



HURRICANE CITY UTAH

Mayor

Clark Fawcett

City Manager

Kaden DeMille

City Council

*Drew Ellerman
Joseph Prete
Dave Imlay
Lynn Excell
Amy Werrett*

Hurricane City Council Meeting Agenda

July 16, 2026

4:00 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.**

4:00 p.m. Joint Work Meeting with the Planning Commission

1. Presentation and discussion on Lorin Lowe's master plan for his property

5:00 p.m. Pre-meeting

6:00 p.m. - Call to Order

Prayer

Pledge of Allegiance

Declaration of any conflicts of interest

Minutes of the Regular City Council Meeting for June 18, 2026, and Special Meeting June 25, 2026

Recognition of Officer Atkinson on his promotion to Patrol Sergeant

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 Zone Change Ordinance No. ZC26-10 to rezone a property located at 1260 S 700 W from Residential Agricultural (RA-1) to Residential Agricultural (RA-0.5); File No. ZC26-10; Parcel No. H-3-2-3-319; Kent Burdick Rowley Trust, applicant; Teri Humphries, agent

NEW BUSINESS

1. Public Hearing to take comments on the following;
 - A request for abandonment and vacation of easements along Gateway Boulevard and Jellystone Road for parcels H-4-2-1-1112-GS1, H-4-2-1-202-GS1, H-4-2-1-200-GS1, H-4-2-1-201-GS1, H-4-2-1-201, & H-4-2-12-1208-GS1
 - A request for abandonment and vacation of easements along Desert Sands Parkway, Dunes Drive, and Sand Hollow Resort Parkway in The Dunes at Sand Hollow Resort
 - The size, scope, and nature of funding related to the planned construction of the Hurricane City Police Station
2. Consideration and possible approval of **Ordinance 2026-16 Approving the abandonment and vacation of public utility easements** on parcels H-4-2-1-1112-GS1, H-4-2-1-202-GS1, H-4-2-1-200-GS1, H-4-2-1-201-GS1, & H-4-2-1-201
3. Consideration and possible approval of **Ordinance 2026-17 Approving the abandonment and vacation of public utility easements** along Desert Sands Parkway, Dunes Drive, and Sand Hollow Resort Parkway in The Dunes at Sand Hollow Resort
4. Consideration and possible approval of **Resolution 2026-28 Identifying methods to fill midterm vacancies** on the Hurricane City Council – Dayton Hall
5. Consideration and approval of **local consent for a single event liquor license** for Pecan Valley Resort – Chris Wyler
6. Consideration and possible approval of the **Underground Standards and Specifications** for the Power Department – Mike Johns
7. Mayor, Council, and staff reports
8. 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 July 15, 2026. 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 July 16, 2026

4:00 p.m. Joint Work Meeting with the Planning Commission

1. Presentation and discussion on Lorin Lowe's master plan for his property

5:00 p.m. Pre-Meeting

6:00 p.m. Call to Order

Minutes of the Regular City Council Meeting for June 18, 2026, and Special Meeting June 25, 2026

Recognition of Officer Atkinson on his promotion to Patrol Sergeant

Old Business

1. This item was continued to allow the applicant time to develop a lot-split concept for the City Council to consider in conjunction with the zone change request. The applicant now requests that the item be tabled indefinitely so that the property owners can confer with other family members to come to agreement on their plans for the property. – Gary Cupp

New Business

1. Public Hearing to take comments on the following:
 - a. A request for abandonment and vacation of easements along Gateway Boulevard and Jellystone Road for parcels H-4-2-1-1112-GS1, H-4-2-1-202-GS1, H-4-2-1-200-GS1, H-4-2-1-201-GS1, H-4-2-1-201, & H-4-2-12-1208-GS
 - b. A request for abandonment and vacation of easements along Desert Sands Parkway, Dunes Drive, and Sand Hollow Resort Parkway in The Dunes at Sand Hollow Resort
 - c. The size, scope, and nature of funding related to the planned construction of the Hurricane City Police Station
2. Gateway Boulevard and Jellystone Road are new streets recently dedicated and constructed as part of the Gateway at Sand Hollow PID project. Public utility easements were included as part of the dedication plat for these streets. The property owners desire to construct walls and other improvements within these private areas that are encumbered by the public utility easements and have petitioned the City to abandon said easements.

Findings: The City has evaluated the easements to see if there is a continued need. The Joint Utility Committee was notified and the issue was discussed. There are no utilities present in the proposed abandonment area, nor are there plans to install any. Furthermore, the easements in questions are located in back yard areas that would be very problematic to go in and install and/or maintain utilities. The right-of-way widths for each of these roadways is wide enough to accommodate the utility needs of the area.

Recommendation: It is recommended that the City Council approve Ordinance 2026-16 as presented. – Arthur LeBaron

3. Desert Sand Parkway, Dunes Drive, and Sand Hollow Resort Parkway are existing collector streets in Sand Hollow Resort that are 20 years old. Public utility easements were included as part of the subdivision plats that created these streets. Several of the property owners desire to construct, or have already constructed swimming pools and other improvements within these private areas that are encumbered by the public utility easements and have petitioned the City to abandon said easements. Since this issue affects many lots, and since the City anticipates that many more applications will be filed for new swimming pools, etc., City Staff has initiated this effort to abandon the unused public utility easements along the subject streets.

Findings: The City has evaluated the easements to see if there is a continued need. The Joint Utility Committee was notified and the issue was discussed. There are no utilities present in the proposed abandonment area, nor are there plans to install any. Furthermore, the easements in questions are located in back yard areas that would be very problematic to go in and install and/or maintain utilities. The right-of-way widths for each of these roadways is wide enough to accommodate the utility needs of the area.

Recommendation: It is recommended that the City Council approve Ordinance 2026-17 as presented. – Arthur LeBaron

4. In the 2026 session, the State Legislature updated the procedures for cities to fill midterm vacancies on City Councils. One of the updates is a requirement for cities to identify in a resolution or ordinance a fair and transparent method of selection when (1) there is a tie between three or more candidates and (2) when one candidate receives the most votes, but not a majority of the votes, and two or more candidates tie for receiving the second most votes. The proposed resolution is in response to the new requirement in the Utah Code.

Summary of Key Provisions of the Proposed Resolution: When the vacancy created by Mayor Fawcett's election was filled by Councilwoman Werrett, the Council adopted procedures addressing the scenarios identified in the new Utah Code, but they were not formalized in a resolution as is now required.

When there is a three-way tie, the mayor casts a vote for one of the tied candidates. If the mayor's vote does not resolve the tie, then the tie is resolved by lot, which is either by a coin flip or picking names out of an opaque container, depending on the number of remaining candidates.

When there is a tie for second place, the mayor casts a vote to break the tie.

If the mayor is not present or cannot vote because the mayor is seeking to be appointed to the vacant seat, then the tie breaking provisions of flipping a coin or drawing names, as applicable, will apply.

Recommendation: It is recommended that the Council memorialize the same procedures that were previously implemented and adopt the proposed resolution to comply with the new Utah Code requirements. – Dayton Hall

5. The applicant currently holds a full-service restaurant liquor license for the ground-level restaurant within the clubhouse building. They are requesting a single-event liquor license to accommodate an event on the second level of the clubhouse. Alcohol service and consumption will be restricted to designated areas. Similar events have previously been held at this location without incident, and staff has confirmed with the Police Department that there are no concerns. Staff recommends approval of the local consent request. – Cindy Beteag
6. The last time the standards & specifications were reviewed was in 2022. Minor changes were made at that time, but not a complete update. This update is a complete revision to the entire document to bring everything current. Most of the changes are due to grammatical errors, table numbering, combining redundant language, and so forth. However, any major changes from the original document have been highlighted on PowerPoint slides included. This item was presented in front of the Power Board twice, once for discussion in June 2026 which identified more revisions needed at that time. It was presented again in July 2026. Power Board Member Mark Maag brought up some concerns at that meeting with the metering placement heights listed and had provided pictures showing the issues with leaving it as written. After board and staff discussion, a solution to the language in the standards & specifications document was agreed upon. Dayton Hall reviewed the document and provided his redlines which have been included.
Recommendation: The standards & specifications were recommended for approval unanimously by the Power Board on 7/8/2026 pending the modification to metering placement heights and a limitation of a 4-meter stack if being placed vertically. Those modifications have been made to satisfy that approval. No other pertinent concerns remained from any of the other changes listed in the PowerPoint slides. Summary written by Crystal Wright, Executive Assistant
7. Mayor, Council, and staff reports.
8. Tentative Close Meeting upon request.

Minutes of the Hurricane City Council meeting held on June 18, 2026, in the Fine Arts Building at 92 S 100 West, Hurricane, Utah at 5 p.m.

Members Present: Mayor Clark Fawcett and **Council Members:** Drew Ellerman, Joseph Prete, Dave Imlay, Lynn Excell, and Amy Werrett.

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, Streets Superintendent Hayden Roberts, Water Superintendent Kory Wright, City Planner Gary Cupp, Assistant Planner Fred Resch III, Power Director Mike Johns, Recreation Director Tiffani Wright, City Engineer Arthur LeBaron, HR Director Sel Lovell, Finance Manager Paige Chapman, and City Recorder Cindy Beteag.

AGENDA

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

Paige Chapman stated a hard copy of the proposed budget and budget amendments to be discussed during the meeting had been placed in front of the Council. She also announced that Brendon Angus had been hired to fill her position and would begin employment on July 6, 2026.

Arthur LeBaron reported that UDOT will be hosting the UDOT Transportation Academy at the Community Center the following week. He stated that invitations had been sent to the Council and encouraged them to attend. He noted that several transportation projects are currently in the design phase, including the Sand Hollow Exit, 100 South, 650 South, and 1400 West. He also stated that design work will soon begin on the 700 West/400 South roundabout project. Mayor Fawcett asked whether staff was aware of the letter submitted that evening by Siteworks regarding concerns with the Storm Drain Master Plan. Mr. LeBaron responded that he had received the letter at the beginning of the meeting and had not yet had an opportunity to review it. Mr. LeBaron stated that preparations for the Fourth of July festivities were underway and that City staff were ready to manage traffic control for the parade. He added that the City would be discharging fireworks at Sand Hollow State Park that evening. Mayor Fawcett reminded the Council that a float would be available for them to ride in during the parade.

Weston Walker reminded everyone of the contractor training meeting scheduled for June 30th regarding MS4. He stated they are getting a lot of telecommunication plans submitted.

Sel Lovell announced that candidates had been selected for the Utility Clerk and Finance Manager positions; however, the individuals still needed to complete the necessary paperwork before their names are announced. He stated that openings remain for a Police Officer, Custodian, and several positions within the Streets Department.

Mike Johns reported that he had recently returned from a meeting with UAMPS, where he learned of a new project that will bring an additional transmission line from southern Utah

County. He stated that the project will provide more than 500 megawatts of power to the Washington County area.

Hayden Roberts announced that 700 West is scheduled to open on Saturday morning. He stated that Street Department crews have been busy removing weeds throughout the City and completing various drainage improvement projects.

Chief Yates reported that there had been multiple sightings of a mountain lion within the City. The initial sighting occurred near Dollar Tree, followed by additional sightings in several residential neighborhoods. He stated that the animal showed little fear of people, raising concerns for the safety of residents, livestock, and pets. The Police Department worked closely with the Utah Division of Wildlife Resources to evaluate options and determined that relocation was not appropriate because the animal would likely return to populated areas. Due to public safety concerns, the mountain lion was located and euthanized. He stated that detectives had served a search warrant the previous day on an individual suspected of accessing child pornography online. He stated that Detective Johnson successfully arrested the individual on eight counts of Sexual Exploitation of a Minor. During the investigation, officers seized multiple electronic devices containing additional evidence. He noted that the case is expected to be referred to federal authorities due to the number of violations involved. He added that the suspect is facing significant criminal penalties.

Gary Cupp reported that the Planning Department continues to stay busy processing land use applications. He stated that following the denial of the recent zone change application submitted by Interstate Rock, the Planning Commission expressed a desire to discuss the Council's vision for infill development within established areas of the City. He noted that the Planning Commission did not provide a recommendation regarding specific code changes moving forward. Councilman Excell stated that infill development is a concern for him and expressed opposition to allowing duplexes within single-family residential zones. Mayor Fawcett agreed, adding that the allowance of rentable casitas already creates a more multifamily character in some neighborhoods. Councilman Ellerman stated that the State had already addressed housing density when it amended state law to allow an accessory dwelling unit on any residential lot without limiting its size. He noted that Washington City permits duplexes in R1-2 zoning districts, provided the lot meets a minimum size requirement of 12,000 square feet. He stated that the units may be either attached or detached and that the policy has not created issues in that community. Councilman Imlay stated that he is not opposed to duplexes but believes they should be located in appropriate zoning districts. He explained that the primary difference between duplexes and accessory dwelling units is that duplexes typically have separate utility meters and can be separately owned. He stated that he does not support changing single-family zoning districts to allow multifamily uses. Councilwoman Werrett agreed that additional duplex housing may be needed but stated that she does not support placing duplexes within established single-family neighborhoods. Councilman Prete stated that he is open to infill development that includes duplexes and believes the City should remain flexible in considering their placement, particularly in areas near schools.

Kory Wright reported that approximately 212 million gallons of water were delivered through the Hurricane Valley system by this time in 2025. He stated that with the Dixie Springs Well now online, approximately 336 million gallons have been delivered this year, representing 27.5% of the City's available water rights. He stated that Ash Creek and Toquerville Springs provided approximately 375 million gallons of water in 2025. This year, those sources have produced approximately 338 million gallons, which represents about 30% of the City's water rights from those sources. He noted that Hurricane City purchased approximately 260 million gallons of water from the Water Conservancy District in 2025, compared to approximately 168 million gallons purchased so far this year. He stated that staff switched the west side of town to the Water Conservancy District's treatment plant earlier that day because the City is currently operating at maximum water transmission capacity. He stated that it is currently "leak season" and that crews have spent three nights during the week responding to water main breaks. He expressed appreciation for the efforts and dedication of the water crews. He also reported that drilling of the City's wells continues to progress slowly. The lid has been poured on the Sky Ranch Tank, and slide gates have been installed at the irrigation ponds. He stated that the project is nearing the point where water can be introduced into the irrigation pond.

Mike Vercimak stated development is very busy. He thanked the supervisors that he oversees for their work.

Tiffani Wright announced that in-person voting will be held next Tuesday at the Community Center. She also stated that the parking lot will be re-asphalted the following week. She mentioned that the grand opening for the bike park is scheduled for Saturday, June 27th, from 9:00 a.m. to 1:00 p.m. Mrs. Wright noted that applications are currently open for entries in the 4th of July parade. She encouraged the public and Council to participate in the upcoming parade, attend activities at the Community Center, and conclude the celebration with the fireworks display at Sand Hollow State Park that evening.

Dayton Hall stated that New Business Item #10, regarding the Memorandum of Understanding (MOU) with Ash Creek Sewer District, should be continued. He explained that the attorney for Ash Creek submitted revisions earlier that day; however, Public Works and MS4 staff have not yet had an opportunity to review the proposed changes.

Councilman Imlay reported that the Fire District has deployed a brush truck and crew to the Arizona Strip to assist with ongoing wildfires. He stated that this deployment represents a significant source of revenue for the District. He also noted that the Fire District will hold a public hearing on July 8th to receive public comment regarding proposed bonding for new facilities.

6:00 p.m. - Call to Order –

Prayer: Councilwoman Werrett

Pledge: Councilman Prete

Declaration of any conflicts of interest

Amy Werrett declared a conflict on new business #9 explaining her husband's law firm represents the applicant so she will not vote. Lynn Excell declared a conflict on the same item because he is an employee of the applicant.

Minutes of the Regular City Council Meeting for June 4, 2026

Lynn Excell motioned to approve the June 4, 2026, minutes. Seconded by Dave Imlay. Motion carried unanimously.

Public Forum – Comments From Public

None.

OLD BUSINESS

1. Consideration and possible approval of a Franchise Agreement with Forged Fiber 37, LLC - Dayton Hall

Andy Pierucci, representing Forged Fiber, stated that although the company is newly formed, the organization itself is not new. He explained that in February, AT&T acquired the fiber-to-the-home business from Lumen, and Forged Fiber, a subsidiary of AT&T, was created to manage and expand the fiber buildout. He stated the company is seeking to take ownership of fiber operations across multiple states. In Utah, they are currently working to obtain franchise agreements with each municipality prior to assuming ownership or initiating new construction. He noted that additional projects are already in the pipeline for expansion. Mr. Pierucci stated that while fiber infrastructure exists within the City, it does not yet serve the entire community. He explained that their goal is to expand service options for residents. He clarified that AT&T Fiber would serve as the service provider, while Forged Fiber would construct and maintain the fiber lines.

He added that the company has met with Councilman Imlay and City staff to review project details, and that a pole attachment agreement would still need to be negotiated if the franchise agreement is approved. Dayton Hall stated that the proposed contract complies with City ordinance and has been reviewed by staff for accuracy and detail.

Dave Imlay motioned to approve the Franchise Agreement with Forged Fiber 37, LLC. Seconded by Joseph Prete. Motion carried unanimously.

NEW BUSINESS

1. Consideration and possible joint approval of (1) First Amendment to Development Agreement for Sand Hollow Mesa Project and (2) Settlement Agreement and Release - Dayton Hall

Dayton Hall explained that the item is a proposed amendment to the Sand Hollow Mesa Development Agreement, which includes approval of the Neighborhood Six preliminary plat that was previously denied last year for various reasons. He stated that staff and the applicant

154 have been working through outstanding issues and that the amendment would allow the
155 project to proceed with an initial 44-unit phase. He noted that the Power Department has
156 confirmed adequate capacity is available to support the proposed development. Mr. Hall added
157 that the amendment provides a path forward for development but requires a secondary access,
158 which must either be installed or bonded for prior to any lots being platted. He further stated
159 that the agreement establishes conditions under which no additional final plats may be
160 approved until the City completes the transmission line and substation improvements, or until
161 October 2028, whichever occurs first. He confirmed that all required easements for the
162 transmission line have been secured and recorded. Mr. Hall also explained that the amendment
163 is accompanied by a release and settlement agreement. He stated the developer currently has a
164 pending appeal before the Appeals Board and, if the amendment is approved, the developer
165 would waive its right to pursue that appeal. He added that the amendment extends the term of
166 the development agreement by an additional five years. Councilman Ellerman clarified that the
167 extension would run from the most recent approval date of April 29, 2026. Kevin Spilsbury,
168 manager for Toquerville Enterprises, stated that the applicant has worked closely with staff to
169 meet all required easement and project conditions and expressed appreciation for the
170 opportunity to move forward with development. Thayne Smith, with the Romney Group, stated
171 that they are partners with the landowners and expressed gratitude for the City's support.
172 Councilman Prete asked whether the easements had been fully secured. Mr. Hall responded
173 that the City Engineer has confirmed the transmission line easements have been secured.
174 Councilman Prete also confirmed that the agreement resolves all claims related to the prior
175 denial of Neighborhood Six. He further asked where the 44 units would be located, and Mr.
176 Smith responded that they would be adjacent to existing roads. Councilwoman Werrett asked
177 whether the Power Department had any concerns regarding the 44-unit phase, and Michael
178 Johns stated that there were no concerns.

179 Dave Imlay motioned to approve (1) First Amendment to Development Agreement for Sand
180 Hollow Mesa Project and (2) Settlement Agreement and Release. Seconded by Lynn Excell.
181 Motion carried unanimously by a roll call vote.

182 **2. Consideration and possible approval of local consent for a limited restaurant liquor**
183 **license for Riggatti's - Jackson Carter**

184 Jackson Carter, with Riggatti's, explained that the business is applying for a limited restaurant
185 liquor license to allow the service of beer and wine. He stated that they anticipate liquor sales
186 to be similar to their St. George location, where such sales account for less than 1% of total
187 revenue. He noted that they are planning to open by July 8th and stated that the restaurant is
188 located in the Buck's Ace Hardware subdivision.

189
190 Lynn Excell motioned to approve local consent for a limited restaurant liquor license for
191 Riggatti's. Seconded by Drew Ellerman. Motion carried unanimously.
192

- 193 **3.** Consideration and possible approval of Zone Change Ordinance No. ZC26-10 to rezone a
194 property located at 1260 S 700 W from Residential Agricultural (RA-1) to Residential
195 Agricultural (RA-0.5); File No. ZC26-10; Parcel No. H-3-2-3-319; Kent Burdick Rowley
196 Trust, applicant; Teri Humphries, agent

197
198 Gary Cupp stated the item was reviewed by the Planning Commission on May 28th, where it
199 received a positive recommendation. He explained that the applicant owns just under one acre
200 and is requesting a rezone to RA-.05 to allow for a future lot split. He noted that a public
201 hearing was held with no objections or comments received. He stated that the Planning
202 Commission recommended utilizing a development agreement to accommodate the proposed
203 two-lot configuration, as the property does not meet the size requirements for the requested
204 zoning designation. Councilman Ellerman asked whether a development agreement would be
205 an appropriate mechanism in this case. Dayton Hall responded that a development agreement
206 would be the proper method to allow approval if the Council chooses to move forward.
207 Councilman Ellerman also strongly recommended that the City consider creating an R1-20
208 zoning designation for similar situations in the future, noting it would serve as a useful planning
209 tool.

210
211 Teri Humphries explained that they are requesting a zone change along with a development
212 agreement, as recommended by the Planning Commission, which unanimously recommended
213 approval. She stated that a portion of the property had previously been deeded for roadway
214 purposes, resulting in the remaining parcel being too small to meet minimum lot size
215 requirements for a two-lot split. She stated that the Planning Commission recognized the
216 constraints and determined that a development agreement is the best available solution. Ms.
217 Humphries explained that her father wishes to remain in his home for as long as possible and
218 that she is seeking to assist in that effort. She noted that she has an eye condition that limits
219 her ability to assist after dark, and that living adjacent to her father would allow her to provide
220 necessary support. She stated she is the only family member in the area able to assist him. She
221 further stated that the proposal would allow them to remain in Hurricane and that she has lived
222 and worked in the community for many years. She believes the request is consistent with the
223 General Plan, that utilities are available, and that it would result in additional residential
224 property within the City. She stated that she has spoken with neighboring property owners, all
225 of whom support the proposal. She noted that other options were considered but would
226 negatively impact her father's property. She requested that the Council consider the unique
227 circumstances and approve the request.

228
229 Councilman Prete asked whether there was anyone in opposition to the request. Mr. Cupp
230 responded that there was not. Councilman Excell added that no objections were raised at the
231 Planning Commission meeting either. April Pinkston asked why the City had taken the property.
232 Mr. Cupp explained that the previous property owner had dedicated a portion of the land for
233 roadway widening purposes. Councilman Imlay stated that the acreage and frontage do not
234 meet the requirements for half-acre zoning. Mr. Cupp responded that he had calculated

approximately 220 feet of frontage and believed the lot width was sufficient. Councilman Imlay reiterated his concern with approving a half-acre lot when the acreage requirement is not met. Councilman Excell asked what the proposed size of the new lots would be. Mr. Cupp stated that a final configuration had not yet been prepared, but if the property were split evenly, each lot would be approximately 0.45 acres. Councilman Excell agreed with Councilman Imlay and stated he would prefer an even split between the two lots. He expressed concern with creating a situation where one lot would be significantly smaller than a half acre under a half-acre zoning designation. Councilman Ellerman stated that the new lot should meet the half-acre requirement, while the remaining lot could be approximately 0.47 acres and considered grandfathered in. Mr. Cupp added that if the original property owners from when the roadway dedication occurred applied for this, they would be grandfathered in to get the smaller lot but since the current applicant isn't the original owners they don't qualify. Councilman Excell stated that the Planning Commission recommended that being changed in the code. He stated he would like to see the lot configuration before he makes a decision. Ms. Humphries stated they measured 0.34 acres for the new lot. She showed the layout of the existing lot and explained that, due to where the house is located, an even split doesn't make sense. She added that to get more acreage for the new lot it would take property from the back of the existing house and would be unusable. Councilman Prete stated he has confidence in the Planning Commission who thought through the issues and came up with a solution. He doesn't like that one lot can go down to 0.3 acres because that isn't necessary. He clarified their vote was unanimous. He stated due to the fact there is no objection, both lots will be close to half acre, and they lost some frontage he is open to facilitating a sensible request. Councilwoman Werrett agrees with Councilman Prete adding that part of the problem occurred because the frontage was taken for road. Councilman Excell asked if they could make it work at 0.4 acres for the new lot. Ms. Humphries stated there is no good way to do that with the layout of the lot. Councilman Imlay asked if they considered doing an ADU for them to live in instead. Ms. Humphries stated they did talk about that, but she has ten other siblings so as soon as her dad passes the other siblings will sell the property and she would lose her home. Councilman Imlay stated he doesn't want to approve a smaller lot in half acre zoning. Councilman Prete stated he dislikes PDO's but one of the concepts in using a PDO is to make it denser in some areas. He suggested averaging the density over the property. Ms. Humphries stated no matter what they can't get 0.5 acres, but it doesn't make sense to take his backyard just to make that work. She stated there is plenty of room to do what she is proposing.

Joseph Prete motioned to approve Zone Change Ordinance No. ZC26-10 to rezone a property located at 1260 S 700 W from Residential Agricultural (RA-1) to Residential Agricultural (RA-0.5); File No. ZC26-10; Parcel No. H-3-2-3-319 subject to the Planning Commission's recommendation that 0.3 is not the lower threshold, that it is 0.34 minimum or the split follows the fence line on the east side. Dayton Hall stated setting a minimum lot size would be less ambiguous than trying to follow a fence line that could move. Councilman Ellerman asked what the side yard setback is on a half-acre. Mr. Cupp stated ten feet. Councilman Ellerman stated that property boundaries and fences can change over time, and he would prefer establishing a

lot line approximately ten feet off the existing house as a more practical boundary. Mr. Hall recommended that the Council determine the minimum lot size and clearly establish that figure within the development agreement. Councilman Prete asked whether the required frontage had been confirmed. Mr. Cupp responded that there is approximately 220 feet of frontage, but noted that the exact lot line configuration would determine how that frontage is divided between the resulting parcels. He added that the frontage requirement could also be specified within the development agreement. Motion failed for lack of a second.

Joseph Prete motioned to approve Zone Change Ordinance No. ZC26-10 to rezone a property located at 1260 S 700 W from Residential Agricultural (RA-1) to Residential Agricultural (RA-0.5); File No. ZC26-10; Parcel No. H-3-2-3-319 with the lot line 15 feet from the existing house. Ms. Humphries stated that is about 10 feet more than her dad wants to sell. Councilman Ellerman pointed out they could leave it as is for now and then change the property lines in the future. Ms. Humphries stated that ideally, they want approval for the 0.34 acres today. She doesn't have the approval from her family to take an extra 10 feet. Motion died for lack of second. Ms. Humphries asked for 20 feet off the house.

Lynn Excell motioned to approve Zone Change Ordinance No. ZC26-10 to rezone a property located at 1260 S 700 W from Residential Agricultural (RA-1) to Residential Agricultural (RA-0.5); File No. ZC26-10; Parcel No. H-3-2-3-319 subject to the main house keeping 120 feet of frontage and the second lot has 100 feet of frontage with the lot line going straight back from that point. Staff tried to get measurements from the County map. Mr. Hall stated taking the measurements off the online county GIS map and not getting it surveyed could give inaccurate numbers. Motioned died for lack of second.

Amy Werrett motioned to continue Zone Change Ordinance No. ZC26-10 to rezone a property located at 1260 S 700 W from Residential Agricultural (RA-1) to Residential Agricultural (RA-0.5); File No. ZC26-10; Parcel No. H-3-2-3-319 to the next meeting to allow time to get precise measurements of the proposed lots. Seconded by Drew Ellerman. Motion carried with Drew Ellerman, Dave Imlay, Lynn Excell and Amy Werrett voting aye. Joseph Prete voted nay.

4. Presentation and discussion on Storm Drain Utility Fees and Storm Drain Impact Fees - Weston Walker

Weston Walker gave a presentation on the City's storm drain needs, noting that it was the same presentation previously provided to the Council, but was being presented again to allow for public input on the proposal. He explained that the first portion of the presentation outlined existing system challenges and areas of concern, while the second portion addressed the proposed fee structure and associated rate adjustments.

Joseph Prete motioned to go into a public hearing at 7:38 p.m. Seconded by Amy Werrett.
Motion carried unanimously.

5. Public Hearing to take comments on the following:

- a. Adopting a Storm Drain Impact Fee Facilities Plan (IFFP), a Storm Drain Impact Fee Analysis (IFA), and a Storm Drain Impact Fee

Sherron Hall stated the sewage bill is going up and she asked how big of an increase is being proposed. Mayor Fawcett stated the proposal is a \$7 a month increase. The impact fee is only paid by new builds. Ms. Hall stated that she has lived in the City since 2015 and noted that the area has not experienced significant rainfall. She expressed that she has not personally observed the types of stormwater issues being discussed. Mayor Fawcett explained that cloudburst events can occur in isolated areas and do not necessarily impact the entire City uniformly. Ms. Hall stated that the City should look into geoengineering and expressed concern that it should be stopped, stating her belief that it is affecting natural weather patterns. Mayor Fawcett responded that cloudburst events have occurred in the region for more than 70 years.

Sharon Shores asked if the Council would consider making an incremental increase over the next few years. Mayor Fawcett stated that is something they can consider.

David Himle asked why something wasn't done sooner. Contractors should have been doing this for years. Mayor Fawcett stated it has been pushed off for years and now it is time. Mr. Himle stated he doesn't mind the impact fee but the monthly fee on fixed income is hard. Residents shouldn't be paying for the contractor making money. He questioned why the City hasn't been enforcing the SWPPP requirements. Weston Walker explained that before the City received the MS4 designation, the State oversaw the inspections and enforcement. Mr. Himle stated there has been illegal concrete dumping for years. There should be fines in place. He asked who would be in charge of that because there are a lot of violations. These problems have been happening for a long time. He stated the City should have upped the fee years ago and started addressing the issues then.

Eric Sorenson stated the new development is putting additional stress on the pipes. He mentioned a development near him that it appears they are leaving dirt that will come down the drains. That will overflow the existing storm drains. He thinks development should be responsible for improving or paying to increase the size of the pipes. Developers need to be held responsible for solving problems they create when adding developments. He stated existing residents shouldn't have to pay additional money for what new development messes up.

Randy Frei just moved here from Utah County. He has noticed that the contractors put up signs, but they don't follow the rules. There are no barriers, there is dirt all over in the street, and that dirt is going into the new storm drains. He stated tax payors are going to have to pay to clean those out. He thinks a lot of this load needs to go to the developers. He stated the City should look at storm drains and where they need to go and have developers install them. Mayor Fawcett explained that developers have to install them in their development and connect them

to existing infrastructure. Mr. Frei stated this looks reactionary instead of visionary. He is on fixed income and seeing the fees jump up makes him nervous.

Vince Goodway pointed out residents just incurred a tax increase from the Fire District even though they were all against it. He stated as we have engineered projects and look down the road he can't believe we haven't been charging an impact fee. He is in support of that fee. Developers need to pay their fair share. He stated another thing for property owners to consider is that the City is also asking for a wage increase for employees later on the agenda. He clarified the \$7 increase is all that will affect residents. Mayor Fawcett stated this fee hasn't been increased for over thirty years and that has resulted in projects not being funded. He explained the 3% annual increase is needed to keep up with the projects. He stated the City hasn't asked for property increase for over twenty years. Kaden DeMille explained the County records only go back to 1997 online, but they are showing the City has not implemented a property tax increase since then.

Ray Palmer stated this should be renamed "we want to take your money fee" not a "storm drain fee". He asked what we are draining. Dirt? The drainage fee from where he came was \$1.50 and they got over 20 inches of rain. He asked if the City has considered applying for a grant to cover the MS4 requirements. He stated there has to be another way to get ahold of money rather than putting it on the residents back.

Mr. Walker stated that some of the comments were regarding developers and their noncompliance with SWPP. He explained the State is not here day in and day out but with the City handling the inspections now there will be more enforcement. Mayor Fawcett stated he agrees with lack of rain comment, but he added that when we get it, we get it all at once and that is when we get the flooding. A resident asked who would enforce the rules and if there would be fines in place for noncompliance. Mr. Walker stated the MS4 Coordinator will enforce the rules. The State has a fee structure for the penalties but the City can add additional fees for noncompliance. He stated people can report discharge from the City's website. A resident asked how much the fines would be. Mr. Walker explained the City must give them a warning and a chance to fix it then it escalates after that but there is a maximum fine. If we impose a fine, then that money goes to the City for public outreach. It doesn't go into the General Fund. Mayor Fawcett stated the City always considers applying for grants but there isn't one for this. This is an EPA mandate. They don't hand out money for something they require.

b. 2026-2027 Fiscal Year Budget

No comments.

c. Proposed amendments to the 2025-2026 Fiscal Year Budget

No comments.

d. Proposed increase to the monthly storm drain utility fee

No additional comments.

Joseph Prete motioned to go out of public hearing at 8:16 p.m. Seconded by Drew Ellerman.
Motion carried unanimously.

Dave Imlay motioned to go back into a public hearing at 8:16 p.m. Seconded by Joseph Prete.
Motion carried unanimously.

6. Public Hearing to take comments on the following:

- a. Wage increases within the 2026-2027 Fiscal Year Budget of up to 10% for all executive municipal officers as defined in Utah Code 10-3-318

Paige Chapman explained the state law requires that if any executive, appointed or elected officer gets an increase the public has an extra opportunity to speak. She stated the only ones that will get the 10% that was advertised is the Council. She explained the percentage looks big, but dollar wise it is only an increase of \$100 per month. She stated our elected officials are paid less than any other elected officials in the county. Mayor Fawcett explained that the City's HR Director looked at the surrounding wages and proposed this increase, but he understands there are several of the Council Members that will refuse the increase but want to keep it in the budget for future Council Members.

No comments.

Joseph Prete motioned to close the public hearing at 8:19 p.m. Seconded by Drew Ellerman.
Motion carried unanimously.

7. Consideration and possible approval of Ordinance 2026-15 Adopting a Storm Drain Impact Fee Facilities Plan (IFFP), a Storm Drain Impact Fee Analysis (IFA), and a Storm Drain Impact Fee

Mayor Fawcett asked about the packet that was distributed earlier in the meeting from Siteworks Engineering. Arthur LeBaron stated that staff had received the document that evening and it appeared to contain questions regarding the Storm Drain Master Plan. He explained that the Storm Drain Master Plan serves as the basis for the calculation of the proposed fees and that Siteworks appears to be questioning the methodology used to calculate runoff. He stated he is willing to discuss the concerns with them but stands by the methodology that was used. He also noted that the packet included a question regarding the alignment of the Frog Hollow drainage. Mr. LeBaron stated that even if adjustments to the alignment were made, it would not change the overall system needs identified in the proposed plan and would not significantly affect the impact fee calculations. Mayor Fawcett asked what the process would be if the plan were approved that evening but later needed updates, as opposed to delaying action until staff could respond to the questions raised. Dayton Hall explained that if the plan is approved, the impact fees would not be implemented for 90 days as required by State law. He further stated that if the study is updated and results in fee changes, the City would be required to follow the same public process again. Mayor Fawcett stated that the plan should have been adopted earlier and expressed his preference to move forward so the fees

can take effect as soon as possible, with the understanding that future updates could be made if necessary.

Councilman Ellerman stated he has been questioning why this fee wasn't adopted years ago. He stated it needs to start now. Councilman Excell agreed. He stated developers have gotten away from not paying this in the past and now they are going to have to do a rate increase to make up for it. Councilman Imlay stated he appreciates all the comments received tonight. He would like to double the impact fee instead of drainage fee, but they can't do that. This should have been done incrementally but it wasn't and now something has to be done. A decision must be made now to fix it or keep kicking it down the road.

Joseph Prete motioned to approve Ordinance 2026-15 Adopting a Storm Drain Impact Fee Facilities Plan (IFFP), a Storm Drain Impact Fee Analysis (IFA), and a Storm Drain Impact Fee. Seconded by Dave Imlay. Motion carried unanimously by a roll call vote.

8. Consideration and possible approval of Resolution 2026-23 Approving an increase to the monthly storm drain fee

Councilwoman Werrett stated she likes what Councilman Imlay previously said. We are behind on this. She stated we haven't been getting rain, but when we do get it, we don't want to have to deal with the damaging consequences. It is a hard place to be, but we have to realize we are limited on what impact fees can pay for. There has to be another way to cover that cost. Councilman Ellerman mentioned the lady that asked about not doing it all at once. He appreciates that comment. He would like to propose going to \$8 and then doing a 10% increase each year to catch up. Paige Chapman explained that wouldn't work because of bonding capacity.

Dave Imlay motioned to approve Resolution 2026-23 Approving an increase to the monthly storm drain fee from \$4 to \$11. Seconded by Lynn Excell, who also commented that it is unfortunate that this Council has to do this because it was kicked down the road for so long. Motion carried by roll call vote.

Mayor Fawcett asked when it will take effect. Dayton Hall stated that the resolution would go into effect immediately, so it will be seen on the next utility bill in August. A resident asked why contractors gets 90 days, but the residents get hit immediately. Mr. Hall explained there are State laws that dictate when impact fees can go into effect after they are adopted. Councilman Imlay pointed out the developers will be paying this drainage fee on the new accounts.

9. Consideration and possible approval of a Memorandum of Understanding (MOU) with Hurricane Valley Fire District regarding MS4 - Weston Walker

Weston Walker stated there are two MOU's on tonight's agenda for MS4. He explained these MOU's are an understanding that during training exercises these guidelines will be followed. However, if there is a lifesaving situation then they follow those protocols. He sent it to Chief Decker but didn't receive a response. However, Chief Decker confirmed he was agreeable to it

during staff meeting. He added that there is also a reporting requirement that if they see a problem or violation, they report it to us. He stated the MOU is required by the State since the Fire District isn't an in-house department.

Drew Ellerman motioned to approve the Memorandum of Understanding (MOU) with Hurricane Valley Fire District regarding MS4. Seconded by Joseph Prete. Motion carried with Drew Ellerman, Joseph Prete, Dave Imlay, and Lynn Excell voting aye. Amy Werrett abstained.

10. Consideration and possible approval of a Memorandum of Understanding (MOU) with Ash Creek Sewer District regarding MS4 - Roger Blaser

Josph Prete motioned to continue a Memorandum of Understanding (MOU) with Ash Creek Sewer District regarding MS4. Seconded by Lynn Excell. Motion carried unanimously.

11. Consideration and possible approval of Resolution 2026-27 Approving a revision to hydrant meter deposits and adopting a recreational water hydrant rate - Kory Wright

Kory Wright explained that the current hydrant meter deposit does not fully cover the potential cost of damage if equipment is broken. He stated that the Water Board has recommended increasing the deposit to \$2,000 to ensure adequate coverage for possible hydrant damage. He also noted the Board recommended implementing a recreational water fee for pool filling and other non-construction recreational uses. He explained that the deposit is refundable when the meter is returned in good condition, but any repair costs for damage would be deducted prior to issuing a refund. Councilman Imlay asked whether the proposal applied to residents or construction-related water use. Mr. Wright clarified that it applies specifically to recreational uses, such as pool contractors or commercial pool filling. Councilman Imlay asked how many recreational hydrant meter requests are received annually. Mr. Wright responded that the number has been increasing but he would need to confirm exact figures. Councilman Imlay stated that the number of users appears minimal and questioned whether the fee should be set higher. Councilwoman Werrett noted that the Water Board discussed this issue but ultimately left the final rate decision to the Council. Councilman Imlay asked Mr. Wright for his recommendation. Mr. Wright stated that the City's water rates are among the lowest and staff is attempting to recover costs in a way that does not burden residents. He added that recreational users should contribute their fair share. Councilman Imlay stated that recreational pool users should pay their share of costs. Kaden DeMille noted that homes built after 2023 are subject to new water usage regulations and may incur surcharges if they exceed allotted water usage. He explained that, in some cases, filling pools through a hydrant meter may be less expensive than using culinary water and incurring a surcharge. Councilwoman Werrett stated that this issue was identified by the Water Board following their vote and that she would be supportive of a higher rate. Councilman Excell asked whether the Water Department preferred that pools be filled using hydrant meters or residential meters. Mr. Wright responded that some users drain and refill pools multiple times per year, and the hydrant meter system has sometimes been used as a way to avoid water surcharge costs.

508 Lynn Excell motioned to approve Resolution 2026-27 Approving a revision to hydrant meter
509 deposits and adopting a recreational water hydrant rate at \$7.50 per thousand gallons of water.
510 Seconded by Amy Werrett. Motion carried unanimously by a roll call vote.

511 **12. Consideration and possible approval of Resolution 2026-24 Amending fees for Hurricane**
512 **Theatrical tickets - Tiffani Wright**

513 Mayor Fawcett asked who requested the proposed increase. Tiffani Wright stated that the
514 request came from Director Kyle Myrick. She explained that staff is proposing an increase in
515 ticket prices, noting that current rates are the lowest in the area. She stated that the theater
516 provides a high-quality experience and that the proposed adjustment is intended to better
517 reflect the value of the service offered. She referenced the comparison chart of surrounding
518 theaters included in the packet. Ms. Wright stated that current pricing is \$20 for adults, \$18 for
519 seniors, and \$10 for children. The proposed pricing would increase to \$28 for adults, \$26 for
520 seniors, and \$20 for children. She added that all tickets would include taxes and that Hurricane
521 residents would receive a \$2 discount on all ticket types.

522 Councilwoman Werrett stated that she frequently attends theater performances and asked
523 whether assigned seating would be available when purchasing tickets. Mrs. Wright responded
524 that staff would like to offer assigned seating but currently do not have a system in place to
525 support that functionality. Mayor Fawcett asked about the cost of implementing such a system.
526 Mrs. Wright estimated it would be approximately \$50 per month. Mayor Fawcett stated that
527 this should be included as part of the motion. Mrs. Wright added that the shows are gaining
528 momentum; however, she noted that patrons currently have little incentive to purchase tickets
529 early since seating cannot be selected in advance. Councilwoman Werrett expressed support
530 for the senior discount and the resident discount already in place. A member of the public
531 asked whether discounts could also be extended to military personnel or individuals with
532 disabilities. Mrs. Wright stated that those discounts are not currently offered but could be
533 considered in the future. Kaden DeMille stated that any seating software would need to be
534 evaluated based on compatibility with the City's existing systems. He noted that the current
535 software platform is undergoing changes and staff will be meeting to review those updates. He
536 stated that administration is willing to pursue additional features if a compatible system can be
537 identified.

538 Councilman Prete stated that he believes the resident discount should be increased and noted
539 the importance of keeping tickets accessible to the public. He expressed concern that pricing in
540 the \$20 range may become too high for residents. Mayor Fawcett stated that the City's golf
541 course has one of the lowest rates but generates strong revenue, and he does not support
542 raising ticket prices solely to expand the scale of the productions. He expressed his desire to
543 keep prices affordable for residents. Kaden DeMille stated that he was somewhat surprised by
544 the proposed increase and supports maintaining a lower resident rate. Mrs. Wright explained
545 that the director is under pressure to ensure each production breaks even financially. Mayor
546 Fawcett reiterated that he does not want ticket prices to continue increasing over time simply

to support larger productions. Ms. Wright stated that she does not want to overprice residents and noted that the majority of ticket sales are currently to nonresidents.

Amy Werrett motioned to approve Resolution 2026-24 Amending fees for Hurricane Theatrical tickets subject to residents getting a \$5 discount for each category and to get additional software that allows people to pick assigned seats as long as it works with the current software. Seconded by Joseph Prete. Motion carried with Drew Ellerman, Joseph Prete, Lynn Excell, and Amy Werrett voting aye. Dave Imlay voted nay.

13. Consideration and possible approval of Resolution 2026-25 Approving the 2026-2027 Fiscal Year Budget

Paige Chapman referenced the printed copy of the proposed budget that had been provided to the Council. She stated that the Citywide budget totals \$151 million. She read the executive summary included in the packet and reviewed the proposed budget by department, outlining the various increases included in each area. She noted that the 4.5% employee wage increase, along with previously discussed adjustments, has been incorporated into the proposed budget.

Amy Werrett motioned to approve Resolution 2026-25 Approving the 2026-2027 Fiscal Year Budget. Seconded by Dave Imlay. Motion carried unanimously by a roll call vote.

14. Consideration and possible approval of Resolution 2026-26 Approving and adopting amendments to the 2025-2026 Fiscal Year Budget

Paige Chapman explained that the first section of the budget reflects departmental transfers. She stated the next section identifies additional revenue that was not previously accounted for, noting that sales tax revenues have performed well. She added that growth is helping offset operational costs. She reviewed additional revenues received and corresponding expenditures. Councilman Ellerman stated it is positive to see revenues exceeding projections. Mrs. Chapman responded that minimizing reliance on bonding helps reduce costs to residents. Kaden DeMille explained that staff maintains a conservative budgeting approach to ensure revenues are sufficient to support planned expenditures. Mrs. Chapman stated that Hurricane is experiencing rapid growth and indicated that additional staffing and equipment needs are expected in future budgets.

Lynn Excell motioned to approve Resolution 2026-26 Approving and adopting amendments to the 2025-2026 Fiscal Year Budget. Seconded by Drew Ellerman. Motion carried unanimously by a roll call vote.

15. Consideration and possible approval of an Interlocal Cooperation Agreement with the Hurricane Valley Fire Special Service District regarding wildland fire protection - Dayton Hall

Dayton Hall explained that the item is an interlocal agreement between the City and the Fire District that formalizes the existing relationship and outlines the responsibilities of each entity.

He stated that the agreement was brought forward at this time because the City is required to enter into an agreement with the State in order to qualify for reimbursement of wildland fire costs when state assistance is provided. Due to the obligations contained in that state agreement, staff determined it was appropriate to establish an agreement with the Fire District confirming their role in meeting those requirements.

Dave Imlay motioned to approve an Interlocal Cooperation Agreement with the Hurricane Valley Fire Special Service District regarding wildland fire protection. Seconded by Joseph Prete. Motion carried with Drew Ellerman, Joseph Prete, Dave Imlay, and Amy Werrett voting aye. Lynn Excell abstained.

16. Consideration and possible approval of a Memorandum of Understanding (MOU) with Utah Tech University regarding the Public, Educational, and Government (PEG) access television channel - Kaden DeMille

Kaden DeMille explained that several years ago the City entered into an agreement in which \$1 per month from certain cable subscriptions was allocated to support a community education channel. He stated that last year the community education channel was dissolved; however, the fee has continued to be collected by TDS. He explained that the proposal under consideration would redirect the collected funds to Utah Tech University to support their channel, since the original channel no longer exists. He clarified that the City does not directly collect the fee. Councilman Ellerman asked whether residents are aware they are paying the fee. Mr. DeMille responded that it is likely included in the fine print of subscription agreements. He also noted that cable subscriptions continue to decline annually as more residents move away from traditional cable services. He stated that funds have continued to be collected since June 2025 and, if the proposal is approved, those funds would be redirected to the new designated program.

Drew Ellerman motioned to approve a Memorandum of Understanding (MOU) with Utah Tech University regarding the Public, Educational, and Government (PEG) access television channel. Seconded by Lynn Excell. Motion carried unanimously.

17. Mayor, Council, and staff reports

No additional reports.

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

A closed meeting was not held.

Adjournment: Joseph Prete motioned to adjourn at 9:48 p.m. Seconded by Amy Werrett. Motion carried unanimously.

