the trench unless specific backfill requirements exist.~~
The JUT (Utility Trench) trench shall be backfilled with (1") minus material from the bottom of the trench to the top. No spoil material shall be used, unless screened, (1") minus, and is compactable material.

b) Concrete Encased Plastic Conduit.

Concrete encased conduit is not the standard and will only be accepted in extreme circumstances.

c) Drying Time for Concrete Before Backfilling.

Backfill shall not be placed in trenches containing concrete-encased conduits until the concrete has been allowed to set for at least 36 hours.

C. SOIL COMPACTION

Backfill placed over direct buried plastic conduit must be compacted; machine compaction shall not be used within twelve inched (12") of the conduits. For concrete encased plastic conduits, machine compaction may be used without restriction in proximity to the concrete envelope.

~~D. MANHOLES~~

~~When conduits are installed between manholes, they shall be graded to drain towards the manholes whenever possible. The minimum slope necessary to accomplish this is three inches (3") per 100 feet (100') of conduit.~~

E. CONCRETE ENVELOPE REQUIREMENTS

1. Minimum Envelope Dimensions.

   When conduits are encased in concrete, they shall be enclosed by a concrete envelope. See Drawing DR-19.

2. Concrete.

   A three-quarter inch (3/4") minus 3000 PSI mix as per ASTM (American Society for Testing and Materials) C94 specification is required. In all cases a Type 2 modified, or Type 5 cement will be used. Air entraining agents shall not to be used. Slump shall not exceed six inches (6") at site.

3. Conduit Retention

   Weights of approximately 75 pounds or other means may be used to prevent conduits from floating during pouring of the concrete envelope.

F. CONDUIT BENDS AND SWEEPS

1. Minimum Radius

   a) Bends.

      The minimum radius of bends in conduits shall not be less than ten (10) times the diameter of the largest conduit being installed. If smaller minimum bending radii are required, they shall not be less than the manufacturer's recommended minimum bending radii of the cables to be installed in the conduits.

G. SHORING, LAYING BACK, SPOIL PLACEMENT AND RETENTION

When employees must enter a trench to install conduits, the trench shall be shored or laid back and the spoil shall be effectively retained and placed back from the edges of the trench as required by local state and national codes or ordinances to ensure that the employees are not subject to moving ground or cave-ins.

H. If conduit is damaged during installation, damaged section(s) shall be removed and replaced with like conduit and couplings. Use of split ducts for repair of damage during installation is not permitted. A full stock length (usually 10 foot segments) will be used to repair a damaged section. Repair collars will not be allowed.

I. RISER POLE CONDUIT INCLUDES POWER, PHONE, TV

Conduits for a riser pole shall be rigid steel or aluminum shall continue up the pole from the PVC elbow to the top of the riser. The riser pole conduit shall be straight and supported with a six-inch (6") aluminum-strut system. Any crooked or misaligned conduits will not be accepted. The contractor shall install the first ten feet (10') of the riser and one six-inch (6") standoff. The city will provide the rest of the materials for the completion of the power riser at the contractor's expense. Placement and height of riser shall be approved by HCP personnel. See Drawings DR-26.

NOTE: There will be a fee charged for the installations: Please see HCP personnel for current fees. These fees are subject to change without notice.

HURRICANE CITY
Underground Construction Standard
Infrastructure Installation

I. SCOPE

These standards outline installation details for primary equipment(~~manhole~~, transformer pads, splice boxes, switch basements, sectionalizing cabinets, etc..) use in an underground distribution system.

II. INSTALLATION

A. ABOVE GROUND PRIMARY SWITCH BASEMENTS

1. Switch Basement Installation Depth.

   The switch basement shall be installed with the top being within six inches (6”) above the finished grade.

   Splice boxes shall be installed same as switch basements

2. Transformer Pad Installation Depth.

   The transformer pad shall be installed 6” above ~~on the~~ finished grade.

3. Sectionalizing Cabinets Installation

   Sectionalizing Cabinets shall be installed according to Standards Drawings DR-14, DR-21, and DR-22.

B. LOCATION

Primary enclosures shall be located such that adjacent obstacles such as fences, buildings, etc. do not interfere with operation, installation, or maintenance of the enclosures. If less than ten feet (10’) of clear space is to be provided, HCP approval is required.

HURRICANE CITY

Underground Standard
Equipment, Line Location and Right of Way Requirements

I. SCOPE

This standard outlines the location, with respect to property lines, of underground distribution facilities. See Drawings DR-20,21,22

II. BACK LOT AND SIDE YARD LINE INSTALLATIONS

Installation along back lot and side yards will not be allowed. If front installation is not possible, Contact HCP for further review of electrical installation plan.

III. RIGHT-OF-WAY REQUIREMENTS

Before any power system design approval, the property owner or developer will be required to grant Hurricane City the proper easements and rights-of-way.

The standard requirements are as follows:

Residential:

10 feet (10') on the front of each lot or parcel
7.5 feet (7.5') on the sides and back of each lot or parcel

Multi-Building or Condominium:

10 feet (10') ~~around perimeter of each phase~~) on the front of each lot or parcel

Commercial:

15 feet (15') on the front of each lot or parcel
7.5 feet (7.5') on the side and back of each lot or parcel

Common Areas:

The equipment (i.e. transformers, vaults, switches) will be placed along access roads as per standards. If placement along access roads cannot be accomplished as determined by HCP, equipment will be placed with at least ten feet (10') of clearance from any permanent structure.

All power equipment will be designed and installed as per the location drawings contained in these specifications; Drawings DR-20,21,22 in order to assure equipment falls within the established rights-of-way and easements and to maintain consistency of equipment placement throughout the City.

SECTION

IV

HURRICANE CITY
Underground Construction Standard
Primary Junction Installation

I. SCOPE

These standards outline installation details applicable to fused 15 kV, 200 and 600-ampere primary junction installation.

II. INSTALLATION

A. All single-phase pad mount transformers will have a ground sleeve, see Drawing DR-11. All three-phase transformers will be placed on the transformer pad as shown on Drawing DR-10.

B. ~~Fusing requirements for any subdivision or residential development will be reviewed, coordinated, and approved by HCP. As a general guideline, the first tap of the City's main distribution system for a subdivision or residential development will not require a 3-phase vault if the total connected load is less than 400 kVA and provided there is an overhead feeder connection available. If the first tap is for a load greater than 400 kVA or an overhead feeder connection is not available, a 3-phase vault must be installed and paid for by the development. Any development requiring service off an existing underground system must install and pay for sectionalizing equipment if the additional load causes the total load to exceed 400 kVA. These guidelines will also apply to single-phase industrial or commercial facility development.~~

Fusing requirements for any industrial or commercial facility will be reviewed, coordinated, and approved by HCP. Any system that has the potential of serving more than one commercial or industrial location or more than one circuit/feeder such fusing will be determined by HCP and each subdivision or development will be fused according to its needs.

C. Connection requirements vary between the type of service being rendered (residential, commercial, or industrial) and location on the electrical system.

HURRICANE CITY

Underground Construction Standard
Primary Junction Installation

Residential Single-Phase ~~Less Than 400 kVA~~

~~When a proposed subdivision is being planned, if the location permits tapping to an existing overhead feeder that has adequate existing capacity, and if the proposed subdivision connected load is less than 400 kVA, the development can be served by a single-phase tap.~~ The subdivision shall not contain a single transformer larger than 100 kVA. ~~No sectionalizing equipment will be required other than a fused disconnect located on the proposed riser pole. The fuses at the riser pole disconnect shall not be greater than 40T.~~ Fuse sizing must be approved by city staff.

Residential Three-Phase ~~400 kVA-1200kVA~~

~~When the proposed subdivision load exceeds 400 kVA but is less than 1,200 kVA, a three-phase feed into the subdivision must be established.~~ ~~This~~ Subdivision will be tapped via appropriate sectionalizing cabinets or switches, see Drawings DR-14,15 or DR-16,17. ~~to serve single-phase loads up to 400 kVA per phase.~~ Where a switch cabinet is required, no more than nine (9) fused single-phase taps can be fed from the cabinet. Each tap shall have not more than 400 kVA of connected single-phase load. Loads served by such a system shall be balanced by connected transformer kVA per phase. No single transformer shall exceed 100 kVA. A set of three (3) fused disconnects will be provided on the riser pole serving the subdivision. ~~The fuses at the riser pole disconnect shall not be larger than 40T. Fuses on the outgoing lines at the sectionalizing cabinets shall not be larger than 40E~~. Fuse sizing must be approved by city staff.

Residential Three-Phase 1200 kVA-3600kVA

~~When loads proposed for the planned subdivision exceed 1,200 kVA but are less than 3,600 kVA, the subdivision will be served by a three-phase 4/0 AWG feeder. Loads on the feeder will be balanced as near as practical by connected transformer kVA. No single-phase tap (1/0 AWG) shall exceed 400 kVA of connected transformer capacity. Each such single-phase tap will be connected to the backbone feeder via a fused disconnect cabinet. Such fused cabinets will have fuses sized to coordinate with the overhead protective device at the riser pole. The fuses at the riser pole disconnect shall not be larger than 80T. The fuses on the outgoing lines at the disconnect cabinet shall not be larger than 80E. Fuses for outgoing taps less than 1,200 kVA three-phase (400 kVA single-phase) shall not be larger than 40E. Fuse sizing must be approved by city staff.~~

~~Residential Three-Phase Greater Than 3600 kVA~~

~~When loads proposed for the planned subdivision exceed 3,600 kVA the subdivision will be served by a three-phase 750kcmil backbone feeder. Taps to serve single-phase connected kVA of 400 or less are permitted but shall be connected to the feeder by a switched, fused cabinet. Careful pre-planning of the subdivision's electrical system is required to minimize the number of required switched fused cabinets.~~ Where a switch cabinet is required, no more than nine (9) fused single-phase taps can be fed from the cabinet. Each tap shall have not more than 400 kVA of connected single-phase load. ~~Single-phase loads shall be balanced between the phases by balancing connected transformer kVA. Fuses shall be sized based on connected kVA and shall coordinate with the up-line protective devices. Fuses on the outgoing lines at the disconnect cabinet shall not be larger than 80E fuses for outgoing taps~~

HURRICANE CITY
Underground Construction Standard
Primary Junction Installation

~~Less than 1,200 kVA three-phase (400 kVA single-phase) shall not be larger than 40E. HCP personnel shall be consulted early in the planning stage to determine the appropriate maximum fuse size.~~ 750mcm backbone feeders will be required to be looped or developed in such a manner as to have future back feed capabilities.

Commercial Single-Phase ~~Less Than 400 kVA~~
Maximum single-phase load is 400 kVA. No transformer may be larger than 100 kVA. ~~Single-phase taps will be protected by a fused disconnect on the riser pole. The fuses at the riser pole disconnect shall not be larger than 40T.~~ Fuse sizing must be approved by city staff.

Commercial Three-Phase ~~Less Than 1500 kVA~~
~~Maximum load from a riser before applying fused switchgear is 1,500 kVA. No tap shall consist of more than three (3) transformers without the use of fused switchgear. The fuses at the riser pole disconnect shall not be larger than 80T. Fuse sizing must be approved by city staff.~~

~~Commercial Three-Phase 1500 kVA-3600 kVA~~
~~When loads proposed for a planned commercial development exceed 1,500 kVA but are less than 3,600 kVA, the development will be served by a 4/0 AWG feeder and switchgear will be required. When applying fused switchgear, no tap shall consist of more than three (3) transformers totaling 1,500 kVA of connected load. The fuses on the outgoing lines at the switchgear shall not be larger than 80E. Fuses for outgoing taps less than 1,200 kVA three-phase (400 kVA single phase) shall not be larger than 40E. Fuse sizing must be approved by city staff.~~

~~Commercial Three-Phase Greater Than 3600 kVA~~
~~When loads proposed for the planned subdivision exceed 3,600 kVA the subdivision will be served by a three-phase 750mcm backbone feeder.~~ Taps to serve single-phase connected kVA of 400 or less are permitted but shall be connected to the feeder by a switched, fused cabinet. ~~Careful pre-planning of the subdivision's electrical system is required to minimize the number of required switched, fused cabinets~~. Where a switch cabinet is required, no more than nine (9) fused single-phase taps can be fed from the cabinet. Each tap shall have not more than 400 kVA of connected single-phase load. Single-phase loads shall be balanced between the phases by balancing connected transformer kVA. Fuses shall be sized based on connected kVA and shall coordinate with the up-line protective devices. ~~Fuses on the outgoing lines at the disconnect cabinet shall not be larger than 80E~~. HCP personnel shall be consulted early in the planning stage to determine the appropriate maximum fuse size. 750mcm backbone feeders will be required to be looped or developed in such a manner as to have future loop and back feed capabilities.

HURRICANE CITY
Underground Construction Standard
Primary Junction Installation

Residential and Commercial

When fused switchgear is required the developer/customer is responsible to pay a pro-rate share of the current costs for the existing three-phase fused bay. Current costs to be obtained from HCP.

TABLE 4

FUSE SIZES

Description	Location	Fuse Size	Cable Size
Residential Single-Phase Less Than 400 kVA	Riser Pole	40T	1/0
Residential Three-Phase 400 kVA-1200 kVA	Riser Pole Cabinet Outgoing Taps	40T 40E	1/0
Residential Three-Phase Greater Than 3600 kVA	Riser Pole Cabinet Outgoing Taps Cabinet Outgoing Taps Less Than 1200 kVA	80T 80E	4/0
Residential Three-Phase Greater Than 3600 kVA	Cabinet Outgoing Taps Cabinet Outgoing Taps Less Than 1200 kVA	80E 40E	4/0
Commercial Single-Phase Less Than 400 kVA	Riser Pole	40T	1/0
Commercial Three-Phase Less Than 1500 kVA	Riser Pole	80T	4/0
Commercial Three-Phase 1500 kVA-3600 kVA	Cabinet Outgoing Taps Cabinet Outgoing Taps Less Than1200 kVA	80E 40E	4/0 1/0
Commercial Three-Phase Greater Than 3600 kVA	Cabinet Outgoing Taps Cabinet Outgoing Taps Less Than1200 kVA	80E 40E	4/0 1/0

Note: The fuse sizes shown are a maximum. Fuse sizing must be approved by HCP.

HURRICANE CITY
Underground Construction Standard
Primary Junction Installation

III. TESTING BEFORE ENERGIZING

A. LOADBREAK ELBOWS AND INSULATING RECEPTACLES

Primary Junction Installation, which include load-break elbows and/or insulating receptacles, shall be operated before the installation is energized to ensure there is no interference from concentric neutral conductors, adjacent elbows, etc.

B. SWITCHES

Test operate all switches in fused, primary installations prior to energizing to ensure proper operation and that adjacent obstacles such as fences, walls, etc. do not interfere with the switch operating handle.

IV. LOCATION

Primary junction installations shall be located such that adjacent obstacles such as fences, buildings, etc. do not interfere with installation or operation and maintenance of the equipment ~~installation~~.

HURRICANE CITY
Underground Construction Standard
Secondary Junction Installation

I. SCOPE

These standards outline the installation of secondary junction boxes and mobile home park meter pedestals.

II. INSTALLATION

A. BURIAL DEPTS

1. Secondary Junction Boxes.

   Secondary junction boxes shall be installed with 6 inches (6") above final grade and be located six inches (6") behind sidewalk. See drawings DR-12 and DR-13

   Drive over secondary boxes will not be permitted if box contains (1) 500mcm or (2) 350mcm wires. Drive over concrete boxes are not a power department standard and will only be allowed in special circumstances.

2. Mobile Home Park Metering Pedestals.

   Mobile Home Park Metering Pedestals shall be installed to the depth indicated on the pedestal by the manufacturer, see Drawings DR-25.

III. SAFETY

A. LOCKING

1. Secondary Junction Boxes.

   All secondary junction boxes shall be bolted with penta head bolts. Standard tumbler-type locks or other devices are not approved for this application.

2. Mobile Home Park Meter Pedestals.

   The access panel to the unmetered bus in all mobile home park meter pedestals shall be locked with pedestal equipment locks. Standard tumbler type locks or other devices are not approved for this application.

HURRICANE CITY

Underground Construction Standard
Cable Taps (200 Amperes)

I. SCOPE

These standards outline installation details for 200 ampere, 15 kV load break junctions used in underground distribution.

II. INSTALLATION

A. GENERAL

200 ampere, 15 kV load break junctions must be installed in primary enclosures. Not suitable for direct burial.

B. TESTING BEFORE ENERGIZING

Operate load break elbows and insulating receptacles before energizing 200 ampere, 15 kV load break junction installations to ensure:

1. They can be operated without interference from concentric neutral conductors, adjacent elbows, etc.

2. The mounting location of the load break junction is such that rings and covers or doors of primary enclosures, adjacent junctions, etc. do not interfere with operations.

Elbow arrestors or stand-off arrestors or a combination of the two will be required at all locations deemed necessary by HCP.

HURRICANE CITY

Underground Construction Standard
Cable Taps (600 Amperes)

I. SCOPE

These standards outline installation details applicable to 15 kV, 600 ampere spice-tap configuration used in underground distribution systems.

II. INSTALLATION

When assembling 15 kV, 600 ampere spice-tap configurations, a spanner wrench may be used to facilitate installation or removal of connector plugs and reducing tap wells (with or without studs). They are not suitable for direct burial.

III. CAUTIONS

600 Ampere elbows are dead-break and only suitable for operation when de-energized.

SECTION

V

HURRICANE CITY

Underground Standard Transformer Installation

I. SCOPE

These standards outline the installation of single-phase and three phase transformers used in underground distribution.

II. EQUIPMENT

A. PRIMARY SYSTEM CONFIGURATION

1. Single-Phase pad mount transformers.

Single-Phase pad mount transformers should be equipped with two primary bushings for installation in loop or radial feed primary systems.

2. Three-Phase pad mount Transformers.

Three-phase pad mount transformers shall be purchased and installed with six primary bushings and feed through capabilities.

III. INSTALLATION

A. Connect the secondary ground strap, supplied on most pad mount transformers, between the transformer tank wall and the secondary neutral.

B. The soil backfill to be placed around the transformer ground sleeve shall be compacted to within 95 percent (95%) of the maximum dry density to support the transformer. A level pad around all sides of five feet (5') shall be maintained.

CAUTION: Do not disconnect either end of the secondary ground strap unless the transformer is de-energized.

IV. TRANSFORMER SIZING

A. Residential transformers will be incrementally sized based on 8KVA per 200 amperes.

B. Commercial/Industrial transformers will be sized based on **80** ~~60~~ percent (80 ~~60~~%) of the panel size.

HURRICANE CITY
Underground Construction Standard
Transformer Installation

V. TRANSFORMER ORDINANCE

Please refer to the Hurricane City's most recent transformer ordinance.

VI. TRANSFORMER POLICY

It is permissible for a Contractor to acquire transformers from sources other than HCP, provided the transformer(s) fully meets Hurricane City specifications.

It will be the policy of HCP that the electrical contractor will be responsible to ~~furnish~~ provide to HCP, prior to energizing the circuit or transformer, but not limited to, the following:

1. Certified, load loss certificate, by serial number of unit

2. Certificate from manufacturer:
   a) Compliance of standards testing required in the transformer specifications.
   b) Warranty.
   c) Polychlorinated Biphenyl (PCB) certificate.

3. Numbering of Transformer and Information needed
   a) All nameplate information.
   b) Street Address.

It is the responsibility of the Contractor to see that HCP inspector receives transformer information before the final inspection walk through. The City Power inspector will assign a number for each transformer to be painted on the front of transformer.

All appurtenances to the transformers such as, but not limited to, all elbows, neutral grounding bushings (when required), stand-offs, dummy receptacles, etc. will be provided by the contractor. Single-phase transformer secondary bar connectors capable of accepting 6-500mcm copper or aluminum conductors shall be supplied by the Contractor.

Prior to placing a transformer on order, it will be the responsibility of the Contractor to ensure that the transformer distributor is aware of the conditions of the ordinance. It also will be the responsibility of the Contractor to inform HCP of transformers placed on order, size of transformer, project name, and name of transformer distributor.

HURRICANE CITY
Transformer Bid Specifications
Single-Phase Pad-mounted Distribution Transformer

I. SCOPE

II GENERAL

III This specification outlines the electrical characteristics and the mechanical features of single-phase, 60Hz; oil filtered, pad-mounted, dead-front compartmental-type distribution transformers with separable insulated high voltage.

1.2 STANDARDS

1.2.1 All transformers shall be constructed and tested in accordance with latest revision of ANSI C57.12.25 (American National Standards Institute); and the applicable NEMA (National Electrical Manufacturers Association) standards.

1.2.2 No used or remanufactured material or components will be acceptable.

2. RATINGS

2.1 KILOVOLT AMPERE (kVA) RATINGS

2.1.1The standard kVA ratings shall be one of the following:

2.1.1.1 **The standard KVA ratings shall be one of the following: 25 KVA, 37.5 KVA, 50 KVA, 75 KVA, or 100 KVA as required.**

2.1.2 These standard kVA ratings are continuous and based on not exceeding either a 65º C average winding temperature rise or an 80º C hot spot temperature rise. The temperature rise of the insulating oil shall not exceed 65º C when measured near the top of the tank.

2.2 VOLTAGE

2.2.1 The high voltage rating shall be 12470Y/7200 volts. The low voltage rating shall be 240/120 volts. Unless otherwise directed by HCP.

2.3 BASIC IMPULSE INSULATION LEVEL

2.3.1 The basic impulse insulation level (BIL) shall be 95 kV.

HURRICANE CITY
Transformer Bid Specification
Single-Phase Pad-mounted Distribution Transformer

3. CONSTRUCTION

3.1 GENERAL

All transformers shall consist of a transformer tank and a high and low-voltage cable termination compartment. These components shall be assembled as an integral, tamperproof, and weatherproof unit for mounting on a pad. The transformer shall meet the requirements for tamper resistance as set forth by the Western Underground Committee. There shall be no exposed bolts, screws or other fastening devices which are extremely removable. There shall be no openings through which foreign objects such as wires or rods might be inserted to contact live parts.

3.2 HIGH AND LOW-VOLTAGE COMPARTMENT

3.2.1 Access to the high and low-voltage compartment shall be through a hinged door suitable for locking with a padlock.

3.2.2 The high-voltage segment of the compartment shall contain the high voltage terminations and be provided with an elbow accessory parking stand. High voltage will be of the loop type/feed thru configuration.

3.2.3 The low-voltage segment of the compartment shall contain the low-voltage terminations.

3.3 TANK

3.3.1 All transformer tanks shall have sealed tank construction and sufficient strength to withstand a pressure of seven (7) PSIG without permanent distortion.

3.3.2 A tank that has sealed tank construction is one that seals the tank from the atmosphere.

3.3.3 The tank shall remain effectively sealed for a top oil temperature range of -5ºC to 105ºC.

3.4 MAN COVER

3.4.1 Welded main cover construction shall be provided. If access to internal connection for testing is required, a handhole(s) shall be provided.

HURRICANE CITY
Transformer Bid Specifications
Single-Phase Pad-mounted Distribution Transformer

3.5 LOW-VOLTAGE TERMINATIONS

3.5.1 The electrical characteristics of the completely assembled low-voltage terminations shall be:
3.5.1.2 Insulation Class – 1.2kV.
3.5.1.3 Basic Impulse Insulation Level (BIL)-30 kV.
3.5.1.4 One minute withstand – 10 kV.

3.5.2 The terminals of the low-voltage terminations shall be as shown in Figure 4A, Low Voltage Terminals, of American National Standards Institute (ANSI) C57.12.25-latest revision.

3.5.3 The number location and arrangement of the low-voltage terminations shall be as shown I Figure 2, Interchangeability Dimensions-Type 2 Arrangement, of American National Standards Institute (ANSI) C57-12.25-latest revision.

3.5.4 All low-voltage terminations shall be externally bolted to facilitate field replacement.

3.6 HIGH-VOLTAGE TERMINATIONS

3.6.1 All high-voltage terminations shall be 15 kV class universal bushing wells and inserts suitable for use with 15 kV class load-break elbow connectors. NOTE: All load-break bushing inserts shall be provided with the transformer.

3.6.2 All high-voltage terminations shall be externally bolted to facilitate field replacement.

3.6.3 The number, location and arrangement of the high-voltage terminations shall be shown in Figure 2, Interchangeability Dimensions-Type2 Arrangement, of American National Standards Institute (ANSI) C57312.25-latest revision.

3.7 NEUTRAL CONNECTIONS

3.7.1 The H2 end of the high-voltage windings shall be connected to the transformer tank internally and this connection shall be securely grounded to the tank and shall be independent of all other connections.

3.7.2 The low-voltage neutral shall be a fully insulated bushing. A ground pad shall be provided on the outer surface of the tank. A removable ground strap shall be provided and connected between the low-voltage neutral bushing and the ground pad.

HURRICANE CITY
Transformer Bid Specifications
Single-Phase Pad Mounted Distribution Transformer

3.8 CORE AND WINDINGS

3.8.1 One piece core construction is desired. Where other construction is used, minimum assembly joints shall be provided. For approved two-part cores, the core shall be held together with bands and torqued bolts. Crimped banding is not acceptable for ratings over 50 kVA.

3.8.2 Copper or aluminum winding conductors are desired.

3.8.3 Core material may be either silicon steel or amorphous.

3.8.4 Core losses shall be minimized by the core material and core construction.

3.9 INSULATION

3.9.1 All insulating paper used as layer insulation in transformer coils shall be coated on both sides with a thermosetting adhesive and properly cured prior to impregnating with oil or the coils shall be would with primary conductor containing a thermosetting adhesive that when properly cured will form an effective bond.

3.9.2 Insulating/cooling fluid within the tank shall be electrical grade mineral oil or a nonflammable environmentally accepted fluid.

3.9.3 All fluids shall be certified and indicated on the nameplate to be less than 1 parts per million (ppm) polychlorinated biphenyl (PCB) content.

3.9.4 Fluids other than mineral oil shall have submitted with the quotation complete chemical and electrical characteristics and a statement of being non-PCB.

3.10 GROUND CONNECTION

3.10.1 The tank shall have a welded ground lug boss attached on the secondary side of the tank near the bottom of the tank of secondary bushings and attached conductors.

3.10.2 The grounding boss shall be free of paint and shall be 7/16 inch (7/16”) deep and threaded for a one-half inch (1/2”) 13 NC grounding stud or connector.

3.10.3 The tank cover shall have a grounding strap between the cover and the tank.

HURRICANE CITY
Transformer Bid Specifications
Single-Phase Pad-mounted Distribution Transformer

4. ACCESSORY EQUIPMENT

4.1 HIGH-VOLTAGE PROTECTIVE FUSES

4.1.1 All transformers shall be equipped with an externally removable, oil immersed, expulsion fuse, in a load-break bayonet suitable for hot stick operation. This fuse must be designed to protect the transformer in the event of internal or secondary faults or under overload conditions and must be hook stick operable.

4.2 PRESSURE RELIEF DEVICE

4.2.1 Each transformer shall be equipped with self-actuating relief device to relieve slow pressure buildup and to automatically vent when pressure reaches + 10 PSIG and recluses when pressure falls to + 6 PSIG.

4.3 ROLLING, LIFTING, AND MOUNTING FACILITIES

4.3.1 The transformer shall be equipped with lifting provisions of adequate strength and size and arranged on the transformer to permit lifting of the completely assembled and oil filled unit.

4.3.2 An internal flange shall be provided at the base of the high and low-voltage compartment to provide means for mounting the transformer on a pad.

4.4 IDENTIFICATION NAMPLATE

4.4.1 An identification nameplate shall be located in the low-voltage segment of the high and low voltage compartments and shall be readable with cables in place.

4.4.2 If the nameplate is mounted on a removable part, the manufacturer’s name and the transformer serial number shall be permanently affixed to a non-removable part.

4.4.3 The identification nameplate shall conform to Section 6.4, Instruction Nameplate, of American National Standard Institute (ANSI) C57.12.25 latest revision. The nameplate shall also conform to Section 5.12, Nameplates, of American National Standard Institute (ANSI) C57.12.00 latest revision.

HURRICANE CITY
Transformer Bid Specification
Single-Phase Pad-mounted Distribution Transformer

5. TESTING

5.1 All transformers shall be tested in accordance with requirements of American National Standard Institute (ANSI) C57.12.25 latest revision. All transformers shall be capable of withstanding short circuit tests.

6. FINISH

6.1 The transformer shall be given a durable, corrosion resistant, green, or desert tan (as specified) outdoor finish capable of meeting or exceeding EEI finishing requirements.

6.2 All transformer surfaces in contact with the pad shall be designed or treated to minimize corrosion.

7. SHIPPING AND LABELING INSTRUCTIONS

7.1 Transformers shall be mounted on a pallet for shipment.

7.2 A shipping tag indicating the kVA size, manufacturer, voltage ratings, serial number and purchaser order number shall be attached to all transformers.

8. LOSS EVALUATION

8.1 ~~Load and no-load~~ Total losses will be invoiced at $6.85 per watt over allowable losses according to the chart below.

~~No-Load Core Losses~~	~~Load Losses (Copper)~~
~~$6.85/Watt~~	~~$1.75/Watt~~

8.2 Evaluated losses will be calculated by multiplying the appropriate dollars/watt values by guaranteed maximum load losses at maximum nameplate kVA rating and no-load losses at 100 percent voltage. These products will be added to the bid price for evaluation.

8.3 Total watt losses shall not exceed the following:

Single-Phase Pad-mount 120/240 Volt

kVA Rating	Losses in Watts	kVA Rating	Losses in Watts
25 kVA	275 Watts	75 kVA	675 Watts
37.5 kVA	360 Watts	100 kVA	750 Watts
50 kVA	460 Watts	167 kVA	1,310 Watts

HURRICANE CITY
Transformer Bid Specifications
Single-Phase Pad-mounted Distribution Transformer

8.4 If the actual tested loss values exceed the guaranteed maximum values stated in the proposal of the Contractor, the Contractor will be charged a penalty value for every kilowatt by which the actual tested transformer losses exceed the guaranteed maximum losses upon which the proposal was evaluated. This penalty value will be the difference between the total actual test loss evaluation and the total guaranteed bid loss evaluation. ~~based on the evaluation factors as follows:~~

~~No-Load Core Losses~~	~~Load Losses (Copper)~~
~~$6.85/Watt~~	~~$1.75/Watt~~

8.5 All actual tested loss data will be supplied ~~transmitted~~ to HCP within five (5) days after shipment of the transformers.

9. VENDOR EVALUATION

9.1 Vendor evaluations, as well as loss evaluations, will be used to determine the low bidder. Delivery dates will be of prime concern during the bid evaluation.

10. EXCEPTIONS

10.1 Exceptions to this Specifications shall not be accepted, unless approved by HCP. Any exceptions shall be noted in the proposal.

11. WARRANTY

11.1 Manufacturer shall warrant to purchaser that the apparatus or service to be furnished hereunder shall be of the highest quality and free from defects in material, workmanship, and title and will be of the kind designated in the pertinent purchase order. The Manufacturer's warranty shall be effective for a period of twelve (12) months after the date of shipment to Purchaser.

11.2 The Manufacturer shall guarantee that all transformers furnished under this specification are of first-class material and workmanship throughout, that they have been tested in accordance with this specification, and that the results of the tests comply with the requirements of this specification, and, in lieu of other claims against it, agrees to replace or repair:

11.2.1 Any transformer found to be defective in material or workmanship or found not to be in compliance with the requirements of this specification before or during installation of the transformer.

11.2.2 Any transformer fail during normal and proper use within the manufacturer's guarantee period which shows defects of materials or workmanship.

11.2.3 All transformers must be of new construction, no remanufactured transformers will be accepted. New construction means not used and is less than 2 years old.

HURRICANE CITY
Transformer Bid Specifications
Three-Phase Pad-mounted Distribution Transformer

1. SCOPE

1.1 GENERAL

This specification outlines the electrical characteristics and the mechanical features of dead-front outdoor three-phase, 60 Hz, oil immersed, self-cooled pad-mounted, compartment-type distribution transformer with separable insulated high voltage connectors.

1.2 STANDARDS

1.2.1 All transformers shall be constructed and tested in accordance with latest revision American Standards Institute (ANSI) C57.12.26, and the applicable National Electrical Manufacturers Association (NEMA) standards.

1.2.2 No used or remanufactured material or components will be acceptable. All transformers must be of new construction, no remanufactured transformers will be accepted. New construction means not used and is less than 2 years old.

2. RATINGS

2.1 KILOVOLT AMPERE (kVA) RATINGS

2.1.1 The standard kVA ratings shall be on of the following:

2.1.1.1 75 kVA, 112.5 kVA, 150 kVA, 225 kVA, 300 kVA, 500 kVA, 750 kVA, 1000 kVA, 1500 kVA, or 2000 kVA as required.

2.1.2 These standard kVA ratings are continuous and based on not exceeding either a 65º C average winding temperature rise or an 80º C hot spot temperature rise. The temperature rise of the insulating oil shall not exceed 65º C when measured near the top of the tank.

2.2 VOLTAGE

2.2.1 The high voltage rating shall be 12470Y/7200 volts. The low voltage rating shall be 208Y/120 volts or 480Y/277 volts as required, unless otherwise directed and approved by HCP. Transformer must be wound in a Wye-Wye scenario.

2.3 TAP RATINGS

2.3.1 The transformers shall be equipped with: (2) 2-1/2 percent taps above and (2) 2-1/2 percent taps below normal voltage. All taps shall be full capacity taps.

HURRICANE CITY
Transformer Bid Specifications
Three-Phase Pad-mounted Distribution Transformer

2.3.2 Tap changing to be through the wall in the high voltage connection compartment for external to tank adjustment.

2.3.3 Taps shall have the positions of the changer clearly marked to indicate actual voltage on the primary, or as a percentage (%) of above and below normal primary voltage.

2.3.4 Taps shall be operable only with the transformer de-energized.

2.4 BASIC IMPULSE INSULATION LEVEL

2.4.1 The basic impulse insulation level (BIL) shall be 95 kV.

3. CONSTRUCTION

3.1 GENERAL

3.1.1 All transformers shall consist of a transformer tank and a high and low-voltage cable termination compartment. These components shall be assembled as an integral, tamperproof, weatherproof unit for mounting on a pad. The transformer shall meet the requirements for tamper resistance as set forth by the Western Underground Committee. There shall be no exposed bolts, screws or other fastening devices which are externally removable. There shall be no openings through which foreign objects such as wires or rods might be inserted to contact live parts.

3.2 TANK

3.2.1 Transformer tank shall be suitable for outdoor installation. The tank shall be of a construction that effectively seals the tank interior from the atmosphere but will allow entry for service.

3.2.2 Construction of the seal shall maintain the integrity of the seal over an operating oil temperature range of -5º C to 105º C.

3.2.3 Tank construction shall be such that it has sufficient strength to withstand a pressure of seven (7) PSIG without permanent distortion.

3.3 HIGH AND LOW-VOLTAGE COMPARTMENT

3.3.1 The high and low-voltage cable terminating compartment shall:

3.3.1.1 Be compartmentalized into high-voltage and low-voltage segments by a suitable barrier.

3.3.1.2 Includes two doors, one for the high-voltage segment and one for the low-voltage segment. These doors shall have stainless steel hinges and pins and three-point latching with provisions for padlocking. Unlocking the padlock shall permit access to the low-voltage segment of the terminating compartment only. Access to the high-voltage segment of the terminating compartment shall not be attained until an additional fastening device has been released.

3.3.1.3 Meet the dimensional requirements of Figure 7 – Compartment Designations and Specific Dimensions for Loop-Feed and Radial-Feed Transformers, of ANSI Publication C57.12.26 latest revision.

3.3.1.4 The high-voltage compartment shall be equipped with accessory elbow stands for each elbow.

3.4 TERMINATION ARRANGEMENT AND DIMENSIONS

3.4.1 The termination arrangements and dimensions for Figures 6, 7, and 8 of ANSI Publication C57.12.26 latest revision shall be applicable to this specification. Figure 6 – Specific Dimensions for Loop-Feed Transformers Figure 7 – Compartment Designations and Specific Dimension for Loop-Feed and Radial-Feed Transformers.
Figure 8 – Low-Voltage Terminal Arrangements and Specific Dimensions

3.5 HIGH-VOLTAGE TERMINATIONS

3.5.1 Configuration – The configuration of the high-voltage terminations shall be Loop Feed (ANSI C57.1226 latest revision)

3.5.2 Type – The high-voltage terminations shall be 15 kV class universal bushing wells and inserts suitable for use with 15 kV class load-break elbow connectors.
The continuous current rating shall be 200 Amps.

NOTE: All load-break bushing inserts shall be provided with transformer.

3.6 LOW-VOLTAGE TERMINATIONS

3.6.1 Terminals – The terminals of the low-voltage terminations shall be as shown in Figure 9A, 9B, or 9C of ANSI Publication C57.12.26 latest revision for the applicable transformer size Figure 9 – Low-Voltage Terminals.

3.6.2 Configuration – The configuration of the low-voltage terminations shall be as shown in Figure 8 – Low-Voltage Terminal Arrangements and Specific Dimensions.

3.6.3 Secondary low-voltage bushings shall include a full capacity neutral (grounded conductor) bushing.

3.6.4 The electrical characteristics of the completely assembled low-voltage bushing and terminals shall be:

3.6.4.1 Insulation Class – 1.2 kV.

3.6.4.2 Basic Impulse Insulation Level (BIL) – 30 kV.

3.6.4.3 One minute withstand – 10 kV.

3.6.5 Internal connections to the secondary bushings shall be by lugs welded to the secondary conductor and bolted to the bushing stud.

3.7 FUSING EQUIPMENT

3.7.1 The transformer shall be equipped with externally removable, oil immersed, expulsion fuses in load-break bayonets, in series with under oil partial range current limiting fuses.

3.7.2 All under oil fuses shall be easily accessible through a large "hand hole" in the high voltage compartment. The hand hole shall be large enough and placed in such a location that all internal fusing elements will be "within" the hand hole area. In no case shall the hand hole area be smaller than 10 inches by 12 inches (10" X 12") unless approved in writing by HCP. The hand hole cover shall be tamper resistant and its locking device shall be accessible from inside the high voltage or low voltage transformer compartment.

3.7.3 The transformer shall be equipped with an under oil partial range current limiting fuse. The bayonet expulsion fuses and backup current limiting fuses shall be coordinated to ensure that the current limiting fuse will only operate on faults internal to the transformer. The current limiting fuse used shall have an interrupting rating of 50,000 Amp (minimum) symmetrical.

3.8 CORE AND WINDINGS

3.8.1 All transformers must be wye-wye connected windings and shall have four – or five-legged core construction or shall otherwise include provisions to prevent excessive tank heating. The core construction or other provisions for preventing tank heating shall be adequate for unbalanced loading conditions of one or more of the primary phases of the transformer being energized from the same (single-phase) source.

3.8.2 One-piece core construction is desired. Where other construction is used, minimum assembly joints shall be provided. For approved two-part cores, the core shall be held together with bands and torqued bolts. Crimped banding is not acceptable for ratings over 50 kVA.

3.8.3 Copper winding conductors are desired.

3.8.4 Core material may be either silicon steel or amorphous.

3.8.5 Core losses shall be minimized by the core material and core construction.

3.8.6 Transformers shall be equipped with a common H0X0 bushing with a copper grounding strap to the transformer case.

3.9 INSTALLATION

3.9.1 All insulating paper used as layer insulation in transformer coils shall be coated on both sides with a thermosetting adhesive and properly cured prior to impregnating with oil, or the coils shall be wound with primary conductor containing a thermosetting adhesive that when properly cured will form an effective bond.

3.9.2 Insulating/cooling fluid within the tank shall be electric grade mineral oil or a less flammable, environmentally accepted fluid where required.

3.9.3 All fluids shall be certified and indicated on the nameplate to be less than 1 parts per million (ppm) polychlorinated biphenyl (PCB) content.

3.9.4 Fluids other than mineral oil shall have submitted with the quotation complete chemical and electrical characteristics and a statement of being non-PCB.

3.10 PRESSURE RELIEF DEVICE

3.10.1 Each transformer shall be equipped with a self-actuating relief device to relieve slow pressure buildup and to automatically vent when pressure reaches + 10 PSIG and recloses when pressure falls to +9 PSIG.

3.11 MOUNTING AND LIFTING

3.11.1 Mounting shall be suitable for concrete pad mounting. Provide suitable anchorage brackets for Seismic Zone3.

3.11.2 The tank shall have lifting provisions of adequate strength; size and arrangement on the transformer to permit lifting the transformer in an upright position when filled with insulating fluid.

3.12 GROUND CONNECTION

3.12.1 The tank shall have a welded ground lug boss attached on the secondary side of the tank near the bottom of the tank, clear of secondary and attached conductors.

3.12.2 The grounding boss shall be free of paint and shall be 7/16 inch (7/16") deep and threaded for a one-half (1/2") 13 NC grounding stud or connector.

3.12.3 The tank cover shall have a grounding strap between the cover and the tank.

3.13 ACCESSORIES

3.13.1 ANSI C57.12.26, latest revision, standard accessories shall be provided.

4. FINISH

4.1 The transformer shall be given a durable, corrosion resistant, non-chalking, green or desert tan (as specified) outdoor finish capable of meeting or exceeding EEI finishing requirements.

5. SHIPPING AND IDENTIFICATION

5.1 SHIPPING

5.1.1 Transformers shall be mounted on a pallet for shipment.

5.2 IDENTIFICATION

5.2.1 The nameplate shall contain the manufacturers name, address, kVA, primary voltage, secondary voltage(s), % impedance, rated temperature rise, a wiring diagram indicating connections and voltages with polarity (additive or subtractive), core losses (no load and full load), insulating fluid identification, and PCB content, weight when full, manufacturer part (catalogue) number, and serial number unique to the transformer.

HURRICANE CITY
Transformer Bid Specifications
Three-Phase Pad-mounted Distribution

5.2.2 The nameplate shall conform to ANSI standards C57312.00 and C57.12.26 latest revisions.

5.2.3 The nameplate shall be mounted on a permanently attached backing plate with welds or rivets. Removable nameplates or nameplates attached to removable parts will not be accepted.

6. TESTING

6.1 All transformers shall be tested in accordance with requirements of American National Standard Institute (ANSI) C57.12.26 latest revision. All transformers shall be capable of withstanding short circuit tests.

7. LOSS EVALUATION

7.1 ~~Load and no-load losses will be evaluated as follows:~~ Total losses will be invoiced at $6.85 per watt over allowable losses according to the chart below.

~~No-Load Core Losses~~	~~Load Losses (Copper)~~
~~$6.85/Watt~~	~~$1.75/Watt~~

7.2 Evaluated losses will be calculated by multiplying the appropriate dollars/watt values by guaranteed maximum load losses at maximum nameplate kVA rating and no-load losses at 100 percent voltage. These products will be added to the bid price for evaluation.

7.3 Total watt losses shall not exceed the following:

3-Phase Pad-mount 120/208 Volt

kVA Rating	Losses in Watts	kVA Rating	Losses in Watts
75 kVA	815 Watts	300 kVA	2,380 Watts
112.5 kVA	1,125 Watts	500 kVA	4,060 Watts
150 kVA	1,300 Watts	750 kVA	6,500 Watts
225 kVA	1,950 Watts	1000 KVA	8,980 Watts

3-Phase Pad-mount 277/480 Volt

kVA Rating	Losses in Watts	kVA Rating	Losses in Watts
150 kVA	1,385 Watts	750 kVA	4,500 Watts
225 kVA	2,000 Watts	1,000 kVA	6,500 Watts
300 kVA	2,460 Watts	1,500 kVA	10,500 Watts
500 kVA	4,325 Watts	2,000 kVA	14,000 Watts

HURRICANE CITY
Transformer Bid Specifications
Three-Phase Pad-mounted Distribution Transformer

7.4 If the actual tested loss values exceed the guaranteed maximum loss values stated in the proposal of the Successful Bidder, the Successful Bidder (Seller) will be charged a penalty value for every watt by which the actual tested transformer losses exceed the guaranteed maximum losses upon which the proposal was evaluated. This penalty value will be the difference between the total actual test loss evaluation and the total guaranteed bid loss evaluation. ~~based on the evaluation factors as follows:~~

~~No-Load Core Losses~~	~~Load Losses (Copper)~~
~~$6.85/Watt~~	~~$1.75/Watt~~

7.5 All actual tested loss data will be supplied ~~transmitted~~ to HCP within five (5) days after shipment of the transformers.

8. VENDOR EVALUATION

8.1 Vendor evaluations, as well as loss evaluations, will be used to determine the low bidder. Delivery dates will be of prime concern during the bid evaluation.

9. EXCEPTIONS

9.1 Exceptions to this Specification shall not be accepted, unless approved by HCP. Any exceptions shall be noted in the proposal.

10. WARRANTY

10.1 Manufacturer shall warrant to Purchaser that the apparatus or service to be furnished hereunder shall be of the highest quality and free from defects in material, workmanship, and title and will be of the kind designated in the pertinent purchase order. The Manufacturer's warranty shall be effective for a period of twelve (12) months after the date of shipment to Purchaser. Terms of Manufacturer's warranty shall be included in the bid proposal and will be a criterion for evaluation of the proposal.

10.2 The Manufacturer shall guarantee that all transformers furnished under this specification are of first-class material and workmanship throughout, that they have been tested in accordance with this specification, and that the results of the tests comply with the requirements of this specification, and in lieu of other claims against it, agrees to replace or repair:

10.2.1 Any transformer found to be defective in material or workmanship or found not to be in compliance with the requirements of this specification before or during installation of the transformer.

10.2.2 Any transformer fail during normal and proper use within the Manufacturer's guarantee period which shows defects of materials or workmanship.

SECTION

VI

HURRICANE CITY

Underground Construction Standard
Secondary Line and Meter Installation
Residential Subdivisions

I. SCOPE

These standards outline minimum requirements for the service equipment, service conductors, etc., installed from the secondary junction box to and including the meter, for residential subdivisions.

It also includes information necessary to determine ownership maintenance responsibility for associated conductors, equipment, etc.

II. APPLICATION

A. GENERAL

This standard shall be used as a guideline for determining whether or not the service equipment, service conductors, etc. that comprise the secondary service meet all applicable national, state, and local codes and ordinances and HCP requirements.

III. DEFINITIONS

A. SERVICE EQUIPMENT, See Drawings DR-24, DR-25.

The equipment, containing the disconnecting means and overcurrent protective devices, located near the point of entrance of supply conductors to a building, and intended to constitute the main control and means of cutoff of the supply to a building.

B. UNDERGROUND SERVICE CONDUCTORS

The underground supply conductors that extend from the City's secondary junction box to the metering provision.

C. GROUNDING ELECTRODE

Grounding shall be done through a UFER grounding system, or per latest building code requirements.

D. GROUNDING ELECTRODE CONDUCTOR

The conductors used to connect the grounding electrode to the grounded conductor of the underground service.

E. BURIAL DEPTH

Underground service conductors will be installed in conduits with supplemental protective covering or in raceways.

The vertical distance from the surface under which the conduit, supplemental protective covering, or raceway is installed, to the portion of the conduit, supplemental protective covering, or raceway nearest the surface.

F. METERING PROVISIONS

The enclosures, meter sockets, switch boxes, conduit, conduit elbows, etc. required to provide a place for mounting a National Electrical Manufacturers Association (NEMA) meter enclosure, required for installation of a meter.

G. SERVICE RISER

Conduit, conduit elbow, etc. that extend from the bottom of the service trench to the meter mounting provisions and main disconnecting means and enclose the service conductors.

H. SERVICE CONDUIT

Non-metallic conduit into which underground service conductors are pulled, excluding service risers.

IV. CODES

A. Underground services shall be installed in accordance with applicable HCP requirements and local, state, and national codes and ordinances.

B. All equipment and conductors installed shall meet or exceed applicable HCP requirements and local, state, and national codes and ordinances.

V. INSTALLATION

A. Type.

All underground service conductors shall be type USE (underground service.)

B. Protection.

Underground service conductors shall be protected by installation in conduit (PVC Schedule 40).

C. Splices.

Underground service conductors shall not be spliced.

D. Installation Methods

a) In Conduit.

Underground service conductors pulled in conduit; care shall be taken to ensure that the conductors are not damaged during the pulling operation. Pulling tensions shall be monitored to ensure proper installation.

E. Grounding Requirements

A grounding electrode shall be connected via grounding electrode conductor to the underground service conductors (grounded conductors only) on the line side of and/or within the service disconnecting means.

F. Size.

The underground service conductors shall have adequate ampacity to supply the load requirements of the premises served by the conductors. The City of Hurricane Power Department requires that all services less than 150 amperes be served by 2/0 aluminum conductor and services between 150-200 amperes be served by 4/0 aluminum conductor. Above 200 amperes, the service conductor will be a minimum of 350kcmil aluminum conductor.

VI. SERVICE EQUIPMENT

1. Continuous Current Rating

   All service equipment shall have a minimum current rating of 100 amperes.

2. Short Circuit Current Rating.

   Service equipment and its overcurrent protective devices shall have short circuit current ratings greater than or equal to the short circuit current available at their supply terminals.

C. SERVICE DISCONNECT MEANS

All service disconnecting means shall have a current rating of not less than 100 amperes unless otherwise permitted by federal, state, or local authorities.

When multiple switches or circuit breakers are used as the disconnecting means, their combined current rating shall not be less than 100 amperes unless otherwise permitted by federal, state, or local authorities.

D. SERVICE CONDUIT

1. General.

   Service conduit installations shall be carefully designed (length, number of bends, bend radii, etc.) to ensure that the underground service conductors can be pulled into and through the conduit without damage.

2. Burial Depth.

   Burial depths for service conduits shall be a minimum of 24 inches (24”).

HURRICANE CITY
Underground Construction Standard
Secondary Line and Meter Installation
For Residential Subdivisions

3. Trench Requirements.

a) Trench Bottoms.

When conduits are direct buried or concrete encased, the bottom of the trench into which the conduits are placed shall be free from rocks exceeding one inch (1") in their largest dimension. When the trench bottom contains rocks exceeding this size requirement, the trench shall be excavated six inches (6") deeper than the burial depth required for the conduits and then backfilled to the required burial depth with compacted sand or clean backfill.

b) Trench Backfill.

The JUT (Joint Utility Trench) trench shall be backfilled with (1") minus material from the bottom of the trench to the top. No spoil material shall be used, unless screened, (1") minus, and is machine compactable material.

E. METERING PROVISIONS

1. General.

a) Typical requirements for meter mounting provisions for residences are shown on Drawings DR-24, when meter mounting provisions different from those shown are required, HCP shall detail specific metering provision requirements.

b) The meter mounting provisions must be installed in a true vertical plane.

c) Meter mounting provisions with extruded or cast aluminum meter jaws shall not be used.

d) Remote metering will not be allowed for new construction or rebuild/add on construction jobs.

e) The meter main will provide a disconnect.

f) All external exposed stand off conduit must be rigid steel and wrapped with anticorrosion tape where buried.

HURRICANE CITY
Underground Construction Standard
Secondary Line and Meter Installation
For Residential Subdivisions

2. Location.

a) Meters **shall not** be located in carports, breezeways, covered or screened porches, or other areas that might be enclosed at some future date.

b) The area on either side of a door or swinging window equal to the width of the door or swinging window is unacceptable as a meter location.

c) **A level standing and working surface of 48 inches x 48 inches (48" x 48") shall be provided in front of all meters. Meters shall not be located behind fenced in areas.**

d) Meters shall be set at a height of five feet six inches to six feet six inches (5'6" to 6'6").

e) **Meters shall be installed on front of the structure (side of building facing the street) or within the first ten feet (10') of the front of the structure**.

f) Meters must be accessible to the City Meter Reader and shall not be hindered by animals, landscape, fences, etc.

F. SECONDARY DISTANCES

The distances from HCP transformer that secondary cable can be run due to voltage drop limitations are listed below. These limitations are based on the distribution transformer having the capacity to adequately serve the load.

The maximum secondary cable distances are based on:

- Aluminum conductors in non-magnetic conduit
- A five volt (5V) drop across the secondary cable
- Up to 100 amperes of load current in the first table
- Up to 200 amperes of load current in the second table
- 0.95 load power factor

The voltage drop calculations are based on Table 13 from the ANSI/IEEE Standard 141-1986, IEE Recommended Practice for Electric Power Distribution (IEEE Red Book).

HURRICANE CITY
Underground Construction Standard
Secondary Line and Meter Installation
For Residential Subdivisions

Table 5

SECONDARY 600V CABLE LENGTHS
RESIDENTIAL – UP TO 100 AMPERES

Conductor	Maximum Distance
1/0 AWG	150 feet
2/0 AWG	185 feet
4/0 AWG	280 feet

Table 6

SECONDARY 600 V CABLE LENGTHS
RESIDENTIAL – UP TO 200 AMPERES

Conductor	Maximum Distance
4/0 AWG	140 feet
350 kcmil	225 feet
500 kcmil	295 feet

The residential subdivision design should consider the location of the power source as close as possible to the center of the load to keep voltage drop within satisfactory limits.

HURRICANE CITY

Underground Construction Standard
Secondary Line and Meter Installation
For Mobile Home and Trailer Parks

I. SCOPE

These standards outline minimum requirements for service equipment, service conductors, etc. for mobile homes and trailer parks.

II. DEFINITIONS

A. SERVICE EQUIPMENT

The equipment containing the disconnecting means, overcurrent protective devices, and receptacle or other means for connection of a mobile home feeder assembly. This equipment shall be located adjacent to and not mounted in or on the mobile home.

B. FEEDER ASSEMBLY

The underground feeder conductors, including the grounding conductor together with the necessary fittings and equipment or a power supply cord designed to connect a mobile home to its metering provisions.

C. The conductors connecting the service equipment to the distribution panel inside the mobile home. There shall be four (4) conductors; one (1) of which shall be identified by a continuous green color or a continuous green color with one (1) or more yellow stripes for use as a grounding conductor.

D. As a minimum, a 5/8-inch x 8foot (5/8" X 8') ground rod shall be used as the grounding electrode. When a metal underground water pipe system is available the water pipes and the ground rod shall be used as grounding electrodes.

E. GROUNDING ELECTRODE CONDUCTORS

The conductors used to connect the grounding electrode to the grounded conductor of the underground service.

HURRICANE CITY
Underground Construction Standard
Secondary Line and Meter Installation
For Mobile Home and Trailer Parks

F. BURIAL DEPTH

1. Underground service conductors installed in conduits with supplemental protective covering or in raceways.

   The vertical distance from the surface under which the conduit, supplemental protective covering or raceway is installed to the portion of the conduit, supplemental protective covering or raceway nearest the surface.

G. METERING PROVISIONS

The enclosures, meter sockets, switch boxes, conduit, conduit elbows, etc., required to provide a place for mounting ring type socket meters, required for measuring usage of electrical energy.

III. CODES

A. INSTALLATION

Underground services shall be installed in accordance with the applicable HCP requirements and local, state, and national codes and ordinances.

B. EQUIPMENT AND CONDUCTORS

All equipment and conductors installed shall meet or exceed applicable HCP requirements and local, state, and national codes and ordinances.

IV. INSTALLATION

A. FEEDER ASSEMBLY

All conductors in the feeder assembly shall be insulated, color-coded, and installed without splices.

B. GROUNDING

The neutral conductor and the grounding conductor shall be bonded together only at the service equipment, not on or within the mobile home.

HURRICANE CITY
Underground Construction Standard
Secondary Line and Meter Installation
For Mobile Home and Trailer Parks

C. Continuous Current Rating.

1. Continuous Current Rating.

Mobile home service equipment shall have a 100-ampere minimum rating unless otherwise permitted by federal, state, or local authorities.

2. Short Circuit Rating.

Service equipment and its overcurrent protective devices shall have short circuit current ratings greater than or equal to the short circuit current available at their supply terminals.

D. PROTECTIVE EQUIPMENT SIZING

The service equipment shall contain a properly rated fused disconnect switch or a circuit breaker corresponding to the load requirements of the mobile home.

E. BURIAL DEPTHS

The minimum burial depths shown as follows shall apply to mobile home underground service and underground feeder assembly conductors.

1. Direct Buried Plastic Conduit – 24 inches (24”)

F. CONDUCTORS

Underground service conductors shall be type USE (underground service entrance) and underground feeder assembly conductors shall be type USE or UF.

G. METERING PROVISIONS

1. Individual Meters.

Typical requirements for meter mounting provisions for mobile homes and trailers with individual meters are shown on Drawing DR-25. When meter mounting provisions different from those shown are required, specific meter mounting provision requirements shall be detailed by HCP.

HURRICANE CITY
Underground Construction Standard
Secondary Line and Meter Installation
For Mobile Home and Trailer Parks

2. Single Meter.

When mobile home parks or trailer courts are metered at a single point, the metering provisions at that point shall be detailed by HCP.

3. General Requirements.

a) Metering provisions must be installed in a true vertical plane.

b) Metering provisions with extruded or cast aluminum meter jaws shall not be used.

c) A level standing and working surface of 40 inches X 40 inches (40" X 40") ~~30 inches X 30 inches (30" X 30")~~ shall be provided in front of all meters, permitting ready access to the meter.

d) The area on either side of a door or swinging window equal to the width of the door or swinging window is unacceptable as a meter location.

e) Mobile home meter pedestals shall be constructed and installed so that the vertical distance from the ground level to the centerline of the meter is 30 inches (30") minimum to 72 inches (72") maximum.

f) Meter will be located at nearest supply point as determined by HCP.

g) Meters must be accessible to the City meter reader and shall not be hindered by animals, landscape, fences, etc.

h) **The meter main will provide a disconnect. All 400 amp meter sockets shall contain a lever bypass**

HURRICANE CITY
Underground Construction Standard
Secondary Line and Meter Installation
For Apartments and Condominiums

I. SCOPE

These standards outline minimum requirements for the service equipment, service conductors, etc. for apartments and condominiums.

It also includes information necessary to determine ownership and maintenance responsibility for associated conductors, equipment, etc.

II. APPLICATION

A. GENERAL

This specification shall be used as a guideline for determining whether or not the service equipment, service conductors, etc. that comprise the secondary service meet all applicable national, state and local codes and ordinances and HCP.

B. SERVICE CONNECTION CRITERIA

1. Services inspected by inspecting authority

   Underground services **shall not** be connected to the City electrical system until:

   a) Hurricane City authorized personnel has certified that the service is in compliance with applicable local, state and national codes and ordinances.

III. DEFINITIONS

A. SERVICE EQUIPMENT

The equipment, containing the disconnecting means and overcurrent protective devices, located near the point of entrance of supply conductors to a building, and intended to constitute the main control and means of cutoff of the supply to a building.

B. UNDERGROUND SERVICE CONDUCTORS

The underground supply conductors that extend from the utility's secondary system to the customer's meter.

HURRICANE CITY
Underground Construction Standard
Secondary Line and Meter Installation
For Apartments and Condominiums

C. GROUNDING ELECTRODE – ALL LOCATIONS

As a minimum, a 5/8 inch X 8 foot (5/8" X 8') ground rod shall be used as the grounding electrode. When a metal underground water pipe system is available on the premises, the water pipe system and the ground rod shall be used as grounding electrodes.

D. GROUNDING ELECTRODE CONDUCTORS

The conductors used to connect the grounding electrode to the grounded conductor of the underground service.

E. BURIAL DEPTH

Minimum of 24 inches (24") cover.

F. METERING PROVISIONS

The enclosures, meter sockets, switch boxes, conduit, conduit elbows, etc. required to provide a place for mounting ring type socket meters, required for measuring usage of electrical energy.

IV. CODES

A. INSTALLATION

Underground services shall be installed in accordance with HCP applicable requirements and local, state and national codes and ordinances.

B. EQUIPMENT AND CONDUCTORS

All equipment and conductors installed shall meet or exceed applicable HCP requirements and local, state and national codes and ordinances.

HURRICANE CITY

Underground Construction Standard
Secondary Line and Meter Installation
For Apartments and Condominiums

V. INSTALLATION

A. UNDERGROUND SERVICE CONDUCTORS

1. Burial Depths.

   The minimum burial depth for conduit protected burial underground service conductors shall be 24 inches (24”).

2. Type.

   All underground service conductors shall by type USE (underground service entrance).

3. Protection.

   Underground service conductors should be installed in rigid nonmetallic conduit approved for the purpose (PVC Schedule 40).

4. Splices.

   Underground service conductors shall not be spliced.

5. Installation Methods.

   a) In Conduit.

      Underground service conductors shall be pulled in conduit. Care shall be taken to ensure that they are not damaged during the pulling operation. Pulling tension shall be monitored to ensure proper installation.

6. Grounding Requirements.

   A grounding electrode shall be connected, via grounding electrode ` conductors, to the underground service conductors (grounded conductors only) on the line side of an/or within the service disconnecting means.

HURRICANE CITY
Underground Construction Standard
Secondary Line and Meter Installation
For Apartments and Condominiums

7. Size.

a) Service Conductors Owned and Maintained by Customer.

The underground service conductors shall have adequate ampacity to supply the load requirements of the premises served by the conductors. HCP requires that all services less than 150 amperes be served by 2/0 aluminum conductors and services between 150-200 amperes be served by 4/0 aluminum conductor. Above 200 amperes the service conductor will be a minimum of 350kcmil aluminum conductor.

B. SERVICE EQUIPMENT

1. Continuous Current Rating.

All service equipment shall have a minimum current rating of 100 amperes unless otherwise permitted by federal, state, or local authorities.

2. Short-Circuit Current Rating.

Service equipment and its overcurrent protective devices shall have short circuit current ratings greater than or equal to the short circuit current available at their supply terminals.

C. SERVICE DISCONNECTING MEANS

All service disconnecting means shall have a current rating of nor less than 100 amperes unless otherwise permitted by federal, state, or local authorities.

~~When multiple switches or circuit breakers are used as the disconnecting means, their combined current rating shall not be less than 100 amperes unless otherwise permitted by federal, state, or local authorities.~~

D. SERVICE CONDUIT

1. General

Service conduit installations shall be carefully designed (length, number of bends, bend radii, etc.) to ensure that underground service conductors can be pulled into and through the conduit without change.

HURRICANE CITY
Underground Construction Standard
Secondary Line and Meter Installation
For Apartments and Condominiums

2. Burial Depths.

Minimum burial depths for service conduits shall be as follows:

Non-Metallic Conduit – 24 inches (24”).

3. Trench Requirements.

a) Trench Bottoms.

When conduits are direct buried or concrete encased, the bottom of the trench into which the conduits are placed shall be free from rocks exceeding one inch (1”) in their largest dimension. When the trench bottom contains rocks exceeding this size requirement, the trench shall be excavated six inches (6”) deeper than the burial depth required for the conduits and then backfilled to the required burial depth with compacted sand or screened backfill.

b) Trench Backfill.

1) Non-Metallic Conduit.

At least twelve inches (12”) of compacted sand or screened backfill shall be placed over the conduits. The remaining backfill ~~shall be spoil removed from the trench~~ may be spoil from the trench if it is screened to 1” minus or smaller and is compactable.

E. METERING PROVISIONS

1. General.

a) Typical requirements for meter mounting provisions for residences are shown in this specification and shall apply to all apartment and condominium situations.

When meter mounting provisions different from those shown in this specification are required, specific meter mounting provision requirements shall be detailed by HCP.

b) The meter mounting provisions must be installed in a true vertical plane.

HURRICANE CITY
Underground Construction Standard
Secondary Line and Meter Installation
For Apartment and Condominiums

c) Meter mounting provisions with extruded or cast aluminum meter jaws shall not be used.

d) Remote metering will not be allowed for new construction or rebuild/add on construction jobs.

e) The meter main will provide a disconnect. All 3 phase meter sockets shall contain a bypass lever. All 400 amp meter sockets shall contain a lever bypass

f) All meter sockets shall be clearly labeled with permanent placards or permanent metallic stickers. See section V.E.4.

2. Location.

a) Meters **shall not** be located in carports, breezeways, covered or screened porches or other areas that might be enclosed at some future date.

b) The area on either side of a door or swinging window equal to the width of the door or swinging window is unacceptable as a meter location.

c) A level standing and working surface of 48 inches x 48 inches shall be provided in front of all meters. Meters shall not be located behind fenced in areas.

d) Meters shall be installed on the front of the structure (side of building facing the street) or within the first ten feet (10') of the front of the structure nearest the source.

e) Meters must be accessible to the City meter reader and shall not be hindered by animals, landscape, fences, etc.

3. Mounting Heights.

a) Single Horizontal Row of Meters.

When meters for an apartment or condominium can be mounted in a single horizontal row, the vertical distance from the ground level to the center line of meters shall be five feet six inches (5'6") minimum to six feet six inches (6'6") maximum.

HURRICANE CITY
Underground Construction Standard
Secondary Line and Meter Installation
For Apartments and Condominiums

b) Multiple Rows of Meters.

When meters for an apartment or condominium can be mounted in two (2) or more horizontal rows, the vertical distance from the ground level to the center line of the top row of meters shall be six feet six inches (6'6") maximum and the distance from the ground level to the center line of the bottom row of meters shall be four feet zero inches (4'0" minimum.

4. Labeling Meter Bases.

Meter bases shall be numbered according to the ` apartment/condominium numbers as recorded on the official plat. One inch (1") wide placards or metallic sticker shall be used to identify what each meter/unit disconnect breaker is feeding. Labels shall contain the unit number and/or address to correlate what each meter/unit disconnect breaker is feeding. For example: Unit 1, Unit2, or 299 n 2600 W, 287 N 2600 W.
Labels shall be installed to the right or directly beneath the unit disconnect breaker to which the correlating meter is feeding. Placards shall be installed using self tapping screws and shall be lubricated using a rust resistive compound.
No letters shall be used to identify meters/unit disconnect breaker. For example: Unit A, Unit B, Unit C are not permitted.

F. SECONDARY DISTANCES

The distances from the City of Hurricane Power transformer that secondary cable can be run due to voltage drop limitations are listed below. These limitations are based on the distribution transformer having the capacity to adequately serve the load.

The maximum secondary cable distances are based on:

- Aluminum conductors in non-magnetic conduit
- A five volt (5V) drop across the secondary cable
- Up to 200 amperes of load current
- 0.95 load power factor

The voltage drop calculations are based on Table 13 from the ANSI/IEEE Standard 141-1986, IEEE Recommended Practice for Electric Power Distribution (IEEE Red Book).

HURRICANE CITY
Underground Construction Standard
Secondary Line and Meter Installation
For Apartments and Condominiums

TABLE 7

SECONDARY 600V CABLE LENGTHS
APARTMENTS AND CONDOMINIUMS – UP TO 200 AMPERES

Conductor	Maximum Distance
4/0 AWG	140 Feet
350kcmil	225 Feet
500kcmil	295 Feet

The apartment/condominium facility design should consider the location of the power source as close as possible to the center of the load to keep voltage drop within satisfactory limits.

HURRICANE CITY

Underground Construction Standard Secondary Line and Meter Installation for Commercial Facilities

I. SCOPE

These standards outline minimum requirements for service equipment, service conductors, etc. for commercial facilities.

It also includes information necessary to determine ownership and maintenance responsibility for associated conductors, equipment, etc.

II. APPLICATIONS

A. GENERAL

This specification shall be used as a guideline for determining whether or not the service equipment, service conductors, etc. that comprise the secondary service meet all applicable national, state and local codes and ordinances and HCP requirements.

B. SERVICE CONNECTION CRITERIA

1. Services inspected by inspecting authority

   Underground services **shall not** be connected to the City electrical system until:

   a) Hurricane City authorized personnel has certified that the service is in compliance with applicable local, state and national codes and ordinances.

III. DEFINITIONS

A. SERVICE EQUIPMENT

The equipment, containing the disconnecting means and overcurrent protective devices, located near the point of entrance of supply conductors to a building, and intended to constitute the main control and means of cutoff of the supply to a building.

B. UNDERGROUND SERVICE CONDUCTORS

The underground supply conductors that extend from the utility's secondary system to the customer's meter.

HURRICANE CITY
Underground Construction Standard
Secondary Line and Meter Installation
For Commercial Facilities

C. GROUNDING ELECTRODE – ALL LOCATIONS

Grounding shall be done thru a UFER grounding system, or per latest building code requirements.

D. GROUNDING ELECTRODE CONDUCTORS

The conductors used to connect the grounding electrode to the grounded conductor of the underground service.

E. BURIAL DEPTH

Minimum of 24 inches (24") cover.

F. METERING PROVISIONS

The enclosures, meter sockets, switch boxes, conduit, conduit elbows, etc. required to provide a place for mounting ring type socket meters, required for measuring usage of electrical energy.

G. SERVICE RISER

Conduit, conduit elbow, etc. that extend from the bottom of the service trench to the meter mounting provisions and main disconnecting means and enclose the service conductors.

H. SERVICE CONDUIT

Non-Metallic conduit into which underground service conductors are pulled, excluding service risers.

V. CODES

A. INSTALLATION

Underground services shall be installed in accordance with HCP applicable requirements and local, state, and national codes and ordinances.

HURRICANE CITY
Underground Construction Standard
Secondary Line and Meter Installation
For Commercial Facilities

B. EQUIPMENT AND CONDUCTORS

All equipment and conductors installed shall meet or exceed HCP requirements and local, state, and national codes and ordinances.

VI. INSTALLATION

A. UNDERGROUND SERVICE CONDUCTORS

1. Burial Depths.

The minimum burial depth for conduit protected buried underground service conductors shall be 24 inches (24").

2. Type.

All underground service conductors shall be type USE (underground service entrance).

3. Protection.

Underground service conductors should be installed in ~~rigid nonmetallic conduit approved for the purpose (~~PVC Schedule 40 ~~or HDPE Schedule 40).~~

4. Splices.

Underground service conductors shall not be spliced.

5. Installation Methods.

a) In Conduit.

Underground service conductors shall be pulled in conduit. Care shall be taken to ensure that they are not damaged during the pulling operation. Pulling tension shall be monitored to ensure proper installation.

6. Grounding Requirements.

A grounding electrode shall be connected, via grounding electrode conductors, to the underground service conductors (grounded conductors only) on the line side of an/or within the service disconnecting means.

City of Hurricane
Underground Construction Standard
Secondary Line and Meter Installation
For commercial Facilities

7. Size.

a) Service Conductors Owned and Maintained by Customer.

The underground service conductor shall have adequate ampacity to supply the load requirements of the premises served by the conductors. HCP requires that all services up to 200 amperes be served by a minimum of ~~250~~4/0 AWG aluminum conductor. Above 200 amperes, the service conductor will be a minimum of 350mcm aluminum conductor.

B. SERVICE EQUIPMENT

1. Continuous Current Rating.

All service equipment shall have a minimum current rating of 100 amperes unless otherwise permitted by federal, state, or local authorities.

2. Short-Circuit Current Rating.

Service equipment and its overcurrent protective devices shall have short circuit current ratings greater than or equal to the short circuit current available at their supply terminals.

C. SERVICE DISCONNECTING MEANS

All service disconnecting means shall have a current rating of not less than 100 amperes unless otherwise permitted by federal, state, or local authorities.

~~When multiple switches or circuit breakers are used as the disconnecting means, their combined current rating shall not be less than 100 amperes unless otherwise permitted by federal, state, or local authorities.~~

Single phase or three phase commercial services will be required to have a lockable fuse or knife disconnect located on the building to disconnect power from the building. Disconnect must be situated in a manner as to leave the meter energized when disconnect is turned off.

D. SERVICE CONDUIT

1. General

Service conduit installations shall be carefully designed (length, number of bends, bend radii, etc.) to ensure that underground service conductors can be pulled into and through the conduit without damage.

HURRICANE CITY
Underground Construction Standard
Secondary Line and Meter Installation
For Commercial Facilities

2. Burial Depths

Minimum burial depths for service conduits shall be as follows:

Non-Metallic Conduit – 24 inches (24")

3. Trench Requirements

a) Trench Bottoms

When conduits are direct buried or concrete encased, the bottom of the trench into which the conduits are placed shall be free from rocks exceeding one inch (1") in their largest dimension. When the trench bottom contains rocks exceeding this size requirement, the trench shall be excavated six inches (6") deeper than the burial depth required for the conduits and then backfilled to the required burial depth with compacted sand or screened backfill.

b) Trench Backfill

1) Non-metallic Conduit

At least twelve inches (12") of compacted sand or screened backfill shall be placed over the conduits. ~~The remaining backfill shall be spoil removed from the trench.~~

E. METERING PROVISIONS

1. General

a) Typical requirements for meter mounting provisions for residences are shown in this specification and shall apply to all commercial facilities.

When meter mounting provisions different from those shown in this specification are required, specific meter mounting provision requirements shall be detailed by HCP.

b) The meter mounting provisions must be installed in a true vertical plane.

c) Meter mounting provisions with extruded or cast aluminum meter jaws shall not be used.

d) Remote metering will not be allowed for new construction or rebuild/add on construction jobs.

e) The meter main will provide a disconnect. All 3 phase meter sockets shall contain a lever bypass. All single phase 400 amp meter sockets shall contain a lever bypass.

f) Building layout, square footage, panel size in amps, number of meters/breaker sizes, voltage needed, and load calculations will be required before HCP can determine the sizing of all metering provisions.

2. Location

a) Meters **shall not** be located in carports, breezeways, covered or screened porches, or other areas that might be enclosed at some future date.

b) The area on either side of a door or swinging window equal to the width of the door or swinging window is unacceptable as a meter location.

c) **A level standing and working surface of 48 inches x 48 inches shall be provided in front of all meters. Meters shall not be located behind fenced in areas. Access to meters shall not be hindered by any obstacles, including landscaping.**

d) Meters must be accessible to the City Meter Reader and shall not be hindered by animals, landscape, fences, etc.

3. Mounting Heights

a) Single Horizontal Row of Meters

When meter for a commercial facility can be mounted in a single horizontal row, the vertical distance from the ground level to the center line of the meters shall be five feet six inches (5'6") minimum to six feet six inches (6'6") maximum.

b) Multiple Rows of Meters

When meters for a commercial facility can be mounted in two (2) or more horizontal rows, the vertical distance from the ground level to the center line of the top row of meters shall be six feet six inches (6'6") maximum and the distance from the ground level to the center line of the bottom row of meters shall be four feet zero inches (4'0") minimum.

HURRICANE CITY
Underground Construction Standard
Secondary Line and Meter Installation
For Commercial Facilities

4. Labeling Meter Bases

Meter bases shall be numbered according to the apartment/condominium numbers as recorded on the official plat.

One inch (1") wide placards or metallic stickers shall be used to identify what each meter/unit disconnect breaker is feeding. Labels shall contain the unit number and/or address to correlate what each meter/unit disconnect breaker is feeding. For example: Unit 1, Unit 2, or 299 N 2600 W, 287 N 2600 W. Labels shall be installed to the right or directly beneath the unit disconnect breaker to which the correlating meter is feeding. Placards shall be installed using self tapping screws and shall be lubricated using a rust resistive compound.

No letters shall be used to identify meters/unit disconnect breaker. For example: Unit A, Unit B, Unit C are not permitted.

F. SECONDARY DISTANCES

The distances from the HCP transformer that secondary cable can be run due to voltage drop limitations are listed below. These limitations are based on the distribution transformer having the capacity to adequately serve the load. ~~The City of Power Department sizes the power transformers at commercial facilities at **sixty** percent **(60%)** of the customers panel amperage rating.~~

The maximum secondary cable distances are based on:

- Aluminum conductors in non-metallic conduit
- A five volt (5V) drop across the secondary cable
- Up to 200 amperes of load current
- 0.95 load power factor

The voltage drop calculations are based on Table 25 from the ANSI Standard 241-1983, IEEE Recommended Practice for Electric Power Systems in Commercial Buildings.

TABLE 8

SECONDARY 600V CABLE LENGHTS
COMMERCIAL FACILITIES – UP TO 200 AMPERES

Conductor	**Maximum Distance**
250mcm	170 feet
350mcm	225 feet
500mcm	295 feet

The commercial facility design should consider the location of the power source as close as possible to the center of the load to keep voltage drop within satisfactory limits.

SECTION

VII

City of Hurricane
Underground Construction Standard
Street Light Installation

I. SCOPE

This standard outlines the requirements for installing streetlights erected in any subdivision within Hurricane City Limits.

II. EQUIPMENT SPECIFICATIONS/INSTALLATION

A. POLICY: It is the policy of the City of Hurricane that all streetlights erected in the City shall adhere to the following standard.

B. PURPOSE AND OBJECTIVE: To ensure streetlights are installed according to uniform construction guidelines and equipment specifications.

C. STREET LIGHT POLE SPACING AND HEIGHT:

Pole Height 15' 200' – 250'
Pole Height 25' 225' – 300'

A streetlight shall be placed at each intersection.

All poles shall be anchor base poles and the foundation design shall be adequate for the height of pole, the arm that is being installed, the soil conditions and 80-mile per hour winds. Luminaries shall be 120 volt.

All streetlight bases must be precast and supplied by a preapproved vendor

For current streetlight standards see HCP personnel.

~~Streetlights will be consistent within a subdivision and choices are:~~

~~1. Holophane Fixtures~~

~~A. Decorative~~

~~Granville #GVU100MH12BRSBH (DR-9)~~
~~Arlington #PTU10DMH12BG3BH (DR-9)~~

~~B. Non Decorative~~

~~Mongoose #G150MH12LWFAKBR (DR-7)~~

~~2. Holophane Poles~~

~~A. Decorative~~

~~NY/North Yorkshire #NY14F5/17-CA/XX (DR-8)~~
~~WI/Wadsworth #W14F5/17-CA/XX (DR-8)~~
~~CH/Charleston #14F5/16-CA/XX (DR-8)~~

Note: **All poles are black, all post top and cobra style heads are black**

~~B. Non Decorative~~

~~Mongoose #SSS2555CD1R3VG (DR-7)~~

City of Hurricane
Underground Construction Standard
Street Light Installation

Number of Street Lights Allowed Due to Voltage Drop

The number of 100 Metal Hilite Street Lights capable of being served from a single distribution transformer at 120 volts due to voltage drop limitations listed below. These limitations are based on the distribution transformer having the capacity to adequately serve the load. The voltage drop calculations are based on one (1) street light within fifty feet (50') of the transformer and a 300 foot (300') spacing between

#10 copper conductor
Four (4) street lights (150 watts X 4 lights = 600 watts); distance from transformer to the furthermost street light 900 feet (900')

#8 copper conductor
Five (5) street lights (150 watts X 5 lights = 750 watts); distance from transformer to the Furthermost street light is 1,200 feet (1,200')

#6 copper conductor
Six (6) street lights (150 watts X 6 lights = 900 watts); distance from transformer to the Furthermost street light is 1,500 feet (1,500')

Street light cables shall be run in one-inch (1") conduit unless otherwise approved by the City of Hurricane Power Department.

