



HURRICANE CITY UTAH

Mayor

Clark Fawcett

City Manager

Kaden DeMille

City Council

Joseph Prete

Dave Imlay

Lynn Excell

Amy Werrett

Merlin Spendlove

Hurricane City Council Meeting Agenda

September 3, 2026

5:00 PM

City Council Chambers 147 N 870 W, Hurricane

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

5:00 p.m. Pre-meeting

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 August 20, 2026

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. ZC26-11** to rezone a 0.85-acre parcel from Residential Agricultural 0.5 (RA-0.5) to Recreation Resort (RR); and a 0.5-acre parcel from Agricultural 5 (A-5) to Recreation Resort (RR); both parcels are located within the Pecan Valley Resort area; File Nos. ZC26-11 and PSP26-08; Parcel Nos. H-4-2-15-118 and H-4138-F; Chris Wyler, applicant; Brandee Walker, agent.
2. Consideration and possible approval of **Ordinance 2026-22 Superseding Ordinance 2026-19** to amend 8-6-1 regarding the monthly drainage utility fee

NEW BUSINESS

1. Consideration and possible approval of **awarding the bid for the next phase** of the irrigation expansion project– Kory Wright
2. Mayor, Council, and staff reports
3. 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 September 2, 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 September 3, 2026

5:00 p.m. Pre-Meeting

6:00 p.m. Call to Order

Minutes of the Regular City Council Meeting for August 20, 2026.

Old Business

1. September 3, 2026

To: Hurricane City Council

From: Gary Cupp, Planning Director

At the August 20, 2026, City Council meeting, the Council discussed the lack of secondary access in the area of the subject property. Consistent with the Council's past direction that no additional subdivision plats or zone changes should be approved until the access issue is resolved, the city attorney was given direction to draft a development agreement that addresses the timing of right-of-way dedications, bonding for, and construction of the required secondary access in relation to future development of the property. Accordingly, a draft development agreement has been prepared for the City Council's consideration that addresses these issues should the Council decide to approve the requested zone change.

2. At the August 20th meeting staff presented some scenarios that would implement the proposed storm drain fee for non-residential properties over a 4-year period. After discussing, staff was given direction on the most desirable scenario to use. This has been incorporated into a proposed ordinance to supersede Ordinance 2026-19. This ordinance lays out a tiered system, along with a 4-year implementation plan for the fee on non-residential properties. A letter has also been prepared, as requested by the City Council, to be sent to all property owners affected by the new tiered system. Approval is recommended by staff. Upon approval, staff will begin the process of applying the fee to each account holder. It is estimated that this process will take until December because of the large number of properties that will to be analyzed and noticed. – Arthur LeBaron

New Business

1. Hurricane City has been working to improve and expand its secondary irrigation system through a phased irrigation efficiency project.

Phase 1 of the project included the development of two 3-million-gallon irrigation storage ponds, construction of a booster station, and installation of primary irrigation pipeline system. The Phase 1 system extended from approximately 700 West through 1300 South, continuing along 920 West to 650 South and serving the surrounding

subdivisions. This work established the foundation for expanding and improving the City's secondary irrigation system.

Phase 2 will continue the City's Irrigation improvements and extend the system into the remaining areas not served during Phase 1. The proposed work will extend from the wash and the 400 South area southward to approximately 1500 S and will include the remaining streets and areas within the portion of the city requiring secondary irrigation infrastructure.

The purpose of Phase 2 is to continue increasing irrigation availability, improve system efficiency and reliability, and provide additional residents and properties with access to the city's secondary irrigation system. Completing this phase will build upon the infrastructure established during Phase 1 and further advance the city's long-term irrigation efficiency goals.

Following the city's bidding process, Interstate Rock submitted the bid recommended for this project. Staff is requesting that the Hurricane City Council approve the bid award to Interstate Rock for the Hurricane Irrigation Efficiency Project Phase 2, allowing the city to proceed with construction.

Recommendation: Staff recommends that the Hurricane City Council approve the bid award to Interstate Rock for Hurricane Irrigation Efficiency Project – Phase 2 and authorize the appropriate City officials to execute the necessary agreements and proceed with the project in accordance with the bid documents and applicable City requirements. – Kory Wright

2. Mayor, Council, and staff reports.
3. Tentative Close Meeting upon request.

Minutes of the Hurricane City Council meeting held on August 20, 2026, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 5 p.m.

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

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, Building Official Larry Palmer, HR Director Sel Lovell, and City Recorder Cindy Beteag.

AGENDA

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

Fred Resch III explained that with the new sign ordinance, wind signs are no longer allowed. Staff passed out flyers to businesses that were in violation in hopes that they would voluntarily remove them. The Planning Commission had a large agenda last week, where they approved a cell tower on 3000 South, two zone changes that are on tonight's agenda, and two preliminary plats: one near Grandpa's Pond and one on Old Hwy 91. The Water Conservancy District also proposed a zone change on approximately 600 acres, but it was tabled because the application was not ready. Mayor Fawcett stated they reached out to him to discuss the application because they were unable to resolve it with staff. Mr. Resch III stated they had a productive meeting yesterday with the applicant. He then continued with the Planning Commission approvals, including a preliminary site plan for the new fire station on Sand Hollow Road and preliminary site plans for Angelica's and Cross Country Diner.

Gary Cupp stated next week's Planning Commission meeting has been canceled due to no applications.

Hayden Roberts recognized and thanked the Police and Water Departments for their help during the recent flood. He stated the Street crews are still in cleanup efforts. Slurry seal is going well, and they will be starting Sky Mountain next week. Mayor Fawcett stated S&S Steel reached out to him about donating for the flood victims and they will match donations up to \$30,000. He opened an account at State Bank for people to donate and encouraged everyone to donate if they can. Mr. Roberts stated he did not have a count on how many homes were damaged but reported there were no injuries. Councilman Imlay stated the flood water got into the secondary bars of the transformers, which are bare and exposed. He reported that no fuses were blown, no one was shocked, and everything stayed energized.

Mike Johns added that one of the boxes was completely submerged under water, but it never shut off or skipped a beat. There were a couple of others that were hit, but they have all dried out now. He stated some of the department's equipment basements were full of water, but it

40 did not get into the primary power section. He also stated the UAMPS conference is next week,
41 and the generators are continuing to run.

42 Mike Vercimak stated Turf Sod Road will need rehabilitation after the rain. He also stated that
43 sand that ran down from the flood will need to be cleaned up at the intersection of Sand
44 Hollow Road and SR-7. They are continuing to assess the damage around town from the flood.
45 He stated they continue to see development activity. They held a preconstruction meeting that
46 morning for Magnolia Court, and next Tuesday there is another meeting for a subdivision on
47 2600 West.

48 Sel Lovell introduced Kayla Bronson as the new Utility Clerk and Shalise Flanigan as the new
49 Payroll Coordinator. Kaden DeMille added that Kirra Dixon has brought the payroll position a
50 long way over the last four years and she will be greatly missed. Mr. Lovell then reviewed the
51 recent new hires and stated there are still quite a few positions open. He stated staff have been
52 trying to move to paperless as soon as possible and are still working on the website redesign.
53 The City will also hold a CPR class for employees soon.

54 Kory Wright thanked Interstate Rock, Cody Goodfellow, a few employees from the Water
55 District, and many others that helped with the flood. They passed the leak test and water
56 sample test on the Sky Ranch Tank and are close to connecting it to the City's system as soon as
57 they receive approval from the State. They are still drilling at the Goulds Wash Well, but drilling
58 at the Sky Ranch Well is still shut down due to equipment problems. The start date for the first
59 phase of the irrigation project is scheduled for September 15th. They are just waiting on a few
60 more numbers for the second phase of the pressurized irrigation pipe expansion project and
61 will then be able to bring it to the Council for approval.

62 Chief Yates announced that Paige Roundy is the new SRO at the Intermediate School. He stated
63 she will do a great job, and they are excited to have her in the position. They will be conducting
64 interviews next week for the Animal Shelter Attendant. He stated that on September 26th from
65 6:00–8:00 p.m., they will be holding their National Night Out event. They have invited multiple
66 agencies from around the county and will have free hot dogs and water. This is a great
67 opportunity for the community to come out and meet local law enforcement. He stated they
68 were also able to hire a new lateral officer from Cedar City. His father previously worked for the
69 City's Police Department, and he will be introduced soon. He lives in Southern Utah and wants
70 to remain in the area.

71 Larry Palmer reported that since the last meeting they have had thirteen single family permits,
72 a three plex townhome unit, and two two-unit townhomes submitted.

73 Tiffani Wright announced that they have implemented a ticketing system for the Theater. They
74 will test the system with the Christmas show to work out any issues before using it for the
75 Spring show. The Recreation Coordinator moved to another position, so that position has been
76 opened. She reviewed some of the changes within the department that created additional open
77 positions. They are busy preparing for Peach Days. The boys' bathroom will hopefully be
78 completed before the event begins. The current show at the Theater is doing well. They are

79 halfway through the season and are halfway to where they need to be. Councilman Spendlove
80 stated he has heard many great comments that the plays are really good.

81 Dayton Hall stated that the Appeals Board held a hearing yesterday regarding a variance
82 request for a lot in Fire Rock. The owner requested an exception to the setback requirements to
83 move the house closer to the street. Their justification was that the rock retaining wall in the
84 backyard reduced the usable size of the lot, so they needed to move the house forward to
85 utilize the lot. He explained that State law establishes criteria for approving a variance,
86 including that the hardship cannot be self-imposed and cannot be solely economic in nature. He
87 stated the Appeals Board reviewed all the information and did not approve the variance
88 request. The amendment to the Sand Hollow Mesa development agreement has been
89 recorded, so applications can now be processed for Neighborhood Six. He stated Mayor
90 Fawcett has requested a closed meeting to discuss a proposed development agreement, and
91 Mr. Hall would also like to discuss a matter involving the purchase of property.

92 Kaden DeMille thanked all the employees, officers, Mayor, and Council for their help with the
93 flood. He stated everyone did a great job responding to the situation and beginning the cleanup
94 as soon as possible. The City Campus project is moving forward. Staff applied for a CIB grant,
95 but he heard there was not enough funding available for all of the applications received. They
96 have a meeting on September 3rd to present their application and hopefully secure more
97 favorable financing.

98 Councilman Imlay stated that Mike Johns flew his drone over all the substations and identified
99 each piece of apparatus, which he presented at the Power Board meeting last week. He stated
100 Mr. Johns did a great job and that he would like to show the Council a short version of the
101 presentation. He stated they conducted a trial rollout of the MI metering but experienced a few
102 problems that need to be corrected before they proceed with the full rollout. He stated the City
103 needs an Emergency Management Operator for future emergencies. He stated the flood was
104 handled very well, but there could be issues in the future if the City does not have one in place.

105 Councilman Prete mentioned that he has a monthly meeting with the Police Chief. He stated it
106 is a very informative meeting and believes it is a valuable practice. He went to help with the
107 flood cleanup on Sunday afternoon and found that it was not very organized. He suggested that
108 in the future, the City organize the workers. He stated he wanted to help, but it took some time
109 to figure out where he could assist. He then asked for an update on the retention project at the
110 top of Gould's Wash. Mr. DeMille explained that it is a \$67 million NRCS project, with the City
111 contributing \$5 million. He believes the comment period has just ended. There are new maps
112 that he will forward to the Council. He stated it will probably be another three to four years
113 before the project is completed after going through all the required processes.

114 Councilman Excell stated he is very proud of all the departments for working together during
115 the flood efforts. He stated the community really came together to get everything cleaned up.
116 There was a Mosquito Abatement meeting last week, and there have been a few cases of West
117 Nile Virus reported in Washington County, but none in Hurricane. There are no human cases at
118 this time. He stated they are working diligently to prevent any problems.

Councilwoman Werrett stated she was able to help with the flood cleanup on Saturday afternoon and was impressed with the community coming together. She added that local businesses were also donating and helping. She then asked if Hurricane City would be getting any electric vehicle charging stations. Mr. DeMille stated he was not aware of any private stations, but there is conduit for them at the four-court gym, and they have plans to install conduit at the new City Campus. Mr. Johns stated a lot of work would need to be done because the stations require a significant amount of power. Councilwoman Werrett stated that 12 Step meetings are held at the Museum, but they are running out of room. She asked if there was another location where they could meet. She then asked for an update on replacing the chair on the Historic Preservation Committee. Mayor Fawcett stated he is still working on that. Councilwoman Werrett asked if they would receive more direction regarding the town hall meetings. Mayor Fawcett stated he will put something together to provide to the Council at the next meeting.

Councilman Spendlove echoed his thanks for all the help with the floods. He stated that many members of the community came out to help, and a lot was accomplished. He attended his first Airport Board meeting this week. There will be an item on tonight's agenda that the Board recommended. He stated he is learning a lot from serving on the Board and will also serve on the committee for hiring the consultant. His first Ash Creek Board meeting is next week. He plans to volunteer at the next golf tournament.

Mayor Fawcett stated he will conduct an after-action review of the flood response. He stated they had a lot of people working, but more could have been accomplished if the efforts had been better organized. He stated he has been doing a monthly activity to engage citizens. He is planning one this Saturday at 10:00 a.m. with the youth, where they can build their own seed displays. The displays will then be displayed at Peach Days.

6:00 p.m. - Call to Order –

Mayor Fawcett welcomed everyone and called the meeting to order.

Prayer: Kaden DeMille

Pledge: Tiffani Wright

Declaration of any conflicts of interest

None declared.

Minutes of the Regular City Council Meeting for August 6, 2026, and Special Meeting July 30, 2026

Dave Imlay motioned to approve the August 6, 2026, and Special Meeting July 30, 2026, minutes as written. Seconded by Amy Werrett. Motion carried unanimously.

Public Forum – Comments From Public

None.

NEW BUSINESS

1. Consideration and possible approval of amending Ordinance 2026-19 regarding the monthly drainage utility fee

Mayor Fawcett explained that he asked Arthur LeBaron to come up with options for implementing the fee gradually or all at once. Mr. LeBaron explained that he and Mayor Fawcett discussed finding a way to implement the full non-residential fee over a four-year period. The discounted rates would apply to developments with fees over \$100 per month. The proposal tonight is to begin charging all properties under the \$100 tier their calculated rate, while implementing the larger tiers gradually over four years, with the full amount reached in the fourth year. He explained that Scenario 1 would implement the fees as proposed with no discounts. Scenario 2 would discount the tiers above \$100 per month by having them pay 25% in year 1, 50% in year 2, 75% in year 3, and 100% in year 4. He explained that the downside to this scenario is that during the first year, a property in one of the higher tiers could potentially pay less than a smaller development that does not receive the discounted implementation. He explained that with Scenario 3, he addressed this issue by having tiers 10–30 pay \$99 and tiers 31–200 pay 25% in the first year. In year 2, tiers 10–18 would pay \$99 and tiers 19–200 would pay 50%. In year 3, tiers 10–12 would pay \$99 and tiers 13–200 would pay 75%. Year 4 would be full implementation. He also calculated the revenue loss if the fee is not implemented as proposed, which would be \$662,607. He reviewed the proposed scenarios and what commercial and industrial properties would pay under each scenario. He stated they are proposing to cap the fee at 1 million square feet so larger properties are not overcharged. He stated that using tiers spreads the cost out evenly.

Mr. LeBaron explained that the Utility Department is limited in implementing the fee due to the City's software. He stated that using tiers will work better for the department. He stated another question is when year 2 would begin if the four-year plan is approved. He recommended that year 2 begin in July 2028 because he does not want to overwhelm the Utility Department, as they already have to make many rate adjustments at the beginning of the year. He mentioned that he spoke with St. George, and they calculate their fees very similarly. Councilman Imlay suggested sending out a letter explaining to businesses how the fee will be implemented over the four-year period. Councilwoman Werrett pointed out that the revenue shortfall means the projects will not be completed as quickly. Mr. LeBaron stated that the City's first obligation for these funds is the MS4 program. He stated he has been asked by many citizens how the City allowed the flood to happen. He explained that the City has been working on detention for the Goulds Wash drainage for eight years. It is a \$67 million project, with the City responsible for \$5 million. He stated that implementing the fee as proposed is a good way for the City to raise those funds. Councilwoman Werrett asked for his recommendation on how to move forward. Mr. LeBaron stated his recommendation is Scenario 3.