Minutes of the Hurricane City Council special meeting held on June 25, 2026, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 5 p.m.

Members Present: Mayor Clark Fawcett and **Council Members:** Drew Ellerman, Joseph Prete, Dave Imlay (online), Lynn Excell, and Amy Werrett.

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, Police Chief Kurt Yates, City Planner Gary Cupp, Assistant Planner Fred Resch III, Hurricane Valley Fire District Chief Decker, and City Recorder Cindy Beteag.

AGENDA

5:00 p.m. - Call to Order –

Mayor Fawcett welcomed everyone and called the meeting to order.

Prayer: Kaden DeMille

Pledge: Mayor Fawcett

NEW BUSINESS

1. Consideration and possible approval of a Second Amended Proclamation regarding the discharge of fireworks - Mayor Fawcett

Dayton Hall explained that a special meeting was initially scheduled to discuss the request from the Hurricane Valley Fire District and Hurricane City Police Department regarding further restrictions or a ban of fireworks. He stated the City Council originally passed a proclamation allowing fireworks only in four designated locations. When the meeting was first called the Fire District was proposing to remove Grandpa's Pond from the approved list due to its proximity to the river and the vegetation along it. He explained the State Forester regulates unincorporated areas and state land and potential fire restrictions located in those areas. Municipalities are permitted to regulate fireworks within their municipal borders but there are restrictions on how municipalities can regulate them. Governor Cox issued an Executive Order today to allow the State Forester to regulate fireworks within city boundaries and directed the State Forester to restrict fireworks within municipalities from now until July 6th. This is expected to be statewide due to the extreme conditions. However, there are two exceptions to the Order: the mayor in conjunction with the fire chief may designate areas where they can be discharged, the other exception is the City firework show. He stated the Council has two options (1) take no action and allow the Executive Order to remain in effect, prohibiting fireworks through July 6th, or (2) discuss and designate areas where fireworks may be discharged. Councilman Prete asked if, under the second option, the designated areas would still require state approval. Mr. Hall stated that, to his understanding, if the mayor and fire chief agree on the locations, they simply need to be submitted to the State Forester and they will be accepted.

Chief Decker confirmed that the City's public fireworks show is exempt from the ban. He stated his preference is to prohibit all personal fireworks, explaining that a single spark can start a fire. While he understands the public's desire to light fireworks, he believes the public safety risk outweighs that right. He stated he and Chief Yates have discussed the issue multiple times and are in agreement that personal fireworks should be banned. Councilman Prete asked for an update on the current fires and staffing levels. Chief Decker explained how personnel are stationed throughout the day, responding to approximately 25 calls daily. He stated the Wildland Division has nine crews, with only one currently in town, as the others are deployed fighting fires throughout the state. He reported the Cottonwood Fire remains 0% contained and is exhibiting extreme fire behavior. The Iron Fire is 29% contained but continues to burn actively. He stated available resources are stretched thin, with personnel deployed across the state assisting with fire suppression. Councilman Excell added that many employees are working double shifts to maintain coverage.

Chief Yates echoed Chief Decker's comments. He stated staff reviewed fireworks violations over the past three years, which averaged approximately 15 calls per night, noting that those numbers only reflect reported incidents. He stated that while allowing fireworks in designated parks may be a solution under normal conditions, it is not appropriate given the current fire danger. He recommended prohibiting all personal fireworks, stating it would simplify enforcement and emphasize the seriousness of the situation. He added that many people do not understand they may discharge fireworks in designated parks but not in residential areas. With resources already exhausted, he does not want to add to the existing challenges.

Mayor Fawcett asked the Council how much enforcement they would like to see if a fireworks ban is enacted. He stated people often light fireworks because they see others doing so and said he would like the Police Department to enforce a zero-tolerance policy. Councilman Excell stated they are here to protect the health, safety and welfare of the citizens and questioned why they would not take action to do so. Chief Decker explained if there is any type of fire anywhere in the District all available resources respond immediately to prevent it from spreading. Councilman Imlay stated that July is consistently hot, dry, and windy, and if fireworks are banned this year, they should be banned every year because the conditions are generally the same. He noted the City is not near the current wildfires and said he opposed an outright ban. He supported removing Grandpa's Pond as a designated location but felt the nation's 250th anniversary should still be celebrated for one day. Councilman Excell asked if we are able to limit it to just one day. Mr. Hall stated the Executive Order, which had been issued only a few hours earlier, changed the law, but his interpretation was that it allows the mayor and fire chief to designate specific areas where fireworks may be discharged. He believed those designated areas could also be limited to certain days. Mayor Fawcett stated he likes that the City reviews firework restrictions in April or May because people are already buying fireworks and getting ready but now it is so close to the event. He stated he didn't think cities could ban fireworks so if we have the authority, then he is leaning towards following the Executive Order and banning them.

80
81 Councilwoman Werrett asked if the Council banned it outright would there be enough
82 personnel for the violations or if they aren't banned, will there be enough personnel to monitor
83 the designated areas. Chief Decker and Yates stated they will have extra personnel on shift
84 either way. Councilman Prete asked about reducing it to one location. Chief Decker stated if he
85 had to pick one option, the ball fields would probably be the best location. Councilman Excell
86 stated his concern is that even when they allow three parks, they are already packed and it is
87 becoming a safety concern. He is concerned with limiting it to one park. Chief Yates added that
88 allowing them at Dixie Springs Park so close to the City's professional display sometimes gets
89 people trying to compete with the City's display. Mr. Hall explained the Council doesn't vote on
90 this; the mayor and fire chief get to decide but they can take advice from the Council.
91 Councilman Ellerman stated if we close all the parks off then residents will light them off at
92 home. He thinks they need to give them a place to go for that night only. He would give two
93 parks for that night only. This year is a unique year due to its 250th anniversary. Mayor Fawcett
94 pointed out that fireworks are not the only way to celebrate it.

95
96 Mr. Hall stated the Executive Order only applies through July 5th. Then the State Forester will
97 re-evaluate the situation for the 24th of July. Councilwoman Werrett stated she can see it both
98 ways. It is a hard call but there is a statewide ban. She doesn't want the city to burn but if they
99 allow them, then limit it to two parks. Councilman Prete stated Councilman Ellerman makes a
100 valid point, people will still let off fireworks. If there is nowhere to go, they will let them off
101 illegally and it becomes difficult to manage. Councilman Excell asked if the discussion had
102 changed the police or fire chief's minds. Chief Yates stated a ban is the best option. Chief
103 Decker agreed. Councilman Excell stated they are the professionals and he supports their
104 decision for a ban. Mayor Fawcett stated he has one council member in support and one
105 against the ban. Councilwoman Werrett stated she likes allowing them in one location or to ban
106 them completely. Chief Yates stated the fine is up to \$1000 for any violations. Mayor Fawcett
107 stated he wants to make sure residents know that tickets will be issued.

108
109 Councilman Prete pointed out two years ago the Council voted to designate Hurricane as
110 America's City; he can see the headlines if fireworks are banned on the 250th anniversary.
111 Mayor Fawcett stated he has already received requests from citizens to ban the fireworks.
112 Councilman Prete stated he doesn't think the ban will result in a ban. The problem is the people
113 that are letting them off illegibly. Mayor Fawcett stated if they allow them in the park people
114 think they are allowed. If they are banned it will be different. Councilman Prete asked if there
115 have been problems in the designated parks in the previous years. Chief Decker stated yes,
116 there have been fires and injuries. Councilman Excell pointed out the City is putting a lot of
117 effort into the celebration at Sand Hollow State Park. He suggested promoting that to get
118 people there to enjoy the 250th anniversary that way. Mayor Fawcett stated there are other
119 ways to celebrate without fireworks. He hates not having them on the 250th anniversary but his
120 inclination is to not do anything and let the ban stand. Chief Decker added that four of the
121 municipalities within the District have banned them.

122

123 **Adjournment:** Councilman Prete motioned to adjourn at 5:47 p.m. Seconded by Lynn Excell.

124 Motion carried unanimously.

DRAFT



STAFF COMMENTS

Item: Consideration and possible approval of Zone Change Ordinance No. ZC26-10 to rezone a property located at 1260 S 700 W from Residential Agricultural (RA-1) to Residential Agricultural (RA-0.5); File No. ZC26-10; Parcel No. H-3-2-3-319; Kent Burdick Rowley Trust, applicant; Teri Humphries, agent.

Discussion:

July 16, 2026

To: Hurricane City Council

From: Gary Cupp, Planning Director

Update for July 16:

This item was continued to allow the applicant time to develop a lot-split concept for the City Council to consider in conjunction with the zone change request. The applicant now requests that the item be tabled indefinitely so that the property owners can confer with other family members to come to agreement on their plans for the property.

Application Background/Request:

The applicant requests a zone change from Residential Agricultural RA-1 to Residential Agricultural RA-0.5 on 0.97 acres located on the west side of 700 W and north of 1300 S. The applicant has stated that their purpose is to facilitate a lot split.

Planning Commission Review:

A public hearing was held at the May 28, 2026, Planning Commission meeting and no public comments or objections to the proposed zone change were received. The Commission's discussion centered around how the 0.97-acre property is insufficient to be split into two resultant lots that would meet the 0.5-acre minimum lot standard once the property was rezoned to RA-0.5. When asked why the property is short of the 1-acre minimum for the current RA-1 zoning, staff reported that past property dedications to the city for future road frontage have occurred that have reduced the property to a substandard size. If the applicant were the original property owner at the time of the dedications to the city, an exception to allow smaller lots could be approved under Hurricane City Code section 10-14-4. But since they are not the original owners, the exceptions do not apply in this case. Commissioner Ballard strongly felt that this applicant was being unfairly restricted from moving

forward with their plans for their property if they cannot be allowed to split the lot because the city had taken property in the past. It was therefore suggested that a development agreement be prepared by the City Attorney to allow the lot split with the resulting substandard lot sizes, so long as neither lot is smaller than 0.3 acres in size. The Planning Commission voted unanimously to recommend approval of the zone change and development agreement to allow the future lot split.

Property Information

Location – 1260 S 700 W

Property Size – approx. 0.97 acres

Current Zoning – RA-1

General Plan – Rural Residential

Existing Development – Single-family residence

Parcel No. H-3-2-3-319

Findings: Review of the four code-required approval standards for consideration of zone changes (See Hurricane City Code, Section 10-7-7(E)):

1. Is the proposed amendment consistent with the goals, objectives, and policies of the City's General Plan? The General Plan Map shows this area as Rural Residential, which is defined as,

“A transition from agricultural to traditional neighborhoods or commercial uses. Appropriate densities for this land use include from one unit/40 acres to RA-0.5 and RA-1.”

Thus, the proposed RA-0.5 zoning complies with the General Plan for the area.

2. Is the proposed amendment harmonious with the overall character of existing development in the subject property's vicinity? Development in the area is zoned and developed similarly. There is more RA-0.5 zoning in the vicinity of this property than RA-1. The amendment is considered harmonious with the development patterns in the area.

3. Will the proposed amendment adversely affect the adjacent property? The proposed amendment is within the area's anticipated densities approved by the General Plan and most of the immediately adjacent property is relatively undeveloped, or developed in a similar manner as proposed for the subject property, which will mitigate any potential adverse effects.

4. Are public facilities and services adequate to serve the subject property? The Joint Utility Committee identified no concerns with the adequacy of public facilities to serve this property.

Recommendation: Staff recommends that the item be tabled, as requested by the applicant, for a period not to exceed 6 months.



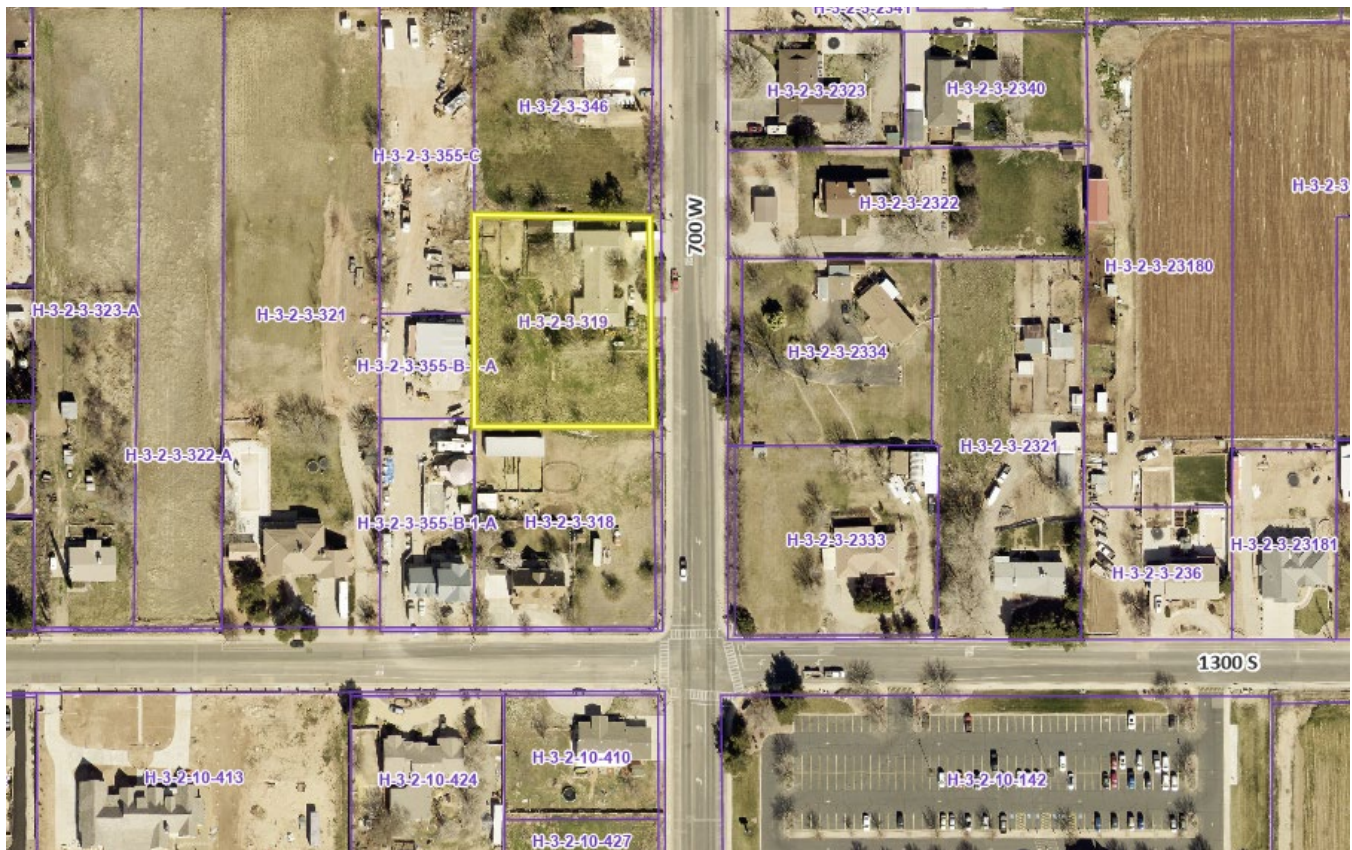
STAFF COMMENTS

Agenda Date:	05/28/2026 - Planning Commission
Application Number:	ZC26-10
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Kent Burdick Rowley Trust
Agent:	Teri Humphries
Request:	Zone Change from RA-1 to RA-0.5
Location:	1260 S 700 W
Zoning:	RA-1
General Plan Map:	Rural Residential
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion:

The applicant requests a zone change from Residential Agricultural RA-1 to Residential Agricultural RA-0.5 on 0.97 acres located on the west side of 700 W and north of 1300 S. The applicant has stated that their purpose is to facilitate a lot split.

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



Vicinity Map

Zone changes on any parcel of land within the City of Hurricane requires consideration of the following factors pursuant to Title 10 – Hurricane City Land Use Ordinance, Section 10-7-7 (cited below):

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

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

- 1. Whether the proposed amendment is consistent with goals, objectives and policies of the City's general plan;*
- 2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
- 3. The extent to which the proposed amendment may adversely affect adjacent property; and*
- 4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

Analysis:

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

Response: The General Plan Map shows this area as Rural Residential, which is defined as,
“A transition from agricultural to traditional neighborhoods or commercial uses.
Appropriate densities for this land use include from one unit/40 acres to RA-0.5 and RA-1.”

This is in the area where the General Plan was recently revised to change the designation to Rural Residential; therefore, the proposed zoning complies with the General Plan for the area.

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

Response: Development in the area is zoned and developed similarly. There is more RA-0.5 zoning in the vicinity of this property than RA-1. Overall, the amendment is harmonious with development in the area.

3. Will the proposed amendment adversely affect the adjacent property?

Response: The proposed amendment is within the area's densities approved by the General Plan and most of the immediately adjacent property is relatively undeveloped or developed in a similar manner as as proposed for the subject property which will mitigate any potential adverse effects on the property.

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

Response: See JUC comments below. There are no concerns with the adequacy of public facilities to serve this property.

JUC Comments:

The following comments will need to be addressed

1. **Public Works:** [No comments received]
2. **Power:** [No comments received]
3. **Sewer:** Approved.
4. **Streets:** Approved.
5. **Water:** Approved.
6. **Engineering:** 700 W is a master planned major collector (current typical cross section is 70' wide). Although the public right of way for 700 W is 73' and 80' wide along the front of the subject property, the existing cross section is about sixty-one feet wide (5' sidewalks, 2.5' curbs and gutters, and approx 46' pavement). The parent parcel must be 1 acre or larger to comply with average lot area (0.5 acre) development standards for an RA-0.5 lot split (HCC 10-14-4). The parcel is 0.97 acre ($0.97/2 = 0.485$). It appears minimum side yard setback (10') and minimum lot width (100') development standards for the RA-0.5 zone (HCC 10-14-4) won't allow another lot without adjusting the existing home or the existing southern property line. Hurricane City access standards for major collectors are adversarial toward residential developments fronting major

collectors (see HCS 3.2.4.2(G, H, & J), HCS 3.2.4.3(A), & 3.9.1.1 [see also table 11 of the transportation master plan]). It seems a circle driveway shared with the existing home and the property owner to the south would be least disadvantageous and nearest meeting the published city standards.

7. **Fire:** Approved.
8. **Cable:** Approved.
9. **Phone:** Approved.
10. **Fiber:** Approved.
11. **Gas:** Approved.
12. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments:

1. The subject property contains 0.97 acres and is requested to be zoned RA-0.5, which requires a minimum lot size of 0.4 acres and an average lot size of 0.5 acres for a subdivision. Because the parcel contains less than 1.0 acre, it cannot be divided into two lots while meeting the required 0.5-acre average lot size standard. As a result, the proposed two-lot subdivision does not comply with the dimensional requirements of the zone. An exception to this standard may apply where land has been dedicated for a master planned roadway, such as 700 West. However, that allowance applies only to the property owner who dedicated the right-of-way. Because the current applicant did not make that dedication, the exception does not apply in this case.

Findings:

Staff makes the following findings:

1. The application complies with the standards within the General Plan and General Plan Map.
2. Most of the surrounding development is large lot single family homes.
3. The proposed amendment will not adversely impact the area.
4. Services are anticipated to be adequate to serve the area and proposed project.

Recommendation: The Planning Commission should review this application based upon standards within the Hurricane City Code, and consider any comments received at the public hearing. Staff recommends that the Planning Commission send a recommendation of approval to the City Council subject to staff and JUC comments.

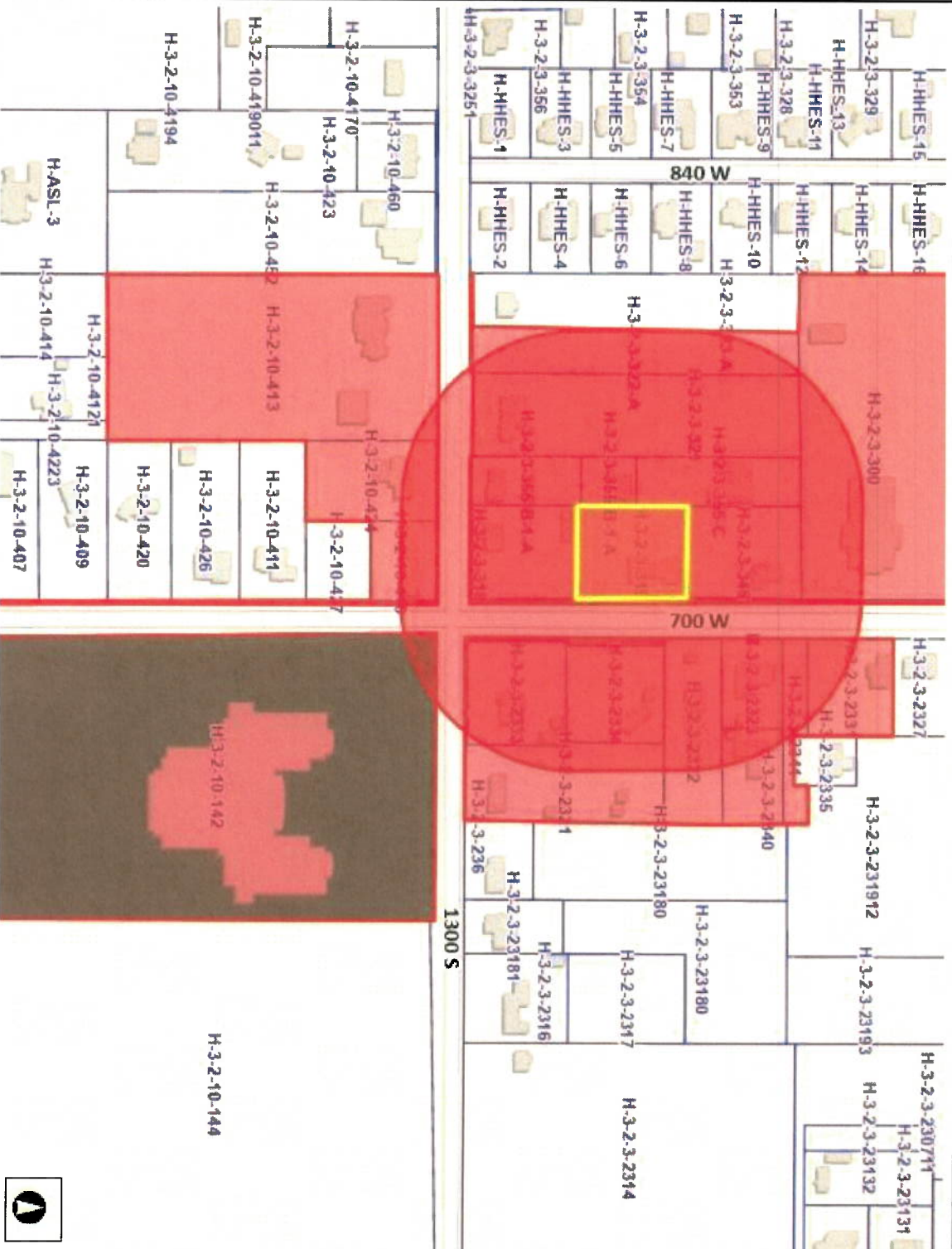
We are requesting a zone change from RA-1 to RA-0.5 in order to allow a lot split for a family residence. The purpose of this request is to create a separate lot so that I may build a home adjacent to my father's property.

This arrangement would allow me to live nearby and provide assistance and support to my father as he gets older, while also helping maintain the property and preserve our family's long-term connection to the area.

We appreciate the City's consideration of this request and believe the proposed zone change will provide a practical and positive benefit for our family while remaining compatible with the community.



Title



Legend

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



Notes

752.3 0 376.17 752.3 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere

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

5.005

HINTON HOME ESTATES

H-3-3-300

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

300.00

857563

1	2
8	7 653.24

44-38861-355-C

STAN K. + SHANI A. DUTTON
20172046143
20200075249

H-3-2-3-346

NATHAN L. +
SUMMER R.
JOHNSON

2021004868

H-3-2-3-319

KENT B. ROWLEY &
BEVERLY ROWLEY

20130029290

H-3-2-3-318

MARK HANS +

JILL JARVIS
OLSEN TRS

OLSEN TRS
20160027252
B. 638 P. 5

3-2-3-355-B-1-A
N K + SHANI A
OUTGO 2009005177
201500127

H-3-2-3-355-B1-A

SKYLER + KARA METCALF
201700435916

H-3-2-3-321

123 WC-3322
20230033809

H-3-2-3-322-A

B.1057 P.356

989023

XYZ 123 LLC - 77-8 W.
20230026271

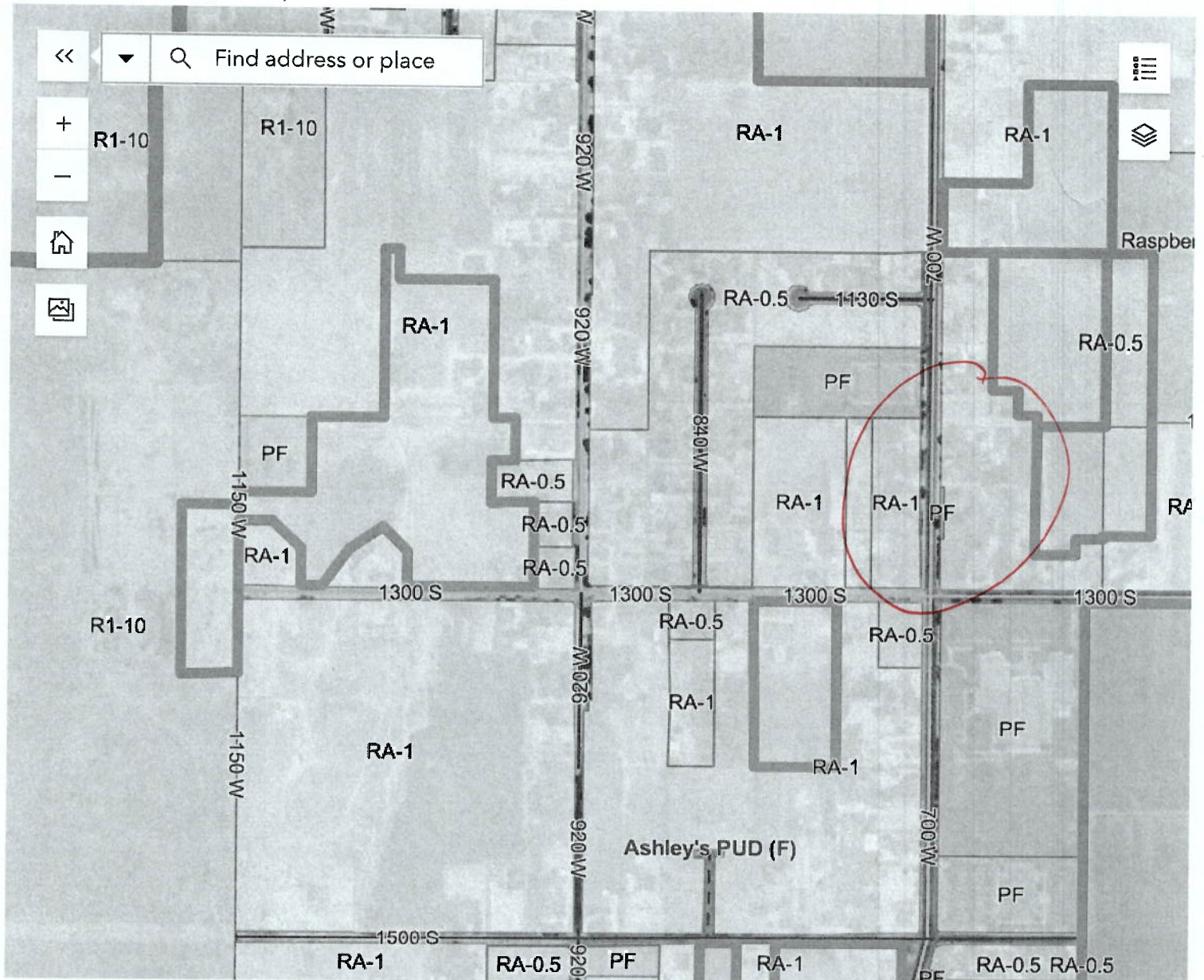
H-3-2-3-323-A

Need to change this
from an RA1 to RA-DISA

201500
MEXICA
ROAD

5

SEE BLOCK 7 FIELD SUR.

 Planning - Zoning

500 ft

Vantor

ORDINANCE NO ZC26-10

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE ZONE
CHANGE FOR PARCEL H-3-2-3-319 FROM RESIDENTIAL AGRICULTURAL 1 (RA-1)
TO RESIDENTIAL AGRICULTURAL 0.5 (RA-0.5)

WHEREAS, Utah Code 10-9a allows Cities to regulate land use within their boundaries; and

WHEREAS, the proposed amendment is generally compatible with the current General Plan;
and

WHEREAS, the proposed amendment is generally in harmony with the overall character of
the proposed surrounding development; and

WHEREAS, the proposal will not have an adverse impact on the surrounding area; and

WHEREAS, there are adequate facilities to support the proposed zone change; and

WHEREAS, the Planning Commission gave a positive recommendation on the proposed
zone change.

BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF HURRICANE CITY THAT:

That parcel H-3-2-3-319 is rezoned from Residential Agricultural 1 (RA-1) to Residential
Agricultural 0.5 (RA-0.5).

PASSED AND APPROVED on this 18th day of June 2026.

Hurricane City

Clark Fawcett, Mayor

Attest:

Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 18th day of June 2026. Whereupon a motion to adopt and approve said Ordinance was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Joseph Prete	_____	_____	_____	_____
Drew Ellerman	_____	_____	_____	_____
Dave Imlay	_____	_____	_____	_____
Lynn Excell	_____	_____	_____	_____
Amy Werrett	_____	_____	_____	_____

Cindy Beteag, City Recorder

EXHIBIT A
ZONING MAP



STAFF COMMENTS

Agenda Date: July 16, 2026

Item: New Business #2 Consideration and possible approval of Ordinance 2026-16 Approving the abandonment and vacation of public utility easements on parcels H-4-2-1-1112-GS1, H-4-2-1-202-GS1, H-4-2-1-200-GS1, H-4-2-1-201-GS1, & H-4-2-1-201

Discussion: Gateway Boulevard and Jellystone Road are new streets recently dedicated and constructed as part of the Gateway at Sand Hollow PID project. Public utility easements were included as part of the dedication plat for these streets. The property owners desire to construct walls and other improvements within these private areas that are encumbered by the public utility easements and have petitioned the City to abandon said easements.

Findings: The City has evaluated the easements to see if there is a continued need. The Joint Utility Committee was notified and the issue was discussed. There are no utilities present in the proposed abandonment area, nor are there plans to install any. Furthermore, the easements in questions are located in back yard areas that would be very problematic to go in and install and/or maintain utilities. The right-of-way widths for each of these roadways is wide enough to accommodate the utility needs of the area.

Recommendation: It is recommended that the City Council approve Ordinance 2026-16 as presented. – Arthur LeBaron



NOTICE OF PUBLIC HEARING:

Subject: City-initiated Easement Abandonment and Vacation

To Whom it May Concern,

At 6:00PM on Thursday, July 16th, 2026, in the Hurricane City Council Chambers (147 N 870 W, Hurricane, UT, 84737) the Hurricane City Council will hold a Public Hearing for a city-initiated abandonment and vacation of public utility easement(s) currently encumbering your property(ies) within Hurricane City limits (affected properties' Parcel ID Numbers are listed in the table below). Consideration to approve the proposed abandonment will be had later that evening and a motion by the City Council for approval or denial is expected to be made. Abandoning and vacating the public utility easement(s) has been proposed because they are unused by existing utilities and seem to be an unnecessary encumbrance to the underlying properties. Additional details are provided below:

Affected Parcel Numbers:		
H-4-2-1-1112-GS1	H-4-2-1-201	H-4-2-1-201-GS1
H-4-2-1-202-GS1	H-4-2-1-203-GS1	H-4-2-12-1208-GS1

Agenda Item description: Consideration and possible approval of Ordinance 26-16 Approving the City-initiated Abandonment and Vacation of Public Utility easements along Gateway Boulevard and Jellystone Road on parcels H-4-2-1-1112-GS1, H-4-2-1-202-GS1, H-4-2-1-200-GS1, H-4-2-1-201-GS1, & H-4-2-1-201 in Section 1, & H-4-2-12-1208-GS1 in Section 12, Township 42 South, Range 14 West of the Salt Lake Base and Meridian

Legal description of the easements proposed for abandonment and vacation:

COMMENCING AT THE SOUTH QUARTER (1/4) CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE RUNNING ALONG THE SOUTH SECTION LINE OF SAID SECTION 1, S88°17'53"E 850.28 FEET; THENCE NORTH 54.87 FEET TO THE POINT OF BEGINNING; THENCE N80°27'58"W 10.00 FEET TO THE EAST BOUNDARY OF GATEWAY BOULEVARD (WASHINGTON COUNTY RECORDS #20230036794); THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) N09°32'02"E 1545.68 FEET; (2) NORTHERLY ALONG THE ARC OF A 2545.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 58.21 FEET, THROUGH A CENTRAL ANGLE OF 01°18'38", (LONG CHORD BEARS: N08°52'43"E 58.21 FEET); THENCE S81°46'36"E 10.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 58.44 FEET, HAVING A RADIUS OF 2555.00 FEET AND A RADIAL BEARING OF N81°46'36"W, THROUGH A CENTRAL ANGLE OF 01°18'38" (LONG CHORD BEARS: S08°52'43"W 58.44 FEET); THENCE S09°32'02"W 1545.68 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 16,040 SQUARE FEET OR 0.368 ACRES.

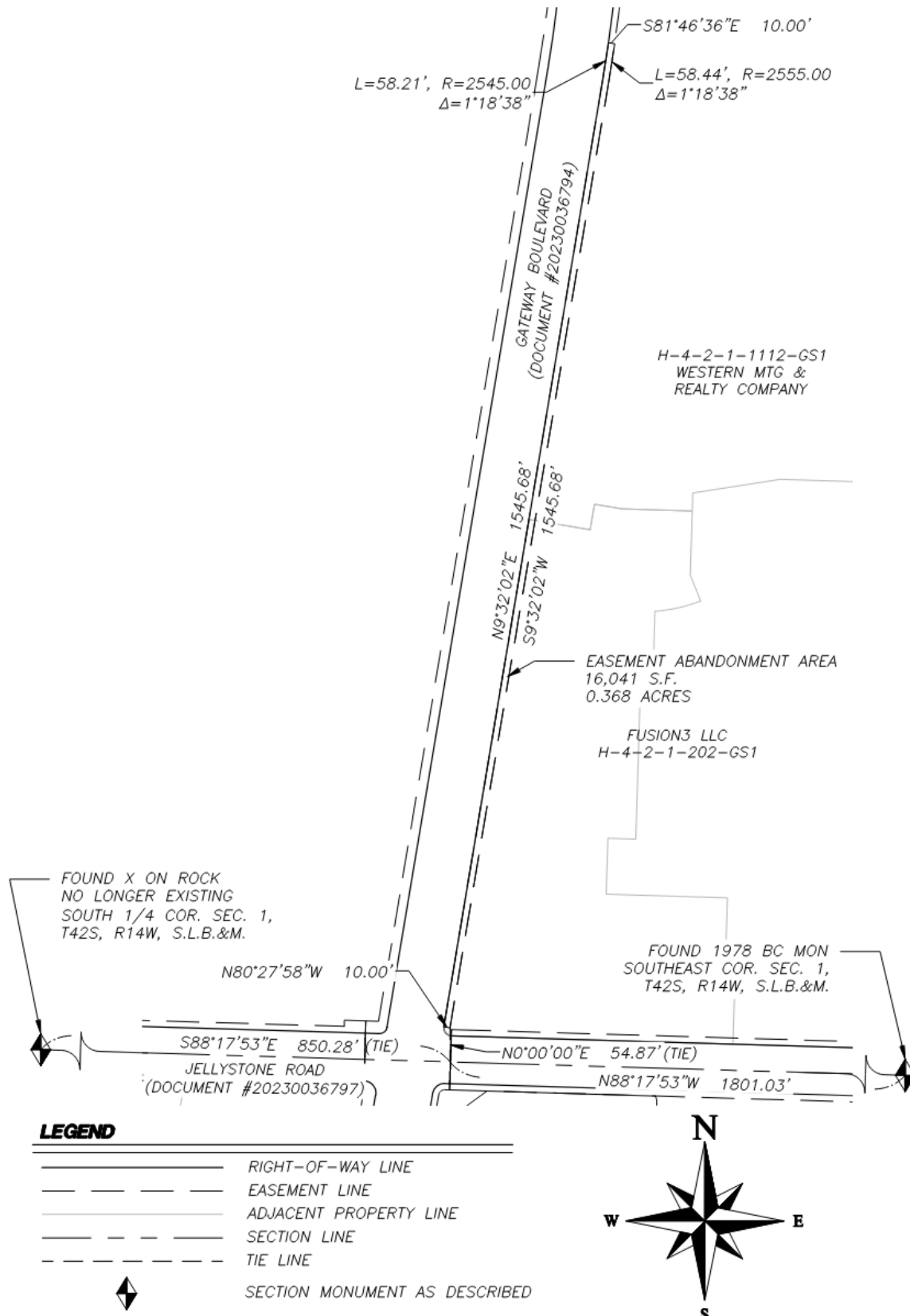
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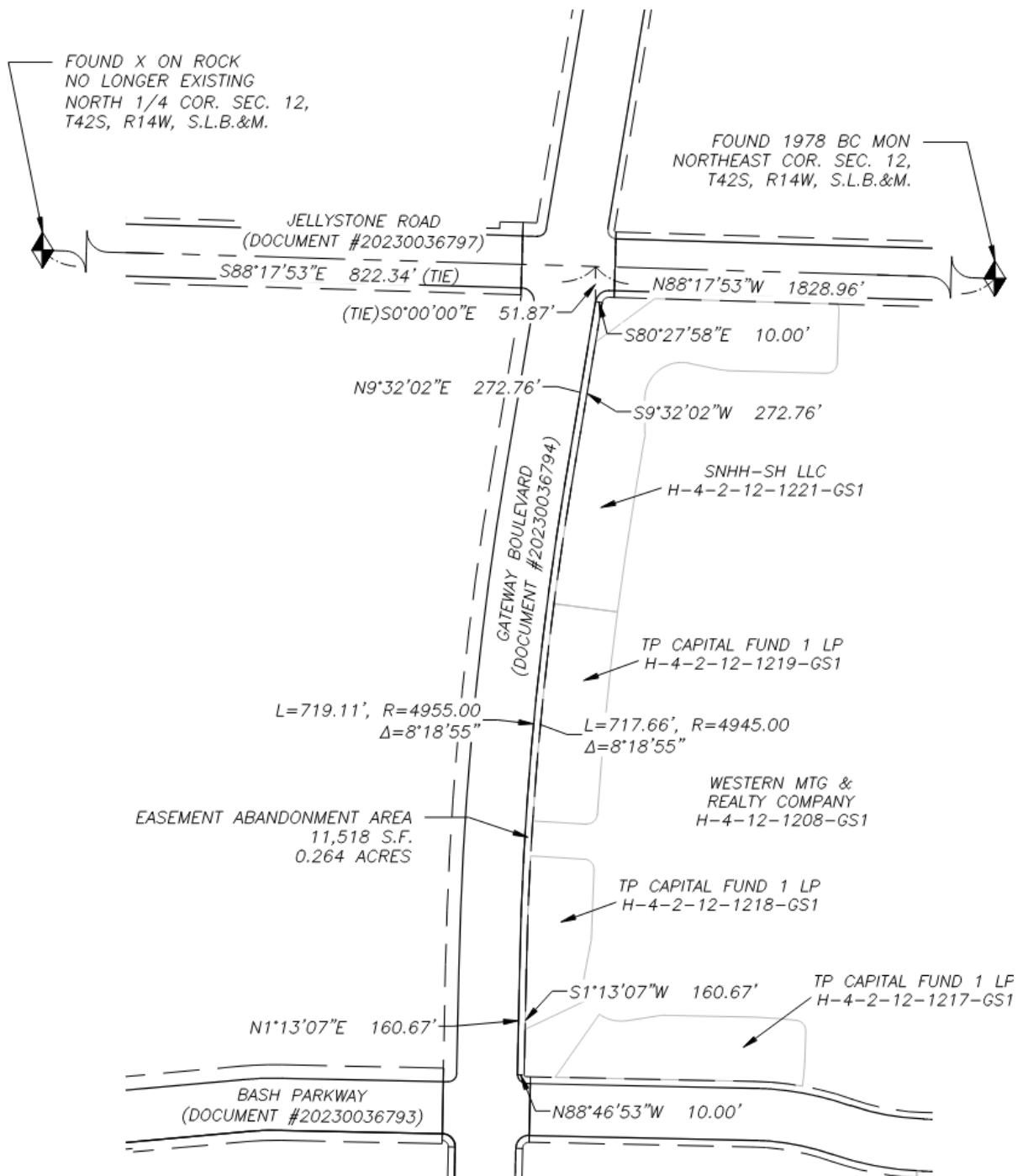
AREA CONTAINS 11,518 SQUARE FEET OR 0.264 ACRES.

AND COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE RUNNING ALONG THE EAST SECTION LINE OF SAID SECTION 1, N01°22'30"E 50.12 FEET; THENCE WEST 54.55 FEET TO THE POINT OF BEGINNING; THENCE N88°17'53"W 1745.37 FEET; THENCE N01°42'07"E 3.50 FEET; THENCE S88°17'53"E 1745.37 FEET; THENCE S01°42'07"W 3.50 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 6,109 SQUARE FEET OR 0.140 ACRES.

Visual exhibit of the proposed abandonment and vacation:

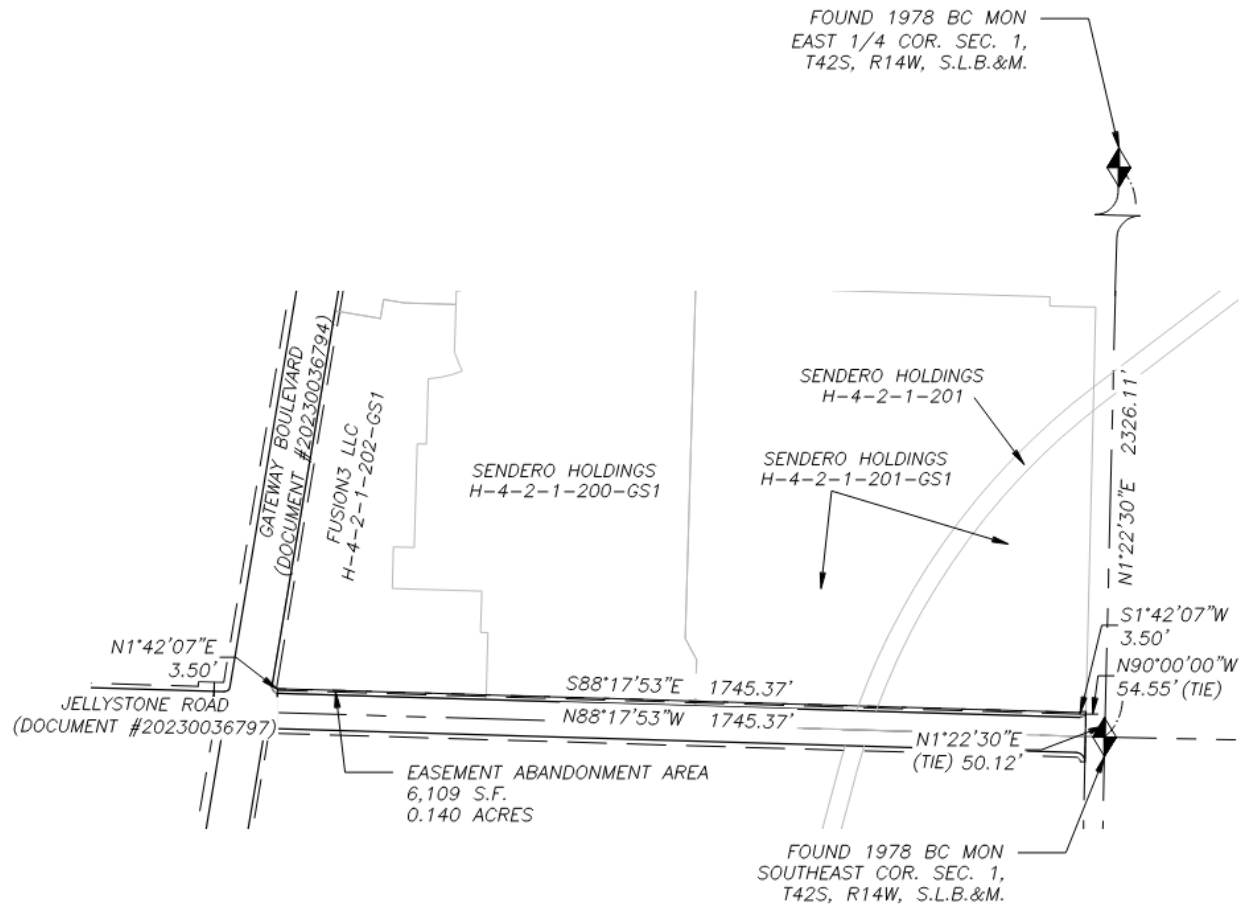




LEGEND

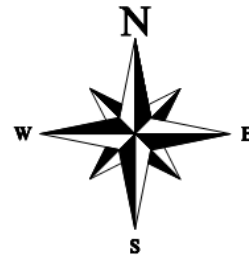
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	ADJACENT PROPERTY LINE
	SECTION LINE
	TIE LINE
	SECTION MONUMENT AS DESCRIBED





LEGEND

	RIGHT-OF-WAY LINE
	EASEMENT LINE
	ADJACENT PROPERTY LINE
	SECTION LINE
	TIE LINE
	SECTION MONUMENT AS DESCRIBED



When Recorded Return to:
Hurricane City
147 N 870 West
Hurricane, UT 84737

Affecting Parcel Numbers: H-4-2-1-1112-GS1,
H-4-2-1-202-GS1, H-4-2-1-200-GS1,
H-4-2-1-201-GS1, & H-4-2-1-201,
& H-4-2-12-1208-GS1

ORDINANCE 2026-16

**AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH,
APPROVING THE ABANDONMENT AND VACATION OF PUBLIC UTILITY
EASEMENTS ON PARCELS H-4-2-1-1112-GS1, H-4-2-1-202-GS1, H-4-2-1-200-GS1, H-4-
2-1-201-GS1, & H-4-2-1-201 IN SECTION 1, & H-4-2-12-1208-GS1 IN SECTION 12,
TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND
MERIDIAN**

WHEREAS, Property in Sections 1 & 12, Township 42 South, Range 13 West of the Salt Lake Base and Meridian and identified by the County Assessor as Parcel nos.: H-4-2-1-1112-GS1, H-4-2-1-202-GS1, H-4-2-1-200-GS1, H-4-2-1-201-GS1, H-4-2-1-201, & H-4-2-12-1208-GS1 (the “Property”) is encumbered by public utility easements that were originally granted to Hurricane City by document numbers 20230036797 & 20230036794 of the County Recorder and collectively described in Exhibit A & shown in Exhibit B (referred to herein as the “Easements”); and

WHEREAS, A petition has been submitted requesting the abandonment and vacation of the Easements on the Property; and

WHEREAS, Utah Code Section 10-20-813 grants the City power to vacate public highways, streets, roads, or municipal utility easements; and

WHEREAS, the utility(ies) for which the easements were intended have been installed in the public right of way and a portion of the public utility easement along Jellystone Road, which portion of the easement is purposely not subject to this Ordinance; and

WHEREAS, the proposed vacation has been presented to the Hurricane Joint Utility Committee and no objections were raised; and

WHEREAS, retaining walls have been constructed in the proposed abandonment and vacation areas; and

WHEREAS, the City has held a public hearing and provided notice as required in Utah Code sections 10-20-208 and 10-20-813; and

WHEREAS, the Hurricane City Council finds that the easements to be disposed of are surplus property, good cause exists for the vacation, and neither the public interest nor any person will be materially injured by the vacation; and

WHEREAS, the vacation of the Easements will not negatively affect adjacent property owners,

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that the Easements described in the attached exhibits shall be abandoned and vacated; and

BE IT HEREBY RESOLVED FURTHER by the City Council of Hurricane, Utah that the vacation shall not release the property owners of their obligations to provide public utility easement or needed improvements to public right-of-way as part of any future development the Property.