There will be no substitutes to the above specifications without Power Department approval

City of Hurricane
Underground Construction Standard
Street Light Installation

III. INSTALLATION STREET LIGHT

A. Installation

Customers requesting to add or delete streetlights will be required to meet with the HCP staff during a regularly scheduled planning meeting to discuss details and procedures.

If the City Council or Hurricane City Power Board determines a streetlight should be installed at City expense for safety or other reasonable public consideration, HCP will install the streetlight(s) as directed and according to this policy.

IV. OWNERSHIP

Streetlights shall be installed at Owner/Developer expense in new/proposed subdivisions and projects. The owner will warrant lights for one year, then the Hurricane City accepts ownership.

V. FOOTING SPECIFICATION

Per manufacturer, See Drawing DR-4.
This drawing is for 15' decorative and 25' mongoose light only.

SECTION

VIII

HURRICANE CITY
Underground Construction Standard
Concentric Neutral URD Primary Cable
(URD is Underground Residential Distribution)

I. SCOPE

All primary cable used on the Hurricane City electrical system shall comply with the following:

1. Insulation Type – EPR

2. Insulation Thickness:

   a) Minimum average thickness -220 mils minimum.
   b) Thickness at any point – 209 mils

3. Voltage Class – 15 kVA

4. All cable produced under this specification shall comply with the latest editions of AEIC C56 and ICEA S-68-516

5. All cable installed shall be new (not used) and within 2 years of manufacture date

6. All cables installed in a conduit shall be the same voltage, insulation level, size, and cable manufacturer.

7. Conductor sizes are:

1/0 AWG aluminum compressed stranded with 16-#14 AWG bare copper concentric neutral wires (full neutral) with an encapsulating jacket whose thickness is not less than 0.05 inches (0.05"). Jacket material shall be LLDPE or approved equal and shall be insulating. Single-phase 1/0 AWG underground cable shall be installed in two and one-half inch (2 ½") conduit and three-phase 1/0 AWG underground cable shall be installed in four-inch (4") conduit, unless otherwise approved by HCP.

4/0 AWG aluminum compressed stranding with 18-#14 AWG bare copper concentric neutral wires (1/3 neutral) with an encapsulating jacket whose thickness is not less than 0.05 inches (0.05"). Jacket material shall be LLDPE or approved equal and shall be insulating. 4/0 AWG underground cable shall be installed in four-inch (4") conduit, unless otherwise approved by HCP.

~~500kcmil aluminum compressed stranded with 15-#12 AWG bare copper concentric neutral wires (1/3 neutral) with an encapsulating jacket whose thickness is not less than 0.08 inches (0.08"). Jacket material shall be LLDPE or approved equal and shall be insulating. 500kcmil underground cable shall be installed in six-inch (6") conduit, unless otherwise approved by the City of Hurricane Power Department.~~

HURRICANE CITY
Underground Construction Standard
Concentric Neutral URD Primary Cable
(URD is Underground Residential Distribution)

750mcm aluminum compressed stranded with 24-#12 AWG bare copper concentric neutral wires (1/3 neutral) with an encapsulating jacket whose thickness is not less than 0.08 inches (0.08”). Jacket material shall be LLDPE or approved equal and shall be insulating. 750mcm underground cable shall be installed in six-inch (6”) conduit, unless otherwise approved by HCP.

Approved cable manufacturers are Okonite, Kerite, CME

AEIC is Association of Edison Illuminating Companies
AWG is American Wire Gage
ICEA is Insulated Cable Engineers Association (formerly ICPEA)
EPR is Ethylene Propylene Rubber
LLDPE is Liner Low-Density Polyethylene

City of Hurricane
Underground Construction Standard
Primary Vault Specifications

THREE-PHASE AND SINGLE-PHASE ABOVE GROUND PRIMARY VAULT

Units must meet the following specification: See Drawings DR-15, DR-17. ~~(Drawings Section)~~

1. HCP approved
2. Penta Head bolts on lid with locking capabilities
3. Fiberglass
4. All hardware including hinges to be stainless steel
5. Color – Munsell Green, Willow Green, or Desert Tan
6. Four-Way Junctions required

Approved Vendors

Nordic	ND-350	Three Phase
Nordic	ND-155	Single Phase

Other vendors of equivalent equipment are acceptable if approved by HCP.

Vaults will include:

Three-Phase
Three (3) four-way junctions, standoff brackets, and necessary receptacles, etc.

Single-Phase
One (1) four-way junction, standoff bracket, and necessary receptacles, etc.

HURRICANE CITY
Underground Construction Standard
Metal Enclosed Switchgear Specifications

HCP~~, Engineer, Inspector or Power Superintendent~~ **shall** determine the class of switchgear needed for each job. The switch gear specifications being a model P.H. 600 Amp Main Buss capacity. These will be designed per individual needs. Approved Manufacturers are A.B. Chance, S&C, and Federal Pacific.

Outdoor-Style, Manual Operation is as follows:

kV, Normal……...14.4
kV, Maximum……...17.0
kV, BIL……95
Main Buss Continuous, Amperes……...600/200
Three-Pole Interrupter Switches
- Continuous, Amperes (Source/Feeder)……...600/200
- Live Switching, Amperes (Source/Feeder)……600/200

Two-Time Duty-Cycle Fault-Closing
- Amperes RMS Asymmetrical……...23,400

Fuses with integral Load Interrupter
- Maximum, Amperes……....200E
- Live Switching, Amperes……..200

Two-Time Duty-Cycle Fault-Closing
- Capacity, Amperes RMS Symmetrical……12,500

Short-Circuit Ratings
- Amperes, RMS Symmetrical……....12,500
- MVA Three-Phase Symmetrical at Rated Nominal Voltage……310

The momentary and two-time duty-cycle fault-closing ratings of switches, momentary rating of bus, interrupting ratings of fuses, and on time duty-cycle fault-closing capabilities of the fuses with integral load interrupters shall equal or exceed the short circuit ratings of the pad-mounted gear.

The pad-mounted gear shall consist of a single self-supporting enclosure, containing single blade interrupter switches, non-key interlock, dual purpose barriers for the switches and fuses (-G1 & G2), component grounding studs for switches and fuses (H & J).

The switches and fuse components shall be arranged for full visibility when the enclosure doors are open. Open switch gaps and blown-fuse indicators shall be readily visible to provide for ease of operation.

Interrupter switches shall have a two-time duty-cycle fault-closing rating equal to or exceeding the short-circuit rating of the integrated pad-mounted gear assembly. This rating defines the ability to close the interrupter switch twice against a three-phase fault with asymmetrical current in at least one phase equal to the rated value, with the switch remaining

operable and able to carry and interrupt rated current. Tests substantiating this rating shall be performed at maximum design voltage with current applied for at least ten (10) cycles. Certified test abstracts establishing this rating shall be furnished upon request.

Interrupter switches shall have the capability established by test to perform switching duties which include interrupting load current up through the assigned live-switching rating, as well as transformer magnetizing currents associated with the applicable loads, cable-charging current, and line-charging current typical for distribution systems of the applicable voltage ratings. All arcing accompanying interruption shall be contained within the interrupters and products/gases evolved during interruption shall be vented through exhaust-control chambers to eliminate discharge of ionized gases. Switches shall have a single blade per phase and shall be externally operable. A quick-make/quick-brake mechanism, non-defeatable under normal operation and shall make operation of the switchblades independent of the speed of the manual operating handle.

Solid-material power fuse shall be capable of detecting and interrupting all faults up to the short-circuit interrupting rating of the integrated pad-mounted gear assembly. Fusible elements shall be non-aging and non-damageable. All arching accompanying power fuse operation shall be contained within the fuse and all arc products and gases evolved shall be effectively contained within exhaust control devices during fuse operation. Power fuses shall have a blown-fuse indicator that shall be readily visible without removing the fuse from the mounting location. Fuse type shall be S & C Type SMU-20 for system compatibility.

Fuse mounting jaw contracts shall be equipped with integral load interrupters to permit live switching of fuses with a rated hot stick. Integral load interrupters shall have an on-time duty –cycle fault-closing capability equal to the short-circuit rating of the pad-mounted gear. The duty-cycle capability defines the level of available fault current into which the fuse can be closed without a quick-make mechanism and when operated vigorously through its full travel without hesitation at any point, with the integral load interrupter remaining operable and able to carry and interrupt currents up to the emergency peak-load capabilities of the fuse.

~~Mounting Pad for Model P.H. PM or PM~~

~~Provide an integrated designed on-piece mounting base for each S&C Model specified. Unit to be a precast twenty inch (20") deep complete with threaded studs strategically located to clip anchor per S&C installation instructions.~~

All terminations will be done with 3M Termination Kits and two (2) hole termination lugs. The contractor will supply the above-mentioned.

Resolution 2023-26

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH APPROVING AMENDMENTS TO THE HURRICANE CITY POWER STANDARDS AND SPECIFICATIONS

WHEREAS, the City Council has previously approved and adopted Power Standards and Specifications; and

WHEREAS, the City Council deems it necessary and expedient for the efficient operation of the Hurricane City power system and in the best interests of the residents of Hurricane City; and

WHEREAS, the City Council desires to amend and ratify the Power Standards and Specifications by this Resolution;

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that the Power Standards and Specifications attached hereto as Exhibit A are hereby approved and adopted into the Hurricane City Power Design Standards.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon approval and passage.

PASSED AND APPROVED THIS 3rd day of August, 2023.

_____
Nanette Billings, Mayor

ATTEST:

_____
Cindy Beteag, Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 3rd day of August, 2023. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Joseph Prete	___	___	___	___
Dave Sanders	___	___	___	___

David Hirschi	___	___	___	___
Kevin Thomas	___	___	___	___
Doug Heideman	___	___	___	___

_____
Recorder

STANDARDS AND SPECIFICATIONS

HURRICANE CITY

DESIGN AND INSTALLATION
OF UNDERGROUND POWER DISTRIBUTION SYSTEMS

BOOK NO. _____

ADOPTED BY HURRICANE CITY COUNCIL
JUNE 06, 1996

Updated – December 01, 1996
Updated– July 14, 1999
Updated – September 28, 1999
Updated – January 6, 2000
Updated – January 25, 2006
Updated - March 20, 2008
Updated- December 5, 2013
Updated- April 10, 2014
Updated- May 30, 2014
Updated- January 4, 2016
Updated- June 28, 2017
Updated- January 15, 2022

HURRICANE CITY
Underground Power Distribution System

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HURRICANE CITY
Underground Power Distribution Systems

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HURRICANE POWER STANDARD DRAWINGS

The Hurricane Power Standard Drawings as posted on the City website, as may be amended from time to time by The Hurricane City Power Department ("HCP"), are incorporated herein by reference.

SECTION I

HURRICANE CITY
Underground Power Distribution Systems

GENERAL PREFACE

Hurricane City has prepared and approved this set of standards and specifications for the purpose of maintaining a safe, consistent, and reliable underground power distribution system. These standards are required to be used by anyone who is involved with design and/or installation of underground power distribution systems within Hurricane City limits.

HCP will do all primary terminations.

If a Contractor needs to have the HCP provide access to electrical facilities, they are required to set up an appointment to have HCP meet them at the job site.

All costs for underground power distribution systems are the responsibility of the Contractor/Developer unless otherwise stated in these Standards and Specifications.

If a Contractor/Developer re-plats or otherwise changes the underground power distribution system within a development, it will be the Contractor/Developer's responsibility to make sure the system meets the requirements of these standards and specifications. All costs for the changes to the underground power distribution system will be the responsibility of the Contractor/Developer.

If these standards conflict with federal, state, or local codes, the more stringent requirement is to be followed.

In consultation with the Hurricane City Power Board, HCP may make minor adjustments to these standards at any time to address unique or unusual circumstances or to align with updated industry standards.

SECTION

II

HURRICANE CITY
Joint Utility
Design and Construction Standards

These Design and Construction Standards are to be followed at all times. In unusual or unique circumstances, HCP may authorize deviations to these standards in consultation with the Hurricane City Power Board

- A proximity detail and street locations will be required on all utility drawings.
- For joint utilities trench details, see Drawing DR-18
- For placement and layout of utilities, see Drawings DR-21 and DR-22
- For burial depths, see Drawing DR-18
- Licensed Professional Engineers will be required to submit sealed (drawings that are stamped by a professional engineer) utility drawings as per the standards contained herein. All utilities (i.e., gas, cable, phone, power, sewer, and water) will be shown on the appropriate drawings. The utility drawings are subject to approval by the City Staff. All drawings are to be submitted in AutoCAD or PDF. Plans must include a full utility layout page and an electrical only page.
- Power infrastructure will generally be located on the north and west side of roadways. In new developments with sidewalks, the power infrastructure will be located at the back of the sidewalk where possible. In developments without sidewalks, the power infrastructure will be at least five feet (5') back of curb. Locations must be approved by City Staff.
- It is at the sole discretion of HCP to install or allow developers to install overhead power lines in place of underground buried power lines at any location considered a main roadway, temporary power source, or main gut line.
- Cable and phone boxes will be installed and located in accordance with Drawing DR-21, DR-22**.**
- For commercial projects, building layout, square footage, panel size in amps, number of meters/breaker sizes, voltage needed, and load calculations will be required.
- For high density projects, the number of units per lot and building, panel size in amps, number meters/breaker sizes and voltage needed will be required.

- Qualified Contractors must have a valid Hurricane City Underground High Voltage Certificate to install electrical facilities in the Hurricane City Power System

- Only a Hurricane City Power approved contractor or Journeymen Electrician may install secondary service lines from Hurricane City Power's designated connection point to the customers meter base. This includes all conduit and wire installation.

- Qualified Electrical Contractors will be responsible to install the joint trench as described and shown on Drawing DR-18.

SECTION III

HURRICANE CITY
Underground Construction Standard
Cable Installation

I. SCOPE

This standard outlines installation details for primary and secondary cable used in underground distribution.

II. DEFINITIONS

A. SECONDARY CABLES

All cables with voltage ratings of 600 volts or less including grounding conductors.

B. PRIMARY CABLES

All cables with voltage ratings greater than 600 volts. The thickness of conductor insulation shall be 220 mils.

C. BURIAL DEPTH

Vertical distance from the surface under which cables are installed to the center of the conduit nearest the surface. Drawing DR-18

III. INSTALLATION

A. CABLE INSTALLATION METHODS

1. Conduit Sizes. See Drawings DR-18

2. Loading Guidelines.

Loadings on the City of Hurricane's system are limited to the values listed below. These limitations are set to allow the city to maintain three-phase balanced loads on the system's main overhead circuits.

a) Primary Conductor Loading.

i) A maximum of 400 kVA connected is allowed for single phase.

ii) A 1/0 AWG aluminum conductor is required where the connected single-phase and/or three-phase load is less than 400 kVA connected per cable/phase or total 1,200 kVA connected for three-phase cable.

3) When the connected single-phase and three phase loads exceed 400 kVA per cable a backbone-feeder system shall be used. It is required that a 4/0 AWG aluminum conductor be used for the backbone when the total connected kVA is less than 3,600 kVA. When the total kVA connected exceeds 3,600 KVA an aluminum conductor of 750kcmil is required. The size of the conductor shall be approved by the City of Hurricane Power Department. The connected load shall be divided so that it can be fed by 1/0 AWG aluminum conductor feeders.

4) If 750kcmil aluminum conductor is required for the backbone feeder, switchgear must be installed.

5) All areas or subdivisions with potential development beyond their property may be required to extend power to the far side of the property.

6) All main 750mcm trunk lines will be designed and installed to accommodate current or future back feed.

3. Cables in Conduit.

a) Miscellaneous Installation Instruction.

1) Cables shall be pulled so that all conduit and bends will be installed and backfilled before any wire is pulled. This will result in minimum tension on the cables.

2) Any pull over 950 feet must be approved by HCP.

3) In highly congested manholes or where cables must be bent sharply to permit pulling, a feed-in tube shall be used for pulling cables. This will reduce pulling tensions and prevent damage to the cables being pulled and to other adjacent cables.

4) Single-phase conductor cables must be installed one cable per conduit and conduit must be nonmetallic as per requirements.

5) Three-phase conductor cable must be installed three cables per conduit and conduit must be nonmetallic as per requirements.

6) Before making a pull, conduits shall be cleared and free of dirt, rocks, etc.

8) Cable pulling compounds (Bentonite clay in a water slurry or pulling compound) shall be used to facilitate pulling of primary and secondary cables. Compounds shall be compatible for use with high voltage cable(s) shield(s).

9) When two or more cables (secondary) and/or bare conductors are pulled into one conduit, they shall be pulled at the same time.

10) Primary cables shall not be installed in the same conduit as secondary or communication cables.

11) Primary or secondary cables shall not be pulled into plastic conduit until all conduit joints made using plastic conduit cement have been allowed to dry for at least one-half (1/2) hour.

12) Sufficient excess cable shall be pulled into all duct runs to allow at least five (5') of cable to be removed from each end of the installed cable yet providing adequate cable for termination or splicing. Removal of the five feet (5') of cable will eliminate cable damaged by pulling grips from the system.

b) Maximum Pulling Line Tensions.

When pulling cable(s) into conduit, the pulling line used shall have a safe working load rating (minimum) equal to the manufacturer's specification maximum allowable pulling line tensions. An approved hydraulic pressure cable tension monitoring system or dynamometer will be used on all pulls where the cable(s) cannot be pulled by hand.

c) Pulling Eyes and Grips.

Cables shall be pulled into conduit with a pulling eye attached to the cable's conductor or a pulling grip placed over the cable sheath, insulation, or jacket.

d) Pulls with Bends and/or Sweeps.

Extreme care must be exercised when pulling cable into runs containing sweeps or bends. There are two concerns; 1) the cable manufacturer's maximum recommended pulling tension must not be exceeded, and 2) the cable manufacturer's maximum sidewall bearing pressure is not to be exceeded. Different manufacturers of cable have differing requirements as

to the maximum pulling tension depending on the type of pulling used (pulling grips such as "Kellams" or pulling eyes affixed to the cable's conductor). Sidewall bearing pressures are also dependent on the manufacturer. It is the engineer's responsibility to calculate expected cable-pulling tensions and sidewall bearing pressures based on the manufacturer's recommendations. Pulling tension calculations shall be provided to the Hurricane City for approval.

The number of 90-degree and 45-degree elbows will be limited to the following:

- For secondary or primary conduit runs using 4" PVC or less, the number of 90-degree elbows shall be limited to two (2), and if needed one (1) 45-degree elbow may be used in addition to the two (2) 90-degree elbows.
- For primary conduit runs using 6" PVC, the number of 90-degree elbows shall be limited to one (1).
- Any additional elbows (90 or 45-degree) needed to be installed must be approved by HCP.

B. BENDING RADIUS FOR CABLES

The minimum bending radius for both single and multiple conductor cables shall be per manufacturer's specification.

C. BURIAL DEPTH

See Drawings DR-18

D. SOIL COMPACTION

1. Backfill placed over primary and/or secondary cables must be compacted. Machine compaction shall be used after placing a minimum of twelve inches (12") of fill over the conduit.

Refer to the Conduit Installation section for compaction requirements.

E. MULTIPLE PRIMARY CIRCUITS IN ONE TRENCH

1. When the cables comprising two primary circuits (whether single or three-phase) are installed in a common trench the horizontal separation between the two circuits shall be twelve inches (12") minimum.

NOTE: This requirement is not meant to prohibit random lay of different phases of the same circuit in a common trench.

TABLE 2

CLEARANCES FROM UNDERGROUND POWER CABLE TO OTHER UNDERGROUND UTILITIES

Water:	5 Feet horizontal
Sewer:	5 Feet horizontal
Natural Gas:	10 feet horizontal
Cable TV:	1 foot vertical
Phone:	1 foot vertical

HURRICANE CITY

Underground Construction Standard
Cable Marking Location

1. SCOPE

This specification details the standard method to be used for making primary and secondary underground cables to indicate the general direction from which each cable extends from a given site.

It also details a method for identifying individual phases in multi-cable primary and secondary cable systems.

II. DEFINITIONS

A. SECONDARY CABLES

All cables with voltage ratings of 600 volts or less including grounding conductors.

B. PRIMARY CABLES

All cables with voltage ratings greater than 600 volts.

III. INSTALLATION

A. DIRECTION IDENTIFICATION

Primary and secondary cables shall be marked with one tag indicating direction or exit from underground facilities (i.e., vaults, primary junction boxes, service holes, manholes, secondary junction boxes, transformers, or splice boxes). This tag shall indicate the general direction of the cable(s) to the next facilities where the cable is located. The tags used must be approved by the Hurricane City staff.

All tags will be labeled with next point of connector (i.e. Transformer 1 to Transformer 2).

All equipment will be numbered prior to tagging the cable in order to be accurate. The tagging will be inspected by City of Hurricane Power Department personnel prior to energizing.

NOTE: Approved tags (cow tag) can be purchased at any Intermountain Farmers outlet.

B. PHASE IDENTIFICATION

When individual phases in a primary or secondary multi-cable installation are to be identified, bands of colored tape shall be used. Each phase shall be identified with bands as follows:

"A" Phase ……Black
"B" Phase ……Red
"C" Phase ……Blue

SAFETY

Do not shortcut or forget safe working procedures. Regardless of the accuracy of cable labeling, it cannot be relied upon when working and handling cables. The energized status of any individual cable must be tested. Proper cable grounding procedures must be followed.

HURRICANE CITY
Underground Construction Standard
Conduit Installation

I. SCOPE

These standard outline installation details for plastic conduit (PVC) used in underground distribution.

II. DEFINITIONS

A. PLASTIC CONDUIT

Conduit shall be one of the following types:

1. PVC Schedule 40
2. Steel conduit shall not be used without the approval of HCP.

B. BURIAL DEPTH

1. Conduit:

   Vertical distance measured from the surface under which conduits are installed to the center of the conduit nearest the surface.

2. Concrete Encased Conduit

   Vertical distance measured from the surface under which conduits are installed to the top of the concrete envelope surrounding the conduits.

C. SWEEP

Changes in direction of a conduit or group of conduits with an angle of bend of 10 Degrees or less or a radius of bend of fifteen feet (15') or more.

D. Change in direction of a conduit or group of conduits that, due to the angle of bend or radius of bend, cannot be defined as a sweep.

III. APPLICATIONS

A. Refer to drawing DR-18,20 for determining conduit depth and location for primary and secondary cable applications.

B. CONDUIT SIZES

Refer to Drawing DR-18 for determining conduit sizes for primary and secondary conductors.

C. WARNING TAPE

Six-inch (6") red warning tape shall be installed twelve inches (12") below final grade for the length of the entire trench.

IV. INSTALLATION

A. The minimum allowable burial depths for non-encased and concrete encased conduits are shown in the following table.

Table 3
BURIAL DEPTHS-NON-ENCASED AND ENCASED CONDUIT

	Installed Under Paved Surface		All Other Locations	
	Non-Encased Conduit	**Concrete Encased Conduit**	**Non-Encased Conduit**	**Concrete Encased Conduit**
SCH 40 PVC Conduit Secondary	36 Inches	See Notes	36 Inches	See Notes
SCH 40 PVC Conduit Primary	48 Inches	See Notes	48 Inches	See Notes

NOTES: A. If, in a particular installation, burial depths less than permitted by the table above are required, the reduced burial depths must be approved by the HCP.

B. Concrete encased conduit must be with a three-inch (3") envelope. There must also be six inches (6") of select bedding and eighteen inches (18") of fill on top of the concrete encasement. Drawing DR-19

B. TRENCHES FOR CONDUITS

1. Trench Bottoms.

When conduits are direct buried or concrete encased, the bottom of the trench into which the conduits are placed shall be free from rocks exceeding one inch (1") in their largest dimension. When the trench bottom contains rocks exceeding this size requirement, the trench shall be excavated six inches (6") deeper than the burial depth required for the conduits and then backfilled to the required burial depth with sand or screened backfill. Backfill shall be compact to within 95 percent (95%) of the maximum dry density prior to installation of conduit.

2. Trench Backfill

a) Direct Buried Plastic Conduit.
   1. The JUT (Utility Trench) trench shall be backfilled with (1") minus material from the bottom of the trench to the top. No spoil material shall be used, unless screened, (1") minus, and is compactable material.

b) Concrete Encased Plastic Conduit.

   1. Concrete encased conduit is not the standard and will only be accepted in extreme circumstances.

c) Drying Time for Concrete Before Backfilling.

Backfill shall not be placed in trenches containing concrete-encased conduits until the concrete has been allowed to set for at least 36 hours.

C. SOIL COMPACTION

Backfill placed over direct buried plastic conduit must be compacted; machine compaction shall not be used within twelve inched (12") of the conduits. For concrete encased plastic conduits, machine compaction may be used without restriction in proximity to the concrete envelope.

E. CONCRETE ENVELOPE REQUIREMENTS

1. Minimum Envelope Dimensions.

   When conduits are encased in concrete, they shall be enclosed by a concrete envelope. See Drawing DR-19.

2. Concrete.

   A three-quarter inch (3/4") minus 3000 PSI mix as per ASTM (American Society for Testing and Materials) C94 specification is required. In all cases a Type 2 modified, or Type 5 cement will be used. Air entraining agents shall not to be used. Slump shall not exceed six inches (6") at site.

3. Conduit Retention

   Weights of approximately 75 pounds or other means may be used to prevent conduits from floating during pouring of the concrete envelope.

F. CONDUIT BENDS AND SWEEPS

1. Minimum Radius

   a) Bends.

      The minimum radius of bends in conduits shall not be less than ten (10) times the diameter of the largest conduit being installed. If smaller minimum bending radii are required, they shall not be less than the manufacturer's recommended minimum bending radii of the cables to be installed in the conduits.

G. SHORING, LAYING BACK, SPOIL PLACEMENT AND RETENTION

When employees must enter a trench to install conduits, the trench shall be shored or laid back and the spoil shall be effectively retained and placed back from the edges of the trench as required by local state and national codes or ordinances to ensure that the employees are not subject to moving ground or cave-ins.

H. If conduit is damaged during installation, damaged section(s) shall be removed and replaced with like conduit and couplings. Use of split ducts for repair of damage during installation is not permitted. A full stock length (usually 10 foot segments) will be used to repair a damaged section. Repair collars will not be allowed.

I. RISER POLE CONDUIT INCLUDES POWER, PHONE, TV

Conduits for a riser pole shall be rigid steel or aluminum shall continue up the pole from the PVC elbow to the top of the riser. The riser pole conduit shall be straight and supported with a six-inch (6") aluminum-strut system. Any crooked or misaligned conduits will not be accepted. The contractor shall install the first ten feet (10') of the riser and one six-inch (6") standoff. The city will provide the rest of the materials for the completion of the power riser at the contractor's expense. Placement and height of riser shall be approved by HCP personnel. See Drawings DR-26.

NOTE: There will be a fee charged for the installations: Please see HCP personnel for current fees. These fees are subject to change without notice.

HURRICANE CITY
Underground Construction Standard
Infrastructure Installation

I. SCOPE

These standards outline installation details for primary equipment (transformer pads, splice boxes, switch basements, sectionalizing cabinets, etc..) use in an underground distribution system.

II. INSTALLATION

A. ABOVE GROUND PRIMARY SWITCH BASEMENTS

1. Switch Basement Installation Depth.

   The switch basement shall be installed with the top being within six inches (6”) above the finished grade.

   Splice boxes shall be installed same as switch basements.

2. Transformer Pad Installation Depth.

   The transformer pad shall be installed 6” above finished grade.

3. Sectionalizing Cabinets Installation

   Sectionalizing Cabinets shall be installed according to Standards Drawings DR-14, DR-21, and DR-22.

B. LOCATION

Primary enclosures shall be located such that adjacent obstacles such as fences, buildings, etc. do not interfere with operation, installation, or maintenance of the enclosures. If less than ten feet (10’) of clear space is to be provided, HCP approval is required.

HURRICANE CITY

Underground Standard
Equipment, Line Location and Right of Way Requirements

I. SCOPE

This standard outlines the location, with respect to property lines, of underground distribution facilities. See Drawings DR-20,21,22

II. BACK LOT AND SIDE YARD LINE INSTALLATIONS

Installation along back lot and side yards will not be allowed. If front installation is not possible, Contact HCP for further review of electrical installation plan.

III. RIGHT-OF-WAY REQUIREMENTS

Before any power system design approval, the property owner or developer will be required to grant Hurricane City the proper easements and rights-of-way.

The standard requirements are as follows:

Residential:

10 feet (10') on the front of each lot or parcel
7.5 feet (7.5') on the sides and back of each lot or parcel

Multi-Building or Condominium:

10 feet (10') on the front of each lot or parcel

Commercial:

15 feet (15') on the front of each lot or parcel
7.5 feet (7.5') on the side and back of each lot or parcel

Common Areas:

The equipment (i.e. transformers, vaults, switches) will be placed along access roads as per standards. If placement along access roads cannot be accomplished as determined by HCP, equipment will be placed with at least ten feet (10') of clearance from any permanent structure.

All power equipment will be designed and installed as per the location drawings contained in these specifications; Drawings DR-20,21,22 in order to assure equipment falls within the established rights-of-way and easements and to maintain consistency of equipment placement throughout the City.

SECTION IV

HURRICANE CITY
Underground Construction Standard
Primary Junction Installation

I. SCOPE

These standards outline installation details applicable to fused 15 kV, 200 and 600-ampere primary junction installation.

II. INSTALLATION

A. All single-phase pad mount transformers will have a ground sleeve, see Drawing DR-11. All three-phase transformers will be placed on the transformer pad as shown on Drawing DR-10.

B. Fusing requirements for any industrial or commercial facility will be reviewed, coordinated, and approved by HCP. Any system that has the potential of serving more than one commercial or industrial location or more than one circuit/feeder such fusing will be determined by HCP and each subdivision or development will be fused according to its needs.

C. Connection requirements vary between the type of service being rendered (residential, commercial, or industrial) and location on the electrical system.

Residential Single-Phase
The subdivision shall not contain a single transformer larger than 100 kVA. Fuse sizing must be approved by city staff.

Residential Three-Phase
Subdivision will be tapped via appropriate sectionalizing cabinets or switches, see Drawings DR-14,15 or DR-16,17. Where a switch cabinet is required, no more than nine (9) fused single-phase taps can be fed from the cabinet. Each tap shall have not more than 400 kVA of connected single-phase load. Loads served by such a system shall be balanced by connected transformer kVA per phase. No single transformer shall exceed 100 kVA. A set of three (3) fused disconnects will be provided on the riser pole serving the subdivision. Fuse sizing must be approved by city staff.

Commercial Single-Phase
Maximum single-phase load is 400 kVA. No transformer may be larger than 100 kVA. Fuse sizing must be approved by city staff.

Commercial Three-Phase
Taps to serve single-phase connected kVA of 400 or less are permitted but shall be connected to the feeder by a switched, fused cabinet. Where a switch cabinet is required, no more than nine (9) fused single-phase taps can be fed from the cabinet. Each tap shall have not more than 400 kVA of connected single-phase load. Single-phase loads shall be balanced between the phases by balancing connected transformer kVA. Fuses shall be sized based on connected kVA and shall coordinate with the up-line protective devices. HCP personnel shall be consulted early in the planning stage to determine the appropriate maximum fuse size. 750mcm backbone feeders will be required to be looped or developed in such a manner as to have future loop and back feed capabilities.

Residential and Commercial

When fused switchgear is required the developer/customer is responsible to pay a pro-rate share of the current costs for the existing three-phase fused bay. Current costs to be obtained from HCP.

TABLE 4
FUSE SIZES

Description	Location	Fuse Size	Cable Size
Residential Single-Phase Less Than 400 kVA	Riser Pole	40T	1/0
Residential Three-Phase 400 kVA-1200 kVA	Riser Pole Cabinet Outgoing Taps	40T 40E	1/0
Residential Three-Phase Greater Than 3600 kVA	Riser Pole Cabinet Outgoing Taps Cabinet Outgoing Taps Less Than 1200 kVA	80T 80E	4/0
Residential Three-Phase Greater Than 3600 kVA	Cabinet Outgoing Taps Cabinet Outgoing Taps Less Than 1200 kVA	80E 40E	4/0
Commercial Single-Phase Less Than 400 kVA	Riser Pole	40T	1/0
Commercial Three-Phase Less Than 1500 kVA	Riser Pole	80T	4/0
Commercial Three-Phase 1500 kVA-3600 kVA	Cabinet Outgoing Taps Cabinet Outgoing Taps Less Than1200 kVA	80E 40E	4/0 1/0
Commercial Three-Phase Greater Than 3600 kVA	Cabinet Outgoing Taps Cabinet Outgoing Taps Less Than1200 kVA	80E 40E	4/0 1/0

Note: The fuse sizes shown are a maximum. Fuse sizing must be approved by HCP.

III. TESTING BEFORE ENERGIZING

A. LOADBREAK ELBOWS AND INSULATING RECEPTACLES

Primary Junction Installation, which include load-break elbows and/or insulating receptacles, shall be operated before the installation is energized to ensure there is no interference from concentric neutral conductors, adjacent elbows, etc.

B. SWITCHES

Test operate all switches in fused, primary installations prior to energizing to ensure proper operation and that adjacent obstacles such as fences, walls, etc. do not interfere with the switch operating handle.

IV. LOCATION

Primary junction installations shall be located such that adjacent obstacles such as fences, buildings, etc. do not interfere with installation or operation and maintenance of the equipment.

HURRICANE CITY
Underground Construction Standard
Secondary Junction Installation

I. SCOPE

These standards outline the installation of secondary junction boxes and mobile home park meter pedestals.

II. INSTALLATION

A. BURIAL DEPTS

1. Secondary Junction Boxes.

   a. Secondary junction boxes shall be installed with 6 inches (6”) above final grade and be located six inches (6”) behind sidewalk. See drawings DR-12 and DR-13

   b. Drive over secondary boxes will not be permitted if box contains (1) 500mcm or (2) 350mcm wires. Drive over concrete boxes are not a power department standard and will only be allowed in special circumstances.

2. Mobile Home Park Metering Pedestals.

   a. Mobile Home Park Metering Pedestals shall be installed to the depth indicated on the pedestal by the manufacturer, see Drawings DR-25.

III. SAFETY

A. LOCKING

1. Secondary Junction Boxes.

   a. All secondary junction boxes shall be bolted with penta head bolts. Standard tumbler-type locks or other devices are not approved for this application.

2. Mobile Home Park Meter Pedestals.

   a. The access panel to the unmetered bus in all mobile home park meter pedestals shall be locked with pedestal equipment locks. Standard tumbler type locks or other devices are not approved for this application.

Underground Construction Standard
Cable Taps (200 Amperes)

I. SCOPE

These standards outline installation details for 200 ampere, 15 kV load break junctions used in underground distribution.

II. INSTALLATION

A. GENERAL

200 ampere, 15 kV load break junctions must be installed in primary enclosures. Not suitable for direct burial.

B. TESTING BEFORE ENERGIZING

Operate load break elbows and insulating receptacles before energizing 200 ampere, 15 kV load break junction installations to ensure:

1. They can be operated without interference from concentric neutral conductors, adjacent elbows, etc.

2. The mounting location of the load break junction is such that rings and covers or doors of primary enclosures, adjacent junctions, etc. do not interfere with operations.

Elbow arrestors or stand-off arrestors or a combination of the two will be required at all locations deemed necessary by HCP.

Underground Construction Standard
Cable Taps (600 Amperes)

I. SCOPE

These standards outline installation details applicable to 15 kV, 600 ampere spice-tap configuration used in underground distribution systems.

II. INSTALLATION

When assembling 15 kV, 600 ampere spice-tap configurations, a spanner wrench may be used to facilitate installation or removal of connector plugs and reducing tap wells (with or without studs). They are not suitable for direct burial.

III. CAUTIONS

600 Ampere elbows are dead-break and only suitable for operation when de-energized.

SECTION V

HURRICANE CITY
Underground Standard Transformer Installation

I. SCOPE

These standards outline the installation of single-phase and three phase transformers used in underground distribution.

II. EQUIPMENT

A. PRIMARY SYSTEM CONFIGURATION

1. Single-Phase pad mount transformers.

a. Single-Phase pad mount transformers should be equipped with two primary bushings for installation in loop or radial feed primary systems.

2. Three-Phase pad mount Transformers.

a. Three-phase pad mount transformers shall be purchased and installed with six primary bushings and feed through capabilities.

III. INSTALLATION

A. Connect the secondary ground strap, supplied on most pad mount transformers, between the transformer tank wall and the secondary neutral.

B. The soil backfill to be placed around the transformer ground sleeve shall be compacted to within 95 percent (95%) of the maximum dry density to support the transformer. A level pad around all sides of five feet (5') shall be maintained.

CAUTION: Do not disconnect either end of the secondary ground strap unless the transformer is de-energized.

IV. TRANSFORMER SIZING

A. Residential transformers will be incrementally sized based on 8KVA per 200 amperes.

B. Commercial/Industrial transformers will be sized based on **80** percent (80%) of the panel size.

V. TRANSFORMER ORDINANCE

Please refer to the Hurricane City's most recent transformer ordinance.

VI. TRANSFORMER POLICY

It is permissible for a Contractor to acquire transformers from sources other than HCP, provided the transformer(s) fully meets Hurricane City specifications.

It will be the policy of HCP that the electrical contractor will be responsible to provide to HCP, prior to energizing the circuit or transformer, but not limited to, the following:

1. Certified, load loss certificate, by serial number of unit

2. Certificate from manufacturer:
   a) Compliance of standards testing required in the transformer specifications.
   b) Warranty.
   c) Polychlorinated Biphenyl (PCB) certificate.

3. Numbering of Transformer and Information needed
   a) All nameplate information.
   b) Street Address.

It is the responsibility of the Contractor to see that HCP inspector receives transformer information before the final inspection walk through. The City Power inspector will assign a number for each transformer to be painted on the front of transformer.

All appurtenances to the transformers such as, but not limited to, all elbows, neutral grounding bushings (when required), stand-offs, dummy receptacles, etc. will be provided by the contractor. Single-phase transformer secondary bar connectors capable of accepting 6-500mcm copper or aluminum conductors shall be supplied by the Contractor.

Prior to placing a transformer on order, it will be the responsibility of the Contractor to ensure that the transformer distributor is aware of the conditions of the ordinance. It also will be the responsibility of the Contractor to inform HCP of transformers placed on order, size of transformer, project name, and name of transformer distributor.

Transformer Bid Specifications
Single-Phase Pad-mounted Distribution Transformer

I. SCOPE

II GENERAL

III This specification outlines the electrical characteristics and the mechanical features of single-phase, 60Hz; oil filtered, pad-mounted, dead-front compartmental-type distribution transformers with separable insulated high voltage.

A. STANDARDS

1. All transformers shall be constructed and tested in accordance with latest revision of ANSI C57.12.25 (American National Standards Institute); and the applicable NEMA (National Electrical Manufacturers Association) standards.

2. No used or remanufactured material or components will be acceptable.

B. RATINGS

1. KILOVOLT AMPERE (kVA) RATINGS

a. The standard kVA ratings shall be one of the following:
25 KVA, 37.5 KVA, 50 KVA, 75 KVA, or 100 KVA as required.

b. These standard kVA ratings are continuous and based on not exceeding either a 65º C average winding temperature rise or an 80º C hot spot temperature rise. The temperature rise of the insulating oil shall not exceed 65º C when measured near the top of the tank.

2. VOLTAGE

a. The high voltage rating shall be 12470Y/7200 volts. The low voltage rating shall be 240/120 volts. Unless otherwise directed by HCP.

3. BASIC IMPULSE INSULATION LEVEL

a. The basic impulse insulation level (BIL) shall be 95 kV.

C. CONSTRUCTION

1. GENERAL

a. All transformers shall consist of a transformer tank and a high and low-voltage cable termination compartment. These components shall be assembled as an integral, tamperproof, and weatherproof unit for mounting on a pad. The transformer shall meet the requirements for tamper resistance as set forth by the Western Underground Committee. There shall be no exposed bolts, screws or other fastening devices which are extremely removable. There shall be no openings through which foreign objects such as wires or rods might be inserted to contact live parts.

2. HIGH AND LOW-VOLTAGE COMPARTMENT

   a. Access to the high and low-voltage compartment shall be through a hinged door suitable for locking with a padlock.

   b. The high-voltage segment of the compartment shall contain the high voltage terminations and be provided with an elbow accessory parking stand. High voltage will be of the loop type/feed thru configuration.

   c. The low-voltage segment of the compartment shall contain the low-voltage terminations.

3. TANK

   a. All transformer tanks shall have sealed tank construction and sufficient strength to withstand a pressure of seven (7) PSIG without permanent distortion.

   b. A tank that has sealed tank construction is one that seals the tank from the atmosphere.

   c. The tank shall remain effectively sealed for a top oil temperature range of -5ºC to 105ºC.

4. MAN COVER

   a. Welded main cover construction shall be provided. If access to internal connection for testing is required, a handhole(s) shall be provided.

5. LOW-VOLTAGE TERMINATIONS

   a. The electrical characteristics of the completely assembled low-voltage terminations shall be:
      i. Insulation Class – 1.2kV.
      ii. Basic Impulse Insulation Level (BIL)-30 kV.
      iii. One minute withstand – 10 kV.

   b. The terminals of the low-voltage terminations shall be as shown in Figure 4A, Low Voltage Terminals, of American National Standards Institute (ANSI) C57.12.25-latest revision.

   c. The number location and arrangement of the low-voltage terminations shall be as shown I Figure 2, Interchangeability Dimensions-Type 2 Arrangement, of American National Standards Institute (ANSI) C57-12.25-latest revision.

   c. All low-voltage terminations shall be externally bolted to facilitate field replacement.

6. HIGH-VOLTAGE TERMINATIONS

   a. All high-voltage terminations shall be 15 kV class universal bushing wells and inserts suitable for use with 15 kV class load-break elbow connectors. NOTE: All load-break bushing inserts shall be provided with the transformer.

   b. All high-voltage terminations shall be externally bolted to facilitate field replacement.

   c. The number, location and arrangement of the high-voltage terminations shall be shown in Figure 2, Interchangeability Dimensions-Type2 Arrangement, of American National Standards Institute (ANSI) C57312.25-latest revision.

7. NEUTRAL CONNECTIONS

   a. The H2 end of the high-voltage windings shall be connected to the transformer tank internally and this connection shall be securely grounded to the tank and shall be independent of all other connections.

   b. The low-voltage neutral shall be a fully insulated bushing. A ground pad shall be provided on the outer surface of the tank. A removable ground strap shall be provided and connected between the low-voltage neutral bushing and the ground pad.

8. CORE AND WINDINGS

   a. One piece core construction is desired. Where other construction is used, minimum assembly joints shall be provided. For approved two-part cores, the core shall be held together with bands and torqued bolts. Crimped banding is not acceptable for ratings over 50 kVA.

   b. Copper or aluminum winding conductors are desired.

   c. Core material may be either silicon steel or amorphous.

   d. Core losses shall be minimized by the core material and core construction.

9. INSULATION

   a. All insulating paper used as layer insulation in transformer coils shall be coated on both sides with a thermosetting adhesive and properly cured prior to impregnating with oil or the coils shall be would with primary conductor containing a thermosetting adhesive that when properly cured will form an effective bond.

b. Insulating/cooling fluid within the tank shall be electrical grade mineral oil or a nonflammable environmentally accepted fluid.

c. All fluids shall be certified and indicated on the nameplate to be less than 1parts per million (ppm) polychlorinated biphenyl (PCB) content.

d. Fluids other than mineral oil shall have submitted with the quotation complete chemical and electrical characteristics and a statement of being non-PCB.

10. GROUND CONNECTION

a. The tank shall have a welded ground lug boss attached on the secondary side of the tank near the bottom of the tank of secondary bushings and attached conductors.

b. The grounding boss shall be free of paint and shall be 7/16 inch (7/16") deep and threaded for a one-half inch (1/2") 13 NC grounding stud or connector.

c. The tank cover shall have a grounding strap between the cover and the tank.

D. ACCESSORY EQUIPMENT

1. HIGH-VOLTAGE PROTECTIVE FUSES

a. All transformers shall be equipped with an externally removable, oil immersed, expulsion fuse, in a load-break bayonet suitable for hot stick operation. This fuse must be designed to protect the transformer in the event of internal or secondary faults or under overload conditions and must be hook stick operable.

2. PRESSURE RELIEF DEVICE

a. Each transformer shall be equipped with self-actuating relief device to relieve slow pressure buildup and to automatically vent when pressure reaches + 10 PSIG and recluses when pressure falls to + 6 PSIG.

3. ROLLING, LIFTING, AND MOUNTING FACILITIES

a. The transformer shall be equipped with lifting provisions of adequate strength and size and arranged on the transformer to permit lifting of the completely assembled and oil filled unit.

b. An internal flange shall be provided at the base of the high and low-voltage compartment to provide means for mounting the transformer on a pad.

4. IDENTIFICATION NAMPLATE

a. An identification nameplate shall be located in the low-voltage segment of the high and low voltage compartments and shall be readable with cables in place.

b. If the nameplate is mounted on a removable part, the manufacturer's name and the transformer serial number shall be permanently affixed to a non-removable part.

c. The identification nameplate shall conform to Section 6.4, Instruction Nameplate, of American National Standard Institute (ANSI) C57.12.25 latest revision. The nameplate shall also conform to Section 5.12, Nameplates, of American National Standard Institute (ANSI) C57.12.00 latest revision.

E. TESTING

1. All transformers shall be tested in accordance with requirements of American National Standard Institute (ANSI) C57.12.25 latest revision. All transformers shall be capable of withstanding short circuit tests.

F. FINISH

1. The transformer shall be given a durable, corrosion resistant, green, or desert tan (as specified) outdoor finish capable of meeting or exceeding EEI finishing requirements.

2. All transformer surfaces in contact with the pad shall be designed or treated to minimize corrosion.

G. SHIPPING AND LABELING INSTRUCTIONS

1. Transformers shall be mounted on a pallet for shipment.

2. A shipping tag indicating the kVA size, manufacturer, voltage ratings, serial number and purchaser order number shall be attached to all transformers.

H. LOSS EVALUATION

1. Total losses will be invoiced at $6.85 per watt over allowable losses according to the chart below.

2. Evaluated losses will be calculated by multiplying the appropriate dollars/watt values by guaranteed maximum load losses at maximum nameplate kVA rating and no-load losses at 100 percent voltage. These products will be added to the bid price for evaluation.

3. Total watt losses shall not exceed the following:

Single-Phase Pad-mount 120/240 Volt

kVA Rating	Losses in Watts	kVA Rating	Losses in Watts
25 kVA	275 Watts	75 kVA	675 Watts
37.5 kVA	360 Watts	100 kVA	750 Watts
50 kVA	460 Watts	167 kVA	1,310 Watts

4. If the actual tested loss values exceed the guaranteed maximum values stated in the proposal of the Contractor, the Contractor will be charged a penalty value for every kilowatt by which the actual tested transformer losses exceed the guaranteed maximum losses upon which the proposal was evaluated. This penalty value will be the difference between the total actual test loss evaluation and the total guaranteed bid loss evaluation

5. All actual tested loss data will be supplied to HCP within five (5) days after shipment of the transformers.

I. VENDOR EVALUATION

1. Vendor evaluations, as well as loss evaluations, will be used to determine the low bidder. Delivery dates will be of prime concern during the bid evaluation.

J. EXCEPTIONS

1. Exceptions to this Specifications shall not be accepted, unless approved by HCP. Any exceptions shall be noted in the proposal.

K. WARRANTY

1. Manufacturer shall warrant to purchaser that the apparatus or service to be furnished hereunder shall be of the highest quality and free from defects in material, workmanship, and title and will be of the kind designated in the pertinent purchase order. The Manufacturer's warranty shall be effective for a period of twelve (12) months after the date of shipment to Purchaser.

2. The Manufacturer shall guarantee that all transformers furnished under this specification are of first-class material and workmanship throughout, that they have been tested in accordance with this specification, and that the results of the tests comply with the requirements of this specification, and, in lieu of other claims against it, agrees to replace or repair:

   a. Any transformer found to be defective in material or workmanship or found not to be in compliance with the requirements of this specification before or during installation of the transformer.

b. Any transformer fail during normal and proper use within the manufacturer's guarantee period which shows defects of materials or workmanship.

c. All transformers must be of new construction, no remanufactured transformers will be accepted. New construction means not used and is less than 2 years old.

HURRICANE CITY
Transformer Bid Specifications
Three-Phase Pad-mounted Distribution Transformer

I. SCOPE

A. GENERAL

This specification outlines the electrical characteristics and the mechanical features of dead-front outdoor three-phase, 60 Hz, oil immersed, self-cooled pad-mounted, compartment-type distribution transformer with separable insulated high voltage connectors.

B. STANDARDS

1. All transformers shall be constructed and tested in accordance with latest revision American Standards Institute (ANSI) C57.12.26, and the applicable National Electrical Manufacturers Association (NEMA) standards.

2. No used or remanufactured material or components will be acceptable. All transformers must be of new construction, no remanufactured transformers will be accepted. New construction means not used and is less than 2 years old.

II.. RATINGS

A. KILOVOLT AMPERE (kVA) RATINGS

1. The standard kVA ratings shall be on of the following:

2.1.1.1 75 kVA, 112.5 kVA, 150 kVA, 225 kVA, 300 kVA, 500 kVA, 750 kVA, 1000 kVA, 1500 kVA, or 2000 kVA as required.

2. These standard kVA ratings are continuous and based on not exceeding either a 65º C average winding temperature rise or an 80º C hot spot temperature rise. The temperature rise of the insulating oil shall not exceed 65º C when measured near the top of the tank.

B. VOLTAGE

1. The high voltage rating shall be 12470Y/7200 volts. The low voltage rating shall be 208Y/120 volts or 480Y/277 volts as required, unless otherwise directed and approved by HCP. Transformer must be wound in a Wye-Wye scenario.

C. TAP RATINGS

1. The transformers shall be equipped with: (2) 2-1/2 percent taps above and (2) 2-1/2 percent taps below normal voltage. All taps shall be full capacity taps.

2. Tap changing to be through the wall in the high voltage connection compartment for external to tank adjustment.

3. Taps shall have the positions of the changer clearly marked to indicate actual voltage on the primary, or as a percentage (%) of above and below normal primary voltage.

4. Taps shall be operable only with the transformer de-energized.

D. BASIC IMPULSE INSULATION LEVEL

1. The basic impulse insulation level (BIL) shall be 95 kV.

III. CONSTRUCTION

A. GENERAL

1. All transformers shall consist of a transformer tank and a high and low-voltage cable termination compartment. These components shall be assembled as an integral, tamperproof, weatherproof unit for mounting on a pad. The transformer shall meet the requirements for tamper resistance as set forth by the Western Underground Committee. There shall be no exposed bolts, screws or other fastening devices which are externally removable. There shall be no openings through which foreign objects such as wires or rods might be inserted to contact live parts.

B. TANK

1. Transformer tank shall be suitable for outdoor installation. The tank shall be of a construction that effectively seals the tank interior from the atmosphere but will allow entry for service.

2. Construction of the seal shall maintain the integrity of the seal over an operating oil temperature range of -5º C to 105º C.

3. Tank construction shall be such that it has sufficient strength to withstand a pressure of seven (7) PSIG without permanent distortion.

C. HIGH AND LOW-VOLTAGE COMPARTMENT

1. The high and low-voltage cable terminating compartment shall:

   a. Be compartmentalized into high-voltage and low-voltage segments by a suitable barrier.

   b. Includes two doors, one for the high-voltage segment and one for the low-voltage segment. These doors shall have stainless steel hinges and pins and three-point latching with provisions for padlocking. Unlocking the padlock shall permit access to the low-voltage segment of the terminating compartment only. Access to the high-voltage segment of the terminating compartment shall not be attained until an additional fastening device has been released.

   c. Meet the dimensional requirements of Figure 7 – Compartment Designations and Specific Dimensions for Loop-Feed and Radial-Feed Transformers, of ANSI Publication C57.12.26 latest revision.

   d. The high-voltage compartment shall be equipped with accessory elbow stands for each elbow.

D. TERMINATION ARRANGEMENT AND DIMENSIONS

1. The termination arrangements and dimensions for Figures 6, 7, and 8 of ANSI Publication C57.12.26 latest revision shall be applicable to this specification. Figure 6 – Specific Dimensions for Loop-Feed Transformers Figure 7 – Compartment Designations and Specific Dimension for Loop-Feed and Radial-Feed Transformers.
   Figure 8 – Low-Voltage Terminal Arrangements and Specific Dimensions

E. HIGH-VOLTAGE TERMINATIONS

1. Configuration – The configuration of the high-voltage terminations shall be Loop Feed (ANSI C57.1226 latest revision)

2. Type – The high-voltage terminations shall be 15 kV class universal bushing wells and inserts suitable for use with 15 kV class load-break elbow connectors.
   The continuous current rating shall be 200 Amps.

NOTE: All load-break bushing inserts shall be provided with transformer.

F. LOW-VOLTAGE TERMINATIONS

1. Terminals – The terminals of the low-voltage terminations shall be as shown in Figure 9A, 9B, or 9C of ANSI Publication C57.12.26 latest revision for the applicable transformer size Figure 9 – Low-Voltage Terminals.

2. Configuration – The configuration of the low-voltage terminations shall be as shown in Figure 8 – Low-Voltage Terminal Arrangements and Specific Dimensions.

3. Secondary low-voltage bushings shall include a full capacity neutral (grounded conductor) bushing.

4. The electrical characteristics of the completely assembled low-voltage bushing and terminals shall be:

   a. Insulation Class – 1.2 kV.

   b. Basic Impulse Insulation Level (BIL) – 30 kV.

   c. One minute withstand – 10 kV.

5. Internal connections to the secondary bushings shall be by lugs welded to the secondary conductor and bolted to the bushing stud.

G. FUSING EQUIPMENT

1. The transformer shall be equipped with externally removable, oil immersed, expulsion fuses in load-break bayonets, in series with under oil partial range current limiting fuses.

2. All under oil fuses shall be easily accessible through a large "hand hole" in the high voltage compartment. The hand hole shall be large enough and placed in such a location that all internal fusing elements will be "within" the hand hole area. In no case shall the hand hole area be smaller than 10 inches by 12 inches (10" X 12") unless approved in writing by HCP. The hand hole cover shall be tamper resistant and its locking device shall be accessible from inside the high voltage or low voltage transformer compartment.

3. The transformer shall be equipped with an under oil partial range current limiting fuse. The bayonet expulsion fuses and backup current limiting fuses shall be coordinated to ensure that the current limiting fuse will only operate on faults internal to the transformer. The current limiting fuse used shall have an interrupting rating of 50,000 Amp (minimum) symmetrical.

H. CORE AND WINDINGS

1. All transformers must be wye-wye connected windings and shall have four – or five-legged core construction or shall otherwise include provisions to prevent excessive tank heating. The core construction or other provisions for preventing tank heating shall be adequate for unbalanced loading conditions of one or more of the primary phases of the transformer being energized from the same (single-phase) source.

2. One-piece core construction is desired. Where other construction is used, minimum assembly joints shall be provided. For approved two-part cores, the core shall be held together with bands and torqued bolts. Crimped banding is not acceptable for ratings over 50 kVA.

3. Copper winding conductors are desired.

4. Core material may be either silicon steel or amorphous.

5. Core losses shall be minimized by the core material and core construction.

6. Transformers shall be equipped with a common H0X0 bushing with a copper grounding strap to the transformer case.

I. INSTALLATION

1. All insulating paper used as layer insulation in transformer coils shall be coated on both sides with a thermosetting adhesive and properly cured prior to impregnating with oil, or the coils shall be wound with primary conductor containing a thermosetting adhesive that when properly cured will form an effective bond.

2. Insulating/cooling fluid within the tank shall be electric grade mineral oil or a less flammable, environmentally accepted fluid where required.

3. All fluids shall be certified and indicated on the nameplate to be less than 1 parts per million (ppm) polychlorinated biphenyl (PCB) content.

4. Fluids other than mineral oil shall have submitted with the quotation complete chemical and electrical characteristics and a statement of being non-PCB.

J. PRESSURE RELIEF DEVICE

1. Each transformer shall be equipped with a self-actuating relief device to relieve slow pressure buildup and to automatically vent when pressure reaches + 10 PSIG and recloses when pressure falls to +9 PSIG.

K MOUNTING AND LIFTING

1. Mounting shall be suitable for concrete pad mounting. Provide suitable anchorage brackets for Seismic Zone3.

2. The tank shall have lifting provisions of adequate strength; size and arrangement on the transformer to permit lifting the transformer in an upright position when filled with insulating fluid.

L. GROUND CONNECTION

1. The tank shall have a welded ground lug boss attached on the secondary side of the tank near the bottom of the tank, clear of secondary and attached conductors.

2. The grounding boss shall be free of paint and shall be 7/16 inch (7/16") deep and threaded for a one-half (1/2") 13 NC grounding stud or connector.

3. The tank cover shall have a grounding strap between the cover and the tank.

M. ACCESSORIES

1. ANSI C57.12.26, latest revision, standard accessories shall be provided.

IV. FINISH

A. The transformer shall be given a durable, corrosion resistant, non-chalking, green or desert tan (as specified) outdoor finish capable of meeting or exceeding EEI finishing requirements.

V. SHIPPING AND IDENTIFICATION

A. SHIPPING

1. Transformers shall be mounted on a pallet for shipment.

B. IDENTIFICATION

1. The nameplate shall contain the manufacturers name, address, kVA, primary voltage, secondary voltage(s), % impedance, rated temperature rise, a wiring diagram indicating connections and voltages with polarity (additive or subtractive), core losses (no load and full load), insulating fluid identification, and PCB content, weight when full, manufacturer part (catalogue) number, and serial number unique to the transformer.
2. The nameplate shall conform to ANSI standards C57312.00 and C57.12.26 latest revisions.

3. The nameplate shall be mounted on a permanently attached backing plate with welds or rivets. Removable nameplates or nameplates attached to removable parts will not be accepted.

VI. TESTING

A. All transformers shall be tested in accordance with requirements of American National Standard Institute (ANSI) C57.12.26 latest revision. All transformers shall be capable of withstanding short circuit tests.

VII. LOSS EVALUATION

A. Total losses will be invoiced at $6.85 per watt over allowable losses according to the chart below.

B. Evaluated losses will be calculated by multiplying the appropriate dollars/watt values by guaranteed maximum load losses at maximum nameplate kVA rating and no-load losses at 100 percent voltage. These products will be added to the bid price for evaluation.

C. Total watt losses shall not exceed the following:

3-Phase Pad-mount 120/208 Volt

kVA Rating	Losses in Watts	kVA Rating	Losses in Watts
75 kVA	815 Watts	300 kVA	2,380 Watts
112.5 kVA	1,125 Watts	500 kVA	4,060 Watts
150 kVA	1,300 Watts	750 kVA	6,500 Watts
225 kVA	1,950 Watts	1000 KVA	8,980 Watts

3-Phase Pad-mount 277/480 Volt

kVA Rating	Losses in Watts	kVA Rating	Losses in Watts
150 kVA	1,385 Watts	750 kVA	4,500 Watts
225 kVA	2,000 Watts	1,000 kVA	6,500 Watts
300 kVA	2,460 Watts	1,500 kVA	10,500 Watts
500 kVA	4,325 Watts	2,000 kVA	14,000 Watts

D. If the actual tested loss values exceed the guaranteed maximum loss values stated in the proposal of the Successful Bidder, the Successful Bidder (Seller) will be charged a penalty value for every watt by which the actual tested transformer losses exceed the guaranteed maximum losses upon which the proposal was evaluated. This penalty value will be the difference between the total actual test loss evaluation and the total guaranteed bid loss evaluation.

E. All actual tested loss data will be supplied to HCP within five (5) days after shipment of the transformers.

VIII. VENDOR EVALUATION

A. Vendor evaluations, as well as loss evaluations, will be used to determine the low bidder. Delivery dates will be of prime concern during the bid evaluation.

IX. EXCEPTIONS

A. Exceptions to this Specification shall not be accepted, unless approved by HCP. Any exceptions shall be noted in the proposal.

X. WARRANTY

A. Manufacturer shall warrant to Purchaser that the apparatus or service to be furnished hereunder shall be of the highest quality and free from defects in material, workmanship, and title and will be of the kind designated in the pertinent purchase order. The Manufacturer's warranty shall be effective for a period of twelve (12) months after the date of shipment to Purchaser. Terms of Manufacturer's warranty shall be included in the bid proposal and will be a criterion for evaluation of the proposal.

B The Manufacturer shall guarantee that all transformers furnished under this specification are of first-class material and workmanship throughout, that they have been tested in accordance with this specification, and that the results of the tests comply with the requirements of this specification, and in lieu of other claims against it, agrees to replace or repair.

1. Any transformer found to be defective in material or workmanship or found not to be in compliance with the requirements of this specification before or during installation of the transformer.
2. Any transformer fail during normal and proper use within the Manufacturer's guarantee period which shows defects of materials or workmanship.

SECTION VI

HURRICANE CITY
Underground Construction Standard
Secondary Line and Meter Installation
Residential Subdivisions

I. SCOPE

These standards outline minimum requirements for the service equipment, service conductors, etc., installed from the secondary junction box to and including the meter, for residential subdivisions.

It also includes information necessary to determine ownership maintenance responsibility for associated conductors, equipment, etc.

II. APPLICATION

A. GENERAL

1. This standard shall be used as a guideline for determining whether or not the service equipment, service conductors, etc. that comprise the secondary service meet all applicable national, state, and local codes and ordinances and HCP requirements.

III. DEFINITIONS

A. SERVICE EQUIPMENT, See Drawings DR-24, DR-25.

1. The equipment, containing the disconnecting means and overcurrent protective devices, located near the point of entrance of supply conductors to a building, and intended to constitute the main control and means of cutoff of the supply to a building.

B. UNDERGROUND SERVICE CONDUCTORS

1. The underground supply conductors that extend from the City's secondary junction box to the metering provision.

C. GROUNDING ELECTRODE

1. Grounding shall be done through a UFER grounding system, or per latest building code requirements.

D. GROUNDING ELECTRODE CONDUCTOR

1. The conductors used to connect the grounding electrode to the grounded conductor of the underground service.

E. BURIAL DEPTH

1. Underground service conductors will be installed in conduits with supplemental protective covering or in raceways.

2. The vertical distance from the surface under which the conduit, supplemental protective covering, or raceway is installed, to the portion of the conduit, supplemental protective covering, or raceway nearest the surface.

F. METERING PROVISIONS

1. The enclosures, meter sockets, switch boxes, conduit, conduit elbows, etc. required to provide a place for mounting a National Electrical Manufacturers Association (NEMA) meter enclosure, required for installation of a meter.

G. SERVICE RISER

1. Conduit, conduit elbow, etc. that extend from the bottom of the service trench to the meter mounting provisions and main disconnecting means and enclose the service conductors.

H. SERVICE CONDUIT

1. Non-metallic conduit into which underground service conductors are pulled, excluding service risers.

IV. CODES

A. Underground services shall be installed in accordance with applicable HCP requirements and local, state, and national codes and ordinances.

B. All equipment and conductors installed shall meet or exceed applicable HCP requirements and local, state, and national codes and ordinances.

V. INSTALLATION

A. Type.

1. All underground service conductors shall be type USE (underground service.)

B. Protection.

1. Underground service conductors shall be protected by installation in conduit (PVC Schedule 40).

C. Splices.

1. Underground service conductors shall not be spliced.

D. Installation Methods

1. In Conduit.

2. Underground service conductors pulled in conduit; care shall be taken to ensure that the conductors are not damaged during the pulling operation. Pulling tensions shall be monitored to ensure proper installation.

E. Grounding Requirements

1. A grounding electrode shall be connected via grounding electrode conductor to the underground service conductors (grounded conductors only) on the line side of and/or within the service disconnecting means.

F. Size.

1. The underground service conductors shall have adequate ampacity to supply the load requirements of the premises served by the conductors. HCP requires that all services less than 150 amperes be served by 2/0 aluminum conductor and services between 150-200 amperes be served by 4/0 aluminum conductor. Above 200 amperes, the service conductor will be a minimum of 350kcmil aluminum conductor.

VI. SERVICE EQUIPMENT

A. Continuous Current Rating

1. All service equipment shall have a minimum current rating of 100 amperes.

B. Short Circuit Current Rating.

1. Service equipment and its overcurrent protective devices shall have short circuit current ratings greater than or equal to the short circuit current available at their supply terminals.

VII. SERVICE DISCONNECT MEANS

A. All service disconnecting means shall have a current rating of not less than 100 amperes unless otherwise permitted by federal, state, or local authorities.

B. When multiple switches or circuit breakers are used as the disconnecting means, their combined current rating shall not be less than 100 amperes unless otherwise permitted by federal, state, or local authorities.

VIII. SERVICE CONDUIT

A. General.

1. Service conduit installations shall be carefully designed (length, number of bends, bend radii, etc.) to ensure that the underground service conductors can be pulled into and through the conduit without damage.

B. Burial Depth.

1. Burial depths for service conduits shall be a minimum of 24 inches (24”).

C. Trench Requirements.

1. Trench Bottoms.

   a. When conduits are direct buried or concrete encased, the bottom of the trench into which the conduits are placed shall be free from rocks exceeding one inch (1”) in their largest dimension. When the trench bottom contains rocks exceeding this size requirement, the trench shall be excavated six inches (6”) deeper than the burial depth required for the conduits and then backfilled to the required burial depth with compacted sand or clean backfill.

2. Trench Backfill.

   a. The JUT (Joint Utility Trench) trench shall be backfilled with (1”) minus material from the bottom of the trench to the top. No spoil material shall be used, unless screened, (1”) minus, and is machine compactable material.

IX. METERING PROVISIONS

A. General.

1. Typical requirements for meter mounting provisions for residences are shown on Drawings DR-24, when meter mounting provisions different from those shown are required, HCP shall detail specific metering provision requirements.

2. The meter mounting provisions must be installed in a true vertical plane.

3. Meter mounting provisions with extruded or cast aluminum meter jaws shall not be used.

4. Remote metering will not be allowed for new construction or rebuild/add on construction jobs.

5. The meter main will provide a disconnect.

6. All external exposed stand off conduit must be rigid steel and wrapped with anticorrosion tape where buried.

B. Location.

1. Meters **shall not** be located in carports, breezeways, covered or screened porches, or other areas that might be enclosed at some future date.

2. The area on either side of a door or swinging window equal to the width of the door or swinging window is unacceptable as a meter location.

3. A level standing and working surface of 48 inches x 48 inches (48" x 48") shall be provided in front of all meters. Meters shall not be located behind fenced in areas.

4. Meters shall be set at a height of five feet six inches to six feet six inches (5'6" to 6'6").

5. Meters shall be installed on front of the structure (side of building facing the street) or within the first ten feet (10') of the front of the structure.

6. Meters must be accessible to the City Meter Reader and shall not be hindered by animals, landscape, fences, etc.

X. SECONDARY DISTANCES

A. The distances from HCP transformer that secondary cable can be run due to voltage drop limitations are listed below. These limitations are based on the distribution transformer having the capacity to adequately serve the load.

B. The maximum secondary cable distances are based on:

1. Aluminum conductors in non-magnetic conduit

2. A five volt (5V) drop across the secondary cable

3. Up to 100 amperes of load current in the first table

4. Up to 200 amperes of load current in the second table

5. 0.95 load power factor

C. The voltage drop calculations are based on Table 13 from the ANSI/IEEE Standard 141-1986, IEE Recommended Practice for Electric Power Distribution (IEEE Red Book).

Table 5

SECONDARY 600V CABLE LENGTHS
RESIDENTIAL – UP TO 100 AMPERES

Conductor	Maximum Distance
1/0 AWG	150 feet
2/0 AWG	185 feet
4/0 AWG	280 feet

Table 6

SECONDARY 600 V CABLE LENGTHS
RESIDENTIAL – UP TO 200 AMPERES

Conductor	Maximum Distance
4/0 AWG	140 feet
350 kcmil	225 feet
500 kcmil	295 feet

D. The residential subdivision design should consider the location of the power source as close as possible to the center of the load to keep voltage drop within satisfactory limits.

HURRICANE CITY

Underground Construction Standard
Secondary Line and Meter Installation
For Mobile Home and Trailer Parks

I. SCOPE

These standards outline minimum requirements for service equipment, service conductors, etc. for mobile homes and trailer parks.

II. DEFINITIONS

A. SERVICE EQUIPMENT

1. The equipment containing the disconnecting means, overcurrent protective devices, and receptacle or other means for connection of a mobile home feeder assembly. This equipment shall be located adjacent to and not mounted in or on the mobile home.

B. FEEDER ASSEMBLY

1. The underground feeder conductors, including the grounding conductor together with the necessary fittings and equipment or a power supply cord designed to connect a mobile home to its metering provisions.

2. The conductors connecting the service equipment to the distribution panel inside the mobile home. There shall be four (4) conductors; one (1) of which shall be identified by a continuous green color or a continuous green color with one (1) or more yellow stripes for use as a grounding conductor.

3. As a minimum, a 5/8-inch x 8foot (5/8" X 8') ground rod shall be used as the grounding electrode. When a metal underground water pipe system is available the water pipes and the ground rod shall be used as grounding electrodes.

C. GROUNDING ELECTRODE CONDUCTORS

1. The conductors used to connect the grounding electrode to the grounded conductor of the underground service.

D. BURIAL DEPTH

1. Underground service conductors installed in conduits with supplemental protective covering or in raceways.

   The vertical distance from the surface under which the conduit, supplemental protective covering or raceway is installed to the portion of the conduit, supplemental protective covering or raceway nearest the surface.

E.. METERING PROVISIONS

1. The enclosures, meter sockets, switch boxes, conduit, conduit elbows, etc., required to provide a place for mounting ring type socket meters, required for measuring usage of electrical energy.

III. CODES

A. INSTALLATION

1. Underground services shall be installed in accordance with the applicable HCP requirements and local, state, and national codes and ordinances.

B. EQUIPMENT AND CONDUCTORS

1. All equipment and conductors installed shall meet or exceed applicable HCP requirements and local, state, and national codes and ordinances.

IV. INSTALLATION

A. FEEDER ASSEMBLY

1. All conductors in the feeder assembly shall be insulated, color-coded, and installed without splices.

B. GROUNDING

1. The neutral conductor and the grounding conductor shall be bonded together only at the service equipment, not on or within the mobile home.

2. Continuous Current Rating.

    a. Mobile home service equipment shall have a 100-ampere minimum rating unless otherwise permitted by federal, state, or local authorities.

3. Short Circuit Rating.

    a. Service equipment and its overcurrent protective devices shall have short circuit current ratings greater than or equal to the short circuit current available at their supply terminals.

C. PROTECTIVE EQUIPMENT SIZING

1. The service equipment shall contain a properly rated fused disconnect switch or a circuit breaker corresponding to the load requirements of the mobile home.

D. BURIAL DEPTHS

1. The minimum burial depths shown as follows shall apply to mobile home underground service and underground feeder assembly conductors.

2. Direct Buried Plastic Conduit – 24 inches (24”)

E. CONDUCTORS

1. Underground service conductors shall be type USE (underground service entrance) and underground feeder assembly conductors shall be type USE or UF.

F. METERING PROVISIONS

1. Individual Meters.

    a. Typical requirements for meter mounting provisions for mobile homes and trailers with individual meters are shown on Drawing DR-25. When meter mounting provisions different from those shown are required, specific meter mounting provision requirements shall be detailed by HCP.

2. Single Meter.

    a. When mobile home parks or trailer courts are metered at a single point, the metering provisions at that point shall be detailed by HCP.

3. General Requirements.

    a. Metering provisions must be installed in a true vertical plane.

    b. Metering provisions with extruded or cast aluminum meter jaws shall not be used.

    c. A level standing and working surface of 40 inches by 40 inches (40” X 40”) ~~30 inches X 30 inches (30” X 30”)~~ shall be provided in front of all meters, permitting ready access to the meter.

    d. The area on either side of a door or swinging window equal to the width of the door or swinging window is unacceptable as a meter location.

e. Mobile home meter pedestals shall be constructed and installed so that the vertical distance from the ground level to the centerline of the meter is 30 inches (30") minimum to 72 inches (72") maximum.

f. Meter will be located at nearest supply point as determined by HCP.

g. Meters must be accessible to the City meter reader and shall not be hindered by animals, landscape, fences, etc.

h. The meter main will provide a disconnect. All 400 amp meter sockets shall contain a lever bypass

HURRICANE CITY
Underground Construction Standard
Secondary Line and Meter Installation
For Apartments and Condominiums

I. SCOPE

These standards outline minimum requirements for the service equipment, service conductors, etc. for apartments and condominiums. They also include information necessary to determine ownership and maintenance responsibility for associated conductors, equipment, etc.

II. APPLICATION

A. GENERAL

1. This specification shall be used as a guideline for determining whether or not the service equipment, service conductors, etc. that comprise the secondary service meet all applicable national, state and local codes and ordinances and HCP requirements.

B. SERVICE CONNECTION CRITERIA

1. Underground services **shall not** be connected to the City electrical system until:

a. Hurricane City authorized personnel has certified that the service is in compliance with applicable local, state and national codes and ordinances.

III. DEFINITIONS

A. SERVICE EQUIPMENT

1. The equipment, containing the disconnecting means and overcurrent protective devices, located near the point of entrance of supply conductors to a building, and intended to constitute the main control and means of cutoff of the supply to a building.

B. UNDERGROUND SERVICE CONDUCTORS

1. The underground supply conductors that extend from the utility's secondary system to the customer's meter.

C. GROUNDING ELECTRODE – ALL LOCATIONS

1. As a minimum, a 5/8 inch X 8 foot (5/8" X 8') ground rod shall be used as the grounding electrode. When a metal underground water pipe system is available on the premises, the water pipe system and the ground rod shall be used as grounding electrodes.

D. GROUNDING ELECTRODE CONDUCTORS

1. The conductors used to connect the grounding electrode to the grounded conductor of the underground service.

E. BURIAL DEPTH

1. Minimum of 24 inches (24") cover.

F. METERING PROVISIONS

1. The enclosures, meter sockets, switch boxes, conduit, conduit elbows, etc. required to provide a place for mounting ring type socket meters, required for measuring usage of electrical energy.

IV. CODES

A. INSTALLATION

1. Underground services shall be installed in accordance with HCP applicable requirements and local, state and national codes and ordinances.

B. EQUIPMENT AND CONDUCTORS

1. All equipment and conductors installed shall meet or exceed applicable HCP requirements and local, state and national codes and ordinances.

V. INSTALLATION

A. UNDERGROUND SERVICE CONDUCTORS

1. Burial Depths.

    a. The minimum burial depth for conduit protected burial underground service conductors shall be 24 inches (24”).

2. Type.

    a. All underground service conductors shall by type USE (underground service entrance).

3. Protection.

    a. Underground service conductors should be installed in rigid nonmetallic conduit approved for the purpose (PVC Schedule 40).

4. Splices.

    a. Underground service conductors shall not be spliced.

5. Installation Methods.

    a. In Conduit.

        i. Underground service conductors shall be pulled in conduit.

        ii. Care shall be taken to ensure that they are not damaged during the pulling operation. Pulling tension shall be monitored to ensure proper installation.

6. Grounding Requirements.

    a. A grounding electrode shall be connected, via grounding electrode conductors, to the underground service conductors (grounded conductors only) on the line side of an/or within the service disconnecting means.

7. Size.

    a. Service Conductors Owned and Maintained by Customer.

    b. The underground service conductors shall have adequate ampacity to supply the load requirements of the premises served by the conductors. HCP requires that all services less than 150 amperes be served by 2/0 aluminum conductors and services between 150-200 amperes be served by 4/0 aluminum conductor. Above 200 amperes the service conductor will be a minimum of 350kcmil aluminum conductor.

B. SERVICE EQUIPMENT

1. Continuous Current Rating.

    a. All service equipment shall have a minimum current rating of 100 amperes unless otherwise permitted by federal, state, or local authorities.

2. Short-Circuit Current Rating.

    a. Service equipment and its overcurrent protective devices shall have short circuit current ratings greater than or equal to the short circuit current available at their supply terminals.

C. SERVICE DISCONNECTING MEANS

1. All service disconnecting means shall have a current rating of nor less than 100 amperes unless otherwise permitted by federal, state, or local authorities.

D. SERVICE CONDUIT

1. General

    a. Service conduit installations shall be carefully designed (length, number of bends, bend radii, etc.) to ensure that underground service conductors can be pulled into and through the conduit without change.

2. Burial Depths.

    a. Minimum burial depths for service conduits shall be as follows:

    b. Non-Metallic Conduit – 24 inches (24”).

3. Trench Requirements.

    a. Trench Bottoms.

    b. When conduits are direct buried or concrete encased, the bottom of the trench into which the conduits are placed shall be free from rocks exceeding one inch (1”) in their largest dimension. When the trench bottom contains rocks exceeding this size requirement, the trench shall be excavated six inches (6”) deeper than the burial depth required for the conduits and then backfilled to the required burial depth with compacted sand or screened backfill.

    c. Trench Backfill.

    d. Non-Metallic Conduit.

    e. At least twelve inches (12”) of compacted sand or screened backfill shall be placed over the conduits. The remaining backfill may be spoil from the trench if it is screened to 1” minus or smaller and is compactable.

