



# Hildale City Planning Commission

Monday, January 12, 2026 at 6:00 PM  
320 East Newel Avenue, Hildale City, Utah 84784

## Agenda

Notice is hereby given to the members of the Hildale City Planning Commission and to the public, that the Planning Commission will hold a public hearing as part of the regular meeting on **Monday, January 12, 2026** at 6:00 p.m. (MDT), at 320 East Newel Avenue, Hildale City, Utah 84784.

Commission members may be participating electronically by video or telephone conference. Members of the public may watch the City of Hildale through the scheduled Zoom meeting.

Join Zoom Meeting

<https://zoom.us/j/95770171318?pwd=aUVSU0hRSFFHcGQvcUIPT3ZYK0p5UT09>

Meeting ID: 957 7017 1318

Passcode: 993804

One tap mobile

+16699006833,,95770171318#,,,,\*993804# US (San Jose)

+12532158782,,95770171318#,,,,\*993804# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose) +1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston) +1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago)

Comments during the public comment or public hearing portions of the meeting may be emailed to [recorder@hildalecity.gov](mailto:recorder@hildalecity.gov). All comments sent before the meeting may be read during the meeting and messages or emails sent during the meeting may be read at the Mayor's discretion.

**Roll Call of Commission Attendees:** City Recorder

**Welcome, Introduction and Preliminary Matters:** Presiding Officer

**Pledge of Allegiance:** By Invitation of Presiding Officer

**Conflict of Interest Disclosures:** Commissioners

**Approval of Minutes of Previous Meetings:** Commissioners

1. Consideration, discussion and possible approval of Planning Commission Minutes of November 17, 2025.

**Reports:**

**Public Hearing:**

**Unfinished Commission Business:**

**New Commission Business:**

2. Consideration, discussion and possible approval of the Crimson Mesa Preliminary Plat.

**Continuing Education**

Open and Public Meetings Act Training

<https://www.youtube.com/watch?v=QNVBuXB7vkM>

Planning and Zoning education training.

**Public Comments:** (3 minutes each - Discretion of Presiding Officer)

**Commissioners Comments:** (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.

**Executive Session:** As needed

**Adjournment:** Presiding Officer

Agenda items and any variables thereto are set for consideration, discussion, approval or other action. The Hildale City Planning Commission may, by motion, recess into executive session which is not open to the public, to receive legal advice from the City attorney(s) on any agenda item, or regarding sensitive personnel issues, or concerning negotiations for the purchase, sale or lease of real property. Hildale City Planning Commission Members may be attending by telephone. Agenda may be subject to change up to 24 hours prior to the meeting. Individuals needing special accommodations should notify the City Recorder at 435-874-2323 at least three days prior to the meeting.



# Hildale City Planning Commission

Monday, November 17, 2025 at 6:00 PM  
320 East Newel Avenue, Hildale City, Utah 84784

## Minutes

### Welcome, Introduction and Preliminary Matters: Presiding Officer

Chair Wall called the meeting to order at 6:04 pm.

### Roll Call of Commission Attendees: City Recorder

#### PRESENT

Chair Elissa Wall  
Vice Chair Thirkle Nielsen  
Commissioner Rex Jessop  
Commissioner Teresa Barlow  
Commissioner Thomas Timpson

#### ABSENT

Commissioner Jeromy Williams  
Commissioner Russel Jessop

### Pledge of Allegiance: By Invitation of Presiding Officer

Chair Wall led the pledge.

### Conflict of Interest Disclosures: Commissioners

None

### Approval of Minutes of Previous Meetings: Commissioners

1. Consideration, discussion and possible approval of Planning and Zoning Meeting minutes of October 20, 2025

Motion made by Commissioner Jessop to approve Planning and Zoning Meeting minutes of October 20, 2025, Seconded by Vice Chair Nielsen.

Voting Yea: Chair Wall, Vice Chair Nielsen, Commissioner Jessop, Commissioner Barlow, Commissioner Timpson

Motion carries

### Reports:

2. Consideration, discussion and possible approval of a Conceptual Map for the Feller Subdivision.

Mayor Jessop presented a conceptual map for the Feller Subdivision, a proposed 40-lot residential development on approximately 11 acres. Staff also provided a white paper from Utilities Director Jerry Postema, which recommended that any approval be conditioned upon the applicant entering into a development agreement for water and sewer infrastructure prior to the issuance of any building permits. Staff noted that the current ordinance requires a development agreement for projects over 35 units, but discussions are underway to lower this threshold.

