HURRICANE CITY
UTAH

Mayor Nanette Billings

City Manager Kaden DeMille

City Council

David Hirschi
Kevin Thomas
Clark Fawcett
Drew Ellerman
Joseph Prete

Hurricane City Council Meeting
Agenda

December 4, 2025
5:00 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.

5:00 p.m. Pre-meeting

1. Agenda Summary

6:00 p.m. - Call to Order

Prayer

Thought

Pledge of Allegiance

Declaration of any conflicts of interest

Minutes of the Regular City Council Meeting for October 16, 2025, November 6, 2025, and Special Meeting November 18, 2025

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 3 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 12:00 p.m. the Tuesday one week before the Council meeting.

OLD BUSINESS

1. Consideration and possible approval of **Resolution 2025-39 Updating Building Permit Fee Calculations** - Larry Palmer

NEW BUSINESS

1. Consideration and possible approval of **City sponsorship for the Hurricane Utah Farmer's Market**

2. Public Hearing to take comments on the following;
    a. Proposed amendments to the 2025-2026 Fiscal Year Budget
    b. A Sensitive Land Application for an 80 lot single family subdivision located at 400 N 2800 West
    c. The proposed creation of the ZRMC Public Infrastructure District
    d. Secondary Water Impact Fee Facilities Plan, Impact Fee Analysis, and an increase to secondary water impact fee
3. Consideration and possible approval of **Resolution 2025-42 approving and adopting amendments** to the 2025-2026 budget - Paige Chapman
4. Consideration and possible approval of a **Preliminary Plat and Sensitive Lands Application** for Paraiso Phase 15-18, an 80 lot single family subdivision located at 400 N 2800 W; File No. PP25-10 and HIL25-02; JP Excavating, Applicant; American Land Consulting and Tony Carter, Agent.
5. Consideration and possible approval of Resolution **2025-43 of the City Council of Hurricane City, Utah, providing for the creation of ZRMC Public Infrastructure District** as an independent body corporate and politic: authorizing and approving a governing document, an interlocal agreement, and a notice of boundary action; and related matters -Western Mortgage & Realty Company
6. Consideration and possible approval of **Ordinance 2025-23 Approving a Secondary Water Impact Fee Facilities Plan, a Secondary Water Impact Fee Analysis, and an updated Impact Fee for secondary water** -Ken Richins
7. Consideration and possible approval of a **reimbursement agreement with RanLife Homes Cordero LLC and Kobalt Dev Group, LLC** for the purchase of 2400 West - Arthur LeBaron
8. Consideration and possible approval of **local consent for a bar establishment** at Pecan Valley Resort
9. Consideration and possible approval of **Resolution 2025-41 Amending and Adopting Land Use Application Fees**
10. Consideration and possible approval of the **2026 Annual Meeting schedule**
11. Mayor, Council, and staff reports
12. Closed Meeting held pursuant to Utah Code section 52-4-205, upon request

Adjournment

The undersigned City Recorder does hereby certify that the agenda was posted to the city website, posted to the state public notice website, and at the following locations: the City office, the post office, and the library on December 3, 2025. Cindy Beteag, City Recorder

REASONABLE ACCOMMODATION: Hurricane City will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs, please contact the City Recorder,435-635-2811 x 106, at least 24 hours in advance if you have special needs.

Agenda Summary for Hurricane City Council December 4, 2025

5:00 p.m. Pre-Meeting

6:00 p.m. Call to Order
Approval of minutes for October 16, 2025, November 6, 2025, and Special Meeting November 18, 2025.

Old Business

1. The Council first reviewed this item on November 20th. At that time, it was continued with recommendations to remove the automatic update clause, adjust the fee by taking the difference between the current fee and the recommended fee, dividing that amount in half, and adding it back to the current fee, and to require the item to return to the Council for review in one year. These revisions have now been incorporated into the resolution, and the updated exhibits are presented for consideration. – Cindy Beteag

New Business

1. The Hurricane Utah Farmers Market, now entering its sixth year, is requesting City sponsorship for the 2026 season, including a waiver of rental fees and access to a pedestal power connection for the market musician at no cost. The market will operate on Saturdays from March 7–November 21, excluding April 4 (Easter Car Show) and September 5 (Peach Days). The manager also requested that business license requirements be waived for vendors; however, staff does not support this, noting that vendors operating exclusively at the market do not need a license, but those conducting business outside the market do. – Cindy Beteag

2. Public Hearing to take comments on the following;
    a. Proposed amendments to the 2025-2026
    b. A Sensitive Land Application for an 80 lot single family subdivision located at 400 N 2800 West.
    c. The proposed creation of the ZRMC Public Infrastructure District
    d. Secondary Water Impact Fee Facilities Plan, Impact Fee Analysis, and an increase to secondary water impact fees

3. Most of these amendments are due to increased revenues, such as interest, grants, and scholarships. When we increase revenues on the general fund side we have to make equal increases on the expense side. Majority of the increased expenses are due to personnel related items like Police being down employees which means overtime goes up, building department had some changes last FY and needing to adjust the budgeting process to reflect that, and in Recreation more credit cards are being used to pay for programs and equipment. More credit card usage means we have to pay more fees. Some of the bigger items outside of the General Fund is the Parks Impact fund due to

more impact fees being collected, Fund 43, 47, 49, 50, and 51 due to earning more interest. We've also had some big grants with big projects. The Pressurized Irrigation Fund and Water Funds have ongoing pressurized irrigation expansion and AMI (Meters) project that are mostly reimbursed. Drainage Fund just finished up the Frog Hollow Dam that was also a small cost share with reimbursements. We are planning on transferring $3 million from the general fund to the City Campus fund. We were over the audit threshold of 35% of expenses that we are allowed to keep in our fund balance, so this will help us be in compliance. The Golf Fund will also be moving some money in the Golf Equipment fund to help the maintenance department having equipment when needed, while paying the fund back to help purchase equipment in the future. – Paige Chapman

4. The applicant is applying for a 80 lot single family subdivision located along 2800 W between the Paraiso and Sky View developments. The zone change and PDO were approved in 2022 as "Frei Residential PDO". Due to hillsides in the area, a sensitive lands application has been submitted, and therefore requires City Council approval, even though the Planning Commission is typically the approval authority for preliminary plats. Hurricane City Code section 10-24-4(B) assigns the authority to approve developments located within sensitive lands to the City Council. This delegation of authority is also consistent with Utah Code §10-20-806.2. The Planning Commission had no substantial discussion on the item. Since the request adequately meets the required considerations for and voted unanimously to recommend approval of the zone change by the City Council subject to staff and JUC comments. As permitted by the sensitive lands and hillside ordinance section 10-24-3 of the City Code, the applicant has proposed an alternative solution that protects the sensitive lands by reducing the originally proposed number of lots, and designing the development to avoid the steep terrain. The alternative was reviewed by the engineering and planning departments and found to be based on sound and generally accepted engineering and land development principles. Therefore, the alternative is expected to result in equal or better protection of the sensitive lands. The alternative design is also found to be consistent with the general plan policies affecting sensitive lands. From Arthur LeBaron: The City needs to secure an additional easement along the frontage of 2800 West from Middon LLC for the power transmission line that is planned to extend from 600 North and down South past 3000 South. Approval of the project should be subject to the acquisition of this easement. Staff recommends approval. – Gary Cupp

5. Western Mortgage and Reality Company has petitioned the City Council to authorize the creation of a PID for the Zion Regional Medical Center ("ZRMC"). The property proposed to be subject to the ZRMC PID is approximately 39.5 acres within the existing Gateway PID. A governing document for the ZRMC PID that is acceptable to the applicant, the City staff, and the City's PID legal representation has been created and is included in the Council's packet for the Council's review and approval. Based on prior discussions with the Council, the governing document includes the following summarized provisions: Improvements financed by the PID will be limited to medical

buildings and supporting infrastructure. Improvements permitted to be financed by the PID will include, in addition to public infrastructure to be dedicated to the City, private improvements that will not be dedicated to the City. Considering the overlapping PIDs, the aggregate limit (for both PIDs) is 0.015 per dollar of taxable value of taxable property. No debt may be issued by the PID on or after June 19, 2030, and if a building permit is not issued on the property by that date, the PID must be dissolved. The applicant has not provided additional financial information as discussed in the last work meeting, so the plan of finance is still unclear. However, given that the property will not be subdivided and will not have any residential component, the City staff are not overly concerned that the plan of finance is not fully developed. – Dayton Hall

6. On June 15, 2023, Hurricane City Council adopted an impact fee for secondary water. As the city continues to grow at a rapid pace it is necessary for the Hurricane City secondary impact fee to be updated. Most of our current secondary impact fee is concentrated on the older part of the city and preparation for future use of reclaimed water. The updated impact fee concentrates on three separate areas. The canal company service area south to 1500 South, the Gateway PID area near Dixie Springs/Sand Hollow, and the rest of Hurricane City excluding the east bench and west of the Virgin River. In the excluded areas, it would be difficult to serve, and we hope they will concentrate on some type of desert landscaping. Glen Carnahan from Alpha Engineering will be present at the City Council meeting to present the updated plans and answer questions. On 12/2/24 the Capital Facilities Plan and the Impact Fee Analysis were presented to the Hurricane City Water Board for a recommendation to the City Council. The motion to recommend the City Council adopt the updated facilities plan and impact fee was unanimous by the voting members in attendance. I personally want to recommend that the City Council adopt the new impact fee schedule. – Ken Richins

7. RanLife Homes Cordero LLC and Kobalt Dev Group, LLC have requested a reimbursement agreement for system improvement costs. The items under consideration for this agreement include costs for surveying, appraisal work, and property acquisition for the right-of-way of 2400 West. This right-of-way is necessary for roadway improvements that provide for a regional second access to support developments that have been approved and are anticipated to be approved in the near future. Since the expenditures are for a master planned roadway that will serve multiple developments, the applicant is eligible to reimbursement for the costs listed. The amount is $261,576. Staff recommends approval of the reimbursement agreement. – Arthur LeBaron

8. Pecan Valley Resort received a full-service restaurant liquor license in August 2024, limited to the first floor, to allow the City to monitor for any issues before considering approval for both levels. Since then, no violations or concerns have been reported. The

applicant is now requesting local consent to establish a bar on the second level of the clubhouse. State regulations prohibit anyone under 21 from entering the bar area and restrict alcohol from leaving designated zones. Provided these regulations are followed, staff has no concerns with the Council granting local consent. One consideration for the Council is that this would become the only bar establishment within Hurricane City.

9. The Planning Department proposes to update the City's fee schedule for the purpose of adding land use and zoning permit categories that are currently not included on the schedule. The planning department has application fees that are routinely collected that are not shown on the fee schedule. Conversely, there are applications that are being processed without charge because a fee was never established. These fees are now being proposed to be added to the fee schedule. Lastly, it is recommended that the land use fees be increased to the general level of those of other jurisdictions in the local area. Staff recommends approval of the proposed adjustments to the fee schedule. – Gary Cupp

10. Hurricane City Code 1-5-5 requires the City Council to meet twice monthly, on the first and third Thursday. In compliance with state law, an annual meeting schedule must be posted. The attached schedule outlines the Council's 2026 meeting dates. Schedules for other boards and commissions, approved by their respective bodies, are included with the annual notice and provided to the Council for informational purposes.

11. Mayor, Council, and staff reports.

12. Closed Meeting upon request.

Minutes of the Hurricane City Council meeting held on October 16, 2025, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 4 p.m.

Members Present: Mayor Nanette Billings and **Council Members**: David Hirschi, Kevin Thomas, Clark Fawcett, Drew Ellerman, and Joseph Prete.

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, Police Chief Kurt Yates, Public Works Director Mike Vercimak, Assistant Public Works Director Weston Walker, City Planner Gary Cupp, Assistant Planner Fred Resch III, Power Director Mike Johns, City Engineer Arthur LeBaron, Building Official Larry Palmer, HR Director Sel Lovell, Streets Superintendent Hayden Roberts, Finance Director Paige Chapman, Water Superintendent Ken Richins, and City Recorder Cindy Beteag.

AGENDA

4:00 p.m. Work Meeting

Reports from the Utah League conference

Mark Sampson reported that 590 bills were introduced last year, 200 of which directly affected cities. He noted that the moderate-income housing class was particularly interesting and suggested that the City should spend time explaining the R1-4 zoning more clearly, including possibly creating a fly-through of the subdivision to illustrate how the zone would appear. He also attended a class on homelessness and recommended that the City develop a proactive plan to address the issue before it becomes a problem locally.

Gary Cupp stated he attended workshops focused on civic centers and public/private partnerships. He believes the City is on the right track with the civic center project and noted the importance of incorporating retail and entertainment components, noting that the General Plan and zoning support such uses. He also observed that larger cities often have multiple civic centers and that public/private partnerships are common, concluding that the City is moving in the right direction with its plans.

Fred Resch III noted that some of the ideas from the workshops could be applied to downtown revitalization. He found the affordable housing class informative and also attended a session called “City Hall 101,” which educates citizens on city operations to improve understanding. Councilman Fawcett expressed support for this type of outreach and suggested hosting department-specific sessions where staff can explain their functions and answer questions. Councilman Ellerman proposed creating short videos for each department to post on the City website, while Councilman Prete suggested presenting similar information in schools.

Councilman Fawcett reported that he attended a class on setting water rates, pointing out that rates should cover operations, debt service, and reserve fund requirements, with annual reviews to adjust as needed. He also attended the affordable housing session, noting that the state has established three funding mechanisms, but that high-density development and city

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participation are required to access some of these funds. Councilman Thomas expressed frustration that the workshops often highlight problems without offering solutions. He stated that R1-4 zoning is a better local solution for affordable housing than state programs, as it naturally limits home size and encourages affordability without requiring deed restrictions. He explained that, with the zoning's setbacks and street widths, developments will retain a typical neighborhood feel. He presented a house plan compliant with R1-4 zoning, which he believes is more desirable than townhomes and could effectively address affordability. Mayor Billings noted that this approach aligns with discussions at the conference and noted her intention to showcase housing around the civic center through a video illustrating how families live in such developments. Councilman Hirschi supported this idea. Councilman Fawcett suggested that affordable housing developments be spread throughout the community and include mobile home options. Councilman Thomas indicated that local developers are willing to assist with these efforts. Councilman Fawcett also recommended reestablishing the former affordable housing committee and involving developers. Councilman Ellerman highlighted a neighborhood developed under R1-4 zoning over ten years ago as an example.

Mayor Billings reported that Brad Winder was unable to attend the meeting but submitted comments consistent with topics already discussed. She shared that she attended an America250 class focused on outreach and potential community events. She summarized the State's suggestions, which include: 500 for Our Future; *The Pen is Mightier*, a traveling display for different communities; walking 250 miles on Utah trails; providing prizes; emphasizing service and sharing monthly service ideas; and *America's Potluck*, a community gathering in local parks where participants bring a dish to share with family and friends. Councilman Fawcett expressed support for holding the events in parks. Mayor Billings also noted the importance of highlighting the values of the Declaration of Independence. She has met with multiple stakeholders to ensure city events tie into America250 activities. She suggested creating a literary corner with drawing opportunities and possibly art contests and will send detailed ideas to the Council. Councilman Fawcett proposed that each Council member lead a monthly citizen hike as part of the initiative.

5:00 p.m. Pre-meeting - Discussion of Agenda Items, Department Reports

Jorge Morano introduced himself as the new Facilities Maintenance Manager. He previously worked for the City of Las Vegas for ten years as a Building Service Technician and expressed hope that his experience will benefit his role with the City. Kaden DeMille explained that the position was expanded to cover maintenance across all departments, not just recreation, and noted that Mr. Morano has been a valuable addition to the team. They are also exploring the implementation of a ticket system and the potential for all custodial staff to report through this position.

Chief Yates reported that earlier today, a plane experienced engine problems and was forced to make an emergency landing on 1500 West near 2300 South. No injuries occurred. He also noted a three-car crash and a lost child incident within the same timeframe. He highlighted the hiring of four new officers, all of whom participated in ride-alongs and selected the department

based on that experience. The recent pay increase was a factor in recruitment. Two officers will attend the academy, and the other two are scheduled to graduate locally in April. Additionally, one officer will begin academy training on Monday. All five officers are filling existing vacancies. The Animal Shelter parking lot is nearing completion. Both lieutenants are attending FBI Command College and are expected to graduate this week, providing valuable leadership training. He also reported that Wes Marshall recently graduated from POST and is now certified in narcotics and patrol. The department's K9 unit has been trained and is now capable of tracking.

Larry Palmer reported that there have been eleven single-family homes, four twin homes, and one commercial remodel for Slot Canyon Eatery, which is currently demolishing the former Eagles location. He noted discussions with homeowners experiencing flooding issues. In the Valley View Drive area, the builder is actively working on solutions for drainage problems associated with homes built in the early 2000s. He also spoke with another homeowner concerned about street drainage and advised him to coordinate with Public Works regarding future plans. He explained that the homeowner's garage is located in a low spot and informed him that a claim could be filed if the City is deemed at fault. Councilman Thomas asked whether there is a code requiring a house to be built at least one foot above the road. Mr. Palmer explained that when there is a significant elevation difference between lots, enforcement is difficult. He also noted that the code allows residents to install a drainage swale, provided it is contained on their property or tied into the City's drainage system, but pointed out that hillside properties can be particularly challenging to regulate.

Mike Vercimak stated that staff have been addressing flooding issues and working with homeowners and contractors on potential solutions. He thanked the Streets Department for working nearly 36 consecutive hours to address problems and concerns. Development activity remains busy, and surveying and plotting of hangar spaces at the airport will begin soon. He clarified that the plane involved in an earlier emergency landing took off from Hurricane Airport, though it originated from Las Vegas. Councilman Ellerman asked whether the flooding issues are due to incomplete subdivisions. Mr. Vercimak explained that new development had removed a section of curb and gutter to install water and sewer lines; a dirt berm had been placed temporarily but was overwhelmed during the storm. Councilman Ellerman also inquired about the continued closure of 1760 West and whether a penalty could be assessed. Mr. Vercimak noted that complications with the storm drain contributed to the closure, though the road has been open to local traffic since the last meeting. Councilman Fawcett stated that his observations of the flooding areas indicate most issues are related to ongoing construction. He suggested implementing requirements during construction to mitigate flooding problems. Councilman Prete added that, at a minimum, such requirements should apply to sloped areas.

Sel Lovell stated that there are currently seven open positions. He noted that while they are receiving a large number of applicants, reviewing and processing them is time-consuming. He also announced that Wellness Week will take place next week, which will include a vaccination clinic.

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Ken Richins reported that the water department has been busy addressing water breaks while continuing to advance their ongoing projects. The Goulds Wash Well has reached a depth of approximately 500 feet, with plans to extend to 800 feet; a prior test well had discovered water at 200 feet. The Sky Ranch Tank project is on schedule, with footings planned in the coming weeks, and mobilization for the Sky Ranch Well is still in progress. The Dixie Springs Well encountered another complication, requiring the use of cameras to assess the issue and determine that the well interior needed additional patching. Irrigation projects remain on schedule, though recent rain has necessitated clearing mud before concrete can be poured.

Weston Walker thanked Hayden Roberts and the Streets Department crew for their efforts addressing recent flooding issues. He reported that the online system for submitting construction drawings is now live, and they are beginning to receive more submissions through this platform. He also noted that the MS4 goals for 2025 have been completed, and work has already commenced on the 2026 goals.

Hayden Roberts reported that crews are continuing cleanup efforts following recent flooding. Mayor Billings noted that storm drains at the Community Center are plugged. She also shared a citizen request to leave city tree leaves uncollected to serve as a breeding ground for caterpillars; she did not support the idea due to potential problems but mentioned it for the Council's awareness. She also noted a property in Dixie Springs with significant debris needing cleanup. She mentioned that the Fire District has a volunteer group that could assist, provided a dump truck or similar equipment is brought to the site. Councilman Ellerman raised a concern about debris on the slope of the drainage ditch on 600 North; Mr. Roberts confirmed crews are addressing it. Additionally, Mayor Billings noted a complaint regarding street sweepers lacking water sprayers for dust control; Mr. Roberts clarified that one sweeper is equipped with a sprayer while the other is not.

Mike Johns announced that the City is celebrating the 50-year anniversary of the power department on October 28th. He reported that there were no power issues during the recent storm. He also noted that the department coordinated with Rocky Mountain Power to address an outage at the Walmart Distribution center, temporarily switching service to help feed power until it could be fully restored. He explained they have requested that the City provide additional support in the future, as there is significant line work planned in the area.

Arthur LeBaron noted that approximately one-third of the items on the agenda pertain to his department, but he anticipated they would be quick and straightforward. He is focused on City-initiated projects, while Jeremy Pickering is managing developer-related items. Mr. LeBaron reported holding a major meeting with the storm drain master plan consultant to identify needed improvements. He explained that the City currently charges $4 per month for drainage, but the consultant will likely recommend a revised fee structure based on impervious area. He also discussed the budget for drainage projects and noted an upcoming meeting for the Goulds Wash flood control project on October 22nd. He clarified that the agenda items cover design and bidding, with a separate contract required for construction management.

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Gary Cupp stated the Planning Commission agenda will be short next week. He stated that staff is working on several code updates, including regulations related to flag lots. Additionally, they plan to update the sign ordinance following the election. Mr. Cupp confirmed that some signs currently displayed are not considered election-related and should be removed.

Fred Resch III reported that the State has accepted the City's Moderate Income Housing Plan progress report and has given the City priority consideration for UDOT projects. He also stated that the Beautification Committee is launching a new project to collect plastic bags for recycling; if a certain weight is collected, a park bench will be donated. Collection boxes will be placed at the City Office and at various locations throughout the community. He noted that the house located at 200 South and Main was reviewed by the Fire District and determined not to be in violation. Mayor Billings added that she spoke with the property owners, who are willing to allow some assistance with cleanup.

Kaden DeMille stated the asphalt has been laid at the four-court gym.

Cindy Beteag confirmed a work meeting could be scheduled on the next agenda to discuss a PID application.

Joseph Prete was excused at 6 p.m.

6:00 p.m. - **Call to Order** –

Prayer, Thought, and Pledge led by Councilman Thomas.

Declaration of any conflicts of interest

None declared.

Minutes of the Regular City Council Meeting for September 29, 2025

David Hirschi motioned to approve the September 29, 2025, minutes as written. Seconded by Drew Ellerman. Motion carried unanimously.

Presentation from Small Business Development Center - Jackie Hobson

Jackie Hobson explained the Small Business Development Center closed for about eight months in Southern Utah, so she is excited to be relaunching. They are located by the fairgrounds, and she thanked the Council for their support. They do many counseling hours, and they are a free service. She gave a brief history of her involvement with this program. They reopened in August, and they are a real support for local businesses. They help with business plans, funding support, marketing and brand strategy, system support and hiring, and using technology. She is working on a few initiatives to help more businesses. She closed with her contact information and thanked the Council again for their support.

Mayor Billings took new business items 1 and 2 out of order and addressed them next. Minutes are in the order of the agenda.

Presentation on schematic design and elevation profiles for the City Hall and Police Station

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Scott Gilberg and Kaden DeMille presented the schematic design for the future City Hall and Police Department buildings. Mr. Gilberg also highlighted the upcoming enclosed pool project, featuring an eight-lane competition pool and open swim area, which is expected to go out to bid within a month. Mr. DeMille explained that planning for new facilities began after the current offices became overcrowded—now housing 26 employees, a 200% increase since construction. The proposed buildings are designed to accommodate projected staffing needs for the next 25 years, anticipating the City's continued growth, with Hurricane expected to reach 100,000 residents by 2050. The total estimated cost for both buildings is approximately $40 million, with site and utility costs around $4.4 million. After reviewing available funds, the projected funding shortfall is about $28 million. Mr. DeMille proposed bonding at 4.5%, with structured payments that would increase as other debts are paid off. Mayor Billings noted that a lower interest rate may be possible, and Mr. DeMille confirmed bonding would not occur until next year if approved. Councilman Fawcett recommended increasing annual savings to prepare for the bond payment. The Council expressed overall support for the design and financial approach presented.

Public Forum – Comments From Public

None.

OLD BUSINESS

1. Consideration and possible approval of Zone Change Amendment Ordinance No. ZC25-12, a proposed zone change located at 184 N State Street from Single Family Residential R1-10 to Multiple Family RM-3; parcel H-178; White Glove Construction - Kevin Hanson, Applicant.

Mayor read the following summary written by Gary Cupp that was provided in the packet. "This item was continued at the September 29, 2025, City Council meeting to allow staff and the JUC time to review a 10-unit site-layout proposal submitted by the applicant consisting of 2 duplexes and 2 tri-plexes. Ten units is below the maximum density that would be allowed on the 1.22-acre property if the requested RM-2 zone is approved. The applicant's original request was for a zone change from Single Family Residential R1-10 to Multiple Family RM-3. Once the proposed site layout is reviewed by the JUC, a development agreement will need to be entered into with the property owner to restrict future development to the proposed site layout and density." Mr. Cupp stated the applicant has asked for this item to be tabled until they are ready to bring it back.

David Hirschi motioned to table Zone Change Amendment ZC25-12, a proposed zone change located at 184 N State Street. Seconded by Clark Fawcett. Motion carried unanimously.

2. Consideration and possible approval of Ordinance 2025-17 amending Title 10, Chapters 3, 7, 13-17, & 37 regarding accessory buildings in front yards; LUCA25-06; Hurricane City, applicant. -Gary Cupp

Mayor Billings read the following summary written by Gary Cupp that was provided in the packet. “Staff requests that this time be continued to allow more time to incorporate the City Council's direction received at the last meeting. At the September 29, 2025 meeting, the City Council voiced concerns about allowing ADUs and other accessory buildings in front yards, and continued the item for staff to revise the ordinance update to no longer include such provisions. Staff was directed to only proceed with the various clean-ups and clarifications relating to the definitions of yards and setbacks in the land use code. Staff is still working on the revisions as directed. These clarifications will also include updates to the code definitions for “dwelling units” and ADUs that will address code conflicts that have been encountered with the use of casitas and guesthouses. Lastly, the use tables will need to be updated to reflect the proposed code changes. Staff requests another continuance to allow more time to incorporate the City Council's direction into the ordinance update.” Dayton Hall asked for it to be tabled to allow staff to complete the amendments, especially since there isn’t a pending application that the amendment would affect. Amy Heaton explained she wants to build on a flag lot, so this one won’t affect her.

David Hirschi motioned to table Ordinance 2025-17 amending Title 10, Chapters 3, 7, 13-17, & 37 regarding accessory buildings in front yards. Seconded by Kevin Thomas. Motion carried unanimously.

3. Consideration and possible approval of a walking path through the City property for Valley Academy students - Brian Hall

Mayor Billings read the following summary written by Cindy Beteag that was provided in the packet. “The City Council discussed this item on September 4, 2025. During the meeting, they discussed the possibility of extending 325 North prior to approving trail access. The Council requested that the applicant meet with the school to gather its input before any decisions are made.”

Brian Hall explained that the previous request made by the Council goes beyond his typical responsibilities. He noted that the school principal had sent an email after the previous meeting addressing a few concerns. Mr. Hall stated that 30–40 students participate in their running program, but 100 North is a busy road. He hopes to provide a safer route by allowing students to use a path along the west side of the current building, which he believes could be developed into a simple trail. He has also spoken with neighboring property owners about the potential route and their animals. Mayor Billings expressed concern about the impact on future development, while Kaden DeMille cautioned that once the path is opened, it could be used by anyone. He also noted that construction will begin soon, making it difficult to control access once established, and liability could become an issue. He added that future trail connections are already planned as part of upcoming projects. Mr. Hall stated the school would be willing to sign an indemnification agreement. Mayor Billings pointed out that sidewalks are already in place to keep students off the street, but Mr. Hall noted his goal is to keep them entirely away

from traffic. Councilman Hirschi pointed out that there are staff objections that need to be taken into consideration. Dayton Hall said he would support the proposal only if an indemnification agreement is required. Brian Hall clarified that his intent is not to connect the two school properties and that he does not want Hurricane Elementary students using the path. Councilman Thomas preferred to wait until construction is complete and a more formal plan can be developed. Councilmen Fawcett and Ellerman were supportive of allowing temporary use, noting that it could be discontinued once construction begins.

Clark Fawcett made a motion to approve a temporary walking path through City property for Valley Academy students, contingent upon the execution of an indemnification agreement and the City providing Valley Academy with notice prior to the start of construction. The agreement will terminate once construction begins. Approval is limited to the Valley Academy running club, and a supervisor must accompany students whenever they use the path. Seconded by Drew Ellerman. Motion carried with David Hirschi, Clark Fawcett, and Drew Ellerman voting aye. Kevin Thomas voted nay.

NEW BUSINESS

1. Consideration and possible approval of a Proclamation designating October 23-31 as Red Ribbon Week - The Elks National Drug Awareness Program

Dixie Elks representative, Perk, thanked the Council for considering the proclamation and read the proposed text aloud. She explained that Red Ribbon Week honors the memory of a DEA agent who was tragically killed while investigating the Mexican cartel—a case that has spanned decades, with the cartel leader finally apprehended last year. She also shared that the Elks sponsor a poster, essay, and video contest for various age groups, encouraging youth participation. This year's theme is "Illegal Drugs Are a Grave Mistake."

Drew Ellerman motioned to approve the Proclamation designating October 23-31 as Red Ribbon Week. Seconded by Kevin Thomas. Motion carried unanimously.

2. Consideration and possible approval of a proclamation joining Washington County Youth Coalition (WCYC) in a 2025-2026 Alcohol-Free School Year for Youth

Austin Gardner with Crimson Cliffs, Gabriel Dominguez from Hurricane High School, and a student from the Career Tech High School presented the 2025-2026 Proclamation. Mr. Gardner read the proposed proclamation to the Council.

Kevin Thomas motioned to approve the Proclamation joining Washington County Youth Coalition in a 2025-2026 Alcohol-Free School Year for Youth. Seconded by Clark Fawcett. Motion carried unanimously.

Mr. Gardner highlighted the importance of Utah's alcohol proximity laws, which require alcohol establishments to be at least 200 feet from schools, churches, and parks to protect youth and

families. He expressed concern over recent efforts to weaken these laws and urged the community to support keeping them in place. He noted that these protections prioritize safety and health, noting that youth drinking rates increase when alcohol outlets are closer to where children gather. He called for continued community support during the 2026 legislative session to maintain safe, alcohol-free environments for Washington County youth.

3. Consideration and possible approval of a Memorandum of Understanding (MOU) for a continued partnership regarding the Stars and Stripes 4th of July Firework Show - RedRock Media

Mayor Billings expressed appreciation for the partnership with Red Rock Media, noting the success of the annual fireworks show at Sand Hollow and the strong community involvement it has generated. She commended the organization for its efforts in promoting local first responders and collaborating effectively with the State Park and area businesses. She mentioned local businesses, including Liberty Village, Pecan Valley, and Jellystone, have shown interest in participating. She noted that the partnership has been ongoing for three years, with the upcoming event marking the fourth year under the current agreement. The State Park indicated it is comfortable with the existing MOU but would prefer to establish a separate agreement directly with the City to address cleanup and other logistical matters unrelated to RedRock Media.

Mike Evans expressed gratitude for the ongoing partnership, noting its growth since inception. He highlighted that this year is particularly special as it marks the countdown to the 250th anniversary of the signing of the Declaration of Independence. In collaboration with Liberty Village, RedRock Media will host a series of events starting on the 27th of this month—250 days before July 4th—to build momentum leading up to the celebration. He highlighted that while these events are not directly related to the Fourth of July fireworks, they will support overall community engagement. He raised a question regarding a clause in the agreement specifying that the event name must be agreed upon by all parties. He stated that the event has been called *The Stars and Stripes Show* in previous years and confirmed that the Council supports continuing with this name.

David Hirschi motioned to approve the Memorandum of Understanding (MOU) for a continued partnership regarding the Stars and Stripes 4th of July Firework Show with RedRock Media. Seconded by Kevin Thomas. Motion carried unanimously.

Drew Ellerman motioned to go into a Public Hearing at 7:49 p.m. Seconded by Clark Fawcett. Motion carried unanimously.

4. Public Hearing to take comments on the following:

a. Adoption of a Joint Agency Regional Water Conservation Plan

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Murna Trump expressed her support for the Joint Regional Water Conservation Plan, noting that it is beneficial for strengthening the City's water supply. She requested that the Council prioritize retaining water within the community rather than selling it.

Clark Fawcett motioned to go out of Public Hearing at 7:50 p.m. Seconded by David Hirschi. Motion carried unanimously.

5. Consideration and possible approval of Resolution 2025-20 adopting the 2025 Joint Agency Water Conservation Plan

Mayor Billings explained that the proposed plan allows the region to collaborate on water conservation while each city retains control over how it conserves water. She clarified that the plan does not involve selling or relinquishing any water rights. Councilman Thomas asked about the consequences of not joining the regional plan. Ken Richins responded that the plan is required every five years. While the City has conducted its own plan, continuing independently would still fulfill requirements, but joining demonstrates good stewardship of water resources. The Water Board unanimously recommended approval. Mayor Billings added that the Council previously considered whether to participate individually or as a region, and all towns chose to join collaboratively. She noted that the plan is beneficial and does not compromise any city rights.

Clark Fawcett motioned to approve Resolution 2025-20 adopting the 2025 Joint Agency Water Conservation Plan. Seconded by Drew Ellerman. Motion carried unanimously.

6. Consideration and possible approval of a contract with Avenue Consultants for design services for the Sand Hollow State Park Second Access project

Mayor Billings explained that this item pertains to the access road and on/off ramps, noting coordination with the State. Arthur LeBaron introduced Brett Jensen from Avenue Consultants. He explained that one strategy is to create a separate bid package specifically for the ramps to begin construction as soon as possible. Other components, including queuing lanes and the State Park entrance, would follow after the ramp construction.

Drew Ellerman motioned to approve the contract with Avenue Consultants for the design services for the Sand Hollow State Park Second Access project in the amount of $607,192.92. Seconded by Clark Fawcett. Motion carried unanimously by a roll call vote.

7. Consideration and possible approval of a contract with J-U-B Engineers for design services for the 100 South project

Arthur LeBaron noted that the downtown project is timely and beneficial, as 100 South has long been a substandard road for hosting Peach Days. He stated that the project will improve the area and make it more attractive. He confirmed the scope and fee fits within the approved budget and recommended moving forward. Mayor Billings raised the issue of one block on 200 West that has not yet been completed. She suggested considering inclusion of the east side of

that block in the current project, similar to previous expansions on 100 North, particularly because of diagonal parking needs. Mr. LeBaron explained that a parking analysis will be conducted for 100 South and could also be applied to 200 West. Dayton Hall noted that the proposed contract allows for additional services if requested by the City, with mutual agreement on scope and fees, allowing the Council to revisit the matter at a later time.

Clark Fawcett motioned to approve the contract with J-U-B Engineers for design services on the 100 South project in the amount of $209,700. Councilman Prete returned to the meeting at 8:02 p.m. Seconded by Kevin Thomas. Motion carried unanimously by a roll call vote.

8. Consideration and possible approval of a contract with Sunrise Engineering for design services for the Pah Tempe Virgin River Canyon Trail Feasibility Study project

Arthur LeBaron explained that the City has been collaborating with Washington County on a trail project for over a year, including several field visits. The City successfully applied for a 100% state-funded planning grant from the Utah Outdoor Recreation Program to study the feasibility of a trail extending from Confluence Park up the river to the proposed Zion Corridor Trail along SR-9. The trail would follow the river bottoms, parallel the historic Hurricane and LaVerkin canals, and extend to the historic diversion points. Portions of the trail would align with existing Jeep trails. Sunrise Engineering, which is also involved with the Zion Corridor Trail, has been selected to conduct the study. The total cost of the study is approximately $80,000, fully covered by the state grant. Mr. LeBaron noted that much of the trail would run along the regional pipeline and be a paved path at least 12 feet wide, with interpretive signage highlighting historic canal features. Additionally, primitive trails would be included for recreation. Vern Malloy from Sunrise Engineering was introduced for any questions.

Drew Ellerman motioned to approve the contract with Sunrise Engineering for design services for the Pah Tempe Virgin River Canyon Trail Feasibility Study project in the amount of $79,950. Seconded by David Hirschi. Motion carried unanimously by a roll call vote.

9. Consideration and possible approval of a contract with Sunrise Engineering for design services for the 650 South project

Arthur LeBaron explained that the project involves a complete overhaul of 650 South, extending from 700 West to just short of 1530 West. The project will include extensive utility work, right-of-way acquisition, and significant drainage design. He noted that, while challenging, it is one of the most engaging projects the City will be undertaking due to its impact on numerous properties along the corridor.

David Hirschi motioned to approve the contract with Sunrise Engineering for design services for the 650 South project in the amount of $420,700. Seconded by Kevin Thomas. Motion carried unanimously by a roll call vote.

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10. Consideration and possible approval of a contract with Rosenberg Associates for design services for the 1400 West project

Arthur LeBaron explained that the proposed project scope is being extended to include 650 South. The current contract amount covers this entire scope, with only one small section requiring a property acquisition; the City owns the remainder between 400 South and 650 South. Dayton Hall clarified that the Council packet included only the scope of work and fee schedule, not the full contract. The finalized contract was received today from the engineer. He suggested the Council could approve the project and contract amount subject to review and approval by the City Attorney and City Engineer, or they could continue the item to the next meeting to review the contract in full. Councilman Hirschi asked why the alignment of the road was not straight. Mr. LeBaron explained that topographic constraints further south necessitate the road shifting east as it progresses southward.

Kevin Thomas motioned to approve the contract with Rosenberg Associates for design services for the 1400 West project in the amount of $177,080 subject to the City attorney and staff reviewing the contract. Seconded by Joseph Prete. Motion carried unanimously by a roll call vote.

11. Consideration and possible approval of a Cooperative Agreement with UDOT for funding on Purgatory Road

Mayor Billings read the following summary written by Arthur LeBaron that was provided in the packet. “Four years ago Hurricane City was awarded $440,147.85 in Federal Aid for the Purgatory Road Project. We have been unable to use that money on the project because we don't have construction money. The Federal policy has been that in order to use Federal Aid money to design a project, there must be construction money available to immediately go to construction. Our current effort on Purgatory Road is to complete enough design to adequately identify and start to acquire the necessary right-of-way, and then pursue construction money from outside sources. Recently a UDOT official reached out to me and asked if the City would be willing to exchange the Federal Aid money for State money because they can trade it out for other funds they have and use it for maintenance, but we would take a 15% hit because of Federal red tape. I have been aware of this exchange throughout my career and jumped at the chance to use State funds rather than Federal. The cooperative agreement lays out the amount, the exchange rate, the required local match, how Hurricane City can get the money for the project. The Federal funds are not available to the City for use indefinitely, and this exchange gives the City the opportunity to move forward, utilizing outside funds. The breakdown of funds is as follows: Federal Funds: $440,147.85. State Funds at 85%: $374,125.67. Local Match at 6.77%: $27,167.55. Total Value: $401,293.22. We have already done consultant selection for the design of this project but have been unable to move forward with the Federal funds. This will allow us to move forward. We have also garnered other funds for design from the Washington County Corridor Preservation Fund. With the

combination of funds we will be able to finish our current proposed design effort to get right-of-way from SR-9 down to SR-7. It has been my experience that the use of Federal funds on a project causes at least a 20% increase in project costs, plus delays. The 85% exchange rate is actually a bonus in my opinion. We have budgeted $100,000 to go toward the design of the Purgatory Road project, so we will easily meet the local match. Staff recommendation is to accept the cooperative agreement as proposed." Mayor Billings noted that the City has coordinated with Washington County and Washington City on this project, which will provide a continuous connection and a second access to the fairgrounds. She noted that the project will link industrial areas, residential neighborhoods, SR-9, and SR-7. Mr. LeBaron explained the current approval is for design purposes, allowing the City to begin right-of-way acquisitions. He also mentioned that improvements at the DMV intersection are needed and will be the final segment within City limits.

Joseph Prete motioned to approve the Cooperative Agreement with UDOT for funding on Purgatory Road. Seconded by Clark Fawcett. Motion carried unanimously by a roll call vote.

12. Consideration and possible approval of a Cooperative Agreement with UDOT for the Sand Hollow Interchange Drainage Improvements

Mayor Billings read the following summary written by Arthur LeBaron that was provided in the packet. "Several years ago heavy rainfall caused significant erosion to some of the fill slopes at the SR-7 interchange at Sand Hollow Road. After discussing maintenance responsibilities with UDOT and reviewing Utah Code, it is clear that some of the maintenance of the problem areas falls under the jurisdiction of Hurricane City. The Engineering Department informed UDOT that the City would not start maintenance activities until some additional durable improvements were completed. UDOT asked if the City would act as the procurement agency for drainage improvements across the entire interchange and UDOT would contribute the necessary funds. The cooperative agreement under consideration allows Hurricane City to bid out the project and UDOT will contribute $300,000 for the project. We have a bid from Interstate Rock that estimates the improvements in the mid $200,000's, so $300,000 should be adequate. We have done similar cooperative agreements with UDOT. The signal and roadway improvements at 2600 West State Street is a good example. Staff recommends approval of the cooperative agreement." He added that this plan was approved by the JUC.

David Hirschi motioned to approve the Cooperative Agreement with UDOT for the Sand Hollow Interchange Drainage Improvements. Seconded by Drew Ellerman. Motion carried unanimously by a roll call vote.

13. Consideration and possible decision and direction to staff regarding an economic development general plan update, associated incentives, and consultation services - Mayor Billings

Mayor Billings reported that she, along with Gary Cupp, Kaden DeMille, Todd Brightwell, Darren Prince, Mac Hall, Councilmen Drew Ellerman and Kevin Thomas, met to discuss strategies that could be formalized to support economic development. The goal is to establish clear incentives and procedures so that when developers approach the City, staff can respond with pre-approved options rather than requiring each request to go before the Council. She outlined several proposed ideas: Fast-Track Review Process: Commercial projects meeting specific criteria could be expedited through permitting and review. A designated staff member would guide qualifying projects through the process to avoid unnecessary delays. Infrastructure Partnerships**:** In certain cases, such as major commercial developments, the City could consider participating in infrastructure improvements—similar to how St. George assisted with the Costco project—if specific parameters are met. Deferred Impact Fees**:** For qualifying commercial developments, such as hospitals or other major employers, impact fees could be deferred until the Certificate of Occupancy rather than paid upfront, reducing developers' initial financing burden while still ensuring full payment. Sales and Property Tax Incentives: The City could consider rebating a portion of sales or property taxes generated by new developments once they meet defined performance standards. Kaden DeMille added that any such programs should include clear minimum thresholds or standards, such as wage levels, sales tax generation, or construction timelines. Councilman Fawcett highlighted the importance of strong parameters to ensure accountability and that incentives are only granted after all conditions are met. Mayor Billings noted that identifying which areas of the City would qualify for these incentives would also be important. Dayton Hall concluded that these concepts provide a solid foundation but recommended that staff further refine and outline the proposed direction—identifying qualifying business types, standards, and program structure—and then bring it back to the Council for further discussion before drafting an ordinance.

14. Consideration and possible approval of Resolution 2025-38 Authorizing the Fremont Solar PPA Project

Mayor Billings read the following summary written by Crystal Wright that was provided in the packet. "The Fremont Solar project is located in Iron County, UT, will come online in 2027, and is a solar project with battery storage capability included. The estimated cost is between $69-74/MWh. Our Power Board would like to increase the subscription amount previously requested to an amount up to 10MW. Our earlier subscription request was for 5MW. The battery capability will allow us to utilize the additional solar energy during our highest peak load times during the day so the board would like to increase the amount of power we receive. The additional energy will be needed in addition to any requested subscriptions for other upcoming power projects."

Mike Johns explained that the project would allow participation of up to 10 megawatts, depending on resource availability. The Power Board has recommended increasing participation up to 10%. Councilmember Fawcett confirmed that the project would not move forward unless it is fully funded, to which Mr. Johns responded that it is currently 97% funded.

Mr. Johns noted that the main value of the project lies in the battery component, rather than the solar generation. While the City does not currently have significant solar investments, the battery portion would provide meaningful benefits by storing energy during the day and releasing it during peak evening demand. Councilmember Prete asked whether committing to the project could result in paying for power that the City does not use, for example, during cooler periods with lower demand. Mr. Johns clarified that the project would operate similarly to other UAMPS pool projects. All generation costs are shared within the power pool, and power is scheduled based on price and availability. Any unused power remains in the UAMPS pool and affects the overall pool cost but would not directly increase the City's cost to customers.

David Hirschi motioned to approve Resolution 2025-38 Authorizing the Fremont Solar PPA Project. Seconded by Joseph Prete. Motion carried unanimously.

15. Consideration and possible approval of Zone Change Amendment Ordinance No. ZC25-18, a proposed zone change request, located at 505 S Sand Hollow Rd., from PC planned commercial to GC general commercial; Scott Nielson, Applicant

Mayor Billings read the following summary written by Fred Resch III that was provided in the packet. "The applicant is requesting a zone change from Planned Commercial to General Commercial on a 2.57-acre property located at 505 S Sand Hollow Road. This property, part of the Glampers Inn/Jellystone Park development, is proposed to be used for RV rentals and sales which is not permitted in the Planned Commercial zone. A public hearing on the proposed zone change was held at the October 9, 2025, Planning Commission meeting and no comments relating to the zone change were received. The Planning Commission had no substantial discussion on the item and voted unanimously to recommend approval of the zone change by the City Council subject to staff and JUC comments. Staff makes the following findings: 1. The proposed amendment is compatible with the goals and policies of the General Plan pertaining to the Planned Community land use designation. 2. The proposed amendment is in harmony with the overall character of the existing development. 3. The proposed amendment is considered a minor change and will not have any adverse impacts. 4. Public facilities are adequate. Staff recommends approval subject to staff and JUC comments."

Roy Smith addressed the Council regarding a proposal to add an RV sales and rental facility at the resort. He explained that many visitors require RV rentals and establishing a dedicated facility would benefit both the resort and the city by generating additional revenue. Councilmember Fawcett confirmed that the proposed use would be allowed under general commercial zoning, but not under planned commercial zoning. Councilmember Ellerman noted that a site plan approval would still be required. Mr. Smith described the property, noting that it already has a privacy wall and landscaping around the perimeter. The building would be constructed on a dirt area, with 15–20 RVs available for sale or rental, and no service or parts operations would occur on-site. Parking for resort events and overflow is already provided, so

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the new facility would not impact existing resort operations. Councilmember Ellerman raised concern that if the business is successful, the RV sales could expand and reduce available parking. Mr. Smith stated that the facility would not exceed 25 RV units, and that the resort is seeking a separate dealership location elsewhere. Gary Cupp noted that the project must stay within the approved site plan, and any expansion would require additional approvals or code enforcement.

Drew Ellerman motioned to approve the Zone Change Amendment ZC25-18 located at 505 S Sand Hollow Rd. from Planned Commercial to General Commercial. Seconded by Clark Fawcett. Motion carried unanimously.

16. Consideration and possible approval of Zone Change Amendment Ordinance No. ZC25-19, a proposed zone change request, located at approximately 650 S Mountain View Dr., from RA-1 (residential agriculture one unit per acre) to R1-10 (residential one unit per 10,000 square feet); Andrew Kay, Applicant; Brandee Walker, Agent

Mayor Billings read the following summary written by Fred Resch III that was provided in the packet. "The applicant is requesting a zone change from Residential Agriculture RA-1 to Single Family Residential R1-10 on two properties combining to 0.53 acres located at approximately 650 S Mountain View Drive. These are remainder parcels from the Mountain View Estates subdivision that are proposed to be integrated into the neighboring proposed Hillside Estates Phase 2 subdivision. A public hearing on the proposed zone change was held at the October 9, 2025, Planning Commission meeting and no comments on the zone change were received. The Planning Commission had no substantial discussion on the item and voted unanimously to recommend approval of the zone change by the City Council subject to staff and JUC comments. Staff makes the following findings: 1. The proposed amendment is compatible with the goals and policies of the General Plan designation of Single Family development. 2. The proposed amendment is in harmony with the overall character of the existing development. 3. The proposed amendment is considered too minor a change to have any adverse impacts on adjacent properties. 4. Public facilities are adequate. Staff recommends approval subject to staff and JUC comments."

Councilmember Ellerman asked about the depth of the lots after the installation of curb, gutter, and sidewalk. Gary Cupp explained that the land is expected to be transferred to the property owners at some point, likely in exchange for the road improvements, and that the lots would be merged with adjoining parcels. Arthur LeBaron noted that the City already has the right-of-way for 650 South on the south side and highlighted a preserved corridor north of the parcel.

Drew Ellerman motioned to approve the Zone Change Amendment ZC25-19 located at approximately 650 S. Mountain View Dr. from RA-1 to R1-10. Seconded by Joseph Prete. Motion carried unanimously.

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17. Consideration and possible approval of a Preliminary Plat for Sand Hollow Mesa Neighborhood Six, a 579 lot subdivision located at 3800 S 2200 W. Toquerville Enterprises, Applicant. Karl Rasmussen, Agent

Mayor Billings read the following summary written by Fred Resch III that was provided in the packet. "The applicant has submitted a preliminary plat for Sand Hollow Mesa, Neighborhood Six. This represents the first phase of the Sand Hollow Mesa project, which received a zone change and Planned Development Overlay approval in 2021. Sand Hollow Mesa is a large master-planned community encompassing nearly 1,100 acres and more than 3,600 approved units. The current proposal covers 88 acres and includes 579 units consisting of single-family homes, townhomes, and condominiums. The property is zoned Single Family Residential (R1-10) with a Planned Development Overlay (PDO) as part of the Sand Hollow Mesa development. A previous application for Neighborhood Six was tabled in December 2023 due to inadequate public facilities and was resubmitted in May 2025. At the applicant's request, the City issued a status update letter on June 2, 2025, outlining the additional offsite public facility improvements required to support the project. These include construction of a new transmission line and substation, roadway access along 2400 West, water looping and modeling, and a sewer trunkline connection. To date, these improvements remain unresolved. The applicant has exercised an option under Utah Code Section 10-9a-509.5, which requires that the City Council approve or deny the preliminary plat application within 45 days after notice from the applicant. Staff recommends denial of the application for the reasons outlined in this report, and a proposed Record of Denial is included in the packet for the Council's consideration. The Planning Commission considered this item on October 9, 2025. The Commission concurred with staff's recommendation and voted unanimously, with one abstention, to recommend denial of the application to the City Council. Power Infrastructure – The applicant needs to ensure, before preliminary plat approval: *The recordation of all easements to get transmission power lines to the site. *The dedication of the substation site as outlined in the Sand Hollow Mesa development agreement. *Ensure the construction of the transmission line and the substation. As these are impact fee eligible improvements, staff has already prepared a reimbursement agreement, however that needs to be approved by the City Council. Roadway and Emergency Access – Acquisition of all necessary right-of-way along 2400 West and construction of a 32-foot asphalt spine road to 3000 South. Agreements and/or bonding will be required prior to preliminary plat approval. Water Model and Looping – Submission of a current, finished water model for City review and approval, together with a plan to provide looping to City standards. Any required off-site improvements must either be constructed prior to preliminary plat approval or addressed in a binding agreement with the City, which may include bonding requirements. At this time, these improvements and agreements have not been completed, bonded for, or otherwise secured. Under HCC 9-6-3(B) and 10-37-4, development may only proceed where adequate public facilities are "in place or will be timely provided." Without executed agreements, approved designs, and bonding to guarantee construction of the required offsite improvements, staff cannot determine that facilities will be timely provided. Staff recommends denial of the preliminary plat for Sand

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Hollow Mesa Neighborhood Six. The current application is premature and does not meet the standards of the Hurricane City Code. Because the applicant has invoked Utah Code Section 10-9a-509.5, the denial of the preliminary plat application must be in writing. A proposed Record of Denial has been drafted for the City Council's consideration and is included in the packet. Staff recommends that the City Council adopt, or amend and adopt, the draft Record of Denial and authorize the Mayor to sign the Record of Denial."

Karl Rasmussen addressed the Council regarding a letter in the packet outlining three items cited as the basis for denial of the preliminary plat. He stated that the property owners can comply with all items, including water modeling and fire access. He requested that any fire access paving requirement be included as a condition of approval rather than a reason to deny the application. Wade Budge, an attorney representing the developer, stated that the project was approved in 2021 with a development agreement and argued that preliminary plat approval does not require all improvements to be completed, consistent with state law. He stated that the developer will provide the required substation site and is cooperating with the City on transmission easements. Mr. Budge explained that water and sewer improvements will be finalized at the final plat stage, with Alpha Engineering having reviewed and approved the proposed plans. He stated that the developer is willing to work with the City and service districts to ensure all necessary infrastructure is in place, including laterals and distribution lines. Finally, Mr. Budge expressed concern that other nearby developments had received final plat approvals while this project was facing denial, noting that the outstanding items can be addressed as conditions of approval in accordance with state law. The developer is requesting Council approval of the preliminary plat, subject to installation of all required improvements prior to final plat recording.

Mayor Billings clarified that previous nearby projects were approved because they had sufficient power capacity for their developments. She also noted that the City does not install sewer improvements, which raises the question of who must obtain easements when the necessary right-of-way is not in place. Mr. Budge stated they intend to install sewer laterals only on their own property. Mayor Billings asked who is responsible for constructing the needed power line within the developer's required timeframe. Mr. Budge stated that he believes there is available power capacity and they are conducting their own analysis. He stated no other developer has been required to construct a transmission facility, which they consider a system improvement that must be included in the impact facilities plan, allowing future developers who tie into it to participate in reimbursement. They will construct all distribution lines. Mr. Budge further explained that the development agreement states Hurricane City will provide power to the site. Councilman Fawcett said this is the first time he has heard that the transmission line extension would be a City responsibility. Mr. Budge cited State Code 10-9a-403 (adequate public facilities), noting that both parties signed an agreement outlining responsibilities. He stated the solution cannot be to deny the preliminary plat, as State law does not allow that. He also disagreed with staff's position that improvements must be bonded before preliminary plat approval, explaining that Utah is an early-vesting state—vesting occurs

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at preliminary plat approval, while improvements must be installed or bonded before recordation.

Councilmember Ellerman expressed concern that there are numerous instances where developers have bonded for improvements but never completed the projects, allowing them to sell lots prematurely. Mr. Budge responded that this approach is consistent with state law and suggested that, if there are concerns, the issue should be addressed with the State Legislature. He recommended amending the agreement to require installation of improvements prior to recordation. Councilmember Ellerman noted that citizens could face additional exactions to provide power to the project. Mayor Billings inquired about the timeframe outlined in the development agreement. Dayton Hall explained that if a final plat is not recorded within five years of the agreement—by next April—the City Council has the right, but not the obligation, at the sole discretion of the City Council, to terminate the agreement. He continued, asking to address several of the comments. He clarified that water looping is not an issue, as the Water Department has confirmed that existing water lines installed by other developers are adequate, and the water model is not a basis for staff's recommendation. Similarly, Ash Creek has not raised significant concerns regarding sewer lines, so that is also not a basis for the recommendation. He explained that staff's concerns are based on three primary issues, the first being the lack of available power capacity in the area. A new substation, transmission lines, and easements are required, with some of the needed transmission lines located up to five miles away. In response to the question of why other developments on the south end of the city had been approved, he noted that those developers had paid for the distribution lines needed to connect their projects to existing substations. Because they covered the cost to extend power infrastructure, their projects were able to move forward. In each case, the developers lacked existing power capacity and therefore paid the cost to extend service before receiving approval. He then addressed the development agreement, noting it states that both parties acknowledge that off-site public infrastructure improvements are required due to the property's disconnection from existing systems. The agreement allows the developer to construct necessary off-site improvements and requires the dedication of those improvements to the City. It also provides for reimbursement when system improvements are installed. He noted that he has already drafted and sent a reimbursement agreement to the applicant's counsel for system improvements—such as transmission lines or a substation—that the City cannot currently finance, as this provides a legal and appropriate method to satisfy the off-site improvement requirements outlined in the development agreement. Mayor Billings confirmed that the substation is part of the City's Capital Facilities Plan.

Mr. Hall continued discussing the lack of power capacity, explaining that not all easements are currently in place to run a transmission line to connect to the substation. The City and the applicant have obtained an easement from Lorin Lowe but are still negotiating with two other landowners. He noted that the development agreement incorporates applicable law from 2021, including two City ordinances requiring adequate public facilities before development approval. The first, HCC 9-6-3, states that a proposed development shall not be approved if the demand for public facilities will exceed adopted service levels, unless improvements are reasonably

calculated to meet those standards. The second, HCC 10-37-4, requires that land may only be developed where existing infrastructure is in place or will be timely provided to serve the proposed development. Staff's concern is whether adequate services can be timely provided to support this 500-plus lot project. Mr. Hall outlined the sequence of approvals and construction, noting that after preliminary plat approval, construction drawings would be reviewed, horizontal infrastructure installed, and the final plat recorded. He raised the question of when the City Council would be willing to take significant actions—such as exercising eminent domain or bonding to build a substation and transmission lines—if necessary to provide adequate services, emphasizing the challenge of meeting the requirements of the adequate public facilities ordinances incorporated into the development agreement.

Mr. Hall continued, stating that City staff's second concern is fire access. He noted a similar situation occurred in Pecan Valley, where a Fire District representative confirmed that a second access was required. According to the Fire District, second access must be paved, with the width determined by the City. The City is actively negotiating with the property owner to acquire the necessary right-of-way. Arthur LeBaron added that the Fire District has informed staff that the development requires a second access and that the right-of-way must exceed 35 feet. Mayor Billings asked whether the development agreement could require that the second access and power infrastructure be completed prior to final plat approval. Mr. Hall referred the Council to the ordinance, which requires that infrastructure either be in place or be timely provided to serve the development. He emphasized that the City needs assurances that facilities will be available when required and noted that this is the appropriate time to address these issues. He also added that the termination date in the development agreement could be extended to allow additional time to resolve infrastructure concerns. Councilman Hirschi asked if approving the project would impact adjacent property owners. Mr. Hall stated that it could be a concern. Councilman Fawcett asked if the development requires the City to build the power line. Mr. Hall explained that the agreement anticipates a substation on property dedicated to the City, which has not yet been completed, and that off-site improvements necessary to service the project are still lacking. Mayor Billings suggested that if the developer is willing to dedicate and build the infrastructure, the development agreement could potentially be amended. Mr. Hall agreed, noting that any amendment must assure the City that funding will be available to provide the infrastructure when needed, consistent with the ordinance's requirements. Mayor Billings clarified that power would only be needed when the developer is ready to pull building permits. Mr. Hall asked whether the Council would be willing to exercise eminent domain or borrow funds to ensure the infrastructure is in place by that time. Councilman Prete raised a concern about potential legal pressure, asking whether a private developer could compel the City to pursue eminent domain if it becomes necessary, particularly if developers have already invested significant funds in infrastructure.

Mr. Rasmussen stated that the denial letter does not reference eminent domain. Councilman Ellerman noted that eminent domain might be the only option to acquire the necessary land. Mr. Rasmussen responded that this would likely not be required, as the project does not involve Mills' property. Councilman Ellerman noted that another property owner has been

unwilling to allow the easement. Mr. Budge explained that Mr. Hall had sent a $9 million reimbursement agreement and argued that the development agreement does not obligate the developer to pay for off-site power improvements and their obligation is limited to dedicating the substation site, for which the deed was sent a week ago for review. He noted that there are two references in the development agreement indicating that the City will provide power. He added that he has not seen a preliminary plat denied due to an issue five miles away, and that the parties have been addressing these matters since 2021. He also confirmed that they will work with the Fire District regarding access. Mr. Budge expressed that he believes the City's position on power is incorrect and warned that denial could result in litigation. He requested that the Council honor the process outlined in the code and development agreement. Mayor Billings confirmed that the estimated cost to build the transmission line and substation is $9 million and noted that, if the project is approved, the City would be responsible for providing the power. Councilman Fawcett confirmed that the development agreement does not specify a timeline for when the City must provide power.