E. METERING PROVISIONS

1. General.

    i. Typical requirements for meter mounting provisions for residences are shown in this specification and shall apply to all apartment and condominium situations.

    j. When meter mounting provisions different from those shown in this specification are required, specific meter mounting provision requirements shall be detailed by HCP.

    k. The meter mounting provisions must be installed in a true vertical plane.

    l. Meter mounting provisions with extruded or cast aluminum meter jaws shall not be used.

    m. Remote metering will not be allowed for new construction or rebuild/add on construction jobs.

n. The meter main will provide a disconnect. All 3 phase meter sockets shall contain a bypass lever. All 400 amp meter sockets shall contain a lever bypass

o. All meter sockets shall be clearly labeled with permanent placards or permanent metallic stickers. See section V.E.4.

2. Location.

a. Meters **shall not** be located in carports, breezeways, covered or screened porches or other areas that might be enclosed at some future date.

b. The area on either side of a door or swinging window equal to the width of the door or swinging window is unacceptable as a meter location.

c. A level standing and working surface of 48 inches x 48 inches shall be provided in front of all meters. Meters shall not be located behind fenced in areas.

d. Meters shall be installed on the front of the structure (side of building facing the street) or within the first ten feet (10') of the front of the structure nearest the source.

e. Meters must be accessible to the City meter reader and shall not be hindered by animals, landscape, fences, etc.

3. Mounting Heights.

a. Single Horizontal Row of Meters.

i. When meters for an apartment or condominium can be mounted in a single horizontal row, the vertical distance from the ground level to the center line of meters shall be five feet six inches (5'6") minimum to six feet six inches (6'6") maximum.

b. Multiple Rows of Meters.

i. When meters for an apartment or condominium can be mounted in two (2) or more horizontal rows, the vertical distance from the ground level to the center line of the top row of meters shall be six feet six inches (6'6") maximum and the distance from the ground level to the center line of the bottom row of meters shall be four feet zero inches (4'0" minimum.

4. Labeling Meter Bases.

    a. Meter bases shall be numbered according to the apartment/condominium numbers as recorded on the official plat.

    b. One inch (1") wide placards or metallic sticker shall be used to identify what each meter/unit disconnect breaker is feeding.

    c. Labels shall contain the unit number and/or address to correlate what each meter/unit disconnect breaker is feeding. For example: Unit 1, Unit2, or 299 n 2600 W, 287 N 2600 W.

    d. Labels shall be installed to the right or directly beneath the unit disconnect breaker to which the correlating meter is feeding.

    e. Placards shall be installed using self tapping screws and shall be lubricated using a rust resistive compound.

    f. No letters shall be used to identify meters/unit disconnect breaker. For example: Unit A, Unit B, Unit C are not permitted.

F. SECONDARY DISTANCES

1. The distances from the City of Hurricane Power transformer that secondary cable can be run due to voltage drop limitations are listed below. These limitations are based on the distribution transformer having the capacity to adequately serve the load.

2. The maximum secondary cable distances are based on:

    a. Aluminum conductors in non-magnetic conduit

    b. A five volt (5V) drop across the secondary cable

    c. Up to 200 amperes of load current

    d. 0.95 load power factor

3. The voltage drop calculations are based on Table 13 from the ANSI/IEEE Standard 141-1986, IEEE Recommended Practice for Electric Power Distribution (IEEE Red Book).

HURRICANE CITY
Underground Construction Standard
Secondary Line and Meter Installation
For Apartments and Condominiums

TABLE 7

SECONDARY 600V CABLE LENGTHS
APARTMENTS AND CONDOMINIUMS – UP TO 200 AMPERES

Conductor	Maximum Distance
4/0 AWG	140 Feet
350kcmil	225 Feet
500kcmil	295 Feet

The apartment/condominium facility design should consider the location of the power source as close as possible to the center of the load to keep voltage drop within satisfactory limits.

HURRICANE CITY
Underground Construction Standard
Secondary Line and Meter Installation
for Commercial Facilities

I. SCOPE

These standards outline minimum requirements for service equipment, service conductors, etc. for commercial facilities.

It also includes information necessary to determine ownership and maintenance responsibility for associated conductors, equipment, etc.

II. APPLICATIONS

A. GENERAL

1. This specification shall be used as a guideline for determining whether or not the service equipment, service conductors, etc. that comprise the secondary service meet all applicable national, state and local codes and ordinances and HCP requirements.

C. SERVICE CONNECTION CRITERIA

1. Underground services **shall not** be connected to the City electrical system until:

    a. Hurricane City personnel has certified that the service is incompliance with applicable local, state and national codes and ordinances and HCP requirements.

III. DEFINITIONS

A. SERVICE EQUIPMENT

1. The equipment, containing the disconnecting means and overcurrent protective devices, located near the point of entrance of supply conductors to a building, and intended to constitute the main control and means of cutoff of the supply to a building.

B. UNDERGROUND SERVICE CONDUCTORS

1. The underground supply conductors that extend from the utility's secondary system to the customer's meter.

C. GROUNDING ELECTRODE – ALL LOCATIONS

1. Grounding shall be done thru a UFER grounding system, or per latest building code requirements.

D. GROUNDING ELECTRODE CONDUCTORS

1. The conductors used to connect the grounding electrode to the grounded conductor of the underground service.

E. BURIAL DEPTH

1. Minimum of 24 inches (24") cover.

F. METERING PROVISIONS

1. The enclosures, meter sockets, switch boxes, conduit, conduit elbows, etc. required to provide a place for mounting ring type socket meters, required for measuring usage of electrical energy.

G. SERVICE RISER

1. Conduit, conduit elbow, etc. that extend from the bottom of the service trench to the meter mounting provisions and main disconnecting means and enclose the service conductors.

H. SERVICE CONDUIT

1. Non-Metallic conduit into which underground service conductors are pulled, excluding service risers.

IV. CODES

A. INSTALLATION

1. Underground services shall be installed in accordance with HCP applicable requirements and local, state, and national codes and ordinances.

B. EQUIPMENT AND CONDUCTORS

1. All equipment and conductors installed shall meet or exceed HCP requirements and local, state, and national codes and ordinances.

VI. INSTALLATION

A. UNDERGROUND SERVICE CONDUCTORS

1. Burial Depths.

    a. The minimum burial depth for conduit protected buried underground service conductors shall be 24 inches (24”).

2. Type.

    a. All underground service conductors shall be type USE (underground service entrance).

3. Protection.

    a. Underground service conductors should be installed in PVC Schedule 40.

4. Splices.

    a. Underground service conductors shall not be spliced.

5. Installation Methods.

    a. In Conduit.

        i. Underground service conductors shall be pulled in conduit.
        ii. Care shall be taken to ensure that they are not damaged during the pulling operation.

iii. Pulling tension shall be monitored to ensure proper installation.

6. Grounding Requirements.

   a. A grounding electrode shall be connected, via grounding electrode conductors, to the underground service conductors (grounded conductors only) on the line side of an/or within the service disconnecting means.

7. Size.

   a. Service Conductors Owned and Maintained by Customer.

   b. The underground service conductor shall have adequate ampacity to supply the load requirements of the premises served by the conductors.

   c. HCP requires that all services up to 200 amperes be served by a minimum of 4/0 AWG aluminum conductor. Above 200 amperes, the service conductor will be a minimum of 350mcm aluminum conductor.

B. SERVICE EQUIPMENT

1. Continuous Current Rating.

   a. All service equipment shall have a minimum current rating of 100 amperes unless otherwise permitted by federal, state, or local authorities.

2. Short-Circuit Current Rating.

   a. Service equipment and its overcurrent protective devices shall have short circuit current ratings greater than or equal to the short circuit current available at their supply terminals.

C. SERVICE DISCONNECTING MEANS

1. All service disconnecting means shall have a current rating of not less than 100 amperes unless otherwise permitted by federal, state, or local authorities.

2. Single phase or three phase commercial services will be required to have a lockable fuse or knife disconnect located on the building to disconnect power from the building. Disconnect must be situated in a manner as to leave the meter energized when disconnect is turned off.

D. SERVICE CONDUIT

1. General

   a. Service conduit installations shall be carefully designed (length, number of bends, bend radii, etc.) to ensure that underground service conductors can be pulled into and through the conduit without damage.

2. Burial Depths

   a. Minimum burial depths for service conduits shall be as follows:

      i. Non-Metallic Conduit – 24 inches (24”)

3. Trench Requirements

   a. Trench Bottoms

      i. When conduits are direct buried or concrete encased, the bottom of the rench into which the conduits are placed shall be free from rocks exceeding one inch (1”) in their largest dimension. When the trench bottom contains rocks exceeding this size requirement, the trench shall be excavated six inches (6”) deeper than the burial depth required for the conduits and then backfilled to the required burial depth with compacted sand or screened backfill.

   b. Trench Backfill

      i. Non-metallic Conduit

      ii. At least twelve inches (12”) of compacted sand or screened backfill shall be placed over the conduits.

E. METERING PROVISIONS

1. General

   a. Typical requirements for meter mounting provisions for residences are shown in this specification and shall apply to all commercial facilities.

   b. When meter mounting provisions different from those shown in this specification are required, specific meter mounting provision requirements shall be detailed by HCP.

c. The meter mounting provisions must be installed in a true vertical plane.

d. Meter mounting provisions with extruded or cast aluminum meter jaws shall not be used.

e. Remote metering will not be allowed for new construction or rebuild/add on construction jobs.

f. The meter main will provide a disconnect. All 3 phase meter sockets shall contain a lever bypass. All single phase 400 amp meter sockets shall contain a lever bypass.

g. Building layout, square footage, panel size in amps, number of meters/breaker sizes, voltage needed, and load calculations will be required before HCP can determine the sizing of all metering provisions.

2. Location

a. Meters **shall not** be located in carports, breezeways, covered or screened porches, or other areas that might be enclosed at some future date.

b. The area on either side of a door or swinging window equal to the width of the door or swinging window is unacceptable as a meter location.

c. A level standing and working surface of 48 inches x 48 inches shall be provided in front of all meters.

d. Meters shall not be located behind fenced in areas.

e. Access to meters shall not be hindered by any obstacles, including landscaping.

f. Meters must be accessible to the City Meter Reader and shall not be hindered by animals, landscape, fences, etc.

3. Mounting Heights

a. Single Horizontal Row of Meters

i. When meter for a commercial facility can be mounted in a single horizontal row, the vertical distance from the ground level to the center line of the meters shall be five feet six

inches (5'6") minimum to six feet six inches (6'6") maximum.

b. Multiple Rows of Meters

i. When meters for a commercial facility can be mounted in two (2) or more horizontal rows, the vertical distance from the ground level to the center line of the top row of meters shall be six feet six inches (6'6") maximum and the distance from the ground level to the center line of the bottom row of meters shall be four feet zero inches (4'0") minimum.

4. Labeling Meter Bases

a. Meter bases shall be numbered according to the apartment/condominium numbers as recorded on the official plat.

b. One inch (1") wide placards or metallic stickers shall be used to identify what each meter/unit disconnect breaker is feeding.

c. Labels shall contain the unit number and/or address to correlate what each meter/unit disconnect breaker is feeding. For example: Unit 1, Unit 2, or 299 N 2600 W, 287 N 2600 W.

d. Labels shall be installed to the right or directly beneath the unit disconnect breaker to which the correlating meter is feeding.

e. Placards shall be installed using self tapping screws and shall be lubricated using a rust resistive compound.

f. No letters shall be used to identify meters/unit disconnect breaker. For example: Unit A, Unit B, Unit C are not permitted.

F. SECONDARY DISTANCES

1. The distances from the HCP transformer that secondary cable can be run due to voltage drop limitations are listed below. These limitations are based on the distribution transformer having the capacity to adequately serve the load.

a. Aluminum conductors in non-metallic conduit

b. A five volt (5V) drop across the secondary cable

c. Up to 200 amperes of load current

d. 0.95 load power factor

The voltage drop calculations are based on Table 25 from the ANSI Standard 241-1983, IEEE Recommended Practice for Electric Power Systems in Commercial Buildings.

TABLE 8

SECONDARY 600V CABLE LENGHTS
COMMERCIAL FACILITIES – UP TO 200 AMPERES

Conductor	**Maximum Distance**
250mcm	170 feet
350mcm	225 feet
500mcm	295 feet

The commercial facility design should consider the location of the power source as close as possible to the center of the load to keep voltage drop within satisfactory limits.

SECTION VII

City of Hurricane
Underground Construction Standard
Street Light Installation

I. SCOPE

This standard outlines the requirements for installing streetlights erected in any subdivision within Hurricane City Limits.

II. EQUIPMENT SPECIFICATIONS/INSTALLATION

A. POLICY: It is the policy of the City of Hurricane that all streetlights erected in the City shall adhere to the following standard.

B. PURPOSE AND OBJECTIVE: To ensure streetlights are installed according to uniform construction guidelines and equipment specifications.

D. STREET LIGHT POLE SPACING AND HEIGHT:

1. Pole Height 15’ 200’ – 250’
2. Pole Height 25’ 225’ – 300’
3. A streetlight shall be placed at each intersection.
4. All poles shall be anchor base poles and the foundation design shall be adequate for the height of pole, the arm that is being installed, the soil conditions and 80-mile per hour winds.
5. Luminaries shall be 120 volt.
6. All streetlight bases must be precast and supplied by a preapproved vendor
7. For current acceptable streetlight makes and models, see HCP personnel.

Note: **All poles are black, all post top and cobra style heads are black.**

III. INSTALLATION STREET LIGHT

A. Installation

1. Customers requesting to add or delete streetlights will be required to meet with the HCP staff during a regularly scheduled planning meeting to discuss details and procedures.

2. If the City Council or Hurricane City Power Board determines a streetlight should be installed at City expense for safety or other reasonable public consideration, HCP will install the streetlight(s) as directed and according to this policy.

IV. OWNERSHIP

A. Streetlights shall be installed at Owner/Developer expense in new/proposed subdivisions and projects. The owner will warrant lights for one year, then the Hurricane City accepts ownership.

V. FOOTING SPECIFICATION

A. Per manufacturer, See Drawing DR-4. This drawing is for 15’ decorative and 25’ mongoose light only.

SECTION VIII

HURRICANE CITY
Underground Construction Standard
Concentric Neutral URD Primary Cable
(URD is Underground Residential Distribution)

I. SCOPE

All primary cable used on the Hurricane City electrical system shall comply with the following:

A. Insulation Type – EPR

B. Insulation Thickness:

1. Minimum average thickness -220 mils minimum.

2. Minimum thickness at any point – 209 mils

C. Voltage Class – 15 kVA

D. All cable produced under this specification shall comply with the latest editions of AEIC C56 and ICEA S-68-516

E. All cable installed shall be new (not used) and within 2 years of manufacture date.

F. All cables installed in a conduit shall be the same voltage, insulation level, size and cable manufacturer.

G. Conductor sizes are:

1. 1/0 AWG aluminum compressed stranded with 16-#14 AWG bare copper concentric neutral wires (full neutral) with an encapsulating jacket whose thickness is not less than 0.05 inches (0.05”).

   a. Jacket material shall be LLDPE or approved equal and shall be insulating.

   b. Single-phase 1/0 AWG underground cable shall be installed in two and one-half inch (2 ½”) conduit and three-phase 1/0 AWG underground cable shall be installed in four-inch (4”) conduit, unless otherwise approved by HCP.

2. 4/0 AWG aluminum compressed stranding with 18-#14 AWG bare copper concentric neutral wires (1/3 neutral) with an encapsulating jacket whose thickness is not less than 0.05 inches (0.05”).

a. Jacket material shall be LLDPE or approved equal and shall be insulating.

b. 4/0 AWG underground cable shall be installed in four-inch (4") conduit, unless otherwise approved by HCP.

3. 750mcm aluminum compressed stranded with 24-#12 AWG bare copper concentric neutral wires (1/3 neutral) with an encapsulating jacket whose thickness is not less than 0.08 inches (0.08").

a. Jacket material shall be LLDPE or approved equal and shall be insulating.

b. 750mcm underground cable shall be installed in six-inch (6") conduit, unless otherwise approved by HCP.

H. Approved cable manufacturers are:

1. Okonite

2. Kerite

3. CME

AEIC is Association of Edison Illuminating Companies

AWG is American Wire Gage

ICEA is Insulated Cable Engineers Association (formerly ICPEA)

EPR is Ethylene Propylene Rubber

LLDPE is Liner Low-Density Polyethylene

City of Hurricane
Underground Construction Standard
Primary Vault Specifications

I. THREE-PHASE AND SINGLE-PHASE ABOVE GROUND PRIMARY VAULT

A. Units must meet the following specification: See Drawings DR-15, DR-17.

1. HCP approved

2. Penta Head bolts on lid with locking capabilities

3. Fiberglass

4. All hardware including hinges to be stainless steel

5. Color – Munsell Green, Willow Green, or Desert Tan

6. Four-Way Junctions required

B. Approved Vendors

1. Nordic ND-350 Three Phase

2. Nordic ND-155 Single Phase

3. Other vendors of equivalent equipment are acceptable if approved by HCP.

C. Vaults will include:

1. Three-Phase

a. Three (3) four-way junctions, standoff brackets, and necessary receptacles, etc.

2. Single-Phase

a. One (1) four-way junction, standoff bracket, and necessary receptacles, etc.

HURRICANE CITY
Underground Construction Standard
Metal Enclosed Switchgear Specifications

I. METAL ENCLOSED SWITCHGEAR

A. HCP shall determine the class of switchgear needed for each job. The switch gear specifications being a model P.H. 600 Amp Main Buss capacity. These will be designed per individual needs. Approved Manufacturers are A.B. Chance, S&C, and Federal Pacific.

1. Outdoor-Style, Manual Operation is as follows:

kV, Normal……...14.4
kV, Maximum……...17.0
kV, BIL…….95
Main Buss Continuous, Amperes……...600/200
Three-Pole Interrupter Switches
Continuous, Amperes (Source/Feeder)……...600/200
Live Switching, Amperes (Source/Feeder)…….600/200
Two-Time Duty-Cycle Fault-Closing
Amperes RMS Asymmetrical……...23,400
Fuses with integral Load Interrupter
Maximum, Amperes……....200E
Live Switching, Amperes……..200
Two-Time Duty-Cycle Fault-Closing
Capacity, Amperes RMS Symmetrical…….12,500
Short-Circuit Ratings
Amperes, RMS Symmetrical……....12,500
MVA Three-Phase Symmetrical at
Rated Nominal Voltage…….310

B. The momentary and two-time duty-cycle fault-closing ratings of switches, momentary rating of bus, interrupting ratings of fuses, and on time duty-cycle fault-closing capabilities of the fuses with integral load interrupters shall equal or exceed the short circuit ratings of the pad-mounted gear.

C. The pad-mounted gear shall consist of a single self-supporting enclosure, containing single blade interrupter switches, non-key interlock, dual purpose barriers for the switches and fuses (-G1 & G2), component grounding studs for switches and fuses (H & J).

D. The switches and fuse components shall be arranged for full visibility when the enclosure doors are open. Open switch gaps and blown-fuse indicators shall be readily visible to provide for ease of operation.

E. Interrupter switches shall have a two-time duty-cycle fault-closing rating equal to or exceeding the short-circuit rating of the integrated pad-mounted gear assembly. This rating defines the ability to close the interrupter switch twice against a three-phase fault with asymmetrical current in at least one phase equal to the rated value, with the switch remaining operable and able to carry and interrupt rated current. Tests substantiating this rating shall be performed at maximum design voltage with current applied for at least ten (10) cycles. Certified test abstracts establishing this rating

shall be furnished upon request.

F. Interrupter switches shall have the capability established by test to perform switching duties which include interrupting load current up through the assigned live-switching rating, as well as transformer magnetizing currents associated with the applicable loads, cable-charging current, and line-charging current typical for distribution systems of the applicable voltage ratings. All arcing accompanying interruption shall be contained within the interrupters and products/gases evolved during interruption shall be vented through exhaust-control chambers to eliminate discharge of ionized gases. Switches shall have a single blade per phase and shall be externally operable. A quick-make/quick-brake mechanism, non-defeatable under normal operation and shall make operation of the switchblades independent of the speed of the manual operating handle.

G. Solid-material power fuse shall be capable of detecting and interrupting all faults up to the short-circuit interrupting rating of the integrated pad-mounted gear assembly. Fusible elements shall be non-aging and non-damageable. All arching accompanying power fuse operation shall be contained within the fuse and all arc products and gases evolved shall be effectively contained within exhaust control devices during fuse operation. Power fuses shall have a blown-fuse indicator that shall be readily visible without removing the fuse from the mounting location. Fuse type shall be S & C Type SMU-20 for system compatibility.

H. Fuse mounting jaw contracts shall be equipped with integral load interrupters to permit live switching of fuses with a rated hot stick. Integral load interrupters shall have an on-time duty –cycle fault-closing capability equal to the short-circuit rating of the pad-mounted gear. The duty-cycle capability defines the level of available fault current into which the fuse can be closed without a quick-make mechanism and when operated vigorously through its full travel without hesitation at any point, with the integral load interrupter remaining operable and able to carry and interrupt currents up to the emergency peak-load capabilities of the fuse.

I. All terminations will be done with 3M Termination Kits and two (2) hole termination lugs. The contractor will supply the above-mentioned.

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of **Resolution 2023-35 in opposition to EMS sales tax**

Discussion:
A recent amendment to the State Code allows for counties of the 2nd class (such as Washington County) with 1 national park and 2 state parks to impose a sales tax to pay for emergency medical services. Washington County qualifies for this optional tax and there is a proposal being considered by the County Commission to move forward with a sales tax of up to 1%.
Under the State Code, the tax cannot be adopted unless it is approved by the County Commission, the majority of the voters within the Fire District, and either every City/Town Council within the District or by the District's Board. The District's Board has already approved the proposal by resolution. Therefore, because the District Board approves of the tax, even if the City Council opposes the tax, the tax may still be implemented if approved by the County Commission and the majority of voters within the District.
The full resolution sets out the reasons for the opposition. However, the three key points are as follows:

1. The proposed tax is only permitted to be used to fund emergency medical services, so the District would still need a funding source for its fire protection services.
2. When the District's services are utilized, those that require the services are already billed directly and therefore already contribute to the cost of the services; and
3. A 1% sales tax is likely to cost residents more than what they currently pay on their property taxes to fund the District.

Findings:

Recommendation:

Attachments:
1. Resolution 2023-35 Opposing Sales Tax for EMS

Resolution No. 2023-35

A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH IN OPPOSITION TO THE ENACTMENT OF A SALES TAX OF UP TO 1% FOR THE PROVISION OF EMERGENCY MEDICAL SERVICES FOR THE HURRICANE VALLEY FIRE SPECIAL SERVICES DISTRICT

WHEREAS, the Washington County Commission on October 2, 2007, created and established by Resolution No. R-2007-1203 the Hurricane Valley Fire Special Service District (the "District"); and

WHEREAS, Resolution No. R-2007-1203 creating the District states that "all of the property, residents, businesses and inhabitants within the boundary of the District will be benefited by the establishment of the District to provide fire protection, paramedic services, and ambulance services, which services shall be paid for only by the residents, business and inhabitants within the boundary of the District;" and

WHEREAS, the District is currently funded by property taxes collected from the residents of Hurricane City, LaVerkin City, Toquerville City, Virgin Town, Rockville Town, Town of Springdale, Leeds City, and unincorporated Washington County within the District boundaries, together with fees billed to and collected from those that require the District's services. These funds provide for fire services, emergency medical services, and rescue services within the District; and

WHEREAS, non-residents such as visitors and tourists that require the services provided by the District are billed directly for those services and are therefore responsible for and pay for their proportionate share of District services, which arrangement reduces the residents' tax burden resulting from services provided to non-residents; and

WHEREAS, property tax revenues are a stable and reliable source of income from which taxing entities are able to fund their operations and fulfil their intended purposes. Sales tax revenues are less stable and fluctuate over time, which is problematic for budgetary reasons; and

WHEREAS, the proposed tax increase of 1% would increase the sales tax in the District's area to 7.75%, making the area's sales tax the highest in Washington County, above even St. George City and Washington City, which have a sales tax of 6.75%. The comparably higher sales tax in the District's area could influence residents and non-residents to shop outside of the District for normal and especially large purchases; and

WHEREAS, Pursuant to Utah Code section 59-12-802(3)(b), money collected from the proposed sales tax may only be used to fund emergency medical services that are provided by the District, so the cost to fund fire protection within the District would need to be obtained from some other source; and

WHEREAS, unless the District fundamentally changes its financial practices and budgeting practices, imposing a sales tax will not eliminate the need for other new funding sources for the District. Because money collected from the proposed sales tax cannot be used to fund fire protection services, a different source of funds will likely be requested, including but not limited to an increase in property taxes or increased fees to residents to offset the cost of providing fire protection; and

WHEREAS, the proposed 1% increase in sales tax is not in the best interest of the residents within the District because the increased sales tax may only be used for emergency medical services and emergency medical services are already paid for by the user; and

WHEREAS, the Washington City Council, a city within Washington County that is much larger that Hurricane City, declined on June 28, 2023, to support the proposed tax increase; and

WHEREAS, in 2022, an 89% property tax increase was proposed and residents strongly expressed their opposition to the increase. The proposed sales tax, which will only cover emergency medical services and will not be available for fire protection services, has the potential to increase the overall tax burden to residents within the District as much as 100% and maybe up to 200%, considering sales taxes, property taxes, and additional funding needed for fire protection services; and

WHEREAS, to impose the new sales tax, Utah Code section 59-12-802(4) requires approval by a majority of: (1) the members of the Washington County Commission; (2) the registered voters within the District; and (3) either (i) the members of the legislative bodies of each municipality within the District or (ii) the members of the governing body of the District; and

WHEREAS, Hurricane City residents constitute approximately 77% of the population within the District, although Hurricane City only has one board member on the eight person board making up the District's governing board; and

WHEREAS, the Washington County Commission is considering presenting a ballot proposition to the voters that may read: Shall Washington County adopt a sales tax of up to 1% on eligible sales within the boundaries of Hurricane Valley Fire Special Service District and use the money collected from the proposed sales tax to fund emergency services ("EMS") provided within said service area?,

THEREFORE, BE IT RESOLVED, for the reasons stated herein, that the Hurricane City Council objects to the proposed tax increase and requests that the Washington County Commission does not approve the imposition of up to a 1% sales tax on eligible purchases within the boundaries of Hurricane Valley Fire Special Service District service area. The Hurricane

City Council further requests that the proposed tax increase not be placed before the voters in the 2023 municipal election. This Resolution shall be effective on the date it is adopted.

PASSED AND APPROVED this 3rd day of August 2023.

_____
Nanette Billings, Mayor

Attest:

_____
Cindy Beteag, Hurricane City Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 3rd day of August, 2023. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results.

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

_____
Cindy Beteag, Recorder

HURRICANE CITY
UTAH

STAFF COMMENTS

Ordinance ZC23-20: Consideration and possible approval of 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.

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.

The Planning Commission unanimously recommended approval subject to staff and JUC comments

Findings:

Recommendation:

Attachments:

1. Coleman Exhibit A-F
2. Coleman Narrative
3. Coleman Checklist
4. ZC23-20 Coleman
5. Coleman Maps

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	

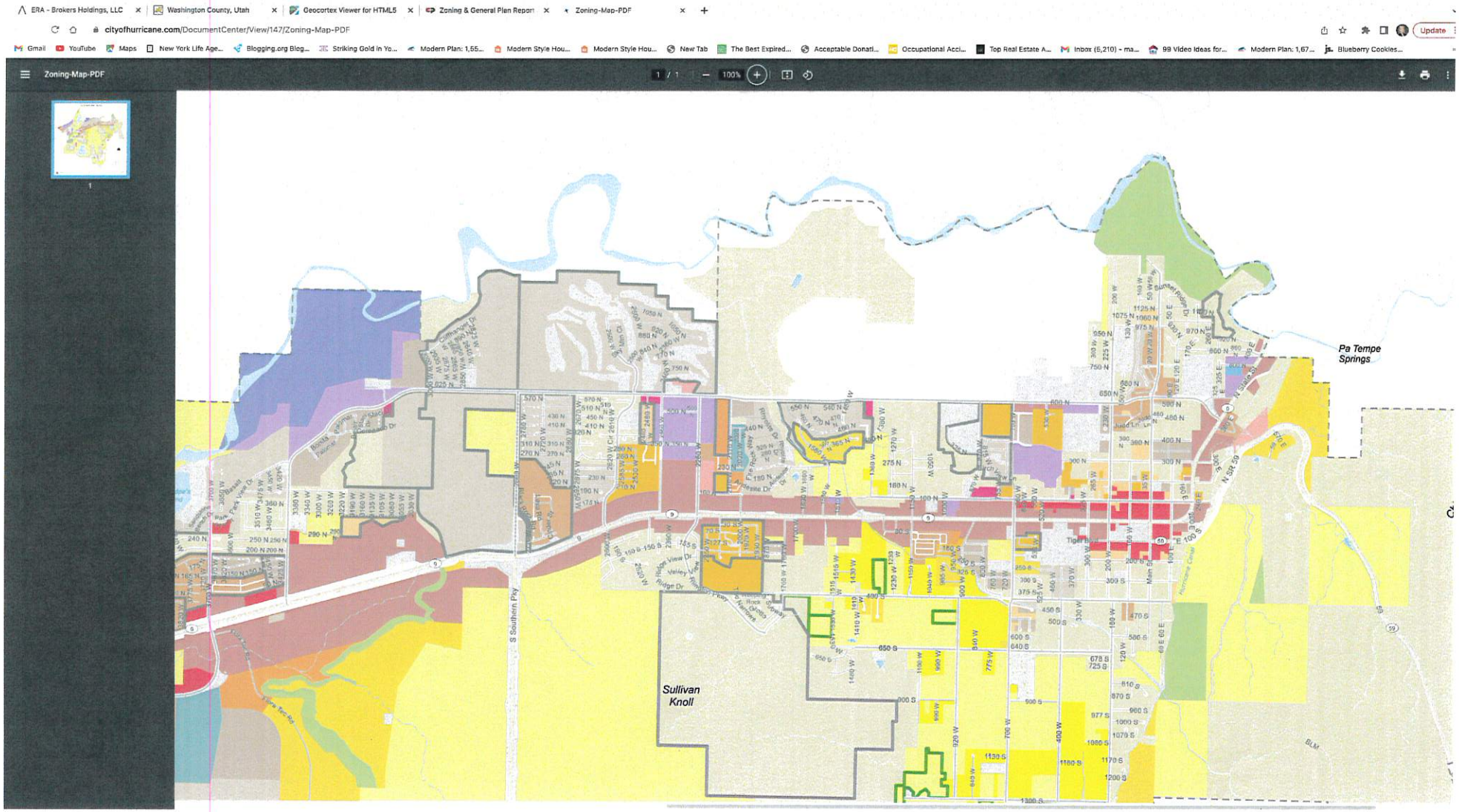
Images

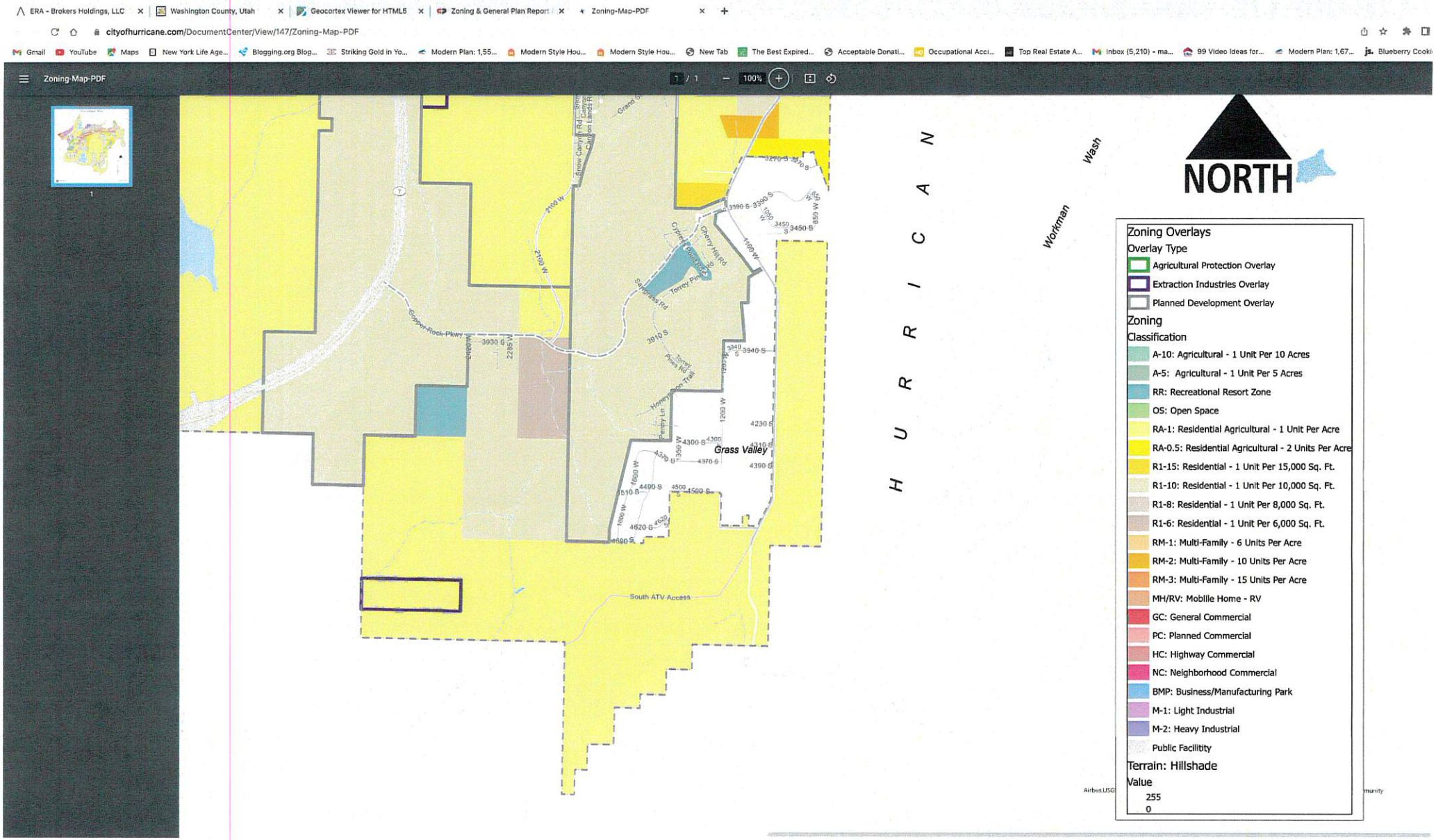
- GIS

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

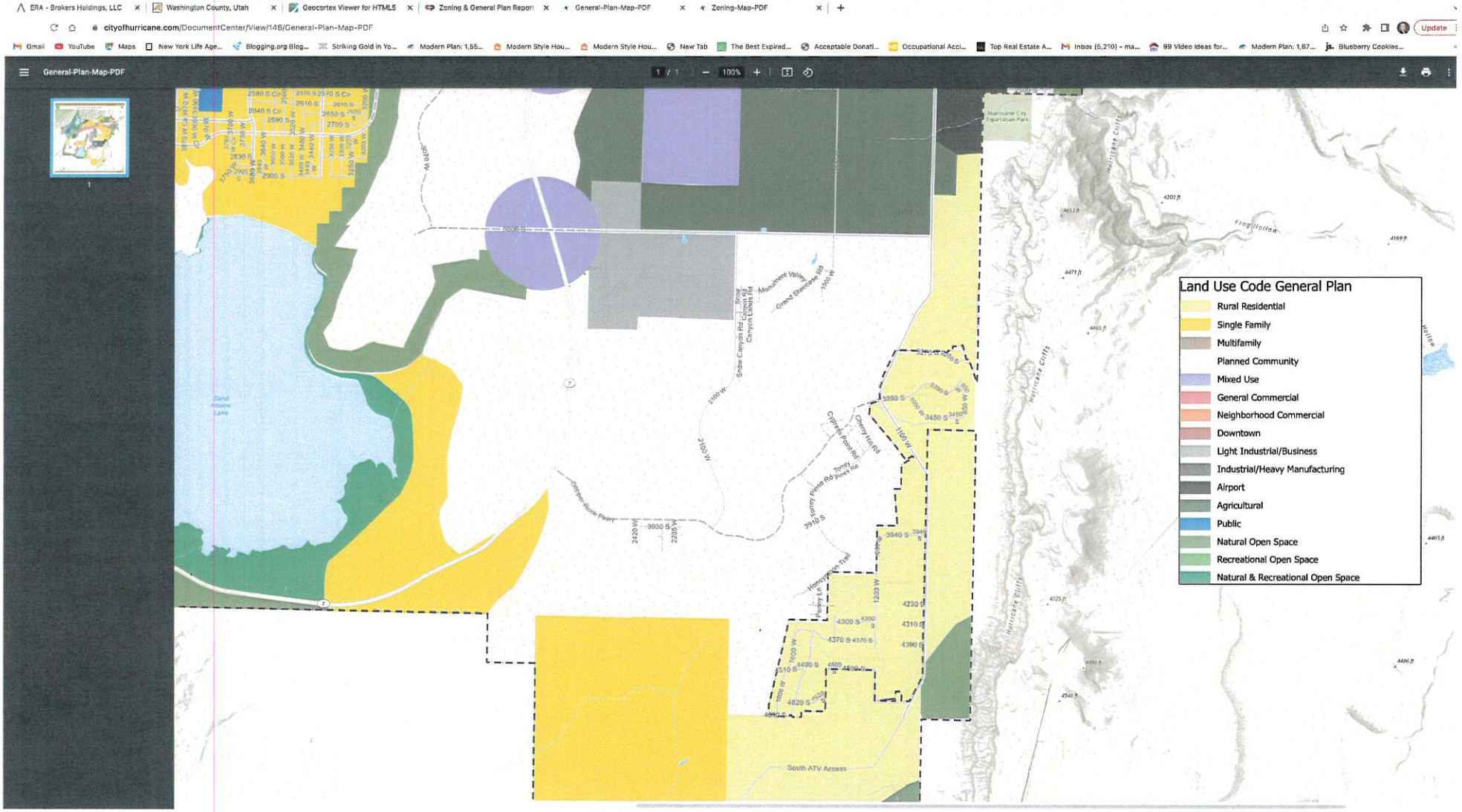

Zoning-Map-PDF
Pa Tempe Springs
Sullivan Knoll
S Southern Pwy

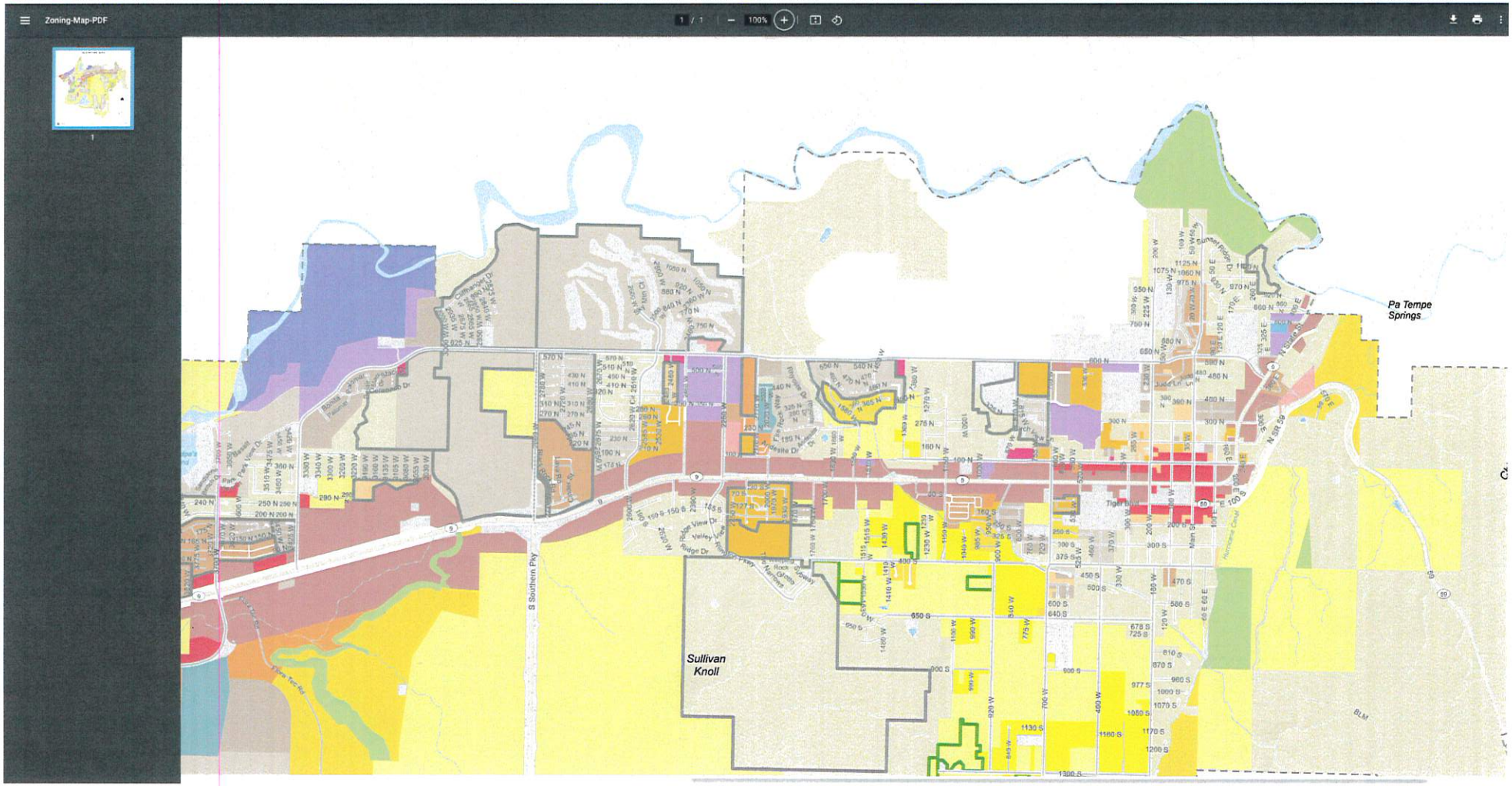

ERA - Brokers Holdings, LLC
Washington County, Utah
Geocortex Viewer for HTML5
Zoning & General Plan Report
Zoning-Map-PDF
cityofhurricane.com/DocumentCenter/View/147/Zoning-Map-PDF
Zoning-Map-PDF
100%
NORTH
HURRICAN
Workman Wash
Grass Valley
South ATV Access
Copper Rock Pkwy
Zoning Overlays
Overlay 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


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
South ATV Access
Hurricane Cliffs
Hurricane City Equestrian Park
Frog Hollow
Monument Valley
Grand Staircase Rd
Cypress Point Rd
Cherry Hill Rd
Honeysuckle Trail
Sand Hollow Lake


Pa Tempe Springs
Sullivan Knoll
S Southern Pky
Tiger Blvd
BLM

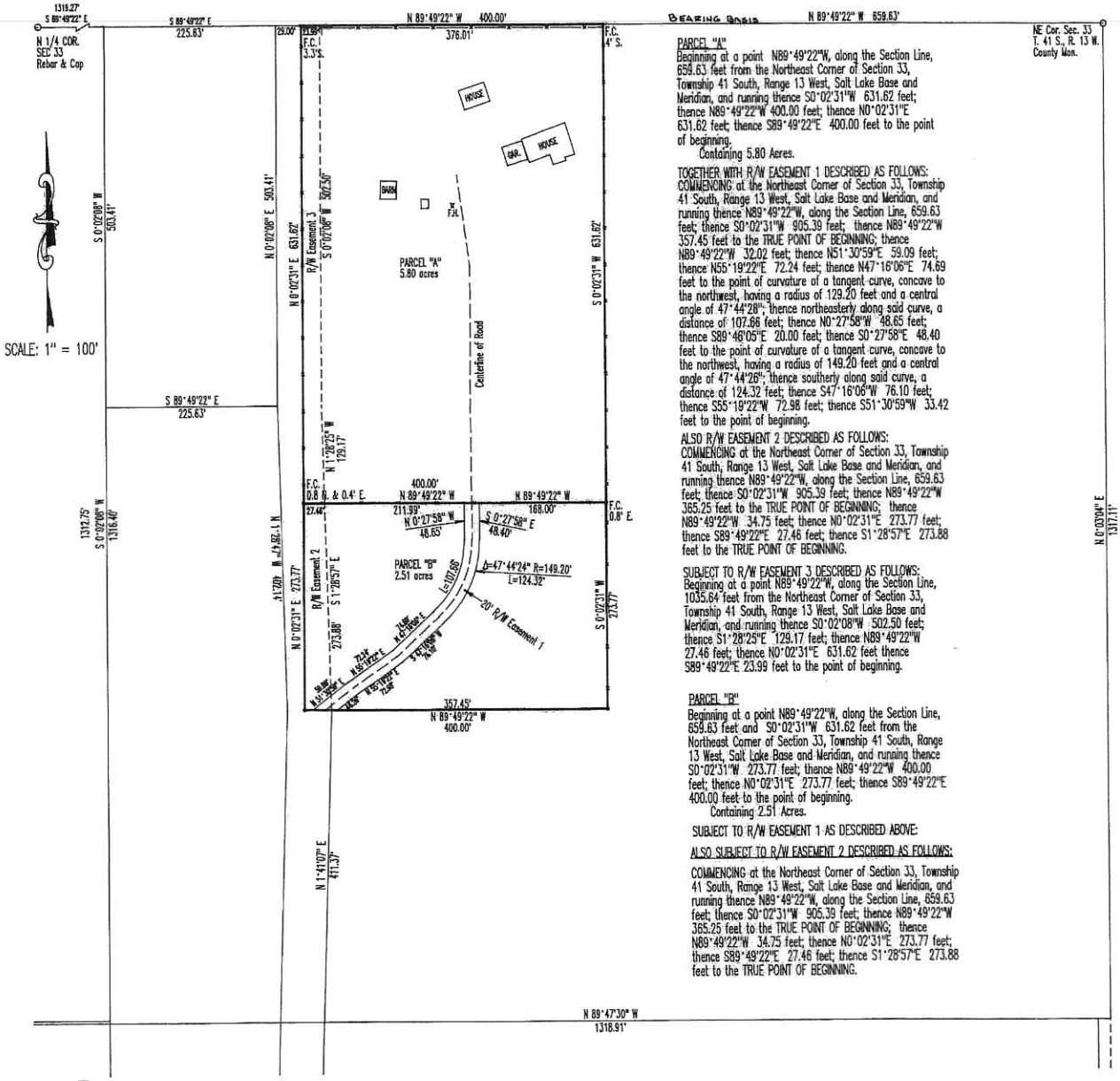
D

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

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Ag Land	$227,500	$227,500	4.460

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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

Russell Shirts Washington County Recorder
08/16/2018 02:40:49 PM Fee $15.00 By
JENSENBAYLES, LLP

Unofficial Copy

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: _____ ; _____

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**08/03/2023**
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

Planning Commission Recommendation:
The Planning Commission unanimously recommended approval subject to staff and JUC comments

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

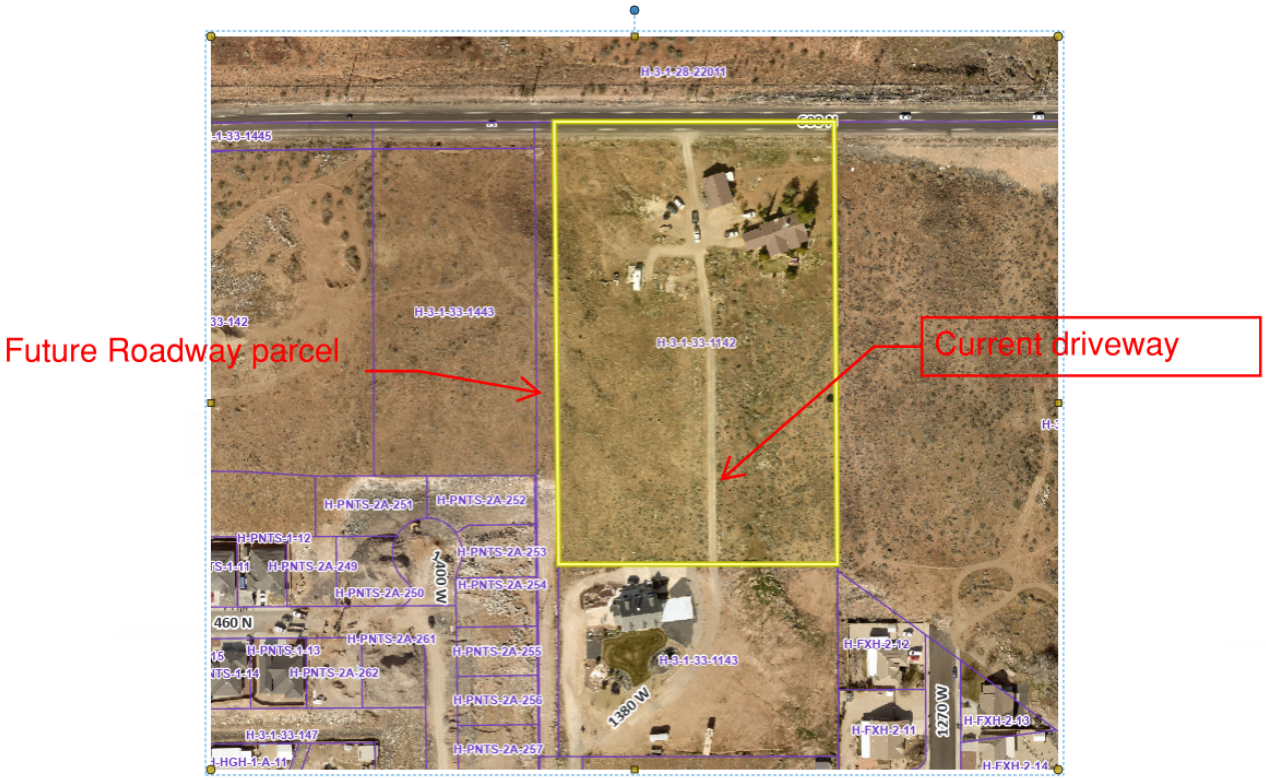
1. **Public Works:** Utilities and access will come from 1380 W
2. **Power:** Any changes to this property will have the power source on the west side of the property and will put new service underground.
3. **Sewer:** Ash Creek Sewer District takes no exception to zone change
4. **Streets:** Improvements needed to 1380 W to access property
5. **Water:** Will need water line loop through site
6. **Engineering:** Improvements needed on 600 N and 1380 W. All access to the property will come from 600 N through 1380 W per access management policy, the lot is too narrow to allow direct access on 600 N. It appears the low point for 600 N is within this property's frontage. Existing storm drain is nearby but the developer will need to make a drainage plan work. The City should consider possibly acquiring an east-west connection to 1270 W through this property which would benefit many citizens. Existing grades and multiple owners may make other options less desirable.
7. **Fire:** Okay
8. **Gas:** No comments
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 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.

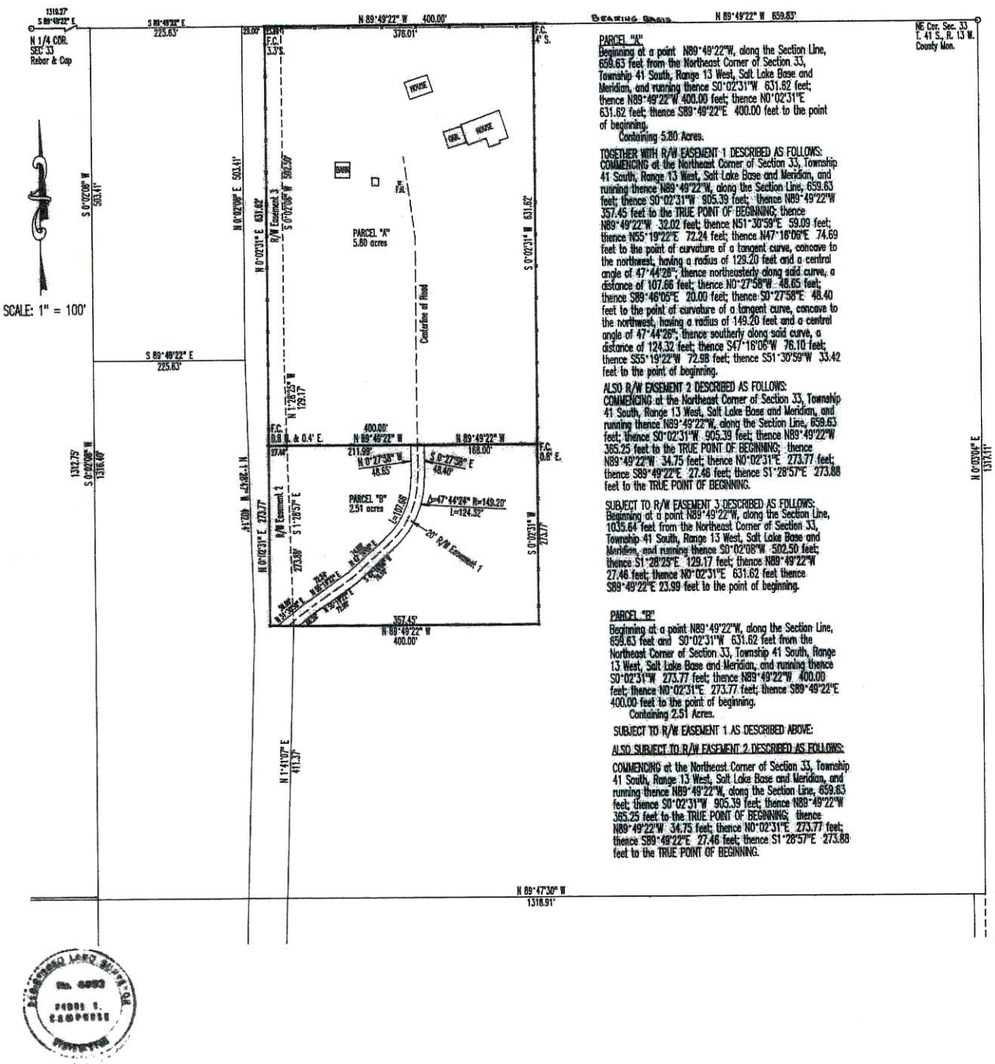
ITEM B

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

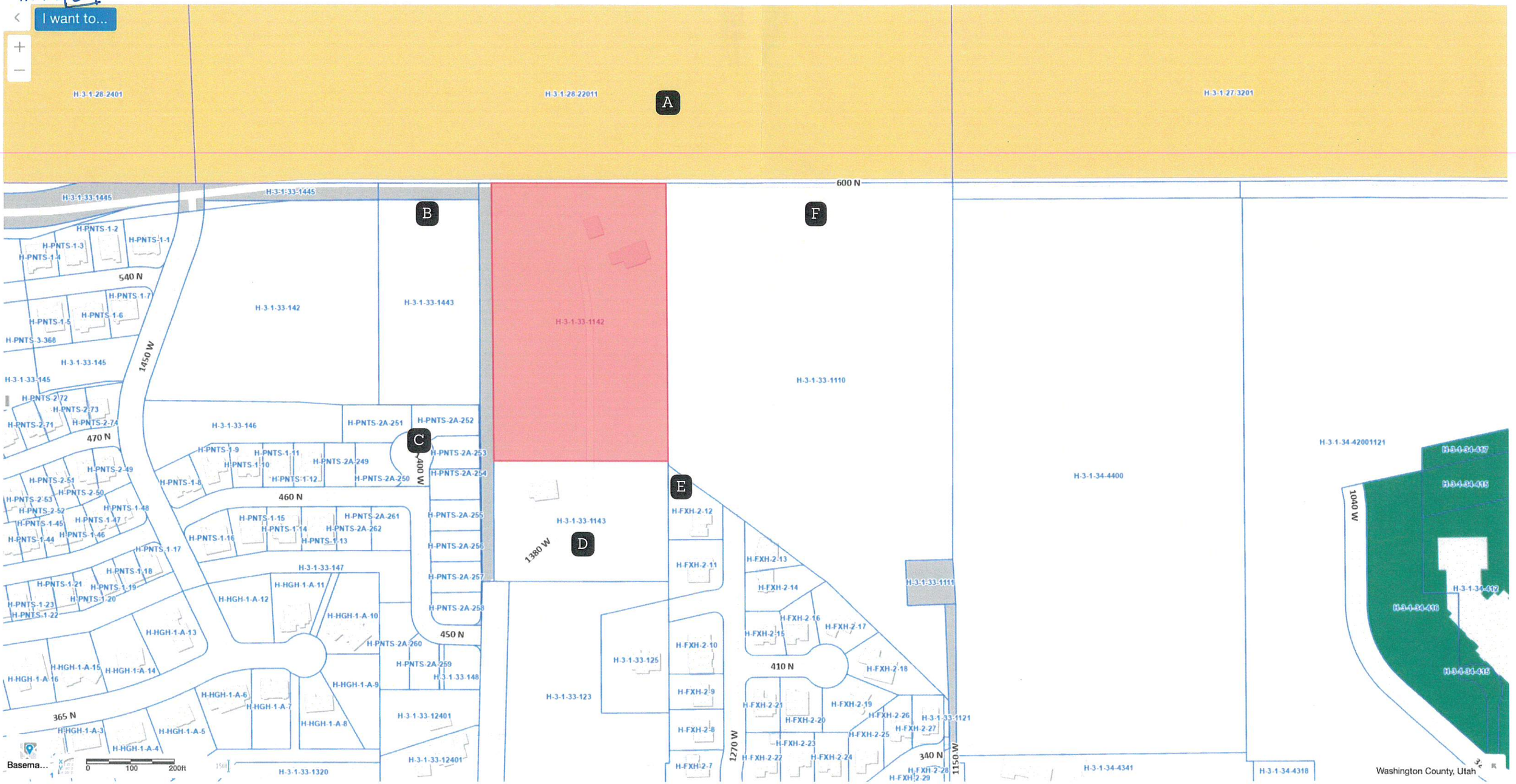
- ◆ = USGLO, or CO. MON FOR SEC. or 1/4 COR.
- ● = CITY STREET MONUMENT
- ▲ = LARGE BOLT (1 1/4" HEAD)
- ○ = OTHER MON. FD.
- ○ = SET 1/2" X 18" REBAR & CAP No. 4490 OR 4492
- -X-X- = EXISTING FENCE
- R = RECORD BEARING OR DISTANCE
- P = PRORATED BEARING OR DISTANCE
- A.R.P = AREA REFERENCE PLAT

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, #9283-01

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

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of a **final site plan for Coral Junction RV Resort, an RV park with 120 RV spots and 51 trailer spots located at 201 N Foothills Canyon Dr.** Derek Rowley Applicant. Deloss Hammon Agent.

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.
The Planning Commission recommended approval subject to staff and JUC comments and the applicant providing a new landscape plan that meets city standards. As of this writing a new landscape plan has not been submitted.

Findings:

Recommendation:

Attachments:
1. 7268application-FSP23-18
2. 649a0ee9b3328Owner_Affidavit_located_on_Ci
3. 649a0ee9b36b5Acknowledgement_of_Water_Suppl
4. FSP23-18 Coral Junction RV Park
5. 649a0ee9a30e6Signed_Construction_Drawings
6. 649a0ee9a045eSite_Plan-Single_Page
7. 649a0ee9a1512Elevations
8. 649a0ee9b04c1Grading_and_Drainage_Plan
9. 649a0ee9b24d7Utility_Plan
10. 649a0ee9b132aLandscaping_Plan
11. Coral Canyon Master Plan (2)

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.

[signature], 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-CJI H-4-2-5-126-CJI 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: [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

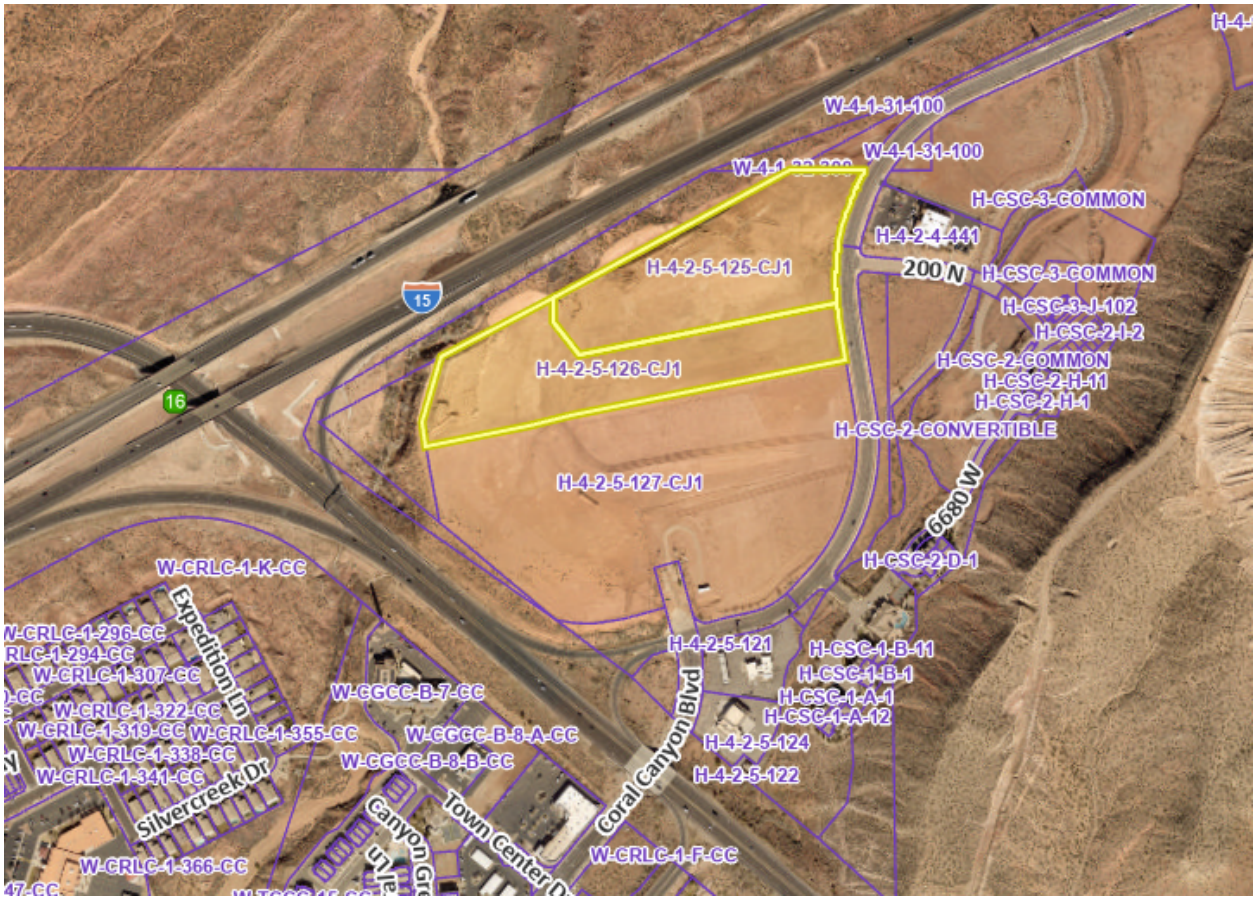
Agenda Date:	**08/03/2023**
Application Number:	FSP23-18
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Derek Rowley
Agent:	Deloss Hammon
Request:	A Final Site Plan Application
Location:	201 N Foothill Canyons Dr
Zoning:	GC PDO
General Plan Map:	Planned Community

Planning Commission Recommendation:
The Planning Commission recommended approval subject to staff and JUC comments and the applicant providing a new landscape plan that meets city standards. As of this writing a new landscape plan has not been submitted.

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.

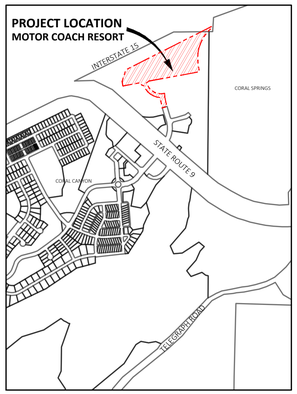
5. The requirement for open space in an RV park is 10%. It does not appear that the percentage of open space is indicated on the site plan but it would appear that this code is being met with the open space amenities being provided
6. **Landscaping:** A landscape plan has been submitted. Per HCC 10-43-6: *"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. Ryan Ney	DATE 6-14-23
FIRE: HURRICANE VALLEY FIRE SSD Amber Gillette	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 Darren Barney	DATE 6/14/23
PARKS: HURRICANE CITY	DATE 6-14-23
STREETS: HURRICANE CITY	DATE 6/14
BUILDING OFFICIAL Scott C. LeBaron	DATE 6.16.2023
ENGINEERING: HURRICANE CITY	DATE 6-21-2023
PUBLIC WORKS DIRECTOR N/A	DATE
G.I.S. HURRICANE CITY	DATE

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

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

LICENSED PROFESSIONAL ENGINEER
No. 4804458
DELOSS S. HAMMON
6/10/23
STATE OF UTAH

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.

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.

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 SL&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

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

BBQ AREA AMENITY #10

AMPHITHEATER AMENITY #11

RESTROOM & HOUSEKEEPING AMENITY #5

ROAD B

ROAD C

ROAD D

ROAD E

ROAD F

ROAD G

CORAL JUNCTION ROAD

CORAL CANYON BLVD

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
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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

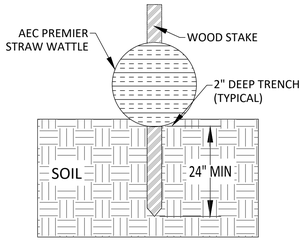
SHEET
C1.1
OF 49 SHEETS

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.

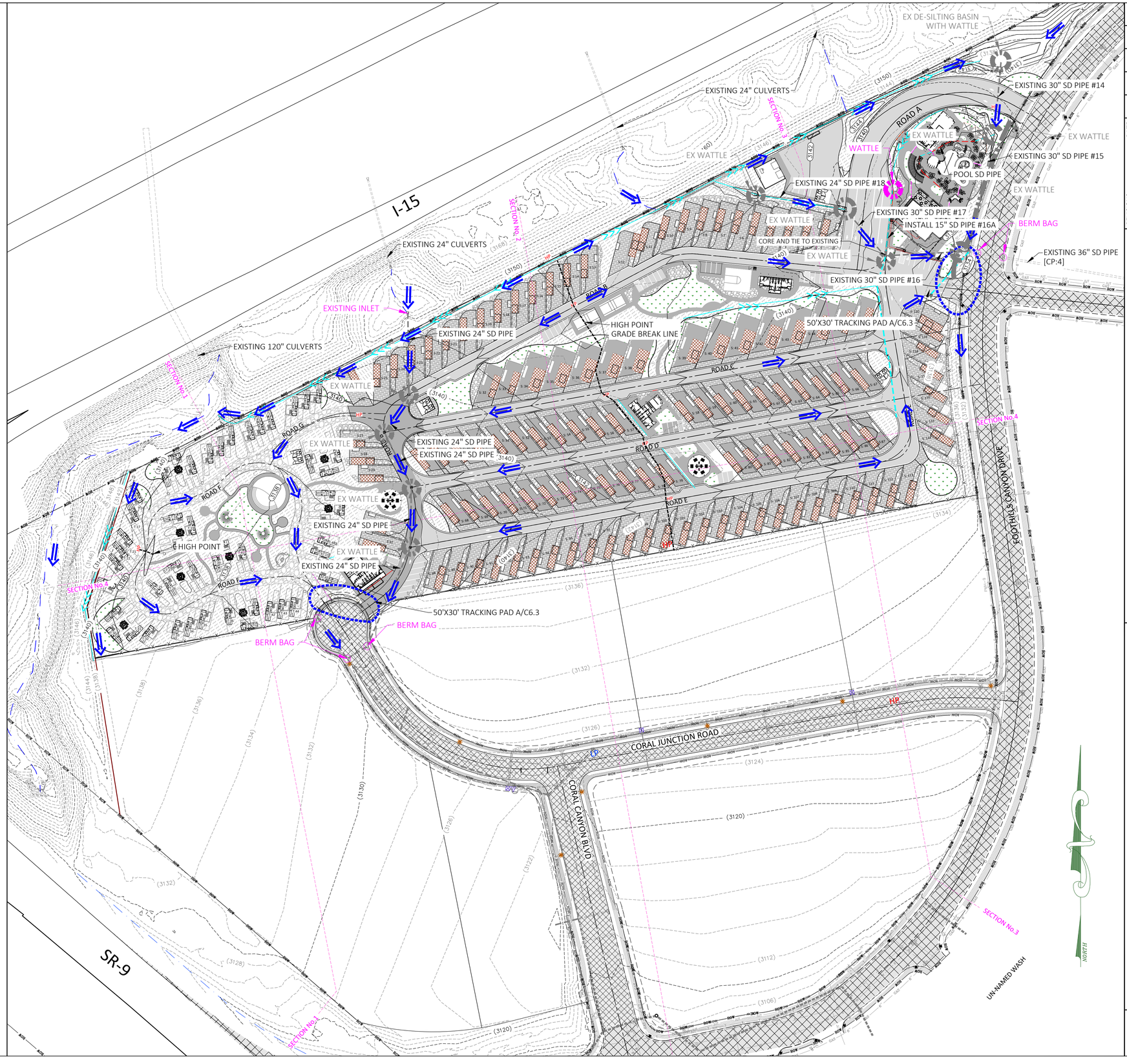
LEGEND

- 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.



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

ALLIANCE CONSULTING
A Planning and Engineering Firm
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OVERALL DRAINAGE AND STORM WATER POLLUTION PROTECTION PLAN

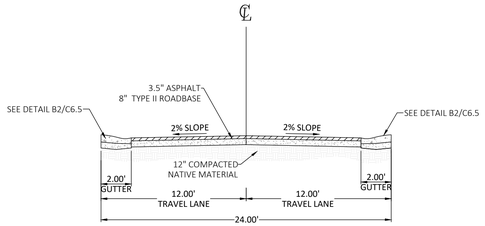
FOR

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

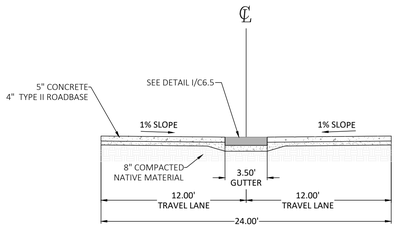
SHEET
C1.2
OF 49 SHEETS

JUN 2 0 2023



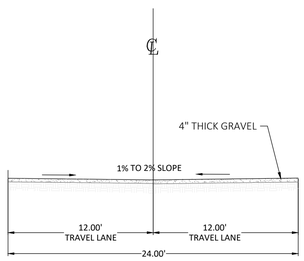
SECTION A-A

24' PRIVATE ASPHALT STREET



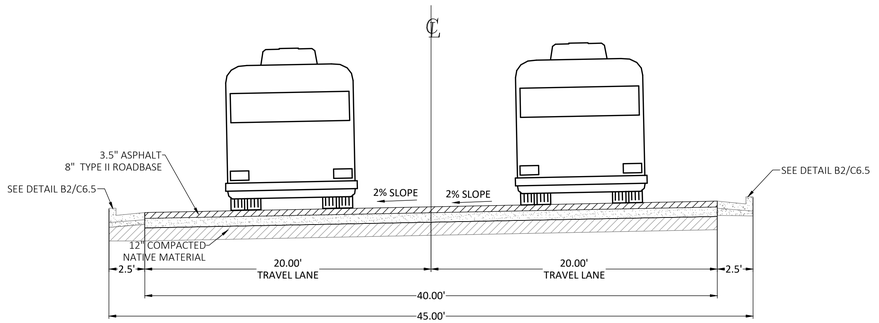
SECTION B-B

24' PRIVATE CONCRETE STREET



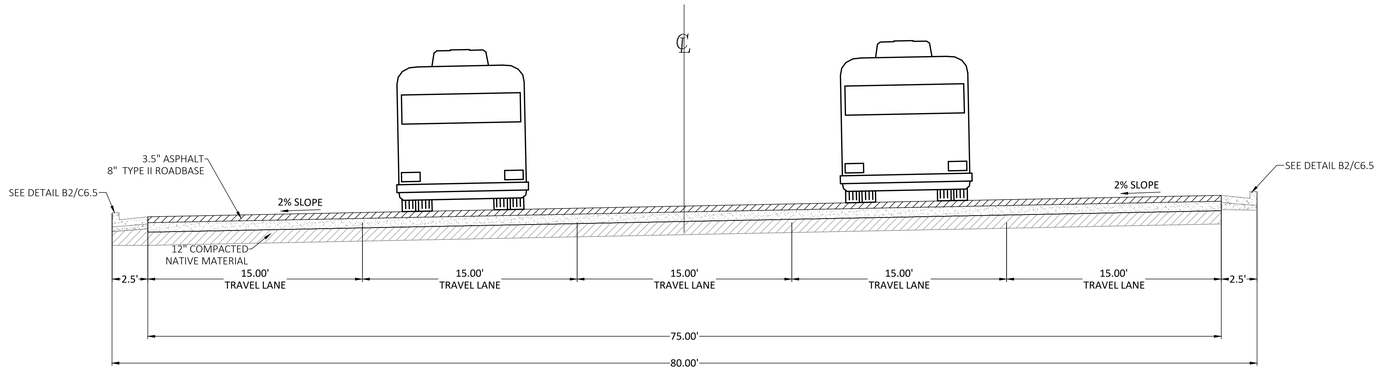
SECTION C-C

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

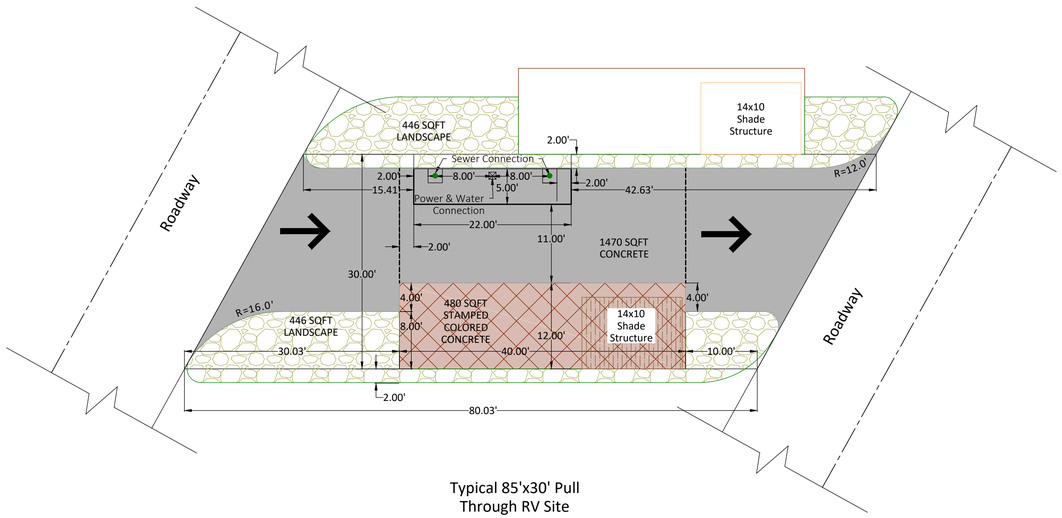
FILE NAME: CC-RV Park Base Grd Rev 4

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

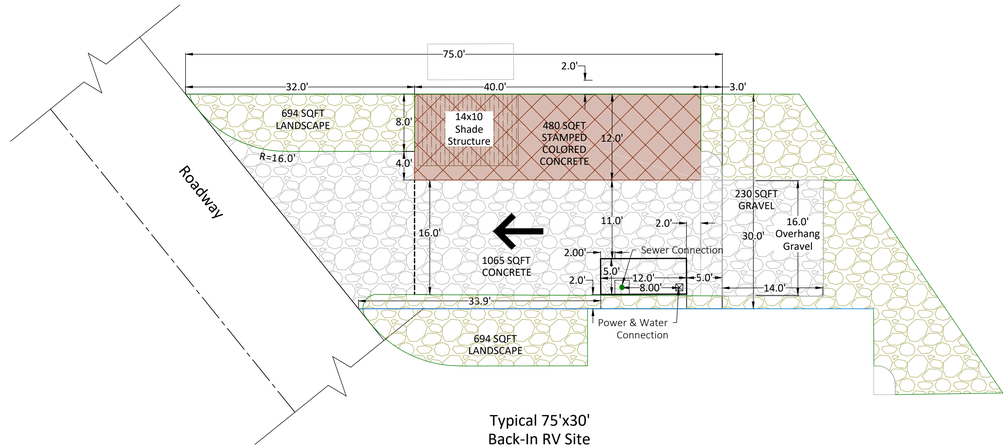
MOTOR COACH RESORT ROAD SECTIONS
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE WASH. CO., UTAH

SHEET
C1.3
OF 49 SHEETS

JUN 2 0 2023

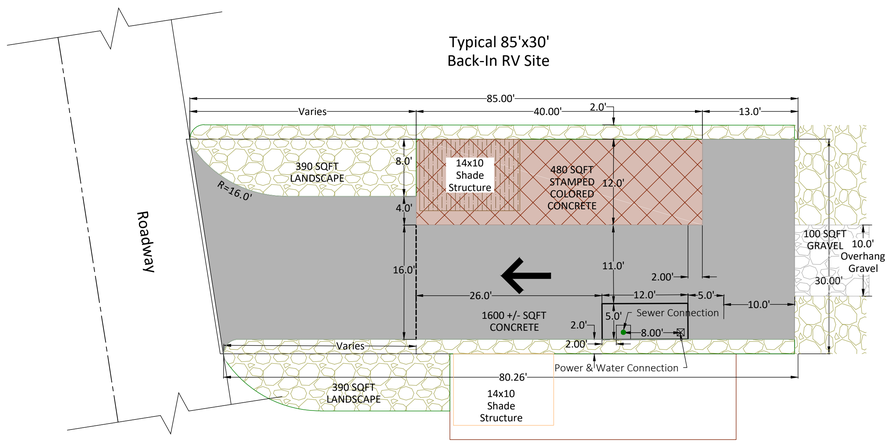


Typical 85'x30' Pull Through RV Site

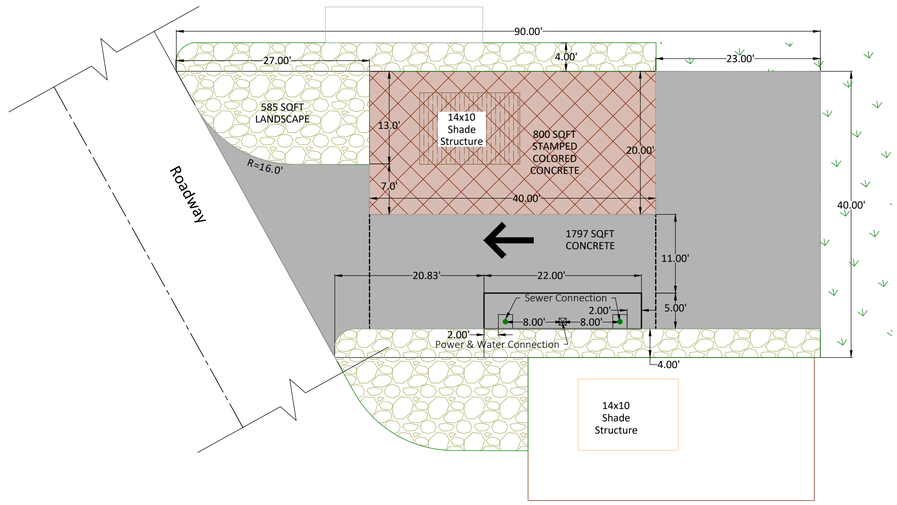


Typical 75'x30' Back-In RV Site

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

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

JUN 2 0 2023

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

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

NORTH

GRAPHIC SCALE

80 0 40 80 160 320

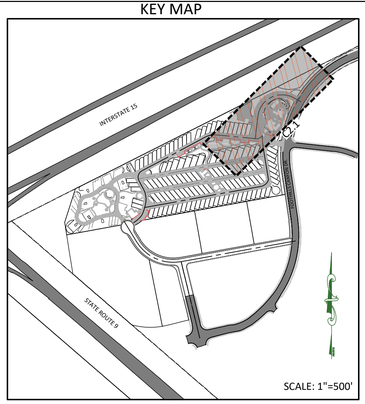
(IN FEET)
1 inch = 80 ft.