The applicant, Alan Feller, addressed the Commission. He stated his intent is to develop the 10-11 acre parcel with moderate homes to test the market before planning a larger-scale project. He noted the lots would be approximately R1-8 in size (70x110/120 feet). Mr. Feller confirmed he has been working closely with the Utilities Director and the Mayor on a water agreement. He stated the homes will be well-

built with block fences. Initial access will be from Utah Avenue.

Commissioner Timpson questioned the project's alignment with the General Plan, which designates the area as Industrial. He expressed concern about rezoning the property to R1-8 and its proximity to the industrial zone.

Chair Wall and other commissioners noted that the General Plan is a guide, the property was already rezoned from A-20 to R1-8 on October 11, 2023, and the City Council has approved opening the General Plan for review.

Motion made by Vice Chair Nielsen to approve Conceptual Map for the Feller Subdivision, Seconded by Commissioner Jessop.

Voting Yea: Chair Wall, Vice Chair Nielsen, Commissioner Jessop, Commissioner Barlow

Voting Abstaining: Commissioner Timpson

Motion carried

**Public Hearing:**

**Unfinished Commission Business:**

**New Commission Business:**

**Public Comments:** (3 minutes each - Discretion of Presiding Officer)

None

**Commissioners Comments:** (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.

Chair Wall reminded the Commission of a joint work meeting with the Utility Board scheduled for Thursday at 6:00 p.m. at City Hall.

Staff provided commissioners with a copy of the Hildale City General Plan (2021) for their review and markup, as the Commission will begin the review process at its December meeting.

Thomas Timpson asked if the requirement for a development agreement is formalized in city ordinance. Staff confirmed it is, but noted that the subdivision ordinance is scheduled for review and amendment in December to align with state law changes, which will provide an opportunity to revise the development agreement threshold.

**Executive Session:** As needed

**Adjournment:** Presiding Officer

Meeting adjourned at 6:40 pm.

Minutes were approved at the Planning Commission Meeting on \_\_\_\_\_.

\_\_\_\_\_  
Maxene Jessop, City Recorder



☎ 435-874-2323

☎ 435-874-2603

🌐 www.hildalecity.com

## SUBDIVISION PRELIMINARY PLAT APPLICATION

Fee: \$500 + \$2 p/mailling notice

*For Office Use Only:*

File No. \_\_\_\_\_

Receipt No. 1-0000 56612

Mac

Name: AT Development LLC (Tyson Feller) Telephone: (435) 619-4031Address: 208 W 3930 S Washington, UT 84780 Fax No. \_\_\_\_\_Email: tyson@fellerent.com

Agent (If Applicable): \_\_\_\_\_ Telephone: \_\_\_\_\_

Address/Location of Subject Property: West of Mulberry Street and north of Uzona Ave in Hildale, UtTax ID of Subject Property: HD--3-32-311 Zone District: R1-B

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) \_\_\_\_\_

The Crimson Mesa residential subdivision is planned with 40 lots averaging more than 8,000 square feet is plannd to be built in two phases.**Submittal Requirements:** The preliminary plat application shall provide the following:

- ☒ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- ☒ a. The proposed name of the subdivision.
  - ☒ b. The location of the subdivision, including the address and section, township and range.
  - ☒ c. The names and addresses of the owner or subdivider, if other than the owner.
  - ☒ d. Date of preparation, and north point.
  - ☒ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- ☒ 2. Existing Conditions: The preliminary plat shall show:
- ☒ a. The location of the nearest monument.
  - ☒ b. The boundary of the proposed subdivision and the acreage included.
  - ☒ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
  - ☒ d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
  - ☒ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
  - ☒ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

- ☒ g. Existing Hildale Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- ☒ h. Contours at vertical intervals not greater than five (5) feet.
- ☒ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- ☒ j. Information on whether property is located in desert tortoise take area

☒ 3. Proposed Plan: The subdivision plans shall show:

- ☒ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
- ☒ b. The layout, numbers and typical dimensions of lots.
- ☒ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- ☒ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- ☒ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- ☒ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- ☒ g. Approximate radius of all center line curves on highways or streets.
- ☒ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- ☒ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- ☒ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- ☒ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
- ☒ l. Will this subdivision be phased? If yes show possible phasing lines.
- ☒ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

☒ 4. Required copies of plans:

- ☒ a. Three copies of all full-scale drawings
- ☒ b. One copy of each drawing on a 11 x 17-inch sheets. (8 1/2 x 11 is acceptable if the project is small and the plans are readable at that size).
- ☒ c. Electronic copies sent to [planning@hildalecity.com](mailto:planning@hildalecity.com)

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

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

\*\*\*\*\*

(Office Use Only)

Date Received: \_\_\_\_\_

Application Complete: YES

☐ NO

☐

Date application deemed to be complete: \_\_\_\_\_ Completion determination made by: \_\_\_\_\_



**PRELIMINARY PLAT APPLICATION page 3 (General Information)**

**PURPOSE**

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to ensure that all proposed divisions of land conform to the City General Plan and to adopted development standards of the Land Use Ordinance.