Dayton Hall stated there is not a written ordinance for the Council to vote on tonight, and State law requires an ordinance before it can be voted on. He stated staff is looking for direction on

which scenario the Council is comfortable with, and the item can then come back to the Council for approval. Councilman Imlay stated he likes Scenario 3 but wants a letter sent to all nonresidential properties explaining what they will be charged. Councilwoman Werrett agreed. Councilman Excell added that the letter should explain what MS4 means. Councilman Spendlove asked about upgrades to detention facilities. Mr. LeBaron stated that if a property has detention that exceeds the City's standards, the City could give them a credit. He explained that even if a property builds a detention basin, it still affects the system by increasing flows. Councilman Spendlove stated some of the larger businesses may want to do that instead of paying a higher fee. Mr. Hall confirmed that staff will bring back an ordinance for Scenario 3 for the Council to review and adopt.

2. Consideration and possible approval of Ordinance 2026-21 Amending 9-1-2 to Adopt the Wildland- Urban Interface Code as set forth under the Utah Code – Larry Palmer

Larry Palmer explained that the State has been reviewing and updating the designated Wildland Fire Hazard Areas. He stated that the City needs to formally adopt these areas so they can be incorporated into the City's ordinance and provide guidelines for building and designing infrastructure to help protect homes.

Amy Werrett motioned to approve Ordinance 2026-21 Amending 9-1-2 to Adopt the Wildland-Urban Interface Code as set forth under the Utah Code. Seconded by Merlin Spendlove. Motion carried unanimously by roll call vote.

3. Consideration and possible approval of local consent for single event liquor permit for Trail Hero – Rich Klein

Rich Klein stated he is requesting local consent for the Trail Hero event. This will be his 11th year hosting the event, and he stated they have had good success in the past. He stated they have strict standards for how the event is run. They moved the event to the Washington County Fairgrounds last year. This will be their fourth year selling beer, and they have not had any problems in the past. Councilman Prete confirmed there are no changes to the outline of the event. Mr. Klein confirmed that all State regulations are followed and that they keep a close eye on how the event is monitored.

Dave Imlay motioned to approve local consent for single event liquor permit for Trail Hero. Seconded by Joseph Prete. Motion carried unanimously.

4. Consideration and possible approval of Ordinance 2026-20 Amending 1-4-7 and 9-7-7 regarding civil penalties – Weston Walker

Mike Vercimak stated the purpose of these changes is to implement civil penalties for MS4 code violations. It also allows the MS4 Coordinator to issue citations. He stated they are not expecting a lot of citations, and the main citation would be for illegal discharge. However, they are required to give several warnings before a citation can be issued. He added that any money collected must be used for community education. He stated it is not their intention to be heavy-

234 handed with this. Councilman Prete asked if it is necessary for the City to enforce this to comply
235 with State requirements. Dayton Hall stated yes. Councilman Excell questioned why the City is
236 passing this if they do not plan to enforce it. Mr. Vercimak stated the City is required by State
237 law to give four warnings before a fine can be issued. Staff are prepared to follow through with
238 warnings and citations if this is approved. Councilwoman Werrett confirmed that a developer is
239 required to clean up the road if they are in violation. Councilman Imlay pointed out that there
240 are many areas that are fields, so mud being tracked onto the road happens often. He asked if
241 they would receive a violation notice. Weston Walker explained that in that scenario, the MS4
242 Coordinator would be dispatched to review the situation and work it out with the property
243 owner. He stated the State created a table for control measure violations, and there are also
244 illicit discharge violations that are not limited to new construction. Councilman Imlay stated he
245 is disappointed that the fines cannot be kept to be used within the City. Mr. Walker stated the
246 fines can only be used for public education.

247 Amy Werrett motioned to approve Ordinance 2026-20 Amending 1-4-7 and 9-7-7 regarding civil
248 penalties. Seconded by Dave Imlay. Motion carried unanimously by a roll call vote.

249 **5. Possible termination of the lease agreement for the shade hangar pad at Plot 50 of the**
250 **City Airport – Stephen Lemmon, Final Design Group, LLC**

251 Mike Vercimak stated that about a year ago, Steve Lemmon negotiated a shade hangar lease
252 that he intended to build on. However, he never proceeded with the project. When he received
253 the bill for the second-year lease, he decided he was not going to move forward and requested
254 to cancel the lease. The Airport Board heard the request on Tuesday and recommended
255 approval of terminating the lease. Councilman Prete confirmed that no work had been done on
256 the property.

257 Joseph Prete motioned to approve the termination of the lease agreement for the shade
258 hangar pad at Plot 50 of the City Airport. Seconded by Merlin Spendlove. Motion carried
259 unanimously.

260 **6. Consideration and possible approval of Zone Change Ordinance No. ZC26-13 to rezone**
261 **Lot 6 of the Crocker Enterprises industrial subdivision located near the north end of the**
262 **industrial portion of Old Highway 91 from Light Industrial (M-1) to Heavy Industrial (M-**
263 **2); File No. ZC26-13; Parcel Nos. H-CREL-6 and H-CREL-6-RD3; Richard O'Shields,**
264 **applicant; Karl Rasmussen, agent.**

265 Karl Rasmussen explained that they are requesting M-2 zoning so his client can construct a
266 concrete batch plant. Once the zoning is approved, they can move forward with construction
267 drawings. Mayor Fawcett asked if anything had been built around the proposed property. Mr.
268 Rasmussen stated there is a building to the northwest, but the rest of the area is open.
269 Councilman Excell stated that the neighboring property owner was at the Planning Commission
270 meeting to speak in opposition but was not allowed to speak during the item. He told him to
271 attend the Council meeting that night, and he would be given an opportunity to speak. He
272 stated this is a batch plant that is moving from within the City, and the City has not received

complaints about the business. He stated that if this is approved, it needs to remain compatible with the surrounding businesses. Dayton Hall clarified that at the Planning Commission meeting, the neighboring property owner got up during the public hearing and began asking questions. The Chairman told him it was his time to make comments, not to engage with the Commissioners and ask questions. After that, the business owner did not come back up to voice his concerns. Councilman Prete asked if the neighboring business could be harmed by a batch plant. Councilman Excell stated that if it is properly controlled, it should not affect the business. Councilman Imlay pointed out that the boat shop down the road has never been happy about having a batch plant next to it, stating that dust from the neighboring batch plant settles on the boats. Councilman Spendlove stated they should be required to have track-out measures that must be kept clean and that there should be measures in place to control dust. Councilman Prete asked about the impact of cement trucks on the roads. Arthur LeBaron stated Silver Reef Way was recently built to City standards. He stated this would be a better location for the business, and they are already operating their trucks on City roads. He stated that at the applicant's current batch plant location, they do not have a water source, so they have been using a hydrant meter to obtain water from Hurricane City. Gary Cupp stated the area is a light industrial park and that the zoning anticipates trucking.

Dave Imlay motioned to deny the Zone Change Ordinance No. ZC26-13 to rezone Lot 6 of the Crocker Enterprises industrial subdivision located near the north end of the industrial portion of Old Highway 91 from Light Industrial (M-1) to Heavy Industrial (M-2) based on the grounds that it is not compatible with the surrounding uses and there is no guarantee of what will be built there once the zone is changed. Seconded by Lynn Excell. Motion carried unanimously by a roll call vote.

7. Consideration and possible approval of Zone Change Ordinance No. ZC26-11 to rezone a 0.85-acre parcel from Residential Agricultural 0.5 (RA-0.5) to Recreation Resort (RR); and a 0.5-acre parcel from Agricultural 5 (A-5) to Recreation Resort (RR); both parcels are located within the Pecan Valley Resort area; File Nos. ZC26-11 and PSP26-08; Parcel Nos. H-4-2-15-118 and H-4138-F; Chris Wyler, applicant; Brandee Walker, agent.

Chris Wyler explained that he has acquired two parcels within the resort and wants to add them to the resort. He stated they are not adding any additional units but will use the parcels for amenities. He stated they are restricted from new zoning due to the lack of a secondary access. However, there is another development that entered into a development agreement outlining the entitlements and requirements that had to be completed at each stage. Dayton Hall explained that the next item on the agenda is 40 acres adjacent to this property. The rezone for the adjacent property was granted subject to the second access being required concurrently with the development. Staff's recommendation is that if the Council approves this zone change, the applicant be subject to the same requirements. The site plan for the resort was approved a few years ago as part of the development agreement, so if this application is approved, the site plan would also need to be updated. He stated the applicant is willing to keep the unit count the same. In addition to adding these two areas to the Recreation Resort zoning, the applicant is asking to update the layout of the units and the location of the roads.

314 He stated homes cannot be built in the rezoned property until the second access is completed.
315 However, when the second access issue was raised, the Council stated that anything with
316 preliminary plat approval could continue. Mr. Wyler has multiple other preliminary plats that
317 have been approved and can be built. Therefore, under the Council's direction, staff was going
318 to allow those units to continue. He stated he believes the pickleball facility amenities may
319 attract more people than just homes, so his recommendation is that the pickleball facilities
320 cannot be built until the second access is completed. Mr. Wyler stated the pickleball court will
321 not be open to the public. Councilman Excell pointed out that is what the applicant says now,
322 but that could change and events could be held there. He stated he is not in favor of this unless
323 they have the same agreement that nothing is allowed until the second access is completed.

324 Councilman Spendlove stated he spoke to the Fire District about this, and their concern was
325 making sure the road connects from Turf Sod Road to Dixie Springs Drive. Mr. Wyler stated he
326 anticipates the second access will happen soon, but he wants the amenity to be allowed now.
327 He is willing to reduce some of his entitlements if the pickleball courts are allowed. Councilman
328 Prete asked about the current traffic concerns. Mr. Hall explained that parking concerns in this
329 area were raised by the Council at a previous meeting, so a pickleball facility may increase those
330 concerns. He stated the bigger concern is that there are more units than what is allowed under
331 fire code with only one access. Mr. LeBaron echoed Mr. Hall's comments regarding parking and
332 the second access. He stated he is mostly concerned with the intersection at Turf Sod Road and
333 Sand Hollow Road. Chief Yates stated it could be a concern if there were an emergency and
334 people needed to be evacuated from the area. Mr. Hall presented the exhibit from the
335 development agreement showing where the road requirements would be. Mr. Wyler stated he
336 was told about the parking concerns on the street. He tried to regulate that through the CCRs,
337 but was told he cannot regulate street parking, so he does not know how to enforce it. He
338 stated a possible solution is to have water park patrons park in the large parking lot. Mr. Hall
339 asked if the Council wanted to see the finalized agreement before they voted. Councilman
340 Imlay stated there are a lot of details in the packet and asked what staff is recommending for
341 approval. Mr. Hall stated the applicant is requesting to add two parcels to the resort
342 development agreement, which will require updating the site plan. Staff is recommending
343 approval on the condition that the applicant agrees to all the same requirements that Andrew
344 Hall agreed to regarding the second access. Councilman Excell confirmed that nothing can be
345 done until the second access is completed. The Council agreed that is what they wanted. Mr.
346 Wyler stated he would like to have the pickleball facility built first and asked if they would
347 consider making changes to allow that. Councilman Excell stated he is not in favor of that. He
348 stated the second access is critical.

349 Lynn Excell motioned to continue the Zone Change Ordinance No. ZC26-11 to rezone a 0.85-
350 acre parcel from Residential Agricultural 0.5 (RA-0.5) to Recreation Resort (RR); and a 0.5-acre
351 parcel from Agricultural 5 (A-5) to Recreation Resort (RR); both parcels are located within the
352 Pecan Valley Resort area for two weeks and directed staff to draft an agreement that matches
353 the agreement with Andrew Hall. Seconded by Amy Werrett. Motion carried unanimously by a
354 roll call vote.

355 **8. Consideration and possible approval of revisions to the Andrew Hall Development**
356 **Agreement in Pecan Valley to update owner information and second access route –**
357 **Dayton Hall**

358 Bob Hermandson stated the only change they are requesting is to update the alignment of the
359 roads with Mr. Wyler's development. He stated Andrew Hall has closed on the property and is
360 ready to move forward. Dayton Hall stated the exhibit has been reviewed by the Water
361 Department and Public Works to work out the details. He asked Mr. Wyler if he was in
362 agreement regarding the new road locations shown on the exhibit regardless of what happens
363 with his zone change request. Brandee Walker, representing Mr. Wyler, stated they are good
364 with it. Mike Vercimak stated there is a pressure-reducing valve, so when the roadway is
365 extended, the valve will need to be moved further to the south. Mr. Hall stated the second
366 change made to the agreement was to add a new paragraph stating that the applicant will
367 relocate the valve at his expense when the second access roadway is constructed.

368 Amy Werrett motioned to approve the revisions to the Andrew Hall Development Agreement in
369 Pecan Valley to update owner information and second access route. Seconded by Merlin
370 Spendlove. Councilman Prete confirmed this change doesn't affect the master plan roads.
371 Motion carried unanimously.

372 **9. Consideration and possible approval of Resolution 2026-30 Appointing Michelle Cloud**
373 **to the Appeals Board**

374 Dayton Hall explained that the Appeals Board is a three-member board with specific
375 requirements for each seat. Bob Peterson, a former Planning Commissioner, has served very
376 well on the Appeals Board but has asked to retire from the board. Michelle Cloud is being
377 considered to fill the vacancy. She previously served as a Planning Commissioner for eight
378 years. He stated he felt she did a good job and made informed decisions. Gary Cupp agreed that
379 she is a good choice and will do a good job.

380 Lynn Excell motioned to approve Resolution 2026-30 Appointing Michelle Cloud to the Appeals
381 Board. Seconded by Amy Werrett. Motion carried by a roll call vote.

382 **10. Discussion regarding accessory dwelling units (ADUs) – Councilman Imlay**

383 Councilman Imlay stated he has been researching ADUs and feels it is confusing what is
384 allowed. He asked if Planning staff could provide details on what is required for each type of
385 ADU. Fred Resch III presented an overview of Hurricane City's current accessory dwelling unit
386 (ADU) regulations, including the differences between internal and detached ADUs, permitted
387 size and height, setbacks, parking, utilities, and the conditional use permit (CUP) process. He
388 also reviewed State regulations governing ADUs and explained what Hurricane City can and
389 cannot regulate for both internal and detached ADUs. He reviewed the number of ADU permits
390 that have been issued over the last year.

391 Councilman Imlay confirmed that detached ADUs could be required to be smaller. Councilman
392 Prete expressed concern that in the future people may try to split an ADU off and make it its

own lot. Mr. Cupp stated the current ordinance would not allow that. Councilman Imlay stated he is not opposed to small ADUs but does not like the large ones. Mayor Fawcett stated ADUs are allowed in most zones and that he feels they make single-family zones more like multifamily areas. He stated his biggest concern with ADUs is that they are allowed without notifying surrounding property owners, so they can end up with multifamily uses around them without an opportunity to voice their concerns. Mr. Cupp stated the State requires the City to allow one ADU, but the City's code allows two if the lot is large enough, so that could be changed. Councilman Excell agreed that detached ADUs should be limited. Councilman Imlay added that they could change the code so larger ADUs are not allowed through a conditional use permit (CUP). Dayton Hall stated the City is required to grant the CUP if the applicant meets the conditions. Mayor Fawcett asked the Council if they wanted to make any updates to the code. Councilman Prete suggested raising the issue at the town halls and addressing it later in the year if there is enough interest.

11. Mayor, Council, and staff reports

No additional reports were necessary.

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

Joseph Prete motioned to go into a closed session at 7:52 p.m. for a strategy session to discuss property purchase, a proposed development agreement, and proposed development financing. Seconded by Lynn Excell. Motion carried unanimously.

Adjournment: Joseph Prete motioned to adjourn at 8:41 p.m. Seconded by Merlin Spendlove. Motion carried unanimously.



STAFF COMMENTS

Item:

Consideration and possible approval of **Zone Change Ordinance No. ZC26-11** to rezone a 0.85-acre parcel from Residential Agricultural 0.5 (RA-0.5) to Recreation Resort (RR); and a 0.5-acre parcel from Agricultural 5 (A-5) to Recreation Resort (RR); both parcels are located within the Pecan Valley Resort area; File Nos. ZC26-11 and PSP26-08; Parcel Nos. H-4-2-15-118 and H-4138-F; Chris Wyler, applicant; Brandee Walker, agent.

Discussion:

September 3, 2026

To: Hurricane City Council

From: Gary Cupp, Planning Director

At the August 20, 2026, City Council meeting, the Council discussed the lack of secondary access in the area of the subject property. Consistent with the Council's past direction that no additional subdivision plats or zone changes should be approved until the access issue is resolved, the city attorney was given direction to draft a development agreement that addresses the timing of right-of-way dedications, bonding for, and construction of the required secondary access in relation to future development of the property. Accordingly, a draft development agreement has been prepared for the City Council's consideration that addresses these issues should the Council decide to approve the requested zone change.