DATED this 16th day of July, 2026.

Attest:

Clark Fawcett, Mayor

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 16th day of July, 2026. Whereupon a motion to adopt and approve said Ordinance was made by _____ and seconded by _____.

A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Drew Ellerman	_____	_____	_____	_____
Joseph Prete	_____	_____	_____	_____
Dave Imlay	_____	_____	_____	_____
Lynn Excell	_____	_____	_____	_____
Amy Werrett	_____	_____	_____	_____

Cindy Beteag

EXHIBIT A (pg. 3)

LEGAL DESCRIPTION

COMMENCING AT THE SOUTH QUARTER (1/4) CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE RUNNING ALONG THE SOUTH SECTION LINE OF SAID SECTION 1, S88°17'53"E 850.28 FEET; THENCE NORTH 54.87 FEET TO THE POINT OF BEGINNING; THENCE N80°27'58"W 10.00 FEET TO THE EAST BOUNDARY OF GATEWAY BOULEVARD (WASHINGTON COUNTY RECORDS #20230036794); THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) N09°32'02"E 1545.68 FEET; (2) NORTHERLY ALONG THE ARC OF A 2545.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 58.21 FEET, THROUGH A CENTRAL ANGLE OF 01°18'38", (LONG CHORD BEARS: N08°52'43"E 58.21 FEET); THENCE S81°46'36"E 10.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 58.44 FEET, HAVING A RADIUS OF 2555.00 FEET AND A RADIAL BEARING OF N81°46'36"W, THROUGH A CENTRAL ANGLE OF 01°18'38" (LONG CHORD BEARS: S08°52'43"W 58.44 FEET); THENCE S09°32'02"W 1545.68 FEET TO THE POINT OF BEGINNING.

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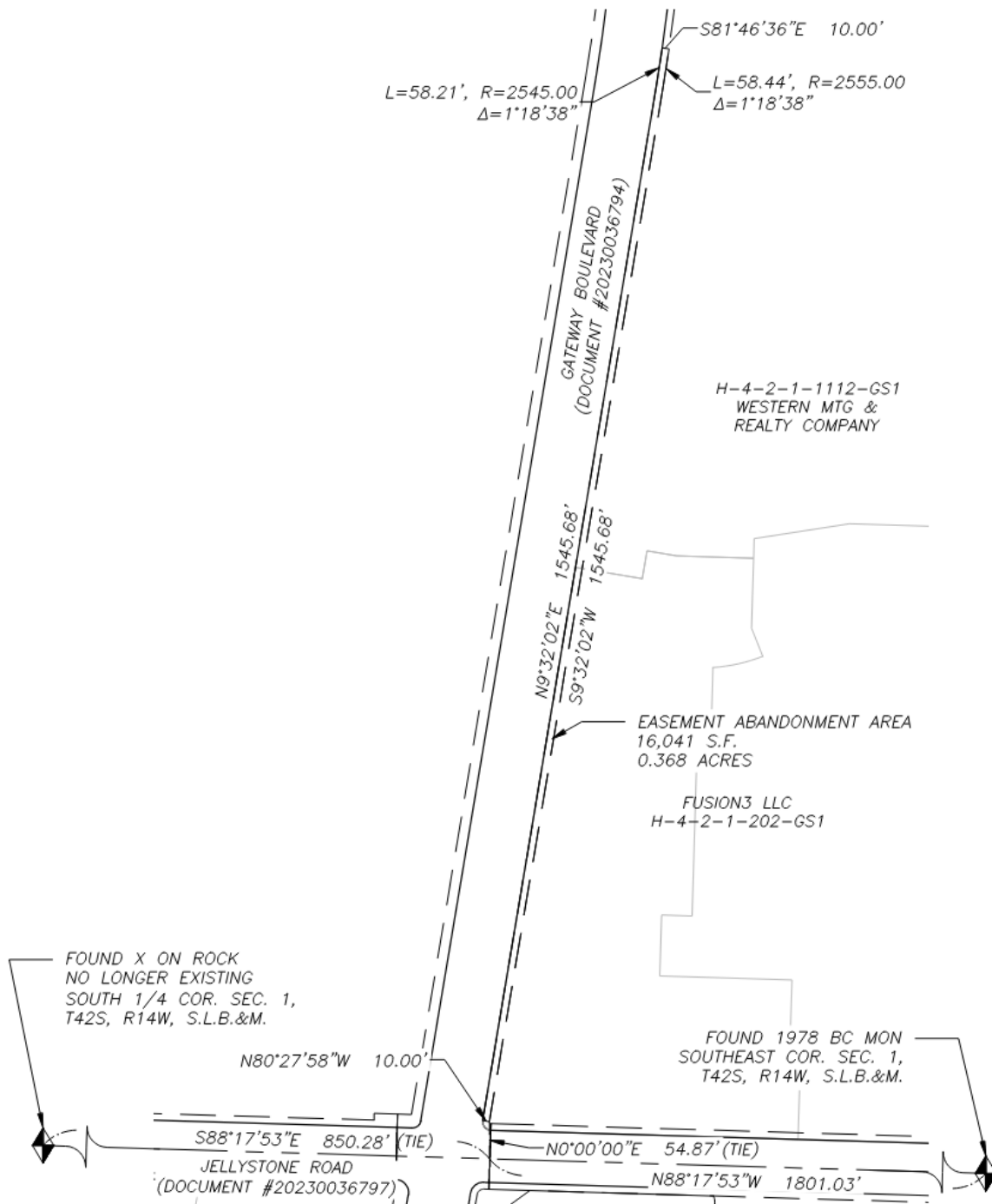
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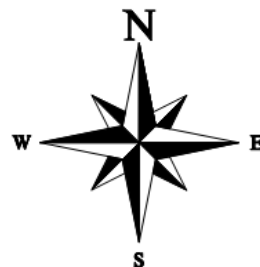
AREA CONTAINS 6,109 SQUARE FEET OR 0.140 ACRES.

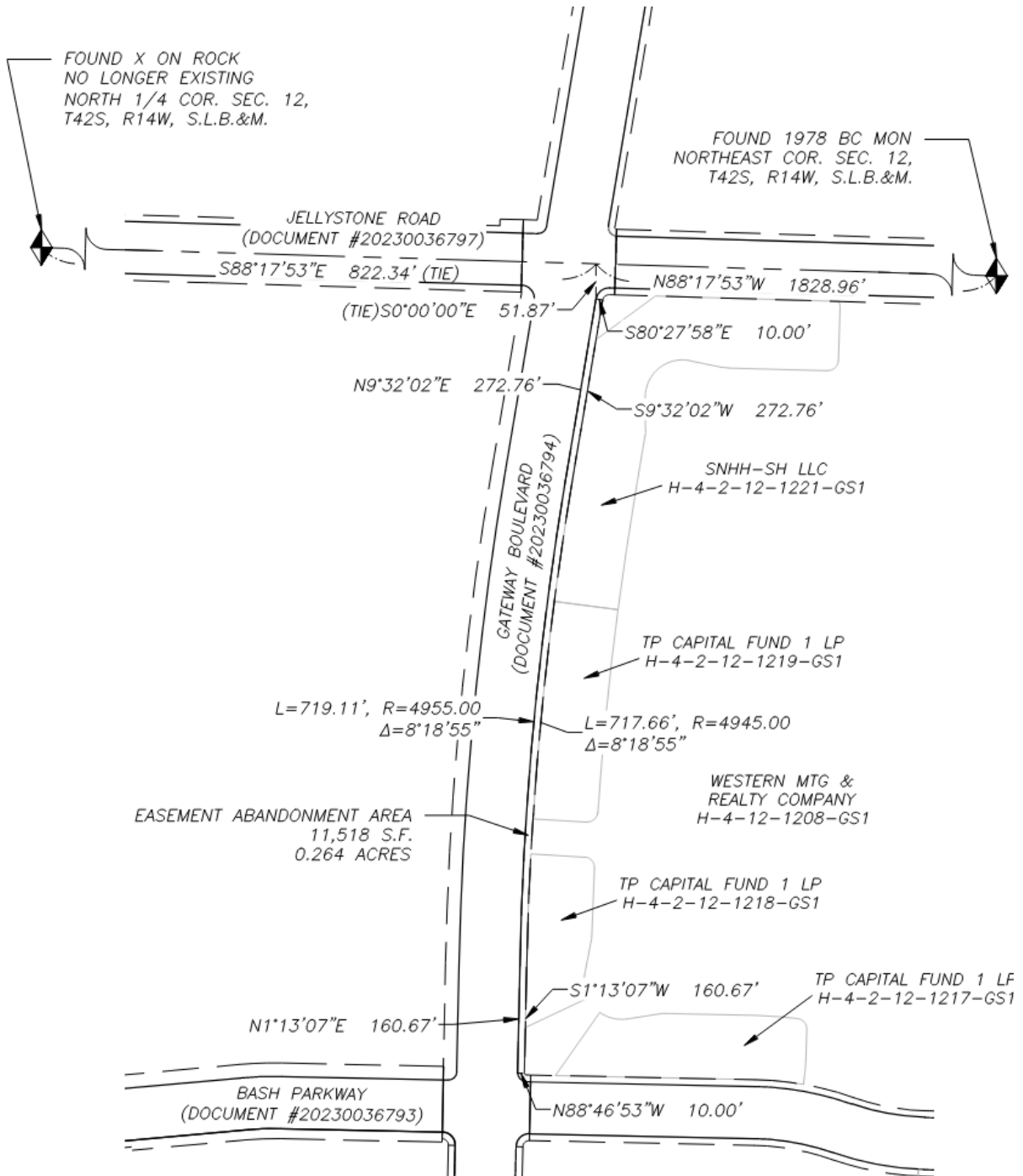
EXHIBIT B (pgs. 4, 5, & 6)



LEGEND

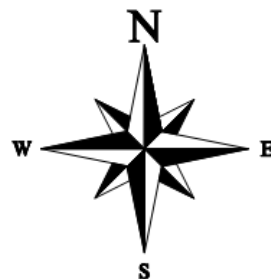
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- EASEMENT LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- TIE LINE
- ◆ SECTION MONUMENT AS DESCRIBED

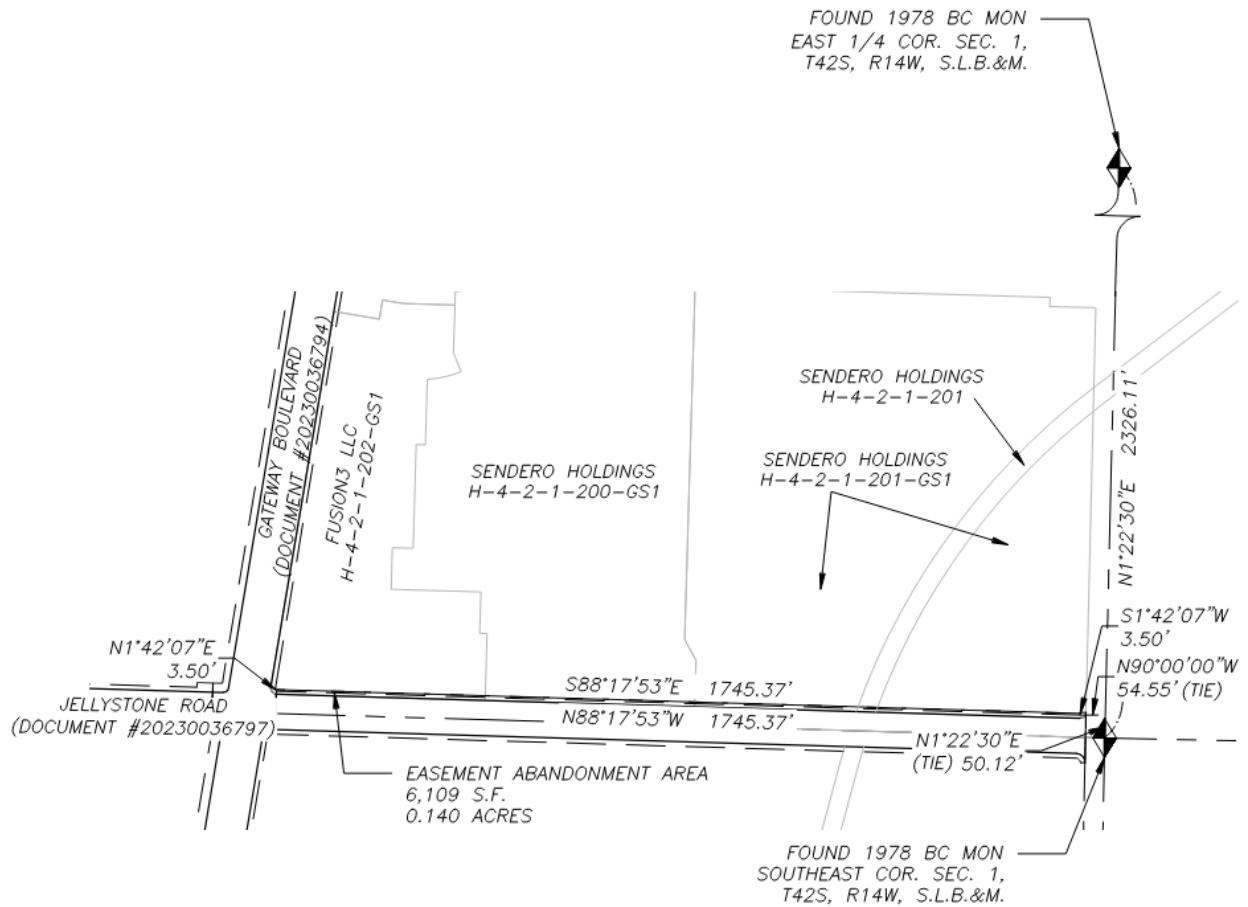




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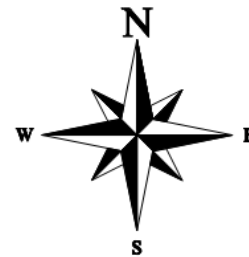
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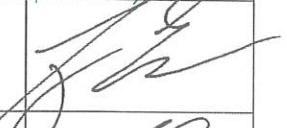


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	EASEMENT LINE
	ADJACENT PROPERTY LINE
	SECTION LINE
	TIE LINE
	SECTION MONUMENT AS DESCRIBED



**HURRICANE CITY-INITIATED PETITION FOR THE
ABANDONMENT AND VACATION OF PUBLIC UTILITY EASEMENTS ON
PARCELS H-4-2-1-1112-GS1, H-4-2-1-202-GS1, H-4-2-1-200-GS1, H-4-2-1-201-GS1, & H-
4-2-1-201 IN SECTION 1, & H-4-2-12-1208-GS1 IN SECTION 12, TOWNSHIP 42
SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND MERIDIAN**

<u>Property Owner(s)</u>	<u>Parcel Number/Address</u>	<u>Signature(s)</u>
WESTERN MORTGAGE AND REALTY COMPANY	<u>H-4-2-1-1112-GS1 & H-4-2-12-1208-GS1/</u> 6610 W COURT ST PASCO, WA 99301	
FUSION3 LLC	<u>H-4-2-1-202-GS1/</u> 619 S BLUFF STREET, TOWER 2 SAINT GEORGE, UT 84770	
SENDERO HOLDINGS LLC	<u>H-4-2-1-201-GS1, H-4-2-1-203-GS1, &</u> <u>H-4-2-1-201/</u> 619 S BLUFF STREET, TOWER 2 SAINT GEORGE, UT 84770	

**LEGAL DESCRIPTION OF THE EASEMENTS PROPOSED FOR ABANDONMENT AND
VACATION**

COMMENCING AT THE SOUTH QUARTER (1/4) CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE RUNNING ALONG THE SOUTH SECTION LINE OF SAID SECTION 1, S88°17'53"E 850.28 FEET; THENCE NORTH 54.87 FEET TO THE POINT OF BEGINNING; THENCE N80°27'58"W 10.00 FEET TO THE EAST BOUNDARY OF GATEWAY BOULEVARD (WASHINGTON COUNTY RECORDS #20230036794); THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) N09°32'02"E 1545.68 FEET; (2) NORTHERLY ALONG THE ARC OF A 2545.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 58.21 FEET, THROUGH A CENTRAL ANGLE OF 01°18'38", (LONG CHORD BEARS: N08°52'43"E 58.21 FEET); THENCE S81°46'36"E 10.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 58.44 FEET, HAVING A RADIUS OF 2555.00 FEET AND A RADIAL BEARING OF N81°46'36"W, THROUGH A CENTRAL ANGLE OF 01°18'38" (LONG CHORD BEARS: S08°52'43"W 58.44 FEET); THENCE S09°32'02"W 1545.68 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 16,040 SQUARE FEET OR 0.368 ACRES.

AND COMMENCING AT THE SOUTH QUARTER (1/4) CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE RUNNING ALONG THE SOUTH SECTION LINE OF SAID SECTION 1, S88°17'53"E 822.34 FEET; THENCE SOUTH 51.87 FEET TO THE POINT OF BEGINNING; THENCE S80°27'58"E 10.00 FEET; THENCE S09°32'02"W 272.76 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 4945.00 FOOT RADIUS CURVE TO THE LEFT A

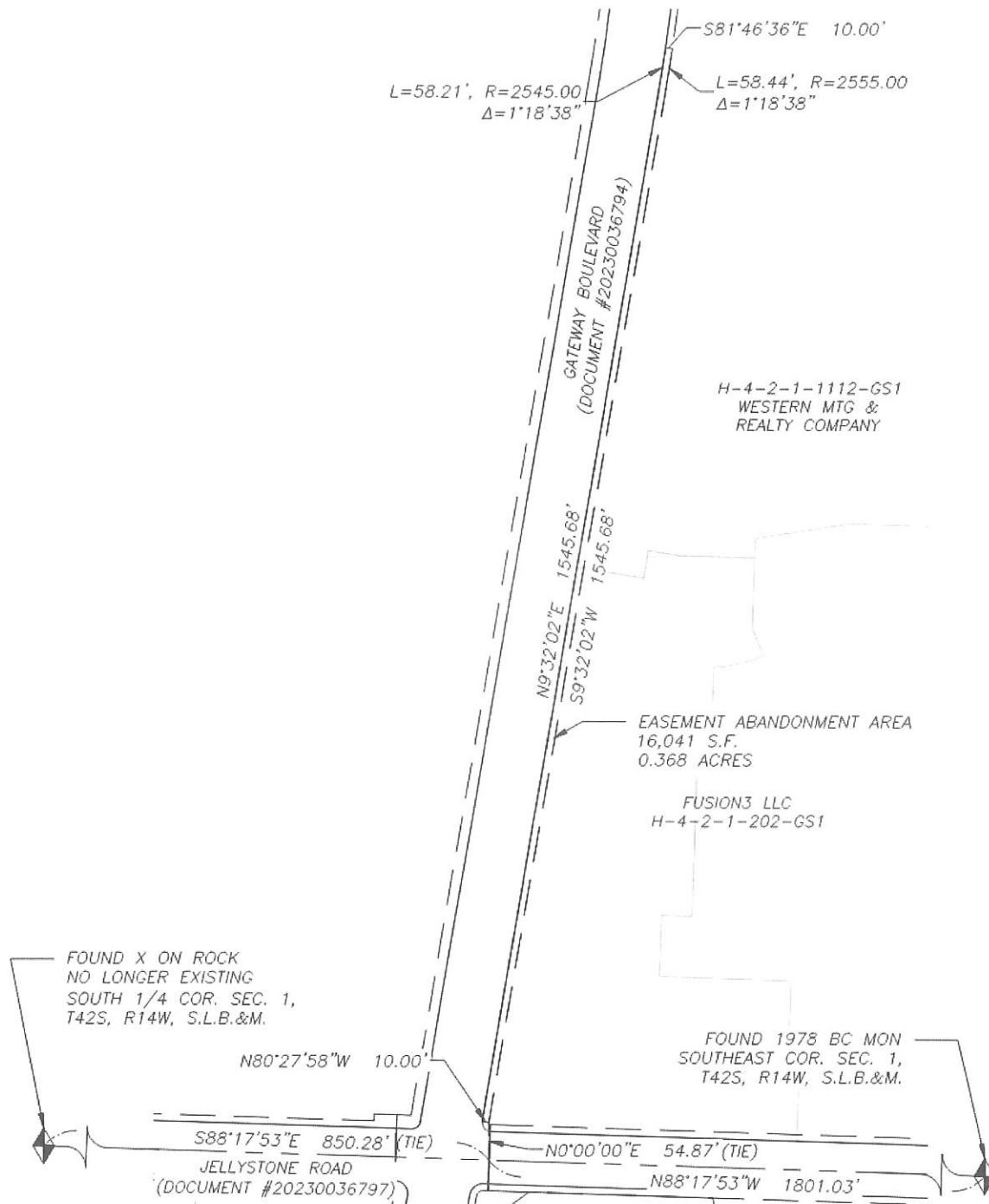
DISTANCE OF 717.66 FEET, THROUGH A CENTRAL ANGLE OF 08°18'55", (LONG CHORD BEARS: S05°22'35"W 717.03 FEET); THENCE S01°13'07"W 160.67 FEET; THENCE N88°46'53"W 10.00 FEET TO THE EAST BOUNDARY OF GATEWAY BOULEVARD (WASHINGTON COUNTY RECORDS #20230036794); THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) N01°13'07"E 160.67 FEET; (2) NORTHERLY ALONG THE ARC OF A 4955.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 719.11 FEET, THROUGH A CENTRAL ANGLE OF 08°18'55", (LONG CHORD BEARS: N05°22'35"E 718.48 FEET); (3) N09°32'02"E 272.76 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 11,518 SQUARE FEET OR 0.264 ACRES.

AND COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE RUNNING ALONG THE EAST SECTION LINE OF SAID SECTION 1, N01°22'30"E 50.12 FEET; THENCE WEST 54.55 FEET TO THE POINT OF BEGINNING; THENCE N88°17'53"W 1745.37 FEET; THENCE N01°42'07"E 3.50 FEET; THENCE S88°17'53"E 1745.37 FEET; THENCE S01°42'07"W 3.50 FEET TO THE POINT OF BEGINNING.

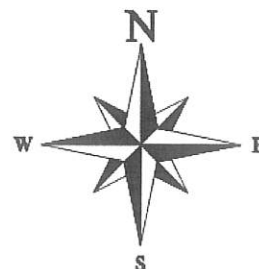
AREA CONTAINS 6,109 SQUARE FEET OR 0.140 ACRES.

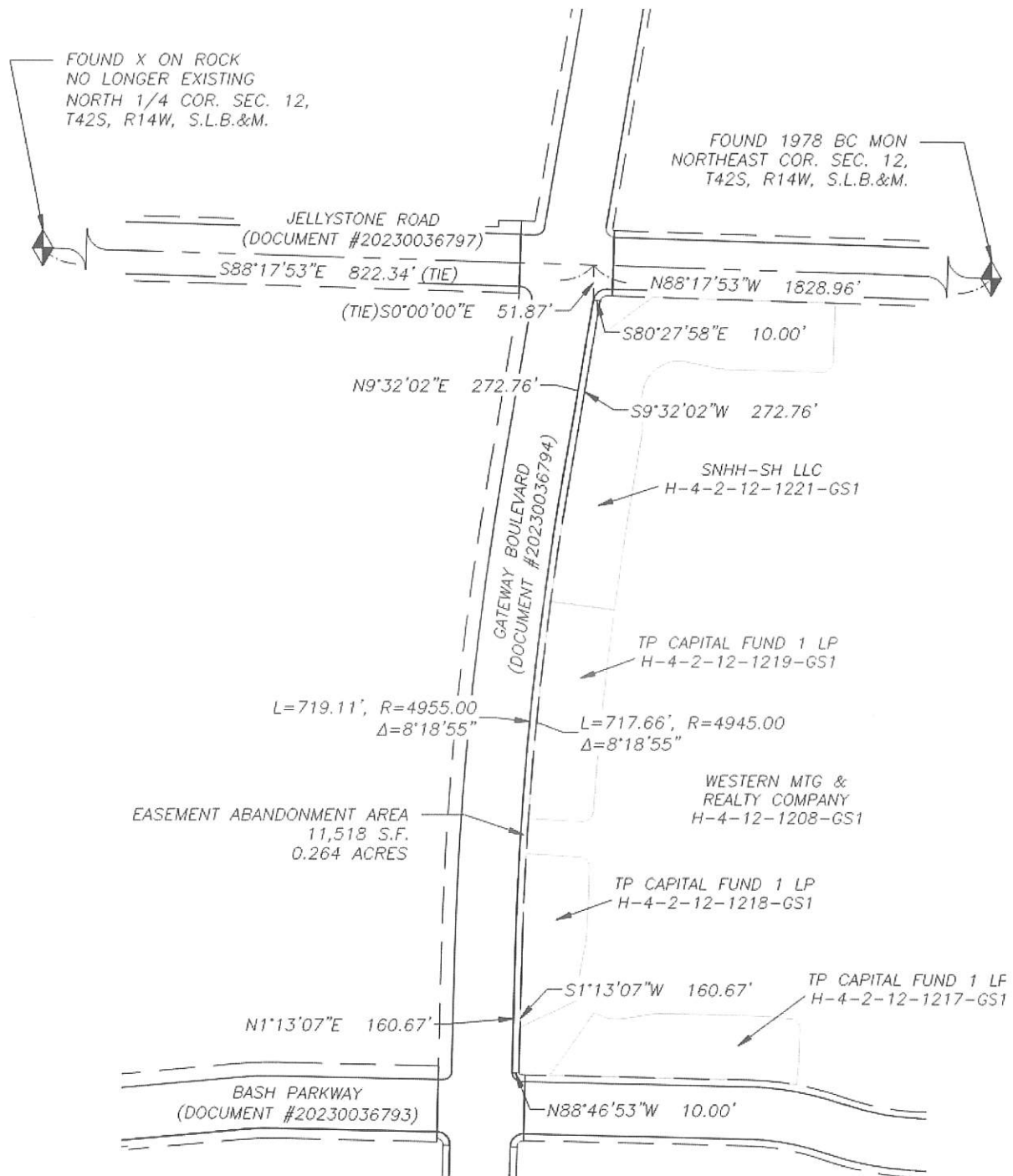
VISUAL EXHIBIT OF THE PROPOSED ABANDONMENT AND VACATION



LEGEND

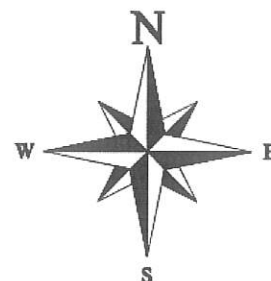
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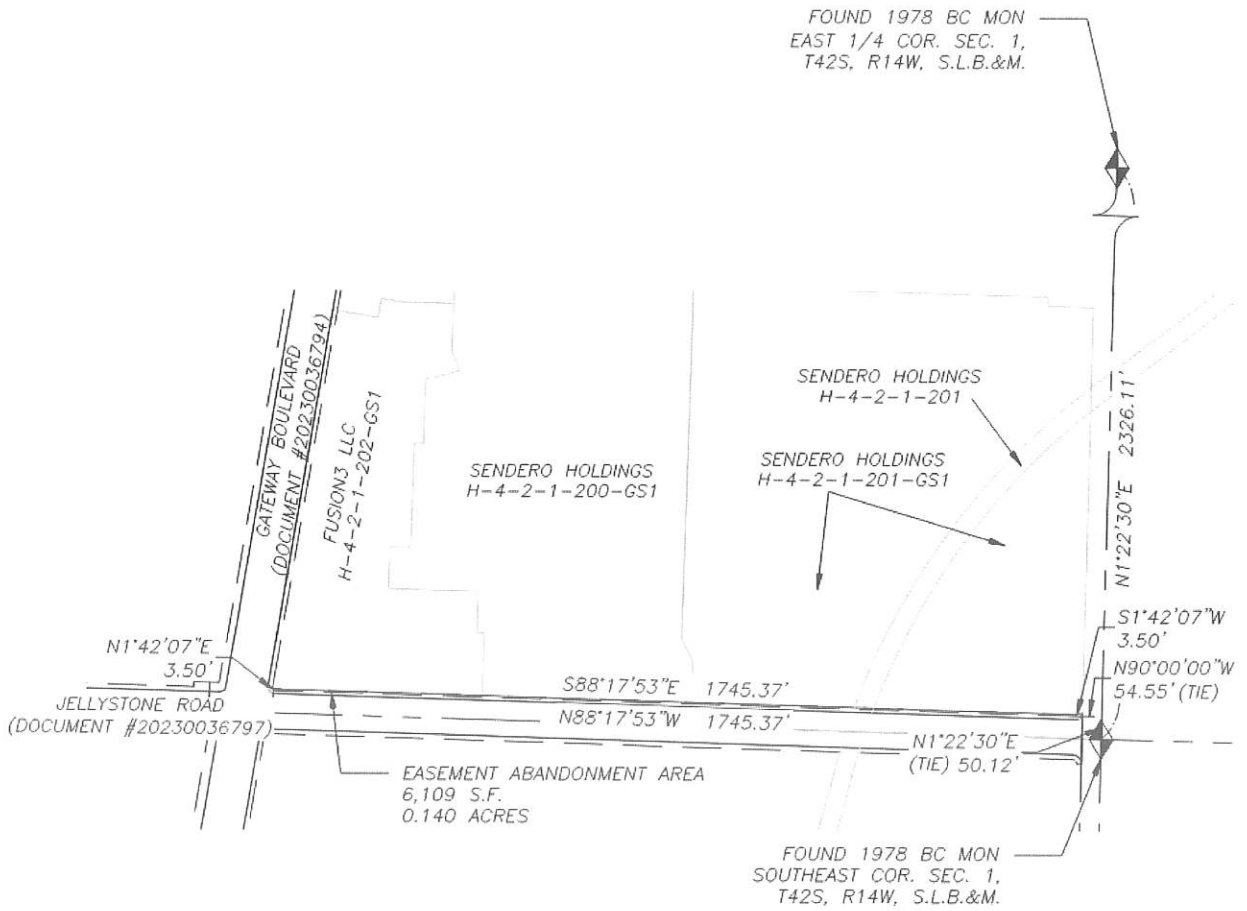




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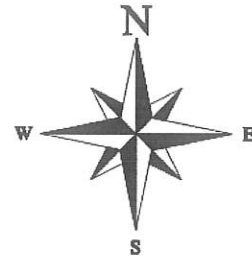
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LEGEND

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STAFF COMMENTS

Agenda Date: July 16, 2026

Item: New Business #3 Consideration and possible approval of Ordinance 2026-17 Approving the abandonment and vacation of public utility easements along Desert Sands Parkway, Dunes Drive, and Sand Hollow Resort Parkway in The Dunes at Sand Hollow Resort.

Discussion: Desert Sand Parkway, Dunes Drive, and Sand Hollow Resort Parkway are existing collector streets in Sand Hollow Resort that are 20 years old. Public utility easements were included as part of the subdivision plats that created these streets. Several of the property owners desire to construct, or have already constructed swimming pools and other improvements within these private areas that are encumbered by the public utility easements and have petitioned the City to abandon said easements. Since this issue affects many lots, and since the City anticipates that many more applications will be filed for new swimming pools, etc., City Staff has initiated this effort to abandon the unused public utility easements along the subject streets.

Findings: The City has evaluated the easements to see if there is a continued need. The Joint Utility Committee was notified and the issue was discussed. There are no utilities present in the proposed abandonment area, nor are there plans to install any. Furthermore, the easements in questions are located in back yard areas that would be very problematic to go in and install and/or maintain utilities. The right-of-way widths for each of these roadways is wide enough to accommodate the utility needs of the area.

Recommendation: It is recommended that the City Council approve Ordinance 2026-17 as presented. – Arthur LeBaron



NOTICE OF PUBLIC HEARING:

Subject: City-initiated Easement Abandonment and Vacation

To Whom it May Concern,

At 6:00PM on Thursday, July 16th, 2026, in the Hurricane City Council Chambers (147 N 870 W, Hurricane, UT, 84737) the Hurricane City Council will hold a Public Hearing for a city-initiated abandonment and vacation of public utility and drainage easement(s) currently encumbering your property(ies) within Hurricane City limits (affected properties' Parcel ID Numbers are listed in the table below). Consideration to approve the proposed abandonment will be had later that evening and a motion by the City Council for approval or denial is expected to be made. Abandoning and vacating the public utility easement(s) has been proposed because they are unused by existing utilities and seem to be an unnecessary encumbrance to the underlying properties. Additional details are provided below:

Affected Parcel Numbers:			
H-DSHR-1	H-DSHR-53	H-DSHR-140	H-DSHR-185
H-DSHR-10	H-DSHR-54	H-DSHR-141	H-DSHR-186
H-DSHR-11	H-DSHR-55	H-DSHR-142	H-DSHR-187
H-DSHR-12	H-DSHR-56	H-DSHR-167	H-DSHR-218
H-DSHR-13	H-DSHR-57	H-DSHR-168	H-DSHR-220
H-DSHR-14	H-DSHR-58	H-DSHR-170	H-DSHR-249
H-DSHR-15	H-DSHR-59	H-DSHR-171	H-DSHR-250
H-DSHR-16	H-DSHR-60	H-DSHR-172	H-TAR-2-28
H-DSHR-17	H-DSHR-61	H-DSHR-173	H-TAR-2-29
H-DSHR-18	H-DSHR-62	H-DSHR-174	H-TAR-2-30
H-DSHR-19	H-DSHR-63	H-DSHR-175	H-TAR-2-31
H-DSHR-30	H-DSHR-64	H-DSHR-176	H-TAR-2-32
H-DSHR-31	H-DSHR-65	H-DSHR-177	H-TAR-2-33
H-DSHR-32	H-DSHR-66	H-DSHR-178	H-TAR-2-34
H-DSHR-33	H-DSHR-67	H-DSHR-179	H-TAR-2-99
H-DSHR-34	H-DSHR-68	H-DSHR-180	H-RASH-4-408
H-DSHR-35	H-DSHR-136	H-DSHR-181	H-RASH-4-409
H-DSHR-36	H-DSHR-137	H-DSHR-182	
H-DSHR-51	H-DSHR-138	H-DSHR-183	
H-DSHR-52	H-DSHR-139	H-DSHR-184	

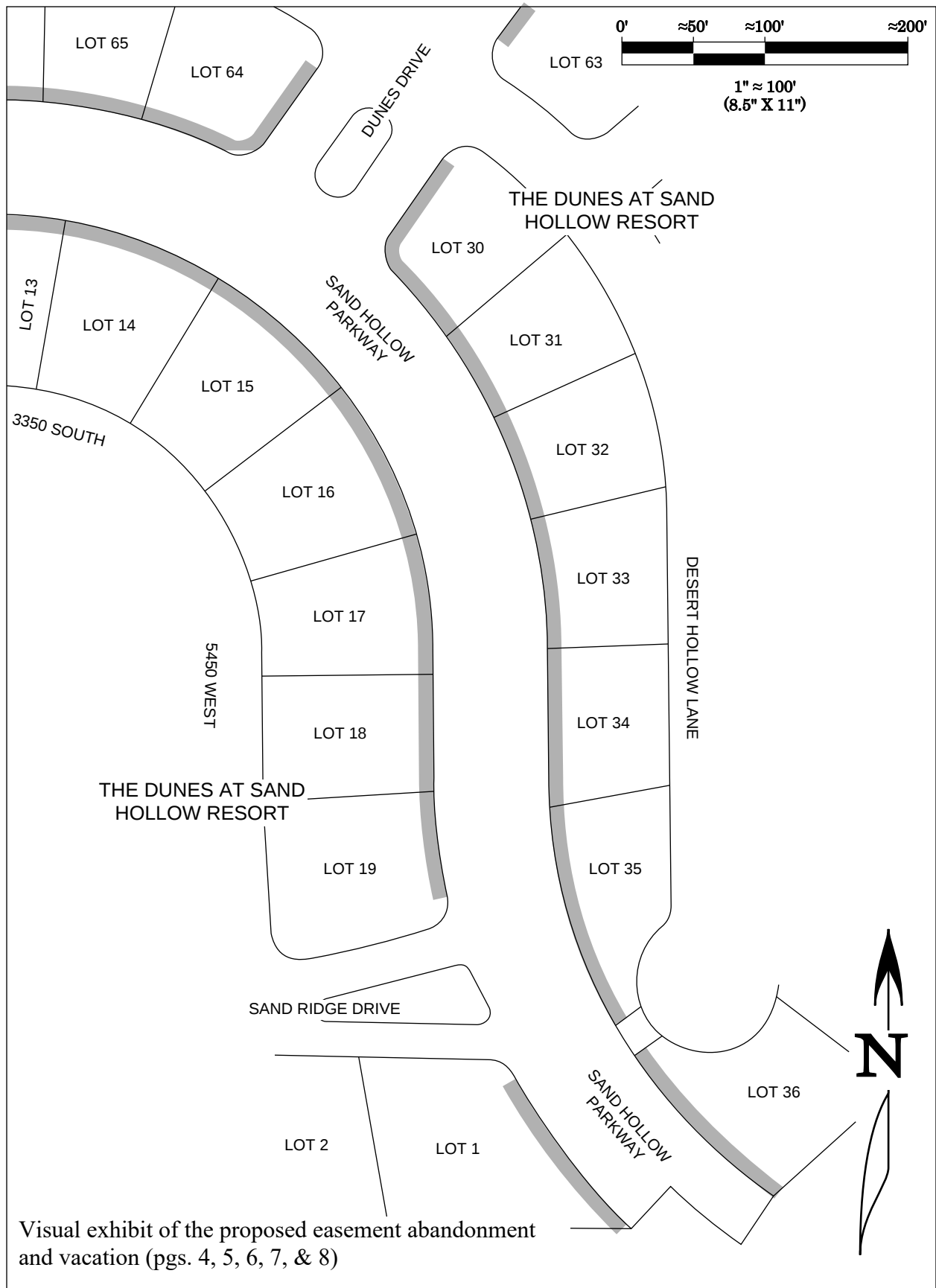
Agenda description: Consideration and possible approval of Ordinance 2026-17 Approving the City-initiated Abandonment and Vacation of Public Utility & Drainage Easements along Desert Sands Parkway, Dunes Drive, and Sand Hollow Parkway on parcels H-DSHR-(1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 30, 31, 32, 33, 34, 35, 36, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 136, 137, 138, 139, 140, 141, 142, 167, 168, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 218, 220, 249, & 250), H-RASH-4-(408 & 409), and H-TAR-2-(28, 29, 30, 31, 32, 33, 34, & 99) in Sections 22 & 23, Township 42 South, Range 14 West of the Salt Lake Base and Meridian

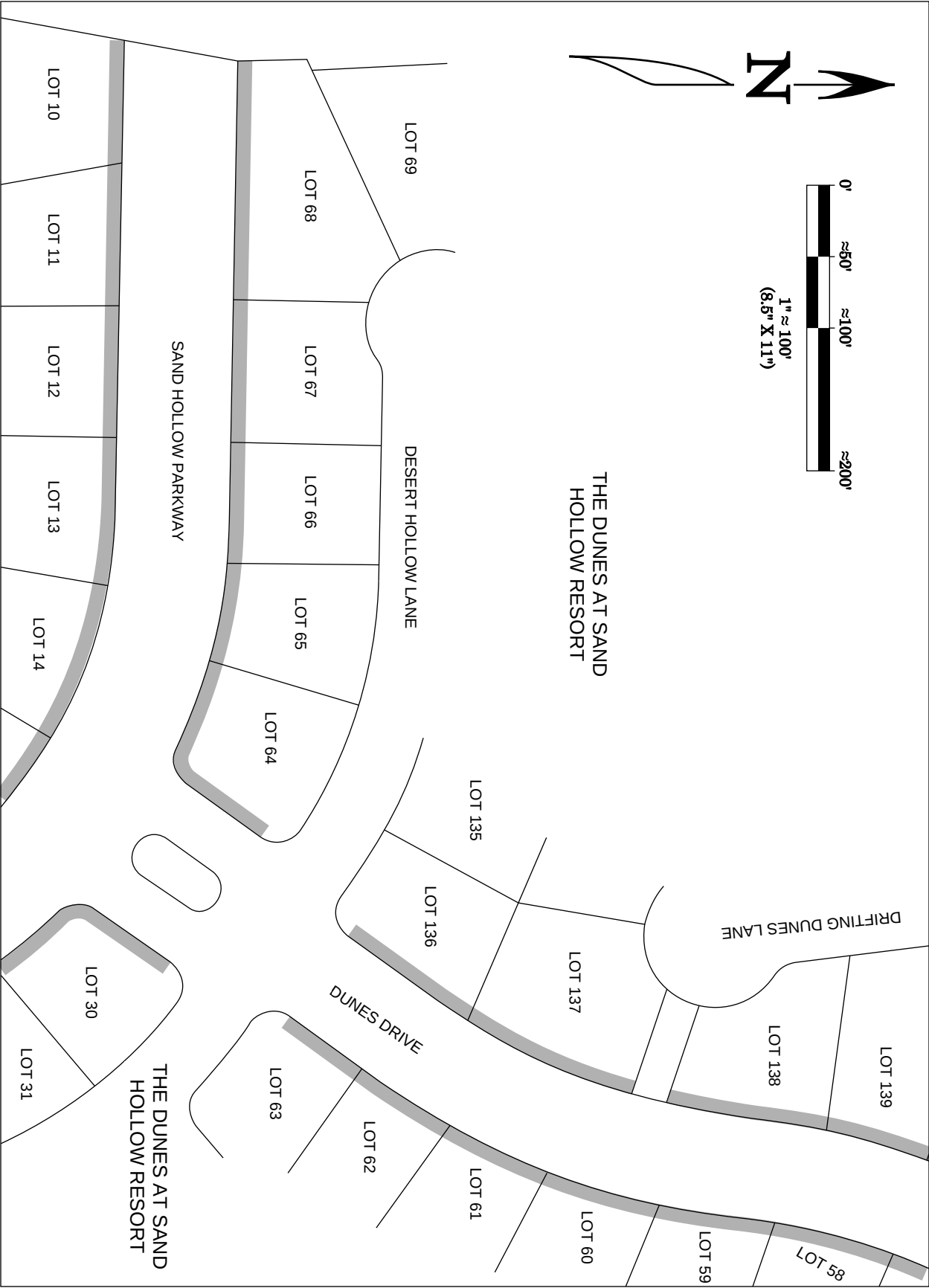
Legal description of the easements proposed for abandonment and vacation:

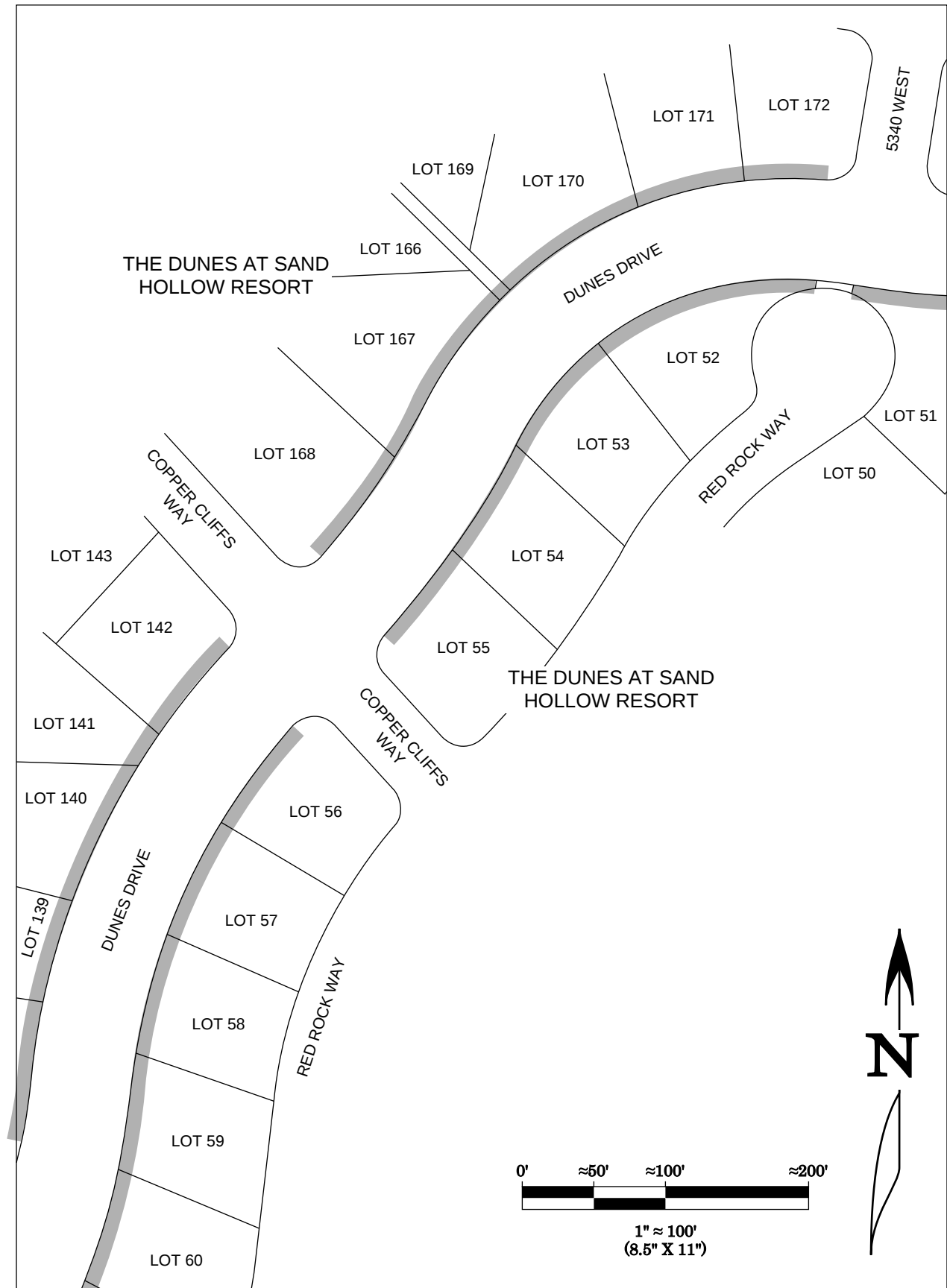
THE 10-FOOT-WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ENCUMBERING LOTS 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 30, 31, 32, 33, 34, 35, 36, 64, 65, 66, 67, AND 68 OF THE DUNES AT SAND HOLLOW RESORT FINAL PLAT (DOC #20070050503 WASHINGTON COUNTY) ADJACENT TO THE RIGHT OF WAY BOUNDARY OF SAND HOLLOW RESORT PARKWAY.