Clark Fawcett motioned to go into closed session at 10:17 p.m. to discuss reasonably imminent litigation. Seconded by Drew Ellerman. Motion carried unanimously.

Joseph Prete motioned to go out of a closed session at 11:02 p.m. Seconded by Drew Ellerman. Motion carried unanimously.

Joseph Prete explained the Council is open to exploring the option of extending the development agreement, however, at this time he motioned to continue the Preliminary Plat for Sand Hollow Mesa Neighborhood Six to the next meeting to allow staff time to review the recent submissions. Seconded by David Hirschi. Motion carried unanimously.

18. Consideration and possible approval of Ordinance 2025-20 to amend Title 10 Chapters 3, 12-17, 26, 34, 49, and 51 regarding transient lodging facilities. Land Use Code Amendment LUCA25-10. Hurricane City, Applicant

Mayor Billings read the following summary written by Fred Resch III that was provided in the packet. "This is a "clean-up" ordinance to remove the definition of "bed and breakfast, inn" from the city code. The intention of previous code updates regarding transient lodging facilities, including Ordinance 2024-14, was to remove short-term rentals from commercial zones. "Bed and breakfast, inn" was still permitted and vaguely defined and should have been removed from the ordinance during that code change. No currently licensed bed and breakfast inns exist in the City. The Planning Commission held a public hearing on this item on October 9, 2025 and no comments were received. The Planning Commission discussed how no bed and breakfasts currently exist in Hurricane and how one could potentially still open as long as they met the standards of a "hotel". The Planning Commission voted unanimously to recommend approval of the ordinance to the City Council. Staff recommends approval." Drew clean up language to get rid of definition. Still could do it under hotel definition.

Drew Ellerman motioned to approve Ordinance 2025-20 amending Title 10, Chapters 3, 12-17, 26, 34, 49 and 51 regarding transient lodging facilities. Seconded by Joseph Prete. Motion carried unanimously.

19. Consideration and possible approval of Ordinance 2025-21 to amend Title 10 Chapter 39 regarding bonding for off-site improvements. Land Use Code Amendment LUCA25-11. Hurricane City, Applicant

Mayor Billings read the following summary written by Fred Resch III that was provided in the packet. “This is a “clean-up” ordinance that formally adopts the City’s long-standing practice of requiring bonding for off-site improvements. The City has historically required these bonds to ensure that it can address any deficiencies in off-site work; however, it was recently discovered that this requirement was never codified in the municipal code. This proposed amendment corrects that oversight and also removes discretionary language related to the types of bonds accepted by the City. The Planning Commission held a public hearing on this item on October 9, 2025 and no comments were received. The Commission discussed the types of bonds accepted by the City and the standard bonding practices, and unanimously recommended approval of the ordinance. Staff recommends approval of the proposed ordinance.” Mike Vercimak explained the types of bonding and when they are used.

Joseph Prete motioned to approve Ordinance 2025-21 amending Title 10, Chapter 39 regarding bonding for off-site improvements. Seconded by Clark Fawcett. Motion carried unanimously.

20. Mayor, Council, and staff reports

Mayor Billings announced that the 4th Annual Housing Action Coalition will be held on November 6th. She also shared a letter of support regarding the northern corridor from the Bureau of Land Management and confirmed that the Council was in agreement with sending the letter.

Councilman Ellerman reported that he attended the Fire District Board meeting, where the new impact fee was approved. The fee has doubled to $1,060 and applies not only to homes but to any property meeting the definition of an ERI. Commercial fees increased from $0.54 to $1.58 per square foot. Mayor Billings added that the Fire District is preparing to build a new station on Sand Hollow Road and noted she received an email regarding homeowners’ insurance cancellations due to distance from fire stations. Councilman Ellerman stated that the bid for the station design has been awarded, and the design template will be used for multiple future buildings.

Councilman Prete wished all the candidates well with the election and thanked them for running.

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

A closed meeting was held during new business 17. Refer to that item for the motion.

Adjournment: Joseph Prete motioned to adjourn at 11:19 p.m. Seconded by Drew Ellerman. Motion carried unanimously.

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Minutes of the Hurricane City Council meeting held on November 6, 2025, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 3 p.m.

Members Present: Mayor Nanette Billings and **Council Members**: Kevin Thomas, Clark Fawcett, Drew Ellerman, and Joseph Prete.

Members Excused: David Hirschi

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, Police Chief Kurt Yates, Public Works Director Mike Vercimak, Assistant Public Works Director Weston Walker, Street Superintendent Hayden Roberts, City Planner Gary Cupp, Assistant Planner Fred Resch III, Power Director Mike Johns, City Engineer Arthur LeBaron, Building Official Larry Palmer, HR Director Sel Lovell, Finance Director Paige Chapman, and City Recorder Cindy Beteag.

AGENDA

3:00 p.m. Work Meeting

Commissioners Present: Paul Farthing, Mark Sampson, Kelby Iverson, and Shelley Goodfellow.

1. Joint work meeting with the Planning Commission regarding the City Civic Center

Mayor Billings welcomed everyone and explained that during the recent Utah League conference, several Council and Planning Commission members participated in a discussion about the Civic Center property. With the City Office and Police Station currently in the design phase, she asked whether this is an appropriate time to revisit potential housing options on the adjacent property whose zoning was previously changed. She provided City Planner Gary Cupp with a few concepts that might be viable and asked whether the Council and Commissioners preferred to follow the General Plan—which designates the area for multifamily housing—or leave the property as-is for now. Mr. Cupp explained that he presented these ideas to the Planning Commission in October, but they felt there were still too many unanswered questions. They were unsure why the City would move forward without having a clear overall plan. Mayor Billings clarified that the City would not act as a landlord; the intent would be to lease the land rather than manage the housing. Mr. Cupp added that Commissioners wanted to understand the broader vision before considering any zone change. Mark Sampson noted that multifamily housing was originally included as part of the project only to help finance it. Now that financing is no longer an issue, he questioned whether multifamily is still needed. He suggested holding on to the property until the City decides on a future use. Kelby Iverson agreed, stating that the remaining land should be preserved so the City does not have to purchase additional land later. Current lease revenue would not be sufficient to justify future land purchases. Mayor Billings projected that additional City facilities will likely be needed in the next twenty-five years. She highlighted that she is not proposing to sell the land—only to consider leasing it. Mr. Iverson reiterated that he is not in favor of pursuing the housing option any further at this time.

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Kaden DeMille explained that when the property was originally purchased, the intent was to find a way to monetize it to help pay for the new City buildings. Based on the concept approved by the Council, consultants indicated that the project did not have the necessary components to financially support the buildings without including housing units in a density comparable to that originally proposed by the consultants, as those units would drive the commercial development. He stated that the goal was for the land to help fund the buildings, but if that is no longer feasible, the City needs to determine the purpose of moving forward now. In his view, the only remaining justification for pursuing rezoning and development at this time would be to create additional affordable housing. Since funding for the two new buildings is already secured, he is comfortable leaving the remaining land undeveloped. Mr. Sampson added that many communities have vibrant central districts anchored around their city halls. He believes the City should think long-term and make the most of this opportunity. Shelley Goodfellow noted that the adjoining property has recently been rezoned to RA-0.5. Mayor Billings shared that several residents contacted her expressing frustration, saying they participated in the surveys and supported adding housing, yet no action was taken. She believes all public feedback should be considered. Developing a portion of the property could also help offset building costs, and she noted that affordable housing is a documented need in the community. Mr. Iverson cautioned that survey results can be difficult to rely on, as outcomes often depend on how questions are phrased. Mrs. Goodfellow then asked whether the proposed housing would be affordable or subsidized, how the City would regulate it, and whether it would be limited to City employees. Mr. DeMille responded that these options have not been explored because the Council had not previously shown interest. Mayor Billings clarified that the concept would be a LITHC project, with the City only ground-leasing the property. She noted that no developer will pursue such a project unless the appropriate zoning is in place.

Councilman Prete stated that any structures built on the property would remain long-term and could interfere with the City's future needs, so he would not support development at this time. Councilman Ellerman agreed, adding that the R1-8 zoning should adjoin the existing neighborhoods to provide appropriate protection for those areas, and the remainder of the property should be preserved for future City use. He emphasized that the land will be needed eventually. Councilman Thomas said he had only recently learned that the City no longer needs additional revenue to fund the new buildings. Because of that, he believes the property should remain undeveloped and available for future expansion. He also expressed concern that there are not enough units proposed to support a LITHC project. In his view, the remaining area should not include R1-8 zoning and would be better suited as R1-4; he also commented that he wishes the Council had not restricted where R1-4 may be applied. Councilman Fawcett agreed that multifamily development is unnecessary. He noted that the concept had already been discussed with residents and changing course again could create confusion. He supports leaving the property in the Public Facility zone and keeping the remaining land vacant for future City needs. Paul Fathering observed that, with the financing issue resolved, the decision is now purely a policy matter. He commented that many residents are unaware of the City's long-term needs. He added that housing on the site could serve as a policy option to provide affordable

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units for City employees. Mayor Billings noted that the need for affordable housing extends well beyond employees. Mr. Sampson suggested that the City explore broader policy approaches to address affordable housing. Mr. Iverson responded that the City has already taken several steps in that direction. Mrs. Goodfellow added that rising Water District fees continue to price some residents out of their homes. Mr. Cupp concluded by confirming the group's consensus: aside from the civic buildings, no additional development on the property will be pursued at this time.

2. Discussion regarding economic development

Gary Cupp distributed the draft Economic Development Policy and explained that the document was originally being prepared as an ordinance but has since been shifted to a policy format. Under this approach, the Economic Committee would evaluate proposals and make recommendations to the Council regarding potential incentives. He then reviewed the incentives that have been discussed so far. Councilman Ellerman highlighted the importance of collaborating with the Planning Commissioners so they understand the intent of the policy and how certain projects may need to be fast-tracked. Mr. Cupp clarified that businesses would be required to meet specific criteria to qualify for an expedited review. The draft plan identifies key focus areas, though it does not restrict incentives exclusively to those locations. He noted that the policy still needs additional vetting and refinement. Mayor Billings requested that the draft be placed on the next Planning Commission agenda to gather their feedback before the Council reviews it. Mr. Cupp added that he is also waiting for input from City staff. Shelley Goodfellow commented that the City should consider areas that could be annexed in the future and potentially used for large industrial development.

4:00 p.m. Work Meeting

1. Discussion regarding Zion Regional Medical Center public infrastructure district application

Kaden DeMille explained that the DAC Committee met earlier and determined that more information is still needed. While it appears the Council is interested in pursuing the project further, the committee requires a clearer understanding of the financing plan before making any recommendation. Aaron Wade added that the committee is focused on understanding the underlying details of the financing plan. He plans to coordinate with DA Davidson to clarify what the bond funds will be used for and the hierarchy for deploying those funds. He also noted that recent changes to the State PID Act now allow financing of certain private improvements. The applicant has expressed interest in using a portion of the funds to construct some of the vertical buildings. Mayor Billings asked what would be required to move forward. Mr. DeMille responded that he believed the Council hoped to advance the project before the end of the year. However, the committee needs more detailed information on the financing, including a clear breakdown of costs and a better understanding of how the two PIDs would interact.

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PID Representative Matt Ence stated that they have provided some information in response to specific questions regarding funding and the relationship between the two PIDs. He noted that an MOU was provided, but it was drafted to preserve flexibility. All numbers included are estimates, as costs are expected to change. While they are working to answer questions, they also need to maintain flexibility. Mr. Ence explained that the MOU cannot be signed until the PID is officially created. Dayton Hall asked if the intent of the MOU is for the hospital to be responsible for all improvements within its development and for the PID to cover everything outside the property line. Mr. Ence confirmed this understanding. He also mentioned that they are considering an amendment to the Gateway PID to adjust the tax rate. Mr. Hall pointed out that the MOU states it is non-binding and not enforceable. Mr. Ence clarified that what was provided is a starting point that can be amended to become a formal agreement between the entities, rather than the properties themselves. Councilman Fawcett noted that two types of bonds are being shown: a special assessment bond and a limited tax G.O. bond, and asked how they function. Mr. Wade explained that the PID can create a special assessment area, which would be invoiced separately from property taxes. The intent is to include as much of the debt as possible in the financing district, as it is a more cost-effective option. Councilman Fawcett then asked how the special assessments and PID taxes interact. Mr. Wade clarified that there would be a cap on the PID tax, while the special assessment would be independent of that tax and have its own separate cap.

Mr. Hall explained that the Gateway PID was approved based on cost assumptions for improvements that ultimately were underestimated, creating challenges. The committee simply wants more information to ensure a similar situation does not occur. He asked for confirmation that there are no plans to subdivide the property, and the representatives for the ZRMC project stated that the property would not be subdivided. Mr. DeMille noted that while the letter of intent shows total project costs, the bonding reflects a different amount, and the committee needs clarity on how funds are allocated. He also mentioned that page 7 of the materials is missing. Mr. Ence explained that it is uncommon for a PID to finance the entire project; the PID is expected to have a limited capacity. Mayor Billings noted that she did not see any details in the agreement regarding infrastructure access to the project. A ZRMC representative responded that they will not close on the property until infrastructure is in place. Mr. Hall added that the ZRMC group would want the PID approved before purchasing the property from Western Mortgage. Mr. Ence clarified that Western Mortgage is the entity that signed the petition to create the ZRMC PID. Mr. Wade explained that the next step, if the Council supports moving forward, is to collect the necessary financing information. Another way to advance the application is to begin preparing the governing document, which requires a public hearing noticed at least 14 days in advance before the Council can consider a resolution. Mr. Ence stated that a draft governing document is already prepared and can be sent immediately. Mayor Billings recommended providing the financing documents to the committee and then scheduling the public hearing for the Council. She noted that the earliest the Council could

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review the PID would be the first meeting in December, assuming the committee is prepared to make a recommendation.

5:00 p.m. Pre-meeting - Discussion of Agenda Items, Department Reports

Ken Richins reported that the Goulds Wash Well is currently at a depth of approximately 670 feet. He stated that concrete for the irrigation ponds is scheduled to be poured within the week. The Dixie Springs Well has experienced additional setbacks, but repairs are expected soon. He added that work on the South Water Tank is ready to begin, with concrete pouring set to start. Mr. Richins also noted that a Special Water Board meeting will be held to review the proposed water impact fee before it is presented to the Council.

Larry Palmer stated that, since the last meeting, thirty-five single-family home permits have been issued, along with three commercial building permits for Swig by Walmart, Dixie Man Caves, and Liberty Village Phase 2.

Paige Chapman stated that staff is proposing a review of the Streets Impact Fee. She explained that the last study was conducted in 2006, and the fees were enacted in 2008. In 2012, the Council approved the fee at 68% of the recommended amount, with a clause that it would increase annually; however, that clause was later removed, and the fee has not been updated since. Mrs. Chapman calculated what the fee would be if it had been set at 100% and allowed to increase annually—currently $2,294, it would now be $6,493. Mayor Billings asked if a new impact fee study is required. Mrs. Chapman responded that a new study is recommended, but in the meantime, staff wants to update the fee to what it would have been if the original clause had remained. This item will be on the next agenda for a decision, and she will provide comparables and a summary for review. She added that staff is also considering increasing building permit and planning fees to align more closely with surrounding communities, emphasizing the need to ensure all costs are covered. Mayor Billings asked for information on the actual cost to the City for reviewing these applications. Councilman Ellerman noted that a formal study would be required for precise numbers but indicated that adjusting the fees in the meantime is reasonable.

Chief Yates reported that Oliver Hagen began work this week and will be sworn in at the next Council meeting. He will start field training next week. The department also hired a new animal control worker, who is expected to begin next week. Regarding the dog that bit a child, Chief Yates explained that it was initially quarantined at a veterinarian's office because it remained aggressive and vicious. The City has since relocated the dog to the Animal Shelter. There have been additional incidents of the dog attacking others, so the department served the owner with a notice of intent to euthanize the dog, giving them 15 days to contest the decision. He added that the child has experienced further complications, including additional jaw fractures, and is now running a fever.

Sel Lovell stated that they are still conducting interviews for the open positions and will be holding a second round of interviews for the Utility Clerk position.

Mike Vercimak stated that the team has been addressing several flood-related issues caused by recent rain, working to improve conditions and better protect property in the future. He also noted that two preconstruction meetings were held today.

Weston Walker added that the recent rainstorm caused water intrusion in areas he had never seen before, and the issue was widespread across the town rather than localized. He noted that the Streets Department has been working diligently to address the impacts. Additionally, the team is progressing with digitizing plans. They recently met with MS4 to review plans, and the State has been conducting inspections, including our coordinator in the process to prepare him to take over responsibilities in the future.

Hayden Roberts stated that cleanup from the recent rainstorm is ongoing and that crack sealing is scheduled to begin tomorrow now that temperatures are dropping.

Mike Johns stated that the crew will begin installing Christmas decorations soon and noted that they completed hot line training this week.

Arthur LeBaron stated that road designs have begun for the approved projects on 100 South and 1400 West. He noted that diagonal parking on 100 South will not be possible if a landscape strip is installed, and a parking study will be conducted as part of the project to determine the appropriate configuration. He also shared that the Healthy Committee will host a Grown-Up Bike Rodeo on November 15th at 10 a.m. The event has generated significant interest, including strong involvement from local bike shops. Mr. LeBaron explained the classes that will be offered and mentioned that attendees can look forward to many great prizes.

Gary Cupp stated that there will be a Planning Commission meeting next week and that several ordinance changes will soon be coming to the Council, including updates to the sign ordinance to better manage election signs. Councilman Fawcett noted that advisement signs have been mixed in with political signs that also need regulation. Mayor Billings pointed out that Utah State law requires political signs to include a candidate's name, and she wants to ensure that requirement is reflected in the City's code. Councilman Fawcett added that it is clear more regulations are needed. Dayton Hall agreed, explaining that while the political sign regulations will be reviewed closely, the Council should also decide where such signs are allowed. The City can designate specific areas for political signs and prohibit them elsewhere, simplifying enforcement. Signs would still be permitted on private property with the owner's permission. He stressed that the ordinance needs to be clear and enforceable. Councilman Fawcett also pointed out that many signs have been placed in landscaping strips, which are City property, and candidates often do not realize this; the rules need to be better explained. Mr. Cupp added that the allowable size of political signs will also need to be determined.

Fred Resch III added that some Planning Commissioners have raised concerns about the brightness of certain signs, which will be addressed as part of the ordinance updates. Councilman Ellerman recommended adopting the State regulations regarding brightness and animation. Existing lights are grandfathered in, but any updates will need to comply with the new standards. Mr. Resch III continued by reporting that the Planning Commission recently

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approved two commercial developments on Sand Hollow Road and Dixie Springs Drive, including a gas station and a couple of retail pads. He also attended legislative training today to learn about current initiatives; while he does not have major concerns at this time, he will continue to monitor developments. Councilman Ellerman requested that Mr. Resch III follow up on two local issues: the car dealership on 920 West and the trailer park on 100 North, where the trailer on the east end has been subdivided into three separate units.

Tyler Ames with the Fire District reported that call volume is up 10–12% compared to last year. He noted that crews have been conducting training in Toquerville over the past few weeks, including hazmat exercises. Ongoing development has led to continued blasting activity, and the wildland crew recently returned from California. Mayor Billings addressed complaints regarding the propane tanks at B&L Propane, explaining that the installation was approved by the State Fire Marshal and met all state requirements. Councilman Fawcett questioned whether the City's zoning code should be updated, noting that propane storage is an industrial use rather than a commercial one, and residents are concerned about its proximity to homes. Councilman Prete asked if the blasts are meeting state regulations. Mr. Ames confirmed that any blasting within 600 feet of a residence is carefully monitored to ensure compliance. Operators must submit a plan for approval and provide pre-blast notifications as required by law.

Mayor Billings reported that legislators met last month to discuss redistricting. She explained that there are seven criteria they must follow when redrawing districts, and the finalized maps and approvals must be submitted by next week. She also noted that there is a ballot initiative aimed at returning redistricting authority to the legislators.

Cindy Beteag reminded the Council that the election canvass will take place on November 18th at 5:00 p.m.

6:00 p.m. - **Call to Order** –

Mayor Billings welcomed everyone and called the meeting to order.

Prayer, Thought, and Pledge led by Councilman Thomas

Mayor Billings reported DL Builders is donating the time and material for the insulation of the bathroom building at the Veteran's Park.

Declaration of any conflicts of interest

None declared.

Presentation and update from St. George Regional Hospital

Natalie Ashby and John Cottam presented a slideshow with updates from St. George Regional Hospital. Mr. Cottam highlighted that the hospital operates as a nonprofit, which allows them to offer a broader range of services. Ms. Ashby concluded the presentation by reviewing key statistics and highlights from the past few years, as well as upcoming community health needs.

Public Forum – Comments From Public

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None.

OLD BUSINESS

1. Consideration and possible approval of a Preliminary Plat for Sand Hollow Mesa Neighborhood Six, a 579 lot subdivision located at 3800 S 2200 W. Toquerville Enterprises, Applicant. Karl Rasmussen, Agent

Mayor Billings stated that staff has requested to continue this item to allow additional time for review.

Kevin Thomas motioned to continue the Preliminary Plat for Sand Hollow Mesa Neighborhood Six to the next meeting. Seconded by Clark Fawcett. Motion carried unanimously.

NEW BUSINESS

1. Public Hearing to take comments on the following:

    a. A request for disposal of city property along 850 West, adjacent to parcels #H-3-1-34-3228 and H-PMSD-4-A (approximately around 150 South)

Clark Fawcett motioned to go into a Public Hearing at 6:20 p.m. Seconded by Kevin Thomas. Motion carried unanimously.

No comments.

Kevin Thomas motioned to go out of a Public Hearing at 6:21 p.m. Seconded by Joseph Prete. Motion carried unanimously.

2. Consideration and possible approval of Resolution 2025-38 disposing of surplus city property along 850 West

Mayor Billings read the following summary written by Arthur LeBaron that was provided in the packet. “In 1993 the Pecan Meadows Subdivision - Phase II plat was recorded, establishing the alignment of a portion of 850 West in a straight North direction. In 1995 the Pecan Meadows Subdivision Phase 3 was recorded, extending 850 West in a Northeasterly direction, which created an unused dedicated street parcel. At the present time the property owner is working on a development project along the frontage of the unused parcel and is requesting the City abandon it. The request has been evaluated by Public Works, Planning, and Engineering Staff and have found the following: * The parcel in question is not necessary to the City for future roadway improvements. * Utilities exist along the back of sidewalk within the boundaries of the subject parcel, so a public utility easement is necessary if the City disposes of the property. It is recommended that if the City Council disposes of the property, it should be subject to the standard 10-foot wide Public Utility Easement that is required along dedicated streets in subdivisions. As long as this is the case, Staff has no other reservations regarding the proposed disposal.” Dayton Hall clarified that the proposed resolution includes the needed findings and reservations, so they do not need to be specifically included in the motion if the draft resolution is adopted.

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Drew Ellerman motioned to approve Resolution 2025-38 disposing of surplus city property along 850 West. Seconded by Joseph Prete. Motion carried unanimously.

3. Mayor, Council, and staff reports

Kaden DeMille reported that the construction drawings for the pool are approximately 90% complete. He anticipates presenting a parameters resolution at the next Council meeting. If the resolution is approved, a public hearing will be required on December 18th. He noted that while this meeting has occasionally been canceled in the past, it is necessary to maintain the timeline for reopening the pool. He also stated that a plan of finance will be presented at the next meeting for the Council's review. The Council expressed support for moving forward.

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

A closed meeting was not necessary.

Adjournment: Joseph Prete motioned to adjourn at 6:30 p.m. Seconded by Drew Ellerman. Motion carried unanimously.

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Minutes of the Hurricane City Council special meeting held on November 18, 2025, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 5 p.m.

Members Present: Mayor Nanette Billings and **Council Members**: Kevin Thomas, Clark Fawcett, Drew Ellerman, and Joseph Prete.

Members Excused: David Hirschi

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, City Planner Gary Cupp, Assistant Planner Fred Resch III, Power Director Mike Johns, Public Works Director Mike Vercimak and City Recorder Cindy Beteag.

AGENDA

5:00 p.m. Call to Order –

Mayor Billings welcomed everyone and called the meeting to order.

Prayer and Thought: Councilman Thomas

Pledge: Dave Imlay

Mayor Billings asked when the new Council would hold its swearing-in ceremony. Councilman Fawcett stated it is scheduled for January 5th at 4:30 p.m. Mayor Billings then invited the new Council members to the Council Christmas party in December. She also asked Gary Cupp if staff had designated members for the Economic Development Board. Mr. Cupp explained that staff has determined which departments should be represented, but specific individuals have not yet been assigned. He noted that he will include the Mayor on the board as well.

NEW BUSINESS

1. Canvassing of the 2025 General Election

Cindy Beteag reported on the results of the General Election. Voter turnout was 45.2%, an increase from the 34% turnout for the primary election. The City has 13,165 registered voters, and a total of 5,956 ballots were counted. Of these, 5,725 were mail-in ballots, 23 were early in-person votes, 202 were cast in person on Election Day, one was an overseas ballot, and five were provisional ballots. Seventy-nine ballots were challenged, and 59 were ultimately rejected because voters did not correct them; 20 voters successfully cured their ballots after notification.

In the mayoral race, Clark Fawcett received 3,941 votes, followed by Nanette Billings with 1,996 votes. In the City Council race, Dave Imlay received 3,669 votes, Lynn Exhale received 2,872 votes, Michael Hirschi received 2,396 votes, and Kevin Thomas received 1,960 votes. A detailed precinct-by-precinct breakdown for all 14 precincts was also provided.

Councilman Prete requested a map showing each precinct with the corresponding percentage of votes. Mrs. Beteag confirmed that staff could prepare such a map.

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Kevin Thomas motioned to approve the election results as presented. Seconded by Drew Ellerman. Motion carried unanimously.

Mayor Billings congratulated the new Mayor and Council.

Councilman Prete noted that with Councilman Fawcett switching seats midterm, his current Council seat will need to be filled by appointment. He explained that during the last vacancy, he helped facilitate one-on-one meetings between the Council and candidates in a way that did not violate the Open Meeting Law and offered to do so again if the Council was in favor. Councilman Fawcett suggested holding meetings at different locations for the candidates. Dayton Hall reminded the Council that candidates must be interviewed in an open and public meeting and cautioned that interactions outside of an open meeting involving two Council Members and the Mayor could skirt the law. Councilman Fawcett expressed concern that one meeting may not allow sufficient time to interview all candidates. Councilman Ellerman noted that during his experience, the one-on-one meetings were preferable, as public interviews felt rigid and impersonal. He also appreciated having candidates go to a different room so that they did not answer the same questions in the same way, giving each candidate a fair opportunity. Councilman Fawcett added that he has asked staff to invite all candidates eliminated in this election and suggested holding two meetings to allow more thorough interviews. Councilman Ellerman reiterated that the meetings should remain one-on-one without two Councilmembers present. Mayor Billings noted that the final vote must occur in a public meeting. Cindy Beteag explained that during the previous vacancy, Councilmembers wrote down their votes, which were then read aloud, but the individual votes were not identified until the minutes were published. Mr. Hall stated that he could not find a way to justify that process, noting that the vote must occur in a public meeting. Councilman Fawcett suggested repeating the same procedure of writing down votes and passing them to the Mayor to read aloud including who made the vote. Mr. Hall clarified that, under state law, the Council has discretion over procedural matters, as long as they remain within the parameters of the law. The method of the Mayor collecting and reading the Councilmembers' votes aloud is acceptable as a procedural approach, provided it complies with the legal requirements.

Dave Imlay thanked Councilman Thomas and Mayor Billings for their service and support.

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

Mayor Billings invited the future council members to stay for meeting. Councilman Prete motioned to go into a closed meeting at 5:41 p.m. regarding pending or reasonably imminent litigation. Seconded by Kevin Thomas. Motion carried unanimously.

Adjournment: Joseph Prete motioned to adjourn at 6:20 p.m. Seconded by Kevin Thomas. Motion carried unanimously.

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HURRICANE CITY
UTAH

STAFF COMMENTS

Item: Consideration and possible approval of Resolution 2025-39 Updating Building Permit Fee Calculations.

Discussion: The Council first reviewed this item on November 20th. At that time, it was continued with recommendations to remove the automatic update clause, adjust the fee by taking the difference between the current fee and the recommended fee, dividing that amount in half, and adding it back to the current fee, and to require the item to return to the Council for review in one year. These revisions have now been incorporated into the resolution, and the updated exhibits are presented for consideration. – Cindy Beteag

Findings:

Recommendation:

Resolution 2025-39

A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, UPDATING BUILDING PERMIT FEE CALCULATIONS

WHEREAS Section 10-7-3(F) of the Hurricane City Code authorizes the City Council of Hurricane, Utah to set rates for Building Permits, and;

WHEREAS the City Council of Hurricane, Utah desires to set fees sufficient to provide for actual expenses incurred by Hurricane City, and**;**

WHEREAS the International Building Code provides a method for calculating building permit fees based on a schedule setting the values of new construction;

THEREFORE BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that the following method is adopted to calculate building permit fees within Hurricane City:

Building permit fees shall be calculated using the Permit Fee Schedule as published in Table AL101.1 of the 2021 International Residential Code attached hereto as Exhibit A and based on a reduced percentage of the Square Footage Construction Costs, modified from the valuation chart in the 2024 International Building Code, attached hereto as Exhibit B. The fees set by this resolution shall be reviewed again by the City Council no later than December 31, 2026.

This resolution shall become effective immediately upon passage.

DATED this 4th day of December, 2025.

_____
Nanette Billings, Mayor

Attest:

_____
Cindy Beteag, Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 4th day of December 2025. 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
David Hirschi	___	___	___	___
Kevin Thomas	___	___	___	___
Clark Fawcett	___	___	___	___
Drew Ellerman	___	___	___	___
Joseph Prete	___	___	___	___

_____
Cindy Beteag

EXHIBIT A

2021

TABLE AL101.1
PERMIT FEE SCHEDULE

TOTAL VALUATION	FEE
$1 to $500	$24
$501 to $2,000	$24 for the first $500; plus $3 for each additional $100 or fraction thereof, up to and including $2,000
$2,001 to $40,000	$69 for the first $2,000; plus $11 for each additional $1,000 or fraction thereof, up to and including $40,000
$40,001 to $100,000	$487 for the first $40,000; plus $9 for each additional $1,000 or fraction thereof, up to and including $100,000
$100,000 to $500,000	$1,027 for the first $100,000; plus $7 for each additional $1,000 or fraction thereof, up to and including $500,000
$500,001 to $1,000,000	$3,827 for the first $500,000; plus $5 for each additional $1,000 or fraction thereof, up to and including $1,000,000
$1,000,001 to $5,000,000	$6,327 for the first $1,000,000; plus $3 for each additional $1,000 or fraction thereof, up to and including $5,000,000
$5,000,001 and over	$18,327 for the first $5,000,000; plus $1 for each additional $1,000 or fraction thereof

EXHIBIT B

SQUARE FOOT CONSTRUCTION COST a,b,c									
GROUP (2024 IBC MODIFIED)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, Theaters, w/stage	231.03	223.10	216.84	208.19	194.27	189.96	201.23	180.74	173.94
A-1 Assembly, Theaters, w/o stage	212.39	204.39	198.21	189.55	175.75	171.44	182.59	162.22	155.42
A-2 Assembly, nightclubs	186.04	180.46	175.48	169.29	158.34	154.91	163.26	144.36	139.64
A-2 Assembly, resturants, bars, banquet	185.17	179.58	173.73	168.41	156.59	154.04	162.39	142.61	138.76
A-3 Assembly, churches	214.92	206.92	200.74	192.08	178.33	174.02	185.12	164.80	158.01
A-3, Assembly, general, community halls, libraries, museums	179.76	171.77	164.71	156.93	142.24	138.80	149.97	128.71	122.79
A-4 Assembly, arenas	200.66	193.24	186.44	179.38	165.65	162.40	172.73	152.80	147.43
B Business	194.98	188.02	181.46	173.61	157.70	153.29	166.92	140.91	134.74
E Educational	190.83	184.26	178.59	171.05	159.12	152.19	165.23	140.17	135.47
F-1 Factory and Industrial, moderate hazard	110.58	105.47	99.03	95.83	84.70	82.00	91.67	70.77	66.52
F-2 Factory and Industrial, low hazard	109.70	104.59	99.03	94.96	84.70	81.13	90.79	70.77	65.64
H-1 High Hazard, explosives	103.34	98.23	92.66	88.59	78.55	74.97	84.43	64.61	N.P.
H-2,3,4 High Hazard	103.34	98.23	92.66	88.59	78.55	74.97	84.43	64.61	59.49
H-5 HPM	194.98	188.02	181.47	173.58	157.70	153.29	166.92	140.91	134.74
I-1 Institutional, supervised enviroment	180.64	174.30	168.70	162.49	148.68	145.68	161.15	134.56	130.02
I-2 Institutional, hospitals	311.17	304.21	297.66	289.78	272.78	N.P.	283.12	205.99	N.P.
I-2 Institutional, nursing homes	215.04	207.11	200.56	192.67	178.00	N.P.	186.01	161.21	N.P.
I-3 Institutional, restrained	226.06	219.10	212.55	204.66	226.48	N.P.	198.00	173.20	165.27
I-4 Institutional, day care facilities	180.64	174.30	168.70	162.49	148.68	145.68	161.15	134.56	130.02
M Mercantile	138.71	133.13	127.28	121.97	110.70	108.15	115.94	96.72	92.87
R-1 Residential, hotels	182.38	176.05	170.44	164.23	150.68	147.68	162.92	136.56	132.03
R-2 Residential, multiple family	152.34	146.01	140.40	134.19	121.18	118.18	132.94	107.06	102.52
R-3 Residential, one- and two-family (d)	145.04	141.01	137.65	134.68	129.62	126.06	132.38	121.67	114.60
R-4 Residentialcare/assisted living facilities	180.64	174.30	168.70	162.49	148.68	145.68	161.15	134.56	130.02
S-1 Storage, moderate hazard	102.46	97.35	90.91	87.72	76.80	74.10	83.55	62.86	58.62
S-2 Storage, low hazard	101.59	96.48	90.91	86.84	76.80	73.22	82.68	62.86	57.74
U Utility, miscellaneous	78.57	74.04	69.09	65.99	58.34	55.55	62.66	46.67	44.44

a. Private Garages use Utility, miscellaneous

b. For shell only building deduct 20 percent

N.P. = not permitted

d. Unfinished basements (Group R-3) = $31.50 sq.ft

			2005 Valuation		1997 Fees		2024 Valuation		2021 Fees		
			$100,000.00		$993.75		$100,000.00		$1,027.00		$33.25
			$200,000.00		$1,553.75		$200,000.00		$1,727.00		$173.25
			$300,000.00		$2,113.75		$300,000.00		$2,427.00		$313.25
			$400,000.00		$2,673.75		$400,000.00		$3,127.00		$453.25
			$500,000.00		$3,233.75		$500,000.00		$3,827.00		$593.25
			$600,000.00		$3,708.75		$600,000.00		$4,327.00		$618.25
			$700,000.00		$4,183.75		$700,000.00		$4,827.00		$643.25
			$800,000.00		$4,658.70		$800,000.00		$5,327.00		$668.30
			$900,000.00		$5,133.75		$900,000.00		$5,827.00		$693.25
			$1,000,000.00		$5,608.75		$1,000,000.00		$6,327.00		$718.25
			$1,100,000.00		$5,973.75		$1,100,000.00		$6,627.00		$653.25
			$1,200,000.00		$6,338.75		$1,200,000.00		$6,927.00		$588.25
			$1,300,000.00		$6,703.75		$1,300,000.00		$7,227.00		$523.25
			$1,400,000.00		$7,068.75		$1,400,000.00		$7,527.00		$458.25
			$1,500,000.00		$7,433.75		$1,500,000.00		$7,827.00		$393.25
			$2,000,000.00		$9,258.75		$2,000,000.00		$9,327.00		$68.25

1997

TABLE 1-A—BUILDING PERMIT FEES

TOTAL VALUATION	FEE
$1.00 to $500.00	$23.50
$501.00 to $2,000.00	$23.50 for the first $500.00 plus $3.05 for each additional $100.00, or fraction thereof, to and including $2,000.00
$2,001.00 to $25,000.00	$69.25 for the first $2,000.00 plus $14.00 for each additional $1,000.00, or fraction thereof, to and including $25,000.00
$25,001.00 to $50,000.00	$391.75 for the first $25,000.00 plus $10.10 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$50,001.00 to $100,000.00	$643.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00	$993.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$500,001.00 to $1,000,000.00	$3,233.75 for the first $500,000.00 plus $4.75 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00
$1,000,001.00 and up	$5,608.75 for the first $1,000,000.00 plus $3.65 for each additional $1,000.00, or fraction thereof

Other Inspections and Fees:

1. Inspections outside of normal business hours ..... $47.00 per hour[1] (minimum charge—two hours)
2. Reinspection fees assessed under provisions of Section 305.8 ..... $47.00 per hour[1]
3. Inspections for which no fee is specifically indicated ..... $47.00 per hour[1] (minimum charge—one-half hour)
4. Additional plan review required by changes, additions or revisions to plans ..... $47.00 per hour[1] (minimum charge—one-half hour)
5. For use of outside consultants for plan checking and inspections, or both ..... Actual costs[2]

[1]Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

[2]Actual costs include administrative and overhead costs.

Square Foot Construction Costs [a, b, c]

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	330.56	318.80	309.39	297.20	277.71	269.67	287.04	258.79	248.89
A-1 Assembly, theaters, without stage	303.49	291.73	282.32	270.13	250.88	242.84	259.97	231.96	222.06
A-2 Assembly, nightclubs	272.51	264.43	256.91	248.19	232.76	226.12	239.28	211.57	204.72
A-2 Assembly, restaurants, bars, banquet halls	271.51	263.43	254.91	247.19	230.76	225.12	238.28	209.57	203.72
A-3 Assembly, churches	308.01	296.25	286.84	274.65	255.52	247.48	264.49	236.60	226.71
A-3 Assembly, general, community halls, libraries, museums	258.66	246.90	236.50	225.30	205.06	198.01	215.15	186.13	177.24
A-4 Assembly, arenas	302.49	290.73	280.32	269.13	248.88	241.84	258.97	229.96	221.06
B Business	289.51	279.23	269.21	257.82	235.42	227.07	247.91	210.39	200.78
E Educational	276.33	266.73	258.30	247.60	231.08	219.28	239.09	202.46	195.97
F-1 Factory and industrial, moderate hazard	160.20	152.78	143.34	138.64	123.55	117.41	132.48	102.44	95.93
F-2 Factory and industrial, low hazard	159.20	151.78	143.34	137.64	123.55	116.41	131.48	102.44	94.93
H-1 High Hazard, explosives	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	N.P.
H234 High Hazard	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	85.50
H-5 HPM	289.51	279.23	269.21	257.82	235.42	227.07	247.91	210.39	200.78
I-1 Institutional, supervised environment	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
I-2 Institutional, hospitals	455.16	444.88	434.86	423.47	399.17	N.P.	413.57	374.14	N.P.
I-2 Institutional, nursing homes	315.97	303.75	293.73	282.34	261.43	N.P.	272.44	236.40	N.P.
I-3 Institutional, restrained	338.01	327.73	317.71	306.32	285.40	276.05	296.41	260.38	248.77
I-4 Institutional, day care facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
M Mercantile	203.29	195.21	186.69	178.98	163.28	157.64	170.06	142.09	136.24
R-1 Residential, hotels	264.67	255.41	246.77	238.13	218.35	212.40	238.17	196.75	190.67
R-2 Residential, multiple family	221.32	212.06	203.42	194.78	175.96	170.01	194.82	154.36	148.28
R-3 Residential, one- and two-family [d]	209.61	203.74	198.94	195.12	188.41	181.45	191.77	175.86	165.67
R-4 Residential, care/assisted living facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
S-1 Storage, moderate hazard	148.46	141.04	131.60	126.90	112.12	105.97	120.74	91.00	84.50
S-2 Storage, low hazard	147.46	140.04	131.60	125.90	112.12	104.97	119.74	91.00	83.50
U Utility, miscellaneous	114.09	107.37	99.89	95.60	85.13	79.54	90.99	67.39	64.19

a. Private Garages use Utility, miscellaneous
b. For shell only buildings deduct 20 percent
c. N.P. = not permitted
d. Unfinished basements (Group R-3) = $31.50 per sq. ft.

HURRICANE CITY
UTAH

STAFF COMMENTS

Item: Consideration and possible approval of City sponsorship for the Hurricane Utah Farmer's Market.

Discussion: The Hurricane Utah Farmers Market, now entering its sixth year, is requesting City sponsorship for the 2026 season, including a waiver of rental fees and access to a pedestal power connection for the market musician at no cost. The market will operate on Saturdays from March 7–November 21, excluding April 4 (Easter Car Show) and September 5 (Peach Days). The manager also requested that business license requirements be waived for vendors; however, staff does not support this, noting that vendors operating exclusively at the market do not need a license, but those conducting business outside the market do. – Cindy Beteag

Findings:

Recommendation:

HURRICANE CITY
UTAH

STAFF COMMENTS

Item: Consideration and possible approval of Resolution 2025-42 approving and adopting amendments to the 2025-2026 budget.

Discussion: Most of these amendments are due to increased revenues, such as interest, grants, and scholarships.
When we increase revenues on the general fund side we have to make equal increases on the expense side.
Majority of the increased expenses are due to personnel related items like Police being down employees which means overtime goes up, building department had some changes last FY and needing to adjust the budgeting process to reflect that, and in Recreation more credit cards are being used to pay for programs and equipment. More credit card usage means we have to pay more fees.

Some of the bigger items outside of the General Fund is the Parks Impact fund due to more impact fees being collected, Fund 43, 47, 49, 50, and 51 due to earning more interest. We've also had some big grants with big projects. The Pressurized Irrigation Fund and Water Funds have ongoing pressurized irrigation expansion and AMI (Meters) project that are mostly reimbursed. Drainage Fund just finished up the Frog Hollow Dam that was also a small cost share with reimbursements.

We are planning on transferring $3 million from the general fund to the City Campus fund. We were over the audit threshold of 35% of expenses that we are allowed to keep in our fund balance, so this will help us be in compliance. The Golf Fund will also be moving some money in the Golf Equipment fund to help the maintenance department having equipment when needed, while paying the fund back to help purchase equipment in the future. – Paige Chapman

Findings:

Recommendation:

Resolution 2025-42

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, APPROVING AND ADOPTING AMENDMENTS TO THE 2025-2026 BUDGET

WHEREAS, the City Council of Hurricane, Utah previously adopted a budget for the fiscal year 2025-2026; and

WHEREAS, the City Council, after public hearing, deems it necessary and desirable for the efficient operation of the financial affairs of Hurricane City that said budget be amended,

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that the 2025-2026 Budget, shall be and is hereby amended as provided in Exhibit "A", a copy of which is attached hereto and incorporated herein.

PASSED AND APPROVED THIS 4th day of December 2025.

_____
Nanette Billings, Mayor

ATTEST:

_____
Cindy Beteag, Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 4th day of December 2025. 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
David Hirschi	___	___	___	___
Kevin Thomas	___	___	___	___
Clark Fawcett	___	___	___	___
Drew Ellerman	___	___	___	___
Joseph Prete	___	___	___	___

_____
Cindy Beteag, Recorder

EXHIBIT A

GL	Account					Dec. 03, 2025 Notes
103329	JAG Grant			$	5,000	
103350	Department of Public Safety			$	3,000	
103420	Vacation Rental Fines			$	2,000	
103462	Copies, Maps, Ordinances			$	2,000	
103526	Easy Law Fines			$	100	
103632	ID Badges			$	100	
103635	Insurance Reimb			$	20,000	
103660	Safe Keep Money			$	100	
103670	Sale of Material & Sup			$	200	
103680	Penalties & Late Fees			$	100	
103709	Flag Football Registration			$	1,500	
103720	Softball Registration Fees			$	100	
103727	Fall Festival			$	1,000	
103735	Cross Country Fees			$	300	
103754	Peach Days 5K			$	400	
103756	Peach Days Misc Revenues			$	1,100	
103770	4th of July Celebration			$	1,500	
103773	Neon Night Run Fees			$	1,000	
103777	Single Pass Fees			$	1,500	
103778	Punch Card Fees			$	700	
103779	Swimming Lesson Fees			$	4,000	
103781	Pool Family Pass			$	10,000	
103782	Rental of Facilities			$	3,000	
103783	Swim Team Fees			$	125	
103784	Rents and Concessions			$	5,000	
103944	Donations Shop with a Cop			$	4,000	
103945	Donation Comm CTR			$	100	
103946	Donations to Animal Control			$	1,500	
103952	Baseball Sponsorships			$	3,000	
103953	Basketball Sponsorships			$	1,000	
103959	Race Sponsorships			$	1,000	
103963	Fine Arts Show Sponsorships			$	3,000	
104212	Overtime	$	1,000			Lost a PT Employee
105011	Wages	$	12,000			Hired a FT Position
105013	Payroll Taxes	$	1,200			
105014	Retirement	$	2,000			
106314	Health Insurance	$	24,020			Moved an employee to this budget
106570	Equipment	$	1,500			Mapping services
107219	Credit Card Fees	$	30,000			More usage=More costs
107277	Rec 1 Maintenance Fees	$	1,000			
109848	Supplies	$	3,405			Peach Days
109833	Golf Cart Transportation	$	1,300			Golf Cart rental cost more
	Total	$	77,425	$	77,425	
Airport						
213810	Interest			$	11,000	
214013	Payroll Taxes	$	1,000			Dave Zundel
214027	Utilities	$	1,000			
214051	Casuality Insurance	$	5,000			
Streets						
413810	Interest			$	10,000	Gaining more interest
424075	1100 W	$	20,000			
Parks Impact						
433212	Impact Fees			$	400,000	
434072	Spilsbury Ballfields	$	5,000			
434083	Community Center BLD	$	27,600			Under budgeted
Police Impact						
444031	Professional Services	$	50,000			Police Building design
Capital Projects City Office						
453478	Lease Revenue			$	9,500	
453810	Interest Earned			$	216,000	Gaining more interest

RAP Tax				
473810	Interest Income		$ 56,000	Gaining more interest
Equipment Lease Fund				
493810	Interest		$ 33,600	
494070	Vehicles & Equip Parks & Cem	$ 19,000		Darren's truck broke down
Pressurized Irrigation				
503810	Interest Income		$ 300,000	Interest on bonds
503851	Grant-Effeciency		$ 5,000,000	Grant Income
503915	Impact Fees		$ 100,000	
505070	Cap Outlay	$ 100,000		Didn't budget for the impact fee study but it'll be impact fee eligible
Water Fund				
513727	Excess Water Surcharge		$ 100,000	We keep a percentage for administration costs from the WCWCD.
513810	Interest Earnings		$ 100,000	
513890	Misc		$ 10,000	
515025	Equipment R&M	$ 30,000		
515071	Capital Outlay Equipment	$ 1,000		
515091	Bond Payment	$ 50,000		Bond payment, forgot to include a bond principal payment from new bond.
Golf Course Grill				
544726	Building R&M	$ 500		
544727	Utilities	$ 500		
Drainage Fund				
553890	Misc Revenue		$ 3,000,000	Reimbursements
555011	Salaries and Wages	$ 68,000		MS4 Employee
555013	Payroll Taxes	$ 6,000		
555014	Health Insurance	$ 22,000		
555015	Retirement	$ 8,000		
555079	Projects	$ 2,000,000		Frog Hollow Dam
Dixie Springs SAA				
753805	Special Assessments Revenue		$ 15,000	
RDA #3				
823810	Interest Income		$ 20,000	
824031	Professional Services	$ 3,000		ULCT fee
From General Fund to City Campus Fund				
104990	Transfer to other Funds	$ 3,000,000		To comply with GASB Maximum Fund standards
453930	Transfer from other Funds		$ 3,000,000	
From the Golf Fund to the Golf Lease Fund				
404090	Transfer to other Funds	$ 200,000		To help pay for Golf equipment
543930	Transfer from other Funds		$ 200,000	
From Revenue to Expenses (Police)				
103322	Victim Advocate Grant		$ 12,092	This is due to the Victim's Advocate grant to pay for having a VA on staff.
105411	Police Salaries & Wages	$ 8,789		
105413	Payroll Taxes	$ 210		
105415	Retirement	$ 2,187		
105417	Reimbursable Overtime	$ 782		
105420	Professional Services	$ 112		
105428	Telephone	$ 12		
103350	Department of Safety		$ 296	To help pay for OT for alcohol checks
105417	Reimbursable Overtime	296		
103350	Department of Safety		$ 712	EASY Law grant reimbursement
105475	Grant Match	712		
103462	Copies, Maps, Ordinances		66	To cover shipping evidence to owner
105461	Postage	66		

HURRICANE CITY
UTAH

STAFF COMMENTS

Item: Consideration and possible approval of a **Preliminary Plat and Sensitive Lands application** for Paraiso Phase 15-18, an 80 lot single family subdivision located at 400 N 2800 W; PP25-10 and HIL25-02.

Discussion: The applicant is applying for a 80 lot single family subdivision located along 2800 W between the Paraiso and Sky View developments. The zone change and PDO were approved in 2022 as "Frei Residential PDO". Due to hillsides in the area, a Sensitive Lands Application has been applied for, and therefore requires City Council approval, even though the Planning Commission is typically the approval authority for preliminary plats. Hurricane City Code (HCC) section 10-24-4(B) assigns the authority to approve developments located within sensitive lands to the City Council. This delegation of authority is also consistent with Utah Code §10-20-806.2. The Planning Commission had no substantial discussion on the item. Since the request adequately meets the required considerations for and voted unanimously to recommend approval of the zone change by the City Council subject to staff and JUC comments.

Findings:

As permitted by the sensitive lands and hillside ordinance section 10-24-3 of the City Code, the applicant has proposed an alternative solution that protects the sensitive lands by reducing the originally proposed number of lots, and designing the development to avoid the steep terrain. The alternative was reviewed by the engineering and planning departments and found to be based on sound and generally accepted engineering and land development principles. Therefore, the alternative is expected to result in equal or better protection of the sensitive lands. The alternative design is also found to be consistent with the general plan policies affecting sensitive lands.

Recommendation: Staff recommends approval. – Gary Cupp

Hurricane City Application

Application Accepted Date: 09/29/2025

Type of Improvement: Subdivision (Preliminary Plat)

Description: Preliminary Plat for Paraiso Phase 15-18

Tenant / Project Name: Preliminary Plat - Paraiso Phase 15-18

Bldg. Address: 2800 W Street

City: Hurricane City State: UT Zip: 84737

Subdivision: Paraiso Phase: 15-18

Block: Lot #: Parcel ID #: H-3-1-31-1104

Property Owner: JP Excavating

Permit Contact: Tony Carter P:(262) 408-7596

Email: submittals@alcsg.com

CONTACT INFORMATION

Engineer of Record: American Consulting and Engineering

Email: submittals@alcsg.com P: (435) 288-3330

General Contractor: American Consulting and Engineering

License #: P: (435) 288-3330

City: State: Zip:

Email: maili@alcsg.com

APPLICATION DETAILS

Valuation	$ 0.00

PERMIT FEES

Planning Fee	$ 150.00
Planning Fee	$ 150.00
Sub Total:	**$ 150.00**
Permit Total:	**$ 150.00**
Amount Paid:	**$ 150.00**
Remaining Due:	**$ 0.00**

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANPP25-10

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: Austin Chappell

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #: 244378642-09/29/25

DRAFT

Hurricane City Application

Application Accepted Date: 10/22/2025

Type of Improvement: Sensitive Lands Application

Description:

Tenant / Project Name: Paraiso Phase 15-18

Bldg. Address: 2800 W Street

City: Hurricane City State: UT Zip: 84737

Subdivision: Paraiso Phase 15-18 Phase:

Block: Lot #: Parcel ID #: H-3-1-31-1104

Property Owner: JP Excavating

Permit Contact: Tony Carter P:(262) 408-7596

Email: submittals@alcsg.com

CONTACT INFORMATION

Engineer of Record: American Consulting and Engineering

Email: submittals@alcsg.com P: (435) 288-3330

General Contractor: American Consulting and Engineering

License #: P: (435) 288-3330

City: State: Zip:

Email: submittals@alcsg.com

APPLICATION DETAILS

Valuation	$ 0.00

PERMIT FEES

Sub Total:	**$ 0.00**
Permit Total:	**$ 0.00**
Amount Paid:	**$ 0.00**
Remaining Due:	**$ 0.00**

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANHIL25-02

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: Austin Chappell

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

MEMORANDUM

To: Hurricane City

From: American Consulting & Engineering

Date: September 22, 2025

Re: Paraiso Phase 15-18 Project Narrative

The proposed project will extend the existing Paraiso subdivision into the north parcel H-3-1-31-1104, which is a 29-acre parcel located in Hurricane, UT at approximately 400 North and 2800 West in Section 31 Township 41 South Range 13 West Salt Lake Base & Meridian (SLB&M). The current vacant parcel will be developed with public streets and approximately 80 single family residential lots similar to the existing single family residential lots completed in earlier phases of the Paraiso subdivision.

Thank you,

American Consulting & Engineering

September 26, 2025

Hurricane City
Gary Cupp
127 N. 870 W.
Hurricane, UT 84737

Subject: Paraiso Phase 15-18

Gary,

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

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

WATER
HURRICANE CITY
UTAH

Ken Richins, Superintendent

September 26, 2025

To Whom It May Concern:

Middon LLC (the "Developer") has requested a culinary water will serve letter for the subdivision known as **Paraiso North**, located at approximately **2800 W 600 N** in Hurricane, Utah (the "Project").

Infrastructure

The City currently has infrastructure to supply culinary water in the general vicinity 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. A looped water system will be required. In addition, Developer may be required to obtain and supply a hydraulic water study to ensure the water system will deliver required fire flows and provide adequate storage.

Water Supply

As of the date of this letter, the City has adequate water to supply water to **80** 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. The Water Department will withhold any approval of the proposed Project until all the requirements and conditions of this letter are met as determined by the Water Department.

Sincerely,

Ken Richins
Water Department Superintendent

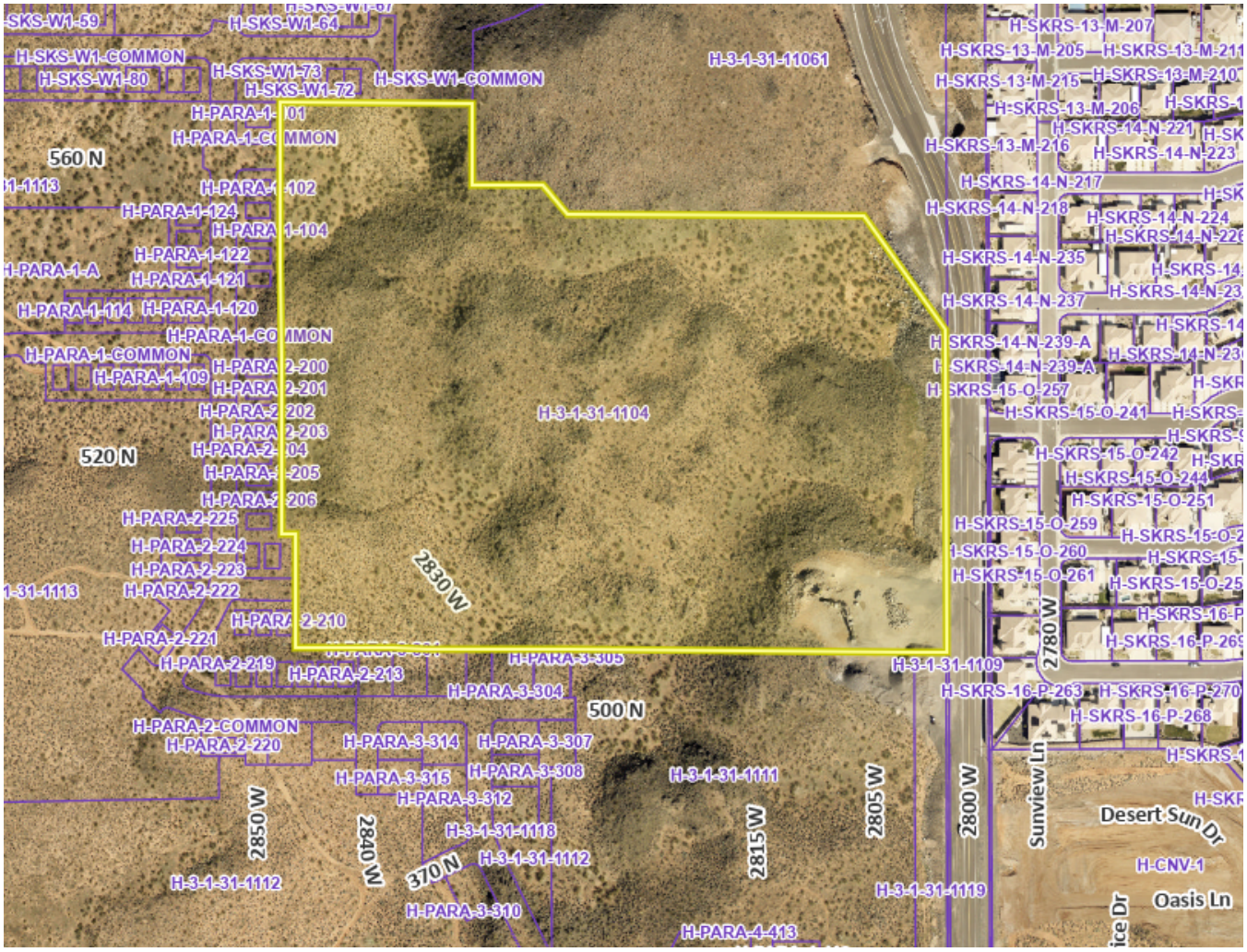
646 West 600 North • Hurricane, UT • 84737
Phone: (435) 635-9442 • Fax: (435) 635-2616
WEB: www.cityofhurricane.com

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**11/13/2025 - Planning Commission**
Application Number:	PP25-10 HIL25-02
Type of Application:	Preliminary Plat and Sensitive Lands
Action Type:	Administrative
Applicant:	JP Excavating
Agent:	American Land Consulting
Request:	Approval of a Preliminary Plat and Sensitive Lands plan.
Location:	400 N 2800 W
Zoning:	R1-8 (PDO)
General Plan Map:	Planned Community
Recommendation:	Table
Report Prepared by:	Fred Resch III

Discussion: The applicant is applying for a 80 lot single family subdivision located along 2800 W between the Paraiso and Sky View developments. The zone change and PDO were approved in 2022 as "Frei Residential PDO". This modifies the Swiss Mesa preliminary plat that was approved earlier this year. Due to hillsides in the area, a Sensitive Lands Application has been applied for, which requires City Council approval. Hurricane City Code (HCC) section 10-24-4(B) assigns the authority to approve developments located within sensitive lands to the City Council, even though the Planning Commission is typically the approval authority for preliminary plats. This delegation of authority is consistent with Utah Code §10-20-806.2, which permits such arrangements within the land use process.



Vicinity Map

JUC Comments

1. **Public Works:** Need to talk about crossing 2800 W with water.
2. **Fire:** Approved.
3. **Sewer:** No comment.
4. **Water:** Make sure the water system is looped as each phase is completed.
5. **Power:** No concerns.
6. **Streets:** [No comments received.]
7. **Gas:** Okay.
8. **TDS:** [No comments received.]

9. **Infowest:** [No comments received.]

