



HURRICANE CITY UTAH

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Planning Commission

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Shelley Goodfellow
Brad Winder
Kelby Iverson
Michelle Smith
Scott Hughes*

Hurricane Planning Commission Meeting Agenda

September 24, 2026
6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 5:00 p.m. at the Hurricane City Offices 147 N 870 W, Hurricane, UT.

Meeting link: [HERE](#)

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

Join by phone +1-415-655-0001 US Toll

Access code: 2632 882 4836

Host PIN: 9461

Details on these applications are available in the Planning Department at the City Office, 147 N. 870 West.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Approval of Agenda

PUBLIC HEARINGS

1. A Zone Change Amendment request located at 1024 N Main St. from R1-10, residential one unit per 10,000 square feet, to R1-8, residential one unit per 8,000 square feet.
2. A General Plan Amendment request located along the SR-7 corridor between SR-9 and 3000 South.

NEW BUSINESS

1. ZC26-14: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 1024 N Main St. from R1-10, residential one unit per 10,000 square feet, to R1-8, residential one unit per 8,000 square feet. Scott Brady, Applicant.
2. GPA26-02: Discussion and consideration of a recommendation to the City Council on a General Plan Amendment request located along the SR-7 corridor between SR-9 and 3000 South. Lorin Lowe, Applicant.
3. PSP26-24: Discussion and consideration of a possible approval of a preliminary site plan for Hurricane City Hall & Police Department, a civic development located at 974 W 100 N. Hurricane City, Applicant. Gary Cupp, Agent.

Approval of Minutes:

May 14th, 2026

Adjournment

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 Planning Technician, 435-635-2811 x 112, at least 24 hours in advance if you have special needs.



STAFF COMMENTS

Agenda Date:	05/28/2026 - Planning Commission
Application Number:	ZC26-14
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Scott Brady
Agent:	N/A
Request:	Zone Change from R1-10 to R1-8.
Location:	1024 N Main St.
Zoning:	R1-10
General Plan Map:	Single Family
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion:

The applicant requests a zone change from Single Family Residential R1-10 to Single Family Residential R1-8 for a nonconforming parcel for the purpose of constructing a single-family dwelling. After the applicant submitted a building permit application for the property, staff identified potential nonconformities related to the parcel's lot area, frontage, and lack of utility connections stubbed to the property, despite utility infrastructure being present in the surrounding subdivisions, which are possible indicators of an unlawfully created lot. The parcel is located on North Main Street, just north of 975 N, and is approximately 7,595 square feet in area with approximately 75 feet of frontage along Main Street. These dimensions do not meet R1-10 development standards, which require a minimum lot area of 8,000 square feet and an 80-foot frontage. The parcel has existed for an extended period; the applicant's narrative states that the parcel existed as a separate lot as early as the 1970s, and city records show this area has been within city limits since at least 1960. However, the applicant has provided documentation establishing its existence as a separate parcel only as far back as 1985, and based on the review of available records, staff determined that the property was zoned R1-10 at that time, and that the R1-10 zoning included the same minimum lot area and frontage standards as are currently required.

Hurricane City Code section 10-8-6 provides that a nonconforming lot may be developed if the lot was a legal lot at the time the applicable standards were established or changed. HCC section 10-8-10 places the burden of demonstrating that a lot is legally nonconforming on the applicant. Because the applicant has not provided sufficient documentation to verify that the parcel was a legal lot when the applicable lot area and frontage requirements were established, staff cannot determine that the parcel qualifies as a legally nonconforming lot under the City's code. As an alternative, staff advised the applicant that a zone change to R1-8 could be requested. The R1-8 zoning district has minimum lot area and frontage requirements that the parcel would conform to. If the zone change is approved, the parcel would no

longer be nonconforming with respect to lot area and frontage, allowing staff to continue processing the building permit application subject to compliance with all other applicable City requirements.

Adjacent Zoning and Land Uses

	Zoning	Adjacent Land Use
North	R1-10	Single Family Homes
East	R1-10	Single Family Homes
South	R1-10, MH/RV	Single Family Homes, manufactured homes
West	RM-1	Single Family Homes



Vicinity Map

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

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

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

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

Analysis:

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

Response: The General Plan Map designates this area as “Single Family”, which advises densities consistent with R1-15, R1-10, R1-8, and R1-6. This request meets the General Plan Map for the area. The property is part of a broader single-family neighborhood and is close to schools and parks.

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

Response: Development in the area is zoned and developed similarly, with the denser RM-1 across the street from this property. Overall, the amendment is harmonious with development in the area.

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

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

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

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

JUC Comments:

The following comments will need to be addressed

- 1. Public Works:** Approved.
- 2. Power:** Approved.
- 3. Sewer:** Lot will need a sewer lateral installed for development.
- 4. Streets:** Approved.
- 5. Water:** Approved.
- 6. Engineering:** No comments.
- 7. Fire:** Approved.

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

Staff Comments:

1. If approved, the applicant will need to get a new set of utility connections approved by the Joint Utility Committee before a building permit can be approved.

Findings:

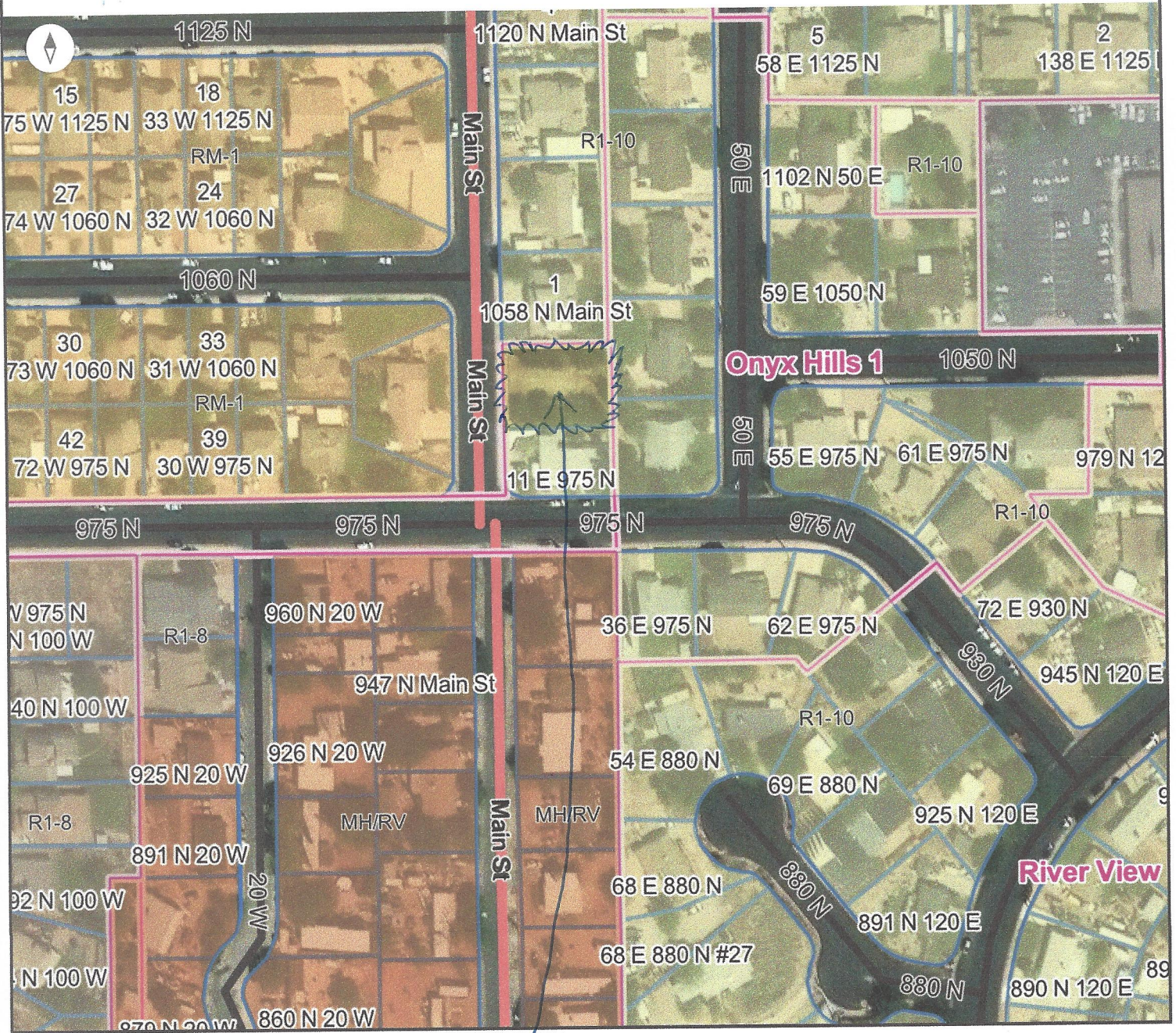
Staff makes the following findings:

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

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

- Effect of approval: Approval of the zone change would remove the lot-area and frontage deficiencies associated with the R1-10 zoning designation and allow the City to continue processing the applicant's building permit application, subject to compliance with all other applicable City requirements.
- Effect of disapproval: Unless the applicant is able to establish that the parcel qualifies as a legal nonconforming lot under HCC section 10-8-6, which may not be possible based on staff review of existing records, the City would not be able to process the building permit application based on the parcel's existing R1-10 zoning.
- In practical terms, absent approval of the requested zone change, or sufficient evidence establishing legal nonconforming status, the parcel will not be developed and will not provide needed single-family housing.

I am requesting a zoning change from a R-1-1- to a R-1-8 zoning. It is a smooth transition from the trailer home abutting on the south to the home zoned R-1-10 on the north side. Across the street on the west is zoned RM-1. My property was legally created back in the 1970's. I intend to build a single family home on the site that will appraise for more than any other home within 350 feet of the subject property.



Microsoft | Vantor

ZONED R-1-10 PRESENTLY. I WOULD LIKE TO CHANGE IT TO R-1-8



STAFF COMMENTS

Agenda Date:	09/24/2026 - Planning Commission
Application Number:	GPA26-02
Action Type:	Legislative
Applicant:	Lorin Lowe
Agent:	Hoyt Cousins
Request:	Request for a General Plan Amendment from Planned Community, General Commercial, Neighborhood Commercial, Light Industrial/Business, Rural Residential, and Open Space to Planned Community
Location:	SR-7 from SR-9 to 3000 S
Zoning:	RA-1, HC
General Plan Map:	Planned Community, General Commercial, Neighborhood Commercial, Light Industrial/Business, Rural Residential, and Open Space.
Recommendation:	See Recommendation section below.
Report Prepared by:	Gary Cupp

Discussion: The applicant requests a General Plan Amendment for approximately 2,700 acres located along State Route 7 (SR-7) between State Route 9 (SR-9) and 3000 South. The request is to change the General Plan designation for the entire property to “Planned Community.” The General Plan Map currently shows a mixture of land use designations that includes “Light Industrial/Business” for the north central section of SR-7 with areas of “Neighborhood Commercial” at key intersections along the SR-7 route. Part of the southern portion of the property is already designated Planned Community. This General Plan Amendment is being requested in advance of a future master plan concept the applicant has developed that consists of a mixture of residential, commercial, and industrial uses distributed throughout the 2,700-acre property. The applicant anticipates that the Planned Community designation will accommodate the future implementation of his master plan more efficiently than the existing combination of General Plan designations.

It is important to distinguish this General Plan Amendment from any future zoning or development approvals for the property. In other words, this request does not include any zone changes, subdivision plats, or other land use entitlements that would allow development of the property beyond what is already allowed under its current zoning. Approval of this application would only amend the City's General Plan Map to designate the property as Planned Community, which does not entitle any future development plans. Nor does it establish any specific densities, or authorize any land uses, or approve a

master plan for the property. Following a General Plan Map Amendment, the applicant would still be required to obtain the appropriate zone changes and development approvals necessary to develop the property. Any subsequent applications would be reviewed under the applicable standards in effect at the time of each application, which would provide the City with the opportunity to evaluate specific development proposals for the property, including land uses, housing densities, infrastructure, and all other applicable development standards.

Existing Zoning and Land Uses in the Vicinity

	Zoning	Adjacent Land Use
North	HC, PF	Undeveloped property, State Route 9
East	R1-10, R1-10(PDO) RA-1	Undeveloped property
South	R1-10 (PDO)	Undeveloped property (Sand Hollow Mesa)
West	R1-15, OS	Undeveloped property

Review of the General Plan:

The current General Plan Map designation of the property is a mixture of Planned Community, General Commercial, Neighborhood Commercial, Light Industrial/Business, Rural Residential, and Open Space (see attachments for more details).

The applicant is requesting to change the General Plan land use designation for the entire property to Planned Community, which the General Plan defines as:

“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.”

The applicant is requesting that a new General Plan land use designation be created for his property, which would be called “Planned Community/Bench Lake” designation. This designation would only apply to the subject property and be described as follows:

Proposed Additions to Text:

As a master planned community, Bench Lake shall incorporate a range of established Land Use Designations identified in the City General Plan, as appropriate to a mixed use, walkable planned community:

<u>Residential Uses</u>	a. Rural Residential	b. Single family Residential	c. Multifamily Residential	d. Planned Community
<u>Commercial Uses</u>	a. Mixed Use	b. General Commercial	c. Neighborhood Commercial	
	41 ac. (minimum) of General Commercial area shall be zoned in a future configuration along SR-9.			
<u>Office and Industry</u>	a. Light Industrial /Business			
	505 ac. (minimum) of Light Industry / Business shall be zoned in a future configuration along SR-7.			
<u>Public and Open Space</u>	a. Public	b. Natural Open Space	c. Recreational Open Space	

‘Planned Community / Bench Lake’ shall incorporate the uses of a range of established Zones identified in the City Land Use Code:

a. Residential	RM-1, RM-2, RM-3, R1-15, R1-10, R1-8, R1-6, R1-4, MH /RV
b. Commercial	NC, GC, HC, PC, POC
c. Business, Industrial	BMP, PO, M-1
d. Open Space /Public Facility	OS, PF
e. Special Purpose	PDO, SLO, Recreation Resort

Staff recommends that the existing Planned Community designation adequately accommodates the applicant’s goals for the property as currently written; therefore, staff does not support the adoption of a new land use designation. But if adopted, the language would need to be updated to change the words

that read “shall” to “should” since the General Plan is an advisory document.

Key Considerations:

The City has wide discretion on the General Plan Map Amendments. Decision makers should take into account the Goals and Policies of the General Plan and other city Master Plans, any public feedback, and the overall vision of the City for the area in question.

- Light Industrial/Business. Perhaps the largest change proposed by the requested General Plan Amendment would be the elimination of the Light Industrial/Business designation along SR-7. Historically, City leaders have identified this area as an important source of future industrial land, similar to the areas along Old Highway 91 and within the Quail Creek Industrial Park/Fairgrounds, which are becoming more fully developed. Therefore, the City Council designated portions of the subject property as Light Industrial/Business during the 2021 General Plan process, and subsequently reaffirmed and expanded the Light Industrial/Business designation along SR-7, as part of a comprehensive readoption of the General Plan Map in 2024. This proposal eliminates the Light Industrial/Business designation from the property. The applicant, however, contends that the property's central location, prominent viewsheds, and visibility along SR-7 make it less desirable for a large-scale industrial development and proposes instead to integrate industrial uses into a walkable, mixed-use development consistent with the Planned Community designation. The applicant further suggests that the proposed development would provide an equivalent amount of commercial and industrial space as the amount now designated for the property under the current General Plan. It is correct that the Planned Community designation would allow the light-industrial uses the City Council intends for the property; however, such uses would not be assured to develop under the Planned Community designation as they are under the existing Light Industrial/Business designations that currently apply to the property.
- General Commercial. The current General Plan Map designates a relatively small portion of property along SR-9 as General Commercial. Since this area is, for the most part, already zoned Highway Commercial staff would recommend this area be left as General Commercial to maintain consistency between zoning and General Plan designations where possible. Hurricane City Code 10-15-7 states: *“For property abutting SR-9, the highway commercial zone shall begin at the highway right-of-way line and shall extend a distance of 500 feet from the state highway right-of-way line.”*
- Planned Community. The proposed Planned Community designation is also consistent with the text of the General Plan's broader support for walkable communities and neighborhoods. The 2021 General Plan identifies the development of walkable communities as a transportation goal and calls for new development to consider surrounding sidewalk networks and provide a similar or higher level of pedestrian comfort. The General Plan also identified residential proximity to shopping and jobs, parks and trails, and diverse housing options among the community's land-use priorities. These policies support consideration of a development pattern that integrates

residential, commercial, employment, and recreational uses within connected, walkable neighborhoods rather than relying exclusively on separate single-use areas.

- Transportation and Infrastructure. The applicant has taken into account the City's current Transportation Master Plan, as well as existing long-range plans for power and water infrastructure serving the area. The applicant indicates that the proposed Planned Community designation is intended to accommodate a similar overall intensity of development for the site and, therefore, should not result in a significant change to the overall transportation or utility demands already anticipated for the area. As future development applications (e.g., zone changes and subdivision plats) are requested, more detailed transportation and utility planning will be necessary to evaluate the specific impacts and infrastructure requirements for the future development. Given the size of the property and the conceptual nature of the current application, the project site will likely take decades to develop and staff cannot reasonably determine at this stage whether the proposed development would result in greater or lesser transportation and infrastructure demands than development under the existing General Plan designations. However, based on the information available at this stage and the applicant's representation regarding the anticipated overall intensity of development, staff finds this consideration acceptable for purposes of the requested General Plan Amendment.

Findings:

Staff makes the following findings:

1. The General Plan supports many of the goals and policies contained within the Planned Community land use designation and the applicant's stated objectives.
2. Light-industrial development at the intensity proposed by the current General Plan would not be assured under the applicant's proposal, although, the applicant's proposal does accommodate light industrial uses and generally aligns with the overall vision of the General Plan for the City.
3. The General Commercial designation along SR-9 should remain in place since it provides consistency with the existing zoning and long-range intent for that portion of the property.
4. Staff finds that the requested Planned Community designation adequately accommodates the applicant's goals for the property without need to create a new General Plan land use designation.

Recommendation: The Planning Commission should consider any public comments received in the public hearing. Should the Commission decide to send a recommendation of approval to the City Council, staff recommends the revisions cited in Finding #3 and the staff revisions regarding the requested text amendment be included in the motion. Should the Commission decide to recommend denial of the General Plan Amendment, disapproval of the request would not necessarily prohibit the applicant from pursuing a master-planned community of the type he intends for the property. Alternatively, approval of the amendment will not entitle the applicant's proposed master plan or guarantee its approval or the approval of any future land use or development applications. Future land-use applications will be evaluated based on the site's General Plan designation and all applicable City regulations in effect at the time of each application.

- Effect of approval of the General Plan Amendment: When reviewing any future land-use applications for the property, the City's decisions will be guided based on conformance with the proposed Planned Community general plan designation (HCC 10-7-7(E)). Property owners and

applicants will need to demonstrate project consistency with this designation when preparing future land-use applications for the property.

- Effect of denial of the General Plan Amendment: When reviewing any future land-use applications for the property, the City's decisions will be guided based on conformance with the existing general plan designations that currently apply to the property (HCC 10-7-7(E)). Property owners and applicants will need to demonstrate project consistency with these designations when preparing future land-use applications on the property.