Background/Request

The applicant has submitted a zone change request for two parcels totaling approximately 1.35 acres to be rezoned to the Recreation Resort (RR) zone. One parcel, consisting of approximately 0.85 acres, is currently zoned Residential Agricultural 0.5 (RA-0.5). The second parcel, consisting of approximately 0.50 acres, is currently zoned Agricultural 5 (A-5). The subject properties are adjacent to the existing Pecan Valley Resort development, located south of 2250 South.

Hurricane City Code requires the submittal of a preliminary site plan with any request to rezone a property to the Recreation Resort zone, and accordingly, the applicant has submitted a new site plan for the Pecan Valley Resort properties to serve as a consolidated overall site plan for the entire resort moving forward. The preliminary site plan shows 444 units for the entire property, which is consistent with the currently approved development agreement. Therefore, any units proposed to be placed on

the subject property to be rezoned should be allowed only as a “density transfer” from other portions of the development so that no additional units are created. The applicant has indicated that this will be the final expansion of Pecan Valley Resort’s Recreation Resort zoning.

Planning Commission Review

A public hearing was held at the July 9, 2026, Planning Commission meeting and no public comments or objections to the proposed zone change were received. Pursuant to the City Council’s previous direction to staff that no further zone changes or subdivision entitlements would be granted in the Pecan Valley resort area due to the lack of a paved secondary access, the item was not reviewed by the Planning Commission at that time. Subsequently, after consulting with the city attorney, a development agreement was proposed to address the secondary-access issue, and the item was then put on the agenda for the Planning Commission’s August 13, 2026, meeting. And at that meeting, the Commission’s discussion largely centered around the concerns about the ongoing lack of a paved secondary access in the project area, and they were reluctant to recommend approval of the zone change request unless there were solid assurances in place that it would be timely provided. The city attorney explained that the proposed development agreement would provide the required assurance, and that a similar agreement was approved by the City Council for a zone change approved last year for the neighboring property owned by Andrew Hall. The majority of the Commission felt that the proposed development agreement would adequately address the access concerns and voted 6 to 1 to recommend approval by the City Council. Commissioner Smith felt that the access should be provided first, before approving the zone change, and voted against.

Property Information

Location – 2250 S at 5210 W

Property Size – Approx. 1.35 acres

Current Zoning – RA-0.5 and A-5

General Plan – Planned Community

Existing Development – Vacant Land

Parcel Nos. H-4-2-15-118; H-4138-F

Findings:

Staff 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 City's General Plan?

The General Plan's Future Land Use Map designates this area as "Planned Community," which recommends that:

"Master planned communities should be complete communities that offer a mixture of housing types and supporting uses such as neighborhood and supporting commercial uses, offices, churches, schools, and parks. Development in this designation should take into account the character of existing surrounding development."

Historically, when the City has approved Recreation Resort zones, they have been limited to areas designated as "Planned Community" by the Future Land Use Map in the General Plan. The project area is surrounded by existing and ongoing resort development and is, therefore, suitable for a Recreation Resort zone. Currently the property is zoned Agricultural A-5 and Residential Agricultural RA-0.5, which does not conform to the General Plan, but this zoning was existing prior to the last general plan update for the area. In terms of the wider area, there are still existing agricultural uses and larger homesteads in the vicinity, and the General Plan states: *"Hurricane encourages the preservation of farms and open pastures that recall the agricultural heritage of Hurricane and help provide a sustainable local food source."* Thus, preserving and protecting these uses should be carefully considered when deciding whether or not to approve the requested Recreation Resort zone. It is therefore suggested that the 5140 W roadway could serve as a buffer area between the Recreation Resort zoning and the existing agricultural operations to the east, and since this is a very small expansion of Recreation Resort zoning, it is not expected to have any adverse impacts on or detract from those agricultural uses.

It should also be noted that the Moderate Income Housing Plan, most recently updated in 2024, recommends limiting the expansion of Recreation Resort zoning except in special circumstances. Staff recommends that the proposed zone change would be reasonable since the property is a small island of agriculturally zoned land that is surrounded by Recreation Resort zoning, and it is unlikely that it will ever be farmed.

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

The development pattern in the area is a mix of agriculture, undeveloped properties, and other phases of the surrounding Pecan Valley Resort. The proposed zone change is considered harmonious with the adjacent phases of Pecan Valley Resort, and due to the small scale of the expansion of the resort zone being requested, it would not conflict with existing agricultural uses in the area.

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

Any adverse impacts on the surrounding property resulting from the zone change are considered negligible in light of the existing Recreation Resort development that has already been approved around the subject property. Furthermore, bringing the zoning into conformance with the "Planned

Community” general plan designation for the site supports the zone change. It is noted that the loss of agriculturally zoned areas could be seen as an adverse impact; however, this would be a very small expansion of Recreation Resort zoning onto property that is not being used for farming or other agricultural purposes. Therefore, the zone change is not expected to have any adverse impacts on agricultural uses.

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

A paved secondary access is required to serve this area, and the City Council has directed that no additional subdivision plats or zone changes should be approved until the access issue is resolved. The property immediately to the south and west of the subject property (owned by Andrew Hall) previously received a zone change that was conditioned to execute a development agreement that guides the timing of right-of-way dedications, bonding for, and the construction of the required secondary access. This zone change should, therefore, also be conditioned with a similar development agreement should the City Council decide to approve the request.

Recommendation:

Staff recommends approval of the zone change and preliminary site plan, contingent upon entering into a development agreement that addresses the timing of right-of-way dedications, bonding for, and the construction of the required secondary access.



STAFF COMMENTS

Agenda Date:	08/13/2026 - Planning Commission
Application Number:	ZC26-11 PSP26-08
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Chris Wyler
Agent:	Brandee Walker
Request:	Zone Change from A-5 and RA-0.5 to Recreation Resort.
Location:	2250 S 5210 W
Zoning:	A-5 and RA-0.5
General Plan Map:	Planned Community
Recommendation:	Recommend approval subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant has submitted a zone change request for two parcels totaling 1.35 acres to rezone to the Recreation Resort (RR) zone. One parcel, consisting of approximately 0.85 acres, is currently zoned Residential Agricultural 0.5 (RA-0.5). The second parcel, consisting of approximately 0.50 acres, is currently zoned Agricultural 5 (A-5). The subject properties are adjacent to the existing Pecan Valley Resort development, located south of 2250 South. The applicant has indicated that this will be the final expansion of Pecan Valley Resort's Recreation Resort zoning.

Hurricane City Code 10-26-5(A)(1) requires that a preliminary site plan be submitted with any request to rezone property to the Recreation Resort zone. The applicant has elected to submit a preliminary site plan encompassing the entire Pecan Valley Resort development south of 2250 South. This approach consolidates the numerous prior approvals for the development into a single preliminary site plan.

The existing zoning and existing land uses in the vicinity of the subject property are summarized in this table:

	Zoning	Adjacent Land Use
North	RR	Pecan Valley Phase 3(single family homes)
East	RA-0.5, RA-1	Single family home, pistachio orchard
South	RR	Under development Pecan Valley Resort
West	RR	Under development Pecan Valley Resort

Response: The General Plan Map shows this area as “Planned Community,” which recommends that: *“Master planned communities should be complete communities that offer a mixture of housing types and supporting uses such as neighborhood and supporting commercial uses, offices, churches, schools, and parks. Development in this designation should take into account the character of existing surrounding development.”*

Historically, when the City has approved Recreation Resort zones, these zones have been limited to the Planned Community portions of the Future Land Use Map in the General Plan. The project area is surrounded by existing and ongoing resort development.

This area is currently zoned Agricultural A-5, one unit per 5 acres, and Residential Agricultural RA-0.5, one unit per 0.5 acres, which does not conform to the General Plan, but there are many agricultural uses and larger homesteads in the area. The General Plan states: *“Hurricane encourages the preservation of farms and open pastures that recall the agricultural heritage of Hurricane and help provide a sustainable local food source.”* The roadway 5140 W could be considered a buffer area between the Recreation Resort zoning and the more intensive agricultural operations to the east. However, this is a very small expansion of Recreation Resort zoning, and therefore, it is not expected to have any impacts on or detract from such uses. Also, the Moderate Income Housing Plan, most recently updated in 2024, recommends limiting the expansion of Recreation Resort zoning except in special circumstances. Ultimately, the proposed zone change would be practical since the property is essentially a small island of agriculturally zoned land surrounded by Recreation Resort.

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

Response: Most of the area is agriculture, undeveloped, or other phases of Pecan Valley Resort. The proposed zoning would be harmonious with the adjacent phases of Pecan Valley Resort and would not conflict with existing agricultural uses in the area.

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

Response: Any adverse impacts on the surrounding property resulting from the zone change could be considered negligible in light of the overall Recreation Resort development that has already been approved around the subject property. Furthermore, bringing the zoning into conformance with the Planned Community general plan designation for the site could justify the zone change. But the loss of agriculturally zoned areas could be seen as an adverse impact; however, this would be a very small expansion of Recreation Resort zoning, and therefore, it is not expected to have any adverse impacts on agricultural uses.

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

Response: See the JUC comments below. A paved secondary access is required to serve this area, and the City Council has directed that no additional subdivision plats or zone changes be approved until the secondary access issue is resolved. The property immediately to the south and west of the subject property (identified as *The Homesteads at Pecan Valley* on the preliminary site plan) previously received a zone change that was conditioned upon a development agreement requiring the developer to

dedicate the necessary right-of-way, and bond for and construct the secondary access. Similarly, the applicant for this zone change has agreed in principle to participate in a like agreement, although no agreement or plan requiring such participation has yet been executed. Such an agreement would need to be a condition of approval should this zone change request be approved.

Other Considerations:

Per Hurricane City Code, section 10-26-5 pertaining to Recreation Resorts:

B. In addition to the items required by 10-7-7, the City shall consider the following criteria in assessing any zone change application.

1. *General Plan Map: Recreation Resort Zoning shall be located in Commercial, Planned Community, Mixed Use, or Multi-Family areas as labeled by the General Plan Map.*

Response: The property is located in the Planned Community portion of the General Plan Map and the zone change would bring consistency between the general plan and zoning at the site.

2. *Recreation Resort Zoning shall avoid clustering in a single location, and should be limited in size relative to the commercial or multi-family zoned area. Only in rare cases should a recreation resort zone exceed 20 acres.*

Response: Even without this addition, the Pecan Valley Resort already exceeds 20 acres and is the largest development in the area, however this would only increase the overall size of the development by a very small amount (approximately 2%).

3. *Recreation Resort Zoning shall only be located adjacent to Major Collectors, Minor Arterials, or Major Arterial Roads.*

Response: The nearest master planned roadway is 5140 W which is a minor collector.

4. *Recreation Resort Zoning should help add to the commercial viability of an area within commercial areas listed in the General Plan Map. It may do this by adding commercial amenities, tourism, or renewed development of an area.*

Response: The proposed zone change does not enhance this objective.

5. *Recreation Resort Zoning should not conflict with long term housing and moderate income housing needs of an area. Recreation Resort Zoning should not be located in places where multi-family housing could be built that would have easy access to public amenities and services, such as schools, parks, and utilities.*

Response: This area does not have easy access to existing public amenities that would benefit multifamily uses; this site would probably not be ideal for multifamily housing due to the existing surrounding resort uses.

Preliminary Site Plan Review

The applicant has submitted a site plan for the entire Pecan Valley Resort site south of 2250 S. Pecan Valley Resort north of 2250 S (platted as Pecan Valley Phase 3) consists of 23 single family homes and, to date, is substantially built out.

JUC Comments:

Public Works: Second paved fire and emergency access needs to be completed before approvals in the area.

Power: Dixie Power area. [No comments received.]

Water: A Water Model will be required for the Development.

Streets: Approved.

Sewer: [No comments received.]

Engineering: Subdivision improvements along 2250 South and 5140 West must be constructed. The greater Pecan Valley is accessed via only one paved roadway, Turf Sod Road. A second paved access must be provided (IFC appendix D D102.1 & D107.1 & 2, and HCS 3.2.4.2(K)). Improving 5140 W and Dixie Springs Drive seemed to be most attainable. Applicant must clarify plans for the historic access their property has provided for adjacent properties (H-4138-N & H-4138-C). Said properties may get access to public streets with future developments. Realigning the two southernmost roads has been proposed in the redlines to give the neighbors access and avoid double frontage lots (HCC 10-37-12(E)). A significant portion of the proposed site is dependent on a potential project within the Andrew Hall zone change (file #ZC25-16). The proposed layout is inconsistent with the proposed development agreement for that project. The project's traffic impact study (dated 12/13/2021) assumed this project would have use of 5140 W and Dixie Springs Drive by 2026. Traffic impact recommendations must be revisited by the traffic engineer (HCS 3.9.2). The existing pressure reducing valve in 5140 W will likely need to move to facilitate proposed water loops. City staff are awaiting feedback from Hurricane's Water Engineering firm. It's expected that the southwest portion of the development will be subject to likely redesigns because of uncertain futures. Maintaining/restoring existing accesses, making arrangements for 5350 W or 2760 S to connect to future Dixie Springs Drive, and avoiding cul-de-sacs and single loaded streets/double frontage lots should be prioritized design elements. (See HCS 2.5.1(11th paragraph), HCC 10-26-5(b)(3), and HCS 3.2.2 & HCC 10-37-12(E)).

Fire: Denied. Second access is required. 2021 IFC Appendix D.

Gas: [No comments received.]

Fiber: We have active fiber within the lot(s) and would like the area to be fully blue staked to avoid damages and charges for fixing our lines.

WCWCD: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the project adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments:

1. **Density:** The preliminary site plan shows 444 units for the entire property which is consistent with the currently approved development agreement. Therefore, any units placed in the property to be rezoned (density would allow up to 4) should be allowed only as a “density transfer” from other portions of the development so that no additional units are created.
2. **Parking:** Per HCC section 10-26-6:

E. Off street parking: Parking shall comply with the following standards.

1. *Within recreational resorts, an application shall provide two parking spaces per unit or one space per bedroom, whichever is higher. Tandem parking spaces are permitted only if approved as part of the preliminary site plan by the Planning Commission.*
2. *RV and Trailer Parking: An applicant shall provide sufficient parking areas for RV's and trailers. A minimum of one RV/trailer parking space shall be provided for every 5 units.*

The applicant has stated all units will have a minimum of a two-car garage. It is not clear if this will meet part (E)(1)'s requirements based on the typical unit size in this development, but the parking requirements can be addressed at a later stage. It is also noted that 39 RV/trailer parking stalls are provided and 89 are required; this will also need to be addressed. Finally, all on street parking will need to meet HCC section 10-34-8.

3. **Amenities:** The preliminary site plan shows, for the entire development, a clubhouse and resort pool (existing), a pickleball facility, and a recreation building that is indicated to have indoor pickleball courts. Per the original development agreement, the applicant is required to provide another amenity in the southern area of the development, and one is shown accordingly. Per HCC section 10-26-4, two clubhouses and four pools are required for a development this size.
4. The preliminary site plan shows a deviation in the road network from what was originally proposed by the applicant for the southern phases of Pecan Valley. This affects the approved development agreement for Homesteads at Pecan Valley south and west of this property. The property owner for that property will need to consent and the City Council will have to approve amending that development agreement to meet this plan.
5. In 2025, the City Council determined that no new preliminary plats or zone changes would be approved within the Pecan Valley area until a second paved access is constructed to satisfy the requirements of the International Fire Code. In 2026, the Council approved a zone change for the Homesteads at Pecan Valley project subject to a development agreement restricting development rights until the second paved access is dedicated and bonded for or constructed. Staff finds it acceptable to extend this same arrangement to the applicant as a condition of the requested zone change. However, the applicant has requested permission to begin constructing the amenities in this new phase before the second paved access is dedicated, bonded for, or constructed in exchange for foregoing construction of certain previously approved preliminary platted units within Pecan Valley Resort. Staff does not support this proposal because it would delay badly needed infrastructure improvements in the area and is inconsistent with the City Council's previous decisions. Accordingly, staff does not recommend approval of the proposed "trade."

Findings:

Staff makes the following findings:

1. The application complies with the standards within the General Plan and General Plan Map.
2. The proposal is substantially similar to the existing resort uses within the project area, if not the neighboring agricultural areas; however, this would be a very small expansion of Recreation Resort zoning, and therefore, it is not expected to have any significant impacts on the existing agricultural uses.
3. The proposed amendment will not adversely impact the area.
4. Staff believes adequate public facilities can be attained with a development agreement restricting development until a second paved fire access can be brought to the area.
5. The standards for granting a zone change to Recreation Resort in HCC section 10-26-5 are substantially met.
6. The preliminary site plan is acceptable.