10. **Engineering:** There should be a cross section for 2800 West (HCC 10-39-7(C)(5)). Improvements to 2800 West must be completed with this project (HCC 10-39-11(A)(3)). Existing easements must be drawn, shown, and labeled (see documents 20210073395 and 20210073396)(HCC 10-39-7(B)(4)). It appears power easement (doc #20250034079) needs the current owner's signature. Doc #20210073394 suggests the east boundary of the subdivision should parallel the section line. Who will own the hilly area and the detention basins? (HCC 10-39-7(C)(3)). The detention basins must have public drainage easements minimum; however, engineering assumes excess area will be common. Enlarging the reverse curves on 510 N and shifting them west is encouraged (HCS 3.2.4.13 & 3.2.2). This plat fails to label the centerline radii (HCC 10-39-7(C)(4)). Proposed drainage plans must be more apparent. Will drainage corridors be made part of the uphill property or protected by easement? (HCC 10-39-7(C)(4&6). The existing grade surface model must be updated. It appears small localized areas fall within mapped low landside potential areas. It appears the central north portion of the plat is within a mapped low rockfall hazard area. The existing water stubs in 510 North & 560 North are in the 3400 West (3200') pressure zone. Applicants must demonstrate the water design will meet flow requirements (if they haven't already, see HCS 3.6 & HCS 3.6.9). The proposed water and irrigation connections at 390 N & 2800 W must employ alternate construction methods (i.e. bore). Typical trenching won't be allowed in 2800 W. Existing water and irrigation stubs (from 2800 W) must be located and shown. The proposed water main in 2830 West should be removed. Differing pressure zones cannot connect without a pressure reducing valve. The water stub in 2830 West is part of the Sky Mountain (3400') pressure zone.

11. **Washington County Water Conservancy District:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the project 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 preliminary site plan approved with the PDO for this property depicted 111 units, primarily patio homes. This proposal is for 80 traditional single family lots. Since this is a decrease in the impact of the development, staff finds this substantially meets the intent of the existing PDO approval. Lots range in size from 6,821 sq ft to 13,988 sq ft.
2. The applicant has indicated that hillside and detention areas will be common areas.
3. Portions of this property are identified as in a rockfall hazard zone per Utah Geological Survey Special Study 127. The applicant will need to comply with HCC 10-28-2(C) in the preparation of the final plat.
4. All roads depicted as tie-in roads are currently existing and have been constructed. No off-site improvements are necessary for this development.
5. A will-serve letter from the water company and the sewer district has been provided.
6. **Water use:** To assist the Washington County Water Conservancy District as the city's wholesale water provider under the 2006 Regional Water Supply Agreement, Hurricane City and other cities report monthly the number of final platted lots, preliminary platted lots, lots subject to development agreements, and lots within PID taxing areas. These numbers help the WCWCD

plan for future water needs and inform the WCWCD's 20-year plan to supply water to the growing County. The 80 units contemplated by this application have not yet been reported to the WCWCD as lots to plan for, so adding these units to the monthly report will increase the number of future lots that the WCWCD will need to include in its plans for water supply and infrastructure.

Staff Comments: Sensitive Lands Application

The Sensitive Land Application requires the following items:

10-24-5: HILLSIDES AND RIDGE AREAS:

A. Applicability: The following procedures, submittal requirements and standards shall apply to those projects located on lands identified as having at least one of the following characteristics:

1. Slopes over ten percent (10%) which are:

a. Identified through computer generated programs capable of calculating slopes on topographic maps prepared with two foot (2') contour interval accuracy; or

b. Established by profile lines drawn perpendicular to contour lines at intervals no greater than one hundred fifty feet (150') apart, when the slope, measured along any one hundred foot (100') segment of the profile line is ten percent (10%) or greater. (See section 10-24-9, appendix diagram A, of this chapter.)

c. A slope shall be subject to this chapter only when a contiguous identified area of ten percent (10%) or greater exceeds two (2) acres, or if the site is less than one acre and the entire site is ten percent (10%) or greater.

2. Soils Investigation Report: A soils investigation report which contains the following information:

a. Nature, distribution and classification (unified soil classification) of existing soils to the appropriate depth of influence by the proposed development, but not less than ten feet (10') deeper than the proposed excavations or to bedrock.

b. Strength of existing soils, bearing capacity of supporting soils, settlement estimates, collapse and shrink-swell characteristics, lateral pressures and trench excavation limitations.

c. Groundwater levels that may affect development and estimated elevation of high groundwater levels.

d. Appropriate laboratory testing for classification, consistency, strength and consolidation conditions.

e. Slope stability.

f. A written statement by the geotechnical engineer, civil engineer, or geologist preparing the soils report describing the general suitability of the site for the owner's intended use. The report shall identify soil constraints to development and shall state the professional opinion of the author as to whether the proposed development plan will mitigate and/or eliminate said constraints in a manner as to prevent hazard to life, hazard to property, and adverse effects. If the soil report prepared for a subdivision shows the presence of critically expansive soils, high water table, organic soils, liquefiable soils, collapsible soils, or other soil problems which, if not corrected, would lead to structural defects of the proposed buildings, damage to the building from

the water, or premature deterioration of the public improvements, a soil investigation of each lot in the subdivision shall be required by the city.

3. Geotechnical Report: A geotechnical and geological report subject to the standards and requirements provided therein.

4. Grading And Drainage Plan: A grading and drainage plan report which includes stormwater management, erosion, and grading plans describing the methods by which surface water, natural drainage, erosion and sedimentation loss, and hydrologic hazards that will be controlled during and after construction. The plan shall include the following information:

a. The grading plan shall show present topography, including the location and depth of all proposed fills and cuts of finished earth surfaces, and/or use of retaining walls including height, using a contour interval of two feet (2') when grades are zero to twenty nine percent (0 - 29%) and five foot (5') contours when grades thirty percent (30%) and over.

b. The proposed area to be graded shall be clearly delineated on the plan.

c. All calculations and proposed details used for design and construction of debris basins, impoundments, diversions, dikes, waterways, drains, culverts and other water management or soil erosion control measures shall be shown. Drainage calculations shall determine runoff volume and peak discharge using the "rational method", "SCS curve number method", or appropriate equivalent. Data provided should include:

(1) Rainfall depth, duration and distribution;

(2) Watershed slope and drainage area delineation;

(3) Land condition of watershed surface;

(4) Topography of drainage area; and

(5) Soil descriptions in watershed. Erosion calculations shall employ predictions of soil loss sheet erosion using the universal soil loss equation or equivalent. Data to be provided should include factors of:

(A) Rainfall intensity and duration;

(B) Soil erodibility;

(C) Land slope and length of slope or topography;

(D) Condition of the soil surface and land management practices in use; and

(E) Surface cover, grass, pavements, etc.

Analysis:

1. The applicant has generally done a good job of clustering development away from the steeper slopes within the property. It is also important to note that these slopes are characteristic of typical hillside terrain rather than unique geologic features; therefore, the level of concern and protection required is correspondingly lower.
2. Average slope per lot (as required by HCC 10-24-5 (C)) is not provided and needs to be provided to determine the minimum lot size.
3. Lot 1615 and 1822 shows substantial grading into slopes above 30% which should be considered a “no-build zone” (HCC 10-24-6), this needs to be avoided or mitigated.
4. The 30% slope along 2800 W appears to have been created during the construction of the roadway, as it does not appear in slope maps that predate the road’s construction. As this is manmade it is more acceptable to disrupt the slope, however the applicant is proposing substantial grading in the area between 1812 and 1501 which could potentially be mitigated.
5. Details on retaining walls have not been provided. The applicant should be aware of the maximum height of retaining walls in HCC 10-24-8(C).

6. The applicant or their engineer can request an alternative solution to any of these concerns under the code section ***10-24-3*** highlighted in yellow below:

10-24-3: DETERMINATION OF APPLICABILITY:

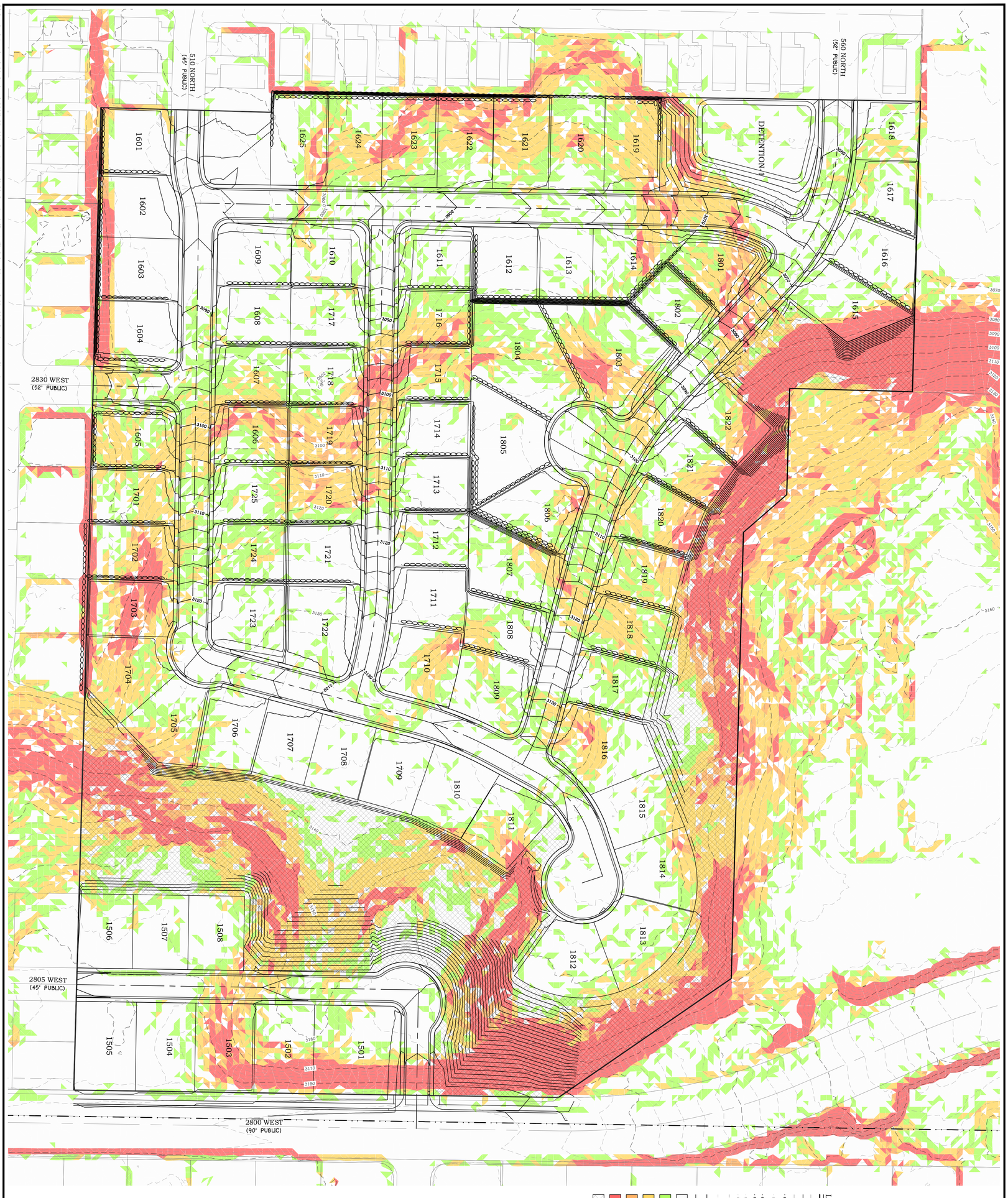
G. Exceptions: Exceptions to the provisions of this chapter may be granted by the city council upon recommendation from the planning commission when:

1. An alternative solution is proposed for the protection of the sensitive land, based on sound and generally accepted engineering and land development principles, and said alternative will result in equal or better protection than development under the standards of this chapter; and is consistent with the purposes of this chapter. The alternative shall also be consistent with the general plan policies affecting sensitive lands;

2. The size of the parcel existing before the effective date of the adoption of this chapter is determined by the planning commission to be too small to effectively apply the provisions of this chapter, and conditions can be added to the project to minimize safety and general welfare concerns.

3. The parcel is zoned for a nonresidential use and the planning commission determines the site requires grading inconsistent with the provisions of this chapter, and conditions can be added to the project to minimize safety and general welfare concerns. (Ord. 2014-6, 5-1-2014)

Recommendation: Staff recommends the Planning Commission review this application based on standards within the Hurricane City Code. Staff is overall supportive of the application but would request the applicant take the time to review and respond to the issues raised in the sensitive lands review before the Planning Commission makes a recommendation to the City Council. If not addressed prior, staff recommends tabling the item.



PARAISO PHASE 15-18

SECTION 31 TOWNSHIP 41 S, RANGE 13 W SLB&M
HURRICANE, UTAH

DEVELOPMENT PLAN

SENSITIVE LAND APPLICATION

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

REGISTERED PROFESSIONAL ENGINEER
No. 8217391
AUSTIN REES CHAPPELL
10-22-25
STATE OF UTAH

REVISIONS		
NO.	DATE	DESCRIPTION

JOB #	25-038
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	10/22/2025
SHEET:	1 OF 2

C.1.1

560 NORTH
(52' PUBLIC)

510 NORTH
(45' PUBLIC)

2830 WEST
(52' PUBLIC)

2805 WEST
(45' PUBLIC)

2800 WEST
(90' PUBLIC)

CURB INLET

RETAINING WALL,
SEE LEGEND (TYP)

OVERLAND DRAINAGE
DITCH AT TOP OF
CUT SLOPE

AREA DRAIN

-3.00%
-5.00%
-10.00%
-7.16%
-2.00%
-4.81%
-8.50%
-5.51%
-3.01%

0 60' 120'
SCALE: 1" = 60'

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED SINGLE TIER ROCK RETAINING WALL
- EXISTING SINGLE TIER ROCK RETAINING WALL
- PROPOSED 2 TIER ROCK RETAINING WALL
- EXISTING 2 TIER ROCK RETAINING WALL
- 3000 EXISTING GROUND MAJOR CONTOUR
- 3001 EXISTING GROUND MINOR CONTOUR
- 3000 FINISH GROUND MAJOR CONTOUR
- 3001 FINISH GROUND MINOR CONTOUR
- XX.XX PROPOSED FILL DEPTH
- -XX.XX PROPOSED CUT DEPTH
- 50 PROPOSED STORM PIPE (SIZE PER PLAN)
- 50 EXISTING STORM PIPE (SIZE PER PLAN)
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- 50 STANDARD STORM DRAIN MANHOLE
- FLARED END SECTION
- GRATE INLET AREA DRAIN BOX
- PROPOSED DRAINAGE SWALE/DITCH (SEE SECTIONS)
- EXISTING DRAINAGE SWALE/DITCH
- NATIVE OPEN SPACE, MINIMAL DISTURBANCE

REVISIONS

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
No. 8217391
AUSTIN REES
CHAPPELL
STATE OF UTAH

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504
ST. GEORGE, UT 84770

PARAISO PHASE 15-18

SECTION 31 TOWNSHIP 41 S, RANGE 13 W SLB&M
HURRICANE, UTAH

GRADING PLAN

SENSITIVE LAND APPLICATION

JOB #	25-038
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	10/22/2025

C.1.2

SHEET: 2 OF: 2

C:\Dropbox\American\03 Projects\2025\25-038 Paraiso North\03 Drawings\Sheet Files\Sensitive Land\25-038 Cut-Fill Grading Plan.dwg

Applied GeoTech

December 24, 2024

Swiss Seven, LLC
590 East St. George Blvd.
St. George, Utah 84770

Attention: Kent Frei
Email: kentfrei@gmail.com

Subject: Geotechnical Recommendations
Swiss Seven PDO (29 acres)
Hurricane, Utah
AGEC Project No. 2221609

References:

1. Preliminary Plans, by American Consultants Engineers, Job No. 22-006, dated December 2024.

Applied Geotechnical Engineering Consultants, Inc., (AGEC) was requested to conduct a geotechnical investigation for the proposed Swiss Seven PDO to be located in Hurricane, Utah as shown on Figure 1. The project consists of approximately 29 acres and will be developed as shown on Figure 2. AGEC is in the process of completing the field and laboratory testing for the report. Based on the current data from our study and our experience in the area with several adjacent developments including the Paraiso Subdivision and Canyon Villas, the following is provided.

SITE CONDITIONS

The site is located east of 2800 East and north of approximately 270 North Street in Hurricane, Utah as shown on Figure 1. The site consists of approximately 29 acres and is primarily undeveloped property with the southwest corner of the property having been partially graded during the grading of 2800 East Street. This graded area was used as a staging area for JP Excavating during that time.

The remainder of the property is bordered by the Paraiso Subdivision to the west and south and undeveloped property to the north. The Sky Ridge residential development is located to the east of the property across 2800 East Roadway that was recently completed.

The majority of the property is undisturbed and consists of undulating lava (basalt) materials. There are pockets of wind-blown sand deposited in the low-lying areas between basalt outcroppings. There is a sparce amount of vegetation consisting of small brushes and grasses.

SITE SUBSURFACE CONDITIONS AND GEOLOGY

AGEC is in the process of conducting the field and laboratory portions of our study. The anticipated conditions are based on our site visit, our experience on adjacent properties and geologic literature. These conditions are primarily basalt outcroppings with various thicknesses of caliche, silt and sand materials.

The basalt is part of the Volcano Mountain Lava Flow which is estimated to be generally 35 to 45 feet thick.

PROPOSED CONSTRUCTION

Based on review of the plans (Ref No. 1), we understand that the site will be developed with 5 lots on the southeast corner of the site and the remaining portion will have 105 patio type homes. The homes are anticipated to be single and two story, wood framed structures.

The graded by cutting and filling with the amounts varying up to 10 – 15 feet. There will be a need for retaining walls up to 16 feet tall. We understand that the walls to be constructed with two tiers of rock retaining. There will be public improvements with several roads. The roads are primarily residential roads with 45 to 52 foot right of way (ROW). We have used a Traffic Index (TI) of 5 for the design thicknesses of the roads in accordance with Hurricane City Standards.

If the proposed construction, building loads, or road right of ways significantly differ from those listed, we should be notified so that we can reevaluate our recommendations.

RECOMMENDATIONS

The majority of the site contains surface basalt caprock. In areas where the surface contains silt or sand, the materials is generally loose and dry, and potentially collapsible. The condition of the near surface soils is not suitable to support the proposed construction in its current condition. The site is suitable for the proposed construction provided the recommendations within this report are followed.

Based on our experience in the area, the subsurface conditions encountered, laboratory test results and the proposed construction, the following recommendations are provided:

A. Site Grading

1. Subgrade Preparation

   a. *General Subgrade Preparation*

   Prior to placing fill or concrete beneath building areas, pavement/flatwork or improvements, the site should be grubbed to remove the existing vegetation and soil containing significant roots and organics.

b. *Building Pads*
Subsequent to grubbing, and prior to placing site grading fill or concrete, building pads should be overexcavated to remove the full depth of the loose, dry, potentially collapsible near surface soils.

c. *Pavement, Flatwork and Improvements:*
Subsequent to grubbing and prior to placing site grading fill or road base in pavement areas, a portion of the underlying on-site soils should be removed. In areas where loose silt and sand exist, the surface should be scarified and wetted prior to placing additional fill or basecourse.

d. *Overexcavation Extents and Preparation*
Prior to placing fill, the exposed subgrade should be scarified, properly moisture conditioned, and compacted to meet the recommendations in the Compaction section of this report. Scarification is not necessary if caliche or basalt caprock are encountered, and the exposed subgrade should be proof rolled. The overexcavation should extend at least 5 feet beyond the perimeter of the building footprints. The lateral extent of the overexcavation should be determined by survey and is the responsibility of the owner/contractor.

The removed sand soils, free of organics, may be stockpiled for reuse as structural and site grading fill. Subsequent to overexcavation, the removed soils may be replaced in properly moisture conditioned and compacted lifts. Fill placed should be tested frequently to verify the fill placed is properly compacted to meet the compaction requirements in the Compaction section of this report.

2. Excavation/Earthwork

We anticipate excavation of the near surface soils may be accomplished with conventional excavation equipment. Excavations which extend into the underlying caliche will require the use of heavy-duty excavation equipment such as a large track mounted excavator equipped with a single tooth ripper or rock teeth. Blasting may be required for excavations which extend into the underlying basalt caprock.

3. Grading Slopes and Trenches

The following table summarizes recommendations for excavation of permanent cut slope excavations, temporary trench excavations (OSHA Guidelines) and

permanent fill slope construction. Slopes should include benches in accordance with the 2021 IBC.

Slope Condition	Maximum Slope (Horizontal:Vertical)
Permanent Cut Slope – On-site Soils	2:1
Permanent Cut Slope – Competent Caliche/Basalt	¾:1
Utility Trenches in On-site Soils (OSHA Soil Class C)	1½:1
Utility Trenches in Competent Caliche/Basalt (OSHA Soil Class A)	¾:1

Steeper trenches will require the use of shoring or a trench box to provide a safe work environment. Safe trench excavation is the responsibility of the contractor.

Fill slopes should be graded by overbuilding and then cutting back to the desired grade to provide a compacted slope face. Fill placed on existing slopes steeper than 3:1 should be placed using a benching procedure to key the fill in the existing slope. Benches should be of sufficient width to allow adequate area for the compaction equipment.

4. Materials

Import materials should be non-expansive, non-gypsiferous, granular soil. Listed below are the materials recommended for imported fill.

Area	Fill Type	Recommendations
Foundations/slabs	Site grading/ structural fill	**-200** <35%, **LL** <30% Maximum size: 4 inches Solubility < 1%
Underslab (upper 4 inches)	Base course	**-200** <12% Maximum size: 1 inch Solubility < 1%

-200 = Percent Passing the No. 200 Sieve, LL = Liquid Limit

The on-site sand soils, free of organics, debris and material greater than 6 inches in size, are suitable for use as structural fill, site grading fill, wall backfill and utility trench backfill. The on-site caliche and basalt caprock are also suitable for use as structural fill, site grading fill, and utility trench backfill provided they are processed such that the maximum particle size is 4 inches and at least 60 percent of the material passes the No. 4 sieve. We recommend that a crusher operation be set up to properly crush the basalt prior to use as fill.

We anticipate a moderate decrease in soil volume during the removal and replacement of the on-site soils.

5. Compaction

Compaction of materials placed at the site should equal or exceed the following minimum densities when compared to the maximum dry density as determined by ASTM D-1557:

Area	Percent Compaction
Subgrade	90
Footings/building pad	95
Site grading	95
Utility trenches/roadway	95
Pipe Zone	95
Wall backfill	95

To facilitate the compaction process, the fill should be moisture conditioned to within 2 percentage points of the optimum moisture content as determined by ASTM D-1557 prior to placement. Fill should be placed in loose lift thicknesses which do not exceed the capacity of the equipment being utilized. Generally, 6 to 8-inch loose lifts are adequate. Lift thicknesses should be reduced to 4-inches for hand compaction equipment.

6. Surface Drainage

Positive site drainage should be maintained during the course of construction. After construction has been completed, positive drainage of the surface water away from the buildings in each direction must be maintained. To reduce infiltration adjacent to foundations we recommend the following:

a. After construction has been completed, positive drainage of surface water away from the residences should be maintained throughout the life of the structures. We recommend a minimum slope of 6 inches in the first 10 feet from the perimeters of the structures.

b. A 3- to 4-foot-wide concrete skirt (sidewalk) may also be placed around the perimeter of the residences.

c. Landscaping which requires water should not be used adjacent to foundations to reduce the potential for wetting and subsequent weakening of foundation support soils.

d. Below grade portions of walls/fences which are backfilled with soil should be protected with an impermeable membrane and a subsurface drain. A gravel covered, perforated PVC pipe should also be placed at the base of the wall to carry water to a discharge point. This is intended to reduce the potential for salt weathering on concrete/masonry.

e. Rain gutters should be utilized and roof down spouts should be piped horizontally to discharge down gradient and away from the residences and preferably off site.

B. Foundations

Recommendations for design of conventional spread and spot footings are provided below.

1. Bearing Material and Foundation Type

   The proposed buildings may be supported on conventional spread footings bearing on a properly prepared subgrade as recommended in the Subgrade Preparation section of this report. Footings may also bear directly on the underlying basalt caprock or caliche.

2. Bearing Pressure

   Footings bearing on a properly prepared subgrade, caliche or basalt caprock may be designed for a net allowable bearing pressure of 2,000 psf.

3. Footing Width and Embedment

   Footings should have a minimum width of 18 inches and should be embedded at least 12 inches below the lowest adjacent grade.

4. Temporary Loading Conditions

   The allowable bearing pressures may be increased by one-third for temporary loading conditions such as wind or seismic loads.

5. Settlement

Based on the subsoil conditions encountered and the anticipated building loads, we estimate a total settlement for the foundation designed as indicated above to be approximately 1 inch. Differential settlement is estimated to be approximately ½ inch.

6. Foundation Base

The base of excavations should be cleared of loose or deleterious material prior to placement of fill or concrete.

C. Concrete Slab-on-Grade

1. Slab Support

Concrete slabs should be supported on a zone of properly prepared (overexcavated) and compacted fill as stated in the Subgrade Preparation section of this report. Fill placed in slab areas should be tested frequently to verify compaction meets the requirements provided within this report.

2. Underslab Base Course

A 4-inch layer of properly compacted base course may be placed below slabs to provide a firm and consistent subgrade and promote even curing of the concrete.

3. Vapor Barrier

A vapor barrier should be placed below slabs in areas which will receive floor coverings sensitive to moisture or coverings which are impermeable. In addition, a vapor barrier should also be considered beneath the building slab to provide protection from sulfate attack (on the concrete slab) due to the potentially high water soluble sulfates which may exist in the underlying soil.

D. Lateral Earth Pressures

1. Lateral Resistance for Footings

Lateral resistance for spread footings is controlled by sliding resistance developed between the footing and the subgrade soil. An ultimate friction value of 0.45 may be used in design for ultimate lateral resistance of footings bearing on properly compacted structural fill.

2. Retaining Structures

The following equivalent fluid weights are given for design of subgrade walls and retaining structures. The active condition is where the wall moves away from the soil. The passive condition is where the wall moves into the soil and the at-rest condition is where the wall does not move.

The values listed below assume a horizontal surface adjacent the top and bottom of the wall.

Description	Active	At-Rest	Passive
Imported or on-site granular backfill (sand or gravel)	35 pcf	55 pcf	325 pcf
Imported or on-site granular backfill - Earth pressure coefficient	0.29	0.46	-

The above values account for the lateral earth pressures due to the soil and level backfill conditions and do not account for hydrostatic pressures or surcharge loads.

Lateral loading should be increased to account for surcharge loading using the appropriate earth pressure coefficient and a rectangular distribution if structures are placed above the wall and are within a horizontal distance equal to the height of the wall. If the ground surface slopes up away from the wall, the equivalent fluid weights should also be increased.

3. Seismic Conditions

Under seismic conditions, the equivalent fluid weight should be modified as follows according to the Mononobe-Okabe method assuming a level backfill condition:

Lateral Earth Pressure Condition	Seismic Modification (2% PE in 50 yrs)
	Imported or on-site granular backfill (sand or gravel)
Active	9 pcf increase
At-rest	0 pcf increase
Passive	22 pcf decrease

* The resultant of the seismic increase should be placed up 1/3 of the wall height from the base of the wall.

4. Safety Factors

The values recommended assume mobilization of the soil to achieve the assumed soil strength. Conventional safety factors used for structural analysis for such items as overturning and sliding resistance should be used in design.

D. Seismicity, Liquefaction and Faulting

1. Seismic Design Parameters

Listed below is a summary of the site parameters as required by the 2021 International Building Code and ASCE 7-16:

Description	Seismic Event - 2% PE in 50 Yrs Value
2021 IBC Site Class	C
S_s (0.2 second period)	0.62g
S_1 (1 second period)	0.20g
PGA	0.27g
F_a	1.25
F_v	1.50
F_{PGA}	1.20

The values provided above were generated using the ASCE 7-16 Seismic Hazard Tool

Based on the subsurface conditions encountered and the seismic parameters mapped for the site as per ASCE 7-16, a ground motion hazard analysis (as per ASCE 7-16) is not required by the 2021 International Building Code.

2. Liquefaction

Based on subsurface conditions encountered, the subsurface soils observed are non-liquefiable during a severe seismic event to the depths investigated.

3. Faulting

Based on a review of available geologic literature, there are no mapped faults extending through the subject parcel.

F. Soil Corrosion

Based upon our experience in the area, the on-site soils and many imported sources may contain sulfates in sufficient concentration to be corrosive to concrete. Therefore, we recommend concrete elements that will be exposed to the on-site soils be designed in accordance with provisions provided in the American Concrete Institute Manual of Concrete Practice (ACI) 318-14. Tables 19.3.1.1 and 19.3.2.1 of ACI 318-14 should be referenced for design of concrete elements utilizing a Sulfate Exposure Class of S2.

Consideration should also be given to cathodic protection of buried metal pipes. We recommend utilizing PVC pipes where local building codes allow.

G. Pavement

Based on the subsoil conditions encountered and the laboratory test results, the following recommendations are given:

1. Analysis

   a. Asphaltic Concrete: The flexible pavement analysis is based on UDOT and AASHTO design methods and a 20-year design life. The following parameters were considered for our analysis:

      - Base course that meets specifications which would correspond to a Structural Coefficient (a_2) of at least 0.12. Asphalt that provides a Structural Coefficient (a_1) of at least 0.40.
      - Drainage Coefficient = 1.0.
      - The subgrade support soils consist of properly compacted silty sand. A M_R value of 15,000 pounds per square inch (psi) was used for the subgrade based upon an estimated California Bearing Ratio (CBR) value of 10 percent and the relationship between CBR and Resilient Modulus (M_R).
      - Serviceability Index: P_o=4.0, P_t=2.5.
      - Reliability of 90 percent.
      - Standard Deviation (S_o) = 0.45.

2. Subgrade Support

   We anticipate the subgrade materials will consist of compacted on-site silty sand. Our design assumes a properly compacted subgrade. Prior to placing base course or site grading fill, the subgrade should be prepared as recommended in the Subgrade Preparation section of this report.

3. Pavement Thickness

Based on the anticipated traffic, a 20-year design life and AASHTO design methods, the following pavement sections are recommended.

Area	Flexible Pavement	
	Asphaltic concrete (inches)	Base Course (inches)
Local Residential Roadways (TI = 5)	2½	6

4. Pavement Materials

Flexible Pavement (Asphaltic Concrete)
The pavement materials should meet AASHTO and Hurricane City specifications for gradation and quality. The pavement thicknesses indicated above assume that the base course is high quality material with a CBR of at least 60 percent. Asphalt material should have a Marshall stability of at least 1,800 pounds.

5. Drainage

The collection and diversion of drainage away from the pavement surface is extremely important to the satisfactory performance of the pavement section. Proper drainage should be provided. We further recommend a yearly maintenance program including crack sealing and a surface treatment such as a "slurry seal" to extend the pavement life and reduce water infiltration into the subsurface soils.

LIMITATIONS

This report has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The conclusions and recommendations included within the report are based on the information obtained from the subsurface investigation, the data obtained from laboratory testing, and our experience in the area. Variations in the subsurface conditions may not become evident until the excavation is conducted. If the subsurface conditions or groundwater level are found to be significantly different from those described above, we should be notified to reevaluate our recommendations.

If you have any questions or if we can be of further service, please call.

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

G. Wayne Rogers, P.E.

P:\2022 PROJECT FILES\2221600\2221609 - GT HURRICANE 29.16 ACRES (PARCEL H-31-31-1104)\SWISS SEVEN GEOTECHNICAL RECOMMENDAITONS LETTER.DOCX

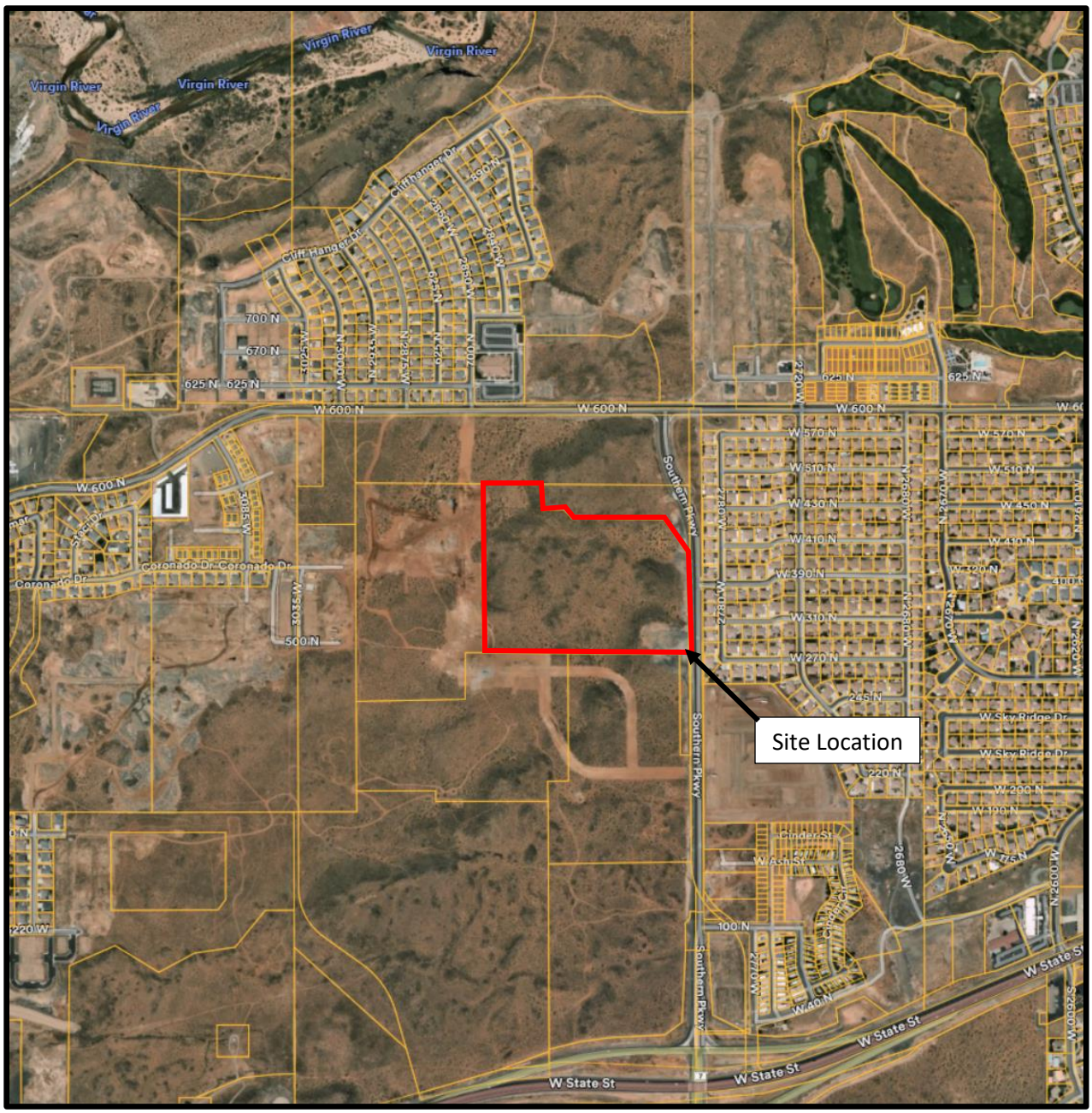


Figure 1, Site Location Map

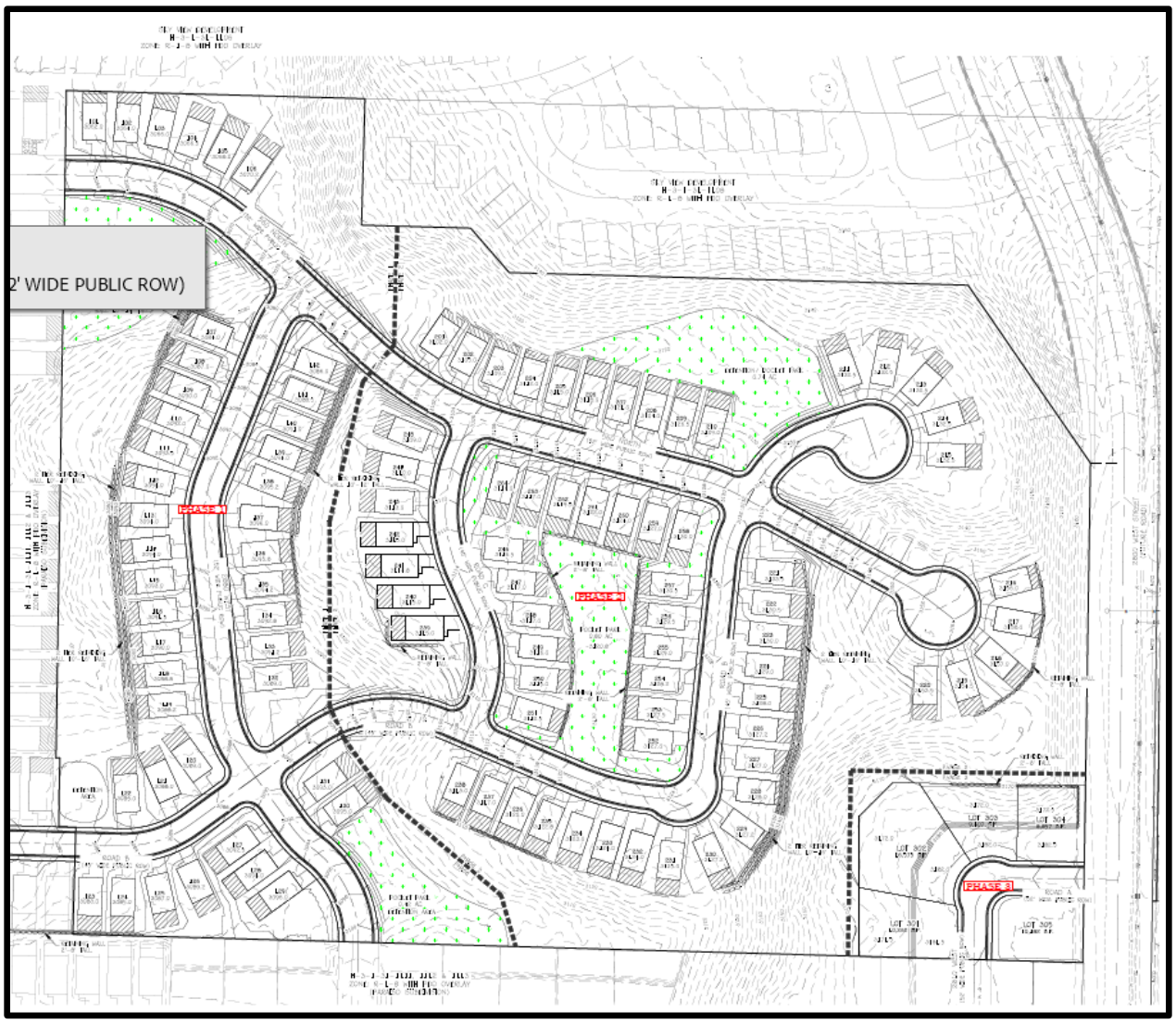
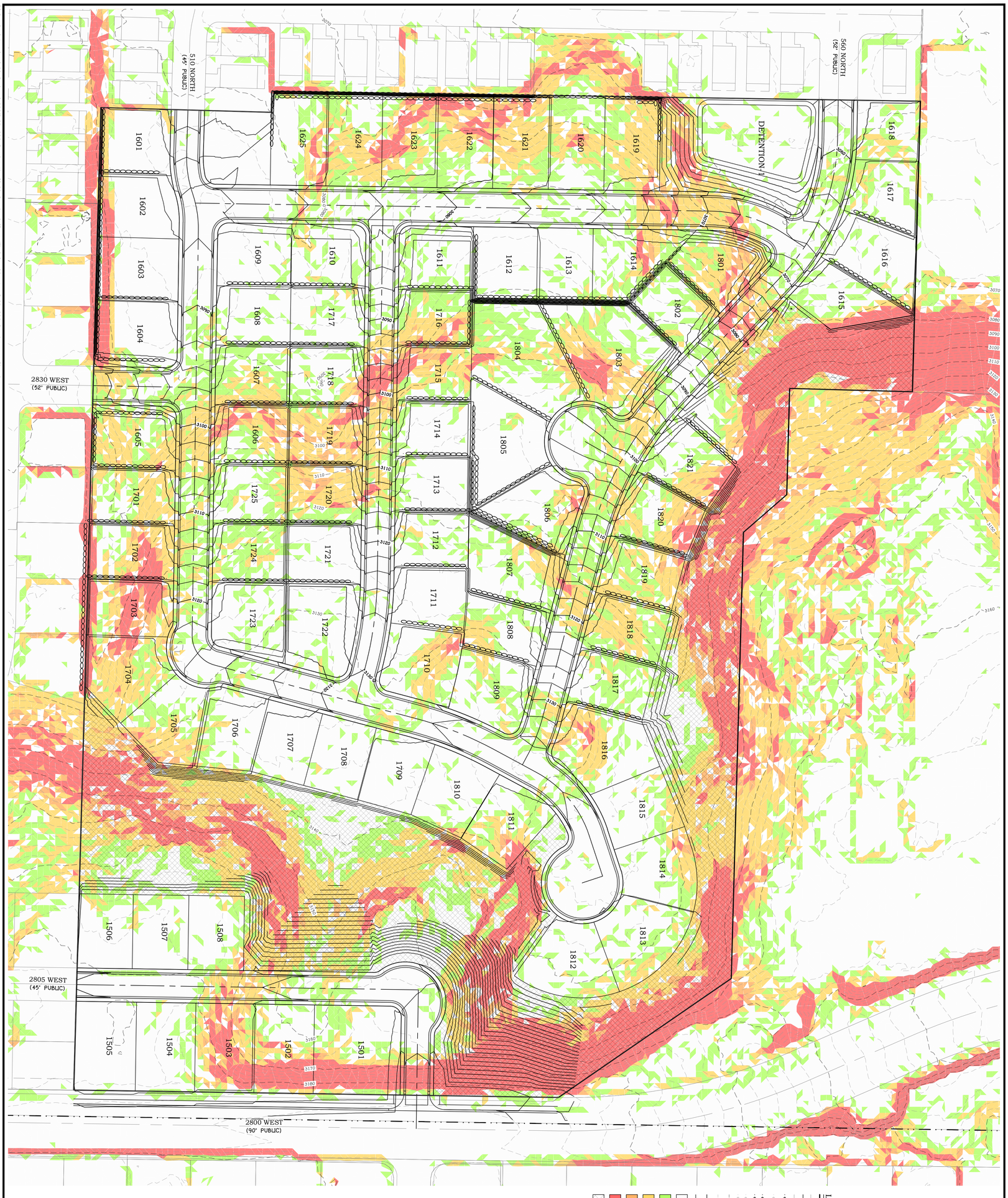


Figure 2, proposed site plan



PARAISO PHASE 15-18

SECTION 31 TOWNSHIP 41 S, RANGE 13 W SLB&M
HURRICANE, UTAH

DEVELOPMENT PLAN

SENSITIVE LAND APPLICATION

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

REGISTERED PROFESSIONAL ENGINEER
No. 8217391
AUSTIN REES
CHAPPELL
STATE OF UTAH

REVISIONS		
NO.	DATE	DESCRIPTION

JOB #: 25-038
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 11/11/2025

C.1.1

SHEET: 1 OF 2

560 NORTH
(52' PUBLIC)

510 NORTH
(45' PUBLIC)

2830 WEST
(52' PUBLIC)

2805 WEST
(45' PUBLIC)

2800 WEST
(90' PUBLIC)

CURB INLET

RETAINING WALL,
SEE LEGEND (TYP)

AREA DRAIN

OVERLAND DRAINAGE
DITCH AT TOP OF
CUT SLOPE

OVERLAND DRAINAGE
DITCH AT TOP OF
CUT SLOPE

0 60' 120'

SCALE: 1" = 60'

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED SINGLE TIER ROCK RETAINING WALL
- EXISTING SINGLE TIER ROCK RETAINING WALL
- PROPOSED 2 TIER ROCK RETAINING WALL
- EXISTING 2 TIER ROCK RETAINING WALL
- 3000 EXISTING GROUND MAJOR CONTOUR
- 3001 EXISTING GROUND MINOR CONTOUR
- 3000 FINISH GROUND MAJOR CONTOUR
- 3001 FINISH GROUND MINOR CONTOUR
- XX.XX PROPOSED FILL DEPTH
- -XX.XX PROPOSED CUT DEPTH
- 50 PROPOSED STORM PIPE (SIZE PER PLAN)
- 50 EXISTING STORM PIPE (SIZE PER PLAN)
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- STANDARD STORM DRAIN MANHOLE
- FLARED END SECTION
- GRATE INLET AREA DRAIN BOX
- PROPOSED DRAINAGE SWALE/DITCH (SEE SECTIONS)
- EXISTING DRAINAGE SWALE/DITCH
- NATIVE OPEN SPACE, MINIMAL DISTURBANCE

NO.	DATE	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
No. 8217391
AUSTIN REES
CHAPPELL
STATE OF UTAH

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504
ST. GEORGE, UT 84770

PARAISO PHASE 15-18

SECTION 31 TOWNSHIP 41 S, RANGE 13 W SLB&M
HURRICANE, UTAH

GRADING PLAN

SENSITIVE LAND APPLICATION

JOB #	25-038
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	11/11/2025

C.1.2

SHEET: 2 OF: 2

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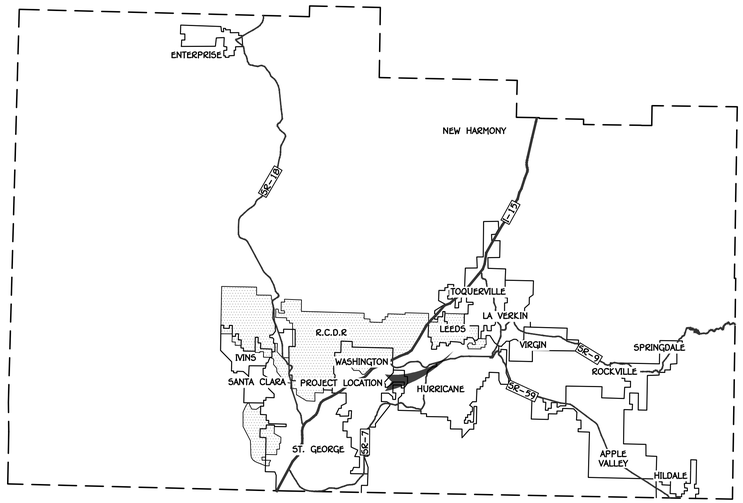
PARAISO PHASE 15-18

HURRICANE, UTAH

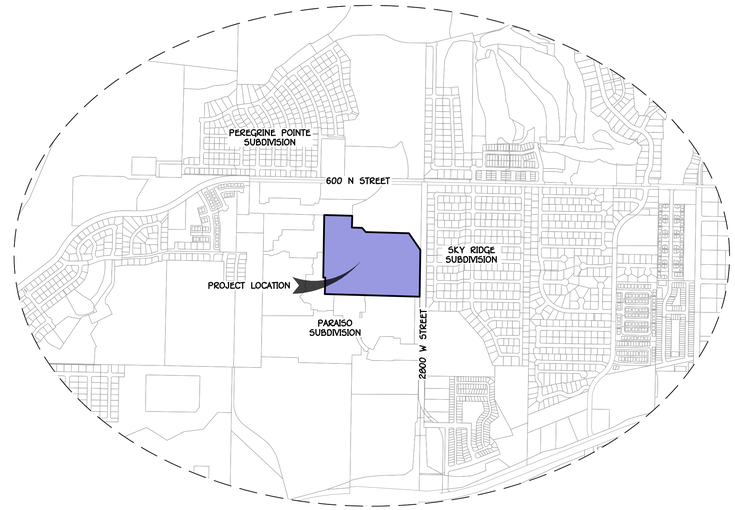
PRELIMINARY PLAT

OCTOBER 2025



WASHINGTON COUNTY

N.T.S.



VICINITY MAP

SECTION 31 TOWNSHIP 41 S, RANGE 13 W
SLB&M

0 1000' 2000'

SCALE: 1" = 1000'

SHEET INDEX		
SHEET #	SHEET	SHEET TITLE
1	P.1.1	COVER SHEET
2	P.1.2	OVERALL SITE PLAN
3	P.1.3	TYPICAL STREET SECTIONS
4	P.1.4	OVERALL GRADING PLAN
5	P.1.5	OVERALL UTILITY PLAN
6	P.1.6	ENLARGED SITE & UTILITY PLAN I
7	P.1.7	ENLARGED SITE & UTILITY PLAN II
8	P.1.8	ENLARGED SITE & UTILITY PLAN III
9	P.1.9	ENLARGED SITE & UTILITY PLAN IV
10	P.1.10	ENLARGED GRADING PLAN I
11	P.1.11	ENLARGED GRADING PLAN II
12	P.1.12	ENLARGED GRADING PLAN III
13	P.1.13	ENLARGED GRADING PLAN IV

LEGAL DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 88°56'23" WEST 1,393.77 FEET ALONG THE SECTION LINE, AND SOUTH 487.51 FEET, FROM THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 88°25'08" EAST 392.03 FEET; THENCE SOUTH 01°34'10" WEST 165.67 FEET; THENCE SOUTH 88°25'50" EAST 143.15 FEET; THENCE SOUTH 41°00'46" EAST 77.34 FEET; THENCE SOUTH 88°25'50" EAST 602.11 FEET; THENCE SOUTH 34°34'01" EAST 282.93 FEET; THENCE SOUTH 00°52'28" WEST 653.86 FEET; THENCE NORTH 88°25'14" WEST 1,325.55 FEET; THENCE NORTH 01°34'45" EAST 229.99 FEET; THENCE NORTH 88°25'09" WEST 28.45 FEET; THENCE NORTH 00°53'09" EAST 874.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,263,617 SQUARE FEET OR 29.01 ACRES.

PRELIMINARY PLAT SITE DATA

PARAISO PHASE 15-18

CURRENT ZONING:	R1-8 PDO
PROJECT AREA	29.00 ACRES (1263617.43 S.F.)
NO. OF LOTS & DENSITY	80 LOTS (2.76 D.U./ACRE)
GARAGE PARKING	80
DRIVEWAY PARKING	80
OFF-STREET PARKING	N/A
TOTAL PARKING	160

PROPERTY OWNER

SWISS SEVEN LLC

590 EAST ST. GEORGE BLVD.

ST.GEORGE, UT 84770

CONTACT: MELISSA SCOTT

PHONE: (435) 680-4383

EMAIL: Melissa@jpexcavating.com

GEOTECH ENGINEER

APPLIED GEOTECHNICAL (AGEC)

1420 S. 270 E.

ST. GEORGE, UT 84790

CONTACT: WAYNE ROGERS

PHONE: (435) 673-6050

EMAIL: rogers@agecinc.com

CIVIL ENGINEER

AMERICAN CONSULTING & ENGINEERING

1173 S. 250 W., SUITE #504

ST. GEORGE, UT 84770

CONTACT: AUSTIN CHAPPELL

PHONE: (435) 288-3330

EMAIL: austin@alcsg.com

APPLICANT-AGENT

AMERICAN CONSULTING & ENGINEERING

1173 S. 250 W., SUITE #504

ST. GEORGE, UT 84770

PRIMARY CONTACT: ADAM ALLEN

PHONE: (435) 288-3330

EMAIL: adam@alcsg.com

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

PARAISO PHASE 15-18

SECTION 31 TOWNSHIP 41 S, RANGE 13 W SLB&M
HURRICANE, UTAH

COVER SHEET

PRELIMINARY PLAT

JOB # 25-038
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 10/22/2025

P.1.1

SHEET: 1 OF: 12

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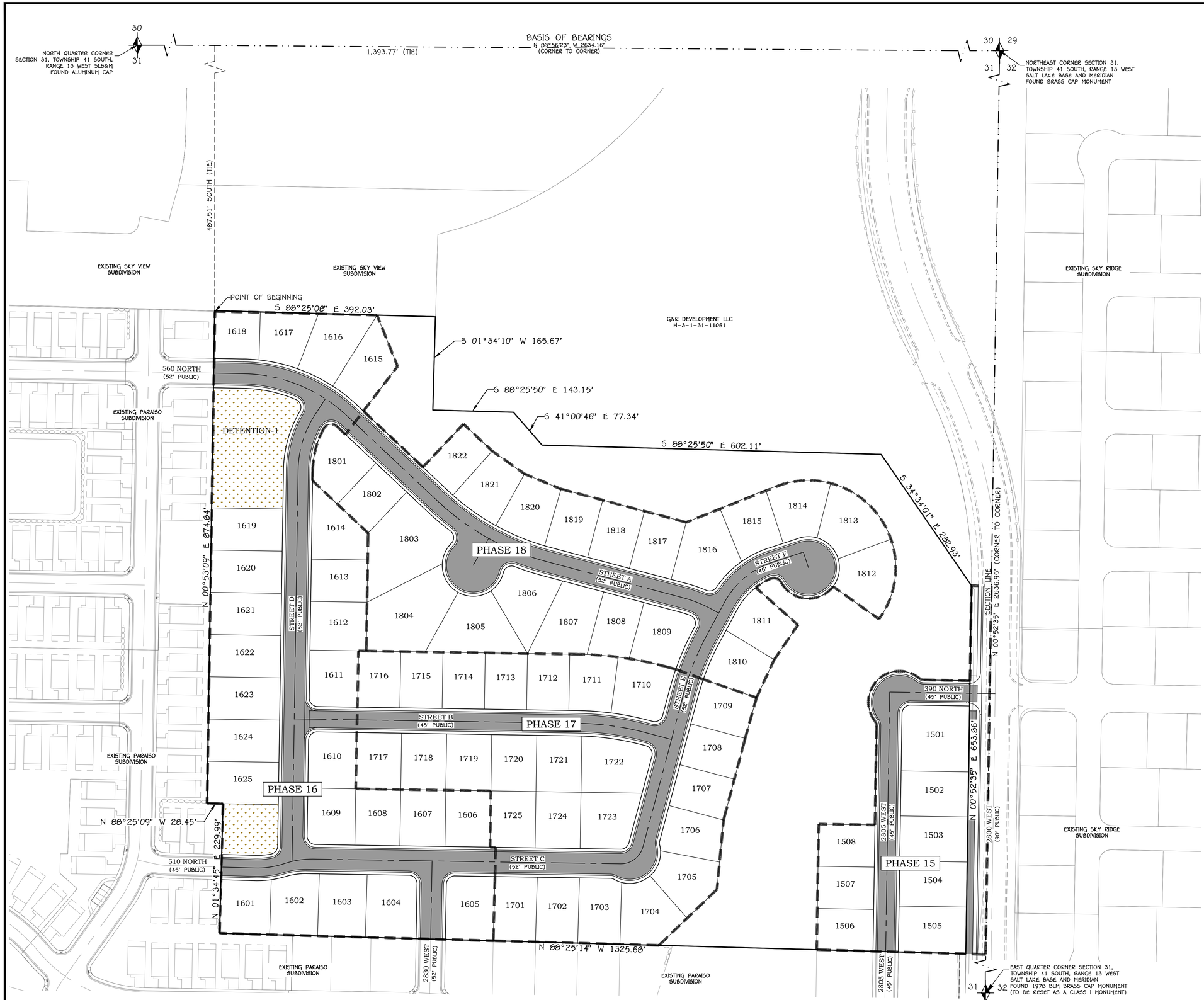


BASIS OF BEARING & BENCHMARK:

N88° 56' 23"W ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER OF SECTION 31 AND THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH RANGE 13 WEST SLB&M.

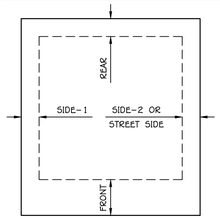
SITE AREA INFORMATION		
DESCRIPTION	ACRE	PERCENT
OPEN SPACE/DETENTION	0.85	2.93
OPEN SPACE/NATIVE	5.96	20.54
SINGLE FAMILY LOTS	16.60	57.22
STREET R.O.W.	5.60	19.30
TOTAL	29.01	100.00

PROPERTY INFORMATION	
DESCRIPTION	UNITS/LOTS
SINGLE FAMILY LOTS	80
TOTAL ACREAGE (ACRE)	29.01
DENSITY (UNITS/ACRE)	2.76

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- SURVEY SECTION LINE
- PHASE LINE
- SURVEY SECTION CORNER MONUMENT

TYPICAL SINGLE FAMILY LOT SETBACKS:



TYPICAL SETBACKS	
*FRONT	20'
REAR	10'
SIDE-1	5'
SIDE-2	10'
**STREET SIDE	15'

* 10' TO BLDG
** 20' TO GARAGE

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

PARAISO PHASE 15-18

SECTION 31 TOWNSHIP 41 S, RANGE 13 W SLB&M
HURRICANE, UTAH

OVERALL SITE PLAN

PRELIMINARY PLAT

JOB #	25-038
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	10/22/2025

P.1.2

SHEET: 2 OF: 12

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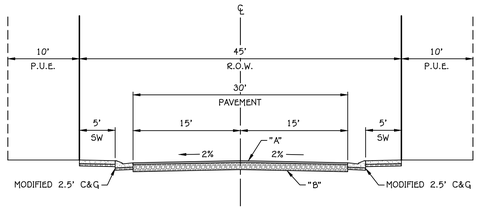
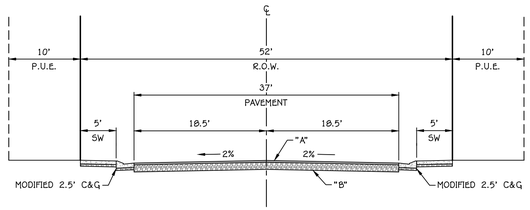
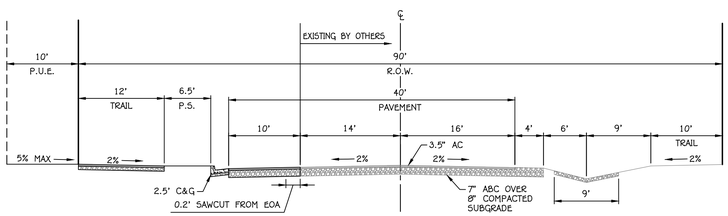


TYPICAL SECTION: 45' RESIDENTIAL STREET
(45' PUBLIC STREET)



TYPICAL SECTION: 52' RESIDENTIAL STREET
(52' PUBLIC STREET)



TYPICAL SECTION: 2800 WEST WIDENING
(90' PUBLIC STREET)

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

PARAISO PHASE 15-18

SECTION 31 TOWNSHIP 41 S, RANGE 13 W SLB&M
HURRICANE, UTAH

TYPICAL STREET SECTIONS

PRELIMINARY PLAT

JOB #	25-038
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	10/22/2025

P.1.3

SHEET: 3 OF: 12

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FINAL GRADING/RETAINING TO BE COORDINATED WITH ADJACENT SKY VIEW PROJECT.

FINAL GRADING/RETAINING TO BE COORDINATED WITH ADJACENT SKY VIEW PROJECT.