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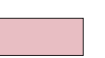
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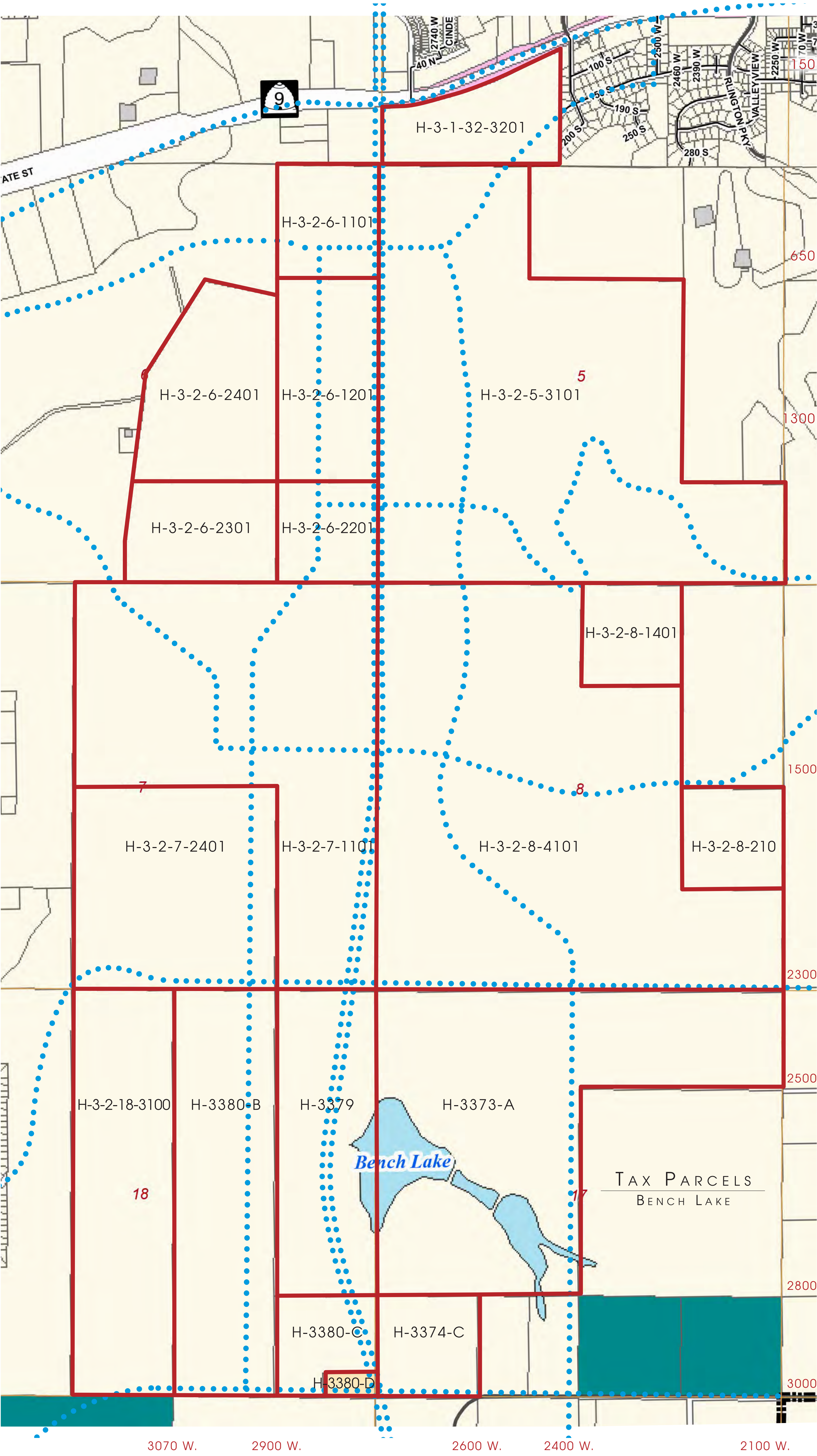
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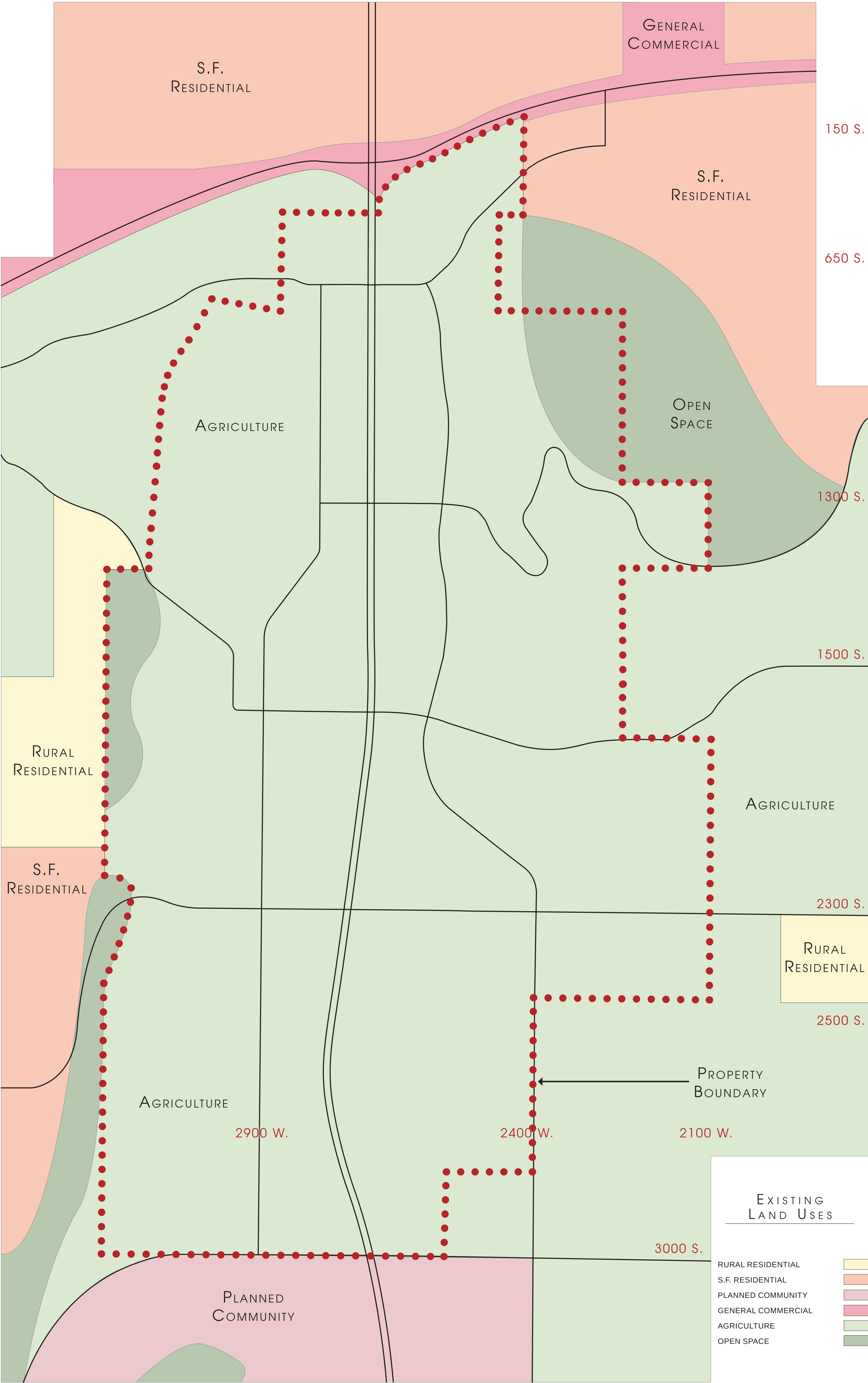
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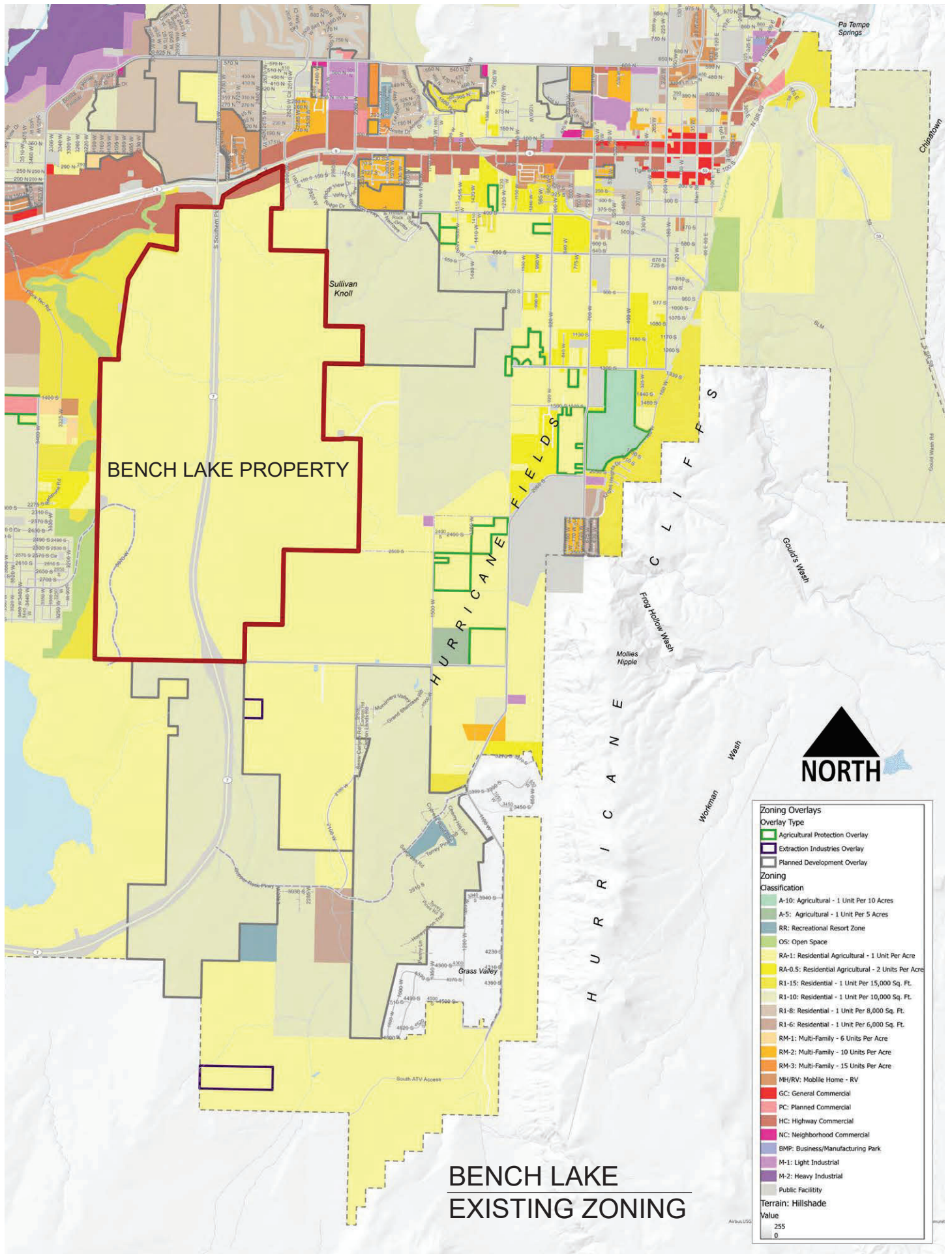
PROPOSED MAP

PLANNED COMMUNITY









3. POTENTIAL USE OF PROPERTY -- WITH PROPOSED AMENDMENT

8.17.26

INTRODUCTION

A unique opportunity, an enormous property - for public and private sides to work together to put in place the City's General Plan goals: a long term partnership with an owner who brings a legacy business model for development, and a fully developed master plan approach.

Hurricane City's General Plan defines clear objectives, which align completely with the Bench Lake master plan. Achieving these objectives requires an extended development campaign through a number of market cycles, with a new generation of home buyers and business owners, new technology opportunities, and unforeseen challenges to community resilience.

Generational commitment by the owners – as a historical ranching family in the area, the plan will likely require adjustments and refinement of the community building over time. The proposed General Plan amendment is the first step in defining - both - flexibility and quality controls for both public and private interests.

VISION

A large scale with a long build-out - as Bench Lake is organized around the new Southern Parkway SR-7, it's the best area in the city for a balanced combination of uses (leading to optimum community building). It will inevitably create an identity for Hurricane along this entry corridor: not just the conventional commercial frontage – but open spaces, public buildings, homes around parks, beautiful streets and squares. There shall be a strong civic character when all elements of neighborhood and village are choreographed together – distinctly superior to placing predominantly business and light industry along the highway alignment.

A model for Smart Growth in the county - following closely the principles of Vision Dixie – which may be listed as:

- JOBS AND HOUSING BALANCE: SR-7 brings the 'movement economy', the new village brings affordable access to jobs
- LOCAL BUSINESS A PRIORITY: Entrepreneur opportunity in a neighborhood - job growth, stable and secure tax base
- ORDERLY DEVELOPMENT, FISCALLY RESPONSIBLE: A smart, solid, sustainable course for both city and new residents
- STREETS INTEGRATED TO SR-7: E-W corridors connecting Parkway to neighborhood centers create the 'Plan Structure'
- TRANSPORTATION CHOICE FOR ALL AGES: Walkable neighborhoods generate less traffic, with high amenity streets
- HOME OWNERSHIP: Single family dwelling of great variety, price, household type and income in a neighborhood plan
- AFFORDABLE DWELLINGS: Integral to neighborhood, are fundamental to the character and life of community

General Plan standards - Bench Lake an important step toward City meeting public goals of the Plan, defined by the 7 chapters:

- Land Use - Heritage -Housing -Transportation -Economy -Open Space -Resources

A monograph prepared with the Master Plan is available if requested, enumerating correlation to the entire General Plan text.

Master Plan for Bench Lake – follows principles of traditional town design:

- | | |
|------------------------------|---|
| - NEIGHBORHOODS: | The most resilient, flexible, high quality building block for a new community |
| - NEIGHBORHOOD CENTERS: | Placed at intersections, they coherently organize commercial and residential uses |
| - BUSINESS - RETAIL - CIVIC: | Commerce and services at all scales yields quality place-making for all price points |
| - OPEN SPACE, PUBLIC PLACES: | Neighborhoods are compact, creating generous public areas between each one |
| - HOUSING MIX: | Full range of dwelling opportunity, affordability - high density in centers, low at edges |
| - INDUSTRY & OFFICE: | Intense business use in neighborhood structure will achieve quality place-making |
| - EMPLOYMENT BASE: | The varied commercial program for the current Master Plan exceeds 8,500,000 sq. ft. |

NEXT STEP FOLLOWING GENERAL PLAN - ZONING APPLICATION

Building upon General Plan Amendment - the property owner shall submit for areas of the property to be entitled, according to the neighborhoods of the Bench Lake Master Plan.

The Plan & Master Code shall establish detailed community strategies and design standards, for quality control and governance of a phased build out of the new community.

CHANGE FROM CURRENT GENERAL PLAN CONFIGURATION

Continuation of current General Plan intent

The current General Plan designations for the Bench Lake property are comprised of Planned Community (**1,020 ac.**), General Commercial (**41 ac.**), Neighborhood Commercial (**490 ac.**), Light Industrial /Business (**505 ac.**), Rural Residential (**40 ac.**), and Open Space (**560 ac.**).

The intended allocations of these land uses in the proposed General Plan / Bench Lake development shall yield the same areas, as depicted in the current Bench Lake master plan - and thus be consistent with the City goals for growth of this land along SR-7.

The reasons for the revised map are based on a.) the necessary flexibility for a long term development of a Master Plan community, and b.) current information from site analysis, infrastructure planning, and the town design principles of planning for the property.

Outline of revised approach to General Plan

The recent revision to the General Plan Map did not include a dialogue with the property owner. The revised General Plan Map reflects infrastructure planning in progress with the City for a N-S major power line and substations along 2900 West, water storage tanks and supply lines, and sewer easements - which have been incorporated into the current master plan for the site.

Study of landscape characteristics have identified priority areas for natural corridors, slope protection, recreational open space, and access routes for commercial traffic – as well as high value areas for views, quiet and seclusion, respect for surrounding neighbors, and commercial areas placed at nodes of the City Streets Master Plan. These attributes aren't well integrated in the current map.

Concepts for Smart Growth and Neighborhood Principles

11 mixed use neighborhoods are located on the property, with their centers dictated by nodes of the City Streets network and the future SR-7 intersections.

Walkable, mixed use neighborhoods are the fundamental building block of high quality, stable and resilient communities for a balance of living and working. Town design based on the neighborhood unit is entirely consistent with the goals of the City General Plan, and provide the best way to deliver a resilient business tax base, a range of homeownership choices at all prices, local services and amenities accessible to all ages, high quality public places and open space, and a healthy community for the long term.

PROPOSED GENERAL PLAN TEXT

'Planned Community / Bench Lake'**Current Text:**

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

Proposed Additions to Text:

As a master planned community, Bench Lake shall incorporate a range of established Land Use Designations identified in the City General Plan, as appropriate to a mixed use, walkable planned community:

<u>Residential Uses</u>	a. Rural Residential	b. Single family Residential	c. Multifamily Residential	d. Planned Community
<u>Commercial Uses</u>	a. Mixed Use	b. General Commercial	c. Neighborhood Commercial	
	41 ac. (minimum) of General Commercial area shall be zoned in a future configuration along SR-9.			
<u>Office and Industry</u>	a. Light Industrial /Business			
	505 ac. (minimum) of Light Industry / Business shall be zoned in a future configuration along SR-7.			
<u>Public and Open Space</u>	a. Public	b. Natural Open Space	c. Recreational Open Space	

'Planned Community / Bench Lake' shall incorporate the uses of a range of established Zones identified in the City Land Use Code:

a. Residential	RM-1, RM-2, RM-3, R1-15, R1-10, R1-8, R1-6, R1-4, MH /RV
b. Commercial	NC, GC, HC, PC, POC
c. Business, Industrial	BMP, PO, M-1
d. Open Space /Public Facility	OS, PF
e. Special Purpose	PDO, SLO, Recreation Resort

5. POTENTIAL IMPACTS of GENERAL PLAN AMENDMENT

8.17.26

Summary

The vision for the Bench Lake property is to develop a village of eleven neighborhoods over a long term, with a business model of responsible community stewardship and commitment to high quality placemaking.

Employing standards of traditional town planning, a broad range of land uses shall be organized in the neighborhoods. The balance of commercial and residential uses currently envisioned in the City General Plan map shall be fully pursued with the Bench Lake master plan, and the Amended General Plan map allows for greater flexibility and more effective integration of workplaces and dwellings.

There is no change in the performance, services, and impacts on infrastructure with the Amended General Plan map, because the projected land uses of the Bench Lake master plan (based on the Amended General Plan) are unchanged from the current General Plan.

Streets / Intersections

The Bench Lake master plan fully integrates the current City Streets Master Plan as the primary roadways of the property, and connects to the new SR-7 as prescribed by the Streets Master Plan. As intended, the key E-W connections through the site have been planned consistent with the City's long term goals.

The alignment and interchanges of SR-7 have been planned and built in coordination with the property owner over its entire campaign – bisecting the entire length of the property.

The layout of secondary roadways follows the configuration of the neighborhoods, their centers and the open space defining their edges. Roadways shall be designed as 'complete streets' with all modes of use balanced for safety, pedestrian amenity, and optimal vehicle travel.

Traffic

Configuration of SR-7 intersections with primary roadways is unchanged with the Amendment. Traffic generation shall not increase with the Amended General Plan (as land uses are not intensified with the amendment). Dispersal of traffic is most effectively achieved with the traditional neighborhood street network - in fact, with the design for walkable connectivity between residences, businesses, and central services, traffic shall be reduced.

Water and Sewer

Anticipating no increase in the proposed intensity of land uses with the General Plan amendment – water and sewer burdens should not change. Within the large area of the property, additions to the area water capacity and sewer system have been in planning for several years – to the benefit of surrounding properties as well as to the future uses of Bench Lake.

Storm Drainage

Anticipating no increase in the proposed intensity of land uses with the General Plan amendment – stormwater management shall not be adversely affected. It is assumed that the master plan's substantial allocation of natural open space – and the diverse central public spaces of each neighborhood - shall effectively design for optimum surface water management and re-use.

Power

Anticipating no increase in the proposed intensity of land uses with the General Plan amendment – the quantity and patterns of power consumption shall not be adversely affected. Primary power transmission lines and substations have been in coordination between the City and the property owner for a few years.

Fire Protection

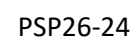
Anticipating no increase in the proposed intensity of land uses with the General Plan amendment – the burden on fire and life safety services shall not increase. Locating police and fire stations within the neighborhoods shall follow naturally from the long term planning of this large property.

Waste Removal

Anticipating no increase in the proposed intensity of land uses with the General Plan amendment – no negative impact on waste services should be planned. The recycling centers to be planned within the neighborhood pattern are intended to support optimal reuse of inorganic and organic material; the latter sustaining community supported agriculture within the Bench Lake community.



Discussion: The applicant, Hurricane City, has submitted a preliminary site plan for a new police station and city hall located on property west of the current city hall. The Police Station will be two stories on the east side and three stories on the west side with a footprint of 22,610 square feet. The City Hall will be two stories with a footprint of 18,451 square feet. The site is currently zoned Public Facility (PF). *Vicinity Map*



JUC Comments

The following items will need to be addressed:

1. Public Works:

2. Fire: Add FDC detail Remote FDC not show. Need location and line size.

3. Sewer: Approved.

4. Water: Water lines not on public right-of-ways require Ductile Iron Pipe Spec. 4.4.1.4.C. Show size of water meters. Water line loop required for water lines exceeding 600 ft. (Approx. 1,200 + on plans) and 2 fire hydrants (3 on plans) Spec. 3.6.4, 3.6.8.11 and 3.6.8.2. Show meter size and location of irrigation connection

5. Power:

6. Streets: Approved.

7. Engineering:

8. Gas:

9. Centurylink: Please add our updated notes.

10. Infowest: Approved.

11. Parks: See notes in plans and attached Hurricane City Parks Department Standards.

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

Staff Comments:

1. Land Use: The proposed police station and city hall, categorized as a “protective service” and “government service” respectively in the city code, are permitted uses in the Public Facilities zone.
2. Parking Requirements: Pursuant to Hurricane City Code (HCC) section 10-34-10(A), a protective service requires “*4 spaces, plus 1 space per employee on highest employment shift.*” and government service requires “*1 space per 200 square feet of gross floor area*” The site plan depicts 345 parking stalls. It is unclear, although it is very likely, that the parking standard is being satisfied, therefore, the applicant will need to provide more information with the final site plan to verify sufficient parking is being provided.
3. Landscaping: The HCC requires a 10-foot-wide landscape buffer along each right-of-way. A full landscape plan will be required with the final site plan submittal. The final site plan will also

need to ensure that proper parking lot landscaping is provided on the landscape plan at time of submittal.

4. Outdoor Lighting: All outdoor lighting will have to comply with the standards in the HCC; to be verified with the final site plan application.
5. **No Vested Rights Granted**: It should be noted that pursuant to HCC section 10-7-10 (D)(2)(b), a preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends approval subject to staff and JUC comments.