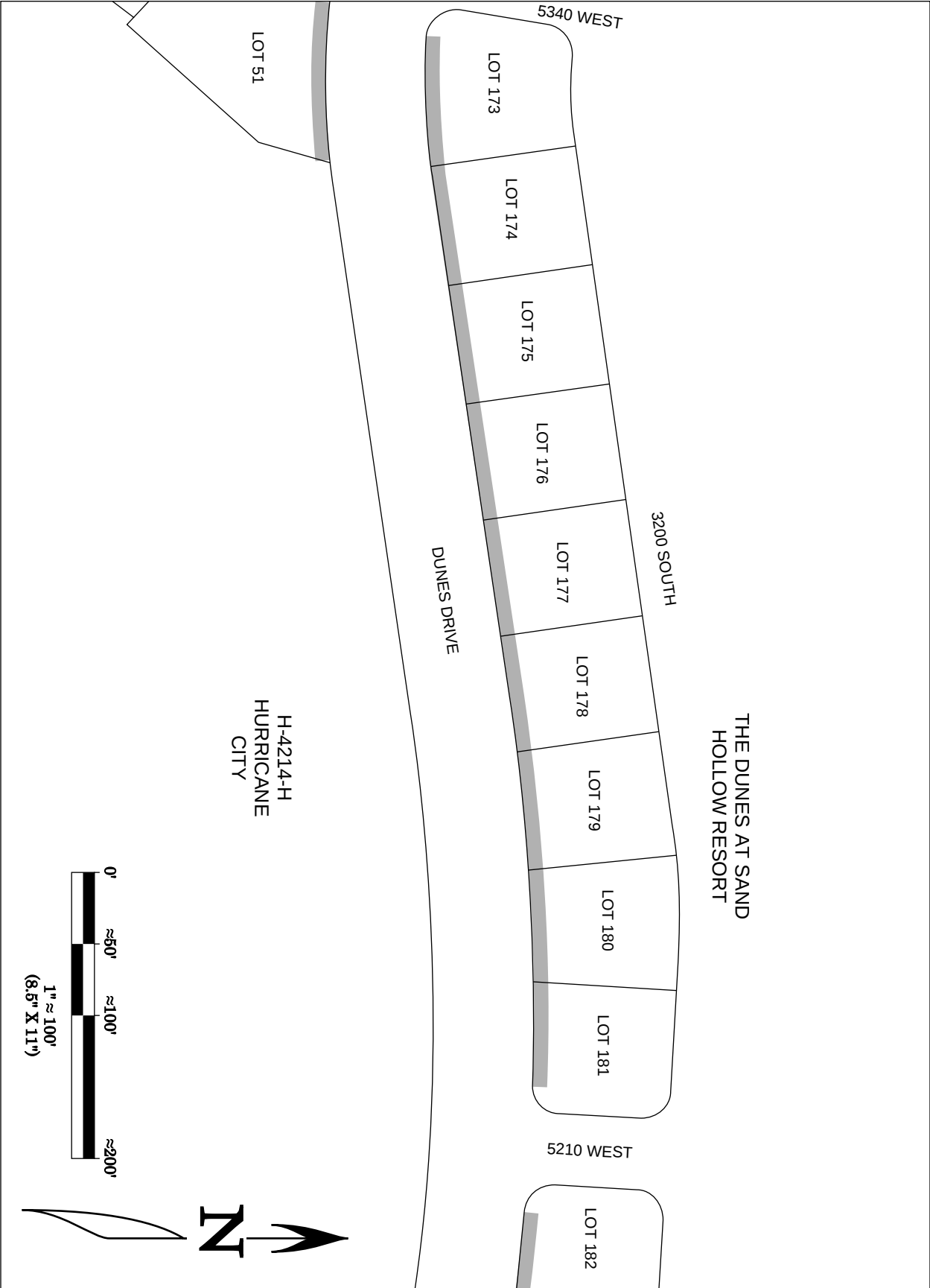
ALSO, THE 10-FOOT-WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ENCUMBERING LOTS 30, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 136, 137, 138, 139, 140, 141, 142, 167, 168, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, AND 184 OF THE DUNES AT SAND HOLLOW RESORT FINAL PLAT (DOC#20070050503 WASHINGTON COUNTY) ADJACENT TO THE RIGHT OF WAY BOUNDARY OF DUNES DRIVE (RECORD DESERT SANDS PARKWAY).

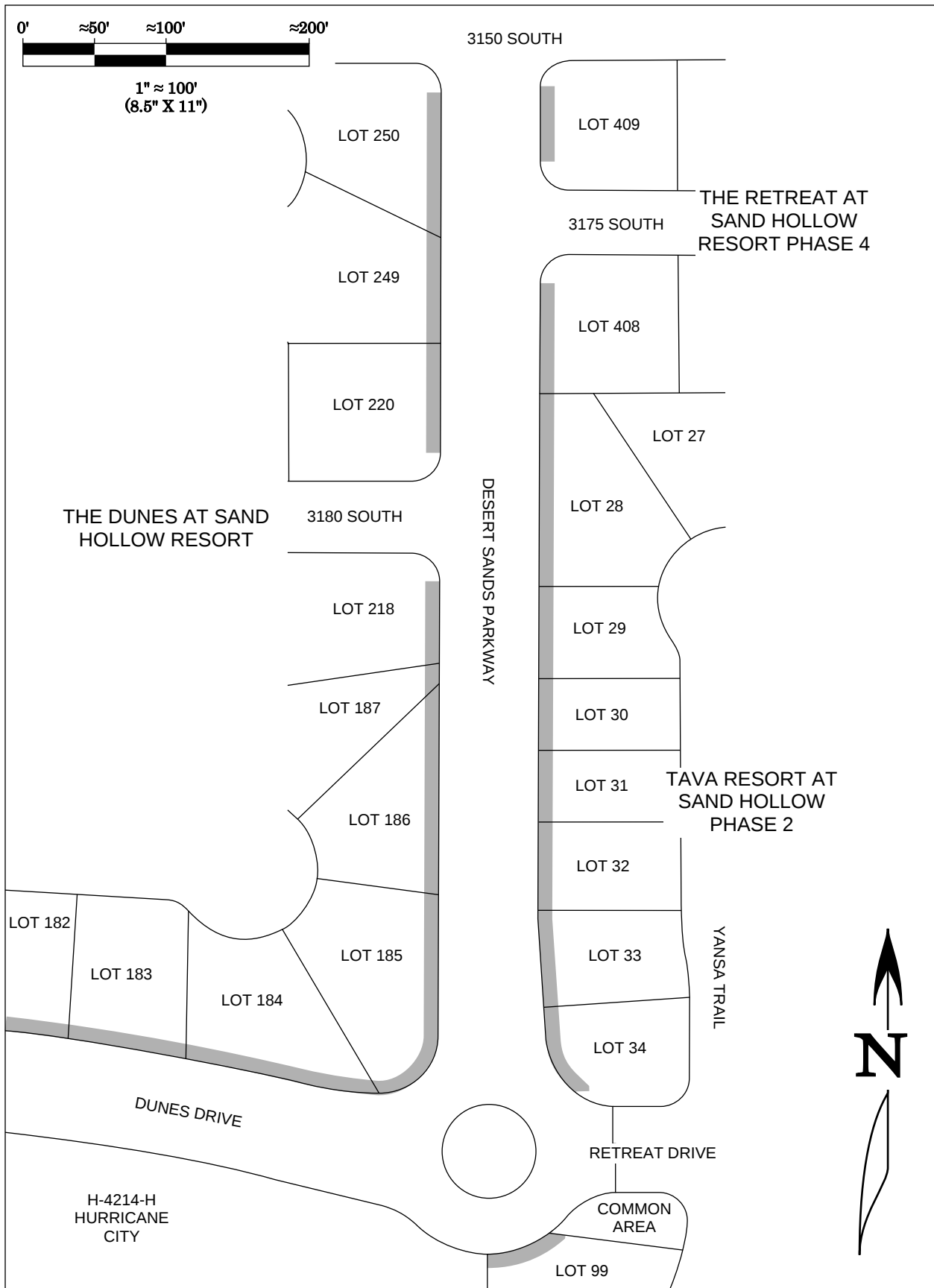
ALSO, THE 10-FOOT-WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ENCUMBERING LOTS 185, 186, 187, 218, 220, 249, AND 250 OF THE DUNES AT SAND HOLLOW RESORT FINAL PLAT (DOC #20070050503 WASHINGTON COUNTY), THE 10-FOOT-WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ENCUMBERING LOTS 408 AND 409 OF THE RETREAT AT SAND HOLLOW RESORT PHASE 4 FINAL PLAT (DOC#20210022682 WASHINGTON COUNTY), AND THE 10-FOOT-WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ENCUMBERING LOTS 28, 29, 30, 31, 32, 33, 34, AND 99 OF THE TAVA RESORT AT SAND HOLLOW PHASE 2 FINAL PLAT (DOC#20210059578 WASHINGTON COUNTY) ADJACENT TO THE RIGHT OF WAY BOUNDARY OF DESERT SANDS PARKWAY.











HURRICANE CITY-INITIATED PETITION FOR THE
ABANDONMENT AND VACATION OF PUBLIC UTILITY AND DRAINAGE
EASEMENTS ON PARCELS H-DSHR-(1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 30, 31, 32,
33, 34, 35, 36, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 136, 137, 138,
139, 140, 141, 142, 167, 168, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182,
183, 184, 185, 186, 187, 218, 220, 249, & 250) AND PARCELS H-RASH-4-(408 & 409) AND
PARCELS H-TAR-2-(28, 29, 30, 31, 32, 33, 34, & 99) IN SECTIONS 22 & 23, TOWNSHIP
42 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND MERIDIAN

<u>Property Owner(s)/Address</u>	<u>Parcel Number</u>	<u>Signature(s)</u>
PATRICIA AGUAYO & MANUEL IGNACIO RODRIGUEZ 5435 W SAND RIDGE DR HURRICANE, UT 847373	<u>H-DSHR-1</u>	
BARRY S & JAMI T GRAMES 1523 REBECCA CREST REDLANDS, CA 92373	<u>H-DSHR-10</u>	
BRADLEY J MURRAY 6717 W NORMANDY WAY HIGHLAND, UT 84003	<u>H-DSHR-11</u>	
EDWARD CHARLES & JENNIFER LYNN DRAKE 5476 W 3350 S HURRICANE, UT 84737	<u>H-DSHR-12</u>	
METHOD PROPERTIES LLC 360 W ASPEN AVE SALT LAKE CITY, UT 84101-3063	<u>H-DSHR-13</u>	
ANDREW ALLEN 648 W 250 N LINDON, UT 84042-1344	<u>H-DSHR-14</u>	
BD IRREVOCABLE TRUST & VELMA DIANE CARD LEGACY TRUST 2915 S MAPLETON ESTATES DRIVE MAPLETON, UT 84664	<u>H-DSHR-15</u>	
JACK H SAVAGE 3367 S 5450 W HURRICANE, UT 84737	<u>H-DSHR-16</u>	
DOUGLAS B & TAMRA K HERMANSEN 3373 S 5450 W HURRICANE, UT 84737	<u>H-DSHR-17</u>	

ROBERT & ALISHA DAVIS 3381 S 5450 W HURRICANE, UT 84737	<u>H-DSHR-18</u>	
ANTHONY FRIZIONE TRUST 15020 S 2700 W BLUFFDALE, UT 84065-3074	<u>H-DSHR-19</u>	
BRIGHAM MCLAWS 3342 S DESERT HOLLOW LN HURRICANE, UT 84737	<u>H-DSHR-30</u>	
JOHN BERGS 3356 S DESERT HOLLOW LN HURRICANE, UT 84737	<u>H-DSHR-31</u>	
CHRISTOPHER BARR 3368 DESERT HOLLOW LN HURRICANE, UT 84737	<u>H-DSHR-32</u>	
MICHAEL B BLACKHAM 4169 S CARTER CIR SALT LAKE CITY, UT 84124-2611	<u>H-DSHR-33</u>	
XYZ 123 LLC-3382 SDHL 3225 MCLEOD DR STE 777 LAS VEGAS, NV 89121-2257	<u>H-DSHR-34</u>	
JENNIE NIETO 3394 S DESERT HOLLOW LN HURRICANE, UT 84737	<u>H-DSHR-35</u>	
PAMELA J HANSEN 3399 S DESERT HOLLOW LANE HURRICANE, UT 84737	<u>H-DSHR-36</u>	
THE PEATROSS LIVING TRUST 3227 S RED ROCK WAY HURRICANE, UT 84737	<u>H-DSHR-51</u>	
JARED SWAIN 1163 E CANDY LN AMERICAN FORK, UT 84003	<u>H-DSHR-52</u>	
MEREDITH ALVIN FRAZIER JR TRUST 3236 S RED ROCK WAY HURRICANE, UT 84737	<u>H-DSHR-53</u>	
5-Z HOLDINGS LLC PO BOX 420 HENEFER, UT 84033-0420	<u>H-DSHR-54</u>	
DUANE ROBERT & CYNTHIA MARIE WILKEY TRS	<u>H-DSHR-55</u>	

3256 S RED ROCK WAY HURRICANE, UT 84737		
WILLIAM J CASH CO-TRUSTEES 3014 E CHAUCER PL SALT LAKE CITY, UT 84108-2504	<u>H-DSHR-56</u>	
KENNETH WAYNE & KIRSTIN LEICHTY 6941 N FINGER ROCK PL TUCSON, AZ 85718	<u>H-DSHR-57</u>	
CHAN H PARK 11618 CLOVERFIELD CIR BAKERSFIELD, CA 93311	<u>H-DSHR-58</u>	
DAVID STURGEON TRUSTEE 3195 RED SANDS WAY HURRICANE, UT 84737	<u>H-DSHR-59</u>	
PETER M & DEBORAH L ZOLIK 3306 S RED ROCK WAY HURRICANE, UT 84737	<u>H-DSHR-60</u>	
CHARLES WALL 2363 OAKCREST LN SALT LAKE CITY, UT 84121	<u>H-DSHR-61</u>	
ZACHARY TODD & AMY JO DICKENS 317 PARK HILLS DR FARMINGTON, UT 84025	<u>H-DSHR-62</u>	
RANNIER REVILLA 3336 S RED ROCK WAY HURRICANE, UT 84737	<u>H-DSHR-63</u>	
5453 W DESERT HOLLOW LN LLC 10514 N AINSLEY WAY HIGHLAND, UT 84003	<u>H-DSHR-64</u>	
JEFFERY L & VICKI L MORGAN 5465 W DESERT HOLLOW LN HURRICANE, UT 84737	<u>H-DSHR-65</u>	
JEFFERY S THOMPSON 5471 W DESERT HOLLOW LN HURRICANE, UT 84737	<u>H-DSHR-66</u>	
MARK RAUENZAHN 5479 W DESERT HOLLOW LN HURRICANE, UT 84737	<u>H-DSHR-67</u>	
MATTHEW CALLISTER 913 S 640 E PAYSON, UT 84651	<u>H-DSHR-68</u>	

BRUCE T ANDERSON 5442 W DESERT HOLLOW LN HURRICANE, UT 84737	<u>H-DSHR-136</u>	
H RUSSELL & KAREN LARSON BROWN 765 S SKYLAKE DR WOODLAND HILLS, UT 84653-2061	<u>H-DSHR-137</u>	
SAMUEL J EFNOR 3289 S DRIFTING DUNES LN HURRICANE, UT 84737	<u>H-DSHR-138</u>	
JON P CHRISTENSEN 3277 S DRIFTING DUNES LN HURRICANE, UT 84737-3262	<u>H-DSHR-139</u>	
MICHAEL E & RACHELLE BO 3265 S DRIFTING DUNES LN HURRICANE, UT 84737	<u>H-DSHR-140</u>	
BRADY & BRADY INVESTMENT GROUP LLC 11 GATEHOUSE LN SANDY, UT 84092	<u>H-DSHR-141</u>	
KATHRYN S HAMNER TRUST 5395 W COPPER CLIFFS WAY HURRICANE, UT 84737	<u>H-DSHR-142</u>	
TOP FLIGHT PROPERTIES 1473 E 1710 S SAINT GEORGE, UT 84790	<u>H-DSHR-167</u>	
NORMAN PROPST JUNION TRUST 3225 S CORAL CT HURRICANE, UT 84737	<u>H-DSHR-168</u>	
ROBERT PAUL BISCHOFF 5365 W 3200 S HURRICANE, UT 84737	<u>H-DSHR-170</u>	
SHERRY T CLEMENTS 5353 W 3200 S HURRICANE, UT 84737	<u>H-DSHR-171</u>	
WILLIAM KAY & CHARLOTTE L CHRISTIENSEN PO BOX 82 MAYFIELD, UT 84643-0082	<u>H-DSHR-172</u>	
KEN & CAROL HARRIS PROPERTIES LLC 579 S CANYON VIEW DR PAYSON, UT 84651	<u>H-DSHR-173</u>	

TINA GRACE KO 5323 W 3200 S HURRICANE, UT 84737	<u>H-DSHR-174</u>	
RACHEL DARLENE BENCH 2291 COTTONWOOD LN SALT LAKE CITY, UT 84117	<u>H-DSHR-175</u>	
DAVID H STEINER 5293 W 3200 S HURRICANE, UT 84737	<u>H-DSHR-176</u>	
DAVID S & PRISCILLA B JENISON 5285 W 3200 S HURRICANE, UT 84737	<u>H-DSHR-177</u>	
KATHLEEN ANN & BRUCE DALE ARNOLD 5273 W 3200 S HURRICANE, UT 84737	<u>H-DSHR-178</u>	
JED & LISA ATHERLEY 5402 SADDLE MOUNT CIR WEST JORDAN, UT 84081	<u>H-DSHR-179</u>	
STEPHEN P RUFF 5247 W 3200 S HURRICANE, UT 84737	<u>H-DSHR-180</u>	
MICHAEL F GIBBONS 5229 W 3200 S HURRICANE, UT 84737	<u>H-DSHR-181</u>	
ROBERT & CATHERINE BURNS 5195 W 3200 S HURRICANE, UT 84737-7717	<u>H-DSHR-182</u>	
LARRY V & CAROL A ROSS 10265 S TEMPLE VIEW CIR SOUTH JORDAN, UT 84095-8912	<u>H-DSHR-183</u>	
STANLEY H EISEMAN 5181 W 3200 S HURRICANE, UT 84737	<u>H-DSHR-184</u>	
SANDY R & PAULA SHEPHERD 5175 W 3200 S HURRICANE, UT 84737	<u>H-DSHR-185</u>	
JUAN A MACIAS GASCA 5172 W 3200 S HURRICANE, UT 84737-7717	<u>H-DSHR-186</u>	
TRENT MAY 5180 W 3200 S HURRICANE, UT 84737	<u>H-DSHR-187</u>	

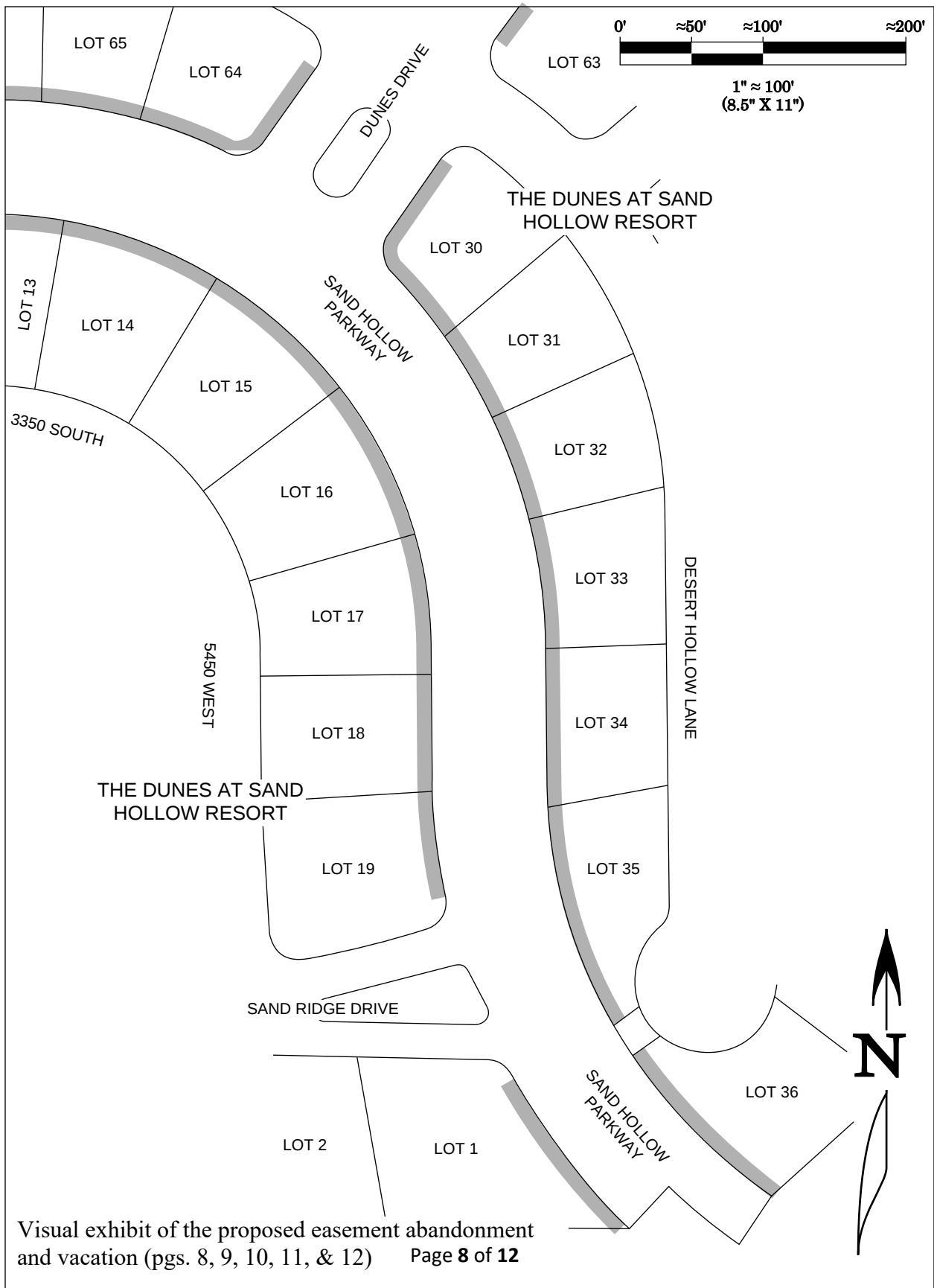
JMP HOLDINGS LLC 675 N 2800 W STE 103 LINDON, UT 84042	<u>H-DSHR-218</u>	
BRANDON GARY & SALLIE ELIZABETH STEPHENS 655 E 150 S HYDE PARK, UT 84318	<u>H-DSHR-220</u>	
R DOUGLAS & JULIE C RIDEOUT 5179 W 3160 S HURRICANE, UT 84737	<u>H-DSHR-249</u>	
CRAIG R & ANNE SQUIRE 5176 W 3160 S HURRICANE, UT 84737	<u>H-DSHR-250</u>	
JOSEPH ALLEN 902 EAGLE POINT DR SAINT JOSEPH, MI 49085-2837	<u>H-RASH-4-408</u>	
TREV POULSON 5128 W 3175 S HURRICANE, UT 84737	<u>H-RASH-4-409</u>	
JOSEPH CLARENCE HANSON 3186 S YANSA TRL HURRICANE, UT 84737	<u>H-TAR-2-28</u>	
CODY BANKHEAD 3188 S YANSA TRL HURRICANE, UT 84737	<u>H-TAR-2-29</u>	
PAY THE PRICE LLC 3605 MEADOW RUN CIR COLORADO SPRINGS, CO 80908-3600	<u>H-TAR-2-30</u>	
LOT 31 TAVA LLC 3220 RETREAT DR HURRICANE, UT 84737-7778	<u>H-TAR-2-31</u>	
TAVA OASIS 190 E 1400 N HARRISVILLE, UT 84414	<u>H-TAR-2-32</u>	
TAVA TOWN LLC 3220 RETREAT DR HURRICANE, UT 84737	<u>H-TAR-2-33</u>	
TAVA TOWN LLC 3220 RETREAT DR HURRICANE, UT 84737	<u>H-TAR-2-34</u>	
TAVA TOWN LLC 3220 RETREAT DR HURRICANE, UT 84737	<u>H-TAR-2-99</u>	

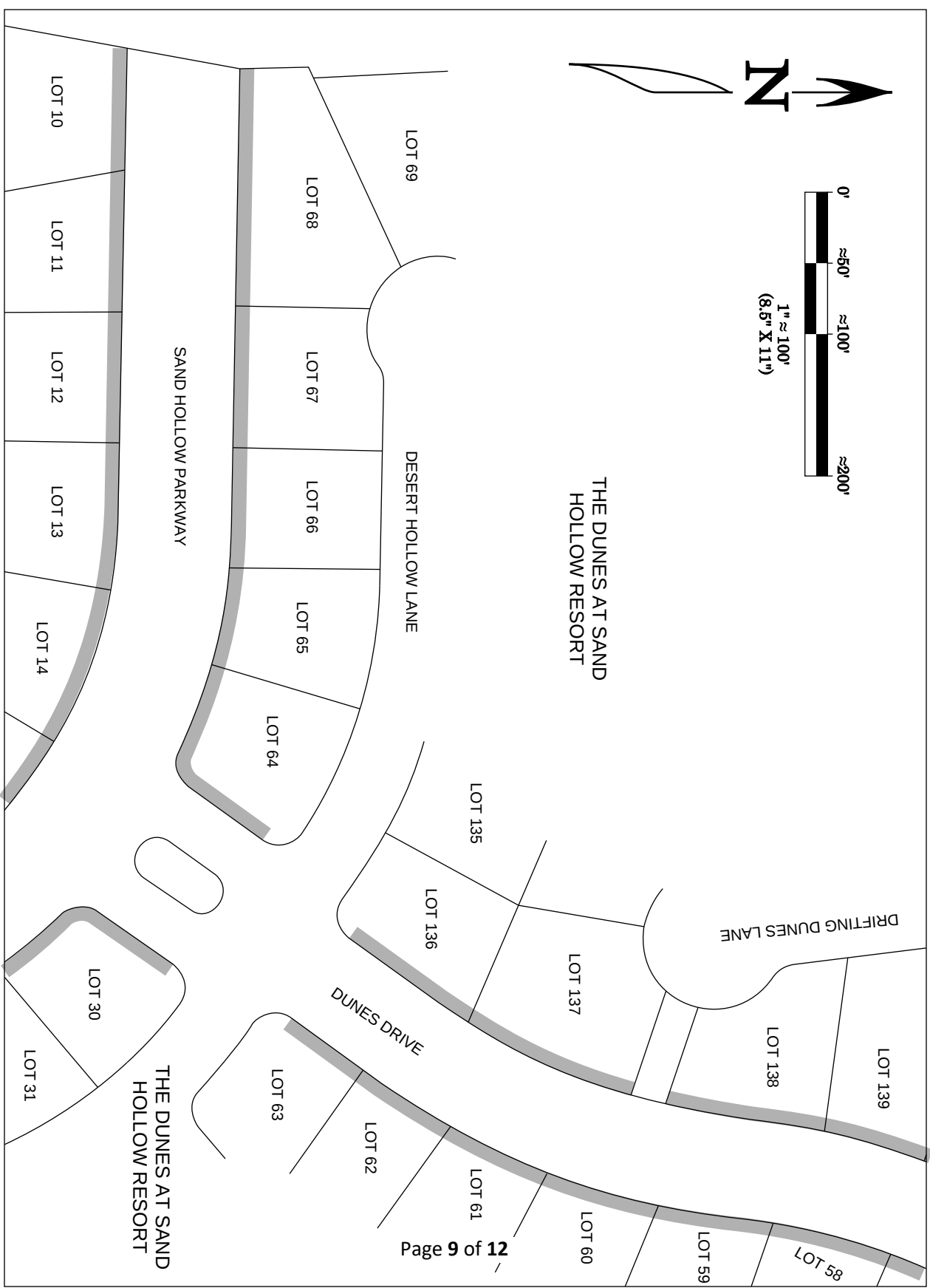
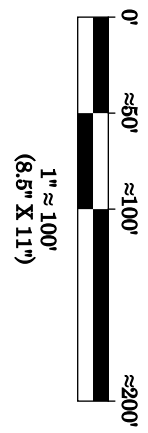
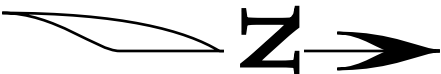
Legal description of the easements proposed for abandonment and vacation

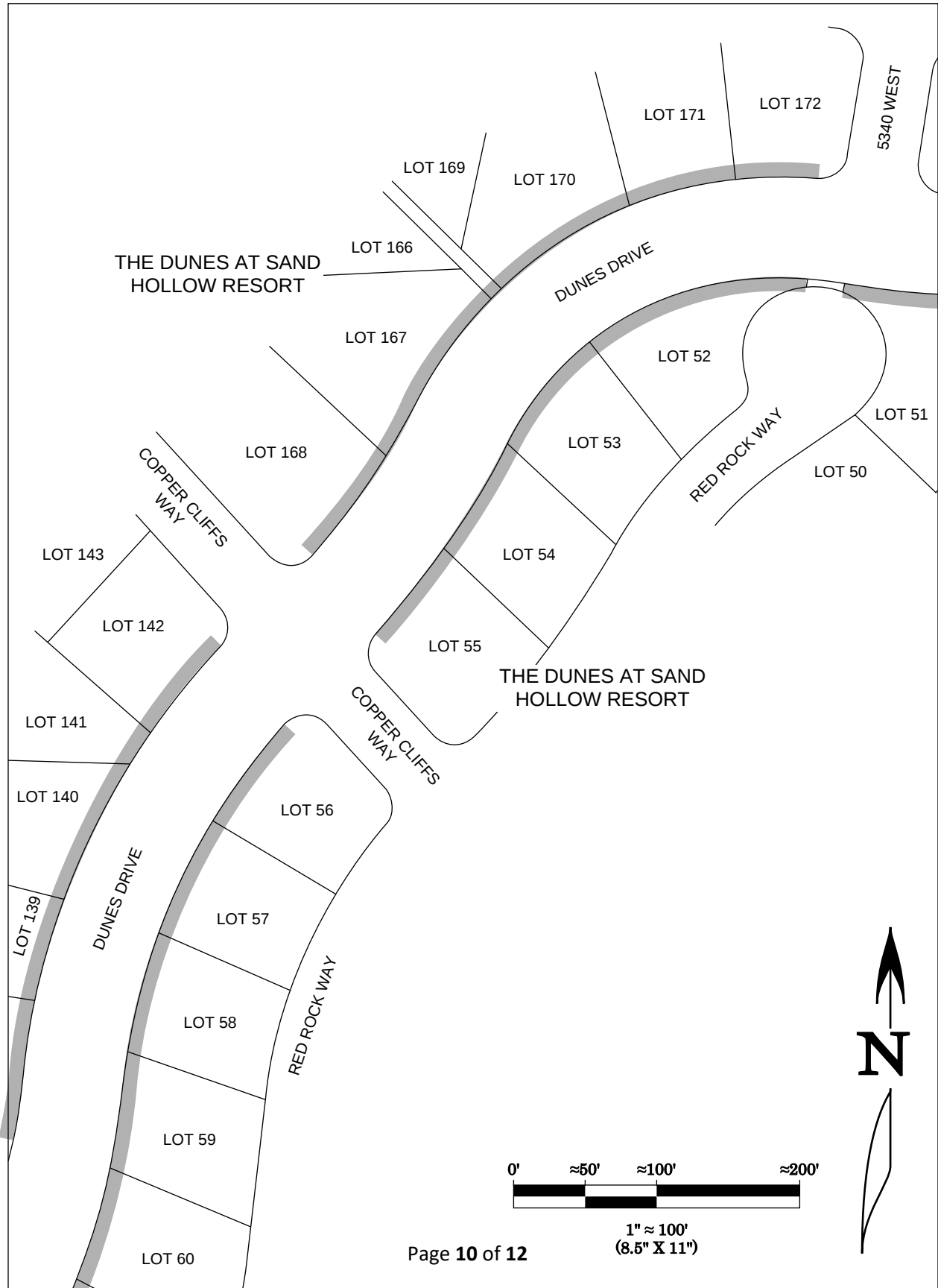
The 10-foot-wide public utility and drainage easement encumbering lots 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 30, 31, 32, 33, 34, 35, 36, 64, 65, 66, 67, and 68 of the Dunes at Sand Hollow Resort Final Plat (Doc #20070050503 Washington County) adjacent to the Right of Way boundary of Sand Hollow Resort Parkway.

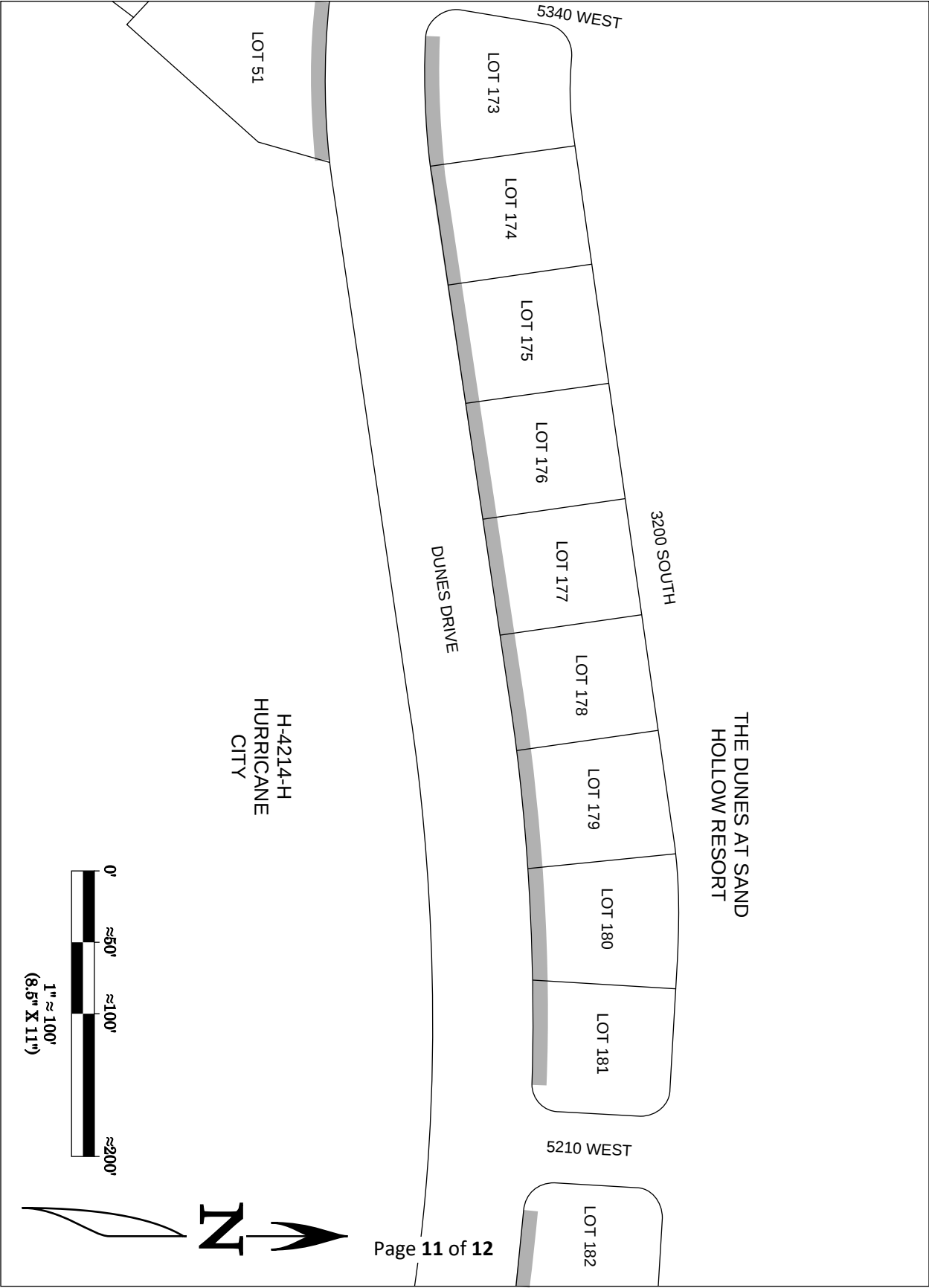
Also, the 10-foot-wide public utility and drainage easement encumbering lots 30, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 136, 137, 138, 139, 140, 141, 142, 167, 168, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, and 184 of the Dunes at Sand Hollow Resort Final Plat (Doc #20070050503 Washington County);

Also, the 10-foot-wide public utility and drainage easement encumbering lots 185, 186, 187, 218, 220, 249, and 250 of the Dunes at Sand Hollow Resort Final Plat (Doc #20070050503 Washington County), the 10-foot-wide public utility and drainage easement encumbering lots 408 and 409 of The Retreat at Sand Hollow Resort Phase 4 (Doc #20210022682 Washington County); and the 10-foot-wide public utility and drainage easement encumbering lots 28, 29, 30, 31, 32, 33, 34, and 99 of the Tava Resort at Sand Hollow Phase 2 Final Plat (Doc #20210059578 Washington County), adjacent to the Right of Way boundary of Desert Sands Parkway.









0' ≈50' ≈100' ≈200'



1" ≈ 100'
(8.5" X 11")

3150 SOUTH

LOT 409

THE RETREAT AT
SAND HOLLOW
RESORT PHASE 4

3175 SOUTH

LOT 408

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

TAVA RESORT AT
SAND HOLLOW
PHASE 2

LOT 32

LOT 33

LOT 34

YANSA TRAIL

DESERT SANDS PARKWAY

LOT 250

LOT 249

LOT 220

THE DUNES AT SAND
HOLLOW RESORT

3180 SOUTH

LOT 218

LOT 187

LOT 186

LOT 182

LOT 183

LOT 184

LOT 185

DUNES DRIVE

RETREAT DRIVE

COMMON
AREA

LOT 99

H-4214-H
HURRICANE
CITY



When Recorded Return to:
Hurricane City
147 N 870 West
Hurricane, UT 84737

Affecting Parcel Numbers: H-DSHR-1,
H-DSHR-10, H-DSHR-11, H-DSHR-12,
H-DSHR-13, H-DSHR-14, H-DSHR-15,
H-DSHR-16, H-DSHR-17, H-DSHR-18,
H-DSHR-19, H-DSHR-30, H-DSHR-31, H-DSHR-32, H-DSHR-33, H-DSHR-34, H-DSHR-35,
H-DSHR-36, H-DSHR-51, H-DSHR-52, H-DSHR-53, H-DSHR-54, H-DSHR-55, H-DSHR-56,
H-DSHR-57, H-DSHR-58, H-DSHR-59, H-DSHR-60, H-DSHR-61, H-DSHR-62, H-DSHR-63,
H-DSHR-64, H-DSHR-65, H-DSHR-66, H-DSHR-67, H-DSHR-68, H-DSHR-136,
H-DSHR-137, H-DSHR-138, H-DSHR-139, H-DSHR-140, H-DSHR-141, H-DSHR-142,
H-DSHR-167, H-DSHR-168, H-DSHR-170, H-DSHR-171, H-DSHR-172, H-DSHR-173,
H-DSHR-174, H-DSHR-175, H-DSHR-176, H-DSHR-177, H-DSHR-178, H-DSHR-179,
H-DSHR-180, H-DSHR-181, H-DSHR-182, H-DSHR-183, H-DSHR-184, H-DSHR-185,
H-DSHR-186, H-DSHR-187, H-DSHR-218, H-DSHR-220, H-DSHR-249, H-DSHR-250,
H-RASH-4-408, H-RASH-4-409, H-TAR-2-28, H-TAR-2-29, H-TAR-2-30, H-TAR-2-31,
H-TAR-2-32, H-TAR-2-33, H-TAR-2-34, & H-TAR-2-99

ORDINANCE 2026-17

**AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH,
APPROVING THE ABANDONMENT AND VACATION OF PUBLIC UTILITY AND
DRAINAGE EASEMENTS ON PARCELS H-DSHR-(1, 10, 11, 12, 13, 14, 15, 16, 17, 18,
19, 30, 31, 32, 33, 34, 35, 36, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68,
136, 137, 138, 139, 140, 141, 142, 167, 168, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179,
180, 181, 182, 183, 184, 185, 186, 187, 218, 220, 249, & 250) AND PARCELS H-RASH-4-
(408 & 409) AND PARCELS H-TAR-2-(28, 29, 30, 31, 32, 33, 34, & 99) IN SECTIONS 22
& 23, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND
MERIDIAN**

WHEREAS, Property in Sections 22 & 23, Township 42 South, Range 13 West of the Salt Lake Base and Meridian and identified by the County Assessor as Parcel nos.: H-DSHR-(1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 30, 31, 32, 33, 34, 35, 36, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 136, 137, 138, 139, 140, 141, 142, 167, 168, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 218, 220, 249, & 250), H-RASH-4-(408 & 409), and H-TAR-2-(28, 29, 30, 31, 32, 33, 34, & 99) (the “Property”) is encumbered by public utility and drainage easements originally granted to Hurricane City by document numbers 20070050503, 20210022682, & 20210059578 of the County Recorder and collectively described in Exhibit A & shown in Exhibit B (referred to herein as the “Easements”); and

WHEREAS, A petition has been submitted requesting the abandonment and vacation of the Easements on the Property; and

WHEREAS, Utah Code Section 10-20-813 grants the City power to vacate public highways, streets, roads, or municipal utility easements; and

WHEREAS, the easements are unused by existing utilities, and occupy resident's backyards; and

WHEREAS, the proposed vacation has been presented to the Hurricane Joint Utility Committee and no objections were raised; and

WHEREAS, the City has held a public hearing and provided notice as required in Utah Code sections 10-20-208 and 10-20-813; and

WHEREAS, the Hurricane City Council finds that the easements to be disposed of are surplus property, good cause exists for the vacation, and neither the public interest nor any person will be materially injured by the vacation; and

WHEREAS, the vacation of the Easements will not negatively affect adjacent property owners,

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that the Easements described in the attached exhibits shall be abandoned and vacated; and

BE IT HEREBY RESOLVED FURTHER by the City Council of Hurricane, Utah that the vacation shall not release the property owners of their obligations to provide public utility easement or needed improvements to public right-of-way as part of any future development of the Property.

DATED this 16th day of July, 2026.

Attest:

Clark Fawcett, Mayor

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 16th day of July, 2026. Whereupon a motion to adopt and approve said Ordinance was made by _____ and seconded by _____.

A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Drew Ellerman	___	___	___	___
Joseph Prete	___	___	___	___
Dave Imlay	___	___	___	___
Lynn Excell	___	___	___	___
Amy Werrett	___	___	___	___

Cindy Beteag

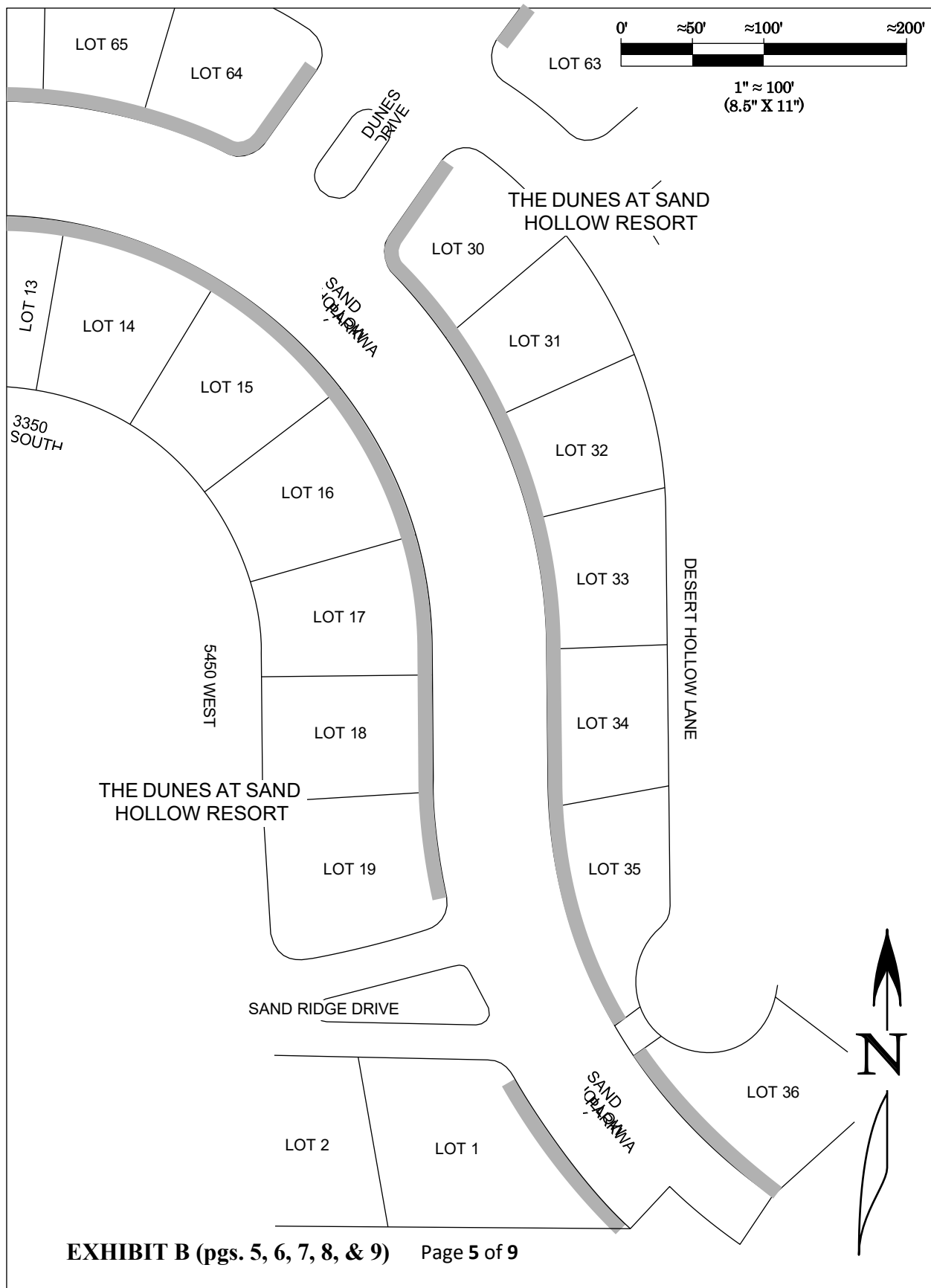
EXHIBIT A

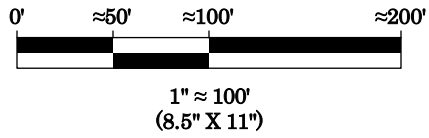
LEGAL DESCRIPTION

THE 10-FOOT-WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ENCUMBERING LOTS 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 30, 31, 32, 33, 34, 35, 36, 64, 65, 66, 67, AND 68 OF THE DUNES AT SAND HOLLOW RESORT FINAL PLAT (DOC #20070050503 WASHINGTON COUNTY) ADJACENT TO THE RIGHT OF WAY BOUNDARY OF SAND HOLLOW RESORT PARKWAY.

ALSO, THE 10-FOOT-WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ENCUMBERING LOTS 30, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 136, 137, 138, 139, 140, 141, 142, 167, 168, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, AND 184 OF THE DUNES AT SAND HOLLOW RESORT FINAL PLAT (DOC#20070050503 WASHINGTON COUNTY) ADJACENT TO THE RIGHT OF WAY BOUNDARY OF DUNES DRIVE (RECORD DESERT SANDS PARKWAY).