560 NORTH (52' PUBLIC)

DETENTION

STREET A (52' PUBLIC)

STREET B (45' PUBLIC)

STREET C (52' PUBLIC)

STREET D (52' PUBLIC)

STREET E (52' PUBLIC)

STREET F (52' PUBLIC)

510 NORTH (45' PUBLIC)

390 NORTH (45' PUBLIC)

2830 WEST (52' PUBLIC)

2805 WEST (45' PUBLIC)

2800 WEST (90' PUBLIC)

PHASE 16

PHASE 17

PHASE 18

PHASE 15

OVERLAND DRAINAGE DITCH AT TOP OF CUT SLOPE

PC: 6+51.69

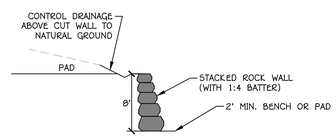
PC: 1+38.69

0 60' 120'

SCALE: 1" = 60'

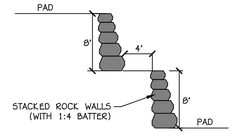
LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PHASE LINE
- PROPOSED SINGLE TIER ROCK RETAINING WALL
- EXISTING SINGLE TIER ROCK RETAINING WALL
- PROPOSED 2 TIER ROCK RETAINING WALL
- EXISTING 2 TIER ROCK RETAINING WALL
- 3000 EXISTING GROUND MAJOR CONTOUR
- 3001 EXISTING GROUND MINOR CONTOUR
- 3000 FINISH GROUND MAJOR CONTOUR
- 3001 FINISH GROUND MINOR CONTOUR



A — SINGLE ROCK RETAINING WALL SECTION

SCALE: NTS



B — 2 TIER ROCK RETAINING WALL SECTION

SCALE: NTS

SITE GEOTECHNICAL CONSTRAINTS

HAZARD	DESCRIPTION
FAULTS	N/A
LANDSLIDE	L-LOW: AREAS WHERE CATEGORY D GEOLOGICAL UNITS CROP OUT ON SLOPES GREATER THAN 30 PERCENT (16.7°)
LIQUEFACTION	H2-HIGH2-SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND-WATER INFORMATION
ROCKFALL	L-LOW ROCK-FALL-HAZARD AREAS
BRECCIA PIPES AND PALEOKARST	N/A
CALICHE	HAS CALICHE. FOR A DETAILED EXPLANATION OF THE CONTENTS OF THIS MAP, CONTACT THE HURRICANE PLANNING DEPARTMENT FOR A COPY OF SPECIAL STUDY 127
COLLAPSIBLE SOIL	CSA-STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL-SOILS WITH LOW SUSCEPTIBILITY FOR EXPANSION
GYPSIFEROUS SOIL AND ROCK	N/A
PIPING AND EROSION	P&ES-SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRH-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤ 10' BENEATH SOIL COVER
SHALLOW GROUND WATER	N/A
WIND-BLOWN SAND	WBSL-LOW: MIXED-UNIT GEOLOGIC DEPOSITS WITH WIND-BLOWN COMPONENT & WBSH-HIGH: MODERN SAND-DUNE OR SHEET-SAND DEPOSITS
WITHIN TORTOISE TAKE AREA?	NO

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
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AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

PARAISO PHASE 15-18

SECTION 31 TOWNSHIP 41 S, RANGE 13 W SLB&M
HURRICANE, UTAH

OVERALL GRADING PLAN

PRELIMINARY PLAT

JOB #	25-038
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	10/22/2025

P.1.4

SHEET: 4 OF: 12

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REVISIONS

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1173 S. 250 W. #504 ST. GEORGE, UT 84770

PARAISO PHASE 15-18

SECTION 31 TOWNSHIP 41 S, RANGE 13 W SLB&M
HURRICANE, UTAH

OVERALL UTILITY PLAN

PRELIMINARY PLAT

JOB #	25-038
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	10/22/2025

P.1.5

SHEET: 5 OF: 12

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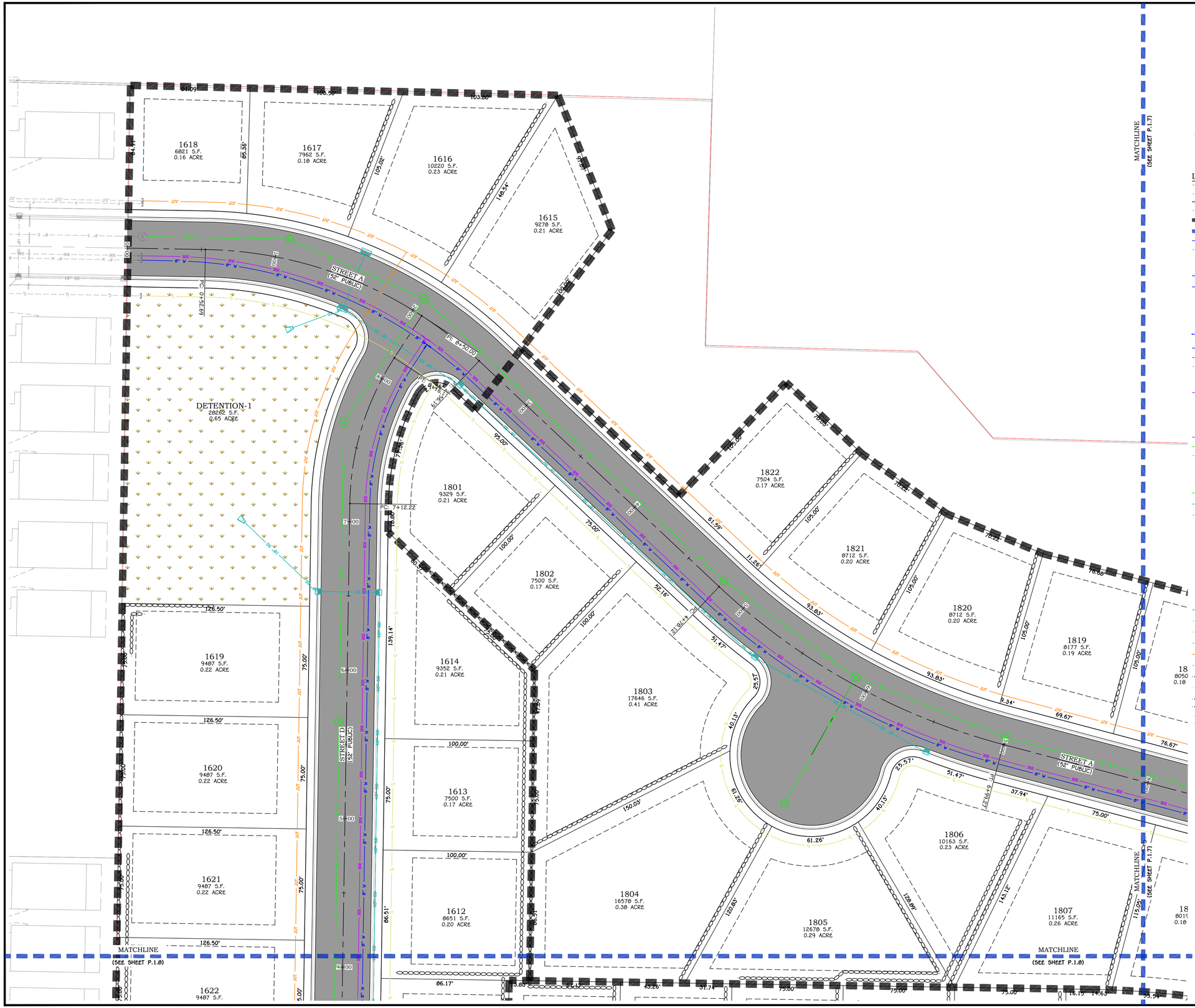

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PHASE LINE
- SHEET MATCH LINE
- PROPOSED WATER MAIN (SIZE PER PLAN)
- EXISTING WATER MAIN (SIZE PER PLAN)
- WATER MANHOLE
- FIRE HYDRANT AND VALVE ASSEMBLY
- WATER SERVICE LATERAL
- FOUR-WAY VALVE CLUSTER
- THREE-WAY VALVE CLUSTER
- STANDARD AIR VAC VAULT
- IN-LINE WATER VALVE
- PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
- EXISTING IRRIGATION MAIN (SIZE PER PLAN)
- IRRIGATION MANHOLE
- IRRIGATION SERVICE LATERAL
- FOUR-WAY VALVE CLUSTER
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- EXISTING SEWER MAIN (SIZE PER PLAN)
- STANDARD SEWER MANHOLE
- SEWER CLEANOUT COVER
- SEWER SERVICE CONNECTION
- PROPOSED STORM PIPE (SIZE PER PLAN)
- EXISTING STORM PIPE (SIZE PER PLAN)
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- STANDARD STORM DRAIN MANHOLE
- FLARED END SECTION
- GRATE INLET AREA DRAIN BOX
- PROPOSED DRAINAGE SWALE/DITCH (SEE SECTIONS)
- EXISTING DRAINAGE SWALE/DITCH
- PROPOSED GAS LINE
- EXISTING GAS LINE
- PROPOSED JOINT UTILITY TRENCH
- EXISTING JOINT UTILITY TRENCH
- PROPOSED SINGLE TIER ROCK RETAINING WALL
- EXISTING SINGLE TIER ROCK RETAINING WALL
- PROPOSED 2 TIER ROCK RETAINING WALL
- EXISTING 2 TIER ROCK RETAINING WALL

NO.	DATE	DESCRIPTION
		REVISIONS

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1173 S. 250 W. #504 ST. GEORGE, UT 84770

PARAISO PHASE 15-18

SECTION 31 TOWNSHIP 41 S, RANGE 13 W SLB&M
HURRICANE, UTAH

ENLARGED SITE & UTILITY PLAN I

PRELIMINARY PLAT

JOB #	25-038
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	10/22/2025

P.1.6

SHEET: 6 OF: 12

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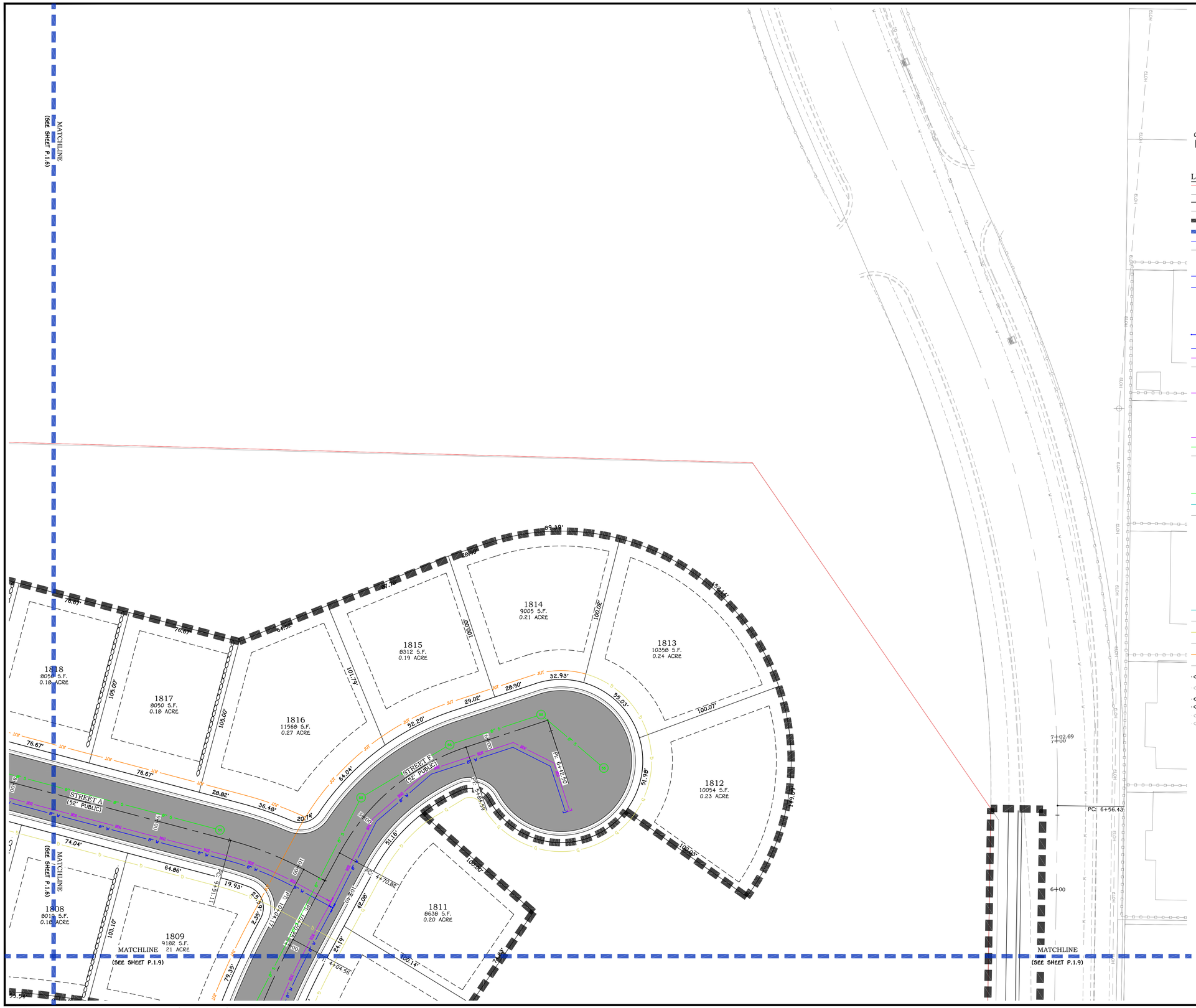

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
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- PHASE LINE
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- EXISTING DRAINAGE SWALE/DITCH
- PROPOSED GAS LINE
- EXISTING GAS LINE
- PROPOSED JOINT UTILITY TRENCH
- EXISTING JOINT UTILITY TRENCH
- PROPOSED SINGLE TIER ROCK RETAINING WALL
- EXISTING SINGLE TIER ROCK RETAINING WALL
- PROPOSED 2 TIER ROCK RETAINING WALL
- EXISTING 2 TIER ROCK RETAINING WALL

REVISIONS		
NO.	DATE	DESCRIPTION

PRELIMINARY
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1173 S. 250 W. #504 ST. GEORGE, UT 84770

PARAISO PHASE 15-18

SECTION 31 TOWNSHIP 41 S, RANGE 13 W SLB&M
HURRICANE, UTAH

ENLARGED SITE & UTILITY PLAN II

PRELIMINARY PLAT

JOB #	25-038
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	10/22/2025

P.1.7

SHEET: 7 OF: 12

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LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
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- PROPOSED GAS LINE
- EXISTING GAS LINE
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- EXISTING JOINT UTILITY TRENCH
- PROPOSED SINGLE TIER ROCK RETAINING WALL
- EXISTING SINGLE TIER ROCK RETAINING WALL
- PROPOSED 2 TIER ROCK RETAINING WALL
- EXISTING 2 TIER ROCK RETAINING WALL

REVISIONS

NO.	DATE	DESCRIPTION

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1173 S. 250 W. #504 ST. GEORGE, UT 84770

PARAISO PHASE 15-18

SECTION 31 TOWNSHIP 41 S, RANGE 13 W SLB&M
HURRICANE, UTAH

ENLARGED SITE & UTILITY PLAN III

PRELIMINARY PLAT

JOB #	25-038
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	10/22/2025

P.1.8

SHEET: 8 OF: 12

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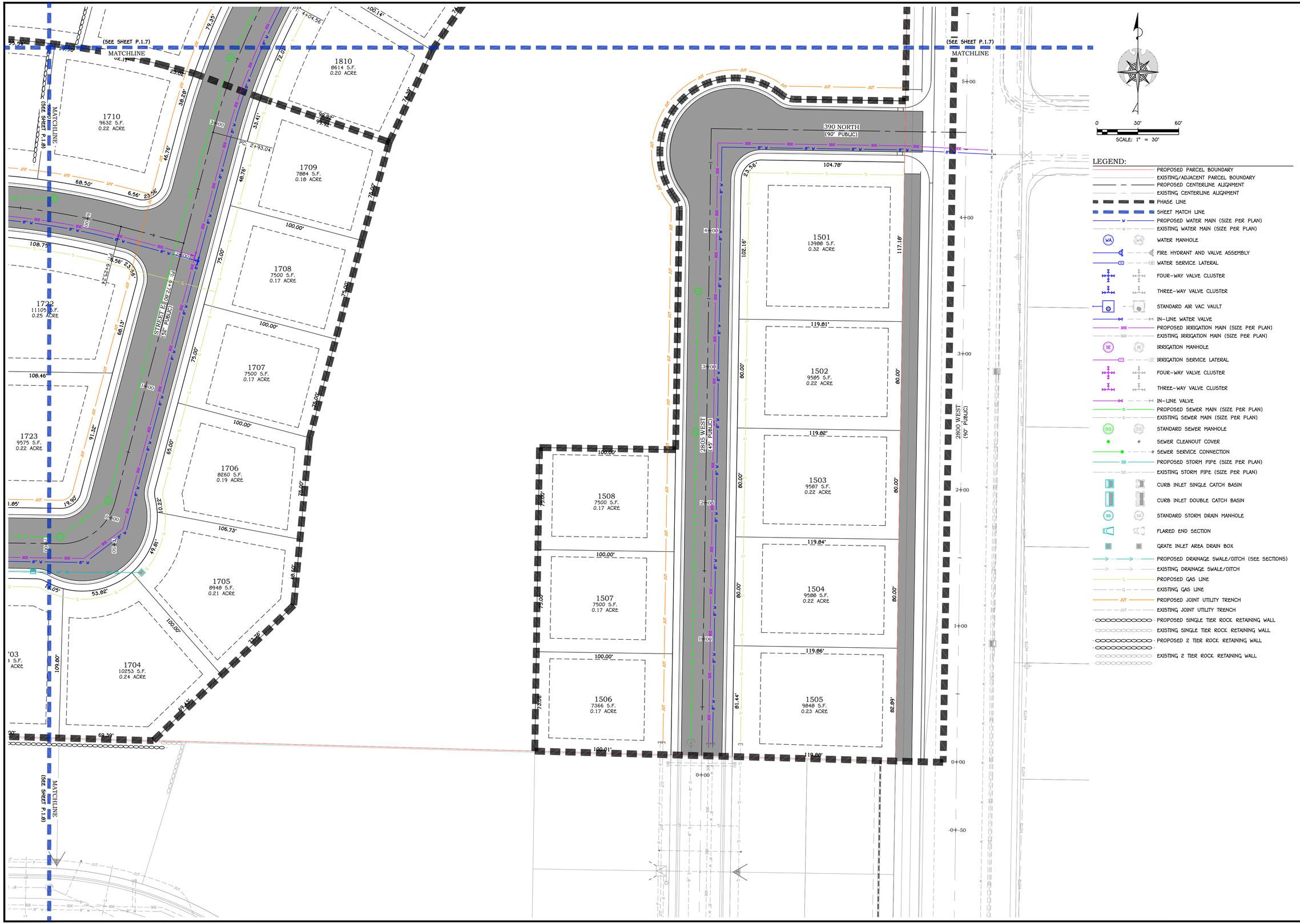

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
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- GRATE INLET AREA DRAIN BOX
- PROPOSED DRAINAGE SWALE/DITCH (SEE SECTIONS)
- EXISTING DRAINAGE SWALE/DITCH
- PROPOSED GAS LINE
- EXISTING GAS LINE
- PROPOSED JOINT UTILITY TRENCH
- EXISTING JOINT UTILITY TRENCH
- PROPOSED SINGLE TIER ROCK RETAINING WALL
- EXISTING SINGLE TIER ROCK RETAINING WALL
- PROPOSED 2 TIER ROCK RETAINING WALL
- EXISTING 2 TIER ROCK RETAINING WALL

NO.	DESCRIPTION	DATE
	REVISIONS	

PRELIMINARY
NOT FOR
CONSTRUCTION

AMERICAN
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1173 S. 250 W. #504 ST. GEORGE, UT 84770

PARAISO PHASE 15-18

SECTION 31 TOWNSHIP 41 S, RANGE 13 W SLB&M
HURRICANE, UTAH

ENLARGED SITE & UTILITY PLAN IV

PRELIMINARY PLAT

JOB #	25-038
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	10/22/2025

P.1.9

SHEET: 9 OF: 12

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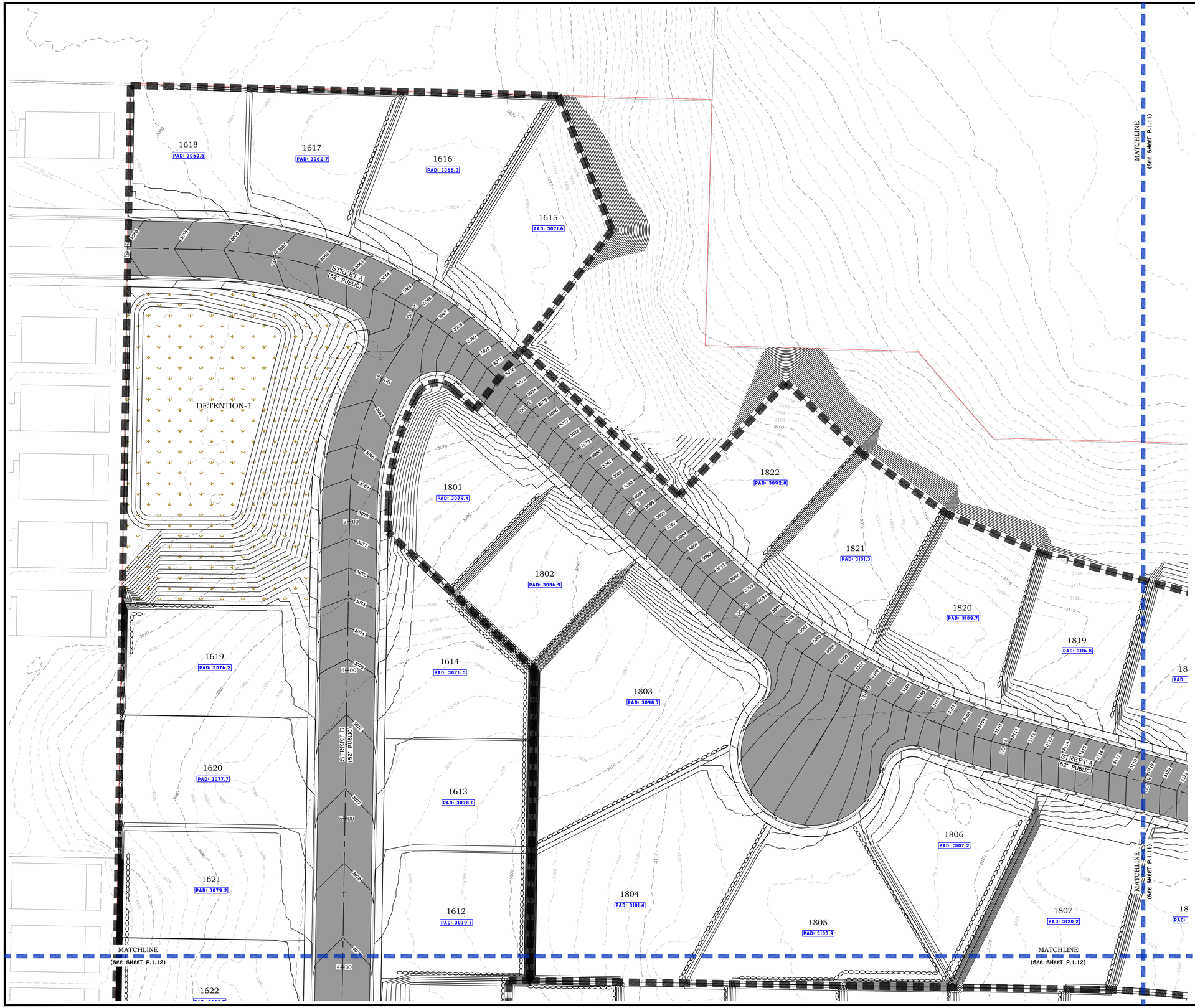
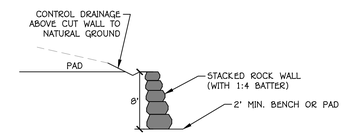
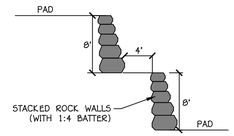


LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PHASE LINE
- PROPOSED SINGLE TIER ROCK RETAINING WALL
- EXISTING SINGLE TIER ROCK RETAINING WALL
- PROPOSED 2 TIER ROCK RETAINING WALL
- EXISTING 2 TIER ROCK RETAINING WALL
- 3000 EXISTING GROUND MAJOR CONTOUR
- 3001 EXISTING GROUND MINOR CONTOUR
- 3000 FINISH GROUND MAJOR CONTOUR
- 3001 FINISH GROUND MINOR CONTOUR



A – SINGLE ROCK RETAINING WALL SECTION
SCALE: NTS



B – 2 TIER ROCK RETAINING WALL SECTION
SCALE: NTS

REVISIONS

NO.	DATE	DESCRIPTION

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CONSTRUCTION

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

PARAISO PHASE 15-18

SECTION 31 TOWNSHIP 41 S, RANGE 13 W SLB&M
HURRICANE, UTAH

ENLARGED GRADING PLAN I

PRELIMINARY PLAT

JOB #	25-038
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	10/22/2025

P.1.10

SHEET: 10 OF: 12

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MATCHLINE (SEE SHEET P.1.10)

MATCHLINE (SEE SHEET P.1.10)

MATCHLINE (SEE SHEET P.1.13)

MATCHLINE (SEE SHEET P.1.13)

1808 PAD: 3126.5

1809 PAD: 3133.9

1811

1812 PAD: 3136.5

1813 PAD: 3136.5

1814 PAD: 3135.7

1815 PAD: 3134.9

1816 PAD: 3134.6

1817 PAD: 3129.6

1818 PAD: 3123.0

STREET A (52' PUBLIC)

STREET F (52' PUBLIC)

6+00

7+02.69

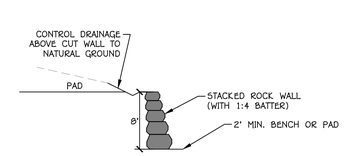
PC: 6+56.43

0 30' 60'

SCALE: 1" = 30'

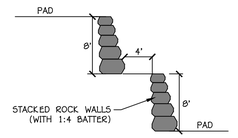
LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PHASE LINE
- PROPOSED SINGLE TIER ROCK RETAINING WALL
- EXISTING SINGLE TIER ROCK RETAINING WALL
- PROPOSED 2 TIER ROCK RETAINING WALL
- EXISTING 2 TIER ROCK RETAINING WALL
- 3000 EXISTING GROUND MAJOR CONTOUR
- 3001 EXISTING GROUND MINOR CONTOUR
- 3000 FINISH GROUND MAJOR CONTOUR
- 3001 FINISH GROUND MINOR CONTOUR



A – SINGLE ROCK RETAINING WALL SECTION

SCALE: NTS



B – 2 TIER ROCK RETAINING WALL SECTION

SCALE: NTS

REVISIONS

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PARAISO PHASE 15-18

SECTION 31 TOWNSHIP 41 S, RANGE 13 W SLB&M
HURRICANE, UTAH

ENLARGED GRADING PLAN II

PRELIMINARY PLAT

JOB #	25-038
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	10/22/2025

P.1.11

SHEET: 11 OF: 12

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LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
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- 3000 EXISTING GROUND MAJOR CONTOUR
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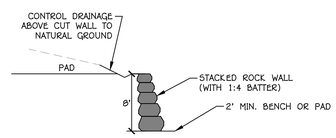
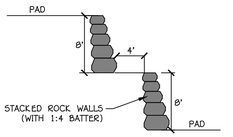


A – SINGLE ROCK RETAINING WALL SECTION
SCALE: NTS



B – 2 TIER ROCK RETAINING WALL SECTION
SCALE: NTS

NO.	DATE	DESCRIPTION

REVISIONS

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AMERICAN
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1173 S. 250 W. #504 ST. GEORGE, UT 84770

PARAISO PHASE 15-18

SECTION 31 TOWNSHIP 41 S, RANGE 13 W SLB&M
HURRICANE, UTAH

ENLARGED GRADING PLAN III

PRELIMINARY PLAT

JOB #	25-038
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	10/22/2025

P.1.12

SHEET: 12 OF: 12

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(SEE SHEET P.1.11)
MATCHLINE
(SEE SHEET P.1.12)
MATCHLINE
(SEE SHEET P.1.11)
MATCHLINE

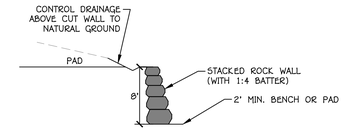
1810
PAD: 3133.3
1710
PAD: 3130.3
1709
PAD: 3132.3
1708
PAD: 3131.5
1722
PAD: 3130.3
1707
PAD: 3130.4
1723
PAD: 3122.6
1706
PAD: 3128.1
1705
PAD: 3125.6
1704
PAD: 3124.3
1501
PAD: 3182.7
1502
PAD: 3182.5
1503
PAD: 3181.9
1508
PAD: 3181.8
1507
PAD: 3181.2
1504
PAD: 3181.3
1506
PAD: 3180.9
1505
PAD: 3181.0

390 NORTH
(90' PUBLIC)
2805 WEST
(45' PUBLIC)
STREET A
(62' PUBLIC)

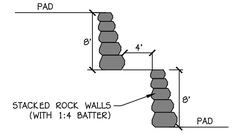
5+00
4+00
3+00
2+00
1+00
0+00
-0+-50

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PHASE LINE
- PROPOSED SINGLE TIER ROCK RETAINING WALL
- EXISTING SINGLE TIER ROCK RETAINING WALL
- PROPOSED 2 TIER ROCK RETAINING WALL
- EXISTING 2 TIER ROCK RETAINING WALL
- 3000 EXISTING GROUND MAJOR CONTOUR
- 3001 EXISTING GROUND MINOR CONTOUR
- 3000 FINISH GROUND MAJOR CONTOUR
- 3001 FINISH GROUND MINOR CONTOUR



A
SINGLE ROCK RETAINING WALL SECTION
SCALE: NTS



B
2 TIER ROCK RETAINING WALL SECTION
SCALE: NTS

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

PARAISO PHASE 15-18

SECTION 31 TOWNSHIP 41 S, RANGE 13 W SLB&M
HURRICANE, UTAH

ENLARGED GRADING PLAN IV

PRELIMINARY PLAT

JOB #	25-038
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	10/22/2025

P.1.13

SHEET: 13 OF: 12

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HURRICANE CITY
UTAH

STAFF COMMENTS

Item: Consideration and possible approval of Resolution 2025-43 of the City Council of Hurricane City, Utah, providing for the creation of ZRMC Public Infrastructure District as an independent body corporate and politic: authorizing and approving a governing document, an interlocal agreement, and a notice of boundary action; and related matter.

Discussion: Western Mortgage and Reality Company has petitioned the City Council to authorize the creation of a PID for the Zion Regional Medical Center ("ZRMC"). The property proposed to be subject to the ZRMC PID is approximately 39.5 acres within the existing Gateway PID.
A governing document for the ZRMC PID that is acceptable to the applicant, the City staff, and the City's PID legal representation has been created and is included in the Council's packet for the Council's review and approval. Based on prior discussions with the Council, the governing document includes the following summarized provisions:

1. Improvements financed by the PID will be limited to medical buildings and supporting infrastructure.
2. Improvements permitted to be financed by the PID will include, in addition to public infrastructure to be dedicated to the City, private improvements that will not be dedicated to the City.
3. Considering the overlapping PIDs, the aggregate limit (for both PIDs) is 0.015 per dollar of taxable value of taxable property.
4. No debt may be issued by the PID on or after June 19, 2030, and if a building permit is not issued on the property by that date, the PID must be dissolved.

The applicant has not provided additional financial information as discussed in the last work meeting, so the plan of finance is still unclear. However, given that the property will not be subdivided and will not have any residential component, the City staff are not overly concerned that the plan of finance is not fully developed. – Dayton Hall

Findings:

Recommendation:

Hurricane, Utah

December 4, 2025

The City Council (the "Council") of Hurricane City, Utah (the "City"), met in regular session (including by electronic means) on December 4, 2025, at its regular meeting place in Hurricane, Utah at 6:00 p.m., with the following members of the Council being present:

Nanette Billings	Mayor
Joseph Prete	Councilmember
Drew Ellerman	Councilmember
David Hirschi	Councilmember
Clark Fawcett	Councilmember
Kevin Thomas	Councilmember

Also present:

Kaden DeMille	City Manager
Cindy Beteag	City Recorder

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this December 4, 2025, meeting, a copy of which is attached hereto as Exhibit A.

Thereupon, the following Resolution was introduced in writing, read in full and pursuant to motion duly made by Councilmember _____ and seconded by Councilmember _____ adopted by the following vote:

AYE:

NAY:

The resolution was later signed by the Mayor and recorded by the City Recorder in the official records of the City. The resolution is as follows:

RESOLUTION -2025-43

A RESOLUTION OF THE CITY COUNCIL (THE "COUNCIL") OF HURRICANE CITY, UTAH (THE "CITY"), PROVIDING FOR THE CREATION OF ZRMC PUBLIC INFRASTRUCTURE DISTRICT (THE "DISTRICT") AS AN INDEPENDENT DISTRICT; AUTHORIZING AND APPROVING A GOVERNING DOCUMENT AND AN INTERLOCAL AGREEMENT; APPOINTING A BOARD OF TRUSTEES; AUTHORIZING OTHER DOCUMENTS IN CONNECTION THEREWITH; AND RELATED MATTERS.

WHEREAS, a petition (the "Petition") was filed with the City requesting adoption by resolution of the creation of a Public Infrastructure District pursuant to the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953, as amended (the "PID Act") and relevant portions of the Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the "Act") within the City and the annexation or withdrawal of any portion of the boundaries of the District therefrom without further approval or hearings of the City or the Council, as further described in the Governing Document (as hereinafter defined) for the purpose of financing public infrastructure costs; and

WHEREAS, pursuant to the terms of the Act, the City may create one or more public infrastructure district by adoption of a resolution of the Council and with consent of 100% of all surface property owners proposed to be included in the District (the "Property Owners"); and

WHEREAS, the Petition, containing the consent of such Property Owners has been certified by the Recorder of the City pursuant to the Act and it is in the best interests of the Property Owners that the creation of the District be authorized in the manner and for the purposes hereinafter set forth; and

WHEREAS, the Council, prior to consideration of this Resolution, held a public hearing on December 4, 2025 to receive input from the public regarding the creation of the District and the Property Owners have waived the 60-day protest period pursuant to Section 17D-4-201 of the PID Act; and

WHEREAS, the hearing on the Petition was held at the Hurricane City Council Chambers located at 147 N 870 W, Hurricane, UT 84737 because there is no reasonable place to hold a public hearing within the District's boundaries, and the hearing at the Hurricane City Council Chambers was held as close to the proposed District's boundaries as reasonably possible and as allowed for by the Act; and

WHEREAS, the City properly published notice of the public hearing in compliance with Section 17B-1-211(1) of the Act; and

WHEREAS, none of the Property Owners submitted a withdrawal of consent to the creation of the District before the public hearing on the Petition; and

WHEREAS, according to attestations filed with the City, each board member appointed under this Resolution is registered to vote at their primary residence and is further eligible to serve

as a board member of the District under Section 17D-4-202(3)(c) of the PID Act because they are agents of property owners within the District's boundaries (as further set forth in the Petition); and

WHEREAS, it is necessary to authorize the creation of the District under and in compliance with the laws of the State of Utah and to authorize other actions in connection therewith; and

WHEREAS, the governance of the District shall be in accordance with the PID Act and the terms of a governing document (the "Governing Document") attached hereto as Exhibit B; and

WHEREAS, pursuant to the requirements of the Act, there shall be signed, authenticated, and submitted to the Office of the Lieutenant Governor of the State of Utah for the District a Notice of Boundary Action attached hereto as Exhibit C (the "Boundary Notice") and Final Entity Plat attached to each as Boundary Notice Appendix B (or as shall be finalized in accordance with the boundaries approved hereunder) (the "Plat").

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL, AS FOLLOWS:

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All actions heretofore taken (not inconsistent with the provisions of this Resolution) by the Council and by officers of the Council directed towards the creation and establishment of the District, are hereby ratified, approved and confirmed.

2. The District is hereby created as a separate entity from the City in accordance with the Governing Document and the Act. The boundaries of the District shall be as set forth in the Governing Document and the Plat.

3. Pursuant to the terms of the PID Act, the Council does hereby approve the annexation or withdrawal of any area within the Annexation Area (as defined in the Governing Document) into or from the District, as applicable, without any further action, hearings, or resolutions of the Council or the City, upon compliance with the terms of the PID Act and the Governing Document.

4. The Council does hereby authorize the District to provide services relating to the financing and construction of public infrastructure within and without the Annexation Area upon annexation thereof into the District without further request of the District to the City to provide such service under Section 17B-1-407, Utah Code Annotated 1953 or resolutions of the City under Section 17B-1-408, Utah Code Annotated 1953.

5. It is hereby found and determined by the Council that the creation of the District is appropriate to the general welfare, order and security of the City, and the organization of the District pursuant to the PID Act is hereby approved.

6. The Governing Document and the Interlocal Agreement in the form presented to this meeting and attached hereto as Exhibit B is hereby authorized and approved and the District shall be governed by the terms thereof and applicable law.

7. The Board of Trustee of the District (the "District Board") shall be initially composed of the same members. The initial Board of the District is hereby appointed as follows:

(a) Trustee 1 – Shawn Porter, for an initial 6-year term;

(b) Trustee 2 – Rob Robinson, for an initial 4-year term;

(c) Trustee 3 – Glen Adams, for an initial 6-year term;

(d) Such terms shall commence on the date of issuance of a Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.

8. The Council does hereby authorize its Chair to execute the Boundary Notice in substantially the form attached as Exhibit C, the Plats, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Council for submission to the Office of the Lieutenant Governor of the State of Utah.

9. Prior to recordation of the certificate of incorporation for the District, the Council does hereby authorize its Chair or the City Manager to make any corrections, deletions, or additions to the Governing Document, the Interlocal Agreement, and the Boundary Notice or any other document herein authorized and approved (including, but not limited to, corrections to the property descriptions therein contained) which may be necessary to conform the same to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

11. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

12. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

13. This Resolution shall take effect immediately.

APPROVED AND ADOPTED by the City Council of Hurricane City, Utah, this 4th day of December, 2025.

HURRICANE CITY, UTAH

By:_____
Mayor

ATTEST:

By:_____
City Recorder

(Here follows other business not pertinent to the above.)

Pursuant to motion duly made and seconded, the meeting of the Council of the City adjourned.

By:_____
Mayor

ATTEST:

By:_____
City Recorder

STATE OF UTAH)
: ss.
COUNTY OF WASHINGTON)

I, Cindy Beteag, the undersigned duly qualified and acting City Recorder of Hurricane City, Utah (the "City"), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the City Council (the "Council"), had and taken at a lawful meeting of the Council on December 4, 2025, commencing at the hour of 6:00 p.m., as recorded in the regular official book of the proceedings of the Council kept in my office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present at said meeting as therein shown.

All members of the Council were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this December 4, 2025.

By:_____
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Cindy Beteag, the undersigned City Recorder of Hurricane City, Utah (the "City"), do hereby certify that I gave written public notice of the agenda, date, time and place of the regular meeting held by the Council (the "Council") on December 4, 2025, not less than twenty-four (24) hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by:

(a) causing a Notice, in the form attached hereto as Schedule 1, to be posted at the City's principal offices at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (http://pmn.utah.gov) at least twenty-four (24) hours prior to the convening of the meeting; and

(c) causing a copy of such notice, in the form attached hereto as Schedule 1 to be posted on the City's official website at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2025 Annual Meeting Schedule for the Council (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Council of the City to be held during the year, by causing said Notice to be posted at least annually (a) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (b) on the City's official website and (c) in a public location within the City that is reasonably likely to be seen by residents of the City.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this December 4, 2025.

By:_____
City Recorder

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

EXHIBIT B

GOVERNING DOCUMENT

EXHIBIT C

NOTICE OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

(ZRMC Public Infrastructure District)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Hurricane City, Utah (the "Council"), acting in its capacity as the creating entity for ZRMC Public Infrastructure District (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on December 4, 2025 adopted a *Resolution Providing for the Creation of a Public Infrastructure District*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-73-507, approved as a final local entity plat by the Surveyor of Washington County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED this 4th day of December, 2025.

CITY COUNCIL OF HURRICANE CITY UTAH, acting in its capacity as the creating authority for ZRMC PUBLIC INFRASTRUCTURE DISTRICT

By:_____
AUTHORIZED REPRESENTATIVE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said City this _____ day of December, 2025.

_____
CITY RECORDER

GOVERNING DOCUMENT

FOR

ZRMC
PUBLIC INFRASTRUCTURE DISTRICT

HURRICANE CITY, UTAH

_____, 2025

Prepared by:
Snow Jensen & Reece, PC
St. George, Utah

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LIST OF EXHIBITS

EXHIBIT A	Legal Descriptions
EXHIBIT B	Hurricane City Vicinity Map
EXHIBIT C	Initial District and Annexation Area Boundary Map
EXHIBIT D	Interlocal Agreement between the District and Hurricane City

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I. INTRODUCTION

A. Purpose and Intent.

The District is an independent unit of local government, separate and distinct from the City, and, except as may otherwise be provided for by the State or local law or this Governing Document, its activities are subject to review by the City only insofar as they may deviate in a material matter from the requirements of the Governing Document. It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements. The District is not being created to provide any ongoing operations and maintenance services.

B. Need for the District.

There are currently no other governmental entities, including the City, located in the immediate vicinity of the District that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the District is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Objective of the City Regarding District's Governing Document.

The City's objective in approving this Governing Document for the District is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation and redevelopment of the Public Improvements from the proceeds of Debt to be issued by the District. All Debt is expected to be repaid by Assessments or from tax revenues collected from a mill levy which shall not exceed the Maximum Debt Mill Levy on taxable properties and which shall not exceed the Maximum Debt Mill Levy Imposition Term on taxable properties. Debt which is issued within these parameters and, as further described in the Financial Plan, will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Governing Document is intended to establish a limited purpose for the District and explicit financial constraints that are not to be violated under any circumstances. The primary purpose is to provide for the Public Improvements associated with development and regional needs. Although the District has authority to directly provide public improvements, the District also has the authority to pledge tax revenues to an interlocal entity that provides public improvements.

It is the intent of the District to dissolve upon payment or defeasance of all Debt incurred or upon a determination that adequate provision has been made for the payment of all Debt by the District.

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The District shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from Assessments or from tax revenues collected from a mill levy which shall not exceed the Maximum Debt Mill Levy on taxable properties and which shall not exceed the Maximum Debt Mill Levy Imposition Term on taxable properties. It is the intent of this Governing Document to assure to the extent possible that no taxable property bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy in amount and that no taxable property bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy Imposition Term in duration even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters are not costs to be paid by the District.

II. DEFINITIONS

In this Governing Document, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Annexation Area Boundaries: means the boundaries of the area described in the Annexation Area Boundary Map which has been approved by the City for annexation or withdrawal from or into the District upon the meeting of certain requirements.

Annexation Area Boundary Map: means the map attached hereto as **Exhibit C-2**, describing the property proposed for potential future annexation into or withdrawal from the District.

Approved Development Plan: means a Preliminary Development Plan or other process established by the City for identifying, among other things, Public Improvements necessary for facilitating development for property within the District Area as approved by the City pursuant to the City Code and as amended pursuant to the City Code from time to time. For purposes of this Governing Document, the Ordinance Amending the Zoning Map for the Project approved on July 2, 2020, shall constitute an Approved Development Plan.

Assessment: means (i) the levy of an assessment secured by a lien on property within the District to pay for the costs of Public Improvements benefitting such property or (2) an assessment by the District levied on private property within the District to cover the costs of an energy efficient upgrade, a renewable energy system, or an electric vehicle charging infrastructure, each as may be levied pursuant to the Assessment Act.

Assessment Act: means collectively, (i) Title 11, Chapter 42, Utah Code as may be amended from time to time, and (ii) the C-PACE Act.

Board: means the boards of trustees of the District.

Bond, Bonds or Debt: means bonds or other obligations, including loans of any property owner, for the payment of which the District has promised to impose an ad valorem property tax mill levy, collect Assessments, and/or pledge any legally available revenues.

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City: means Hurricane City, Utah.

City Code: means the City Code of Hurricane City, Utah.

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

C-PACE Act: means Title 11, Chapter 42a of the Utah Code, as amended from time to time and any successor statute thereto.

C-PACE Bonds: means bonds, loans, notes, or other structures and obligations of the District issued pursuant to the C-PACE Act, including refunding C-PACE Bonds.

C-PACE Assessments: means assessments levied under the C-PACE Act.

District: means the ZRMC Public Infrastructure District.

District Area: means the property within the Initial District Boundary Map and the Annexation Area Boundary Map.

End User: means any owner, or tenant of any owner, of any taxable improvement within the District, who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures is not an End User.

Fees: means any fee imposed by the District for administrative services provided by the District.

Financial Plan: means the Financial Plan described in Section VIII which describes (i) the potential means whereby the Public Improvements may be financed; (ii) how the Debt is expected to be incurred; and (iii) the estimated operating revenue derived from property taxes for the first budget year.

Gateway PIDs: means Gateway at Sand Hollow Public Infrastructure District Nos. 1-3.

General Obligation Debt: means a Debt that is directly payable from and secured by ad valorem property taxes that are levied by the District and does not include Limited Tax Debt.

Governing Document: means this Governing Document for the District approved by the City Council.

Governing Document Amendment: means an amendment to the Governing Document approved by the City Council in accordance with the City's ordinance and the applicable state law and approved by the Board in accordance with applicable state law.

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Initial District Boundaries: means the boundaries of the area described in the Initial District Boundary Map.

Initial District Boundary Map: means the map attached hereto as **Exhibit C**, describing the District's initial boundaries.

Limited Tax Debt: means a debt that is directly payable from and secured by ad valorem property taxes that are levied by the District which may not exceed the Maximum Debt Mill Levy.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose for payment of Debt as set forth in Section VIII.C below.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy for any given series of bonds as set forth in Section VIII.D below.

Municipal Advisor: means a consultant that: (i) advises Utah governmental entities on matters relating to the issuance of securities by Utah governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (iii) is not an officer or employee of the District.

Project: means the development or property commonly referred to as Zion Regional Medical Center, which shall be limited to hospital towers, hospital buildings, medical office buildings, cancer center buildings, medical habitation buildings, and medical clinics, and includes related infrastructure or parking required for, supporting, or accessory to the planned hospital use.

PID Act: means Title 17D, Chapter 4 of the Utah Code, as amended from time to time and any successor statute thereto.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally described in the Special District Act, except as specifically limited in Section V below, to serve the future taxpayers and inhabitants of the District Area as determined by the Board, and includes Public Infrastructure and Improvements as defined in the PID Act, and as further set forth in section V.A.2 herein. Public Improvements shall specifically include water rights acquired by the District for the benefit of the City or other public entity.

Regional Improvements: means Public Improvements and facilities that benefit the District Area and which are to be financed pursuant to Section VII below.

Special District Act: means Title 17B of the Utah Code, as amended from time to time.

State: means the State of Utah.

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Taxable Property: means real or personal property within the District Area subject to ad valorem taxes imposed by the District.

Trustee: means a member of the Board of the District.

Utah Code: means the Utah Code Annotated 1953, as amended.

III. BOUNDARIES

The area of the Initial District Boundaries includes approximately 39.5 acres and includes all property within the District. A legal description of the Initial District Boundaries and the Annexation Area Boundaries is attached hereto as **Exhibit A**. A vicinity map is attached hereto as **Exhibit B**. A map of the Initial District Boundaries and Annexation Area Boundaries is attached hereto as **Exhibit C**. It is anticipated that the District's boundaries may change from time to time as it undergoes annexations and withdrawals pursuant to Section 17B-4-201, Utah Code, subject to Article V below.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The District Area consists of approximately 39.5 acres of mostly undeveloped land. The current assessed valuation of the District Area at build out is expected to be sufficient to reasonably discharge the Debt under the Financial Plan.

Approval of this Governing Document by the City does not imply approval of the development of a specific area within the District, nor does it imply approval of the total site/floor area of commercial buildings identified in this Governing Document or any of the exhibits attached thereto, unless the same is specifically contained within an Approved Development Plan.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District and Governing Document Amendment.

The District shall have the power and authority to provide the Public Improvements within and without the boundaries of the District as such power and authority is described in the PID Act, the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.

1. Operations and Maintenance Limitation. The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The District shall dedicate to the City the portion of Public Improvements that qualify for or require such dedication, as determined by the City, in a manner consistent with the Approved Development Plan and other rules and regulations of the City and applicable provisions of the City Code. The District shall dedicate the Public Improvements not dedicated to the City to other appropriate public or private entity, utility, or owners

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association in a manner consistent with the Approved Development Plan and other rules and regulations of the City and applicable provisions of the City Code. Trails which are interconnected with a city or regional trail system shall be open to the public free of charge and on the same basis as patrons and owners of taxable property within the District.

2. Public Improvements to be Financed.

a. The improvements or facilities to be financed by the District shall be limited to those improvements or facilities constructed in support of and in conjunction with the development of property commonly referred to as Zion Regional Medical Center, which shall be limited to hospital towers, hospital buildings, medical office buildings, cancer center buildings, medical habitation buildings, and medical clinics and related infrastructure or parking required for, supporting, or accessory to the planned hospital use. The District may finance the costs of any improvements or facilities which are required to develop Phase 1 of the Project, which is the hospital phase, and which meet the definition of "public infrastructure and improvements" as set forth in §17D-4-102(14)(a)(i) and (ii) of the Act, which also shall be included in the definition of "Public Improvements" as used herein. Such Public Improvements may include, but may not be limited to, water, sewer, storm drain, power, gas, telecom, and other utilities; public or private parking lots and parking structures; private buildings, facilities, utility lines, infrastructure, fixtures required for, supporting, or accessory to the planned hospital use; grading, earth movement, retaining structures, and other improvements; and the cost of land upon which any of the foregoing are to be constructed or installed.

b. Paragraph a. above is intended by the City to constitute express authorization for the District to finance such private improvements as meet the description set forth in that paragraph, as required by §17D-4-102(14(a)(i)(C) of the Act.

c. The District, once created, shall enter into an interlocal agreement (the "Gateway PID Interlocal Agreement") with one or more of the Gateway PIDs, which shall establish a demarcation between them for financing the public infrastructure and improvements required for Phase 1 of the Project. It is understood that such agreement will require that the District may finance on-site project improvements for Phase 1 of the Project, with one or more of the Gateway PIDs financing off-site public infrastructure and improvements.

d. All public infrastructure and improvements required for Phase 1 of the Project which are not financed by the District or the Gateway PIDs shall be the responsibility of the developer of the Project to secure financing or otherwise pay the costs of the same.

3. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the ordinances and standards and specifications of the City and of other governmental entities having proper jurisdiction, including compliance with the City's performance guarantee requirements.

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The District will require developers to obtain the City's approval of civil engineering plans and to obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

4. Procurement. The District shall be subject to the Utah Procurement Code, Title 63G, Chapter 6a. Notwithstanding this requirement, the District may acquire completed or partially completed improvements for fair market value as reasonably determined by a surveyor or engineer that the District employs or engages.

5. Project Improvements. The District, a quasi-municipal corporation and a political subdivision of the state, is requesting authorization under the PID Act to finance infrastructure and improvements for the Project. The infrastructure and improvements to be financed by the District will be limited to the Project area itself. For these reasons, the District and landowners within the District Area shall not be entitled to any impact fee credit or offset from the City under the Utah Impact Fee Act for infrastructure or improvements financed or constructed by the District and hereby waive any right to request the same.

Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, the District shall obtain the certification of a Municipal Advisor substantially as follows:

> We are [I am] a Municipal Advisor within the meaning of the District's Governing Document.
>
> We [I] certify that (1) the net effective interest rate to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

6. Annexation and Withdrawal.

(a) The District shall not include within any of their boundaries any property outside the District Area without the prior written consent of the City. The City, by resolution and this Governing Document, has consented to the annexation of any area within the Annexation Area Boundaries into the District. Such area may only be annexed upon the District obtaining any consents required under the PID Act and the passage of a resolution of the Board approving such annexation.

(b) The City, by resolution and this Governing Document, has consented to the withdrawal of any area within the District Boundaries from the District. Such area

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may only be withdrawn upon the District obtaining any consents required under the PID Act and the passage of a resolution of the Board approving such withdrawal.

(c) Any annexation or withdrawal shall be in accordance with the requirements of the PID Act.

(d) Upon any annexation or withdrawal, the District shall provide the City a description of the revised District Boundaries.

(e) Annexation or withdrawal of any area in accordance with V.A.6(a) and (b) shall not constitute an amendment of this Governing Document.

7. Overlap Limitation. The District shall not impose an aggregate mill levy for payment of Debt that exceeds the Maximum Debt Mill Levy of the District. The District shall not consent to the organization of any other public infrastructure district organized under the PID Act within the District Area which will overlap the boundaries of the District unless the aggregate mill levy for payment of Debt of such proposed districts will not at any time exceed the combined Maximum Debt Mill Levy of the District and the Gateway PIDs. It is acknowledged that the Gateway PIDs have a maximum debt mill levy of 4.5 mills, or 0.0045 per dollar, and the Maximum Debt Mill Levy of the District is intended, when combined with the mill levy of the Gateway PIDs, not to exceed the statutory limit in the Act of 15 mills, or 0.015 per dollar, within the District Boundary. By approval of this Governing Document the City hereby waives the overlap limitation contained within the Governing Documents (including the Interlocal Agreements attached thereto) of the Gateway PIDs, but solely with respect to the District overlapping one or more of the Gateway PIDs.

8. Initial Debt Limitation. On or before the effective date of approval by the City of an Approved Development Plan and the Gateway PID Interlocal Agreement, the District shall not: (a) issue any Debt; nor (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any Assessments used for the purpose of repayment of Debt.

9. Total Debt Issuance Limitation. There shall be no limit on:

(a) the amount of Debt which may be issued by the District, provided the Maximum Debt Mill Levy is not exceeded on any property within the District;

(b) the District's pledge of its property tax revenues to the Debt; or

(c) the amount of Assessment Debt or C-PACE Bonds the District may issue so long as such issuances are in accordance with the provisions of the applicable Assessment Act.

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Notwithstanding the foregoing, if no Debt is issued by the District on or before June 19, 2030, no Debt may be issued by the District thereafter. In addition, without the written consent of the City, the District shall not be permitted to issue Debt, other than refunding prior issuances of Debt, after December 31, 2035, regardless if Debt was issued prior to June 19, 2030.

10. Bankruptcy Limitation. All of the limitations contained in this Governing Document, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, Maximum Debt Mill Levy Imposition Term and the Fees have been established under the authority of the City to approve a Governing Document with conditions pursuant to Section 17D-4-201(5), Utah Code. It is expressly intended that such limitations:

(a) Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Governing Document Amendment; and

(b) Are, together with all other requirements of Utah law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable nonbankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Governing Document and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City as part of a Governing Document Amendment.

11. Governing Document Amendment Requirement.

(a) This Governing Document has been designed with sufficient flexibility to enable the District to provide required facilities under evolving circumstances without the need for numerous amendments. Actions of the District which violate the limitations set forth in V.A. 1-9 above or in VIII.B-G. shall be deemed to be material modifications to this Governing Document and the City shall be entitled to all remedies available under State and local law to enjoin such actions of the District.

(b) Subject to the limitations and exceptions contained herein, this Governing Document may be amended by passage of resolutions of the City and the District approving such amendment.

B. Preliminary Engineering Survey.

The District shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and without the boundaries of the District, to be more specifically defined in an Approved Development Plan.

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All of the Public Improvements will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the City and/or any other applicable public entity and shall be in accordance with the requirements of the Approved Development Plan. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements.

VI. THE BOARD OF TRUSTEES

A. Board Composition. The Board shall be composed of three (3) Trustees who shall be appointed by the City Council pursuant to the PID Act. Trustees 1, 2, and 3 shall initially be at large seats. Trustee terms shall be staggered with initial terms as follows: Trustee 2 shall serve an initial term of four (4) years; Trustees 1 and 3 shall serve an initial term of six (6) years. All terms shall commence on the date of issuance of a certificate of creation by the Office of the Lieutenant Governor of the State of Utah. In accordance with the PID Act, appointed Trustees shall not be required to be residents of the District.

B. No Transition to Elected Board. As it is not anticipated that the District will have any residents or registered voters, the Board shall continue to be appointed by the City Council from candidates recommended by owners of land within the District.

C. Reelection and Reappointment. Upon the expiration of a Trustee's respective term, any seat which has not transitioned to an elected seat shall be appointed by either the City Council pursuant to the PID Act or by the Board pursuant to 17D-4-202(1)(b) of the PID Act. In the event that no qualified candidate files to be considered for appointment for a seat, such seat may be filled in accordance with the Special District Act.

D. Vacancy. Any vacancy on the Board shall be filled pursuant to the PID Act and Special District Act. Pursuant to 17D-4-202(1)(b), the Board may appoint an individual to the Board so long as the individual meets the requirements to serve on a public infrastructure district board as set forth in the PID Act.

E. Compensation. Unless otherwise permitted by the PID Act, only Trustees who are residents of the District may be compensated for services as Trustee. Such compensation shall be in accordance with State Law.

F. Conflicts of Interest. Trustees shall disclose all conflicts of interest. Any Trustee who discloses such conflicts in accordance with 17D-4-202 and 67-16-9, Utah Code, shall be entitled to vote on such matters.

VII. REGIONAL IMPROVEMENTS

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment and a contribution to the funding of the Regional Improvements and fund the administration and overhead costs related to the provisions of the Regional Improvements.

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VIII. FINANCIAL PLAN

A. General.

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the District. In addition, the District shall be permitted to finance the prepayment of impact fees for the Project. The Financial Plan for the District shall be to issue such Debt as the District can reasonably pay within the Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy, Assessments and other legally available revenues. The District shall be permitted to issue Debt on a schedule and in such year or years as the District determines shall meet the needs of the Financial Plan referenced above and phased to serve development as it occurs. All bonds and other Debt issued by the District may be payable from any and all legally available revenues of the District, including general ad valorem taxes to be imposed upon all Taxable Property within the District and Assessments. The District will also rely upon various other revenue sources authorized by law. These will include the power to assess Fees, penalties, or charges, including as provided in Section 17D-4-304, Utah Code, as amended from time to time.

B. Maximum Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed fifteen percent (15%). The proposed maximum underwriting discount will be five percent (5%). Debt, when issued, will comply with all relevant requirements of this Governing Document, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy; Prepayment of Assessments.

(a) The "Maximum Debt Mill Levy" shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District for payment of Limited Tax Debt, and shall be 0.0105 per dollar of taxable value of taxable property in the District; provided that such levy shall be subject to adjustment as provided in Section 170-4-301(13), Utah Code. Further, the District may not impose mill levies which aggregate in excess of 0.015 per dollar of taxable value of any taxable property in the District when combined with any levies of the Gateway PIDs; provided that such levies shall be subject to adjustment as provided in Section l 7D-4-301(13), Utah Code.

(b) Such Maximum Debt Mill Levy may only be amended pursuant to a Governing Document Amendment and as provided in Section 17D-4-202, Utah Code.

(c) In the event a developer or other initial seller of property within the District intends to pass on Assessments, the Developer shall obtain, or cause the seller to obtain, a signed acknowledgement of such purchaser stating the amount of Assessments being passed on.

D. Maximum Debt Mill Levy Imposition Term.

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Each bond issued by the District shall mature within Thirty-One (31) years from the date of issuance of such bond. In addition, no mill levy may be imposed for the repayment of a series of bonds after a period exceeding forty (40) years from the first date of imposition of the mill levy for such bond (the "Maximum Debt Mill Levy Imposition Term").

E. Debt Repayment Sources.

The District may impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service. The District may also rely upon various other revenue sources authorized by law. At the District's discretion, these may include the power to assess Assessments, penalties, or charges, including as provided in Section 17D-4-304, Utah Code, as amended from time to time. Except as described in Section VIII.C(a), the debt service mill levy in the District shall not exceed the Maximum Debt Mill Levy or, the Maximum Debt Mill Levy Imposition Term, except for repayment of General Obligation Debt.

The District shall not be permitted to charge an End User the costs of any portion of a Public Improvement for which such End User has already paid or is presently obligated to pay through any combination of mill levy, Assessment, or impact fee. This provision shall not prohibit the division of costs between mill levies, Assessments, or impact fees, but is intended to prevent double taxation of End Users for the costs of Public Improvements.

F. Debt Instrument Disclosure Requirement.

In the text of each Bond and any other instrument representing and constituting Debt, the District shall set forth a statement in substantially the following form:

> By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Governing Document for creation of the District.

Similar language describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Governing Document shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the District.

G. Security for Debt.

The District shall not pledge any revenue or property of the City as security for the indebtedness set forth in this Governing Document. Approval of this Governing Document shall not be construed as a guarantee by the City of payment of any of the District's obligations; nor shall anything in the Governing Document be construed so as to create any responsibility or liability on the part of the City in the event of default by the District in the payment of any such obligation.

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H. District's Operating Costs.