**WHEN REQUIRED**

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

- Determine current zoning for property.
- If zoning fits desired subdivision, meet with Planning staff to discuss the proposed project.
- Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
- Submit completed application, preliminary plat, and required \$150 fee to Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting. (see submittal dates sheet)
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
- Appear at the next scheduled City Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear City Council comments, answer questions, and receive City Council decision. City Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.

If the preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to

City standards. Construction drawings must be approved by both the

Joint Utilities Committee and the Ash Creek Special Service District. Approval means changes are made and all required signatures are obtained.

Once the preliminary plat is approved by the City Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one-year time limit is reached. The Planning Commission will review and make recommendation to the City Council on the final plat when submitted. The City Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

**APPEALS**

The Planning Commission makes a recommendation to the City Council, so there is no appeal. The City Council's action on a preliminary plat is final unless appealed to the appropriate court.

**AFFIDAVIT**  
**PROPERTY OWNER**

STATE OF UTAH )  
:ss  
COUNTY OF )

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

Tyson Feller AT Developer  
(Property Owner)  
\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 5 day of January 2026.

[Signature]  
(Notary Public)

Residing in: Washington Co. Utah

My Commission Expires: 06-06-2029



**Agent Authorization**

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

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
(Notary Public)

Residing in: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

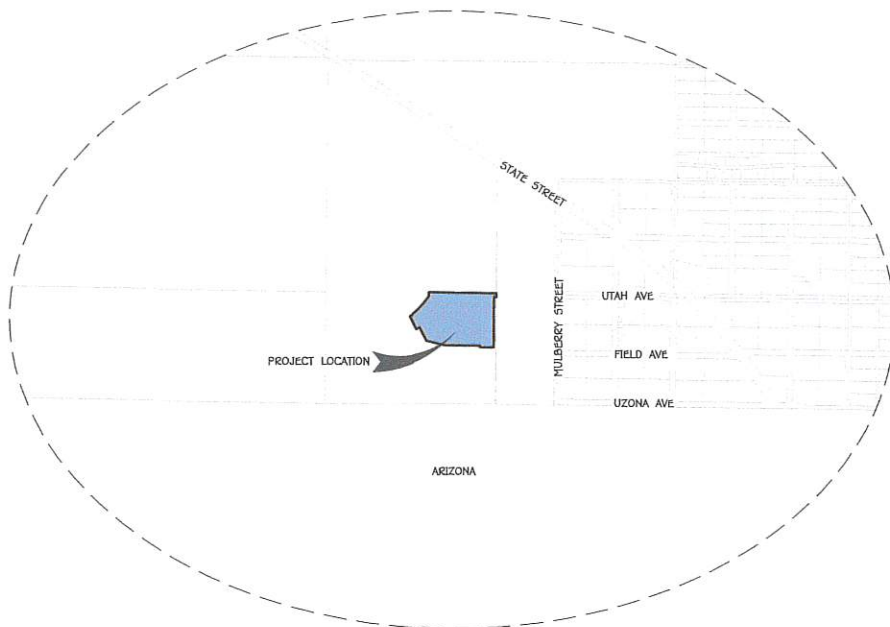
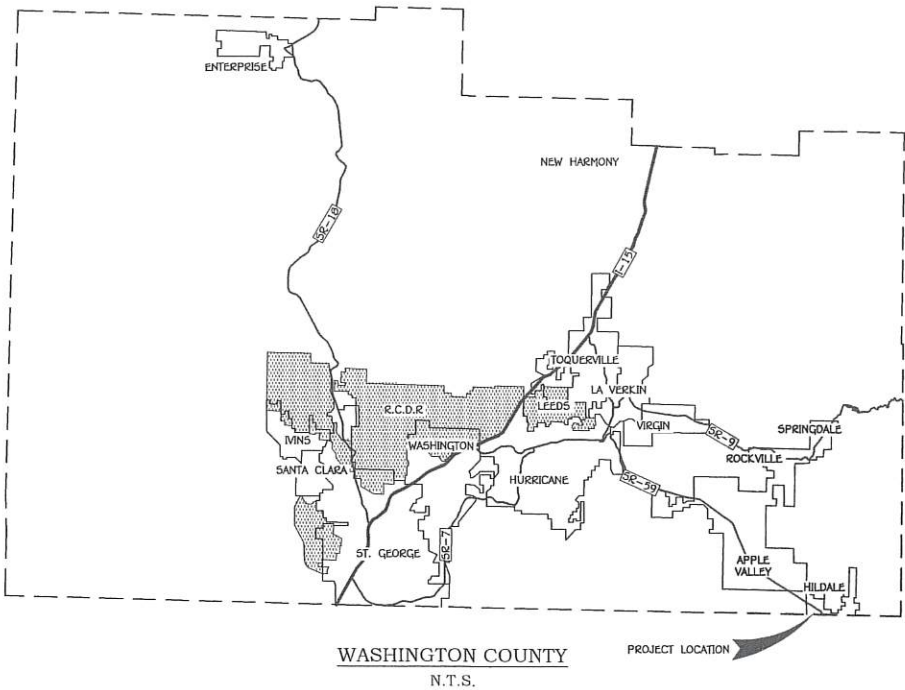