SHEET C2.0

OF 49 SHEETS

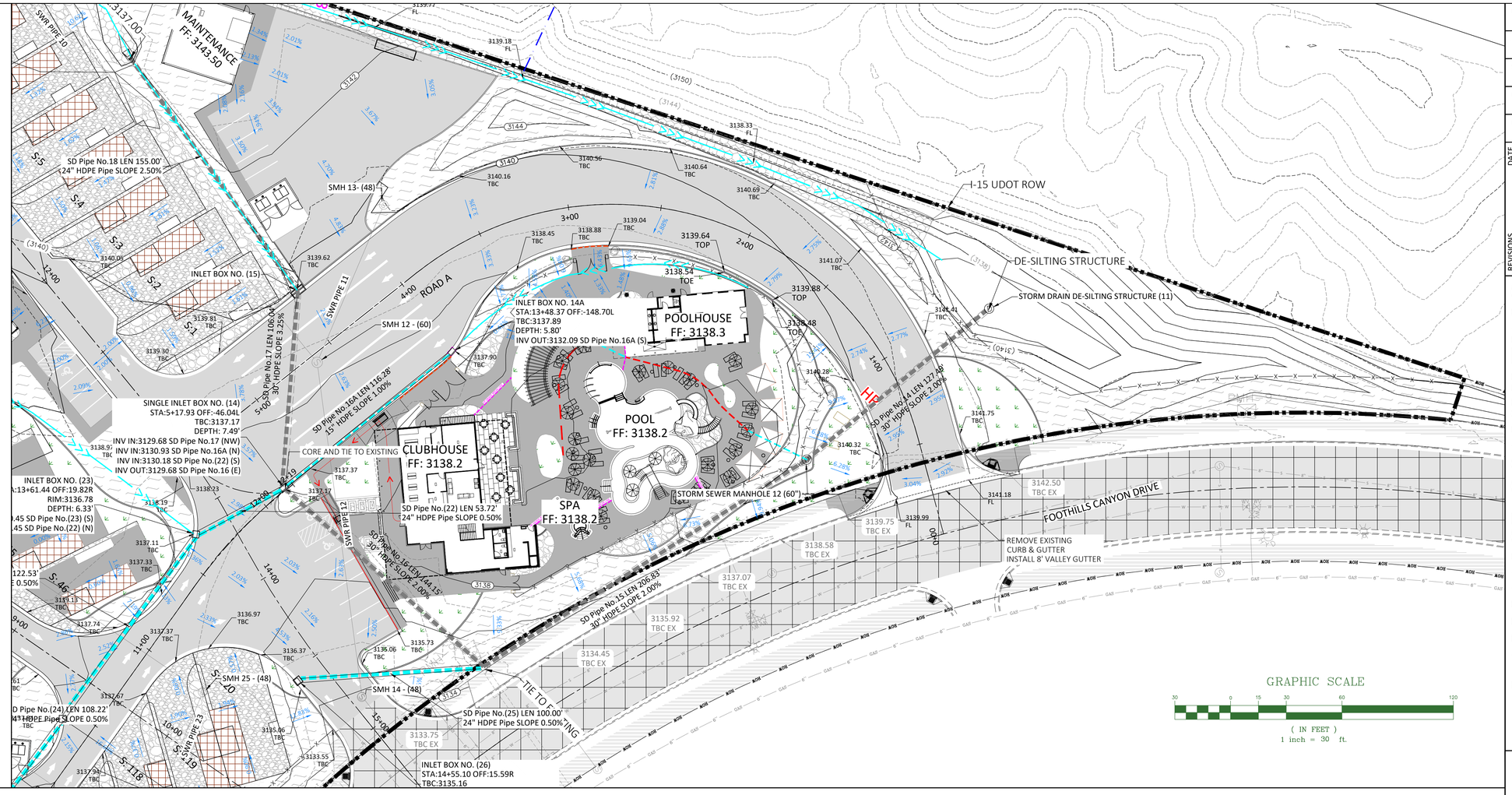
JUN 2 0 2023

KEY MAP



LEGEND

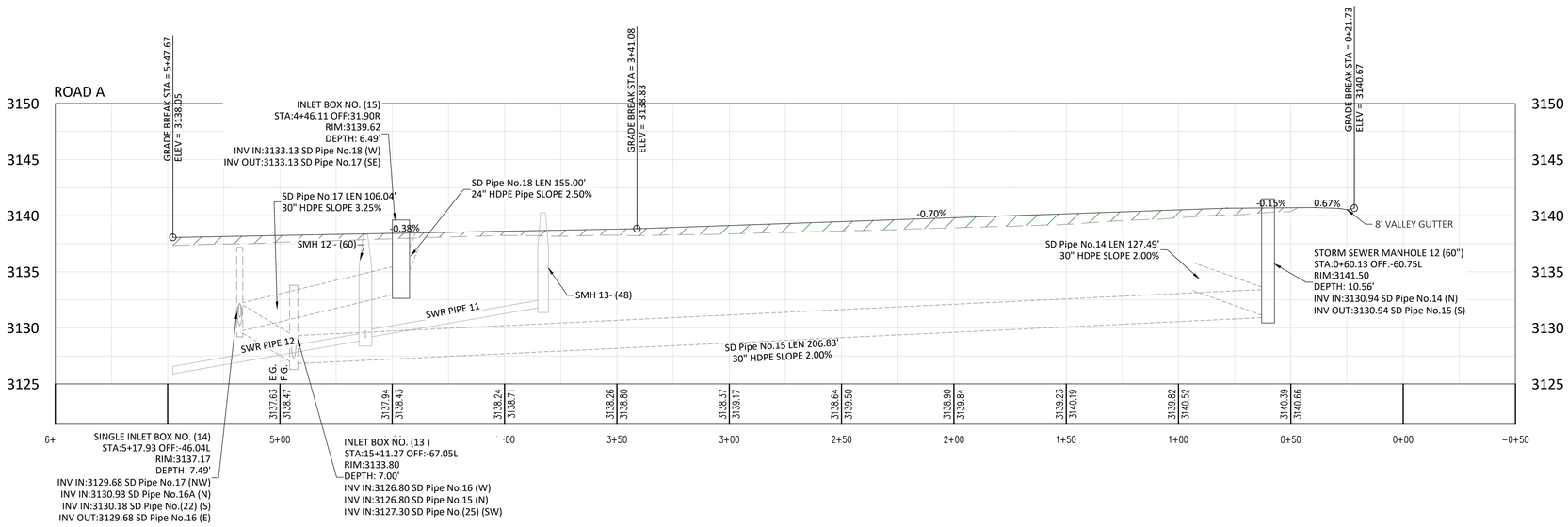
- EXISTING ASPHALT
- STAMPED CONCRETE
- CONCRETE
- SIDEWALK
- EXISTING RIP RAP
- OVERHANG AND ROADWAY GRAVEL
- LANDSCAPED GRAVEL
- LANDSCAPING
- NATURAL LANDSCAPING
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- STORM DRAIN INLET BOX
- 30" CURB & GUTTER
- FUTURE CURB & GUTTER
- MOUNTABLE CURB & 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



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
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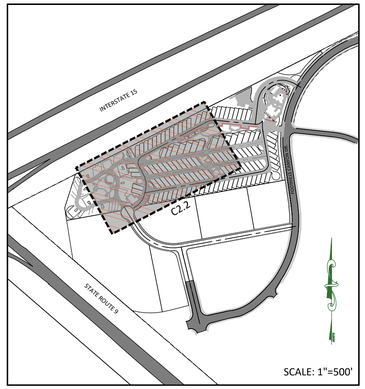
MOTOR COACH RESORT ROAD "A" PLAN & PROFILE
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE WASH. CO., UTAH

SHEET
C2.1
OF 49 SHEETS

JUN 2 0 2023

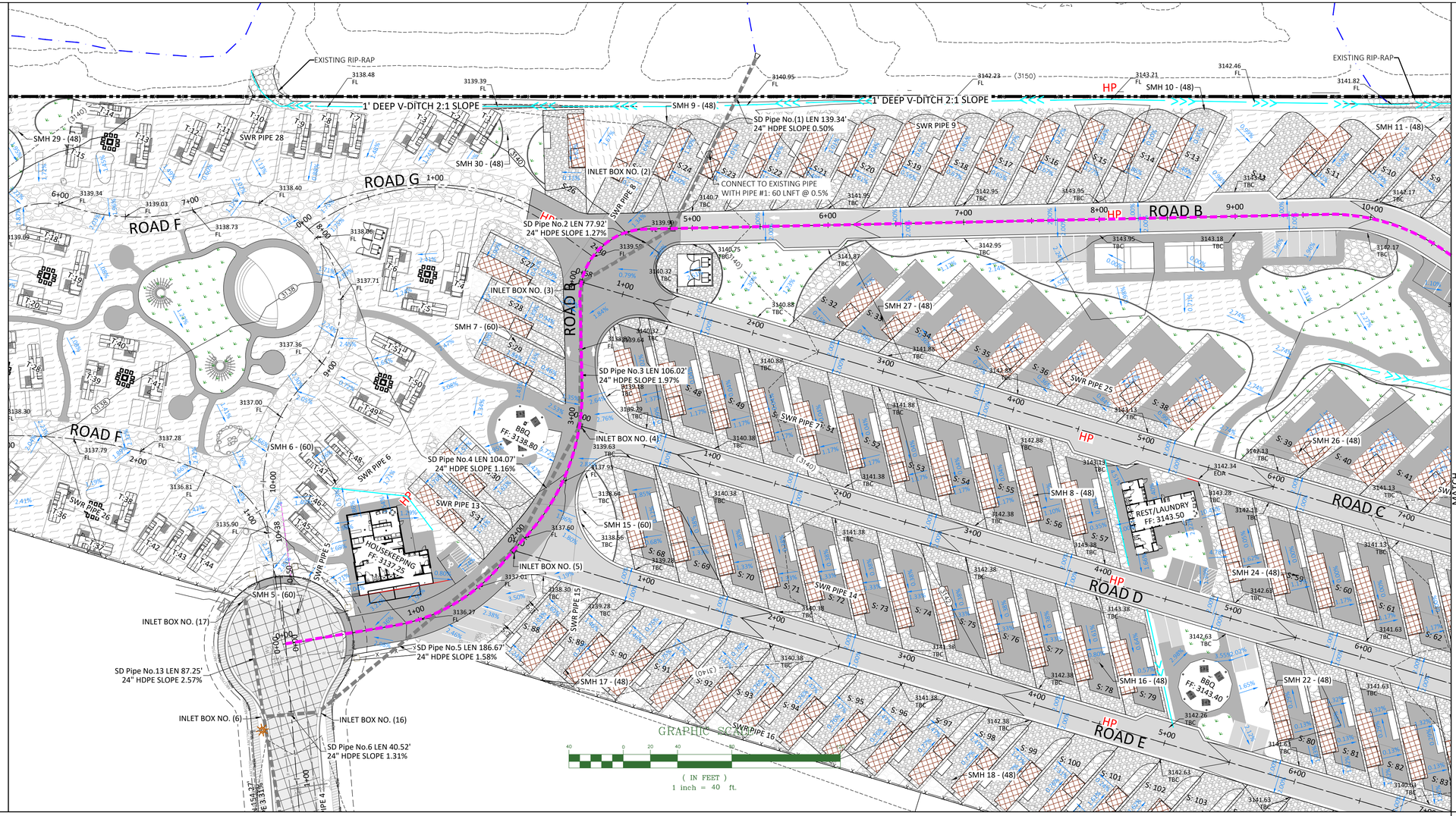
KEY MAP

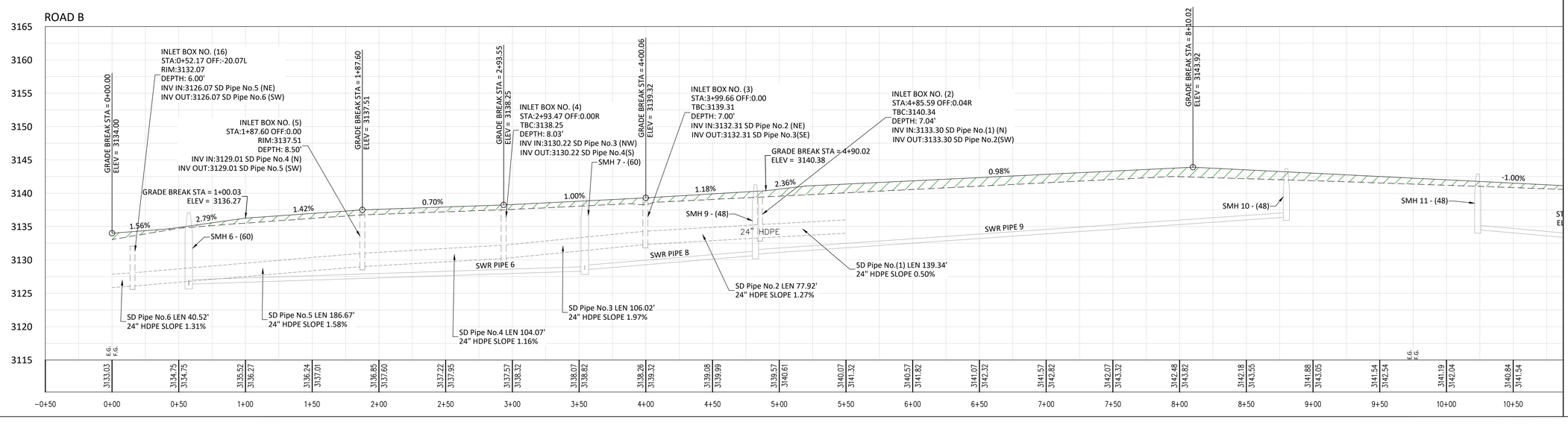


LEGEND

- 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





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

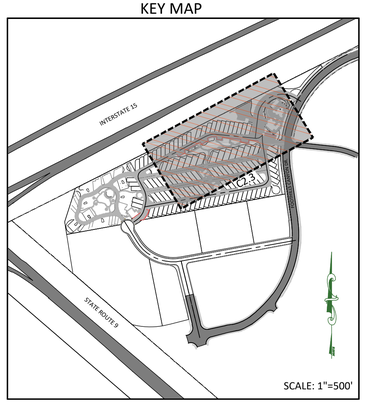
ALLIANCE CONSULTING
A Planning and Engineering Firm
2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel (435) 673-8060 Fax (435) 673-8065

MOTOR COACH RESORT ROAD "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 20 2023

KEY MAP



LEGEND

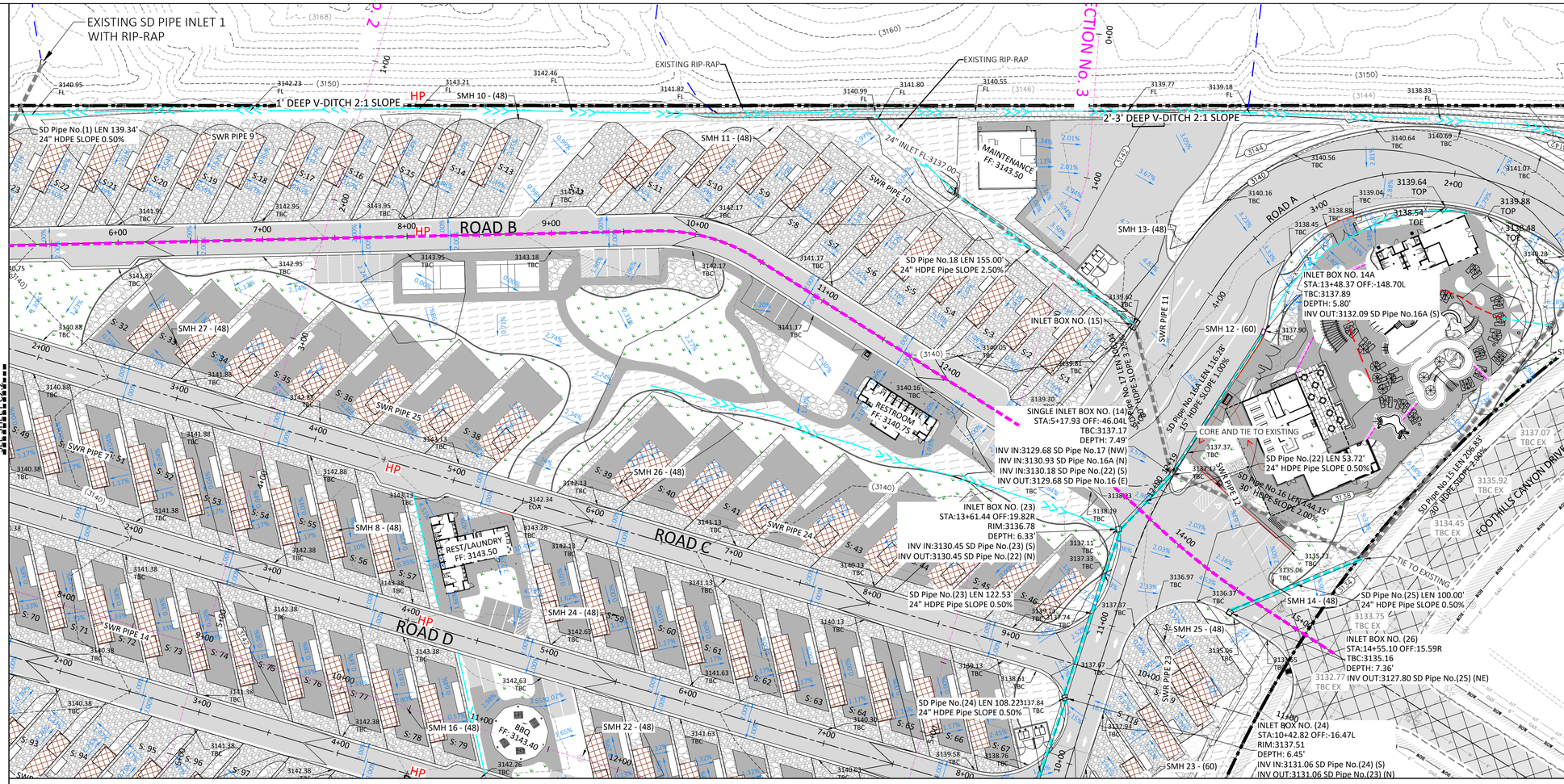
- EXISTING ASPHALT
- STAMPED CONCRETE
- CONCRETE
- SIDEWALK
- EXISTING RIP RAP
- OVERHANG AND ROADWAY GRAVEL
- LANDSCAPED GRAVEL
- LANDSCAPING
- NATURAL LANDSCAPING
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- STORM DRAIN INLET BOX
- 30" CURB & GUTTER
- FUTURE CURB & GUTTER
- MOUNTABLE CURB & 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

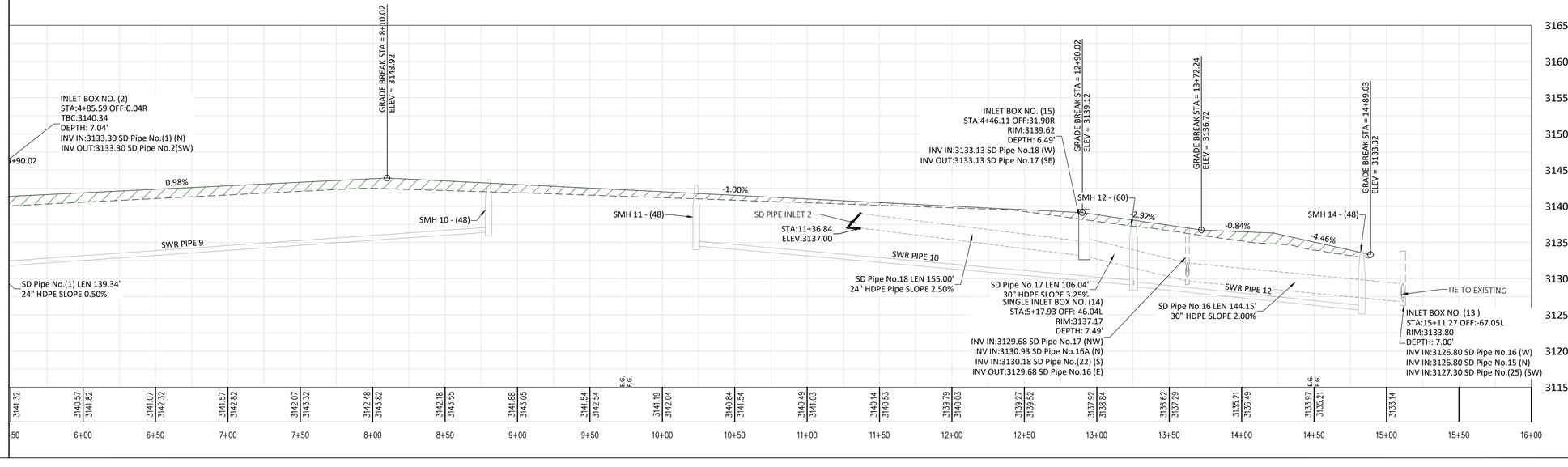
NORTH

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

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

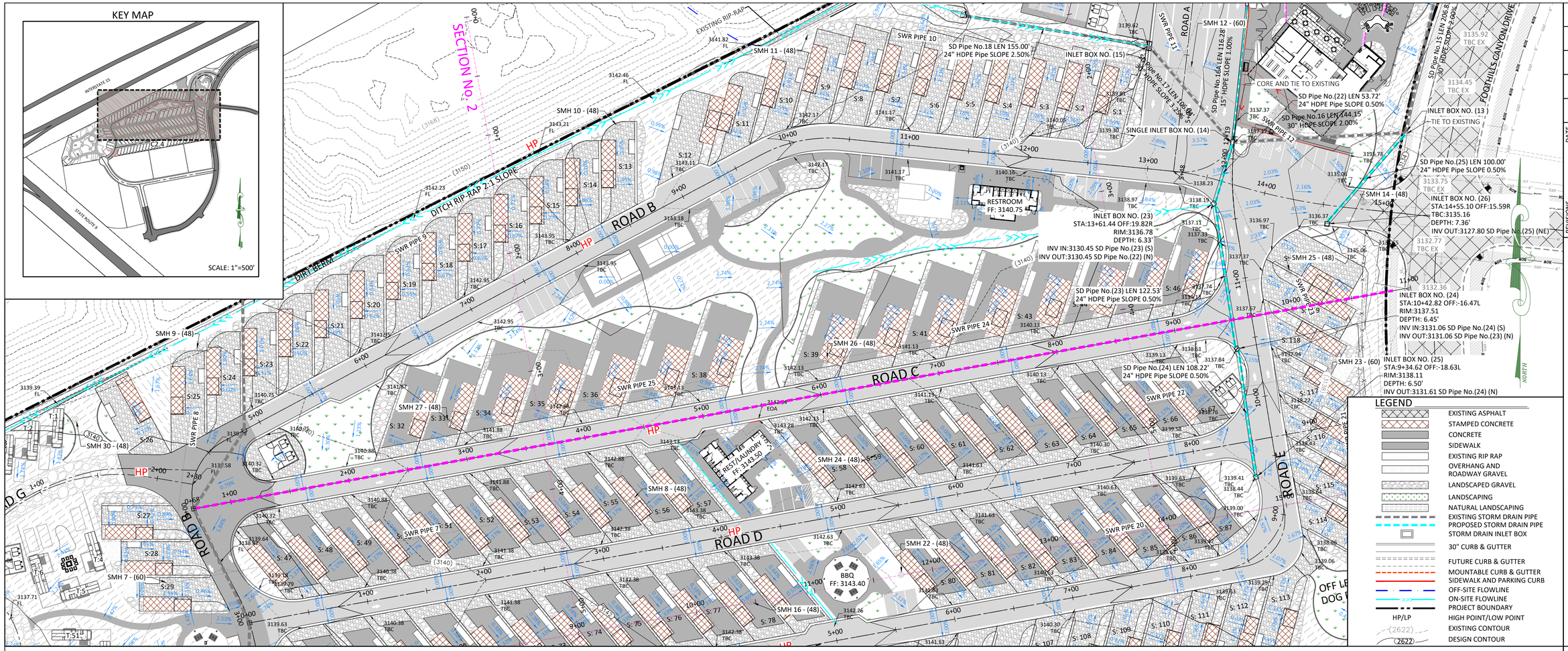
MOTOR COACH RESORT ROAD "B" PLAN & PROFILE
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE WASH. CO., UTAH

SHEET C2.3

OF 49 SHEETS

JUN 2 0 2023

KEY MAP



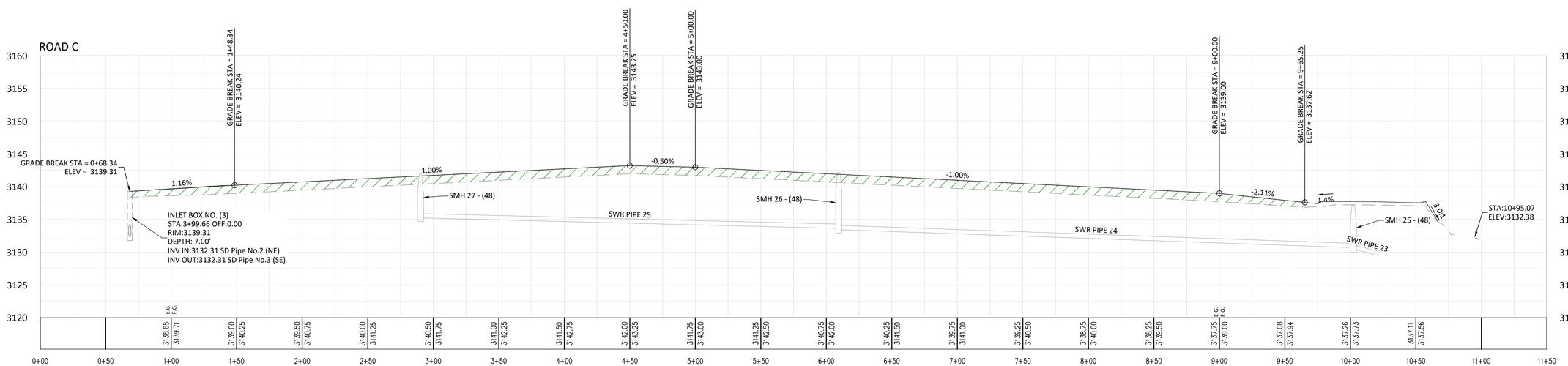
LEGEND

- EXISTING ASPHALT
- STAMPED CONCRETE
- CONCRETE
- SIDEWALK
- EXISTING RIP RAP
- OVERHANG AND ROADWAY GRAVEL
- LANDSCAPED GRAVEL
- 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

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

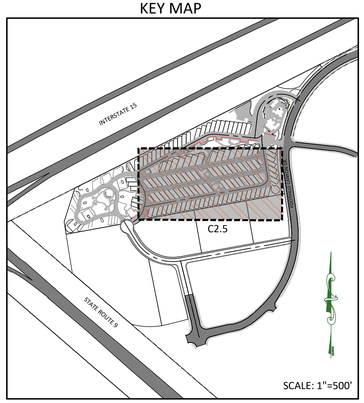
ALLIANCE CONSULTING
A Planning and Engineering Firm
2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel (435) 673-8060 Fax (435) 673-8065

MOTOR COACH RESORT ROAD "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

JUN 2 0 2023

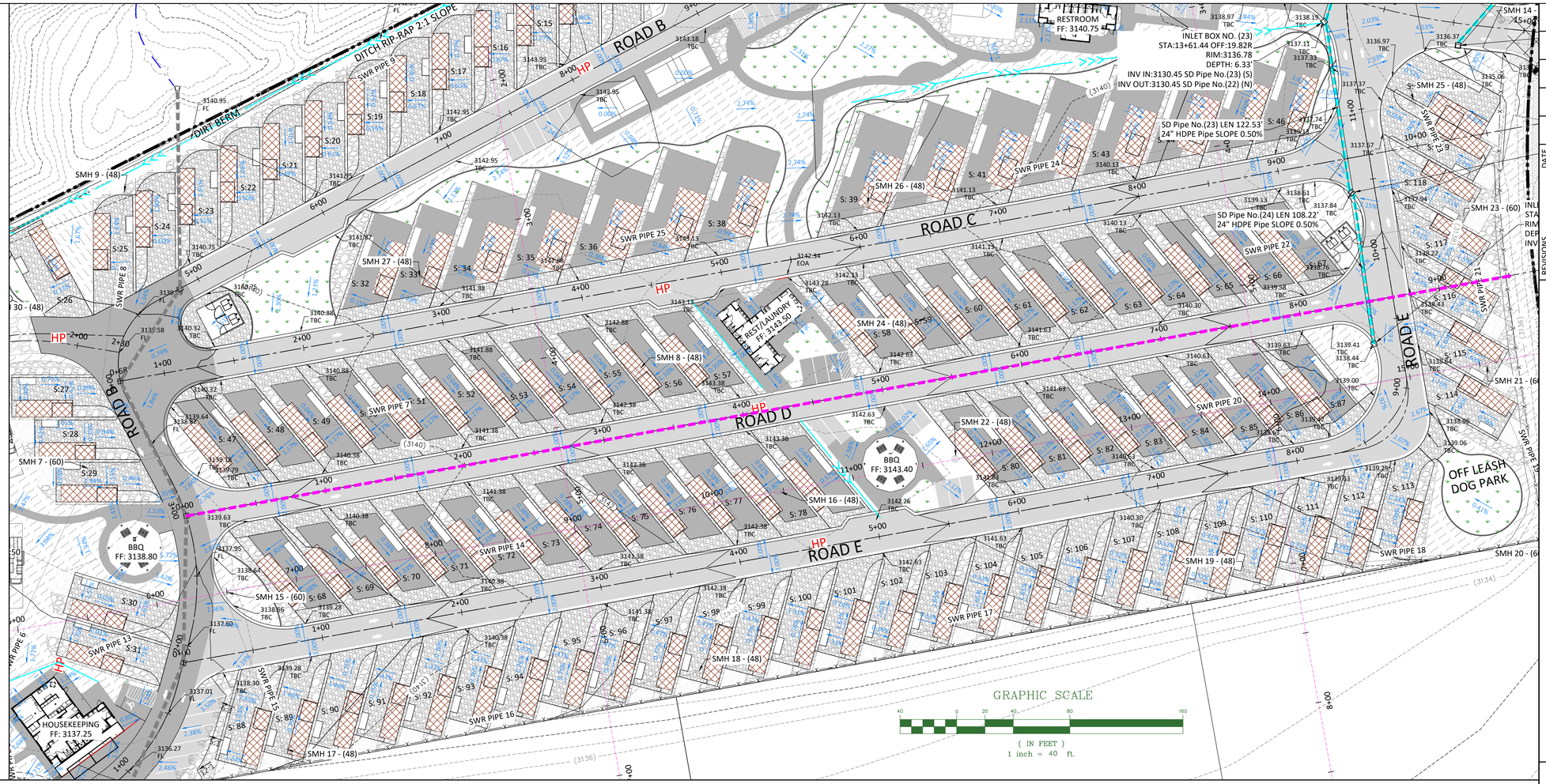
KEY MAP

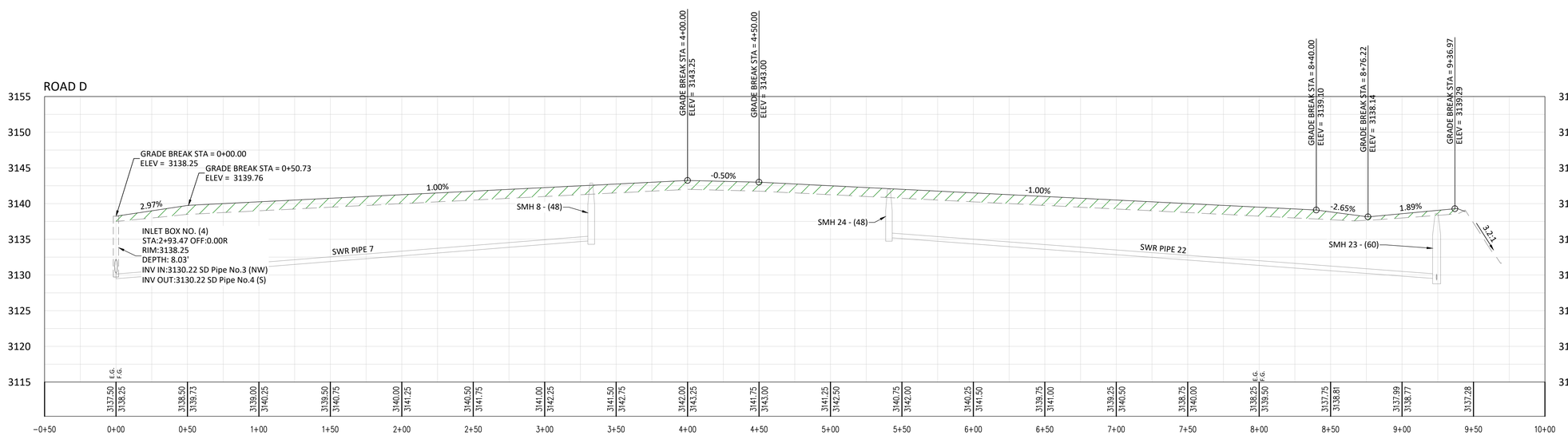


LEGEND

- 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	
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

ALIANCE CONSULTING
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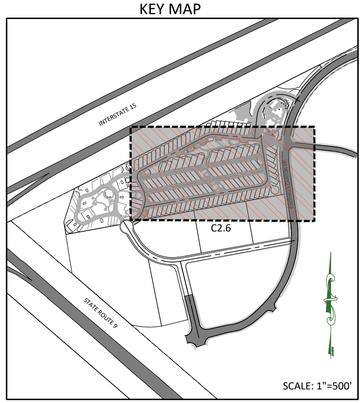
2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel (435) 673-8060 Fax (435) 673-8065

MOTOR COACH RESORT 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
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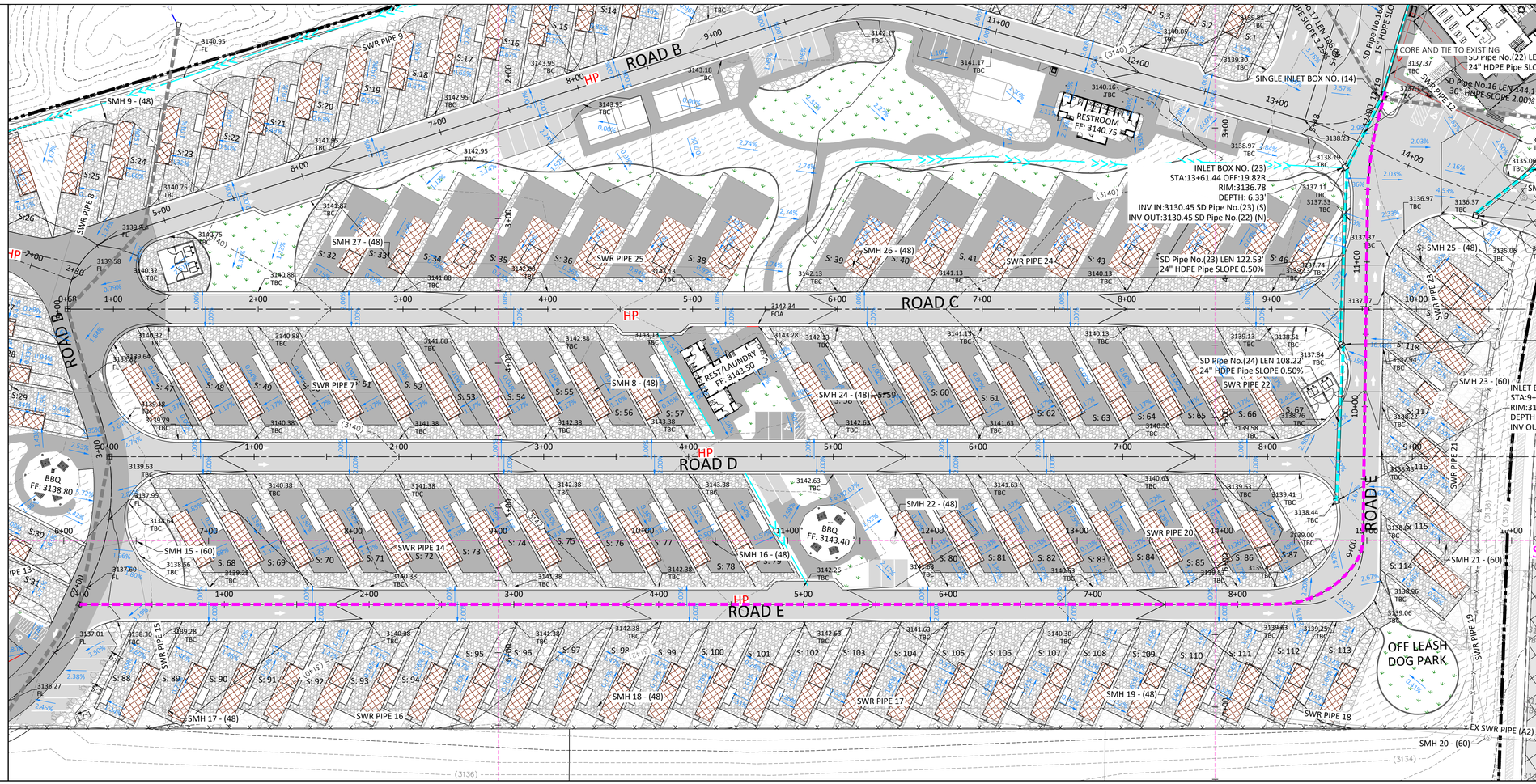
- MOUNTABLE CURB & GUTTER
- SIDEWALK AND PARKING CURB
- OFF-SITE FLOWLINE
- ON-SITE FLOWLINE
- PROJECT BOUNDARY
- HP/LP HIGH POINT/LOW POINT
- (2622) EXISTING CONTOUR
- 2622 DESIGN CONTOUR

NORTH



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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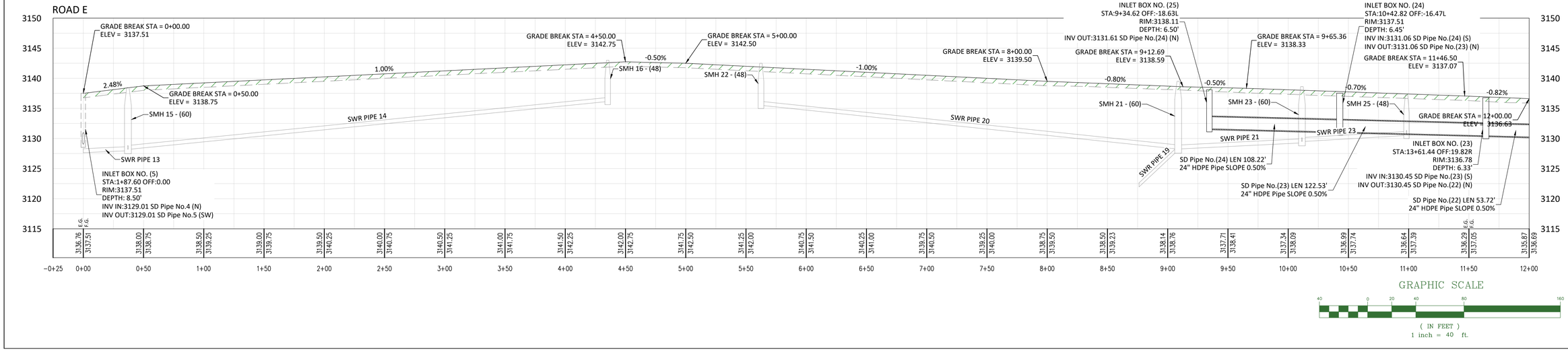


GRAPHIC SCALE

40 0 20 40 80 160

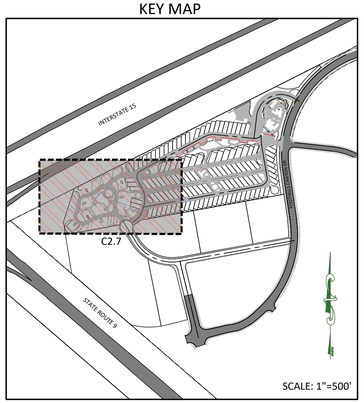
(IN FEET)
1 inch = 40 ft.

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
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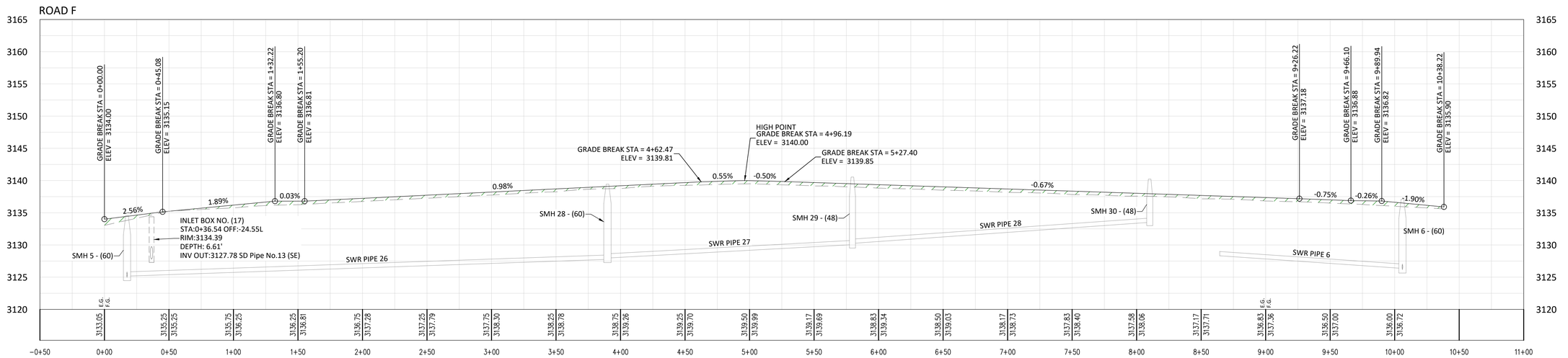
- OFF-SITE FLOWLINE
- ON-SITE FLOWLINE
- PROJECT BOUNDARY
- HP/LP HIGH POINT/LOW POINT
- (2622) EXISTING CONTOUR
- 2622 DESIGN CONTOUR

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

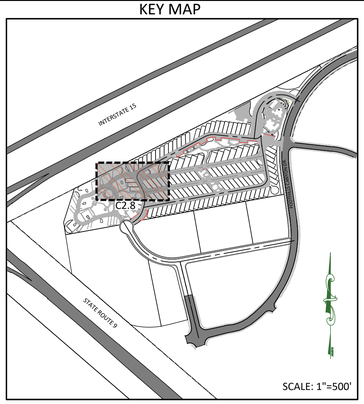
ALLIANCE CONSULTING
A Planning and Engineering Firm
2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel (435) 673-8060 Fax (435) 673-8065

MOTOR COACH RESORT ROAD "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
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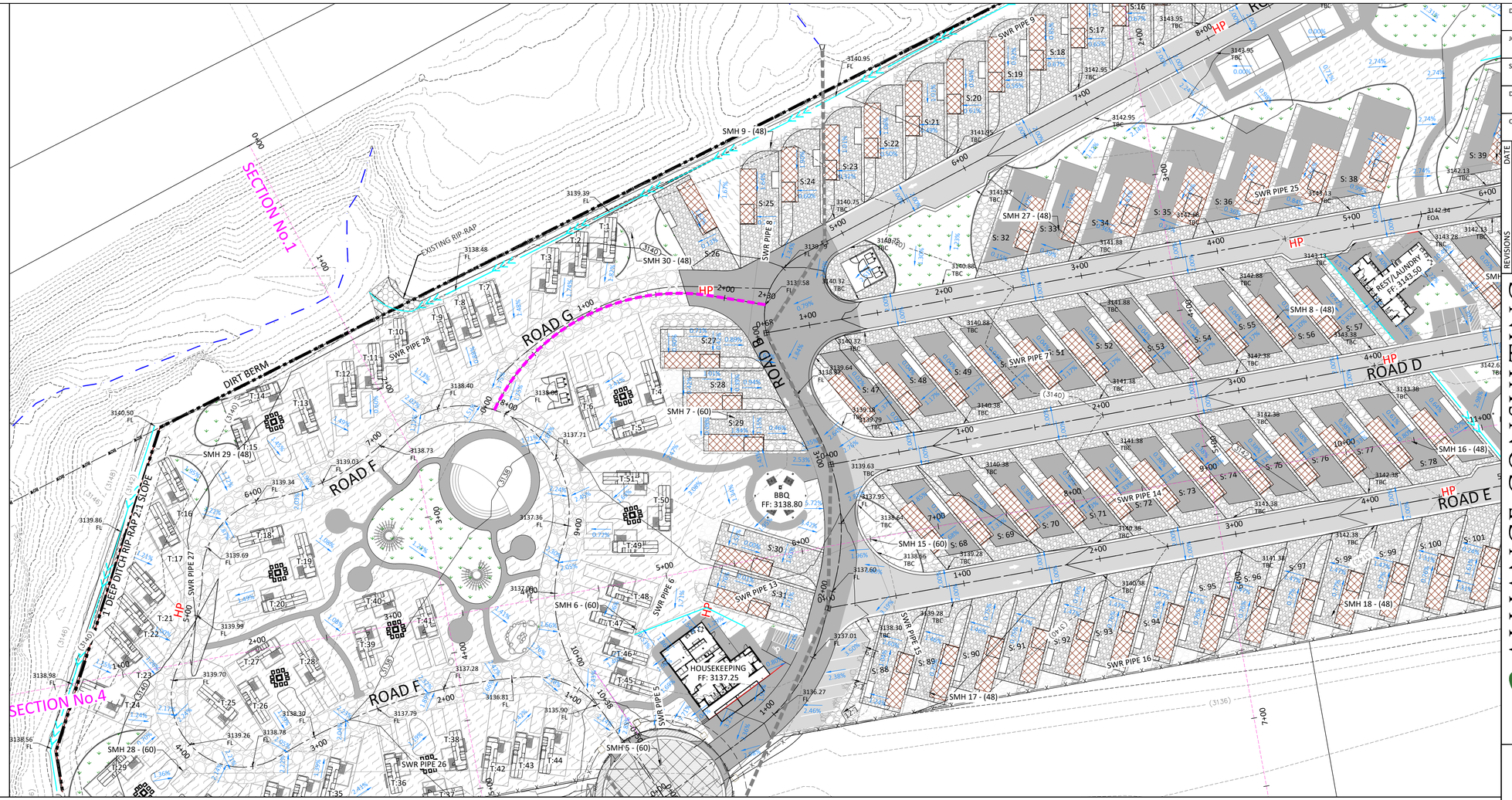
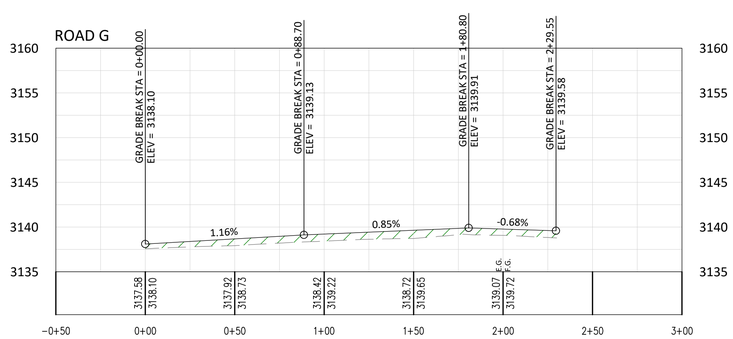
- SIDEWALK AND PARKING CURB
- OFF-SITE FLOWLINE
- ON-SITE FLOWLINE
- PROJECT BOUNDARY
- HP/LP HIGH POINT/LOW POINT
- (2622) EXISTING CONTOUR
- 2622 DESIGN CONTOUR

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

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 "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

INTERSTATE 15

EXISTING RIP RAP

ROAD B

ROAD E

ROAD G

ROAD F

CORAL JUNCTION ROAD

SECTION No.1

SECTION No.2

HP

CH

CLUBHOUSE
FF: 3137.25

HOUSEKEEPING
FF: 3137.25

POOL
FF: 3138.80
BO
BO: 3138.80

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

NORTH

3103.93
TBC EX

Section 1

ELEV:3141.31
ROW FENCE
3.9:1
2.5:1
1.1%
ELEV:3138.60
ROAD F
24.00'
1.1%
ELEV:3137.14
ROAD F
24.00'
1.5%
ELEV:3137.83
10.9%
ELEV:3134.93
1.4%
ROW FENCE
ELEV:3127.81
3.0:1

3175 3170 3165 3160 3155 3150 3145 3140 3135 3130 3125 3120

0+00 0+50 1+00 1+50 2+00 2+50 3+00 3+50 4+00 4+50 5+00 5+50 6+00 6+50 7+00 7+50 8+00 8+50 9+00 9+50 10+00 10+50 11+00 11+50 12+00 12+50 13+00 13+50 14+00 14+50

3141.59 3159.20 3158.63 3158.80 3138.28 3155.80 3137.87 3144.58 3137.44 3141.24 3137.01 3137.79 3136.79 3138.22 3137.64 3133.64 3133.54 3133.28 3133.09 3132.97 3132.81 3132.07 3132.51 3132.22 3131.95 3131.62 3131.52 3131.02 3131.09 3130.50 3130.54 3130.09 3129.87 3129.63 3129.55 3128.79 3129.01 3126.83 3128.36 3127.68 3127.78

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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

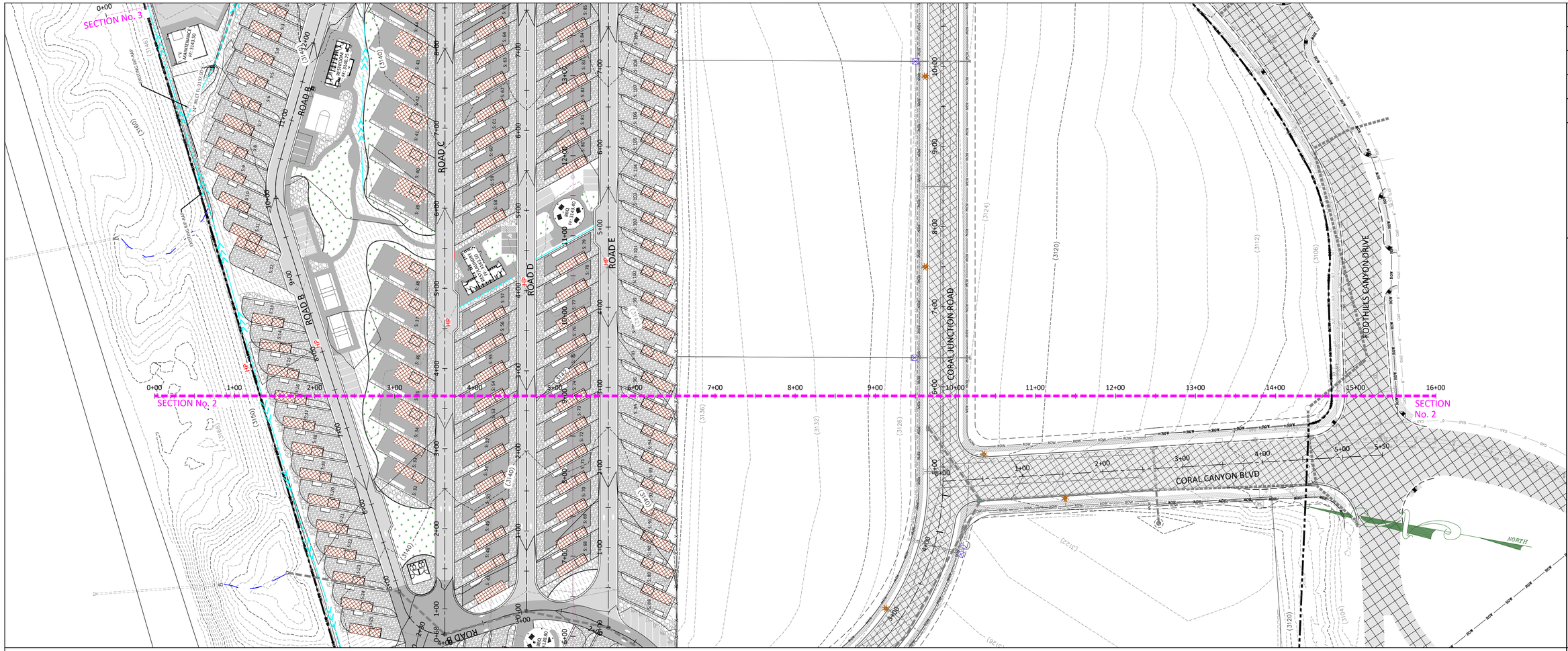
REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

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

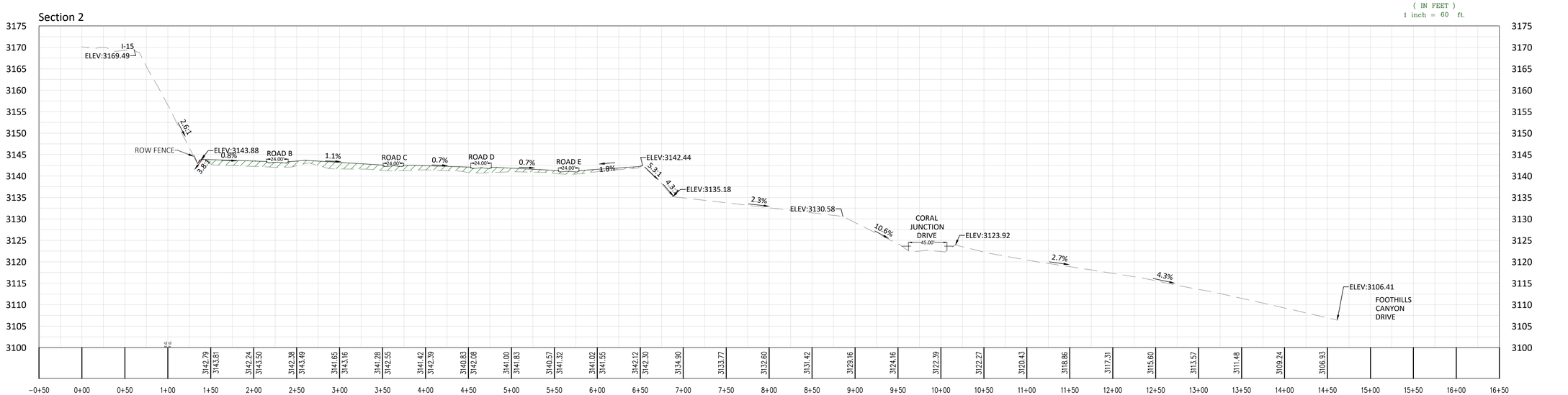
JUN 2 0 2023



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



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

ALLIANCE CONSULTING
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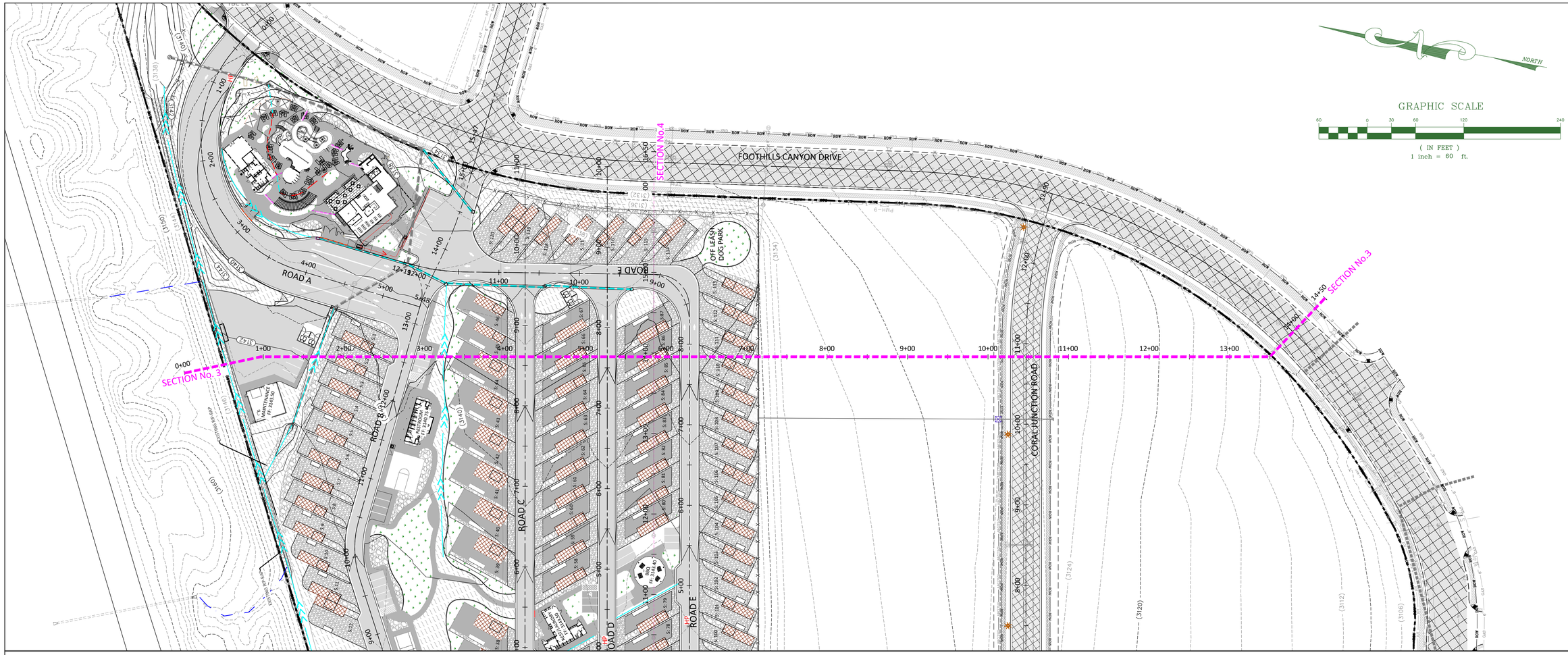
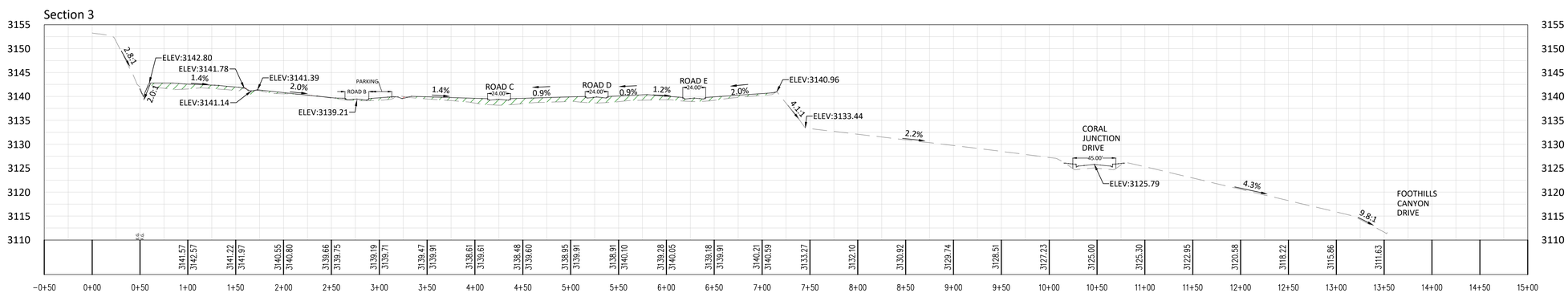
MOTOR COACH RESORT SECTION No. 2 PLAN & PROFILE
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE WASH. CO., UTAH

SHEET
C2.10
OF 49 SHEETS

JUN 2 0 2023





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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"=60'
DRAWN BY: AZ
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. 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

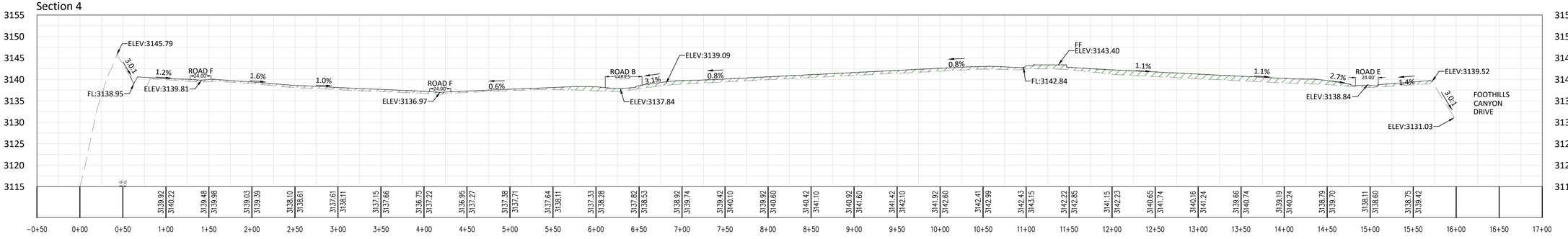
JUN 2 0 2023

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Section 4



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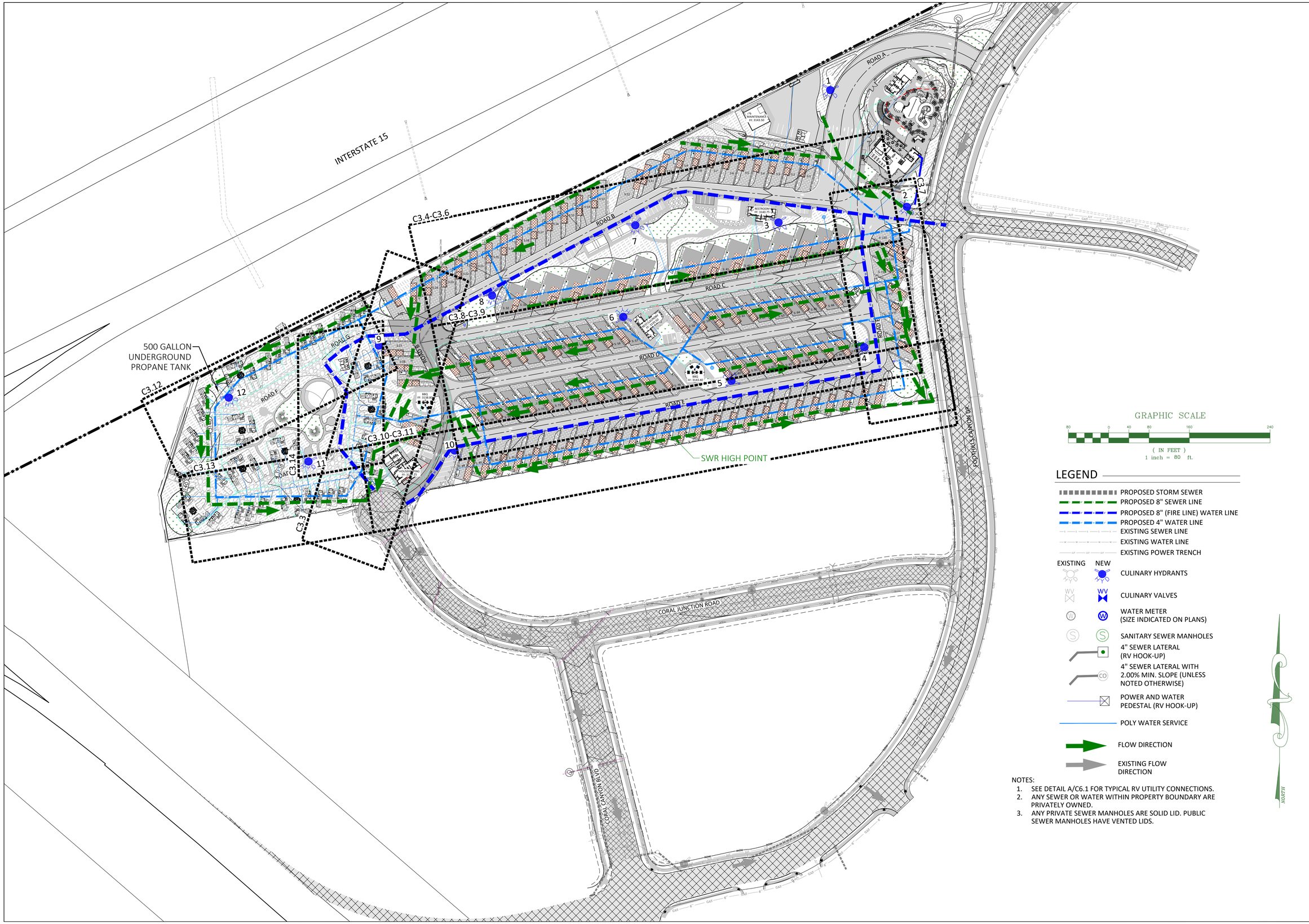


LEGEND

- 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
- CULINARY VALVES
- WATER METER (SIZE INDICATED ON PLANS)
- SANITARY SEWER MANHOLES
- 4" SEWER LATERAL (RV HOOK-UP)
- 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.