The estimated cost of acquiring land, engineering services, legal services and administrative services, together with the estimated costs of the District's organization and initial operations, are anticipated to be Seventy-Five Thousand Dollars ($75,000), which will be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, the District will require operating funds for administration and to plan and cause the Public Improvements to be constructed. The first year's operating budget for the District is estimated to be approximately Fifty Thousand Dollars ($50,000) which is anticipated to be derived from property taxes and other revenues.

I. Bond and Disclosure Counsel.

It is the intent of the City that the District shall use competent and nationally recognized bond and disclosure counsel with respect to District Bonds to ensure proper issuance and compliance with this Governing Document. Accordingly, absent written consent of the City, the District agrees to utilize Gilmore & Bell, P.C. as bond and disclosure counsel and Zions Public Finance, Inc. as Municipal Advisor with respect to District Bonds as permitted by law.

IX. ANNUAL REPORT

A. General.

The District shall be responsible for submitting an annual report to the City Manager's Office no later than one hundred eighty (180) days following the end of the District's fiscal year.

B. Reporting of Significant Events.

The annual report shall include information as to any of the following:

1. Boundary changes made or proposed to the District's boundary as of December 31 of the prior year.

2. List of current interlocal agreements, if changed;

3. Names and terms of Board members and officers;

4. District office and Board member contact information;

5. Rules and regulations of a District regarding bidding, conflict of interest, contracting, and other governance matters, if changed;

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6. A summary of any litigation which involves District Public Improvements as of the last day of the prior fiscal year;

7. Status of the District's construction of the Public Improvements as of last day of the prior fiscal year and listing all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of the last day of the prior fiscal year;

8. A table summarizing total debt authorized and total debt issued by the District as well as any presently planned debt issuances;

9. Official statements of current outstanding bonded indebtedness, if not previously provided to the City;

10. Current year budget including a description of the Public Improvements to be constructed in such year;

11. The District's financial statements, for the previous fiscal year. Such statements shall be audited if required pursuant to State law or relevant bond documents (such statements shall be submitted within thirty (30) days of completion if completed after one hundred eighty (180) days following the end of the fiscal year);

12. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument; and

13. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

X. DISSOLUTION

Upon an independent determination of the District Board that the purposes for which the District was created have been accomplished, the District shall file a petition for dissolution, pursuant to the applicable State statutes. In addition, if no Bond is issued by the District on or before June 19, 2030, the District shall file a petition for dissolution, pursuant to the applicable State statutes, and no Debt may be issued after a petition for dissolution is filed. In no event shall a dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

XI. DISCLOSURE TO PURCHASERS

Within thirty (30) days of the City adopting a resolution creating the District, the Board shall record a notice with the recorder of Washington County, Utah. Such notice shall (a) contain a description of the boundaries of the District, (b) state that a copy of this Governing Document is on file at the office of the City, (c) state that the District may finance and repay infrastructure and other improvements through the levy of a property tax; (d) state the Maximum Debt Mill Levy of the District; and (d) if applicable, stating that the debt may convert to general obligation debt and outlining the provisions relating to conversion. Such notice shall further be filled with the City.

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The applicant and the Board shall ensure that the applicant, homebuilders, commercial developers, and commercial lessors, as applicable, disclose the following information to initial resident homeowners, renters, commercial property owners, and/or commercial tenants:

(1) All of the information in the first paragraph of this article above.

(2) A disclosure outlining the impact of any applicable property tax, in substantially the following form:

"Under the maximum property tax rate of the District, **for every $100,000 of taxable value**, there would be an **additional annual property tax of $1050** for the duration of the District's Bonds."

(3) Such disclosures shall be contained on a separate-colored page of the applicable closing or lease documents and shall require a signature of such end user acknowledging the foregoing.

XII. INTERLOCAL AGREEMENT

The form of the Interlocal Agreement required by the City Code, relating to the limitations imposed on the District's activities, is attached hereto as **Exhibit D**. The District shall approve the Interlocal Agreement in the form attached as **Exhibit D** at its first Board meeting after its organization. Failure of the District to execute the Interlocal Agreement as required herein shall constitute a material modification and shall require a Governing Document Amendment. The City Council shall approve the Interlocal Agreement in the form attached as **Exhibit D** at the public meeting approving the Governing Document.

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EXHIBIT A

Legal Descriptions

[Insert Legal Descriptions]

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EXHIBIT B

Hurricane City Vicinity Map

[Insert Map]

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EXHIBIT C

Initial District Boundary Map

[Insert Map]

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EXHIBIT D

INTERLOCAL AGREEMENT

BETWEEN

HURRICANE CITY, UTAH
AND
ZRMC
PUBLIC INFRASTRUCTURE DISTRICT

THIS AGREEMENT is made and entered into as of this ___ day of _____, 2025, by and between HURRICANE CITY, a municipal corporation of the State of Utah ("City"), and ZRMC PUBLIC INFRASTRUCTURE DISTRICT ("District"). The City and the District are collectively referred to as the Parties.

RECITALS

WHEREAS, the District was organized to exercise powers as are more specifically set forth in the District's Governing Document approved by the City on _____, 2025 ("Governing Document"); and

WHEREAS, the Governing Document makes reference to the execution of an Interlocal Agreement between the City and the District; and

WHEREAS, the City and the District have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Interlocal Agreement ("Agreement").

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

COVENANTS AND AGREEMENTS

1. Operations and Maintenance. The District shall dedicate the portion of Public Improvements (as defined in the Governing Document) that qualify for or require such dedication, as determined by the City, to the City in a manner consistent with the Approved Development Plan and other rules and regulations of the City and applicable provisions of the City Code. The District shall dedicate the Public Improvements not dedicated to the City to other appropriate public or private entity, utility, or owners association in a manner consistent with the Approved Development Plan and other rules and regulations of the City and applicable provisions of the City Code. The District shall be authorized, but not obligated, to own Public Improvements not otherwise required to be dedicated to the City or other public entity, and all necessary equipment and appurtenances incident thereto. Trails which are interconnected with a city or regional trail

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system shall be open to the public free of charge and on the same basis as residents and owners of taxable property within the District.

2. Public Improvements to be Financed.

a. The improvements or facilities to be financed by the District shall be limited to those improvements or facilities constructed in support of and in conjunction with the development of property commonly referred to as Zion Regional Medical Center, which shall be limited to hospital towers, hospital buildings, medical office buildings, cancer center buildings, medical habitation buildings, and medical clinics and related infrastructure or parking required for, supporting, or accessory to the planned hospital use. The District may finance the costs of any such improvements or facilities which are required to develop Phase 1 of the Project, which is the hospital phase, and which meet the definition of "public infrastructure and improvements" as set forth in §17D-4-102(14)(a)(i) and (ii) of the Act, which also shall be included in the definition of "Public Improvements" as used herein. Such Public Improvements may include, but may not be limited to, water, sewer, storm drain, power, gas, telecom, and other utilities; parking lots and parking structures; private buildings, facilities, utility lines, infrastructure, fixtures required for, supporting, or accessory to the planned hospital use; grading, earth movement, retaining structures, and other improvements; and the cost of land upon which any of the foregoing are to be constructed or installed.

b. Paragraph a. above is intended by the City to constitute express authorization for the District to finance such private improvements as meet the description set forth in that paragraph, as required by §17D-4-102(14)(a)(i)(C) of the Act.

c. The District, once created, shall enter into an interlocal agreement with one or more of the Gateway PIDs, which shall establish a demarcation between them for financing the public infrastructure and improvements required for Phase 1 of the Project. It is understood that such agreement will require that the District may finance on-site project improvements for Phase 1 of the Project, with one or more of the Gateway PIDs financing off-site public infrastructure and improvements.

d. All public infrastructure and improvements required for Phase 1 of the Project which are not financed by the District or the Gateway PIDs shall be the responsibility of the developer of the Project to secure financing or otherwise pay the costs of the same.

3. Construction Standards. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the City and of other governmental entities having proper jurisdiction, as applicable, including compliance with the City's performance guarantee requirements. The District will require developers to obtain the City's approval of civil engineering plans and to obtain applicable permits for construction and installation of Public Improvements prior to performance of such work.

4. Project Improvements. The District, a quasi-municipal corporation and a political subdivision of the state, is requesting authorization under the PID Act to finance infrastructure and

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improvements for the Project. The infrastructure and improvements to be financed by the District will be limited to the Project area itself. For these reasons, the District and landowners within the District Area shall not be entitled to any impact fee credit or offset from the City under the Utah Impact Fee Act for infrastructure or improvements financed or constructed by the District and hereby waive any right to request the same.

5. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed Debt, the District shall obtain the certification of a Municipal Advisor substantially as follows:

> We are [I am] a Municipal Advisor within the meaning of the District's Governing Document.
>
> We [I] certify that (1) the net effective interest rate to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

6. Inclusion Limitation. The District shall not include within any of their boundaries any property outside the District Area without the prior written consent of the City. By the Governing Document, the City has consented to the annexation or withdrawal of any area within the Annexation Area into or from the District Boundaries. The District shall not include within any of its boundaries any property outside the Annexation Area without the prior written consent of the City except upon petition of the surface property owners of one hundred percent (100%) of such property and/or one hundred percent (100%) of registered voters within the area to be included, as applicable, as provided in Section 17D-4-201(3), Utah Code.

7. Overlap Limitation. The District shall not impose an aggregate mill levy for payment of Debt that exceeds the Maximum Debt Mill Levy of the District. The District shall not consent to the organization of any other public infrastructure district organized under the PID Act within the District Area which will overlap the boundaries of the District unless the aggregate mill levy for payment of Debt of such proposed districts will not at any time exceed the combined Maximum Debt Mill Levy of the District and the Gateway PIDs. It is acknowledged that the Gateway PIDs have a maximum debt mill levy of 4.5 mills, or 0.0045 per dollar, and the Maximum Debt Mill Levy of the District is intended, when combined with the mill levy of the Gateway PIDs, not to exceed the statutory limit in the Act of 15 mills, or 0.015 per dollar, within the District Boundary. By approval of this Interlocal Agreement the City hereby waives the overlap limitation contained within the Governing Documents (including the Interlocal Agreements attached thereto) of the Gateway PIDs, but solely with respect to the District overlapping one or more of the Gateway PIDs.

8. Initial Debt. On or before the effective date of approval by the City of an Approved Development Plan (as defined in the Governing Document), the District shall not: (a) issue any

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Debt; nor (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any fees used for the purpose of repayment of Debt.

9. Total Debt Issuance. There shall be no limit on:

(a) the amount of Debt which may be issued individually or collectively by the District, provided the Maximum Debt Mill Levy is not exceeded on any property within the District;

(b) the District's pledge of its property tax revenues to the Debt; or

(c) the amount of Assessment Debt or C-PACE Bonds the District may issue so long as such issuances are in accordance with the provisions of the applicable Assessment Act.

10. Bankruptcy. All of the limitations contained in the Governing Document, including, but not limited to, those pertaining to the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term have been established under the authority of the City to approve a Governing Document with conditions pursuant to Section 17D-4-201 (4), Utah Code. It is expressly intended that such limitations:

(a) Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Governing Document Amendment; and

(b) Are, together with all other requirements of Utah law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable nonbankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Governing Document and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City as part of a Governing Document Amendment.

11. Dissolution. Upon an independent determination of the City Council that the purposes for which the District was created have been accomplished, the District agrees to file petitions for dissolution, pursuant to the applicable State statutes. In addition, if no Debt is issued by the District on or before June 19, 2030, the District shall file a petition for dissolution, pursuant to the applicable State statutes, and no Debt may be issued after a petition for dissolution is filed. In no event shall a dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

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12. Disclosure to Purchasers. Within thirty (30) days of the City adopting a resolution creating the District, the Board shall record a notice with the recorder of Washington County, Utah. Such notice shall (a) contain a description of the boundaries of the District, (b) state that a copy of this Governing Document is on file at the office of the City, (c) state that the District may finance and repay infrastructure and other improvements through the levy of a property tax; (d) state the Maximum Debt Mill Levy of the District; and (d) if applicable, stating that the debt may convert to general obligation debt and outlining the provisions relating to conversion. Such notice shall further be filled with the City.

In addition, the applicant and the Board shall ensure that the applicant, homebuilders, commercial developers, and commercial lessors, as applicable, disclose the following information to initial resident homeowners, renters, commercial property owners, and/or commercial tenants:

(a) All of the information in the first paragraph of this section above.

(b) A disclosure outlining the impact of any applicable property tax, in substantially the following form:

> "Under the maximum property tax rate of the District, **for every $100,000 of taxable value**, there would be an **additional annual property tax of $1050** for the duration of the District's Bonds."

(c) Such disclosures shall be contained on a separate-colored page of the applicable closing or lease documents and shall require a signature of such end user acknowledging the foregoing.

13. Governing Document Amendment Requirement. Actions of the District which violate the Limitations set forth in V.A.1-9 or VIII.B-G of the Governing Document shall be deemed to be material modifications to the Governing Document and the City shall be entitled to all remedies available under State and local law to enjoin such actions of the District.

14. Annual Report. The District shall be responsible for submitting an annual report to the City Manager's Office no later than one hundred eighty (180) days following the closing of the District's fiscal year, containing the information set forth in Section VIII of the Governing Document.

15. Regional Improvements. The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment and a contribution to the funding of the Regional Improvements and fund the administration and overhead costs related to the provisions of the Regional Improvements.

16. Maximum Debt Mill Levy.

(a) The "Maximum Debt Mill Levy" shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District for payment of Limited Tax Debt, and shall be 0.0105 per dollar of taxable value of taxable property in the District;

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provided that such levy shall be subject to adjustment as provided in Section 170-4-301(13), Utah Code. Further, the District may not impose mill levies which aggregate in excess of 0.015 per dollar of taxable value of any taxable property in the District when combined with any levies of the Gateway PIDs; provided that such levies shall be subject to adjustment as provided in Section l 7D-4-301(13), Utah Code.

(b) Such Maximum Debt Mill Levy may only be amended pursuant to a Governing Document Amendment and as provided in Section 17D-4-202.

17. Maximum Debt Mill Levy Imposition Term. Each bond issued by the District shall mature within thirty-one (31) years from the date of issuance of such bond. ln addition, no mill levy may be imposed for the repayment of a series of bonds after a period exceeding forty (40) years from the first date of imposition of the mill levy for such bond (the "Maximum Debt Mill Levy Imposition Term").

18. Prepayment of Assessments. All Assessments (other than Assessments under the C-PACE Act) imposed by the District on a parcel zoned for residential uses shall be prepaid at or before the time such parcel is conveyed to an End User. In the event a developer intends to pass on Assessments to a party that is not a residential End User, the developer shall obtain a signed acknowledgement of such purchaser stating the amount of Assessments being passed on. Any Assessments issued under the C-PACE Act may be repayable in accordance with the provisions of such act.

19. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via United Parcel Service or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:
ZRMC Public Infrastructure District
912 W 1600 S, Suite B-200
St. George, UT 84770
Attn: Matt J. Ence
Phone: (435) 628-3688

To the City:
Hurricane City
147 N 870 W
Hurricane, UT 84737
Attn: City Manager
Phone: (435) 635-2811

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with United Parcel Service or other nationally recognized overnight air courier service or three (3) business days after deposit in

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the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

20. Amendment. This Agreement may be amended, modified, changed, or terminated in whole or in part only by a written agreement duly authorized and executed by the Parties hereto and without amendment to the Governing Document.

21. Assignment. Neither Party hereto shall assign any of its rights nor delegate any of its duties hereunder to any person or entity without having first obtained the prior written consent of the other Party, which consent will not be unreasonably withheld. Any purported assignment or delegation in violation of the provisions hereof shall be void and ineffectual.

22. Default/Remedies. In the event of a breach or default of this Agreement by any Party, the non-defaulting Party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing Party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

23. Term. This Agreement shall terminate upon the earlier to occur of dissolution of the District or fifty (50) years from the date hereof.

24. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Utah.

25. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

26. Integration. This Agreement constitutes the entire agreement between the Parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

27. Parties Interested Herein. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any person other than the District and the City any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions thereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the District and the City shall be for the sole and exclusive benefit of the District and the City.

28. Severability. If any covenant, term, condition, or provision under this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

DRAFT

29. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document.

30. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

31. Defined Terms. Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Governing Document.

[Signature Pages to Follow]

DRAFT

[SIGNATURE PAGE TO INTERLOCAL AGREEMENT]

ZRMC PUBLIC INFRASTRUCTURE DISTRICT

By: _____
President

Attest:

_____
Secretary

APPROVED AS TO FORM: _____

DRAFT

[SIGNATURE PAGE TO INTERLOCAL AGREEMENT]

HURRICANE CITY, UTAH

By: _____
Nanette Billings, Mayor

Attest:

By: _____
Its: _____

APPROVED AS TO FORM: _____

DRAFT

EXHIBIT A

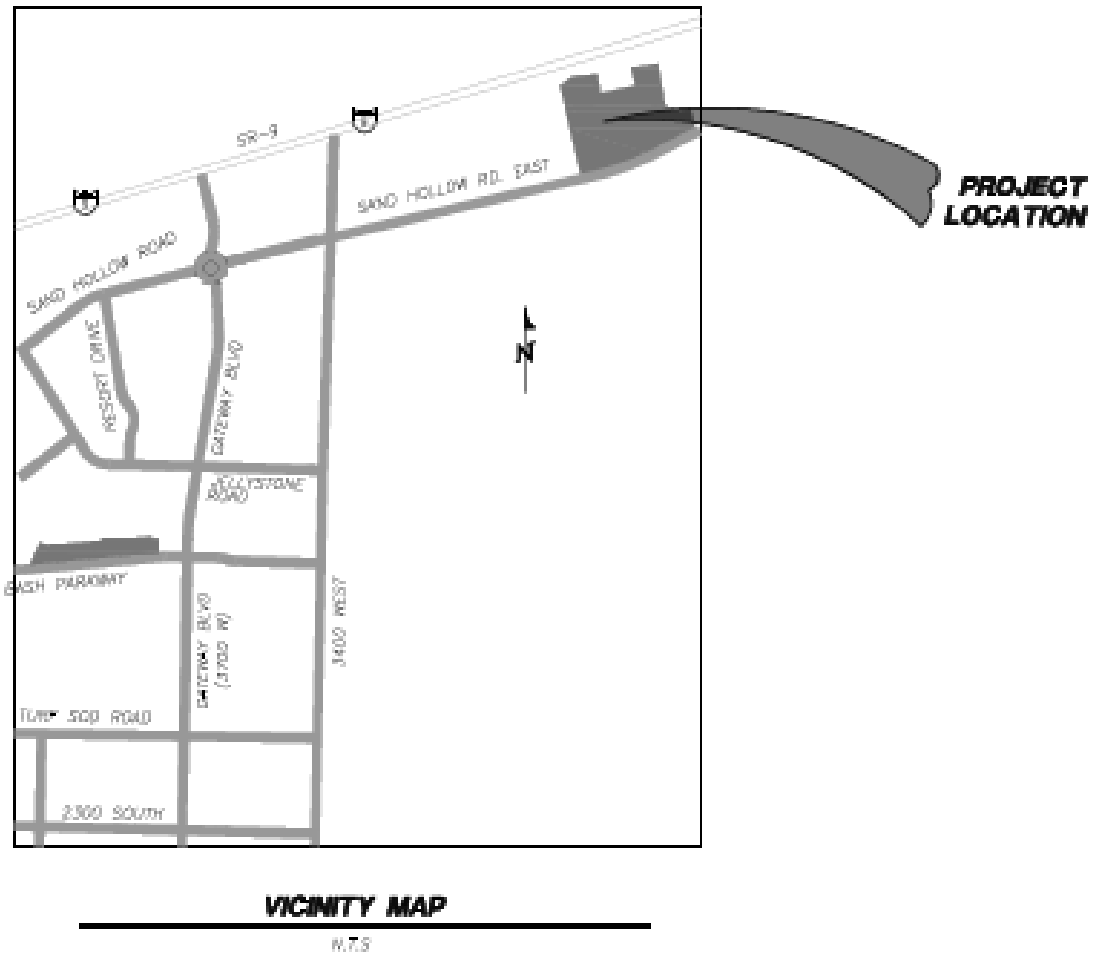
Legal Descriptions

COMMENCING AT THE NORTH QUARTER (1/4) CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE NORTH SECTION LINE OF SAID SECTION 6, N88°53'50"W 956.74 FEET; THENCE SOUTH 21.77 FEET TO THE POINT OF BEGINNING; THENCE S16°11'34"E 381.42 FEET; THENCE S47°32'47"E 200.00 FEET; THENCE S80°04'39"E 42.63 FEET; THENCE S15°13'38"E 357.31 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 112.12 FEET, HAVING A RADIUS OF 956.00 FEET AND A RADIAL BEARING OF S23°41'00"E, THROUGH A CENTRAL ANGLE OF 06°43'12" (LONG CHORD BEARS: S62°57'24"W 112.06 FEET); THENCE S59°35'48"W 529.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 4944.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 265.22 FEET, THROUGH A CENTRAL ANGLE OF 03°04'25", (LONG CHORD BEARS: S61°08'01"W 265.19 FEET); THENCE S69°06'51"W 106.93 FEET; THENCE S62°40'14"W 100.00 FEET; THENCE N72°19'46"W 9.90 FEET; THENCE S62°40'14"W 70.68 FEET; THENCE S15°13'38"E 19.43 FEET TO THE NORTH RIGHT-OF-WAY BOUNDARY OF SAND HOLLOW EAST ROAD DOCUMENT NUMBER# 20240028591; THENCE ALONG SAID RIGHT-OF-WAY BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 496.39 FEET, HAVING A RADIUS OF 2350.00 FEET AND A RADIAL BEARING OF N27°19'46"W, THROUGH A CENTRAL ANGLE OF 12°06'09" (LONG CHORD BEARS: S68°43'18"W 495.46 FEET); (2) S74°46'22"W 7.30 FEET; THENCE N15°13'38"W 1235.06 FEET; THENCE N67°47'22"E 139.15 FEET; THENCE N72°32'35"E 100.37 FEET; THENCE N75°13'35"E 261.86 FEET; THENCE S15°09'28"E 218.01 FEET; THENCE N74°48'22"E 500.00 FEET; THENCE N15°13'38"W 219.67 FEET; THENCE N73°57'02"E 507.96 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 1,669,835 SQUARE FEET OR 38.334 ACRES.

EXHIBIT B

Vicinity Map



VICINITY MAP

N.T.S

ALTA/NSPS LAND TITLE SURVEY FOR:
ZRMC OPERATING, LLC

LOCATED IN SECTION 6, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

SCHEDULE B, PART II

TITLE DOCUMENTS FOR THIS PROPERTY WERE PROVIDED BY SOUTHERN UTAH TITLE COMPANY, ISSUING OFFICE FILE NUMBER: 234153, COMMITMENT DATE: FEBRUARY 28, 2025.
SCHEDULE B, PART II – EXCEPTIONS (FROM TITLE REPORT). SPECIAL EXCEPTIONS ARE AS FOLLOWS:

11. TAXES FOR THE CURRENT YEAR 2025 WHICH ARE LIENS, BUT NOT YET DUE OR PAYABLE. (NOTE: TAXES FOR THE YEAR 2024, IN THE FOLLOWING AMOUNT(S), ARE PAID:

    $0.93 UNDER TAX SERIAL NO. H-3-2-6-1406-GS1, ACCOUNT NO. 0881585 (AFFECTS A PORTION AND OTHER PROPERTY);

    $0.55 UNDER TAX SERIAL NO. H-3-2-6-1407, ACCOUNT NO. 0882658 (AFFECTS A PORTION AND OTHER PROPERTY);

    $0.68 UNDER TAX SERIAL NO. H-3-2-6-1408-GS2, ACCOUNT NO. 0883598 (AFFECTS THE REMAINDER AND OTHER PROPERTY).

12. SUBJECT TO ANY RESERVATIONS, EXCEPTIONS AND EASEMENTS AS SET FORTH ON STATE OF UTAH BY PATENT NO. 16440 RECORDED MAY 19, 1943, AS ENTRY NO. 60185, IN BOOK U-10, AT PAGE 246, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION AND OTHER PROPERTY)

13. SUBJECT TO ANY RESERVATIONS, EXCEPTIONS AND EASEMENTS AS SET FORTH ON PATENT FROM THE UNITED STATES OF AMERICA, RECORDED JUNE 19, 1952, AS ENTRY NO. 82529, IN BOOK U-12, AT PAGES 154-155, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION OTHER PROPERTY)

14. LIABILITY TO ASSESSMENTS LEVIED BY THE ASH CREEK SPECIAL SERVICE DISTRICT, AS DISCLOSED BY INSTRUMENT RECORDED OCTOBER 16, 1985, AS ENTRY NO. 283078, IN BOOK 390, AT PAGES 907-916, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS THIS AND OTHER PROPERTY)

15. SUBJECT TO A RIGHT-OF-WAY EASEMENT IN FAVOR OF UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS, FOR A PERPETUAL EASEMENT, RIGHT-OF-WAY AND RIGHT ON, OVER UNDER, ABOVE AND ACROSS SAID LAND FOR THE INSTALLATION OF ELECTRIC TRANSMISSION AND/OR ELECTRIC DISTRIBUTION LINES AND/OR COMMUNICATION SYSTEMS, AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN INSTRUMENT RECORDED JANUARY 13, 1995, AS ENTRY NO. 489474, IN BOOK 879, AT PAGES 430-431, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION OF THIS OTHER PROPERTY)

16. SUBJECT TO AN EASEMENT AGREEMENT, DATED AUGUST 25, 2000, BY AND BETWEEN WINDING RIVER ASSOCIATES, LLC, A UTAH LIMITED LIABILITY COMPANY, AS GRANTOR, AND WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, AS GRANTEE, FOR A NON-EXCLUSIVE TEMPORARY CONSTRUCTION EASEMENT FOR THE INSTALLATION OF THE WATER PIPELINES AND A NON-EXCLUSIVE EASEMENT FOR THE CONTINUED MAINTENANCE AND REPAIR OF THE WATER PIPELINES, AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN EASEMENT AGREEMENT RECORDED SEPTEMBER 11, 2000, AS ENTRY NO. 696150, IN BOOK 1379, AT PAGES 2063-2104, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION OF THIS AND OTHER PROPERTY)

17. SUBJECT TO ROADWAY EASEMENT AGREEMENT DATED JANUARY 10, 2003, BY AND BETWEEN WINDING RIVER ASSOCIATES, LLC, A UTAH LIMITED LIABILITY COMPANY, WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF UTAH, AND SUN REALTY CORPORATION, A UTAH CORPORATION, FOR A NON-EXCLUSIVE, PERPETUAL EASEMENT TO ERECT, CONSTRUCT, INSTALL, LAY AND THEREAFTER ACCESS, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE A ROADWAY, SUBJECT TO AND CONDITIONED UPON THE PROVISIONS OF THIS AGREEMENT, AND RIGHTS INCIDENTAL THERETO, RECORDED JANUARY 15, 2003, AS ENTRY NO. 798975, IN BOOK 1515, AT PAGES 1379-1395, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS PORTIONS OF THIS AND OTHER PROPERTY)

18. SUBJECT TO A SEWER EASEMENT AGREEMENT DATED AUGUST 8, 2003, BY AND BETWEEN WINDING RIVER ASSOCIATES, LLC, A UTAH LIMITED LIABILITY COMPANY, WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF UTAH, ASH CREEK SPECIAL SERVICE DISTRICT, A UTAH SPECIAL SERVICE DISTRICT, AND SUN REALTY CORPORATION, A UTAH CORPORATION, FOR A NON-EXCLUSIVE, PERPETUAL EASEMENT, TO ERECT, CONSTRUCT, INSTALL, LAY AND THEREAFTER ACCESS, USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE A SEWER LINE, SUBJECT TO THE PROVISIONS THEREIN, AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN INSTRUMENT RECORDED AUGUST 11, 2003, AS ENTRY NO. 834390, IN BOOK 1571, AT PAGES 2435-2454, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS PORTIONS OF THIS AND OTHER PROPERTY)

19. SUBJECT TO THE FACT THAT SAID PROPERTY ABUTS LIMITED ACCESS HIGHWAY SR-9. CONTROLLED ACCESS AS MAY BE CONTEMPLATED BY THE UTAH DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH SECTION 41-6A-714, UTAH CODE ANNOTATED, AS AMENDED 2005, AND IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS AFFECTING SAID HIGHWAY.

20. SUBJECT TO AND THE LOCATION OF "ALL MATTERS", AS SET FORTH, LOCATED AND DISCLOSED ON THE ALTA/ACSM LAND TITLE SURVEY PERFORMED BY ROSENBERG ASSOCIATES DATED 6/11/09.

21. SUBJECT TO A MASTER COMMUNICATIONS EASEMENT FOR ELIM VALLEY, EXECUTED BY AND BETWEEN MELLON VALLEY, LLC, A UTAH LIMITED LIABILITY COMPANY, AS GRANTOR AND ELIM VALLEY PLANNING AND DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED FEBRUARY 16, 2007, AS DOC. NO. 20070008384, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS THIS AND OTHER PROPERTY)

    FIRST AMENDMENT TO MASTER COMMUNICATIONS EASEMENT FOR ELIM VALLEY, RECORDED MAY 20, 2008, AS DOC. NO. 20080020598, OFFICIAL WASHINGTON COUNTY RECORDS.

    THE EFFECT OF PARTIAL RELEASE OF MASTER COMMUNICATIONS EASEMENT, RECORDED JUNE 11, 2018, AS DOC NO. 20180024050, OFFICIAL WASHINGTON RECORDS.

    AGREEMENT TO SUBORDINATE AND OPTION TO REQUIRE TERMINATION, DATED DECEMBER 31, 2018, RECORDED JANUARY 16, 2019, AS DOC NO. 20190002045, OFFICIAL WASHINGTON COUNTY RECORDS.

    CORRECTED AMENDED MASTER COMMUNICATIONS EASEMENT, RECORDED SEPTEMBER 22, 2021, AS DOC NO. 20210062272, OFFICIAL WASHINGTON COUNTY RECORDS.

22. SUBJECT TO A MASTER COMMUNICATIONS EASEMENT FOR ELIM VALLEY, EXECUTED BY AND BETWEEN ELIM VALLEY PLANNING AND DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, AS GRANTOR AND ROLAND NEIL FAMILY LIMITED PARTNERSHIP, A UTAH LIMITED PARTNERSHIP, AS GRANTEE, RECORDED FEBRUARY 16, 2007, AS DOC. NO. 20070008385, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS THIS AND OTHER PROPERTY)

    FIRST AMENDMENT TO MASTER COMMUNICATIONS EASEMENT FOR ELIM VALLEY RECORDED MAY 20, 2008, AS DOC. NO. 20080020598, OFFICIAL WASHINGTON COUNTY RECORDS.

    THE EFFECT OF PARTIAL RELEASE OF MASTER COMMUNICATIONS EASEMENT, RECORDED JUNE 11, 2018, AS DOC NO. 20180024049, OFFICIAL WASHINGTON RECORDS.

    AGREEMENT TO SUBORDINATE AND OPTION TO REQUIRE TERMINATION, DATED DECEMBER 31, 2018, RECORDED JANUARY 16, 2019, AS DOC NO. 20190002045, OFFICIAL WASHINGTON COUNTY RECORDS.

    CORRECTED AMENDED MASTER COMMUNICATIONS EASEMENT, RECORDED SEPTEMBER 22, 2021, AS DOC NO. 20210062272, OFFICIAL WASHINGTON COUNTY RECORDS.

23. SUBJECT TO A MASTER COMMUNICATIONS EASEMENT FOR ELIM VALLEY, EXECUTED BY AND BETWEEN ROLAND NEIL FAMILY LIMITED PARTNERSHIP, A UTAH LIMITED PARTNERSHIP, AS GRANTOR AND EVD COMMUNICATIONS INFRASTRUCTURE, LLC, A UTAH LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED FEBRUARY 16, 2007, AS DOC. NO. 20070008386, AND FIRST AMENDMENT TO MASTER COMMUNICATIONS EASEMENT FOR ELIM VALLEY, AND FIRST AMENDMENT TO MASTER COMMUNICATIONS EASEMENT FOR ELIM VALLEY, RECORDED AUGUST 6, 2007, AS DOC. NO. 20070039830, RECORDED MAY 20, 2008, AS DOC. NO. 20080020598, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS THIS AND OTHER PROPERTY)

    (THE INTEREST OF EVD COMMUNICATIONS INFRASTRUCTURE, LLC, A UTAH LIMITED LIABILITY COMPANY, HAS SINCE PASSED TO ROLAND L. WALKER IRREVOCABLE TRUST U/A/D DECEMBER 23, 1985, AS SET FORTH IN GRANT DEED RECORDED AS DOC. NO. 20110016187, OFFICIAL WASHINGTON COUNTY RECORDS.)

    (THE INTEREST OF ROLAND L. WALKER IRREVOCABLE TRUST U/A/D DECEMBER 23, 1985, HAS SINCE PASSED TO 290-470, LLC, AN IDAHO LIMITED LIABILITY COMPANY, AS SET FORTH IN GRANT DEED, RECORDED AS DOC. NO. 20170025395, OFFICIAL WASHINGTON COUNTY RECORDS.)

    THE EFFECT OF PARTIAL RELEASE OF MASTER COMMUNICATIONS EASEMENT, RECORDED APRIL 11, 2018, AS DOC NO. 20180014373, OFFICIAL WASHINGTON RECORDS.

    AGREEMENT TO SUBORDINATE AND OPTION TO REQUIRE TERMINATION, DATED DECEMBER 31, 2018, RECORDED JANUARY 16, 2019, AS DOC NO. 20190002045, OFFICIAL WASHINGTON COUNTY RECORDS.

    CORRECTED AMENDED MASTER COMMUNICATIONS EASEMENT, RECORDED SEPTEMBER 22, 2021, AS DOC NO. 20210062272, OFFICIAL WASHINGTON COUNTY RECORDS.

24. LIABILITY TO ASSESSMENTS LEVIED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, UTAH, CREATING AND ESTABLISHING A SPECIAL SERVICE DISTRICT ("HURRICANE VALLEY FIRE SPECIAL SERVICE DISTRICT") TO PROVIDE FOR FIRE PROTECTION, PARAMEDIC SERVICES, AND AMBULANCE SERVICES, AS DISCLOSED BY RESOLUTION NO. R-2007-1203, RECORDED DECEMBER 22, 2009, AS DOC. NO. 20090048182, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS THIS AND OTHER PROPERTY)

    A RESOLUTION AMENDING THE BOUNDARY OF THE HURRICANE VALLEY FIRE SPECIAL SERVICE DISTRICT, RECORDED MARCH 1, 2010, AS DOC. NO. 20100006648, OFFICIAL WASHINGTON COUNTY RECORDS.

    2ND AMENDED HURRICANE VALLEY FIRE SPECIAL SERVICE DISTRICT, RECORDED DECEMBER 30, 2010, AS DOC. NO. 20100044122, OFFICIAL WASHINGTON COUNTY RECORDS.

    RESOLUTION NO. R-2015-1946, A RESOLUTION AMENDING THE BOUNDARY OF THE HURRICANE VALLEY FIRE SPECIAL SERVICE DISTRICT TO INCLUDE THE CORPORATE LIMITS OF THE CITY OF HURRICANE, RECORDED NOVEMBER 9, 2015, AS DOC. NO. 20150039260, OFFICIAL WASHINGTON COUNTY RECORDS AND HURRICANE VALLEY FIRE DISTRICT 3RD AMENDED, RECORDED NOVEMBER 9, 2015, AS DOC. NO. 20150039261, OFFICIAL WASHINGTON COUNTY RECORDS.

    HURRICANE VALLEY FIRE DISTRICT 4TH AMENDED, EXTENDED & CLARIFIED, RECORDED DECEMBER 14, 2015, AS DOC. NO. 20150043173, OFFICIAL WASHINGTON COUNTY RECORDS.

    5TH AMENDED & EXTENDED HURRICANE VALLEY FIRE DISTRICT LOCAL ENTITY PLAT, RECORDED NOVEMBER 8, 2019, AS DOC. NO. 20190046477, OFFICIAL WASHINGTON COUNTY RECORDS, A RESOLUTION AMENDING THE BOUNDARY OF THE HURRICANE VALLEY FIRE SPECIAL SERVICE DISTRICT TO INCLUDE THE AREA WITHIN THE ROCKVILLE-SPRINGDALE FIRE SPECIAL SERVICE DISTRICT, RECORDED NOVEMBER 8, 2019, AS DOC. NO. 20190046478, OFFICIAL WASHINGTON COUNTY RECORDS AND CERTIFICATE OF BOUNDARY ADJUSTMENT, WITH 5TH AMENDED AND EXTENDED HURRICANE VALLEY FIRE DISTRICT LOCAL ENTITY PLAT BOUNDARY DESCRIPTION, RECORDED NOVEMBER 8, 2019, AS DOC. NO. 20190046479, OFFICIAL WASHINGTON COUNTY RECORDS.

25. ANY AFTERASSESSMENT AND/OR ROLLBACK OF TAXES WHICH MAY BECOME A LIEN ON SAID LAND BY REASON OF AN ANNUAL APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LANDS 1969 FARMLAND ASSESSMENT ACT, EXECUTED BY WESTERN MORTGAGE & REALTY CO, RECORDED APRIL 23, 2019, AS DOC NO. 20190011498, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION AND OTHER PROPERTY)

26. STARGATE AVENUE ROAD DEDICATION AND REIMBURSEMENT AGREEMENT, RECORDED AUGUST 31, 2020, AS DOC NO. 20200046847, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION AND OTHER PROPERTY)

27. SUBJECT TO THE GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO 1 AND CORRECTED GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO 1, AND SUBJECT TO RESTRICTIONS, RESERVATIONS, AND ALL OTHER MATTERS AS SET FORTH AND DISCLOSED ON THE OFFICIAL PLAT, RECORDED AUGUST 3, 2021, AS DOC NO. 20210051786, AND RECORDED NOVEMBER 5, 2021, AS DOC NO. 20210071482, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION OTHER PROPERTY)

28. NOTICE OF PUBLIC INFRASTRUCTURE DISTRICT CREATION FOR THE GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO 1, RECORDED AUGUST 10, 2021, AS DOC NO. 20210053502, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION OTHER PROPERTY)

29. SUBJECT TO THE GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO 2, AND SUBJECT TO RESTRICTIONS, RESERVATIONS, AND ALL OTHER MATTERS AS SET FORTH AND DISCLOSED ON THE OFFICIAL PLAT, RECORDED NOVEMBER 18, 2022, AS DOC NO. 20220050366, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION OTHER PROPERTY)

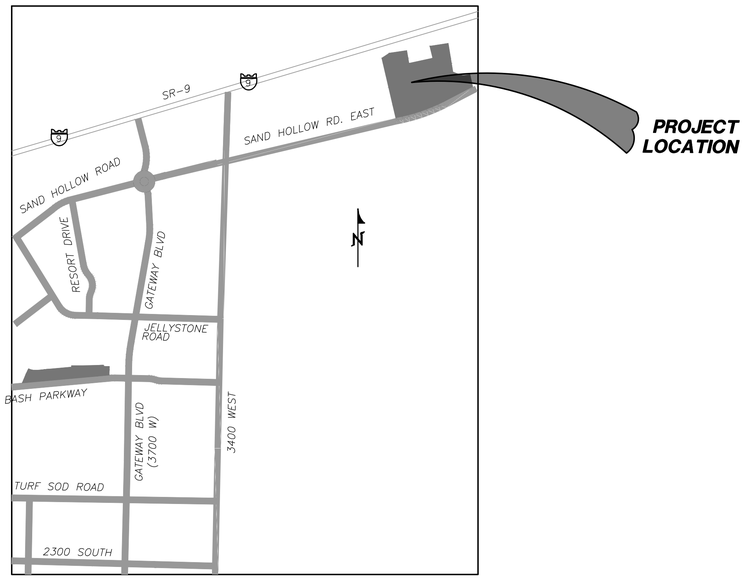
30. NOTICE OF PUBLIC INFRASTRUCTURE DISTRICT CREATION FOR THE GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO 2, RECORDED NOVEMBER 18, 2022, AS DOC NO. 20220050368, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION AND OTHER PROPERTY)

31. ANY AFTERASSESSMENT AND/OR ROLLBACK OF TAXES WHICH MAY BECOME A LIEN ON SAID LAND BY REASON OF AN ANNUAL APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LANDS 1969 FARMLAND ASSESSMENT ACT, EXECUTED BY PERRY J. FALK AND DEBORAH A. FALK AND JANE DICKINSON AND STEVEN PETROSKI, AND GREG PORTER, AND REV INVESTMENTS 1, LP, A NEVADA LIMITED PARTNERSHIP, RECORDED MARCH 15, 2024, AS DOC NO. 20240007848, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION AND OTHER PROPERTY)

32. SUBJECT TO EASEMENTS, NOTES, RESTRICTIONS, RESERVATIONS, ANY AND ALL OTHER MATTERS AS SET FORTH AND DISCLOSED ON THE OFFICIAL PLAT OF "SAND HOLLOW EAST ROAD DEDICATION PLAT", RECORDED SEPTEMBER 12, 2024, AS DOC NO. 20240028591, OFFICIAL WASHINGTON AND UTAH COUNTY RECORDS.

33. ANY AFTERASSESSMENT AND/OR ROLLBACK OF TAXES WHICH MAY BECOME A LIEN ON SAID LAND BY REASON OF AN ANNUAL APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LANDS 1969 FARMLAND ASSESSMENT ACT, EXECUTED BY WESTERN MORTGAGE & REALTY CO., RECORDED DECEMBER 13, 2024, AS DOC NO. 20240039626, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION AND OTHER PROPERTY)

34. THE EFFECT OF THE COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DECLARATION OF RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, RECORDED FEBRUARY 12, 2025, AS DOC. NO. 20250004828, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION OTHER PROPERTY).



VICINITY MAP

N.T.S

SURVEYOR'S CERTIFICATE

TO HOLMES SAND HOLLOW, INC., A UTAH LIMITED LIABILITY COMPANY AND TO PROSPECT TITLE INSURANCE AGENCY, LLC.

THIS IS TO CERTIFY THAT THIS MAP OF THE SURVEY ON WHICH IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 1, 2, 3, 4, 5, 8, 11(a), 11(b), 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 22, 2025.

CHAD J. HILL, PLS #7837685

PROFESSIONAL LAND SURVEYOR — CHAD J. HILL — #7837685 — STATE OF UTAH

6/24/2025
DATE OF MAP

SURVEYOR'S NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF ZRMC OPERATING, LLC, A UTAH LIMITED LIABILITY COMPANY TO PERFORM AN ALTA/NSPS LAND TITLE SURVEY FOR PARCELS H-3-2-6-1406-GS1, H-3-2-6-1407, & H-3-2-6-1408-GS2.

THE BASIS OF BEARINGS IS S88°53'50"E 3462.74' FEET FROM THE NORTHWEST CORNER TO THE NORTH QUARTER (1/4) CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

LEGAL DESCRIPTION

COMMENCING AT THE NORTH QUARTER (1/4) CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE NORTH SECTION LINE OF SAID SECTION 6, N88°53'50"W 956.74 FEET; THENCE SOUTH 21.77 FEET TO THE POINT OF BEGINNING; THENCE S16°11'34"E 381.42 FEET; THENCE S47°32'47"E 200.00 FEET; THENCE S80°04'39"E 42.63 FEET; THENCE S15°13'38"E 357.31 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 112.12 FEET, HAVING A RADIUS OF 956.00 FEET AND A RADIAL BEARING OF S23°41'00"E, THROUGH A CENTRAL ANGLE OF 06°43'12" (LONG CHORD BEARS: S62°57'24"W 112.06 FEET); THENCE S59°35'48"W 529.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 4944.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 265.22 FEET, THROUGH A CENTRAL ANGLE OF 03°04'25", (LONG CHORD BEARS: S61°08'01"W 265.19 FEET); THENCE S69°06'51"W 106.93 FEET; THENCE S62°40'14"W 100.00 FEET; THENCE N72°19'46"W 9.90 FEET; THENCE S62°40'14"W 70.68 FEET; THENCE S15°13'38"E 19.43 FEET TO THE NORTH RIGHT-OF-WAY BOUNDARY OF SAND HOLLOW EAST ROAD DOCUMENT NUMBER# 20240028591; THENCE ALONG SAID RIGHT-OF-WAY BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 496.39 FEET, HAVING A RADIUS OF 2350.00 FEET AND A RADIAL BEARING OF N27°19'46"W, THROUGH A CENTRAL ANGLE OF 12°06'09" (LONG CHORD BEARS: S68°43'18"W 495.46 FEET); (2) S74°46'22"W 7.30 FEET; THENCE N15°13'38"W 1235.06 FEET; THENCE N67°47'22"E 139.15 FEET; THENCE N72°32'35"E 100.37 FEET; THENCE N75°13'35"E 261.86 FEET; THENCE S15°09'28"E 218.01 FEET; THENCE N74°48'22"E 500.00 FEET; THENCE N15°13'38"W 219.67 FEET; THENCE N73°57'02"E 507.96 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 1,669,835 SQUARE FEET OR 38.334 ACRES.

TABLE A SUMMARY

ITEM #1: MONUMENTS HAVE BEEN PLACED ON PROPERTY CORNERS AND EXISTING MONUMENTS HAVE BEEN FOUND.
ITEM #3: THIS PROPERTY IS ON FEMA MAP 49053C0840G AND IS IN FLOOD AREA X.
ITEM #4: TOTAL GROSS AREA IS 38.334 ACRES OR 1,669,835 SQUARE FEET.
ITEM #5: VERTICAL RELIEF INFORMATION IS SUPPORTED BY THIS MAP WITH 1 FOOT CONTOURS, AND THE BENCHMARK ELEVATION IS 3032.74' AND IS A QUARTER (1/4) CORNER MONUMENT ON PAGE 2 OF 2.
ITEM #8: THERE ARE NO STRUCTURES ON THE PROPERTY.
ITEM #11(a): EXISTING POWER LINE IS SHOWN ON THE MAP PAGE 2 OF 2.
ITEM #11(b): EXISTING POWER LINE IS SHOWN ON THE MAP PAGE 2 OF 2.
ITEM #13: ADJOINING OWNERS ARE SHOWN ON THE MAP.
ITEM #16: THERE IS NO EVIDENCE OF EARTHWORK MOVED ON THIS PROPERTY.
ITEM #17: PROPOSED CHANGES TO RIGHT-OF-WAY LINES ARE SHOWN.
ITEM #18: PROPOSED PUBLIC UTILITY EASEMENTS ARE SHOWN ON THE MAP.

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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: 435-668-8307

ALTA/NSPS LAND TITLE SURVEY FOR:
ZRMC OPERATING, LLC
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	6/24/2025
SCALE	N/A
JOB NO.	808-001

SHEET NO:
1 OF 2

808-001 ALTA SURVEY HOSPITAL.DWG

ALTA/NSPS LAND TITLE SURVEY FOR:
ZRMC OPERATING, LLC

LOCATED IN SECTION 6, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

N
W E
S

100 0 100
SCALE IN FEET

LEGEND

- PROPERTY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTER LINE
- TIE LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- 3000 5' MAJOR CONTOUR LINE
- 1' MINOR CONTOUR LINE
- OHP OHP OHP EXISTING OVERHEAD POWER
- SECTION MONUMENT AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- FOUND REBAR & CAP AS DESCRIBED
- (00.00') RECORD BEARING OR DISTANCE
- EXISTING POWER POLE

LEGAL DESCRIPTION

COMMENCING AT THE NORTH QUARTER (1/4) CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE NORTH SECTION LINE OF SAID SECTION 6, N88°53'50"W 956.74 FEET; THENCE SOUTH 21.77 FEET TO THE POINT OF BEGINNING; THENCE S16°11'34"E 381.42 FEET; THENCE S47°32'47"E 200.00 FEET; THENCE S80°04'39"E 42.63 FEET; THENCE S15°13'38"E 357.31 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 112.12 FEET, HAVING A RADIUS OF 956.00 FEET AND A RADIAL BEARING OF S23°41'00"E, THROUGH A CENTRAL ANGLE OF 06°43'12" (LONG CHORD BEARS: S62°57'24"W 112.06 FEET); THENCE S59°35'48"W 529.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 4944.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 265.22 FEET, THROUGH A CENTRAL ANGLE OF 03°04'25", (LONG CHORD BEARS: S61°08'01"W 265.19 FEET); THENCE S69°06'51"W 106.93 FEET; THENCE S62°40'14"W 100.00 FEET; THENCE N72°19'46"W 9.90 FEET; THENCE S62°40'14"W 70.68 FEET; THENCE S15°13'38"E 19.43 FEET TO THE NORTH RIGHT-OF-WAY BOUNDARY OF SAND HOLLOW EAST ROAD DOCUMENT NUMBER# 20240028591; THENCE ALONG SAID RIGHT-OF-WAY BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 496.39 FEET, HAVING A RADIUS OF 2350.00 FEET AND A RADIAL BEARING OF N27°19'46"W, THROUGH A CENTRAL ANGLE OF 12°06'09" (LONG CHORD BEARS: S68°43'18"W 495.46 FEET); (2) S74°46'22"W 7.30 FEET; THENCE N15°13'38"W 1235.06 FEET; THENCE N67°47'22"E 139.15 FEET; THENCE N72°32'35"E 100.37 FEET; THENCE N75°13'35"E 261.86 FEET; THENCE S15°09'28"E 218.01 FEET; THENCE N74°48'22"E 500.00 FEET; THENCE N15°13'38"W 219.67 FEET; THENCE N73°57'02"E 507.96 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 1,669,835 SQUARE FEET OR 38.334 ACRES.

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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ALTA/NSPS LAND TITLE SURVEY FOR:
ZRMC OPERATING, LLC
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	6/24/2025
SCALE	1"=100'
JOB NO.	808-001

SHEET NO:
2 OF 2

808-001 ALTA SURVEY HOSPITAL.DWG

HURRICANE CITY
UTAH

STAFF COMMENTS

Item: Consideration and possible approval of Ordinance 2025-23 Approving a Secondary Water Impact Fee Facilities Plan, a Secondary Water Impact Fee Analysis, and an updated Impact Fee for secondary water.

Discussion: On June 15, 2023, Hurricane City Council adopted an impact fee for secondary water. As the city continues to grow at a rapid pace it is necessary for the Hurricane City secondary impact fee to be updated. Most of our current secondary impact fee is concentrated on the older part of the city and preparation for future use of reclaimed water.

The updated impact fee concentrates on three separate areas. The canal company service area south to 1500 South, the Gateway PID area near Dixie Springs/Sand Hollow, and the rest of Hurricane City excluding the east bench and west of the Virgin River. In the excluded areas, it would be difficult to serve, and we hope they will concentrate on some type of desert landscaping.

Glen Carnahan from Alpha Engineering will be present at the City Council meeting to present the updated plans and answer questions.

On 12/2/24 the Capital Facilities Plan and the Impact Fee Analysis were presented to the Hurricane City Water Board for a recommendation to the City Council. The motion to recommend the City Council adopt the updated facilities plan and impact fee was unanimous by the voting members in attendance.

I personally want to recommend that the City Council adopt the new impact fee schedule. – Ken Richins

Findings:

Recommendation:

ORDINANCE 2025-23

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH AMENDING THE IMPACT FEES FOR SECONDARY WATER

WHEREAS Hurricane City has undertaken a study for the purpose of preparing a Secondary Water System Impact Fee Facilities Plan ("IFFP") and a Secondary Water Impact Fee Analysis ("IFA") in accordance with the Utah Impact Fee Act contained in Utah law, which identifies the demands placed upon existing facilities and services by new development activity and the proposed means by which the City will meet those demands; and

WHEREAS the IFFP and IFA establishes three separate service areas for secondary water service and calculates fees based on different land use categories; and

WHEREAS Hurricane City Council desires to give formal acceptance and approval of said impact fee facilities plan; and

WHEREAS said City Council finds and determines that the IFFP and IFA establish a need to impose impact fees on development activity in order to achieve an equitable allocation to the costs borne in the past and to be borne in the future; and

WHEREAS the City desires to assess and impose impact fees based upon the IFFP and IFA and the analysis contained therein; and

WHEREAS a public hearing, after public notice as required by law, has been held by the Hurricane City Council on the 4th day of December 2025, to take comments on the IFFP and IFA, a copy of which has been available at the Hurricane City Office and the Hurricane Branch of the Washington County Library for a period of 10 days prior to such public hearing.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of Hurricane, Utah as follows:

1. Hurricane City hereby approves and adopts (1) the Hurricane City Secondary Water System Impact Fee Facilities Plan prepared by Alpha Engineering as updated in December 2025 and (2) the Secondary Water Impact Fee Analysis prepared by Zions Public Finance, Inc. in December of 2025.

2. Based upon the analysis set forth in the IFFA and IFA approved above, the City hereby adopts the maximum secondary water impact fees for the three service areas as calculated in the IFA as follows:
    a. The Citywide Maximum Impact Fee as shown on Tables 21 and 22 of the IFA.
    b. The Hurricane Valley Service Area Combined Fee Schedules as shown on Tables 26 and 27 of the IFA.
    c. The Sand Hollow Service Area Combined Fee Schedules as shown on Tables 30 and 31 of the IFA.

3. In order to ensure that impact fees are imposed fairly and in order to respond to unusual circumstances in specific cases, the City may adjust the standard impact fee at the time the fee is charged. Such adjustment shall be made only upon specific written request to the City by persons subject to payment of such fees and after consideration of the matter by the City at a regular meeting of the Hurricane City Council.

4. The City may adjust the amount of impact fees to be paid on any specific development based upon studies and data submitted by the developer evidencing that the impact fee imposed is unfair or not reasonably related to the impacts caused by such new development. The application to adjust fees, together with any supporting data and studies, shall be submitted to the City staff for review and recommendation to the City Council. Within 30 days, the City Council shall consider all pertinent information and make any adjustments deemed appropriate at a regular meeting of the City Council.

5. The City may grant to a developer who constructs facilities included in the Impact Fee Facilities Plan impact fee credits in accordance with Title 9, Chapter 6 of the Hurricane City Code.

6. The City will respond to a request by a state entity, school district, or charter school for an individualized review of the fees charged to their facilities. Said response shall be completed within 30 days of the request.

7. All fees received by the City pursuant to this Ordinance shall be used, accounted for, and, as appropriate, refunded, in compliance with Utah Code Title 11, Chapter 36, Impact Fees Act, Part 6, Impact Fee proceeds

BE IT FURTHER ORDAINED that this ordinance shall take effect 90 days from the date of adoption, as required by law.

PASSED AND APPROVED THIS 4th DAY OF DECEMBER 2025.

_____
Nanette Billings, Mayor

ATTEST:

_____
Cindy Beteag, Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 4th of December 2025. 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
David Hirschi	___	___	___	___
Kevin Thomas	___	___	___	___
Clark Fawcett	___	___	___	___
Drew Ellerman	___	___	___	___
Joseph Prete	___	___	___	___

HURRICANE CITY
SECONDARY WATER SYSTEM
IMPACT FEE FACILITIES PLAN

DRAFT

AMENDED NOV. 25, 2025

June 2023

Updated December 2025

ALPHA ENGINEERING
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Appendix

10-Year Projects Cost Estimates

Section 1 Introduction

A. Scope

This Impact Fee Facilities Plan (IFFP) for the Hurricane City Secondary Water System is prepared to evaluate costs of future development of the irrigation system and outline the improvements which may be funded through impact fees. The IFFP will identify needed capital improvements to serve both existing development and future development within the City during the next 10 years (plan period). The IFFP will also evaluate the existing system for excess capacity and allocate the cost (value) of that excess capacity to future development.

Much of the information forming the basis of this IFFP has been taken from the Hurricane City Secondary Water System Capital Facilities Plan (July 2025 Update). The reader should refer to that document for additional discussion of planning and evaluation methodology beyond what is contained in this report.

B. Impact Fee Facilities Plan Requirements

Requirements for the preparation of an IFFP are outlined in Title 11, Chapter 36a of the Utah Code Annotated (the Impact Fees Act). Under these requirements, an IFFP shall accomplish the following:

1. Identify the existing level of service;
2. Establish a proposed level of service;
3. Identify any excess capacity in the existing system to accommodate future growth at the proposed level of service;
4. Identify demands placed upon existing public facilities by new development; and
5. Identify the means by which demands for new development will be met.

The sections of this report have been organized to address each of these requirements.

C. Background

The existing secondary water system in Hurricane City serves only a small core area of about 2.5 square miles within the city's 52.0 square mile boundary. In 2024, the city had 8,885 residential culinary water connections and 1510 residential secondary water connections, with secondary service to about 17% of the population.

The existing secondary water system receives water from the Virgin River through the Quail Lake Feeder Pipeline. Irrigation water is drawn from the pipeline and pumped to a 3.0 million gallon desilting pond where settleable materials are removed from the water. The water then flows from the desilting pond through micro-screens and into the distribution system. During spring runoff and following storm events, high amounts of silt are carried in the water which causes operational and maintenance issues with the pumps, desilting pond and micro-screens. At times the City must shut down the system because of the high silt loads. Additionally, the desilting pond must be shut down for periodic cleaning and requires the system to be shut down.

Because of the operational problems with the existing source facilities (pumps, pond and screens), the City is currently (2025) constructing new source facilities near 1300 South and 1200 West which will include two 3 million gallons settling ponds, a pump station and filters to treat water from the Virgin River. The new Virgin River source facilities will be used to treat water obtained under irrigation rights which are restricted to the Hurricane Canal Company service area. The new Virgin River facilities will serve both existing and future demands.

Ultimately, the City-Wide secondary water system will have new primary source facilities that will include the new Virgin River source facilities, wastewater reuse facilities, and wells. The Capital Facilities Plan provides a rational development concept for future facilities which will provide a build-out service strategy.

D. Demographics

The US Census Bureau estimates the 2024 population of Hurricane City to be 26,105 people. Table 1 shows the Washington County population projections by the Kem C. Gardner Policy Institute and Hurricane City population projections. Typically, cities grow at a faster rate than counties because of slow rural growth in the counties. It is anticipated that Hurricane City will grow at a rate approximately 1-percent faster than Washington County as noted in Table 1.

For the planning period of 2025 to 2035 the Hurricane City population is projected to increase by 12,653 persons with an average annual growth of 3.5%.

The Capital Facilities Plan uses a mix of residential development types which includes existing single family, new single family, multi-family, planned community, mixed use, and rural single-family units. The total residential units (RU) at build-out are estimated to be 67,088 which would lead to a build-out population of approximately 165,000, based upon 2.5 persons per RU.

Table 1. Population Growth Projections

End of Year	Washington County[1]			Hurricane City[2]		
	Population	Increase	Annual Growth	Population	Increase	Annual Growth
2025	224,866			26,460		
2030	265,864	40,998	3.41%	32,984	6,524	4.51%
2035	301,775	35,911	2.57%	39,300	6,316	3.57%
2040	337,326	35,551	2.25%	46,121	6,820	3.25%
2045	370,195	32,867	1.88%	53,148	7,027	2,88%
2050	401,757	31,564	1.65%	60,573	7,425	2.65%
2055	433,954	32,197	1.55%	68,713	8,140	2.55%
2060	464,528	30,574	1.37%	77,254	8,541	2.37%

[1] Kem C. Gardner Policy Institute, State and County Demographic and Economic Projections 2020-2060
[2] Growth based on Washington County annual growth plus 1%

E. Units of Demand

For purposes of this analysis, outdoor water demands are based on irrigated acreage. Secondary water service may be provided to developments which vary greatly in irrigated area, ranging from parks to typical residential and from institutional/religious to commercial and mixed use. Impact fees should be assessed based on irrigated acreage.

F. 2024 Secondary Water System

Hurricane City's existing secondary system is shown on **Exhibit 1**. Existing residential development in the City is primarily low density and, for this analysis, it is assumed that existing residential units will average 12,000 square feet gross lot area (includes streets and walkways) with 5,000 square feet of irrigated area. Future development is projected to include more high and moderate density housing with smaller irrigated areas.