9/14/2026 6:56:22 PM

SITE MAP

LOCATION MAP

PROJECT DESIGN TEAM

CIVIL

ROSENBERG ASSOCIATES
352 E Riverside Dr A2
St. George, UT 84790
435-673-8586

LANDSCAPE ARCHITECT

FFKR ARCHITECTS
730 Pacific Ave
Salt Lake City, UT 84104
801-521-6186

AQUATIC

WATER DESIGN INC
6740 S 1300 E, Suite 110
Salt Lake City, UT 84121
801-261-4009

HURRICANE CITY CENTER

100% DD SET

09/15/2026

PROJECT INFORMATION

Project Description / Scope of Work

Applicable Codes

REFERENCE NOTES

SHEET INDEX		
SHEET NUMBER	SHEET NAME	Issue #1
GENERAL		
AG000	COVER SHEET	X
CIVIL		
C1.0	COVER SHEET	X
C2.0	SITE PLAN	X
C2.1	SITE PLAN	X
C2.2	SITE PLAN	X
C2.3	SITE PLAN	X
C3.0	FIRE LIFE SAFETY PLAN	X
C4.0	GRADING PLAN	X
C4.1	GRADING PLAN	X
C4.2	GRADING PLAN	X
C4.3	GRADING PLAN	X
C5.0	UTILITY NOTES	X
C5.1	UTILITY PLAN	X
C5.2	UTILITY PLAN	X
C5.3	UTILITY PLAN	X
C5.4	UTILITY PLAN	X
C6.0	DETAIL SHEET	X
C6.1	DETAIL SHEET	X
LANDSCAPE		
LA000	GENERAL NOTES	X
LA001	OVERALL SITE PLAN	X
LA002	ILLUSTRATIVE SITE PLAN	X
LA100	OVERALL MATERIALS PLAN	X
LA101	MATERIALS PLAN - AREA A	X
LA102	MATERIALS PLAN - AREA B	X
LA420	ENLARGED PLANS & SECTIONS - AMPHITHEATER	X
LA421	ENLARGED PLANS & SECTIONS - MARKET PLAZA	X
LA430	ENLARGED PLAN & SECTIONS - STAIRS	X
LA440	PAVING DETAILS	X
LA450	WALL DETAILS	X
LA460	TYPICAL SITE DETAILS	X
LA470	TYPICAL GUARDRAIL AND HANDRAIL DETAILS	X
LA480	TYPICAL FENCE & GATE DETAILS	X
LA500	OVERALL TREE PLANTING PLAN	X
LA501	TREE PLANTING PLAN - AREA A	X
LA502	TREE PLANTING PLAN - AREA B	X
LA600	TYPICAL PLANTING DETAILS	X
LA700	OVERALL IRRIGATION PLAN	X
LA701	LANDSCAPE IRRIGATION PLAN	X
LA702	LANDSCAPE IRRIGATION PLAN	X
LA703	LANDSCAPE IRRIGATION PLAN	X
LA704	LANDSCAPE IRRIGATION PLAN	X
LA705	LANDSCAPE IRRIGATION PLAN	X
LA706	LANDSCAPE IRRIGATION PLAN	X
LA800	LANDSCAPE IRRIGATION DETAILS	X
LA801	LANDSCAPE IRRIGATION PLAN	X
LA930	FF&E DETAILS	X



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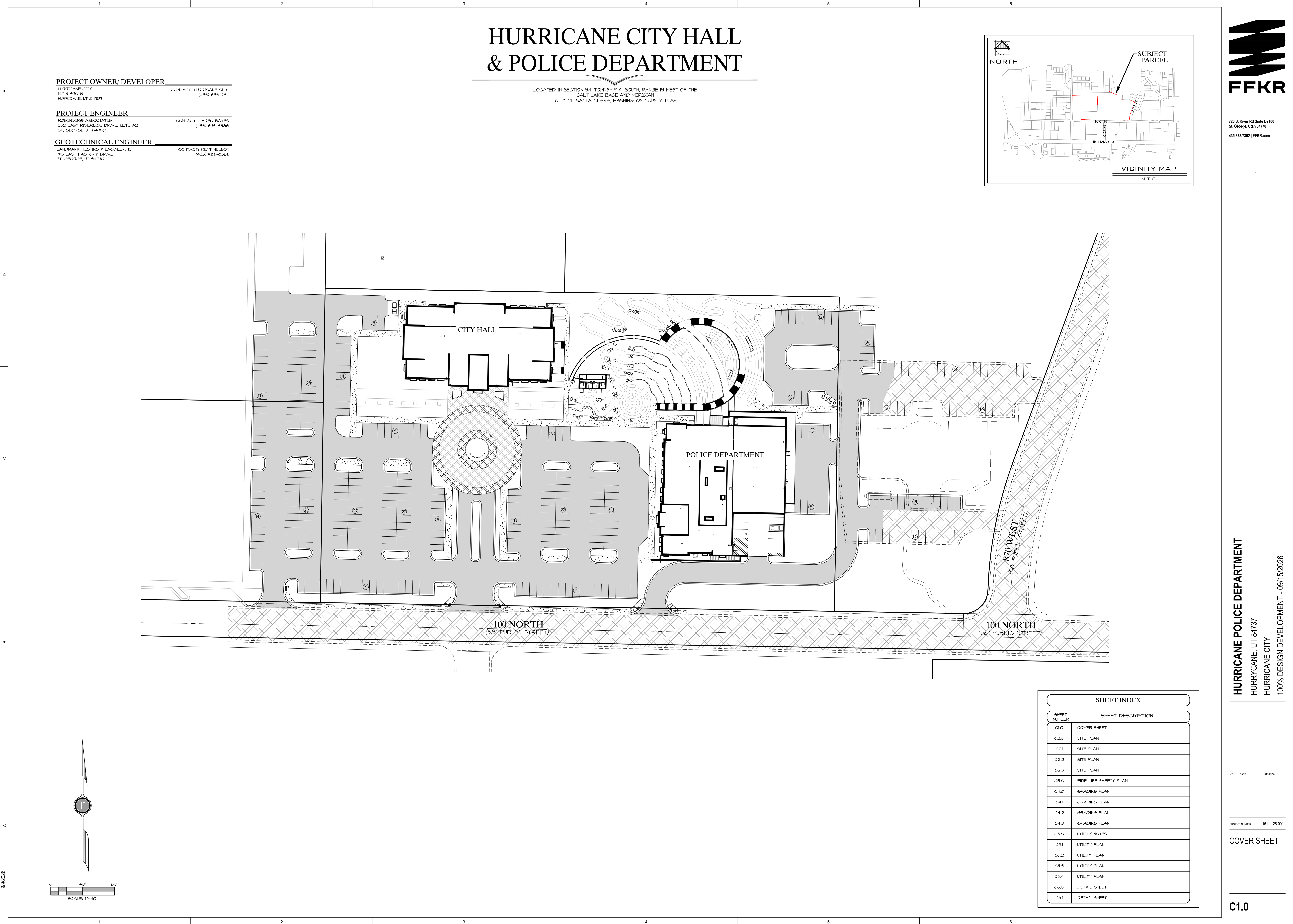
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HURRICANE CITY
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△ DATE REVISION

PROJECT NUMBER 26078

COVER SHEET

AG000



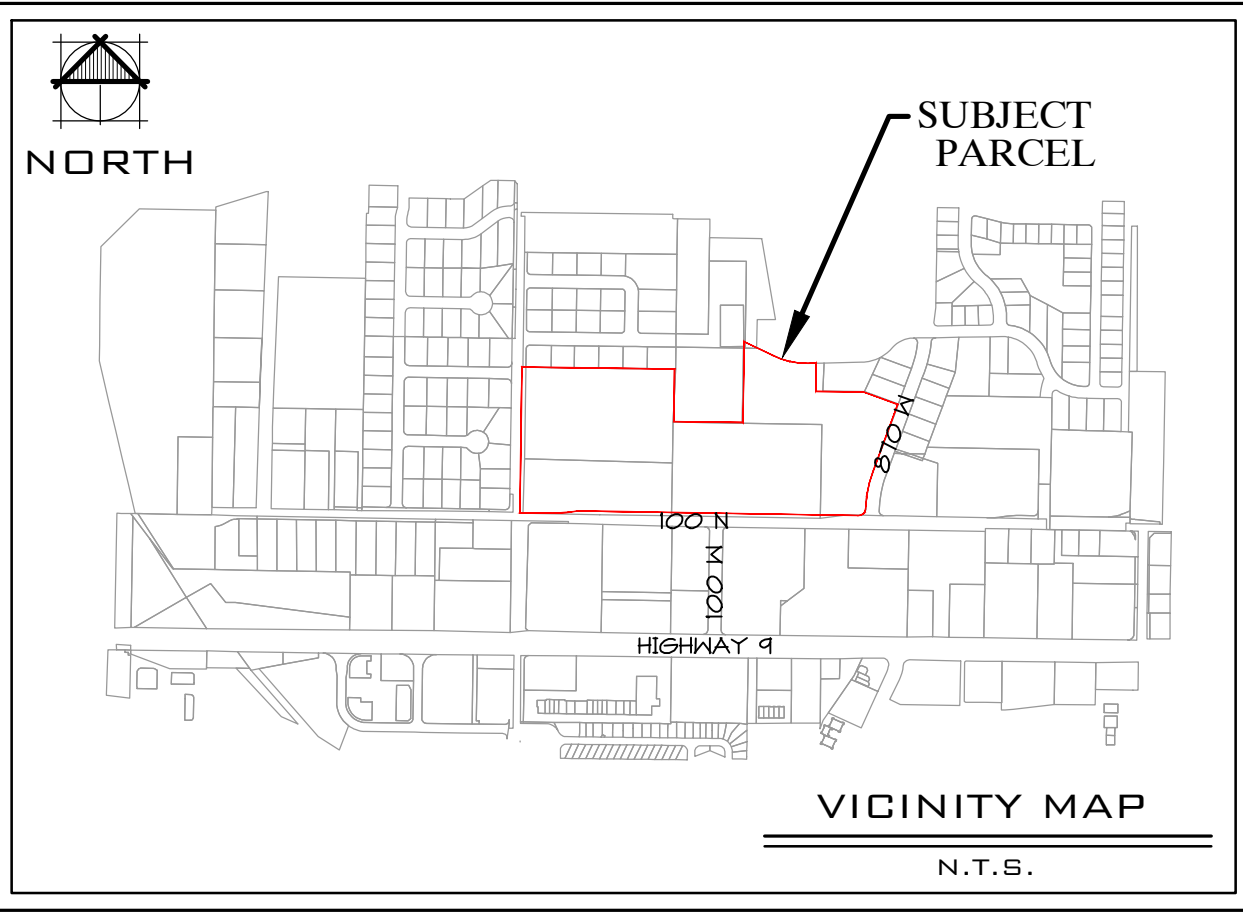
PROJECT OWNER/ DEVELOPER
HURRICANE CITY
141 N 870 W
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CONTACT: HURRICANE CITY
(435) 635-2811

PROJECT ENGINEER
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CONTACT: JARED BATES
(435) 673-8586

GEOTECHNICAL ENGINEER
LANDMARK TESTING & ENGINEERING
715 EAST FACTORY DRIVE
ST. GEORGE, UT 84790
CONTACT: KENT NELSON
(435) 486-0566

HURRICANE CITY HALL & POLICE DEPARTMENT

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CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH.



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PROJECT NUMBER 1511125-001

COVER SHEET

C1.0

SHEET INDEX	
SHEET NUMBER	SHEET DESCRIPTION
C1.0	COVER SHEET
C2.0	SITE PLAN
C2.1	SITE PLAN
C2.2	SITE PLAN
C2.3	SITE PLAN
C3.0	FIRE LIFE SAFETY PLAN
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C4.3	GRADING PLAN
C5.0	UTILITY NOTES
C5.1	UTILITY PLAN
C5.2	UTILITY PLAN
C5.3	UTILITY PLAN
C5.4	UTILITY PLAN
C6.0	DETAIL SHEET
C6.1	DETAIL SHEET

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HURRICANE CITY

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PARCEL NUMBERS:
H-3-1-34-4210, H-3-1-34-4320,
H-3-1-34-4331, H-3-1-34-4332

DEVELOPMENT AREA:
TOTAL AREA: 364,434
CITY HALL FOOTPRINT: 18,451 SQ. FT.
POLICE STATION FOOTPRINT: 22,610 SQ. FT.
TOTAL ASPHALT: 135,014 SQ. FT.
CONCRETE FLATWORK (EXCLUDING AMPHITHEATER): 15,947 SQ. FT.
PAVERS: 10,814 SQ. FT.

PARKING:
345 TOTAL SPACES

	EXISTING ASPHALT
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED PAVERS



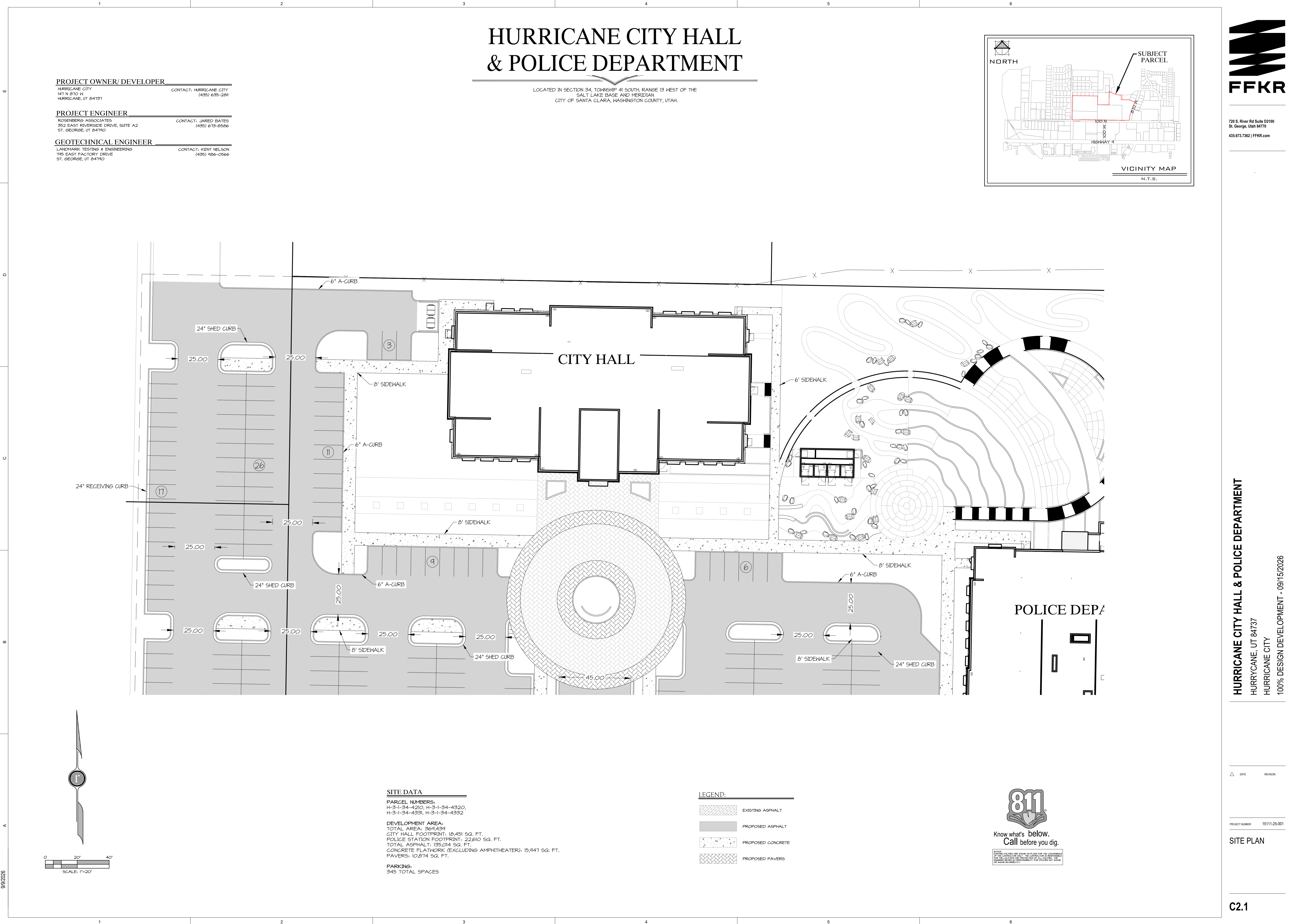
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ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN
OR INADEQUATELY LOCATED.

DATE	REVISION

PROJECT NUMBER 15111-25-001

ITE PLAN

C2.0



LOCATED IN SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE
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HURRICANE CITY
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CONTACT: HURRICANE CITY
(435) 635-2811

ROSENBERG ASSOCIATES
392 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UT 84790

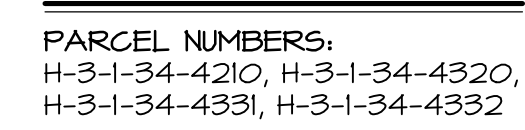
CONTACT: JARED BATES
(435) 673-8586

LANDMARK TESTING & ENGINEERING
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ST. GEORGE, UT 84790

CONTACT: KENT NELSON
(435) 986-0566

VICINITY MAP

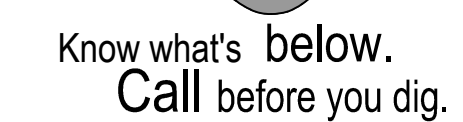
N.T.S.



DEVELOPMENT AREA:
TOTAL AREA: 369,439
CITY HALL FOOTPRINT: 18,451 SQ. FT.
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TOTAL ASPHALT: 135,014 SQ. FT.
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 EXISTING ASPHALT
 PROPOSED ASPHALT
 PROPOSED CONCRETE
 PROPOSED PAVERS



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HURRICANE | IT 84737

HURRICANE CITY

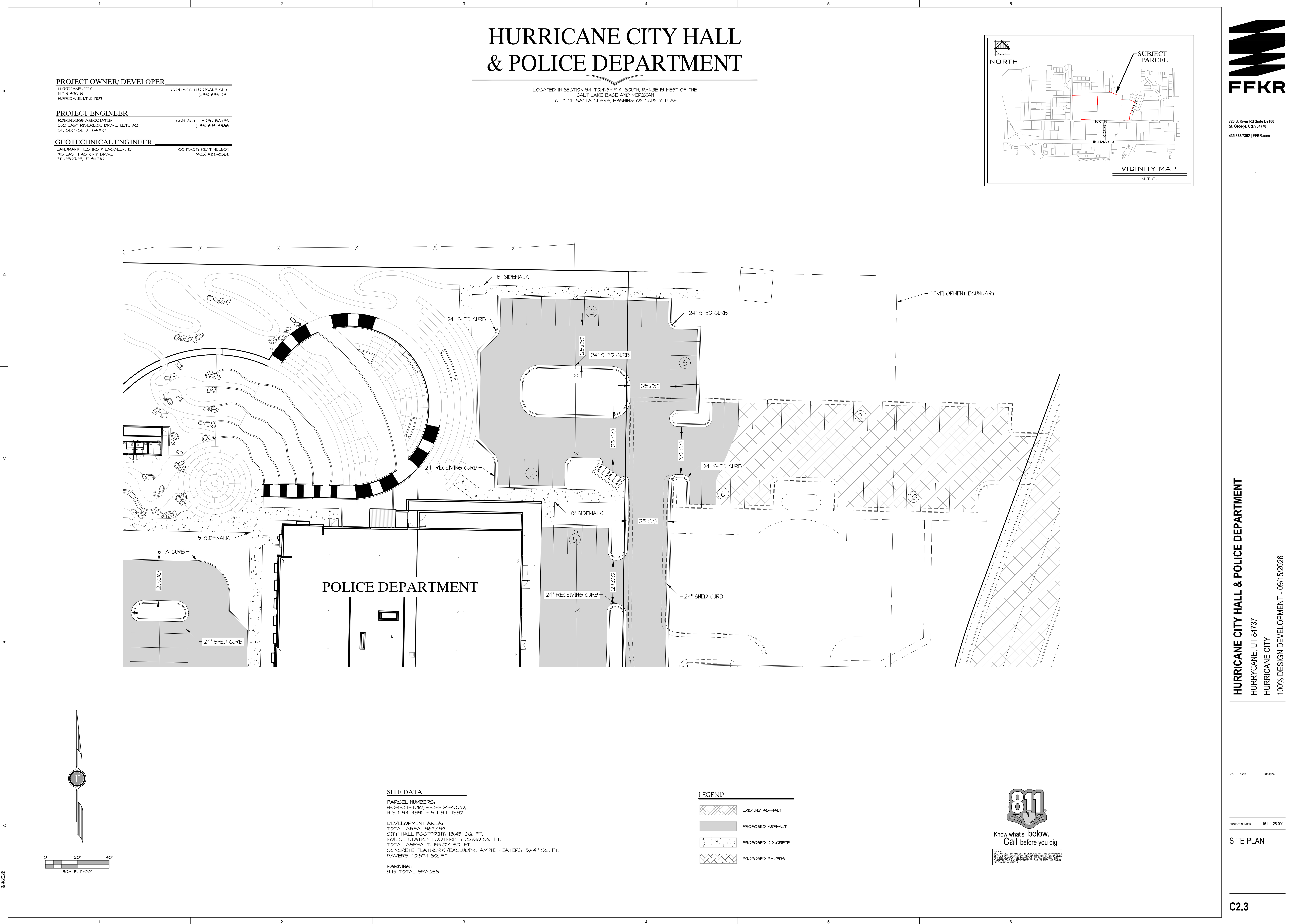
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DATE	REVISION

PROJECT NUMBER 15111-25-001

ITE PLAN

C2.2



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DATE REVISION

PROJECT NUMBER 1511125-001

SITE PLAN

C2.3

A B C D E

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795 EAST FACTORY DRIVE
ST. GEORGE, UT 84790

CONTACT: KENT NELSON
(435) 486-0566

VICINITY MAP

N.T.S.