Recommendation: The Planning Commission should review this application based on the standards within the Hurricane City Code and consider any public comments received at the public hearing. Staff recommends this zone change be approved subject to a development agreement that addresses staff comments.

ORDINANCE NO ZC26-11

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE ZONE CHANGE FOR A PORTION OF PARCEL H-4-2-15-118 FROM RESIDENTIAL AGRICULTURAL 0.5 (RA-0.5) TO RECREATION RESORT (RR) AND THE ENTIRETY OF PARCEL H-4138-F FROM AGRICULTURAL 5 (A-5) TO RECREATION RESORT (RR)

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, a development agreement shall be required in conjunction with the zone change, which agreement ensures that adequate facilities to support the proposed zone change will be constructed by the owner prior to the development of the property; and

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

WHEREAS, as a condition of the zone change, a development agreement shall be recorded against the property, which development agreement limits development rights on the property.

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

A portion of parcel H-4-2-15-118 is rezoned from Residential Agricultural 0.5 (RA-0.5) to Recreation Resort (RR) and the entirety of parcel H-4138-F is rezoned from Agricultural 5 (A-5) to Recreation Resort (RR).

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

The rezoning of the property is conditional and is subject to a development agreement approved by the Council being recorded against the property, which development agreement limits the development rights on the property.

PASSED AND APPROVED on this 3rd day of September 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 3rd day of September 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:

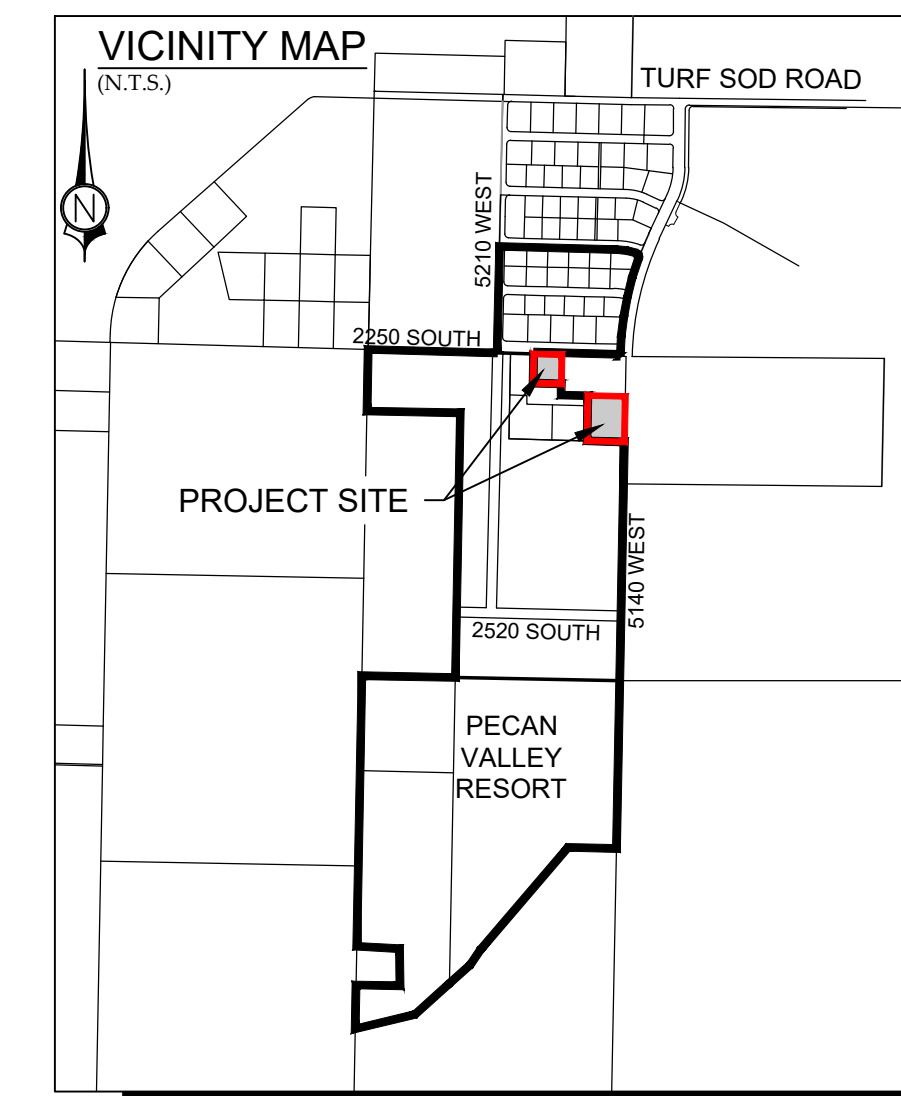
	Yea	Nay	Abstain	Absent
Joseph Prete	____	____	____	____
Dave Imlay	____	____	____	____
Lynn Excell	____	____	____	____
Amy Werrett	____	____	____	____
Merlin Spendlove	____	____	____	____

Cindy Beteag, City Recorder

EXHIBIT A
ZONING MAP

EXHIBIT B

DEVELOPMENT AGREEMENT

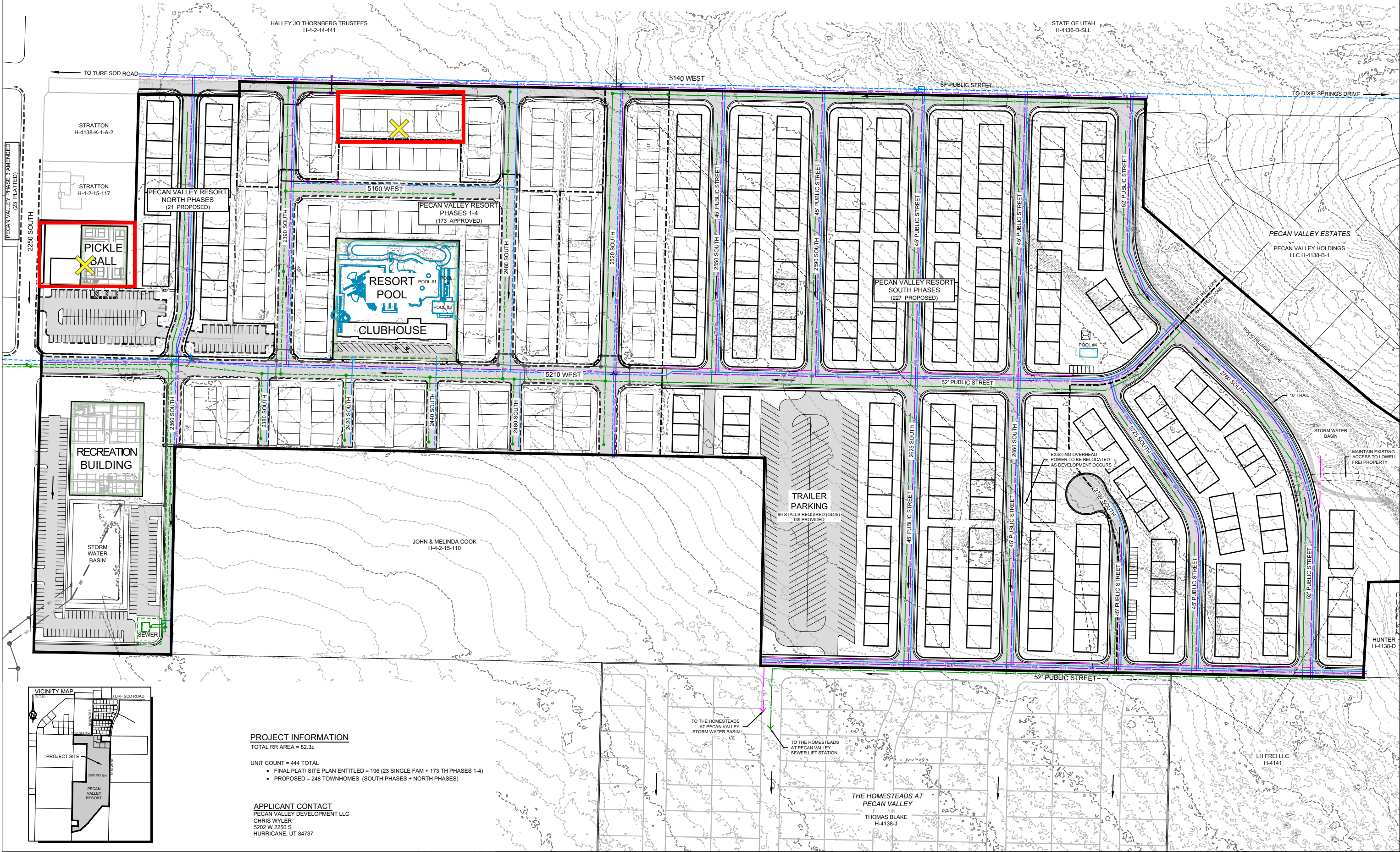


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OF
1

LOCATED IN
NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
PREPARED FOR: PECAN VALLEY DEVELOPMENT LLC



PRELIMINARY SITE PLAN
PECAN VALLEY RESORT



PROJECT INFORMATION

TOTAL RR AREA = 82.3±

UNIT COUNT = 444 TOTAL

- FINAL PLAT/ SITE PLAN ENTITLED = 196 (23 SINGLE FAM + 173 TH PHASES 1-4)
- PROPOSED = 248 TOWNHOMES (SOUTH PHASES + NORTH PHASES)

APPLICANT CONTACT
PECAN VALLEY DEVELOPMENT LLC
CHRIS WYLER
5202 W 2250 S
HURRICANE, UT 84737

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



PECAN VALLEY RESORT
PRELIMINARY SITE PLAN - JUNE 2026
LOCATED IN HURRICANE, UTAH

PROJ. #: 23159
DRAWN BY: BLW
DATED: 07/09/2026
SCALE OF SHEET
HOR SCALE: N/A
SHEET

1
OF
1

When Recorded return to:

Hurricane City
City Recorder
147 N. 870 West
Hurricane, UT 84737

Parcel Nos.: H-4-2-15-112, H-4-2-15-113,
H-4-2-15-114, H-4138-A, H-4138-B-1,
H-4138-B-2, H-4138-E, H-4138-F,
H-4138-G-1, H-4138-L,
H-PEVR-1-101, H-PEVR-1-102, H-PEVR-1-103, H-PEVR-1-104, H-PEVR-1-105,
H-PEVR-1-106, H-PEVR-1-107, H-PEVR-1-108, H-PEVR-1-109, H-PEVR-1-110,
H-PEVR-1-111, H-PEVR-1-112, H-PEVR-1-113, H-PEVR-1-114, H-PEVR-1-115,
H-PEVR-1-116, H-PEVR-1-117, H-PEVR-1-118, H-PEVR-1-119, H-PEVR-1-120,
H-PEVR-1-122, H-PEVR-1-123, H-PEVR-1-124, H-PEVR-1-125, H-PEVR-1-126,
H-PEVR-1-127, H-PEVR-1-128, H-PEVR-1-130, H-PEVR-1-132, H-PEVR-1-133,
H-PEVR-1-134, H-PEVR-1-135, H-PEVR-1-136, H-PEVR-1-137, H-PEVR-1-138,
H-PEVR-1-140, H-PEVR-1-142, H-PEVR-1-143, H-PEVR-1-144, H-PEVR-1-145,
H-PEVR-1-146, H-PEVR-1-147, H-PEVR-1-148, H-PEVR-1-149, H-PEVR-1-151,
H-PEVR-1-152, H-PEVR-1-153, H-PEVR-1-154, H-PEVR-1-COMMON,
H-PEVR-3-158, H-PEVR-3-159, H-PEVR-3-160, H-PEVR-3-161, H-PEVR-3-162,
H-PEVR-3-163, H-PEVR-3-164, H-PEVR-3-165, H-PEVR-3-166, H-PEVR-3-173,
H-PEVR-3-174, H-PEVR-3-175, H-PEVR-3-176, H-PEVR-3-177, H-PEVR-3-178,
H-PEVR-3-179, H-PEVR-3-180, H-PEVR-3-181, H-PEVR-3-182, H-PEVR-3-183,
H-PEVR-3-189, H-PEVR-3-190, H-PEVR-3-191, H-PEVR-3-192, H-PEVR-3-193,
H-PEVR-3-194, H-PEVR-3-195, H-PEVR-3-196, H-PEVR-3-197, H-PEVR-3-198,
H-PEVR-3-199, H-PEVR-3-200, H-PEVR-3-201, H-PEVR-3-202, H-PEVR-3-203,
H-PEVR-3-204, H-PEVR-3-213, H-PEVR-3-214, H-PEVR-3-215, H-PEVR-3-216,
H-PEVR-3-217, H-PEVR-3-218, H-PEVR-3-219, H-PEVR-3-220, H-PEVR-3-221,
H-PEVR-3-222, H-PEVR-3-223, H-PEVR-3-229, H-PEVR-3-230, H-PEVR-3-231,
H-PEVR-3-232, H-PEVR-3-233, H-PEVR-3-234, H-PEVR-3-235, H-PEVR-3-236,
H-PEVR-3-237, H-PEVR-3-238, H-PEVR-3-239, H-PEVR-3-240, H-PEVR-3-COMMON

**SECOND AMENDMENT TO DEVELOPMENT AGREEMENT
FOR PECAN VALLEY**

THIS SECOND AMENDMENT TO DEVELOPMENT AGREEMENT FOR PECAN VALLEY ZONE CHANGE (“Second Amendment”) is made to be effective as of September 3, 2026 (the “Effective Date”), by and among Pecan Valley Development LLC, a Utah limited liability company (“Developer”) and HURRICANE CITY, a Utah municipal corporation and political subdivision of the State of Utah (“City”) (individually a “Party” and collectively the “Parties”).

RECITALS

A. The Parties entered into that certain Development Agreement for Pecan Valley Zone Change (the "Original Agreement") effective January 11, 2023, and recorded in the office of the Washington County Recorder as Document #20230000908 on January 11, 2023.

B. The Parties entered into that certain First Amendment to Development Agreement for Pecan Valley Zone Change ("First Amendment") effective July 3, 2025, and recorded in the office of the Washington County Recorder as Document #20260017422 on May 5, 2026.

C. By this Second Amendment, the Parties intend to: (1) rezone additional land as Recreational Resort and incorporate it into the Original Agreement as amended by the First Amendment; (2) place development restrictions on the rezoned property pertaining to second access requirements; and (3) update the Preliminary Site Plan attached to the Original Agreement.

D. This Second Amendment does not modify the total cap of 444 units on properties subject to the Original Agreement, as amended by the First Amendment and the Second Amendment.

E. The City finds the proposed Amendment is consistent with its authority to enter and amend Development Agreements under its Land Use Code and under Utah Land Use, Development, and Management Act, Utah Code §10-20 et. seq.

AGREEMENT

Now, therefore, in consideration of the mutual covenants, conditions, and terms of this Amendment, as more fully set forth below, Owner, Developer, and City hereby agree to amend the Original Agreement and the First Amendment as follows:

1. *Incorporation.* The above recitals are incorporated by reference herein.
2. *Zoning.* Pursuant to this Second Amendment, the zoning for the Property described at **EXHIBIT A**, attached hereto (the "Additional Property"), is changed to Recreation Resort zoning. Furthermore, the Additional Property is incorporated into the Original Agreement as amended by the First Amendment and shall be governed thereby. Therefore, the total property now governed by the Original Agreement, as amended by the First Amendment and the Second Amendment, is described at **EXHIBIT B**, attached hereto (the "Property").
3. *Compliance with Federal Code; Utah Code; City Code; and City Standards, Manuals, and Specifications.* Except as expressly stated, this Second Amendment in no way waives or limits the requirements of Developer to comply with all applicable federal laws and regulation, Utah codes and regulations, City Codes, and City Standards, Manuals, and Specifications, including but not limited to infrastructure construction, Fire Code, access, adequacy of public facilities,

setback requirements, minimum lot sizes, building height requirements, lot coverage requirements, and all other zoning requirements. Unless expressly waived under the terms of this Second Amendment, Developer shall comply with all applicable laws, regulations, and codes.