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

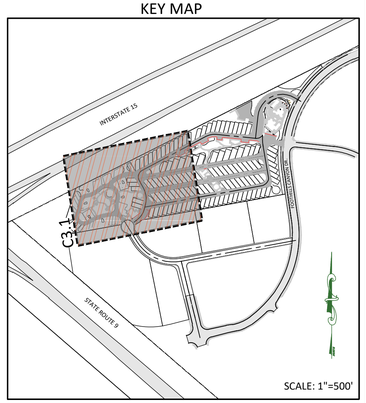
JUN 2 0 2023

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
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
WTR PIPE 13 LEN 215.0' 8" PVC DR-18 C-900
8" GATE VALVE
4" PVC #36-Len 436.3'
4" PVC #33-Len 105.5'
24" SD FL: 3133.73
8" SWR FL: 3132.22
No Connection
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 BUIL
FIRE HYD ASSEMBLY NO.6 6" PVC DR-18 C-900 LEN 170.3'
1" GAS LINE
SMH 8 - (48)
4" PVC #20-Len 310.0'
RV Connection-See Detail A/C6.1 (Typ.)
4" PVC #30-Len 377.1'
SMH 18 - (48)
WTR PIPE 26 LEN 485.8' 8" PVC DR-18 C-900
FIRE HYDRANT ASSEMBLY NO.10 6" PVC DR-18 C-900 LEN 8'
RV Connection-See Detail B/C6.1 (Typ.)
SMH 17 - (48)
WTR PIPE 27 LEN 112.4' 8" PVC DR-18 C-900
SMH 9 - (48)
4" PVC #7-Len 331.7'
SMH 30 - (48)
Trailer Connection See Detail C/C6.1 (Typ.)
4" Tee 4 Gate Valve
4" PVC #35-Len 221.1'
8" 22.5° Bends
LEN 56'
LEN 23'
LEN 53'
FIRE HYD ASSEMBLY NO.9 6" PVC DR-18 C-900 LEN 19.2'
8" 11.25° Bend
LEN 42'
8" Tee with Reducer to Hydrant Assembly
4" PVC #6-Len 106.6'
IRRIGATION POC W/ BACKFLOW PREVENTOR
4" 22.5° Bend
4" 11.25° Bend
SMH 7 - (60)
3139.33
SD FL: 3131.14
SWR FL: 3129.24
YARD HYD W/ 1" Poly Line LEN 25'
8" 45° Bend
4" PVC #5-Len 82.8'
4" Tee
4" Gate Valve
WTR PIPE 11 8" PVC DR-18 C-900 LEN 128.3'
4" PVC #4-Len 133.9'
4" PVC #32 Len 90.1'
4" 22.5° Bend
SMH 6 - (60)
3137.10
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" 45° Bend
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 28 LEN 28.5' 8" PVC DR-18 C-900
24" SD FL: 3127.33
8" WTR FL: 3130.92
8" 22.5° Bend
INSTALL KNOX CONTROL ON GATES
TIE TO EXISTING COORDINATE WITH PUBLIC INFRASTRUCTURE CONSTRUCTION
SMH 5 - (60)
BBQ FF: 3138.80
3/4" Poly Water Line LEN 21'
4" Cross
4" PVC #31-Len 157.3'
SMH 15 - (60)
24" SD FL: 3129.46
8" SWR FL: 3127.71
1" GAS LINE TO BBQ
4" PVC #8-Len 115.0'
4" PVC #39-Len 238.0'
4" PVC #38-Len 27.7'
4" PVC #37-Len 181.5'
4" PVC #36-Len 72.2'
FIRE HYDRANT ASSEMBLY NO.12 6" PVC DR-18 C-900 LEN 208'
500 GALLON UNDERGROUND PROPANE TANK
SMH 29 - (48)
SMH 28 - (60)
FIRE HYD ASSEMBLY NO.11 6" PVC DR-18 C-900 LEN 72.3'
Power and Water Connection
4" 90° Bend
4" 45° Bend
6" 22.5° Bend
6" 11.25° Bend
6" 45° Bend
4" 22.5° Bend
4" 11.25° Bend
4" Tee
4" 45° Bend
4" 22.5° Bend
T:1 T:2 T:3 T:4 T:5 T:6 T:7 T:8 T:9 T:10 T:11 T:12 T:13 T:14 T:15 T:16 T:17 T:18 T:19 T:20 T:21 T:22 T:23 T:24 T:25 T:26 T:27 T:28 T:29 T:30 T:31 T:32 T:33 T:34 T:35 T:36 T:37 T:38 T:39 T:40 T:41 T:42 T:43 T:44 T:45 T:46 T:47 T:48 T:49 T:50 T:51
S:15 S:16 S:17 S:18 S:19 S:20 S:21 S:22 S:23 S:24 S:25 S:26 S:28 S:29 S:30 S:31 S: 32 S: 33 S: 34 S: 35 S: 36 S: 37 S: 38 S: 47 S: 48 S: 49 S: 50 S: 51 S: 52 S: 53 S: 54 S: 55 S: 56 S: 68 S: 69 S: 70 S: 71 S: 72 S: 73 S: 74 S: 75 S: 76 S: 88 S: 89 S: 90 S: 91 S: 92 S: 93 S: 94 S: 95 S: 96 S: 97 S: 98

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

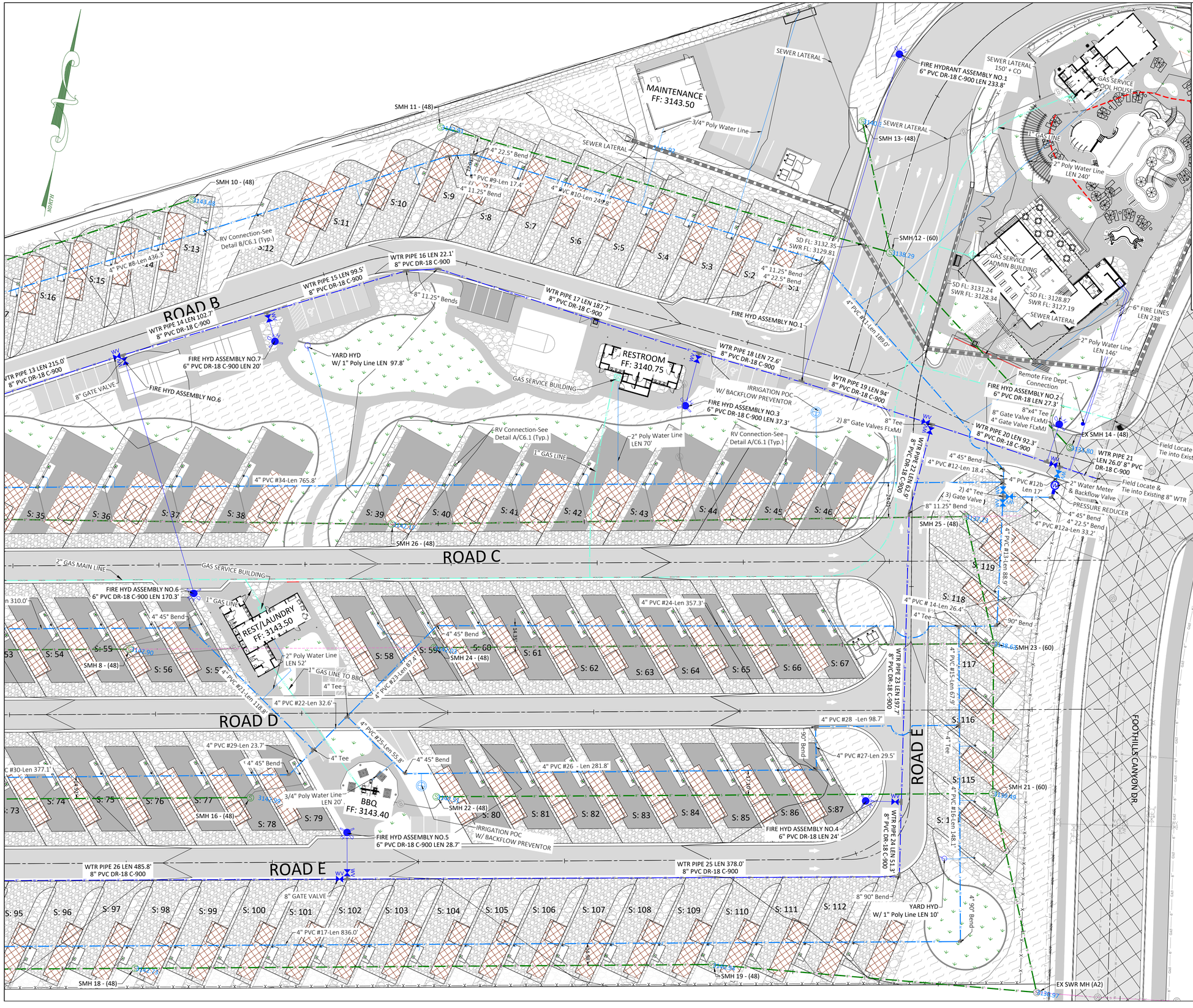
DATE: 5-8-2023
JOB NUMBER: 4499
SCALE: 1"=30'
DRAWN BY: CJA
CHECKED BY: MWB
FILE NAME: CC-Hurr RV Park Utilities Rev4

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 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



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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
C3.2
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

NOTES:
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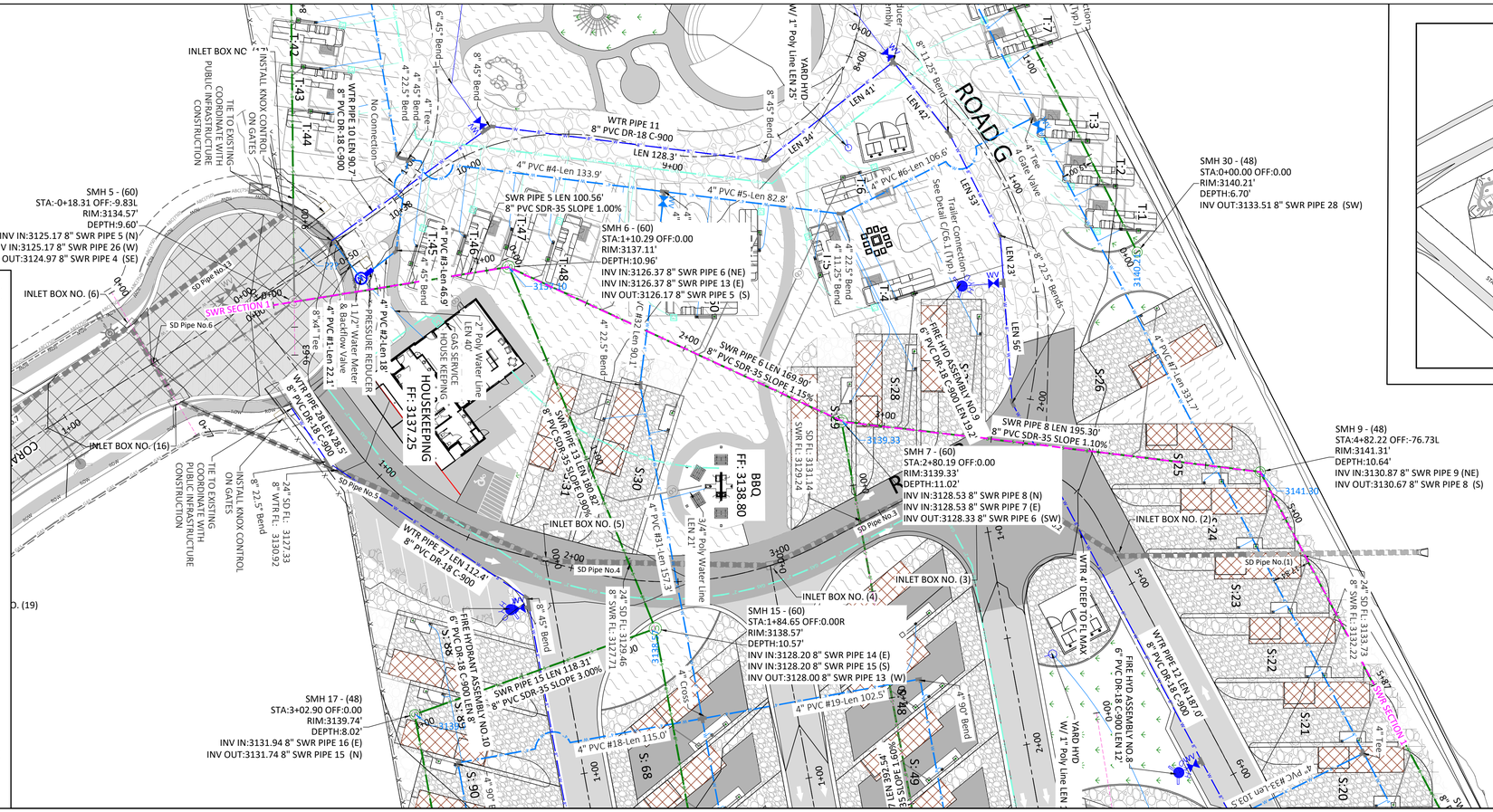
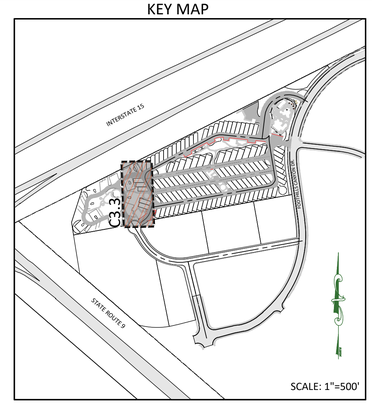
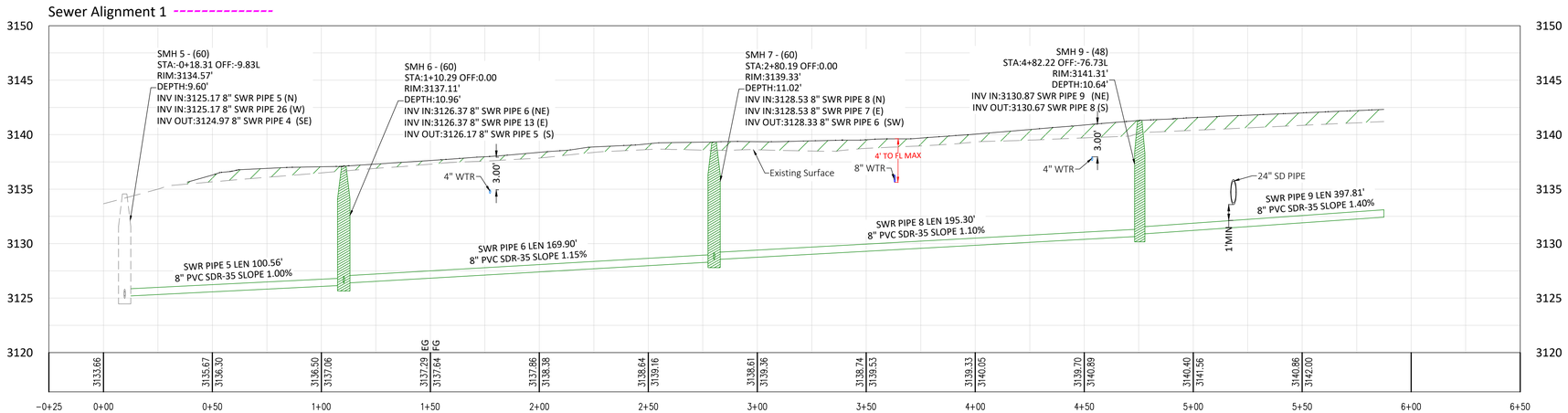




NORTH

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



DATE: 5-8-2023
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CITY REVISIONS	5-8-23

FILE NAME: CC-Hurr RV Park Utilities Rev4

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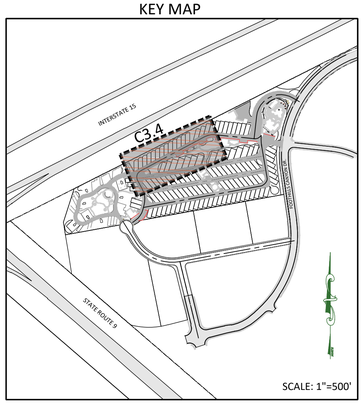
MOTOR COACH PARK SEWER AND WATER
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST &
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M,
CITY OF HURRICANE, WASH. CO., UTAH

SHEET
C3.3
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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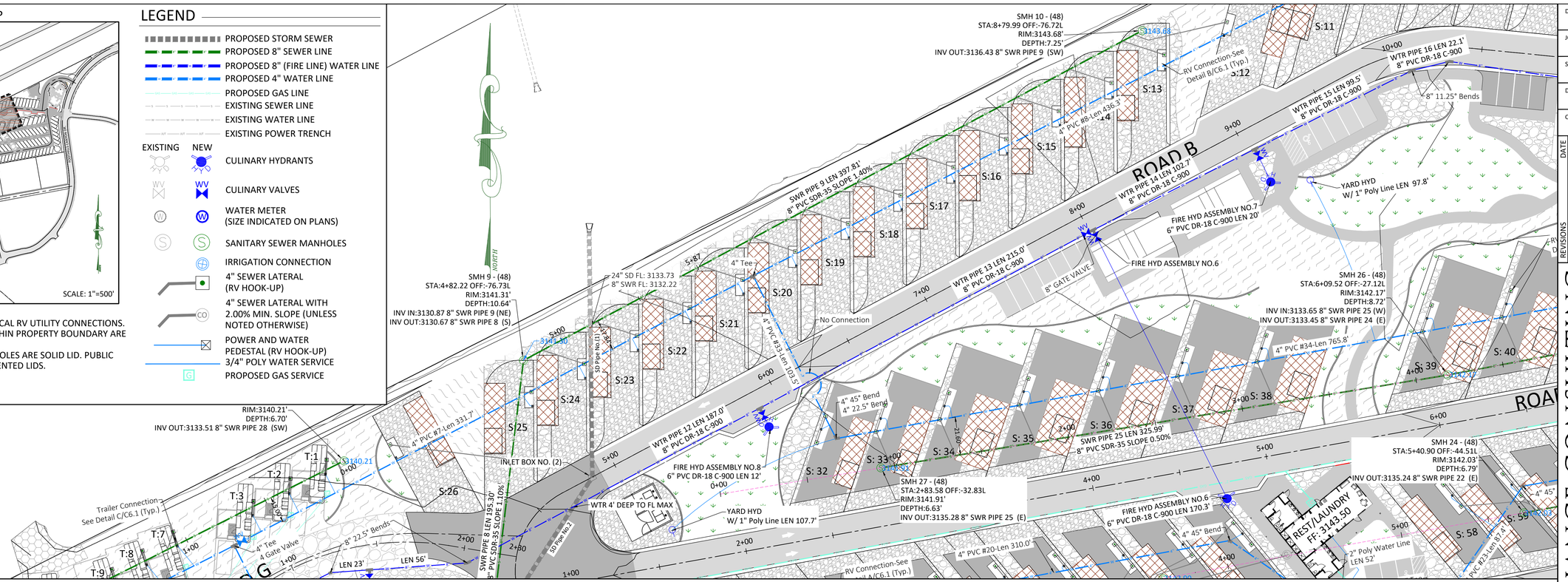
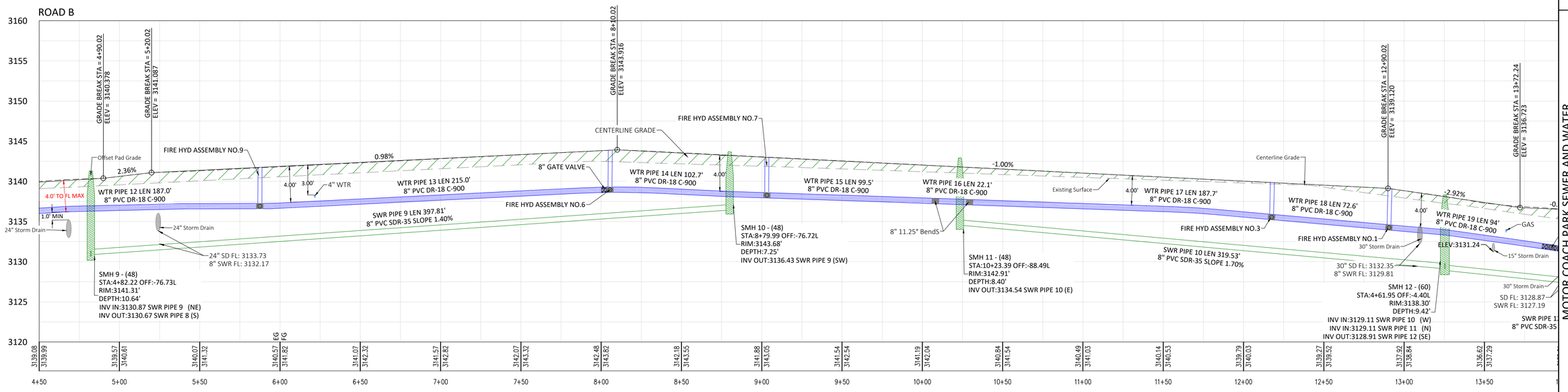


GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



DATE	REVISIONS
12-4-19	PRIOR APPROVAL
1-5-22	PRIOR APPROVAL #2
5-8-23	CITY REVISIONS

DATE: 5-8-2023
JOB NUMBER: 4499
SCALE: 1"=30'
DRAWN BY: CJA
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FILE NAME: CC-Hurr RV Park Utilities Rev4

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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
C3.4
OF 49 SHEETS

JUN 2 0 2023

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NORTH

MAINTENANCE
FF: 3143.50

RESTROOM
FF: 3140.75

GAS SERVICE BUILDING

ADMIN BUILDING

GAS POOL

ROAD B

W 200 N

INTERSTATE 15

STATE ROUTE 9

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 23 LEN 88.9' 8" PVC SDR-35 SLOPE 1.15%
SWR PIPE 24 LEN 392.77' 8" PVC SDR-35 SLOPE 0.70%

FIRE HYDRANT ASSEMBLY NO.1
6" PVC DR-18 C-900 LEN 233.8'

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 PREVENTOR

YARD HYD
W/ 1" Poly Line LEN 97.8'

SEWER LATERAL
150' + CO

SEWER LATERAL

SEWER LATERAL

SEWER LATERAL

1" GAS LINE

2" Poly Water Line LEN 240'

3/4" Poly Water Line

2" Poly Water Line LEN 70'

2" GAS MAIN LINE

Fire Line

Remote Fire Dept. Connection

Remove and Replace Existing Manhole

Field Locate & Tie into Existing 6" GAS

Field Locate & Tie into Existing 8" WTR

2" Water Meter & Backflow Valve

PRESSURE REDUCER

RV Connection-See Detail B/C6.1 (Typ.)

RV Connection-See Detail A/C6.1 (Typ.)

8" GATE VALVE

8" 11.25° Bends

4" 22.5° Bend

4" PVC #9-Len 17.4'

4" PVC #10-Len 249.8'

4" 11.25° Bend

4" PVC #34-Len 765.8'

4" PVC #11-Len 189.0'

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'

4" 45° Bend

4" 22.5° Bend

2) 4" Tee
3) Gate Valve)

8" 11.25° Bend

8" Tee
2) 8" Gate Valves FLxMJ

8"x4" Tee
8" Gate Valve FLxMJ
4" Gate Valve FLxMJ

8"X4" Tee
8" Gate Valve
4" Gate Valve

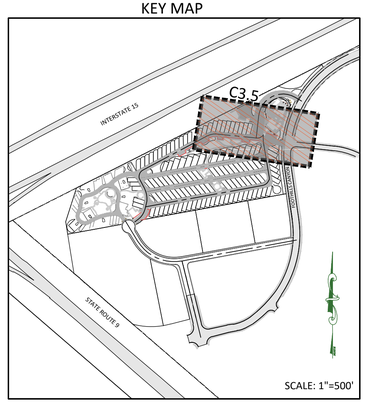
S:1 S:2 S:3 S:4 S:5 S:6 S:7 S:8 S:9 S:10 S:11 S:12 S:13 S:14 S:15 S:40 S:41 S:42 S:43 S:44 S:45 S:46 S:118 S:119 S:120

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:
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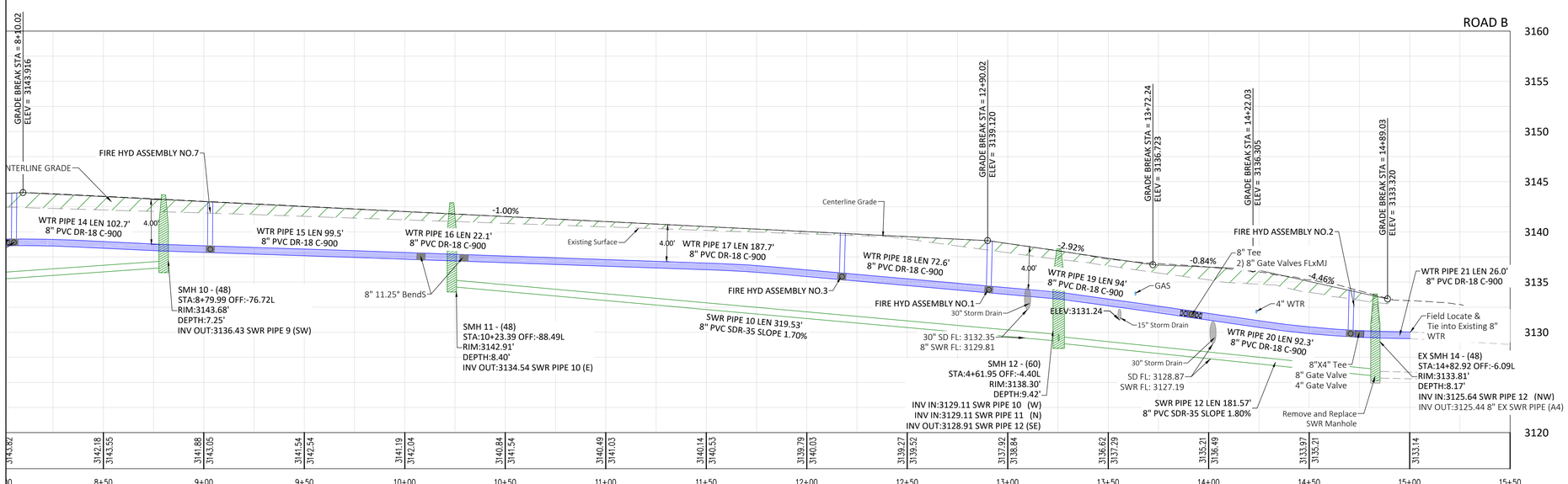

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JOB NUMBER:	4499
SCALE:	1"=30'
DRAWN BY:	CJA
CHECKED BY:	MWB

REVISIONS	DATE
PRIOR APPROVAL	11-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVISIONS	5-8-23

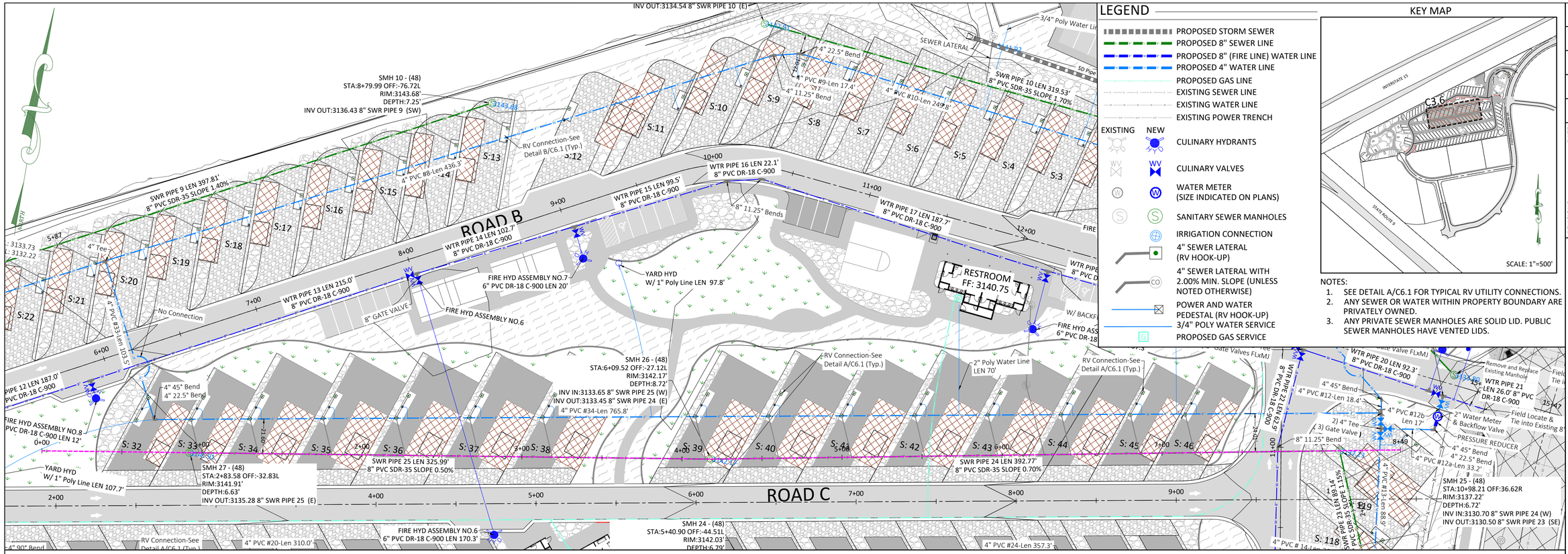
FILE NAME: CC-Hurr RV Park Utilities Rev4

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
C3.5
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
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		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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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
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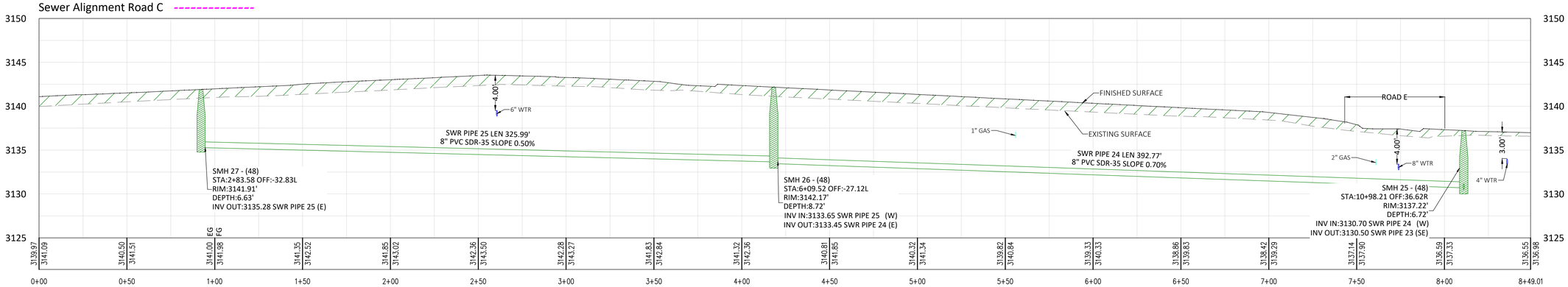
Sewer Alignment Road C



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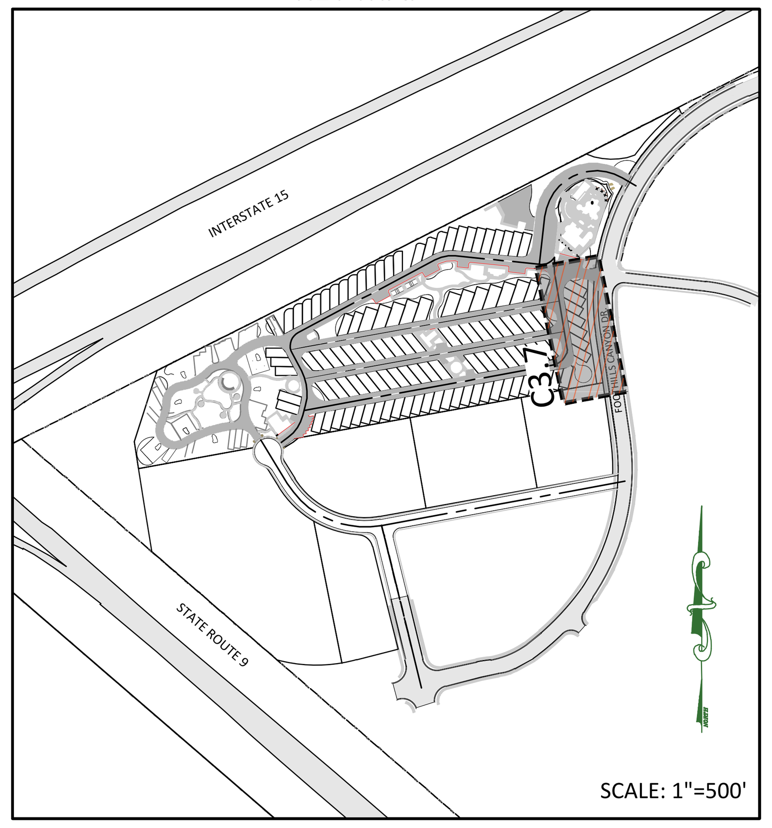
CITY OF HURRICANE, WASH. CO., UTAH

SHEET
C3.6
OF 49 SHEETS

JUN 2 0 2023

KEY MAP



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EXISTING	NEW	
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W	W	WATER METER (SIZE INDICATED ON PLANS)
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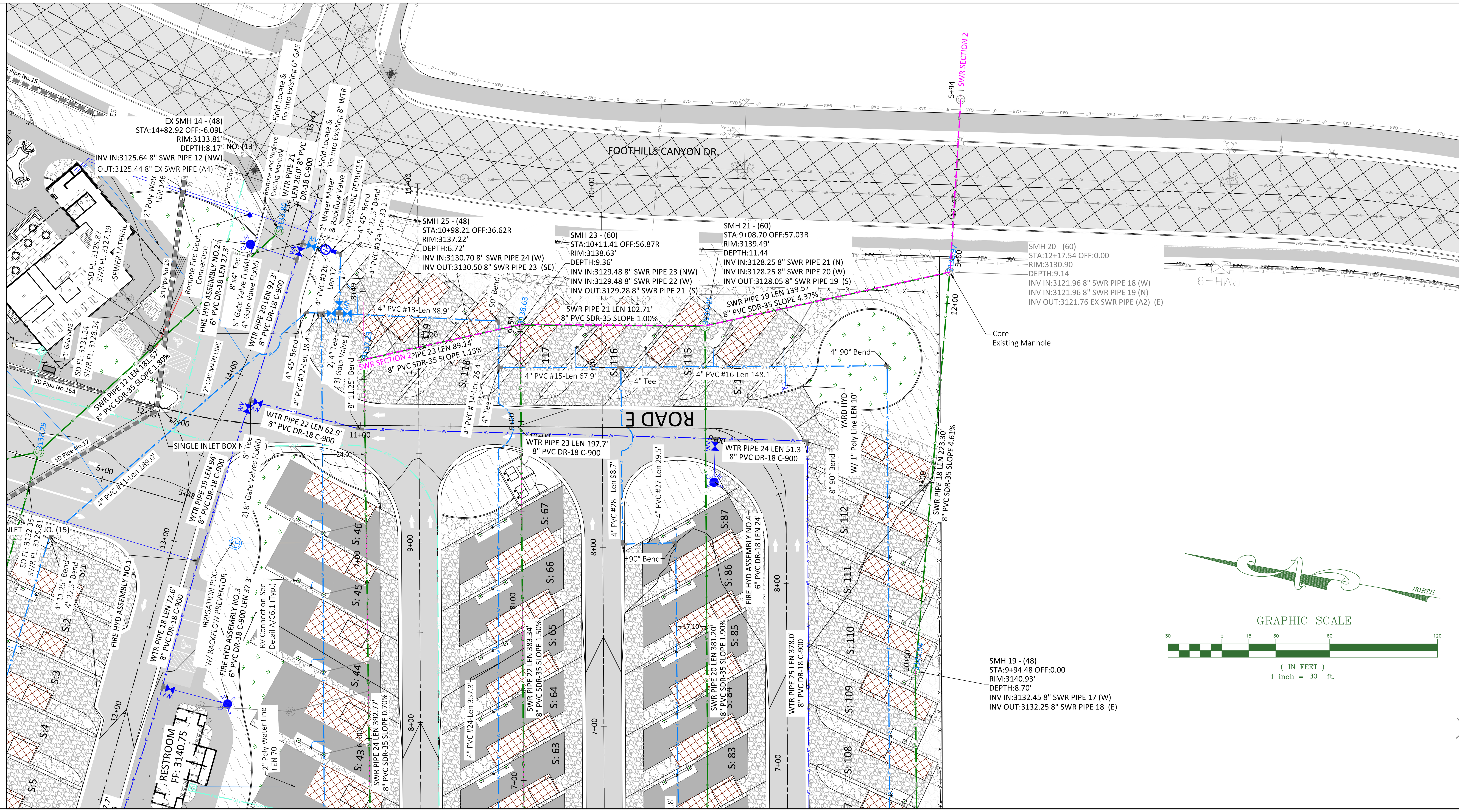
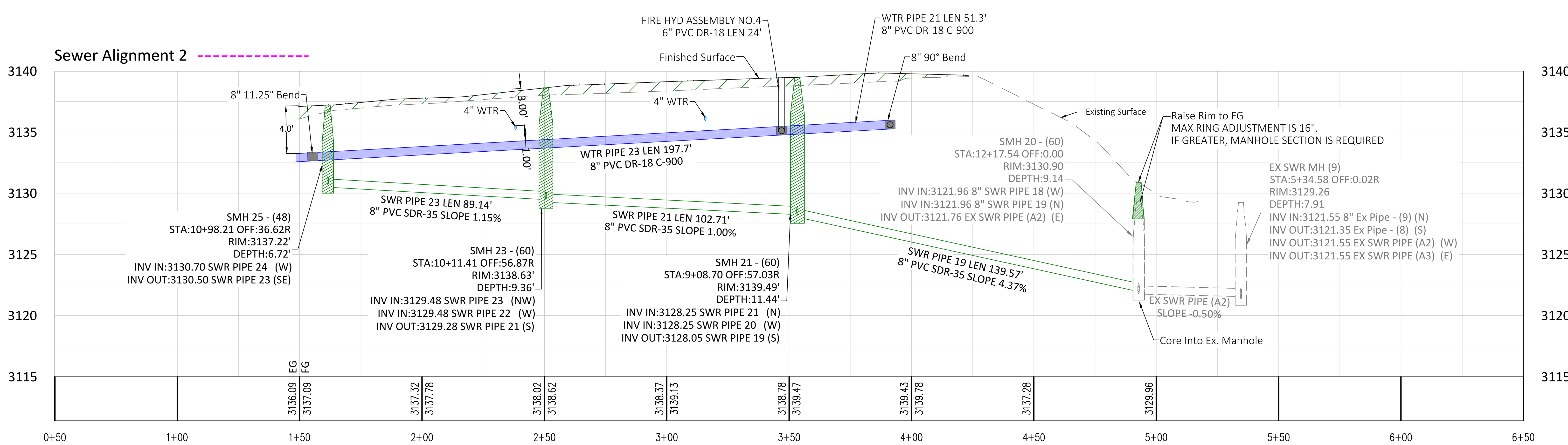


Sewer Alignment 2



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CORAL JUNCTION MOTOR COACH RESORT

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SHEET

C3.7

OF_49 SHEETS

JUN 2 0 2023

KEY MAP

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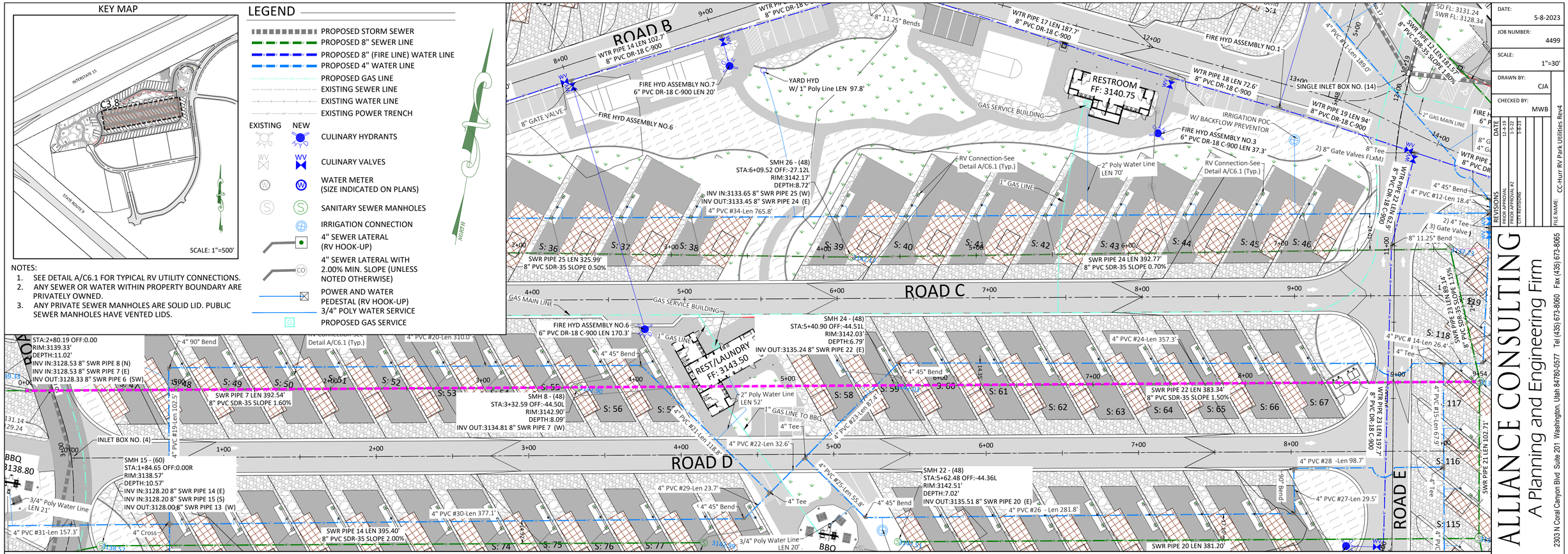

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(IN FEET)
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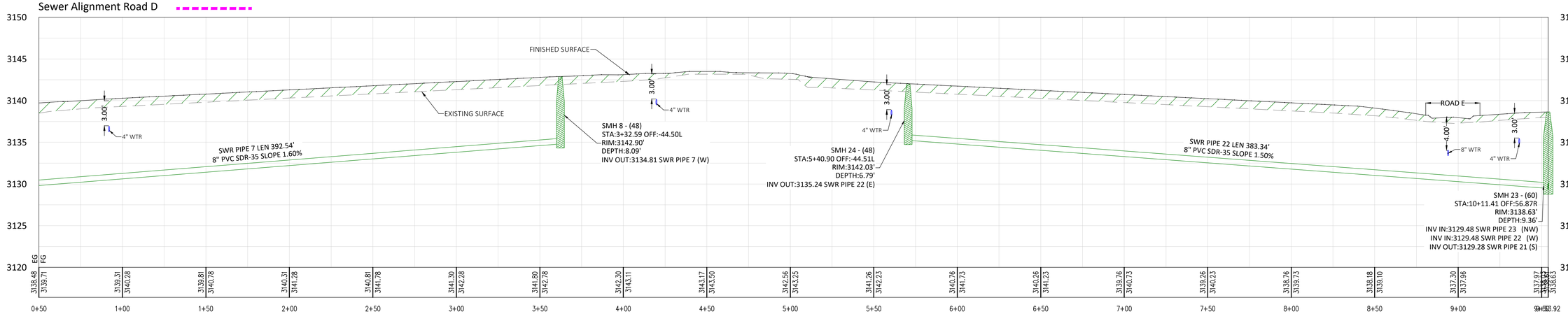

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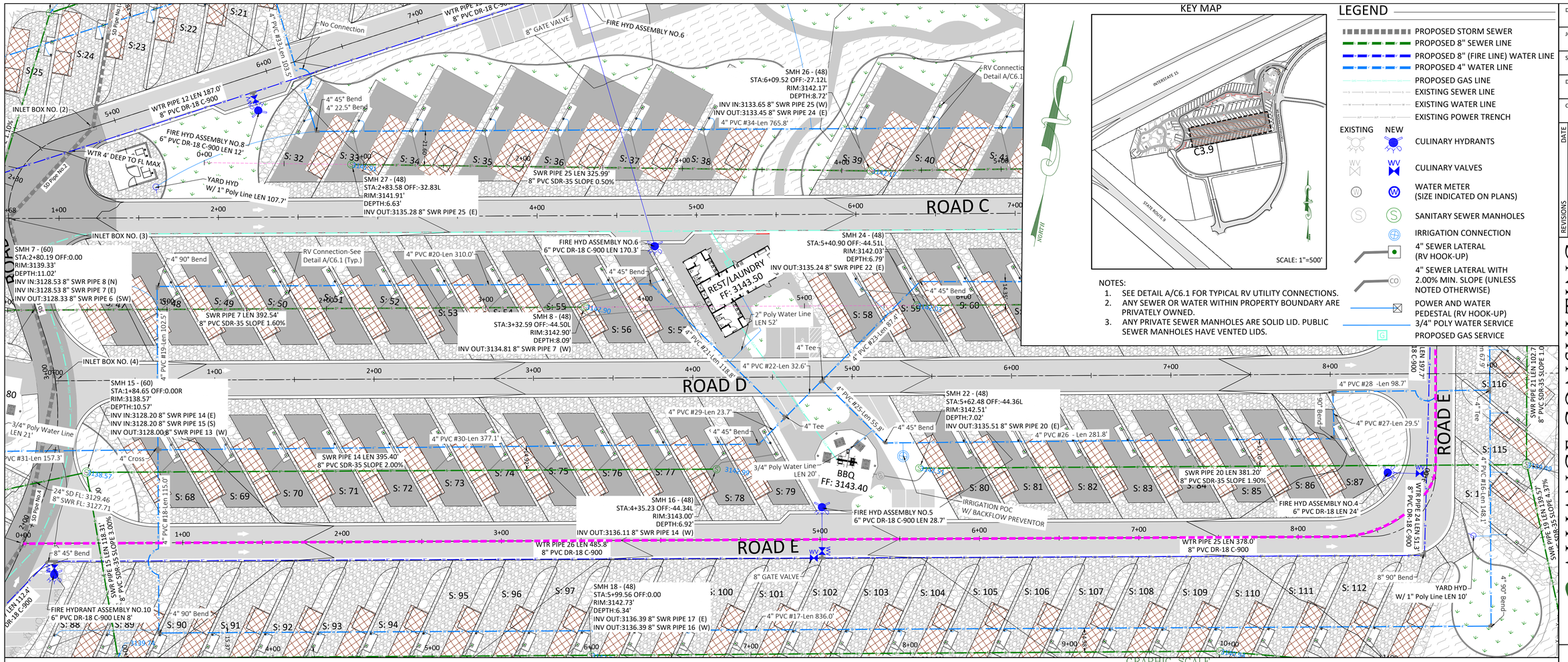
ROAD C
ROAD D
ROAD E
ROAD E
INLET BOX NO. (2)
INLET BOX NO. (3)
INLET BOX NO. (4)
WTR PIPE 12 LEN 187.0
8" PVC DR-18 C-900
FIRE HYD ASSEMBLY NO.8
6" PVC DR-18 C-900 LEN 12'
WTR 4' DEEP TO FL MAX
YARD HYD
W/ 1" Poly Line LEN 107.7'
SMH 27 - (48)
STA:2+83.58 OFF:-32.83L
RIM:3141.91'
DEPTH:6.63'
INV OUT:3135.28 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'
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)
FIRE HYD ASSEMBLY NO.6
6" PVC DR-18 C-900 LEN 170.3'
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)
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%
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
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%
WTR PIPE 25 LEN 378.0'
8" PVC DR-18 C-900
FIRE HYD ASSEMBLY NO.4
6" PVC DR-18 LEN 24'
WTR PIPE 26 LEN 485.8'
8" PVC DR-18 C-900
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)
FIRE HYDRANT ASSEMBLY NO.10
6" PVC DR-18 C-900 LEN 8'
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%
WTR PIPE 27 LEN 112.4'
8" PVC DR-18 C-900
SMH 21 - (60)
STA:9+08.70 OFF:57.03R
RIM:3139.49'
DEPTH:11.44'
INV IN:3128.25 SWR PIPE 21 (N)
INV IN:3128.25 SWR PIPE 20 (W)
INV OUT:3128.05 SWR PIPE 19 (S)
SWR PIPE 21 LEN 102.7'
8" PVC SDR-35 SLOPE 1.0
SWR PIPE 19 LEN 134.57'
8" PVC SDR-35 SLOPE 4.37%
4" PVC #28 -Len 98.7'
4" PVC #27-Len 29.5'
4" PVC #26 - Len 281.8'
4" PVC #25-Len 55.8'
4" PVC #24-Len 87.4'
4" PVC #23-Len 87.4'
4" PVC #22-Len 32.6'
4" PVC #21-Len 118.8'
4" PVC #20-Len 310.0'
4" PVC #19-Len 102.5'
4" PVC #18-Len 115.0'
4" PVC #17-Len 836.0'
4" PVC #30-Len 377.1'
4" PVC #29-Len 23.7'
4" PVC #31-Len 157.3'
3/4" Poly Water Line
LEN 21'
3/4" Poly Water Line
LEN 20'
RV Connection-See
Detail A/C6.1 (Typ.)
RV Connection
Detail A/C6.1
4" 45° Bend
4" 22.5° Bend
4" 90° Bend
4" Tee
4" Cross
8" GATE VALVE
24" SD FL: 3129.46
8" SWR FL: 3127.71
S:21
S:22
S:23
S:24
S:25
S: 32
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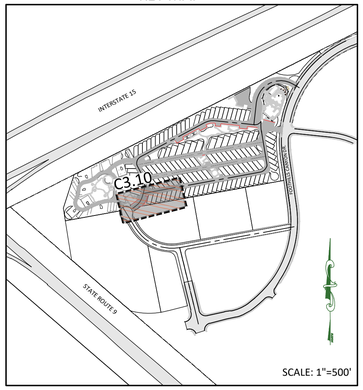
KEY MAP



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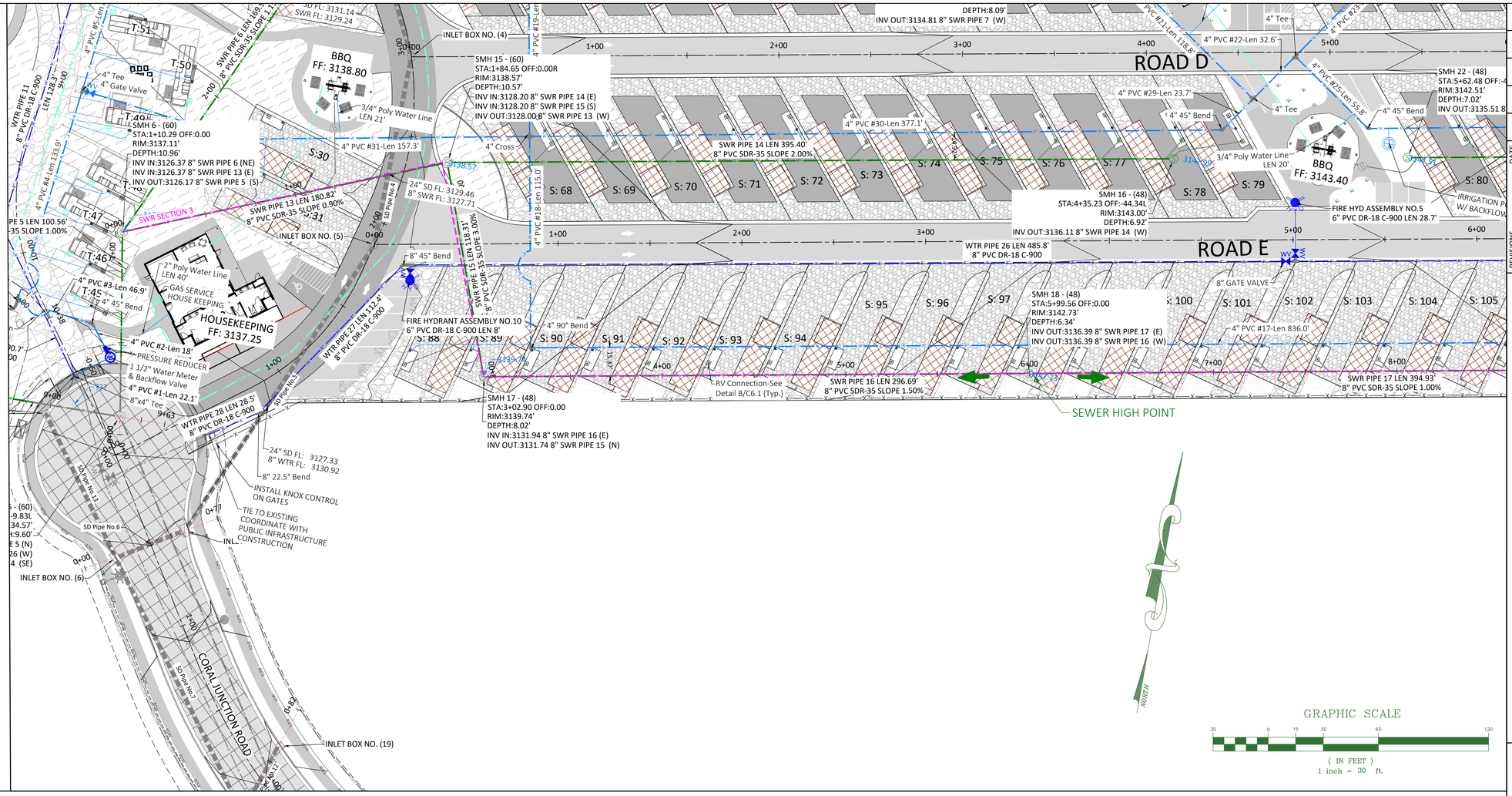

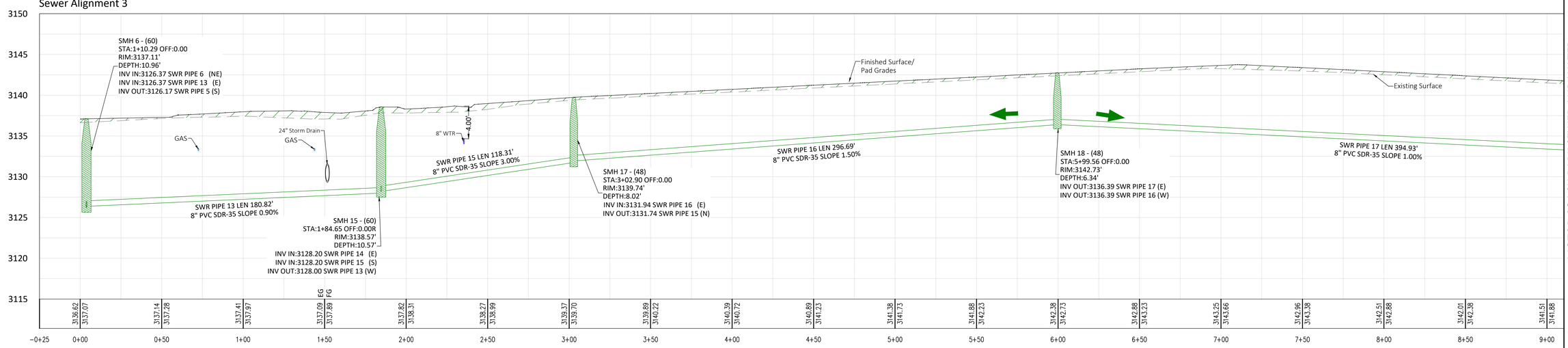

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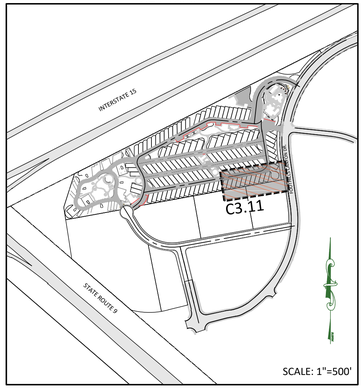

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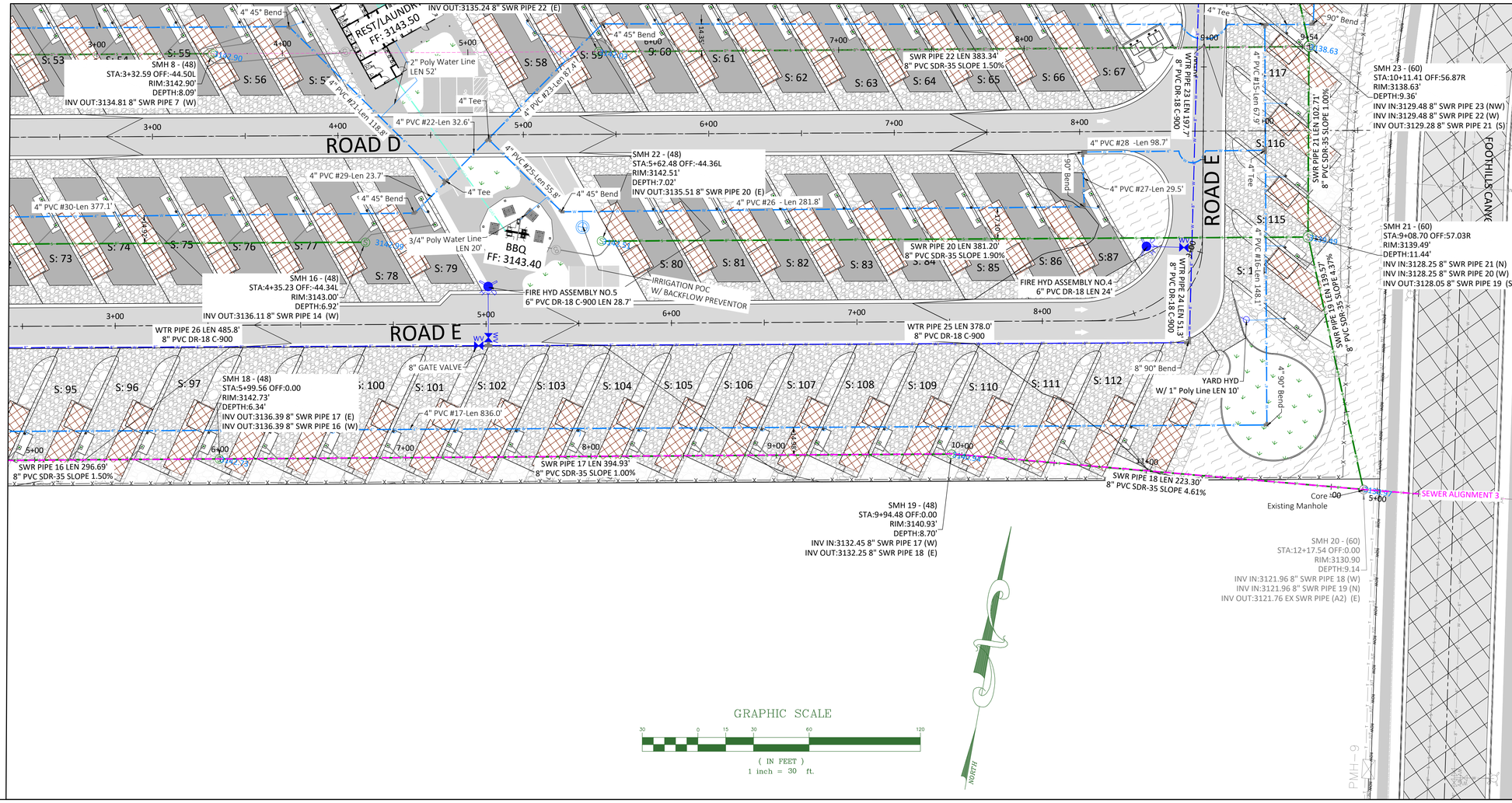

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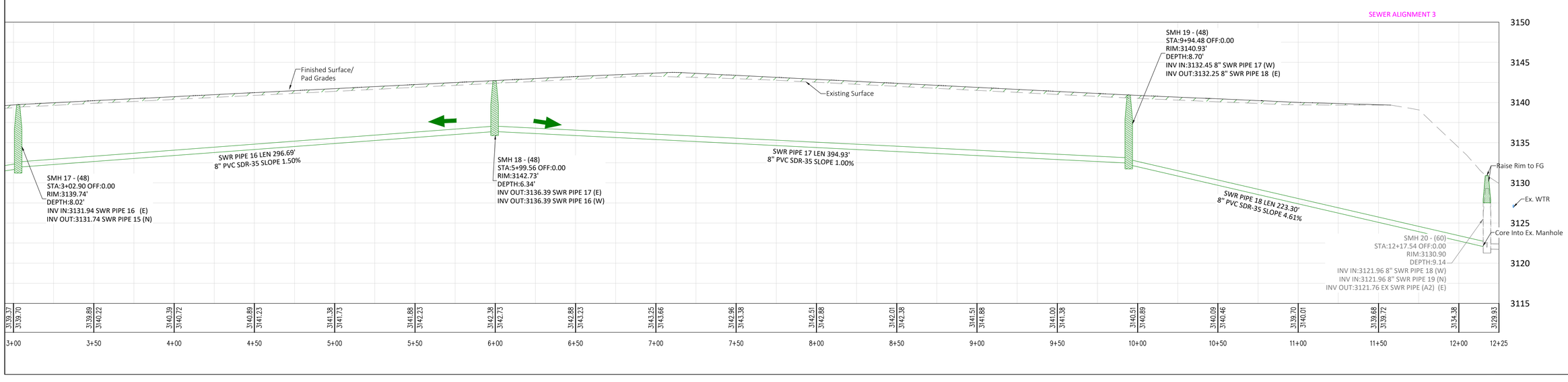

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ALLIANCE CONSULTING
A Planning and Engineering Firm
2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel (435) 673-8060 Fax: (435) 673-8065

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
C3.11
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 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:0.00
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

SMH 9 - (48)
STA:4+82.22 OF
RIM:3141.31'
DEPTH:10.64'
INV IN:3130.87
INV OUT:3130.6

ROAD F
ROAD G
ROAD B

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 195.30'
8" PVC SDR-35 SLOPE 1.10%

SWR SECTION 4

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

WTR 4' DEEP TO FL M

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'

FIRE HYDRANT
6" PVC

INLET BOX NO. (2)
INLET BOX NO. (3)
INLET BOX NO. (4)
INLET BOX NO. (5)
INLET BOX NO. (17)

500 GALLON
UNDERGROUND
PROPANE TANK

BBQ
FF: 3138.80

HOUSEKEEPING
FF: 3137.25

GAS SERVICE
HOUSE KEEPING

Power and Water
Connection

Trailer Connection
See Detail C/C6.1 (Typ.)

IRRIGATION POC
W/ BACKFLOW PREVENTOR

No Connection

INSTALL KNOX CONTROL
ON GATES

TIE TO EXISTING
PUBLIC INFRA

YARD HYD
W/ Poly Line LEN 27'

YARD HYD
W/ 1" Poly Line LEN 25'

4" PVC #35-Len 221.1'
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 #3-Len 46.9'
4" PVC #2-Len 18'
4" PVC #1-Len 2
4" PVC #194-Len 102.5'
4" PVC #18-Len 115.0'

4" Tee
4 Gate Valve

8" Tee with Reducer
to Hydrant Assembly

1" PRESSURE REDUCER
1 1/2" Water Meter
& Backflow Valve

2" Poly Water Line
LEN 40'

3/4" Poly Water Line
LEN 21'

SD Pipe No.1
SD Pipe No.2
SD Pipe No.3
SD Pipe No.4

24" SD FL: 3129.46
8" SWR FL: 3127.71

SD FL: 3131.14
SWR FL: 3129.24

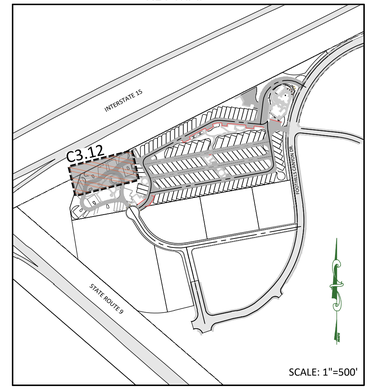
SWR SECTION 4

3137.10

3135.33

3138.57

KEY MAP



LEGEND

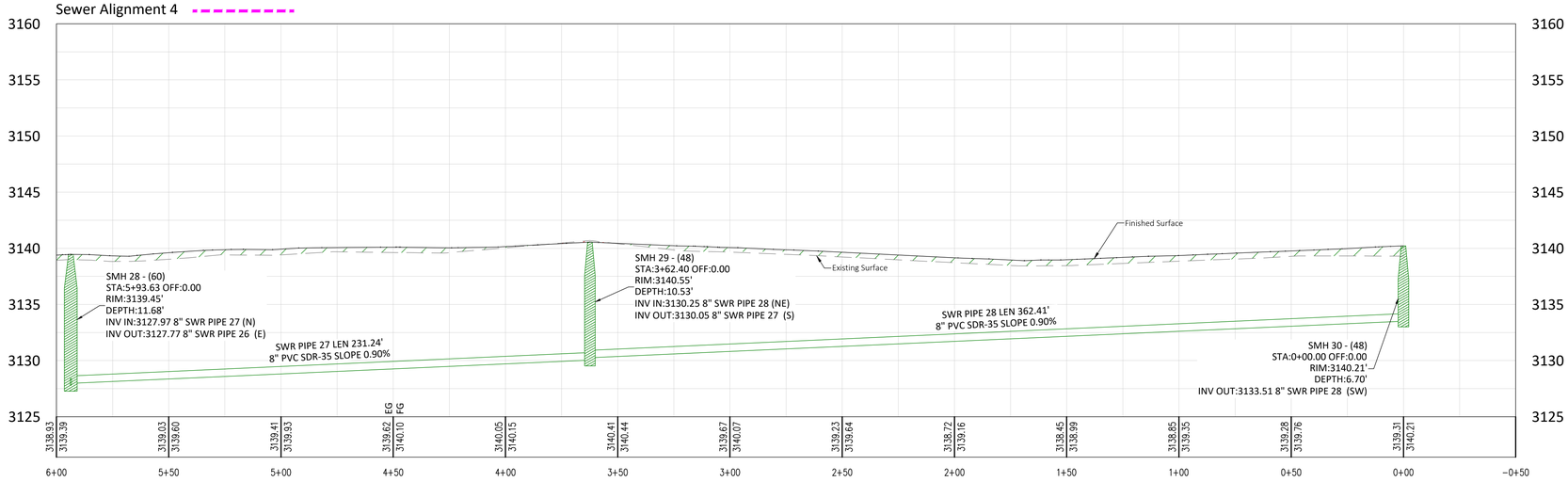
- PROPOSED STORM SEWER
- PROPOSED 8" SEWER LINE
- PROPOSED 8" (FIRE LINE) WATER LINE
- PROPOSED 4" WATER LINE
- PROPOSED GAS LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING POWER TRENCH

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



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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"=30'
DRAWN BY: CJA
CHECKED BY: MWB
FILE NAME: CC-Hurr RV Park Utilities Rev4

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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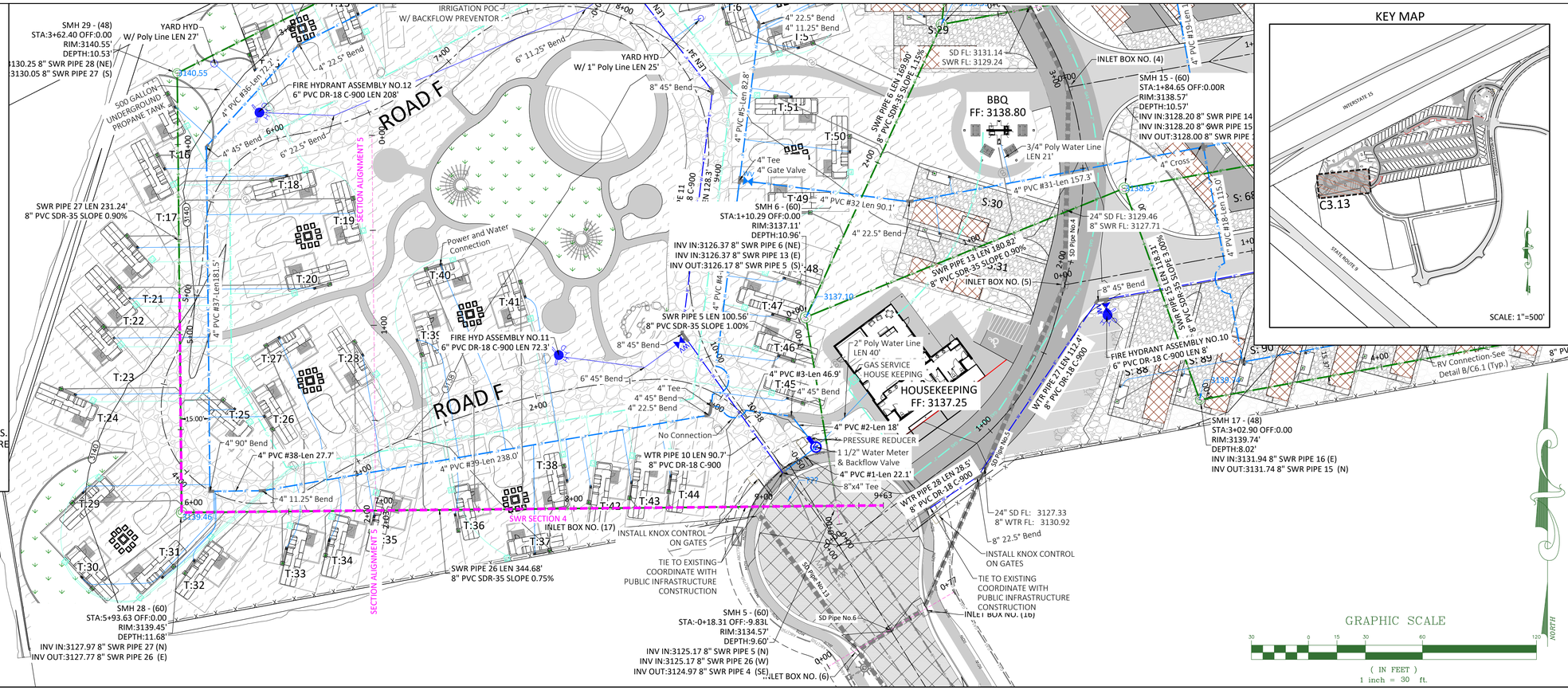

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NORTH

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 REVISIONS	5-8-23

FILE NAME: CC-Hurr RV Park Utilities Rev4

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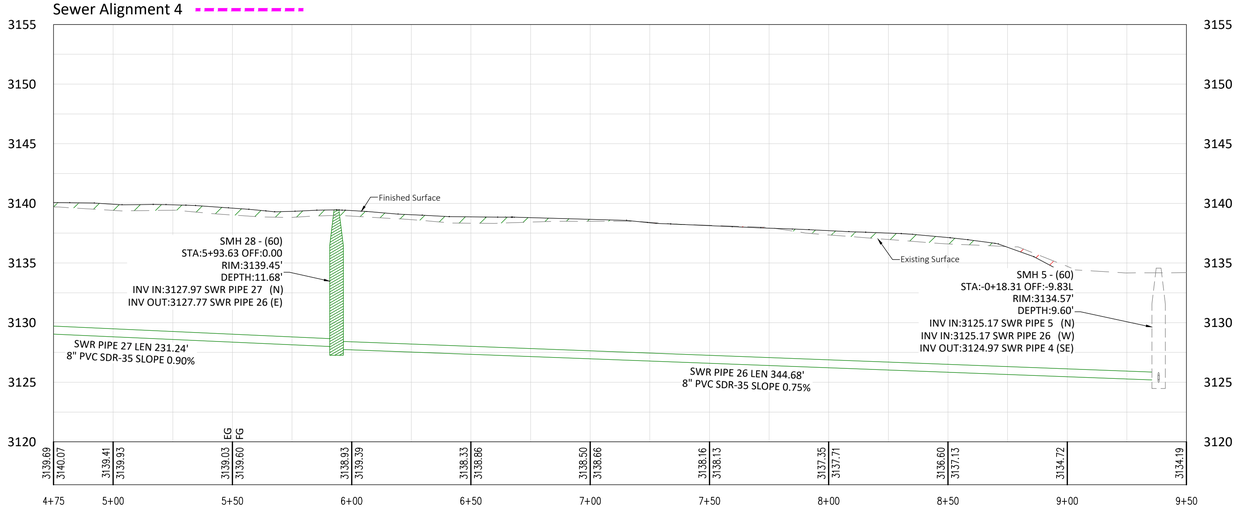
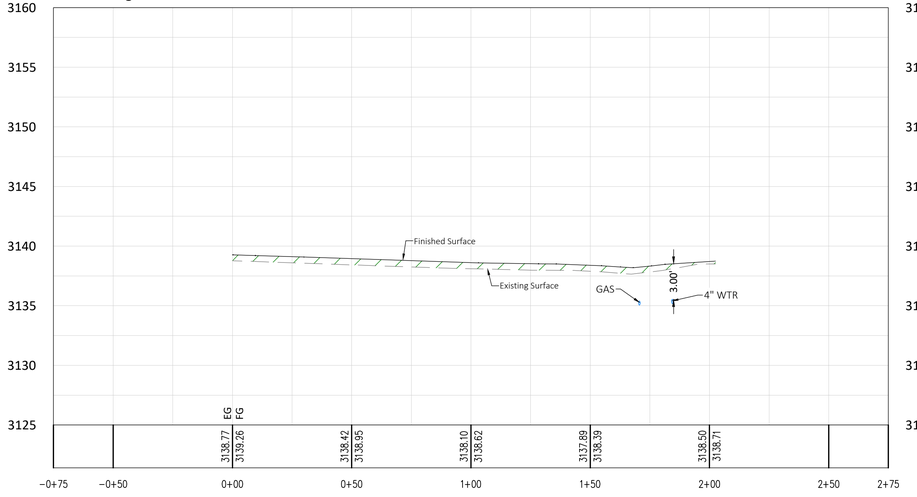
Sewer Alignment 4



Section Alignment 5



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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
C3.13
OF 49 SHEETS

JUN 2 0 2023

NOTES:

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LEGEND

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- 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)
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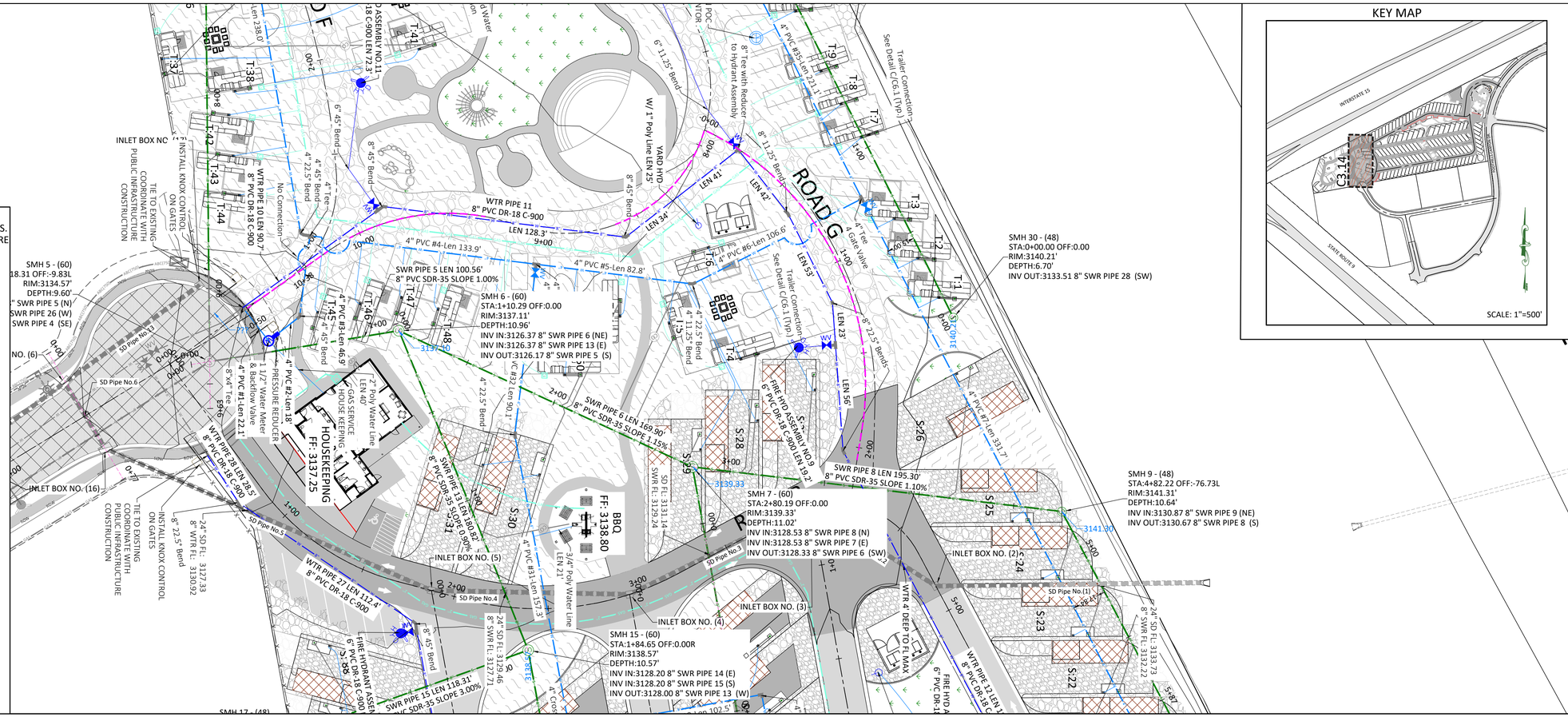

NORTH

GRAPHIC SCALE

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(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	12-4-69
PRIOR APPROVAL #2	5-5-22
CITY REVISIONS	5-8-23

FILE NAME: CC-Hurr RV Park Utilities Rev4

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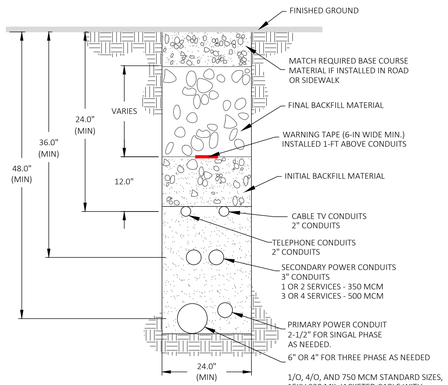
SHEET
C3.14
OF 49 SHEETS

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

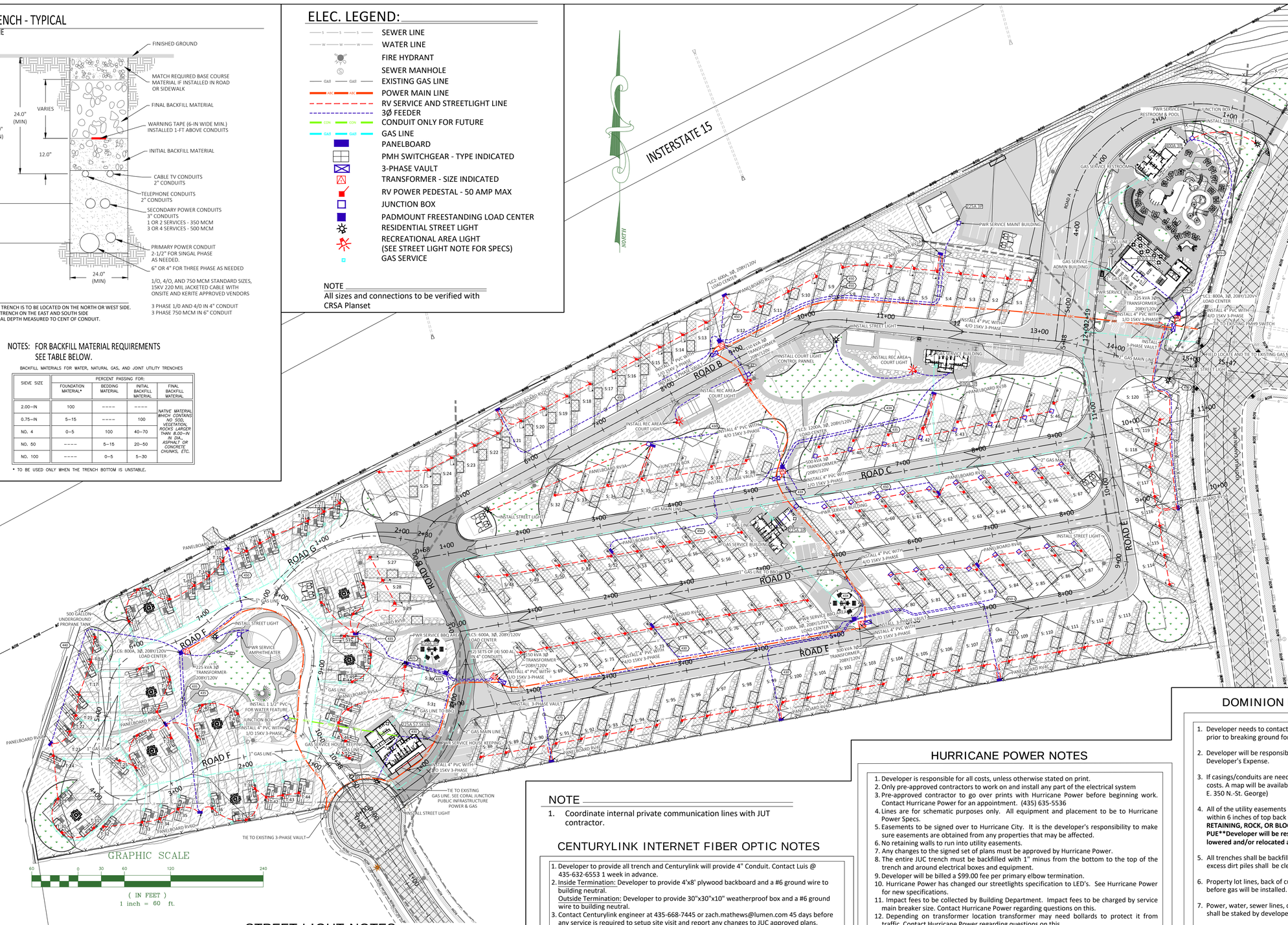
SIEVE SIZE	PERCENT PASSING FOR: FOUNDATION MATERIAL*	BEDDING MATERIAL	INITIAL BACKFILL MATERIAL	FINAL BACKFILL MATERIAL
2.00–IN	100	-----	-----	NATIVE MATERIAL WHICH CONTAINS NO SOD, VEGETATION, ROCKS LARGER THAN 8.00–IN IN DIA., ASPHALT OR CONCRETE CHUNKS, ETC.
0.75–IN	5–15	-----	100	
NO. 4	0–5	100	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.**

DATE: 5-8-2023
JOB NUMBER: 4499
SCALE: 1"=60'
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

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FOR
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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
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JUN 2 0 2023

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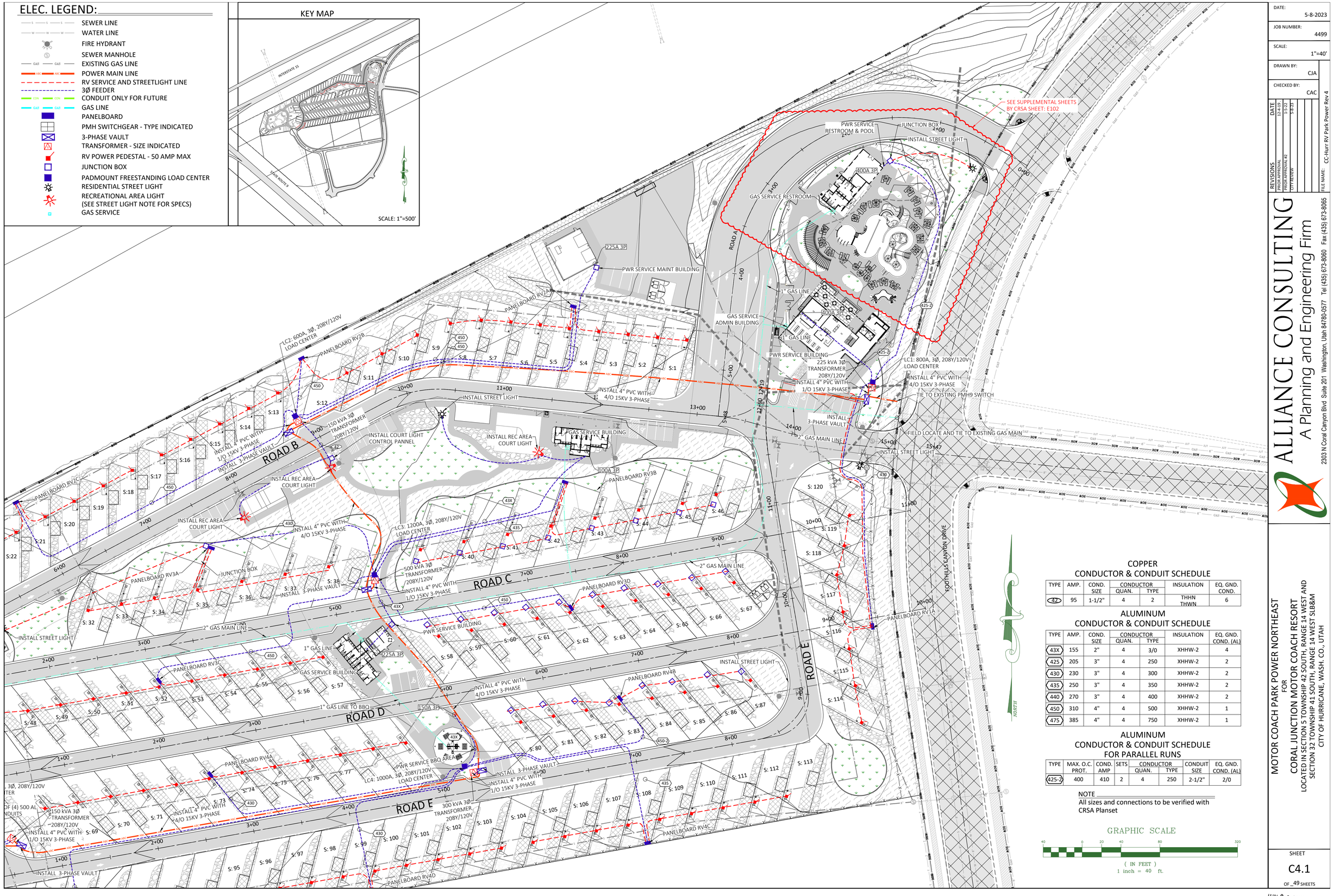
KEY MAP



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
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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	12-4-39
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