C3.0

3/9/2026

HURRICANE CITY HALL & POLICE DEPARTMENT

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PROJECT OWNER/ DEVELOPER

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CONTACT: HURRICANE CITY
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PROJECT ENGINEER

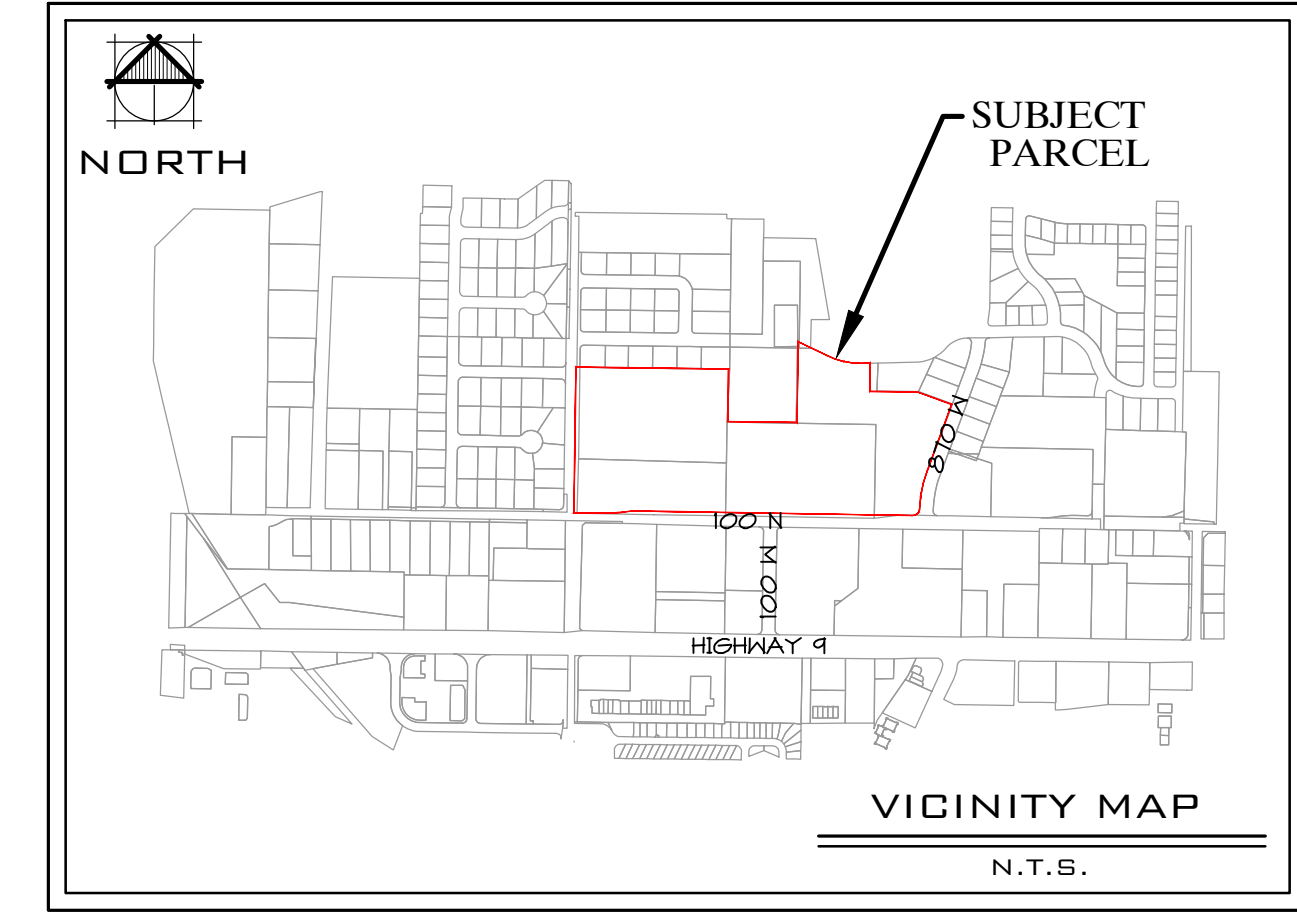
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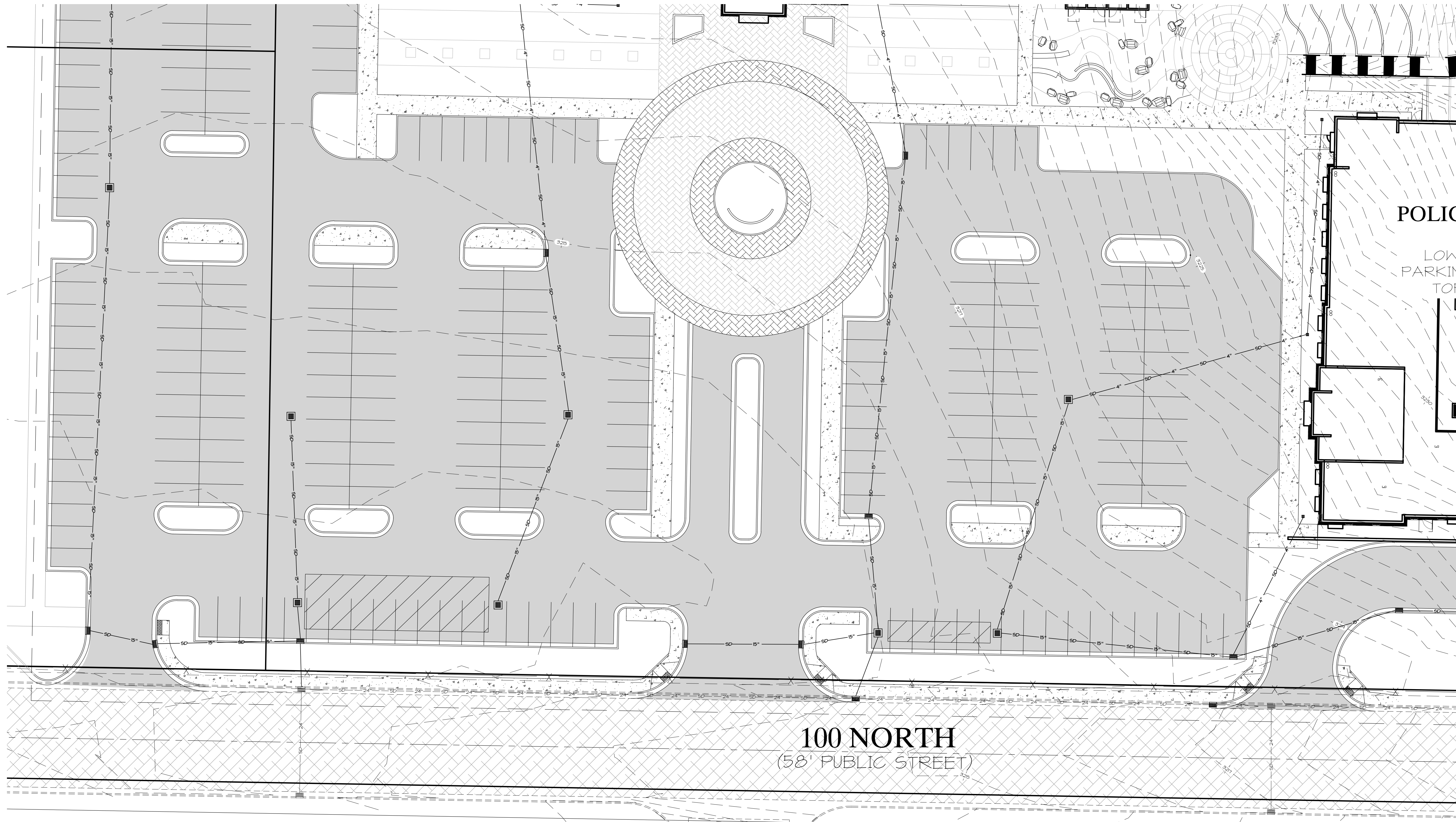
GEOTECHNICAL ENGINEER

LANDMARK TESTING & ENGINEERING
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ST. GEORGE, UT 84790

CONTACT: KENT NELSON
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(58' PUBLIC STREET)

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GRADING NOTES:

- ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE HURRICANE CITY, SPECIFICALLY APPENDIX 33 OF THE "UNIFORM BUILDING CODE", 1994 EDITION FOR FEE SCHEDULES, APPENDIX K OF THE "UTAH UNIFORM BUILDING STANDARD ACT RULES" FOR GRADING, EXCAVATION AND EARTHWORK CONSTRUCTION AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.
- THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
- ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL STRUCTURAL FILL SHALL BE PLACED IN 8 INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).
- ALL EXCAVATIONS, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

EARTHWORK VOLUMES:

- (F) CU. YD. FILL
- (C) CU. YD. CUT
- (F) CU. YD. NET

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LEGEND

- EXISTING CONT-MNR
- EXISTING CONT-MNR
- PROPOSED CONT-MNR
- PROPOSED CONT-MNR
- RETAINING WALL
- EXISTING GIBB INLET
- EXISTING STORM DRAIN MANHOLE
- PROPOSED GIBB INLET
- PROPOSED CATCH BASIN
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE



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AND SAFETY
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811.UTAH.CALL



0 20' 40'
SCALE: 1"=20'

HURRICANE CITY HALL & POLICE DEPARTMENT

HURRICANE, UT 84737

HURRICANE CITY

100% DESIGN DEVELOPMENT - 09/15/2026

DATE REVISION

PROJECT NUMBER 15111-25-001

GRADING PLAN

C4.0

HURRICANE CITY HALL & POLICE DEPARTMENT

LOCATED IN SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH.

PROJECT OWNER/ DEVELOPER

HURRICANE CITY
141 N 810 W
HURRICANE, UT 84737

CONTACT: HURRICANE CITY
(435) 635-2881

PROJECT ENGINEER

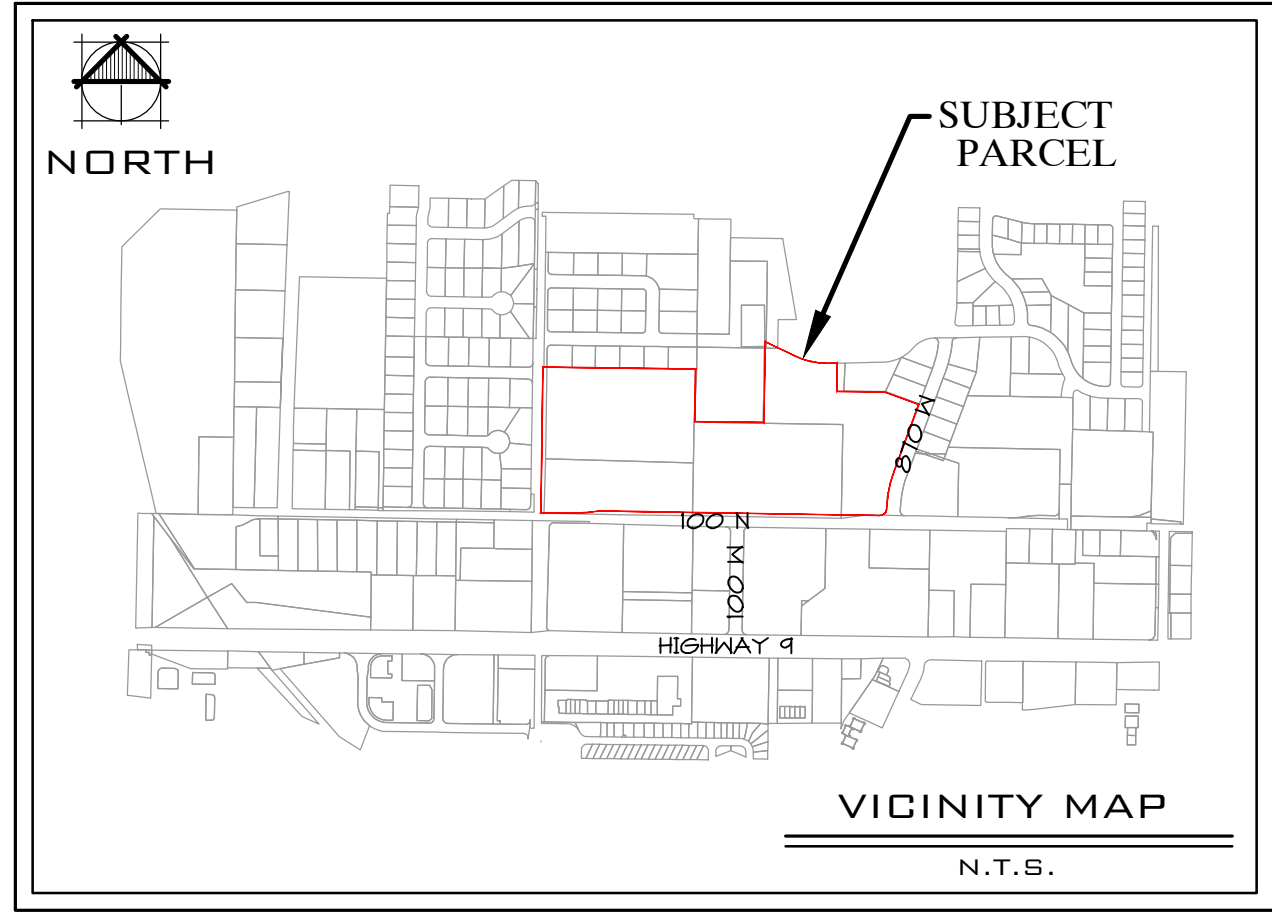
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
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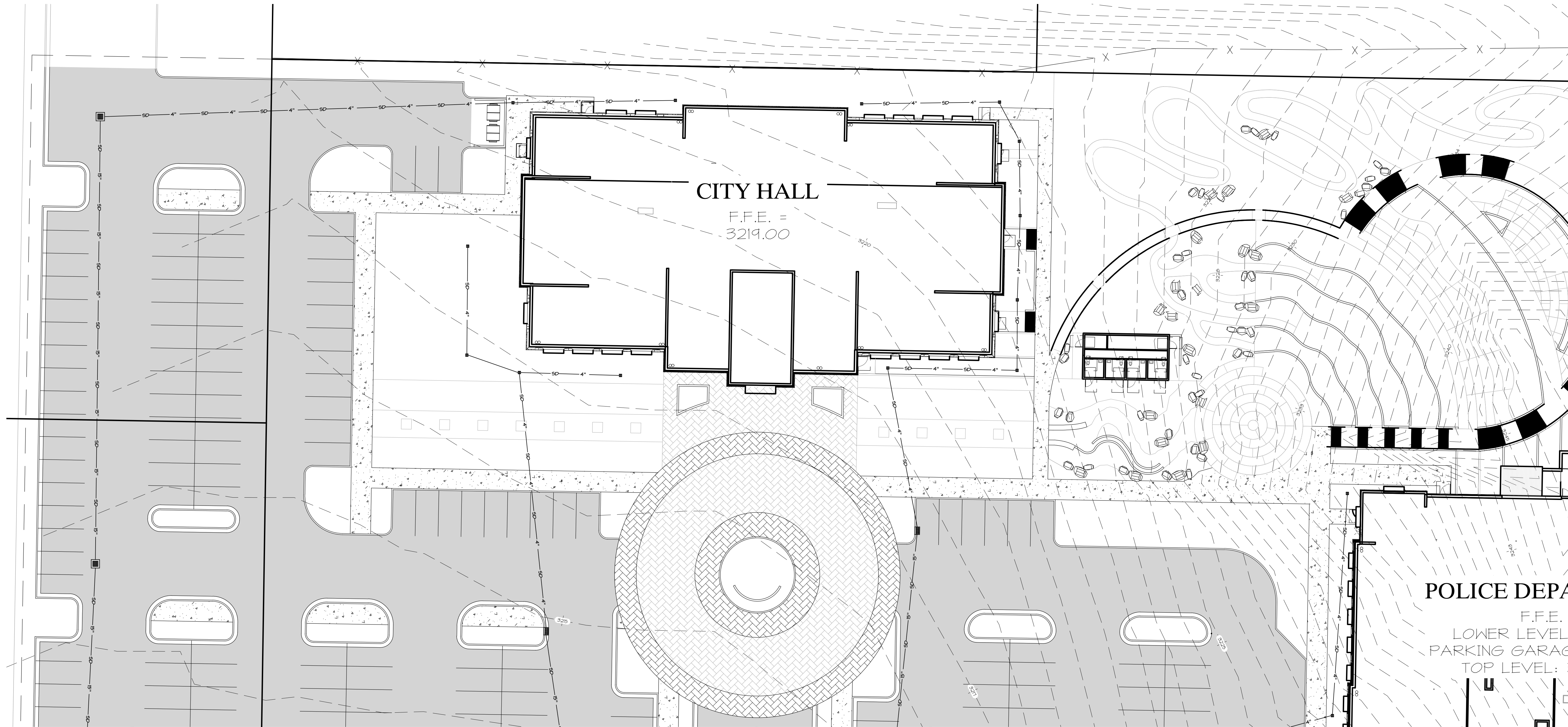
GEOTECHNICAL ENGINEER

LANDMARK TESTING & ENGINEERING
715 EAST FACTORY DRIVE
ST. GEORGE, UT 84790

CONTACT: KENT NELSON
(435) 486-0566

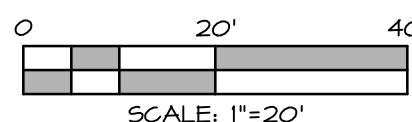


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NOTES:
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LEGEND

- EXISTING CONT-MUR
- EXISTING CONT-MNR
- PROPOSED CONT-MUR
- PROPOSED CONT-MNR
- RETAINING WALL
- EXISTING GURB INLET
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- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE

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HURRICANE CITY HALL & POLICE DEPARTMENT

HURRICANE, UT 84737

HURRICANE CITY

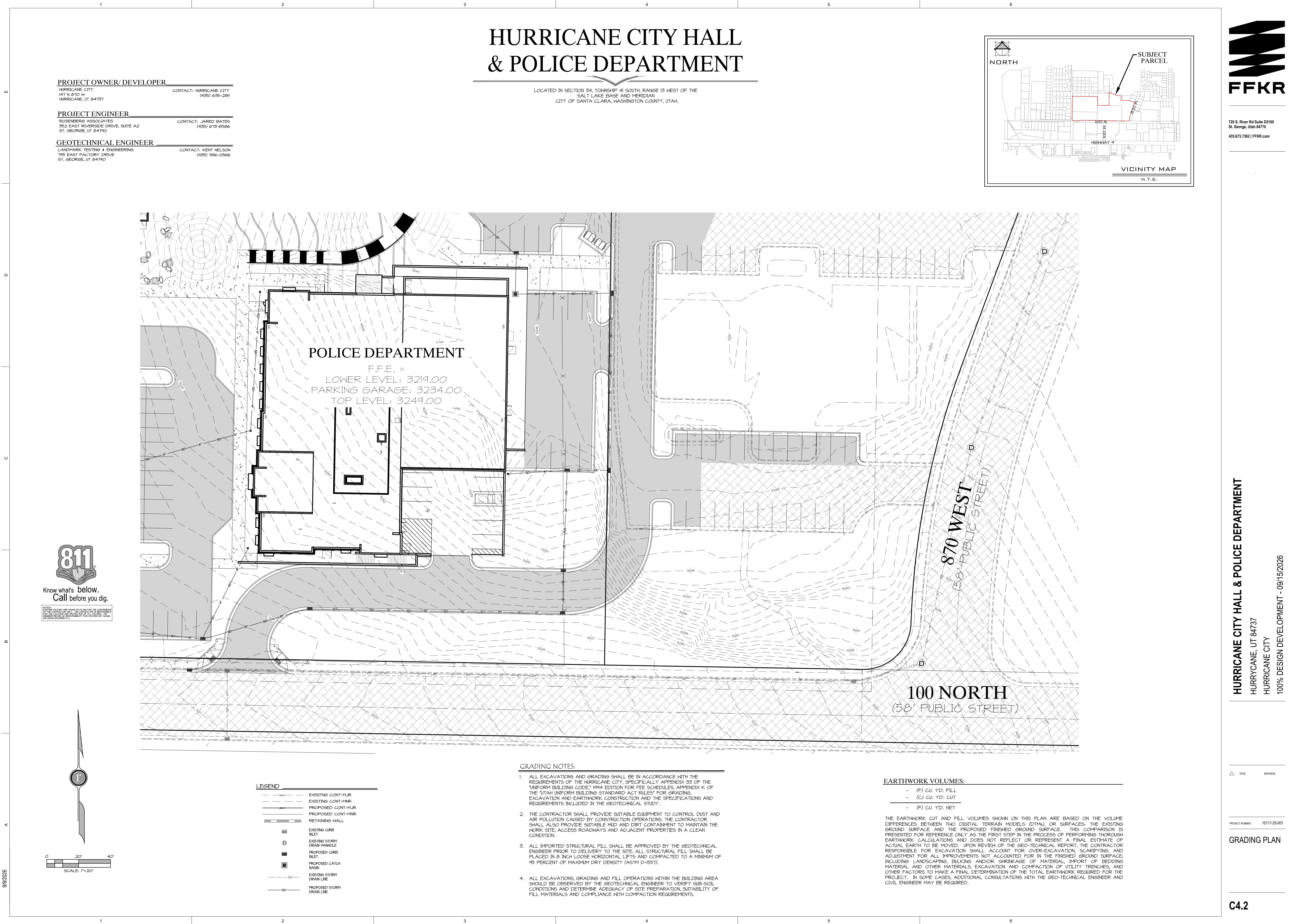
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DATE REVISION

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GRADING PLAN

C4.1



HURRICANE CITY HALL & POLICE DEPARTMENT

LOCATED IN SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE
SALT LAKE BASE AND MERIDIAN
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PROJECT OWNER/ DEVELOPER

HURRICANE CITY
141 N 810 W
HURRICANE, UT 84737

CONTACT: HURRICANE CITY
(435) 635-2881

PROJECT ENGINEER

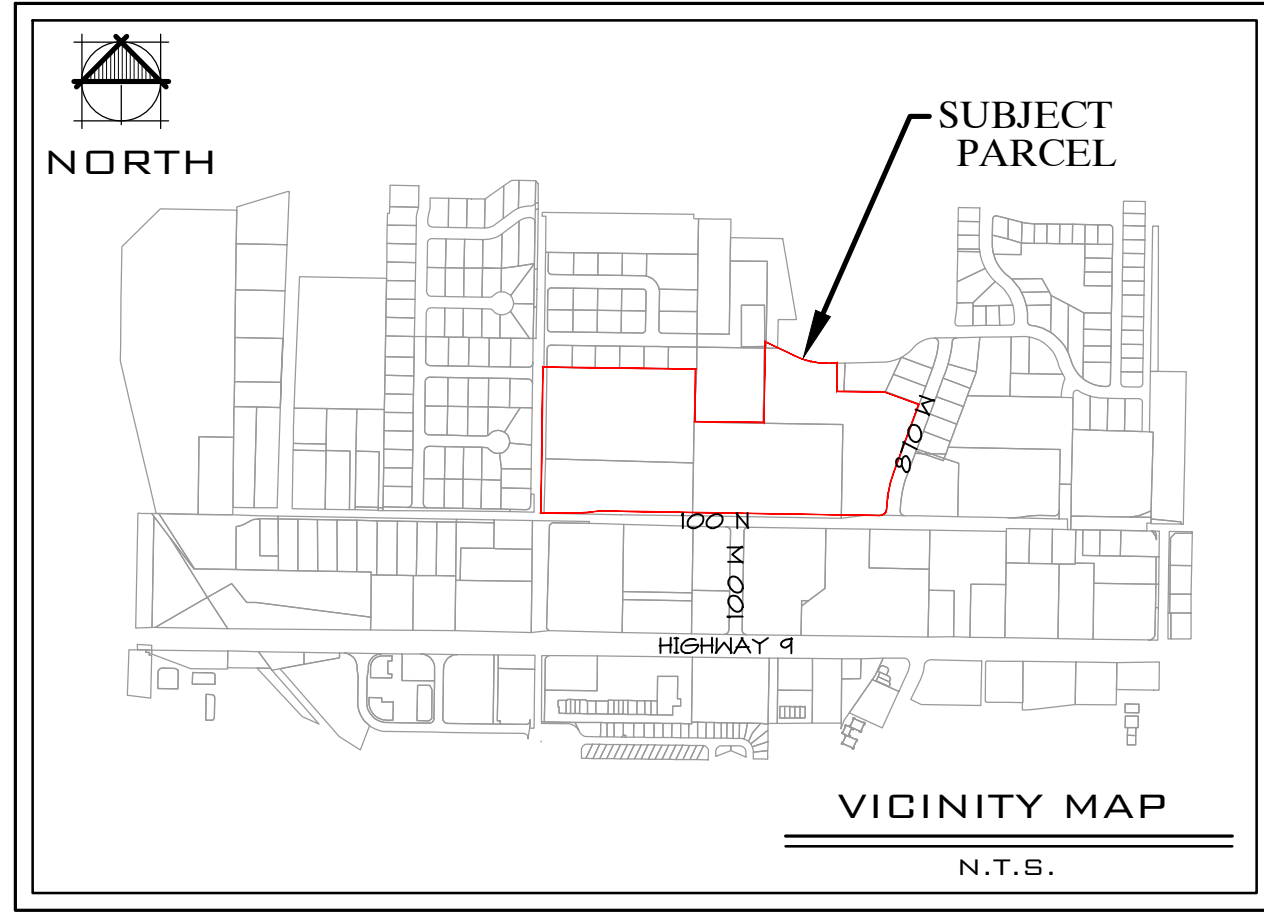
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UT 84790