ALSO, THE 10-FOOT-WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ENCUMBERING LOTS 185, 186, 187, 218, 220, 249, AND 250 OF THE DUNES AT SAND HOLLOW RESORT FINAL PLAT (DOC #20070050503 WASHINGTON COUNTY), THE 10-FOOT-WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ENCUMBERING LOTS 408 AND 409 OF THE RETREAT AT SAND HOLLOW RESORT PHASE 4 FINAL PLAT (DOC#20210022682 WASHINGTON COUNTY), AND THE 10-FOOT-WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ENCUMBERING LOTS 28, 29, 30, 31, 32, 33, 34, AND 99 OF THE TAVA RESORT AT SAND HOLLOW PHASE 2 FINAL PLAT (DOC#20210059578 WASHINGTON COUNTY) ADJACENT TO THE RIGHT OF WAY BOUNDARY OF DESERT SANDS PARKWAY.





THE DUNES AT SAND
HOLLOW RESORT

DESERT HOLLOW LANE

DRIFTING DUNES LANE

DUNES
DRIVE

SAND HOLLOW PARKWAY

THE DUNES AT SAND
HOLLOW RESORT

LOT 69

LOT 68

LOT 67

LOT 66

LOT 65

LOT 64

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 135

LOT 136

LOT 137

LOT 138

LOT 139

LOT 63

LOT 62

LOT 61

LOT 60

LOT 59

LOT 58

LOT 30

LOT 31

Page 6 of 9

**A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH IDENTIFYING
METHODS TO FILL MIDTERM VACANCIES ON THE HURRICANE CITY
COUNCIL**

WHEREAS the Hurricane City Council is authorized to appoint registered voters to fill midterm vacancies on the Council; and

WHEREAS Utah Code section 20A-1-510 requires that the Council identify a fair and transparent method when (1) there is a tie between three or more candidates and (2) when one candidate receives the most votes, but not a majority of the votes, and two or more candidates tie for receiving the second most votes; and

WHEREAS in Hurricane City's six-member form of municipal government, the mayor votes on each matter for which there is a tie vote of the other council members present at a council meeting, including a tie vote to fill a mid-term vacancy under Utah Code Section 20A-1-510, provided that the mayor may not vote if the mayor is seeking, and is under consideration, to fill the vacancy,

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah as follows:

1. Breaking a tie between three or more candidates.
 - a. When the mayor is present and permitted to vote, if the initial vote to fill the vacancy does not result in a majority vote for a candidate, but results in a tie among three or more candidates for first place, the candidates tied for first place shall be reduced to two candidates by (1) a vote of the mayor for one candidate and (2) by lot. The selection of the second candidate by lot will occur by flipping a coin if only two candidates remain after the mayor's vote, or by drawing names from a container if more than two candidates remain after the mayor's vote. Then, a second vote shall be held between the two candidates that prevailed in the tie breaking procedure described above.
 - b. When the mayor is not present or not permitted to vote, if the initial vote to fill the vacancy does not result in a majority vote for a candidate, but results in a tie among three or more candidates for first place, the candidates tied for first place shall be reduced to two candidates by drawing names from a container. Then, a second vote shall be held between the two candidates that prevailed in the tie breaking procedure described above.

///

///

2. Breaking a tie between candidates tied for receiving the second most votes.
 - a. When the mayor is present and permitted to vote, if in the initial vote one candidate receives the most votes, but not a majority of the votes, and two more candidates tie for receiving the second most votes, the mayor breaks the tie by casting a vote for one of the candidates tied for receiving the second most votes. Then, a second vote is held between the candidate that initially received the most votes and the candidate that received the mayor's tiebreaking vote.
 - b. When the mayor is not present or not permitted to vote, if in the initial vote one candidate receives the most votes, but not a majority of the votes, and two more candidates tie for receiving the second most votes, the tie for second is resolved by a coin flip. Then, a second vote is held between the candidate that initially received the most votes and the candidate that prevailed in the coin flip.
3. Procedures for selections by lot.
 - a. When a coin flip is necessary as described above, the candidates will be allowed to inspect the coin. The coin shall be flipped and allowed to fall to the floor. The candidate listed first on the most recent Master Ballot Position List published by the Utah Office of the Lieutenant Governor shall call 'heads' or 'tails' before the coin falls to the floor.
 - b. When drawing names from a container is necessary as described above, an opaque container shall be used. The names of the candidates shall be written or printed on pieces of paper that are identical in size.

BE IT FURTHER RESOLVED that this Resolution shall take effect at the earliest date allowed by law.

PASSED AND APPROVED this 16th day of July, 2026.

Clark Fawcett, Mayor

Attest:

Cindy Beteag, Recorder



STAFF COMMENTS

Item: Consideration and possible approval of local consent for a single event liquor license at Pecan Valley Resort.

Discussion: The applicant currently holds a full-service restaurant liquor license for the ground-level restaurant within the clubhouse building. They are requesting a single-event liquor license to accommodate an event on the second level of the clubhouse. Alcohol service and consumption will be restricted to designated areas. Similar events have previously been held at this location without incident, and staff has confirmed with the Police Department that there are no concerns. Staff recommends approval of the local consent request. – Cindy Beteag

Findings: N/A

Recommendation:



147 N 870 WEST, HURRICANE, UTAH 84737
PHONE: 435-635-2811 FAX: 435-635-2184
www.cityofhurricane.com

Date of Application 7/3/26

Permit Fee \$250.00
Application Fee \$50.00
Total Due \$300.00

SINGLE EVENT LIQUOR PERMIT

NOTICE: Please complete each statement below. Incomplete applications will not be accepted.

SECTION A — BUSINESS INFORMATION

Name of Business: PV Resort Amenities
Business Phone: (435) 635-3101 Email: admin@pecanvalleyresort.com
Contact Person: TJ Packer
Business Address: 2431 S 5210 W, Hurricane UT 84737
(Street Number) (Suite) (City) (State) (Zip)
Mailing Address (if different): _____
(Street Number) (City) (State) (Zip)
State Sales Tax Number: 16049884-003-STC Does this business have a current DABC license: yes
Business Type (check one):
Proprietorship ☐ Partnership ☒ Corporation ☐ Religious Organization ☐ Non-profit Corporation ☐

SECTION B — EVENT INFORMATION

Event Name: Red Rock Island Vibe
Event Venue: Pecan Valley Resort
2431 S 5210 W Hurricane UT 84737
(Street Number) (Suite) (City) (State) (Zip)
Date (s) of the event: 8/7/26-8/8/26 Alcohol Service hours: 11am to 10pm
For the sale of (check all that apply): X Beer Heavy Beer Wine X Liquor Flavored Malt Beverages
Will food be available? yes Full Meals? yes Will minors attend the event? yes

PART C — BUSINESS OWNER INFORMATION

A list of all corporate officers or partners must be included. This list must include name, home address, and phone number.

Owner's Name: Christopher Wyler Title: Owner
Home Address: [REDACTED]
(Street Number) (City) (State) (Zip)
Home Phone: [REDACTED] Cell Phone: [REDACTED]

Please add any additional owners/partners on a separate piece of paper and attach.

APPLICATION MUST INCLUDE A DETAILED PLAN ON AN 8 1/2" X 11" SHEET OF PAPER
SHOWING ALL CONTROL MEASURES.

STATE OF UTAH)

: ss.

COUNTY OF WASHINGTON)

I, Chris Wyler, being first duly sworn, depose and say as follows:

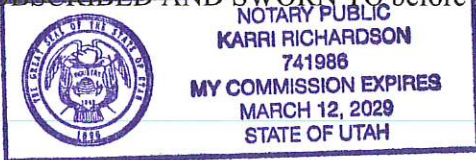
1. The foregoing Application and Questionnaire is in all respects true and correct, to the best of my knowledge and belief and
2. I am the applicant above-named and have not leased, assigned or entered into a profit-sharing arrangement of any type with any other person for operation of the above-named business except as disclosed herein; and
3. I have received and read the beer/alcoholic beverage license ordinance of the City of Hurricane, and believe that this application in all respects conforms to the requirements thereof and
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 event premises to insure 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.

SUBSCRIBED AND SWORN TO before me this

9

Applicant

day of July, 2026



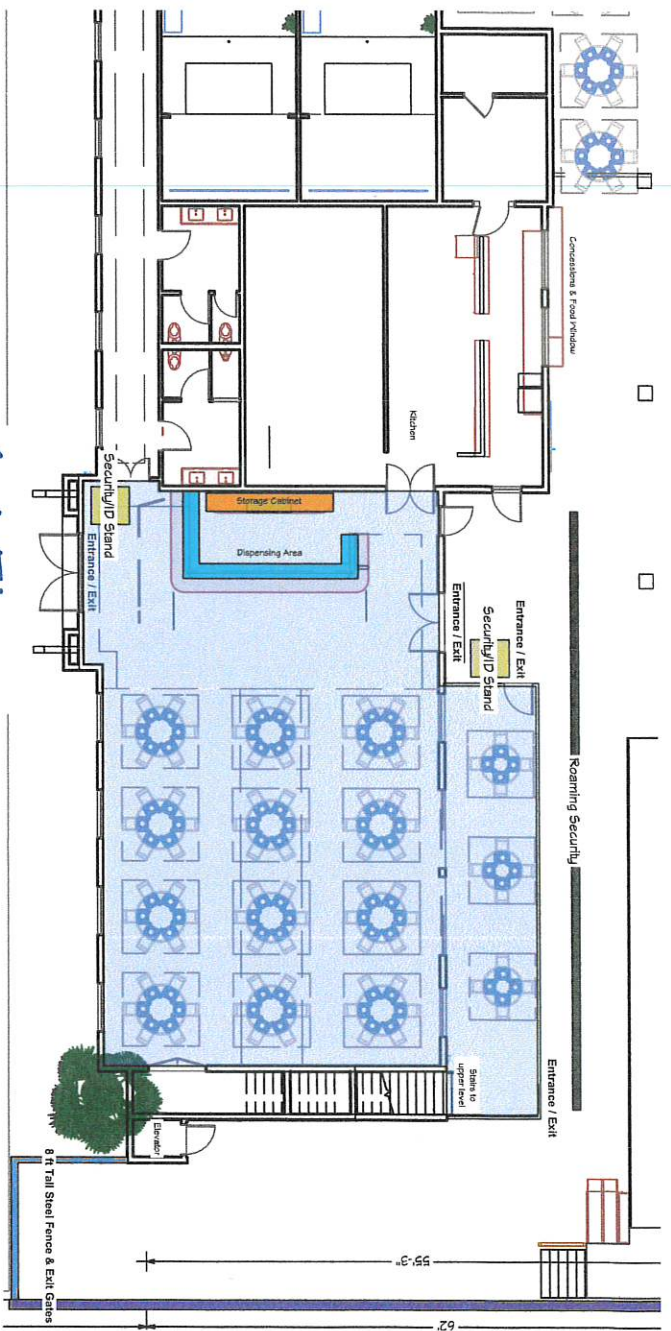
ABR
(NOTARY PUBLIC OR CITY LICENSE OFFICER)

TOTAL FEES \$	<u>300.00</u>	Office Use Only	AMOUNT PAID \$	<u>300.00</u>
DATE	<u>7-6-26</u>	RECEIPT #	<u>7000762547</u>	
CITY LICENSE NUMBER: _____				
DATE APPLICATION WENT TO CITY COUNCIL: _____				
DATE OF APPROVAL FROM STATE: _____				

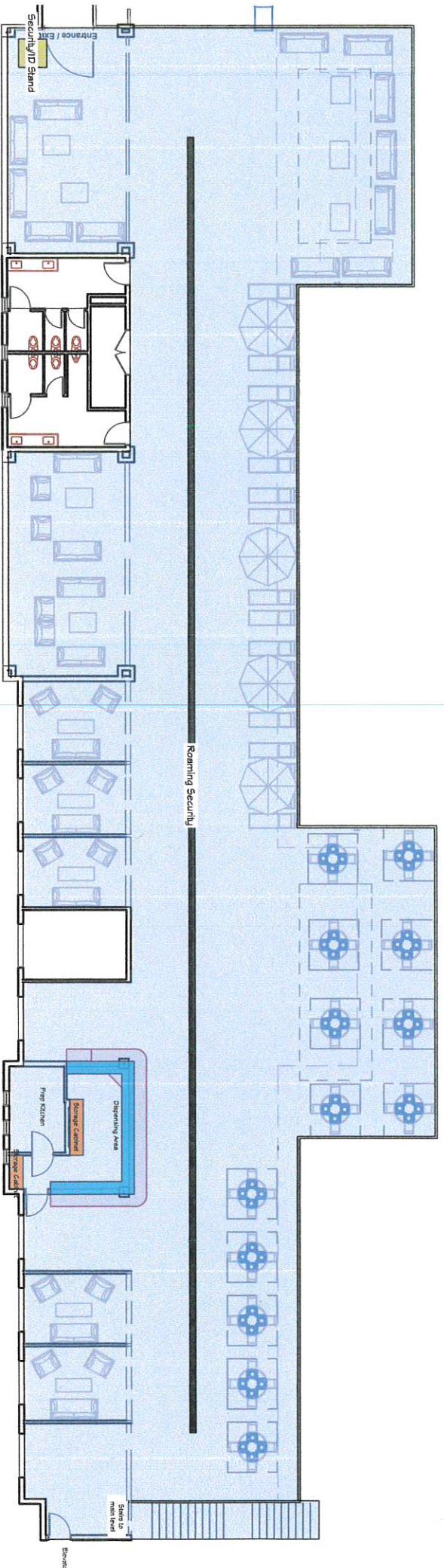
Scale = 1" = 20'

Pecan Valley Resort
Red Rock Island Vibe
8/7/26 - 8/8/26

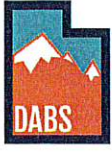
Alcohol Garden is separated from the rest of the venue with permanent fencing and gates.
There will be no less than 6 hired security personnel.



1st Floor



2nd Floor



Local Authority Consent for a Single Event Permit

The local business licensing authority gives written consent to the Alcoholic Beverage Services Commission to consider the issuance of a temporary single event permit for an entity/organization to store, sell, offer for sale, furnish, or allow the consumption of an alcohol product on the event premises of the applicant under the following authority: Utah Code Section 32B-9-201.

Hurricane City

hereby grants its consent for the issuance of a permit to:

Applicant Entity/Organization: PV Resort Amenities

Event Name: Red Rock Island Vibe

Physical Location Street Address: 2431 S 5210 West

City: Hurricane

Zip Code: 84737

Event Start Date: August 7, 2026

Event End Date: August 8, 2026

Hours of Operation: 11 a.m. to 10 p.m.

Approved to sell, offer for sale, or furnish: (check all that apply)

Beer ☒

Flavored Malt Beverage ☐

Heavy Beer ☐

Liquor ☒

Wine ☐

We are recommending this entity as conducting a civic or community enterprise: N/A

Authorized Licensing Authority Signature: _____

Printed Name: Clark Fawcett

Title: Mayor

Date: July 16, 2026

This local consent document must be submitted to the DABS by the applicant as part of a complete application.



STAFF COMMENTS

Agenda Date: 7/16/2026

Item: Discussion and possible recommendation of approval regarding updates to Hurricane City Power Underground Standards and Specifications

Discussion: The last time the standards & specifications were reviewed was in 2022. Minor changes were made at that time, but not a complete update. This update is a complete revision to the entire document to bring everything current. Most of the changes are due to grammatical errors, table numbering, combining redundant language, and so forth. However, any major changes from the original document have been highlighted on PowerPoint slides included. This item was presented in front of the Power Board twice, once for discussion in June 2026 which identified more revisions needed at that time. It was presented again in July 2026. Power Board Member Mark Maag brought up some concerns at that meeting with the metering placement heights listed and had provided pictures showing the issues with leaving it as written. After board and staff discussion, a solution to the language in the standards & specifications document was agreed upon. Dayton Hall reviewed the document and provided his redlines which have been included.

Findings:

Recommendation: The standards & specifications were recommended for approval unanimously by the Power Board on 7/8/2026 pending the modification to metering placement heights and a limitation of a 4-meter stack if being placed vertically. Those modifications have been made to satisfy that approval. No other pertinent concerns remained from any of the other changes listed in the PowerPoint slides.

Summary written by Crystal Wright, Executive Assistant

STANDARDS AND SPECIFICATIONS

HURRICANE CITY

DESIGN AND INSTALLATION OF UNDERGROUND POWER DISTRIBUTION SYSTEMS

BOOK NO. _____

**ADOPTED BY HURRICANE CITY COUNCIL
JUNE 06, 1996**

Updated – December 01, 1996

Updated– July 14, 1999

Updated – September 28, 1999

Updated – January 6, 2000

Updated – January 25, 2006

Updated - March 20, 2008

Updated- December 5, 2013

Updated- April 10, 2014

Updated- May 30, 2014

Updated- January 4, 2016

Updated- June 28, 2017

Updated- January 15, 2022

TABLE OF CONTENTS

Title

SECTION 1 – Underground Power Distribution Systems **Page**

General Preface.....I-1

SECTION II – Joint Utility

Design and Construction StandardsII-1

SECTION III – Underground Construction Standard

Cable Installation III-1

Cable Marking.....III-6

Conduit Installation III-8

Infrastructure Installation III-13

Equipment, Line Location, and Right-of-Way Requirements III-14

SECTION IV – Primary and Secondary Installation

Primary Junction InstallationIV-1

Secondary Junction InstallationIV-4

 Cable Taps (200 Amperes)IV-5

 Cable Taps (600 Amperes)IV-6

SECTION V – Transformer Installation and Bid Specifications

Transformer Installation V-1

Transformer Bid Specifications (Single-Phase Pad mounted Distribution)..... V-3

Transformer Bid Specifications (Three-Phase Pad mounted Distribution)V-9

SECTION VI – Secondary Line and Meter Installation

Secondary Line and Meter Installation General.....VI-1

Secondary Line and Meter Installation for Residential Subdivisions..... VI-6

Secondary Line and Meter Installation for Mobile Home and Trailer ParksVI-8

Secondary Line and Meter Installation for Apartments and Condominiums.....VI-10

Secondary Line and Meter Installation for Commercial Facilities.....VI-13

SECTION VII- Street Light Installation

Street Light InstallationVII-1

SECTION VIII – Specifications

Concentric Neutral URD Primary CableVIII-1

Primary Vault SpecificationsVIII-3

Metal Enclosed Switchgear Specifications VIII-4

TABLE OF CONTENTS

<u>Title</u>	<u>Page</u>
List of Tables	
Table 1 – Utility Locations	Detail Drawings DR-18
Table 2 – Clearances from Underground Power Cable to Other UG Utilities	III-5
Table 3 – Burial Depths – Non-Encased and Encased Conduit	III-9
Table 4 – Fuse Sizes	IV-3
Table 5 – Secondary Cable Lengths Residential Up To 100 Amperes	VI-8
Table 6 – Secondary Cable Lengths Residential Up To 200 Amperes	VI-8
Table 7 – Secondary Cable Lengths Apartments and Condominiums	VI-17
Table 8 – Secondary Cable Lengths Commercial Facilities	VI-19

~~HURRICANE POWER STANDARD DRAWINGS~~

~~The Hurricane Power Standard Drawings as posted on the City website, may be amended from time to time by The Hurricane City Power Department (“HCP”), are incorporated herein by reference.~~

SECTION I

HURRICANE CITY Underground Power Distribution Systems

GENERAL PREFACE

Hurricane City has prepared and approved this set of standards and specifications for the purpose of maintaining a safe, consistent, and reliable underground power distribution system. These standards are required to be used by anyone who is involved with design and/or installation of underground power distribution systems within Hurricane City limits.

If a Contractor needs to have the HCP provide access to electrical facilities, they are required to set up an appointment to have HCP meet them at the job site.

All costs for underground power distribution systems are the responsibility of the Contractor/Developer unless otherwise stated in these Standards and Specifications.

If a Contractor/Developer re-plats or otherwise changes the underground power distribution system within a development, it will be the Contractor/Developer's responsibility to make sure the system meets the requirements of these standards and specifications. All costs for the changes to the underground power distribution system will be the responsibility of the Contractor/Developer. HCP will do all primary terminations at cost of the developer.

If these standards conflict with federal, state, or local codes, the more stringent requirement is to be followed.

In consultation with the Hurricane City Power Board, HCP may make minor adjustments to these standards at any time to address unique or unusual circumstances or to align with updated industry standards. Within 30 days of making such adjustments to these standards, HCP shall submit a report to the Hurricane City Council detailing all changes to these standards.

SECTION II

HURRICANE CITY Joint Utility Design and Construction Standards

These Design and Construction Standards are to be followed at all times. In unusual or unique circumstances, HCP may authorize deviations to these standards in consultation with the Hurricane City Power Board

- A proximity detail and street locations will be required on all utility drawings.
- For joint utilities trench details, see Drawing DR-18
- For placement and layout of utilities, see Drawings DR-21, DR-22
- For burial depths, see Drawing DR-18
- Licensed Professional Engineers will be required to submit sealed (drawings that are stamped by a professional engineer) utility drawings as per the standards contained herein. All utilities (i.e., gas, cable, phone, power, sewer, and water) will be shown on the appropriate drawings. The utility drawings are subject to approval by the City Staff. All drawings are to be submitted in AutoCAD or PDF. **Plans must include a full utility layout page and an electrical only page.**
- Power infrastructure will generally be located on the north and west side of roadways. In new developments with sidewalks, the power infrastructure will be located at the back of the sidewalk where possible. In developments without sidewalks, the power infrastructure will be at least five feet (5') back of curb. Locations must be approved by City Staff.
- It is at the sole discretion of HCP to install or allow developers to install overhead power lines in place of underground buried power lines at any location considered a main roadway, temporary power source, or main gut line.
- Cable and phone boxes will be installed and located in accordance with Drawing DR-21, DR-22.
- For commercial projects, building layout, square footage, panel size in amps, number of meters/breaker sizes, voltage needed, and load calculations will be required.
- For high density projects, the number of units per lot and building, panel size in amps, number meters/breaker sizes and voltage needed will be required.

HURRICANE CITY
Joint Utility
Design and Construction Standards

- ~~Qualified~~ Contractors must have a valid Hurricane City Underground High Voltage Certificate to install electrical facilities in the Hurricane City Power System
- ~~Only a Hurricane City Power approved contractor or~~ Journeymen Electrician may install secondary service lines from Hurricane City Power's designated connection point to the customers meter base. This includes all conduit and wire installation.
- ~~Qualified~~ Electrical Contractors will be responsible to install the joint trench as described and shown on Drawing DR-18.

SECTION III

HURRICANE CITY Underground Construction Standard Cable Installation

I. SCOPE

This standard outlines installation details for primary and secondary cable used in underground distribution.

II. DEFINITIONS

A. SECONDARY CABLES

All cables with voltage ratings of 600 volts or less including grounding conductors.

B. PRIMARY CABLES

All cables with voltage ratings greater than 600 volts. The thickness of conductor insulation shall be 220 mils.

C. BURIAL DEPTH

Vertical distance from the surface under which cables are installed to the center of the conduit nearest the surface. Drawing DR-18

III. INSTALLATION

A. CABLE INSTALLATION METHODS

1. Conduit Sizes. See Drawings DR-18

2. Loading Guidelines.

Loadings on the City of Hurricane's system is limited to the values listed below. These limitations are set to allow the city to maintain three-phase balanced loads on the system's main overhead circuits.

a) Primary Conductor Loading.

i) A maximum of 400 kVA connected is allowed for single phase.

ii) A 1/0 AWG aluminum conductor is required where the connected single-phase and/or three-phase load is less than 400 kVA connected per cable/phase or total 1,200 kVA connected for three-phase cable.

HURRICANE CITY
Underground Construction Standard
Cable Installation

- ii) When the connected single-phase and three phase loads exceed 400 kVA per cable a backbone-feeder system shall be used. It is required that a 4/0 AWG aluminum conductor be used for the backbone when the total connected kVA is less than 3,600 kVA. When the total kVA connected exceeds 3,600kVA an aluminum conductor of 750kcmil is required. The size of the conductor shall be approved by HCP. The connected load shall be divided so that it can be fed by 1/0 AWG aluminum conductor feeders.
- iv) If 750kcmil aluminum conductor is required for the backbone feeder, switchgear must be installed.
- v) All areas or subdivisions with potential development beyond their property may be required to extend power to the far side of the property.
- vi) All main 750mcm trunk lines will be designed and installed to accommodate current or future back feed.

B. CABLES IN CONDUIT

1. Miscellaneous Installation Instruction.

- i) Cables shall be pulled so that all conduit and bends will be installed and backfilled before any wire is pulled. This will result in minimum tension on the cables.
- ii) Any pull over 950 feet must be approved by HCP.
- iii) In highly congested **manholes** or where cables must be bent sharply to permit pulling, a feed-in tube shall be used for pulling cables. This will reduce pulling tensions and prevent damage to the cables being pulled and to other adjacent cables.
- iv) Single-phase conductor cables must be installed one cable per conduit and conduit must be nonmetallic as per requirements.
- v) Three-phase conductor cable must be installed three cables per conduit and conduit must be nonmetallic as per requirements.
- vi) Before making a pull, conduits shall be cleared and free of dirt, rocks, etc.

HURRICANE CITY
Underground Standard
Cable Installation

vii) ~~Cable pulling compounds (Bentonite clay in a water slurry or pulling compound)~~ shall be used to facilitate pulling of primary and secondary cables. Compounds shall be compatible for use with high voltage cable(s) shield(s).

ix) When two or more cables (secondary) and/or bare conductors are pulled into one conduit, they shall be pulled at the same time.

ix) Primary cables shall not be installed in the same conduit as secondary or communication cables.

x) Primary or secondary cables shall not be pulled into plastic conduit until all conduit joints made using plastic conduit cement have been allowed to dry for at least one-half (1/2) hour.

xi) Sufficient excess cable shall be pulled into all duct runs to allow at least five (5') of cable to be removed from each end of the installed cable ~~yet~~ providing adequate cable for termination or splicing. Removal of the five feet (5') of cable will eliminate cable damaged by pulling grips from the system.

2. Maximum Pulling Line Tensions.

When pulling cable(s) into conduit, the pulling line used shall have a safe working load rating (minimum) equal to the manufacturer's specification maximum allowable pulling line tensions. An approved hydraulic pressure cable tension monitoring system or dynamometer will be used on all pulls where the cable(s) cannot be pulled by hand.

3. Pulling Eyes and Grips.

Cables shall be pulled into conduit with a pulling eye attached to the cable's conductor or a pulling grip placed over the cable sheath, insulation, or jacket.

4. Pulls with Bends and/or Sweeps.

Extreme care must be exercised when pulling cable into runs containing sweeps or bends. There are two concerns; 1) the cable manufacturer's maximum recommended pulling tension must not be exceeded, and 2) the cable manufacturer's maximum sidewall bearing pressure is not to be exceeded. Different manufacturers of cable have differing requirements as

HURRICANE CITY
Underground Construction Standard
Cable Installation

to the maximum pulling tension depending on the type of pulling used (pulling grips such as “Kellams” or pulling eyes affixed to the cable’s conductor). Sidewall bearing pressures are also dependent on the manufacturer. It is the engineer’s responsibility to calculate expected cable-pulling tensions and sidewall bearing pressures based on the manufacturer’s recommendations. Pulling tension calculations shall be provided to HCP for approval.

5. The number of 90-degree and 45-degree elbows will be limited to the following:
- i) For secondary or primary conduit runs using 4” PVC or less, the number of 90-degree elbows shall be limited to two (2), and if needed one (1) 45-degree elbow may be used in addition to the two (2) 90-degree elbows.
 - ii) For primary conduit runs using 6” PVC, the number of 90-degree elbows shall be limited to one (1).
 - iii) Any additional elbows (90 or 45-degree) needed to be installed must be approved by HCP.

B. BENDING RADIUS FOR CABLES

The minimum bending radius for both single and multiple conductor cables shall be per manufacturer’s specification.

C. BURIAL DEPTH

See Drawings DR-18

D. SOIL COMPACTION

1. Backfill placed over primary and/or secondary cables must be compacted. Machine compaction shall be used after placing a minimum of twelve inches (12”) of fill over the conduit.

Refer to the Conduit Installation section for compaction requirements.

E. MULTIPLE PRIMARY CIRCUITS IN ONE TRENCH

1. When the cables comprising two primary circuits (whether single or three-phase) are installed in a common trench the horizontal separation between the two circuits shall be six inches (6”) minimum.

NOTE: This requirement is not meant to prohibit random lay of different phases of the same circuit in a common trench.

**HURRICANE CITY
Underground Construction Standard
Cable Installation**

TABLE 2

**CLEARANCES FROM UNDERGROUND POWER CABLE TO OTHER
UNDERGROUND UTILITIES**

Water:	5 Feet horizontal
Sewer:	5 Feet horizontal
Natural Gas:	10 feet horizontal
Cable TV:	1 foot vertical
Phone:	1 foot vertical

HURRICANE CITY
Underground Construction Standard
Cable Marking & Location

I. SCOPE

This specification details the standard method to be used for making primary and secondary underground cables to indicate the general direction from which each cable extends from a given site.

It also details a method for identifying individual phases in multi-cable primary and secondary cable systems.

II. INSTALLATION

A. DIRECTION IDENTIFICATION

Primary and secondary cables shall be marked with one tag indicating direction or exit from underground facilities (i.e., vaults, primary junction boxes, ~~service~~ ~~holes, manholes~~, secondary junction boxes, transformers, or splice boxes). This tag shall indicate the general direction of the cable(s) to the next facilities where the cable is located. The tags used must be approved by the Hurricane City staff.

All tags will be labeled with the next point of connector (i.e. Transformer 1 to Transformer 2).

All equipment will be numbered prior to tagging the cable in order to be accurate. The tagging will be inspected by City of Hurricane Power Department personnel prior to energizing.

NOTE: Approved tags (cow tag) can be purchased at any Intermountain Farmers outlet.

HURRICANE CITY
Underground Construction Standard
Cable Marking & Location

B. PHASE IDENTIFICATION

When individual phases in a primary or secondary multi-cable installation are to be identified, bands of colored tape shall be used. Each phase shall be identified with bands as follows:

“A” PhaseBlack
“B” PhaseRed
“C” PhaseBlue

SAFETY

Do not shortcut or forget safe working procedures. Regardless of the accuracy of cable labeling, ~~it~~ cannot be relied upon when working and handling cables. The energized status of any individual cable must be tested. Proper cable grounding procedures must be followed.

HURRICANE CITY
Underground Construction Standard
Conduit Installation

I. SCOPE

These standards outline installation details for plastic conduit (PVC) used in underground distribution.

II. DEFINITIONS

A. PLASTIC CONDUIT

~~Conduit shall be one of the following types:~~

PVC Schedule 40

Steel conduit shall not be used without the approval of HCP.

B. BURIAL DEPTH

1. Conduit:

Vertical distance measured from the surface under which conduits are installed to the center of the conduit nearest the surface.

2. Concrete Encased Conduit

Vertical distance measured from the surface under which conduits are installed to the top of the concrete envelope surrounding the conduits.

C. SWEEP

Changes in direction of a conduit or group of conduits with an angle of bend of 10 Degrees or less or a radius of bend of fifteen feet (15') or more.

D. Change in direction of a conduit or group of conduits that, due to the angle of bend or radius of bend, cannot be defined as a sweep.

III. APPLICATIONS

A. Refer to drawing DR-18,20 for determining conduit depth and location for primary and secondary cable applications.

HURRICANE CITY
Underground Construction Standard
Conduit Installation

B. CONDUIT SIZES

Refer to Drawing DR-18 for determining conduit sizes for primary and secondary conductors.

C. WARNING TAPE

Six-inch (6") red warning tape shall be installed twelve inches (12") below final grade for the length of the entire trench.

IV. INSTALLATION

- A. The minimum allowable burial depths for non-encased and concrete encased conduits are shown in the following table.

Table 3
BURIAL DEPTHS-NON-ENCASED AND ENCASED CONDUIT

Installed Under Paved Surface			All Other Locations	
	Non-Encased Conduit	Concrete Encased Conduit	Non-Encased Conduit	Concrete Encased Conduit
SCH 40 PVC Conduit Secondary	36 Inches	See Notes	36 Inches	See Notes
SCH 40 PVC Conduit Primary	48 Inches	See Notes	48 Inches	See Notes

- NOTES:
- A. If, in a particular installation, burial depths less than permitted by the table above are required, the reduced burial depths must be approved by ~~the~~ HCP.
- B. Concrete encased conduit must be covered with a three-inch (3") envelope. There must also be six inches (6") of select bedding and eighteen inches (18") of fill on top of the concrete encasement. Drawing DR-19

HURRICANE CITY
Underground Conduit Standard
Conduit Installation

B. TRENCHES FOR CONDUITS

1. Trench Bottoms.

When conduits are directly buried or concrete encased, the bottom of the trench into which the conduits are placed shall be free from rocks exceeding one inch (1") in their largest dimension. When the trench bottom contains rocks exceeding this size requirement, the trench shall be excavated six inches (6") deeper than the burial depth required for the conduits and then backfilled to the required burial depth with sand or screened backfill. Backfill shall be compact ~~to within~~ 95 percent (95%) of the maximum dry density prior to installation of conduit.

2. Trench Backfill

The JUT (Utility Trench) trench shall be backfilled with (1") minus material from the bottom of the trench to the top. No spoil material shall be used, ~~unless screened, (1") minus, and is compactable material.~~

- a) Direct Buried Plastic Conduit.
- b) Concrete Encased Plastic Conduit.

Concrete encased conduit is not the standard and will only be accepted in extreme circumstances.

- c) Drying Time for Concrete Before Backfilling.

Backfill shall not be placed in trenches containing concrete-encased conduits until the concrete has been allowed to set for at least 36 hours.

C. SOIL COMPACTION

Backfill placed over direct buried plastic conduit must be compacted; machine compaction shall not be used within twelve inches (12") of the conduits. For concrete encased plastic conduits, machine compaction may be used without restriction in proximity to the concrete envelope.

HURRICANE CITY
Underground Construction Standard
Conduit Installation

E. CONCRETE ENVELOPE REQUIREMENTS

1. Minimum Envelope Dimensions.

When conduits are encased in concrete, they shall be enclosed by a concrete envelope. See Drawing DR-19.

2. Concrete.

A three-quarter inch (3/4") minus 3000 PSI mix as per ASTM (American Society for Testing and Materials) C94 specification is required. In all cases a Type 2 modified, or Type 5 cement will be used. Air entraining agents shall not ~~to~~ be used. Slump shall not exceed six inches (6") at site.

3. Conduit Retention

Weights of approximately 75 pounds or other means may be used to prevent conduits from floating during pouring of the concrete envelope.

F. CONDUIT BENDS AND SWEEPS

1. Minimum Radius

a) Bends.

The minimum radius of bends in conduits shall not be less than ten (10) times the diameter of the largest conduit being installed. If smaller minimum bending radii are required, they shall not be less than the manufacturer's recommended minimum bending radii of the cables to be installed in the conduits.

G. SHORING, LAYING BACK, SPOIL PLACEMENT AND RETENTION

When ~~employees~~ must enter a trench to install conduits, the trench shall be shored or laid back and the spoil shall be effectively retained and placed back from the edges of the trench as required by local state and national codes or ordinances to ensure that the ~~employees~~ are not subject to moving ground or cave-ins.

HURRICANE CITY
Underground Construction Standard
Conduit Installation

H. If conduit is damaged during installation, damaged section(s) shall be removed and replaced with like conduit and couplings. Use of split ducts for repair of damage during installation is not permitted. A full stock length (usually 10 foot segments) will be used to repair a damaged section. Repair collars will not be allowed.

I. RISER POLE CONDUIT INCLUDES POWER, PHONE, TV

Conduits for a riser pole shall be rigid steel or aluminum, shall continue up the pole from the PVC elbow to the top of the riser. The riser pole conduit shall be straight and supported with a six-inch (6") aluminum-strut system. Any crooked or misaligned conduits will not be accepted. The contractor shall install the first ten feet (10') of the riser and one six-inch (6") standoff. The city will provide the rest of the materials for the completion of the power riser at the contractor's expense. Placement and height of riser shall be approved by HCP personnel. See Drawings DR-26.

NOTE: ~~There will be~~ a fee charged for the installations: Please see HCP personnel for current fees. These fees are subject to change without notice.

HURRICANE CITY
Underground Construction Standard
Infrastructure Installation

I. SCOPE

These standards outline installation details for primary equipment (transformer pads, splice boxes, switch basements, sectionalizing cabinets, ~~etc.~~) use in an underground distribution system.

II. INSTALLATION

~~A. ABOVE GROUND PRIMARY SWITCH BASEMENTS~~

1. Switch Basement Installation Depth.

The switch basement shall be installed with the top being within six inches (6") above the finished grade.

Splice boxes shall be installed the same as switch basements.

2. Transformer Pad Installation Depth.

The transformer pad shall be installed 6" above finished grade.

3. Sectionalizing Cabinets Installation

Sectionalizing Cabinets shall be installed according to Standards Drawings DR-14, DR-21, and DR-22.

B. LOCATION

Primary enclosures shall be located in a manner that adjacent obstacles such as fences, buildings, etc. do not interfere with operation, installation, or maintenance of the enclosures. If less than ten feet (10') of clear space is to be provided, HCP approval is required.

HURRICANE CITY
Underground Standard
Equipment, Line Location, and Right of Way Requirements

I. SCOPE

These standards outline the location, with respect to property lines, of underground distribution facilities. See Drawings DR-20, 21, 22.

II. BACK LOT AND SIDE YARD LINE INSTALLATIONS

Installation along back-lot and side yards will not be allowed. If front installation is not possible, Contact HCP for further review of electrical installation plan.

III. RIGHT-OF-WAY REQUIREMENTS

Before any power system design approval, the property owner or developer will be required to grant Hurricane City the proper easements and rights-of-way.

The standard requirements are as follows:

Residential:

10 feet (10') on the front of each lot or parcel
~~7.5 feet (7.5') on the sides and back of each lot or parcel~~

Multi-Building or Condominium:

10 feet (10') on the front of each lot or parcel

Commercial:

15 feet (15') on the front of each lot or parcel
~~7.5 feet (7.5') on the side and back of each lot or parcel~~

Common Areas:

The equipment (i.e. transformers, vaults, switches) will be placed along access roads as per standards. If placement along access roads cannot be accomplished as determined by HCP, equipment will be placed with at least ten feet (10') of clearance from any permanent structure.

All power equipment will be designed and installed as per the location drawings contained in these specifications; Drawings DR-20,21,22 in order to assure equipment falls within the established rights-of-way and easements and to maintain consistency of equipment placement throughout the City.

SECTION IV

HURRICANE CITY Underground Construction Standard Primary Junction Installation

I. SCOPE

These standards outline installation details applicable to fused 15kV, 200 and 600-ampere primary junction installation.

II. INSTALLATION

- A. All single-phase pad mount transformers will have a ground sleeve, see Drawing DR-11. All three-phase transformers will be placed on the transformer pad as shown on Drawing DR-10.
- B. Fusing requirements for any industrial or commercial facility will be reviewed, coordinated, and approved by HCP. Any system that has the potential of serving more than one commercial or industrial location or more than one circuit/feeder ~~such fusing~~ will be determined by HCP and each subdivision or development will be fused according to its needs.
- C. Connection requirements vary between the type of service being rendered (residential, commercial, or industrial) and location on the electrical system.

HURRICANE CITY
Underground Construction Standard
Primary Junction Installation

Residential Single-Phase

~~The subdivision shall not contain a single transformer larger than 100 kVA. Fuse sizing must be approved by HCP.~~

Residential Three-Phase

Subdivision will be tapped via appropriate sectionalizing cabinets or switches, see Drawings DR-14,15. ~~Where a switch cabinet is required, no more than nine (9) fused single phase taps can be fed from the cabinet. Each tap shall have not more than 400 kVA of connected single-phase load. Loads served by such a system shall be balanced by connected transformer kVA per phase. No single transformer shall exceed 100 kVA.~~ A set of three (3) fused disconnects will be provided on the riser pole serving the subdivision. Fuse sizing must be approved by city staff.

Commercial Single-Phase

~~Maximum single phase load is 400 kVA. No transformer may be larger than 100 kVA. Fuse sizing must be approved by HCP.~~

Commercial Three-Phase

~~Taps to serve single phase connected kVA of 400 or less are permitted but shall be connected to the feeder by a switched, fused cabinet. Where a switch cabinet is required, no more than nine (9) fused single phase taps can be fed from the cabinet. Each tap shall have not more than 400 kVA of connected single phase load. Single phase loads shall be balanced between the phases by balancing connected transformer kVA.~~ Fuses shall be sized based on connected kVA and shall coordinate with the up-line protective devices. HCP personnel shall be consulted early in the planning stage to determine the appropriate maximum fuse size. 750mm backbone feeders will be required to be looped or developed in such a manner as to have future loop and back feed capabilities.

Residential and Commercial

When fused switchgear is required the developer/customer is responsible for paying a pro-rate share of the current costs for the existing three-phase fused bay. Current costs to be obtained from HCP.

TABLE-4
FUSE SIZES

Description	Location	Fuse Size	Cable Size
Residential Single-Phase Less Than 400 kVA	Riser Pole	40T	1/0
Residential Three-Phase 400 kVA-1200 kVA	Riser Pole	40T	1/0
	Cabinet Outgoing Taps	40E	
Residential Three Phase Greater Than 3600 kVA	Riser Pole	80T	4/0
-	Cabinet Outgoing Taps	80E	
-	Cabinet Outgoing Taps	-	
-	Less Than 1200 kVA	-	
Residential Three Phase Greater Than 3600 kVA	Cabinet Outgoing Taps	80E	4/0
-	Cabinet Outgoing Taps	-	
-	Less Than 1200 kVA	40E	
Commercial Single Phase Less Than 400 kVA	Riser Pole	40T	1/0
Commercial Three Phase Less Than 1500 kVA	Riser Pole	80T	4/0
Commercial Three Phase 1500 kVA 3600 kVA	Cabinet Outgoing Taps	80E	4/0
-	Cabinet Outgoing Taps	-	
-	Less Than 1200 kVA	40E	1/0
Commercial Three Phase Greater Than 3600 kVA	Cabinet Outgoing Taps	80E	4/0
-	Cabinet Outgoing Taps	-	
-	Less Than 1200 kVA	40E	1/0

Note: The fuse sizes shown are a maximum. Fuse sizing must be approved by HCP.

III. TESTING BEFORE ENERGIZING

A. LOADBREAK ELBOWS AND INSULATING RECEPTACLES

Primary Junction Installation, which include load-break elbows and/or insulating receptacles, shall be operated before the installation is energized to ensure there is no interference from concentric neutral conductors, adjacent elbows, etc.

B. SWITCHES

Test operate all switches in fused, primary installations prior to energizing to ensure proper operation and that adjacent obstacles such as fences, walls, etc. do not interfere with the switch operating handle.

IV. LOCATION

Primary junction installations shall be located in a manner that adjacent obstacles such as fences, buildings, etc. do not interfere with installation or operation and maintenance of the equipment.

HURRICANE CITY
Underground Construction Standard
Secondary Junction Installation

I. SCOPE

These standards outline the installation of secondary junction boxes and mobile home park meter pedestals.

II. INSTALLATION

A. BURIAL DEPTHS

1. Secondary Junction Boxes.

- a. Secondary junction boxes shall be installed with 6 inches (6”) above final grade and be located six inches (6”) behind sidewalk. See drawings DR-12 and DR-13
- b. Drive over secondary boxes will not be permitted if box contains (1) 500~~mm~~ or (2) 350~~mm~~ wires. Drive over concrete boxes are not a power department standard and will only be allowed in special circumstances.

2. Mobile Home Park Metering Pedestals.

- a. Mobile Home Park Metering Pedestals shall be installed to the depth indicated on the pedestal by the manufacturer, see Drawings DR-25.

III. SAFETY

A. LOCKING

1. Secondary Junction Boxes.

- a. All secondary junction boxes shall be bolted with penta head bolts. Standard tumbler-type locks or other devices are not approved for this application.

2. Mobile Home Park Meter Pedestals.

- a. The access panel to the unmetered bus in all mobile home park meter pedestals shall be locked with pedestal equipment locks. Standard tumbler type locks or other devices are not approved for this application.

HURRICANE CITY
Underground Construction Standard
Cable Taps (200 Amperes)

I. SCOPE

These standards outline installation details for 200 ampere, 15 kV load break junctions used in underground distribution.

II. INSTALLATION

A. GENERAL

200 ampere, 15 kV load break junctions must be installed in primary enclosures. Not suitable for direct burial.

B. TESTING BEFORE ENERGIZING

Operate load break elbows and insulating receptacles before energizing 200 ampere, 15 kV load break junction installations to ensure:

1. They can be operated without interference from concentric neutral conductors, adjacent elbows, etc.
2. The mounting location of the load break junction is such that rings and covers or doors of primary enclosures, adjacent junctions, etc. do not interfere with operations.

Elbow arrestors or stand-off arrestors or a combination of the two will be required at all locations deemed necessary by HCP.

HURRICANE CITY
Underground Construction Standard
Cable Taps (600 Amperes)

I. SCOPE

These standards outline installation details applicable to 15 kV, 600 ampere splice-tap configuration used in underground distribution systems.

II. INSTALLATION

When assembling 15 kV, 600 ampere ~~splice-tap~~ configurations, a spanner wrench may be used to facilitate installation or removal of connector plugs and reducing tap wells (with or without studs). They are not suitable for direct burial.

III. CAUTIONS

600 Ampere elbows are dead-break and only suitable for operation when de-energized.

SECTION V

HURRICANE CITY Underground Standard Transformer Installation

I. SCOPE

These standards outline the installation of single-phase and three phase transformers used in underground distribution.

II. EQUIPMENT

A. PRIMARY SYSTEM CONFIGURATION

1. Single-Phase pad mount transformers.
 - a. Single-Phase pad mount transformers should be equipped with two primary bushings for installation in loop or radial feed primary systems.
2. Three-Phase pad mount Transformers.
 - a. Three-phase pad mount transformers shall be purchased and installed with six primary bushings and feed through capabilities.

III. INSTALLATION

- A. Connect the secondary ground strap, supplied on ~~most~~ pad mount transformers, between the transformer tank wall and the secondary neutral.
- B. The soil backfill to be placed around the transformer ground sleeve shall be compacted to within 95 percent (95%) of the maximum dry density to support the transformer. A level pad around all sides of five feet (5') shall be maintained.

CAUTION: Do not disconnect either end of the secondary ground strap unless the transformer is de-energized.

IV. TRANSFORMER SIZING

- A. Residential transformers will be incrementally sized based on 8kVA per 200 amperes.
- B. Commercial/Industrial transformers will be sized ~~based on 80 percent (80%) of the panel size.~~

HURRICANE CITY
Underground Construction Standard
Transformer Installation

~~V. TRANSFORMER ORDINANCE~~

~~————— Please refer to the Hurricane City's most recent transformer ordinance.~~

VI. TRANSFORMER POLICY

It is permissible for a Contractor to acquire transformers from sources other than HCP, provided the transformer(s) fully meets Hurricane City specifications.

~~It will be the policy of HCP that the electrical contractor will be responsible to provide to HCP, prior to energizing the circuit or transformer, but not limited to, the following:~~

1. Certified load loss certificate by serial number of unit
2. Certificate from manufacturer:
 - a) Compliance of standards testing required in the transformer specifications.
 - b) Warranty.
 - c) Polychlorinated Biphenyl (PCB) certificate.
3. Numbering of Transformer and Information needed
 - a) All nameplate information.
 - b) Street Address.