# CRIMSON MESA

HILDALE, UTAH

## PRELIMINARY PLAT

JANUARY 2026



VICINITY MAP  
SECTION 32 TOWNSHIP 43 S, RANGE 10 W,  
SLB&M  
0 1000' 2000'  
SCALE: 1" = 1000'

SHEET INDEX		
#	SHEET	DESCRIPTION
1	P.1.0	COVER SHEET
2	P.1.1	BOUNDARY MAP
3	P.2.0	OVERALL SITE PLAN
4	P.3.0	OVERALL SITE & UTILITY PLAN
5	P.3.1	SITE & UTILITY PLAN I
6	P.3.2	SITE & UTILITY PLAN II
7	P.3.3	SITE & UTILITY PLAN III
8	P.4.1	GRADING PLAN

LEGAL DESCRIPTION	PRELIMINARY PLAT SITE DATA	PROPERTY OWNER	GEOTECH ENGINEER	CIVIL ENGINEER	APPLICANT-AGENT
Beginning at a point that lies South 09°09'07" East 1,102.61 feet along the Quarter Section Line, from the West Quarter Corner of Section 32, Township 43 South, Range 10 West, Salt Lake Base and Meridian; Running thence North 00°52'40" East 14.30 feet; thence South 09°07'20" East 737.70 feet; thence South 00°52'09" West 613.03 feet; thence North 09°07'54" West 152.00 feet; thence North 00°52'06" East 15.79 feet; thence North 09°07'20" West 404.90 feet; thence North 76°13'53" West 211.90 feet; thence North 26°43'37" West 169.35 feet; thence South 63°10'05" West 41.95 feet; thence North 26°43'37" West 52.00 feet; thence North 26°43'37" West 112.54 feet; thence North 51°37'17" East 66.49 feet; thence North 46°39'18" East 70.04 feet; thence North 43°31'54" East 70.02 feet; thence North 39°54'49" East 70.25 feet; thence North 36°01'40" East 42.11 feet; thence North 00°52'40" East 20.62 feet to the point of beginning.  Containing 496,133 Square Feet or 11.39 Acres.	CRIMSON MESA CURRENT ZONING: R1-B PROJECT AREA: 11.39 ACRES (496,140 S.F.) NO. OF LOTS & DENSITY: 40 LOTS (3.5 D.U./ACRE) GARAGE PARKING: N/A DRIVEWAY PARKING: N/A OFF-STREET PARKING: N/A TOTAL PARKING: N/A	AT DEVELOPMENT LLC 200 W 3930 S WASHINGTON, UT 04700 CONTACT: TYSON FELLER PHONE: (435) 619-4031 EMAIL: tyson@fellerent.com	APPLIED GEOTECHNICAL (AGEC) 1420 S. 270 E. ST. GEORGE, UT 04790 CONTACT: WAYNE ROGERS PHONE: (435) 673-6050 EMAIL: rogers@agecinc.com	AMERICAN CONSULTING & ENGINEERING 1173 S. 250 W., SUITE #504 ST. GEORGE, UT 04770 CONTACT: AUSTIN CHAPPELL PHONE: (435) 208-3330 EMAIL: austin@alcsq.com	AMERICAN CONSULTING & ENGINEERING 1173 S. 250 W., SUITE #504 ST. GEORGE, UT 04770 PRIMARY CONTACT: ADAM ALLEN PHONE: (435) 208-3330 EMAIL: adam@alcsq.com