CONTACT: JARED BATES
(435) 673-8586

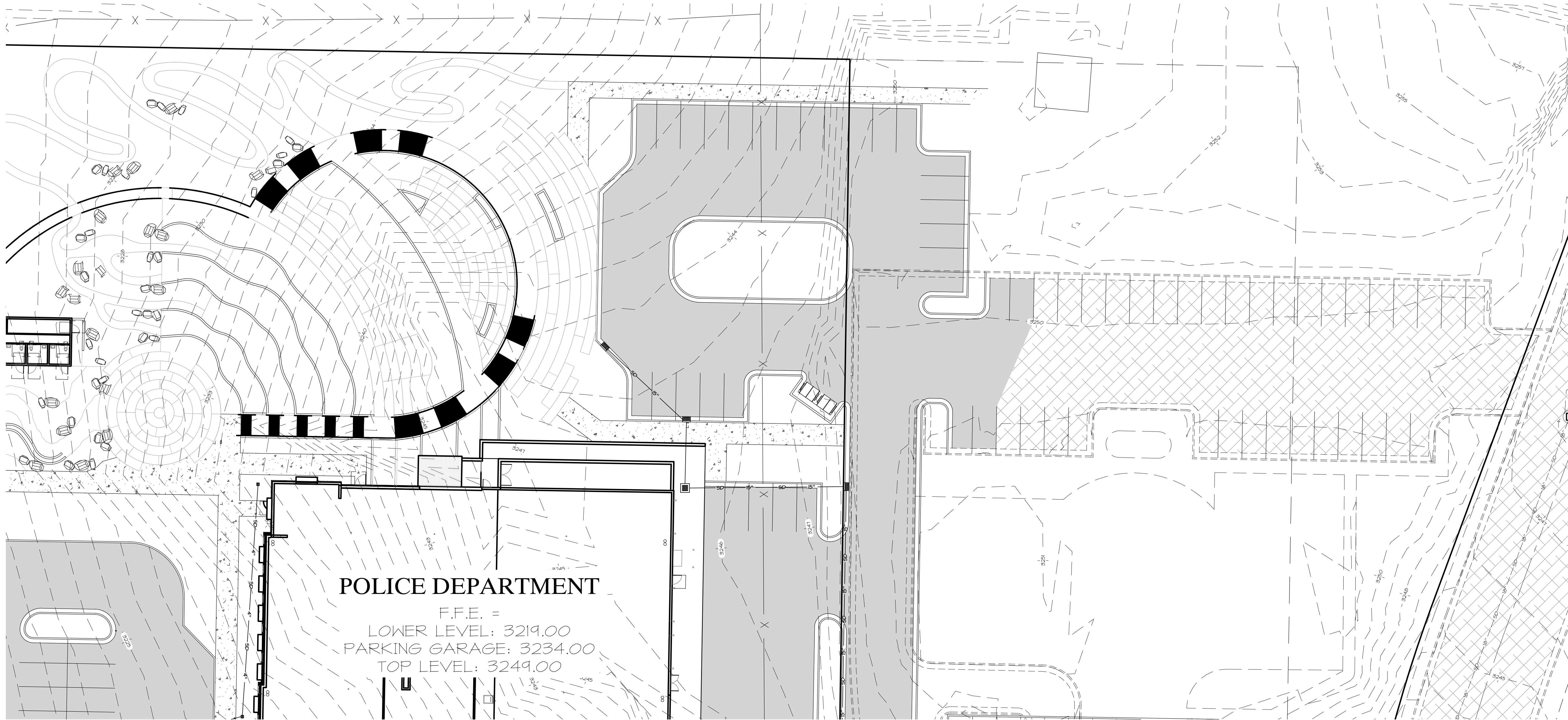
GEOTECHNICAL ENGINEER

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CONTACT: KENT NELSON
(435) 486-0566



720 S. River Rd Suite D2100
St. George, Utah 84770
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POLICE DEPARTMENT

F.F.E. =
LOWER LEVEL: 3219.00
PARKING GARAGE: 3234.00
TOP LEVEL: 3249.00



Know what's below.
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UTAH
DIVISION OF
CONSTRUCTION
PERMITS
AND
SAFETY
REGULATIONS
SECTION 10-2-1
UNIFORM BUILDING CODE, 1994 EDITION FOR FEE SCHEDULES, APPENDIX K OF
THE 'UTAH UNIFORM BUILDING STANDARD ACT RULES' FOR GRADING,
EXCAVATION AND EARTHWORK CONSTRUCTION AND THE SPECIFICATIONS AND
REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

LEGEND

- EXISTING CONT-MUR
- EXISTING CONT-MNR
- PROPOSED CONT-MUR
- PROPOSED CONT-MNR
- RETAINING WALL
- EXISTING GIBB INLET
- EXISTING STORM DRAIN MANHOLE
- PROPOSED GIBB INLET
- PROPOSED CATCH BASIN
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE

GRADING NOTES:

- ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE HURRICANE CITY, SPECIFICALLY APPENDIX 33 OF THE 'UNIFORM BUILDING CODE', 1994 EDITION FOR FEE SCHEDULES, APPENDIX K OF THE 'UTAH UNIFORM BUILDING STANDARD ACT RULES' FOR GRADING, EXCAVATION AND EARTHWORK CONSTRUCTION AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.
- THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
- ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL STRUCTURAL FILL SHALL BE PLACED IN 8 INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).
- ALL EXCAVATIONS, GRADINGS AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

EARTHWORK VOLUMES:

- (F) CU. YD. FILL
- (C) CU. YD. CUT
- (F) CU. YD. NET

THE EARTHWORK CUT AND FILL VOLUMES SHOWN ON THIS PLAN ARE BASED ON THE VOLUME DIFFERENCES BETWEEN TWO DIGITAL TERRAIN MODELS (DTMs), OR SURFACES. THE EXISTING GROUND SURFACE AND THE PROPOSED FINISHED GROUND SURFACE. THIS COMPARISON IS PRESENTED FOR REFERENCE ONLY AS THE FIRST STEP IN THE PROCESS OF PERFORMING THOROUGH EARTHWORK CALCULATIONS AND DOES NOT REFLECT OR REPRESENT A FINAL ESTIMATE OF ACTUAL EARTH TO BE MOVED. UPON REVIEW OF THE GEO-TECHNICAL REPORT, THE CONTRACTOR RESPONSIBLE FOR EXCAVATION SHALL ACCOUNT FOR OVER-EXCAVATION, SCARIFYING, AND ADJUSTMENT FOR ALL IMPROVEMENTS NOT ACCOUNTED FOR IN THE FINISHED GROUND SURFACE, INCLUDING LANDSCAPING, BULKING AND/OR SHRINKAGE OF MATERIAL, IMPORT OF BEDDING MATERIAL AND OTHER MATERIALS, EXCAVATION AND COMPACTION OF UTILITY TRENCHES AND OTHER FACTORS TO MAKE A FINAL DETERMINATION OF THE TOTAL EARTHWORK REQUIRED FOR THE PROJECT. IN SOME CASES, ADDITIONAL CONSULTATIONS WITH THE GEO-TECHNICAL ENGINEER AND CIVIL ENGINEER MAY BE REQUIRED.

HURRICANE CITY HALL & POLICE DEPARTMENT

HURRICANE, UT 84737

HURRICANE CITY

100% DESIGN DEVELOPMENT - 09/15/2026

DATE REVISION

PROJECT NUMBER 15111-25-001

GRADING PLAN

C4.3



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1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PLAN.
2. FOR SCHEMATIC PURPOSES ONLY. EQUIPMENT/PLACEMENT TO BE INSTALLED TO HURRICANE POWER SECS.
3. PRE-APPROVED CONTRACTOR TO GO OVER PLANS WITH HG POWER BEFORE WORK BEGINS. CONTACT HG POWER FOR AN APPOINTMENT.
435-635-5536
4. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. DEVELOPERS BEAR ALL RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTY THAT MAY BE AFFECTED.
5. RUNNING LINE FOR POWER IS ON THE NORTH AND WEST SIDE OF THE STREET UNLESS OTHERWISE APPROVED. ALWAYS WITHIN THE EXISTING PUE IF AVAILABLE.
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HG POWER.
8. THE ENTIRE JC TRENCH MUST BE BACK FILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO, AROUND ALL ELECTRICAL BOXES AND EQUIPMENT.
9. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BEAKER SIZE.
10. POWER EQUIPMENT INCLUDING TRANSFORMERS, METERS, VAULTS, ETC. SHALL NOT BE LOCATED INSIDE FENCED AREAS. METERS SHALL BE KEPT ACCESSIBLE.
11. DEVELOPERS WILL BE INVOICED A TERMINATION FEE PER PRIMARY ELBOW.
12. DEPENDING ON THE TRANSFORMER'S LOCATION, TRANSFORMERS MAY NEED BOLLARDS.
13. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS, AND STREET LIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
14. HURRICANE CITY POWER WILL NEED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES FOR PROJECT STARTS.
15. THE SIZE OF ACCEPTABLE CONDUIT FROM THE TRANSFORMER TO POWER PANEL IS 2", 3", AND 4"-PVC. SIZE OF ACCEPTABLE WIRE IS 4/0, 350, OR 500MCM ALUMINUM ONLY.
16. HURRICANE CITY HAS CHANGED OUR STREETLIGHT SPEC TO LED, SEE HG POWER FOR NEW SPECS. ALL STREETLIGHTS WILL BE BLACK HEAD AND BLACK POLE.
17. A DIRT PAD, LEVEL WITH THE SIDEWALK WILL BE MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT FOR 5' ON ALL SIDES. ANY SLOPES OR CHANGES OF GRADE WILL BE RETAINED WITH CONCRETE, BLOCK, OR STACKED ROCK TO MAINTAIN LEVEL.
18. ANY INVOICE WILL BE SENT AT THE TIME OF PUNCHLIST FOR ALL ELBOW TERMINATIONS, RISER FEES, VAULT AND SWITCH CONNECTION FEES, AND ANY EXTRA LINE SPENT ON JOB IF APPLICABLE.
19. ALL METER BASES WITH MULTIPLE SOCKETS MUST BE LABELED WITH PLACARDS, OR METALLIC STICKER TO THE APPROPRIATE UNIT OR ADDRESS.
20. A PREQUALIFIED CONTRACTOR WILL INSTALL ALL HIGH VOLTAGE APPARATUS. SECONDARY SIDE MAY BE ANY LICENSED ELECTRICIAN.
21. 3 PHASE METER SOCKETS MUST BE A LEVER BYPASS STYLE SOCKET.
22. HG POWER WILL DE-ENERGIZE PRIMARY CIRCUIT FOR PRE-APPROVED CONTRACTOR TO CUT-IN NEW WALT AND ROLL NEW CONDUCTORS.

1. DEVELOPER TO MEET ALL TRENCH BACKFILL, TRENCH CROSSINGS, CENTURYLINK SUB CONTRACTOR (NEELS FUGAL) WILL PLACE CONDUIT IN ROAD, CALL 632-6553 IF 5 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
2. ANY BREAKS/ROCKS/CAVES IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY PLACE ARE THE DEVELOPER RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
3. CONTACT CENTURYLINK ENGINEER AT 305-244-7163 OR DARRIN@NELLINK.COM WITH ANY QUESTIONS OR CHANGES TO JUC PLANS.
4. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE 100% TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

1. ALL WATERLINE RIGS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY.
2. ALL CONSTRUCTION SHALL CONFORM TO THE "HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", THE "INTERNATIONAL PLUMBING CODE" AND THE "INTERNATIONAL BUILDING CODE", LATEST EDITION AS ADMINISTERED BY HURRICANE CITY.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY SUDPLY OR PIPELINE CONSTRUCTION.
4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE "INTERNATIONAL PLUMBING CODE" (IPC) SECTION 600.6.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 600.6.4.
5. ALL BACK FLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY BACK FLOW ORDINANCE (TITLE 6 CHAPTER 3).
6. THRUST RESTRAINT ON THE NEW PIPELINE MUST AS SHOWN ON THE DETAILS. USE MEGA-LUGS ON THE FITTINGS AND FIELD JOINT OR JOINT RESTRAINT GASKETS ON THE REQUIRED LENGTH OF REDUCED OR PLEO, NO CONCRETE THROU BLOKS ARE ALLOWED WITHOUT WATER DEPARTMENT APPROVAL.
7. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OR GREATER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
8. CONTRACTORS SHALL CUT OFF AND CAP BACK AT THE WATER MAIN. ALL EXISTING SERVICE LINES OR UNUSED SIBL LINES THAT WILL BE ABANDONED.
9. ANY CHANGE MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE HURRICANE CITY WATER SERVICE DEPARTMENT.
10. ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AT THE CORRECT HEIGHT. EXTENSIONS WILL NOT BE ALLOWED.
11. INTERRUPTION OF EXISTING WATER SERVICE WHILE MAKING CONNECTIONS TO EXISTING WATER MAIN SHALL NOT BE ALLOWED WITHOUT SPECIAL APPROVAL OF THE CITY. A MINIMUM OF 48 HOURS NOTICE TO THE CITY SHALL BE REQUIRED BEFORE ANY WORK ON THE PLANS, HURRICANE CITY EXISTING INFRASTRUCTURE SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM. INTERRUPTIONS OF SERVICE SHALL BE LIMITED TO LESS THAN FOUR HOURS PER 24 HOUR PERIOD. CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTIONS OF SERVICE.
12. TEMPORARY CONSTRUCTION WATER MAY BE OBTAINED FROM AN EXISTING FIRE HYDRANT BY MAKING APPLICATION AT THE HURRICANE CITY WATER SERVICES DEPARTMENT OFFICE. UNAUTHORIZED CONNECTIONS TO THE CITY'S WATER SYSTEM IS A VIOLATION AND SUBJECT TO LEGAL ACTION.
13. THE EXISTENCE AND LOCATION OF WATER FACILITIES SHOWN ON THE CONSTRUCTION DRAWINGS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS, TO THE BEST OF THE DESIGN ENGINEER'S KNOWLEDGE. THE EXISTING FACILITIES MAY BE DIFFERENT FROM THE PLANS. HURRICANE CITY SHALL NOT BE HELD RESPONSIBLE FOR ANY ERROR IN THE LOCATION AND ELEVATION OF EXISTING WATER FACILITIES.
14. GAUGE NIRE SHALL BE TAPPED TO LOCATE WATER MAINS FOR LOCATING PURPOSES. THE NIRE SHALL BE BROUGHT TO THE SURFACE AT EACH WATER MAIN LOCATION.

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SNIER UP. JACK BOZARTH 435-278-2181.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONCRETS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A HAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS 10E, 1500 S 11, GEORGE.
4. ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED AT 1' TO 10' WIDTH TO THICKEN CURB OF GARD BEFORE GAS LINES WILL BE INSTALLED. ANY RETAINING ROCC, OR BLOCK WALLS MAY BE CONSTRUCTED ON A REEM DEVELOPER WILL BE RESPONSIBLE FOR THE REMOVAL OF GAS LINES AND ANY LONGER AND/OR RELOCATED AFTER INSTALLATION.
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS LINE IS INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT J.C. HALL, 333-200-0724 AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF GAS SNIER UP.
10. ***POSSIBLY TRENCH*** GAS LINE WILL BE RUN ON THE SIDEWALK FOR INSTALLATION WHEN POWER TRENCH IS BURIED. STREETS ARE 40' IN WIDTH OF SUBGRADE AND THE 10' UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 242-2424 AT LEAST 48 HOURS IN ADVANCE. CONTRACTOR WILL BE REQUIRED TO HAVE A HIGH PRESSURE LINE SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

1. CONSTRUCTION OF ROADS MUST BE COMPLETE WITH ALL WEATHER SURFACE PRIOR TO SIGN OFF FOR BUILDING PERMIT.
2. FIRE HYDRANT MUST PRODUCE A MINIMUM OF 1000 GPM (2021 IFC APPENDIX B)
3. HYDRANT SPACING PER 2021 IFC APPENDIX C
4. BURNING OF CONSTRUCTION MATERIAL IS PROHIBITED.
5. HYDRANTS MUST BE CHARGED AND WORKING BEFORE COMBUSTIBLE MATERIAL CAN BE DELIVERED.
6. KNOX BOX REQUIRED ON ALL COMMERCIAL BUILDINGS.
7. FDG MUST BE REMOTE OUT OF COLLAPSE ZONE OF THE BUILDING AND WITHIN 50' OF A FIRE HYDRANT AND EQUIPPED WITH KNOX KAPS.
8. UNDERGROUND FLUSH MUST BE ATTENDED BY HVFSD
9. FIRE HYDRANT MUST MAINTAIN 3' CLEAR AROUND HYDRANT, NO FENCES OR SHIELDS SHALL BE WITHIN 3'.
10. BUILDING BUILT IN ACCORDANCE WITH 2021 IFC 903 MAY REQUIRE SUPPRESSION.
11. GATES WILL REQUIRE KNOX OPENERS OR LOOKS

- DEVELOPER TO PROVIDE ALL TRENC AND CENTRIFUGAL MILL PROVIDE 4' CONDUIT, CONTACT LUGS # 429-632-6553 SEE TRENCH IN ADVANCE
2. INSTEAD TERMINATE DEVELOPER TO PROVIDE 4"X6" PLYWOOD BACKBOARD AND A 6" GROUND ROD TO BE DRIVEN TO TOP OF BACKBOARD. A PERMANENT GROUNDING SYSTEM SHALL BE 3-PHASE ELECTRICAL OUTLET IS REQUIRED WITHIN 6 FEET OF EQUIPMENT LOCATION. "NE RECOMMENDED A STANDARD CLOUTIER OUTLET, CALLED NAME "FLUORUM ELECTRONICS NEED TO PROVIDE 30" X 30"X 6" WEATHERPROOF BOX AND A 6" GROUND ROD ARE TO BUILDING TO BE USED WITH EQUIPMENT. THE EQUIPMENT SHALL BE PROVIDED WITH A PERMANENT, GROUNDING 3-PHASE ELECTRICAL OUTLET IS REQUIRED WITHIN 6 FEET OF EQUIPMENT LOCATION. THE EQUIPMENT SHALL BE CALLED NAME "FLUORUM ELECTRONICS" AND ALL ELECTRONICS NEED TO BE POWERED BY 120 VAC (0-1500 WATT) UNREGULATED CIRCUIT.
3. CONTACT CENTRIFUGAL ENGINEER AT 369-254-7163 OR DARRIN@ALLIANCEMUN.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JG APPROVED PLAN.
4. ANY CENTRIFUGAL PUMP/VALVE/CONTROLS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO DEVELOPER.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
2. THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THE PROJECT.
3. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
4. ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
5. UNLESS OTHERWISE IN THESE PLANS ALL CONSTRUCTION SHALL CONFORM TO THE "UNIFORM PLUMBING CODE" AND THE "UNIFORM BUILDING CODE" LATEST EDITIONS.
6. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITY, STORM DRAIN AND FIRE SERVICE LINES SHOWN OR NOT SHOWN ON UTILITY PLAN.
7. MANHOLES MUST HAVE PLYWOOD IN THE BOTTOM DURING ASPHALT REPAVE.

1. SEWER IS TO MEET THE CURRENT ASHES (GAS SPECIAL SERVICE DISTRICT) (DSRG12) CONSTRUCTION STANDARD.
2. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOLOGICAL REPORT AND THE CORROSION TEST RESULTS TO THE DISTRICT.
3. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A TRUE AND A 2 1/2" BLANK SET DRAWING OF THE SEWER LAYOUT TO THE DISTRICT. THE DRAWING SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL. MARKER, ALSO INCLUDE ANY OTHER INFORMATION THAT THE DISTRICT MAY REQUIRE.
4. THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR: MANHOLE TEST, AIR TEST AND WATER TIGHTNESS TEST. (GENERAL CONTRACTOR PROVIDED) BY THE DISTRICT CAN BE SCHEDULED WITH THE DSRG12 REPRESENTATIVE. NEWSBOYS OR THURSDAYS ARE GENERAL CONSTRUCTION DAYS FOR THE DISTRICT.
5. DURING CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

- THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIMETER TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
- TDS WILL PROVIDE CONTINUED. PLEASE CONTACT **DAVID** AT 435-703-8492 AT LEAST ON WEEK PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
- CHANGES IN DIRT ROUTING NEED TO BE REPORTED AT LEAST 48 HOURS BEFORE PLACEMENT
- FOR ROADS AND COMMERCIAL UTILITIES THERE MUST BE AN RS-60 COAXIAL CABLE COMING FROM EACH UNIT TO THE DEMARC. LOCATION
- ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TO **DAVID TRAVENCH** WITH TDS AT 435-703-8492
- RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
- ANY MODIFICATIONS AFTER CONDITIONAL CABLES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WELL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING AT THE SITE. ANY DAMAGE TO THE PROJECT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.