It is the responsibility of the Contractor to see that HCP inspector receives transformer information before the final inspection walk through. The City Power inspector will assign a number for each transformer to be painted on the front of the transformer.

All appurtenances to the transformers such as, but not limited to, elbows, neutral grounding bushings (when required), stand-offs, dummy receptacles, etc. will be provided by the contractor. Single-phase transformer secondary bar connectors capable of accepting 6-500mm aluminum conductors shall be supplied by the Contractor.

~~Prior to placing a transformer on order, it will be the responsibility of the Contractor to ensure that the transformer distributor is aware of the conditions of the ordinance. It also will be the responsibility of the Contractor to inform HCP of transformers placed on order, size of transformer, project name, and name of transformer distributor.~~

HURRICANE CITY
Transformer Bid Specifications
Single-Phase Pad-mounted Distribution Transformer

I. SCOPE

A. GENERAL

This specification outlines the electrical characteristics and the mechanical features of single-phase, 60Hz; oil ~~filtered~~, pad-mounted, dead-front compartmental-type distribution transformers with separable insulated high voltage.

B. STANDARDS

1. All transformers shall be constructed and tested in accordance with latest revision of ANSI ~~C57.12.25 (American National Standards Institute); and the applicable~~ NEMA ~~(National Electrical Manufacturers Association)~~ standards.
2. No used or remanufactured material or components will be acceptable.

C. RATINGS

1. KILOVOLT AMPERE (kVA) RATINGS

- a. The standard kVA ratings shall be one of the following:
25kVA, 37.5kVA, 50kVA, 75kVA, or 100kVA as required.
- b. These standard kVA ratings are continuous and based on not exceeding either a 65° C average winding temperature rise or an 80° C hot spot temperature rise. The temperature rise of the insulating oil shall not exceed 65° C when measured near the top of the tank.

2. VOLTAGE

- a. The high voltage rating shall be 12470Y/7200 volts. The low voltage rating shall be 240/120 volts. Unless otherwise directed by HCP.

3. BASIC IMPULSE INSULATION LEVEL

- a. The basic impulse insulation level (BIL) shall be 95 kV.

C. CONSTRUCTION

1. GENERAL

HURRICANE CITY
Transformer Bid Specification
Single-Phase Pad-mounted Distribution Transformer

- a. All transformers shall consist of a transformer tank and a high and low-voltage cable termination compartment. These components shall be assembled as an integral, tamperproof, and weatherproof unit for mounting on a pad. The transformer shall meet the requirements for tamper resistance as set forth by the Western Underground Committee. There shall be no exposed bolts, screws or other fastening devices which are extremely removable. There shall be no openings through which foreign objects such as wires or rods might be inserted to contact live parts.

2. HIGH AND LOW-VOLTAGE COMPARTMENT

- a. Access to the high and low-voltage compartment shall be through a hinged door suitable for locking with a padlock.
- b. The high-voltage segment of the compartment shall contain the high voltage terminations and be provided with an elbow accessory parking stand. High voltage will be of the loop type/feed through configuration.
- c. The low-voltage segment of the compartment shall contain the low-voltage terminations.

3. TANK

- a. All transformer tanks shall have sealed tank construction and sufficient strength to withstand a pressure of seven (7) PSIG without permanent distortion.
- b. A tank that has sealed tank construction is one that seals the tank from the atmosphere.
- c. The tank shall remain effectively sealed for a top oil temperature range of -5°C to 105°C.

~~4. MAN COVER~~

- ~~a. Welded main cover construction shall be provided. If access to internal connection for testing is required, a handhole(s) shall be provided.~~

5. LOW-VOLTAGE TERMINATIONS

- a. The electrical characteristics of the completely assembled low-voltage terminations shall be:
 - i. Insulation Class – 1.2kV.
 - ii. Basic Impulse Insulation Level (BIL)-30 kV.
 - iii. One minute withstand – 10 kV.

HURRICANE CITY
Transformer Bid Specifications
Single-Phase Pad-mounted Distribution Transformer

- b. The terminals of the low-voltage terminations shall be as shown in ~~Figure 4A, Low Voltage Terminals, of American National Standards Institute (ANSI) C57.12.25 latest revision.~~
- c. The number location and arrangement of the low-voltage terminations shall be as shown ~~I Figure 2, Interchangeability Dimensions Type 2 Arrangement, of American National Standards Institute (ANSI) C57-12.25 latest revision.~~
- c. All low-voltage terminations shall be externally bolted to facilitate field replacement.

6. HIGH-VOLTAGE TERMINATIONS

- a. All high-voltage terminations shall be 15 kV class universal bushing wells and inserts suitable for use with 15 kV class load-break elbow connectors. NOTE: All load-break bushing inserts shall be provided with the transformer.
- b. All high-voltage terminations shall be externally bolted to facilitate field replacement.
- c. The number, location and arrangement of the high-voltage terminations shall be shown in Figure 2, Interchangeability Dimensions-Type2 Arrangement, of American National Standards Institute (ANSI) C57312.25-latest revision.

7. NEUTRAL CONNECTIONS

- a. The H2 end of the high-voltage windings shall be connected to the transformer tank internally and this connection shall be securely grounded to the tank and shall be independent of all other connections.
- b. The low-voltage neutral shall be a fully insulated bushing. A ground pad shall be provided on the outer surface of the tank. A removable ground strap shall be provided and connected between the low-voltage neutral bushing and the ground pad.

8. CORE AND WINDINGS

- a. One piece core construction is desired. Where other construction is used, minimum assembly joints shall be provided. For approved two-part cores, the core shall be held together with bands and torqued bolts. Crimped banding is not acceptable for ratings over 50 kVA.

HURRICANE CITY
Transformer Bid Specifications
Single-Phase Pad Mounted Distribution Transformer

- b. Copper or aluminum winding conductors are desired.
- c. Core material may be either silicon steel or amorphous.
- d. Core losses shall be minimized by the core material and core construction.

9. INSULATION

- a. All insulating paper used as layer insulation in transformer coils shall be coated on both sides with a thermosetting adhesive and properly cured prior to impregnating with oil or the coils shall be wound with primary conductor containing a thermosetting adhesive that when properly cured will form an effective bond.
- b. Insulating/cooling fluid within the tank shall be electrical grade mineral oil or a nonflammable environmentally accepted fluid.
- c. Fluids shall be certified and indicated on the nameplate to be less than 1 part per million (ppm) polychlorinated biphenyl (PCB) content.
- d. Fluids other than mineral oil ~~shall have submitted~~ with the quotation complete chemical and electrical characteristics and a statement of being non-PCB.

10. GROUND CONNECTION

- a. The tank shall have a welded ground lug boss attached on the secondary side of the tank near the bottom of the tank of secondary bushings and attached conductors.
- b. The grounding boss shall be free of paint and shall be 7/16 inch (7/16") deep and threaded for a one-half inch (1/2") 13 NC grounding stud or connector.
- c. The tank cover shall have a grounding strap between the cover and the tank.

D. ACCESSORY EQUIPMENT

1. HIGH-VOLTAGE PROTECTIVE FUSES

- a. All transformers shall be equipped with an externally removable, oil immersed, expulsion fuse, in a load-break bayonet suitable for hot stick operation. This fuse must be designed to protect the transformer in the event of internal or secondary faults or under overload conditions.

HURRICANE CITY
Transformer Bid Specifications
Single-Phase Pad-mounted Distribution Transformer

2. PRESSURE RELIEF DEVICE

- a. Each transformer shall be equipped with a self-actuating relief device to relieve slow pressure buildup and to automatically vent when pressure reaches + 10 PSIG and recloses when pressure falls to + 6 PSIG.

3. ROLLING, LIFTING, AND MOUNTING FACILITIES

- a. The transformer shall be equipped with lifting provisions of adequate strength and size and arranged on the transformer to permit lifting of the completely assembled and oil filled unit.
- b. An internal flange shall be provided at the base of the high and low-voltage compartment to provide means for mounting the transformer on a pad.

4. IDENTIFICATION NAMEPLATE

- a. An identification nameplate shall be located in the low-voltage segment of the high and low voltage compartments and shall be readable with cables in place.
- b. If the nameplate is mounted on a removable part, the manufacturer's name and the transformer serial number shall be permanently affixed to a non-removable part.
- c. The identification nameplate shall conform ~~to Section 6.4, Instruction Nameplate, of American National Standard Institute (ANSI) C57.12.25 latest revision. The nameplate shall also conform to Section 5.12, Nameplates, of American National Standard Institute (ANSI) C57.12.00 latest revision.~~

E. TESTING

- 1. All transformers shall be tested in accordance with ~~requirements of American National Standard Institute (ANSI) C57.12.25 latest revision.~~ All transformers shall be capable of withstanding short circuit tests.

F. FINISH

- 1. The transformer shall be given a durable, corrosion resistant, green, or desert tan (as specified) outdoor finish capable of meeting or exceeding EEI finishing requirements.
- 2. All transformer surfaces in contact with the pad shall be designed or treated to minimize corrosion.

Transformer Bid Specification
Single-Phase Pad-mounted Distribution Transformer

G. SHIPPING AND LABELING INSTRUCTIONS

1. Transformers shall be mounted on a pallet for shipment.
2. A shipping tag indicating the kVA size, manufacturer, voltage ratings, serial number and purchase order number shall be attached to all transformers.

H. LOSS EVALUATION

1. Total losses will be invoiced at ~~\$6.85~~ per watt over allowable losses according to the chart below.
3. Evaluated losses will be calculated by multiplying the appropriate dollars/watt values by guaranteed maximum load losses at maximum nameplate kVA rating and no-load losses at 100 percent voltage. These products will be added to the bid price for evaluation.
3. Total watt losses shall not exceed the following:

Single-Phase Pad-mount 120/240 Volt

<u>kVA Rating</u>	<u>Losses in Watts</u>	<u>kVA Rating</u>	<u>Losses in Watts</u>
25 kVA	275 Watts	75 kVA	675 Watts
37.5 kVA	360 Watts	100 kVA	750 Watts
50 kVA	460 Watts	167 kVA	1,310 Watts

4. If the actual tested loss values exceed the guaranteed maximum values stated in the proposal of the Contractor, the Contractor will be charged a penalty value for every kilowatt by which the actual tested transformer losses exceed the guaranteed maximum losses upon which the proposal was evaluated. This penalty value will be the difference between the total actual test loss evaluation and the total guaranteed bid loss evaluation.
5. ~~All actual tested loss data will be supplied to HCP within five (5) days after shipment of the transformers.~~

I. VENDOR EVALUATION

1. Vendor evaluations, as well as loss evaluations, will be used to determine the low bidder. Delivery dates will be of prime concern during the bid evaluation.

J. EXCEPTIONS

1. Exceptions to this Specifications shall not be accepted, unless approved by HCP. Any exceptions shall be noted in the proposal.

Transformer Bid Specifications
Single-Phase Pad-mounted Distribution Transformer

K. WARRANTY

1. Manufacturer shall warrant to purchaser that the apparatus or service to be furnished hereunder shall be of the highest quality and free from defects in material, workmanship, and title and will be of the kind designated in the pertinent purchase order. ~~The Manufacturer's warranty shall be effective~~ for a period of twelve (12) months after the ~~date of shipment to Purchaser~~.
2. The Manufacturer shall guarantee that all transformers furnished under this specification are of first-class material and workmanship throughout, that they have been tested in accordance with this specification, and that the results of the tests comply with the requirements of this specification, and in lieu of other claims against it, agrees to replace or repair:
 - a. Any transformer found to be defective in material or workmanship or found not to be in compliance with the requirements of this specification before or during installation of the transformer.
 - b. Any transformer failure during normal and proper use within the manufacturer's guarantee period which shows defects of materials or workmanship.
 - c. All transformers must be of new construction, no remanufactured transformers will be accepted. New construction means not used and is less than 2 years old.

Transformer Bid Specifications

Three-Phase Pad-mounted Distribution Transformer

I. SCOPE

A. GENERAL

This specification outlines the electrical characteristics and the mechanical features of dead-front outdoor three-phase, 60 Hz, oil immersed, self-cooled pad-mounted, compartment-type distribution transformer with separable insulated high voltage connectors.

B. STANDARDS

1. All transformers shall be constructed and tested in accordance with ~~latest revision American Standards Institute (ANSI) C57.12.26, and the applicable National Electrical Manufacturers Association (NEMA)~~ standards.
2. No used or remanufactured material or components will be acceptable. All transformers must be of new construction, no remanufactured transformers will be accepted. New construction means not used and is less than 2 years old.

II. RATINGS

A. KILOVOLT AMPERE (kVA) RATINGS

1. The standard kVA ratings shall be on of the following:

75kVA, 112.5kVA, 150kVA, 225kVA, 300kVA, 500kVA, 750kVA, 1000kVA, 1500kVA, or 2000kVA as required.
2. These standard kVA ratings are continuous and based on not exceeding either a 65° C average winding temperature rise or an 80° C hot spot temperature rise. The temperature rise of the insulating oil shall not exceed 65° C when measured near the top of the tank.

B. VOLTAGE

1. The high voltage rating shall be 12470Y/7200 volts. The low voltage rating shall be 208Y/120 volts or 480Y/277 volts as required, unless otherwise directed and approved by HCP. Transformers must be wound in a Wye-Wye ~~scenario~~.

Transformer Bid Specifications
Three-Phase Pad-mounted Distribution Transformer

C. TAP RATINGS

1. The transformers shall be equipped with: (2) 2-1/2 percent taps above and (2) 2-1/2 percent taps below normal voltage. All taps shall be full capacity taps.
2. Tap changing to be through the wall in the high voltage connection compartment.
3. Taps shall have the positions of the changer clearly marked to indicate actual voltage on the primary, or as a percentage (%) of above and below normal primary voltage.
4. Taps shall be operable only with the transformer de-energized.

D. BASIC IMPULSE INSULATION LEVEL

1. The basic impulse insulation level (BIL) shall be 95 kV.

III. CONSTRUCTION

A. GENERAL

1. All transformers shall consist of a transformer tank and a high and low-voltage cable termination compartment. These components shall be assembled as an integral, tamperproof, weatherproof unit for mounting on a pad. The transformer shall meet the requirements for tamper resistance as set forth by the Western Underground Committee. There shall be no exposed bolts, screws or other fastening devices which are externally removable. There shall be no openings through which foreign objects such as wires or rods might be inserted to contact live parts.

B. TANK

1. Transformer tank shall be suitable for outdoor installation. The tank shall be of a construction that effectively seals the tank interior from the atmosphere but will allow entry for service.
2. Construction of the seal shall maintain the integrity of the seal over an operating oil temperature range of -5° C to 105° C.
3. Tank construction shall be such that it has sufficient strength to withstand a pressure of seven (7) PSIG without permanent distortion.

Three-Phase Pad-mounted Distribution Transformer

C. HIGH AND LOW-VOLTAGE COMPARTMENT

1. The high and low-voltage cable terminating compartment shall:
 - a. Be compartmentalized into high-voltage and low-voltage segments by a suitable barrier.
 - b. Includes two doors, one for the high-voltage segment and one for the low-voltage segment. These doors shall have stainless steel hinges and pins and three-point latching with provisions for padlocking. Unlocking the padlock shall permit access to the low-voltage segment of the terminating compartment only. Access to the high-voltage segment of the terminating compartment shall not be attained until an additional fastening device has been released.
 - c. ~~Meet the dimensional requirements of Figure 7—Compartment Designations and Specific Dimensions for Loop-Feed and Radial-Feed Transformers, of ANSI Publication C57.12.26 latest revision.~~
 - d. The high-voltage compartment shall be equipped with accessory elbow stands for each elbow.

D. TERMINATION ARRANGEMENT AND DIMENSIONS

1. The termination arrangements and dimensions ~~for Figures 6, 7, and 8 of ANSI Publication C57.12.26 latest revision shall be applicable to this specification. Figure 6—Specific Dimensions for Loop-Feed Transformers Figure 7—Compartment Designations and Specific Dimension for Loop-Feed and Radial-Feed Transformers. Figure 8—Low-Voltage Terminal Arrangements and Specific Dimensions~~

E. HIGH-VOLTAGE TERMINATIONS

1. Configuration – The configuration of the high-voltage terminations shall be Loop Feed (ANSI C57.12.26 latest revision)
2. Type – The high-voltage terminations shall be 15 kV class universal bushing wells and inserts suitable for use with 15 kV class load-break elbow connectors.

The continuous current rating shall be 200 Amps.

NOTE: All load-break bushing inserts shall be provided with the transformer.

Three-Phase Pad-mounted Distribution Transformer

F. LOW-VOLTAGE TERMINATIONS

1. ~~Terminals~~— The terminals of the low-voltage terminations shall be as shown in ~~Figure 9A, 9B, or 9C of ANSI Publication C57.12.26 latest revision for the applicable transformer size Figure 9—Low Voltage Terminals.~~
2. ~~Configuration~~— The configuration of the low-voltage terminations shall be as shown in ~~Figure 8—Low Voltage Terminal Arrangements and Specific Dimensions.~~
3. Secondary low-voltage bushings shall include a full capacity neutral (grounded conductor) bushing.
4. The electrical characteristics of the completely assembled low-voltage bushing and terminals shall be:
 - a. Insulation Class – 1.2 kV.
 - b. Basic Impulse Insulation Level (BIL) – 30 kV.
 - c. One minute withstand – 10 kV.
5. Internal connections to the secondary bushings shall be by lugs welded to the secondary conductor and bolted to the bushing stud.

G. FUSING EQUIPMENT

1. The transformer shall be equipped with externally removable, oil immersed, expulsion fuses in load-break bayonets, in series with under oil partial range current limiting fuses.
2. All under oil fuses shall be easily accessible through a large “hand hole” ~~in the high voltage compartment.~~ The hand hole shall be large enough and placed in such a location that all internal fusing elements will be “within” the hand hole area. In no case shall the hand hole area be smaller than 10 inches by 12 inches (10” X 12”) unless approved in writing by HCP. The hand hole cover shall be tamper resistant ~~and its locking device shall be accessible from inside the high voltage or low voltage transformer compartment.~~
3. The transformer shall be equipped with an under oil partial range current limiting fuse. The bayonet expulsion fuses, and backup current limiting fuses shall be coordinated to ensure that the current limiting fuse will only operate on faults internal to the transformer. The current limiting fuse used shall have an interrupting rating of 50,000 Amp (minimum) symmetrical.

Three-Phase Pad-mounted Distribution Transformer

H. CORE AND WINDINGS

1. All transformers must be wye-wye connected windings and shall have four – or five-legged core construction or shall otherwise include provisions to prevent excessive tank heating. The core construction or other provisions for preventing tank heating shall be adequate for unbalanced loading conditions of one or more of the primary phases of the transformer being energized from the same (single-phase) source.
2. One-piece core construction is desired. Where other construction is used, minimum assembly joints shall be provided. For approved two-part cores, the core shall be held together with bands and torqued bolts. Crimped banding is not acceptable for ratings over 50 kVA.
3. Copper winding conductors are desired.
4. Core material may be either silicon steel or amorphous.
5. Core losses shall be minimized by the core material and core construction.
6. Transformers shall be equipped with a common H0X0 bushing with a copper grounding strap to the transformer case.

I. ~~INSTALLATION~~

1. All insulating paper used as layer insulation in transformer coils shall be coated on both sides with a thermosetting adhesive and properly cured prior to impregnating with oil, or the coils shall be wound with primary conductor containing a thermosetting adhesive that when properly cured will form an effective bond.
2. Insulating/cooling fluid within the tank shall be electric grade mineral oil or a less flammable, environmentally accepted fluid where required.
3. All fluids shall be certified and indicated on the nameplate to be less than 1 part per million (ppm) polychlorinated biphenyl (PCB) content.
4. Fluids other than mineral oil shall have submitted with the quotation complete chemical and electrical characteristics and a statement of being non-PCB.

Three-Phase Pad-mounted Distribution Transformer

J. PRESSURE RELIEF DEVICE

1. Each transformer shall be equipped with a self-actuating relief device to relieve slow pressure buildup and to automatically vent when pressure reaches + 10 PSIG and recloses when pressure falls to +9 PSIG.

K. MOUNTING AND LIFTING

1. Mounting shall be suitable for concrete pad mounting. Drawing DR-10 Provide suitable anchorage brackets for Seismic Zone3.
2. The tank shall have lifting provisions of adequate strength; size and arrangement on the transformer to permit lifting the transformer in an upright position when filled with insulating fluid.

L. GROUND CONNECTION

1. The tank shall have a welded ground lug boss attached on the secondary side of the tank near the bottom of the tank, clear of secondary and attached conductors.
2. The grounding boss shall be free of paint and shall be 7/16 inch (7/16") deep and threaded for a one-half (1/2") 13 NC grounding stud or connector.
3. The tank cover shall have a grounding strap between the cover and the tank.

M. ACCESSORIES

1. ANSI ~~C57.12.26, latest revision,~~ standard accessories shall be provided.

IV. FINISH

- A. The transformer shall be given a durable, corrosion resistant, non-chalking, green or desert tan (as specified) outdoor finish capable of meeting or exceeding EEI finishing requirements.

V. SHIPPING AND IDENTIFICATION

A. SHIPPING

1. Transformers shall be mounted on a pallet for shipment.

Three-Phase Pad-mounted Distribution

B. IDENTIFICATION

1. The nameplate shall contain the manufacturers name, address, kVA, primary voltage, secondary voltage(s), % impedance, rated temperature rise, a wiring diagram indicating connections and voltages with polarity (additive or subtractive), core losses (no load and full load), insulating fluid identification, and PCB content, weight when full, manufacturer part (catalogue) number, and serial number unique to the transformer.
2. The nameplate shall conform to ANSI standards ~~C57.12.00 and C57.12.26~~ latest revisions.
3. The nameplate shall be mounted on a permanently attached backing plate with welds or rivets. Removable nameplates or nameplates attached to removable parts will not be accepted.

VI. TESTING

- A. All transformers shall be tested in accordance with requirements ~~of American National Standard Institute (ANSI) C57.12.26~~ latest revision. All transformers shall be capable of withstanding short circuit tests.

VII. LOSS EVALUATION

- A. Total losses will be invoiced at ~~\$6.85~~ per watt over allowable losses according to the chart below.
- B. Evaluated losses will be calculated by multiplying the appropriate dollars/watt values by guaranteed maximum load losses at maximum nameplate kVA rating and no-load losses at 100 percent voltage. These products will be added to the bid price for evaluation.
- C. Total watt losses shall not exceed the following:

3-Phase Pad-mount 120/208 Volt			
<u>kVA Rating</u>	<u>Losses in Watts</u>	<u>kVA Rating</u>	<u>Losses in Watts</u>
75 kVA	815 Watts	300 kVA	2,380 Watts
112.5 kVA	1,125 Watts	500 kVA	4,060 Watts
150 kVA	1,300 Watts	750 kVA	6,500 Watts
225 kVA	1,950 Watts	1000 KVA	8,980 Watts

3-Phase Pad-mount 277/480 Volt			
<u>kVA Rating</u>	<u>Losses in Watts</u>	<u>kVA Rating</u>	<u>Losses in Watts</u>
150 kVA	1,385 Watts	750 kVA	4,500 Watts
225 kVA	2,000 Watts	1,000 kVA	6,500 Watts
300 kVA	2,460 Watts	1,500 kVA	10,500 Watts
500 kVA	4,325 Watts	2,000 kVA	14,000 Watts

Three-Phase Pad-mounted Distribution Transformer

- D. If the actual tested loss values exceed the guaranteed maximum loss values stated in the proposal of the Successful Bidder, the Successful Bidder (Seller) will be charged a penalty value for every watt by which the actual tested transformer losses exceed the guaranteed maximum losses upon which the proposal was evaluated. This penalty value will be the difference between the total actual test loss evaluation and the total guaranteed bid loss evaluation.
- E. ~~All actual tested loss data will be supplied to HCP within five (5) days after shipment of the transformers.~~

VIII. VENDOR EVALUATION

- A. Vendor evaluations, as well as loss evaluations, will be used to determine the low bidder. Delivery dates will be of prime concern during the bid evaluation.

IX. EXCEPTIONS

- A. Exceptions to this Specification shall not be accepted, unless approved by HCP. Any exceptions shall be noted in the proposal.

X. WARRANTY

- A. Manufacturer shall warrant to Purchaser that the apparatus or service to be furnished hereunder shall be of the highest quality and free from defects in material, workmanship, and title and will be of the kind designated in the pertinent purchase order. ~~The Manufacturer's warranty shall be effective for a period of twelve (12) months after the date of shipment to Purchaser.~~ Terms of Manufacturer's warranty shall be included in the bid proposal and will be a criterion for evaluation of the proposal.
- B. The Manufacturer shall guarantee that all transformers furnished under this specification are of first-class material and workmanship throughout, that they have been tested in accordance with this specification, and that the results of the tests comply with the requirements of this specification, and in lieu of other claims against it, agrees to replace or repair.
 - 1. Any transformer found to be defective in material or workmanship or found not to be in compliance with the requirements of this specification before or during installation of the transformer.
 - 2. Any transformer failure during normal and proper use within the Manufacturer's guarantee period which shows defects of materials or workmanship.
 - 3. All transformers must be of new construction, no remanufactured transformers will be accepted. New construction means not used and is less than 2 years old.

SECTION VI

HURRICANE CITY Underground Construction Standard General Secondary Line and Meter Installation

I. SCOPE

These standards outline minimum requirements for the service equipment, service conductors, etc., installed from the secondary junction box to and including the meter.

It also includes information necessary to determine ownership maintenance responsibility for associated conductors, equipment, etc.

II. APPLICATION

A. GENERAL

1. This standard shall be used as a guideline for determining whether or not the service equipment, service conductors, etc. that comprise the secondary service meet all applicable national, state, and local codes and ordinances and HCP requirements.

III. DEFINITIONS

A. SERVICE EQUIPMENT, See Drawings DR-24, DR-25.

~~1. The equipment containing the disconnecting means and overcurrent protective devices, located near the point of entrance of supply conductors to a building, and intended to constitute the main control and means of cutoff of the supply to a building.~~

B. UNDERGROUND SERVICE CONDUCTORS

1. The underground supply conductors that extend from the City's secondary junction box to the metering provision.

C. GROUNDING ELECTRODE

1. Grounding shall be done through a UFER grounding system, or per latest building code requirements.
2. As a minimum, a 5/8-inch X 8 foot (5/8" X 8') ground rod shall be used as the grounding electrode. When a metal underground water pipe system is available on the premises, the water pipe system and the ground rod shall be used as grounding electrodes.

General Secondary Line and Meter Installation

D. GROUNDING ELECTRODE CONDUCTOR

1. The conductors used to connect the grounding electrode to the grounded conductor of the underground service.

E. BURIAL DEPTH

1. ~~Underground service conductors will be installed in conduits with supplemental protective covering or in raceways.~~
2. The vertical distance from the surface under which the conduit, ~~supplemental protective covering, or raceway~~ is installed, to the ~~portion of the conduit, supplemental protective covering, or raceway nearest the surface.~~

F. METERING PROVISIONS

1. The enclosures, meter sockets, switch boxes, conduit, conduit elbows, etc. are required to provide a place for mounting a **National Electrical Manufacturers Association (NEMA)** meter enclosure, required for installation of a meter.

G. SERVICE RISER

1. Conduit, conduit elbow, ~~etc.~~ that extend from the bottom of the service trench to the meter mounting provisions and main disconnecting means ~~and~~ enclose the service conductors.

IV. CODES

1. Underground services shall be installed in accordance with applicable HCP requirements and local, state, and national codes and ordinances.
2. All equipment and conductors installed shall meet or exceed applicable HCP requirements and local, state, and national codes and ordinances.

V. INSTALLATION

A. Type.

1. All underground service conductors shall be type USE (underground service.)

B. Protection.

1. Underground service conductors shall be protected by installation in conduit (PVC Schedule 40).

VI-2

HURRICANE CITY Underground Construction Standard General Secondary Line and Meter Installation

C. Burial Depths.

1. The minimum burial depth for conduit protected burial underground service conductors shall be 24 inches (24"). DR-18

D. Splices.

1. Underground service conductors shall not be spliced.

E. Installation Methods

~~1. In Conduit.~~

2. Underground service conductors pulled in conduit; care shall be taken to ensure that the conductors are not damaged during the pulling operation. Pulling tensions shall be monitored to ensure proper installation.

E. Grounding Requirements

1. A grounding electrode shall be connected via grounding electrode conductor to the underground service conductors (grounded conductors only) on the line side of and/or within the service disconnecting means.

VI. SERVICE EQUIPMENT

A. Continuous Current Rating

1. All service equipment shall have a minimum current rating of 100 amperes.

B. Short Circuit Current Rating.

1. Service equipment and its overcurrent protective devices shall have short circuit current ratings greater than or equal to the short circuit current available at their supply terminals.

VII. SERVICE DISCONNECT MEANS

1. All service disconnecting means shall have a current rating of not less than 100 amperes unless otherwise permitted by federal, state, or local authorities.
2. When multiple switches or circuit breakers are used as the disconnecting means, their combined current rating shall not be less than 100 amperes unless otherwise permitted by federal, state, or local authorities.

VIII. SERVICE CONDUIT

A. General.

1. Service conduit installations shall be carefully designed (length, number of bends, bend radii, etc.) to ensure that the underground service conductors can be pulled into and through the conduit without damage.

B. Trench Requirements.

1. Trench Bottom

- a. When conduits are direct buried or concrete encased, the bottom of the trench into which the conduits are placed shall be free from rocks exceeding one inch (1") in their largest dimension. When the trench bottom contains rocks exceeding this size requirement, the trench shall be excavated six inches (6") deeper than the burial depth required for the conduits and then backfilled to the required burial depth with compacted sand or clean backfill.

2. Trench Backfill.

- a. The JUT (Joint Utility Trench) trench shall be backfilled with (1") minus material from the bottom of the trench to the top. No spoil material shall be used, unless screened, (1") minus, and is machine compactable material.
- b. At least twelve inches (12") of compacted sand or screened backfill shall be placed over the conduits.

IX. METERING PROVISIONS

A. General.

1. Typical requirements for meter mounting provisions for all applications are shown on Drawings DR-23, DR-24, and DR-25 when meter mounting provisions different from those shown are required, HCP shall detail specific metering provision requirements.
2. The meter mounting provisions must be installed in a true vertical plane.
3. Meter mounting provisions with extruded or cast aluminum meter jaws shall not be used.
4. Remote metering will not be allowed for new construction or rebuild/add on construction jobs.

5. The meter main will provide a disconnect. All **400 amp** meter sockets shall contain a lever bypass.
6. All external exposed standoff conduit must be rigid steel and wrapped with anticorrosion tape where buried.

B. Location.

1. Meters **shall not** be located in carports, breezeways, covered or screened porches, or other areas that might be enclosed at some future date.
2. The area on either side of a door or swinging window equal to the width of the door or swinging window is unacceptable as a meter location.
3. A level standing and working surface of 48 inches x 48 inches (48" x 48") shall be provided in front of all meters. Meters shall not be located behind fenced ~~in~~ areas.
4. Meters shall be set at a height of five feet six inches to six feet six inches (5'6" to 6'6").
5. Meters shall be installed on front of the structure (side of building facing the street) or within the first ten feet (10') of the front of the structure **closest to the power source**.
6. Meters must be accessible to the City Meter Reader and shall not be hindered by animals, landscape, fences, etc.

X. CONDUCTOR SIZE AND OWNERSHIP

A. Service Conductors Owned and Maintained by Customer.

- B. The underground service conductors shall have adequate ampacity to supply the load requirements of the premises served by the conductors. ~~HCP requires that all services less than 150 amperes be served by 2/0 aluminum conductors and services between 150-200 amperes be served by 4/0 aluminum conductor. Above 200 amperes the service conductor will be a minimum of 350kcmil aluminum conductor. No larger than 500kcmil aluminum conductor.~~

I. METERING PROVISIONS

A. General.

1. Typical requirements for meter mounting provisions for residential subdivisions are shown on Drawings DR-24, when meter mounting provisions different from those shown are required, HCP shall detail specific metering provision requirements.

~~II. SECONDARY DISTANCES~~

~~A. The distances from HCP transformer that secondary cable can be run due to voltage drop limitations are listed below. These limitations are based on the distribution transformer having the capacity to adequately serve the load.~~

~~B. The maximum secondary cable distances are based on:~~

- ~~1. Aluminum conductors in non-magnetic conduit~~
- ~~2. A five volt (5V) drop across the secondary cable~~
- ~~3. Up to 100 amperes of load current in the first table~~
- ~~4. Up to 200 amperes of load current in the second table~~
- ~~5. 0.95 load power factor~~

~~C. The voltage drop calculations are based on Table 13 from the ANSI/IEEE Standard 141-1986, IEEE Recommended Practice for Electric Power Distribution (IEEE Red Book).~~

Table 5

**~~SECONDARY 600V CABLE LENGTHS
RESIDENTIAL — UP TO 100 AMPERES~~**

Conductor	Maximum Distance
1/0 AWG	150 feet
2/0 AWG	185 feet
4/0 AWG	280 feet

Table 6

**~~SECONDARY 600 V CABLE LENGTHS
RESIDENTIAL — UP TO 200 AMPERES~~**

Conductor	Maximum Distance
4/0 AWG	140 feet
350kcmil	225 feet
500kcmil	295 feet

- ~~• The residential subdivision design should consider the location of the power source as close as possible to the center of the load to keep voltage drop within satisfactory limits.~~

I. SERVICE EQUIPMENT

1. Equipment containing the disconnecting means, overcurrent protective devices, and receptacle or other means for connection of a mobile home feeder assembly. This equipment shall be located adjacent to and not mounted in or on the mobile home.

II. FEEDER ASSEMBLY

1. The underground feeder conductors, including the grounding conductor together with the necessary fittings and equipment or a power supply cord designed to connect a mobile home to its metering provisions.
2. Conductors connect the service equipment to the distribution panel inside the mobile home. ~~There shall be four (4) conductors; one (1) of which shall be identified by a continuous green color or a continuous green color with one (1) or more yellow stripes for use as a grounding conductor.~~
3. As a minimum, a 5/8-inch x 8foot (5/8" X 8') ground rod shall be used as the grounding electrode. When a metal underground water pipe system is available the water pipes and the ground rod shall be used as grounding electrodes.

III. INSTALLATION

A. FEEDER ASSEMBLY

1. All conductors in the feeder assembly shall be insulated, color-coded, and installed without splices.

B. GROUNDING

1. The neutral conductor and the grounding conductor shall be bonded together only at the service equipment, not on or within the mobile home.

C. PROTECTIVE EQUIPMENT SIZING

1. The service equipment shall contain a properly rated fused disconnect switch or a circuit breaker corresponding to the load requirements of the mobile home.

IV. METERING PROVISIONS

A. Individual Meters.

1. Typical requirements for meter mounting provisions for mobile homes and trailers with individual meters are shown on Drawing DR-25. When meter mounting provisions different from those shown are required, specific meter mounting provision requirements shall be detailed by HCP.

B. Single Meter.

1. When mobile home parks or trailer courts are metered at a single point, the metering provisions at that point shall be detailed by HCP.

C. General Requirements.

1. Mobile home meter pedestals shall be constructed and installed so that the vertical distance from the ground level to the centerline of the meter is 30 Inches (30") minimum to ~~72 inches (72") maximum~~.

I. METERING PROVISIONS

A. General.

1. Typical requirements for meter mounting provisions for apartments and condominiums subdivisions are shown on Drawings DR-27, when meter mounting provisions different from those shown are required, HCP shall detail specific metering provision requirements.
2. The meter main will provide a disconnect. All 3 phase meter sockets shall contain a bypass lever. All 400-amp meter sockets shall contain a lever bypass
3. All meter sockets shall be clearly labeled with permanent placards or permanent metallic stickers. See DR-27

B. Mounting Heights.

1. Single Horizontal Row of Meters.
 - a. When meters for an apartment or condominium can be mounted in a single horizontal row, the vertical distance from the ground level to the center line of meters shall be five feet six inches (5'6") minimum to six feet six inches (6'6") maximum.
2. Multiple Rows of Meters.
 - a. When meters for an apartment or condominium can be mounted in two (2) or more horizontal rows, the vertical distance from the ground level to the center line of the top row of meters shall be six feet six inches (6'6") maximum and the distance from the ground level to the center line of the bottom row of meters shall be four feet zero inches (4'0") minimum.

C. Labeling Meter Bases.

1. Meter bases shall be numbered according to the apartment/condominium numbers as recorded on the official plat.
2. One inch (1") wide placards or metallic sticker shall be used to identify the meter/unit disconnect breaker is feeding.
3. Labels shall contain the unit number and/or address to correlate what each meter/unit disconnect breaker is feeding. For example: Unit 1, Unit 2, or 299 n 2600 W, 287 N 2600 W.

4. Labels shall be installed to the right or directly beneath the unit disconnect breaker to which the correlating meter is feeding.
5. Placards shall be installed using self tapping screws and shall be lubricated using a rust resistive compound.
6. No letters shall be used to identify meters/unit disconnect breaker. For example: Unit A, Unit B, Unit C are not permitted.

~~II. SECONDARY DISTANCES~~

- ~~1. The distances from the City of Hurricane Power transformer that secondary cable can be run due to voltage drop limitations are listed below. These limitations are based on the distribution transformer having the capacity to adequately serve the load.~~
- ~~2. The maximum secondary cable distances are based on:~~
 - ~~a. Aluminum conductors in non-magnetic conduit~~
 - ~~b. Five volt (5V) drop across the secondary cable~~
 - ~~c. Up to 200 amperes of load current~~
 - ~~d. 0.95 load power factor~~
- ~~3. The voltage drop calculations are based on Table 13 from the ANSI/IEEE Standard 141-1986, IEEE Recommended Practice for Electric Power Distribution (IEEE Red Book).~~

TABLE 7

**~~SECONDARY 600V CABLE LENGTHS~~
~~APARTMENTS AND CONDOMINIUMS — UP TO 200 AMPERES~~**

Conductor	Maximum Distance
4/0 AWG	140 Feet
350kcmil	225 Feet
500kcmil	295 Feet

- ~~The apartment/condominium facility design should consider the location of the power source as close as possible to the center of the load to keep voltage drop within satisfactory limits.~~

I. SERVICE DISCONNECTING MEANS

- A. Single phase or three phase commercial services will be required to have a lockable fuse or knife disconnect located on the building to disconnect power from the building. Disconnect must be situated in a manner as to leave the meter energized when disconnect is turned off.

II. METERING PROVISIONS

A. General.

- 1. Typical requirements for meter mounting provisions for commercial subdivisions are shown on Drawings DR-23, when meter mounting provisions different from those shown are required, HCP shall detail specific metering provision requirements.
 - a. All services over 400 amps will be CT metered. Hurricane Power will provide and install the metering equipment and will charge the development cost of the materials.
 - b. Building layout, square footage, panel size in amps, number of meters/breaker sizes, voltage needed, and load calculations will be required before HCP can determine the sizing of all metering provisions.

B. Mounting Heights

1. Single Horizontal Row of Meters

- a. When meter for a commercial facility can be mounted in a single horizontal row, the vertical distance from the ground level to the center line of the meters shall be five feet six inches (5'6") minimum to six feet six inches (6'6") maximum.

2. Multiple Rows of Meters

- a. When meters for a commercial facility can be mounted in two (2) or more horizontal rows, the vertical distance from the ground level to the center line of the top row of meters shall be six feet six inches (6'6") maximum and the distance from the ground level to the center line of the bottom row of meters shall be four feet zero inches (4'0") minimum.

C. LABELING METER BASES

1. Meter bases shall be numbered according to the ~~apartment/condominium~~ numbers as recorded on the official plat.
2. One inch (1") wide placards or metallic stickers shall be used to identify the meter/unit disconnect breaker is feeding.
3. Labels shall contain the unit number and/or address to correlate what each meter/unit disconnect breaker is feeding. For example: Unit 1, Unit 2, or 299 N 2600 W, 287 N 2600 W.
4. Labels shall be installed to the right or directly beneath the unit disconnect breaker to which the correlating meter is feeding.
5. Placards shall be installed using self-tapping screws and shall be lubricated using a rust resistive compound.
6. No letters shall be used to identify meters/unit disconnect breaker. For example: Unit A, Unit B, Unit C are not permitted.

~~III. SECONDARY DISTANCES~~

- ~~1. The distances from the HCP transformer that secondary cable can be run due to voltage drop limitations are listed below. These limitations are based on the distribution transformer having the capacity to adequately serve the load.~~

~~a. Aluminum conductors in non-metallic conduit~~

~~b. A five volt (5V) drop across the secondary cable~~

~~c. Up to 200 amperes of load current~~

~~d. 0.95 load power factor~~

- ~~2. The voltage drop calculations are based on Table 25 from the ANSI Standard 241-1983, IEEE Recommended Practice for Electric Power Systems in Commercial Buildings.~~

TABLE 8

**~~SECONDARY 600V CABLE LENGTHS~~
~~COMMERCIAL FACILITIES — UP TO 200 AMPERES~~**

Conductor	Maximum Distance
250mm	170 feet
350mm	225 feet
500mm	295 feet

- ~~• The commercial facility design should consider the location of the power source as close as possible to the center of the load to keep voltage drop within satisfactory limits.~~

SECTION VII

City of Hurricane Underground Construction Standard Street Light Installation

I. SCOPE

This standard outlines the requirements for installing streetlights erected in any subdivision within Hurricane City Limits.

II. EQUIPMENT SPECIFICATIONS/INSTALLATION

A. POLICY: It is the policy of the City of Hurricane that all streetlights erected in the City shall adhere to the following standard.

B. PURPOSE AND OBJECTIVE: To ensure streetlights are installed according to uniform construction guidelines and equipment specifications.

A. STREET LIGHT POLE SPACING AND HEIGHT:

1. Pole Height 15' 200' – 250'
2. Pole Height 25' 225' – 300'
3. A streetlight shall be placed at each intersection.
4. All poles shall be anchor base poles and the foundation design shall be adequate for the height of pole, the arm that is being installed, the soil conditions and 80-mile per hour winds.
5. Luminaries shall be 120 volt.
6. All streetlight bases must be precast and supplied by a preapproved vendor
7. For current acceptable streetlight make and models, see HCP personnel.

Note: **All poles are black, all post top and cobra style heads are black.**

III. INSTALLATION STREET LIGHT

A. Installation

1. Customers requesting to add or delete streetlights will be required to meet with the HCP staff during a regularly scheduled planning meeting to discuss details and procedures.

VII-1

2. If the City Council or Hurricane City Power Board determines a streetlight should be installed at City expense for safety or other reasonable public consideration, HCP will install the streetlight(s) as directed and according to this policy.

IV. OWNERSHIP

- A. Streetlights shall be installed at Owner/Developer expense in new/proposed subdivisions and projects. The owner will warrant lights for one year, then the Hurricane City accepts ownership.

V. FOOTING SPECIFICATION

- A. Per manufacturer, See Drawing DR-4,5. These drawings are for 15' decorative and 25' mongoose light only.

VIII

HURRICANE CITY Underground Construction Standard Concentric Neutral URD Primary Cable

I. SCOPE

All primary cable used on the Hurricane City electrical system shall comply with the following:

A. Insulation Type – EPR

B. Insulation Thickness:

1. Minimum average thickness -220 mils ~~minimum~~.
2. Minimum thickness at any point – 209 mils

C. Voltage Class – 15 kV~~A~~

D. All cable produced under this specification shall comply with the latest editions of AEIC C56 and ICEA S-68-516

B. All cable installed shall be new (not used) and within 2 years of manufacture date.

C. All cables installed in a conduit shall be the same voltage, insulation level, size and cable manufacturer.

G. Conductor sizes are:

1. 1/0 AWG aluminum compressed stranded with 16-#14 AWG bare copper concentric neutral wires (full neutral) with an encapsulating jacket whose thickness is not less than 0.05 inches (0.05”).
 - a. Jacket material shall be LLDPE or approved equal and shall be insulating.
 - b. Single-phase 1/0 AWG underground cable shall be installed in two and one-half inch (2 ½”) conduit and three-phase 1/0 AWG underground cable shall be installed in four-inch (4”) conduit, unless otherwise approved by HCP.

2. 4/0 AWG aluminum compressed stranding with 18-#14 AWG bare copper concentric neutral wires (1/3 neutral) with an encapsulating jacket whose thickness is not less than 0.05 inches (0.05”).
 - a. Jacket material shall be LLDPE or approved equal and shall be insulating.
 - b. 4/0 AWG underground cable shall be installed in four-inch (4”) conduit, unless otherwise approved by HCP.
3. 750mcm aluminum compressed stranded with 24-#12 AWG bare copper concentric neutral wires (1/3 neutral) with an encapsulating jacket whose thickness is not less than 0.08 inches (0.08”).
 - a. Jacket material shall be LLDPE or approved equal and shall be insulating.
 - b. 750mcm underground cable shall be installed in six-inch (6”) conduit, unless otherwise approved by HCP.

H. Approved cable manufacturers are:

1. Okonite
2. Kerite
- ~~3. CME~~

AEIC is Association of Edison Illuminating Companies

AWG is American Wire Gauge

ICEA is Insulated Cable Engineers Association (formerly ICPEA)

EPR is Ethylene Propylene Rubber

LLDPE is Linear Low-Density Polyethylene

I. THREE-PHASE AND SINGLE-PHASE ABOVE GROUND PRIMARY VAULT

A. Units must meet the following specification: See Drawings DR-15, DR-17.

1. HCP approved
2. Penta Head bolts on lid with locking capabilities
3. Fiberglass
4. All hardware including hinges to be stainless steel
5. Color – Munsell Green, Willow Green, or Desert Tan
6. Four-Way Junctions required

B. Approved Vendors

- ~~1. Nordic ND-350 Three Phase~~
- ~~2. Nordic ND-155 Single Phase~~
3. Other vendors of equivalent equipment are acceptable if approved by HCP.

C. Vaults will include:

1. Three-Phase
 - a. Three (3) four-way junctions, standoff brackets, and necessary receptacles, etc.
2. Single-Phase
 - a. One (1) four-way junction, standoff bracket, and necessary receptacles, etc.

I. METAL ENCLOSED SWITCHGEAR

- ~~A.~~ HCP shall determine the ~~class-of~~ switchgear needed for each job. The switch gear specifications being a model ~~P.H.~~ 600 Amp Main Buss capacity. These will be designed per individual needs. ~~Approved Manufacturers are A.B. Chance, S&C, and Federal Pacific.~~

1. Outdoor-Style, Manual Operation is as follows:

kV, Normal.....	14.4
kV, Maximum.....	17.0
kV, BIL.....	95
Main Buss Continuous, Amperes.....	600/200
Three-Pole Interrupter Switches	
Continuous, Amperes (Source/Feeder).....	600/200
Live Switching, Amperes (Source/Feeder).....	600/200
Two-Time Duty-Cycle Fault-Closing	
Amperes RMS Asymmetrical.....	23,400
Fuses with integral Load Interrupter	
Maximum, Amperes.....	200E
Live Switching, Amperes.....	200
Two-Time Duty-Cycle Fault-Closing	
Capacity, Amperes RMS Symmetrical.....	12,500
Short-Circuit Ratings	
Amperes, RMS Symmetrical.....	12,500
MVA Three-Phase Symmetrical at Rated Nominal Voltage.....	310

- B. The momentary and two-time duty-cycle fault-closing ratings of switches, momentary rating of bus, interrupting ratings of fuses, and on time duty-cycle fault-closing capabilities of the fuses with integral load interrupters shall equal or exceed the short circuit ratings of the pad-mounted gear.
- C. The pad-mounted gear shall consist of a single self-supporting enclosure, containing single blade interrupter switches, non-key interlock, dual purpose barriers for the switches and fuses (-G1 & G2), component grounding studs for switches and fuses (H & J).
- D. The switches and fuse components shall be arranged for full visibility when the enclosure doors are open. Open switch gaps and blown-fuse indicators shall be readily visible to provide for ease of operation.