- a. Lack of Adequate Public Facilities. Developer acknowledges that the Property currently lacks certain public facilities necessary for further development, including adequate access under the Fire Code and the availability of certain utilities. This Second Amendment does not require City approval of any further land use applications until such time that such public facilities meet the City's requirements and all other requirements are satisfied.
- b. Dedication Requirements Prior to Preliminary Plat Approval on Additional Property. The Parties acknowledge that certain real property must be dedicated to the City to enable Fire Code access, ingress and egress, and utility service. The Parties anticipate that the required dedications include the roadways as described at **EXHIBIT C**, attached hereto. The dedications to the City anticipated in this section are referred to herein as the "Required Dedications." No preliminary plat including any portion of the Additional Property may be approved by the City until the Required Dedications, or a variation approved by the City, have been fully completed; provided, however, that the City may accept a preliminary plat application and begin the review process prior to the completion of the Required Dedications.
- c. Bonding for Roadway Improvements Prior to Subdivision or Site Construction Drawing Approval. The Parties acknowledge that certain roadway and utility improvements must be bonded for (or completed and accepted by the City) prior to the City's approval of construction drawings or the issuance of a notice to proceed for any improvements on the Additional Property. The Parties anticipate that the required improvements include the improvements as described at **EXHIBIT D**, attached hereto. The improvements anticipated in this section are referred to herein as the "Required Improvements." No construction drawings or subdivision improvement plans for the Additional Property may be approved by the City, and no notice to proceed may be issued for construction on the Additional Property, until the Required Dedications have occurred and the Required Improvements, or a variation approved by the City, have been fully bonded for based on an engineer's estimate acceptable to the City; provided, however, that the City may accept and begin reviewing construction drawings or subdivision improvement plans prior to the bonding for the Required Improvements. The form of surety for bonding shall meet the requirements of Hurricane City Code section 10-39-13. Alternatively, the Required Improvements may be constructed and accepted by the City. A demonstrative

exhibit showing the Required Dedications and Required Improvements is attached hereto as **EXHIBIT E**.

- d. Roadway Improvements Completed Prior to Recording of Subdivision Plat or Issuance of Building Permits for Additional Property. The Parties acknowledge that the Required Dedications must be completed and that the Required Improvements must be completed and accepted by the City prior to the recording of any subdivision plat on the Additional Property or any issuance of a final site plan or building permit for any portion of the Additional Property.
4. Reimbursement for Improvements. Pursuant to Title 9, Chapter 6 of the Hurricane City Code (the "Construction of Public Facilities Code"), a portion of the Required Improvements may be eligible for reimbursement through the issuance of impact fee vouchers. Any request for reimbursement will be governed by the Construction of Public Facilities Code. This Second Amendment imposes no independent obligation on the City to issue reimbursement for the dedication of the Required Dedications or the construction of the Required Improvements.
5. Relocation of Pressure Reducing Valve. In conjunction with the construction of the Required Improvements, Developer shall relocate the existing Pressure Reducing Valve ("PRV") to the new location as shown at **EXHIBIT F**, attached hereto. The relocation of the PRV is necessitated by the development of the Property and shall not qualify for reimbursement under the City's Construction of Public Facilities Code.
6. Updated Preliminary Site Plan. The updated Preliminary Site Plan, attached hereto as **EXHIBIT G** (the "Preliminary Site Plan"), replaces the preliminary site plan attached as Exhibit B to the Original Agreement. The Preliminary Site Plan grants no vested entitlements and shall be subject to changes as listed within the Original Agreement, as amended.
7. Vested Rights. This Second Amendment creates no vested rights in favor of Developer. This Second Amendment amends the zoning of the Additional Property and places development restrictions on the Property due to the inadequacy of public facilities, which limitations and restrictions are expressly agreed to by the Parties.
8. Third Party Rights. Except for the Developer, the City, and other parties that may succeed Developer on title to any portion of the Property, this Second Amendment shall not create any rights in and/or obligations to any other persons or parties.
9. Agreement to Run with the Land. This Second Amendment shall be recorded in the Office of the Washington County Recorder against the Property and is

intended to and shall be deemed to run with the land and shall benefit and be binding on all successors in the ownership of any portion of the Property.

10. Authority. Each Party warrants and represents that they have the authority to execute this Second Amendment in the capacities indicated.
11. Representation by Counsel; Construction. Developer has had a full and fair opportunity to consult with counsel regarding the terms and conditions of this Second Amendment. This Second Agreement has been reviewed and revised by legal counsel for both the City and Developer, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Second Amendment.
12. Governmental Immunity. The Parties agree that the City is a governmental entity in the State of Utah and is bound by the provisions of the Utah Governmental Immunity Act (Title 63G, Chapter 7, Utah Code Annotated, 1953, as amended) and does not waive any procedural or substantive defense or benefit provided or to be provided by the Governmental Immunity Act or comparative legislation enactment, including with limitation, the provisions of Section 63G-7-604 regarding limitation of judgments. Any indemnity and insurance obligations incurred by City under the Original Agreement, as amended, are expressly limited to the amounts identified in the Act.
13. Applicable Law. This Second Amendment is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Utah.
14. Non-Liability of City Officials and Employees. No officer, representative, consultant, attorney, agent or employee of the City shall be personally liable to Developer, or any successor in interest or assignee of Developer, for any default or breach by the City, or for any amount which may become due to Developer, or its successors or assignees, or for any obligation arising under the terms of the Original Agreement, as amended. Nothing herein will release any person from personal liability for their own individual acts or omissions.
15. Default and Remedies. In the event of default under the Original Agreement, as amended by the First Amendment and the Second Amendment, the non-defaulting Party shall be entitled to the court's imposition of specific performance and/or injunctive relief, but not monetary damages.
16. Full Force and Effect. Except as expressly modified by this Second Amendment, all terms and conditions of the Original Agreement, as amended by the First Amendment, shall remain the same and are in full force and effect.

IN WITNESS THEREOF, the Parties have executed this Second Amendment to the Development Agreement on the dates indicated below, to be effective as of the date first written above.

DATED this _____ day of _____, 2026.

Developer:

Pecan Valley Development, LLC
a Utah limited liability company

Chris Wyler, Member

Subscribed and sworn to before me on this _____ day of _____, 2026.

Notary Public

City:

Hurricane City
a Utah Municipal Corporation

Clark Fawcett, Mayor

Attest:

Cindy Beteag, City Recorder

Exhibit A

Additional Property Zoned Recreation Resort (RR)

A portion of H-4138-G-1 (DOCUMENT NO. 20260019431)

BEGINNING AT A POINT WHICH IS S 1°07'30" W 440.00 FEET ALONG THE EAST SECTION LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND N 88°27'52" W 33.50 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 15, AND RUNNING THENCE N 88°27'52" W 159.02 FEET; THENCE N 1°07'30" E 232.00 FEET; THENCE S 88°27'52" E 159.02 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF PECAN VALLEY DRIVE, MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20250012869, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE S 1°07'30" W 232.01 FEET ALONG SAID RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING.

CONTAINS 36,892 SQ FT OR 0.85 ACRES MORE OR LESS

AND

H-4138-F (DOCUMENT NO. 20250019341)

BEGINNING AT A POINT NORTH 89°38'20" WEST 330.00 FEET FROM THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN; RUNNING THENCE SOUTH 0°03' EAST 150.00 FEET; THENCE NORTH 89°38'20" WEST 145.20 FEET; THENCE NORTH 0°03' WEST 150.00 FEET, TO THE NORTH SECTION LINE, THENCE SOUTH 89°38'20" EAST ALONG THE NORTH SECTION LINE 145.20 FEET TO THE POINT OF BEGINNING.

CONTAINS 21,780 SQ FT OR 0.50 ACRES MORE OR LESS

COMBINED AREA TO BE ZONED RR = 1.35 ACRES

Exhibit B

An updated legal description of the entire resort property (including the Additional Property).

BEGINNING AT THE NW CORNER OF THE NE1/4NE1/4 OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 88°27'52" E 996.65 FEET ALONG THE NORTH LINE OF SAID SECTION 15; THENCE S 1°07'30" W 207.99 FEET; THENCE S 88°27'52" E 296.50 FEET, TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF 5140 WEST STREET; THENCE S 1°07'30" W 232.01 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE S 88°27'52" E 33.50 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 15; THENCE S 1°07'30" W 2092.27 FEET ALONG SAID SECTION LINE; THENCE N 88°34'06" W 248.47 FEET; THENCE S 40°30'52" W 693.98 FEET; THENCE S 34°37'51" W 93.29 FEET; THENCE S 49°06'31" W 141.29 FEET; THENCE S 1°07'48" W 3.18 FEET; THENCE S 47°49'28" W 237.76 FEET; THENCE S 76°31'12" W 317.14 FEET, TO A POINT ON THE EAST 1/16TH LINE OF SAID SECTION 15; THENCE N 1°07'47" E 226.03 FEET, ALONG SAID 1/16TH LINE; THENCE S 88°55'48" E 226.14 FEET; THENCE N 0°33'28" W 191.12 FEET; THENCE N 86°45'54" W 220.67 FEET, TO A POINT ON SAID EAST 1/16TH LINE; THENCE FOLLOWING ALONG SAID 1/16TH LINE THE FOLLOWING TWO (2) COURSES: (1) N 1°07'47" E 444.11 FEET, TO THE SW CORNER OF THE SE1/4NE1/4 OF SAID SECTION 15, (2) THENCE N 1°05'38" E 947.24 FEET; THENCE S 88°55'08" E 479.95 FEET; THENCE N 1°05'47" E 241.01 FEET, TO THE SOUTHWEST CORNER OF PECAN VALLEY RESORT PHASE 1 SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE N 1°05'47" E 1120.36 FEET; THENCE N 88°54'31" W 480.02 FEET, TO A POINT ON THE SAID EAST 1/16TH LINE; THENCE N 1°05'38" E 317.15 FEET ALONG SAID 1/16TH LINE, TO THE POINT OF BEGINNING.

CONTAINING A COMBINED 74.02 ACRES MORE OR LESS

Exhibit C

Description of Required Dedications

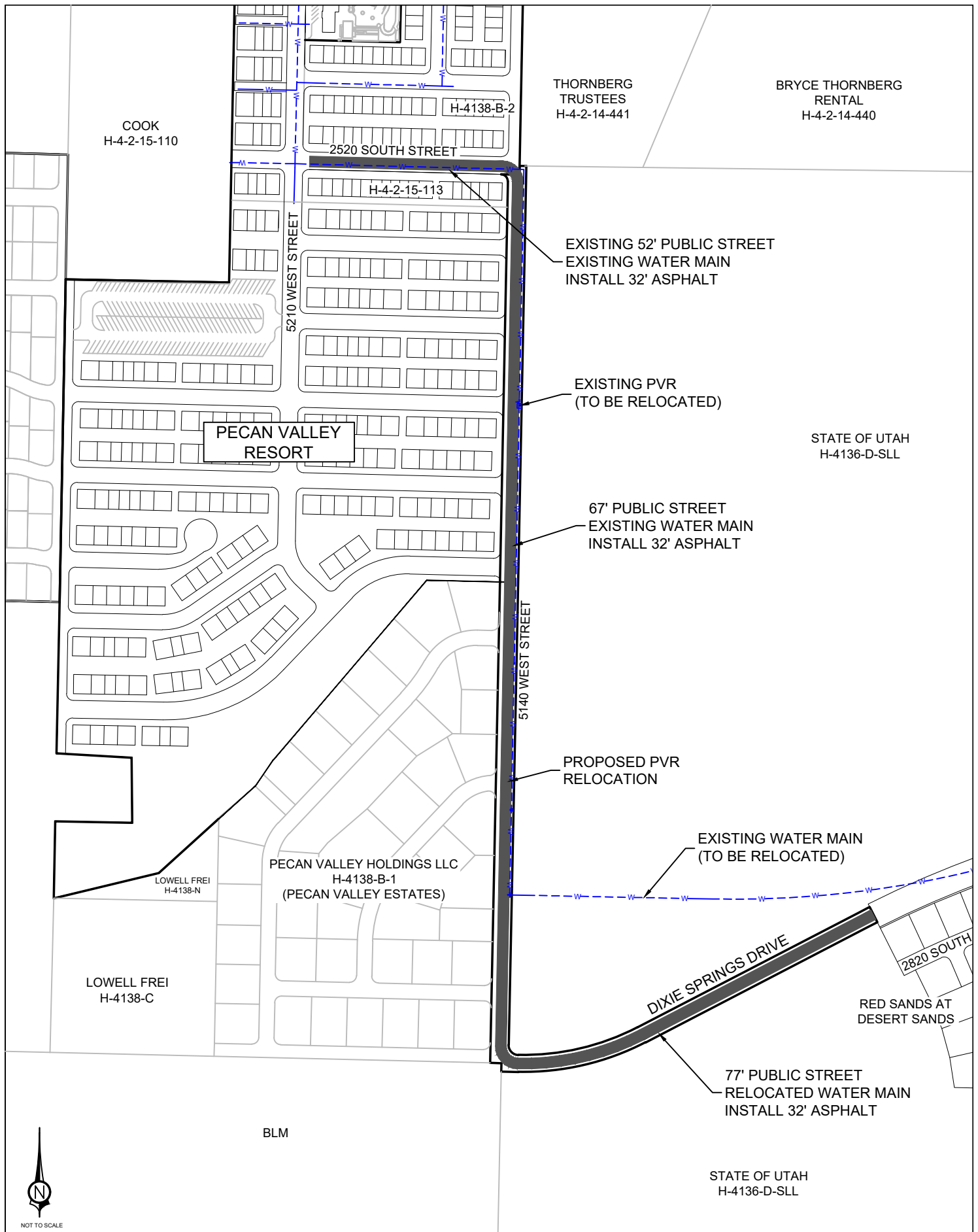
1. Dixie Springs Drive Extension: The natural extension of Dixie Springs Drive, 77.00' wide road, across parcel H-4136-D-SLL, approximately 1,185 LF between parcel H-RSDS-1A-6 in the Red Sands at Desert Sands subdivision, running southwest to the centerline of 5140 W (parcel H-4136-D-SLL's west boundary) at the southeast corner of parcel H-4138-B-1.
2. 5140 W Extension: A 67.00' wide road centered on the property line shared by H-3438-B-1 & H-4136-D-SLL from the new intersection of Dixie Springs Drive and 5140 W, at the southeast corner of parcel H-3438-B-1, northward to 2520 S, at the northwest corner of parcel H-4136-D-SLL and between parcels H-4138-B-2 & H-4-2-15-113.

Exhibit D

A Description of the Required Infrastructure Improvements

1. Dixie Springs Drive: the natural extension of Dixie Springs Drive across parcel H-4136-D-SLL, approximately between parcel H-RSDS-1A-6 in the Red Sands at Desert Sands subdivision, running southwest to the line of S 5140 W, shall be improved with 32 feet of asphalt and shall include the relocation of the 12" waterline.

2. 5140 W Extension: The extension of S 5140 W from the southeast corner of parcel H-4138-B-1, then northward, until it meets W 2520 S between parcels: H-4-2-15-114, H-4138-B-2, & H-4-2-15-113, then westward along W 2520 S until it meets S 5210 W, shall be improved with 32 feet of asphalt and shall include the partial relocation of the 12" waterline and relocation of the existing pressure reducing valve (PRV).