1. DEVELOPER TO PROVIDE ALL REQUIRED TRENGHMENT WITHIN THE PROJECT.
2. ANY MODIFICATIONS REQUIRED TO FREE PROJECT WILL BE BELLED TO THE DEVELOPER.
3. INFOWEST WILL PROVIDE ALL CONDUITS, CALL 435-272-3559 OR EMAIL [JAC@INFOWEST.COM](mailto:jac@infowest.com) FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO ORDERING THE MATERIAL.
4. FOR COMMERCIAL PROJECTS WITH AN INFOWEST ROOM, DEVELOPER WILL INSTALL A 2" PVC RING TO THE EXTERIOR OF THE BUILDING.
5. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAB TREBELAY, 435-272-3559 OR [JAC@INFOWEST.COM](mailto:jac@infowest.com)
6. RELOCATION OF NEW OR EXISTING INFOWEST FACILITIES IS OBLIGATORY TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

HURRICANE CITY HALL & POLICE
HURRYCANE, UT 84737
HURRICANE CITY
100% DESIGN DEVELOPMENT - 09/15/2026

PROJECT NUMBER 15111-25-001

C5.0

HURRICANE CITY HALL & POLICE DEPARTMENT

LOCATED IN SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH.

PROJECT OWNER/ DEVELOPER

HURRICANE CITY
141 N 810 W
HURRICANE, UT 84737

CONTACT: HURRICANE CITY
(435) 635-2811

PROJECT ENGINEER

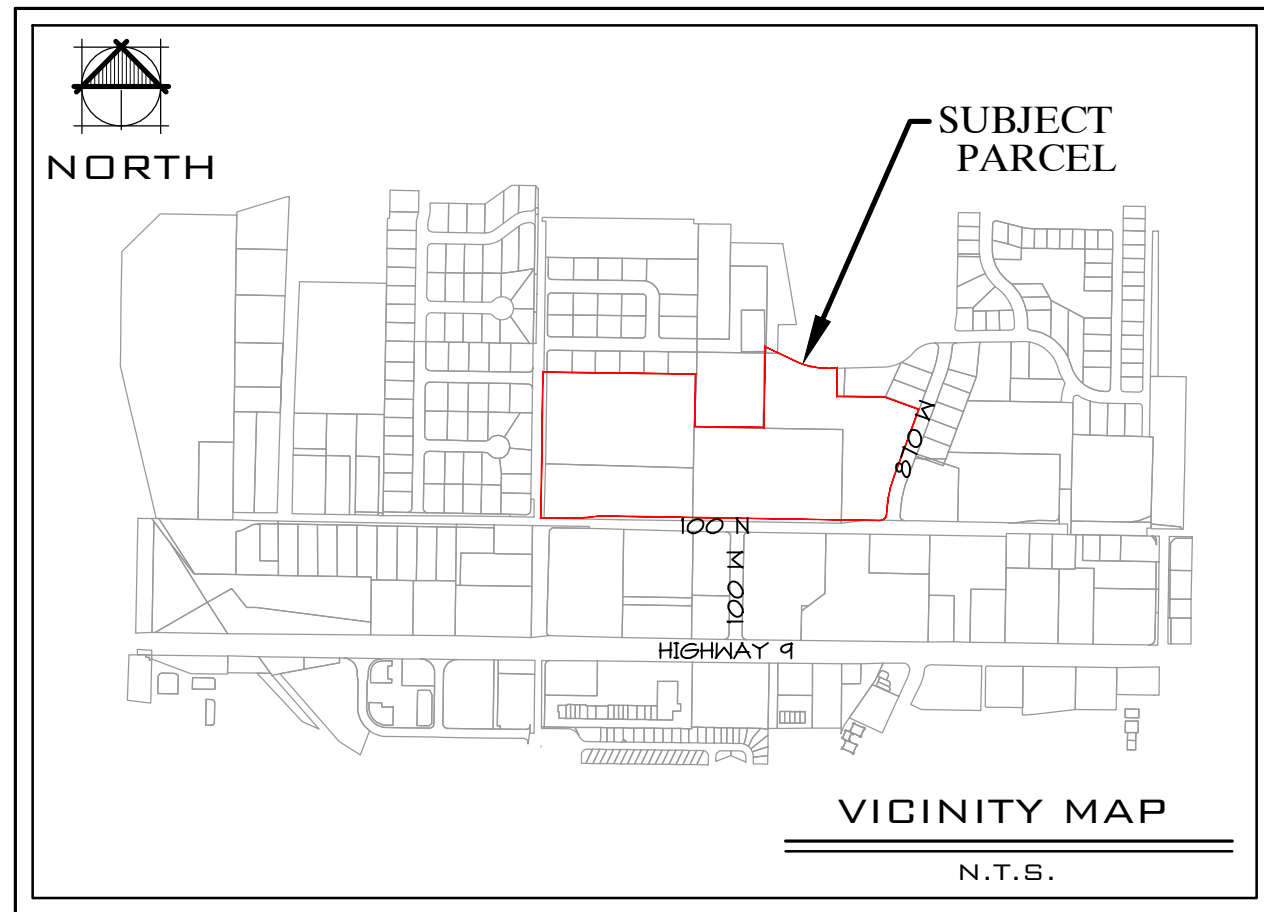
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UT 84790

CONTACT: JARED BATES
(435) 673-8586

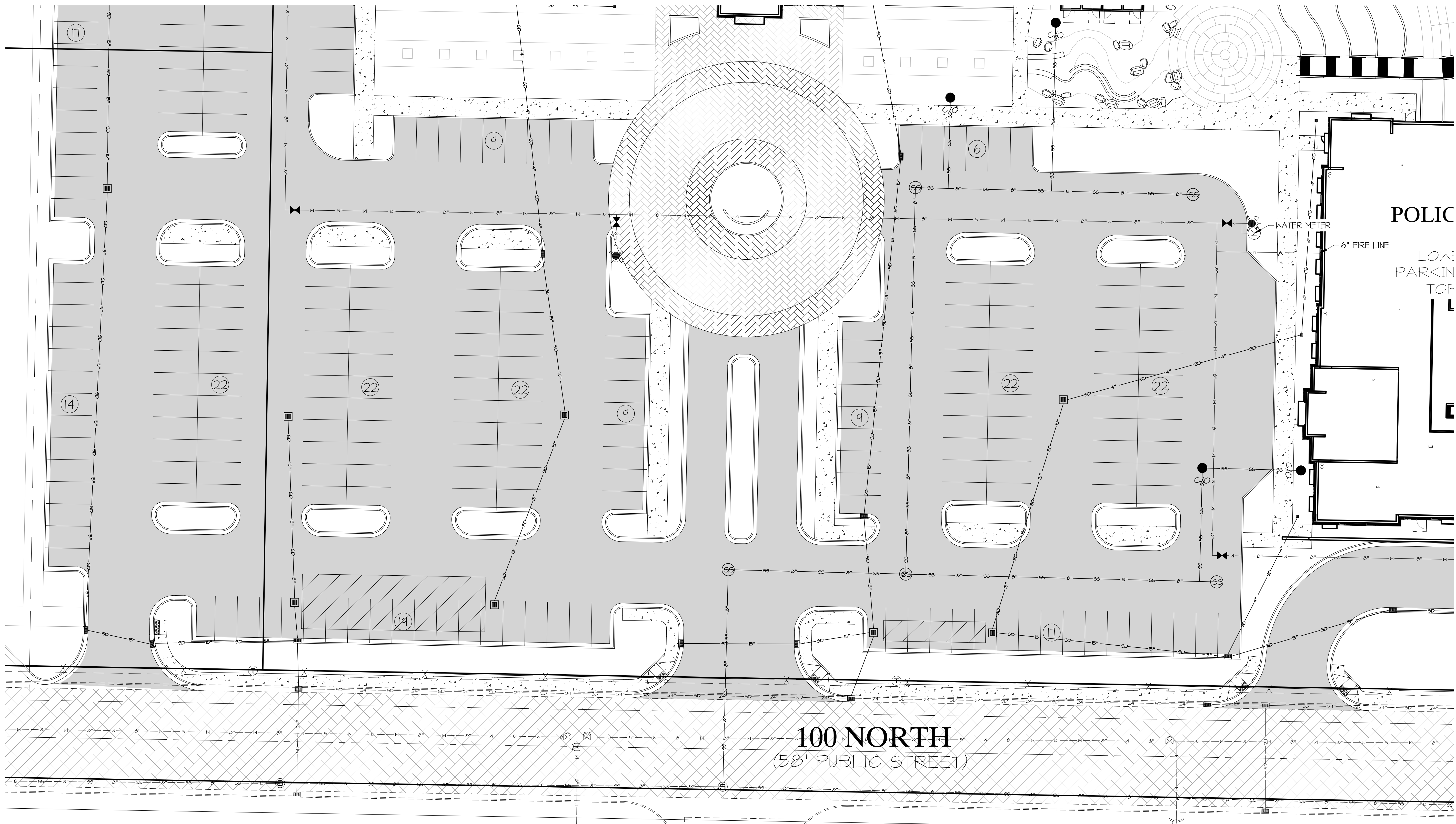
GEOTECHNICAL ENGINEER

LANDMARK TESTING & ENGINEERING
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CONTACT: KENT NELSON
(435) 486-0566



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St. George, Utah 84770
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NOTES:
OPTIONAL UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE
OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE
FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE
CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
OBTAINING NECESSARY PERMITS FOR UTILITIES NOT SHOWN
ON THESE PLANS.



0 20' 40'
SCALE: 1"=20'

UTILITY LEGEND

— — — — —	EXISTING WATER LINE	— — — — —	EXISTING FIRE HYDRANT	●	PROPOSED SEWER CLEANOUT
— — — — —	PROPOSED WATER LINE	— — — — —	EXISTING WATER VALVE	□	EXISTING STORM DRAIN MANHOLE
— — — — —	EXISTING SEWER LINE	— — — — —	PROPOSED WATER VALVE	■	EXISTING CURB INLET
— — — — —	PROPOSED SEWER LINE	— — — — —	PROPOSED WATER METER	■	PROPOSED CATCH BASIN
— — — — —	EXISTING STORM DRAIN LINE	— — — — —	PROPOSED FIRE HYDRANT	■	PROPOSED CURB INLET
— — — — —	PROPOSED STORM DRAIN LINE	— — — — —	EXISTING WATER METER	☼	EXISTING POWER POLE
— — — — —	EXISTING IRRIGATION VALVE	— — — — —	EXISTING SEWER MANHOLE	⊕	EXISTING COMM PEDESTAL
— — — — —	PROPOSED SEWER MANHOLE	— — — — —	PROPOSED SEWER MANHOLE	▽	EXISTING SECONDARY BOX
— — — — —	EXISTING TRANSFORMER	— — — — —	EXISTING TRANSFORMER	▽	EXISTING POWER SWITCH

HURRICANE CITY HALL & POLICE DEPARTMENT

HURRICANE, UT 84737

HURRICANE CITY

100% DESIGN DEVELOPMENT - 09/15/2026

DATE REVISION

PROJECT NUMBER 15111-25-001

UTILITY PLAN

C5.1

HURRICANE CITY HALL & POLICE DEPARTMENT

LOCATED IN SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH.

PROJECT OWNER/ DEVELOPER

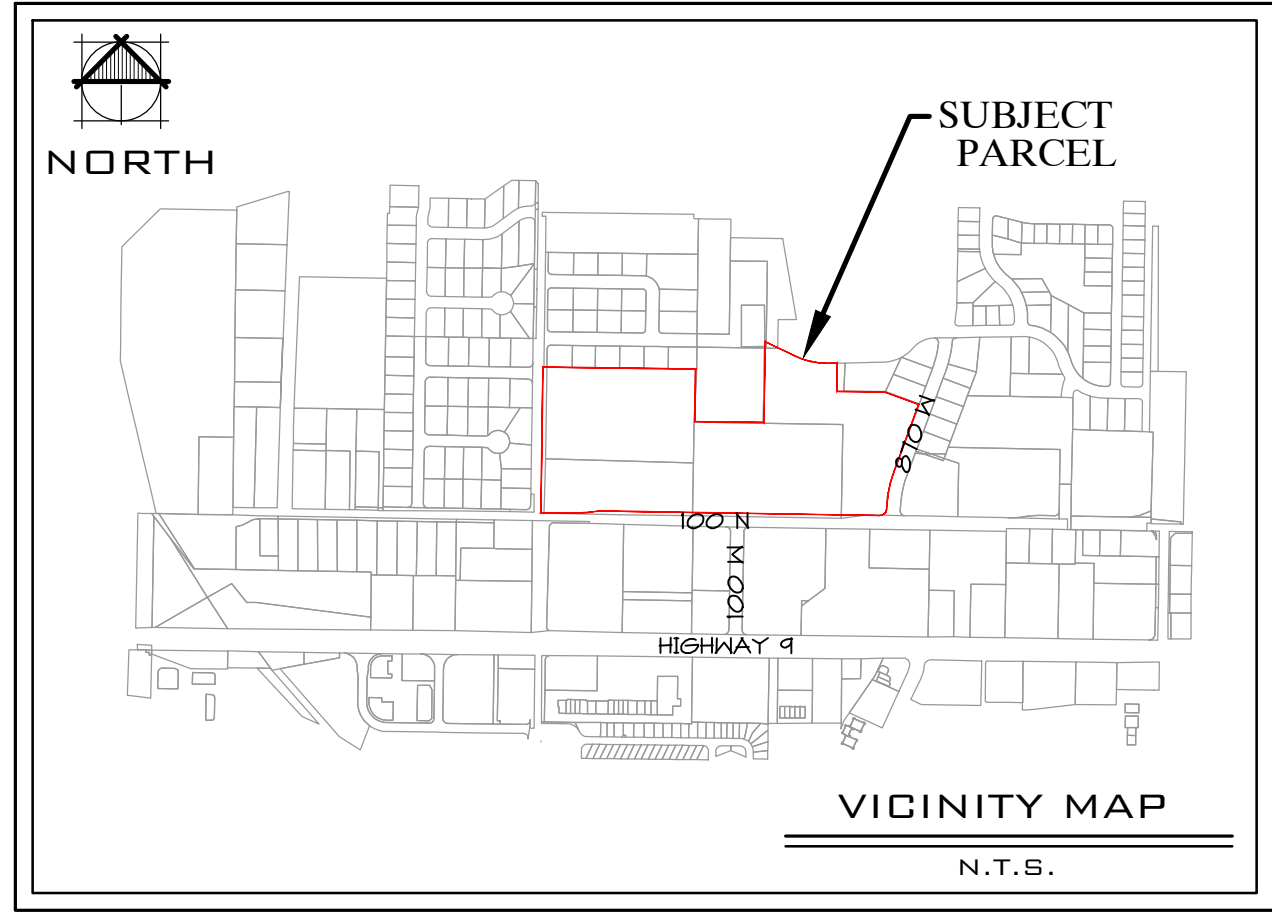
HURRICANE CITY
141 N 810 W
HURRICANE, UT 84737
CONTACT: HURRICANE CITY
(435) 635-2811

PROJECT ENGINEER

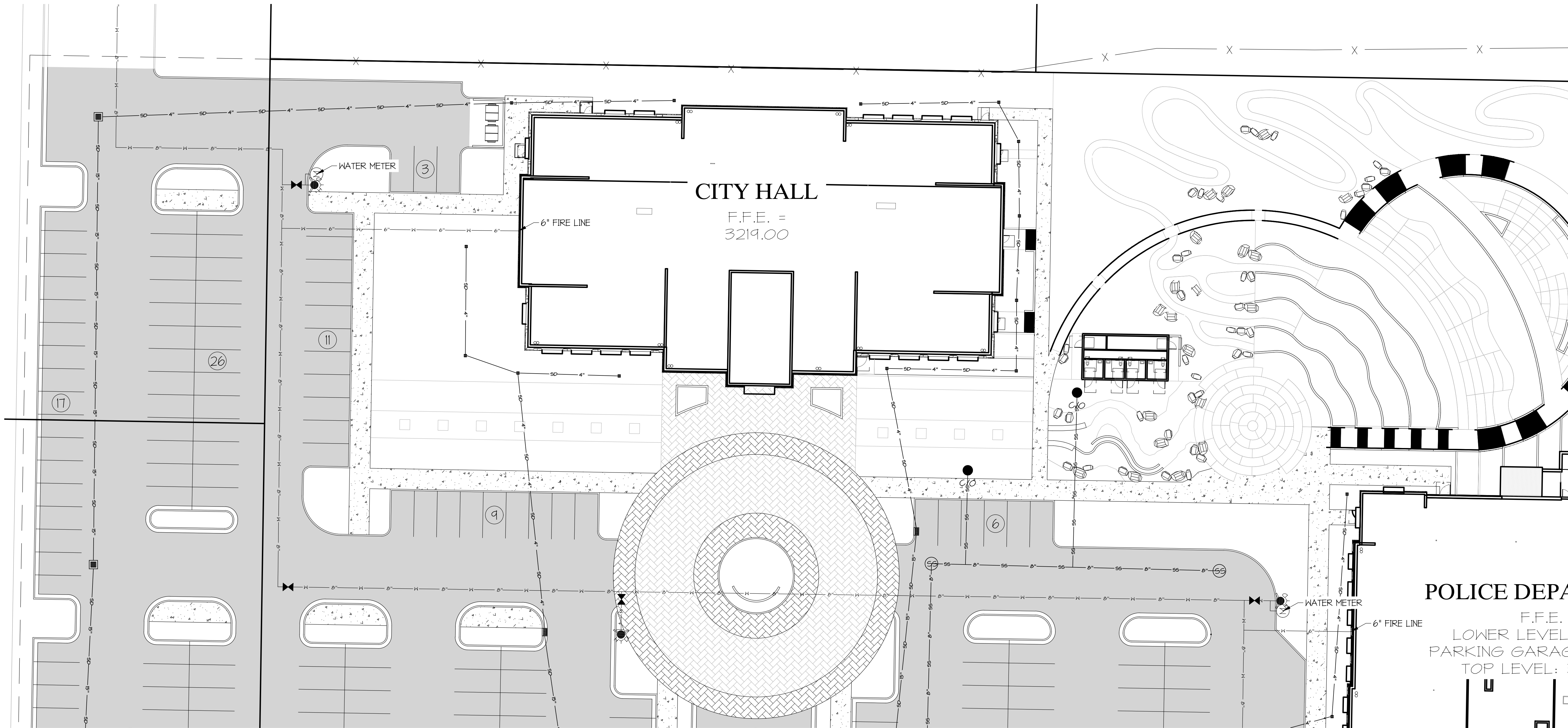
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St. George, Utah 84770
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Know what's below.
Call before you dig.

NOTES:
1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE CONVEYANCE
2. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND INTERVIEWED
3. OWNERS AND RECORDS FOR ALL UTILITIES SHOWN ON THIS PLAN
4. OTHER RECORDS NOT RESPONSIBILITY FOR UTILITIES NOT SHOWN
5. ON THIS PLAN.



0 20' 40'
SCALE: 1"=20'

UTILITY LEGEND

— — — — —	EXISTING WATER LINE	— — — — —	EXISTING FIRE HYDRANT	●	PROPOSED SEWER CLEANOUT
— — — — —	PROPOSED WATER LINE	— — — — —	EXISTING WATER VALVE	□	EXISTING STORM DRAIN MANHOLE
— — — — —	EXISTING SEWER LINE	— — — — —	PROPOSED WATER VALVE	■	EXISTING CURB INLET
— — — — —	PROPOSED SEWER LINE	— — — — —	PROPOSED WATER METER	■	PROPOSED CATCH BASIN
— — — — —	EXISTING STORM DRAIN LINE	— — — — —	PROPOSED FIRE HYDRANT	■	PROPOSED CURB INLET
— — — — —	PROPOSED STORM DRAIN LINE	— — — — —	EXISTING WATER METER	■	EXISTING POWER POLE
— — — — —	EXISTING STORM DRAIN LINE	— — — — —	EXISTING IRRIGATION VALVE	■	EXISTING COMM PEDESTAL
— — — — —	PROPOSED STORM DRAIN LINE	— — — — —	EXISTING SEWER MANHOLE	■	EXISTING SECONDARY BOX
— — — — —	EXISTING SEWER MANHOLE	— — — — —	PROPOSED SEWER MANHOLE	■	EXISTING POWER SWITCH
— — — — —	EXISTING SEWER MANHOLE	— — — — —	EXISTING TRANSFORMER	■	EXISTING TRANSFORMER

POLICE DEPA

F.F.E. =
LOWER LEVEL
PARKING GARAGE
TOP LEVEL: 1

HURRICANE CITY HALL & POLICE DEPARTMENT

HURRICANE, UT 84737

HURRICANE CITY

100% DESIGN DEVELOPMENT - 09/15/2026

DATE REVISION

PROJECT NUMBER 15111-25-001

UTILITY PLAN

C5.2

LOCATED IN SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH.