- E. Interrupter switches shall have a two-time duty-cycle fault-closing rating equal to or exceeding the short-circuit rating of the integrated pad-mounted gear assembly. This rating defines the ability to close the interrupter switch twice against a three-phase fault with asymmetrical current in at least one phase equal to the rated value, with the switch remaining operable and able to carry and interrupt rated current. Tests substantiating this rating shall be performed at maximum design voltage with current applied for at least ten (10) cycles. Certified test abstracts establishing this rating shall be furnished upon request.
- F. Interrupter switches shall have the capability established by test to perform switching duties which include interrupting load current up through the assigned live-switching rating, as well as transformer magnetizing currents associated with the applicable loads, cable-charging current, and line-charging current typical for distribution systems of the applicable voltage ratings. All arcing accompanying interruption shall be contained within the interrupters and products/gases evolved during interruption shall be vented through exhaust-control chambers to eliminate discharge of ionized gases. Switches shall have a single blade per phase and shall be externally operable. A quick-make/quick-brake mechanism, non-defeatable under normal operation and shall make operation of the switchblades independent of the speed of the manual operating handle.
- G. Solid-material power fuse shall be capable of detecting and interrupting all faults up to the short-circuit interrupting rating of the integrated pad-mounted gear assembly. Fusible elements shall be non-aging and non-damageable. All arcing accompanying power fuse operation shall be contained within the fuse and all arc products and gases evolved shall be effectively contained within exhaust control devices during fuse operation. Power fuses shall have a blown-fuse indicator that shall be readily visible without removing the fuse from the mounting location. Fuse type shall be S & C Type SMU-20 for system compatibility.
- H. Fuse mounting jaw contracts shall be equipped with integral load interrupters to permit live switching of fuses with a rated hot stick. Integral load interrupters shall have an on-time duty –cycle fault-closing capability equal to the short-circuit rating of the pad-mounted gear. The duty-cycle capability defines the level of available fault current into which the fuse can be closed without a quick-make mechanism and when operated vigorously through its full travel without hesitation at any point, with the integral load interrupter remaining operable and able to carry and interrupt currents up to the emergency peak-load capabilities of the fuse.
- I. All terminations will be done with ~~3M, TE, or Raychem~~ Termination Kits and two (2) hole termination lugs. The contractor will supply the above-mentioned.

STANDARDS AND SPECIFICATIONS

HURRICANE CITY



POWER
HURRICANE CITY
UTAH

DESIGN AND INSTALLATION OF UNDERGROUND POWER DISTRIBUTION SYSTEMS

BOOK NO. _____

ADOPTED BY HURRICANE CITY COUNCIL

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Contents

SECTION 1 – UNDERGROUND POWER DISTRIBUTION SYSTEMS	4
GENERAL PREFACE	4
SECTION 2 – JOINT UTILITY	4
DESIGN AND CONSTRUCTION STANDARDS.....	4
SECTION 3 – UNDERGROUND CONSTRUCTION STANDARDS	6
CABLE INSTALLATION	6
CABLE MARKING & LOCATION	10
CONDUIT INSTALLATION	11
INFRASTRUCTURE INSTALLATION.....	16
EQUIPMENT, LINE LOCATION, AND RIGHT-OF-WAY REQUIREMENTS	17
SECTION 4 – PRIMARY AND SECONDARY INSTALLATION	18
PRIMARY JUNCTION INSTALLATION	18
SECONDARY JUNCTION INSTALLATION	20
CABLE TAPS (200 AMPERES).....	20
CABLE TAPS (600 AMPS)	21
SECTION 5 – TRANSFORMER INSTALLATION AND BID SPECIFICATIONS	22
TRANSFORMER INSTALLATION.....	22
SINGLE-PHASE PAD MOUNTED DISTRIBUTION TRANSFORMER.....	23
THREE-PHASE PAD MOUNTED DISTRIBUTION TRANSFORMER	29
SECTION 6 – SECONDARY LINE AND METER INSTALLATION	36
SECONDARY LINE AND METER INSTALLATION GENERAL	36
SECONDARY LINE AND METER INSTALLATION FOR RESIDENTIAL SUBDIVISIONS.....	41
SECONDARY LINE AND METER INSTALLATION FOR MOBILE HOME AND TRAILER PARKS	41
SECONDARY LINE AND METER INSTALLATION FOR APARTMENTS AND CONDOMINIUMS	43
SECONDARY LINE AND METER INSTALLATION FOR COMMERCIAL FACILITIES.....	44
SECTION 7 – STREET LIGHT INSTALLATION	45
SECTION 8 – SPECIFICATIONS	46

HURRICANE CITY
UNDERGROUND POWER DISTRIBUTION SYSTEMS

CONCENTRIC NEUTRAL URD PRIMARY CABLE	46
THREE-PHASE AND SINGLE-PHASE ABOVE GROUND PRIMARY VAULT	48
METAL ENCLOSED SWITCH GEAR.....	48

Table 1 CLEARANCES FROM UNDERGROUND POWER CABLE TO OTHER UNDERGROUND UTILITIES	10
Table 2 BURIAL DEPTHS-NON-ENCASED AND ENCASED CONDUIT	13
Table 3 FUSE SIZES.....	19
Table 4 COMMERCIAL CONDUCTOR QUANTITY & SIZE	40

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SECTION 1 – UNDERGROUND POWER DISTRIBUTION SYSTEMS

GENERAL PREFACE

Hurricane City has prepared and approved this set of standards and specifications for the purpose of maintaining a safe, consistent, and reliable underground power distribution system. These standards are required to be used by anyone who is involved with design and/or installation of underground power distribution systems within Hurricane City limits.

If a Contractor needs to have Hurricane City Power, which may be referred to as HCP throughout this document, provide access to electrical facilities, they are required to set up an appointment to have HCP meet them at the job site.

All costs for underground power distribution systems are the responsibility of the Contractor/Developer unless otherwise stated in these Standards and Specifications.

If a Contractor/Developer re-plats or otherwise changes the underground power distribution system within a development, it will be the Contractor/Developer's responsibility to make sure the system meets the requirements of these standards and specifications. All costs for the changes to the underground power distribution system will be the responsibility of the Contractor/Developer. HCP will do all primary terminations at the cost of the Contractor/Developer.

If these standards conflict with federal, state, or local codes, the more stringent requirement is to be followed.

In consultation with the Hurricane City Power Board, HCP may make minor adjustments to these standards at any time to address unique or unusual circumstances or to align with updated industry standards. Within 30 days of making such adjustments to these standards, HCP shall submit a report to the Hurricane City Council detailing all changes to these standards.

SECTION 2 – JOINT UTILITY

DESIGN AND CONSTRUCTION STANDARDS

These Design and Construction Standards are to be followed at all times. In unusual or unique circumstances, HCP may authorize deviations to these standards in consultation with the Hurricane City Power Board.

- A proximity detail and street locations will be required on all utility drawings.
- For joint utilities trench details, see Drawing DR-18
- For placement and layout of utilities, see Drawings DR-21, DR-22

HURRICANE CITY
UNDERGROUND POWER DISTRIBUTION SYSTEMS

- For burial depths, see Drawing DR-18
- Professional engineers licensed in the state of Utah will be required to submit sealed utility drawings (drawings that are stamped by a professional engineer) as per the standards contained herein. All utilities (i.e., gas, cable, phone, power, sewer, and water) will be shown on the appropriate drawings. The utility drawings are subject to approval by the City Staff. All drawings are to be submitted in AutoCAD or PDF. **Plans must include a full utility layout page and an electrical-only page.**
- Power infrastructure will generally be located on the north and west side of roadways. In new developments with sidewalks, the power infrastructure will be located at the back of the sidewalk where possible. In developments without sidewalks, the power infrastructure will be five feet (5') back of curb. Locations must be approved by City Staff.
- It is at the sole discretion of HCP to install or allow developers to install overhead power lines in place of underground buried power lines at any location considered a main roadway, temporary power source, or main gut line.
- Cable and phone boxes will be installed and located in accordance with Drawing DR-21, DR-22.
- For commercial projects building layout, square footage, and load calculations will be required as well as an application for power service containing panel size in amps, number of meters/breakers, and voltage needed.
- For high density projects, the number of units per lot and building, panel size in amps, number and sizes of meters/breakers and voltage needed will be required.
- Contractors must have a valid Hurricane City Underground High Voltage Certificate to install electrical facilities in the Hurricane City Power System.
- Journeymen electricians may install service cables from Hurricane City Power's designated connection point to the customer's meter base. This includes all conduit and wire installation.
- Electrical Contractors will be responsible for installing the joint trench as described and shown on Drawing DR-18.
- Any lot being zoned as commercial/industrial shall be configured for 3-phase power.

SECTION 3 – UNDERGROUND CONSTRUCTION STANDARDS

CABLE INSTALLATION

I. SCOPE

This standard outlines installation details for primary and secondary cable used in underground distribution.

II. DEFINITIONS

A. SECONDARY CABLES

All cables **inside transformers and from secondary boxes to secondary boxes** with voltage ratings of 600 volts or less including grounding conductors.

B. PRIMARY CABLES

All cables with voltage ratings greater than 600 volts. The thickness of conductor insulation shall be 220 mils.

C. SERVICE CABLES

All cables from a transformer or secondary box to the meter with voltage ratings of 600 volts or less.

D. BURIAL DEPTH

Vertical distance from the surface under which cables are installed to the center of the conduit nearest the surface. See drawing DR-18 **for secondary cables and primary cables. Service cables shall follow applicable NEC standards.**

III. INSTALLATION

A. CABLE INSTALLATION METHODS

i. Conduit Sizes

See Drawing DR-18.

ii. Loading Guidelines

Loadings on **Hurricane City's** system are limited to the values listed below. These limitations are set to allow the city to maintain three-phase balanced loads on the system's main overhead circuits.

iii. Primary Conductor Loading

1. A maximum of 400 kVA connected is allowed for single phase.

2. A 1/0 AWG aluminum conductor is required where the connected single-phase and/or three-phase load is less than 400 kVA connected per cable/phase or total 1,200 kVA connected for three-phase cable.
3. When the connected single-phase and three-phase loads exceed 400 kVA per cable a backbone-feeder system shall be used. It is required that a 4/0 AWG aluminum conductor be used for the backbone when the total connected kVA is less than 3,600 kVA. When the total kVA connected exceeds 3,600 kVA an aluminum conductor of 750 kcmil is required. The size of the conductor shall be approved by HCP. The connected load shall be divided so that it can be fed by 1/0 AWG aluminum conductor feeders.
4. If 750 kcmil aluminum conductor is required for the backbone feeder, switchgear must be installed.
5. All areas or subdivisions with potential development beyond their property may be required to extend power **infrastructure** to the far side of the property.
6. All main 750 **kcmil** trunk lines will be designed and installed to accommodate current or future back-feed.

iv. SECONDARY CONDUCTOR LOADING

1. **Secondary conductor loading shall meet all code requirements in NEC 310.16.**

B. CABLES IN CONDUIT

i. MISCELLANEOUS INSTALLATION INSTRUCTIONS

1. Cables shall be pulled so that all conduit and bends will be installed and backfilled before any wire is pulled. This will result in minimum tension on the cables.
2. Any pulls over 950 feet must be approved by HCP.
3. In highly congested **switch basements** or where cables must be bent sharply to permit pulling, a feed-in tube shall be used for pulling cables. This will reduce pulling tensions and prevent damage to the cables being pulled and to other adjacent cables.
4. Single-phase conductor cables must be installed one cable per conduit and conduit must be nonmetallic as per requirements.

HURRICANE CITY
UNDERGROUND POWER DISTRIBUTION SYSTEMS

5. Three-phase conductor cable must be installed three cables per conduit and conduit must be nonmetallic as per requirements.
6. Before making a pull, conduits shall be cleared and free of dirt, rocks, etc.
7. **Pulling lube** shall be used to facilitate pulling of primary and secondary cables. Compounds shall be compatible for use with high voltage cable shield(s).
8. When two or more cables (secondary) and/or bare conductors are pulled into one conduit, they shall be pulled at the same time.
9. Primary cables shall not be installed in the same conduit as secondary or communication cables.
10. Primary or secondary cables shall not be pulled into plastic conduit until all conduit joints made using plastic conduit cement have been allowed to dry for at least one-half (1/2) hour.
11. Sufficient excess cable shall be pulled into all duct runs to allow at least five **feet** (5') of cable to be removed from each end of the installed cable **while** providing adequate cable for termination or splicing. Removal of the five feet (5') of cable will eliminate cable damaged by pulling grips from the system.

ii. MAXIMUM PULLING LINE TENSIONS

When pulling cable(s) into conduit, the pulling line used shall have a safe working load rating (minimum) equal to the manufacturer's specification maximum allowable pulling line tensions. An approved hydraulic pressure cable tension monitoring system or dynamometer will be used on all pulls where the cable(s) cannot be pulled by hand.

iii. PULLING EYES AND GRIPS

Cables shall be pulled into conduit with a pulling eye attached to the cable's conductor or a pulling grip placed over the cable sheath, insulation, or jacket.

iv. PULLS WITH BENDS AND/OR SWEEPS

Extreme care must be exercised when pulling cable(s) into runs containing sweeps or bends. There are two concerns; 1) the cable

manufacturer's maximum recommended pulling tension must not be exceeded, and 2) the cable manufacturer's maximum sidewall bearing pressure is not to be exceeded. Different manufacturers of cable have differing requirements as to the maximum pulling tension depending on the type of pulling used (pulling grips such as "Kellams" or pulling eyes affixed to the cable's conductor). Sidewall bearing pressures are also dependent on the manufacturer. It is the engineer's responsibility to calculate expected cable-pulling tensions and sidewall bearing pressures based on the manufacturer's recommendations. Pulling tension calculations shall be provided to HCP for approval.

v. THE NUMBER OF 90-DEGREE AND 45-DEGREE ELBOWS WILL BE LIMITED TO THE FOLLOWING

1. For secondary or primary conduit runs using 4" PVC or less, the number of 90-degree elbows shall be limited to two (2), and if needed one (1) 45-degree elbow may be used in addition to the two (2) 90-degree elbows.
2. For primary conduit runs using 6" PVC, the number of 90-degree elbows shall be limited to one (1).
3. Any additional elbows (90 or 45-degree) needed to be installed must be approved by HCP.

vi. BENDING RADIUS FOR CABLES

The minimum bending radius for both single and multiple conductor cables shall be per manufacturer's specification.

vii. BURIAL DEPTH

See drawing DR-18.

viii. SOIL COMPACTION

Backfill placed over primary and/or secondary cables must be compacted. Machine compaction shall be used after placing a minimum of twelve inches (12") of fill over the conduit.

Refer to the conduit installation section for compaction requirements.

ix. MULTIPLE PRIMARY CIRCUITS IN ONE TRENCH

When the cables comprising two primary circuits (whether single or three-phase) are installed in a common trench the horizontal separation between the two circuits shall be six inches (6") minimum.

NOTE: This requirement is not meant to prohibit random lay of different phases of the same circuit in a common trench.

Table 1

**CLEARANCES FROM UNDERGROUND POWER CABLE TO OTHER
UNDERGROUND UTILITIES**

Water:	5 Feet horizontal
Sewer:	5 Feet horizontal
Natural Gas:	10 feet horizontal
Cable TV:	1 foot vertical
Phone:	1 foot vertical

CABLE MARKING & LOCATION

I. SCOPE

This specification details the standard method to be used for marking primary and secondary underground cables to indicate the general direction from which each cable extends from a given site.

It also details a method for identifying individual phases in multi-cable primary and secondary cable systems.

II. INSTALLATION

A. DIRECTION IDENTIFICATION

Primary and secondary cables shall be marked with one tag indicating direction or exit from underground facilities (i.e., vaults, primary junction boxes, switch basements, secondary junction boxes, transformers, or splice boxes). This tag shall indicate the general direction of the cable(s) to the next facilities where the cable is located and the length of the cable. There shall be adequate space left available for HCP to add the phase of the cable as

well as any applicable transformer numbers. The tags used must be approved by the HCP staff.

All tags will be labeled with the next point of connection (i.e. Transformer 1 to Transformer 2).

All equipment will be numbered prior to tagging the cable in order to be accurate. The tagging will be inspected by HCP personnel prior to energizing.

NOTE: Approved 4" x 4" tags (cow tag) can be purchased at any Intermountain Farmers outlet.

B. PHASE IDENTIFICATION

When individual phases in a primary or secondary multi-cable installation are to be identified, bands of colored tape shall be used. Each phase shall be identified with bands as follows:

"A" PHASE.....	BLACK
"B" PHASE.....	RED
"C" PHASE.....	BLUE

C. SAFETY

Do not take shortcuts or skip safe working procedures. Regardless of the accuracy of cable labeling, cable labeling cannot be relied upon when working and handling cables. The energized status of any individual cable must be tested. Proper cable grounding procedures must be followed.

CONDUIT INSTALLATION

I. SCOPE

These standards outline installation details for plastic conduit (PVC) used in underground distribution.

II. DEFINITIONS

I. PLASTIC CONDUIT

Conduit shall be schedule 40 PVC.

Steel conduit shall not be used without the approval of HCP.

II. BURIAL DEPTH

i. Conduit

Vertical distance measured from the surface under which conduits are installed to the center of the conduit nearest the surface. See drawing DR-18.

ii. Concrete-Encased Conduit

Vertical distance measured from the surface under which conduits are installed to the top of the concrete envelope surrounding the conduits. All concrete encased conduit must be approved by HCP.

III. SWEEP

Changes in direction of a conduit or group of conduits with an angle of bend of 10 degrees or less or a radius of bend of fifteen feet (15') or more.

BEND

Change in direction of a conduit or group of conduits that, due to the angle of bend or radius of bend, cannot be defined as a sweep.

III. APPLICATIONS

I. CONDUIT DEPTH

Refer to drawing DR-18 and DR-20 for determining conduit depth and location for primary and secondary cable applications.

II. CONDUIT SIZES

Refer to Drawing DR-18 for determining conduit sizes for primary and secondary conductors.

III. WARNING TAPE

A minimum of six-inch (6") red warning tape shall be installed directly above the conduit, twelve inches (12") below final grade for the length of the entire trench.

IV. INSTALLATION

The minimum allowable burial depths for non-encased and concrete encased conduits are shown in the following table.

Table 2
BURIAL DEPTHS-NON-ENCASED AND ENCASED CONDUIT

Installed Under Paved Surface			All Other Locations	
	Non-Encased Conduit	Concrete Encased Conduit	Non-Encased Conduit	Concrete Encased Conduit
SCH 40 PVC Conduit Secondary	36 Inches	See Notes	36 Inches	See Notes
SCH 40 PVC Conduit Primary	48 Inches	See Notes	48 Inches	See Notes

NOTES:

- If, in a particular installation, burial depths less than permitted by the table above are required, the reduced burial depths must **be approved by HCP.**
- Concrete-encased conduit must be covered with a three-inch (3") envelope. There must also be six inches (6") of select bedding and eighteen inches (18") of fill on top of the concrete encasement. **See** Drawing DR-19.

A. TRENCHES FOR CONDUITS

i. TRENCH BOTTOMS

When conduits are directly buried or concrete encased, the bottom of the trench into which the conduits are placed shall be free from rocks exceeding one inch (1") in their largest dimension. When the trench bottom contains rocks exceeding this size requirement, the trench shall be excavated six inches (6") deeper than the burial depth required for the conduits and then backfilled to the required burial depth with sand or screened backfill. Backfill shall be **compacted to**

95 percent (95%) of the maximum dry density prior to installation of conduit.

ii. TRENCH BACKFILL

The JUT (Joint Utility Trench) trench shall be backfilled with 1-inch-minus material from the bottom of the trench to the top. No spoil material shall be used **unless it is screened, 1-inch-minus, and compactable.**

- Direct buried plastic conduit
- Concrete encased plastic conduit
 - Concrete encased conduit is not the standard and will only be accepted in extreme circumstances approved by HCP.
- Drying time for concrete before backfilling
 - Backfill shall not be placed in trenches containing concrete-encased conduits until the concrete has been allowed to set for at least 36 hours

iii. SOIL COMPACTION

Backfill placed over direct buried plastic conduit must be compacted; machine compaction shall not be used within twelve inches (12") of the conduits. For concrete encased plastic conduits, machine compaction may be used without restriction in proximity to the concrete envelope.

iv. CONCRETE ENVELOPE DIMENSIONS

1. Minimum Envelope Dimensions

When conduits are encased in concrete, they shall be enclosed by a concrete envelope. See Drawing DR-19.

2. Concrete

A three-quarter inch (3/4") minus 3000 PSI mix as per ASTM (American Society for Testing and Materials) C94 specification is required. In all cases a Type 2 modified, or Type 5 cement will be used. Air entraining agents shall not be used. Slump shall not exceed six inches (6") at site. **The concrete shall be poured slowly to prevent the conduit from floating. Where necessary the conduit may need to be staked in place.**

Concrete shall be vibrated to ensure that all the spaces around the conduit are filled.

v. CONDUIT BENDS AND SWEEPS

1. Minimum Radius

The minimum radius of bends in conduits shall not be less than ten (10) times the diameter of the largest conduit being installed. If smaller minimum bending radii are required, they shall not be less than the manufacturer's recommended minimum bending radii of the cables to be installed in the conduits.

vi. SHORING, LAYING BACK, SPOIL PLACEMENT AND RETENTION

When **workers** must enter a trench to install conduits, the trench shall be shored or laid back and the spoil shall be effectively retained and placed back from the edges of the trench as required by local state and national codes or ordinances to ensure that the **workers** are not subject to moving ground or cave-ins.

vii. CONDUIT REPAIR

If conduit is damaged during installation, damaged section(s) shall be removed and replaced with like conduit and couplings. Use of split ducts for repair of damage during installation is not permitted. A full stock length (usually 10-foot segments) will be used to repair a damaged section. Repair collars will not be allowed.

viii. RISER POLE CONDUIT INCLUDES POWER, PHONE, TV

Conduits for a riser pole shall be rigid steel or aluminum **and** shall continue up the pole from the PVC elbow to the top of the riser. The riser pole conduit shall be straight and supported with a six-inch (6") aluminum-strut system. Any crooked or misaligned conduits will not be accepted. The contractor shall install the first ten feet (10') of the riser and one six-inch (6") standoff. The city will provide the rest of the materials for the completion of the power riser at the contractor's expense. Placement and height of riser shall be approved by HCP personnel. See Drawings DR-26.

NOTE: A fee **will be** charged for the installations. Please see HCP personnel for current fees. These fees are subject to change without notice.

INFRASTRUCTURE INSTALLATION

I. SCOPE

These standards outline installation details for primary equipment (transformer pads, splice boxes, switch basements, **and** sectionalizing cabinets) used in an underground distribution system.

II. DEPTH

i. SWITCH BASEMENT **INSTALLATION** DEPTH

The switch basement shall be installed with the top being within six inches (6") above the finished grade **or sidewalk**.

Splice boxes shall be installed the same as switch basements.

ii. TRANSFORMER PAD INSTALLATION DEPTH

The transformer pad shall be installed **4"-6"** above finished grade **or sidewalk**.

iii. SECTIONALIZING CABINETS

Sectionalizing Cabinets shall be installed according to Standards Drawings DR-14, DR-21, and DR-22. **With the cabinet extending 18 inches below finished grade.**

B. LOCATION

Primary enclosures shall be located in a manner that adjacent obstacles such as fences, buildings, etc. do not interfere with operation, installation, or maintenance of the enclosures. If less than ten feet (10') of clear space is to be provided, HCP approval is required.

Electrical equipment shall be installed within 6"-12" from the back of sidewalk or walking path.

If a streetlight is present on a property line, the electrical equipment shall be installed 12"-18" to the right side of the edge of the street light base. If no light is present the electrical equipment shall be installed 6"-12" to the right of the property line as shown in drawing DR-21.

EQUIPMENT, LINE LOCATION, AND RIGHT-OF-WAY REQUIREMENTS

I. SCOPE

These standards outline the location, with respect to property lines, of underground distribution facilities. See Drawings DR-20, DR-21, and DR-22.

II. BACK LOT AND SIDE YARD LINE INSTALLATIONS

Installation along back-lots and side yards will not be allowed. If front installation is not possible, contact HCP for further review of electrical installation plan.

III. RIGHT OF WAY REQUIREMENTS

Before any power system design approval, the property owner or developer will be required to grant Hurricane City the proper easements and right-of-way at no cost to the city. Additional easements may be required for equipment access.

The standard requirements are as follows:

Residential:

10 feet (10') on the front of each lot or parcel

Multi-Building or Condominium:

10 feet (10') on the front of each lot or parcel

Commercial:

15 feet (15') on the front of each lot or parcel

Common Areas:

The equipment (i.e. transformers, vaults, switches) will be placed along access roads as per standards. If placement along access roads cannot be accomplished as determined by HCP, equipment will be placed with at least ten feet (10') of clearance from any permanent structure.

All power equipment will be designed and installed as per the location drawings contained in these specifications; Drawings DR-20, DR-21, and DR-22 in order to assure equipment falls within the established right-of-way and easements and to maintain consistency of equipment placement throughout the city.

SECTION 4 – PRIMARY AND SECONDARY INSTALLATION

PRIMARY JUNCTION INSTALLATION

I. SCOPE

These standards outline installation details applicable to fused 15 kV, 200 and 600-ampere primary junction installation.

II. INSTALLATION

- A. All single-phase pad mount transformers will have a ground sleeve, see Drawing DR-11. All three-phase transformers will be placed on the transformer pad as shown on Drawing DR-10.
- B. Fusing requirements for any **residential**, industrial or commercial facility will be reviewed, coordinated, and approved by HCP. Any system that has the potential of serving more than one **residential**, commercial or industrial location or more than one circuit/feeder **the** fusing will be determined by HCP and each subdivision or development will be fused according to its needs.
- C. Connection requirements vary between the type of service being rendered (residential, commercial, or industrial) and location on the electrical system.
- D. No single-phase tap shall have more than 400 kVA connected load except in commercial or industrial three-phase applications.**
- E. No single-phase transformer shall exceed 100 kVA.**
- F. Where a switch cabinet is required, no more than nine (9) fused single-phase taps can be fed from the cabinet.**
- G. All transformers and vaults shall utilize approximately 10 to 12 feet of #4 solid bare copper for ground connections.**

Residential Three-Phase:

Subdivision will be tapped via appropriate sectionalizing cabinets or switches, see Drawings DR-14, **and DR-15**. A set of three (3) fused disconnects will be provided on the riser pole serving the subdivision. Fuse sizing must be approved by HCP.

Commercial Three-Phase:

Fuses shall be sized based on connected kVA and shall coordinate with the up-line protective devices. HCP personnel shall be consulted early in the planning stage to determine the appropriate maximum fuse size. 750 **kcmil** backbone feeders will be required to be looped or

developed in such a manner as to have future loop and back-feed capabilities.

Residential and Commercial:

When fused switchgear is required the developer/customer is responsible for paying a **prorated** share of the current costs for the existing three-phase fused bay. Current costs to be obtained from HCP.

Table 3
FUSE SIZES

Description	Location	Fuse Size	Cable Size
Single-Phase Less Than 400 kVA	Riser Pole Switch Fuse Bay	40T 40E	1/0
Three-Phase 400 kVA-1200 kVA	Riser Pole Switch Fuse Bay	40T 40E	1/0
Three-Phase 1200 kVA-3600 kVA	Riser Pole Switch Fuse Bay	80T 80E	4/0

Note: The fuse sizes shown are a maximum. Fuse sizing must be approved by HCP.

III. TESTING BEFORE ENERGIZING

A. LOADBREAK ELBOWS AND INSULATING RECEPTACLES

Primary Junction Installation, which includes load-break elbows and/or insulating receptacles, shall be operated before the installation is energized to ensure there is no interference from concentric neutral conductors, adjacent elbows, etc.

B. SWITCHES

Test operate all switches in fused, primary installations prior to energizing to ensure proper operation and that adjacent obstacles such as fences, walls, etc. do not interfere with the switch operating handle.

IV. LOCATION

Primary junction installations shall be located in a manner that adjacent obstacles such as fences, buildings, etc. do not interfere with installation or operation and maintenance of the equipment.

SECONDARY JUNCTION INSTALLATION

I. SCOPE

These standards outline the installation of secondary junction boxes and mobile home park meter pedestals.

II. INSTALLATION

A. BURIAL DEPTHS

i. Secondary Junction Boxes

1. Secondary junction boxes shall be installed with 6 inches (6”) above final grade and be located six inches (6”) behind sidewalk. See drawings DR-12 and DR-13.
2. Drive-over secondary boxes will not be permitted if box contains (1) 500 kcmil or (2) 350 kcmil wires. Drive-over concrete boxes are not a power department standard and will only be allowed in special circumstances.

ii. Mobile Home Park Metering Pedestals

1. Mobile Home Park Metering Pedestals shall be installed to the depth indicated on the pedestal by the manufacturer, see Drawings DR-25.

III. SAFETY

A. LOCKING

i. Secondary Junction Boxes

1. All secondary junction boxes shall be bolted with Penta head bolts. Standard tumbler-type locks or other devices are not approved for this application.

ii. Mobile Home Park Meter Pedestals

1. The access panel to the unmetered bus in all mobile home park meter pedestals shall be locked with pedestal equipment locks. Standard tumbler-type locks or other devices are not approved for this application.

CABLE TAPS (200 AMPERES)

I. SCOPE

These standards outline installation details for 200 ampere, 15 kV load-break junctions used in underground distribution.

HURRICANE CITY
UNDERGROUND POWER DISTRIBUTION SYSTEMS

II. INSTALLATION

A. GENERAL

200 ampere, 15 kV load-break junctions must be installed in primary enclosures. Not suitable for direct burial.

B. TESTING BEFORE ENERGIZING

Operate load break elbows and insulating receptacles before energizing 200 ampere, 15 kV load break junction installations to ensure:

- i. They can be operated without interference from concentric neutral conductors, adjacent elbows, etc.
- ii. The mounting location of the load break junction is such that rings and covers or doors of primary enclosures, adjacent junctions, etc. do not interfere with operations

Elbow arrestors or stand-off arrestors or a combination of the two will be required at all locations deemed necessary by HCP.

CABLE TAPS (600 AMPS)

I. SCOPE

These standards outline installation details applicable to 15 kV, 600 ampere splice-tap configuration used in underground distribution systems.

II. INSTALLATION

When assembling 15 kV, 600 ampere T-body elbow configurations, a spanner wrench may be used to facilitate installation or removal of connector plugs and reducing tap wells (with or without studs). They are not suitable for direct burial.

III. CAUTIONS

600 Ampere elbows are dead-break and only suitable for operation when de-energized.

SECTION 5 – TRANSFORMER INSTALLATION AND BID SPECIFICATIONS

TRANSFORMER INSTALLATION

I. SCOPE

These standards outline the installation of single-phase and three-phase transformers used in underground distribution.

II. EQUIPMENT

A. PRIMARY SYSTEM CONFIGURATION

i. Single-phase pad mounted transformers

Single-phase pad mount transformers should be equipped with two primary bushings for installation in loop or radial feed primary systems.

ii. Three-phase pad mounted transformers

Three-phase pad mount transformers shall be purchased and installed with six primary bushings and feed-through capabilities.

III. INSTALLATION

A. Connect the secondary ground strap, supplied on the pad mounted transformer, between the transformer tank wall and the secondary neutral.

B. The soil backfill to be placed around the transformer ground sleeve shall be compacted to within 95 percent (95%) of the maximum dry density to support the transformer. A level pad around all sides of five feet (5') shall be maintained.

CAUTION: Do not disconnect either end of the secondary ground strap unless the transformer is de-energized.

IV. TRANSFORMER SIZING

A. Residential transformers will be incrementally sized based on 8 kVA per 200 amperes. Transformer size not to exceed 100 kVA.

B. Commercial/Industrial transformers will be sized by HCP.

V. TRANSFORMER POLICY

It is permissible for a Contractor to acquire transformers from sources other than HCP, provided the transformer(s) fully meets Hurricane City specifications.

The contractor shall be responsible for providing the following prior to energizing the circuit or transformer:

- Certified load loss certificate by serial number of unit
- Certificate from manufacturer:
 - Compliance of standards testing required in the transformer specifications
 - Warranty
 - Polychlorinated Biphenyl (PCB) certificate
- Numbering of transformer and information needed
 - All nameplate information
 - Street address

It is the responsibility of the contractor to see that HCP inspector receives transformer information before the final inspection walk-through. The city power inspector will assign a number for each transformer to be painted on the front of the transformer.

All appurtenances to the transformers such as, but not limited to, elbows, neutral grounding bushings (when required), stand-offs, dummy receptacles, etc. will be provided by the contractor. Single-phase transformer secondary bar connectors capable of accepting (6) 500kcmil aluminum conductors shall be supplied by the Contractor.

SINGLE-PHASE PAD MOUNTED DISTRIBUTION TRANSFORMER

I. SCOPE

This specification outlines the electrical characteristics and the mechanical features of single-phase, 60Hz; oil-filled, pad-mounted, dead-front compartmental-type distribution transformers with separable insulated high voltage.

II. STANDARDS

- A. All transformers shall be constructed and tested in accordance with the latest revision of applicable ANSI, and NEMA standards.
- B. No used or remanufactured material or components will be acceptable.

III. RATINGS

A. KILOVOLT AMPERE (kVA) RATINGS

- i. The standard kVA ratings shall be one of the following: 25kVA, 37.5kVA, 50kVA, 75kVA, or 100kVA as required.
- ii. These standard kVA ratings are continuous and based on not exceeding either a 65° C average winding temperature rise or an 80° C hot spot temperature rise. The temperature rise of the insulating oil shall not exceed 65° C when measured near the top of the tank.

B. VOLTAGE

- i. The high voltage rating shall be 12470Y/7200 volts. The low voltage rating shall be 240/120 volts unless otherwise directed by HCP.

C. BASIC IMPULSE INSULATION LEVEL

- i. The basic impulse insulation level (BIL) shall be 95 kV.

IV. CONSTRUCTION

A. GENERAL

- i. All transformers shall consist of a transformer tank and a high and low-voltage cable termination compartment. These components shall be assembled as an integral, tamperproof, and weatherproof unit for mounting on a pad. There shall be no exposed bolts, screws or other fastening devices which are externally removable. There shall be no openings through which foreign objects such as wires or rods might be inserted to contact live parts.

B. HIGH AND LOW-VOLTAGE COMPARTMENT

- i. Access to the high and low-voltage compartment shall be through a hinged door suitable for locking with a padlock.
- ii. The high-voltage segment of the compartment shall contain the high voltage terminations and be provided with an elbow accessory parking stand. High voltage will be of the loop type/feed through configuration.
- iii. The low-voltage segment of the compartment shall contain the low-voltage terminations.

C. TANK

- i. All transformer tanks shall have sealed tank construction and sufficient strength to withstand a pressure of seven (7) PSIG without permanent distortion.
- ii. A tank that has sealed tank construction is one that seals the tank from the atmosphere.

- iii. The tank shall remain effectively sealed for a top oil temperature range of -5°C to 105°C.

D. LOW-VOLTAGE TERMINATIONS

- i. The electrical characteristics of the completely assembled low-voltage terminations shall be:
 - 1. Insulation Class – 1.2 Kv
 - 2. Basic Impulse Insulation Level (BIL) - 30 kV
 - 3. One minute withstand – 10 kV
- ii. The terminals of the low-voltage terminations shall be as shown in applicable ANSI standards.
- iii. The number, location, and arrangement of the low-voltage terminations shall be as shown in applicable ANSI standards.
- iv. All low-voltage terminations shall be externally bolted to facilitate field replacement.

E. HIGH-VOLTAGE TERMINATIONS

- i. All high-voltage terminations shall be 15 kV class universal bushing wells and inserts suitable for use with 15 kV class load-break elbow connectors.

NOTE: All load-break bushing inserts shall be provided with the transformer.

- ii. All high-voltage terminations shall be externally bolted to facilitate field replacement.
- iii. The number, location and arrangement of the high-voltage terminations shall be as shown in applicable ANSI standards.

F. NEUTRAL CONNECTIONS

- i. The H2 end of the high-voltage windings shall be connected to the transformer tank internally and this connection shall be securely grounded to the tank and shall be independent of all other connections.
- ii. The low-voltage neutral shall be a fully insulated bushing. A ground pad shall be provided on the outer surface of the tank. A removable ground strap shall be provided and connected between the low-voltage neutral bushing and the ground pad.

G. CORE AND WINDINGS

- i. One-piece core construction is desired. Where other construction is used, minimum assembly joints shall be provided. For approved two-

part cores, the core shall be held together with bands and torqued bolts. Crimped banding is not acceptable for ratings over 50 kVA.

- ii. Copper or aluminum winding conductors are desired.
- iii. Core material may be either silicon steel or amorphous.
- iv. Core losses shall be minimized by the core material and core construction.

H. INSULATION

- i. All insulating paper used as layer insulation in transformer coils shall be coated on both sides with a thermosetting adhesive and properly cured prior to impregnating with oil or the coils shall be wound with primary conductor containing a thermosetting adhesive that when properly cured will form an effective bond.
- ii. Insulating/cooling fluid within the tank shall be electrical-grade mineral oil or a nonflammable environmentally accepted fluid.
- iii. Fluids shall be certified and indicated on the nameplate to be less than 1 part per million (ppm) polychlorinated biphenyl (PCB) content.
- iv. For fluids other than mineral oil, the quotation shall include chemical and electrical characteristics and a statement of being non-PCB.

I. GROUND CONNECTION

- i. The tank shall have a welded ground lug boss attached on the secondary side of the tank near the bottom of the tank, clear of the secondary bushings and attached conductors.
- ii. The grounding boss shall be free of paint and shall be 7/16 inch (7/16") deep and threaded for a one-half inch (1/2") 13 NC grounding stud or connector.
- iii. The tank cover shall have a grounding strap between the cover and the tank.

V. ACCESSORY EQUIPMENT

A. HIGH-VOLTAGE PROTECTIVE FUSES

- i. All transformers shall be equipped with an externally removable, oil immersed, expulsion fuse, in a load-break bayonet suitable for hot stick operation. This fuse must be designed to protect the transformer in the event of internal or secondary faults or under overload conditions.

B. PRESSURE RELIEF DEVICE

- i. Each transformer shall be equipped with a self-actuating relief device to relieve slow pressure buildup and to automatically vent when

HURRICANE CITY
UNDERGROUND POWER DISTRIBUTION SYSTEMS

pressure reaches + 10 PSIG and recloses when pressure falls to + 6 PSIG.

C. ROLLING, LIFTING, AND MOUNTING FACILITIES

- i. The transformer shall be equipped with lifting provisions of adequate strength and size and arranged on the transformer to permit lifting of the completely assembled and oil-filled unit.
- ii. An internal flange shall be provided at the base of the high and low-voltage compartment to provide means for mounting the transformer on a pad.

D. IDENTIFICATION NAMEPLATE

- i. An identification nameplate shall be located in the low-voltage segment of the high and low voltage compartments and shall be readable with cables in place.
- ii. If the nameplate is mounted on a removable part, the manufacturer's name and the transformer serial number shall be permanently affixed to a non-removable part.
- iii. The identification nameplate shall conform with all applicable ANSI standards.

VI. TESTING

- A. All transformers shall be tested in accordance with ANSI standards. All transformers shall be capable of withstanding short circuit tests.

VII. FINISH

- A. The transformer shall be given a durable, corrosion-resistant, green, or desert tan (as specified) outdoor finish capable of meeting or exceeding EEI finishing requirements.
- B. All transformer surfaces in contact with the pad shall be designed or treated to minimize corrosion.

VIII. SHIPPING AND LABELING INSTRUCTIONS

- A. Transformers shall be mounted on a pallet for shipment.
- B. A shipping tag indicating the kVA size, manufacturer, voltage ratings, serial number and purchase order number shall be attached to all transformers.

IX. LOSS EVALUATION

- A. Total losses will be invoiced at \$4.30 per watt over allowable losses according to the chart below.
 - i. Evaluated losses will be calculated by multiplying the appropriate dollar/watt values by guaranteed maximum load losses at maximum nameplate kVA rating and no-load losses at 100 percent voltage. These products will be added to the bid price for evaluation.

B. Total watt losses shall not exceed the following:

SINGLE-PHASE PAD-MOUNTED 120/240 VOLT

<u>kVA Rating</u>	<u>Losses in Watts</u>	<u>kVA Rating</u>	<u>Losses in Watts</u>
25 kVA	275 Watts	75 kVA	675 Watts
37.5 kVA	360 Watts	100 kVA	750 Watts
50 kVA	460 Watts	167 kVA	1,310 Watts

C. If the actual tested loss values exceed the guaranteed maximum values stated in the proposal of the Contractor, the Contractor will be charged a penalty value for every kilowatt by which the actual tested transformer losses exceed the guaranteed maximum losses upon which the proposal was evaluated. This penalty value will be the difference between the total actual test loss evaluation and the total guaranteed bid loss evaluation.

D. Transformers shall not be energized until all loss evaluation fees have been paid.

X. VENDOR EVALUATION

A. Vendor evaluations, as well as loss evaluations, will be used to determine the low bidder. Delivery dates will be of prime concern during the bid evaluation.

XI. EXCEPTIONS

A. Exceptions to this **Specification** shall not be accepted, unless approved by HCP. Any exceptions shall be noted in the proposal.

XII. WARRANTY

A. Manufacturers shall warrant to purchaser that the apparatus or service to be furnished hereunder shall be of the highest quality and free from defects in material, workmanship, and title and will be of the kind designated in the pertinent purchase order. The developer **shall warrant the installed transformer** for a period of twelve (12) months after the **preliminary acceptance**.

B. The Manufacturer shall guarantee that all transformers furnished under this specification are of first-class material and workmanship throughout, that they have been tested in accordance with this specification, and that the results of the tests comply with the requirements of this specification, and in lieu of other claims against it, agrees to replace or repair:

- i. Any transformer found to be defective in material or workmanship or found not to be in compliance with the requirements of this specification before or during installation of the transformer.

- ii. Any transformer failure during normal and proper use within the manufacturer's guarantee period which shows defects of materials or workmanship.
- iii. All transformers must be of new construction, no remanufactured transformers will be accepted. New construction means not used and is less than 2 years old.

THREE-PHASE PAD MOUNTED DISTRIBUTION TRANSFORMER

I. SCOPE

This specification outlines the electrical characteristics and the mechanical features of dead-front outdoor three-phase, 60 Hz, oil-immersed, self-cooled pad-mounted, compartment-type distribution transformer with separable insulated high voltage connectors.

II. STANDARDS

- a. All transformers shall be constructed and tested in accordance with **all applicable** ANSI and NEMA standards.
- b. No used or remanufactured material or components will be acceptable. All transformers must be of new construction; no remanufactured transformers will be accepted. New construction means not used and is less than 2 years old.

III. RATINGS

a. KILOVOLT AMPERE (kVA) RATINGS

- i. The standard kVA ratings shall be one of the following: 75 kVA, 112.5 kVA, 150 kVA, 225 kVA, 300 kVA, 500 kVA, 750 kVA, 1000 kVA, 1500 kVA, or 2000 kVA as required.
- ii. These standard kVA ratings are continuous and based on not exceeding either a 65° C average winding temperature rise or an 80° C hot spot temperature rise. The temperature rise of the insulating oil shall not exceed 65° C when measured near the top of the tank.

b. VOLTAGE

- i. The high voltage rating shall be 12470Y/7200 volts. The low voltage rating shall be 208Y/120 volts or 480Y/277 volts as required, unless otherwise directed and approved by HCP. Transformers must be wound in a Wye-Wye **configuration**.

c. TAP RATINGS

- i. The transformers shall be equipped with: **two** (2) 2-1/2 percent taps above and **two** (2) 2-1/2 percent taps below normal voltage. All taps shall be full capacity taps.
- ii. Tap changing **shall** be through the wall in the high voltage connection compartment.
- iii. Taps shall have the positions of the changer clearly marked to indicate actual voltage on the primary, or as a percentage (%) of above and below normal primary voltage.
- iv. Taps shall be operable only with the transformer de-energized.

d. BASIC IMPULSE INSULATION LEVEL

- i. The basic impulse insulation level (BIL) shall be 95 kV.

IV. CONSTRUCTION

a. GENERAL

- i. All transformers shall consist of a transformer tank and a high and low-voltage cable termination compartment. These components shall be assembled as an integral, tamperproof, weatherproof unit for mounting on a pad. The transformer shall meet the requirements for tamper resistance as set forth by the Western Underground Committee. There shall be no exposed bolts, screws or other fastening devices which are externally removable. There shall be no openings through which foreign objects such as wires or rods might be inserted to contact live parts.

b. TANK

- i. Transformer tank shall be suitable for outdoor installation. The tank shall be of a construction that effectively seals the tank interior from the atmosphere but will allow entry for service.
- ii. Construction of the seal shall maintain the integrity of the seal over an operating oil temperature range of -5° C to 105° C.
- iii. Tank construction shall be such that it has sufficient strength to withstand a pressure of seven (7) PSIG without permanent distortion.

c. HIGH AND LOW-VOLTAGE COMPARTMENT

- i. The high and low-voltage cable terminating compartment shall:
 1. Be compartmentalized into high-voltage and low-voltage segments by a suitable barrier.
 2. Include two doors, one for the high-voltage segment and one for the low-voltage segment. These doors shall have stainless steel hinges and pins and three-point latching with provisions

for padlocking. Unlocking the padlock shall permit access to the low-voltage segment of the terminating compartment only. Access to the high-voltage segment of the terminating compartment shall not be attained until an additional fastening device has been released.

3. Meet the dimensional requirements of **applicable ANSI standards**.

4. The high-voltage compartment shall be equipped with accessory elbow stands for each elbow.

d. TERMINATION **ARRANGEMENT** AND DIMENSIONS

i. The termination arrangements and dimensions **shall be in accordance with ANSI standards**.

e. HIGH-VOLTAGE TERMINATIONS

i. Configuration – The configuration of the high-voltage terminations shall be Loop Feed.

ii. Type – The high-voltage terminations shall be 15 kV class universal bushing wells and inserts suitable for use with 15 kV class load-break elbow connectors.