PRELIMINARY  
NOT FOR  
CONSTRUCTION



CRIMSON MESA  
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M  
HILDALE, UTAH  
COVER SHEET  
PRELIMINARY PLAT

JOB # 25-502-3  
DRAWN BY: CDF  
CHECKED BY: ARC  
DATE: 01/05/2026

P.1.0

SHEET: 1 OF: 8



PRELIMINARY  
NOT FOR  
CONSTRUCTION

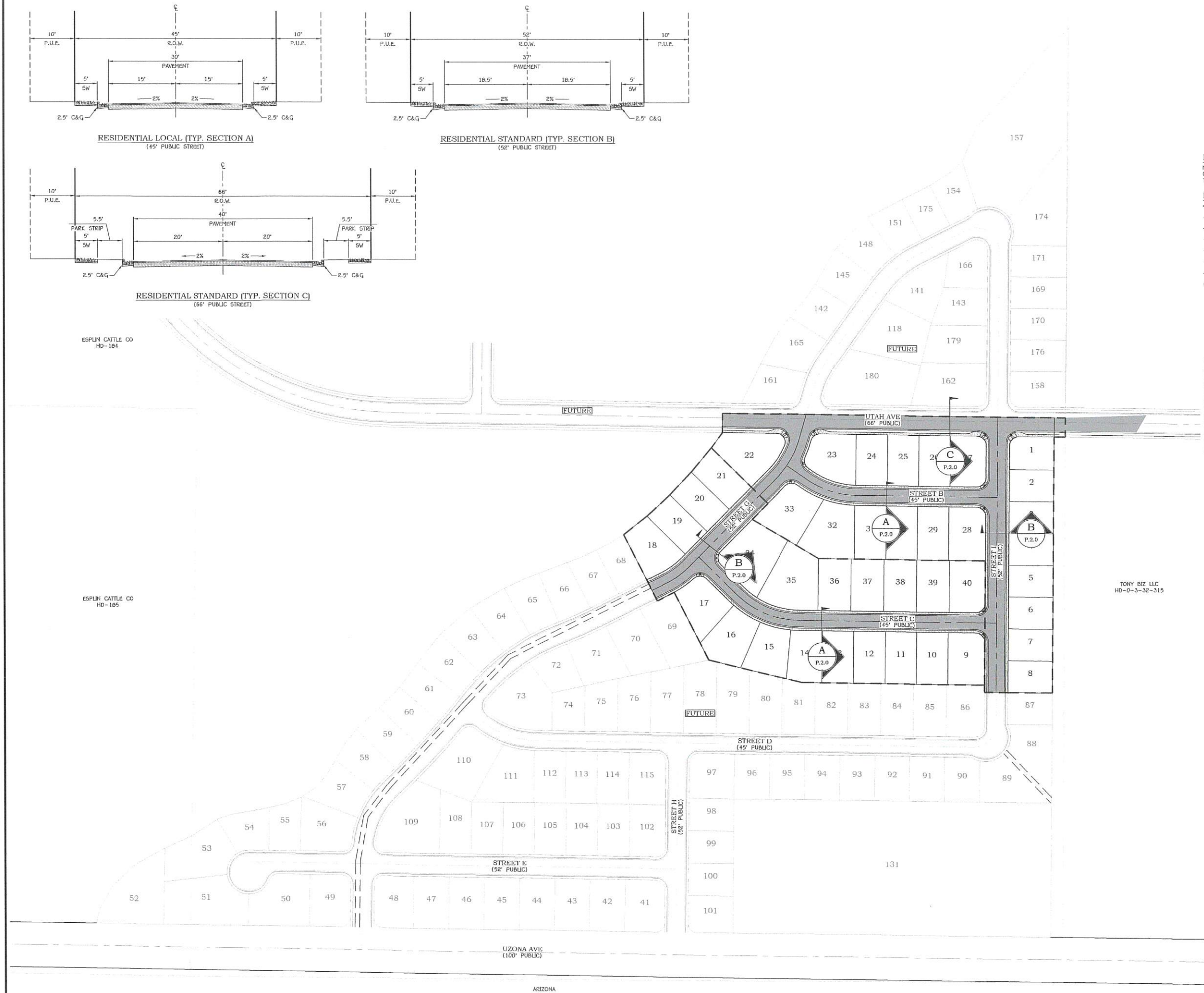


**CRIMSON MESA**  
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M  
HILDALE, UTAH  
**BOUNDARY MAP**  
PRELIMINARY PLAT

JOB # 25-502-3  
DRAWN BY: CDF  
CHECKED BY: ARC  
DATE: 01/05/2026

P.1.1  
SHEET 2 OF 10





**BASIS OF BEARING & BENCHMARK:**  
N 00° 53' 16" E ALONG THE SECTION LINE BETWEEN THE SOUTH WEST CORNER OF SECTION 32 AND THE WEST QUARTER CORNER OF SECTION 32, T4S SOUTH RANGE 10 WEST SLB&M.