In 2016, an infrared study of the service area determined that there were 340.2 total acres under irrigation. The study also determined there were 124.8 acres of bare developable land that was not irrigated. Aerial photography in 2015 shows approximately 38 acres of irrigated land in public/institutional/church land uses.

In 2016 when the infrared study was performed, there were 1210 total connections with an estimated 1182 being residential connections. Based on an average of 5,000 square feet of irrigation on a residential lot, approximately 135.67 irrigated acres were in residential land use. 38 irrigated acres were in developed commercial/institutional uses and the remaining 166.53 acres were assumed to be in agricultural land use.

Table 2 shows estimated irrigated land use in 2016.

Table 2. 2016 Secondary System Land Uses

Description	Quantity
Residential Connections	1,182
Commercial/Institutional Connections	14
Agricultural Connections	14
Total Connections	1,210
Total Acres Under Irrigation (2016 Infrared Study)	340.2
Average Residential Lot Size, Square Feet (Assumed)	12,000
Average Residential Lot Irrigation, Square Feet (Assumed)	5,000
Acres Residential Irrigation	135.67
Acres Commercial/Institutional/Church Irrigation	38
Acres Irrigated, Non-Agricultural	173.67
Acres Irrigated, Agricultural	166.53
Acres Not Irrigated, Developable	124.80
Acres Available for Development, Total	291.33

In 2020, there were 1350 residential connections on the secondary system which was a 140 connection increase since 2016. The estimated irrigation area in 2020 was 155 acres residential, 38 acres commercial/Institutional/religious, and 120 acres agricultural for a total of 313.2 total acres irrigated.

The number of secondary water system connections increased from 1350 residential connections in 2020 to 1510 residential connections in 2024, for 160 new residential connections. It is assumed that the new connections were built on agricultural land which would change its use to residential. If the most recent lots are 10,000 square feet and have 3,000 square feet of irrigated landscaping, the agricultural land would decrease by 36.73 acres and the irrigated residential area would increase by 11.02 acres, for a net decrease in irrigated acreage of 25.7 acres. It is estimated there were 287.5 acres under irrigation in the existing secondary water service area in 2024 as shown in Table 3.

Table 3. 2024 Secondary System Land Uses

Description	2020 Quantity	2024 Quantity
Residential Connections	1,350	1,510
Commercial/Institutional	14	19
Agricultural Connections	14	15
Total Connections	1,378	1,544
Connections Added, 2016 to 2020 to 2024	168	166
Average Residential Lot Size, Square Feet (Assumed)	12,000	10,000
Acres Removed from Irrigation	46.28	38.11
Average Residential Lot Irrigation, Square Feet (Assumed)	5,000	3,000
Acres Added to Irrigation	19.28	11.43
Acres Residential Irrigation	154.96	166.39
Acres Commercial/Institutional/Church Irrigation	38	38
Acres Irrigated, Non-Agricultural	192.96	204.39
Acres Irrigated, Agricultural	120.25	82.14
Acres Under Irrigation, Total	313.21	286.53
Acres Available for Development, Total	245.05	206.94

Section 2 Impact Fee Facilities Plan

A. Existing Level of Service

From the Capital Facilities Master Plan, the 2024 Level of Service in the existing service area is summarized in Table 4.

Table 4. 2024 Level of Service

Description	2024 Secondary System Water Use	2024 Secondary System Level of Service (Non-Agricultural)
Irrigated Area, Total [1]	286.53 acres	
Irrigated Area, Non-Agricultural	204.39 acres	
Proration Rate: Non-Agricultural/Total	71.3%	
Annual Water Use, Total [2]	1414.0 AF	
Peak Day Water Use, Total [2]	10.28 AF	
Peak Hour Flow, Total [2]	4,654 GPM	
Storage, Total [2]	3.00 MG	
Population	26,105	
Connections, Non-Agricultural	1510	
Irrigated Area, Non-Agricultural	204.39 acres	
Annual Usage, Non-Agricultural	1,008.7 AF	**4.93 AF/acre**
Peak Day Demand, Non-Agricultural	7.34 AF	**8.12 gpm/acre**
Peak Hour Demand, Non-Agriculture	3,320 gpm	**16.24 gpm/acre**
Storage, Non-Agricultural	2.14 MG	**10,470 gal/acre**

[1] Table 3
[2] Hurricane City Secondary Water System Capital Facilities Plan, August 2022, Table 4

Storage in the existing system is provided in the 3.0 million gallon silt settling pond. Silt settling in this pond will be discontinued when new desilting and pump facilities are constructed, and the pond will then be used exclusively for storage.

B. Proposed Level of Service

The proposed City-Wide secondary water system is closely correlated with the Hurricane City General Plan and the Culinary Water System Mater Plan for projected population and land uses. Development of the City outside of the core area will consist of low, moderate, and high-density housing areas, commercial/industrial areas, public areas, and open spaces. The proposed level of service for the aggregate City-Wide System at build-out is summarized in Table 5.

Table 5. Proposed Level of Service (Build-Out City-Wide System)

Description	Build-Out Non-Ag Water Use	Build-Out Non-Ag Level of Service	2024 Non-Ag Level of Service	Change in Non-Ag Level of Service
Population	167,720 [1]			
Residential Units	67,088 [2]			
Irrigated Area (acres)	3,870.84 [2]			
Annual Usage (AF)	11,345.6 [2]	**2.93 AF/acre**	4.93 AF/acre	-2.00 AF/acre
Peak Day Demand (MG)	23.34 [2]	**1.36 gpm/acre**	8.14 gpm/acre	-6.76 gpm/acre
Peak Hour Demand (gpm)	32,421 [2]	**8.38 gpm/acre**	16.23 gpm/acre	-7.87 gpm/acre
Storage (MG)	10.0	**2,583 gal/acre**	10,470 gal/acre	-7,887 gal/acre

[1] Based on 2.5 Persons per Residential Unit
[2] Data from Build-Out Estimated Irrigation Usage Calculation (see appendix)

Irrigated area per Residential Unit is 2,513 square feet at build-out, based on 67,088 projected residential units.

Storage would be provided by tanks in individual pressure zones.

Proposed Level of Service in the Build-Out System is less than the existing Level of Service

C. Excess Capacity in Existing Facilities

For the secondary water system, facilities generally consist of 4 components:

1. Water Rights
2. Source Facilities (diversions, pumps, treatment, transmission pipelines, wells, etc.)
3. Storage Facilities
4. Distribution Facilities

1. Water Rights

Hurricane City currently owns water rights for the existing secondary system as summarized in Table 6.

Table 6. Water Rights for Existing Secondary System

Description	Hurricane City Secondary System
Utah Water Right 81-2475	193.38 AF
Hurricane Canal Company Primary Shares 351.70 Shares @ 5.4 AF/Share	1,899.18 AF
Hurricane Canal Company Secondary Shares 42.166 Shares @ 1.5 AF/Share	63.25 AF
Gould Wash Well Utah Water Rights 81-4197, 5092, 5475	467.06 AF
Total	2,622.87 AF

The canal company water rights, totaling 2,155.81 acre-feet, are restricted by point of use to the Hurricane Canal Company service area as shown in **Exhibit 2**. Both Hurricane City and Hurricane Canal Company provide water within the service area. **Exhibit 2** shows service zones within the service area. The Annex area is in the process of changing from the canal company delivery zone to the city delivery zone. The change has not yet been completed as of this writing.

Hurricane City also owns water rights in the Gould Wash Well for 467.06 acre-feet which also be used in the Hurricane Canal Company Service Area. The well is in development stages and is not used in the current secondary system.

In 2024 there were 204.39 acres of non-agricultural irrigation (Table 3) in the existing system. At the current Level of Service of 4.93 acre-feet/acre, 1007.65 acre-feet would be required to serve the current non-agricultural irrigation demand. If 2.5% of the gross existing service area remains perpetually in agricultural use (39.45 acres) at 4.0 acre-feet per acre, 157.80 acre-feet of the water rights would remain in agricultural use. 1,456.42 acre-feet would be available for future non-agriculture use as shown in Table 7.

There are currently about 82.14 acres of agricultural land being irrigated by the secondary water system (Table 3) which would use 329 acre-feet of water (48" annual water application). It is assumed that the 2.5% perpetual agricultural water use would be retained from the 329 current acre-feet being used.

Table 7. Excess Water Rights

Description	Acreage	Unit Use (AF/acre)	Quantity (acre feet)
Total Canal Company Water Rights			2,155.81
Gould Wash Well Rights			467.06
Gross Area of Existing Service Area	1,578		
Assume 2.5% of Gross Service Area Remains in Agriculture Use	39.45	4.00	-157.80
2024 Irrigated Non-Agricultural Use	204.39	4,935	-1,008.65
Water Rights Available for Future Development			1,456.42

2. Source Facilities

Existing source facilities consist of a pump system, desilting pond, and micro-screens. The current site arrangement requires the pumps to be located ahead of the settling process. The pumps must be shut off during spring runoff and following storm events when the river contains high sediment loads.

Additionally, the pond site is limited in area and cannot be expanded. The single pond must be drained for cleaning, which requires the source facilities to be shut down. The City desires to provide duplicity for the settling process.

Because of the operational problems and limited area to expand, the City plans to build new source facilities at a different location and utilize the existing source facilities as ar supplemental source.

Because the existing source facilities will no longer be the primary source component of the system, they will not be considered for excess capacity for the purposes of this report.

3. Storage Facilities

The existing settling pond is the only current storage on the secondary system. A new concrete storage tank will be constructed in the future at a more central location to serve the existing service area and the existing storage pond will provide only supplemental storage.

Because the existing pond will operate as supplemental storage it will not be considered for excess capacity for the purposes of this report.

There is an existing 1,500,000 gallon storage tank in the Sand Hollow Pressure Zone that is used for irrigation of the Sand Hollow Golf Course. It is estimated that there are about 150 acres of irrigated turf on the golf course that would use 600 acre-feet of water each year. Estimated peak day water use for the golf course is 1,000,000 gallons and storage needs are 500,000 gallons. There is excess storage of about 1.0 million gallons available for residential irrigation.

4. Distribution Facilities

City Secondary Water System

The distribution system for the existing service area is shown in **Exhibit 1**. The distribution facilities consist of approximately 30.7 miles of piping ranging in size from 4" to 16" which cover most of the current service area. There are no noted deficiencies in the existing distribution system.

In 2016 it was estimated that there were 291.33 total acres yet to be developed in the existing service area (Table 2). From 2016 to 2020 it is estimated that 46.28 acres were developed and from 2020 to 2024 there were an additional 38.11 acres developed (Table 3), leaving 206.94 acres which could be available for development.

If 2.5% of the gross service area remains perpetually in agricultural use (39.45 acres) and using 4 acre-feet per acre for agricultural irrigation, there would be 157.80 acre-feet of water rights that would remain in agricultural use. Developable area would then be reduced to 167.49 acres as shown in Table 8.

Table 8. Existing Distribution System Irrigation at Build-Out

Description	Quantity
2024 Acres Under Irrigation [1]	286.53
2024 Acres Non-Agricultural Irrigation[1]	204.39
2024 Total Acres Undeveloped [2]	206.94
Less Acres Retained in Perpetual Agricultural Irrigation	39.45
Acres Available for Development	167.49
Average Residential Lot Size, Square Feet (Assumed)	10,000
Lots Added to Existing Service System, 2024 – Build-Out	730
Average Area Irrigated per Lot, Square Feet (Build-Out) [3]	2,513
Acres Added by Future Non-Agricultural Development	42.10
Build-Out Acres Under Non-Agricultural Irrigation (Existing Distribution System Only)	246.49

[1] Table 3

[2] Includes land not irrigated but developable (see Table 2 and above discussion)

[3] Table 5 and discussion below Table 5

There were 1510 residential connections on the existing system in 2024 and it is projected to have 2,240 residential connections at build-out.

Because the existing distribution currently provides adequate service without any noted deficiencies, and because demand will decrease as the area develops, there is sufficient capacity (excess) to serve all future development on the existing system. See Table 9.

Table 9. Demand on Existing Distribution System, 2024 and Build-Out

Description	2024	To Build-Out	Build-Out
Acres Irrigated, Non-Agricultural (acres)	204.39	42.10	246.49
Non-Agricultural Unit Demand (AF/acre)[1]	4.93	2.93	
Non-Agricultural Demand (AF)	1,008.65	123.38	1,132.03
Area Irrigated, Agricultural (acres)	82.14 [2]	-42.69	39.45
Agricultural Unit Demand (AF/acre)[1]	4.00	4.00	
Agricultural Demand (AF)	328.56	-170.76	157.80
Total Demand on Existing System (AF)	1,337.21	-47.38	1,289.83

[1] Unit demands are based on metered water use in 2024. It is noted that metered amounts in other years were less. Future unit demand is projected to be 2.93 AF/acre for residential development (Build-out Level of Service).

[2] Table 3

Canal Company Delivery System

The irrigation distribution facilities in the area south of Gould Wash are currently owned and operated by the Hurricane Canal Company. Hurricane City is in the process of taking over ownership and operation of the Canal Company's existing system between Gould Wash and 1500 South Street. This area is termed the "Annex Area" in this report.

Distribution facilities in this area are open ditches and low-pressure irrigation pipes and will not be adequate for the pressures which will be required in the expanded system. The existing distribution facilities in this area are scheduled for replacement by the City.

There is no excess capacity in the distribution facilities in the Annex Area because of the programmed abandonment.

D. New Development Demands on Existing Secondary Water System

1. Planning Period

The planning period for this Impact Fee Facilities Plan is the 10-year period from 2025 to 2035. Projected development of existing irrigation facilities during the 10-year plan period are shown in Table 10.

Table 10. Projected Growth of Existing Secondary System

Description	Total
City-Wide Population Growth	
Build-Out Population [1]	167,720
2025 Population	26,460
Population Increase 2025 to Build-Out	141,260
2035 Population	39,300
Population Increase 2025 to 2035	12,840
Percent Population Increase 2025 to 2035	9.09%
Existing System Growth	
Existing System Build-Out Irrigated Acreage [2]	246.49
Existing System 2024 Irrigated Acreage [1]	204.39
Irrigated Acreage Increase 2025 to Build-out	42.10
Assumed Acreage Increase Rate 2025 to 2035 [3]	50%
Estimated Acreage Increase 2025 to 2035	21.05

[1] Table 3
[2] Table 8
[3] See discussion below.

Because the area for future development in the existing system is relatively small compared to the projected build-out system, it is estimated that the area within the existing service area will have a high development rate as compared to the city-wide growth. For the purposes of this report, it is assumed that 50% of the remaining developable land within the existing service area will be developed within the next 10 years.

2. Existing Water Rights

There are currently 1,456.42 acre-feet of excess water rights (Table 7).

As noted in Table 8, it is estimated that 730 new connections will be added to the existing secondary water system at build-out. Applying the 10-year proration rate of 50% (Table 10) results in an estimated 365 new connections during the planning period.

There are 82.14 acres in the existing system that have agricultural irrigation (Table 3) and it is assumed that 39.45 acres will remain perpetually in agricultural irrigation. A total of 42.69 agricultural acres will be converted to residential uses at build-out. It is assumed that 50% of the agricultural land will be developed in the planning period which, at 4.0 acre-feet per acre agricultural demand, reduces water use by 85.38 acre-feet.

Development of 365 connections, each with an average irrigated area of 2,513 square feet, adds 21.05 acres of residential irrigation. Using a residential irrigation use of 2.93 acre-feet per acre results in by 61.69 acre-feet of new residential water use demand during the planning period.

Net water right demand will decrease by 23.69 acre-feet during the planning period. There are sufficient water rights to serve new development in the existing secondary water system during the planning period,

At build-out, there will be an additional 23.69 acre-feet reduction in water demand. Total water use in the existing system is estimated to be 1,289.83 acre-feet at build-out (Table 9) with an excess water right of 1,333.04 acre-feet at build-out. There are sufficient water rights to serve new development in the existing secondary water system through build-out.

New development will buy-in to existing water rights with impact fees.

3. Existing Source Facilities

The existing source facilities for the existing secondary water system are programmed to operate only as supplemental to the new source facilities.

New development in the existing secondary water system will have no impact on the existing source facilities.

New source facilities for future development within Hurricane City are discussed in Subsection E, below.

4. Existing Storage Facilities

The existing 3.0 million gallon settling basin will be re-tasked when the new source facilities are constructed and will function only as supplemental storage for the existing system.

New development will have no impact on existing storage facilities in the existing secondary water system.

The existing 1.5 million gallon storage tank in the Sand Hollow Pressure Zone had excess capacity of 1.0 million gallons. New non-agricultural development will fully utilize the excess capacity and will buy-in to the storage facility excess capacity. The computed value of the storage tank is $1,850,000 and the excess capacity available for buy-in has a value of $ 1,233,000.

New storage facilities for future development within Hurricane City are discussed in Subsection E, below.

5. Existing Distribution Facilities

There is sufficient capacity in the existing distribution piping system to serve all new development within the existing secondary water system. No additional piping, except local service lines within the new developments, is required.

New development will have no impact on existing distribution facilities in the existing secondary water system.

New distribution facilities for future development within Hurricane City are discussed in Subsection E, below

E. Infrastructure Required to Meet Demands of New Development

1. Planning Period

As noted previously, the planning period for this Impact Fee Facilities Plan is the 10-year period from 2025 to 2035. Projected development of city-wide secondary irrigation facilities during the 10-year plan period is shown in Table 11.

Table 11. Projected Growth of City-Wide Secondary System

Description	Total
City-Wide Population Growth	
Build-Out Population [1]	167,720
2025 Population	26,460
Population Increase 2025 to Build-Out	141,260
2035 Population	39,300
Population Increase 2025 to 2035	12,840
Percent Population Increase 2025 to 2035	9.09%
Secondary Water System Growth	
City-Wide Build-Out Irrigated Acreage [2]	3,870.84
Existing 2024 Irrigated Acreage	204.39
Irrigated Acreage Increase 2025 to Build-out	3,666.45
Assumed Acreage Increase Rate 2025 to 2035	9.09%
Estimated Acreage Increase 2025 to 2035	333.27

[1] Table 1
[2] Table 5

Population projections indicate an increase of 12,840 persons city-wide during the planning period (Table 11), or 9.09% of the projected population increase to build-out. Assuming the irrigation acreage matches population growth, there should be 333.27 acres added as shown in Table 11 for a total city-wide irrigated area of 537.66 acres at the end of the planning period.

Several land development projects are planned in the area outside of the current secondary water service area. Large tract developments include the Gateway project in the Dixie Springs area, the Sand Hollow Mesa project east of Sand Hollow Reservoir, and the Copper Rock project near the southern city boundary. Other subdivisions are also being planned in various locations within the city.

The area between 1500 South Street and the Goulds Wash will also be added to the irrigation system upon completion of the existing canal company pipeline replacement project.

Table 12 shows the growth anticipated by the Hurricane City Planning Department during the 2025 to 2035 planning period.

Table 12. Projected New Development During the 2025 to 2035 Planning Period City-Wide

Description	Total Units At Build-Out	Estimated Development 2025-2035	Unit Irrigated Area (sf)	Estimated Irrigation Area (acres)
Residential Connections in Annex Area [1]	5,800	1,400	2,000	64.28
School/Church Irrigation Existing in Annex Area (acres) [1]	20	100%		20.00
Gateway Residential Development (residential lots)	7,000	2,500	1000	57.39
Gateway Commercial Development (acres)	500	10%		50.00
Sand Hollow Messa Development (residential lots)	3,667	2,091	500	24.00
Copper Rock Development (residential lots)	2,582	1,350	1,000	30.99
Other developments (residential lots)	7,571	3,773	1,000	86.61
Total New Developments in Planning Period		11,114		333.28

[1] Hurricane City Secondary Water System Capital Facilities Plan, Updated October 2025, Page 19

Build-out total irrigated area is projected to be 3,870.84 acres. With 204.39 existing non-agricultural irrigated acres (Table 3) and 333.27 irrigated acres added during the planning period, 3,333.16 acres of irrigation will be added after the planning period. Table 13 shows the proration rates for costs of new development.

Table 13. General Cost Proration Rates for New Facilities

Description	Existing	10-Year Plan	Beyond 10-Years	Total
Irrigated Acreage (acres)	204.39	333.27	3,333.17	3,870.84
Cost Proration Rate for New Facilities Serving Combined Existing and New Development	5.280%	8.610%	86.110%	100%
Cost Proration Rate for New Facilities Serving New Development Only		9.090%	90.910%	100%

Secondary Water Piping is being installed in new developments outside of the existing system but remain dry until new sources are connected.

The Build-Out Secondary Water System is shown in **Exhibit 3**.

2. Future Water Rights

It is projected that there will be a total annual use of 11,345.6 acre-feet of water use at build-out (Table 5). Hurricane City currently has rights to 2,622.87 acre-feet and is in the process of acquiring an additional 1,774.60 acre-feet from wells in the Dixie Springs area.

Additional water rights will have to be acquired to help meet new demands at Build-Out. The City is continuously working to acquire additional water rights through construction of new wells and by purchase of Hurricane Canal Company stock as it becomes available.

Hurricane City is establishing two service areas, the Hurricane Valley Service Area and the Sand Hollow Service Area, where city-owned water rights will be allocated. Connections within those service areas will be charged impact fees to pay for the water rights.

The City will purchase wholesale water from the Washington County Water Conservancy District to serve connections outside of the service areas, and the consumers will be charged for the water on monthly billings. It is anticipated that a major portion of the water required for new development will be purchased from the Washington County Water Conservancy District.

Hurricane Valley Service Area

The Hurricane Service District Service Area will match the existing canal company service area. Hurricane City owns 2,122.81 acre-feet of water rights based on shares in the Hurricane Canal Company, including Utah Water Right 81-2475. Hurricane Canal Company shares are restricted for use only within the boundary of the canal company service area as shown in **Exhibit 2**.

The City also owns water rights in the Gould Well which total 467.06 acre-feet. The well water will also be used within the Hurricane Valley Service Area.

Total water rights of 2,622.87 acre-feet are currently available within the Hurricane Valley Service Area.

It is estimated that 1008.65 acre-feet are now used for non-agricultural irrigation in the current service area. If 2.5% of the gross existing service area remains perpetually in agricultural use with 157.80 acre-feet of water use, there would be 1,456.42 excess acre-feet available for use in the Hurricane Valley Service Area (Table 7).

Development of irrigated acreage during and after the plan period 2025 to 2035 is estimated as shown in Table 14.

Table 14. Hurricane Valley Service Area - Projected Development of Irrigated Acreage and Water Use

Description	Existing System	Annex Area	Bench Lake Area	Total
Gross Area (acres)	1,578	1,612	2,525	5,715
Build-Out Connections	2,240	5,800	10,100 [1]	18,140
Existing Connections	1,510			1,510
Planning Period 2025 to 2035				
Connections Added 2025 to 2035	365	1400	918 [2]	2,683
Irrigation Acreage Added 2025 to 2035 [3]	21.05	80.77	52.96	154,78
Water Usage Added 2025 to 2035 (AF) [4]	61.68	236.73	155.24	453.65
After Planning Period				
Connections Added After 2035	364	4,400	9,182	13,947
Irrigation Acreage After 2035 [3]	21.04	253.84	529.71	804.59
Water Usage After 2035 (AF) [4]	61.68	744.01	1,552.62	2,358.30
Water Usage at Build-Out (AF)	1,132.01	980.35	1,707.84	3,820.60

[1] Bench Lake gross area of 2,525 acres x 4 connection/acre.

[2] Assumed growth rate during plan period 9.09% (Table 11) x build-out connections.

[3] Assumed 2,513 square feet/connection (Table 8).

[4] Assumed Level of Service 2.93 acre-feet/acre (Table 5)

The value of existing water rights is based on historical purchase prices as estimated by the canal company and as recorded by Hurricane City and shown in Table 15. The value of $5,400 will be used to compute buy-in costs for existing water rights used for new development as shown in Table 16.

Table 15. Historical Cost of Existing Hurricane Canal Company Primary Shares

Period	Shares Purchased	Purchase Price	Cost
Pre-1980 Purchases	30	$ 1,000	$ 30,000
1980 to 1990 Purchases	140	$ 1,500	$ 210,000
1990 to 2000 Purchases	50	$ 5,000	$ 250,000
1980 to 1990 Trade	50	$ 2,000	$ 100,000
2000 to 2022 Purchases	62.037	$ 10,000	$ 620.370
2020 to 2025 Purchases	47.31	$ 10,000	$ 473,100
2025 Purchases	25	$ 20,000	$ 500,000
Total	404.347		$ 2,183,470
Average Cost of Existing Share		$ 5,400	

Table 16. Value and Buy-In Cost for Existing Water Rights – Hurricane Valley Service Area

Current Water Rights	**Acreage**	**Unit Use**	**Quantity**
Current Water Rights (AF)			2,622.87 AF
Assume 5% of Total Water Rights Remain in Agricultural Use (AF)	(Table 7)		157.80 AF
Current Irrigated Non-Agriculture	204.39 acres	4.93 AF/acre	1,008.65 AF
Water rights available for Future Use (AF)			1,456.42 AF
10-Year Buy-In	**Acreage**	**Unit Use**	**Quantity**
10-Year Irrigation Addition	154.78 acres	2.93 AF/acre	453.65 AF
Irrigation Shares @ 5.4 AF/share			84.01 Shares
Cost @ $ 5,400/Share			$ 453,654
Beyond 10-year Buy-In	**Acreage**	**Unit Use**	**Quantity**
Beyond 10-Year Water Rights Remaining	342.12 acres	2.93 AF/acre	1,002.77 AF
Canal Company Shares @ 5.4 AF/Share			221.80 Shares
Cost @ $ 5,400/Share			$ 1,002,767

There are approximately 5,715 total acres within the canal company service area. It is estimated that 3,781.61 acre-feet of water rights will be required in the Hurricane Valley Service Area at build-out. With 2,622.87 current water rights, an additional 1,197,73 acre-feet of water rights will be required to serve the Hurricane Valley Service Area at build-out as shown in Table 17.

Table 17. Hurricane Valley Service Area Build-Out Water Rights and Cost Summary

Build-Out Water Rights	Quantity
2024 Residential Connections	1510
2024 Non-Agricultural Irrigated Acreage	204.39 acres
2024 Non-Agricultural Water Use	1,008.65 AF
Existing Water Rights	2,661.87 AF
Water Rights Remaining in Agricultural Use (Table 7)	157.80 AF
Excess Water Rights Available for New Development	1,456.42 AF
Canal Company Shares at 5.4 AF/Share	269.71 Shares
Value of Existing Water Rights (Table 15)	$ 5,400
Buy-In Cost of Excess Water Rights	$ 1,456,421
Total Build-Out Water Rights Required (Table 14)	3,820.60 AF
Additional Water Rights Needed to Build-Out	1,197.73 AF
Additional Canal Company Shares Needed at 5.4 AF/Share	221.80 Shares
Current Purchase Price for Canal Company Shares ($/Share)	$ 20,000
Cost of Additional Water Rights Needed	$ 4,436,043
Total Cost of Water Rights for New Development	$ 5,892,464
New Development Irrigated Acreage (Table 14)	959.37 acres
New Development Connections (Table 14)	16,630
Cost per New Connection	$ 354.34

The current purchase price for a primary share of canal company water rights is $20,000. It is intended to purchase additional canal company shares with impact fees assessed in the Hurricane Valley Service Area.

Sand Hollow Service Area

Hurricane City is in the process of acquiring 1,774.60 acre-feet of water rights for irrigation from wells which will be used on the west side of the city as shown in Table 18.

Table 18. Water Rights on West Side of City

Description	Hurricane City Secondary System
Pending Water Rights	1,735.60 AF
Utah Water Right 81-281 (Christensen Well pending)	39.00 AF
Total	1,774.60 AF

The City is establishing the Sand Hollow Service Area where connections will pay for those water rights with impact fees. The Sand Hollow Service Area is more fully discussed in the Capital Facilities Plan.

Construction is underway on a large development called 'Gateway' which will encompass 1,442 acres and contain 2,300 residential lots and limited commercial/institutional/religious uses. Gateway will utilize 644.91 acre-feet of the new water rights.

The remaining water rights of 1,129.69 acre-feet will provide secondary water for an additional 1,490 connections. Table 19 is a summary of the Sand Hollow Service Area build-out water rights and cost.

Table 19. Sand Hollow Service Area Build-Out Water Rights and Cost

Build-Out Water Rights	**Quantity**
Sand Hollow Service Area	2,930 acres
Gateway Development Area	1,442 acres
Remaining Area of New Development	1,488 acres
Water Rights Being Acquired in Gateway Wells	1,735.60 AF
Water Rights Being Acquired in Christensen Well	39.00 AF
Total Water Rights	1,774.60 AF
Gateway Secondary Water Use	644.91 AF
Water Use in Remaining New Development	1,129.69 AF
Gateway Residential Connections	2,300
Assumed Residential Density Outside of Gateway Development	4 connections/acre
Connections in Remaining New Development	5,952
Total Residential Connections	8,252
Appraised Cost of Water Rights in Gateway Wells	$ 13,364,120
Estimated Cost of Water Rights in Christensen Well	$ 250,000
Cost of Water Rights	$ 13,614,120
Cost per Acre-Foot	$ 7,672
Cost per Connection	$ 1,650

Purchase price for the new water rights is $13,614,120. Use of this water will be restricted to the specific area called the Sand Hollow Service Area as shown on **Exhibit 4**.

For this analysis, it is assumed that the Gateway development will reach 2/3 of build-out during the 10-year planning period and use 2/3 of the 644.91 acre-feet projected water need. During the Planning period, the Gateway development will use 429.51 acre-feet and will use an additional 215.40 acre-feet after the planning period.

The remaining water rights in the Sand Hollow Service Area, 1,129.69 acre-feet, will be used in the Sand Hollow Service Area outside of the Gateway development. For this analysis, it will be assumed that development will occur at the growth rates shown in Table 13.

Table 20 summarizes the allocated costs of water rights in the Sand Hollow Service Area.

Table 20. Prorated Cost of Water Rights and Irrigated Area in the Sand Hollow Service Area.

Description	10-Year Plan Period	Beyond 10-Years	Total
Total Water Rights in Sand Hollow Service Area	1774.60 AF [1]		
Gateway Build-Out Water Use	644.91 AF [1]		
Water Use Outside of Gateway Development	1,129.69 AF		
Proration Rate for Gateway Development	66.6%	33.4%	100%
Prorated Gateway Water Use (acre-feet)	429.51	215.40	644.91
Irrigated Acres in Gateway Development [2]	212.12		
Allocated Irrigated Area in Gateway Development	141.29	70.86	212.15
Proration Rate Outside Gateway (Table 13)	9.090%	90.910%	100%
Prorated Water Use Outside Gateway (acre-feet)	102.69	1,027.00	1,129.69
Service Area Irrigated Area Outside of Gateway [3]	409.78		
Allocated Irrigated Area Outside of Gateway	37.25	372.53	409.78
Total Prorated Water Use (acre-feet)	532.20	1,242.40	1,774.60
Combined Proration Rate	29.990%	70.010%	100%
Sand Hollow Water Rights Cost	$ 13,614,120 [1]		
Prorated Cost of Sand Hollow Service Area Water Rights	$ 4,082,829	$ 9,531,291	$13,614,120
Irrigated Acres in Sand Hollow Service Area	178.54	443.39	621.93

[1] Capital Facilities Plan, Table 8 (excluding source and storage costs)

[2] Capital Facilities Plan, Table 16

[3] Capital Facilities Plan, Page 28 (5,950 lots x 3,000 sf/lot)

Water Rights Costs

It is estimated that new development in the Hurricane Valley Service Area will use 1,456.42 acre-feet of existing rights and will have a buy-in cost of $ $ 1,456.421. An additional 1,197.73 acre-feet of new water rights will be needed in the Hurricane Valley Service Area at build-out and have a cost of $ 4,436,043. Total cost of water rights for new development in the Hurricane Valley Service Area is $ 5,892,464.

New development in the Sand Hollow Service Area is projected to require new water rights of 1,774.60 acre-feet and have a cost of $13,614.120. It is estimated that 532.20 acre-feet will be used in the planning period, and 1,242.40 acre-feet will be added after the planning period,

Total cost of water rights to serve new development in the Hurricane Valley Service Area and Sand Hollow Service Area is $ 19,506,584.

Secondary water used in other than the Hurricane Valley Service Area and Sand Hollow Service Area is anticipated to be purchased from wastewater reuse sources and costs will be paid through monthly user fees which will be based the cost of water from the water provider(s).

3. Future Source Facilities

The existing source facilities are being programmed to supplement new source facilities in the Hurricane Valley Service Area.

New source facilities which are being programmed for the secondary water system include a new settling pond/pump/filter system to serve the Hurricane Valley Service Area on the east side of the city, new wells to serve Sand Hollow Service Area on the west side of the city, and a wastewater reuse system to serve and supplement various areas of the city. The proposed facilities are described in detail in the Capital Facilities Plan.

The new source on the east side of the city will consist of duplicate settling ponds, pumps, and micro-screens which will be located near 1300 South Street and 1200 West. The facilities will be designed to remove silt in the water from the Virgin River and to meet future peak day demand of 9,000 gallons per minute in the Hurricane Valley Service Area shown in **Exhibit 2**. Gould Wash Well and wastewater reuse will supplement the new treatment facilities to meet additional peak day demands from the Colina Tinta Pressure Zone and the South Bench Lake Pressure Zone.

Two new well sources will be constructed on the west side of the city, each with a capacity of 2,000 gallons per minute, to serve peak day demands in the Sand Hollow Service Area. Wastewater reuse will supplement the wells to meet additional peak demands in the Sand Hollow Pressure Zone and Dixie Springs Pressure Zone.

A wastewater reuse system will provide treated water from the Ash Creek Special Service District wastewater treatment plant and from the St. George wastewater treatment plant to serve the Stratton, 3400 West, Sky Mountain, Colina Tinta, and South Lake Bench Pressure Zones and to supplement the Hurricane Valley Service Area and the Sand Hollow Service Area.

Cost of New Hurricane Valley Source Facilities

The new settling ponds, pumps and micro-screens will serve the existing secondary water service area, the new annexed area between Gould Wash and 1500 South Street and new development south of 1500 South Street within the Hurricane Valley Service Area. The city has obtained a 75% grant from the Natural Resource and Conservation Service (NRCS) to construct the new facility. Hurricane City costs for the new source facilities are allocated according to the proration rates shown in Table 21.

Table 21. Prorated Costs of New Source Facilities for Hurricane Valley

Description	Cost			
Project Bid (CFP, Table 12)	$ 8,665,213			
5% Contingency	$ 433,261			
15% Engineering and Legal	$ 1,299,782			
Construction Cost	$ 10,398,256			
Hurricane City Share (25%)	$ 2,599,564			
Pond/Pump Site Purchase	$ 1,700,000			
Project Cost - Hurricane City	$ 4,299,564			
Proration				
	Existing	**10-Year Plan Period**	**Beyond 10-Years**	**Total**
Proration Rate (Table 13)	5.280%	8.610%	86.110%	100%
Allocated Cost New Hurricane Valley Source Facilities	$ 227,029	$ 370,185	$ 3,702,350	$ 4,299,564

Cost of Sand Hollow Service Area Source Facilities

As noted above, two new well sources will be constructed on the west side of the city, each with a capacity of 2,000 gallons per minute, to serve peak day demands in the Sand Hollow Service Area. It is proposed that the Gateway developer will construct the wells and Hurricane City will reimburse the developer using impact fees accessed in the Sand Hollow Service Area.

For this analysis, it is assumed that the Gateway development will reach 2/3 of build-out during the 10-year planning period and use 2/3 of the 644.91 acre-feet projected water need. During the Planning period, the Gateway development will use 429.51 acre-feet and will use an additional 215.40 acre-feet after the planning period (Table 20).

The remaining 1,129.69 acre-feet of water available from the wells will be used in the Sand Hollow Service Area outside of the Gateway development. For this analysis, it will be assumed that development outside of the Gateway development will occur at the growth rates shown in Table 13.

Cost proration of the wells is shown in Table 22.

Table 22. Prorated Cost of Gateway Wells

Description	10-Year Plan Period	Beyond 10-Years	Total
Total Water Use in Sand Hollow Service Area	1774.60 AF [1]		
Gateway Build-Out Water Use	644.91 AF [1]		
Water Use Outside of Gateway Development	1,129.69 AF		
Proration Rate for Gateway Development	66.6%	33.4%	100%
Prorated Gateway Water Use (acre-feet)	429.51	215.40	644.91
Proration Rate Outside Gateway (Table 13)	9.090%	90.910%	100%
Prorated Water Use Outside Gateway (acre-feet)	102.69	1,027.00	1,129.69
Total Prorated Water Use (acre-feet)	532.20	1,242.40	1,774.60
Combined Proration Rate	29.990%	70.010%	100%
Cost of Gateway Wells (CFP, Table 19)	$ 2,825,000 [1]		
Prorated Cost of Sand Hollow Service Area Water Rights	$ 847,208	$ 1,977,792	$ 2,825,000

[1] Appendix, 10-Year Projects List, Project 4

4. Future Storage Facilities

The existing 3.0 million gallon settling basin will be re-tasked when the new source facilities are constructed and will function only as supplemental storage for the existing system.

New development, therefore, will have no impact on existing storage facilities in the existing secondary water system.

An existing 1.50 MG irrigation storage tank serving the Sand Hollow Pressure Zone will be integrated into the city's secondary water system. The tank now serves only irrigation of the golf course and has excess capacity of 1.0 million gallons. New non-agricultural development will fully utilize the excess capacity and will buy-in to the storage facility. The computed value of the storage tank is $1,850,000 and the excess capacity available for buy-in has a value of $ 1,233,000. The buy-in value is allocated as shown in Table 23.

Table 23. Prorated Costs of Existing Storage

Storage Tank Serving Existing and New Development			Estimated Cost
Sand Hollow Pressure Zone Tank and Associated Pipeline			$ 1,740,845
Proration			
	10-Year Plan Period	Beyond 10-Years	Total
Proration Rate (Table 13)	9.090%	90.910%	100%
Allocated Cost of Existing Water Tanks Serving New Development	$ 158,240	$ 1,582,605	$ 1,740,845

A new concrete storage tank is programmed for the Hurricane Valley Pressure Zone at a more central location which will serve existing and new development. Additional new storage tanks will be constructed in each pressure zone to serve the peak demands within the individual zones.

Costs for the new storage tanks to serve the existing system and future development are allocated according to Table 13 proration rates as shown in Table 24.

Table 24. Prorated Costs of New Storage

Storage Tank Serving Existing and New Development				**Estimated Cost [1]**
Hurricane Valley Pressure Zone Tank				$ 3,275,000
Proration				
	Existing	**10-Year Plan Period**	**Beyond 10-Years**	**Total**
Proration Rate (Table 10)	5.280%	8.610%	86.110%	100%
Allocated Cost of Water Tanks Serving Existing Development	$ 172,929	$ 281,972	$ 2,820,099	$ 3,275,000
New Storage Tanks Serving New Development Only				**Estimated Cost [1]**
Dixie Springs Pressure Zone Tank				$ 1,850,000
Colina Tinta Pressure Zone Tank				$ 400,000
South Bench Lake Pressure Zone Tank				$ 625,000
Sky Mountain Pressure Zone Tank				$ 2,10,000
3400 West Pressure Zone Tank				$ 850,000
Stratton Pressure Zone Tank				$ 1,300,000
Total Cost of Tanks				$ 7,125,000
Proration				
	Existing	**10-Year Plan Period**	**Beyond 10-Years**	**Total**
Proration Rate	0%	9.090%	90.910%	100%
Allocated Cost of Water Tanks Serving New Development Only	$ 0	$ 647,648	$ 6,477,352	$ 7,125,000
Grand Total Allocated Cost	**$ 172,929**	**$ 929,620**	**$9,297,450**	**$ 10,400,000**

[1] See CFP, Table 24.

5. Future Distribution Facilities

New distribution infrastructure will be required to meet demands of new development, except for the distribution facilities in the existing system. The existing distribution piping is adequate to meet build-out demands that will be placed on those specific facilities.

Existing Distribution System

There is excess capacity in the existing distribution piping system which is sufficient to serve all new development within the existing secondary water system. No additional piping, except local service lines within the new developments, will be required.

Future irrigated acreage in the existing system is estimated in Table 25.

Table 25. Existing System Build-Out Irrigation Estimates

Description	Quantity
Existing System	
2024 Non-Agricultural Irrigation Area (acres) [1]	204.39
Future Non-Agricultural Irrigated Area (acres) [2]	42.10
Irrigated Acres Developed in 10-Year Plan Period (50%) [2]	21.05
Irrigated Acres Developed beyond 10-Year Plan Period (50%) [2]	21.05

[1] Table 3

[2] Table 8

Table 26 shows the allocated costs of the existing irrigation system for new development buy-in.

Table 26. Prorated Costs of Existing Distribution System

Description	Existing	10-Year Plan Period	Beyond 10-Years	Total
Irrigated Acres at Build-Out Existing Service Area	204.39	21.05	21.05	246.49
Proration	82.922%	8.539%	8.539%	100%
Value of Existing Distribution Piping [1]	$ 14,453,208			
Allocated Cost of Existing Distribution System	$11,984,846	$ 1,234,181	$ 1,234,181	$14,453,208

[1] Capital Facilities Plan, Table 8 (excluding source and storage costs)

New development Buy-In costs for the existing distribution system are $ 1,234,181 for the 10-Year Plan Period and $ 1,234,181 beyond the 10-Year plan period.

Expanded Distribution System

It was previously noted that the City will take over the existing irrigation distribution facilities between Gould Wash and 1500 South Street which are currently owned and operated by the Hurricane Canal Company. This area is termed the “Annex Area”. Distribution facilities in this area are open ditches and low-pressure irrigation pipes and will not be adequate for the pressures which will be required in the expanded system.

The city will construct new pipelines within the annex area to serve demands within that area. Additionally, the newly constructed pipelines will transport water from the new source facilities to the distribution system in the existing service area. The combined existing service area and annex area is termed the “Expanded System”.

Hurricane City has secured a 75% grant from the NRCS to replace the existing irrigation facilities in the Annex area.

Table 27 shows the estimated irrigated acreage that will be developed in the Expanded Service Area.

Table 27. Expanded System Irrigation Estimates

Description	Quantity
Existing System [1]	
2024 Non-Agricultural Irrigation Area (acres)	204.39
Future Non-Agricultural Irrigated Area (acres)	42.10
Irrigated Acres Developed in 10-Year Plan Period (50%)	21.05
Irrigated Acres Developed beyond 10-Year Plan Period (50%)	21.05
Annex Area	
Total Gross Area in Annex Area (acres)	1,612
Assume 5% Remains Undeveloped (acres)	80.6
Total Area Developed in Annex Area (acres)	1,531.4
Future Lots Developed in Annex Area [2]	5800
Average Area Irrigated per Lot, Square Feet (Build-Out) [3]	2,513
Future Non-Agricultural Irrigated Area (acres)	334.65
Irrigated Acres Developed in 10-Year Plan Period (90.090%) [4]	30.42
Irrigated Acres Developed beyond 10-Year Plan Period (90.910%) [4]	304.23
Total Irrigated Area in Expanded Area at Build-Out (acres)	581.13

[1] Table 24
[2] Table 12
[3] Table 8
[4] Table 13

A cost sharing analysis of the distribution system for the Expanded System based on proportioned irrigated acreage is shown in Table 28.

Table 28. Prorated Costs of New Distribution Facilities in Annex Area

Description	Existing	10-Year Plan Period	Beyond 10-Years	Total
Irrigated Acres in at Build-Out Annex Area [1]		30.42	304.23	334.65
Cost Proration Annex Irrigation Total Acres at Build-Out		9.090%	91.910%	100%
Cost of New Distribution Piping [2]	$ 6,474,915			
Allocated Cost of Expanded System Distribution Piping		$ 588,557	$ 5,886,358	$ 6,474,915

[1] Table 27
[2] Capital Facilities Plan, Table 12 (Items 9-20 Piping Only).

City-Wide Distribution System

Hurricane City intends to have developers install primary pipelines within their specific developments. Hurricane City will reimburse developers for the incremental cost for pipelines which must be upsized larger than 8".

It is assumed for the purposes of this report that developers will install 75% of the primary 8" pipelines and 50% of the primary pipelines greater than 8". Table 29 summarizes the estimated reimbursement amounts for pipes larger than 8" and remaining costs for primary pipelines installed by the city. Costs for new distribution facilities required to build-out are shown in CFP Table 27 and repeated in Table 29.

Table 29. Cost of New Distribution Piping in City-Wide System at Build-Out

Pipe Size	Lineal Feet	Incremental Cost/Ft	Total Cost
6" City Installed	1,000	$ 72.60	$ 72,600
8" City Installed	70,000	$ 98.80	$ 6,776,000
10" Reimbursement	26,000	$ 24.20	$ 629,200
10" City Installed	26,000	$ 121.00	$ 3,146,000
12" Reimbursement	35,000	$ 48.40	$ 1,694,000
12" City Installed	35,000	$ 145.20	$ 5,082,000
14" Reimbursement	8,750	$ 72.60	$ 635,250
14" City Installed	8,750	$169.40	$ 1,482,250
16" Reimbursement	5,250	$ 96.80	$ 508,200
16" City Installed	5,250	$193.60	$ 1,016,400
18" Reimbursement	4,000	$ 121.00	$ 484,000
18" City Installed	4,000	$217.80	$ 871,200
Asphalt Repair	60000	$16.50	$ 990,000
		Subtotal	$ 23,387,100
		20% Contingency	$ 3,890,000
		15% Engineering, Legal, Fiscal	$ 2,915,000
		Hurricane City Costs	**$ 29,202,100**

Prorated costs for new distribution piping are shown in Table 30.

Table 30. Prorated Costs of New Distribution Piping

Description	10-Year Plan Period	Beyond 10-Years	Total
Cost of New Distribution Piping	$ 29,202,100		
Proration Rate	9.090%	90.910%	100%
Prorated Cost of New Distribution Piping	$ 2,654,413	$ 26,547,687	$ 29,202,100

F. Summary of Costs

Table 31 shows a summary of allocated costs for the future secondary water system.

Table 31. Summary of Allocated Costs for Build-Out Secondary Water System

Description	Existing	10-Year Plan Period	Beyond 10-Years	Total
Hurricane Valley Service Area Existing Water Rights (Buy-In) (Table 16)		$ 453,654	$ 1,002,767	$ 1,456,421
Hurricane Valley Service Area New Water Rights (Table 17)			$ 4,436,043	$ 4,436,043
Sand Hollow Service Area New Water Rights (Table 20)		$ 4,082,829	$ 9,531,291	$13,614,120
Hurricane Service Area New Source Facilities (Table 21)	$ 227,029	$ 370,185	$ 3,702,349	$ 4,299,564
Sand Hollow Service Area New Source Facilities (Table 22)		$ 847,208	$ 1,977,792	$ 2,825,000
Sand Hollow Pressure Zone Storage Facilities (Buy-In) (Table 23)		$ 158,240	$ 1,582,605	$ 1,740,845
City-Wide System New Storage Facilities (Table 24)	$ 172,929	$ 929,620	$ 9,297,450	$ 10,400,000
Existing System Distribution Piping (Buy-In) (Table 26)	$ 11,984,846	$ 1,234,181	$ 1,234,181	$ 14,453,208
Annex Area New Distribution Piping (Table 28)		$ 588,557	$ 5,886,358	$ 6,474,915
City-Wide System New Distribution Piping (Table 30)		$ 2,654,413	$ 26,547,687	$ 29,202,100
Grand Total	**$ 12,384,804**	**$ 11,318,887**	**$ 65,198,524**	**$ 88,902,215**

G. 10-Year Projects List

Programmed projects that the City intends to construct during the 10-Year planning period are shown on **Exhibit 5**. Table 32 is a list of the programmed projects with the prorated costs. Impact fees may be applicable to projects in the planning period for capital costs to provide service to new development.

Table 32. 10-Year Projects List and Prorated Costs

Project		Estimated Cost	Cost Proration			Allocated Cost		
			Existing System	10-Year Plan	Beyond 10-Year	Existing System	10-Year Plan	Beyond 10-Year
CONSTRUCTION PROJECTS								
1A	**Hurricane Valley Raw Water Handling Facilities (Hurricane City Share = 25%)**							
1A1	Property Acquisition for Settling Ponds and Pump Station	$ 550,750	5.280%	8.610%	86.110%	$ 29,080	$ 47,420	$ 474,251
1A2	Dual 3 MG Settling Ponds	$ 982,775	5.280%	8.610%	86.110%	$ 51,891	$ 84,617	$ 846,267
1A3	24" Raw Waterline from 700 W to New Pond (1300S)	$ 456,710	5.280%	8.610%	86.110%	$ 24,114	$ 39,323	$ 393,273
	Subtotal	$ 1,990,235				$ 105,084	$ 171,359	$ 1,713,791
1B	**East Distribution Main Pipelines (Expanded Area) (Hurricane City Share = 25%)**							
1B1	Pipelines	$ 1,147,443	5.280%	8.610%	86.110%	$ 60,585	$ 98,795	$ 988.063
1B2	Asphalt Repair	$ 112,500	5.280%	8.610%	86.110%	$ 5,94-	$9,686	$ 96,874
1B3	Air Valves	$ 51,250	5.280%	8.610%	86.110%	$ 2,706	$ 4,413	$ 44,131
1B4	Service Connection	$ 205,000	5.280%	8.610%	86.110%	$ 10,824	$ 17,651	$ 176,256
1B5	Miscellaneous Repairs	$ 102,536	5.280%	8.610%	86.110%	$ 5,414	$ 8,828	$ 88,293
	Subtotal	$ 1,618,729				$ 85,469	$ 139,373	$ 1,393,887
2	**Gould Wash Well**							
2A	Well	$ 960,000	5.280%	8.610%	86.110%	$ 50,688	$ 82,656	$ 826,656
2B	Pipelines	$ 285,250	5.280%	8.610%	86.110%	$ 15,061	$ 24,560	$ 245,629
2C	Non-Construction Costs	$ 580,000	5.280%	8.610%	86.110%	$ 30,624	$ 49,938	$ 499,438
	Subtotal	$ 1,825,250				$ 96,373	$ 157,154	$ 1,571,723
3	**Sand Hollow Mesa Transmission Pipeline**							
3A	Pipelines	$ 3,579,510		9.090%	90.910%		$ 325,377	$ 3,254,133
3B	Non-Construction Costs	$ 1,250,000		9.090%	90.910%		$ 113,625	$ 1,136,375
	Subtotal	$ 4,829,510					$ 439,002	$ 4,390,508

Table 32 (continued)

Project		Estimated Cost	Cost Proration			Allocated Cost		
			Existing System	10-Year Plan	Beyond 10-Year	Existing System	10-Year Plan	Beyond 10-Year
4	**Dixie Springs Wells**							
4A	Well	$ 2,090,000		29.990%	70.010%		$ 626,791	$ 1,463,209
4B	Non-Construction Costs	$ 735,000		29.990%	70.010%		$ 220,427	$ 514,574
	Subtotal	$2,825,000					$ 847,218	$ 1,977,783
5	**Gateway Distribution (Oversized Pipelines)**							
5A	Pipelines	$ 2,130,260		9.090%	90.910%		$ 193,641	$ 1,936,619
5B	Non-Construction Costs	$ 745,000		9.090%	90.910%		$ 67,721	$ 766,280
	Subtotal	$ 2,875,260					$ 261,361	$ 2,613,899
6	**Dixie Springs Tank**							
6A	Tank	$ 1,850,000		9.090%	90.910%		$ 168,165	$ 1,681,835
6B	Non-Construction Costs	$ 645,000		9.090%	90.910%		$ 58,631	$ 677,280
	Subtotal	$ 2,496.000					$ 226,796	$ 2,286.205
7	**Christensen Well**							
7A	Well	$ 475,000		9.090%	90.910%		$ 43,178	$ 431,823
7B	Pipelines	$ 124,410		9.090%	90.910%		$ 11,309	$ 113,101
7C	Non-Construction Costs	$ 180,000		9.090%	90.910%		$ 16,362	$ 163,638
	Subtotal	$ 779,410					$ 70,848	$ 708,562
8	**Stratton Pressure Zone**							
8A	Pressure Reducing Station	$ 112,500		9.090%	90.910%		$ 10,226	$ 102,274
8B	Major Transmission Pipelines	$ 1,219,020		9.090%	90.910%		$ 110,809	$ 1,108,211
8C	Non-Construction Costs	$ 470,000		9.090%	90.910%		$ 42,723	$ 427,277
	Subtotal	$ 1,801,520					$ 163,758	$ 1,637,762

Table 32 (continued)

Project		Estimated Cost	Cost Proration			Allocated Cost		
			Existing System	10-Year Plan	Beyond 10-Year	Existing System	10-Year Plan	Beyond 10-Year
9	**Sand Hollow Pressure Zone (Pump from Dixie Springs Pressure Zone)**							
9A	Well	$ 360,000		9.090%	90.910%		$ 32,724	$ 327,276
9B	Major Transmission Pipelines	$ 1,617,000		9.090%	90.910%		$ 146,985	$ 1,470.015
9C	Non-Construction Costs	$ 695,000		9.090%	90.910%		$ 63,176	$ 631,825
	Subtotal	$ 2,672.000					$ 242,885	$ 2,429.115
10	**Frog Hollow Well**							
10A	Well	$ 920,000	5.280%	8.610%	86.110%	$ 48,576	$ 9,212	$ 729.212
10B	Pipelines	$ 695,200	5.280%	8.610%	86.110%	$ 36,707	$ 59,857	$ 598,637
10C	Non-Construction Costs	$ 540,000	5.280%	8.610%	86.110%	$ 28,512	$ 46,494	$ 464,994
	Subtotal	$ 2,155,200				$ 113,795	$ 185,563	$ 1,855,843
11	**Sand Hollow Pressure Zone (Reuse Water)**							
11A	Reuse Pump Station	$ 1,005,000		9.090%	90.910%		$ 91,355	$ 913,646
11B	Major Transmission Pipelines	$ 966,240		9.090%	90.910%		$ 87,831	$ 878,409
11C	Non-Construction Costs	$ 690,000		9.090%	90.910%		$ 62,721	$ 627,279
	Subtotal	$ 2,661.240					$ 241,907	$ 2,419,333
12	**Dixie Springs Pressure Zone (Reuse Water)**							
7A	Reuse Pump Station	$ 975,000		9.090%	90.910%		$ 88,628	$ 886,373
7B	Pipelines	$ 371,250		9.090%	90.910%		$ 33,747	$ 337,503
7C	Non-Construction Costs	$ 465,000		9.090%	90.910%		$ 42,269	$ 422,723
	Subtotal	$ 1,811,250					$ 164,643	$ 1,646,607

Table 32 (continued)

Project		Estimated Cost	Cost Proration			Allocated Cost		
			Existing System	10-Year Plan	Beyond 10-Year	Existing System	10-Year Plan	Beyond 10-Year
13	**3400 West Pressure Zone (Reuse Water)**							
13A	Reuse Pump Station	$ 560,000		9.090%	90.910%		$ 50,904	$ 509.096
13B	600,000 Gallon Tank	$ 850,000		9.090%	90.910%		$ 77,265	$772,735
13C	Major Transmission Pipelines	$ 643,500		9.090%	90.910%		$ 58,494	$ 585,006
13D	Non-Construction Costs	$ 715,000		9.090%	90.910%		$ 64,994	$ 650,007
	Subtotal	$ 2,768,500					$ 251,657	$ 2,515,843
14	**Sky Mountain Pressure Zone (Reuse Water)**							
14A	Reuse Pump Station	$ 1.166.000		9.090%	90.910%		$ 105,989	$ 1,060,011
14B	1,750,000 Gallon Tank	$ 2,085,000		9.090%	90.910%		$ 189,527	$ 1,895,474
14C	Major Transmission Pipelines	$ 1,999,650		9.090%	90.910%		$ 181,768	$ 1,817,882
14D	Non-Construction Costs	$ 1,580,000		9.090%	90.910%		$ 143,622	$ 1,436,378
	Subtotal	$ 6,830,650					$ 620,906	$ 6,209,744
15	**Hurricane Valley Pressure Zone (Reuse Water)**							
15A	Reuse Pump Station	$ 997,000	5.280%	8.610%	86.110%	$ 52,642	$ 85,842	$ 858,517
158	3,000,000 Gallon Tank	$ 3,270,000	5.280%	8.610%	86.110%	$ 172,656	$ 281,547	$ 2,815,797
15C	Major Transmission Pipelines	$ 517,000	5.280%	8.610%	86.110%	$ 27,298	$ 44,514	$ 445,189
15D	Non-Construction Costs	$ 1,670.000	5.280%	8.610%	86.110%	$ 88,176	$ 143,787	$ 1,438,037
	Subtotal	$ 6,454.000				$ 340,771	$ 555,689	$ 5,557,539
					GRAND TOTALS	**$ 741,492**	**$ 4,740,118**	**$ 40,911,143**
							$ 46,392,753	

Section 3 Impact Fees

City owned water rights will be used exclusively in the Hurricane Valley Service Area and the Sand Hollow Service Area.

There are currently excess water rights in the Hurricane Valley Service area which will be sufficient to meet new demands through the Planning Period 2025-2035. New development will buy-in to the excess water rights with impact fees assessed in the Hurricane Valley Service Area.

New water rights amounting to 1,774.60 are being acquired by the city for the Sand Hollow Service Area. Those water rights will be paid for with impact fees assessed in the Sand Hollow Service Area.

There is excess capacity in the existing distribution system which is sufficient to handle new demands though build-out within the existing service area. New development will buy-in to that capacity with the general impact fee assessed for the City-Wide Secondary Water System's physical facilities.

The existing 1.5 MG water tank in the Sand Hollow pressure zone is currently used to store water for the Sand Hollow Golf Course irrigation system. There is 1.0 MG excess storage capacity in the tank which is sufficient to meet new development demands through the Planning Period 2025-2035. New development will buy-in to the excess storage capacity with impact fees assessed for the City-Wide Secondary Water System's physical facilities.

Consulting fees for preparation of the Impact Fee Facilities Plan and Impact Fee Analysis are projected to be $ 180,000.

Construction projects programmed in the next 10 years amount to $ 46,392,753. Payment for the projects is allocated as follows:

Existing Development	$ 741,492
New Development within 10 years	$ 4,740,118
New Development beyond 10 years	$ 40,911,143
Total Construction Cost	$ 46,392,753

For the 10-year planning period, costs for new development will have an allocated cost as follows:

Hurricane Valley Source Facilities	$ 370,185	(Table 21)
Sand Hollow Source Facilities	$ 847,208	(Table 22)
Existing Sand Hollow Tank Buy-In	$ 158,240	(Table 23)
New Storage Facilities	$ 929,620	(Table 24)
Annex Area New Distribution System	$ 588,557	(Table 28)
New Distribution Piping City-Wide	$ 2,654,413	(Table 30)
Impact Fee Consulting Cost	$ 188,500	
Total Cost	$ 5,736,722	

Funds for construction of the City-Wide Secondary Water System will be acquired by impact fees received uniformly over the entire build-out service area

From Table 12, it is estimated that 333.28 acres of irrigated landscape will be added during the planning period and the cost per irrigated acre is $ 17,213 or $ 0.395 per square foot for physical facilities in the secondary system. Tables 33B shows a proposed Impact Fee Schedule for physical facilities using Hurricane City's current residential development standards for lot sizing.

From Table 16, in the Hurricane Valley Service Area there will be $ 453,654 of buy-in cost for water rights to serve an additional 154.78 irrigated acres during the planning period, or $0.067 per square foot. Table 34B shows a proposed Impact Fee Schedule for water rights in the Hurricane Valley Service Area.

From Table 20, in the Sand Hollow Service Area there will be $4,082,829 of buy-in cost for water rights to serve an additional 178.54 irrigated acres during the planning period, or $0.525 per square foot. Table 35B shows a proposed Impact Fee Schedule for water rights in the Sand Hollow Service Area.