The continuous current rating shall be 200 **amperes**

NOTE: All load-break bushing inserts shall be provided with the transformer.

f. LOW-VOLTAGE TERMINATIONS

i. The terminals of the low-voltage terminations shall be as shown in **applicable ANSI standards**.

ii. The configuration of the low-voltage terminations shall be as shown in **ANSI standards**.

iii. Secondary low-voltage bushings shall include a full capacity neutral (grounded conductor) bushing.

iv. The electrical characteristics of the completely assembled low-voltage bushing and terminals shall be:

1. Insulation Class – 1.2 kV.

2. Basic Impulse Insulation Level (BIL) – 30 kV.

3. One minute withstand – 10 kV.

v. Internal connections to the secondary bushings shall be by lugs welded to the secondary conductor and bolted to the bushing stud.

g. FUSING EQUIPMENT

- i. The transformer shall be equipped with externally removable, oil-immersed, expulsion fuses in load-break bayonets, in series with under-oil partial range current limiting fuses.
- ii. All under oil **partial range current limiting** fuses shall be easily accessible through a large “hand hole” **on the exterior of the transformer**. The hand hole shall be large enough and placed in such a location that all internal fusing elements will be “within” the hand hole area. In no case shall the hand hole area be smaller than 10 inches by 12 inches (10” X 12”) unless approved in writing by HCP. The hand hole cover shall be tamper resistant and readily accessible.
- iii. **All expulsion fuses shall be under oil in load-break bayonets. The bayonets shall be accessible through the high voltage compartment and there shall be a pressure relief valve in the low voltage compartment.**
- iv. The transformer shall be equipped with an under oil partial range current limiting fuse. The bayonet expulsion fuses, and backup current limiting fuses shall be coordinated to ensure that the current limiting fuse will only operate on faults internal to the transformer. The current limiting fuse used shall have an interrupting rating of 50,000 **amperes** (minimum) symmetrical.

h. CORE AND WINDINGS

- i. All transformers must be wye-wye connected windings and shall have four- or five-legged core construction or shall otherwise include provisions to prevent excessive tank heating. The core construction or other provisions for preventing tank heating shall be adequate for unbalanced loading conditions of one or more of the primary phases of the transformer being energized from the same (single-phase) source.
- ii. One-piece core construction is desired. Where other construction is used, minimum assembly joints shall be provided. For approved two-part cores, the core shall be held together with bands and torqued bolts. Crimped banding is not acceptable for ratings over 50 kVA.
- iii. Copper winding conductors are desired.
- iv. Core material may be either silicon steel or amorphous.
- v. Core losses shall be minimized by the core material and core construction.

- vi. Transformers shall be equipped with a common H0X0 bushing with a copper grounding strap to the transformer case.

i. **INSULATION**

- i. All insulating paper used as layer insulation in transformer coils shall be coated on both sides with a thermosetting adhesive and properly cured prior to impregnating with oil, or the coils shall be wound with primary conductor containing a thermosetting adhesive that when properly cured will form an effective bond.
- ii. Insulating/cooling fluid within the tank shall be **electrical**-grade mineral oil or a less flammable, environmentally accepted fluid where required.
- iii. All fluids shall be certified and indicated on the nameplate to be less than 1 part per million (ppm) polychlorinated biphenyl (PCB) content.
- iv. **For** fluids other than mineral oil, **the quotation shall include** complete chemical and electrical characteristics and a statement of being non-PCB.

j. **PRESSURE RELIEF DEVICE**

- i. Each transformer shall be equipped with a self-actuating relief device to relieve slow pressure buildup and to automatically vent when pressure reaches + 10 PSIG and recloses when pressure falls to +9 PSIG.

k. **MOUNTING AND LIFTING**

- i. Mounting shall be suitable for concrete pad mounting. Drawing DR-10 Provide suitable anchorage brackets for Seismic Zone 3.
- ii. The tank shall have lifting provisions of adequate strength, size, and arrangement on the transformer to permit lifting the transformer in an upright position when filled with insulating fluid.

l. **GROUND CONNECTION**

- i. The tank shall have a welded ground lug boss attached on the secondary side of the tank near the bottom of the tank, clear of secondary and attached conductors.
- ii. The grounding boss shall be free of paint and shall be 7/16 inch (7/16") deep and threaded for a one-half (1/2") 13 NC grounding stud or connector.
- iii. The tank cover shall have a grounding strap between the cover and the tank.

m. **ACCESSORIES**

- i. ANSI standard accessories shall be provided.

V. FINISH

- a. The transformer shall be given a durable, corrosion resistant, non-chalking, green or desert tan (as specified) outdoor finish capable of meeting or exceeding EEI finishing requirements.

VI. SHIPPING AND IDENTIFICATION

a. SHIPPING

- i. Transformers shall be mounted on a pallet for shipment.

b. IDENTIFICATION

- i. The nameplate shall contain the manufacturer's name, address, kVA, primary voltage, secondary voltage(s), % impedance, rated temperature rise, a wiring diagram indicating connections and voltages with polarity (additive or subtractive), core losses (no load and full load), insulating fluid identification, and PCB content, weight when full, manufacturer's part (catalogue) number, and serial number unique to the transformer.
- ii. The nameplate shall conform to ANSI standards.
- iii. The nameplate shall be mounted on a permanently attached backing plate with welds or rivets. Removable nameplates or nameplates attached to removable parts will not be accepted.

VII. TESTING

- a. All transformers shall be tested in accordance with requirements of ANSI standards. All transformers shall be capable of withstanding short circuit tests.

VIII. LOSS EVALUATION

- a. Total losses will be invoiced at \$4.30 per watt over allowable losses according to the chart below.
- b. Evaluated losses will be calculated by multiplying the appropriate dollar/watt values by guaranteed maximum load losses at maximum nameplate kVA rating and no-load losses at 100 percent voltage. These products will be added to the bid price for evaluation.
- c. Total watt losses shall not exceed the following:

3-PHASE PAD-MOUNT 120/208 VOLT

<u>kVA Rating</u>	<u>Losses in Watts</u>	<u>kVA Rating</u>	<u>Losses in Watts</u>
75 kVA	815 Watts	300 kVA	2,380 Watts
112.5 kVA	1,125 Watts	500 kVA	4,060 Watts
150 kVA	1,300 Watts	750 kVA	6,500 Watts
225 kVA	1,950 Watts	1000 kVA	8,980 Watts

3-PHASE PAD-MOUNT 277/480 VOLT

<u>kVA Rating</u>	<u>Losses in Watts</u>	<u>kVA Rating</u>	<u>Losses in Watts</u>
150 kVA	1,385 Watts	750 kVA	4,500 Watts
225 kVA	2,000 Watts	1,000 kVA	6,500 Watts
300 kVA	2,460 Watts	1,500 kVA	10,500 Watts
500 kVA	4,325 Watts	2,000 kVA	14,000 Watts
		2,500 kVA	22,057 Watts

d. If the actual tested loss values exceed the guaranteed maximum loss values stated in the proposal of the Successful Bidder, the Successful Bidder (Seller) will be charged a penalty value for every watt by which the actual tested transformer losses exceed the guaranteed maximum losses upon which the proposal was evaluated. This penalty value will be the difference between the total actual test loss evaluation and the total guaranteed bid loss evaluation.

e. Transformers shall not be energized until all loss evaluation fees have been paid.

IX. VENDOR EVALUATION

a. Vendor evaluations, as well as loss evaluations, will be used to determine the low bidder. Delivery dates will be of prime concern during the bid evaluation.

X. EXCEPTIONS

a. Exceptions to this Specification shall not be accepted, unless approved by HCP. Any exceptions shall be noted in the proposal.

XI. WARRANTY

a. Manufacturer shall warrant to Purchaser that the apparatus or service to be furnished hereunder shall be of the highest quality and free from defects in material, workmanship, and title and will be of the kind designated in the pertinent purchase order. Terms of Manufacturer's warranty shall be included in the bid proposal and will be a criterion for evaluation of the proposal. The developer shall warranty the installed transformer for a period of twelve (12) months after the date of preliminary acceptance.

b. The Manufacturer shall guarantee that all transformers furnished under this specification are of first-class material and workmanship throughout, that they have been tested in accordance with this specification, and that the

results of the tests comply with the requirements of this specification, and in lieu of other claims against it, agrees to replace or repair:

- i. Any transformer found to be defective in material or workmanship or found not to be in compliance with the requirements of this specification before or during installation of the transformer.
- ii. Any transformer failure during normal and proper use within the Manufacturer's guarantee period which shows defects of materials or workmanship.
- iii. All transformers must be of new construction; no remanufactured transformers will be accepted. New construction means not used and is less than 2 years old.

SECTION 6 – SECONDARY LINE AND METER INSTALLATION

SECONDARY LINE AND METER INSTALLATION GENERAL

I. SCOPE

These standards outline minimum requirements for the service equipment, service conductors, etc., installed from the secondary junction box to and including the meter.

It also includes information necessary to determine ownership maintenance responsibility for associated conductors, equipment, etc.

II. APPLICATION

a. GENERAL

- i. This standard shall be used as a guideline for determining whether or not the service equipment, service conductors, etc. that comprise the secondary service meet all applicable national, state, and local codes and ordinances and HCP requirements.

III. DEFINITIONS

a. SERVICE EQUIPMENT, See Drawings DR-24, DR-25.

- i. All metering equipment, disconnecting equipment, and overcurrent protective devices near or on the building that provide power to the building from the HCP's service connection point.

b. UNDERGROUND SERVICE CONDUCTORS

- i. The underground supply conductors that extend from the City's secondary junction box or transformer to the metering provision.

HURRICANE CITY
UNDERGROUND POWER DISTRIBUTION SYSTEMS

c. GROUNDING ELECTRODE

- i. Grounding shall be done through a UFER grounding system, or per latest building code requirements.
- ii. As a minimum, a 5/8-inch X 8-foot (5/8" X 8') ground rod shall be used as the grounding electrode. When a metal underground water pipe system is available on the premises, the water pipe system and the ground rod shall be used as grounding electrodes.

d. GROUNDING ELECTRODE CONDUCTOR

- i. The conductors used to connect the grounding electrode to the grounded conductor of the underground service.

e. BURIAL DEPTH

- i. Underground service conductors will be installed in **schedule 40 PVC conduit**.
- ii. The vertical distance from the surface under which the conduit is installed, to the **center** of the conduit.

f. METERING PROVISIONS

- i. The enclosures, meter sockets, switch boxes, conduit, conduit elbows, etc. are required to provide a place for mounting a NEMA meter enclosure, required for installation of a meter.

g. SERVICE RISER **STANDPIPE**

- i. **Metallic** conduit, PVC conduit elbow, **and mounting assemblies** extend from the bottom of the service trench to the meter mounting provisions and main disconnecting means. These must enclose the service conductors.

IV. CODES

- a. Underground services shall be installed in accordance with applicable HCP requirements and local, state, and national codes and ordinances.
- b. All equipment and conductors installed shall meet or exceed applicable HCP requirements and local, state, and national codes and ordinances.

V. INSTALLATION

a. TYPE

- i. All underground service conductors shall be Type USE (underground service.)

b. PROTECTION

- i. Underground service conductors shall be protected by installation in conduit (PVC Schedule 40).

HURRICANE CITY
UNDERGROUND POWER DISTRIBUTION SYSTEMS

c. BURIAL DEPTHS

- i. The minimum burial depth for conduit-protected underground service conductors shall be 24 inches (24"). See diagram DR-18.

d. SPLICES

- i. Underground service conductors shall not be spliced.

e. INSTALLATION METHODS

All underground service conductors shall be pulled in conduit; care shall be taken to ensure that the conductors are not damaged during the pulling operation. Pulling tensions shall be monitored to ensure proper installation.

f. GROUNDING REQUIREMENTS

- i. A grounding electrode shall be connected via grounding electrode conductor to the underground service conductors (grounded conductors only) on the line side of and/or within the service disconnecting means.

VI. SERVICE EQUIPMENT

a. CONTINUOUS CURRENT RATING

- i. All service equipment shall have a minimum current rating of 100 amperes.

b. SHORT CIRCUIT CURRENT RATING

- i. Service equipment and its overcurrent protective devices shall have short circuit current ratings greater than or equal to the short circuit current available at their supply terminals.

VII. SERVICE DISCONNECT MEANS

- a. All service disconnecting means shall have a current rating of not less than 100 amperes unless otherwise permitted by federal, state, or local authorities.
- b. When multiple switches or circuit breakers are used as the disconnecting means, their combined current rating shall not be less than 100 amperes unless otherwise permitted by federal, state, or local authorities.

VIII. SERVICE CONDUIT

a. GENERAL

- i. Service conduit installations shall be carefully designed (length, number of bends, bend radii, etc.) to ensure that the underground service conductors can be pulled into and through the conduit without damage.

b. TRENCH REQUIREMENTS

- i. TRENCH BOTTOM

HURRICANE CITY
UNDERGROUND POWER DISTRIBUTION SYSTEMS

1. When conduits are direct-buried or concrete encased, the bottom of the trench into which the conduits are placed shall be free from rocks exceeding one inch (1") in their largest dimension. When the trench bottom contains rocks exceeding this size requirement, the trench shall be excavated six inches (6") deeper than the burial depth required for the conduits and then backfilled to the required burial depth with compacted sand or clean backfill.
- ii. TRENCH BACKFILL
 1. The JUT (Joint Utility Trench) trench shall be backfilled with 1-inch-minus material from the bottom of the trench to the top. No spoil material shall be used unless it is screened, **1-inch-minus, and machine compactable.**
 2. At least twelve inches (12") of compacted sand or screened backfill shall be placed over the conduits.

IX. METERING PROVISIONS

a. GENERAL

- i. Typical requirements for meter mounting provisions for all applications are shown on Drawings DR-23, DR-24, and DR-25. **When** meter mounting provisions different from those shown are required, HCP shall detail specific metering provision requirements.
- ii. The meter mounting provisions must be installed in a true vertical plane.
- iii. Meter mounting provisions with extruded or cast aluminum meter jaws shall not be used.
- iv. Remote metering will not be allowed for new construction or rebuild/add-on construction jobs.
- v. **The meter main will provide a disconnect. All three-phase meters and single-phase 400 amp meter sockets shall contain a lever bypass.**
- vi. All external exposed standoff conduit must be **aluminum** or rigid steel wrapped with anticorrosion tape where buried.

b. LOCATION

- i. Meters shall not be located in carports, breezeways, covered or screened porches, or other areas that might be enclosed at some future date.
- ii. The area on either side of a door or swinging window equal to the width of the door or swinging window is unacceptable as a meter location.

HURRICANE CITY
UNDERGROUND POWER DISTRIBUTION SYSTEMS

- iii. A level standing and working surface of 48 inches x 48 inches (48" x 48") shall be provided in front of all meters. Meters shall not be located behind fenced areas.
- iv. Single meter bases shall be installed such that the vertical distance from finished ground level to the center line of the disconnect and the center line of the meter is between a maximum height of six feet seven inches (6'7") and a minimum height of three feet six inches (3'6').
- v. Meters shall be installed on the front of the structure (side of building facing the street) or within the first ten feet (10') of the front of the structure closest to the power source.
- vi. Meters must be accessible to the City Meter Reader and shall not be hindered by animals, landscape, fences, etc.
- vii. If existing meters are not to current standards, no upgrades will be allowed until the meter is brought into accordance with current standards.

X. CONDUCTOR SIZE AND OWNERSHIP

- a. Service conductors are owned and maintained by Customer.
- b. The underground service conductors shall have adequate ampacity to supply the load requirements of the premises served by the conductors. See the table below for quantities and conductor sizes required.

Table 4
CONDUCTOR QUANTITY & SIZE

Service Size (A)	Quantity	Size
Residential		
200	1	4/0 AWG
400	1	350 kcmil
Commercial/Industrial		
200	1	350kcmil
400	2	350kcmil
600	2	500kcmil
800	3	500kcmil
1000	4	350kcmil
1200	4	500kcmil
1600	5	500kcmil
2000	6	500kcmil

Note: For residential service sizes larger than 400A and commercial/industrial service sizes larger than 2000A coordinate with HCP to determine adequate secondary conductor quantities and size.

XI. SECONDARY DISTANCES

- a. For residential installations the maximum allowable distance from the transformer or secondary box to the service equipment shall be 150'.
- b. For commercial/industrial installations it is recommended that the distance from the transformer to the service equipment allow for no more than a 1% voltage drop with the conductor size outlined in table 5. This is to maintain the maximum 5% voltage drop across the feeders and branch circuits specified in IECC C405.9.

SECONDARY LINE AND METER INSTALLATION FOR RESIDENTIAL SUBDIVISIONS

I. METERING PROVISIONS

a. GENERAL

- i. Typical requirements for meter mounting provisions for residential subdivisions are shown on Drawing DR-24. When meter mounting provisions different from those shown are required, HCP shall detail specific metering provision requirements.
- ii. Only one service meter shall be allowed per lot. Accessory dwelling units, shops, or other detached structures shall not be separately metered.

SECONDARY LINE AND METER INSTALLATION FOR MOBILE HOME AND TRAILER PARKS

I. SERVICE EQUIPMENT

- a. Equipment containing the disconnecting means, overcurrent protective devices, and receptacle or other means for connection of a mobile home feeder assembly. This equipment shall be located adjacent to and not mounted in or on the mobile home.

II. FEEDER ASSEMBLY

- a. The underground feeder conductors, including the grounding conductor, together with the necessary fittings and equipment or a power supply cord designed to connect a mobile home to its metering provisions.
- b. Conductors connect the service equipment to the distribution panel inside the mobile home.

HURRICANE CITY
UNDERGROUND POWER DISTRIBUTION SYSTEMS

- c. As a minimum, a 5/8-inch x 8-foot (5/8" X 8') ground rod shall be used as the grounding electrode. When a metal underground water pipe system is available, the water pipes and the ground rod shall be used as the grounding electrode.

III. INSTALLATION

a. FEEDER ASSEMBLY

- i. All conductors in the feeder assembly shall be insulated, color-coded, and installed without splices.

b. GROUNDING

- i. The neutral conductor and the grounding conductor shall be bonded together only at the service equipment, not on or within the mobile home.

c. PROTECTIVE EQUIPMENT SIZING

- i. The service equipment shall contain a properly rated fused disconnect switch or a circuit breaker corresponding to the load requirements of the mobile home.

IV. METERING PROVISIONS

a. INDIVIDUAL METERS

- i. Typical requirements for meter mounting provisions for mobile homes and trailers with individual meters are shown on Drawing DR-25. When meter mounting provisions differ from those shown are required, specific meter mounting provision requirements shall be detailed by HCP.

b. SINGLE METER

- i. When mobile home parks or trailer courts are metered at a single point, the metering provisions at that point shall be detailed by HCP.

c. GENERAL REQUIREMENTS

- i. Mobile home meter pedestals shall be constructed and installed so that the vertical distance from the ground level to the centerline of the meter is 30 inches (30") minimum to 42 inches (42") maximum.
- ii. Meters shall not be installed on power poles.
- iii. New mobile home meter pedestals shall be of the underground type.
- iv. The meter shall have a working clearance of 3 feet (3') around the entire meter.

SECONDARY LINE AND METER INSTALLATION FOR APARTMENTS AND CONDOMINIUMS

I. METERING PROVISIONS

a. GENERAL

- i. Typical requirements for meter mounting provisions for apartment and condominium subdivisions are shown on Drawings DR-27. When meter mounting provisions differ from those shown are required, HCP shall detail specific meter mounting provision requirements.
- ii. The meter main will provide a disconnect. All 3 phase meter sockets shall contain a bypass lever. All 400-amp meter sockets shall contain a lever bypass.
- iii. All meter sockets shall be clearly labeled with permanent placards or permanent metallic stickers. See drawing DR-27.

b. MOUNTING HEIGHTS

i. SINGLE HORIZONTAL ROW OF METERS

1. When meters for an apartment or condominium can be mounted in a single horizontal row, the vertical distance from the ground level to the center line of meters shall be five feet six inches (5'6") minimum to **six feet seven inches (6'7")** maximum.

ii. MULTIPLE ROWS OF METERS

1. When meters for an apartment or condominium can be mounted in two **to four** horizontal rows, the vertical distance from **finished** ground level to the center line of the top row of meters **and disconnects** shall be **six feet seven inches (6'7")** maximum and the distance from the **finished** ground level to the center line of the bottom row of meters **and disconnects** shall be **three feet six inches (3'6")** minimum.

c. LABELING METER BASES

- i. Meter bases shall be numbered according to the apartment/condominium numbers as recorded on the official plat.
- ii. One inch (1") wide placards or metallic stickers shall be used to identify **what** the meter/unit disconnect breaker is feeding.
- iii. Labels shall contain the unit number and/or address to correlate what each meter/unit disconnect breaker is feeding. For example: Unit 1, Unit 2, or 299 **N** 2600 W, 287 N 2600 W.

HURRICANE CITY
UNDERGROUND POWER DISTRIBUTION SYSTEMS

- iv. Labels shall be installed to the right or directly beneath the unit disconnect breaker to which the correlating meter is feeding.
- v. Placards shall be installed using self-tapping screws and shall be lubricated using a rust resistive compound.
- vi. No letters shall be used to identify **what the** meter/unit disconnect breaker is feeding. For example: Unit A, Unit B, Unit C are not permitted.

SECONDARY LINE AND METER INSTALLATION FOR COMMERCIAL FACILITIES

I. SERVICE DISCONNECTING MEANS

- a. Single-phase or three-phase commercial services will be required to have a lockable fuse or knife disconnect located on the building to disconnect power from the building. **The** disconnect must be situated in a manner as to leave the meter energized when **the** disconnect is turned off.

II. METERING PROVISIONS

a. GENERAL

- i. Typical requirements for meter mounting provisions for commercial subdivisions are shown on Drawings DR-23. **When** meter mounting provisions differ from those shown are required, HCP shall detail specific metering provision requirements.
 - 1. All services over 400 amps will be CT metered. Hurricane Power will provide and install the metering equipment and will charge the development cost of the materials.
 - 2. Building layout, square footage, panel size in amps, number of meters/breaker sizes, voltage needed, and load calculations will be required before HCP can determine the sizing of all metering provisions.

ii. MOUNTING HEIGHTS

1. SINGLE HORIZONTAL ROW OF METERS

- a. When **a** meter for a commercial facility can be mounted in a single horizontal row, the vertical distance from the ground level to the center line of meters shall be five feet six inches (5'6") minimum to **six feet seven inches (6'7")** maximum.

2. MULTIPLE ROWS OF METERS

- a. When meters for a commercial facility can be mounted in two **to four** horizontal rows, the vertical distance from **finished** ground level to the center line of the top row of

meters and disconnects shall be six feet seven inches (6'7") maximum and the distance from the finished ground level to the center line of the bottom row of meters and disconnects shall be three feet six inches (3'6") minimum.

iii. LABELING METER BASES

1. Meter bases shall be numbered according to the commercial building numbers as recorded on the official plat.
2. One inch (1") wide placards or metallic stickers shall be used to identify what the meter/unit disconnect breaker is feeding.
3. Labels shall contain the unit number and/or address to correlate what each meter/unit disconnect breaker is feeding. For example: Unit 1, Unit 2, or 299 N 2600 W, 287 N 2600 W.
4. Labels shall be installed to the right or directly beneath the unit disconnect breaker to which the correlating meter is feeding.
5. Placards shall be installed using self-tapping screws and shall be lubricated using a rust resistive compound.
6. No letters shall be used to identify what the meter/unit disconnect breaker is feeding. For example: Unit A, Unit B, Unit C are not permitted.

SECTION 7 – STREET LIGHT INSTALLATION

I. SCOPE

This standard outlines the requirements for installing streetlights erected in any subdivision within Hurricane City Limits.

II. EQUIPMENT SPECIFICATIONS/INSTALLATION

- a. POLICY: It is the policy of the City of Hurricane that all streetlights erected in the City shall adhere to the following standard.
- b. PURPOSE AND OBJECTIVE: To ensure streetlights are installed according to uniform construction guidelines and equipment specifications.
- c. STREET LIGHT POLE SPACING AND HEIGHT:
 - i. Pole Height 15' 200' – 250'
 - ii. Pole Height 25' 225' – 300'
 - iii. A streetlight shall be placed at each intersection.

HURRICANE CITY
UNDERGROUND POWER DISTRIBUTION SYSTEMS

- iv. All poles shall be anchor base poles and the foundation design shall be adequate for the height of pole, the arm that is being installed, the soil conditions and 80-mile-per-hour winds.
- v. **Luminaires** shall be 120 volts.
- vi. All streetlight bases must be precast and supplied by a preapproved vendor.
- vii. For current acceptable streetlight makes and models, see HCP personnel.

Note: All poles, post-top heads, and cobra-style heads are black.

III. INSTALLATION OF STREET LIGHT

a. INSTALLATION

- i. Customers requesting to add or delete streetlights will be required to meet with the HCP staff during a regularly scheduled planning meeting to discuss details and procedures.
- ii. If the City Council or Hurricane City Power Board determines a streetlight should be installed at City expense for safety or other reasonable public consideration, HCP will install the streetlight(s) as directed and according to this policy.

IV. OWNERSHIP

- a. Streetlights shall be installed at owner/developer expense in new/proposed subdivisions and projects. The owner shall warrant the lights for one year, then Hurricane City accepts ownership.

V. FOOTING SPECIFICATION

- a. Per manufacturer, see Drawings DR-4 and DR-5. These drawings are for 15' decorative and 25' mongoose light only.

SECTION 8 – SPECIFICATIONS

CONCENTRIC NEUTRAL URD PRIMARY CABLE

I. SCOPE

All primary cables used on the Hurricane City electrical system shall comply with the following:

II. SPECIFICATIONS

- a. Insulation Type – EPR
- b. Insulation Thickness:
 - i. Minimum average thickness -220 mils.

HURRICANE CITY
UNDERGROUND POWER DISTRIBUTION SYSTEMS

- ii. Minimum thickness at any point – 209 mils
- c. Voltage Class – 15 kV
- d. All cable produced under this specification shall comply with the latest editions of AEIC C56 and ICEA S-68-516
- e. All cable installed shall be new (not used) and within 2 years of **date of manufacture**.
- f. All cables installed in the same conduit must be of the same manufacturer and type.
- g. Conductor sizes are:
 - i. 1/0 AWG aluminum compressed stranded with 16-#14 AWG bare copper concentric neutral wires (full neutral) with an encapsulating jacket whose thickness is not less than 0.05 inches (0.05").
 - 1. Jacket material shall be LLDPE or approved equal and shall be insulating.
 - 2. Single-phase 1/0 AWG underground cable shall be installed in two and one-half inch (2 ½") conduit and three-phase 1/0 AWG underground cable shall be installed in four-inch (4") conduit, unless otherwise approved by HCP.
 - ii. 4/0 AWG aluminum compressed stranded with 18-#14 AWG bare copper concentric neutral wires (1/3 neutral) with an encapsulating jacket whose thickness is not less than 0.05 inches (0.05").
 - 1. Jacket material shall be LLDPE or approved equal and shall be insulating.
 - 2. 4/0 AWG underground cable shall be installed in four-inch (4") conduit, unless otherwise approved by HCP.
 - iii. 750kcmil aluminum compressed stranded with 24-#12 AWG bare copper concentric neutral wires (1/3 neutral) with an encapsulating jacket whose thickness is not less than 0.08 inches (0.08").
 - 1. Jacket material shall be LLDPE or approved equal and shall be insulating.
 - 2. 750kcmil underground cable shall be installed in six-inch (6") conduit, unless otherwise approved by HCP.
 - iv. Approved cable manufacturers are:
 - 1. Okonite
 - 2. Kerite
 - v. Initialisms
 - 1. AEIC is Association of Edison Illuminating Companies
 - 2. AWG is American Wire Gauge

3. ICEA is Insulated Cable Engineers Association (formerly ICPEA)
4. EPR is Ethylene Propylene Rubber
5. LLDPE is Linear Low-Density Polyethylene

THREE-PHASE AND SINGLE-PHASE ABOVE GROUND PRIMARY VAULT

I. SPECIFICATIONS

- a. Units must meet the following specification: See Drawings DR-15, DR-17.
 - i. HCP approved
 - ii. Penta Head bolts on lid with locking capabilities
 - iii. Fiberglass
 - iv. All hardware including hinges to be stainless steel
 - v. Color – Munsell Green, Willow Green, or Desert Tan
 - vi. Four-Way Junctions required
- b. Approved vendors
 - i. Nordic
 - ii. Other vendors of equivalent equipment are acceptable if approved by HCP.
- c. Vaults will include:
 - i. Three-phase
 1. Three (3) four-way junctions, standoff brackets, and necessary receptacles, etc.
 - ii. Single-phase
 1. One (1) four-way junction, standoff bracket, and necessary receptacles, etc.

METAL ENCLOSED SWITCH GEAR

I. SPECIFICATION

- a. HCP shall determine the switchgear class needed for each job. The switchgear specifications are a model P.M.H. 600 Amp Main Bus capacity. These will be designed per individual needs.
- b. Approved Manufacturers
 - i. A.B. Chance
 - ii. S&C
 - iii. Federal Pacific.

Outdoor-Style, Manual Operation is as follows:

kV, Normal 14.4

HURRICANE CITY
UNDERGROUND POWER DISTRIBUTION SYSTEMS

kV, Maximum.....	17.0
kV, BIL.....	95
Main Buss Continuous, Amperes	600/200

Three-Pole Interrupter Switches

Continuous, Amperes (Source/Feeder)	600/200
Live Switching, Amperes (Source/Feeder).....	600/200

Two-Time Duty-Cycle Fault-Closing

Amperes RMS Asymmetrical	23,400
--------------------------------	--------

Fuses with Integral Load Interrupter

Maximum, Amperes.....	200E
Live Switching, Amperes	200

Two-Time Duty-Cycle Fault-Closing

Capacity, Amperes RMS Symmetrical	12,500
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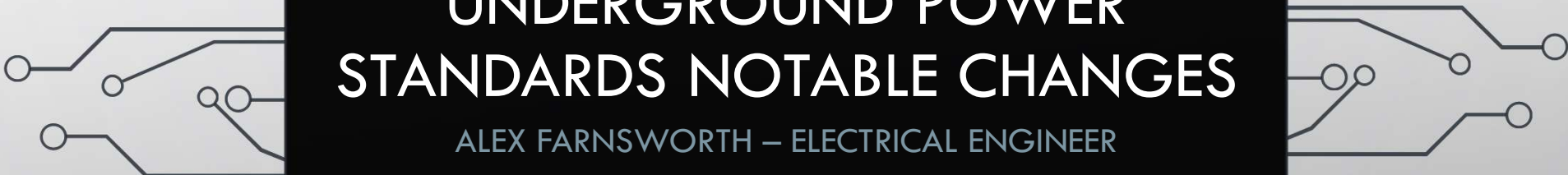
Short-Circuit Ratings

Amperes, RMS Symmetrical	12,500
MVA Three-Phase Symmetrical at Rated Nominal Voltage ...	310

- c. The momentary and two-time duty-cycle fault-closing ratings of switches, momentary rating of bus, interrupting ratings of fuses, and one-time duty-cycle fault-closing capabilities of the fuses with integral load interrupters shall equal or exceed the short circuit ratings of the pad-mounted gear.
- d. The pad-mounted gear shall consist of a single self-supporting enclosure, containing single blade interrupter switches, non-key interlock, dual purpose barriers for the switches and fuses (G1 & G2), component grounding studs for switches and fuses (H & J).
- e. The switches and fuse components shall be arranged for full visibility when the enclosure doors are open. Open switch gaps and blown-fuse indicators shall be readily visible to provide for ease of operation.
- f. Interrupter switches shall have a two-time duty-cycle fault-closing rating equal to or exceeding the short-circuit rating of the integrated pad-mounted gear assembly. This rating defines the ability to close the interrupter switch twice against a three-phase fault with asymmetrical current in at least one phase equal to the rated value, with the switch remaining operable and able to carry and interrupt rated current. Tests substantiating this rating shall be performed at maximum design voltage with current applied for at least ten (10) cycles. Certified test abstracts establishing this rating shall be furnished upon request.

HURRICANE CITY
UNDERGROUND POWER DISTRIBUTION SYSTEMS

- g. Interrupter switches shall have the capability established by test to perform switching duties which include interrupting load current up through the assigned live-switching rating, as well as transformer magnetizing currents associated with the applicable loads, cable-charging current, and line-charging current typical for distribution systems of the applicable voltage ratings. All arcs accompanying the interruption shall be contained within the interrupters and products/gases evolved during interruption shall be vented through exhaust-control chambers to eliminate discharge of ionized gases. Switches shall have a single blade per phase and shall be externally operable. A quick-make/quick-break mechanism, non-defeatable under normal operation and shall make operation of the switch blades independent of the speed of the manual operating handle.
- h. Solid-material power fuses shall be capable of detecting and interrupting all faults up to the short-circuit interrupting rating of the integrated pad-mounted gear assembly. Fusible elements shall be non-aging and non-damageable. All arcing accompanying power fuse operation shall be contained within the fuse and all arc products and gases evolved shall be effectively contained within exhaust control devices during fuse operation. Power fuses shall have a blown-fuse indicator that shall be readily visible without removing the fuse from the mounting location. Fuse type shall be S&C Type SMU-20 for system compatibility.
- i. Fuse mounting jaw contacts shall be equipped with integral load interrupters to permit live switching of fuses with a rated hot stick. Integral load interrupters shall have an on-time duty-cycle fault-closing capability equal to the short-circuit rating of the pad-mounted gear. The duty-cycle capability defines the level of available fault current into which the fuse can be closed without a quick-make mechanism and when operated vigorously through its full travel without hesitation at any point, with the integral load interrupter remaining operable and able to carry and interrupt currents up to the emergency peak-load capabilities of the fuse.
- j. All terminations shall be done with HCP approved termination kits and two-hole termination lugs, with the contractor supplying the equipment.

A decorative graphic consisting of thin, dark grey lines that resemble a circuit board. These lines extend horizontally from the left and right edges of the central black rectangle, with several small circles at the end of the lines, suggesting electrical components or connection points.

UNDERGROUND POWER STANDARDS NOTABLE CHANGES

ALEX FARNSWORTH – ELECTRICAL ENGINEER

- Any lot being zoned as commercial/industrial shall be configured for 3-phase power.

REQUIRE 3-
PHASE
POWER.
PAGE 5

B. LOCATION

Primary enclosures shall be located in a manner that adjacent obstacles such as fences, buildings, etc. do not interfere with operation, installation, or maintenance of the enclosures. If less than ten feet (10') of clear space is to be provided, HCP approval is required.

Electrical equipment shall be installed within 6"-12" from the back of sidewalk or walking path.

If a streetlight is present on a property line, the electrical equipment shall be installed 12"-18" to the right side of the edge of the street light base. If no light is present the electrical equipment shall be installed 6"-12" to the right of the property line as shown in drawing DR-21.

SPECIFIED
ELECTRICAL
EQUIPMENT
LOCATION
PAGE 16

CONSOLIDATED PRIMARY INSTALLATION REQUIREMENTS. PAGE 18

II. INSTALLATION

- A. All single-phase pad mount transformers will have a ground sleeve, see Drawing DR-11. All three-phase transformers will be placed on the transformer pad as shown on Drawing DR-10.
- B. Fusing requirements for any **residential**, industrial or commercial facility will be reviewed, coordinated, and approved by HCP. Any system that has the potential of serving more than one **residential**, commercial or industrial location or more than one circuit/feeder such fusing will be determined by HCP and each subdivision or development will be fused according to its needs.
- C. Connection requirements vary between the type of service being rendered (residential, commercial, or industrial) and location on the electrical system.
- D. **No single-phase tap shall have more than 400kVA connected load except in commercial or industrial three-phase applications.**
- E. **No single-phase transformer shall exceed 100kVA.**
- F. **Where a switch cabinet is required, no more than nine (9) fused single-phase taps can be fed from the cabinet.**
- G. **All transformers and vaults shall utilize approximately 10'-12' of #4 solid bare copper for ground connections.**

IV. TRANSFORMER SIZING

- A. Residential transformers will be incrementally sized based on 8 kVA per 200 amperes. Transformer size not to exceed 100 kVA.
- B. Commercial/Industrial transformers will be sized by HCP.

ADJUSTED ESTIMATED
RESIDENTIAL LOAD
FROM 6 KVA - 8 KVA
AND REMOVED
TRANSFORMER SIZING
PERCENTAGE
PAGE 22

IX. LOSS EVALUATION

- A. Total losses will be invoiced at \$4.30 per watt over allowable losses according to the chart below.
 - i. Evaluated losses will be calculated by multiplying the appropriate dollar/watt values by guaranteed maximum load losses at maximum nameplate kVA rating and no-load losses at 100 percent voltage. These products will be added to the bid price for evaluation.

ADJUSTED LOSS
EVALUATION
AMOUNT
PAGE 27 & 34

Table 4

CONDUCTOR QUANTITY & SIZE

Service Size (A)	Quantity	Size
Residential		
200	1	4/0 AWG
400	1	350 kcmil
Commercial/Industrial		
200	1	350kcmil
400	2	350kcmil
600	2	500kcmil
800	3	500kcmil
1000	4	350kcmil
1200	4	500kcmil
1600	5	500kcmil
2000	6	500kcmil

CREATED A
COMMERCIAL
CONDUCTOR
QUANTITY & SIZE
TABLE
PAGE 40

ADJUSTED SECONDARY DISTANCE REQUIREMENTS PAGE 41

II.—SECONDARY DISTANCES

A.—The distances from HCP transformer that secondary cable can be run due to voltage drop limitations are listed below. These limitations are based on the distribution transformer having the capacity to adequately serve the load.

B.—The maximum secondary cable distances are based on:

- 1.—Aluminum conductors in non-magnetic conduit
- 2.—A five-volt (5V) drop across the secondary cable
- 3.—Up to 100 amperes of load current in the first table
- 4.—Up to 200 amperes of load current in the second table
- 5.—0.95 load power factor

C.—The voltage drop calculations are based on Table 13 from the ANSI/IEEE Standard 141-1986, IEEE Recommended Practice for Electric Power Distribution (IEEE Red Book).

XI. SECONDARY DISTANCES

- a. For residential installations the maximum allowable distance from the transformer or secondary box to the service equipment shall be 150'.
- b. For commercial/industrial it is recommended that the distance from the transformer to the service equipment allow for no more than a 1% voltage drop with the conductor size outlined in table 5. This is to maintain the maximum 5% voltage drop across the feeders and branch circuits specified in IECC C405.9.

TABLE 8
SECONDARY 600V CABLE LENGTHS
COMMERCIAL FACILITIES—UP TO 200 AMPERES

Conductor	Maximum Distance
250mm ²	170 feet
350mm ²	235 feet
500mm ²	295 feet

• The commercial facility design should consider the location of the power source as close as possible to the center of the load to keep voltage drop within satisfactory limits.

- ii. Only one service meter shall be allowed per lot. Accessory dwelling units, shops, or other detached structures shall not be separately metered.

SPECIFIED THAT A
RESIDENTIAL LOT
SHALL ONLY
HAVE ONE METER
PAGE 41

- iv. Single meter bases shall be installed such that the vertical distance from finished ground level to the center line of the disconnect and the center line of the meter is between a maximum height of six feet seven inches (6'7") and a minimum height of three feet six inches (3'6').

b. MOUNTING HEIGHTS

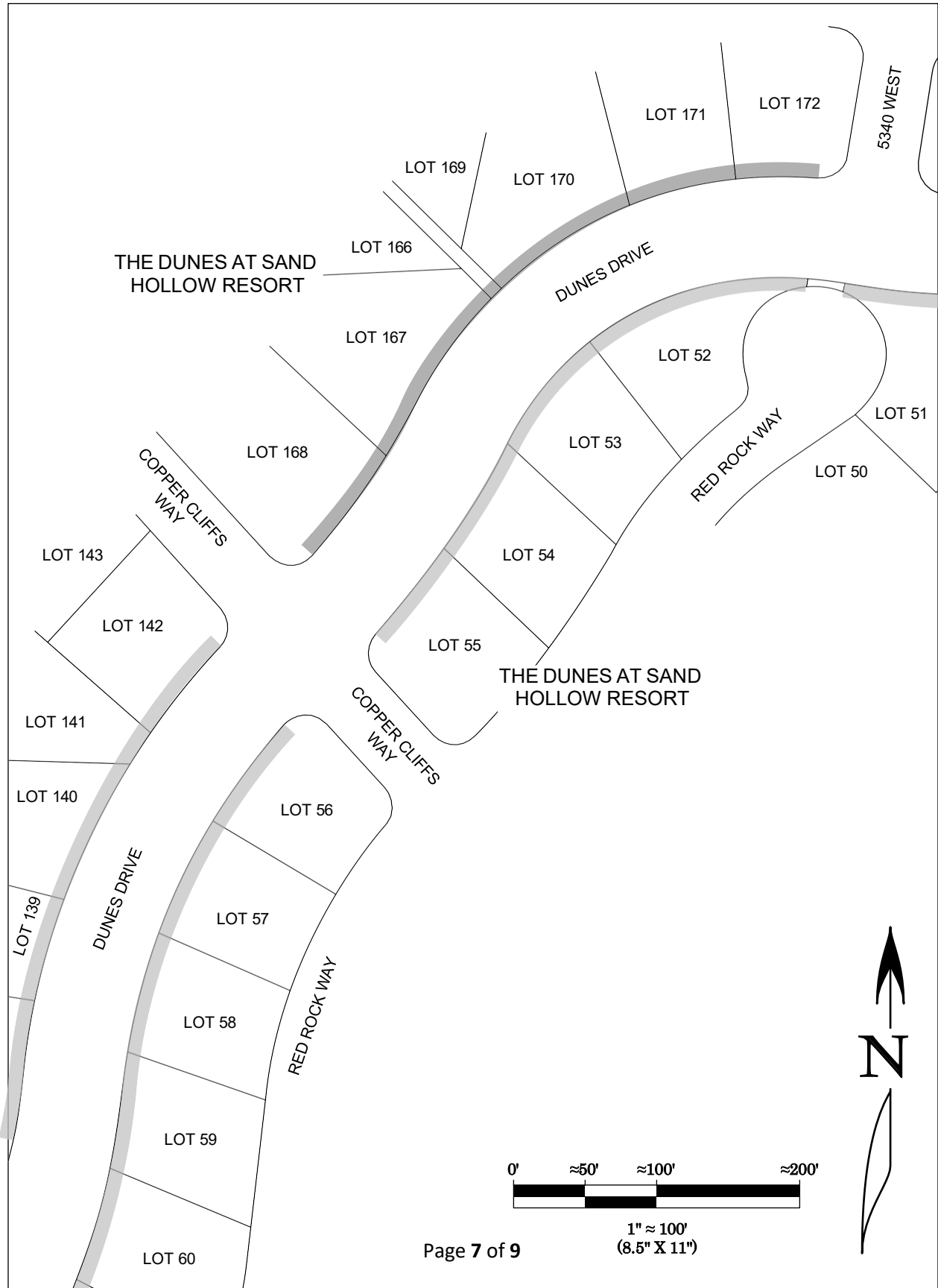
i. SINGLE HORIZONTAL ROW OF METERS

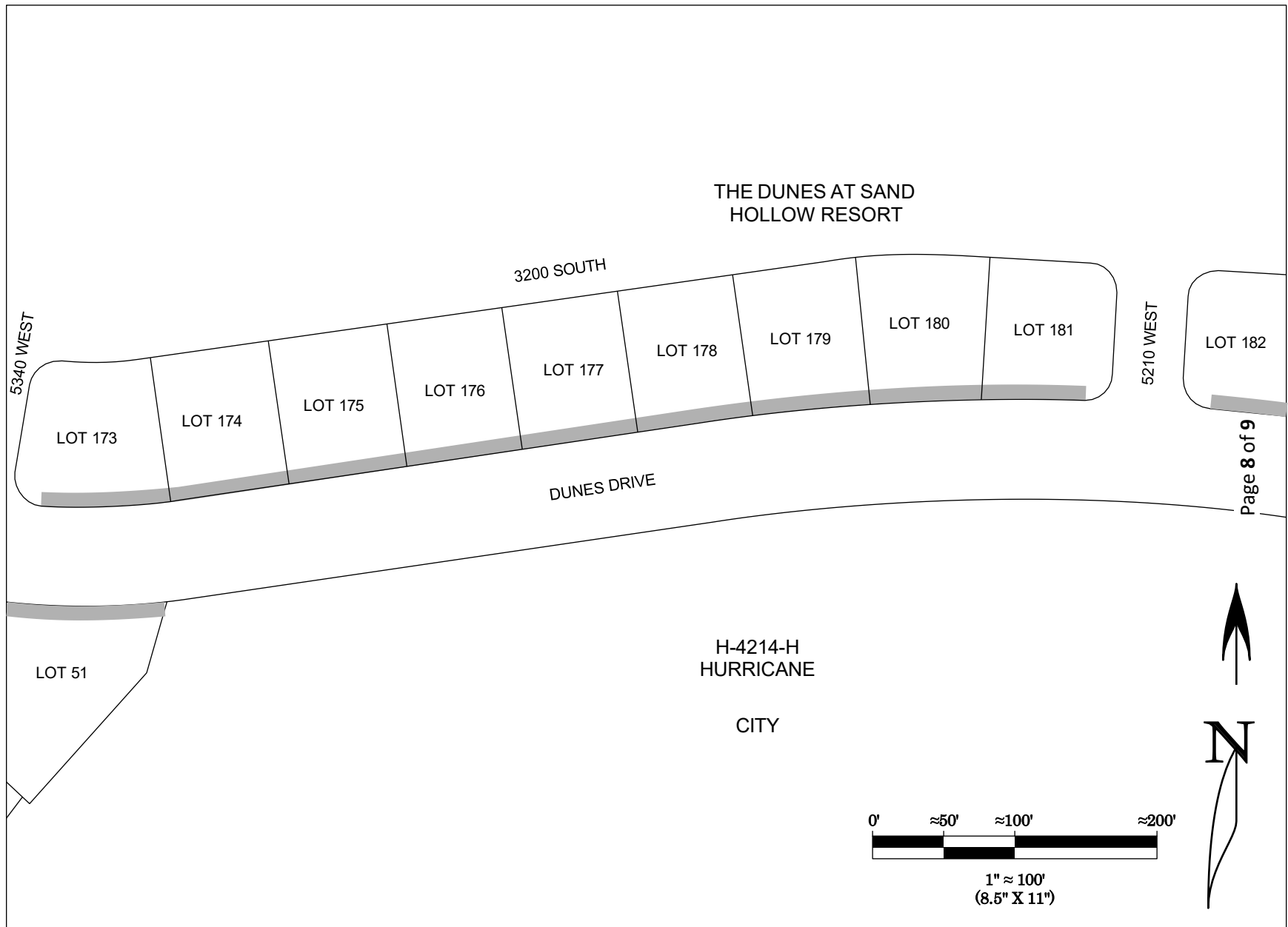
- 1. When meters for an apartment or condominium can be mounted in a single horizontal row, the vertical distance from the ground level to the center line of meters shall be five feet six inches (5'6") minimum to **six feet seven inches (6'7")** maximum.

ii. MULTIPLE ROWS OF METERS

- 1. When meters for an apartment or condominium can be mounted in two **to four** horizontal rows, the vertical distance from **finished** ground level to the center line of the top row of meters **and disconnects** shall be **six feet seven inches (6'7")** maximum and the distance from the **finished** ground level to the center line of the bottom row of meters **and disconnects** shall be **three feet six inches (3'6")** minimum.

ADJUSTED METER AND DISCONNECT MOUNTING HEIGHTS PAGE 40,43,44





0' ≈50' ≈100' ≈200'

1" ≈ 100'
(8.5" X 11")

3150 SOUTH

LOT 409

THE RETREAT AT
SAND HOLLOW
RESORT PHASE 4

3175 SOUTH

LOT 408

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

TAVA RESORT AT
SAND HOLLOW
PHASE 2

LOT 32

LOT 33

LOT 34

YANSA TRAIL

DESERT SANDS PARKWAY

LOT 250

LOT 249

LOT 220

THE DUNES AT SAND
HOLLOW RESORT

3180 SOUTH

LOT 218

LOT 187

LOT 186

LOT 185

LOT 184

LOT 182

LOT 183

DUNES
DRIVE

H-4214-H
HURRICANE
CITY

RETREAT DRIVE

COMMON
AREA

LOT 99