LEGEND:		DETAIL
	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	
	CLASS I SURVEY MONUMENT	CITY/160
	CLASS II SURVEY MONUMENT	CITY/161

SITE AREA INFORMATION		
DESCRIPTION	ACRE	PERCENT
PUBLIC STREET R.O.W.	3.30	28.97
LOTS/UNITS	8.09	71.03
TOTAL	11.39	100.00
PERVIOUS AREA	5.70	50.02
IMPERVIOUS AREA	5.69	49.98
TOTAL	11.39	100.00

TYPICAL LOT SETBACKS	
FRONT	20'
REAR	10'
SIDE-1	10'
SIDE-2	5'
STREET SIDE	20'
• 10' TO BLDG	
• 20' TO GARAGE	

SCALE: NTS

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



**CRIMSON MESA**  
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M  
HILDALE, UTAH  
**OVERALL SITE PLAN**  
PRELIMINARY PLAT

JOB # 25-502-3  
DRAWN BY: CDF  
CHECKED BY: ARC  
DATE: 01/05/2026

**P.2.0**

SHEET 3 OF 11





SITE PLAN NOTES:

1. CONTRACTOR TO MATCH EXISTING CONDITIONS AT ALL TIE IN LOCATIONS. PROTECT IN PLACE ALL INFRASTRUCTURE TO REMAIN. SAWCUT EXISTING C&G AND ASPHALT WHERE APPROPRIATE TO PROVIDE A SMOOTH TRANSITION FROM EXISTING TO NEW.
2. CLASS I AND/OR CLASS II SURVEY MONUMENTS SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. FINAL LOCATIONS FOR ALL SURVEY MONUMENTS TO BE PROVIDED BY THE LICENSED SURVEYOR.
3. ALL FIELD DESIGN CHANGES MUST BE APPROVED BY THE ENGINEER AND CITY PRIOR TO PROCEEDING WITH PROPOSED FIELD DESIGN CHANGES.

LEGEND:

- | DETAIL                                   |     |
|--|-----|
| PROPOSED PARCEL BOUNDARY                 | --- |
| EXISTING/ADJACENT PARCEL BOUNDARY        | --- |
| PROPOSED EASEMENT                        | --- |
| EXISTING EASEMENT                        | --- |
| PROPOSED CENTERLINE ALIGNMENT            | --- |
| EXISTING CENTERLINE ALIGNMENT            | --- |
| PROPOSED SETBACK LINE                    | --- |
| PHASE LINE                               | --- |
| SHEET MATCH LINE                         | --- |
| END OF ROAD MARKERS                      | --- |
| PROPOSED FENCE                           | --- |
| EXISTING FENCE                           | --- |
| PROPOSED ROCK WALL (SEE GRADING PLANS)   | --- |
| EXISTING ROCK RETAINING WALL             | --- |
| ASPHALT PAVEMENT SURFACE                 | --- |
| CONCRETE SURFACE                         | --- |
| LANDSCAPE AREA                           | --- |
| EXISTING LANDSCAPE AREA                  | --- |
| PROPOSED GAS LINE                        | --- |
| EXISTING GAS LINE                        | --- |
| PROPOSED JOINT UTILITY TRENCH            | --- |
| EXISTING JOINT UTILITY TRENCH            | --- |
| PROPOSED WATER MAIN (SIZE PER PLAN)      | --- |
| EXISTING WATER MAIN (SIZE PER PLAN)      | --- |
| FIRE HYDRANT AND VALVE ASSEMBLY          | --- |
| FOUR-WAY VALVE CLUSTER                   | --- |
| THREE-WAY VALVE CLUSTER                  | --- |
| PROPOSED IRRIGATION MAIN (SIZE PER PLAN) | --- |
| EXISTING IRRIGATION MAIN (SIZE PER PLAN) | --- |
| FOUR-WAY VALVE CLUSTER                   | --- |
| THREE-WAY VALVE CLUSTER                  | --- |
| PROPOSED SEWER MAIN (SIZE PER PLAN)      | --- |
| EXISTING SEWER MAIN (SIZE PER PLAN)      | --- |
| STANDARD SEWER MANHOLE                   | --- |

PRELIMINARY  
NOT FOR  
CONSTRUCTION



CRIMSON MESA  
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M  
HILDALE, UTAH  
OVERALL SITE & UTILITY PLAN  
PRELIMINARY PLAT