HURRICANE CITY
147 N 810 W
HURRICANE, UT 84737

CONTACT: HURRICANE CITY
(435) 635-2811

ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UT 84790

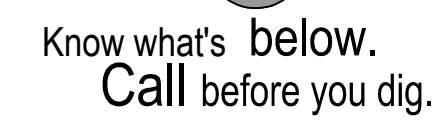
CONTACT: JARED BATES
(435) 673-8506

LANDMARK TESTING & ENGINEERING
795 EAST FACTORY DRIVE
ST. GEORGE, UT 84790

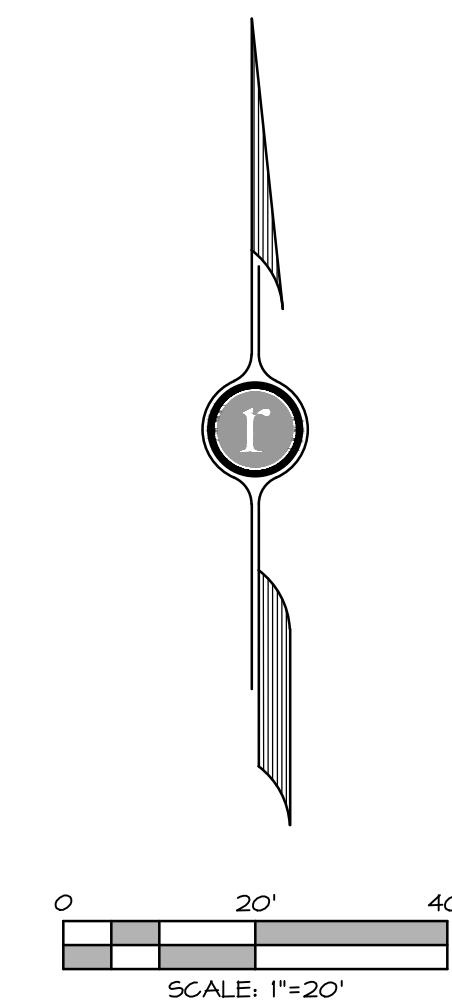
CONTACT: KENT NELSON
(435) 986-0566

VICINITY MAP

N.T.S.



NOTICE: EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE OWNER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.



— — — H —	EXISTING WATER LINE		EXISTING FIRE HYDRANT		PROPOSED SEWER CLEANOUT
— — — H —	PROPOSED WATER LINE		EXISTING WATER VALVE		EXISTING STORM DRAIN MANHOLE
— — — SS —	EXISTING SEWER LINE		PROPOSED WATER VALVE		EXISTING CURB INLET
— — — SS —	PROPOSED SEWER LINE		PROPOSED WATER METER		PROPOSED CATCH BASIN
— — — SS —	PROPOSED STORM DRAIN LINE		PROPOSED FIRE HYDRANT		PROPOSED CURB INLET
— — — SS —	PROPOSED STORM DRAIN LINE		PROPOSED WATER METER		EXISTING POWER POLE
			EXISTING IRRIGATION VALVE		EXISTING COMM PEDestal
			EXISTING SEWER MANHOLE		EXISTING SECONDARY BOX
			PROPOSED SEWER MANHOLE		EXISTING POWER SWITCH
					EXISTING TRANSFORMER

HURRICANE CITY HALL & POLICE DEPARTMENT

LOCATED IN SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH.

PROJECT OWNER/ DEVELOPER

HURRICANE CITY
141 N 810 W
HURRICANE, UT 84737

CONTACT: HURRICANE CITY
(435) 635-2881

PROJECT ENGINEER

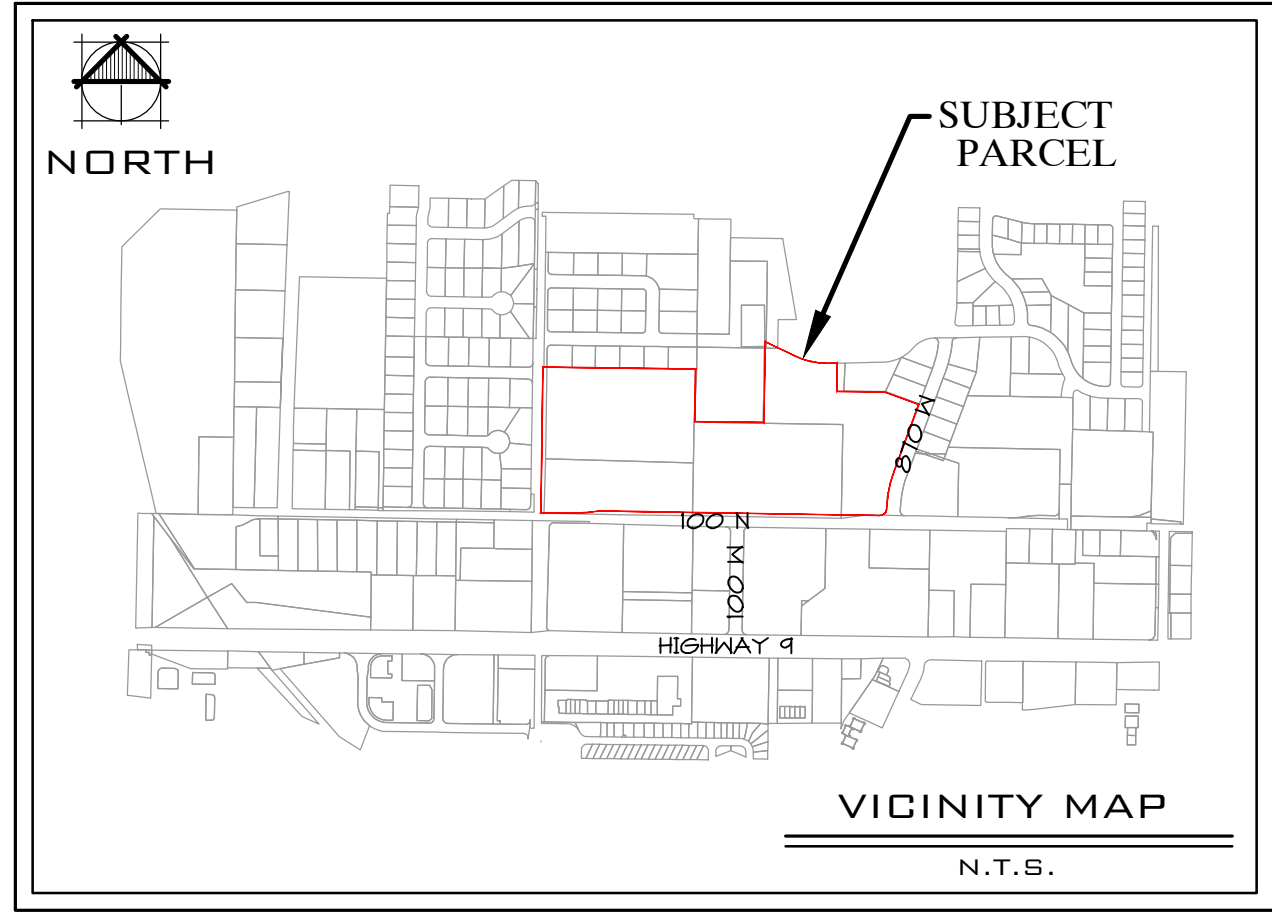
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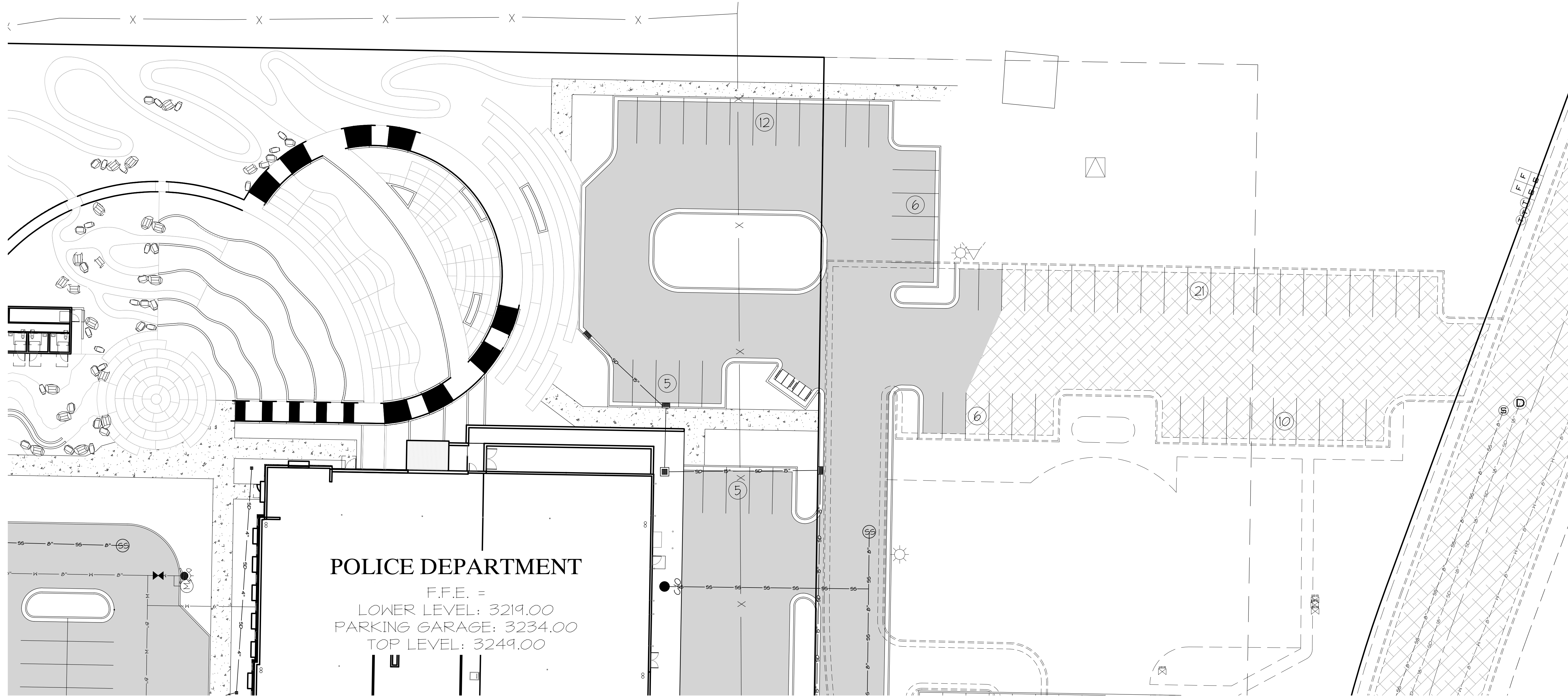
GEOTECHNICAL ENGINEER

LANDMARK TESTING & ENGINEERING
715 EAST FACTORY DRIVE
ST. GEORGE, UT 84790

CONTACT: KENT NELSON
(435) 486-0566



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St. George, Utah 84770
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Know what's below.
Call before you dig.

NOTES:
1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE INFORMATION PROVIDED BY THE UTILITY LOCATING SERVICE (ULS) AND THE UTILITY RECORDS. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE ACCURATE. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THIS PLAN.

UTILITY LEGEND

EXISTING WATER LINE	EXISTING FIRE HYDRANT	PROPOSED SEWER CLEANOUT
PROPOSED WATER LINE	EXISTING WATER VALVE	EXISTING STORM DRAIN MANHOLE
EXISTING SEWER LINE	PROPOSED WATER VALVE	EXISTING CURB INLET
PROPOSED SEWER LINE	PROPOSED WATER METER	PROPOSED CATCH BASIN
EXISTING STORM DRAIN LINE	PROPOSED FIRE HYDRANT	PROPOSED CURB INLET
PROPOSED STORM DRAIN LINE	PROPOSED WATER METER	EXISTING POWER POLE
	EXISTING IRRIGATION VALVE	EXISTING COMM PEDESTAL
	EXISTING SEWER MANHOLE	EXISTING SECONDARY BOX
	PROPOSED SEWER MANHOLE	EXISTING POWER SWITCH
		EXISTING TRANSFORMER

HURRICANE CITY HALL & POLICE DEPARTMENT

HURRICANE, UT 84737

HURRICANE CITY

100% DESIGN DEVELOPMENT - 09/15/2026

DATE REVISION

PROJECT NUMBER 15111-25-001

UTILITY PLAN

C5.4

HURRICANE CITY STANDARD DETAIL DRAWINGS		
WATER DETAIL DRAWINGS (SERIES 300)		DRAWING NUMBER
*	CULINARY WATER TRENCH	300
	JOINT IRRIGATION & CULINARY WATER TRENCH	301
*	STANDARD FIRE HYDRANT DETAILS	302
*	WATER METER SETTER DETAILS	303-1
*	WATER METER BOX DETAILS	303-2
	3/4" AND 1" WATER SERVICES AND METER	303-3
	1 1/2" AND 2" WATER SERVICES AND METER	303-4
	4" AND ABOVE WATER LATERAL (CONNECTION TO EXISTING LINE)	304
	1" IRRIGATION SERVICE CONNECTION AND METER	305-1
	IRRIGATION METER BOX DETAILS	305-2
*	STANDARD TEE FOR PVC RESTRAINING SYSTEM DETAIL	306
*	STANDARD BENDS FOR PVC RESTRAINING SYSTEM DETAIL	307
*	STANDARD DEAD END / INLINE VALVE FOR PVC PIPE RESTRAINING SYSTEM DETAIL	308
	STANDARD TEE FOR DUCTILE IRON W/POLY WRAP RESTRAINING SYSTEM DETAIL	309
	STANDARD BENDS FOR DUCTILE IRON W/POLY WRAP RESTRAINING SYSTEM DETAIL	310
	STANDARD DEAD END / INLINE VALVE FOR DUCTILE IRON W/POLY WRAP RESTRAINING SYSTEM DETAIL	311
	STANDARD AIR VAC DETAIL	312
	WASH CROSSING DETAIL	313-1
	WASH CROSSING DETAIL	313-2
	STANDARD PRESSURE REDUCING VALVE FOR EXISTING PRV AND PIPING	314-1
	STANDARD PRESSURE REDUCING VALVE VAULT LID	314-2
	STANDARD PRESSURE REDUCING VALVE AND VAULT FOR NEW CONSTRUCTION	315-1
	STANDARD PRESSURE REDUCING VALVE AND VAULT FOR NEW CONSTRUCTION	315-2
	STANDARD PRESSURE REDUCING VALVE VAULT LID	315-3
*	MAIN LINE VALVE	316
	2" RESIDENTIAL FIRE LINE DETAIL	500
		313-2
		313-2
HURRICANE CITY ENGINEERING		
*	TRENCH BACKFILL AND REPAIR DETAIL	100
*	JOINT UTILITIES TRENCH DETAIL	101
*	CULINARY WATER TRENCH DETAIL	102

HURRICANE CITY STANDARD DETAIL DRAWINGS	
HURRICANE CITY POWER DEPARTMENT	DRAWING NUMBER
SWITCH BASEMENTS	DR-1
SWITCH REINFORCEMENT DESIGN	DR-2
SWITCH BASEMENT LIDS	DR-3
STREET LIGHT BASE 7'	DR-4
STREET LIGHT BASE 5'	DR-5
25' SQUARE STREETLIGHT POLE	DR-6
25' SQUARE POLE WITH ROAD FOCUS OR AUTOBAUN	DR-7
DECORATIVE STREET LIGHT POLE	DR-8
POST TOP STREET LIGHT	DR-9
3-PHASE TRANSFORMER PAD	DR-10
1-PHASE TRANSFORMER PAD	DR-11
SECONDARY JUNCTION BOX INSTALLATION	DR-12
SECONDARY JUNCTION BOX	DR-13
3-PHASE SECTIONALIZING CABINET	DR-14
3-PHASE SECTIONALIZING CABINET	DR-15
1-PHASE SECTIONALIZING CABINET	DR-16
1-PHASE SECTIONALIZING CABINET	DR-17
JOINT UTILITY TRENCH	DR-18
CONCRETE ENCASED CONDUIT	DR-19
URD CABLE FRONT LOT LINE CONSTRUCTION	DR-20
EQUIPMENT PLACEMENT	DR-21
HURRICANE POWER PLACEMENT	DR-22
COMMERCIAL BUILDINGS	DR-23
CONDUIT AND METER BASE	DR-24
MOBLIE HOME & TRAILER	DR-25
RISER DETAIL	DR-26
METER BASE LABELING	DR-27
ASH CREEK SPECIAL SERVICE DISTRICT	DETAIL DRAWING #6
* SEWER MANHOLE	1
* RING & LID / FRAME DETAIL / MANHOLE ADJUSTMENT TO GRADE	2
* CAST-IN-PLACE MANHOLE BASE	3
SHALLOW MANHOLE	4
* SEWER SERVICE CONNECTION DETAIL	5
* SEWER CLEANOUT W/LID DETAIL	6
GREASE AND SAND INTERCEPTOR DETAIL	7
AIR VAC VALVE	8
PRESSURE LINE CONNECTION TO MANHOLE	9
* TYPICAL TRENCH DETAIL	10
RV SEWER DUMP STATION	11

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A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

SITE SYMBOL LEGEND

REFERENCE NOTE		
BUILDING SECTION		
WALL SECTION		
EXTERIOR ELEVATION		
DETAIL		
DETAIL TITLE		
REVISION DELTA		REVISION NUMBER

ABBREVIATION LEGEND

APPROX	APPROXIMATE	N	NORTH
ARCH	ARCHITECT	NIC	NOT IN CONTRACT
B&B	BALLED AND BURLAPPED	NO	NUMBER
BC	BOTTOM OF CURB	NOM	NOMINAL
BOC	BACK OF CURB	OC	ON CENTER
BR	BOTTOM OF RAMP	OD	OUTSIDE DIAMETER
BS	BOTTOM OF STEP	PC	POINT OF CURVATURE
BW	BACK OF WALL	PE	POLYURETHANE
CAL	CALIPER	PI	POINT OF INTERSECTION
CB	CATCH BASIN	PL	PROPERTY LINE
CF	CUBIC FEET	PT	POINT, POINT OF TANGENCY
CIP	CAST IN PLACE	PVC	POLYVINYL CHLORIDE
CL	CENTER LINE	QTY	QUANTITY
CLR	CLEARANCE	R	RADIUS
CM	CENTIMETER	REF	REFERENCE
CM	CLEAN OUT	REINF	REINFORCED(D)
CONT	CONTINUOUS	REQ'D	REQUIRED
CY	CUBIC YARD	REV	REVISION, REVISED
DEG	DEGREE	ROW	RIGHT OF WAY
DEMO	DEMOLISH, DEMOLITION	S	SOUTH
DIA	DIAMETER	SAN	SANITARY
DM	DIMENSION	SD	STORM DRAIN
DTL	DETAIL	SF	SQUARE FOOT (FEET)
DWG	DRAWING	SHT	SHEET
E	EAST	SH	SIMILAR
EA	EACH	SPECS	SPECIFICATIONS
EL	ELEVATION	ST	STORM SEWER
ENG	ENGINEER	SY	SQUARE YARD
EQ	EQUAL	STA	STATION
EST	ESTIMATE	STD	STANDARD
E.W	EACH WAY	SMY	SYMMETRICAL
EXIST	EXISTING	T&B	TOP AND BOTTOM
EXP	EXPANSION, EXPOSED	TBC	TOP OF BACK CURB
FFE	FINISHED FLOOR ELEVATION	TC	TOP OF CURB
FG	FINISHED GRADE	TF	TOP OF FOOTING
FLC	FACE OF CURB	TH	THICK
FOC	FACE OF CURB	TOPO	TOPOGRAPHY
FT	FOOT (FEET)	TR	TOP OF RAMP
FTG	FOOTING	TS	TOP OF STEP
GA	GAUGE	TW	TOP OF WALL
GEN	GENERAL	TYP	TYPICAL
GR	GRADE ELEVATION	VAR	VARIES
HORIZ	HORIZONTAL	VOL	VOLUME
HP	HIGH POINT	W	WITH
HT	HEIGHT	W/O	WITHOUT
ID	INSIDE DIAMETER	WT	WEIGHT
IN	INCHES	WL	WATER LEVEL
INV	INVERT ELEVATION	WWF	WELDED WIRE FABRIC
INCL	INCLUDE(D)	YD	YARD
JT	JOINT	@	0
LF	LINEAR FEET		
LP	LOW POINT		
MAX	MAXIMUM		
MH	MANHOLE		
MIN	MINIMUM		
MISC	MISCELLANEOUS		

LINETYPE LEGEND

-----	PROPERTY LINE
.....	PHASE LINE
-----	EASEMENT LINE
-----	SETBACK LINE
-----	PROJECTION LINE
-----	MATCH LINE
-----	DEMOLITION LINE

MATERIALS PLAN LEGEND

	ASPHALT
	CONCRETE 1
	CONCRETE 2
	CONCRETE 3
	PAVER 1
	PAVER 2
	PLANTING
	LAWN
	ARTIFICIAL TURF

SITE IRRIGATION NOTES

1. IRRIGATOR SHALL VERIFY STATIC PRESSURE AT POINT OF CONNECTION AND OPERATING PRESSURE AT EACH HEAD AS INDICATED. INSUFFICIENT PRESSURE CONCERNS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
2. MAKE THE MAINLINE CONNECTION TO THE EXISTING WATER SERVICE LINE AS REQUIRED BY LOCAL MUNICIPALITY CODES AND ORDINANCES.
3. IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF PERMANENT POWER TO THE CONTROLLERS WITH OWNER AND ELECTRICAL CONTRACTOR.
4. PROVIDE AND INSTALL ALL THE MANUFACTURER'S RECOMMENDED SURGE AND LIGHTNING PROTECTION EQUIPMENT ON ALL CONTROLLERS.
5. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF IRRIGATION LAYOUT SHOWS ANY DISCREPANCY BETWEEN DESIGNED IRRIGATION SYSTEM AND ACTUAL SITE CONDITIONS, FOR ANY DECISIONS WHICH ARE DEEMED NECESSARY FOR ADJUSTMENT OF DESIGNED SYSTEM. NO MAJOR CHANGES OR SUBSTITUTIONS SHALL BE MADE TO THE IRRIGATION SYSTEM WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL INSTALL AND ADJUST IRRIGATION HEADS AS NECESSARY TO ENSURE FULL AND COMPLETE SPRINKLER COVERAGE FOR ALL PLANTED AREAS, FLUSH AND ADJUST HEADS TO ENSURE MINIMAL OVERTHROW ONTO WALLS, STREETS, OR OTHER HARD SURFACES.
7. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES BY A LICENSED LANDSCAPE CONTRACTOR AND EXPERIENCED WORKERS, AND ALL PERMITS SHALL BE OBTAINED AND FEES PAID BY THE CONTRACTOR.
8. NO CHANGES IN MATERIALS SHALL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.
9. THE AUTOMATIC CONTROLLER SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. USE GALVANIZED SLEEVE FOR ELECTRICAL WIRING FROM THE CONTROLLER TO THE 18" BELOW GRADE. THE POWER LINE SHALL BE ENCLOSED AS PER CODE.
10. ALL ANNUAL PLANTING BEDS TO USE THE RD1812 SERIES SPRAY HEADS UNLESS OTHERWISE NOT

SITE MATERIAL NOTES

1. REFER TO CIVIL ENGINEER'S UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY AS TO HOW TO PROCEED.
2. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE IMMEDIATELY PRIOR TO COMMENCING WORK.
3. REFER TO CIVIL PLANS FOR CONSTRUCTION OF CURB, GUTTER, RAMPS, PERIMETER SIDEWALK, STRIPING, UTILITIES, AND PARKING LAYOUT AS CALLED OUT BY REFERENCE NOTES.
4. CONTRACTOR TO PROVIDE CONTROL AND EXPANSION JOINT LAYOUT, TO BE APPROVED BY OWNER'S REPRESENTATIVE.