Table 33A. Calculated Basis for Impact Fee for Physical Facilities

Development Standard [1]	Description	Basis		Impact Fee
		Typical Irrigated Area (Square Feet)	Unit Cost / Square Foot	
RA-1	50,000 sf – 25,000 sf Gross Lot Area	7,500	$ 0.395	$ 2,962.50
RA-0.5	25,000 sf – 15,000 sf Gross Lot Area	5,000	$ 0.395	$ 1,975.00
R1-15 / R1-10	15,000 sf – 8,000 sf Gross Lot Area	3,500	$ 0.395	$ 1,382.50
R1-8 / R1-4	8,000 sf – 4,000 sf Gross Lot Area	2,500	$ 0.395	$ 987.50
RM-1	Multi-Family 0 - 6 Units/Acre	1,089	$ 0.395	$ 430.16 /unit
RM-2	Multi-Family >6 - 10 Units/Acre	653	$ 0.396	$ 257.94 /unit
RM-3	Multi-Family >10 Units/Acre	435	$ 0.395	$ 171.83 /unit
Ag/Comm/Ind	Non-Residential Land Uses	Actual	$0.395	Computed

[1] From Hurricane Utah, Code of Ordinances / Tile 10-Land Use Regulations

Table 33B. Proposed City-Wide Impact Fee Schedule for Physical Facilities

Description	Impact Fee
50,000 sf – 25,000 sf Gross Lot Area	$ 2,965.00
25,000 sf – 15,000 sf Gross Lot Area	$ 1,975.00
15,000 sf – 8,000 sf Gross Lot Area	$ 1,385.00
8,000 sf – 4,000 sf Gross Lot Area	$ 990.00
Multi-Family – 0 to 6 Units/Acre	$ 430.00 per Unit
Multi-Family – >6 to 10 Units/Acre	$ 260.00 per Unit
Multi-Family – >10 to 15 Units/Acre	$ 175.00 per Unit
Non-Residential Land Uses	Irrigated Area x $ 0.40

Table 34A. Calculated Basis for Impact Fee for Hurricane Valley Service Area Water Rights

Development Standard [1]	Description	Basis		Impact Fee
		Typical Irrigated Area (Square Feet)	Unit Cost / Square Foot	
RA-1	50,000 sf – 25,000 sf Gross Lot Area	7,500	$ 0.067	$ 502.50
RA-0.5	25,000 sf – 15,000 sf Gross Lot Area	5,000	$ 0.067	$ 335.00
R1-15 / R1-10	15,000 sf – 8,000 sf Gross Lot Area	3,500	$ 0.067	$ 234.50
R1-8 / R1-4	8,000 sf – 4,000 sf Gross Lot Area	2,500	$ 0.067	$ 167.50
RM-1	Multi-Family 0 - 6 Units/Acre	1,089	$ 0.067	$ 72.96 /unit
RM-2	Multi-Family >6 - 10 Units/Acre	653	$ 0.067	$ 43.75 /unit
RM-3	Multi-Family >10 Units/Acre	435	$ 0.067	$ 29.15 /unit
Ag/Comm/Ind	Non-Residential Land Uses	Actual	$0.067	Computed

Table 34B. Proposed Impact Fee Schedule for Hurricane Valley Service Area Water Rights

Description	Impact Fee
50,000 sf – 25,000 sf Gross Lot Area	$ 505.00
25,000 sf – 15,000 sf Gross Lot Area	$ 335.00
15,000 sf – 8,000 sf Gross Lot Area	$ 235.00
8,000 sf – 4,000 sf Gross Lot Area	$ 170.00
Multi-Family – 0 to 6 Units/Acre	$ 75.00 per Unit
Multi-Family – >6 to 10 Units/Acre	$ 45.00 per Unit
Multi-Family – >10 to 15 Units/Acre	$ 30.00 per Unit
Non-Residential Land Uses	Irrigated Area x $ 0.067

Table 35A. Calculated Basis for Impact Fee for Sand Hollow Service Area Water Rights

Development Standard [1]	Description	Basis		Impact Fee
		Typical Irrigated Area (Square Feet)	Unit Cost / Square Foot	
RA-1	50,000 sf – 25,000 sf Gross Lot Area	7,500	$ 0.525	$ 3,937.50
RA-0.5	25,000 sf – 15,000 sf Gross Lot Area	5,000	$ 0.525	$ 2,625.00
R1-15 / R1-10	15,000 sf – 8,000 sf Gross Lot Area	3,500	$ 0.525	$ 1,837.50
R1-8 / R1-4	8,000 sf – 4,000 sf Gross Lot Area	2,500	$ 0.525	$ 1,312.50
RM-1	Multi-Family 0 - 6 Units/Acre	1,089	$ 0.525	$ 571.73 /unit
RM-2	Multi-Family >6 - 10 Units/Acre	653	$ 0.525	$ 342.83 /unit
RM-3	Multi-Family >10 Units/Acre	435	$ 0.525	$ 228.38 /unit
Ag/Comm/Ind	Non-Residential Land Uses	Actual	$ 0.525	Computed

Table 35B. Proposed Impact Fee Schedule for Sand Hollow Service Area Water Rights

Description	Impact Fee
50,000 sf – 25,000 sf Gross Lot Area	$ 3,940.00
25,000 sf – 15,000 sf Gross Lot Area	$ 2,625.00
15,000 sf – 8,000 sf Gross Lot Area	$ 1,840.00
8,000 sf – 4,000 sf Gross Lot Area	$ 1,315.00
Multi-Family – 0 to 6 Units/Acre	$ 575.00 per Unit
Multi-Family – >6 to 10 Units/Acre	$ 345.00 per Unit
Multi-Family – >10 to 15 Units/Acre	$ 230.00 per Unit
Non-Residential Land Uses	Irrigated Area x $ 0.525

IMPACT FEE CERTIFICATION 11-36A-306(1)

This IFFP has been prepared in accordance with Utah Code Title 11 Chapter 36a (the "Impact Fees Act"), which prescribes the laws pertaining to the imposition of impact fees in Utah. The accuracy of this IFFP relies in part upon planning, engineering, and other source data, provided by the City and its designees.

In accordance with Utah Code Annotated, 11-36a-306(1), Alpha Engineering makes the following certification:

I certify that the attached impact fee facilities plan:

1. Includes only the costs of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid.
2. Does not include:
    a. costs of operation and maintenance of public facilities.
    b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents.
    c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement.
3. Complies in each relevant respect with the Impact Fees Act.

_____

Glen E Carnahan, P.E.

Exhibits

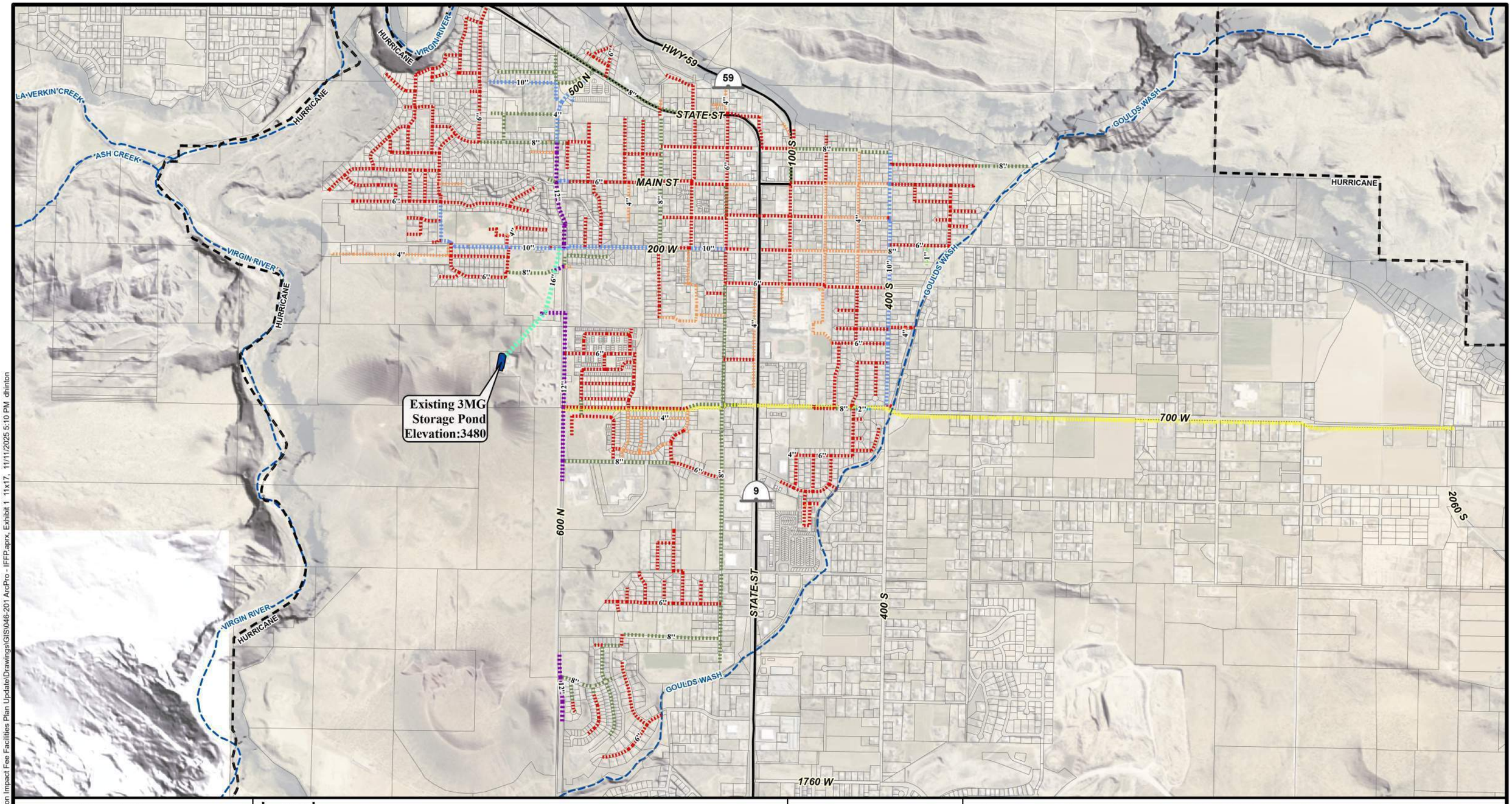
Exhibit 1 Existing Pressurized Irrigation System

Exhibit 2 Hurricane Bench Irrigation Service Areas

Exhibit 3 Proposed Build-Out System

Exhibit 4 Sand Hollow Service Area

Exhibit 5 Proposed 10-Year Projects



0 700 1,400 2,800
Feet

Legend

- Existing 36" Transmission Line
- Washington County Parcels
- Municipal Boundary
- 1"
- 2"
- 4"
- 6"
- 8"
- 10"
- 12"
- 16"

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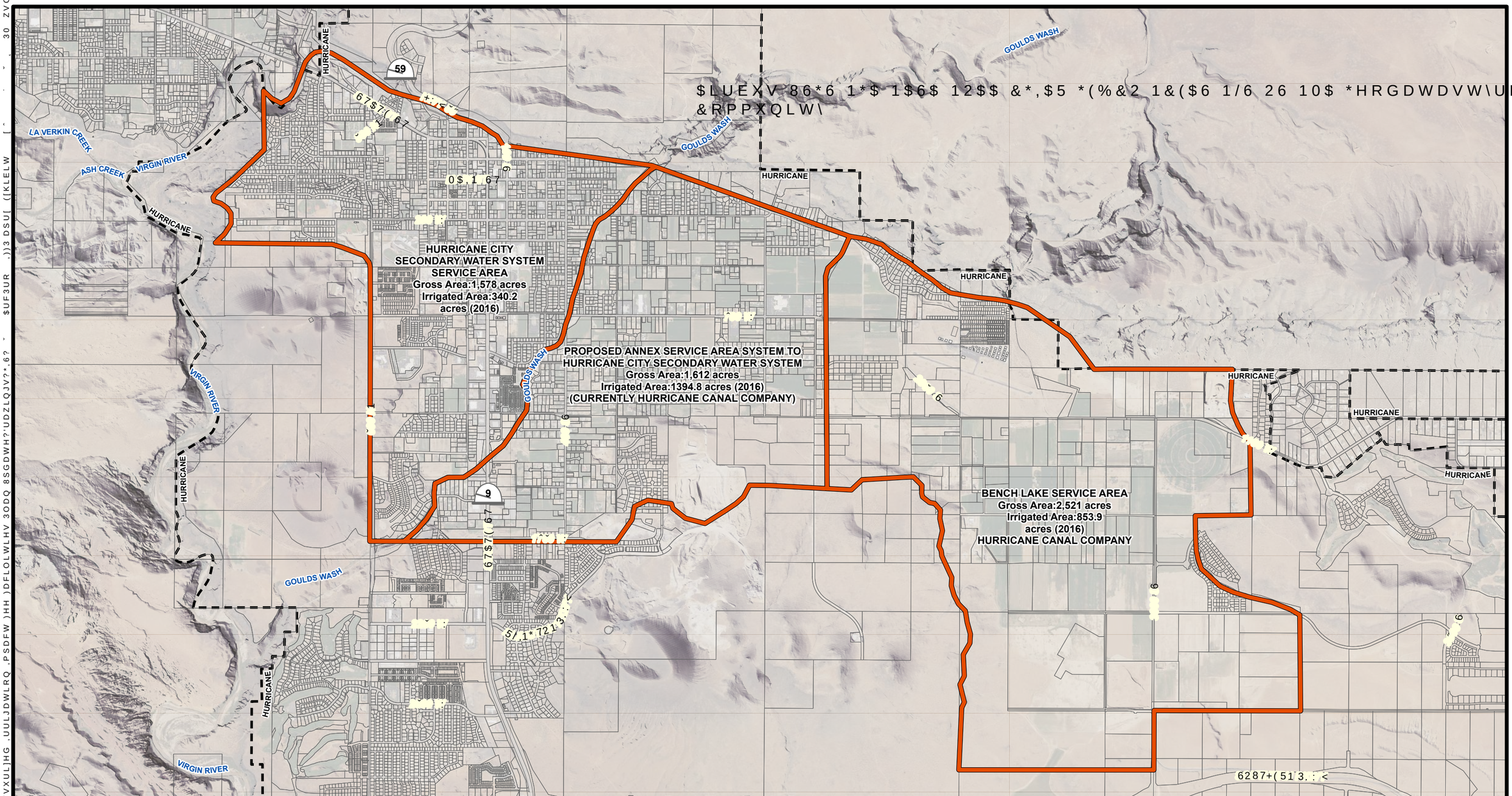
EXHIBIT 1

EXISTING PRESSURIZED IRRIGATION SYSTEM

Hurricane, Utah

Spatial Reference:	Utah State Plane NAD 83, feet
Drawn By:	WSS
Scale:	1" = 1,500 feet
Date:	October 28, 2025

P:\046-201 Hurricane Pressurized Irrigation Impact Fee Facilities Plan Update\Drawings\GIS\046-201 ArcPro - IFFP.aprx, Exhibit 1 11x17, 11/11/2025 5:10 PM dhinton



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Legend

Service Area Boundary

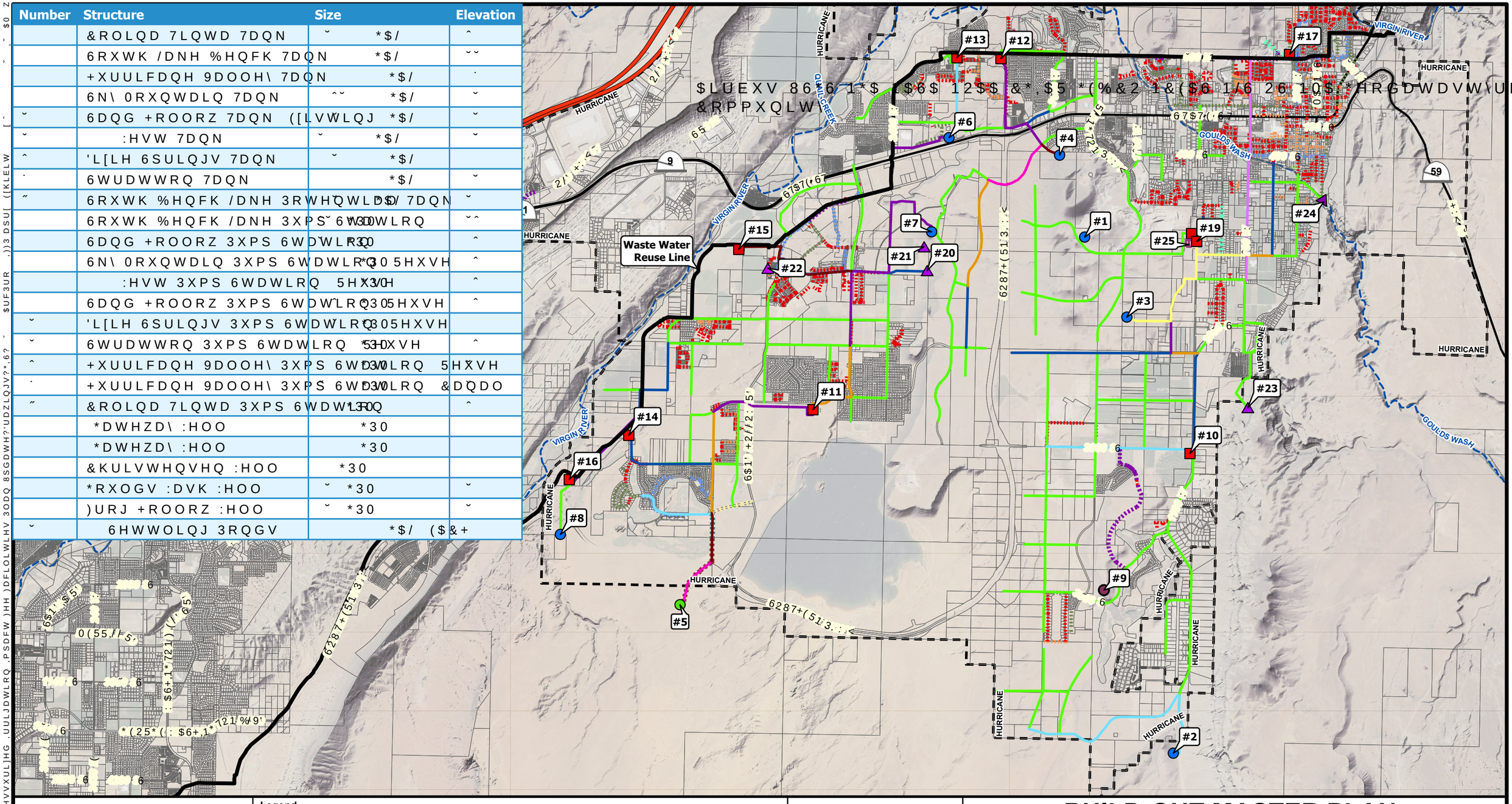
EXHIBIT 2

HURRICANE VALLEY IRRIGATION SERVICE AREAS

Hurricane, Utah

Spatial Reference:	8WDK 6WDWH 3ODQH 1$' IHHW
Drawn By:	:66
Scale:	IHHW
Date:	2FWREHU

Number	Structure	Size	Elevation
	&ROLQD 7LQWD 7DQN	*$/	
	6RXWK /DNH %HQFK 7DQN	*$/	
	+XUULFDQH 9DOOH\ 7DQN	*$/	
	6N\ 0RXQWDLQ 7DQN	*$/	
	6DQG +ROORZ 7DQN ([LVWLQJ	*$/	
	:HVW 7DQN	*$/	
	'L[LH 6SULQJV 7DQN	*$/	
	6WUDWWRQ 7DQN	*$/	
	6RXWK %HQFK /DNH 3RWHQWLDO 7DQN		
	6RXWK %HQFK /DNH 3XPS 6WDWLRQ		
	6DQG +ROORZ 3XPS 6WDWLRQ		
	6N\ 0RXQWDLQ 3XPS 6WDWLRQ *3 05HXVH		
	:HVW 3XPS 6WDWLRQ 5HXVH		
	6DQG +ROORZ 3XPS 6WDWLRQ 305HXVH		
	'L[LH 6SULQJV 3XPS 6WDWLRQ 305HXVH		
	6WUDWWRQ 3XPS 6WDWLRQ *5HXVH		
	+XUULFDQH 9DOOH\ 3XPS 6WDWLRQ 5HXVH		
	+XUULFDQH 9DOOH\ 3XPS 6WDWLRQ &DQDO		
	&ROLQD 7LQWD 3XPS 6WDWLRQ		
	*DWHZD\ :HOO	*30	
	*DWHZD\ :HOO	*30	
	&KULVWHQVHQ :HOO	*30	
	*RXOGV :DVK :HOO	*30	
	)URJ +ROORZ :HOO	*30	
	6HWWOLQJ 3RQGV	*$/ ($&+	



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Legend

Existing Irrigation Lines

- 3/4"
- 1"
- 1 1/4"
- 1 1/2"
- 2 1/2"
- 3"
- 4"
- 10"
- 15"
- 16"
- 18"
- 20"

Proposed Irrigation Lines

- 6 inch
- 8 inch
- 10 inch
- 12 inch
- 14 inch
- 16 inch
- 18 inch
- 20 inch
- 24 inch
- 36 inch

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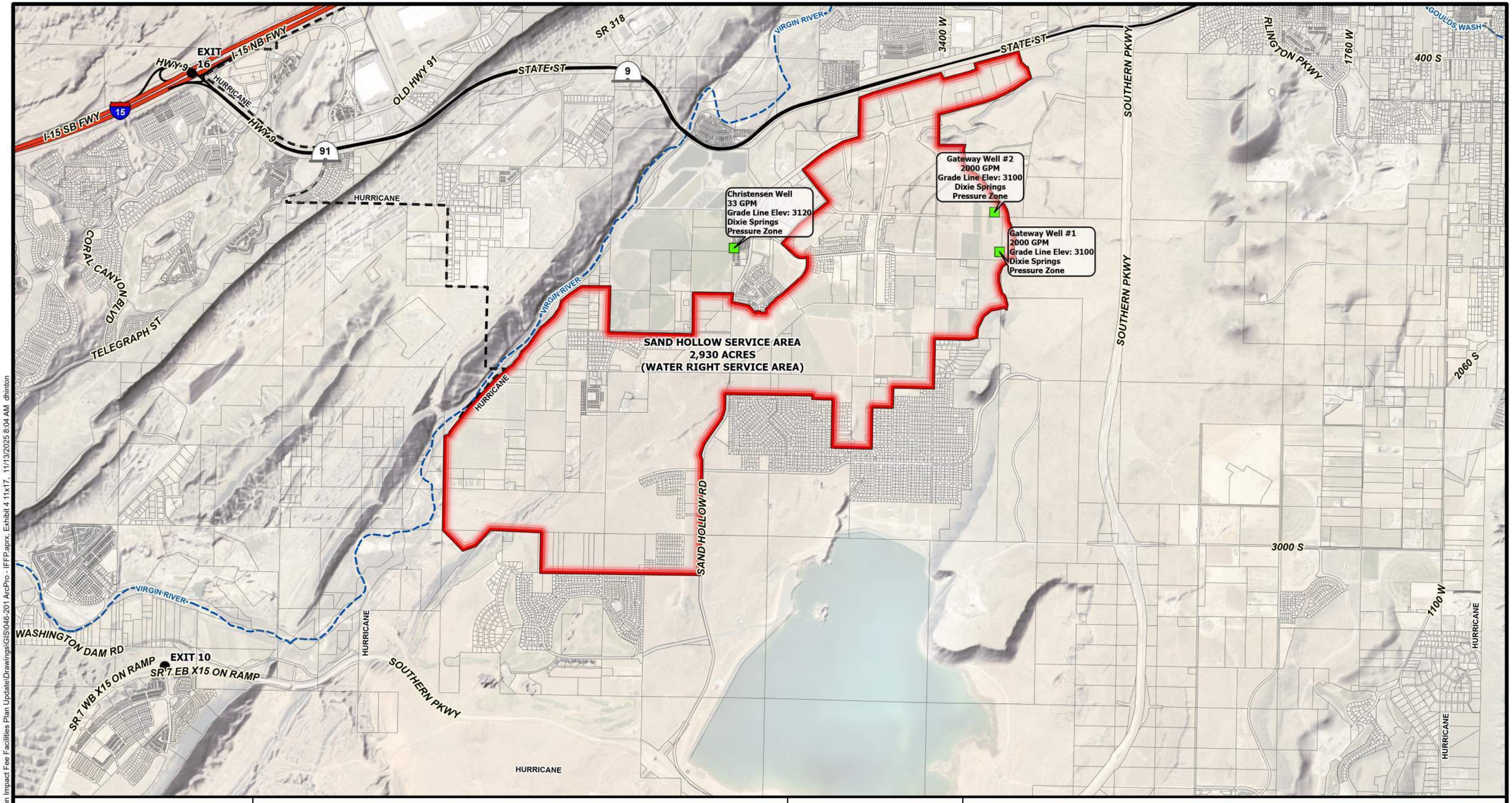
EXHIBIT 3

BUILD-OUT MASTER PLAN SYSTEM LAYOUT

Hurricane, Utah

Spatial Reference:	8WDK 6WDWH 3ODQH 1$' IHHW
Drawn By:	:66
Scale:	IHHW
Date:	2FWREHU



0 1,500 3,000 6,000
Feet

Legend

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EXHIBIT 4

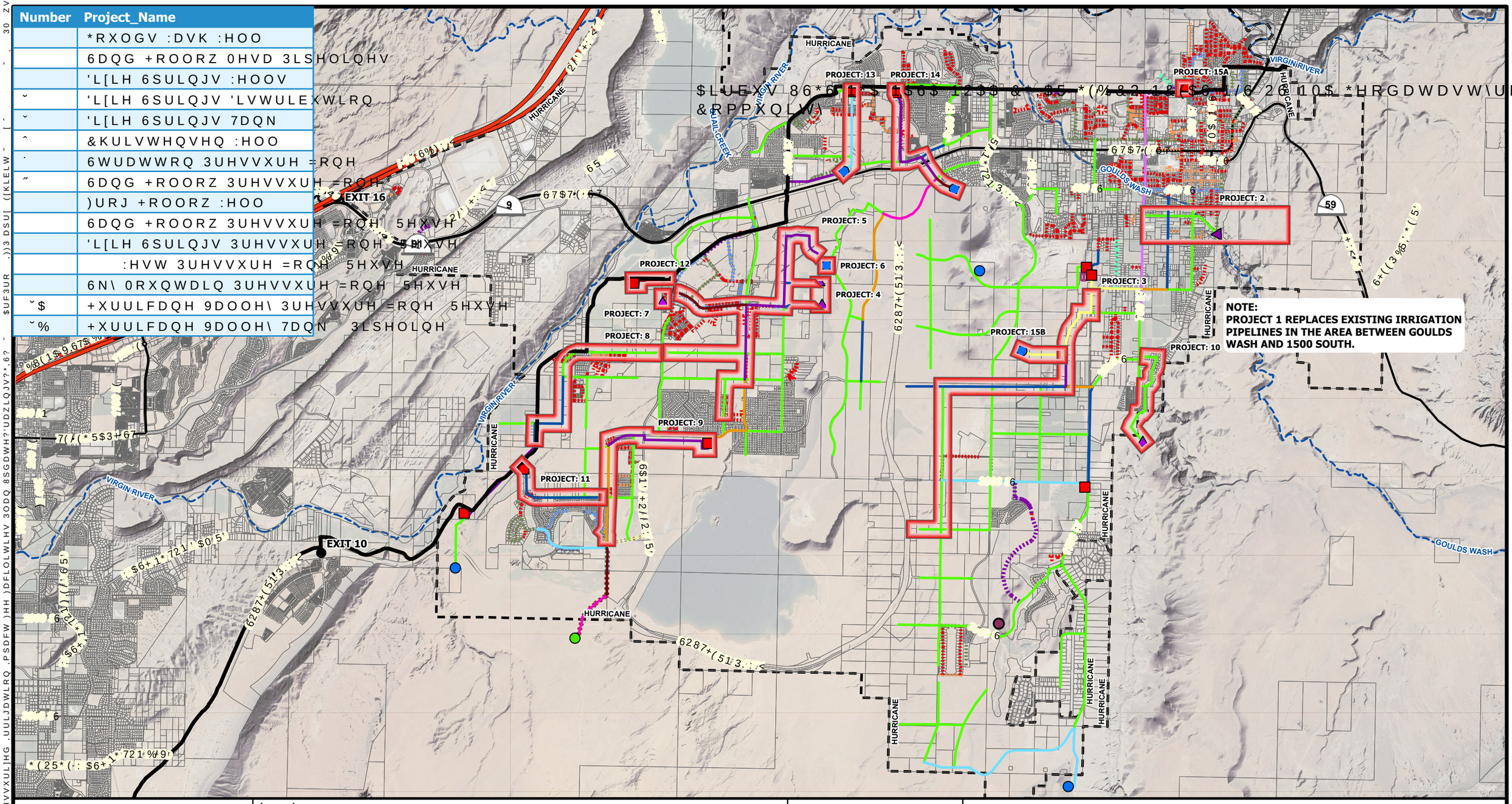
SAND HOLLOW SERVICE AREA

Hurricane, Utah

Spatial Reference:	Utah State Plane NAD 83, feet
Drawn By:	WSS
Scale:	1" = 3,000 feet
Date:	October 28, 2025

P:\046-201 Hurricane Pressurized Irrigation Impact Fee Facilities Plan Update\Drawings\GIS\046-201 ArcPro - IFFP.aprx, Exhibit 4 11x17, 11/13/2025 8:04 AM dhinton

Number	Project_Name
	*RXOGV :DVK :HOO
	6DQG +ROORZ 0HVD 3LSHOLQHV
	'L[LH 6SULQJV :HOOV
ˇ	'L[LH 6SULQJV 'LVWULEXWLRQ
ˇ	'L[LH 6SULQJV 7DQN
ˆ	&KULVWHQVHQ :HOO
˙	6WUDWWRQ 3UHVVXUH =RQH
˝	6DQG +ROORZ 3UHVVXUH =RQH
	)URJ +ROORZ :HOO
	6DQG +ROORZ 3UHVVXUH =RQH 5HXVH
	'L[LH 6SULQJV 3UHVVXUH =RQH 5HXVH
	:HVW 3UHVVXUH =RQH 5HXVH
	6N\ 0RXQWDLQ 3UHVVXUH =RQH 5HXVH
ˇ$	+XUULFDQH 9DOOH\ 3UHVVXUH =RQH 5HXVH
ˇ%	+XUULFDQH 9DOOH\ 7DQN 3LSHOLQH



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Legend

Existing Irrigation Lines
- 3/4"
- 1"
- 1 1/4"
- 1 1/2"
- 2 1/2"
- 3"
- 4"
- 10"
- 15"
- 16"
- 18"
- 20"
- 8 inch
- 10 inch
- 12 inch
- 14 inch
- 16 inch
- 18 inch
- 20 inch
- 24 inch
- 36 inch

Proposed Irrigation Lines
- 6 inch

- Proposed Pumpstations
- Proposed Tanks
- Existing Tanks
- Wells

EXHIBIT 5

10-YEAR PROJECT PLAN

Hurricane, Utah

Spatial Reference:	8WDK 6WDWH 3ODQH 1$' IHHW
Drawn By:	:66
Scale:	IHHW
Date:	2FWREHU

Appendix

10-Year Projects Cost Estimates

HURRICANE CITY SECONDARY WATER SYSTEM
10-YEAR PROJECTS LIST AND ESTIMATED COSTS

PROJECT 1
East Side Irrigation Efficiency Project (75% NRCS Funded)

Treatment System	*Quantity*	*Units*	*Unit Price*	*Total Price*
(2) 3.0 MG Settling Ponds	1	LS	$2,203,000.00	$2,203,000.00
Treatment Facility				
Sitework	1	LS	$1,022,598.50	$1,022,598.50
Structures	1	LS	$1,546,000.00	$1,546,000.00
Pumps	1	LS	$450,000.00	$450,000.00
Filters	1	LS	$229,500.00	$229,500.00
Electrical	1	LS	$683,000.00	$683,000.00
Feeder Pipeline	1	LS	$1,826,840.00	$1,826,840.00
Phase 1 Subtotal				$7,960,938.50
Pipeline Replacement				
16" Pipe	1,320	LnFt	$193.60	$255,552.00
14" Pipe	1,320	LnFt	$169.40	$223,608.00
12" pipe	3,500	LnFt	$145.20	$508,200.00
10" Pipe	1,000	LnFt	$121.00	$121,000.00
8" Pipe	15,340	LnFt	$96.80	$1,484,912.00
6" pipe	27,500	LnFt	$72.60	$1,996,500.00
Asphalt Repair	30,000	LnFt	$15.00	$450,000.00
Air Valves	1	LS	$205,000.00	$205,000.00
Service Connections	1	LS	$820,000.00	$820,000.00
Miscellaneous Repairs	1	LS	$410,142.00	$410,142.00
Phase 2 Subtotal				$6,474,914.00
Project Total				$14,435,852.50
Funded by NRCS (75%)				$10,826,889.38
Funded by Hurricane City				$3,608,963.13

HURRICANE CITY SECONDARY WATER SYSTEM
10-YEAR PROJECTS LIST AND ESTIMATED COSTS

PROJECT 2				
Gould Wash Well	*Quantity*	*Units*	*Unit Price*	*Total Price*
Well				
Well Drilling	1	LS	$500,000	$500,000
Sitework	1	LS	$25,000	$25,000
Structures	1	LS	$175,000	$175,000
Pumps	1	LS	$125,000	$125,000
Piping	1	LS	$75,000	$75,000
Electrical	1	LS	$60,000	$60,000
Pipeline				
10" Pipe	3,500	LnFt	$65.00	$227,500
Asphalt Repair	3,500	LnFt	$16.50	$57,750
	Construction Total			$1,245,250
	20% Contingency			$330,000
	15% Engineering, Legal, Fiscal			$250,000
	Project Total			$1,825,250

PROJECT 3				
Sand Hollow Mesa Pipelines	*Quantity*	*Units*	*Unit Price*	*Total Price*
Major Distribution Pipelines				
24" Pipe	4,500	LnFt	$290.40	$1,306,800
14" Pipe	3,500	LnFt	$169.40	$592,900
12" Pipe	5,300	LnFt	$145.20	$769,560
10" Pipe	3,200	LnFt	$121.00	$387,200
8" Pipe	4,500	LnFt	$96.80	$435,600
Asphalt Repair	5,300	LnFt	$16.50	$87,450
	Construction Total			$3,579,510
	20% Contingency			$715,000
	15% Engineering, Legal, Fiscal			$535,000
	Project Total			$4,829,510

PROJECT 4				
Dixie Springs Wells (Gateway)	*Quantity*	*Units*	*Unit Price*	*Total Price*
Wells				
Well Drilling	2	Each	$500,000	$1,000,000
Sitework	2	Each	$30,000	$60,000
Structures	2	Each	$175,000	$350,000
Pumps	2	Each	$150,000	$300,000
Piping	2	Each	$120,000	$240,000
Electrical	2	Each	$70,000	$140,000
	Construction Total			$2,090,000
	20% Contingency			$420,000
	15% Engineering, Legal, Fiscal			$315,000
	Project Total			$2,825,000

HURRICANE CITY SECONDARY WATER SYSTEM
10-YEAR PROJECTS LIST AND ESTIMATED COSTS

PROJECT 5				
Dixie Springs Distribution (Gateway)	*Quantity*	*Units*	*Unit Price*	*Total Price*
Major Distribution Pipelines			(8" difference)	
16" Pipe	7,200	LnFt	$96.80	$696,960
14" Pipe	4,700	LnFt	$72.60	$341,220
12" Pipe	13,200	LnFt	$48.40	$638,880
10" Pipe	8,500	LnFt	$24.20	$205,700
Asphalt Repair	15,000	LnFt	$16.50	$247,500
	Construction Total			$2,130,260
	20% Contingency			$425,000
	15% Engineering, Legal, Fiscal			$320,000
	Project Total			$2,875,260

PROJECT 6				
Dixie Springs Tank (Gateway)	*Quantity*	*Units*	*Unit Price*	*Total Price*
1,500,000 Gallon Tank				
Sitework	1	LS	$750,000	$750,000
Structures	1	LS	$1,000,000	$1,000,000
Pipe	1	LS	$100,000	$100,000
	Construction Total			$1,850,000
	20% Contingency			$370,000
	15% Engineering, Legal, Fiscal			$275,000
	Project Total			$2,495,000

PROJECT 7				
Christensen Well	*Quantity*	*Units*	*Unit Price*	*Total Price*
Well				
Well Rehabitation	1	LS	$50,000	$50,000
Sitework	1	LS	$25,000	$25,000
Structures	1	LS	$250,000	$250,000
Pumps	1	LS	$75,000	$75,000
Piping	1	LS	$25,000	$25,000
Electrical	1	LS	$50,000	$50,000
Pipeline				
8" Pipe	1,200	LnFt	$96.80	$116,160
Asphalt Repair	500	LnFt	$16.50	$8,250
	Construction Total			$599,410
	20% Contingency			$120,000
	15% Engineering, Legal, Fiscal			$60,000
	Project Total			$779,410

HURRICANE CITY SECONDARY WATER SYSTEM
10-YEAR PROJECTS LIST AND ESTIMATED COSTS

PROJECT 8				
Stratton Pressure Zone	*Quantity*	*Units*	*Unit Price*	*Total Price*
PRV Station				
Sitework	1	LS	$15,000	$15,000
Structures	1	LS	$75,000	$75,000
Valve	1	LS	$10,000	$10,000
Piping	1	LS	$10,000	$10,000
Electrical	1	LS	$2,500	$2,500
Major Distribution Pipeline				
12" Pipe	2,600	LnFt	$145.20	$377,520
10" Pipe	6,000	LnFt	$121.00	$726,000
Asphalt Repair	7,000	LnFt	$16.50	$115,500
1,000,000 Gallon Tank (Postpone until reuse is available)				
	Construction Total			$1,331,520
	20% Contingency			$270,000
	15% Engineering, Legal, Fiscal			$200,000
	Project Total			$1,801,520

PROJECT 9				
Sand Hollow Pressure Zone	*Quantity*	*Units*	*Unit Price*	*Total Price*
Pump Station				
Sitework	1	LS	$50,000	$50,000
Structures	1	LS	$300,000	$300,000
Pumps	1	LS	$4,300	$4,300
Piping	1	LS	$1,600	$1,600
Electrical	1	LS	$4,100	$4,100
Major Distribution Pipelines				
14" Pipe	2,800	LnFt	$169.40	$474,320
10" Pipe	3,200	LnFt	$121.00	$387,200
8" Pipe	6,100	LnFt	$96.80	$590,480
Asphalt Repair	10,000	LnFt	$16.50	$165,000
Existing Tank				
	Construction Total			$1,977,000
	20% Contingency			$395,000
	15% Engineering, Legal, Fiscal			$300,000
	Project Total			$2,672,000

HURRICANE CITY SECONDARY WATER SYSTEM
10-YEAR PROJECTS LIST AND ESTIMATED COSTS

PROJECT 10				
Frog Hollow Well	*Quantity*	*Units*	*Unit Price*	*Total Price*
Well				
Well Drilling	1	LS	$500,000	$500,000
Sitework	1	LS	$25,000	$25,000
Structures	1	LS	$175,000	$175,000
Pumps	1	LS	$100,000	$100,000
Piping	1	LS	$65,000	$65,000
Electrical	1	LS	$55,000	$55,000
Pipeline				
8" Pipe	6,500	LnFt	$96.80	$629,200
Asphalt Repair	4,000	LnFt	$16.50	$66,000
	Construction Total			$1,615,200
	20% Contingency			$310,000
	15% Engineering, Legal, Fiscal			$230,000
	Project Total			$2,155,200

PROJECT 11				
Sand Hollow Pressure Zone	*Quantity*	*Units*	*Unit Price*	*Total Price*
Reuse Pump Station				
Sitework	1	LS	$150,000	$150,000
Structures	1	LS	$500,000	$500,000
Pumps	1	LS	$175,000	$175,000
Piping	1	LS	$30,000	$30,000
Electrical	1	LS	$150,000	$150,000
Pipeline				
12" Pipe	6,200	LnFt	$145.20	$900,240
Asphalt Repair	4,000	LnFt	$16.50	$66,000
	Construction Total			$1,971,240
	20% Contingency			$395,000
	15% Engineering, Legal, Fiscal			$295,000
	Project Total			$2,661,240

HURRICANE CITY SECONDARY WATER SYSTEM
10-YEAR PROJECTS LIST AND ESTIMATED COSTS

PROJECT 12

Dixie Springs Pressure Zone	*Quantity*	*Units*	*Unit Price*	*Total Price*
Reuse Pump Station				
Sitework	1	LS	$125,000	$125,000
Structures	1	LS	$500,000	$500,000
Pumps	1	LS	$175,000	$175,000
Piping	1	LS	$30,000	$30,000
Electrical	1	LS	$145,000	$145,000
Pipeline				
12" Pipe	2,500	LnFt	$145.20	$363,000
Asphalt Repair	500	LnFt	$16.50	$8,250
	Construction Total			$1,346,250
	20% Contingency			$265,000
	15% Engineering, Legal, Fiscal			$200,000
	Project Total			$1,811,250

PROJECT 13

3400 West Pressure Zone	*Quantity*	*Units*	*Unit Price*	*Total Price*
Reuse Pump Station				
Sitework	1	LS	$150,000	$150,000
Structures	1	LS	$300,000	$300,000
Pumps	1	LS	$45,000	$45,000
Piping	1	LS	$25,000	$25,000
Electrical	1	LS	$40,000	$40,000
600,000 Gallon Tank				
Sitework	1	LS	$320,000	$320,000
Structures	1	LS	$480,000	$480,000
Pipe	1	LS	$50,000	$50,000
Major Distribution Pipelines				
10" Pipe	4,800	LnFt	$121.00	$580,800
Asphalt Repair	3,800	LnFt	$16.50	$62,700
	Construction Total			$2,053,500
	20% Contingency			$410,000
	15% Engineering, Legal, Fiscal			$305,000
	Project Total			$2,768,500

HURRICANE CITY SECONDARY WATER SYSTEM
10-YEAR PROJECTS LIST AND ESTIMATED COSTS

PROJECT 14				
Sky Mountain Pressure Zone	*Quantity*	*Units*	*Unit Price*	*Total Price*
Reuse Pump Station				
Sitework	1	LS	$250,000	$250,000
Structures	1	LS	$500,000	$500,000
Pumps	1	LS	$205,000	$205,000
Piping	1	LS	$36,000	$36,000
Electrical	1	LS	$175,000	$175,000
1,750,000 Gallon Tank				
Sitework	1	LS	$830,000	$830,000
Structures	1	LS	$1,140,000	$1,140,000
Pipe	1	LS	$115,000	$115,000
Major Distribution Pipelines				
18" Pipe	8,000	LnFt	$217.80	$1,742,400
Hwy 9 Crossing	1	LS	$150,000.00	$150,000
Asphalt Repair	6,500	LnFt	$16.50	$107,250
	Construction Total			$5,250,650
	20% Contingency			$905,000
	15% Engineering, Legal, Fiscal			$675,000
	Project Total			$6,830,650

PROJECT 15				
Hurricane Valley Pressure Zone	*Quantity*	*Units*	*Unit Price*	*Total Price*
Reuse Pump Station				
Sitework	1	LS	$240,000	$240,000
Structures	1	LS	$500,000	$500,000
Pumps	1	LS	$115,000	$115,000
Piping	1	LS	$30,000	$30,000
Electrical	1	LS	$102,000	$102,000
Tie-in to Existing Piping	1	LS	$10,000	$10,000
3,000,000 Gallon Tank				
Sitework	1	LS	$1,265,000	$1,265,000
Structures	1	LS	$1,825,000	$1,825,000
Pipe	1	LS	$180,000	$180,000
Major Distribution Pipelines				
24" Pipe	2,500	LnFt	$193.60	$484,000
Asphalt Repair	2,000	LS	$16.50	$33,000
	Construction Total			$4,784,000
	20% Contingency			$955,000
	15% Engineering, Legal, Fiscal			$715,000
	Project Total			$6,454,000

Hurricane City

DRAFT Secondary Water Impact Fee Analysis
December 2025

HURRICANE CITY
UTAH

ZIONS PUBLIC FINANCE, INC.

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DRAFT

EXECUTIVE SUMMARY

An impact fee is a one-time fee imposed on new development activity to mitigate the impact of new development on capital facilities. In conjunction with this Impact Fee Analysis, Alpha Engineering prepared the *Hurricane City Secondary Water System Impact Fee Facilities Plan* (IFFP) dated December 2025. The IFFP forms the basis for this impact fee analysis.

The recommended impact fee structure presented in this analysis has been prepared to satisfy the Impact Fees Act, Utah Code Ann. § 11-36a-101 et. seq., and represents the maximum impact fees Hurricane City ("City") may assess. The City will be required to use revenue sources other than impact fees to fund any projects that constitute repair and replacement, cure any existing deficiencies, or increase the level of service for existing users.

Demand Growth

The City anticipates the growth of 333.28 irrigated acres over the next 10 years, with growth of 154.78 acres in Hurricane Valley and 178.54 acres in Sand Hollow.

Secondary Water Service Levels

Level of service (LOS) defines the secondary water capital facility demands for the aggregate citywide secondary water system. The IFFP defines existing and proposed service levels as follows:

TABLE 1: SECONDARY WATER EXISTING AND PROPOSED SERVICE LEVELS

Description	Existing LOS	Proposed LOS
Annual Usage, Non-Agricultural	4.93 acre ft/acre	2.93 acre ft/acre
Peak Day Demand, Non-Agricultural	8.12 gpm/acre	1.36 gpm/acre
Peak Hour Demand, Non-Agricultural	16.24 gpm/acre	8.38 gpm/acre
Storage, Non-Agricultural	10,470 gal/acre	2,583 gal/acre

Source: Hurricane City Secondary Water System Impact Fee Facilities Plan, pp. 6-7

Service levels are expected to decline in the future. Impact fees can only be charged based on the level of service received by new development; in other words, fees can only be proportional to the benefit received.

Water Service Area

There is one service area for secondary water that encompasses the boundaries of Hurricane City for water source, storage and distribution facilities. There are two service areas for water rights – Hurricane Valley and Sand Hollow. See maps of service areas in the Appendix. Secondary water impact fees are only charged to those properties with access to secondary water systems.

Excess Capacity

There is excess capacity in Hurricane Valley's water rights. The actual cost of total excess capacity in water rights that will be consumed by new development over the next 10 years is $453,654.

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New Facilities

Total new facility costs required by growth in new development over the next 10 years are projected to reach $5,548,223 citywide and $4,082,829 for water rights in Sand Hollow. There are no new facilities planned exclusively for Hurricane Valley.

Secondary Water System Impact Fee Calculation

A citywide fee is calculated which must be paid by all new development plus an additional fee for either Hurricane Valley or for Sand Hollow that reflects the unique needs of those two areas.

TABLE 2: CITYWIDE GROSS FEE PER IRRIGATED ACRE

Description	Amount
Buy-In	$0
New Facilities	$16,647.33
Consultant Cost	$565.59
Gross Fee per Irrigated Acre - Citywide	**$17,212.92**

TABLE 3: HURRICANE VALLEY GROSS FEE PER IRRIGATED ACRE (NOT INCLUDING CITYWIDE FEE)

Description	Amount
Buy-In Cost	$453,654
Growth in Irrigated Acres, 2025-2035	154.78
Maximum Fee per Irrigated Acre	**$2,930.96**

TABLE 4: SAND HOLLOW GROSS FEE PER IRRIGATED ACRE (NOT INCLUDING CITYWIDE FEE)

Description	Amount
New Facilities	$4,082,829
Growth in Irrigated Acres, 2025-2035	178.54
Maximum Fee per Irrigated Acre	**$22,867.87**

There is an outstanding Series 2022 Secondary Water Revenue Bond, with $763,280 remaining in principal and interest payments. There are no buy-in costs for new development; therefore, the entire remaining bond payments benefit existing development and it must be credited so that new development does not pay twice. These credits will be made against the general fee citywide. In addition, new development must be credited for the $399,958 in new projects that will benefit existing development.

TABLE 5: CITYWIDE MAXIMUM COST PER ACRE AFTER CREDITS - CITYWIDE

Year	Gross Cost per Irrigated Acre - Citywide	Credit for New Projects Benefitting Existing Development	Bond Credit	Max Cost per Irrigated Acre - Citywide
2025	$17,212.92	($481.62)	($1,471.14)	$15,260.17
2026	$17,212.92	($416.37)	($1,329.27)	$15,467.28
2027	$17,212.92	($356.10)	($1,201.82)	$15,655.01
2028	$17,212.92	($300.28)	($1,087.36)	$15,825.28
2029	$17,212.92	($248.47)	($980.96)	$15,983.49
2030	$17,212.92	($200.22)	($885.33)	$16,127.37

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Year	Gross Cost per Irrigated Acre - Citywide	Credit for New Projects Benefitting Existing Development	Bond Credit	Max Cost per Irrigated Acre - Citywide
2031	$17,212.92	($155.16)	($766.22)	$16,291.55
2032	$17,212.92	($112.92)	($654.82)	$16,445.19
2033	$17,212.92	($73.17)	($552.89)	$16,586.86
2034	$17,212.92	($35.63)	($457.15)	$16,720.15
2035	$17,212.92	$0.00	($369.05)	$16,843.88

The maximum cost per irrigated acre is applied to the average irrigated acres found in different types of development sizes as shown in Table 6 below.

TABLE 6: CITYWIDE MAXIMUM IMPACT FEE, 2025-2029

Category	Irrigated SF	% of Irrigated Acre	2025	2026	2027	2028	2029
RA-1	7,500	17.2%	$2,627.44	$2,663.10	$2,695.42	$2,724.74	$2,751.98
RA-0.5	5,000	11.5%	$1,751.63	$1,775.40	$1,796.95	$1,816.49	$1,834.65
R1-15 / R1-10	3,500	8.0%	$1,226.14	$1,242.78	$1,257.86	$1,271.54	$1,284.26
R1-8 / R1-6 /R1-4	2,500	5.7%	$875.81	$887.70	$898.47	$908.25	$917.33
RM-1	1,089	2.5%	$381.50	$386.68	$391.38	$395.63	$399.59
RM-2	653	1.5%	$228.76	$231.87	$234.68	$237.23	$239.61
RM-3	435	1.0%	$152.39	$154.46	$156.33	$158.03	$159.61

TABLE 7: CITYWIDE MAXIMUM IMPACT FEE, 2030-2035

Category	Irrigated SF	2030	2031	2032	2033	2034	2035
RA-1	7,500	$2,776.75	$2,805.02	$2,831.47	$2,855.86	$2,878.81	$2,900.12
RA-0.5	5,000	$1,851.17	$1,870.01	$1,887.65	$1,903.91	$1,919.21	$1,933.41
R1-15 / R1-10	3,500	$1,295.82	$1,309.01	$1,321.35	$1,332.74	$1,343.45	$1,353.39
R1-8 / R1-6 / R1-4	2,500	$925.58	$935.01	$943.82	$951.95	$959.60	$966.71
RM-1	1,089	$403.18	$407.29	$411.13	$414.67	$418.00	$421.10
RM-2	653	$241.76	$244.22	$246.53	$248.65	$250.65	$252.50
RM-3	435	$161.05	$162.69	$164.23	$165.64	$166.97	$168.21

Because of the variableness of irrigated acreages on each lot, Hurricane City desires to establish impact fees based solely on lot sizes shown in Tables 8 and 9 below

TABLE 8 CITYWIDE MAXIMUM IMPACT FEE, 2025-2029

Lot Size	2025	2026	2027	2028	2029
50,000 sq.ft – 25,000 sq.ft. Gross Lot Area	$2,627.44	$2,663.10	$2,695.42	$2,724.74	$2,751.98
25,000 sq.ft. – 15,000 sq.ft. Gross Lot Area	$1,751.63	$1,775.40	$1,796.95	$1,816.49	$1,834.65
15,000 sq.ft. – 8,000 sq.ft. Gross Lot Area	$1,226.14	$1,242.78	$1,257.86	$1,271.54	$1,284.26
8,000 sq.ft. – 4,000 sq.ft. Gross Lot Area	$875.81	$887.70	$898.47	$908.25	$917.33

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Lot Size	2025	2026	2027	2028	2029
High Density 0 – 6 Units/Acre	$381.50	$386.68	$391.38	$395.63	$399.59
High Density >6 – 10 Units/Acre	$228.76	$231.87	$234.68	$237.23	$239.61
High Density >10 Units/Acre	$152.39	$154.46	$156.33	$158.03	$159.61

TABLE 9: CITYWIDE MAXIMUM IMPACT FEE, 2030-2035

Category	2030	2031	2032	2033	2034	2035
50,000 sq.ft – 25,000 sq.ft.	$2,776.75	$2,805.02	$2,831.47	$2,855.86	$2,878.81	$2,900.12
25,000 sq.ft. – 15,000 sq.ft	$1,851.17	$1,870.01	$1,887.65	$1,903.91	$1,919.21	$1,933.41
15,000 sq.ft. – 8,000 sq.ft	$1,295.82	$1,309.01	$1,321.35	$1,332.74	$1,343.45	$1,353.39
8,000 sq.ft. – 4,000 sq.ft	$925.58	$935.01	$943.82	$951.95	$959.60	$966.71
High Density 0 – 6 Units/Acre	$403.18	$407.29	$411.13	$414.67	$418.00	$421.10
High Density >6 – 10 Units/Acre	$241.76	$244.22	$246.53	$248.65	$250.65	$252.50
High Density >10 Units/Acre	$161.05	$162.69	$164.23	$165.64	$166.97	$168.21

The additional impact fees for Hurricane Valley and Sand Hollow do not vary by year because no bond credits need to be applied. The fees shown in Table 10 are in addition to the citywide fee shown in Tables 8 and 9.

TABLE 10: ADDITIONAL HURRICANE VALLEY AND SAND HOLLOW MAXIMUM IMPACT FEES

Ratios	Irrigated Acres	% of Irrigated Acre	Hurricane Valley	Sand Hollow
50,000 sq.ft – 25,000 sq.ft. Gross Lot Area	7,500	17.2%	$504.64	$3,937.30
25,000 sq.ft. – 15,000 sq.ft. Gross Lot Area	5,000	11.5%	$336.43	$2,624.87
15,000 sq.ft. – 8,000 sq.ft. Gross Lot Area	3,500	8.0%	$235.50	$1,837.41
8,000 sq.ft. – 4,000 sq.ft. Gross Lot Area	2,500	5.7%	$168.21	$1,312.43
High Density 0 – 6 Units/Acre	1,089	2.5%	$73.27	$571.70
High Density >6 – 10 Units/Acre	653	1.5%	$43.94	$342.81
High Density >10 Units/Acre	435	1.0%	$29.27	$228.36
50,000 sq.ft – 25,000 sq.ft. Gross Lot Area	Actual			

Combined tables for Hurricane Valley and Sand Hollow are shown in the body of this report in Tables 26-33.

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CHAPTER 1: OVERVIEW OF THE SECONDARY WATER IMPACT FEES

Summary

An impact fee is intended to recover the City's costs of building secondary water system capacity to serve new residential and non-residential development rather than passing these growth-related costs on to existing users through rates. The Utah Impact Fees Act allows only certain costs to be included in an impact fee so that only the fair cost of expansionary projects or existing unused capacity paid for by the City is assessed through an impact fee.

Costs to be Included in the Impact Fee

The impact fees proposed in this analysis are calculated based upon:

- Excess capacity in the City's secondary water system;
- New capital infrastructure that will serve new development; and
- Professional and planning expenses related to the construction of system improvements that will serve new development.

The costs that cannot be included in the impact fee are as follows:

- Costs for projects that cure system deficiencies;
- Costs for projects that increase the LOS above that which is currently provided;
- Operations and maintenance costs;
- Costs of facilities funded by grants or other funds that the City does not have to repay; and
- Costs of reconstruction of facilities that do not have capacity to serve new growth.

Utah Code Legal Requirements

Utah law requires that communities and special districts prepare an Impact Fee Analysis (IFA) before enacting an impact fee. Utah law also requires that communities/districts give notice of their intent to prepare and adopt an IFA. This IFA follows all legal requirements as outlined below. The City has retained Zions Public Finance, Inc. (ZPFI) to prepare this Impact Fee Analysis in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Analysis

A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Plan (Utah Code §11-36a-503). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFA by posting notice.

Preparation of Impact Fee Analysis

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee analysis. (Utah Code 11-36a-304).

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis which is required to:

(1) An impact fee analysis shall:

(a) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;

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(b) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;

(c) demonstrate how the anticipated impacts described in Subsections (1)(a) and (b) are reasonably related to the anticipated development activity;

(d) estimate the proportionate share of:
  (i) the costs for existing capacity that will be recouped; and
  (ii) the costs of impacts on system improvements that are reasonably related to the new development activity; and

(e) identify how the impact fee was calculated.

(2) In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:

(a) the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;

(b) the cost of system improvements for each public facility;

(c) other than impact fees, the manner of financing for each public facility, such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;

(d) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by such means as user charges, special assessments, or payment from the proceeds of general taxes;

(e) the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;

(f) the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;

(g) extraordinary costs, if any, in servicing the newly-developed properties; and

(h) the time-price differential inherent in fair comparisons of amounts paid at different times.

Certification of Impact Fee Analysis

Utah Code states that an Impact Fee Analysis shall include a written certification from the person or entity that prepares the Impact Fee Analysis. This certification is included at the conclusion of this analysis.

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CHAPTER 2: IMPACT FROM GROWTH UPON THE CITY'S FACILITIES AND LEVEL OF SERVICE

Utah Code 11-36a-304(1)(a)

Projected Water Demands

The table below shows irrigated acre growth projections which will place additional demand on the City's secondary water system. The City's secondary water system (year 2025) serves 204.39 non-agricultural irrigated acres. Irrigated are expected to grow to 537.66 acres by 2035, reflecting growth of 333.28 acres.

Irrigated acres within Hurricane City are projected to grow as follows:

TABLE 11: GROWTH IN DEMAND

Growth Table	Irrigated Acres
2025	204.39
2026	225.15
2027	248.01
2028	273.20
2029	300.94
2030	331.50
2031	365.16
2032	402.25
2033	443.10
2034	488.09
2035	537.66

Source: Hurricane City Secondary Water System Impact Fee Facilities Plan (IFFP) dated December 2025; ZPFI

Hurricane Valley projects growth of 154.78 irrigated acres and Sand Hollow anticipates growth of 178.54 acres.

Level of Service

Level of service (LOS) defines the secondary water capital facility demands for the aggregate citywide secondary water system. Service levels will decline in the future. Impact fees are calculated to reflect the proposed LOS or the actual benefit received.

TABLE 12: EXISTING AND PROPOSED SERVICE LEVELS

Description	Existing LOS	Proposed LOS
Annual Usage, Non-Agricultural	4.93 acre ft/acre	2.93 acre ft/acre
Peak Day Demand, Non-Agricultural	8.12 gpm/acre	1.36 gpm/acre
Peak Hour Demand, Non-Agricultural	16.24 gpm/acre	8.38 gpm/acre
Storage, Non-Agricultural	10,470 gal/acre	2,583 gal/acre

Source: Hurricane City Secondary Water System Impact Fee Facilities Plan, pp. 6-7

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CHAPTER 3: IMPACT ON CAPACITY FROM DEVELOPMENT ACTIVITY

Utah Code 11-36a-304(1)(b)(c)

Excess Capacity

The only existing excess capacity is in water rights in Hurricane Valley with an estimated buy-in cost of $453,654 over the next 10 years.[1] New development in Hurricane Valley will need to buy into these water rights.

CHAPTER 4: SYSTEM IMPROVEMENTS REQUIRED FROM DEVELOPMENT ACTIVITY

Utah Code 11-36a-304(1)(b)(c)

The means by which the City will meet growth demands include constructing the following projects as set forth in the Impact Fee Facilities Plan. This will occur through requiring new development to pay for its fair share of existing excess capacity consumed over the next 10 years as well as paying for its fair share of new facilities.