JOB # 25-502-3  
DRAWN BY: CDF  
CHECKED BY: ARC  
DATE: 01/05/2026

P.3.0

SHEET: 4 OF 12

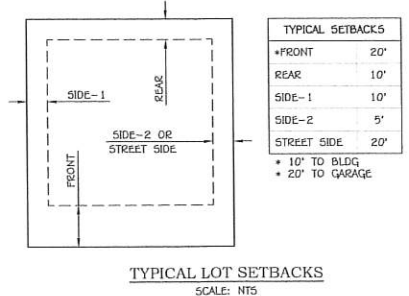




**SITE PLAN NOTES:**

- CONTRACTOR TO MATCH EXISTING CONDITIONS AT ALL TIE IN LOCATIONS. PROTECT IN PLACE ALL INFRASTRUCTURE TO REMAIN. SAWCUT EXISTING C&G AND ASPHALT WHERE APPROPRIATE TO PROVIDE A SMOOTH TRANSITION FROM EXISTING TO NEW.
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- LEGEND:**
- PROPOSED PARCEL BOUNDARY
  - EXISTING/ADJACENT PARCEL BOUNDARY
  - PROPOSED EASEMENT
  - EXISTING EASEMENT
  - PROPOSED CENTERLINE ALIGNMENT
  - EXISTING CENTERLINE ALIGNMENT
  - PROPOSED SETBACK LINE
  - PHASE LINE
  - SHEET MATCH LINE
  - END OF ROAD MARKERS
  - PROPOSED FENCE
  - EXISTING FENCE
  - PROPOSED ROCK WALL (SEE GRADING PLANS)
  - EXISTING ROCK RETAINING WALL
  - ASPHALT PAVEMENT SURFACE
  - CONCRETE SURFACE
  - LANDSCAPE AREA
  - EXISTING LANDSCAPE AREA
  - PROPOSED GAS LINE
  - EXISTING GAS LINE
  - PROPOSED JOINT UTILITY TRENCH
  - EXISTING JOINT UTILITY TRENCH
  - PROPOSED WATER MAIN (SIZE PER PLAN)
  - EXISTING WATER MAIN (SIZE PER PLAN)
  - FIRE HYDRANT AND VALVE ASSEMBLY
  - FOUR-WAY VALVE CLUSTER
  - THREE-WAY VALVE CLUSTER
  - PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
  - EXISTING IRRIGATION MAIN (SIZE PER PLAN)
  - FOUR-WAY VALVE CLUSTER
  - THREE-WAY VALVE CLUSTER
  - PROPOSED SEWER MAIN (SIZE PER PLAN)
  - EXISTING SEWER MAIN (SIZE PER PLAN)
  - STANDARD SEWER MANHOLE