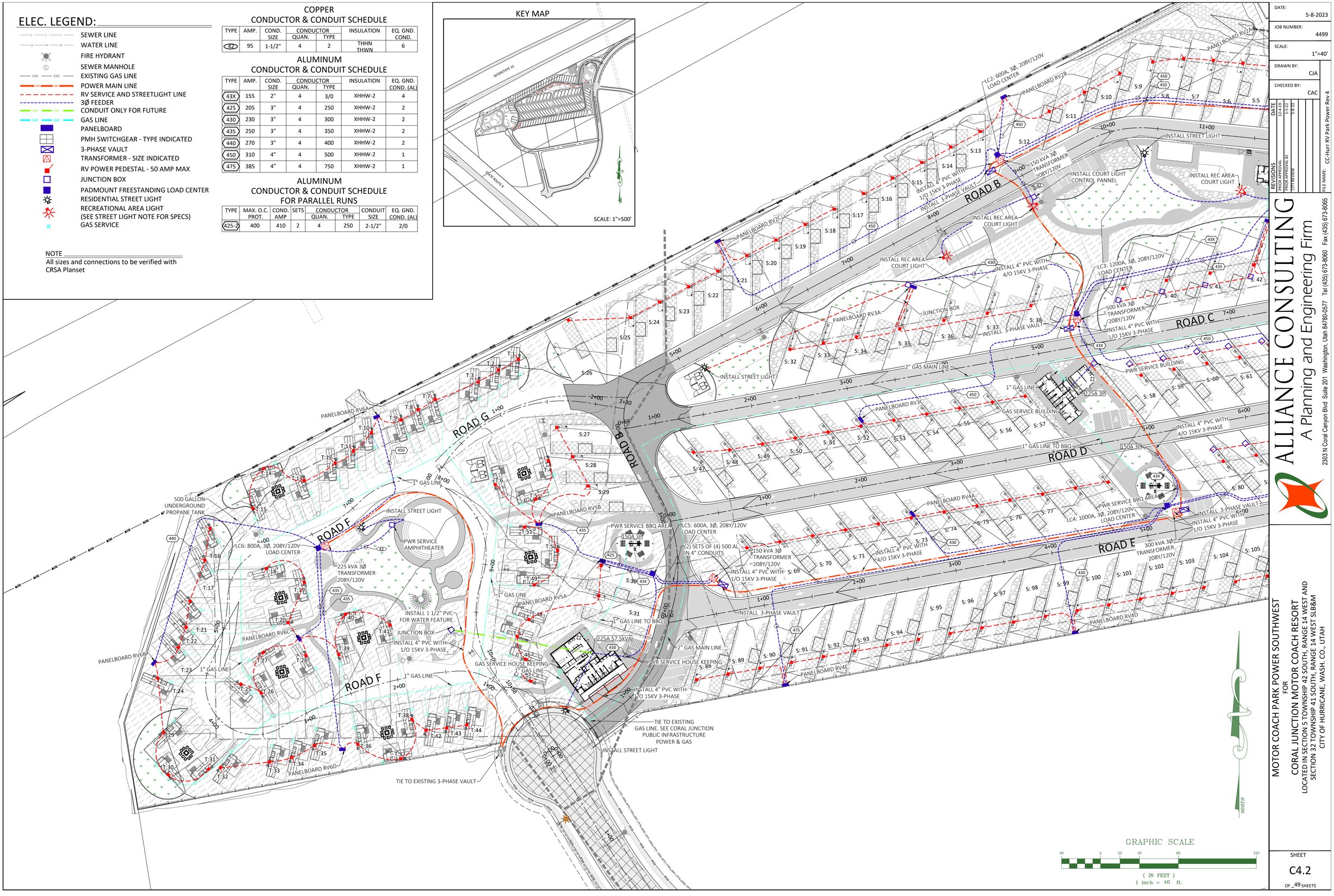
ALUMINUM CONDUCTOR & CONDUIT SCHEDULE

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



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SHEET C4.2
OF 49 SHEETS

JUN 2 0 2023

ABBREVIATIONS INDEX

ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION
#	NUMBER	MCM	1000 CIRCULAR MILS
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

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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.
$^T S	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		
EC	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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STATE OF UTAH

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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ARCHITECT-ENGINEER STAMP

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PINNACLE COMMERCIAL DEVELOPMENT
MIKE NOEL
DIRECTOR

REVISIONS

MARK	DATE	DESCRIPTION
1	5/13/2021	DISTRIBUTION CHANGES
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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

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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PINNACLE COMMERCIAL DEVELOPMENT

MIKE NOEL
DIRECTOR

REVISIONS

MARK	DATE	DESCRIPTION
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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	

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ELECTRICAL SPECIFICATIONS

E003

JUN 2 0 2023

By: nelson; Dec 23, 2022 - 12:22pm
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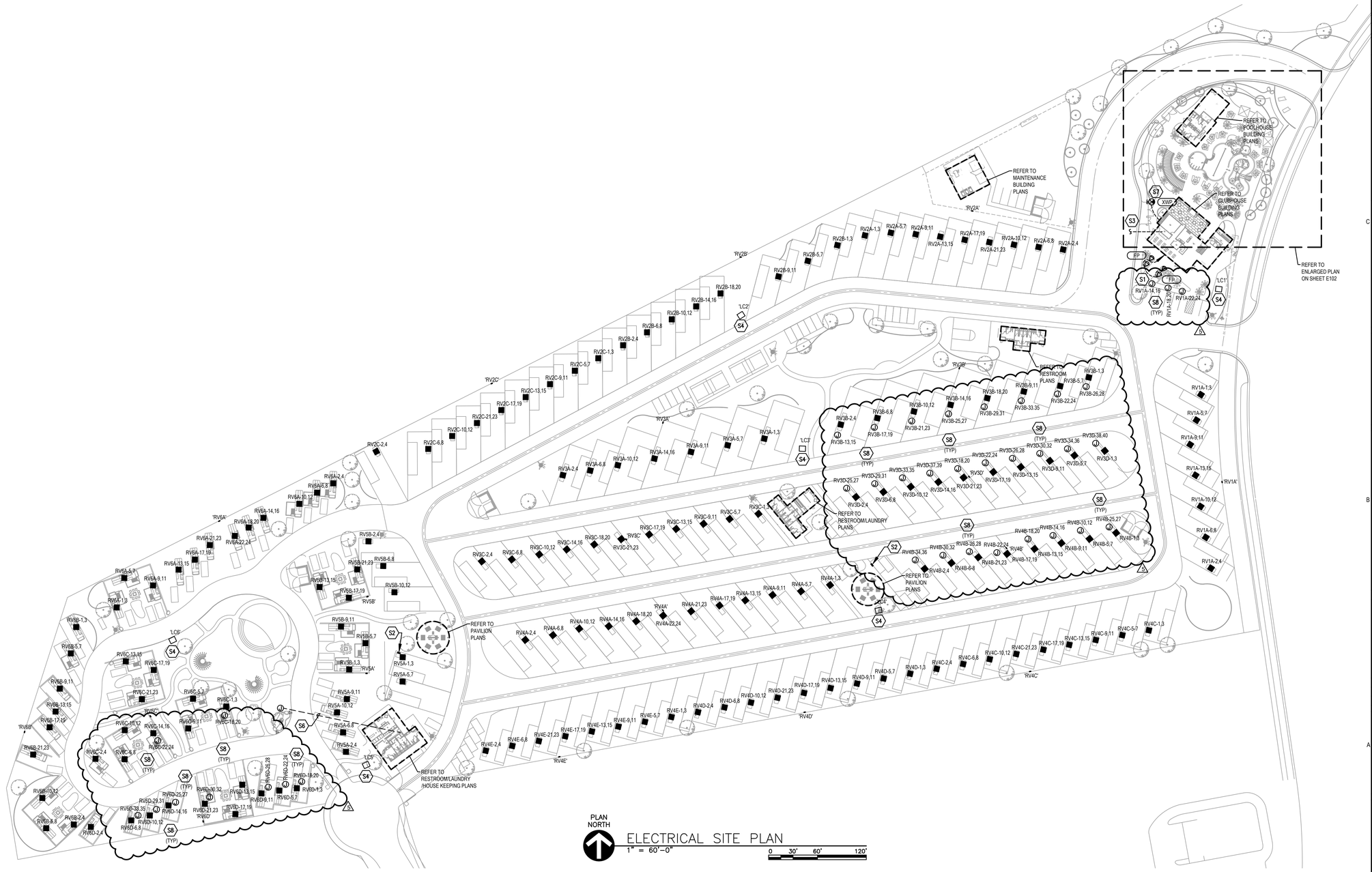
GENERAL SHEET NOTES

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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4	7/22/2021	ADDENDUM #4
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01-18-2022 BID SET

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DRAWN BY: BNA | CHECKED BY: I.M.
CRSA PROJECT #: 20-013

ELECTRICAL SITE PLAN

E101

JUN 2 0 2023

By: nolson; Dec 23, 2022 - 12:22pm
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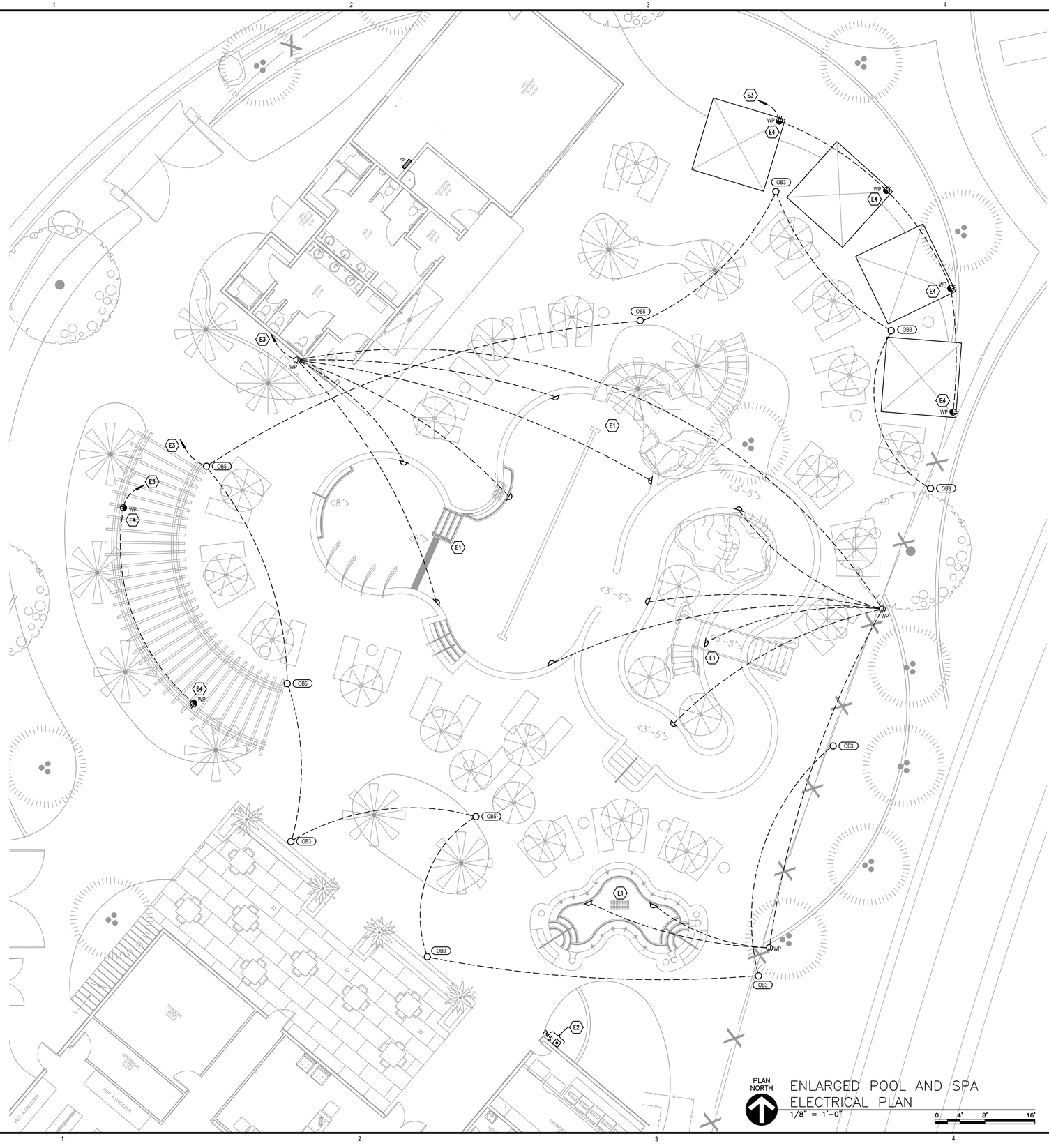

PLAN NORTH

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 'OBS' AND 'OBS' 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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DFCM PROJECT #: N/A
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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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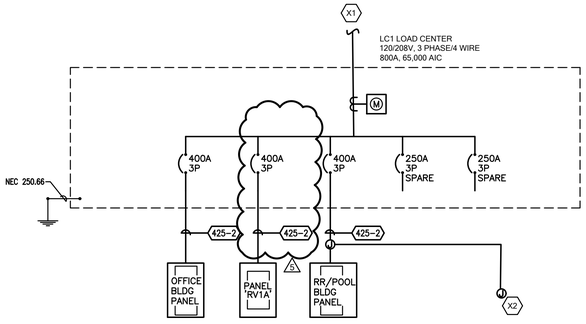
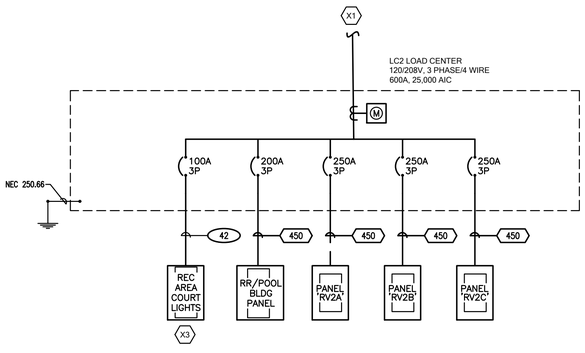
SHEET KEYNOTES

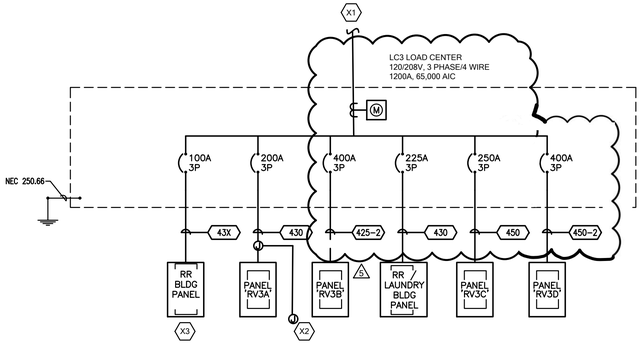
X1 REFER TO CIVIL DRAWINGS FOR REQUIREMENTS TO BRING POWER SERVICE TO THE LOADCENTER.

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
BRIAN HICKS
No. 7709032202202
STATE OF UTAH

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

E201

JUN 2 0 2023

By: nelson; Dec 23, 2022 - 12:22pm
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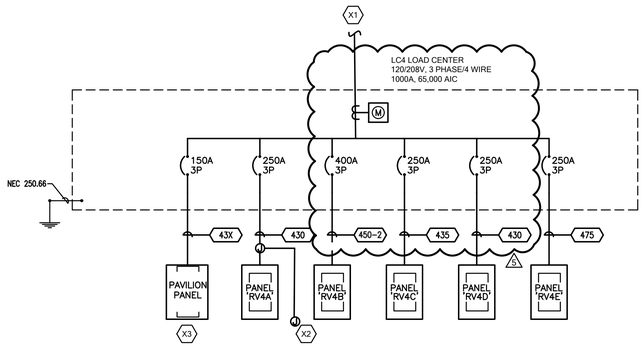
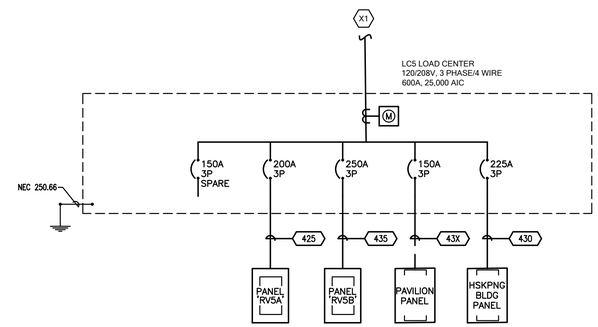
SHEET KEYNOTES

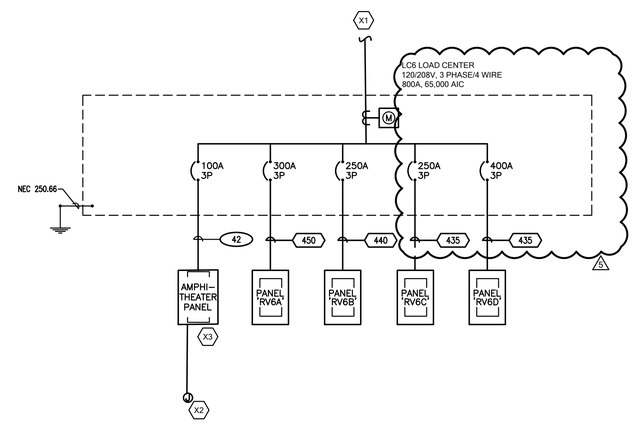
X1 REFER TO CIVIL DRAWINGS FOR REQUIREMENTS TO BRING POWER SERVICE TO THE LOADCENTER.

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
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575	308	4"	5 *	750	XHHW-2	1

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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
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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

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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

01-18-2022 BID SET

DFCM PROJECT #: N/A
FILE NAME:
DRAWN BY: BNA
CHECKED BY: I.M.
CRSA PROJECT #: 20-013

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)							
					208	208	208	AMPS/PHASE							

CONNECTED LOAD TOTAL: 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)							
					160	160	160	AMPS/PHASE							

CONNECTED LOAD TOTAL: 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)							
					156	156	156	AMPS/PHASE							

CONNECTED LOAD TOTAL: 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)							
					156	156	156	AMPS/PHASE							

CONNECTED LOAD TOTAL: 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)							
					192	192	192	AMPS/PHASE							

CONNECTED LOAD TOTAL: 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)							
					156	130	130	AMPS/PHASE							

CONNECTED LOAD TOTAL: 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)							
					156	156	156	AMPS/PHASE							

CONNECTED LOAD TOTAL: 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)							
					156	130	130	AMPS/PHASE							

CONNECTED LOAD TOTAL: 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)							
					192	168	168	AMPS/PHASE							

CONNECTED LOAD TOTAL: 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

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	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			3600			3600	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			3600			3600	30	50	2	6	EV CHARGER
SPACE ONLY				31				3600			32	-	-	-	-
SPACE ONLY				33					3600		34	50	2	6	EV CHARGER
SPACE ONLY				35						3600	36	50	2	4	EV CHARGER
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			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			3600			3600	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

JUN 2 0 2023

By: nolson; Dec 23, 2022 - 12:23pm
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PANELBOARD SCHEDULE

PANEL RV1A - 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	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							

* Provide 5 mA GFCI Circuit Break

CONNECTED LOAD TOTAL 65280 VA

PROJECT: CORAL JUNCTION RV EQUIP RATING 22,000 AMPS RMS SYM.

5

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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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JUN 2 0 2023

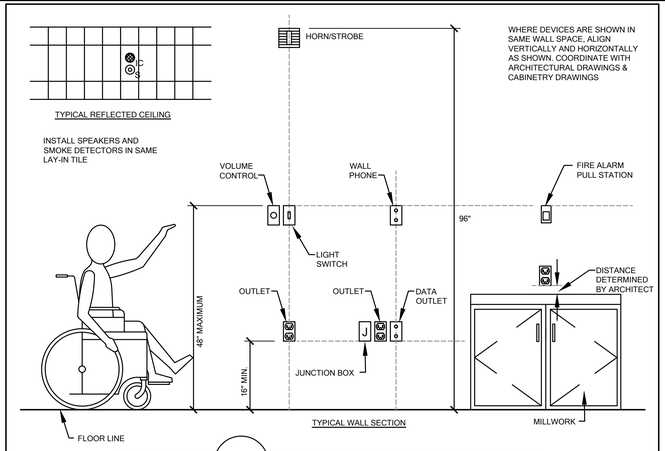

DIAGRAM R001 DEVICE MOUNTING HEIGHTS

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.

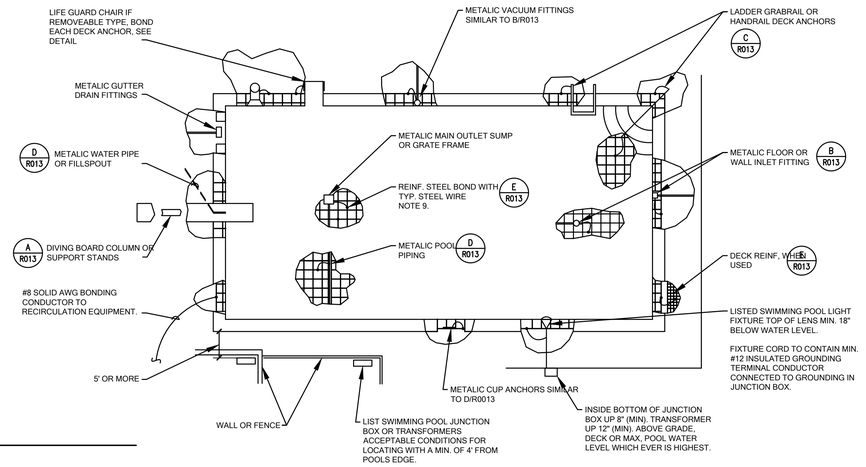

DIAGRAM R010 POOL GROUNDING

NTS

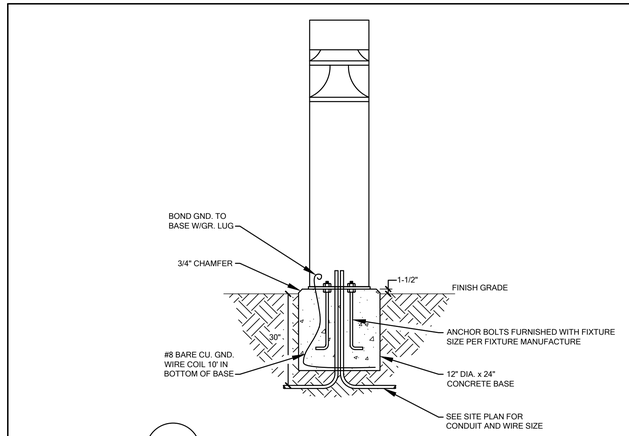

DIAGRAM B005 BOLLARD FIXTURE MOUNTING

NTS

NOTE:
ALL ELECTRICAL GROUNDING OR BONDING AS PER SECTION 680 OF THE NATIONAL ELECTRIC CODE.

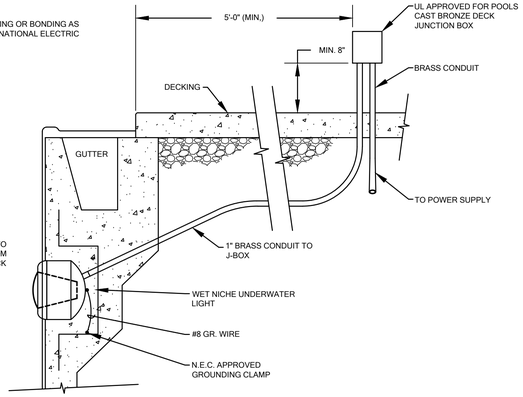

DIAGRAM R008 UNDERWATER LIGHT & J-BOX

NTS

NOTES:
1. SEE SPECIFICATION FOR ALL INSTALLATION REQUIREMENTS.
2. INSTALL DETECTABLE MARKING TAPE FOR ALL UNDERGROUND WIRING. SEE SPECIFICATION FOR MORE INFORMATION.

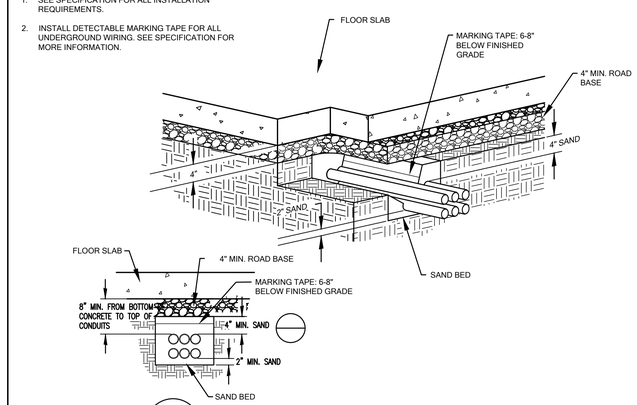

DIAGRAM U007 CONDUIT BELOW SLAB

NTS

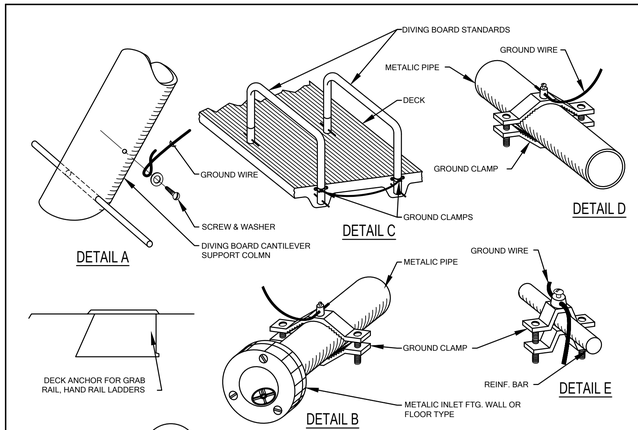

DIAGRAM R013 POOL GROUNDING

NTS

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MIKE NOEL
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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

ELECTRICAL DIAGRAMS

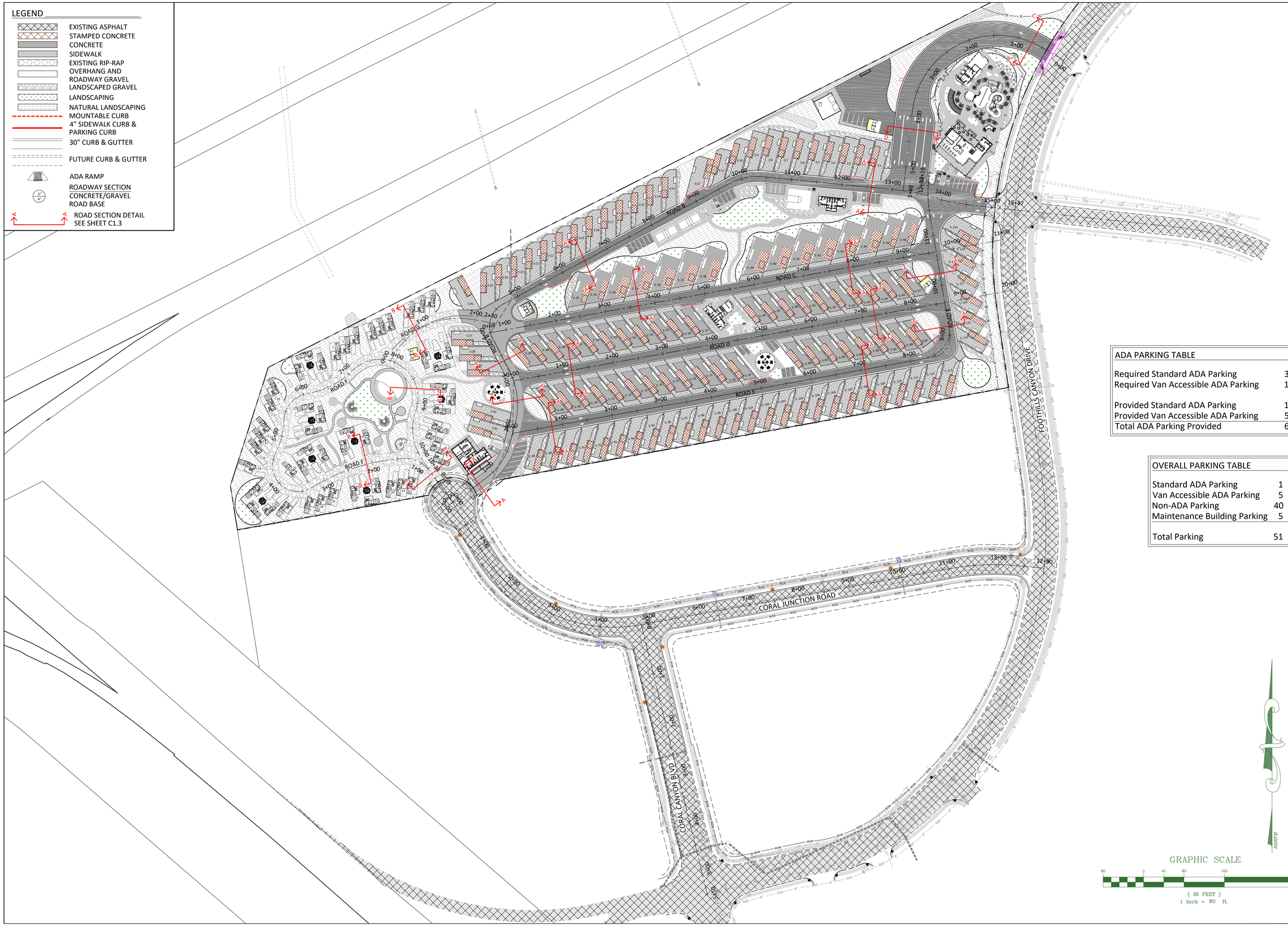
E301

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.

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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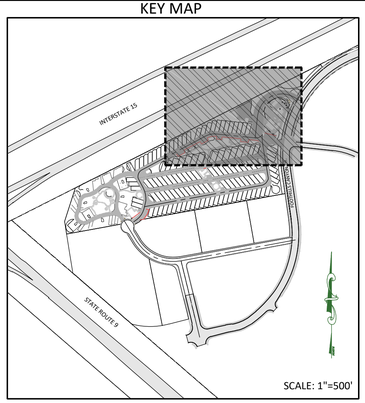
RV RESORT PAVING PLAN
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE, WASH. CO., UTAH

SHEET
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 A

ROAD B

FOOTHILLS CANYON DR

MAINTENANCE

POOLHOUSE FF: 3138.30

CLUBHOUSE

RESTROOM

DUMPSTER ENCLOSURE

WRONG WAY

INSTALL MUTCD SIGN #R5-1a 24"x36"

INSTALL MUTCD SIGN #R7-8 12"x18"

RESERVED PARKING

PAINT CURB RED 20' EACH SIDE OF HYDRANT

MOUNTABLE CURB

CONCRETE WHEELSTOP

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

INSTALL MUTCD SIGN #R1-1 30"x30"

STOP

S:1 S:2 S:3 S:4 S:5 S:6 S:7 S:8 S:9 S:10 S:11 S:12 S:13 S:14 S:15 S:16 S:17 S:18

S: 42 S: 43 S: 44 S: 45 S: 46 S: 61 S: 62 S: 63 S: 64 S: 65 S: 66 S: 67 S: 116 S: 117 S: 118 S: 119 S: 120

MATCH SEE SHEET C5.3

DETAIL LIST (SEE SHEETS C6.1, C6.3 & C6.5)

A C6.1	RV HOOKUP	C C6.5	CURB TAPER
B C6.1	RV BACK-IN HOOKUP	D C6.5	SIDEWALK CURB (NO GUTTER)
C C6.1	AIRSTREAM HOOKUP	E C6.5	ADA RAMP
E C6.3	8' CROSS GUTTER	F&G C6.5	SIGN POST INSTALLATION
A C6.5	CURB AND GUTTER	H C6.5	BOLLARDS AND CHAIN
B C6.5	MOUNTABLE CURB AND GUTTER	A C6.6	DUMPSTER ENCLOSURE
B2 C6.5	ROLL CATCH CURB		
B3 C6.5	ROLL SPILL CURB		

PAVEMENT MARKINGS:

PM1 - 10'X4" WHITE STRIPE WITH 30' GAP
PM2 - 4" SOLID WHITE STRIPE
PM3 - 4" SOLID YELLOW STRIPE
PM4 - 6" SOLID WHITE STRIPE
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PM6 - 12" SOLID WHITE STRIPE
PM7 - 18" SOLID WHITE STRIPE
PM8 - TWO 4" SOLID YELLOW LINE SEPARATED BY 4"
PM9 - ELONGATED "ONLY" TEXT - MUTCD FIG.3B-20
PM10 - ELONGATED "STOP" TEXT
PM11 - PAINTED LEFT TURN ARROW - MUTCD FIG.3B-21
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PM17 - ONE 4" SOLID YELLOW STRIPE, ONE 10'x4" YELLOW STRIPE WITH 30' GAP, SEPARATED BY 4"
PM18 - TWO 4" SOLID YELLOW STRIPE SEPARATED BY 4"
PM19 - HANDICAP SYMBOL
PM20 - HANDICAP VAN ACCESS STRIPE
* ALL PAVEMENT MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH THE MUTCD SECTION 3.

LEGEND

- EXISTING ASPHALT
- STAMPED CONCRETE
- CONCRETE
- SIDEWALK
- EXISTING RIP-RAP
- OVERHANG AND ROADWAY GRAVEL
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- LANDSCAPING
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- 30" CURB & GUTTER
- FUTURE CURB & GUTTER
- ADA RAMP
- ROADWAY SECTION CONCRETE/GRAVEL ROAD BASE

SEE SHEET C1.4 FOR TYP. RV LAYOUTS

DATE: 5-8-2023
JOB NUMBER: 4499
SCALE: 1" = 30'
DRAWN BY: CJA
CHECKED BY: MWB

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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
- B C6.1 — RV BACK-IN HOOKUP
- C C6.1 — AIRSTREAM HOOKUP
- E C6.3 — 8' CROSS GUTTER
- A C6.5 — CURB AND GUTTER
- B C6.5 — MOUNTABLE CURB AND GUTTER
- B2 C6.5 — ROLL CATCH CURB
- B3 C6.5 — ROLL SPILL CURB
- C C6.5 — CURB TAPER
- D C6.5 — SIDEWALK CURB (NO GUTTER)
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- H C6.5 — BOLLARDS AND CHAIN
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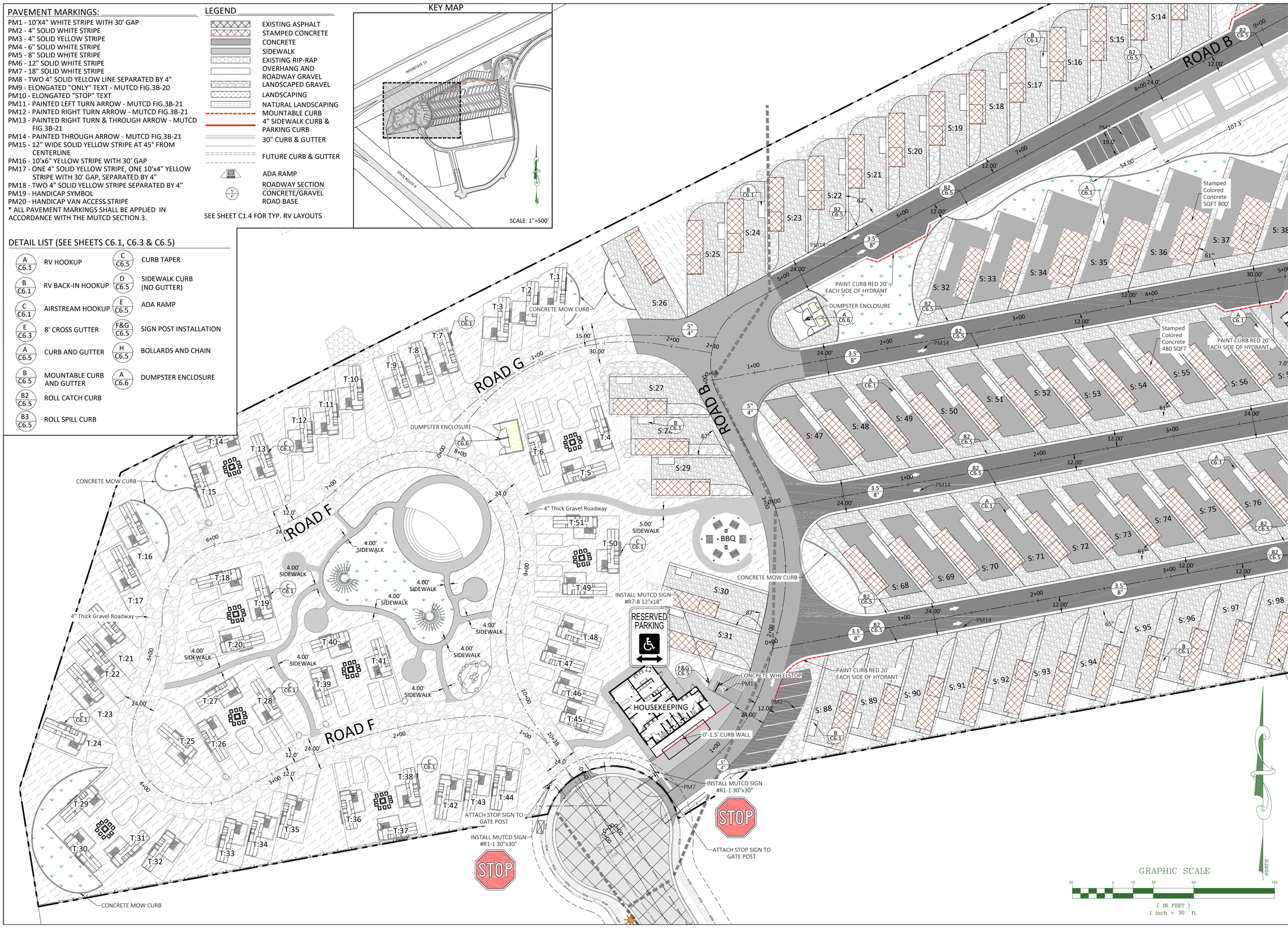

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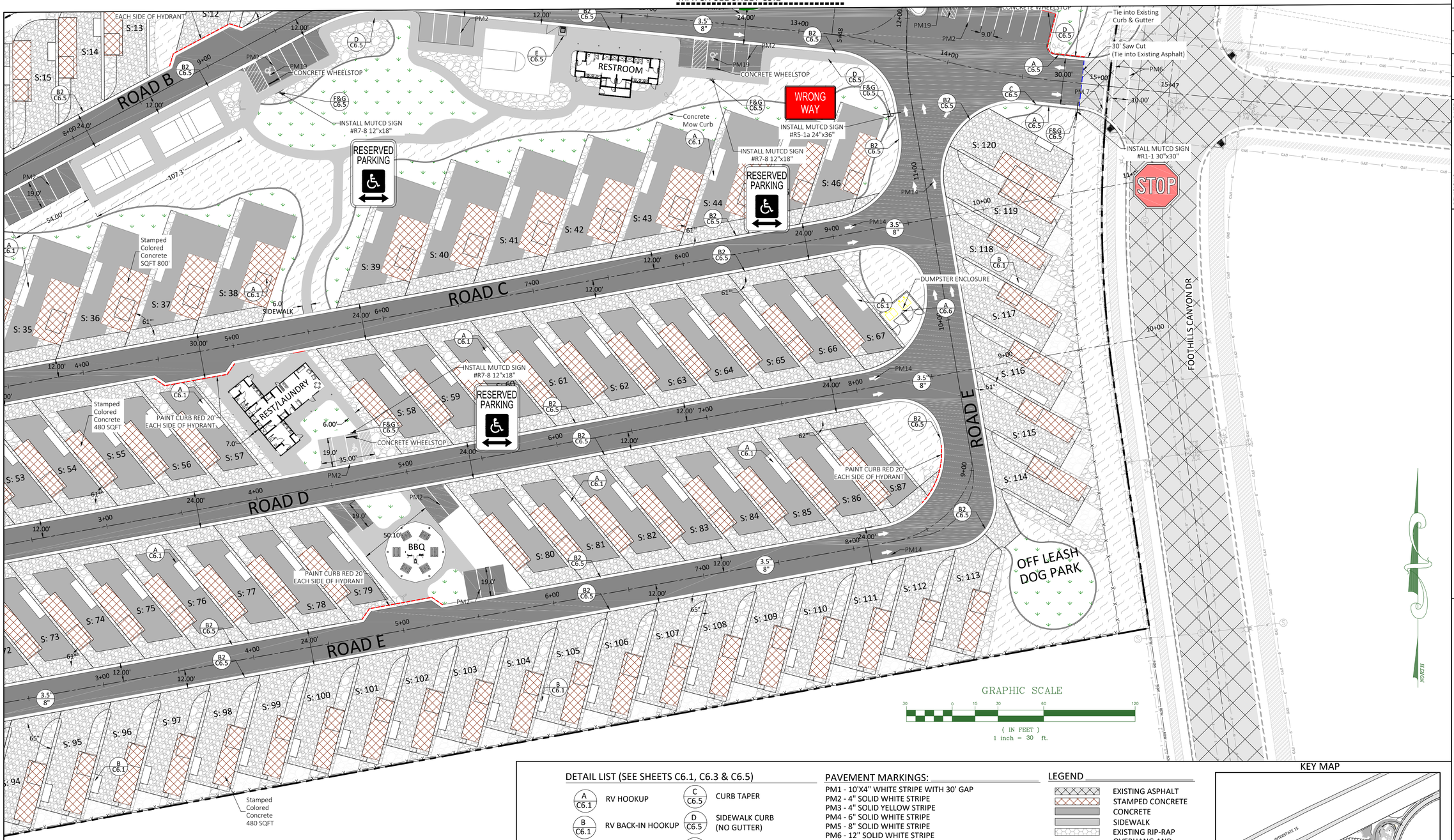
SHEET C5.2
OF 49 SHEETS

JUN 2 0 2023

MATCH SEE SHEET C5.1

MATCH SEE SHEET C5.2



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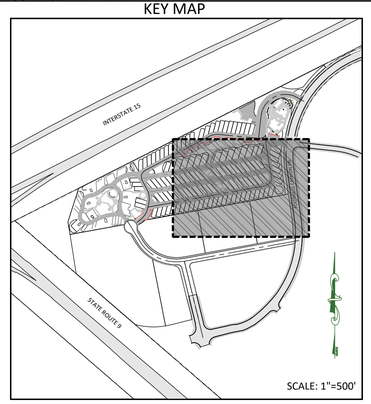
- ADA RAMP
- ROADWAY SECTION: CONCRETE/GRAVEL ROAD BASE

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
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PRIOR APPROVAL #2	1-5-22
CITY REVIEW	5-8-23

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SHEET C5.3
OF 49 SHEETS

JUN 2 0 2023

INTERSTATE 15

MAINTENANCE

POOLHOUSE FF: 3138.30

CLUBHOUSE

RESTROOM

REST/LAUNDRY

BBQ

BBQ

HOUSEKEEPING

OFF LEASH DOG PARK

FOOTHILLS CANYON DR

ROAD B

ROAD C

ROAD D

ROAD E

ROAD F

ROAD G

S:1 S:2 S:3 S:4 S:5 S:6 S:7 S:8 S:9 S:10 S:11 S:12 S:13 S:14 S:15 S:16 S:17 S:18 S:19 S:20 S:21 S:22 S:23 S:24 S:25 S:26 S:27 S:28 S:29 S:30 S:31

S: 32 S: 33 S: 34 S: 35 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 S: 50 S: 51 S: 52 S: 53 S: 54 S: 55 S: 56 S: 57 S: 58 S: 59 S: 60 S: 61 S: 62 S: 63 S: 64 S: 65 S: 66 S: 67 S: 68 S: 69 S: 70 S: 71 S: 72 S: 73 S: 74 S: 75 S: 76 S: 77 S: 78 S: 79 S: 80 S: 81 S: 82 S: 83 S: 84 S: 85 S: 86 S:87 S: 88 S: 89 S: 90 S: 91 S: 92 S: 93 S: 94 S: 95 S: 96 S: 97 S: 98 S: 99 S: 100 S: 101 S: 102 S: 103 S: 104 S: 105 S: 106 S: 107 S: 108 S: 109 S: 110 S: 111 S: 112 S: 113 S: 114 S: 115 S: 116 S: 117 S: 118 S: 119 S: 120

T:1 T:2 T:3 T:4 T:5 T:6 T:44 T:45 T:46 T:47 T:48 T:49 T:50 T:51

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

NORTH

LEGEND

- CONCRETE SIDEWALK CURB
- ADA & EGRESS ROUTES
- EGRESS POINT

DATE: 5-8-2023

JOB NUMBER: 4499

SCALE: 1" = 30'

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RV RESORT EGRESS AND ACCESSIBILITY ROUTES

FOR

CORAL JUNCTION MOTOR COACH RESORT

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CITY OF HURRICANE, WASH. CO., UTAH

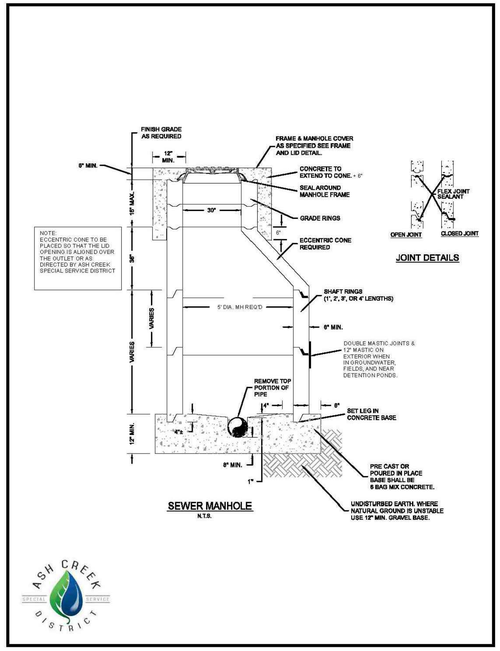
SHEET C5.4

OF 49 SHEETS

JUN 2 0 2023

A C6.0 SEWER MANHOLE DETAIL

SCALE: NONE



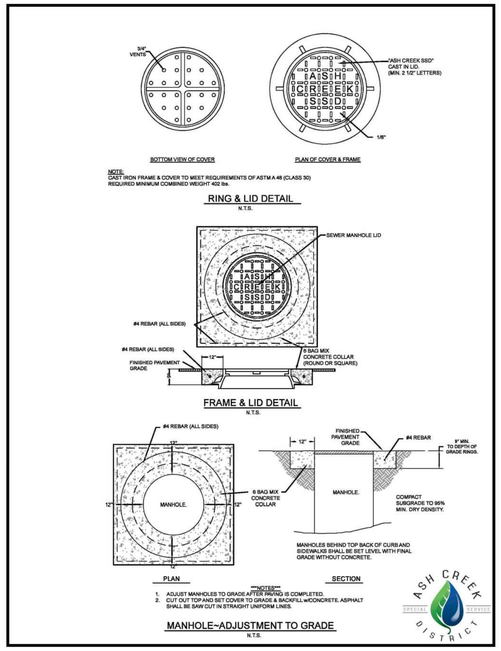
SEWER MANHOLE
N.T.S.

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

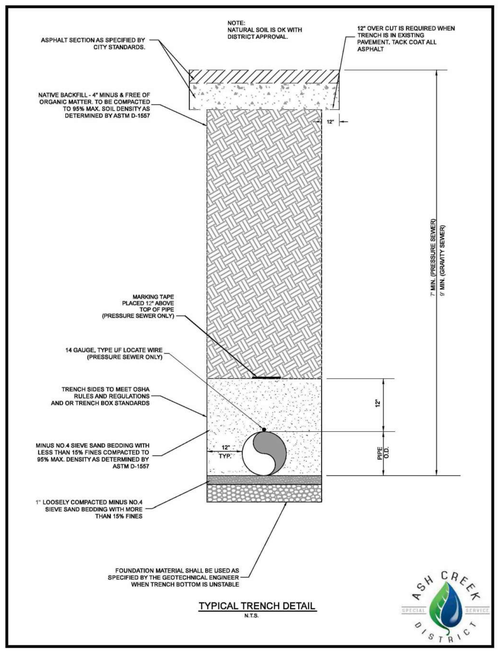
B C6.0 MANHOLE RING AND LID DETAILS

SCALE: NONE



D C6.0 SEWER TRENCH DETAIL

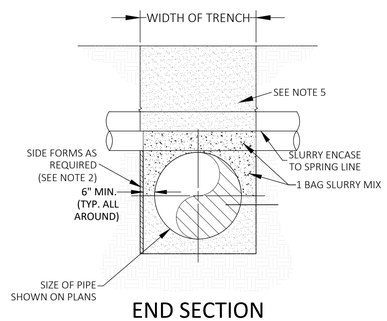
SCALE: NONE



TYPICAL TRENCH DETAIL
N.T.S.

E C6.0 SLURRY ENCASEMENT

SCALE: NONE



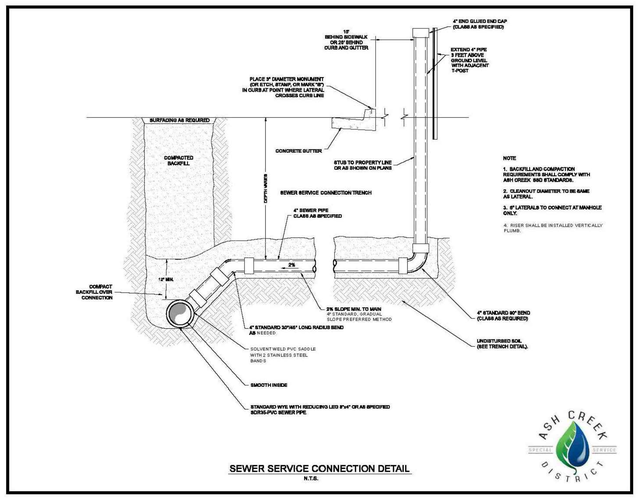
END SECTION

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

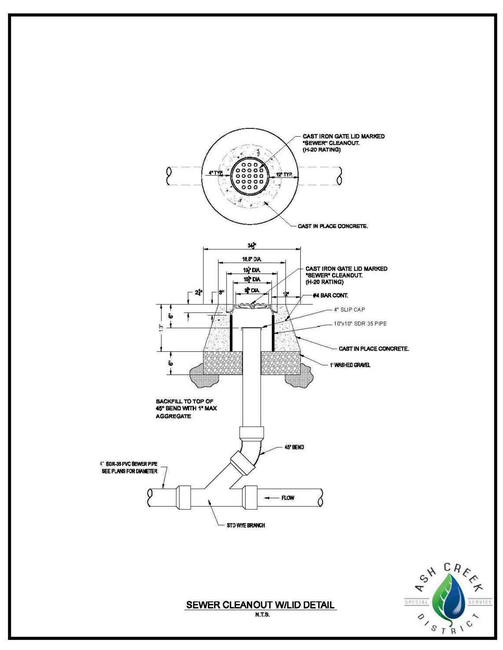
SCALE: NONE



SEWER SERVICE CONNECTION DETAIL
N.T.S.

G C6.0 SEWER CLEANOUT WITH LID

SCALE: NONE



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

REVISIONS	DATE
PRIOR APPROVAL	12-4-19
PRIOR APPROVAL #2	1-5-22
CITY REVIEW	5-8-23

DATE: 3-31-2023
JOB NUMBER: 4499
SCALE: VARIES
DRAWN BY: CJA
CHECKED BY: MWB
FILE NAME: CC-Hurr RV Park-Details-Rev4

ALLIANCE CONSULTING
A Planning and Engineering Firm
621 26th Street West
2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel (435) 673-8060 • Tel (701) 572-8100 Williston, North Dakota 58801

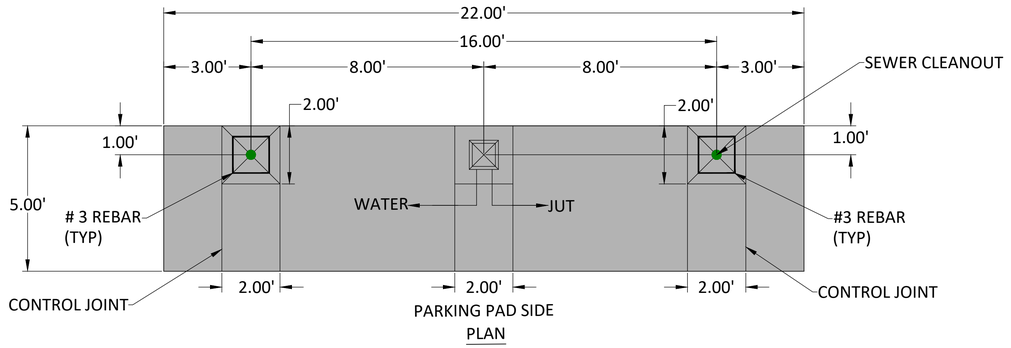
SEWER DETAILS
FOR
CORAL CANYON DEVELOPMENT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE, WASH. CO., UTAH

SHEET
C6.0
OF 45 SHEETS

JUN 2 0 2023

A / C6.1 RV HOOKUP STATION & SERVICE LATERAL

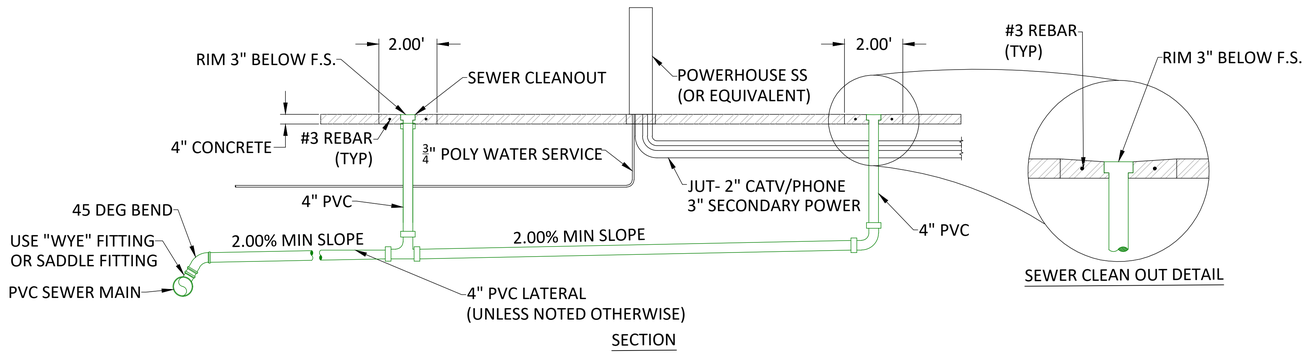
SCALE: NONE



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.

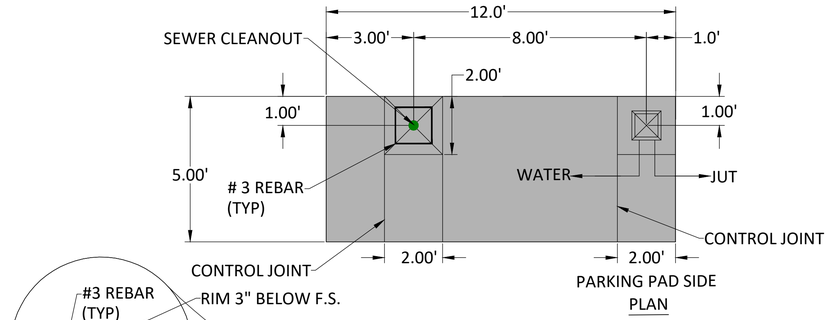


SECTION

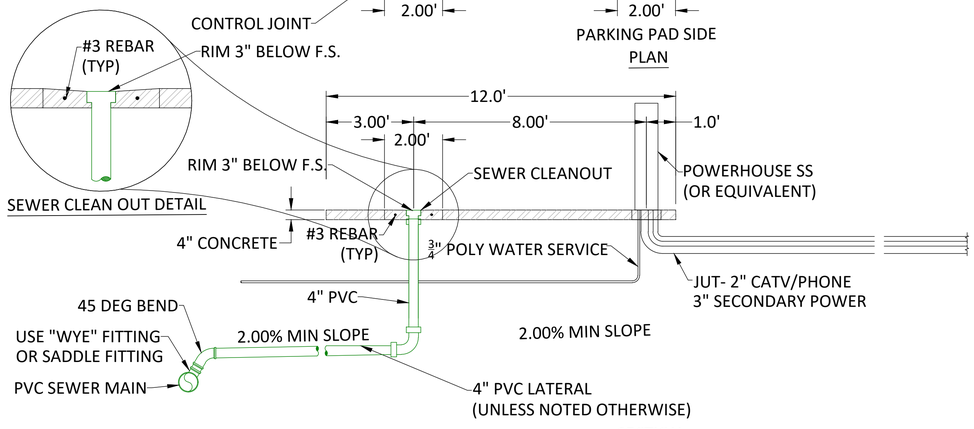
SEWER CLEAN OUT DETAIL

B / C6.1 BACK-IN RV HOOKUP STATION & SERVICE LATERAL

SCALE: NONE



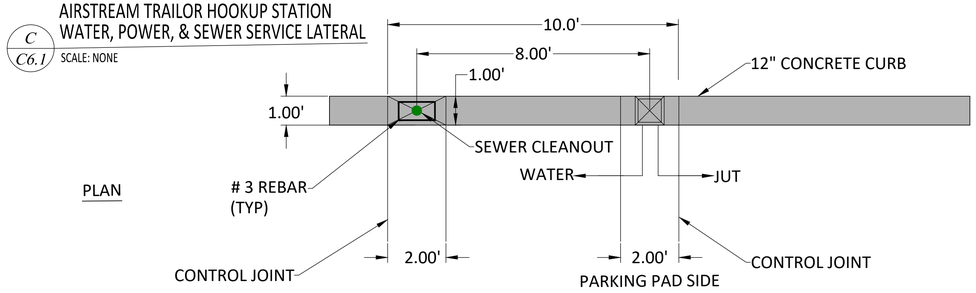
PLAN



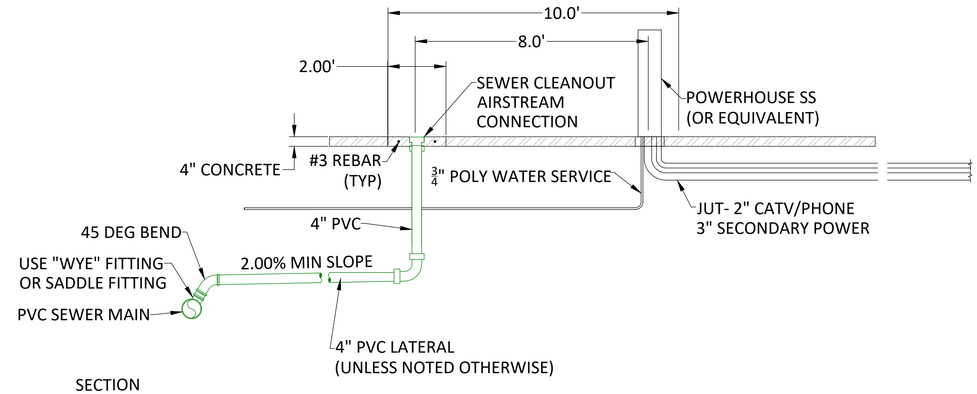
SECTION

C / C6.1 AIRSTREAM TRAILOR HOOKUP STATION WATER, POWER, & SEWER SERVICE LATERAL

SCALE: NONE



PLAN



SECTION

DATE: 3-31-2023
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RV HOOKUP DETAILS
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LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
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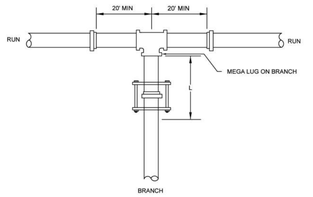
CITY OF HURRICANE, WASH. CO., UTAH

SHEET
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.

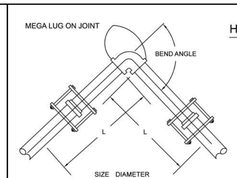
REVISIONS DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING

STANDARD TEE FOR PVC RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO. WD 306 1 OF 1

APPROVED: DATE: OCT. 2020 BY: H.C.E.

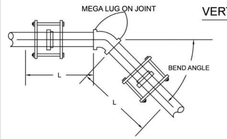


HORIZONTAL BEND

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)



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)

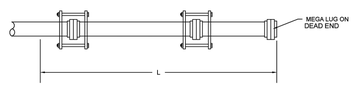
REVISIONS DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING

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.

REVISIONS DATE	DESCRIPTION	BY

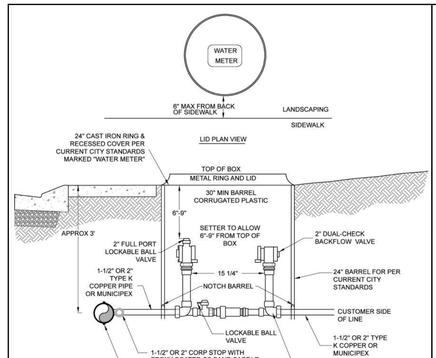
CITY OF HURRICANE ENGINEERING

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.

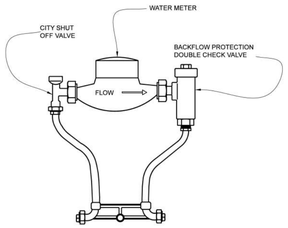
CITY OF HURRICANE

REVISIONS DATE	DESCRIPTION	BY

1½ " OR 2" WATER SERVICE & METER

STANDARD DWG. NO. WD 303-4 4 OF 4

APPROVED: DATE: 8/5/2020 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

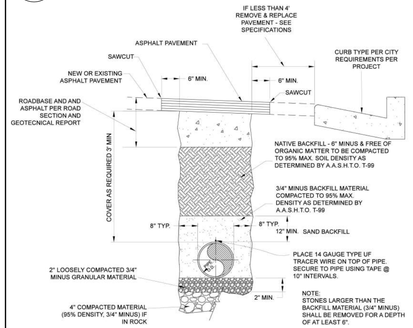
REVISIONS DATE	DESCRIPTION	BY

WATER METER SETTER DETAILS

STANDARD DWG. NO. WD 303-1 1 OF 4

APPROVED: DATE: 8/5/2020 BY: H.C.E.

C C6.2 WATER TRENCH DETAIL



CULINARY WATER TRENCH

N.T.S.

CITY OF HURRICANE

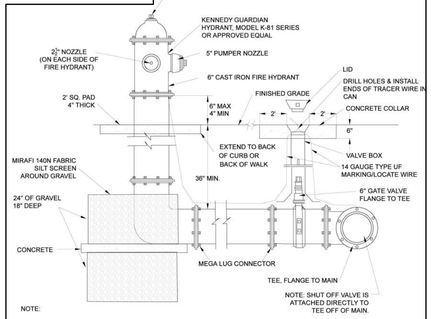
REVISIONS DATE	DESCRIPTION	BY

CULINARY WATER TRENCH DETAIL

STANDARD DWG. NO. WD 300 1 OF 1

APPROVED: DATE: 8/5/2020 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

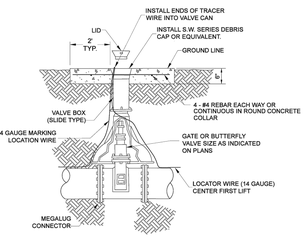
REVISIONS DATE	DESCRIPTION	BY

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

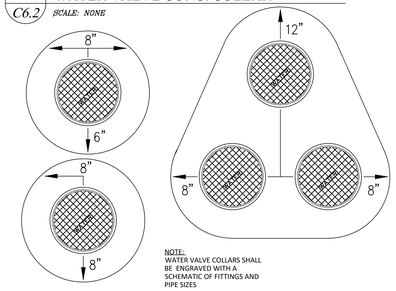
MAIN LINE VALVE

STANDARD DWG. NO. WD 316 1 OF 1

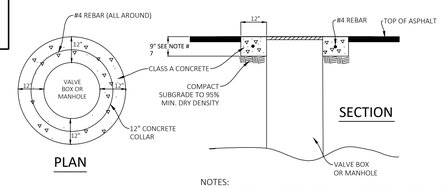
APPROVED: DATE: 5/4/2021 BY: H.C.E.

F C6.2 WATER VALVE CONC. COLLAR

SCALE: NONE

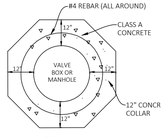


NOTE:
WATER VALVE COLLARS SHALL BE ENGRAVED WITH A SCHEMATIC OF FITTINGS AND PIPE SIZES



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.

DATE: 3-31-2023

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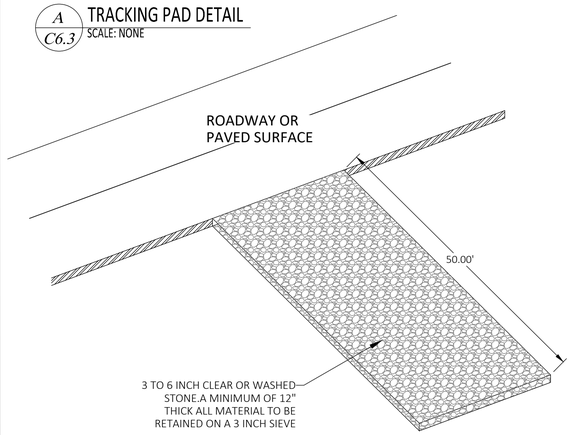
CITY OF HURRICANE, WASH. CO., UTAH

SHEET C6.2

OF 49 SHEETS

JUN 2 0 2023

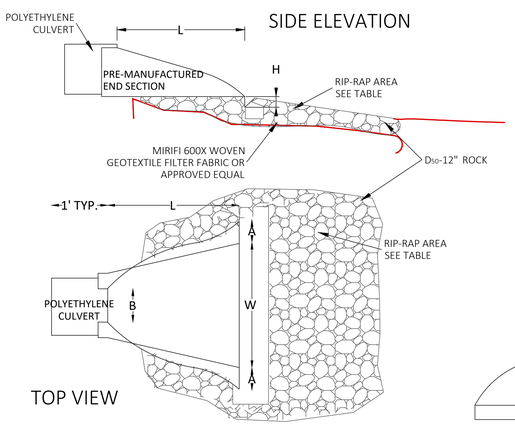
A C6.3 TRACKING PAD DETAIL
SCALE: NONE



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.

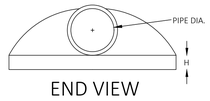
B C6.3 OUTLET STRUCTURE WITH RIP-RAP
SCALE: NONE

* 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



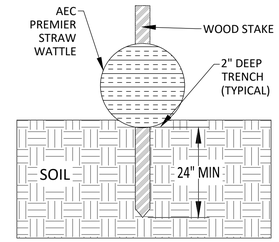
FILL HEIGHT TABLE

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

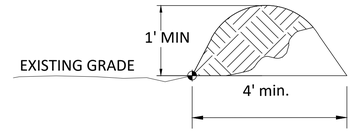
C1 C6.3 WATTLE DETAIL
SCALE: NONE

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.

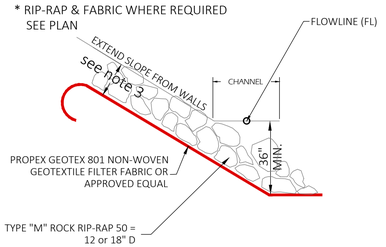
WATTLE CROSS SECTION: ON BARE SOIL



C2 C6.3 TEMPORARY BERM DETAIL
SCALE: NONE



D C6.3 RIP RAP DETAIL
SCALE: NONE

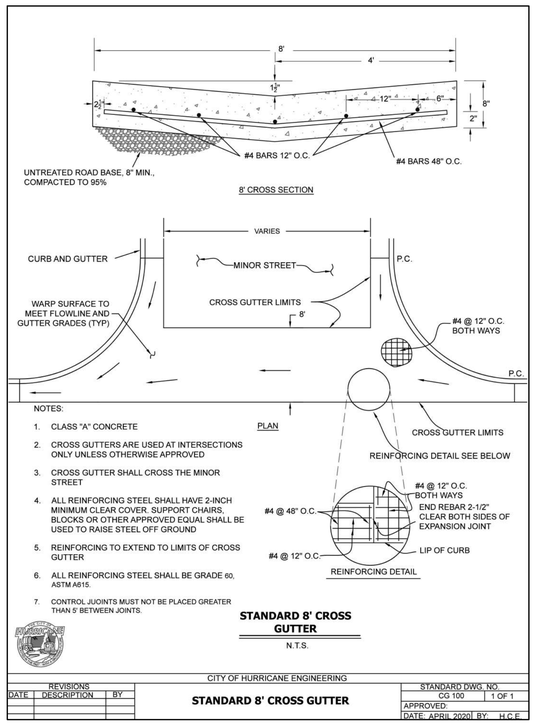


1. FILTER FABRIC SHALL BE PROPEX GEOTEX 801 WOVEN GEOTEXTILE OR AN APPROVED EQUAL. FABRIC SHALL BE PLACED AS SHOWN HEREON AND INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. CARE SHALL BE TAKEN TO PREVENT FABRIC FROM TEARING DURING ROCK PLACEMENT.
2. ROCK USED FOR HAND PLACED RIP-RAP SHALL BE HARD, 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.

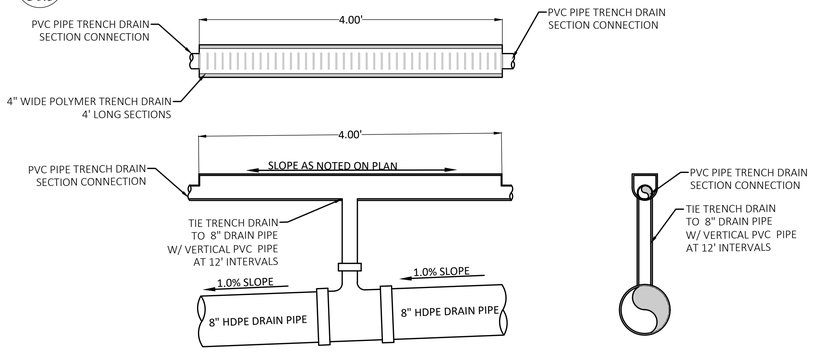
CITY OF HURRICANE ENGINEERING

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

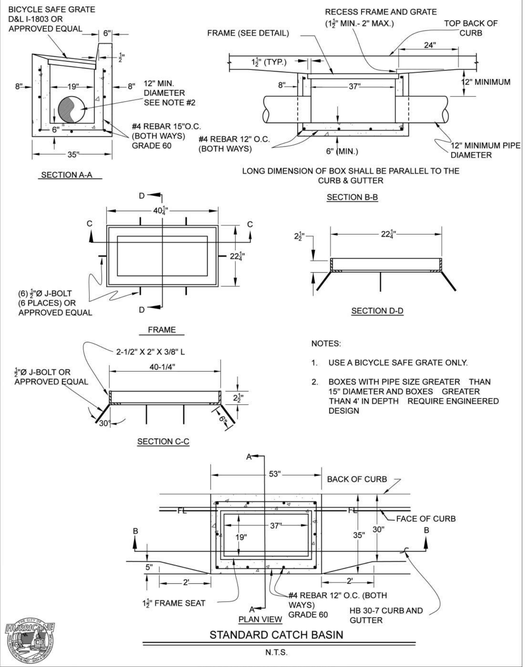
ALLIANCE CONSULTING
A Planning and Engineering Firm
2303 N Coral Canyon Blvd Suite 201 621 28th Street West
Washington, Utah 84780-0577 Tel (435) 673-8060 • Tel (701) 572-8100 Williston, North Dakota 58801

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

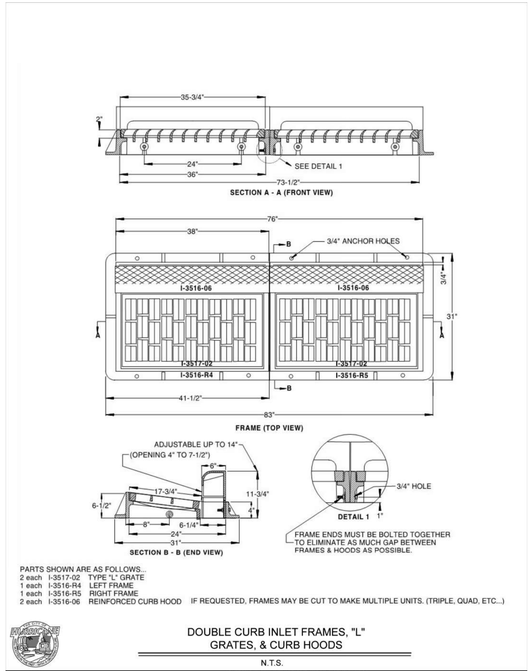
JUN 2 0 2023

A C6.4 SINGLE INLET CATCH BASIN
SCALE: NONE



CITY OF HURRICANE ENGINEERING		
REVISIONS: DATE / DESCRIPTION / BY	STANDARD CATCH BASIN BOX AND FRAME	STANDARD DWG. NO. SD 100 1 OF 1; APPROVED: DATE: APRIL 2020 BY: H.C.E.

B C6.4 DOUBLE INLET FRAME
SCALE: NONE

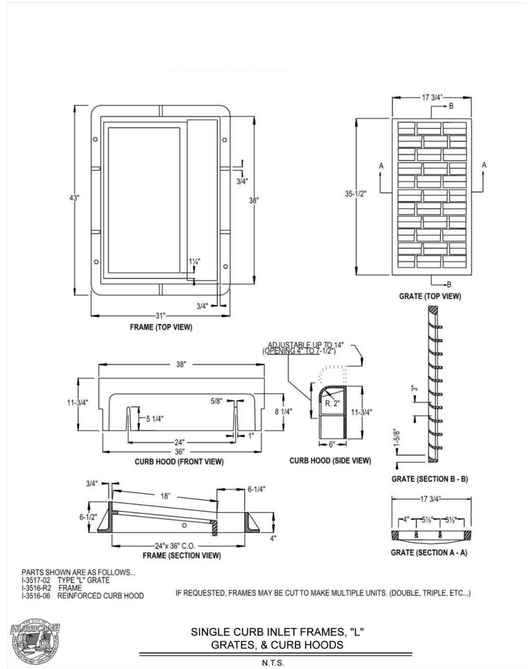


PARTS SHOWN ARE AS FOLLOWS...
2 each I-3517-02 TYPE "L" GRATE
1 each I-3516-R4 LEFT FRAME
1 each I-3516-R5 RIGHT FRAME
2 each I-3516-06 REINFORCED CURB HOOD IF REQUESTED, FRAMES MAY BE CUT TO MAKE MULTIPLE UNITS. (TRIPLE, QUAD, ETC...)

DOUBLE CURB INLET FRAMES, "L"
GRATES, & CURB HOODS
N.T.S.

CITY OF HURRICANE ENGINEERING		
REVISIONS: DATE / DESCRIPTION / BY	DOUBLE CURB INLET (BICYCLE SAFE)	STANDARD DWG. NO. SD 103 3 OF 3; APPROVED: DATE: APRIL 2020 BY: H.C.E.

C C6.4 SINGLE INLET FRAME
SCALE: NONE

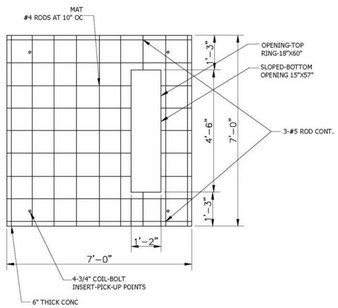


PARTS SHOWN ARE AS FOLLOWS...
I-3517-02 TYPE "L" GRATE
I-3516-R2 FRAME
I-3516-06 REINFORCED CURB HOOD IF REQUESTED, FRAMES MAY BE CUT TO MAKE MULTIPLE UNITS. (DOUBLE, TRIPLE, ETC...)

SINGLE CURB INLET FRAMES, "L"
GRATES, & CURB HOODS
N.T.S.

CITY OF HURRICANE ENGINEERING		
REVISIONS: DATE / DESCRIPTION / BY	SINGLE CURB INLET (BICYCLE SAFE)	STANDARD DWG. NO. SD 102 2 OF 3; APPROVED: DATE: APRIL 2020 BY: H.C.E.

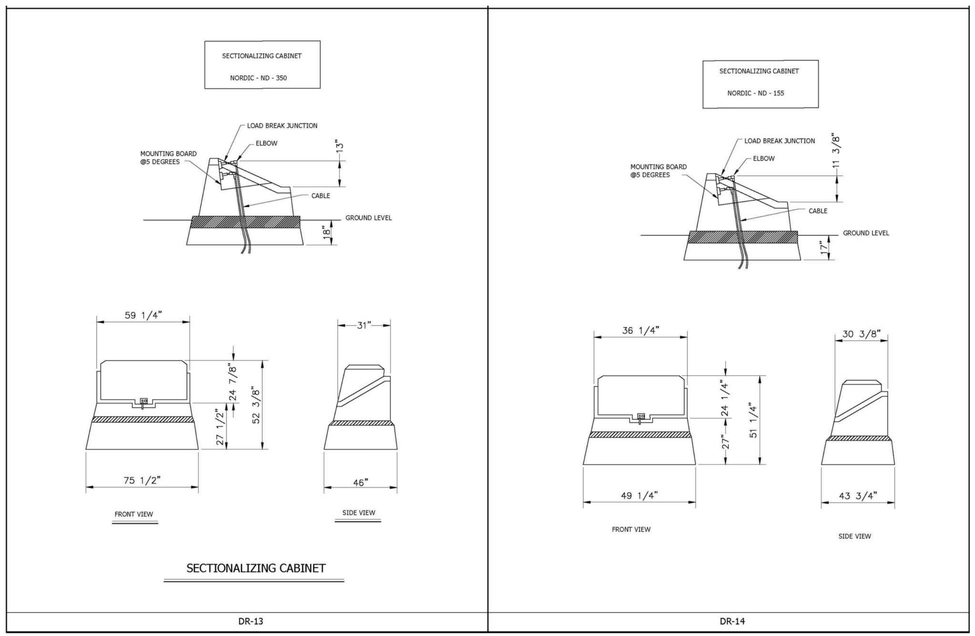
D C6.4 3-PH TRANSFORMER PAD
SCALE: NONE



3-PH TRANSFORMER PAD POWER

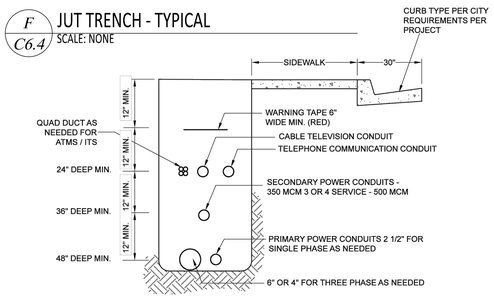
DR-6

E C6.4 SECTIONALIZING CABINET
SCALE: NONE



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: DATE / DESCRIPTION / BY	JOINT UTILITIES TRENCH DETAIL	STANDARD DWG. NO. TD 101 1 OF 1; APPROVED: DATE: APRIL 2020 BY: H.C.E.

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

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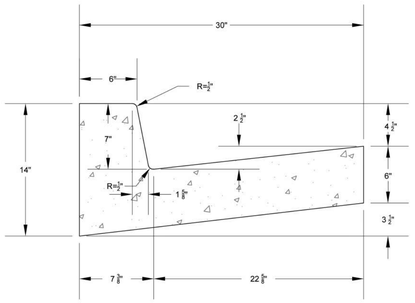
2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel (435) 673-8060
621 28th Street West Williston, North Dakota 58801 Tel (701) 572-8100

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 20 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.