**PECAN VALLEY RESORT
EXHIBIT E**
LOCATED IN HURRICANE, UTAH



1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

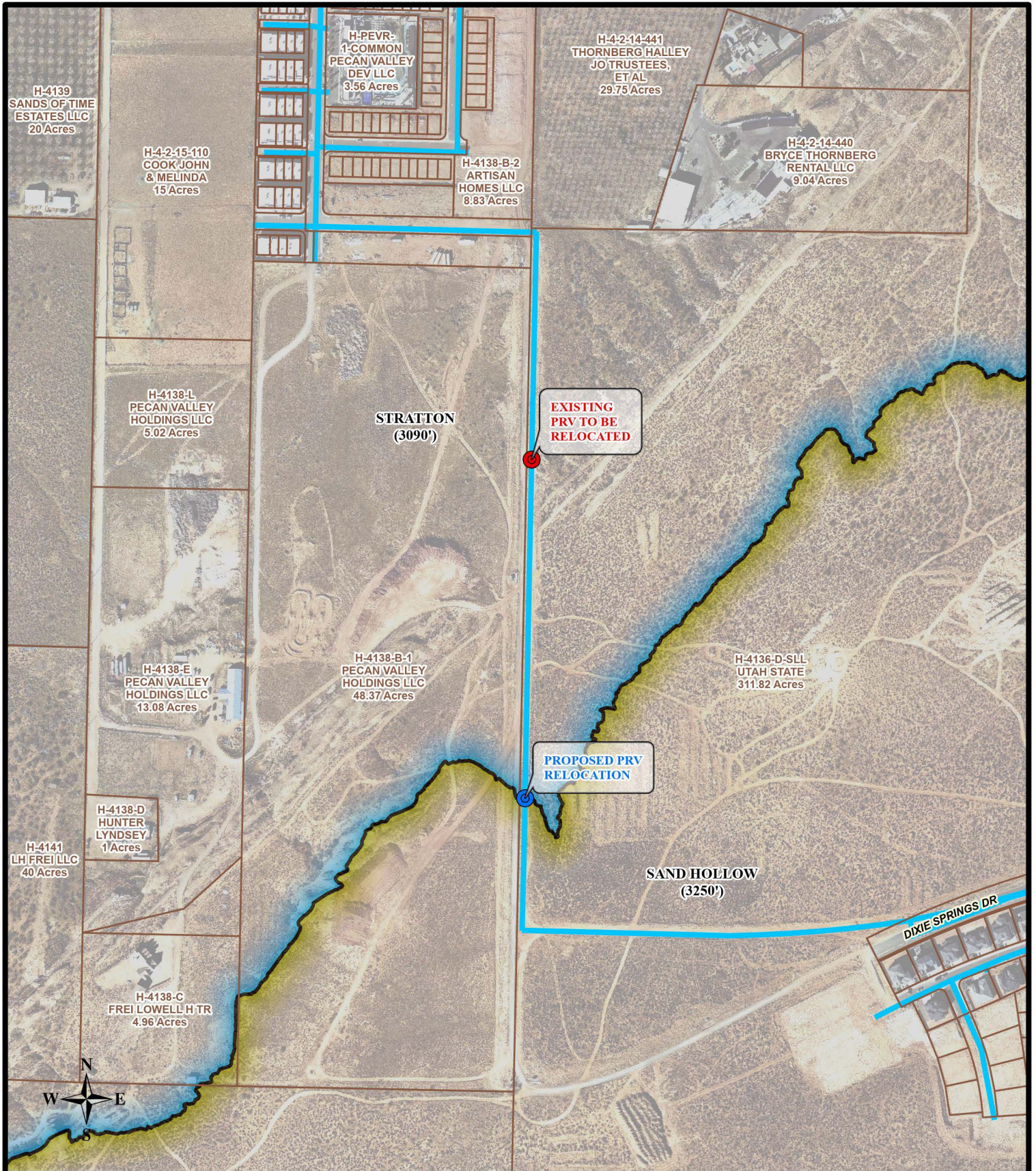


EXHIBIT F PECAN VALLEY PRV HURRICANE, UTAH

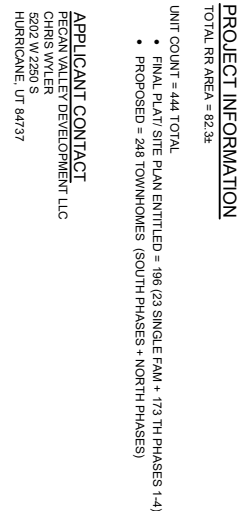
Spatial Reference: UT83-SF

Drawn By: DLH

Scale: 1" = 400 feet

Date: August, 2026

HALLEY JO THORNBERG TRUSTEES
H-4-2-14-441

STATE OF UTA
H-4136-D-SLL

PROJECT INFORMATION

TOTAL RR AREA = 82.3±
UNIT COUNT = 444 TOTAL

- FINAL PLAN/ SITE PLAN ENTITLED = 196 (23 SINGLE FAM + 173 TH PHASES 1-4)
- PROPOSED = 248 TOWNHOMES (SOUTH PHASES + NORTH PHASES)

APPLICANT CONTACT
PECAN VALLEY DEVELOPMENT LLC
CHRIS WYLER
5202 W 2250 S
HURRICANE, UT 84737



STAFF COMMENTS

Agenda Date: September 3, 2026

Item: Consideration and possible approval of Ordinance 2026-22 Superseding Ordinance 2026-19 to amend 8-6-1 regarding the monthly drainage utility fee.

Discussion: At the August 20th meeting staff presented some scenarios that would implement the proposed storm drain fee for non-residential properties over a 4-year period. After discussing, staff was given direction on the most desirable scenario to use. This has been incorporated into a proposed ordinance to supersede Ordinance 2026-19. This ordinance lays out a tiered system, along with a 4-year implementation plan for the fee on non-residential properties. A letter has also been prepared, as requested by the City Council, to be sent to all property owners affected by the new tiered system. Approval is recommended by staff. Upon approval, staff will begin the process of applying the fee to each account holder. It is estimated that this process will take until December because of the large number of properties that will to be analyzed and noticed. – Arthur LeBaron

Findings:

Recommendation:

**AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH,
AMENDING TITLE 8, CHAPTER 6, SECTION 1 REGARDING THE MONTHLY
STORM DRAINAGE FEE AND ESTABLISHING A PHASED IMPLEMENTATION
SCHEDULE**

WHEREAS, the City Council of Hurricane, Utah desires to amend Title 8, Chapter 6, Section 1 with regards to the utility fee for drainage; and

WHEREAS, the Hurricane City Council is authorized by Section 10-3-717 of the Utah Code and Section 1-5-6(G)(1) of the Hurricane City Code to establish and amend fees for municipal services; and

WHEREAS, the City Council has previously established a storm drainage utility fee to fund the operation, maintenance, repair, replacement, and improvement of the City's storm drainage system; and

WHEREAS, Hurricane City is required to comply with Municipal Separate Storm Sewer System (MS4) regulations and other state and federal stormwater management requirements, which impose additional responsibilities and costs upon the City, and

WHEREAS, the City Council adopted the Hurricane City Storm Drain Master Plan on July 2, 2026, which sets forth the drainage infrastructure necessary for the City; and

WHEREAS, the Zions Public Finance, Inc. provided to Hurricane City a Storm Water Rates Analysis, dated March of 2026, which sets forth the rates necessary to fund the drainage needs of the City; and

WHEREAS, the City Council has determined that, based on the Hurricane City Storm Drain Master Plan and Storm Water Rates Analysis, additional revenue is necessary to adequately fund storm drainage infrastructure, regulatory compliance, maintenance activities, and future capital improvements; and

WHEREAS, the City Council finds that a partially phased implementation of the revised storm drainage fee is appropriate and in the best interests of the public health, safety, and welfare of the residents of Hurricane City;

**NOW THEREFORE, BE IT ORDAINED BY THE HURRICANE CITY COUNCIL
OF HURRICANE CITY, UTAH THAT:**

1. Title 8, Chapter 6, Section 1 of the Hurricane City Code be amended to read as follows:

- A. The monthly storm drainage utility fee is hereby increased from Four Dollars (\$4.00) per month to Eleven Dollars (\$11.00) per ERU per month for each utility account as set forth in Table 1 of the Storm Water Rates analysis provided by Zions Public Finance.

Rates:	
Residential per ERU ¹	\$11.00
Nonresidential per ERU ²	\$11.00
¹ Multi-family is the equivalent of 0.37 ERU per dwelling unit	
² One nonresidential ERU equals 5,000 sf of impervious surfaces associated with nonresidential development as defined in the City's Storm Drain Master Plan.	

2. Tiers for Nonresidential Properties. For purposes of calculating the number of ERUs for nonresidential properties, the following tiers based on impervious surface areas are adopted:

Tier	Impervious Area	ERU Multiplier
1	Less than 5,000 sq. ft.	1
2	5,000–10,000 sq. ft.	2
3	10,000–15,000 sq. ft.	3
4	15,000–20,000 sq. ft.	4
5	20,000–25,000 sq. ft.	5
6	25,000–30,000 sq. ft.	6
7	30,000–35,000 sq. ft.	7
8	35,000–40,000 sq. ft.	8
9	40,000–45,000 sq. ft.	9
10	45,000–50,000 sq. ft.	10
11	50,000–55,000 sq. ft.	11
12	55,000–60,000 sq. ft.	12

Tier	Impervious Area	ERU Multiplier
13	60,000–65,000 sq. ft.	13
14	65,000–70,000 sq. ft.	14
16	75,000–80,000 sq. ft.	16
18	85,000–90,000 sq. ft.	18
19	90,000–95,000 sq. ft.	19
20	95,000–100,000 sq. ft.	20
30	100,000–150,000 sq. ft.	30
40	150,000–200,000 sq. ft.	40
50	200,000–250,000 sq. ft.	50
60	250,000–300,000 sq. ft.	60
70	300,000–350,000 sq. ft.	70
80	350,000–400,000 sq. ft.	80
90	400,000–450,000 sq. ft.	90
100	450,000–500,000 sq. ft.	100
110	500,000–550,000 sq. ft.	110
140	650,000–700,000 sq. ft.	140
180	850,000–900,000 sq. ft.	180
200	>1,000,000 sq. ft.	200

- For each nonresidential property, the maximum impervious area used to calculate the storm drainage utility fee shall be capped at one million (1,000,000) square feet.

4. Implementation Schedule; Phasing.

- a. The storm drainage fee for all residential properties and for nonresidential properties in Tiers 1-9 shall take effect immediately.
- b. The monthly storm drainage fees for nonresidential properties in Tiers 10-200 shall take effect based on the following schedule:

Tier	Immediately	Year 2	Year 3	Year 4
10-12	\$99	\$99	\$99	Full implementation
13-18	\$99	\$99	75% of full rate	Full implementation
19-30	\$99	50% of full rate	75% of full rate	Full implementation
31-200	25% of full rate	50% of full rate	75% of full rate	Full implementation

- c. The storm drainage fees set forth in this ordinance shall take effect immediately, subject to the phased implementation for nonresidential Tiers 10-200, the availability of City staffing resources, and the ability to make the necessary changes to the City's billing software.
 - d. For nonresidential Tiers 10-200, the Year 2 fees shall take effect in July of 2028, with the annual increases occurring each July thereafter through Year 4.
5. City staff is authorized and directed to make any administrative changes necessary to carry out the provisions of this Ordinance, including creating and administering tiers of rates based on the areas of impervious surfaces of nonresidential developments.
6. This Ordinance replaces and supersedes Ordinance 2026-19. Furthermore, all ordinances, resolutions, and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution, or ordinance, or part thereof.
7. Should any provision, clause, or paragraph of this Ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this Ordinance or the Hurricane City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph shall be given independence from the invalid provisions or applications, and to this end the parts, sections, and subsections of this Ordinance, together with the regulations contained therein, are hereby declared to be severable.

PASSED AND APPROVED this 3rd day of September 2026.

Clark Fawcett, Mayor

Attest:

Cindy Beteag, Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 3rd day of September 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	_____	_____	_____	_____
Dave Imlay	_____	_____	_____	_____
Lynn Excell	_____	_____	_____	_____
Amy Werrett	_____	_____	_____	_____
Merlin Spendlove	_____	_____	_____	_____

Cindy Beteag



September 4, 2026

Dear Business Owner:

Hurricane City is writing to notify you of recent changes to the City's storm drainage utility fee. On September 3, 2026, the Hurricane City Council adopted Ordinance 2026-22, which replaces and supersedes Ordinance 2026-19 and establishes an alternative four-year implementation plan for certain nonresidential storm drainage fee tiers.

The State of Utah also required Hurricane City to become MS4 compliant. MS4, or Municipal Separate Storm Sewer System, compliance requires the City to manage its stormwater system and meet state and federal requirements designed to reduce stormwater pollution and protect local waterways.

Previously, nonresidential businesses paid a flat storm drainage utility fee of \$4 per month. Under the updated fee structure, the rate will increase to \$11 per 5,000 square feet of impervious surfaces associated with nonresidential development per month. Impervious area includes the nonresidential building space and all other impervious surfaces on the property. To help ease the transition to the new fee structure, the City Council approved a phased implementation plan. **Note:** The maximum impervious area used to calculate the storm drainage utility fee is capped at 1 million square feet. Nonresidential properties in Tiers 1-9 will take effect immediately. Businesses assigned to Tier 10 and above will also take effect immediately but will be subject to an alternative four-year implementation plan.

To help explain the new fee structure, the following chart shows the tiers and the applicable multiplier for each tier:

Tier Impervious Area		Multiplier
1	Less than 5,000 sq. ft.	1
2	5,000–10,000 sq. ft.	2
3	10,000–15,000 sq. ft.	3
4	15,000–20,000 sq. ft.	4
5	20,000–25,000 sq. ft.	5
6	25,000–30,000 sq. ft.	6
7	30,000–35,000 sq. ft.	7
8	35,000–40,000 sq. ft.	8
9	40,000–45,000 sq. ft.	9
10	45,000–50,000 sq. ft.	10
11	50,000–55,000 sq. ft.	11
12	55,000–60,000 sq. ft.	12
13	60,000–65,000 sq. ft.	13
14	65,000–70,000 sq. ft.	14



Tier	Impervious Area	Multiplier
16	75,000–80,000 sq. ft.	16
18	85,000–90,000 sq. ft.	18
19	90,000–95,000 sq. ft.	19
20	95,000–100,000 sq. ft.	20
30	100,000–150,000 sq. ft.	30
40	150,000–200,000 sq. ft.	40
50	200,000–250,000 sq. ft.	50
60	250,000–300,000 sq. ft.	60
70	300,000–350,000 sq. ft.	70
80	350,000–400,000 sq. ft.	80
90	400,000–450,000 sq. ft.	90
100	450,000–500,000 sq. ft.	100
110	500,000–550,000 sq. ft.	110
140	650,000–700,000 sq. ft.	140
180	850,000–900,000 sq. ft.	180
200	>1,000,000 sq. ft.	200

An insert will be included with this letter identifying the tier assigned to your business so you will know what to expect under the new fee structure.

The implementation schedule is as follows:

Year 1: Tiers 10 through 30 will pay \$99 per month, and Tiers 31 through 200 will pay 25% of the full applicable rate.

Year 2: Tiers 10 through 18 will pay \$99 per month, and Tiers 19 through 200 will pay 50% of the full applicable rate.

Year 3: Tiers 10 through 12 will pay \$99 per month, and Tiers 13 through 200 will pay 75% of the full applicable rate.

Year 4: Full implementation of the storm drainage utility fee will occur.

The first increase will be implemented as soon as reasonably practicable based on available staff time and the ability to make the necessary changes to the City's billing software. The second increase will occur in July 2028.

The City completed a storm drainage fee study to determine what these fees should be. If you would like to read additional information, the study (Ordinance 2026-15) and the approved ordinance (Ordinance 2026-22) can be found on the City's website at <https://www.cityofhurricane.com/343/Ordinances-and-Resolutions>

If you have questions regarding how these changes may affect your business, please contact Arthur LeBaron at 435-635-2811 x 113.

Sincerely,

Clark Fawcett
Hurricane City Mayor





STAFF COMMENTS

Agenda Date: September 3, 2026

Item: Consideration and possible approval of awarding the bid for the next phase of the irrigation expansion project.

Discussion: Hurricane City has been working to improve and expand its secondary irrigation system through a phased irrigation efficiency project.

Phase 1 of the project included the development of two 3-million-gallon irrigation storage ponds, construction of a booster station, and installation of primary irrigation pipeline system. The Phase 1 system extended from approximately 700 West through 1300 South, continuing along 920 West to 650 South and serving the surrounding subdivisions. This work established the foundation for expanding and improving the City's secondary irrigation system.

Phase 2 will continue the City's Irrigation improvements and extend the system into the remaining areas not served during Phase 1. The proposed work will extend from the wash and the 400 South area southward to approximately 1500 S and will include the remaining streets and areas within the portion of the city requiring secondary irrigation infrastructure.

The purpose of Phase 2 is to continue increasing irrigation availability, improve system efficiency and reliability, and provide additional residents and properties with access to the city's secondary irrigation system. Completing this phase will build upon the infrastructure established during Phase 1 and further advance the city's long-term irrigation efficiency goals.

Following the city's bidding process, Interstate Rock submitted the bid recommended for this project. Staff is requesting that the Hurricane City Council approve the bid award to Interstate Rock for the Hurricane Irrigation Efficiency Project Phase 2, allowing the city to proceed with construction.

Findings:

Recommendation: Staff recommends that the Hurricane City Council approve the bid award to Interstate Rock for Hurricane Irrigation Efficiency Project – Phase 2 and authorize the appropriate City officials to execute the necessary agreements and proceed with the project in accordance with the bid documents and applicable City requirements. – Kory Wright

February 26, 2025

Ken Richins
Superintendent
Hurricane City
147 North 870 West
Hurricane, UT 84737

Subject: Recommendation of Award of Contract to Interstate Rock Products for the Hurricane Irrigation Efficiency – Phase 2 Project

Dear Ken:

Bids for Phase 2 construction of the Hurricane Irrigation Efficiency Project were received by Hurricane City (City) on Tuesday, February 18, 2025. Bowen Collins & Associates (BC&A) completed a review of the bids that were received from eight general contractors. The contract documents specify the Hurricane Irrigation Efficiency – Phase 2 Project to be a ranked-based bid. Therefore, contractors were evaluated based on their statement of qualifications, contract time (schedule), and bid price.