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

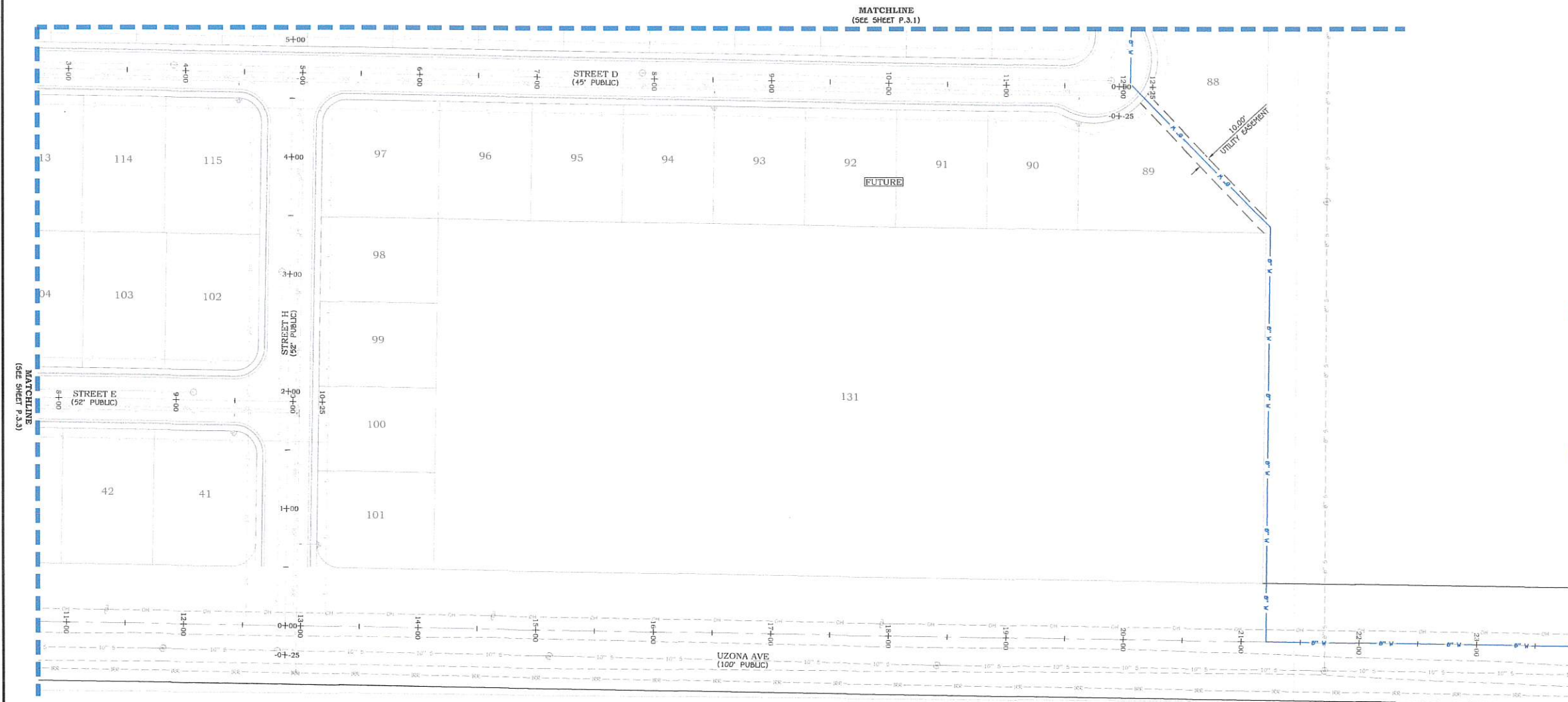


**CRIMSON MESA**  
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M  
HILDALE, UTAH

**SITE & UTILITY PLAN I**  
PRELIMINARY PLAT

JOB # 25-502-3  
DRAWN BY: CDF  
CHECKED BY: ARC  
DATE: 01/05/2026





SITE PLAN NOTES:

1. CONTRACTOR TO MATCH EXISTING CONDITIONS AT ALL TIE IN LOCATIONS. PROTECT IN PLACE ALL INFRASTRUCTURE TO REMAIN. SAWCUT EXISTING C&G AND ASPHALT WHERE APPROPRIATE TO PROVIDE A SMOOTH TRANSITION FROM EXISTING TO NEW.
2. CLASS I AND/OR CLASS II SURVEY MONUMENTS SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. FINAL LOCATIONS FOR ALL SURVEY MONUMENTS TO BE PROVIDED BY THE LICENSED SURVEYOR.
3. ALL FIELD DESIGN CHANGES MUST BE APPROVED BY THE ENGINEER AND CITY PRIOR TO PROCEEDING WITH PROPOSED FIELD DESIGN CHANGES.

LEGEND:

	DETAIL
---	PROPOSED PARCEL BOUNDARY
---	EXISTING/ADJACENT PARCEL BOUNDARY
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	PROPOSED CENTERLINE ALIGNMENT
---	EXISTING CENTERLINE ALIGNMENT
---	PROPOSED SETBACK LINE
---	PHASE LINE
---	SHEET MATCH LINE
---	END OF ROAD MARKERS
---	PROPOSED FENCE
---	EXISTING FENCE
---	PROPOSED ROCK WALL (SEE GRADING PLANS)
---	EXISTING ROCK RETAINING WALL
---	ASPHALT PAVEMENT SURFACE
---	CONCRETE SURFACE
---	LANDSCAPE AREA
---	EXISTING LANDSCAPE AREA
---	PROPOSED GAS LINE
---	EXISTING GAS LINE
---	PROPOSED JOINT UTILITY TRENCH
---	EXISTING JOINT UTILITY TRENCH
---	PROPOSED WATER MAIN (SIZE PER PLAN)
---	EXISTING WATER MAIN (SIZE PER PLAN)
---	FIRE HYDRANT AND VALVE ASSEMBLY
---	FOUR-WAY VALVE CLUSTER
---	THREE-WAY VALVE CLUSTER
---	PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
---	EXISTING IRRIGATION MAIN (SIZE PER PLAN)
---	FOUR-WAY VALVE CLUSTER
---	THREE-WAY VALVE CLUSTER
---	PROPOSED SEWER MAIN (SIZE PER PLAN)
---	EXISTING SEWER MAIN (SIZE PER PLAN)
---	STANDARD SEWER MANHOLE

REVISIONS		
NO.	DATE	DESCRIPTION

PRELIMINARY  
NOT FOR  
CONSTRUCTION



CRIMSON MESA  
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M  
HILDALE, UTAH  
SITE & UTILITY PLAN II  
PRELIMINARY PLAT

JOB #	25-502-3
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	01/05/2026

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SHEET 6 OF 14