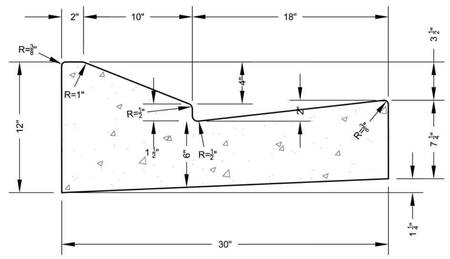
CITY OF HURRICANE ENGINEERING

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.

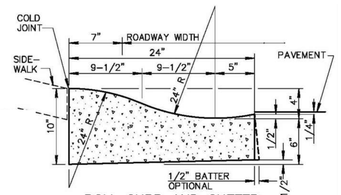
CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

MODIFIED CURB & GUTTER DETAILS

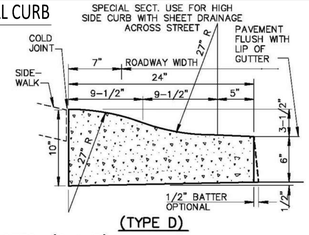
STANDARD DWG. NO. CC 102 1 OF 1
APPROVED:
DATE: APRIL 2020 BY: H.C.E.

B2 C6.5 ROLL CATCH CURB
SCALE: NONE



ROLL CURB AND GUTTER
(TYPE C)

B3 C6.5 ROLL SPILL CURB
SCALE: NONE

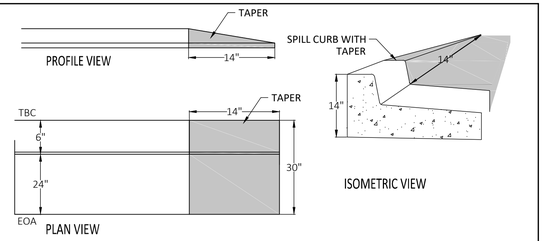


(TYPE D)

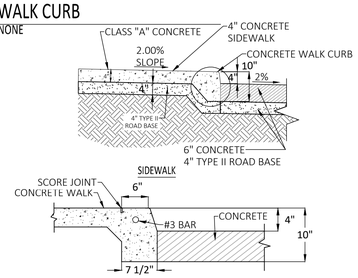
NOTES: (C & D)

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

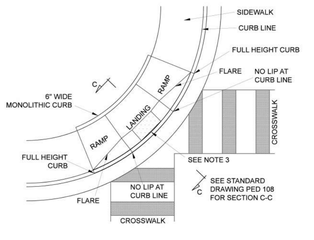


D C6.5 SIDEWALK CURB
SCALE: NONE



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

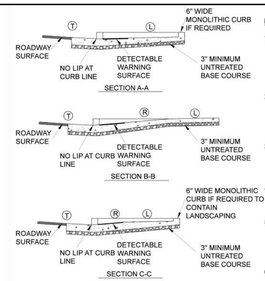
STANDARD CORNER PEDESTRIAN RAMP
N.T.S.

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

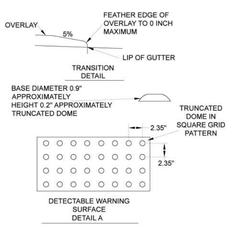
a. TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED TRANSITION SLOPE AT CURB CUT

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.

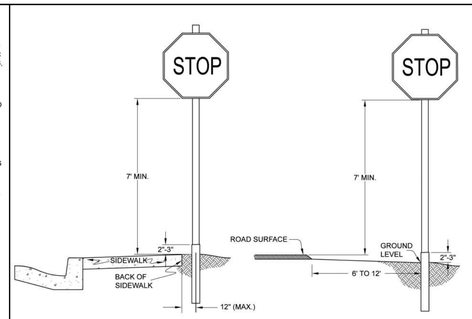
CITY OF HURRICANE ENGINEERING

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.

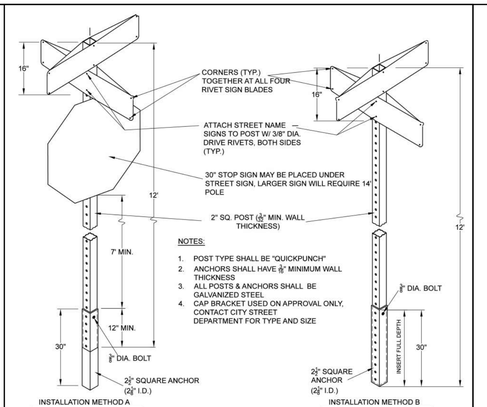
CITY OF HURRICANE ENGINEERING

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	2"	+⅛"-0"
L	30"	±½"
W	2"	±¼"

SIGN POST AND MOUNTING DETAILS
N.T.S.

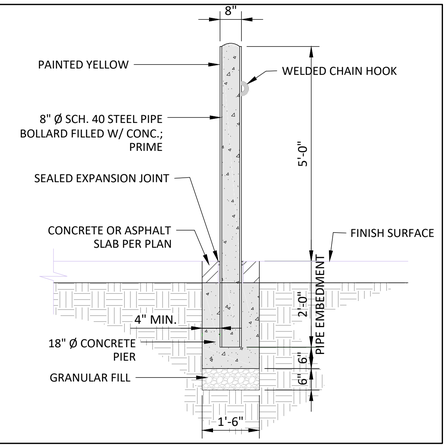
CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

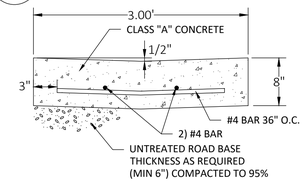
SIGN POST AND MOUNTING DETAILS

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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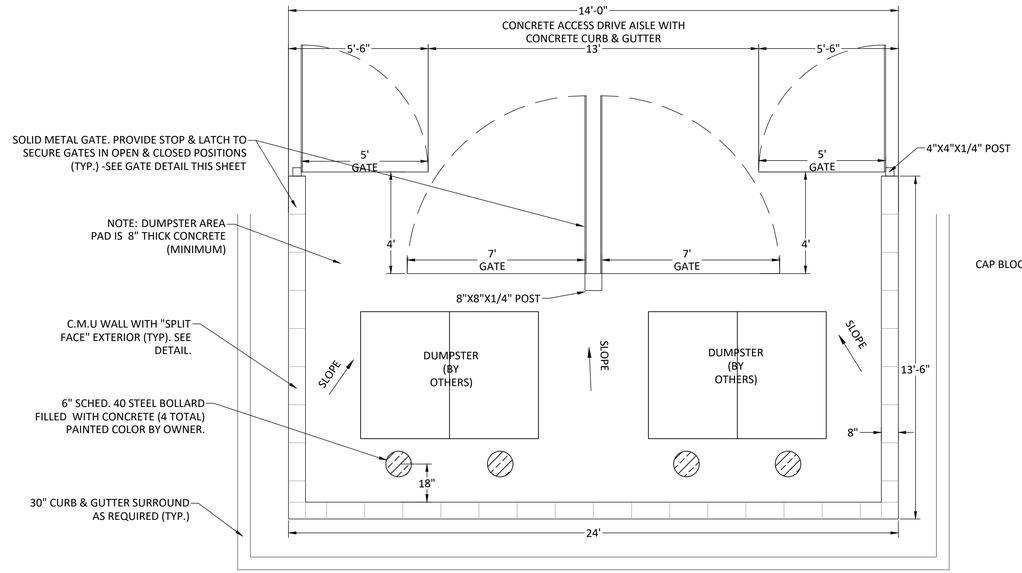
PAVING DETAILS
FOR
CORAL CANYON DEVELOPMENT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE, WASH. CO., UTAH

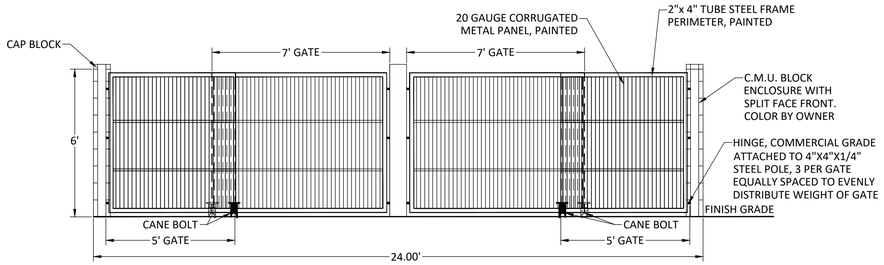
SHEET C6.5
OF 49 SHEETS

JUN 2 0 2023

A C6.6 DUMPSTER ENCLOSURE
SCALE: NONE



Dumpster Enclosure Plan Detail

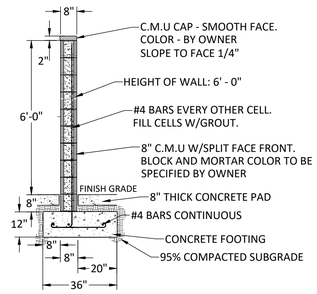


NOTE:
PROVIDE SHOP DRAWINGS OF GATE, HINGES & CANE BOLT MECHANISM TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. GATE TO BE PAINTED, COLOR TO BE SPECIFIED BY OWNER.

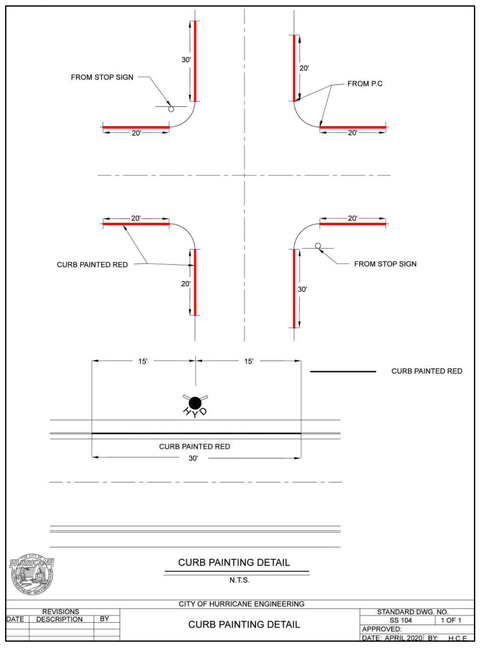
Dumpster Enclosure Gate Detail

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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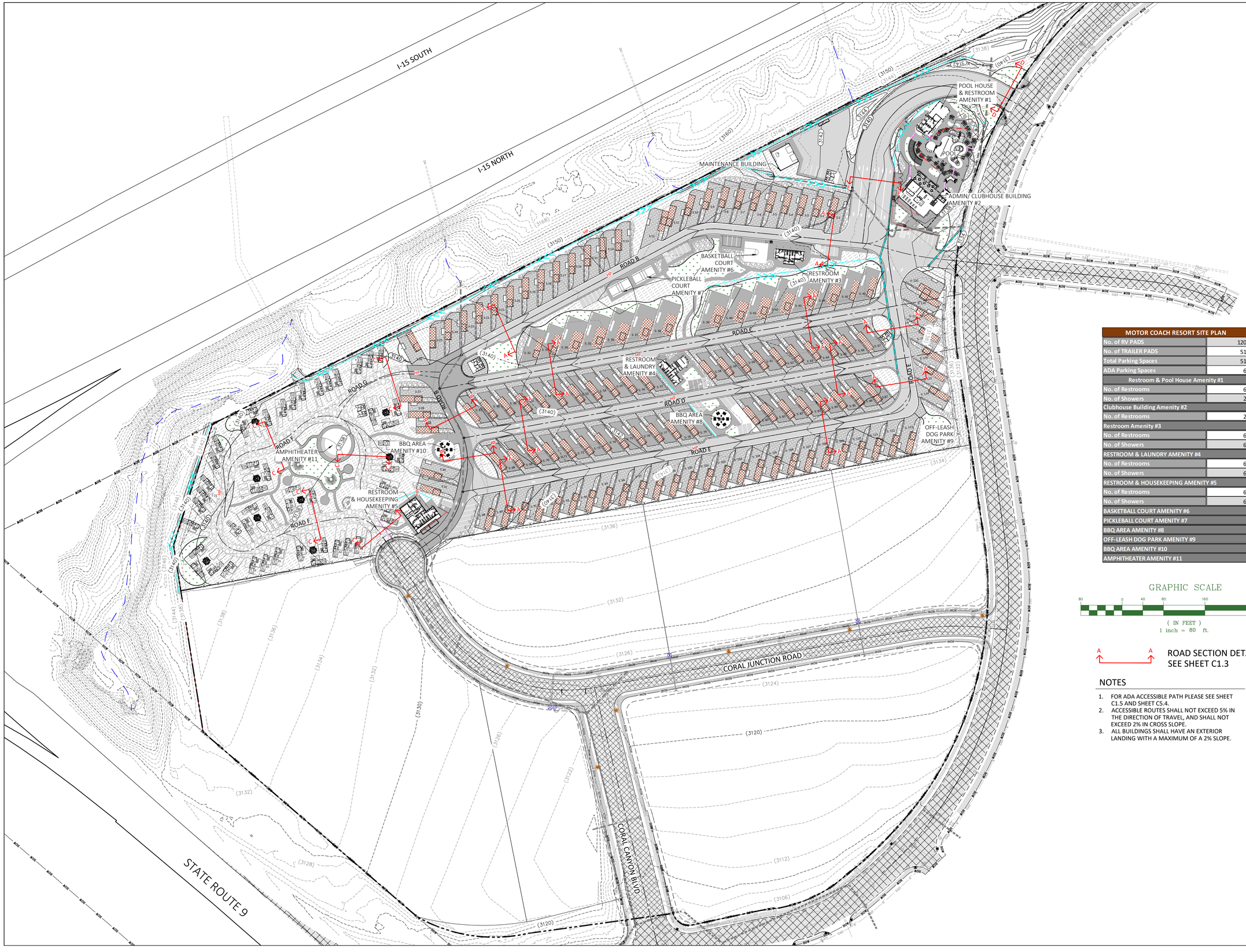
Washington, Utah 84780-0577
Tel (435) 673-8060

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	

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

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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

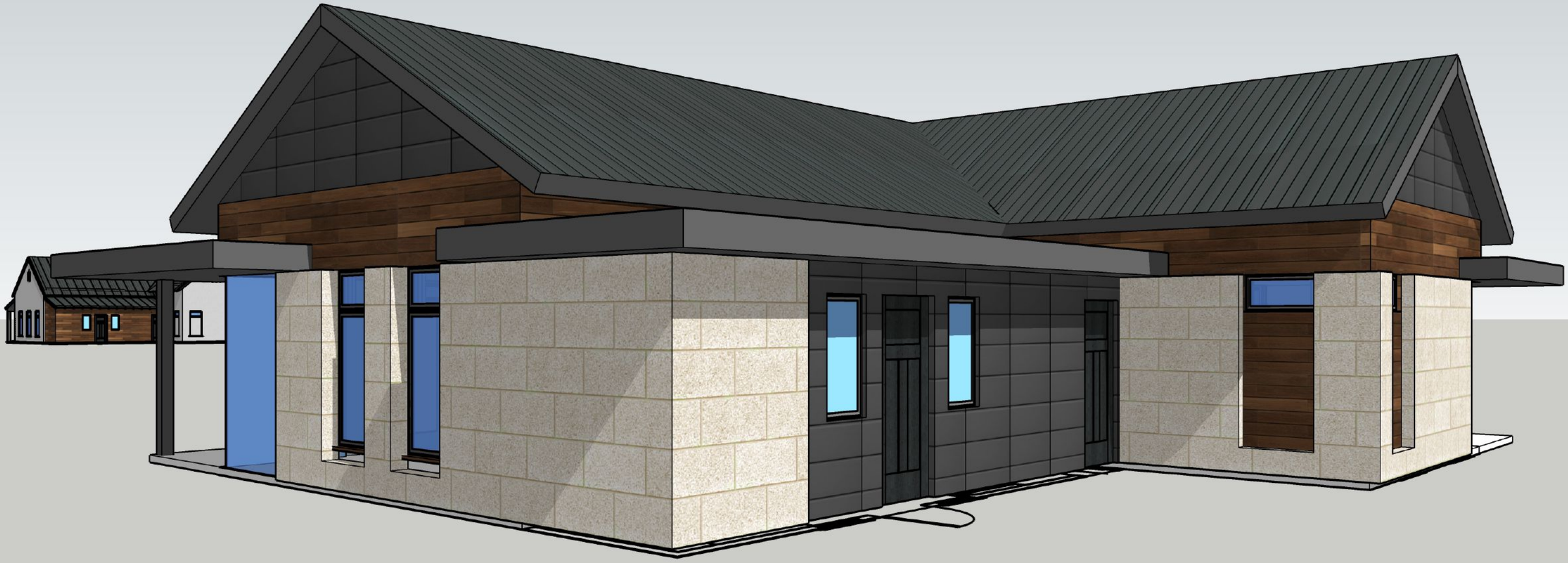
CRSA

OPTION #2: RESTROOM/ LAUNDRY/ HOUSEKEEPING LAUNDRY BUILDING

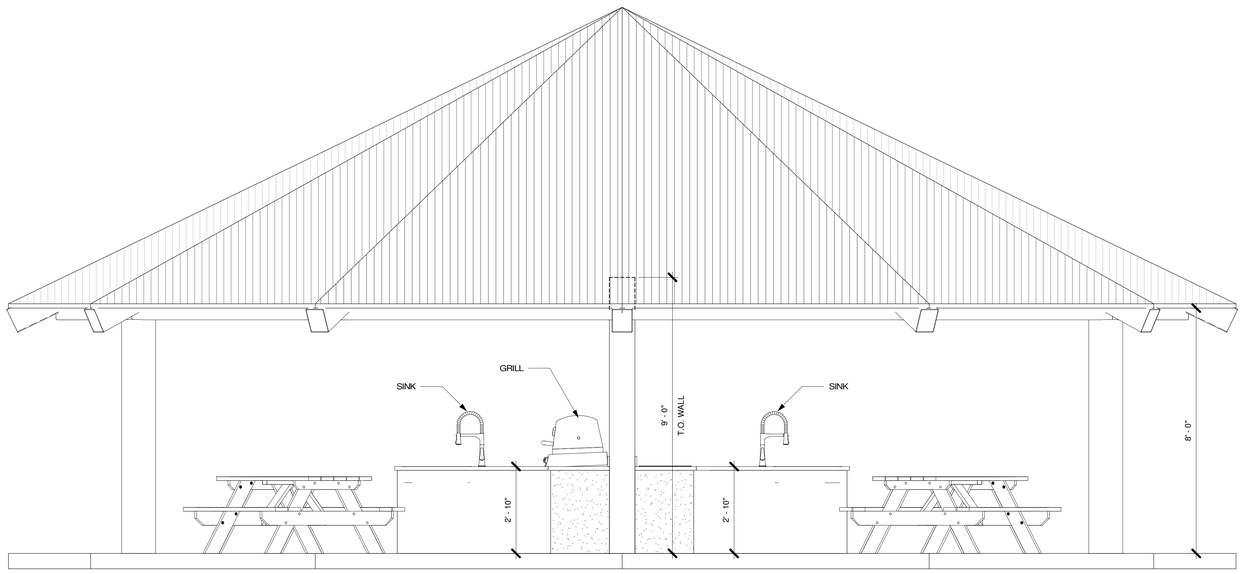
CRSA

OPTION #2: RESTROOM/ LAUNDRY/ HOUSEKEEPING LAUNDRY BUILDING

CRSA



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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Washington, Utah
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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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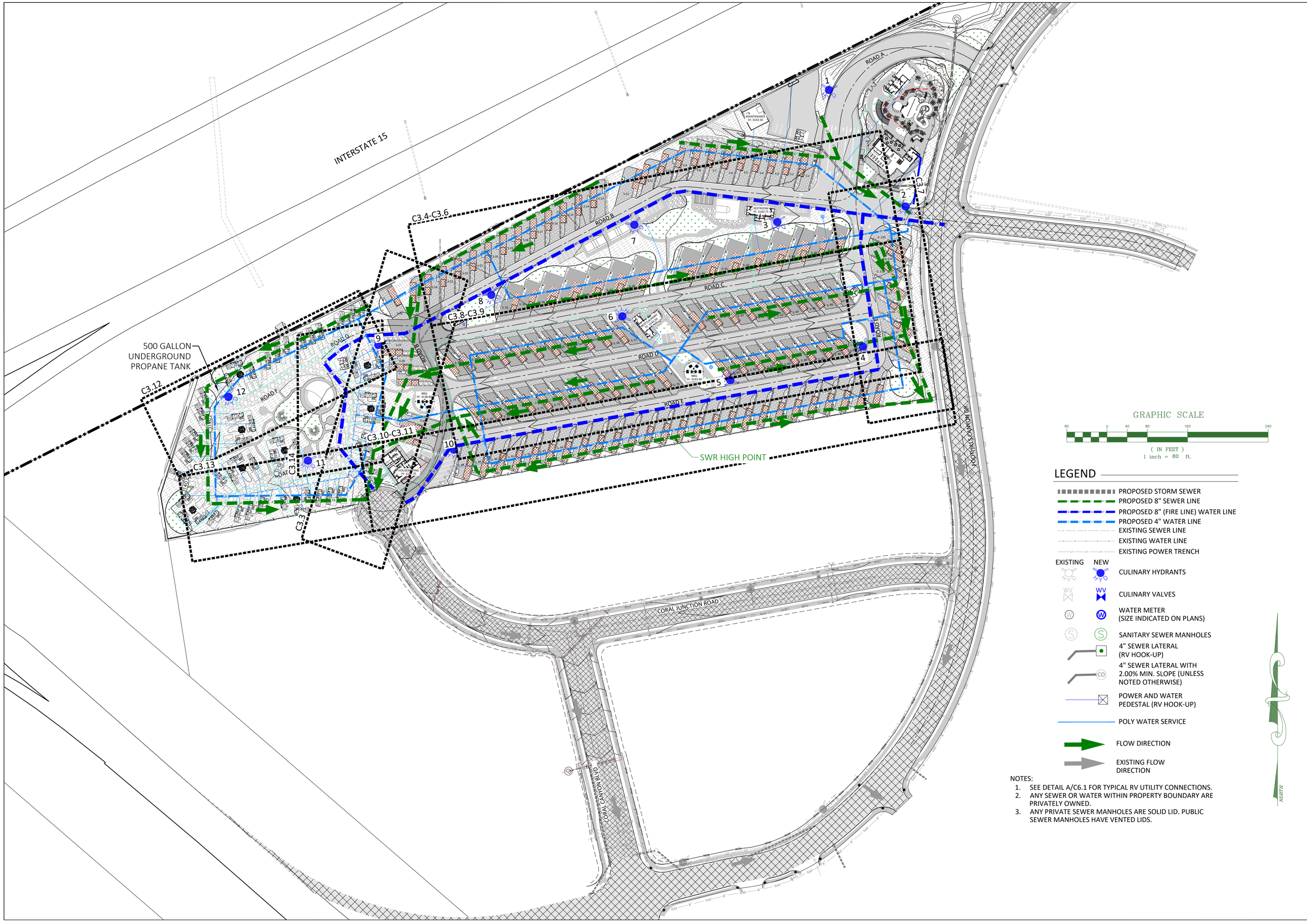
MOTOR COACH RESORT OVERALL GRADING
FOR
CORAL JUNCTION MOTOR COACH RESORT
LOCATED IN SECTION 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST AND
SECTION 32 TOWNSHIP 41 SOUTH, RANGE 14 WEST SLB&M
CITY OF HURRICANE WASH. CO., UTAH

SHEET
C2.0
OF_49 SHEETS



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
- CULINARY VALVES
- WATER METER (SIZE INDICATED ON PLANS)
- SANITARY SEWER MANHOLES
- 4" SEWER LATERAL (RV HOOK-UP)
- 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.

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

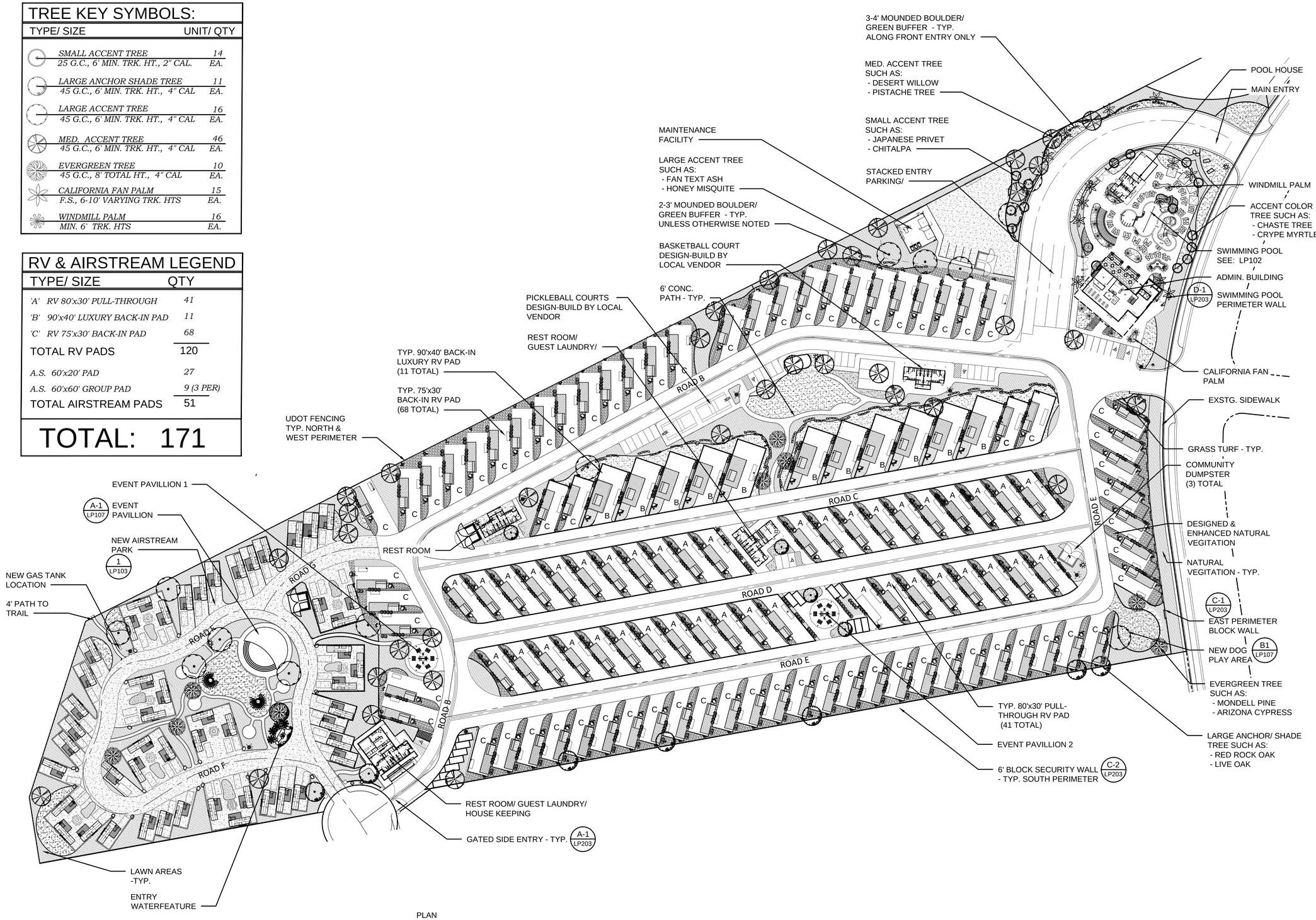
TREE KEY SYMBOLS:

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"

PLAN NORTH

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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

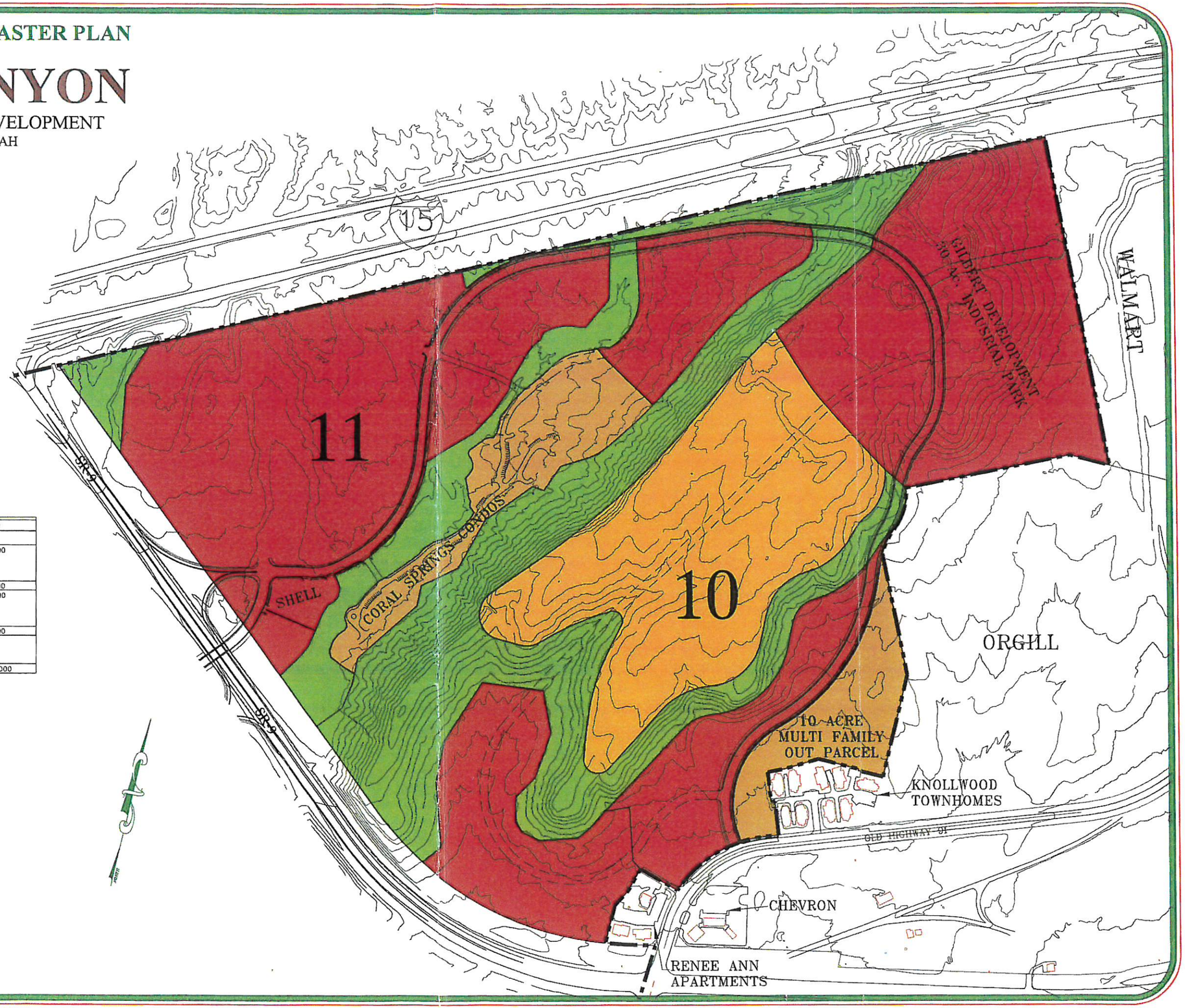
SUNCOR

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 Map

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	82.5	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

HURRICANE CITY
UTAH

STAFF COMMENTS

Ordinance 2023-12: Consideration and possible approval of a **Land Use Code Amendment to adopt Title 10 Chapter 52 and amend Title 1 Chapter 4 with regards to inclusionary zoning and affordable housing.** Hurricane City Planning.

Discussion:

BRIEF SUMMARY:

The item for the Council's consideration is the creation of a new chapter within the City Code offering incentives to developers if the development qualifies as affordable housing. The Planning Commission recommended approval of the ordinance. The City Attorney has made significant changes to the draft recommended by the Planning Commission, but the changes were primarily rewording, clarifying, and reorganizing the new proposed Code sections, without changing the intent of the Planning Commission. A redlined draft can be provided upon request showing changes made by the City Attorney to the draft reviewed by the Planning Commission. The City Attorney approves as to form the version that is included in the meeting packet.

DESCRIPTION OF KEY POINTS:

1. Affordable housing is defined as housing achievable by households with income equal to or less than 80% of the Washington County Area Median Income ("AMI") as reported by the Department of Housing and Urban Development. More specifically, the total monthly cost for renters (rent + utilities) cannot be more than 30% of the income of a household making 80% of the AMI. Similarly, the total monthly cost to own the unit (mortgage + property taxes + HOA dues + parking fees) cannot be more than 30% of the income of a household making 80% of the AMI.
2. The incentives are only available for properties zoned as R1-8, R1-6, RM-1, RM-2, RM-3, and within Planned Development Overlays.
3. Affordable Housing Development Incentives. A development that has **at least 10% of the units as affordable housing** qualifies for the following incentives:
    a. 20% density bonus;
    b. Reduced building setbacks;
    c. 50% discount on all City impact fees for the affordable housing units;
    d. Reduction of minimum lot sizes (which is necessary to allow the 20% density bonus).
4. Affordable Housing Not in Development (individual lots):
    a. If individual lots want to qualify as affordable housing, those units would be entitled to the reduced setbacks, the smaller lot size, and the 50% discount on impact fees.

5. The applicant would agree to maintain the unit as affordable housing for 25 years from the date the City issued a Certificate of Occupancy for the unit. This obligation would be confirmed in a deed restriction recorded against the property prior to final approval of the site plan, plat, or building permit.
6. The property manager or owner would be required to submit annual reports to the Zoning Administrator to confirm compliance with the Code and the deed restrictions. There will be an additional administrative burden to track and regulate affordable housing.
7. The Planning Commission is identified as the body that would decide if the applicant qualifies for the incentives. The analysis will be limited to a determination of whether the applicant meets the requirements in the Code. If the applicant qualifies under the Code, approval will not be discretionary.
8. Failure to comply with the Code during the 25-year period would subject the property owner to a civil penalty of $100 per day per noncompliant unit. Attempts to enforce would look similar to the City's ongoing attempts to regulate illegal vacation rental properties.
9. The proposal is to (1) create a new chapter in the Code (chapter 52 in title 10) and also (2) amend section 1-4-5 to allow civil enforcement if approved affordable housing does not comply with the requirements.

Findings:

Recommendation:

Attachments:

1. 230727 Ordinance 2023-12 Inclusionary Zoning and Affordable Housing

Ordinance No. 2023-12

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH ADOPTING AN INCLUSIONARY ZONING AND AFFORDABLE HOUSING POLICY BY CREATING TITLE 10 CHAPTER 52 AND AMENDING TITLE 1 CHAPTER 4 OF THE HURRICANE CITY CODE

WHEREAS, Utah Code 10-9a allows for municipalities to regulate land use within their boundaries; and

WHEREAS, the City is facing an affordable housing crisis with home prices and rental rates increasing substantially in the past five years; and

WHEREAS, the City wants to incentivize development of moderate income housing through private development; and

WHEREAS, the 2022 Moderate Income Housing Plan recommends the City adopt an inclusionary zoning policy; and

WHEREAS, the Planning Commission gave a positive recommendation on the attached additions and amendments to Hurricane City Code,

BE IT HEREBY ORDAINED by the City Council of Hurricane, Utah that Title 10 Chapter 52 be added to Hurricane City Code to read as follows:

CHAPTER 52. INCLUSIONARY ZONING AND AFFORDABLE HOUSING

Sec. 10-52-1. Purpose.

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

Sec. 10-52-2. Applicability.

The incentives within this chapter are available to new residential developments zoned as R1-8, R1-6, RM-1, RM-2, RM-3, and within Planned Development Overlays.

Sec. 10-52-3. Definitions.

Affordable Housing means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the Washington County Area Median Income ("AMI").

Affordable Housing Development means any housing project that reserves by deed restriction 10% of units as Affordable Housing.

Land Use Authority, for purposes of this chapter, means the Hurricane City Planning Commission.

Sec. 10-52-4. Development standards.

A. Development Incentives. Affordable Housing Developments that provide Affordable Housing pursuant to the terms of this chapter shall qualify for the density bonus, standard incentives, and impact fee reduction described in this section. An applicant may submit an Affordable Housing Development application requesting the incentives.

B. Density Bonus.

1. Maximum Density. Affordable Housing Developments may receive a maximum 20% density bonus based on the base density shown in an approved yield plan.
2. Calculation of Density Bonus.
    a. Base Density. Base density for an Affordable Housing Development shall be determined by calculating the number of dwelling units that could be developed on lots in a conventional subdivision under the provisions of the underlying zones.
    b. Yield Plan. The applicant shall provide a yield plan as part of the Affordable Housing Development application. The applicant shall prepare a yield plan that reflects the total number of units that the development would be able to build under base zoning standards. The yield plan shall take into consideration the site's natural and cultural features as shown on a natural resource inventory prepared for the property and shall demonstrate that sensitive lands identified in the natural resource inventory can be successfully included within open space areas or as part of residential lots without disturbing the health or safety of present or future City residents. At least one-half of the minimum area required for each lot shall exclude wetlands, floodplains, and slopes exceeding 30 percent.
    c. The Zoning Administrator shall review the application and yield plan for compliance with this chapter and provide a report and recommendation to the Land Use Authority. The Land Use Authority shall approve, approve with conditions, or deny the application based on the standards within the City code.

C. Standards. Except for the standards required for Planned Commercial developments, to the extent the standards within other chapters in the City Code conflict with the

standards of this chapter, Affordable Housing Developments are only required to comply with the following standards:

AFFORDABLE HOUSING DEVELOPMENT STANDARDS FOR RESIDENTIAL USES

Lot standards:	
Setback standards - front:	
Any building - pedestrian entrance	15 feet
Garage or parking building	25 feet
Setbacks - rear:	
Main building	10 feet
Setback standards - interior side yard:	
Main building	10 feet
Setback standards - street side yard:	
Main building	15 feet

D. Impact Fee Reduction. Affordable Housing units shall only be charged 50% of each of the City's adopted impact fees. This reduction in impact fees is specific to qualifying units and does not apply to the entire Affordable Housing Development.

E. To the extent the standards within other chapters in the City Code conflict with the standards of this chapter, single family units within an Affordable Housing Development that qualify as Affordable Housing are only required to comply with the following standards:

1. Minimum Lot Size: Within Single Family Zones, Affordable Housing units shall be placed on a lot a minimum of 4,000 sq. ft.
2. Regardless of available minimum lot sizes, Affordable Housing Developments shall comply with all density requirements within this chapter.

F. Affordable Housing Developments shall meet all other standards within the underlying zone except those specifically listed in this Chapter.

G. Comparable units: Affordable Housing units shall be comparable to market rate units in the development, including entrance location, dispersion throughout the building or site, and access to all amenities available to the market rate units in the development. This section does not apply to units in single-family zoning districts.

Sec 10-52-5 Affordable Housing units outside of an Affordable Housing Development.

For Affordable Housing units not located in an Affordable Housing Development, the applicant shall only be entitled to the modified standards and reduced impact fees as described in sections 10-52-5(C)-(E) of this chapter. An applicant shall submit an application showing that the proposed unit(s) qualify as Affordable Housing and shall otherwise comply with and be subject to the terms of this chapter.

Sec. 10-52-6. Duration and requirements of affordability.

A. Affordable Housing shall be restricted and meet the following qualifications.
    1. *Affordable Housing Unit Rentals.* An approved Affordable Housing unit used as a rental shall continuously qualify as Affordable Housing for a period of 25 years from the date a Certificate of Occupancy is issued by the City.
    2. *Affordable Housing Unit Ownership.* An approved Affordable Housing unit shall be sold only to households with a gross household income equal to or less than 80 percent of the Washington County AMI for a period of 25 years from the date a Certificate of Occupancy is issued.

3. Prior to or as a condition of approval of a final site plan or plat, a deed restriction approved by the City Attorney and requiring compliance with this chapter shall be recorded with the Washington County Recorder, which deed restriction shall run with the land and bind all assigns, heirs, and successors of the applicant. For Affordable Housing units not located in an Affordable Housing Development, the deed restriction shall be recorded prior to the issuance of a building permit.

B. Income Restriction. Approved Affordable Housing units shall only be made available and occupied by households with an annual income at or below 80% of Washington County AMI as determined by the U.S. Department of Housing and Urban Development ("HUD") Metro FMR Area (as periodically determined by the HUD and adjusted for household size).

1. Rent/Housing Payment Restriction: The Affordable Housing units shall be both income and rent/housing payment restricted.
    a. For an Affordable Housing rental unit, the monthly rent, including all required housing costs per unit such as utilities and other charges uniformly assessed to all apartment units other than charges for optional services, shall be set forth in a written lease and shall not exceed, for the term of the lease, thirty percent (30%) of the maximum monthly income for a household making 80% AMI, adjusted for household size, published by Housing and Urban Development for affordable units located in Washington County.
    b. For an Affordable Housing homeownership unit, the annualized housing payment, including mortgage principal and interest, private mortgage insurance, property taxes, condominium and/or homeowner's association fees, insurance, and parking, shall not exceed thirty percent (30%) of the maximum monthly income for a household making 80% AMI published by Housing and Urban Development for affordable units located in Washington County, assuming a household size equal to the number of bedrooms in the unit plus one person.

Sec. 10-52-7 Enforcement

A. Managers, Property Owners, and Landlords of Affordable Housing units shall submit an annual report to the City Zoning Administrator showing compliance with this chapter. This report is due on March 1 for the previous year's information and shall include the following information:

1. Property location, tax ID number, and legal description.
2. Property owner name, mailing address, and email address.

3. Information on the Affordable Housing units and the tenants of the property receiving the incentives that includes:
    a. The total number of dwelling units;
    b. The number of bedrooms of each dwelling unit;
    c. The rental rate of each dwelling unit;
    d. A statement regarding whether the Affordable Housing units are in compliance with the approval requirements and the requirements of this chapter;
    e. Any change in occupancy to the units that is necessary to bring the units into compliance with this chapter, including a change in the number of people residing in each unit and any change in tenant. Personal data is not required to be submitted.
    f. Confirmation that income verification for all tenants was performed for the previous year.
    g. Any differences in rent between the agreed upon rental rate in the approval to use the incentives and the actual rent received for the identified Affordable Housing units.
    h. Any instance where an Affordable Housing unit was no longer rented at the agreed upon level of affordability, the length of time the dwelling unit was not in compliance with the agreed upon level of affordability, and any remedy that was taken to address the noncompliance.
4. Failure to file a report shall trigger an audit by the City and the property owner shall be subject to fines as established in Hurricane City Code 1-4-5 - Civil Enforcement.

B. Audit. Managers, Property Owners, and Landlords of Affordable Housing units shall allow the City or its representative to conduct a yearly audit on all Affordable Housing Developments and Affordable Housing units to ensure compliance.

C. Violations of this Chapter, including failure to timely submit complete reports, shall subject the recorder owner of the property, as shown on the records of the Washington County Recorder, to prosecution and fines pursuant to the City Code, including civil enforcement authorized by Hurricane City Code 1-4-5 and business license revocation pursuant to Title 3 of the Hurricane City Code.

D. This section shall not apply to owner-occupied Affordable Housing units that certified compliance when the owner started to occupy the unit. If the unit has a new owner that occupies the unit within the time duration within this chapter, at that time, a report shall be filed with the Zoning Administrator reporting compliance with this chapter.

BE IT HEREBY FURTHER ORDAINED by the City Council of Hurricane, Utah that Title 1, Chapter 4, subpart E. be amended to read as follows:

1-4-5 Civil Enforcement

…

E. *Civil penalties.* A violation of any provision of this Code shall result in a civil penalty pursuant to the following schedule:

Violation	Penalty
Unlicensed short-term rental (see section 3-10)	$750.00 per day
Violation of short-term rental licensing standards (see section 3-10)	$750.00 per day
Violation of zoning and licensing standards for residential hosting (see section 10-51)	$750.00 per day
Violation of Inclusionary Zoning and Affordable Housing requirements (see section 10-52)	$100.00 per day per unit

…

BE IT HEREBY FURTHER ORDAINED that this ordinance shall, upon adoption, take effect at the earliest date possible after posting or publication as required by law.

BE IT HEREBY FURTHER ORDAINED BY THE HURRICANE CITY COUNCIL OF HURRICANE CITY, UTAH THAT:

1. All ordinances, resolutions, and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution, or ordinance, or part thereof.

2. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Hurricane City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications, and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.

PASSED AND APPROVED this 3rd day of August, 2023

Hurricane City

_____
Nanette Billings, Mayor

Attest:

_____
Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 3rd day of August, 2023. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

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

_____
Cindy Beteag, Recorder

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval for **501C3 Ignite Volleyball Club (Club) located in Hurricane to access school and (future) City facilities** for club activities (practices, etc.)

Discussion:
Hurricane City has an MOU with the Washington County School District to use district facilities. About a year ago, Tiger Elite Football was given permission by Hurricane City Council to schedule use of district facilities through the city. Ignite Volleyball Club is asking for those same allowances.

Club has insurance coverage. Club administration has also spoken with Hurricane Rec Director Tiffani Wright to ensure that it could operate in a way that would not put any additional significant burden on Hurricane Recreation's operations. Tiffani was favorable to our proposal.

About us: Club Administration - Haylee Prete, Susannah Stout, Lynette Crandall
Ignite Volleyball was formed last year to create Hurricane's first independent volleyball club. In our first club season, because of limited resources (both gym space and coaches), we were only able to run 3 teams (15U, 16U, and 17U), which serviced about 30 girls. Two of those teams (16U, 17U) took first place in tournaments that were National Qualifiers, earning them a berth at the AAU Nationals Tournament in Orlando Florida in June. Our 16U team and their families decided to make that trip, working together to raise $20,000 to pay for flights, accommodations, food and fun for the girls. In spite of significant injury to two of the nine teammates (ACL tear and concussion), our team placed in the top third of 175 total teams from all over the nation.

Findings:

Recommendation:

Attachments:
None

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of **Road Dedication Plats** for 2100 West, 2400 West, 2500 South, 2900 South, and 3000 South.

Discussion:
These road dedications are required for the proposed Balance of Nature project in the Bench Lake Area. These roads will provide access for public ingress/egress and utility services to the Balance of Nature property.

Findings:
Staff has reviewed the road dedication plats and recommends them to be approved.

Recommendation:
Approval

Attachments:
None

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of **directing the Zoning Administrator to issue a grading permit** for Black Ridge-Mark Horton

Discussion:
Black Ridge Development (formerly Collina Tinta) has requested a grading permit. A grading plan was submitted Friday afternoon and has not been fully analyzed by staff. HCC 10-7-23 states that, "Notwithstanding any other provision in this title to the contrary, the Zoning Administrator shall be authorized, upon an affirmative vote of the City Council, to issue a grading permit for property *not scheduled for immediate or reasonably imminent development* upon such terms and conditions as may be deemed necessary by said City Council to guarantee the protection of the property and neighboring properties against problems resulting from such grading, including, but not limited to, the accumulation of weeds, soil erosion, surface drainage and dust."
Black Ridge is an approved development in differing phases of development. Staff would interpret this code to mean that the applicant, at least, cannot be issued a grading permit for the two phases of Black Ridge that already has preliminary plat approval and submitted construction drawings. The applicant has informed staff that their main intent is to undo the mass grading that was done by the previous owners which is mostly in other parts of the development.

Findings:

Recommendation:

Attachments:
1. Black Ridge Phase 1 MG STAMPED

FOOTHILL ASSOCIATES LC
PARCEL No. H-3-2-4-1303

HEATON FAMILY PARTNERSHIP
PARCEL No. H-3-2-4-344

ITS ABOUT TIME
PARCEL No. H-3-2-4-221

N

S

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

ID	Minimum Elevation	Maximum Elevation
1	-50.229'	-27.992'
2	-27.992'	-16.648'
3	-16.648'	-9.121'
4	-9.121'	-4.695'
5	-4.695'	-1.637'
6	-1.637'	0.578'
7	0.578'	3.085'
8	3.085'	6.223'
9	6.223'	10.919'
10	10.919'	50.531'

Color Scheme

811 Know what's below. Call 811 before you dig.

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www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 9128566-2202
THOMAS M. ROMNEY
STATE OF UTAH

BLACK RIDGE PHASE 1 MG
HURRICANE, UT
HEAT MAP

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

HEAT MAP

Scale: 1"=80' | Drawn: MDH
Date: 07/12/23 | Job #: 22-0118
Sheet: HEAT MAP

Z:_2022\22-0118 block ridge master plan\design 22-0118\dwg\sheets\MASTER MASS GRADING\East Side Mass Grading\East Side Mass Grading CUT AND FILL.dwg

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

N

S

FOOTHILL ASSOCIATES LC
PARCEL No. H-3-2-4-1303

BLACK RIDGE PHASE 2 EARTHWORKS
CUT: 39,988 CY
FILL: 28,576 CY
NET CUT: 11,412 CY

PHASE 1 MG
CUT: 341,398 CY
FILL: 1,309, 700 CY
NET FILL: 698,301 CY

GRADE TO EXISTING

HEATON FAMILY PARTNERSHIP
PARCEL No. H-3-2-4-344

ITS ABOUT TIME
PARCEL No. H-3-2-4-221

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LICENSED PROFESSIONAL ENGINEER
No. 9128566-2202
THOMAS M. ROMNEY
STATE OF UTAH
12/18/23

BLACK RIDGE PHASE 1 MG

HURRICANE, UT

MASS GRADING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

MASS GRADING PLAN

Scale:	1"=80'	Drawn:	MDH
Date:	07/12/23	Job #:	22-0118
Sheet:	MASS GRADING		

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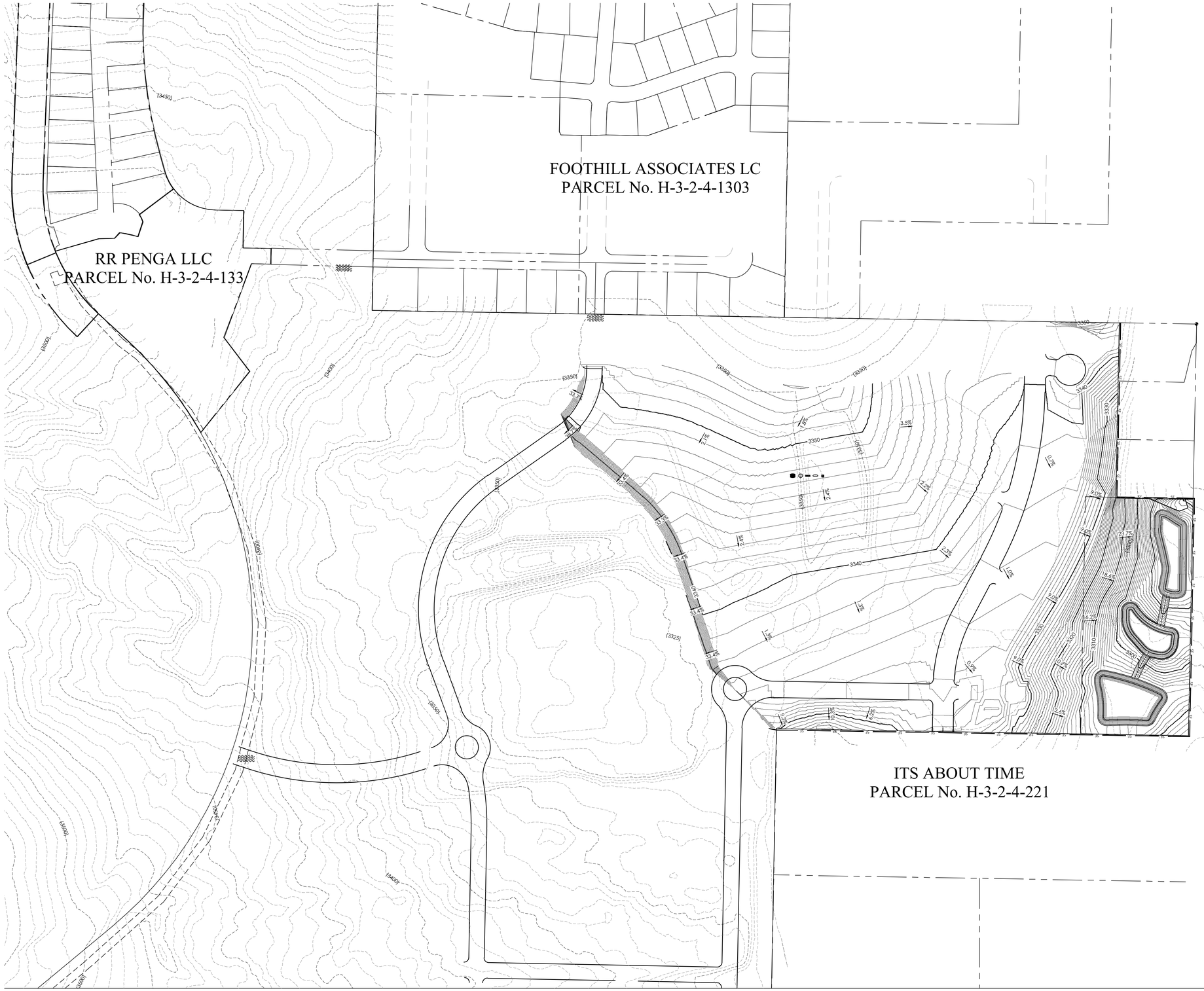

EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE OR BERM
- CUTBACK CURB
- FIBER ROLL

N

S

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.

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No. 9128566-2202
THOMAS M. ROMNEY
STATE OF UTAH
7/28/23

BLACK RIDGE PHASE 1 MG
HURRICANE, UT
RECLAMATION PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

RECLAMATION PLAN

Scale:	1"=150'	Drawn:	MDH
Date:	07/27/23	Job #:	22-0118
Sheet:	RECLAMATION PLAN		

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PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**08/03/2023**
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

Planning Commission Recommendation:
Staff has received updated calculations from the applicant that address staff's concerns and are included in this packet. The Planning Commission unanimously recommended approval.

Update 07/27/2023: This item was continued at the applicant's request at the last Planning Commission meeting. They have provided a new site plan and breakdown to meet Planned Commercial standards. The following are the key items for the Planning Commission to consider:

- They have decreased from 284 hotel units to 130 hotel units and have added 40 residential units
- The applicant's engineer has provided a breakdown to show that 48% of the site is being used for residential uses
    - The applicant's note on the bottom of page 2 references HCC 10-15-8(E) *6. Shared uses. Amenities and parking shall be designed with both commercial and residential uses in mind. Amenities that substantially serve both residential and commercial uses shall count toward residential density areas.*

    - With over 40% of the site being used for commercial use, they are eligible for a density bonus under HCC 10-15-8(E)(1). Using the applicant's numbers (which may not have been calculated correctly see below) they could have up to 64 units.
    - Staff has concerns on how the math in the applicant's breakdown was done. HCC 10-15-8 states: *Vertical mix use. Residential areas shall be measured by the percentage of space within the building that is used to occupy commercial versus residential. Then the percentage of each use shall apply to the footprint of the building to calculate the area for commercial and residential use. Other residential areas shall be calculated based on the area of use including residential parking, amenities, roadways that primarily serve residential areas and other residential uses.* The building use calculations in Table 1 need to be integrated into Table 2 and it is not clear that that was done.
    - The indoor parking areas and rooftop sports courts and garden spaces should have been calculated as part of the building use and not the site use.
    - HCC 10-15-8: *Applicants shall provide final percentages of uses within the final site plan application. Percentage calculations shall be approved by the Planning Commission.*
- They have provided an updated parking breakdown that indicates that they are providing sufficient parking. Changes in the use breakdowns may change the calculations.
- Per HCC 10-33-5 one amenity area is needed for the number of residential units provided. The applicant's breakdown indicates that this code will be more than met.

Updated Staff Recommendation:
Planning staff continues to have some concerns with regards to how the uses were calculated that need to be worked out with the applicant and/or their engineer. The applicant has shown progress in coming into compliance with the zoning standards of the Planned Commercial zone.

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 and HCC 10-15-8 states:

    a. *G. Landscaping. Landscaping within a planned commercial development shall comply with the following standards:*

    b. *Street trees are required for every 50 feet of frontage. These trees may be incorporated within park strips, landscape buffers, or planter boxes within the right-of-way. The placement of street trees must be approved by the City.*

    c. *The applicant shall comply with City standards for landscaping.*

    d. *In lieu of a ten-foot landscaping buffer along the right-of-way frontage for commercial uses, an applicant can provide that space for sidewalks, outdoor dining, and retail space that enhances the neighborhood's walkability. In these areas, street trees shall be required every 50 feet of frontage.*

    e. *Parking lots and parking courts shall remain buffered by a ten-foot landscape area along the frontage with one tree and three shrubs for every 35 linear feet. Except as set forth in*

this chapter, other landscape requirements within the City landscaping and screening standards shall apply.

f. D. Parking lot landscaping.

g. 1. Every parking lot consisting of more than ten spaces and 3,500 square feet of area shall contain internal landscaped areas as follows:

h. a. Multiple-family residential. A minimum of ten percent of total parking lot area.

i. b. Office and commercial. A minimum of seven percent of total parking lot area.

j. c. Industrial and warehouse. A minimum of five percent of total parking lot area.

k. 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.

l. 3. Landscaped areas shall contain a minimum of 25 square feet and shall have a minimum average width of at least five feet.

m. 4. Landscape islands should be located in the following priority:

n. a. To define major drives and accessways;

o. b. To delineate ends of parking rows;

p. c. At aisle intersections; and

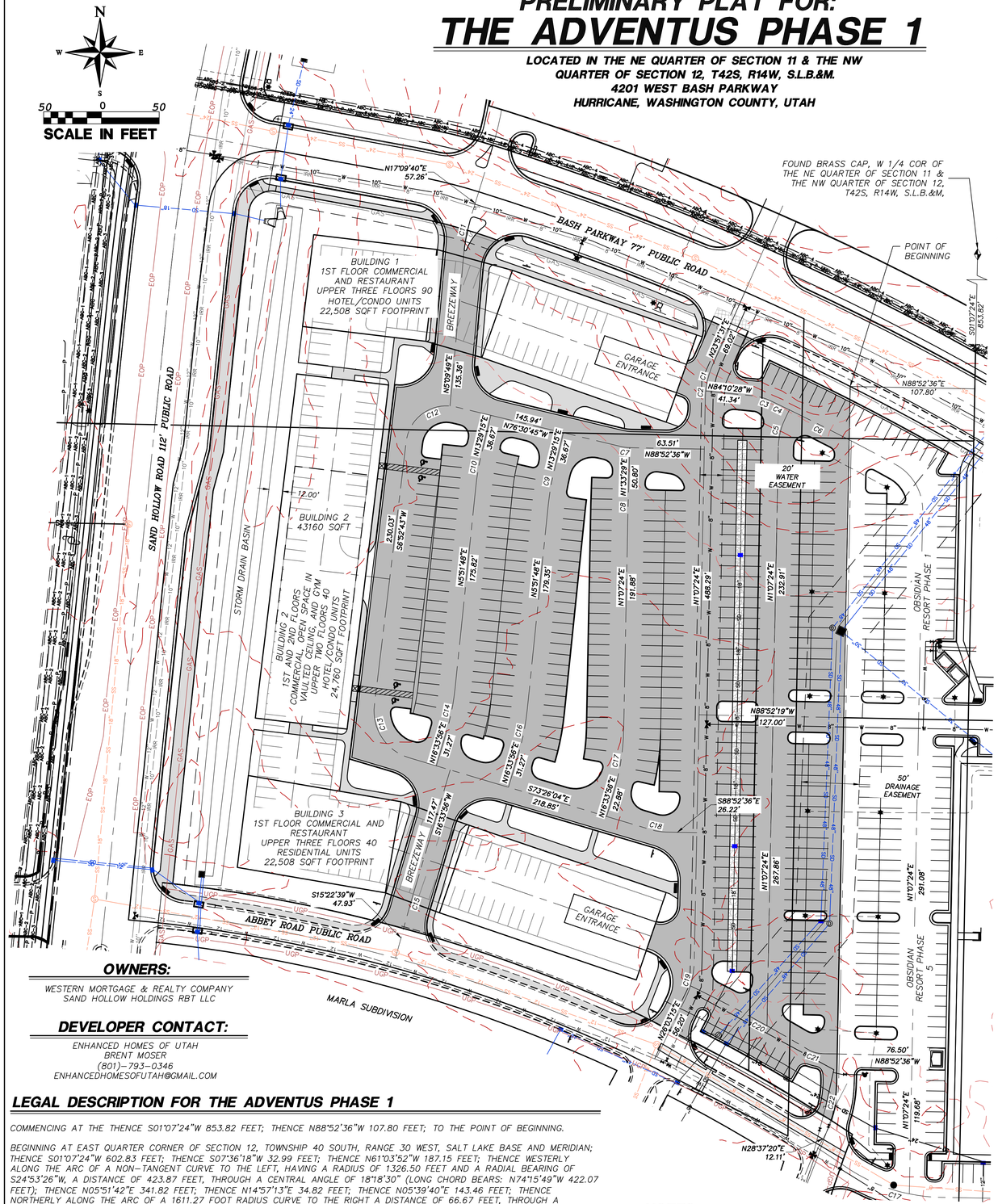
q. d. Within parking rows.

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



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.

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)
- 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
- EXISTING STORM (SIZE SHOWN)
- 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

DESERT TORTOISE TAKE AREA

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

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 TMPOWEAP 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:

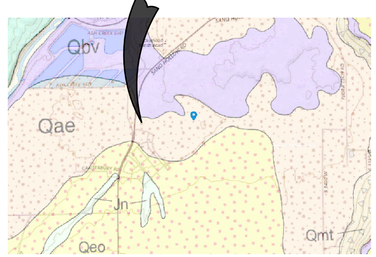
UNIT	GPD EACH UNIT	QTY UNITS	TOTAL GPD	TOTAL ERC
TOTAL HOTEL BEDS	75	221	16,575	31.47
TOTAL RETAIL (EMPLOYEE)	15	48	720	0.68
TOTAL RESIDENTIAL	800	40	32,000	30.38
TOTAL RESTAURANT (SEAT)	35	608	3,500	3.32
GYM (PARTICIPANTS)	25	1000	25,000	47.47
POOL AREA			1,833	1.74
TOTAL ERC's			76,129	115.06

PARKING SUMMARY

USE	NEEDED STALLS	PROVIDED STALLS
RETAIL	126	616
RESTAURANT	183	
HOTEL (130 SLEEPING UNITS)	132	
RESIDENTIAL	80	
GYM	49	
TOTAL	570	

LAND USE SUMMARY

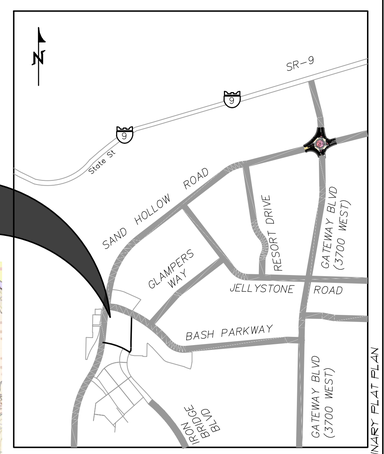
IN THE WEST BUILDING THE FIRST TWO FLOORS WILL BE A MIXTURE OF RETAIL/RESTAURANT/GYM/AMENITY SPACE THE TOP TWO FLOORS WILL BE HOTEL CONDOS WITH AMENITIES. THE NORTH AND SOUTH BUILDINGS WILL HAVE RETAIL/RESTAURANT SPACE ON THE FIRST FLOOR AND RESIDENTIAL AND HOTEL/CONDOS ON THE UPPER THREE FLOORS.
TOTAL DEVELOPMENT AREA = 341023 SQ.FT. (7.83 AC)
TOTAL BUILDING FOOTPRINT AREA = 69,776 SF
TOTAL HOTEL UNITS = 130 (84,104 SF)
TOTAL RESIDENTIAL UNITS = 40 (53,617 SF)
TOTAL RESTAURANT AREA = 18,268 SF
TOTAL RETAIL AREA = 31,461 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



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"

PROJECT LOCATION



VICINITY MAP
N.T.S.

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8301

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: 07/13/2023
SCALE: 1"=50'

JOB NO.
281-010

SHEET NO:
1 OF 1

PRELIMINARY PLAT PLAN

ProValue Engineering
20 S 850 W, #1
Hurricane, Utah. 84737
Phone: 435-668-8307

Mixed Use and Parking Calculations for The Adventus Phase 1

Developers for The Adventus Phase 1 intend to create three separate buildings with parking in the basement, commercial and restaurant use at the main level, and residential (south building only) and Hotel/Condos (west and north buildings) on the top three floors in the north and south buildings and top two floors in the west building. Planned commercial zoning requires a mixture of 20% residential and 20% commercial throughout the site and building footprint. The table below describes the total square footage and percentage of the total building footprint for each use throughout all buildings.

Table 1 Building Use Calculations

Use Area	Total Square Footage	Percent of Total Building Footprint
Total Residential (39 Units)	79,217	23%
Total Hotel Condo (130 Bedrooms)	84,104	25%
Basement	50,352	15%
Total Commercial Gym	14,554	4%
Total Residential Indoor Amenity (Rooftop Recreation and sitting area)	3,158	1%
Total Hotel Condo Amenity (Rooftop Recreation and sitting area)	3,158	1%
Total Shared Amenity (Spa, Pool, Pool Deck)	17,727	5%
Total Commercial Retail	31,460	9%
Total Commercial Restaurant	18,268	5%
Other (Corridors, Stair, Elevator)	16,947	5%
Rooftop Sports court and Garden Space (Residential Side)	3,158	1%
Rooftop Sports court and Garden Space (Commercial Side)	3,158	1%
Rooftop Sports court and Garden Space (Commercial Side)	15,770	5%
Total	**341,031**	**100%**

20 Percent of the site also needs to be allocated to residential use. The table below shows the square footage and site percentage of dedicated space to each use.

Table 2 Total Site Uses

Site Area	Residential/Commercial Use Dedication	Total Square Footage	Percent of Total Site
Total Site	NA	341,031	100%
Total Building Footprint without the proposed amenity space	NA	79,217	23%
Total Walking path around site	Both	24,053	7%
Total Outdoor Residential Parking	Residential	34,000	10%
Total Outdoor Commercial Parking Area	Commercial	135,726	40%
Total Landscape Area	NA	14,757	4%
Total Shared Urban Space (including urban landscape/Gardens)	Both	62,711	16%
Total Only Residential Area	**NA**	**62,758**	**18.4%**
Total Shared Commercial/Residential Area	**NA**	**112,981**	**33.1%**
Total Counted Residential Use Area	**NA**	**165,292**	**48.5%**
Total Indoor Residential Parking Area (Basement)	Residential	25,600	8%
Total Indoor Hotel/Condo Parking Area (Basement)	Commercial	49,440	14%

It was made known to us by Stephen, before he left, that urban areas can be used to serve both commercial and residential users and count towards the residential site requirements. When you include the total residential only and combine residential and commercial space, the site fits the zoning requirements.

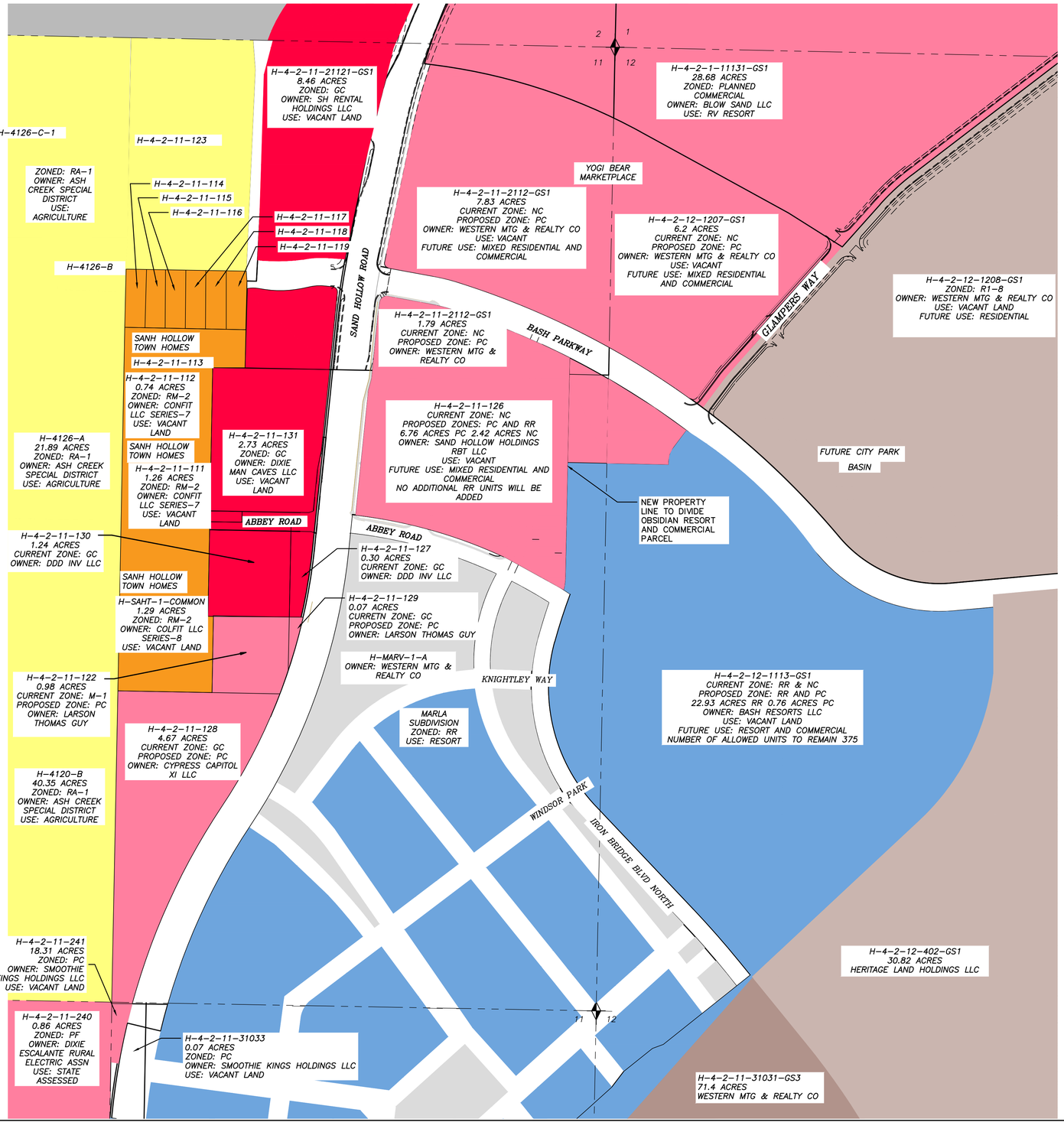
This site also meets and exceeds parking requirements. There is a total of 616 spaces planned both indoor and outdoor. Table 3 shows the parking requirements.

Table 3 Parking Requirements for The Adventus Phase 1

USE	PARKING REQUIREMENT	UNIT COUNT	TOTAL PARKING REQUIRED
Residential	2 spaces per unit	39 Units	78
Hotel Condo	2 spaces plus 1 space per sleeping	170 Bedrooms	172
Restaurant	1 space per 100 SF	18,268 SF	183
Retail	1 space per 250 SF	31,461 SF	126
Gym	1 space per 300 SF	14,554 SF	49
		TOTAL REQUIRED	**608**
		TOTAL PLANNED	**616**

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

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

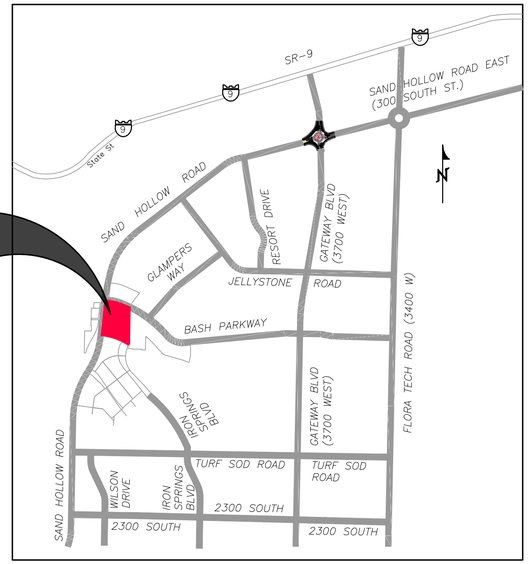
OWNERS:

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

PARCELS WITH PROPOSED ZONE CHANGE

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

PROJECT LOCATION



VICINITY MAP
N.T.S.

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REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8387

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'

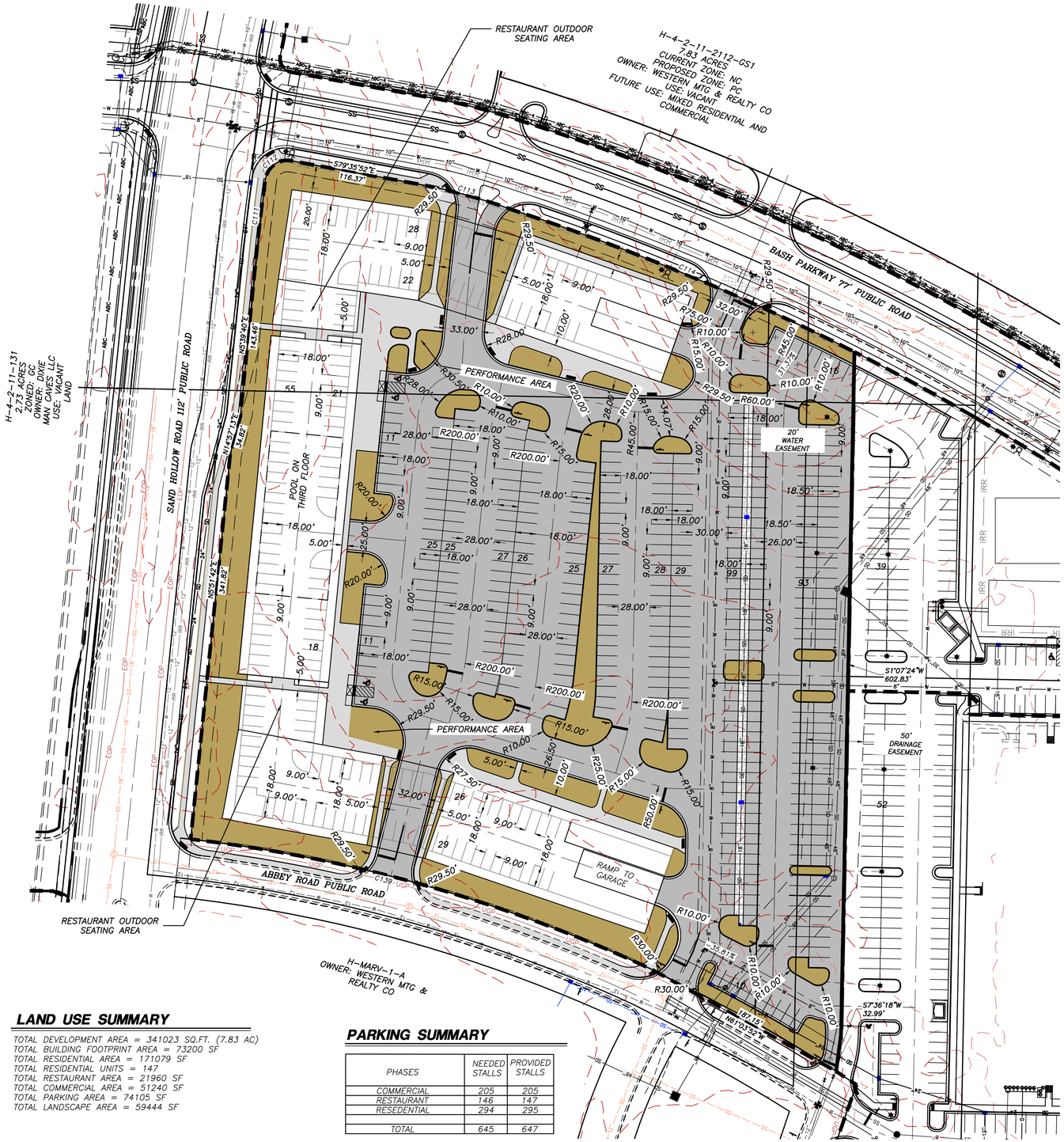
JOB NO.
281-010

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

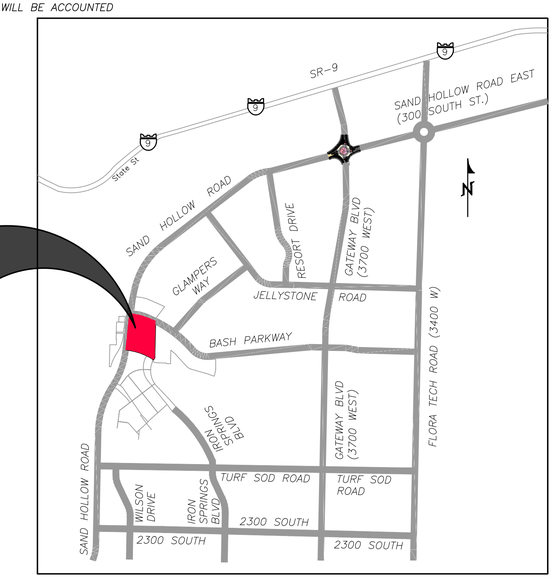
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB
- EXISTING IRRIGATION LINE INSTALLED WITH BASH PARKWAY
- EXISTING SEWER LINE (SIZE SHOWN)
- EXISTING STORM (SIZE SHOWN)
- EXISTING WATER LINE INSTALLED WITH SAND HOLLOW ROAD
- EXISTING IRRIGATION 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.