Hurricane City formed an evaluation committee to rank each contractor based on the evaluation criterion established in the contract documents. A summary of the committee's ranking for each contractor is provided below for reference and a detailed breakdown of the bids is attached for information.

Rank	Contractor	Statement of Qualifications (25)	Schedule (25)	Bid (50)	Total (100)	Bid Price
1	Interstate Rock	25	25	48.25	98.25	\$6,568,824.50
2	M&T Enterprises	20	25	50	95	\$6,346,093.50
3	JP Excavating	24	25	43.5	92.5	\$7,171,495.60
4	Feller Enterprises	20	25	46.75	91.75	\$6,758,505.23
5	Landmark Excavation	24	25	39.6	88.6	\$7,667,685.00
6	Whitaker Construction	23	25	39.75	87.75	\$7,647,574.50
7	Phaze Concrete	22	25	35	82	\$8,248,005.05
8	Sunroc	24	25	30.65	79.65	\$8,802,170.10

The bid document specifies that *"All bids shall be checked for mathematical errors by the Engineer. If errors have been made in the extension of the figures, it will be assumed that the unit prices are correct and the total amounts will be revised to reflect the corrections."* Consequently, required adjustments were made to the overall bid prices of Interstate Rock and Phaze Concrete. These adjusted bid prices are listed in the table above and all mathematical corrections are highlighted in the attached bid schedule summary. Interstate Rock Product's overall bid price decreased by \$8,480.

February 26, 2025

Page 2

We have reviewed the proposal documentation, including the schedule and Statement of Qualifications from Interstate Rock Products and found them responsive. A copy of the preliminary schedules submitted by the eight bidders is attached for reference. Subject to review and approval by the City's legal counsel and based on the City's evaluations and other information presented above, we recommend awarding the Hurricane Irrigation Efficiency – Phase 2 Project contract to Interstate Rock Products in the amount of \$6,568,824.50. An agreement should be executed pending receipt of appropriate bonds and insurance documents following Notice of Award.

Please call with any questions or concerns regarding this recommendation. BC&A looks forward to working with the City through the successful completion of this important project.

Sincerely,

Bowen, Collins & Associates

A handwritten signature in black ink, appearing to read "Todd Olsen". The signature is fluid and cursive, with the first name "Todd" and last name "Olsen" clearly distinguishable.

Todd Olsen, P.E.
Project Manager

Cc. Lance Smith – NRCS
Kory Wright – Hurricane City
Arthur LeBaron – Hurricane City

Attachment

BID SCHEDULE SUMMARY

Hurricane Irrigation Efficiency Project - Phase 2

Hurricane City / NRCS

Bids Were Opened On: Tuesday, February 18

Corrected Bid Total to Match Unit Prices



BASE BID				Feller Enterprises		Interstate Rock		JP Excavating		Landmark Excavating		M&T Enterprises		Phaze Concrete		Sunroc		Whitaker	
Item No.	Description	Quantity	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
A-1	Mobilization*	1	Lump Sum	\$300,000.00	\$300,000.00	\$322,000.00	\$322,000.00	\$420,000.00	\$420,000.00	\$460,000.00	\$460,000.00	\$350,000.00	\$350,000.00	\$368,024.53	\$368,024.53	\$527,000.00	\$527,000.00	\$435,000.00	\$435,000.00
A-2	Survey*	1	Lump Sum	\$58,000.00	\$58,000.00	\$22,000.00	\$22,000.00	\$80,000.00	\$80,000.00	\$88,000.00	\$88,000.00	\$81,700.00	\$81,700.00	\$23,485.00	\$23,485.00	\$98,650.00	\$98,650.00	\$58,200.00	\$58,200.00
A-3	Traffic Control*	1	Lump Sum	\$166,275.00	\$166,275.00	\$101,000.00	\$101,000.00	\$80,000.00	\$80,000.00	\$204,126.00	\$204,126.00	\$145,500.00	\$145,500.00	\$60,305.50	\$60,305.50	\$217,000.00	\$217,000.00	\$211,500.00	\$211,500.00
A-4.1	4" C-900 PVC	130	Linear Feet	\$50.72	\$6,593.60	\$59.00	\$7,670.00	\$42.00	\$5,460.00	\$92.00	\$11,960.00	\$51.50	\$6,695.00	\$31.85	\$4,140.50	\$93.70	\$12,181.00	\$77.50	\$10,075.00
A-4.2	6" C-900 PVC*	11,940	Linear Feet	\$52.66	\$628,760.40	\$55.50	\$662,670.00	\$49.00	\$585,060.00	\$75.00	\$895,500.00	\$49.50	\$591,030.00	\$57.64	\$688,221.60	\$65.95	\$787,443.00	\$55.50	\$662,670.00
A-4.3	8" C-900 PVC*	15,340	Linear Feet	\$61.65	\$945,711.00	\$64.50	\$989,430.00	\$53.00	\$813,020.00	\$76.00	\$1,165,840.00	\$56.50	\$866,710.00	\$50.77	\$778,811.80	\$72.90	\$1,118,286.00	\$66.50	\$1,020,110.00
A-4.4	10" C-900 PVC*	4,240	Linear Feet	\$74.21	\$314,650.40	\$75.50	\$320,120.00	\$67.00	\$284,080.00	\$90.00	\$381,600.00	\$65.50	\$277,720.00	\$61.80	\$262,032.00	\$87.35	\$370,364.00	\$73.50	\$311,640.00
A-4.5	12" C-900 PVC*	1,080	Linear Feet	\$85.56	\$92,404.80	\$91.00	\$98,280.00	\$73.00	\$78,840.00	\$106.00	\$114,480.00	\$78.00	\$84,240.00	\$69.06	\$74,584.80	\$102.60	\$110,808.00	\$85.50	\$92,340.00
A-4.6	18" C-900 PVC	1,320	Linear Feet	\$110.00	\$145,200.00	\$140.00	\$184,800.00	\$121.00	\$159,720.00	\$135.00	\$178,200.00	\$115.00	\$151,800.00	\$160.23	\$211,503.60	\$147.70	\$194,964.00	\$110.00	\$145,200.00
A-5.1	6" DIP*	370	Linear Feet	\$85.78	\$31,738.60	\$190.00	\$70,300.00	\$78.00	\$28,860.00	\$153.00	\$56,610.00	\$105.00	\$38,850.00	\$155.00	\$57,350.00	\$105.80	\$39,146.00	\$110.00	\$40,700.00
A-5.2	8" DIP*	360	Linear Feet	\$108.79	\$39,164.40	\$200.00	\$72,000.00	\$92.00	\$33,120.00	\$173.00	\$62,280.00	\$105.00	\$37,800.00	\$124.01	\$44,643.60	\$119.25	\$42,930.00	\$100.00	\$36,000.00
A-6.1	HDPE Pipe (6-inch, 4710, DR 13.5)	130	Linear Feet	\$230.90	\$30,017.00	\$290.00	\$37,700.00	\$99.00	\$12,870.00	\$257.00	\$33,410.00	\$295.00	\$38,350.00	\$70.31	\$9,140.30	\$317.25	\$41,242.50	\$245.00	\$31,850.00
A-6.2	HDPE Pipe (8-inch, 4710, DR 13.5)	200	Linear Feet	\$217.12	\$43,424.00	\$280.00	\$56,000.00	\$120.00	\$24,000.00	\$207.00	\$41,400.00	\$300.00	\$60,000.00	\$79.30	\$15,860.00	\$358.55	\$71,710.00	\$230.00	\$46,000.00
A-7.1	Furnish and Install 4" Gate Valve*	3	Each	\$2,903.02	\$8,709.06	\$2,300.00	\$6,900.00	\$1,900.00	\$5,700.00	\$3,035.00	\$9,105.00	\$2,440.00	\$7,320.00	\$2,513.39	\$7,540.17	\$2,865.00	\$8,595.00	\$2,420.00	\$7,260.00
A-7.2	Furnish and Install 6" Gate Valve*	49	Each	\$2,931.99	\$143,667.51	\$2,650.00	\$129,850.00	\$2,700.00	\$132,300.00	\$3,430.00	\$168,070.00	\$3,040.00	\$148,960.00	\$863.31	\$42,302.19	\$3,245.00	\$159,005.00	\$2,860.00	\$140,140.00
A-7.3	Furnish and Install 8" Gate Valve*	59	Each	\$4,054.38	\$239,208.42	\$3,900.00	\$230,100.00	\$3,300.00	\$194,700.00	\$4,560.00	\$269,040.00	\$4,170.00	\$246,030.00	\$7,038.86	\$415,292.74	\$4,565.00	\$269,335.00	\$4,040.00	\$238,360.00
A-7.4	Furnish and Install 10" Gate Valve*	12	Each	\$6,341.81	\$76,101.72	\$5,150.00	\$61,800.00	\$4,900.00	\$58,800.00	\$6,865.00	\$82,380.00	\$6,600.00	\$79,200.00	\$6,171.51	\$74,058.12	\$7,015.00	\$84,180.00	\$6,430.00	\$77,160.00
A-7.5	Furnish and Install 12" Butterfly Valve*	4	Each	\$3,804.45	\$15,217.80	\$4,250.00	\$17,000.00	\$4,100.00	\$16,400.00	\$8,330.00	\$33,320.00	\$6,670.00	\$26,680.00	\$8,201.83	\$32,807.32	\$7,975.00	\$31,900.00	\$6,990.00	\$27,960.00
A-7.6	Furnish and Install 18" Butterfly Valve	1	Each	\$26,168.25	\$26,168.25	\$9,150.00	\$9,150.00	\$8,500.00	\$8,500.00	\$28,830.00	\$28,830.00	\$29,300.00	\$29,300.00	\$28,189.89	\$28,189.89	\$28,600.00	\$28,600.00	\$27,900.00	\$27,900.00
A-8.1	4" 45 Degree Bend	2	Each	\$582.79	\$1,165.58	\$660.00	\$1,320.00	\$700.00	\$1,400.00	\$690.00	\$1,380.00	\$650.00	\$1,300.00	\$836.00	\$1,672.00	\$906.50	\$1,813.00	\$295.00	\$590.00
A-8.2	6" 11.25 Degree Bend*	6	Each	\$672.17	\$4,033.02	\$740.00	\$4,440.00	\$850.00	\$5,100.00	\$767.00	\$4,602.00	\$745.00	\$4,470.00	\$902.82	\$5,416.92	\$980.70	\$5,884.20	\$395.00	\$2,370.00
A-8.3	6" 22.5 Degree Bend*	5	Each	\$665.76	\$3,328.80	\$740.00	\$3,700.00	\$850.00	\$4,250.00	\$758.00	\$3,790.00	\$740.00	\$3,700.00	\$895.01	\$4,475.05	\$972.15	\$4,860.75	\$390.00	\$1,950.00
A-8.4	6" 45 Degree Bend*	16	Each	\$679.36	\$10,869.76	\$720.00	\$11,520.00	\$850.00	\$13,600.00	\$759.00	\$12,144.00	\$750.00	\$12,000.00	\$895.94	\$14,335.04	\$973.00	\$15,568.00	\$390.00	\$6,240.00
A-8.5	6" 90 Degree Bend*	14	Each	\$695.35	\$9,734.90	\$750.00	\$10,500.00	\$1,200.00	\$16,800.00	\$647.00	\$9,058.00	\$835.00	\$11,690.00	\$916.85	\$12,835.90	\$996.25	\$13,947.50	\$415.00	\$5,810.00
A-8.6	8" 11.25 Degree Bend*	8	Each	\$794.99	\$6,359.92	\$850.00	\$6,800.00	\$1,200.00	\$9,600.00	\$859.00	\$6,872.00	\$875.00	\$7,000.00	\$1,050.32	\$8,402.56	\$1,185.00	\$9,480.00	\$515.00	\$4,120.00
A-8.7	8" 22.5 Degree Bend*	6	Each	\$814.09	\$4,884.54	\$860.00	\$5,160.00	\$1,200.00	\$7,200.00	\$877.00	\$5,262.00	\$855.00	\$5,130.00	\$1,066.13	\$6,396.78	\$1,200.00	\$7,200.00	\$535.00	\$3,210.00
A-8.8	8" 45 Degree Bend*	5	Each	\$819.69	\$4,098.45	\$870.00	\$4,350.00	\$1,200.00	\$6,000.00	\$882.00	\$4,410.00	\$900.00	\$4,500.00	\$1,549.28	\$7,746.40	\$1,200.00	\$6,000.00	\$540.00	\$2,700.00
A-8.9	8" 90 Degree Bend*	5	Each	\$871.49	\$4,357.45	\$950.00	\$4,750.00	\$1,200.00	\$6,000.00	\$948.00	\$4,740.00	\$890.00	\$4,450.00	\$1,127.77	\$5,638.85	\$1,275.00	\$6,375.00	\$605.00	\$3,025.00
A-8.10	10" 45 Degree Bend*	2	Each	\$1,031.85	\$2,063.70	\$1,100.00	\$2,200.00	\$1,300.00	\$2,600.00	\$1,140.00	\$2,280.00	\$1,150.00	\$2,300.00	\$1,522.45	\$3,044.90	\$1,460.00	\$2,920.00	\$830.00	\$1,660.00
A-8.11	18 x 6-inch Tee	2	Each	\$3,722.43	\$7,444.86	\$3,050.00	\$6,100.00	\$2,600.00	\$5,200.00	\$3,920.00	\$7,840.00	\$2,840.00	\$5,680.00	\$4,211.13	\$8,422.26	\$4,595.00	\$9,190.00	\$3,750.00	\$7,500.00
A-8.12	10 x 6-inch Tee*	4	Each	\$1,329.34	\$5,317.36	\$1,400.00	\$5,600.00	\$1,300.00	\$5,200.00	\$1,420.00	\$5,680.00	\$1,650.00	\$6,600.00	\$1,735.08	\$6,940.32	\$1,955.00	\$7,820.00	\$1,110.00	