The cost of citywide projects for new development over the next 10 years total $5,548,223. A portion of the new source and storage projects will benefit existing development at a cost of $399,958.

TABLE 13: NEW CONSTRUCTION IMPROVEMENTS CITYWIDE

Citywide New Construction	Existing	10-Years
Source	$227,029	$1,217,393
Storage	$172,929	$1,087,860
Distribution		$3,242,970
TOTAL	**$399,958**	**$5,548,223**

In addition, Sand Hollow will need to acquire additional water rights in the amount of $4,082,829.[2]

CHAPTER 5: PROPORTIONATE SHARE ANALYSIS

Maximum Legal Secondary Water Impact Fee

The Impact Fees Act requires the Impact Fee Analysis to estimate the proportionate share of the future and actual cost of existing system improvements that benefit new growth that can be recouped through impact fees. The impact fee for existing assets must be based on the actual costs while the fees for acquisition of new facilities must be based on reasonable future costs of the system.

[1] IFFP, p. 18
[2] IFFP, p. 21

The maximum impact fee includes buy-in costs for existing, excess capacity as well as the cost of acquisition of new facilities. A citywide fee is calculated, with an additional fee for Hurricane Valley or an additional fee for Sand Hollow that reflects the unique needs of those two areas.

Citywide Secondary Water Impact Fee

The citywide fee calculation does not include any buy-in costs but does include new facilities as shown in Table 14.

TABLE 14: NEW FACILITIES COST - CITYWIDE

Description	Amount
New Facilities Cost	$5,548,223
Growth in Irrigated Acres, 2025-2035	333.28
Cost per Irrigated Acre	**$16,647.33**

The gross impact fee citywide, before credits, is $17,212.92 and includes consultant costs.

TABLE 15: SUMMARY OF CITYWIDE MAXIMUM FEE PER IRRIGATED ACRE

SUMMARY GENERAL CITYWIDE	Amount
Buy-In	$0
New Facilities	$16,647.33
Consultant Cost	$565.59
Gross Fee per Irrigated Acre - Citywide	**$17,212.92**

There is an outstanding Series 2022 Secondary Water Revenue Bond, with $763,280 remaining in principal and interest payments. There are no buy-in costs for new development; therefore, the entire remaining bond payments benefit existing development and credits must be made so that new development does not pay more than its fair share.

TABLE 16: SUMMARY OF BOND CREDITS

Year	Bond Payment	Irrigated Acres	Cost per Irrigated Acre	NPV*
2025	$44,030	204.39	$215.42	$1,471.14
2026	$43,660	225.15	$193.92	$1,329.27
2027	$43,290	248.01	$174.55	$1,201.82
2028	$43,920	273.20	$160.76	$1,087.36
2029	$43,540	300.94	$144.68	$980.96
2030	$54,160	331.50	$163.38	$885.33
2031	$54,670	365.16	$149.71	$766.22
2032	$54,170	402.25	$134.67	$654.82
2033	$54,670	443.10	$123.38	$552.89
2034	$54,160	488.09	$110.96	$457.15
2035	$54,650	537.66	$101.64	$369.05
2036	$54,130	592.26	$91.40	$285.85
2037	$54,610	652.41	$83.71	$208.75
2038	$55,080	718.66	$76.64	$135.48
2039	$54,540	791.64	$68.90	$65.61

*NPV = net present value discounted at 5 percent

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In addition, credits must be made for new projects that benefit existing development. The IFFP identifies $399,958 in new projects benefitting existing development. This amount can be partially paid for by cash on hand ($217,380) thereby reducing the credit amount to $182,578. This cost has been spread equally over 10 years.

TABLE 17: CREDIT FOR PROJECTS THAT BENEFIT EXISTING DEVELOPMENT

Credit for Existing Development	Payment per Year	Irrigated Acres	Cost per Acre	NPV*
2026	$18,257.80	204.39	$89.33	$481.62
2027	$18,257.80	225.15	$81.09	$416.37
2028	$18,257.80	248.01	$73.62	$356.10
2029	$18,257.80	273.20	$66.83	$300.28
2030	$18,257.80	300.94	$60.67	$248.47
2031	$18,257.80	331.50	$55.08	$200.22
2032	$18,257.80	365.16	$50.00	$155.16
2033	$18,257.80	402.25	$45.39	$112.92
2034	$18,257.80	443.10	$41.21	$73.17
2035	$18,257.80	488.09	$37.41	$35.63

*NPV = net present value discounted at 5 percent

These credits will be made against the general fee citywide.

TABLE 18: CITYWIDE MAXIMUM COST PER ACRE AFTER CREDITS

Year	Gross Cost per Irrigated Acre - Citywide	Credit for New Projects Benefitting Existing Development	Bond Credit	Max Cost per Irrigated Acre - Citywide
2025	$17,212.92	($481.62)	($1,471.14)	$15,260.17
2026	$17,212.92	($416.37)	($1,329.27)	$15,467.28
2027	$17,212.92	($356.10)	($1,201.82)	$15,655.01
2028	$17,212.92	($300.28)	($1,087.36)	$15,825.28
2029	$17,212.92	($248.47)	($980.96)	$15,983.49
2030	$17,212.92	($200.22)	($885.33)	$16,127.37
2031	$17,212.92	($155.16)	($766.22)	$16,291.55
2032	$17,212.92	($112.92)	($654.82)	$16,445.19
2033	$17,212.92	($73.17)	($552.89)	$16,586.86
2034	$17,212.92	($35.63)	($457.15)	$16,720.15
2035	$17,212.92	$0.00	($369.05)	$16,843.88

The maximum cost per irrigated acre is applied to the “typical” irrigated acres found in different types of development sizes as shown in Tables 19 and 20 below.

TABLE 19: CITYWIDE MAXIMUM IMPACT FEE, 2025-2029

Category	Irrigated SF	% of Irrigated Acre	2025	2026	2027	2028	2029
RA-1	7,500	17.2%	$2,627.44	$2,663.10	$2,695.42	$2,724.74	$2,751.98
RA-0.5	5,000	11.5%	$1,751.63	$1,775.40	$1,796.95	$1,816.49	$1,834.65
R1-15 / R1-10	3,500	8.0%	$1,226.14	$1,242.78	$1,257.86	$1,271.54	$1,284.26
R1-8 / R1-6 / R1-4	2,500	5.7%	$875.81	$887.70	$898.47	$908.25	$917.33
RM-1	1,089	2.5%	$381.50	$386.68	$391.38	$395.63	$399.59
RM-2	653	1.5%	$228.76	$231.87	$234.68	$237.23	$239.61
RM-3	435	1.0%	$152.39	$154.46	$156.33	$158.03	$159.61

TABLE 20: CITYWIDE MAXIMUM IMPACT FEE, 2030-2035

Category	2030	2031	2032	2033	2034	2035
RA-1	$2,776.75	$2,805.02	$2,831.47	$2,855.86	$2,878.81	$2,900.12
RA-0.5	$1,851.17	$1,870.01	$1,887.65	$1,903.91	$1,919.21	$1,933.41
R1-15 / R1-10	$1,295.82	$1,309.01	$1,321.35	$1,332.74	$1,343.45	$1,353.39
R1-8 / R1-6 / R1-4	$925.58	$935.01	$943.82	$951.95	$959.60	$966.71
RM-1	$403.18	$407.29	$411.13	$414.67	$418.00	$421.10
RM-2	$241.76	$244.22	$246.53	$248.65	$250.65	$252.50
RM-3	$161.05	$162.69	$164.23	$165.64	$166.97	$168.21

Because of the variableness of irrigated acreages on each lot, Hurricane City desires to establish impact fees based solely on lot sizes shown in Tables 21 and 22 below

TABLE 21: CITYWIDE MAXIMUM IMPACT FEE, 2025-2029

Lot Size	2025	2026	2027	2028	2029
50,000 sq.ft – 25,000 sq.ft. Gross Lot Area	$2,627.44	$2,663.10	$2,695.42	$2,724.74	$2,751.98
25,000 sq.ft. – 15,000 sq.ft. Gross Lot Area	$1,751.63	$1,775.40	$1,796.95	$1,816.49	$1,834.65
15,000 sq.ft. – 8,000 sq.ft. Gross Lot Area	$1,226.14	$1,242.78	$1,257.86	$1,271.54	$1,284.26
8,000 sq.ft. – 4,000 sq.ft. Gross Lot Area	$875.81	$887.70	$898.47	$908.25	$917.33
High Density 0 – 6 Units/Acre	$381.50	$386.68	$391.38	$395.63	$399.59
High Density >6 – 10 Units/Acre	$228.76	$231.87	$234.68	$237.23	$239.61
High Density >10 Units/Acre	$152.39	$154.46	$156.33	$158.03	$159.61

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TABLE 22: CITYWIDE MAXIMUM IMPACT FEE, 2030-2035

Category	2030	2031	2032	2033	2034	2035
50,000 sq.ft – 25,000 sq.ft.	$2,776.75	$2,805.02	$2,831.47	$2,855.86	$2,878.81	$2,900.12
25,000 sq.ft. – 15,000 sq.ft	$1,851.17	$1,870.01	$1,887.65	$1,903.91	$1,919.21	$1,933.41
15,000 sq.ft. – 8,000 sq.ft	$1,295.82	$1,309.01	$1,321.35	$1,332.74	$1,343.45	$1,353.39
8,000 sq.ft. – 4,000 sq.ft	$925.58	$935.01	$943.82	$951.95	$959.60	$966.71
High Density 0 – 6 Units/Acre	$403.18	$407.29	$411.13	$414.67	$418.00	$421.10
High Density >6 – 10 Units/Acre	$241.76	$244.22	$246.53	$248.65	$250.65	$252.50
High Density >10 Units/Acre	$161.05	$162.69	$164.23	$165.64	$166.97	$168.21

Hurricane Valley and Sand Hollow Additional Impact Fee Calculation

Residents living in Hurricane Valley will need to buy into the existing, excess capacity of the water rights.

TABLE 23: HURRICANE VALLEY MAXIMUM FEE PER IRRIGATED ACRE

HURRICANE VALLEY	Amount
Buy-In Cost	$453,654
Growth in Irrigated Acres, 2025-2035	154.78
Cost per Irrigated Acre	**$2,930.96**

Residents living in Sand Hollow will need to acquire additional water rights.

TABLE 24: SAND HOLLOW MAXIMUM FEE PER IRRIGATED ACRE

SAND HOLLOW	Amount
New Facilities	$4,082,829
Growth in Irrigated Acres, 2025-2035	178.54
Cost per Irrigated Acre	**$22,867.87**

The additional impact fees for Hurricane Valley and Sand Hollow do not vary by year because no bond credits need to be applied. The fees shown in Table 25 are in addition to the citywide fee shown in Tables 21 and 22.

TABLE 25: ADDITIONAL HURRICANE VALLEY AND SAND HOLLOW MAXIMUM IMPACT FEES

Ratios	Hurricane Valley	Sand Hollow
50,000 sq.ft – 25,000 sq.ft.	$504.64	$3,937.30
25,000 sq.ft. – 15,000 sq.ft	$336.43	$2,624.87
15,000 sq.ft. – 8,000 sq.ft	$235.50	$1,837.41
8,000 sq.ft. – 4,000 sq.ft	$168.21	$1,312.43
High Density 0 – 6 Units/Acre	$73.27	$571.70
High Density >6 – 10 Units/Acre	$43.94	$342.81
High Density >10 Units/Acre	$29.27	$228.36

DRAFT

Combined Fee Schedule – Hurricane Valley

The fees shown in tables 26-29 include the citywide fee and the Hurricane Valley fee.

TABLE 26: HURRICANE VALLEY – COMBINED FEE SCHEDULE, 2025-2029

	2025	2026	2027	2028	2029
50,000 sq.ft – 25,000 sq.ft.	$3,132.08	$3,167.74	$3,200.06	$3,229.38	$3,256.62
25,000 sq.ft. – 15,000 sq.ft	$2,088.05	$2,111.83	$2,133.38	$2,152.92	$2,171.08
15,000 sq.ft. – 8,000 sq.ft	$1,461.64	$1,478.28	$1,493.36	$1,507.04	$1,519.76
8,000 sq.ft. – 4,000 sq.ft	$1,044.03	$1,055.91	$1,066.69	$1,076.46	$1,085.54
High Density 0 – 6 Units/Acre	$454.78	$459.96	$464.65	$468.91	$472.86
High Density >6 – 10 Units/Acre	$272.70	$275.80	$278.62	$281.17	$283.54
High Density >10 Units/Acre	$181.66	$183.73	$185.60	$187.30	$188.88

TABLE 27: HURRICANE VALLEY – COMBINED FEE SCHEDULE, 2030-2035

	2030	2031	2032	2033	2034	2035
50,000 sq.ft – 25,000 sq.ft.	$3,281.39	$3,309.66	$3,336.11	$3,360.51	$3,383.46	$3,404.76
25,000 sq.ft. – 15,000 sq.ft	$2,187.60	$2,206.44	$2,224.08	$2,240.34	$2,255.64	$2,269.84
15,000 sq.ft. – 8,000 sq.ft	$1,531.32	$1,544.51	$1,556.85	$1,568.24	$1,578.95	$1,588.89
8,000 sq.ft. – 4,000 sq.ft	$1,093.80	$1,103.22	$1,112.04	$1,120.17	$1,127.82	$1,134.92
High Density 0 – 6 Units/Acre	$476.46	$480.56	$484.40	$487.95	$491.28	$494.37
High Density >6 – 10 Units/Acre	$285.70	$288.16	$290.46	$292.59	$294.59	$296.44
High Density >10 Units/Acre	$190.32	$191.96	$193.49	$194.91	$196.24	$197.48

For agricultural, commercial and industrial uses, new development will be charged on an irrigated square foot basis as follows:

TABLE 28: HURRICANE VALLEY – COMBINED FEE SCHEDULE BY IRRIGATED SF 2025-2029

2025	2026	2027	2028	2029
$0.42	$0.42	$0.43	$0.43	$0.43

TABLE 29: HURRICANE VALLEY – COMBINED FEE SCHEDULE BY IRRIGATED SF 2030-2035

2030	2031	2032	2033	2034	2035
$0.44	$0.44	$0.44	$0.45	$0.45	$0.45

DRAFT

Combined Fee Schedule – Sand Hollow

The fees shown in tables 30-33 include the citywide fee and the Sand Hollow fee.

TABLE 30: SAND HOLLOW – COMBINED FEE SCHEDULE, 2025-2029

	2025	2026	2027	2028	2029
50,000 sq.ft – 25,000 sq.ft.	$6,564.74	$6,600.40	$6,632.73	$6,662.04	$6,689.28
25,000 sq.ft. – 15,000 sq.ft	$4,376.50	$4,400.27	$4,421.82	$4,441.36	$4,459.52
15,000 sq.ft. – 8,000 sq.ft	$3,063.55	$3,080.19	$3,095.27	$3,108.95	$3,121.67
8,000 sq.ft. – 4,000 sq.ft	$2,188.25	$2,200.13	$2,210.91	$2,220.68	$2,229.76
High Density 0 – 6 Units/Acre	$953.20	$958.38	$963.07	$967.33	$971.28
High Density >6 – 10 Units/Acre	$571.57	$574.68	$577.49	$580.04	$582.41
High Density >10 Units/Acre	$380.76	$382.82	$384.70	$386.40	$387.98

TABLE 31: SAND HOLLOW – COMBINED FEE SCHEDULE, 2030-2035

	2030	2031	2032	2033	2034
50,000 sq.ft – 25,000 sq.ft.	$6,714.06	$6,742.32	$6,768.78	$6,793.17	$6,816.12
25,000 sq.ft. – 15,000 sq.ft	$4,476.04	$4,494.88	$4,512.52	$4,528.78	$4,544.08
15,000 sq.ft. – 8,000 sq.ft	$3,133.23	$3,146.42	$3,158.76	$3,170.15	$3,180.86
8,000 sq.ft. – 4,000 sq.ft	$2,238.02	$2,247.44	$2,256.26	$2,264.39	$2,272.04
High Density 0 – 6 Units/Acre	$974.88	$978.99	$982.83	$986.37	$989.70
High Density >6 – 10 Units/Acre	$584.57	$587.03	$589.33	$591.46	$593.46
High Density >10 Units/Acre	$389.42	$391.05	$392.59	$394.00	$395.33

For agricultural, commercial and industrial uses, new development will be charged on an irrigated square foot basis as follows:

TABLE 32: SAND HOLLOW – COMBINED FEE SCHEDULE BY IRRIGATED SF 2025-2029

2025	2026	2027	2028	2029
$0.88	$0.88	$0.88	$0.89	$0.89

TABLE 33: SAND HOLLOW – COMBINED FEE SCHEDULE BY IRRIGATED SF 2030-2035

2030	2031	2032	2033	2034	2035
$0.90	$0.90	$0.90	$0.91	$0.91	$0.91

DRAFT

CERTIFICATION

Zions Public Finance, Inc. certifies that the attached impact fee analysis:

1. includes only the cost of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;

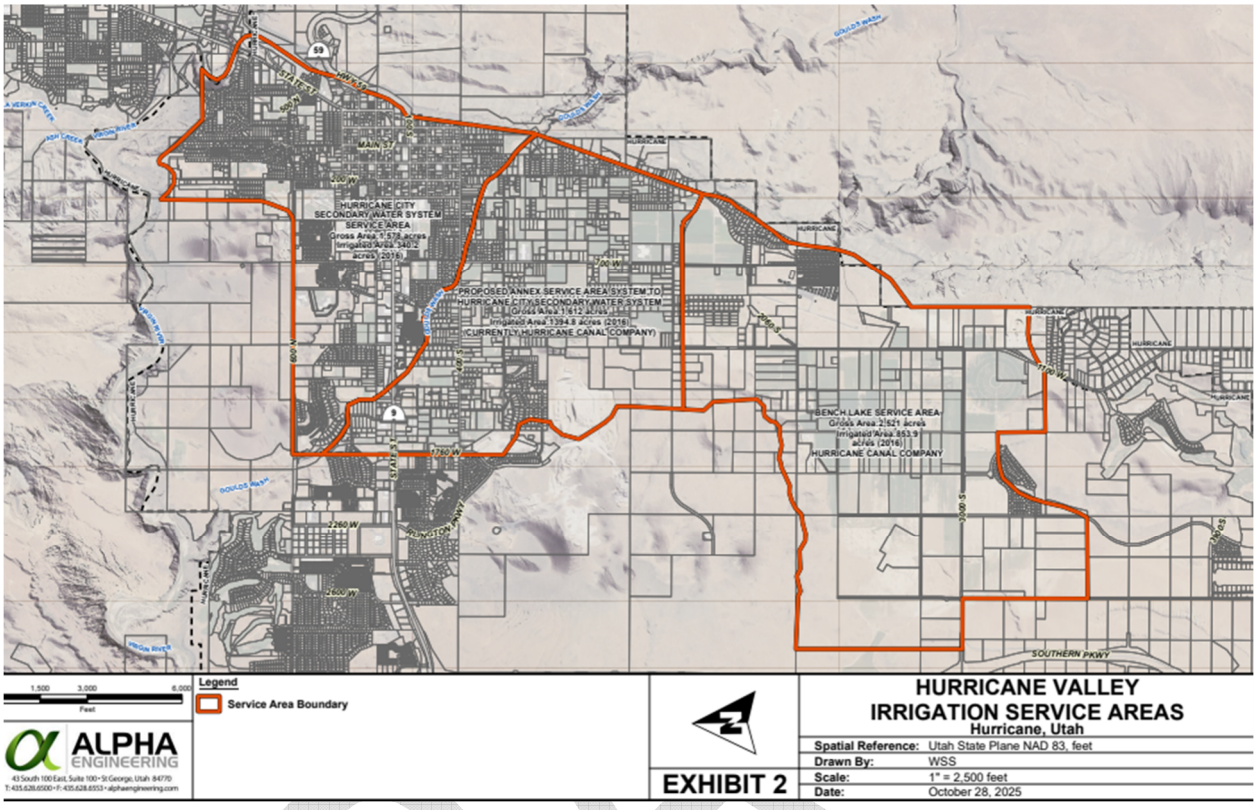
2. does not include:
    a. costs of operation and maintenance of public facilities; or
    b. cost for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;

3. offset costs with grants or other alternate sources of payment; and

4. complies in each and every relevant respect with the Impact Fees Act.

DRAFT

APPENDIX



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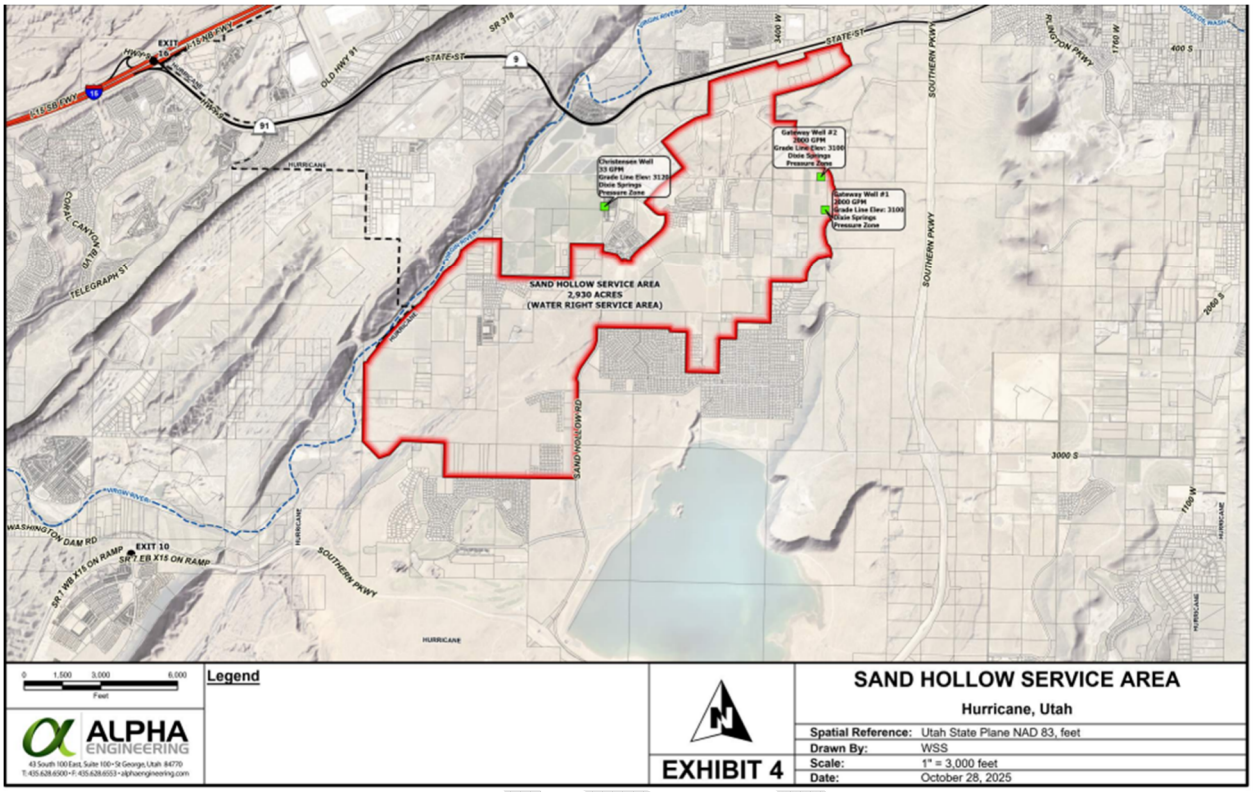

SAND HOLLOW SERVICE AREA
2,930 ACRES
(WATER RIGHT SERVICE AREA)
Gateway Well #2
2800 GPM
Gateway Well #1
2800 GPM
Christensen Well
33 GPM
STATE ST
SOUTHERN PKWY
SAND HOLLOW RD
TELEGRAPH ST
WASHINGTON DAM RD
EXIT 10
SR-7 EB X15 ON RAMP
SR-7 WB X15 ON RAMP
HURRICANE
3000 S
Legend
ALPHA ENGINEERING
EXHIBIT 4
SAND HOLLOW SERVICE AREA
Hurricane, Utah
Spatial Reference: Utah State Plane NAD 83, feet
Drawn By: WSS
Scale: 1" = 3,000 feet
Date: October 28, 2025

DRAFT

HURRICANE CITY
UTAH

STAFF COMMENTS

Item: Consideration and possible approval of a reimbursement agreement with RanLife Homes Cordero LLC and Kobalt Dev Group, LLC for the purchase of 2400 West.

Discussion: RanLife Homes Cordero LLC and Kobalt Dev Group, LLC have requested a reimbursement agreement for system improvement costs. The items under consideration for this agreement include costs for surveying, appraisal work, and property acquisition for the right-of-way of 2400 West. This right-of-way is necessary for roadway improvements that provide for a regional second access to support developments that have been approved and are anticipated to be approved in the near future.

Findings: Since the expenditures are for a master planned roadway that will serve multiple developments, the applicant is eligible to reimbursement for the costs listed. The amount is $261,576.

Recommendation: Staff recommends approval of the reimbursement agreement. - Arthur LeBaron

REIMBURSEMENT AGREEMENT FOR RIGHT-OF-WAY PURCHASE
--
Southern Dunes

This Reimbursement Agreement ("Agreement") is made and entered into on December 4, 2025, by and between the Hurricane City, a Utah municipal corporation, hereinafter referred to as "City", and Ranlife Homes Cordero, LLC and Kobalt Development Group, L.L.C., a Utah limited liability company, hereinafter referred to collectively as the "Developer" (each of the foregoing individually a "Party" and collectively the "Parties").

Recitals

A. Developer is constructing a development known as Southern Dunes, which is generally located south of 4200 South and west of 2400 West, which is identified by the Washington County Assessor as Parcel Numbers H-3400-N and H-3400-O (the "Property").
B. As part of the development, Developer is acquiring a portion of 2400 West necessary for a second access to the Property, which right-of-way acquisition is not a part of the Property.
C. The portion of 2400 West that Developer is acquiring is a master planned roadway and constitutes a system improvement.
D. Developer is requesting reimbursement for the cost of the right-of-way acquisition, which includes the property purchase price, the appraisal cost, and the surveying costs.
E. The City Engineer has reviewed the request and has found that it complies with Hurricane City Code Title 9 Chapter 6.
F. To facilitate the acquisition and reimbursement, the Parties desire to enter into this agreement.

Agreement

Now, therefore, in consideration of the premises recited above and the terms set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Developer hereby agree as follows:

1. Developer agrees to fund the acquisition of the subject right-of-way, which is described at **Exhibit A** attached hereto, provided that the City is able to acquire the subject right-of-way.

2. The cost to acquire the subject right-of-way is **$261,076**, which is the sum of the purchase price as identified in a certified appraisal, the cost of the appraisal, and the surveying costs (collectively the "Acquisition Cost").

3. City agrees to reimburse Developer for the Acquisition Cost in the following manner:

    a. Within 30 days after the City closes on the purchase of the subject right-of-way using funds provided by the Developer for the Acquisition Cost, the City shall issue

to Developer sixty-eight (**68**) Street Impact Fee Vouchers ("Vouchers") for use for building permits on lots or units within the Property.

b. Each Voucher shall be redeemable to offset three thousand eight hundred **($3,835)** dollars of the applicable Street Impact Fee.
c. Multiple Vouchers may be used for one Street Impact Fee on a lot or unit, but partial credit from one Voucher may not be carried over to a different lot.

4. Maximum total reimbursement under this Agreement shall be **$261,076**.

5. No interest shall be paid on any amount due under the terms of this Agreement.

6. Developer agrees that City may audit Developer's financial and other records as necessary to verify the costs reimbursed under this Agreement.

7. This Agreement shall expire ten (10) years from the date of signature, regardless of the total amount of reimbursement paid by the City to Developer.

8. Vouchers may only be used to offset Street Impact Fees assessed within the area of the Property.

9. Developer's right to use Vouchers to offset Street Impact Fee costs within the Property may be assigned to third parties by transferring title of the Vouchers to the third-parties. The City is entitled to rely upon the presentation of an apparent original Voucher as evidence that a legitimate assignment has occurred.

10. The City is a governmental entity in the State of Utah and is bound by the provisions of the Utah Governmental Immunity Act (Title 63G, Chapter 7, Utah Code Annotated, 1953, as amended) (the "Act") and does not waive any procedural or substantive defense or benefit provided or to be provided by the Governmental Immunity Act or comparative legislation enactment, including with limitation, the provisions of Section 63G-7-604 regarding limitation of judgments. Any liability incurred by City under this Agreement are expressly limited to the amounts identified in the Act.

11. In the event of a default or breach of this Agreement, the non-defaulting or non-breaching Party shall be entitled to the court's imposition of specific performance and/or injunctive relief, but not monetary damages or attorney fees.

IN WITNESS THEREOF, this Agreement has been executed by City and by a duly authorized representative of Developer as of the date first written above.

Hurricane City, a Utah Municipal Corporation

By: _____ ATTEST:_____
Mayor:

Recorder:

DEVELOPER - Ranlife Homes Cordero, LLC

_____
By:
Its:

STATE OF UTAH)
:ss
COUNTY OF _____)

On the ____ day of _____, 2025, personally appeared before me _____, who being by me duly sworn, did say that s/he is the authorized signer of Ranlife Homes Cordero, LLC and that the within and foregoing instrument was signed on behalf of said company with proper authority and duly acknowledged to me that s/he executed the same.

_____
Notary Public

DEVELOPER - Kobalt Development Group, L.L.C., a Utah limited liability company

_____
By:
Its:

STATE OF UTAH)
:ss
COUNTY OF _____)

On the ____ day of _____, 2025, personally appeared before me _____, who being by me duly sworn, did say that s/he is the authorized signer of Kobalt Development Group, L.L.C. and that the within and foregoing instrument was signed on behalf of said company with proper authority and duly acknowledged to me that s/he executed the same.

_____
Notary Public

EXHIBIT A

Beginning at the North Quarter Corner of Section 20, Township 42 South, Range 13 West, Salt Lake Base and Meridian, and running thence South 88°58'16" East along the section line 21.55 feet;

thence South 01°09'42" West 392.99 feet;

thence southerly along a 1108.72 foot radius non-tangent curve to the left, (long chord bears South 03°32'52" East a distance of 145.41 feet), center point lies South 89°47'16" East through a central angle of 07°31'11", a distance of 145.51 feet;

thence southerly along a 1218.25 foot radius reverse curve to the right, (long chord bears South 03°08'38" East a distance of 176.90 feet), center point lies South 82°41'33" West through a central angle of 08°19'38", a distance of 177.06 feet;

thence South 01°01'11" West 1597.55 feet to a point on the north boundary line of a parcel of land more particularly described in Document No. 20140014966, Official Records, Washington County, Utah;

thence along said line and the east right-of-way line of 2400 West Street, a public roadway conveyed in Document No. 20220026122, Official Records, Washington County, Utah, the following two (2) courses:

a) North 88°58'27" West 45.00 feet,
b) and 2) North 01°01'11" East 2311.92 feet to the point of beginning.

Containing 90,942 square feet or 2.09 acres.

HURRICANE CITY
UTAH

LIQUOR LICENSE APPLICATION AND QUESTIONNAIRE

HURRICANE CITY
147 N 870 W
HURRICANE, UTAH 84737
(435) 635-2811

NOTE: **Please print or type.** All questions must be answered completely or application will not be considered.

NEW LICENSES OR CHANGE OF OWNERSHIP must be accompanied by:

_____$50.00 non-refundable application fee
_____ Annual license fee (refunded if application is denied)
_____ Statement from 5 individuals or entities recommending the applicant
_____ Copy of business license or business license application
_____ Proof of completion of all necessary certifications by employees required by the city and state or understanding of necessary training requirements for new applicants
_____ Names and addresses of shareholders, members, or partners (applicable to Corporations, limited liability companies and partnerships)

1. Applicant If the license is for an individual or sole proprietorship, applicant must be the owner. If license is for a corporation, the applicant shall be a corporate officer/agent authorized to make the application and a separate sheet must be attached giving the names and addresses of all shareholders owning more than 10% of the corporation. If license is for a limited liability company, applicant must be a manager or managing member authorized to make the application. If license is for a partnership, the applicant shall be a general partner and a separate sheet must be attached giving the names and addresses of all partners.

Name Christopher (First) (Middle) Wyber (Last)
Home address [redacted] (Street) Hurricane UT 84737 (City) (State/Zip)
Phone Number [redacted]
Social Security # [redacted] Date of Birth [redacted]
U. S. Citizen? X Yes _____No, if no, registered alien? _____Yes _____No
Relationship of applicant to entity for which license is sought:
X Owner _____Corporate Agent _____Corporate Officer _____Officer
_____Partner _____Member of Limited Liability Company _____Other

2. Entity for which License is being sought
_____Sole Proprietorship__X__Corporation_____Non Profit Corporation
_____Partnership_____LLC_____Other _____

Name of Entity PV Resort Amenities Inc

Address of Principal Office 2431 S 5210 W Hurricane, UT 84737
(Street) (City) (State/Zip)

Phone 435-635-3101 Email admin@pecanvalleyresort.com

Names, addresses, Phone, DOB, Social Security Number of all Corporate Officers, Partners, Members, Board of Directors and Shareholders
(if necessary attach a separate sheet)

Name	Address	Phone	DOB	Social Security Number
Bryson Wyler	[redacted]			
Kelsey Barlow				

3. Business Name / Location / Management

Name under which business will be operated (if different from name of the applicant, corporation or partnership) Pecan Valley Resort

Business Address 2431 S 5210 W Hurricane UT 84737
(Street) (City) (State/Zip)

Phone Number 435-635-3101

Owner of Property Christopher Wyler

Name of Business Manager Kelsey Luella Barlow
(Middle) (Last)

Social Security # [redacted] Date of Birth [redacted]

Phone Number [redacted]

*Distance in feet from nearest public or public or private school 12,672'
*Distance in feet from nearest church 22,176'
*Distance in feet from nearest public playground 19,008'
*Distance in feet from nearest public park 21,648'
*Distance in feet from nearest public library 41,712'

4. Classification of license applied for:

_____Airport Lounge	_____Banquet
_X_Bar	_____Beer Recreational
_____Hotel	_____Off-Premise Beer
_____Package Agency	_____Reception Center
_____Restaurant-beer only	_____Restaurant-Full
_____Restaurant-Limited	_____Tavern
_____Beer wholesaler	_____Liquor warehouse
_____Manufacturing	

5. Miscellaneous Information (For purposes of the following questions, the term "you" shall refer to any applicant, corporate officer, corporate director, corporate agent, LLC member, partner or manager)

Have you ever been engaged in any other business where beer or alcoholic beverages were sold to the public?_____Yes_X_No. If yes, state name of business, location of business, nature of business, date(s) ofoperation. _____

_____

_____

Have you at any time been convicted of a felony in any court in the United States?
_____Yes_X_No. If so, give particulars – City, Dates, pertinent information, etc. _____

_____

Have you been convicted or have you entered a plea of guilty at any time to a law violation involving beer or alcoholic beverages?_____Yes__X__No. If so, give particulars – City, Dates, pertinent information, etc._____

_____

_____

Give particulars of your employment or business engaged in during the past five years, stating dates, business name and address, nature of business, position or title, employer's name and address of business. _____

_____

_____

Are business premises to be leased?_____Yes__X__No. If yes, state name and address of lessor and nature of lessor's interest in business premises. _____

_____

_____

Will food be served at business location?__X__Yes_____No (If yes, please attach a sample of the menu you plan to use)

Has a license covering any place in which you had a financial interest ever been revoked or suspended?_____Yes__X__No If yes, state type of license, location of license, date license was revoked or suspended, reason for revocation or suspension _____

_____

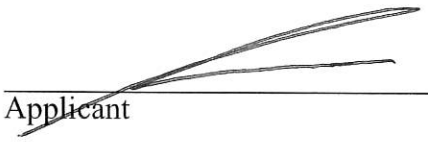
_____

6. Additional Information: Give any additional information which you believe will help the City Council to make a decision upon your application: We already hold a restaurant liquor license. We are wanting our upper bar (away from children) to be licensed as a bar.

STATE OF UTAH)
: ss.
COUNTY OF WASHINGTON)

I, Chris Uyler, being first duly sworn, depose and say as follows:

1. The foregoing Application and Questionnaire is in all respects true and correct, to the best of my knowledge and belief;
2. I am the applicant above-named and have not leased, assigned, or entered into a profit-sharing arrangement of any type with any other person for operation of the above-named business except as disclosed herein;
3. I have received and read the beer/alcoholic beverage license ordinance of the City of Hurricane, and I believe that this application in all respects conforms to the requirements thereof;
4. I consent to the entry in or upon the business premises by City employees or representatives at reasonable times for the purpose of inspecting the business premises to ensure compliance with applicable laws, ordinances, rules and regulation; and
5. I understand and agree that any false information contained in this application shall be grounds for denial of this application and shall constitute perjury.



Applicant

SUBSCRIBED AND SWORN TO before me this_____day of_____, 20___

(NOTARY PUBLIC OR CITY LICENSE OFFICER)

(FOR OFFICE USE ONLY)

New license: _____
Date Application Reviewed: _____
Non-refundable application fee received 11-19-2025 7.000753078
Refundable license fee received 11-19-2025 7.000153078
Character statement from 5 residents received: _____
Application referred to: Planning & Zoning _____
Building Inspection Department _____
Fire Department _____
Police Department _____
Health Department _____
Business License obtained/applied for: _____
Date Application was considered by City Council: _____
Application:_____granted_____denied
Comments: _____

_____

_____

_____

_____

_____

_____
City License Officer

FEES

A non-refundable application fee of Fifty Dollars ($50.00) shall be submitted with any application for an original license.

At the time of application for an original license or renewal license, the applicant shall pay an annual license fee as follows:

All Classifications $300.00

If a license is issued on or after July 1 in any year, one-half of the annual license fee shall be charged.

Hurricane City

BUSINESS LICENSE

THIS IS TO CERTIFY THAT

PV RESORT AMENITIES INC

OWNED BY: WYLER, CHRISTOPHER

is duly licensed to conduct the business specified below at:

2431 S 5210 WEST

within the City of Hurricane, Utah

Type of License:

RESORT CLUBHOUSE

Date Paid: 05/30/2025

License #: 11565

Attest: _____
Hurricane City Recorder

_____
Mayor

Total License Fee Paid: 50.00

Expiration Date: 06/09/2026

THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE

THIS LICENSE IS NOT TRANSFERABLE BETWEEN OWNERS AND/OR LOCATIONS

Hurricane City

BUSINESS LICENSE

THIS IS TO CERTIFY THAT

PV RESORT AMENITIES INC

OWNED BY: WYLER, CHRISTOPHER

is duly licensed to conduct the business specified below at:

2431 S 5210 W

within the City of Hurricane, Utah

Type of License:

RESTAURANT FULL LIQUOR LICENSE

Date Paid: 07/09/2024

License #: 11566B

Attest: _____
Hurricane City Recorder

_____
Mayor

Total License Fee Paid: 300.00

Expiration Date: 12/31/2025

THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE

THIS LICENSE IS NOT TRANSFERABLE BETWEEN OWNERS AND/OR LOCATIONS

Hurricane City

BUSINESS LICENSE

THIS IS TO CERTIFY THAT

PV RESORT AMENITIES INC

OWNED BY: WYLER, CHRISTOPHER

is duly licensed to conduct the business specified below at:

2431 S 5210 W

within the City of Hurricane, Utah

Type of License:

RESTAURANT

Date Paid: 05/30/2025

License #: 11566

Attest: _____
Hurricane City Recorder

_____
Mayor

Total License Fee Paid: 50.00

Expiration Date: 06/09/2026

THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE

THIS LICENSE IS NOT TRANSFERABLE BETWEEN OWNERS AND/OR LOCATIONS

Full Bar License Recommendation Statement
City of Hurricane, Utah

To Whom It May Concern,

I, Trevor Andersen, hereby state that I support the issuance of a Full Bar License to Pecan Valley Resort located in Hurricane, Utah.

Based on our experience and interactions with this applicant, we believe they conduct themselves with professionalism, integrity, and a commitment to complying with all local and state regulations. We have no objections to their pursuit of a bar license within the City of Hurricane and trust that they will operate in a manner that contributes positively to the community and local economy.

We offer this recommendation voluntarily and in good faith.

Business Name: Ander Built Homes
Business Address: 1671 S Cedar Mesa dr Washington Ut
Authorized Representative: Trevor Andersen
Title: owner
Signature: [signature]
Date: 11/10/2025

Full Bar License Recommendation Statement
City of Hurricane, Utah

To Whom It May Concern,

I, Enoch Barlow, with In and Out Pools, hereby state that I support the issuance of a Full Bar License to Pecan Valley Resort located in Hurricane, Utah.

Based on our experience and interactions with this applicant, we believe they conduct themselves with professionalism, integrity, and a commitment to complying with all local and state regulations. We have no objections to their pursuit of a bar license within the City of Hurricane and trust that they will operate in a manner that contributes positively to the community and local economy.

We offer this recommendation voluntarily and in good faith.

Business Name: In and Out Pools
Business Address: 5168 W 2150 S Hurricane UT
Authorized Representative: Enoch Barlow
Title: Owner
Signature: Enoch Barlow
Date: 11-18-25

Full Bar License Recommendation Statement
City of Hurricane, Utah

To Whom It May Concern,

I, Samantha Garong, hereby state that I support the issuance of a Full Bar License to Pecan Valley Resort located in Hurricane, Utah.

Based on our experience and interactions with this applicant, we believe they conduct themselves with professionalism, integrity, and a commitment to complying with all local and state regulations. We have no objections to their pursuit of a bar license within the City of Hurricane and trust that they will operate in a manner that contributes positively to the community and local economy.

We offer this recommendation voluntarily and in good faith.

Business Name: Pecan Valley Resort
Business Address: 2431. S 520 W Hurricane
Authorized Representative: Samantha Garong
Title: F & B Operating Manager
Signature:
Date: 11/18/25

Full Bar License Recommendation Statement
City of Hurricane, Utah

To Whom It May Concern,

I, Kyrie Sweeney , hereby state that I support the issuance of a Full Bar License to Pecan Valley Resort located in Hurricane, Utah.

Based on our experience and interactions with this applicant, we believe they conduct themselves with professionalism, integrity, and a commitment to complying with all local and state regulations. We have no objections to their pursuit of a bar license within the City of Hurricane and trust that they will operate in a manner that contributes positively to the community and local economy.

We offer this recommendation voluntarily and in good faith.

Business Name: OVA, LLC
Business Address: 2503 E 90 S St George UT 84790
Authorized Representative: Kyrie Sweeney
Title: Accountant
Signature: K
Date: 11/18/2025

Full Bar License Recommendation Statement
City of Hurricane, Utah

To Whom It May Concern,

I, Artisan Homes , hereby state that I support the issuance of a Full Bar License to Pecan Valley Resort located in Hurricane, Utah.

Based on our experience and interactions with this applicant, we believe they conduct themselves with professionalism, integrity, and a commitment to complying with all local and state regulations. We have no objections to their pursuit of a bar license within the City of Hurricane and trust that they will operate in a manner that contributes positively to the community and local economy.

We offer this recommendation voluntarily and in good faith.

Business Name: Artisan Homes
Business Address: 5202 W 2250 S, Hurricane UT 84737
Authorized Representative: Kelsey Barlow
Title: Co-CEO
Signature: Kelsey Barlow
Date: 11/18/2024

Full Bar License Recommendation Statement
City of Hurricane, Utah

To Whom It May Concern,

I, , with , hereby state that I support the issuance of a Full Bar License to Pecan Valley Resort located in Hurricane, Utah.

Based on our experience and interactions with this applicant, we believe they conduct themselves with professionalism, integrity, and a commitment to complying with all local and state regulations. We have no objections to their pursuit of a bar license within the City of Hurricane and trust that they will operate in a manner that contributes positively to the community and local economy.

We offer this recommendation voluntarily and in good faith.

Business Name: Delta Building Centers LLC
Business Address: 3202 W 600 N Hurricane UT 84737
Authorized Representative: Daniel Pierce
Title: VP Utah Truss
Signature:
Date: 11/18/25

360 TRAINING

LEARN 2 SERVE™

CERTIFICATE OF COMPLETION

This certifies that

Thomas Packer

is awarded this certificate for

Utah On-Premise Alcohol Seller-Server Training

Completion Date	Expiration Date	Certificate #
06/24/2025	06/23/2028	UT-ON-02057933

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

Certificate of Achievement

presented to

Samantha Garong

for the successful completion of

DABS On Premises Retail Manager Training

06-MAY-2025

Keep up the great work!

Course Title: DABS Fingerprinting & Background Checks

Action date	Status	Due date
12-MAY-2025	Successful	

On-Premise Utah Alcohol Training & Education Seminar

ID: 146418
Name: Samantha Garong
Completion Date: 8/26/2024
Exp Date: 8/25/2027

Card Issued By:
Ace Bartending Academy
801-386-7943
www.UtahAlcoholTraining.com

The individual named on this certificate has completed the required On-Premise Utah Alcohol Training & Education Seminar as required by Title 62A-15-401 of the Utah Code. This certificate is valid for employment immediately. The individual named on this certificate will be entered into the Utah state server database within 30 days. Employers may verify certificate by calling 801-386-7943.

FULL SERVICE RESTAURANT LIQUOR LICENSE
Local Consent

PURPOSE: Local business licensing authority provides written consent to the Alcoholic Beverage Services Commission (1) to issue an on-premise alcohol license for a person to store, sell, offer for sale, furnish, or allow the consumption of an alcoholic product on the premises of the applicant.

AUTHORITY: Utah Code 32B-1-202; 32B-5-201, 203, 205 and 206

Hurricane City
Local business license authority, X City ☐ Town ☐ County

hereby grants its consent to the issuance of a full-service restaurant liquor license to:

Business Name (DBA): PV Resort Amenities, Inc

Entity Name (or owner's name if sole proprietor): PV Resort Amenities, Inc

Location Address: 2431 South 5210 West

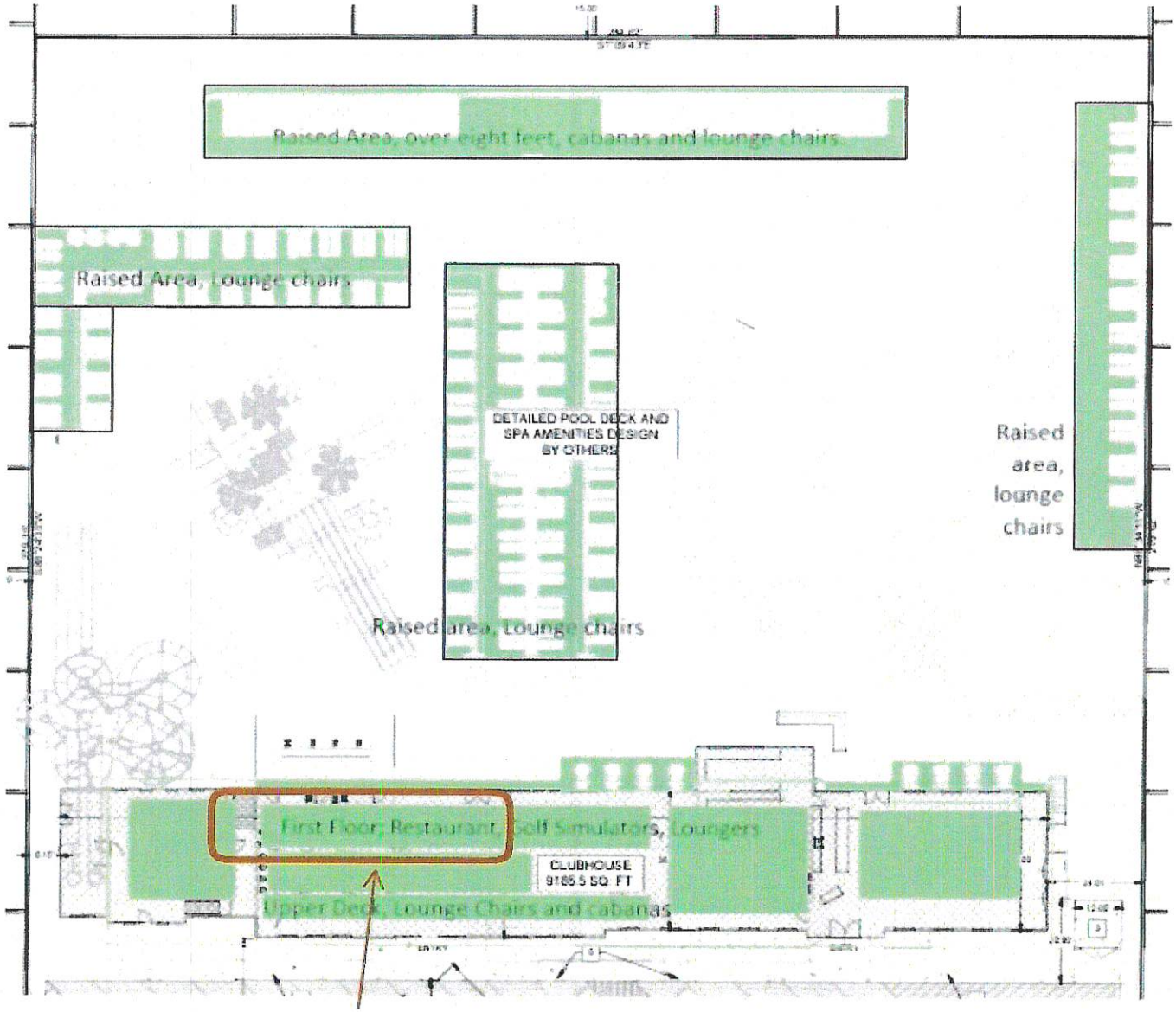
Hurricane City's local consent is limited to the "First Floor Restaurant" as shown on the attached drawing.

Nanette Billings
Authorized Signature

Nanette Billings/Mayor
Name/Title

8/15/2024
Date

This is a suggested format. A locally produced city, town, or county form is also acceptable.
The local consent must be submitted to the DABS by the applicant as part of a complete application.



Hurricane City's local consent is limited to the First Floor Restaurant as shown above.

Department of
Alcoholic Beverage Services

Effective Date: Dec. 2024

Local Authority Consent for a Retail Alcohol License

License Type: Bar Establishment

The local business licensing authority gives written consent to the Alcoholic Beverage Services Commission to consider the issuance of an on-premise retail alcohol license for a person to store, sell, offer for sale, furnish, or allow the consumption of an alcohol product on the premises of the applicant under the following authorities: Utah Code Sections 32B-1-202, 32B-5-201, 32B-5-203, 32B-5-205, and 32B-5-206.

Hurricane

hereby grants its consent for the issuance of a license to:

Business Name (DBA): Pecan Valley Resort

Entity Name (or owner's name if sole proprietor): PV Resort Amenities

Physical Location Street Address: 2431 s 5210 w

City: Hurricane **Zip Code:** 84737

Authorized Licensing Authority Signature: _____

Printed Name: _____ **Title:** _____ **Date:** _____

This local consent document must be submitted to the DABS by the applicant as part of a complete application.

This is a suggested format. A local authority produced form is also acceptable.

HURRICANE CITY
UTAH

STAFF COMMENTS

Item: Consideration and possible approval of local consent for a bar establishment at Pecan Valley Resort.

Discussion: Pecan Valley Resort received a full-service restaurant liquor license in August 2024, limited to the first floor, to allow the City to monitor for any issues before considering approval for both levels. Since then, no violations or concerns have been reported. The applicant is now requesting local consent to establish a bar on the second level of the clubhouse. State regulations prohibit anyone under 21 from entering the bar area and restrict alcohol from leaving designated zones. Provided these regulations are followed, staff has no concerns with the Council granting local consent. One consideration for the Council is that this would become the only bar establishment within Hurricane City. – Cindy Beteag

Findings:

Recommendation:

HURRICANE CITY
UTAH

STAFF COMMENTS

Item: Consideration and possible approval of Resolution 2025-41 Amending and Adopting Land Use Application Fees.

Discussion: The Planning Department proposes to update the City's fee schedule for the purpose of adding land use and zoning permit categories that are currently not included on the schedule. The planning department has application fees that are routinely collected that are not shown on the fee schedule. Conversely, there are applications that are being processed without charge because a fee was never established. These fees are now being proposed to be added to the fee schedule. Lastly, it is recommended that the land use fees be increased to the general level of those of other jurisdictions in the local area.

Findings:

Recommendation: Staff recommends approval of the proposed adjustments to the fee schedule. – Gary Cupp

Resolution 2025-41

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH AMENDING AND ADOPTING LAND USE APPLICATION FEES.

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, said City Council desires to amend the application fees for the Hurricane Planning Department, and

WHEREAS, said City Council deems it necessary and desirable for the preservation and protection of the health, safety, and welfare of the residents of Hurricane, Utah,

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that the following fee schedule is hereby amended and adopted for implementation:

LAND USE APPLICATION	PRIOR RATE	NEW RATE
Annexation	$500	No change
Conditional Use Permits	$250	$350
Administrative Conditional Use Permit	$150	No change
Sensitive Lands	Subject to review costs	$200
Final Plat	$200 plus $160 per lot	$500 plus $160 per lot
Final Plat Amendment	$150	$300
Final Site Plan	$250	$500
Final Site Amendment	$150	No change
General Plan Amendment	$500	No change
Lot Splits	$150	$300
Preliminary Plat	$150	$300
Preliminary Site Plan	$200	$250
Zone Change	$500	No change
Flood Permit fee	$50 plus any consultant review costs	$100 plus any consultant review costs
Appeal	$250	No change
Variance	$250	No change
Land Use Code Amendment	$500	No change
Lot Line Adjustment	--	$300

Grading Permit	--	$300
Temporary Use Permit	--	$150
Zoning Verification Letter	--	$50
Sign Permit (Staff Review)	--	$50
Sign Permit (Planning Commission Review)	--	$150
Mailing Fee	--	$1.50/address
Miscellaneous General Application		$250

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately.

DATED this 4th day of December 2025.

_____
Nanette Billings, Mayor

ATTEST:

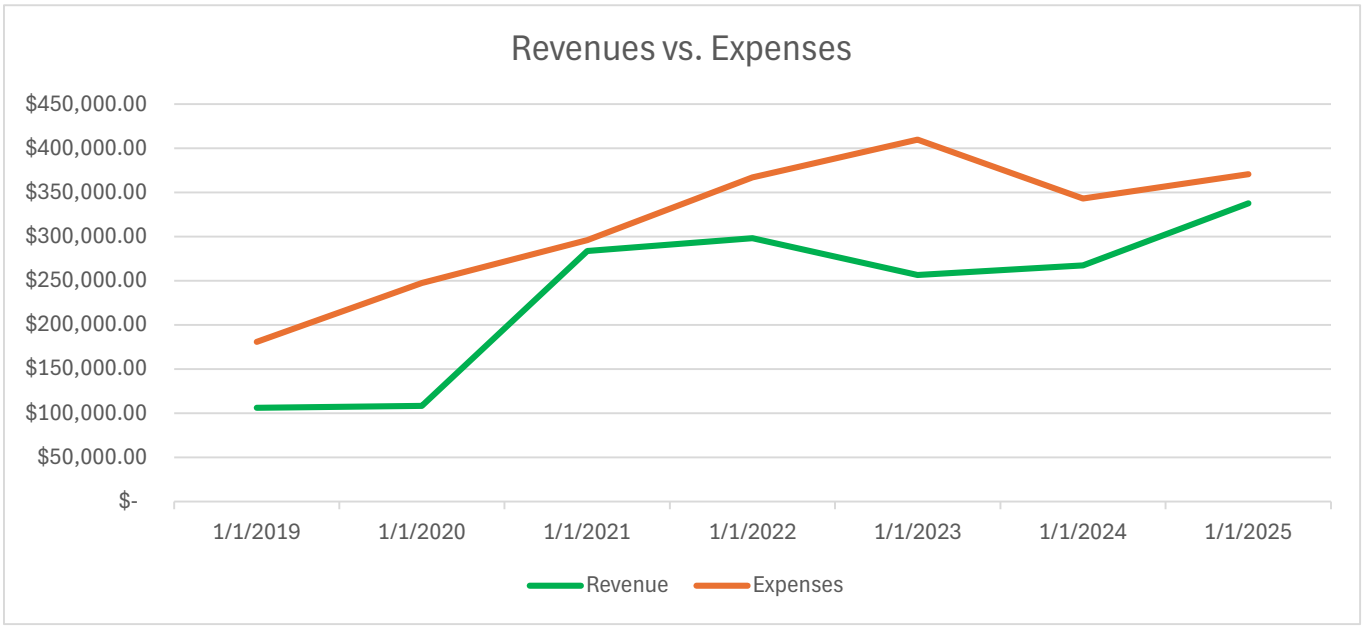
_____
Cindy Beteag, Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 4th day of December 2025. 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
David Hirschi	___	___	___	___
Kevin Thomas	___	___	___	___
Clark Fawcett	___	___	___	___
Drew Ellerman	___	___	___	___
Joseph Prete	___	___	___	___

_____
Cindy Beteag, Recorder

	Revenue	Expenses	The % of revenues that covers expenses	Net loss
6/30/2019	$ 106,395.00	$ 180,810.62	59%	$ (74,415.62)
6/30/2020	$ 108,091.18	$ 247,358.94	44%	$ (139,267.76)
6/30/2021	$ 283,633.27	$ 296,031.01	96%	$ (12,397.74)
6/30/2022	$ 298,265.52	$ 366,961.06	81%	$ (68,695.54)
6/30/2023	$ 256,391.52	$ 409,965.32	63%	$ (153,573.80)
6/30/2024	$ 267,288.52	$ 343,233.91	78%	$ (75,945.39)
6/30/2025	$ 337,795.52	$ 370,588.11	91%	$ (32,792.59)



HURRICANE CITY
UTAH

STAFF COMMENTS

Item: Consideration and possible approval of the 2026 Annual Meeting schedule.

Discussion: Hurricane City Code 1-5-5 requires the City Council to meet twice monthly, on the first and third Thursday. In compliance with state law, an annual meeting schedule must be posted. The attached schedule outlines the Council's 2025 meeting dates. Schedules for other boards and commissions, approved by their respective bodies, are included with the annual notice and provided to the Council for informational purposes. – Cindy Beteag

Findings:

Recommendation:

2026 Hurricane City Annual Meeting Notice

The **City Council** is scheduled to meet on the following dates:
January 15, February 5 & 19, March 5 & 19, April 2 & 16, May 7 & 21, June 4 & 18, July 2 & 16, August 6 & 20, September 3 & 17, October 1 & 15, November 5 & 19, and December 3 & 17. Meetings are held at 5:00 p.m. at 147 North 870 West.

The **Planning Commission** is scheduled to meet on the following dates:
January 8 & 22, February 12 & 26, March 12 & 26, April 9 & 23, May 14 & 28, June 11 & 25, July 9 & 23, August 13 & 27, September 10 & 24, October 8 & 22, November 12, and December 10. Meetings are held at 6:00 p.m. at 147 North 870 West.

The **Power Board** is scheduled to meet on the following dates:
January 14, February 11, March 11, April 8, May 13, June 10, July 8, August 12, September 9, October 14, November 10, and December 9. Meetings are held at 3:00 p.m. at 526 West 600 North.

The **Water Board** meetings are scheduled for the following dates:
January 27, February 24, March 31, April 28, May 26, June 30, July 28, August 25, September 29, October 27, November 24, and December 29. Meetings are held at 7:00 p.m. at 646 West 600 North.

The **Airport Board** meetings are scheduled for the following dates:
January 20, February 17, March 17, April 21, May 19, June 16, July 21, August 18, September 15, October 20, November 17, and December 15. Meetings are held at 9:00 a.m. at 147 North 870 West.

All meetings are open to the public. Agendas are posted on the city website: cityofhurricane.com and on the Utah Public Notice website: pmn.utah.gov
Any meeting schedule changes will be posted at these same sites.