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

PROVALUE ENGINEERING

No. 191090
KARL BRADLEY RASMUSSEN
4/4/23
STATE OF UTAH

PRELIMINARY SITE PLAN FOR:
THE ADVENTUS PHASE 1
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
4095 WEST BASH PARKWAY HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 04/11/2023
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
UTAH

STAFF COMMENTS

Public Hearing to take comments on the following:

Discussion:

Findings:

Recommendation:

Attachments:
None

HURRICANE CITY
UTAH

STAFF COMMENTS

Ag protection overlay on parcels H-3-2-3-440 and H-3-2-3-345

Discussion:

Findings:

Recommendation:

Attachments:
None

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**07/27/2023**
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

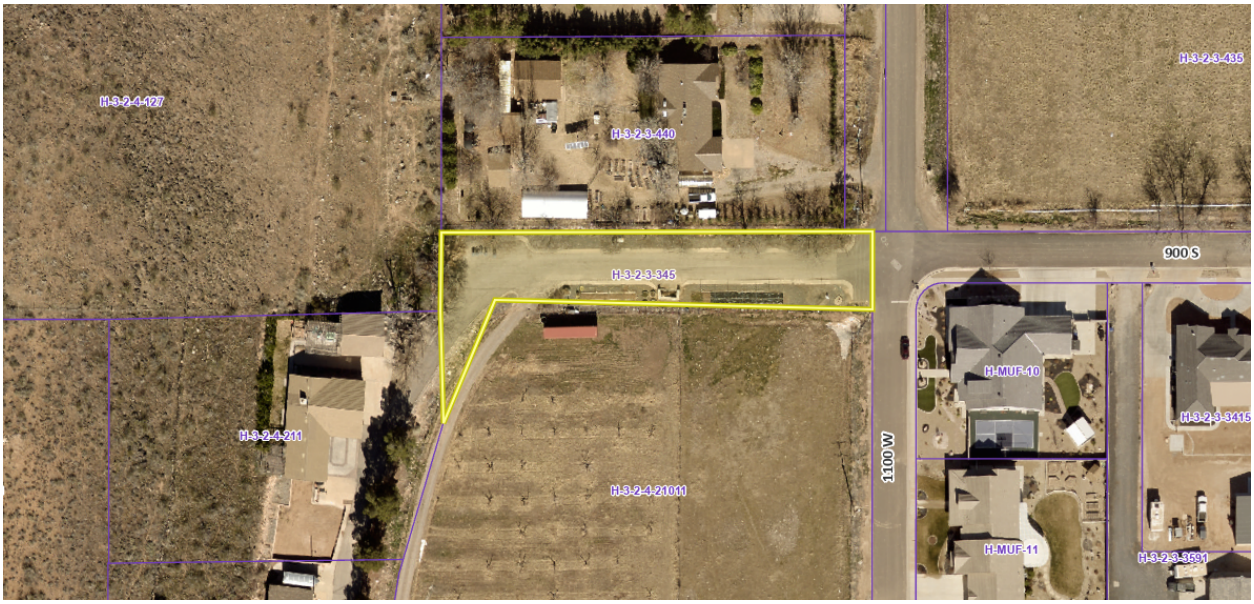
Planning Commission Recommendation:
The Planning Commission recommended approval of the agricultural protection overlay with the exception of the master planned roadways. The Planning Commission believes that despite this application not meeting several of the standards required of an agricultural protection overlay the City should still approve the application with the exception of the master planned roadways. The vote was 4-3 with the three dissenting votes due to their belief that approving this application would be a violation of city ordinances. For the reasons listed within this staff report staff still recommends denial.

Update 07/27/2023: The Planning Commission continued this item to see how the City Council voted on an Agricultural Protection Overlay on the property to the south. The City Council voted to approve the Agricultural Protection Overlay on the Heaton's property with the exception of the master planned roadways. The applicant or their agent was not present for the Planning Commission meeting and has not reached out to staff with any updates. Due to the reasons laid out below staff's recommendation of denial remains.

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



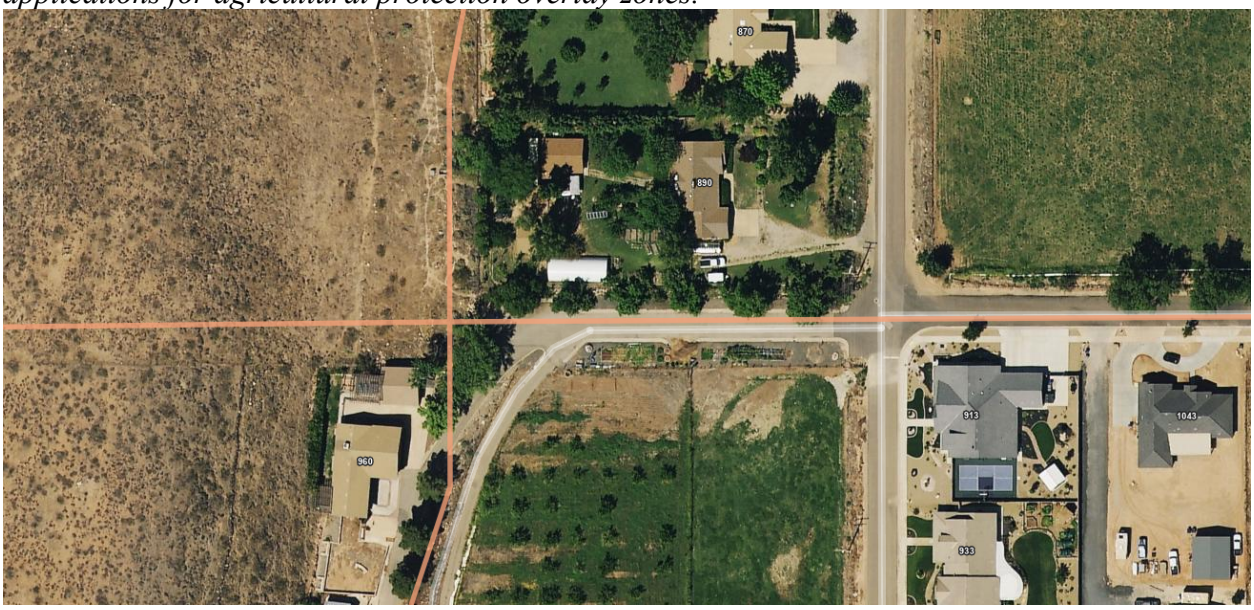
The property is about 0.47 acres. Utah State Code 17-41-301 states that, "*A county and municipal legislative body shall establish the minimum number of continuous acres that shall be included in an agriculture protection area."* Hurricane City Code 10-21-3 states that, "*A*

minimum area of five contiguous acres shall be included in an agriculture protection area." There is an approved Agricultural Protection Overlay on the property to the south, however as that overlay was approved with the exception of the master planned roadways of 900 S and 1150 W this property is not technically contiguous with any approved Agricultural Protection Overlays.

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.

   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. It would be inconsistent with previous City policies and especially with the approval of the Agricultural Protection Overlay for the Heatons to approve this.

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, and make the following findings:

1. The land is not known to be used for agricultural production as defined in HCC 10-21-2
2. The land is not zoned for agricultural use
3. The land is not viable for agricultural production
4. The land has no know existing or proposed farm improvements
5. The property is less than five contiguous acres
6. The Dixie Conservation District issued a recommendation of denial

Staff recommends the Planning Commission send the attached recommendation letter to the City Council.

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: _____

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

WASHINGTON COUNTY

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Parcel Search | Section Search

I want to...

Basemap...

0 50 100ft

HURRICANE CITY
UTAH

Planning Commission

July 27, 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 currently being used for agricultural production.
2. The land is not currently zoned for agricultural production but the City has approved agricultural protection zones on property not zoned for agricultural production before.
3. The property is under five contiguous acres but the City has approved smaller agricultural protection zones before.

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. It is inconsistent with both general City policy and specific approvals along these corridors to approve a protection overlay within these rights-of-way.

Recommendation

The Planning Commission recommends that the City Council approve the overlay request for parcel H-3-2-3-345 with the exception of all master planned roadway right-of-way.

147 North 870 West • Hurricane, UT • 84737
Phone: (435) 635-2811 • Fax: (435) 635-4284
WEB: www.cityofhurricane.com

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.

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:

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)

Residing in: Hurricane ut

My Commission Expires: 10/07/24

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

Agent Authorization

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

_____
(Property Owner)

_____
(Property Owner)

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

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**07/27/2023**
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

Planning Commission Recommendation:
The Planning Commission recommended approval of the agricultural protection overlay with the exception of the master planned roadways. The Planning Commission believes that despite this application not meeting several of the standards required of an agricultural protection overlay the City should still approve the application with the exception of the master planned roadways. The vote was 4-3 with the three dissenting votes due to their belief that approving this application would be a violation of city ordinances. For the reasons listed within this staff report staff still recommends denial.

Update 07/27/2023: This item was continued to allow for the City Council to make a decision on an agricultural protection overlay on a property to the south of this one. The City Council has approved the agricultural protection area for the property to the south, with the exception of all master planned roadways. The applicant has indicated to staff that they would send updates on this application but as of the time of this writing no updates have been received.

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 1 acre. 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 is an agricultural protection overlay on a property to the south of this one, however that protection overlay was approved with the exception of the master planned rights-of-way. This request is less than five contiguous acres and does not meet that standard in city code.

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.

   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. It would be inconsistent with general city policy as well as the approvals for the Heatons Agricultural Protection Overlay to grant this overlay

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. The applicant has told staff and the Planning Commission that they have occasionally sold produce at Peach Days. Staff does not believe this meets the standards of this code.

(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. The applicant has stated that this property was previously zoned RA-1. The standard under the ordinance is whether the property is currently zoned for agricultural use, not whether it was ever zoned for agricultural use. Staff has found no evidence that this property has ever been zoned anything other than R1-10 under the City's zoning code.

(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 actual 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

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, and make the following findings:

1. The land is not known to be used for agricultural production as defined in HCC 10-21-2
2. The land is not zoned for agricultural use
3. The land is not viable for agricultural production
4. The land has no know existing or proposed farm improvements
5. The property is less than five contiguous acres
6. The Dixie Conservation District issued a recommendation of denial

Staff recommends the Planning Commission send the attached recommendation letter to the City Council.

HURRICANE CITY
UTAH

Planning Commission

July 27, 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 currently being used for agricultural production.
2. The land is not currently zoned for agricultural production but the City has approved agricultural protection zones on property not zoned for agricultural production before.
3. The property is under five contiguous acres but the City has approved smaller agricultural protection zones before.

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. It is inconsistent with both general City policy and specific approvals along these corridors to approve a protection overlay within these rights-of-way.

Recommendation

The Planning Commission recommends that the City Council approve the overlay request for parcel H-3-2-3-440 with the exception of all master planned roadway right-of-way.

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

WASHINGTON COUNTY

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Ordinance No. 2023-13

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH AMENDING TITLE 10 CHAPTER 3 AND TITLE 10 CHAPTER 43 WITH REGARDS TO PARK MODEL DEVELOPMENTS

WHEREAS, Utah Code 10-9a allows for municipalities to regulate land use within their boundaries; and

WHEREAS, the City believes that park models should not be held to lower standards than other manufactured homes

WHEREAS, The City has a desire to allow for greater options for people who need affordable housing

WHEREAS, the Planning Commission gave a positive recommendation on the attached revisions to Hurricane City Code,

BE IT HEREBY ORDAINED by the City Council of Hurricane, Utah that Title 10 Chapter 3 and Title 10 Chapter 43 be amended only with Hurricane City Code to read as follows:

ALL DEFINITIONS BELOW REPLACE EXISTING DEFINITIONS; ALL PRIOR DEFINITIONS WITHIN SECTION 10-3-4 NOT INCLUDED BELOW SHALL REMAIN IN THE UPDATED CODE.

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;

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.

THE DEFINITIONS FOR "PARK MODEL DEVELOPMENT" "PARK MODEL RECREATIONAL VEHICLE" AND "PARK MODEL TRAILER" ARE HERBY STRICKEN FROM THE CODE

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 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. 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 .
1. A manufactured home or recreational vehicle park may be approved by the City Council in locations where such use is permitted by the applicable zone, pursuant to applicable requirements of this chapter. Prior to use or occupancy of any such park, a site plan shall be approved as provided in section 10-7-10 of this title.

2. Before final approval is granted for any manufactured home or recreational vehicle 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 . 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 permitted 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.

C. Disapproval. An application for a manufactured home park or subdivision may be denied upon a finding that the proposed development cannot:
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 shall conform to applicable standards and requirements of this section and as set forth in table

Commented [1]: There are no zones where these are conditional uses

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.

3. Plan preparation. Plans for a manufactured home park or subdivision or recreational vehicle park 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 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 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 , 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 , but not for the general public.

6. Lighting. Lighting s hall be provided to meet safety standards and the lighting guidelines in section 10-33-7 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 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 . Each parking space shall have a minimum width of nine feet and minimum depth of 18 feet.

d . 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 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.

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 .

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 designed for use 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.
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 . 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 . Conversion of an established residential park 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
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, from any premises that 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 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 recreational vehicle 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 , 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 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 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 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 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. B. Setup permit. All manufactured homes 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)

NOW THEREFORE, BIT IT ORDAINED BY THE HURRICANE CITY COUNCIL OF HURRICANE CITY, UTAH THAT:

All ordinances, resolutions, and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution, or ordinance, or part thereof.

Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Hurricane City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications, and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.

PASSED AND APPROVED this 3rd day of August 2023

Hurricane City

_____ Nanette Billings, Mayor
Attest:

_____
Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 3rd day of August, 2023. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent

Joseph Prete	___	___	___	___
David Sanders	___	___	___	___
David Hirschi	___	___	___	___
Kevin Thomas	___	___	___	___
Doug Heideman	___	___	___	___

_____

Cindy Beteag, Recorder

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)

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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:~~

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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, recreational vehicle~~, or park model~~ 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 designed for use as permanent residences ~~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
UTAH

STAFF COMMENTS

Ordinance 2023-14: Consideration and possible approval on a Land Use Code Amendment to **Title 10 Chapter 7 regarding accessory dwelling units.**

Discussion:
This ordinance change was proposed by the mayor this past June. The Moderate Income Housing Plan that was amended last Council meeting included a recommendation that the City evaluate lowering the property size standard for having a second accessory dwelling unit from .8 acres to .5 acres. This would open up a larger number of properties within the City to have a second ADU.
Planning staff and the Planning Commission has proposed three changes to this ordinance

- Lowering the lot area needed to have a second ADU from .8 acres to .5 acres.
- Tighten up language in subsection (6) with regards to ensuring that only one ADU can be used as a short-term rental.
- Adding a standard that the primary dwelling and two ADUs cannot be across three separate buildings. At least one ADU must be attached; either to the primary dwelling or to the other ADU. This standard is meant to be phrased to still allow a property owner to have a detached garage or other accessory building. It is important to note that subsection (1) states 50% of the lot must be clear of building.

The Planning Commission recommended approval, after reviewing the conditional use permit standards they seemed to believe that those standards will be sufficient to prevent problems on these lots. The vote was 6-1, with the one dissenting vote being due to a concern about the size of buildings that would be built.

Findings:

Recommendation:

Attachments:
1. Ordinance 2023-14 Accessory Dwelling Units
2. LUCA23-04 Multiple Accessory Dwelling Units
3. Sec._10_7_9.___Conditional_use_permit.
4. CHAPTER_41.___ACCESSORY_DWELLING_UNITS
5. Re Planning Commission June 22, 2023

Ordinance No. 2023-13

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH AMENDING TITLE 10 CHAPTER 7 REGARDING ACCESSORY DWELLING UNITS

WHEREAS, Utah Code 10-9a allows for municipalities to regulate land use within their boundaries; and

WHEREAS, the City has seen an house prices and rental prices almost double in the past five years; and

WHEREAS, The City has a desire to allow for greater options for people who need affordable housing; and

WHEREAS, the Planning Commission gave a positive recommendation on the attached revisions to Hurricane City Code,

BE IT HEREBY ORDAINED by the City Council of Hurricane, Utah that Title 10 Chapter 7 be amended only with Hurricane City Code to read as follows:

Sec. 10-7-9. Conditional use permit.
A. Purpose. This section sets forth procedures for considering and approving conditional use permits.
B. Authority.
1. The Planning Commission is authorized to issue conditional use permits for the following uses:
Agricultural industry.
Agritourism activities.
Animal specialties.
Assisted living facility.
Greater heights than permitted by this Code in all zones except residential and residential agricultural zones.
Greater size than permitted by this Code in all zones except residential and residential agricultural zones.
Metal building in commercial and residential zones.
Multi family in commercial zones.
Public stable.
Reception center.
Recreation and entertainment, outdoor.

2. The Zoning Administrator is authorized to issue conditional use permits for the following uses:

Animals and fowl for recreation and family food production.

Greater size accessory buildings than permitted by this Code in residential zones.

Greater size accessory buildings than permitted by this Code in residential and residential agricultural zones.

Greater height accessory buildings than permitted by this Code in residential and residential agricultural zones.

C. Initiation. A property owner, or the owner's agent, may request a conditional use permit as provided in subsection D1 of this section.

D. Procedure. An application for a conditional use permit shall be considered and processed as provided in this subsection.

1. A complete application shall be submitted to the office of the Zoning Administrator in a form established by the administrator along with any fee established by the City's schedule of fees. The application shall include at least the following information:

a. The name, address and telephone number of the applicant and the applicant's agent, if any;

b. The address and parcel identification of the subject property;

c. The zone, zone boundaries and present use of the subject property;

d. A description of the proposed conditional use;

e. A plot plan showing the following:

(1) Applicant's name;

(2) Site address;

(3) Property boundaries and dimensions;

(4) Layout of existing and proposed buildings, parking, landscaping, and utilities; and

(5) Adjoining property lines and uses within 100 feet of the subject property.

f. Traffic impact analysis, if required by the City Engineer or the Planning Commission;

g. A statement by the applicant demonstrating how the conditional use permit request meets the approval standards for the conditional use desired; and

h. Such other and further information or documentation as the Zoning Administrator may deem necessary for proper consideration and disposition of a particular application.

2. After the application is determined to be complete, the Zoning Administrator shall schedule a public meeting before the Planning Commission as provided in section 10-7-4 of this chapter or shall review the application to determine if it meets the standards for an administrative conditional use permit.

3. A staff report evaluating the application shall be prepared by the Zoning Administrator for a conditional use permit that will be reviewed by the Planning Commission.

4. The Planning Commission shall hold a public meeting and shall thereafter approve, approve with conditions, or deny the application pursuant to the standards set forth in subsection

E of this section. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with the applicable standards, the conditional use may be denied.

5. After the Planning Commission or Zoning Administrator makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.

6. A record of all conditional use permits shall be maintained in the office of the Zoning Administrator.

E. Approval standards. The following standards shall apply to the issuance of a conditional use permit:

1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.

2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section:

a. Standards for a reception center.

(1) Hours of operation must be compatible with adjoining uses and comply with City noise regulations.

(2) Parking shall be contained onsite.

(3) The center must have an approved site plan.

(4) If beer, wine, or other alcoholic beverages are served, the center must be licensed by the state alcohol control board.

(5) Reception Center use must be secondary to any agricultural use on the property.

(6) Property shall be a minimum of five acres.

(7) In RA Zoning, Reception Center shall only be used a maximum of five days a month.

(8) Building must meet the fire code and be inspected by the fire marshal or their representative prior to the approval of the conditional use permit.

(9) The applicant shall provide an emergency access plan that shall be approved by the fire marshal prior to the approval of the conditional use permit.

b. Standards for an agricultural industry.

(1) Adequate fencing and/or enclosures must be provided to ensure animals and fowl are confined safely and in conformance with acceptable animal husbandry standards.

(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.

(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.

(4) Animal enclosures used for intensive animal feeding operations must be at least 25 feet from any adjacent parcel that, at the time the applicant first seeks the conditional use, is zoned residential or residential-agricultural pursuant to chapters 13 or 14 of this title.

c. Standards for a public stable.

(1) Adequate fencing and/or enclosures must be provided to ensure horses are confined safely and in conformance with acceptable animal husbandry standards.

(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.

(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.

(4) Site must contain adequate off street parking for customers. All trailers must be contained on site.

(5) Barns must be located at least 30 feet from any adjacent parcel that, at the time the applicant first seeks a conditional use permit, is zoned residential or residential-agricultural.

d. Standards for an assisted living facility.

(1) The facility shall comply with building, safety, and health regulations applicable to similar structures.

(2) The facility shall be licensed by the state.

(3) A site plan shall be approved for the facility to ensure adequate parking and landscaping are installed.

e. Standards for greater heights than permitted by this Code.

(1) The height may not be greater than two stories or one and one-half times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.

(2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.

(3) A greater height accessory building must be set back a minimum of five feet from side and rear property lines when the adjoining property is zoned or used for single family residential use.

(4) In no event shall a building exceed 55 feet in height.

f. Standards for greater size than permitted by this Code.

(1) The greater size building desired must be of compatible architecture with immediately adjacent buildings.

(2) At least 50 percent of the lot on which the building is located must remain free of buildings.

(3) The building must be for a use permitted in the zone in which it is located.

g. Standards for animals and fowl for recreation and family food production.

(1) Adequate fencing must be provided to ensure animals and fowl are confined safely.

(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.
(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.
(4) The number of fowl will be limited by the point system used in section 10-37-15 of this title.
(5) Livestock numbers may be limited at the administrator's discretion based on the size of the lot and the facilities available to contain and protect the animals.
h. Standards for metal buildings.
(1) In residential (R-1) zones the height and size may not be greater than permitted in the zone.
(2) The building must meet the following design standards:
(A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.
(B) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.
(C) Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.
(D) In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco.
i. Standards for animal specialties.
(1) Adequate fencing and/or enclosures must be provided to ensure animals are confined safely and in conformance with acceptable animal husbandry standards.
(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.
(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.
(4) Animal enclosures used for intensive animal feeding operations must be at least 25 feet from any adjacent parcel that, at the time the applicant first seeks the conditional use, is zoned residential or residential agricultural pursuant to chapters 13 or 14 of this title.
j. Standards for agritourism activities.
(1) Hours of operation must be compatible with adjoining uses and comply with City noise regulations.
(2) On-site parking must be provided.
(3) The use of on street parking to provide up to 40 percent of the required parking may be permitted if adjoining uses are not residential uses and the street is fully improved.
(4) In agricultural zones, this use must be accessory to an established agricultural use.

k. Standards for multi-family residential. In order to promote and preserve commercial growth and to allow infill development of empty and vacant lots in the area designated as downtown on the general map, vacant parcels zoned for commercial uses as listed in this title may, as a conditional use, be allowed for multi-family residential use if the following criteria are met:

(1) No habitable building has been on the parcel for the previous three years.

(2) The land use on at least two sides of the property are residential use at the time of application. Property on the opposite side of a public road or right-of-way shall be considered adjacent for this criteria. Properties that do not meet this criteria may be approved for mix-use development as listed below.

(3) Mix use is allowed. If the proposed development is a mix of commercial use and residential use, then residential units shall be placed on a floor above the commercial use, or in a way to allow commercial buildings to front onto the public roadways. If mixed use, the commercial shall comply with the commercial zoning standards and housing shall comply with RM-3 zoning standards.

(4) Homes in the downtown area shall have the front of buildings face public roadways. The only exception for this requirement is for mix use developments and for parcels that would allow development of units behind units that front the public right-of-way. Every effort should be made to ensure the frontage of roadways are faced with the frontage of buildings. Walls, fences, and the rear of buildings fronting on to public right-of-way should be avoided.

(5) Dwelling units and sites shall comply with RM-3 zoning standards and density. RM-3 minimum required area shall not apply.

l. Standards for multiple accessory dwelling units in a residential, agriculture, or commercial zone.

(1) Multiple accessory dwelling units may be permitted based on the lot area of the property at a rate in the table below assuming all other conditions for an accessory dwelling unit are met.

Lot area	Number of accessory dwelling units
0.49 acres or smaller	1
0.5 acres and greater	2

(2) Fifty percent of the land area on the lot must be free of buildings.

(3) A parking plan must be provided that shows adequate off street parking on the lot at a rate of one space per bedroom.

(4) A landscape plan must be provided that shows how buildings will be shielded from other residential lots.

(5) Occupancy plan: no more than ten people can stay in one building.

(6) Only one accessory dwelling unit can be used as a residential hosting facility as that term is used in Chapter 51 of this Title . All others must be for long term occupancy or as a guesthouse for non-paying guests.

(7) A conditional use permit must be received for any accessory building that does not meet the height or size requirements of 10-13-4. No more than one accessory building can contain a dwelling unit.

F. Appeal of decision. Any person adversely affected by a decision of the Planning Commission regarding the transfer, issuance, or denial of a conditional use permit may appeal such decision to the Appeals Board by filing written notice of appeal stating the grounds therefor within 14 days from the date of such decision.

G. Appeal of decision by Zoning Administrator. Any decision of the Zoning Administrator regarding the issuance or denial of a conditional use permit, shall, upon request by the applicant within ten days after a determination by the Zoning Administrator, be submitted for a de novo review and decision by the Planning Commission at their next available meeting.

H. Effect of approval. A conditional use permit shall not relieve an applicant from obtaining any other authorization or permit required under this title or any other title of this Code.

1. A conditional use permit may be transferred so long as the use conducted thereunder conforms to the terms of the permit.

2. Unless otherwise specified by the Planning Commission and subject to the provisions relating to amendment, revocation or expiration of a conditional use permit, a conditional use permit shall be of indefinite duration and shall run with the land.

I. Amendment. The procedure for amending any conditional use permit shall be the same as the original procedure set forth in this section.

J. Revocation. A conditional use permit may be revoked as provided in section 10-9-6 of this title.

1. In addition to the grounds set forth in section 10-9-6 of this title, any of the following shall be grounds for revocation:

a. The use for which a permit was granted has ceased for one year or more;

b. The holder or user of a permit has failed to comply with the conditions of approval or any City, state, or federal law governing the conduct of the use;

c. The holder or user of the permit has failed to construct or maintain the site as shown on the approved site plan, map, or other approval materials; or

d. The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.

2. No conditional use permit shall be revoked against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the Planning Commission and show cause as to why the permit should not be revoked or the conditions amended. Revocation of a permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.

K. Expiration. A conditional use permit shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the permit is not commenced within one year after approval.

NOW THEREFORE, BIT IT ORDAINED BY THE HURRICANE CITY COUNCIL OF HURRICANE CITY, UTAH THAT:

All ordinances, resolutions, and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution, or ordinance, or part thereof.

Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Hurricane City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications, and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.

PASSED AND APPROVED this 3rd day of August 2023

Hurricane City

_____ Nanette Billings, Mayor

Attest:

_____

Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 3rd day of August, 2023. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent

Joseph Prete	___	___	___	___
David Sanders	___	___	___	___
David Hirschi	___	___	___	___
Kevin Thomas	___	___	___	___
Doug Heideman	___	___	___	___

_____

Cindy Beteag, Recorder

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**07/27/2023**
Application Number:	LUCA 23-04
Type of Application:	City Master Plan
Action Type:	Legislative
Applicant:	
Agent:	
Request:	Amend Title 10 Chapter 7 with regards to standards to have multiple accessory dwelling units

Discussion:
At the last Planning Commission meeting the Planning Commission made a recommendation to the City Council that they amend the 2022 Moderate Income Housing Plan with regards to continually assessing the success and failures of our ADU policy but not to lower the amount of property needed to have a second accessory dwelling unit. Before that meeting occurred the Mayor directed planning staff to schedule a public hearing on an ordinance lowering the amount of property needed to have a second ADU.

The City Council did vote on July 20th to adopt the amendments to the Moderate Income Housing Plan as initially presented including the goal that we evaluate lowering the property requirement for having a second accessory dwelling unit. A couple council members, similarly to the Planning Commission, had trepidations about this as a policy matter but were willing to explore it further.

Planning staff has proposed three changes to this ordinance (the Planning Commission can request other changes)

- Lowering the lot area needed to have a second ADU from .8 acres to .5 acres.
- Tighten up language in subsection (6) with regards to ensuring that only one ADU can be used as a short-term rental.
- Adding a standard that the primary dwelling and two ADUs cannot be across three separate buildings. At least one ADU must be attached; either to the primary dwelling or to the other ADU. This standard is meant to be phrased to still allow a property owner to have a detached garage or other accessory building. It is important to note that subsection (1) states 50% of the lot must be clear of building.

Recommendation:
Staff recommends the Planning Commission make a recommendation to the City Council.

Sec. 10-7-9. Conditional use permit.

A. *Purpose.* This section sets forth procedures for considering and approving conditional use permits.

B. *Authority.*

1. The Planning Commission is authorized to issue conditional use permits for the following uses:

   Agricultural industry.

   Agritourism activities.

   Animal specialties.

   Assisted living facility.

   Greater heights than permitted by this Code in all zones except residential and residential agricultural zones.

   Greater size than permitted by this Code in all zones except residential and residential agricultural zones.

   Metal building in commercial and residential zones.

   Multi family in commercial zones.

   Public stable.

   Reception center.

   Recreation and entertainment, outdoor.

2. The Zoning Administrator is authorized to issue conditional use permits for the following uses:

   Animals and fowl for recreation and family food production.

   Greater size accessory buildings than permitted by this Code in residential zones.

   Greater size accessory buildings than permitted by this Code in residential and residential agricultural zones.

   Greater height accessory buildings than permitted by this Code in residential and residential agricultural zones.

C. *Initiation.* A property owner, or the owner's agent, may request a conditional use permit as provided in subsection D1 of this section.

D. *Procedure.* An application for a conditional use permit shall be considered and processed as provided in this subsection.

1. A complete application shall be submitted to the office of the Zoning Administrator in a form established by the administrator along with any fee established by the City's schedule of fees. The application shall include at least the following information:

a. The name, address and telephone number of the applicant and the applicant's agent, if any;

b. The address and parcel identification of the subject property;

c. The zone, zone boundaries and present use of the subject property;

d. A description of the proposed conditional use;

e. A plot plan showing the following:

(1) Applicant's name;

(2) Site address;

(3) Property boundaries and dimensions;

(4) Layout of existing and proposed buildings, parking, landscaping, and utilities; and

(5) Adjoining property lines and uses within 100 feet of the subject property.

f. Traffic impact analysis, if required by the City Engineer or the Planning Commission;

g. A statement by the applicant demonstrating how the conditional use permit request meets the approval standards for the conditional use desired; and

h. Such other and further information or documentation as the Zoning Administrator may deem necessary for proper consideration and disposition of a particular application.

2. After the application is determined to be complete, the Zoning Administrator shall schedule a public meeting before the Planning Commission as provided in section 10-7-4 of this chapter or shall review the application to determine if it meets the standards for an administrative conditional use permit.

3. A staff report evaluating the application shall be prepared by the Zoning Administrator for a conditional use permit that will be reviewed by the Planning Commission.

4. The Planning Commission shall hold a public meeting and shall thereafter approve, approve with conditions, or deny the application pursuant to the standards set forth in subsection E of this section. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with the applicable standards, the conditional use may be denied.

5. After the Planning Commission or Zoning Administrator makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.

6. A record of all conditional use permits shall be maintained in the office of the Zoning Administrator.

E. *Approval standards.* The following standards shall apply to the issuance of a conditional use permit:

1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.

2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section:

a. *Standards for a reception center.*

(1) Hours of operation must be compatible with adjoining uses and comply with City noise regulations.

(2) Parking shall be contained onsite.

(3) The center must have an approved site plan.

(4) If beer, wine, or other alcoholic beverages are served, the center must be licensed by the state alcohol control board.

(5) Reception Center use must be secondary to any agricultural use on the property.

(6) Property shall be a minimum of five acres.

(7) In RA Zoning, Reception Center shall only be used a maximum of five days a month.

(8) Building must meet the fire code and be inspected by the fire marshal or their representative prior to the approval of the conditional use permit.

(9) The applicant shall provide an emergency access plan that shall be approved by the fire marshal prior to the approval of the conditional use permit.

b. *Standards for an agricultural industry.*

(1) Adequate fencing and/or enclosures must be provided to ensure animals and fowl are confined safely and in conformance with acceptable animal husbandry standards.

(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.

(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.

(4) Animal enclosures used for intensive animal feeding operations must be at least 25 feet from any adjacent parcel that, at the time the applicant first seeks the conditional use, is zoned residential or residential-agricultural pursuant to chapters 13 or 14 of this title.

c. *Standards for a public stable.*

(1) Adequate fencing and/or enclosures must be provided to ensure horses are confined safely and in conformance with acceptable animal husbandry standards.

(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.

(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.

(4) Site must contain adequate off street parking for customers. All trailers must be contained on site.

(5) Barns must be located at least 30 feet from any adjacent parcel that, at the time the applicant first seeks a conditional use permit, is zoned residential or residential-agricultural.

d. *Standards for an assisted living facility.*

(1) The facility shall comply with building, safety, and health regulations applicable to similar structures.

(2) The facility shall be licensed by the state.

(3) A site plan shall be approved for the facility to ensure adequate parking and landscaping are installed.

e. *Standards for greater heights than permitted by this Code.*

(1) The height may not be greater than two stories or one and one-half times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.

(2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.

(3) A greater height accessory building must be set back a minimum of five feet from side and rear property lines when the adjoining property is zoned or used for single family residential use.

(4) In no event shall a building exceed 55 feet in height.

f. *Standards for greater size than permitted by this Code.*

(1) The greater size building desired must be of compatible architecture with immediately adjacent buildings.

(2) At least 50 percent of the lot on which the building is located must remain free of buildings.

(3) The building must be for a use permitted in the zone in which it is located.

g. *Standards for animals and fowl for recreation and family food production.*

(1) Adequate fencing must be provided to ensure animals and fowl are confined safely.

(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.

(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.

(4) The number of fowl will be limited by the point system used in section 10-37-15 of this title.

(5) Livestock numbers may be limited at the administrator's discretion based on the size of the lot and the facilities available to contain and protect the animals.

h. *Standards for metal buildings.*

(1) In residential (R-1) zones the height and size may not be greater than permitted in the zone.

(2) The building must meet the following design standards:

(A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

(B) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.

(C) Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.

(D) In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco.

i. *Standards for animal specialties.*

(1) Adequate fencing and/or enclosures must be provided to ensure animals are confined safely and in conformance with acceptable animal husbandry standards.

(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.

(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.

(4) Animal enclosures used for intensive animal feeding operations must be at least 25 feet from any adjacent parcel that, at the time the applicant first seeks the conditional use, is zoned residential or residential agricultural pursuant to chapters 13 or 14 of this title.

j. *Standards for agritourism activities.*

(1) Hours of operation must be compatible with adjoining uses and comply with City noise regulations.

(2) On-site parking must be provided.

(3) The use of on street parking to provide up to 40 percent of the required parking may be permitted if adjoining uses are not residential uses and the street is fully improved.

(4) In agricultural zones, this use must be accessory to an established agricultural use.

k. *Standards for multi-family residential.* In order to promote and preserve commercial growth and to allow infill development of empty and vacant lots in the area designated as downtown on the general map, vacant parcels zoned for commercial uses as listed in this title may, as a conditional use, be allowed for multi-family residential use if the following criteria are met:

(1) No habitable building has been on the parcel for the previous three years.

(2) The land use on at least two sides of the property are residential use at the time of application. Property on the opposite side of a public road or right-of-way shall be considered adjacent for this criteria. Properties that do not meet this criteria may be approved for mix-use development as listed below.

(3) Mix use is allowed. If the proposed development is a mix of commercial use and residential use, then residential units shall be placed on a floor above the commercial use, or in a way to allow commercial buildings to front onto the public roadways. If mixed use, the commercial shall comply with the commercial zoning standards and housing shall comply with RM-3 zoning standards.

(4) Homes in the downtown area shall have the front of buildings face public roadways. The only exception for this requirement is for mix use developments and for parcels that would allow development of units behind units that front the public right-of-way. Every effort should be made to ensure the frontage of roadways are faced with the frontage of buildings. Walls, fences, and the rear of buildings fronting on to public right-of-way should be avoided.

(5) Dwelling units and sites shall comply with RM-3 zoning standards and density. RM-3 minimum required area shall not apply.

l. *Standards for multiple accessory dwelling units in a residential, agriculture, or commercial zone.*

(1) Multiple accessory dwelling units may be permitted based on the lot area of the property at a rate in the table below assuming all other conditions for an accessory dwelling unit are met.

Lot area	Number of accessory dwelling units
0.4~~7~~9 acres or smaller	1
0.5~~8~~ acres and greater	2

(2) Fifty percent of the land area on the lot must be free of buildings.

(3) A parking plan must be provided that shows adequate off street parking on the lot at a rate of one space per bedroom.

(4) A landscape plan must be provided that shows how buildings will be shielded from other residential lots.

(5) Occupancy plan: no more than ten people can stay in one building.

(6) Only one accessory dwelling unit can be used as a residential hosting facility as that term is used in Chapter 51 of this Title ~~as a short-term rental~~. All others must be for long term occupancy or as a guesthouse for non-paying guests.

(7) A~~Separate~~ conditional use permit~~permits~~ must be received for any~~every~~ accessory building that does not meet the height or size requirements of 10-13-4. No more than one accessory building can contain a dwelling unit.

F. *Appeal of decision*. Any person adversely affected by a decision of the Planning Commission regarding the transfer, issuance, or denial of a conditional use permit may appeal such decision to the Appeals Board by filing written notice of appeal stating the grounds therefor within 14 days from the date of such decision.

G. *Appeal of decision by Zoning Administrator*. Any decision of the Zoning Administrator regarding the issuance or denial of a conditional use permit, shall, upon request by the applicant within ten days after a determination by the Zoning Administrator, be submitted for a de novo review and decision by the Planning Commission at their next available meeting.

H. *Effect of approval*. A conditional use permit shall not relieve an applicant from obtaining any other authorization or permit required under this title or any other title of this Code.

1. A conditional use permit may be transferred so long as the use conducted thereunder conforms to the terms of the permit.

2. Unless otherwise specified by the Planning Commission and subject to the provisions relating to amendment, revocation or expiration of a conditional use permit, a conditional use permit shall be of indefinite duration and shall run with the land.

I. *Amendment*. The procedure for amending any conditional use permit shall be the same as the original procedure set forth in this section.

J. *Revocation*. A conditional use permit may be revoked as provided in section 10-9-6 of this title.

1. In addition to the grounds set forth in section 10-9-6 of this title, any of the following shall be grounds for revocation:

a. The use for which a permit was granted has ceased for one year or more;

b. The holder or user of a permit has failed to comply with the conditions of approval or any City, state, or federal law governing the conduct of the use;

c. The holder or user of the permit has failed to construct or maintain the site as shown on the approved site plan, map, or other approval materials; or

d. The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.

2. No conditional use permit shall be revoked against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the Planning Commission and show cause as to why the permit should not be revoked or the conditions amended. Revocation of a permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.

K. *Expiration*. A conditional use permit shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the permit is not commenced within one year after approval.

(Ord. 2016-11, 11-17-2016; Ord. 2017-14, 8-17-2017; Ord. 2017-16, 11-16-2017; Ord. 2018-04, 4-5-2018; Ord. 2018-12, 10-18-2018; Ord. 2018-14, 12-20-2018; Ord. 2019-10, 9-19-2019; Ord. 2020-03, 2-6-2020; Ord. No. 2021-05 , 6-3-2021; Ord. No. 2022-10 , 5-19-2022; Ord. No. 2022-21 , 7-7-2022; Ord. No. 2022-61 , 2-2-2023)

CHAPTER 41. ACCESSORY DWELLING UNITS

Sec. 10-41-1. Purpose.

The purpose of this chapter is to establish use and development regulations for accessory dwelling units (ADU). These regulations are intended to ensure that limited use of ADUs allowed in a residential zone do not disturb the single-family residential character of a neighborhood.

(Ord. 2018-04, 4-5-2018; Ord. No. 2022-10 , 5-19-2022; Ord. No. 2022-62 , 2-16-2023)

Sec. 10-41-2. Scope.

The requirements of this chapter shall apply to all ADUs in single-family zones. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, and other laws.

(Ord. 2018-04, 4-5-2018; Ord. No. 2022-10 , 5-19-2022; Ord. No. 2022-62 , 2-16-2023)

Sec. 10-41-3. Permitted use.

Only one ADU is allowed as a permitted use as listed in sections 10-13-3 and 10-14-3, except where a second ADU is allowed as a conditional use pursuant to chapter 7 of this title. ADUs shall be subject to the development standards of this chapter. Relevant definitions may be found in chapter 3 of this title.

(Ord. 2018-04, 4-5-2018; Ord. No. 2022-10 , 5-19-2022; Ord. No. 2022-62 , 2-16-2023)

Sec. 10-41-4. Development standards; permitted use.

The development standards set forth in this section shall apply to any ADU allowed as a permitted use.

A. *Definition; setbacks and size.* An ADU is an accessory use to the main residential dwelling unit. Setbacks and size and lot coverage limitations established for accessory buildings in each zone shall apply, except that an ADU shall meet the same setbacks for primary units on the street side yard.

B. *Egress and life safety requirements.* The dwelling unit must meet egress and life safety requirements of the International Residential Building Code.

C. *Ownership.* The owner or a member of the family of the property owner shall reside on the property as their primary residence as a condition for an ADU to be rented. For long-term occupancy, the property owner may live in the ADU or the primary building. Only the ADU may be used as a short-term rental pursuant to chapter 51 of this title.

D. *Limit.* Generally, only one ADU may be established on one residential property. However, two accessory dwelling units may be allowed by a conditional use permit pursuant to chapter 7 of this title.

E. *Entrance.* An ADU may have its own outside entrance.

F. *Landscaping.* Landscaping shall be provided and maintained to minimize impact on neighboring properties, to retain residential character, and to provide a visual buffer for onsite parking in relation to adjacent properties and the street. Landscaping may include, but shall not be limited to, planting trees in the park strip.

G. *Secondary use.* An ADU shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes.

H. *Maximum size.* An ADU, if it is detached, must meet the size limitations for the zone or have been granted a conditional use permit.

I. *Residential hosting.* One ADU may be used per residential lot for residential hosting pursuant to chapter 51 of this title.

(Ord. 2018-04, 4-5-2018; Ord. No. 2022-10 , 5-19-2022; Ord. No. 2022-62 , 2-16-2023)

Sec. 10-41-5. Compliance with development standards.

A. Residential properties with ADUs found to be in violation of the development standards set forth in section 10-42-4 of this title shall be subject to all applicable remedies set forth in chapter 9 of this title to ensure compliance.

B. In order to ensure ADUs meet the development standards, a permit must be issued by the City for any use of the unit described in section 3-9-2 or chapter 51 of this title.

(Ord. 2018-04, 4-5-2018; Ord. No. 2022-10 , 5-19-2022; Ord. No. 2022-62 , 2-16-2023)

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>

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval on a preliminary plat for **Buck's Ace Hardware, a four lot commercial subdivision located at 1447 W State St**. Buck Hurst Applicant. Jared Bates Agent.

Discussion:
The applicant has filed a preliminary plat for the new Ace Hardware development just west of Gould's Wash along SR-9. They are looking to properly subdivide off the three restaurant pads they are proposing. This property was illegally subdivided already through the County and this application will resolve that and allow them to keep moving forward.
The Planning Commission recommended approval subject to staff and JUC comments.

Findings:

Recommendation:

Attachments:
1. Application 6-29-2023
2. PP23-19 Buck_s Ace Hardware
3. pre plat 062823
4. Will Serve - Buck_s Ace Hardware - 2023.07.24
5. 64a2ebb2c41a8Acknowledgement_of_Water_Suppl
6. Hurricane Build Dept_20230725_173011
7. Front Right
8. Street Perspective
9. Front Left

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

PRELIMINARY PLAT APPLICATION

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

Name: Buck Hurst Telephone: 435-632-6679

Address: P.O. Box 647, Hurricane UT 84737 Fax No. _____

Email: buck@bucksacehardware.com Agent Email: jared.b@rac.ut.com

Agent (If Applicable): Jared Bates, PE, Rosenberg Associates Telephone: 435-680-3932

Address/Location of Subject Property: 1447 W State Street

Tax ID of Subject Property: H-3-1-33-3217 Zone District: _____

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) H-3-1-33-2458, H-3-1-33-2457, H-3-1-33-2456
Commercial Subdivision w/ 4 parcels/Lots

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

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

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

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

PRELIMINARY PLAT CHECKLIST

For office use only: $150.00 Fee

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

✓ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- ✓ a. The proposed name of the subdivision.
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- ✓ a. The location of the nearest monument.
- ✓ b. The boundary of the proposed subdivision and the acreage included.
- ✓ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- ✓ d. The location, width, and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- ✓ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- ✓ f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
- ✓ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- ✓ h. Contours at vertical intervals not greater than five (5) feet.
- ✓ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock, and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- ✓ j. Information on whether property is located in desert tortoise take area.

✓ 3. Proposed Plan: The subdivision plans shall show:
- ✓ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys, and easements.
- ✓ b. The layout, numbers, and typical dimensions of lots.
- ✓ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- ✓ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- ✓ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- ✓ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- ✓ g. Approximate radius of all center line curves on highways or streets.

✓ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)

✓ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.

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

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

✓ l. Will this subdivision be phased? If yes show possible phasing lines.

✓ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

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

✓ 5. Signed and notarized Acknowledgement Water Suppl

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second and fourth Thursday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 (noon) 20 full calendar days before the Planning Commission meeting at which you plan for your application to be heard.

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: Buck Hurst Date: 6/29/2023

Signature: _____

PRELIMINARY PLAT APPLICATION (General Information)

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to ensure that all proposed divisions of land conform to the City General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

- Determine current zoning for property.
- If zoning fits desired subdivision, meet with Planning staff to discuss the proposed project.
- Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
- Submit completed application, preliminary plat, and required $150 fee to Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting. (See submittal dates sheet)
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
- Appear at the next scheduled City Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear City Council comments, answer questions, and receive City Council decision. City Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.

If the preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to Hurricane City standards. Construction drawings must be approved by both the Hurricane Joint Utilities Committee and the Ash Creek Special Service District. Approval means changes are made and all required signatures are obtained.

Once the preliminary plat is approved by the City Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one-year time limit is reached. The Planning Commission will review and make recommendation to the City Council on the final plat

when submitted. The City Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

The Planning Commission makes a recommendation to the City Council, so there is no appeal. The City Council's action on a preliminary plat is final unless appealed to the appropriate court.

HURRICANE CITY
UTAH

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Buck Hurst am/are the applicant(s) of the application known as Bucks Ace Hardware located on parcel(s) H-3-33-3217 (3 others) within the City of Hurricane, Washington County, Utah.

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

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

Dated this_____ day of_____, 20___,

Applicant Name: _____

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

Title of Signer: _____

Signature: _____

STATE OF_____)

COUNTY OF_____)

On the_____ day of_____, 20____, personally appeared before me_____, the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

Notary Public: _____

My Commission Expires: _____

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

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: _____

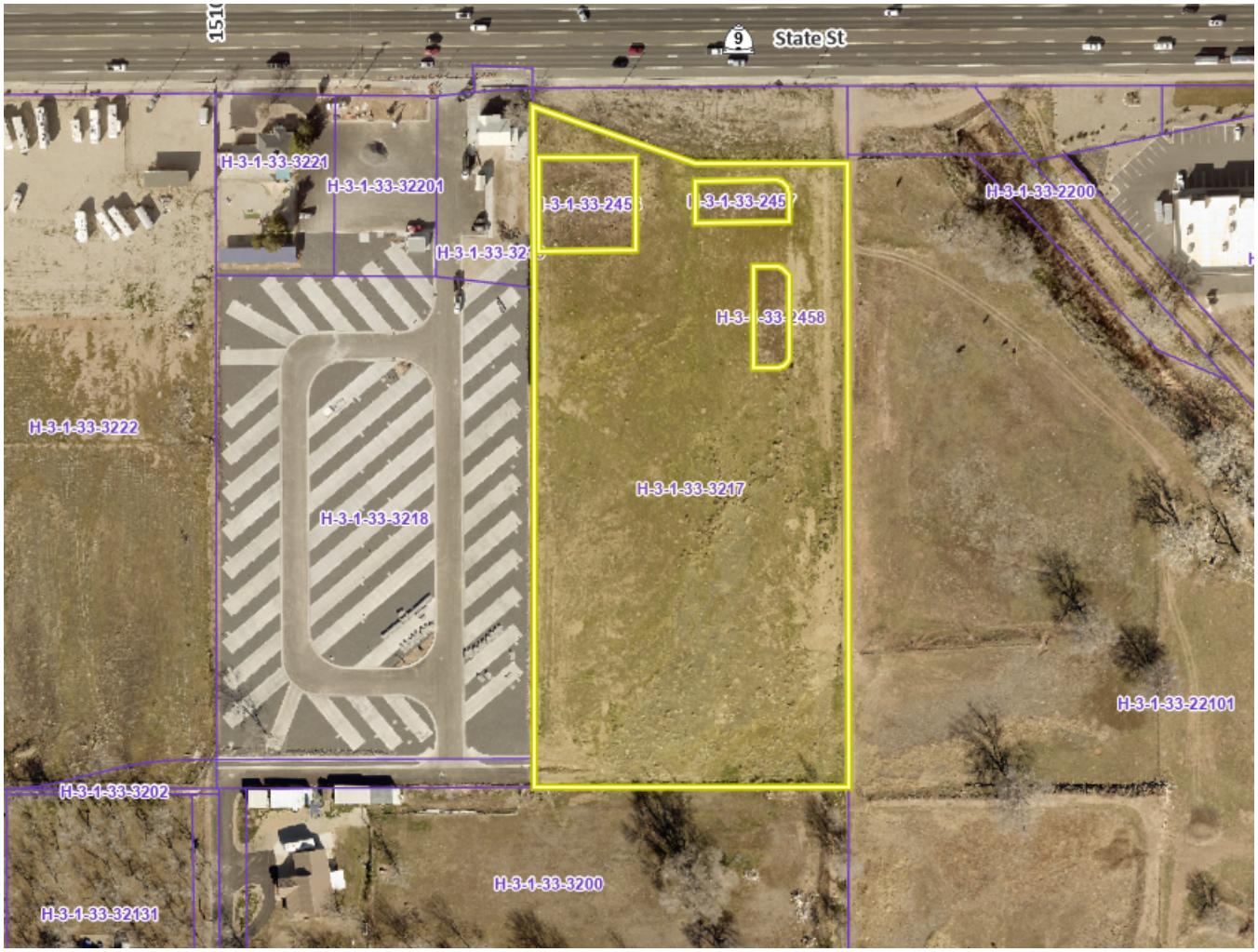
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**08/03/2023**
Application Number:	PP23-19
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Buck Hurst
Agent:	Jared Bates
Request:	Approval of a Preliminary Plat
Location:	1447 W State St
Zoning:	HC
General Plan Map:	Single Family

Planning Commission Recommendation:
The Planning Commission recommended approval subject to staff and JUC comments.

Discussion:
The applicant has filed a preliminary plat for the new Ace Hardware development just west of Gould's Wash along SR-9. They are looking to properly subdivide off the three restaurant pads they are proposing. This property was illegally subdivided already through the County and this application will resolve that and allow them to keep moving forward.



JUC Comments

Construction drawings for this project have already been submitted

The following items will need to be addressed:

1. **Public Works:** No comments
2. **Power:** The applicant may want to communicate with UDOT to have joint effort for power on this project.
3. **Sewer:** The District has redlines on the sewer layout.
4. **Street:** What are the plans for drainage between this property and Gould's Wash?
5. **Water:** Okay
6. **Engineering:** Neighbor's participation needed for dedication of 1400 W. Some preliminary design from neighbors would be helpful for utility design.
7. **Fire:** Okay
8. **Cable:** No comments
9. **Phone:** No comments
10. **Gas**: Dominion Energy will need 10' PUE to install gas main in private parking lot.
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.

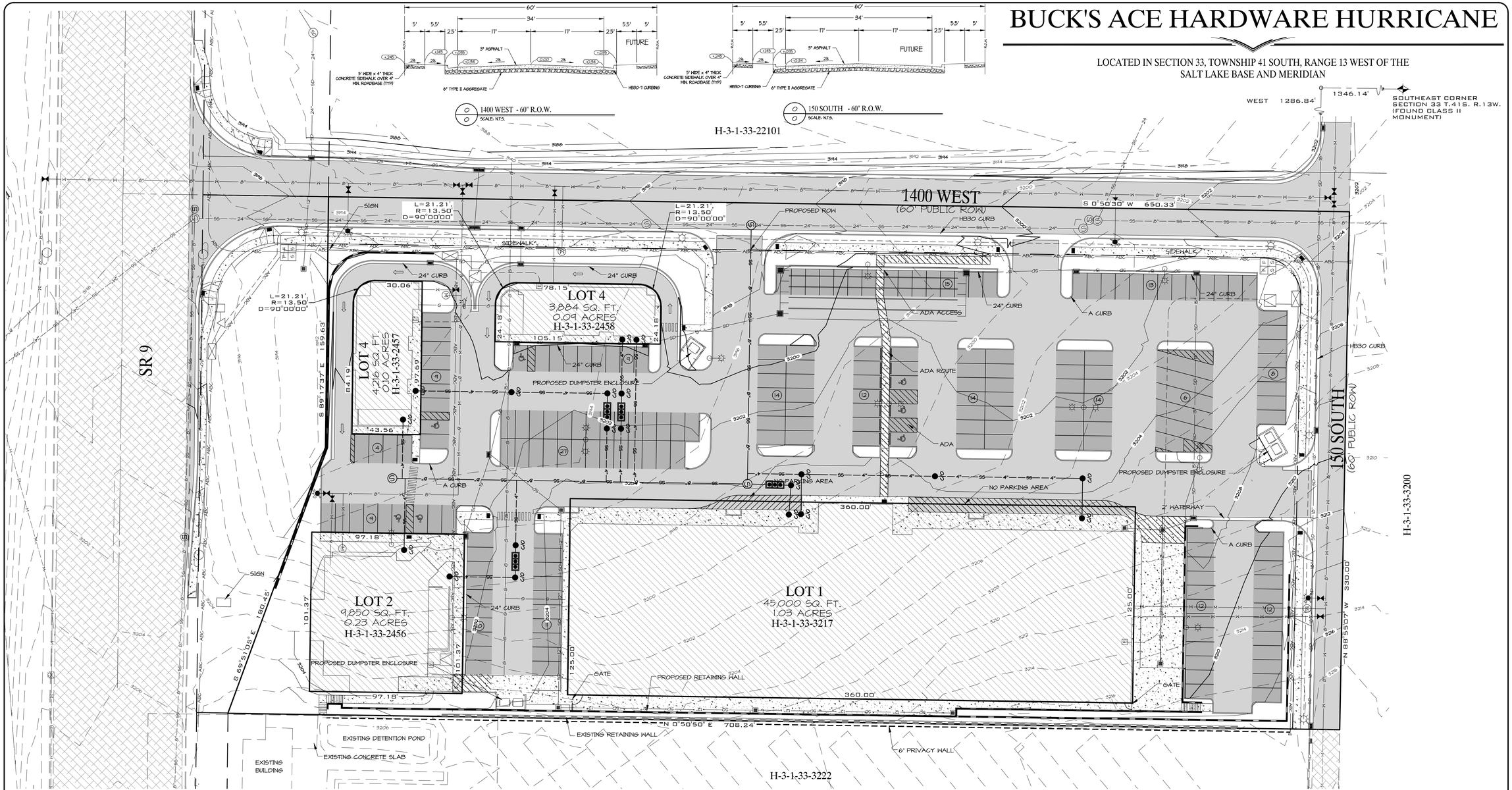
Staff Comments: Preliminary Plat

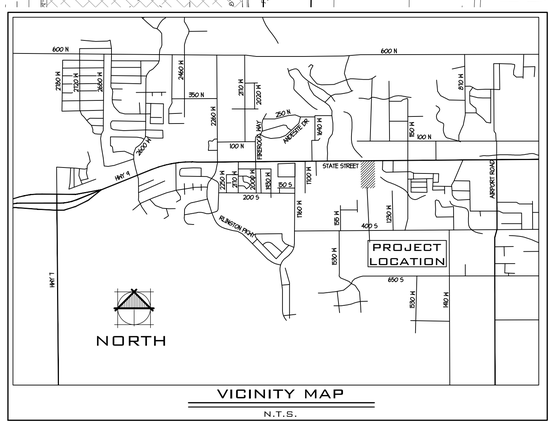
1. The proposed uses are permitted in HC zoning.
2. Proposed 1400 W will require property dedication from the neighboring property owner. In discussions with the neighboring property owner they seemed willing to participate. The applicant has indicated that they will be able to get an agreement with the property owner.
3. The plat does not indicate if the property is in a desert tortoise take area.
4. Will serve letters from the culinary and sanitary water providers have not been provided.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends continuing this item until will serve letters are received from the water and sewer providers.

BUCK'S ACE HARDWARE HURRICANE

LOCATED IN SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN





VICINITY MAP

N.T.S.

LEGEND:

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- EXISTING CATCH BASIN
- PROPOSED CURB INLET CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED TBC ELEVATION
- DIRECTION OF SURFACE FLOW
- PROPOSED RETAINING WALL
- EXISTING ASPHALT
- PROPOSED 2 1/2" ASPHALT
- PROPOSED 3" ASPHALT
- EXISTING WATER MAIN (SIZE INDICATED ON PLAN)
- PROPOSED WATER LINE (SIZE INDICATED ON PLAN)
- EXISTING UNDERGROUND PRIMARY POWER, PHASE NOTED
- PROPOSED UNDERGROUND PRIMARY POWER, PHASE NOTED
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING WATER METER
- PROPOSED 1" WATER METER
- PROPOSED 1 1/2" WATER METER
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED 6" SEWER CLEANOUT
- EXISTING SINGLE PHASE TRANSFORMER
- PROPOSED SINGLE PHASE TRANSFORMER
- SECONDARY POWER, AS NOTED
- EXISTING SEWER MAIN (SIZE INDICATED ON PLAN)
- PROPOSED SEWER MAIN (SIZE INDICATED ON PLAN)

SITE DATA

PARCEL NUMBER:
H-3-1-33-3217
H-3-1-33-2456
H-3-1-33-2451
H-3-1-33-2458

SITE ADDRESS:
100 S 1450 W

CURRENT ZONE:
HC

GENERAL PLAN:
SINGLE FAMILY

TOTAL PARCEL AREA:
H-3-1-33-3217
PARCEL AREA:: 202,298 SQ. FT. (4.64 ACRES)
H-3-1-33-2456
PARCEL AREA:: 8,450 SQ. FT. (0.23 ACRES)
H-3-1-33-2451
PARCEL AREA:: 4,216 SQ. FT. (0.10 ACRES)
H-3-1-33-2458
PARCEL AREA:: 3,884 SQ. FT. (0.09 ACRES)

TOTAL AREA:: 219,348 SQ. FT. (5.03 ACRES)

TOTAL PARKING:
PARKING PROVIDED 199 SPACES
TRAILER PARKING PROVIDED 6 SPACES
ADA PARKING PROVIDED 7 SPACES
REGULAR PARKING PROVIDED 186 SPACES

TOTAL BUILDING AREA:
BUILDING: 50,400 SQ.FT.

LOT COVERAGE (DEVELOPMENT AREA):
BUILDING: 50,400 SQ. FT.
HARD SURFACE: 142,084 SQ. FT.
LANDSCAPING: 26,854 SQ. FT.
PERCENT LANDSCAPING: 8.16%

PROJECT OWNER/ DEVELOPER

HURST ACE HARDWARE
484 N STATE STREET PO BOX 647
HURRICANE, UT 84737
CONTACT: BUCK HURST
(435) 635-4449

PROJECT ENGINEER

ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UT 84790
CONTACT: JARED BATES
(435) 673-8586

GEOTECHNICAL ENGINEER

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS
1420 SOUTH 270 EAST
ST. GEORGE, UT 84790
CONTACT: WAYNE ROGERS
(435) 673-6850

811 Know what's **below.** **Call** before you dig.

NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE OWNER ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF ONLY THOSE UTILITIES THAT THE ENGINEER HEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

0 30' 60'
SCALE: 1"=30'

DATE: 06/28/2023
JOB NO.: 13250-22
DESIGNED BY: TKH
CHECKED BY: JAB
DWG: SITE

REVISIONS
DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

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

PRELIMINARY PLAT
FOR
BUCK'S ACE HARDWARE HURRICANE
HURRICANE
UTAH

PROFESSIONAL ENGINEER
JARED W. BATES
6/28/2023
STATE OF UTAH

SHEET
1.0
1 OF 1 SHEETS

July 24, 2023

Hurricane City
Fred Resch
127 N. 870 W.
Hurricane, UT 84737

Subject: Buck's Ace Hardware

Fred,

There is sewer capacity for this project. The developers understand and agree that they will need to get plan approval for the sewer system.

After approval, they agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

1350 South Sandhollow Road, Hurricane, UT 84737
phone: 435.635.2348
email: ashcreek@infowest.com

HURRICANE CITY
UTAH
Water Department
Ken Richins, Superintendent

October 12, 2022

To Whom It May Concern:

BLOW SAND LLC, SCOTT NIELSON (the "Developer") has requested a culinary water will serve letter for the subdivision known as **Glampers Inn**, located at approximately **501 S Sandhollow Rd** in Hurricane, Utah (the "Project").

Infrastructure

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

Water Supply

As of the date of this letter, the city has adequate water to supply water to **57 Equivalent** residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements

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

Sincerely,

Ken Richins
Water Department Superintendent

646 West 600 North • Hurricane, UT • 84737
Phone: (435) 635-9442 • Fax: (435) 635-2616
WEB: www.cityofhurricane.com

HURRICANE CITY
UTAH

Water Department
Ken Richins, Superintendent

Date July 20, 2023

To Whom It May Concern:

Buck's Ace Hardware (the "Developer") has requested a culinary water will serve letter for the subdivision known as _____, located at approximately 1400 W off State Street in Hurricane, Utah (the "Project").

Infrastructure

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

Water Supply

As of the date of this letter, the city has adequate water to supply water to **4** residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

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Sincerely,

Ken Richins
Water Department Superintendent

646 West 600 North • Hurricane, UT • 84737
Phone: (435) 635-9442 • Fax: (435) 635-2616
WEB: www.cityofhurricane.com

ACE Hardware
The helpful place
Buck's ACE

ACE Hardware
ACE

ACE
ACE

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of an **amended final plat for Quail Creek Industrial Park Phase 5 located at 1100 S Regional Park Road**. Doug Dennett Applicant. Brandee Walker Agent.

Discussion:
The applicant is requesting to add area to Parcel “A” on the Quail Creek Industrial Phase 5 plat. On the original plat this area was proposed for a regional detention basin and sewer lift station. The applicant is looking to add space to the sewer lift station and add a Public Utility Easement on that property and dedicate the rest to the City.
The Planning Commission unanimously recommended approval subject to staff and JUC comments.

Findings:

Recommendation:

Attachments:
1. 7303application-AFP23-14
2. AFP23-14 QCIP Phase 5
3. 64aed1f9afddcFinal_Plat_Map

Hurricane City Application

Permit #: AFP23-14
Issue Date: 07/12/2023

Application Accepted Date: 07/11/2023
Type of Improvement: Subdivision (Final Plat Amendment)
Description: Amendment of Sewer Lift Station & Detention Basin
Tenant / Project Name: Quail Creek Industrial Phase 5 Partially Amended Detention Basin
Bldg. Address: 1100 S Regional Park Road
City: Hurricane State: UT Zip: 84737
Subdivision: Quail Creek Industrial Subdivision Phase: 5
Block: Lot #: Parcel #: H-QCI-5-A
Property Owner: Doug Dennett
Permit Contact: Brandee Walker P:(435) 668-4023
Email: bwalker@civilscience.com

CONTACT INFORMATION

Engineer of Record: Travis Sanders
Email: tsanders@civilscience.com P: (435) 986-0100

General Contractor: Quail Creek Industrial Phase 5 Partially
License #: Amended Detention Basin P: (435) 703-3684
City: Holding State: Zip:
Email: dennettconstruction@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	$	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	07/12/23	Brienna Spencer

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

APPLICATION NUMBER: PENDAFP23-14

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: Brandee Walker

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 07/12/2023

Application Issued By: Date: 07/12/2023

Receipt #: 8.170166-07/12/23

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**08/03/2023**
Application Number:	AFP23-14
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Doug Dennett
Agent:	Brandee Walker-Civil Science
Request:	Approval of an Amended Final Plat
Location:	1100 S Regional Park Road
Zoning:	M-1
General Plan Map:	Light Industrial/Business

Planning Commission Recommendation:
The Planning Commission unanimously recommended approval subject to staff and JUC comments.

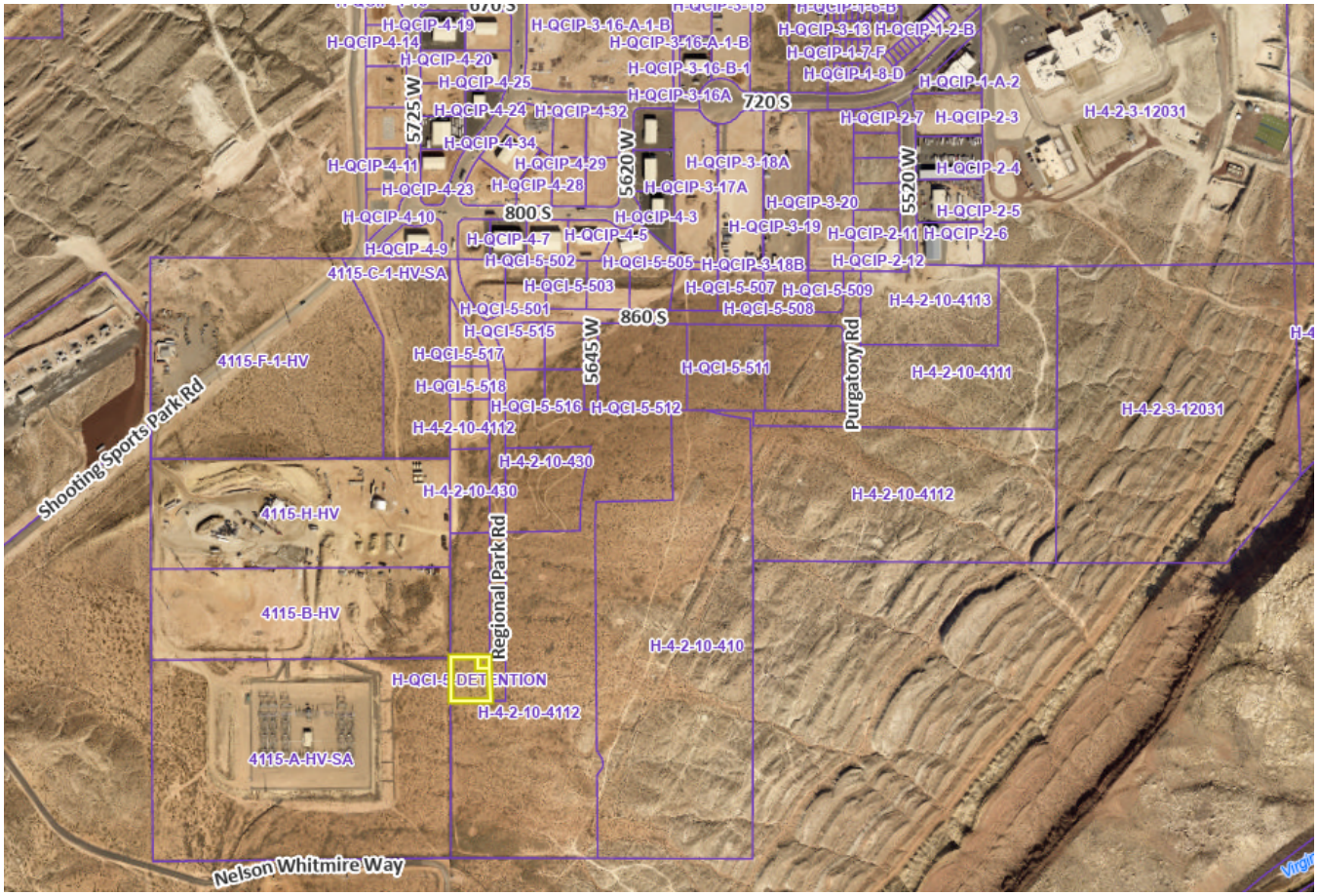
Discussion: The applicant is requesting to add area to Parcel "A" on the Quail Creek Industrial Phase 5 plat. On the original plat this area was proposed for a regional detention basin and sewer lift station. The applicant is looking to add space to the sewer lift station and add a Public Utility Easement on that property and dedicate the rest to the City.

JUC Comments

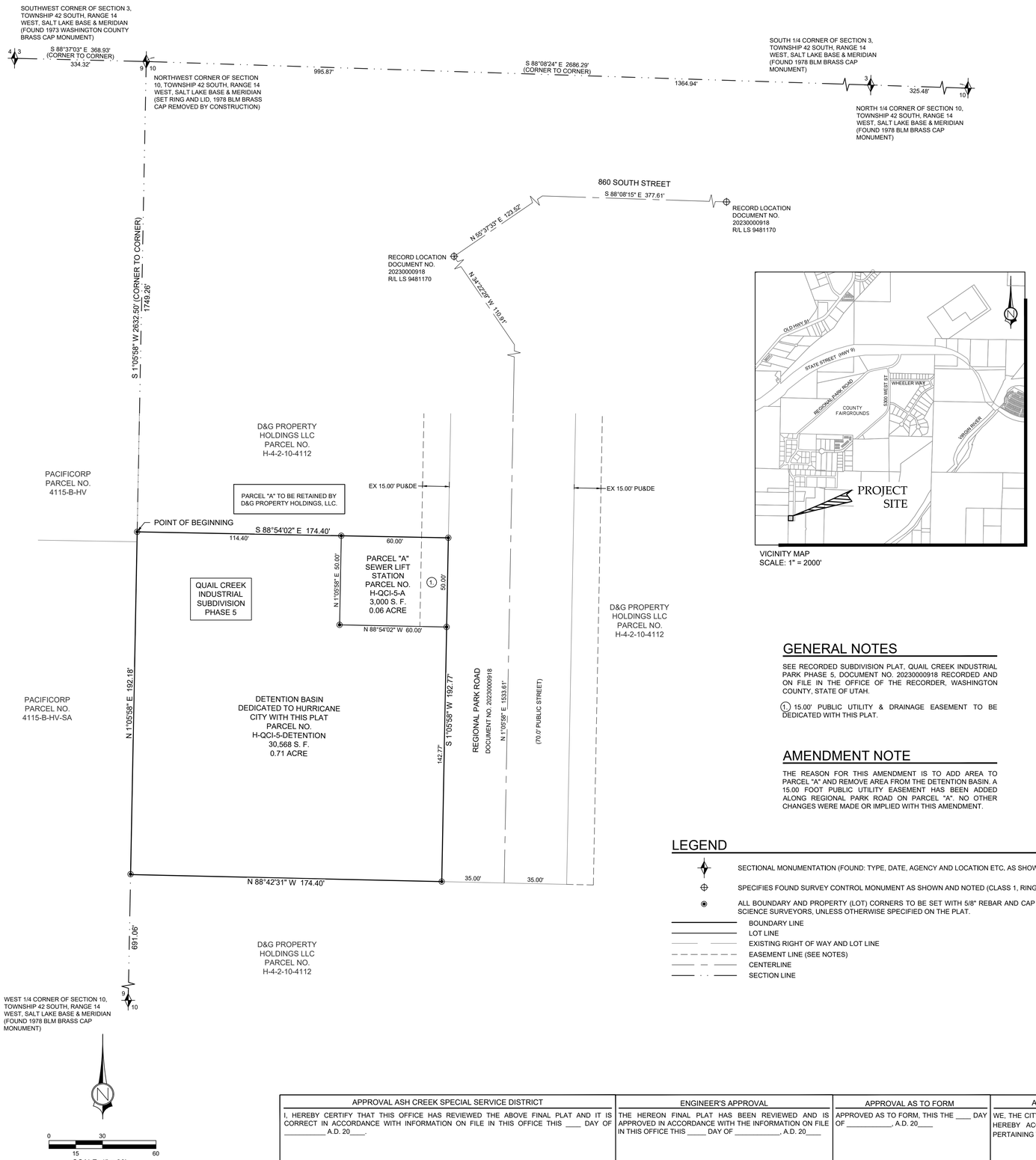
1. **Public Works:** No comments
2. **Power:** Power will require a 15' PUE along entire frontage of this property also
3. **Water:** Okay
4. **Streets:** Okay with amendment
5. **Sewer:**
6. **Engineering:** Minor corrections needed. Not opposed to the intent.
7. **Fire:**
8. **Cable:** No comments
9. **Phone:** 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

1. The plat does meet amended final plat standards contained in Utah Code 10-9a-608. Subdivision Amendments, updated in 2023. The following are the key items:
    a. Depicts only the portion of the subdivision that is proposed to be amended
    b. Includes a plat name distinguishing the amended plat from the original plat
    c. Describe the differences between from the original plat.
    d. Includes references to the original plat
2. The Final Plat needs a full review by the City Engineering Department for surveying details.



Recommendation: Staff recommends that the Planning Commission review this application based on Hurricane City and State Code standards. Staff would recommend approval of this item subject to staff and JUC comments.



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

SEE RECORDED SUBDIVISION PLAT, QUAIL CREEK INDUSTRIAL PARK PHASE 5, DOCUMENT NO. 20230000918 RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.

(1) 15.00' PUBLIC UTILITY & DRAINAGE EASEMENT TO BE DEDICATED WITH THIS PLAT.

AMENDMENT NOTE

THE REASON FOR THIS AMENDMENT IS TO ADD AREA TO PARCEL "A" AND REMOVE AREA FROM THE DETENTION BASIN. A 15.00 FOOT PUBLIC UTILITY EASEMENT HAS BEEN ADDED ALONG REGIONAL PARK ROAD ON PARCEL "A". NO OTHER CHANGES WERE MADE OR IMPLIED WITH THIS AMENDMENT.

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- BOUNDARY LINE
- LOT LINE
- EXISTING RIGHT OF WAY AND LOT LINE
- EASEMENT LINE (SEE NOTES)
- CENTERLINE
- SECTION LINE

SURVEYOR'S CERTIFICATE

I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO DETENTION BASIN, PARCEL "A" SEWER LIFT STATION AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

QUAIL CREEK INDUSTRIAL PHASE 5 PARTIALLY AMENDED "A"
DETENTION BASIN AND PARCEL "A"

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE

TRAVIS W. SANDERS, PLS

PROFESSIONAL LAND SURVEYOR — No.9481170 — TRAVIS W. SANDERS — STATE OF UTAH

DRAFT COPY FOR REVIEW ONLY

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, HURRICANE CITY, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE DETENTION BASIN OF QUAIL CREEK INDUSTRIAL PHASE 5, POINT BEING S 1°05'58" W 1749.26 FEET ALONG THE WEST LINE OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN FROM THE NORTHWEST CORNER OF SAID SECTION 10, AND RUNNING THENCE S 88°54'02" E 174.40 FEET ALONG THE BOUNDARY OF SAID SUBDIVISION, TO A POINT ON THE WEST RIGHT OF WAY LINE OF REGIONAL PARK ROAD; THENCE S 1°05'58" W 192.77 FEET ALONG SAID LINE, TO A POINT ON THE SOUTH BOUNDARY OF SAID SUBDIVISION; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) N 88°42'31" W 174.40 FEET, THENCE (2) N 1°05'58" E 192.18 FEET TO THE POINT OF BEGINNING.

CONTAINS 33,568 SQ FT OR 0.77 ACRES MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED INTO DETENTION BASIN, PARCEL "A" SEWER LIFT STATION AND EASEMENTS TO HEREAFTER BE KNOWN AS:

QUAIL CREEK INDUSTRIAL PHASE 5 PARTIALLY AMENDED "A"
DETENTION BASIN AND PARCEL "A"

AND FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS A DETENTION BASIN, PARCEL "A" SEWER LIFT STATION AND EASEMENTS. THE DETENTION BASIN, PARCEL "A" SEWER LIFT STATION AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, DOCUMENT NO. 20080010506, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS 13TH DAY OF MARCH, 2008, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

D&G PROPERTY HOLDINGS, LLC
(A UTAH LIMITED LIABILITY COMPANY)

DOUGLAS T DENNETT, MANAGING MEMBER

HURRICANE CITY
(A UTAH MUNICIPAL CORPORATION)

MAYOR: NANETTE BILLINGS

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DOUGLAS T DENNETT WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF D&G PROPERTY HOLDINGS, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF D&G PROPERTY HOLDINGS, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC — COMMISSION NUMBER: _____
NOTARY PUBLIC FULL NAME: _____ — MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

CORPORATION ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ 20___, PERSONALLY APPEARED BEFORE ME NANETTE BILLINGS, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MAYOR OF THE HURRICANE CITY, A UTAH MUNICIPAL CORPORATION, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID MUNICIPAL CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS CITY COUNCIL AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

NOTARY PUBLIC — COMMISSION NUMBER: _____
NOTARY PUBLIC FULL NAME: _____ — MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

QUAIL CREEK INDUSTRIAL PHASE 5 PARTIALLY AMENDED "A" DETENTION BASIN AND PARCEL "A"

LOCATED IN
NW 1/4 OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH

APPROVAL ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL	RECORDED No.
I, HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED THE ABOVE FINAL PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____ A.D. 20____.	THE HEREON FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____	WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO, THIS _____ DAY OF _____, 20___.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____ A.D. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS FINAL PLAT HAVE BEEN PAID IN FULL.	
SUPERINTENDENT, SSD	ENGINEER, HURRICANE CITY	CITY ATTORNEY, HURRICANE CITY	ATTEST: CITY RECORDER HURRICANE UTAH / NANETTE BILLINGS MAYOR HURRICANE, UTAH	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
CivilScience

QUAIL CREEK INDUSTRIAL PHASE 5 PARTIALLY AMENDED "A"
DETENTION BASIN AND PARCEL "A"
LOCATED IN
NW 1/4 OF SECTION 10, TOWNSHIP 42 SOUTH,
RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF21292
DRAWN BY: PJW
DATE: 4-11-2023
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 30'

SHEET 1 OF 1