BID SCHEDULE SUMMARY CONTINUED

Hurricane Irrigation Efficiency Project - Phase 2

Hurricane City / NRCS

Bids Were Opened On: Tuesday, February 18

Corrected Bid Total to Match Unit Prices



BASE BID				Feller Enterprises		Interstate Rock		JP Excavating		Landmark Excavating		M&T Enterprises		Phaze Concrete		Sunroc		Whitaker	
Item No.	Description	Quantity	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
A-11.3	Air Valve W/ Removable Blind Flange (GC-05), Comp	1	Each	\$9,663.33	\$9,663.33	\$9,600.00	\$9,600.00	\$12,000.00	\$12,000.00	\$10,120.00	\$10,120.00	\$7,970.00	\$7,970.00	\$8,322.20	\$8,322.20	\$11,700.00	\$11,700.00	\$9,340.00	\$9,340.00
A-11.4	1" Air Valve w/ Blow-off (4, GC-05), Complete	1	Each	\$12,170.20	\$12,170.20	\$10,200.00	\$10,200.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$11,500.00	\$11,500.00	\$10,790.54	\$10,790.54	\$14,000.00	\$14,000.00	\$10,800.00	\$10,800.00
A-12	Minor Blowoff Drain, See Detail C/2671, Complete(Te	7	Each	\$11,572.30	\$81,006.10	\$9,500.00	\$66,500.00	\$10,000.00	\$70,000.00	\$9,210.00	\$64,470.00	\$9,960.00	\$69,720.00	\$9,493.45	\$66,454.15	\$9,400.00	\$65,800.00	\$9,580.00	\$67,060.00
A-13.1	Asphalt Replacement (3" Asphalt over 6" Roadbase)*	399,670	Square Feet	\$3.32	\$1,326,904.40	\$2.85	\$1,139,059.50	\$3.80	\$1,518,746.00	\$3.25	\$1,298,927.50	\$2.50	\$999,175.00	\$5.59	\$2,234,155.30	\$3.40	\$1,358,878.00	\$4.30	\$1,718,581.00
A-13.2	Asphalt Replacement (2.5" Asphalt over 6" Roadbase	24,375	Square Feet	\$3.21	\$78,243.75	\$2.60	\$63,375.00	\$4.20	\$102,375.00	\$3.00	\$73,125.00	\$2.20	\$53,625.00	\$5.49	\$133,818.75	\$3.15	\$76,781.25	\$4.20	\$102,375.00
A-14	Pothole Repair*	156	Square Feet	\$22.51	\$3,511.56	\$25.00	\$3,900.00	\$5.90	\$920.40	\$29.50	\$4,602.00	\$26.00	\$4,056.00	\$69.04	\$10,770.24	\$21.00	\$3,276.00	\$50.50	\$7,878.00
A-15.1	Concrete Sidewalks Restoration*	3,679	Square Feet	\$8.02	\$29,505.58	\$10.50	\$38,629.50	\$14.80	\$54,449.20	\$13.50	\$49,666.50	\$12.50	\$45,987.50	\$14.89	\$54,780.31	\$21.35	\$78,546.65	\$24.50	\$90,135.50
A-15.2	Concrete Waterway Restoration*	570	Square Feet	\$20.82	\$11,867.40	\$17.00	\$9,690.00	\$17.00	\$9,690.00	\$25.00	\$14,250.00	\$30.00	\$17,100.00	\$22.25	\$12,682.50	\$28.50	\$16,245.00	\$30.50	\$17,385.00
A-16	Pedestrian Ramp (PED 100), Complete	1	Each	\$2,809.99	\$2,809.99	\$6,550.00	\$6,550.00	\$4,500.00	\$4,500.00	\$4,205.00	\$4,205.00	\$4,300.00	\$4,300.00	\$6,043.65	\$6,043.65	\$5,575.00	\$5,575.00	\$6,430.00	\$6,430.00
A-17	Curb and Gutter Restoration*	625	Linear Feet	\$46.15	\$28,843.75	\$12.00	\$7,500.00	\$35.00	\$21,875.00	\$64.00	\$40,000.00	\$56.00	\$35,000.00	\$44.05	\$27,531.25	\$78.75	\$49,218.75	\$100.00	\$62,500.00
A-18	Replace Roadway Mounuments*	1	Each	\$1,464.99	\$1,464.99	\$570.00	\$570.00	\$1,300.00	\$1,300.00	\$1,155.00	\$1,155.00	\$1,930.00	\$1,930.00	\$911.29	\$911.29	\$1,235.00	\$1,235.00	\$915.00	\$915.00
A-19	Trench Stabilization Material*	150	Cubic Yards	\$28.84	\$4,326.00	\$49.00	\$7,350.00	\$8.00	\$1,200.00	\$85.00	\$12,750.00	\$31.00	\$4,650.00	\$111.89	\$16,783.50	\$152.25	\$22,837.50	\$63.50	\$9,525.00
A-20	Flowable Fill Backfill*	75	Cubic Yards	\$305.24	\$22,893.00	\$150.00	\$11,250.00	\$255.00	\$19,125.00	\$294.00	\$22,050.00	\$190.00	\$14,250.00	\$231.39	\$17,354.25	\$310.00	\$23,250.00	\$340.00	\$25,500.00
A-21	Geotextile Fabric*	1,100	Square Yards	\$6.79	\$7,469.00	\$2.80	\$3,080.00	\$3.00	\$3,300.00	\$1.70	\$1,870.00	\$3.70	\$4,070.00	\$3.48	\$3,828.00	\$3.75	\$4,125.00	\$3.70	\$4,070.00
A-22	30" D50 Riprap*	2,000	Cubic Yards	\$60.18	\$120,360.00	\$86.50	\$173,000.00	\$61.00	\$122,000.00	\$73.00	\$146,000.00	\$52.50	\$105,000.00	\$127.90	\$255,800.00	\$86.55	\$173,100.00	\$63.50	\$127,000.00
A-23	Rock Excavation*	700	Cubic Yards	\$15.54	\$10,878.00	\$6.85	\$4,795.00	\$29.00	\$20,300.00	\$53.00	\$37,100.00	\$35.00	\$24,500.00	\$108.72	\$76,104.00	\$103.00	\$72,100.00	\$46.50	\$32,550.00
A-24	Replace Fence (Vinyl)	35	Linear Feet	\$50.44	\$1,765.40	\$50.50	\$1,767.50	\$73.00	\$2,555.00	\$165.00	\$5,775.00	\$105.00	\$3,675.00	\$76.70	\$2,684.50	\$106.50	\$3,727.50	\$115.00	\$4,025.00
A-25	Sewer Lateral Connection*	4	Each	\$3,230.40	\$12,921.60	\$4,250.00	\$17,000.00	\$2,900.00	\$11,600.00	\$2,840.00	\$11,360.00	\$2,020.00	\$8,080.00	\$4,715.28	\$18,861.12	\$2,600.00	\$10,400.00	\$4,240.00	\$16,960.00
A-26	Water Service Connection*	4	Each	\$2,413.63	\$9,654.52	\$1,650.00	\$6,600.00	\$2,000.00	\$8,000.00	\$2,340.00	\$9,360.00	\$2,510.00	\$10,040.00	\$5,212.64	\$20,850.56	\$4,000.00	\$16,000.00	\$2,880.00	\$11,520.00
A-27	Public Information Program Allowance	1	Lump Sum	\$180,000.00	\$180,000.00	\$180,000.00	\$180,000.00	\$180,000.00	\$180,000.00	\$180,000.00	\$180,000.00	\$180,000.00	\$180,000.00	\$180,000.00	\$180,000.00	\$180,000.00	\$180,000.00	\$180,000.00	\$180,000.00
Schedule A Subtotal				-	\$6,474,914.67	-	\$6,317,036.50	-	\$6,873,115.60	-	\$7,447,072.00	-	\$6,114,038.50	-	\$7,960,788.07	-	\$8,426,258.60	-	\$7,379,954.50
B-1	10" C-900 PVC	660	Linear Feet	\$70.66	\$46,635.60	\$73.50	\$48,510.00	\$68.00	\$44,880.00	\$80.00	\$52,800.00	\$60.50	\$39,930.00	\$57.42	\$37,897.20	\$86.10	\$56,826.00	\$61.50	\$40,590.00
B-2	10" C-900 PVC (shared trench with distribution pipe)	2,890	Linear Feet	\$59.07	\$170,712.30	\$47.50	\$137,275.00	\$62.00	\$179,180.00	\$36.00	\$104,040.00	\$49.50	\$143,055.00	\$46.93	\$135,627.70	\$86.05	\$248,684.50	\$52.00	\$150,280.00
B-3	10" 90 Degree Bend	2	Each	\$2,824.74	\$5,649.48	\$1,200.00	\$2,400.00	\$1,000.00	\$2,000.00	\$2,320.00	\$4,640.00	\$1,330.00	\$2,660.00	\$2,731.92	\$5,463.84	\$3,175.00	\$6,350.00	\$2,380.00	\$4,760.00
B-4	Furnish and Install 6" Restrained Sleeved Coupling (fo	2	Each	\$1,113.79	\$2,227.58	\$6,750.00	\$13,500.00	\$1,000.00	\$2,000.00	\$999.00	\$1,998.00	\$1,230.00	\$2,460.00	\$1,286.22	\$2,572.44	\$1,700.00	\$3,400.00	\$835.00	\$1,670.00
B-5	Asphalt Replacement (3" Asphalt over 6" Roadbase)*	17,580	Square Feet	\$3.32	\$58,365.60	\$2.85	\$50,103.00	\$4.00	\$70,320.00	\$3.25	\$57,135.00	\$2.50	\$43,950.00	\$6.01	\$105,655.80	\$3.45	\$60,651.00	\$4.00	\$70,320.00
Schedule B Subtotal				-	\$283,590.56	-	\$251,788.00	-	\$298,380.00	-	\$220,613.00	-	\$232,055.00		\$287,216.98		\$375,911.50		\$267,620.00
Total Cost (Schedule A & B)					\$6,758,505.23		\$6,568,824.50		\$7,171,495.60		\$7,667,685.00		\$6,346,093.50		\$8,248,005.05		\$8,802,170.10		\$7,647,574.50
				Difference From Low Bid		\$ 412,411.73		\$222,731.00		\$ 825,402.10		\$ 1,321,591.50		\$ -		\$ 1,901,911.55		\$ 2,456,076.60	
				% Difference From Low Bid		6.5%		3.5%		13.0%		20.8%		0.0%		30.0%		38.7%	

Part 2

AGREEMENT DOCUMENTS

NOTICE OF AWARD

To:

Project: Hurricane Irrigation Efficiency Project –
Phase 2

Date: _____, 2026

The OWNER has considered the BID submitted by you for the above-described WORK in response to its Advertisement for Bids dated January, 2025, and Information for Bidders.

You are hereby notified that your BID has been accepted for items in the amount of \$ _____

You are required to return an acknowledged copy of this NOTICE OF AWARD to the OWNER.

Dated this ____ day of _____, 2026.

Hurricane City, Owner

By: _____

Name: Clark Fawcett

Title: Mayor

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD
is hereby acknowledged
by _____

this the _____ day of _____, 2026.

By _____

Name _____

Title _____

PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS: that

a _____ (Corporation, Partnership, or Individual) hereinafter called Principal, and

(Name of Surety)

(Address of Surety)

hereinafter called Surety, are held and firmly bound unto

(Name of Owner)

(Address of Owner)

hereinafter called OWNER, in the penal sum of _____
_____ Dollars, \$(_____) in lawful money of the United States,
for the payment of which sum well and truly to be made, we bind ourselves, successors, and assigns, jointly
and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that whereas, the Principal entered into a certain contract with
the OWNER, dated the _____ day of _____ a copy of which is hereto attached and made a
part hereof for the construction of:

NOW. THEREFORE, if the Principal shall promptly make payment to all persons, firms, SUBCONTRACTORS,
and corporations furnishing materials for or performing labor in the prosecution of the WORK provided for in
such contract, and any authorized extension or modification thereof, including all amounts due for materials,
lubricants, oil, gasoline, coal and coke, repairs on machinery, equipment and tools, consumed or used in
connection with the construction of such WORK, and all insurance premiums on said WORK, and for all labor,
performed in such WORK whether by SUBCONTRACTOR or otherwise, then this obligation shall be void;
otherwise to remain in full force and effect.

PROVIDED, FURTHER, that the said Surety for value received hereby stipulates and agrees that no change,
extension of time, alteration or addition to the terms of the contract or to the WORK to be performed there
under or the SPECIFICATIONS accompanying the same shall in any wise affect its obligation on this BOND,
and it does hereby waive notice of any change, extension of time, alteration or addition to the terms of the
contract or to the WORK or to the SPECIFICATIONS.

PROVIDED, FURTHER, that no final settlement between the OWNER and the CONTRACTOR shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IS WITNESS WHEREOF, this instrument is executed in 3 counterparts, each one of which shall be deemed

an original this the _____ day of _____.

ATTEST:

(Principal) Secretary

(SEAL)

Witness as to Principal

Address

Principal

By _____

Address

ATTEST:

(Surety) Secretary

Witness as to Surety

Address

Surety

By _____

Attorney-in-fact

Address

NOTE: Date of BOND must not be prior to date of Contract. If CONTRACTOR is Partnership, all partners should execute BOND.

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State where the PROJECT is located.

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: that

(Name of Contractor)

(Address of Contractor)

a _____ (Corporation, Partnership, or Individual) hereinafter called Principal, and

(Name of Surety)

(Address of Surety)

hereinafter called Surety, are held and firmly bound unto

(Name of Owner)

(Address of Owner)

hereinafter called OWNER, in the penal sum of _____
Dollars, \$(_____) in lawful money of the United States, for the payment of which sum well
and truly to be made, we bind ourselves, successors, and assigns, jointly and severally, firmly by these
presents.

THE CONDITION OF THIS OBLIGATION is such that whereas, the Principal entered into a certain contract with
the OWNER, dated the _____ day of _____ a copy of which is hereto attached and made a
part hereof for the construction of:

NOW, THEREFORE, if the Principal shall well, truly and faithfully perform its duties, all the undertakings,
covenants, terms, conditions, and agreement of said contract during the original term thereof, and any
extensions thereof which may be granted by the owner, with or without notice to the Surety and during the one
year guaranty period, and if he shall satisfy all claims and demands incurred under such contract, and shall fully
indemnify and save harmless the OWNER from all costs and damages which it may suffer by reason of failure
to do so, and shall reimburse and repay the OWNER all outlay and expense which the OWNER may incur in
making good any default, then this obligation shall be void; otherwise to remain in full force and effect.
PROVIDED, FURTHER, that the said surety, for value received hereby stipulates and agrees that no change,
extension of time, alteration or addition to the terms of the contract or to WORK to be performed there under or
the SPECIFICATIONS accompanying the same shall in any wise affect its obligation on this BOND, and it does
hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or
to the WORK or the SPECIFICATIONS.

PROVIDED, FURTHER, that no final settlement between the OWNER and the CONTRACTOR shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied. IN WITNESS WHEREOF, this instrument is executed in 3 counterparts, each one of which shall be deemed an original, this the _____ day of _____.

ATTEST:

Principal

(Principal) Secretary

(SEAL)

By _____

Address

Witness as to Principal

Address

ATTEST:

Surety

Address

NOTE: Date of BOND must not be prior to date of Contract. If the CONTRACTOR is a Partnership, all partners should execute the BOND.

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State where the PROJECT is located.

AGREEMENT

This AGREEMENT, made this ____ day of ____, 2026 by and between Hurricane City, hereinafter called OWNER" and _____, doing business as a _____, hereinafter called "CONTRACTOR".

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned:

1. The CONTRACTOR will commence and complete the construction of the Hurricane Irrigation Efficiency Project – Phase 2
2. The CONTRACTOR will furnish all of the material, supplies, tools, equipment, labor and other services necessary for the construction and completion of the PROJECT described therein.
3. The CONTRACTOR will commence the work required by the CONTRACT DOCUMENTS within 10 calendar days after the date of the NOTICE TO PROCEED and will complete the same as specified in the CONTRACT DOCUMENTS unless the period for completion is extended otherwise by the CONTRACT DOCUMENTS.
4. The CONTRACTOR agrees to perform all of the Work described in the CONTRACT DOCUMENTS and comply with the terms therein for the sum of \$ _____.
5. The term "CONTRACT DOCUMENTS" means and includes the following:
 - A) Public Notice
 - B) Information for Bidders
 - C) Bid
 - D) Bid Bond
 - E) Agreement
 - F) Payment Bond
 - G) Performance Bond
 - H) Notice of Award
 - I) Notice to Proceed
 - J) Change Order
 - K) General Conditions
 - L) City of Hurricane Standard Specifications for Design and Construction
 - M) Ash Creek SSD Standard Specifications for Design and Construction
 - N) Drawings for Construction prepared or issued by Bowen, Collins and Associates, dated September, 2024
 - O) Technical Specifications prepared or issued by Bowen, Collins and Associates, dated January, 2025.
 - P) ADDENDA:
No. _____ dated _____
No. _____ dated _____
No. _____ dated _____
6. The OWNER will pay to the CONTRACTOR in the manner and at such times as set forth in the General Conditions such amounts as required by the CONTRACT DOCUMENTS.
7. This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in (3) each of which shall be deemed an original on the date first above written.

(Number of Copies)

OWNER:

Hurricane City

By: _____

Name: Clark Fawcett

Title: Mayor

(SEAL)

ATTEST:

By: _____

Name: Cindy Beteag

Title: City Recorder

CONTRACTOR:

By: _____

Name: _____

(Please Type)

Address: _____

_SEAL)

ATTEST:

Name: _____

(Please Type)

Title: _____

NOTICE TO PROCEED

To:

Date: _____, 2026

Project: Hurricane Irrigation Efficiency Project
– Phase 2

You are hereby notified to commence WORK in accordance with the Agreement dated _____, 2026, on or before _____, 2026, and you are to complete all on-site WORK on or before _____, 20_____.

Hurricane City, Owner

By: _____

Name: Clark Fawcett

Title: Mayor

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE TO PROCEED
is hereby acknowledged

by _____

this the _____ day of _____, 2026.

By _____

Name _____

Title _____

CHANGE ORDER

Order No. _____

Date: _____

Agreement Date: _____

NAME OF PROJECT: Hurricane Irrigation Efficiency Project – Phase 2

OWNER: Hurricane City

CONTRACTOR: _____

The following changes are hereby made to the CONTRACT DOCUMENTS:

Justification: _____

CHANGE TO CONTRACT PRICE:

Original CONTRACT PRICE

\$ _____

Current CONTRACT PRICE adjusted by previous CHANGE ORDERS

\$ _____

The CONTRACT PRICE due to this CHANGE ORDER will be (increased/decreased) by:

\$ _____

The new CONTRACT PRICE including this CHANGE ORDER will be

\$ _____

CHANGE TO CONTRACT TIME:

The CONTRACT TIME will be (increased/decreased) by _____ calendar days.

The date for completion of all work will be _____.

APPROVALS:

ENGINEER: _____

CONTRACTOR: _____

HURRICANE CITY: _____