SITE LAYOUT NOTES

1. REFER TO CIVIL ENGINEERS UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY AS TO HOW TO PROCEED.
2. VERIFY THAT NO CONSTRUCTION ITEMS CROSS THE UTILITY EASEMENT BEFORE CONSTRUCTION OCCURS. IF ITEMS CROSS UTILITY EASEMENT, CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY AS TO HOW TO PROCEED.
3. REFER TO CIVIL PLANS FOR CONSTRUCTION OF CURB, GUTTER, RAMPS, PERIMETER SIDEWALK, STRIPING, AND PARKING LAYOUT AS CALLED OUT BY REFERENCE NOTES.

SITE PLANTING NOTES

1. REFER TO CIVIL ENGINEERS UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY AS TO HOW TO PROCEED.
2. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE IMMEDIATELY PRIOR TO COMMENCING WORK.
3. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD, FOR CONTRACTOR TO THEN INSTALL.
4. VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED FOR OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS THEN GRAPHICS SHALL PREVAIL.
5. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
6. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
7. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY OWNER'S REPRESENTATIVE.
8. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS SHRUBS SO DESIGNATED PER THESE NOTES AND DRAWINGS.
9. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95 DENSITY PER ASTM D-1557) SUB GRADE.
10. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
11. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
12. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
13. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
14. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
15. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
17. CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON- OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION, AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
18. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
19. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING



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PROJECT NUMBER 26078

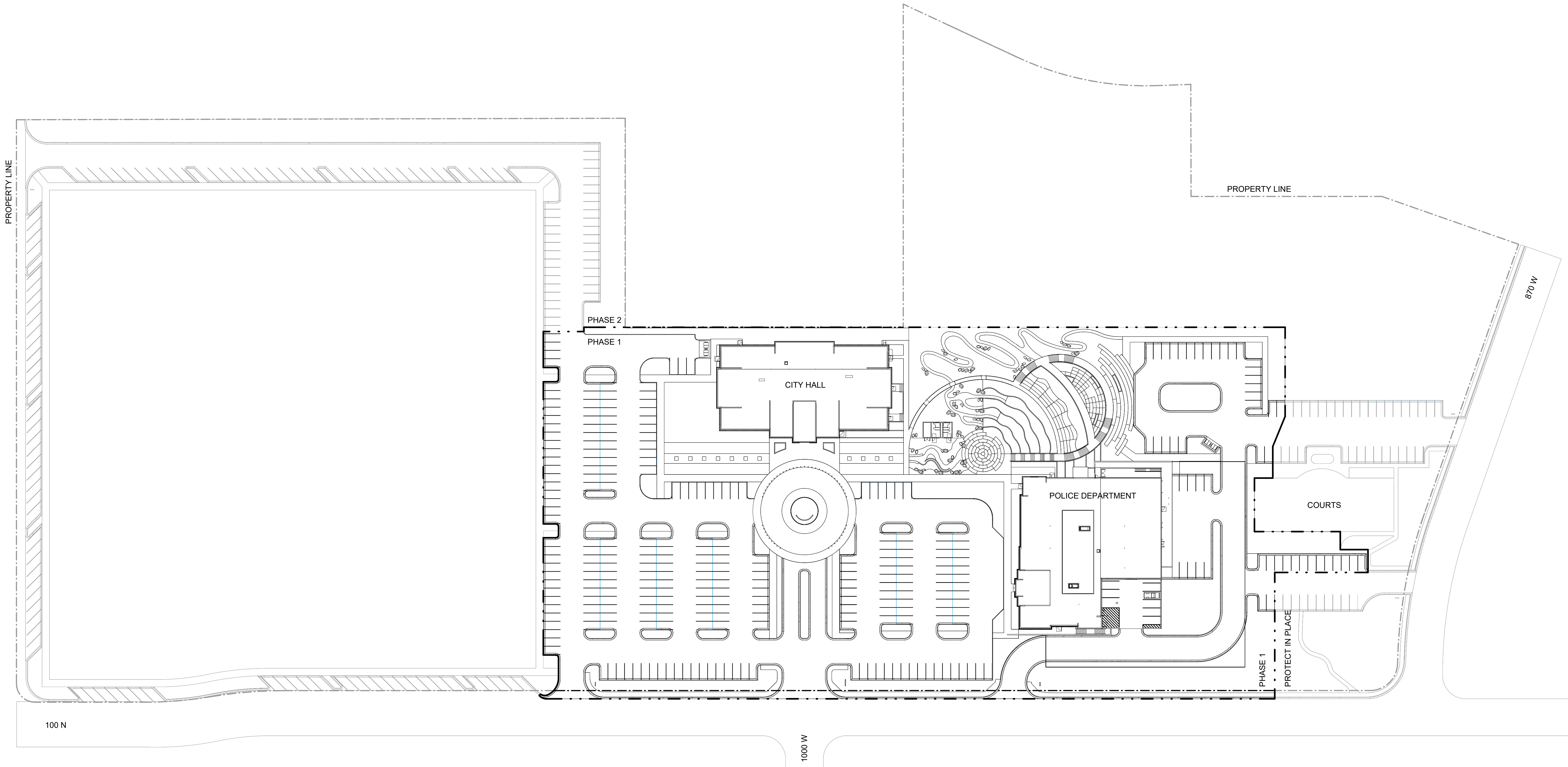
GENERAL
NOTES

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OVERALL SITE PLAN -
SCALE: 1" = 50'-0"



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△ DATE REVISION

PROJECT NUMBER 26078

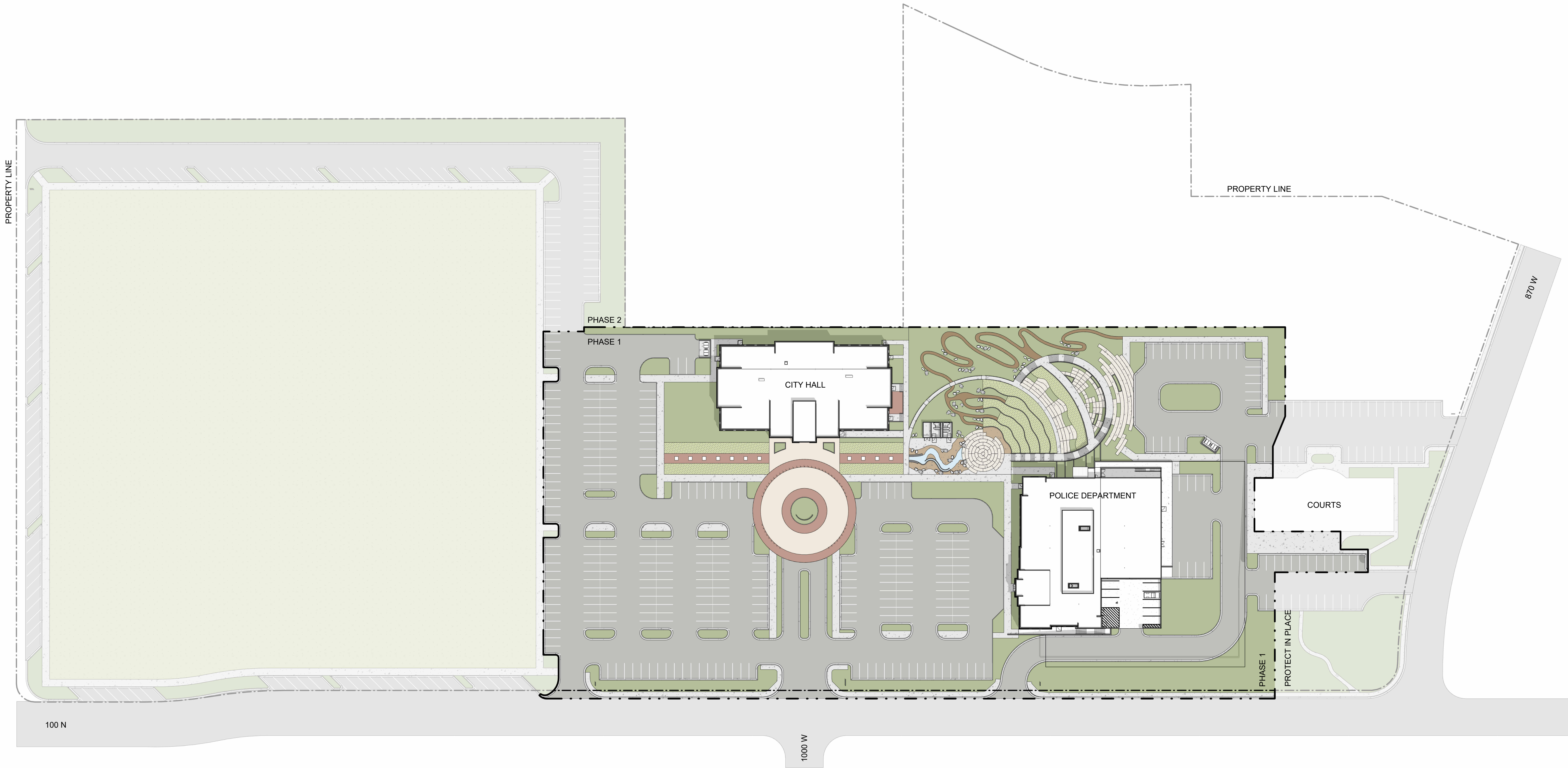
OVERALL SITE
PLAN

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A1

OVERALL ILLUSTRATIVE PLAN
SCALE: 1" = 50'-0"



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ILLUSTRATIVE
SITE PLAN

LA002

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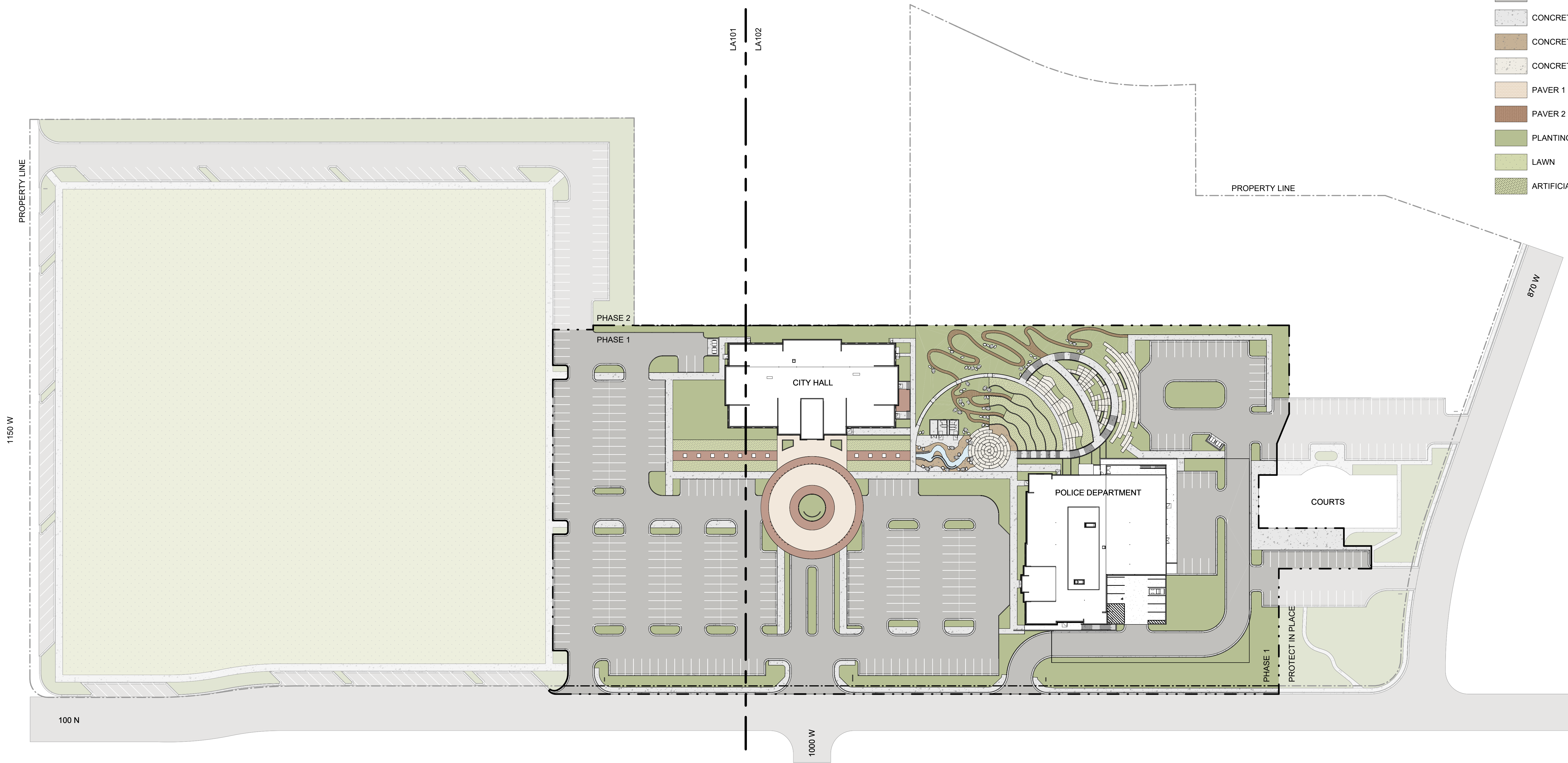
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MATERIALS PLAN LEGEND

- ASPHALT
- CONCRETE 1
- CONCRETE 2
- CONCRETE 3
- PAVER 1
- PAVER 2
- PLANTING
- LAWN
- ARTIFICIAL TURF



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HURRICANE, UT 84737
HURRICANE CITY
100% DD SET - 09/15/2026

DATE REVISION

PROJECT NUMBER 26078

OVERALL
MATERIALS
PLAN

LA100

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OVERALL MATERIALS PLAN
SCALE: 1" = 50'-0"

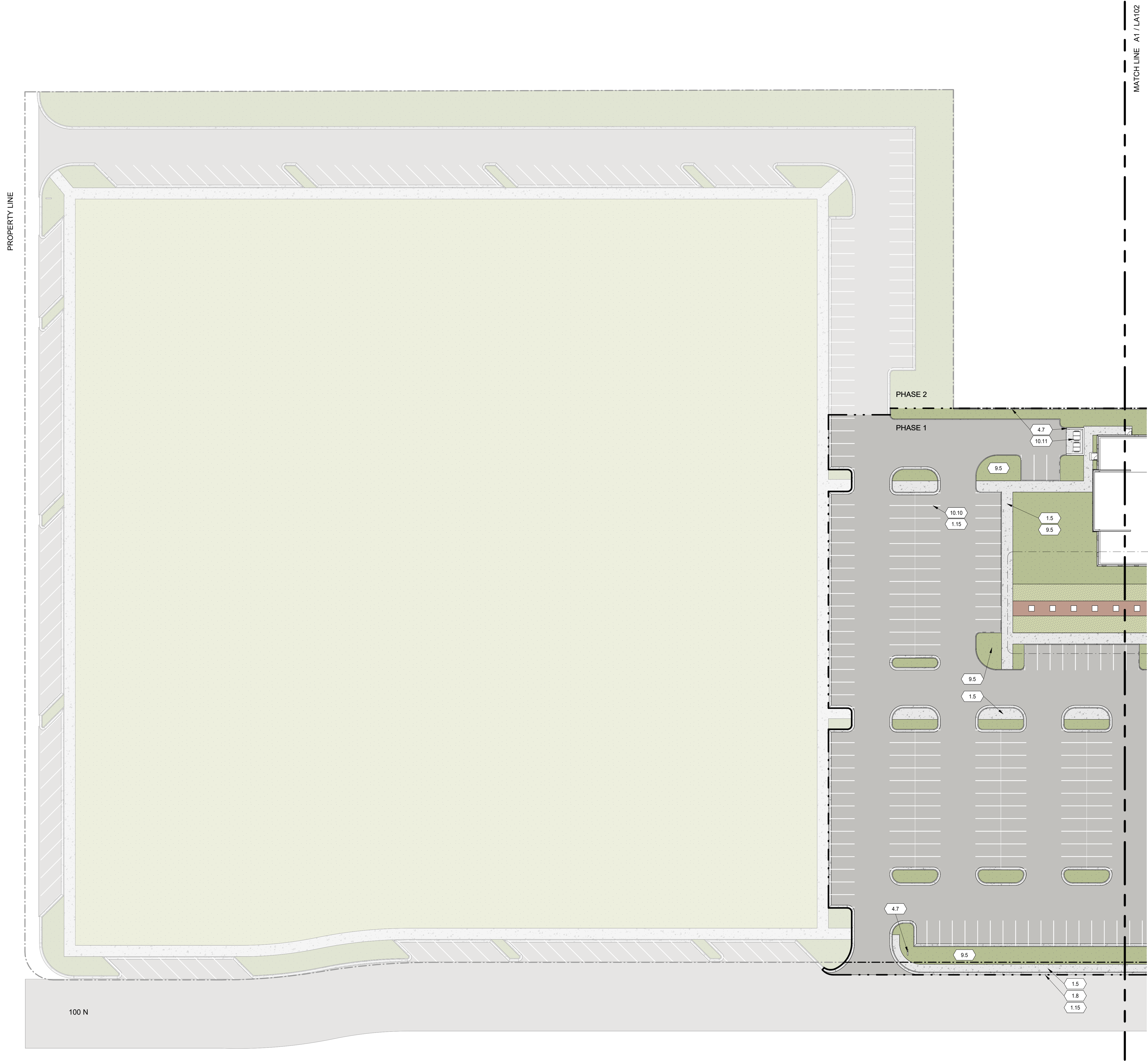


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A1

MATERIALS PLAN - AREA A

SCALE: 1" = 30'-0"



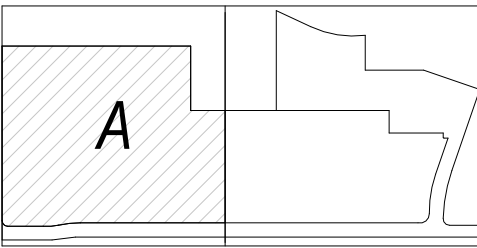
REFERENCE NOTES

- 1.5 CONCRETE TYPE 1
- 1.8 CONCRETE CURB AND GUTTER, SEE CIVIL
- 1.15 ASPHALT
- 4.7 6" CMU BLOCK WALL
- 9.5 PLANTING, SEE PLANTING PLAN
- 10.10 PARKING STALL STRIPING
- 10.11 DUMPSTER ENCLOSURE

MATERIALS PLAN LEGEND

- ASPHALT
- CONCRETE 1
- CONCRETE 2
- CONCRETE 3
- PAVER 1
- PAVER 2
- PLANTING
- LAWN
- ARTIFICIAL TURF

KEY PLAN



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PROJECT NUMBER 26078

MATERIALS
PLAN - AREA A

LA101



1000 W

SCALE: 1" = 30'-0"

PHASE 1

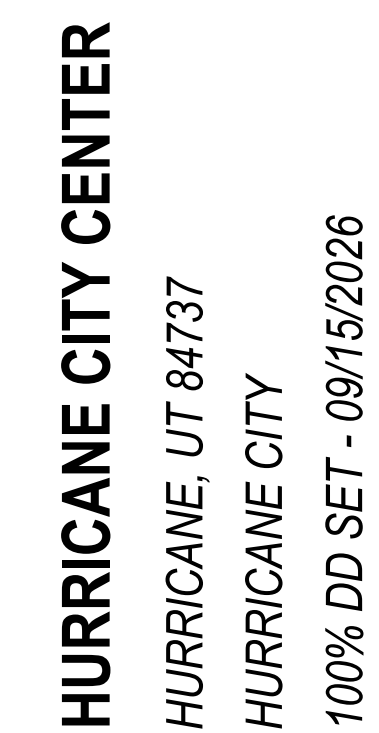
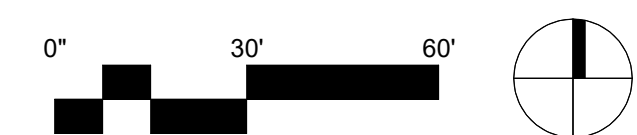
PROTECT IN PLACE

POLICE DEPARTMENT

COURTS

M 018 870 W

	ASPHALT
	CONCRETE 1
	CONCRETE 2
	CONCRETE 3
	PAVER 1
	PAVER 2
	PLANTING
	LAWN
	ARTIFICIAL TURF



LA102

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REFERENCE NOTES

- 1.5 CONCRETE TYPE 1
1.6 CONCRETE TYPE 2
1.8 CONCRETE CURB AND GUTTER, SEE CIVIL
1.13 CRUSHED STONE PAVING
1.14 CONCRETE TYPE 3
1.15 ASPHALT
4.6 CONCRETE SEAT WALL
4.7 6" CMU BLOCK WALL
6.2 HANDRAIL
9.5 PLANTING, SEE PLANTING PLAN
9.6 BOULDER
9.7 ARTIFICIAL TURF
10.7 WATER FEATURE



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ENLARGED
PLANS &
SECTIONS -
AMPHITHEATER

LA420

D1 WATER FEATURE - SECTION 1

SCALE: 1" = 10'-0"

D3 AMPHITHEATER SECTION

SCALE: 1" = 10'-0"

A1

ENLARGED AMPHITHEATER PLAN

SCALE: 1" = 10'-0"

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A B C D E

REFERENCE NOTES

- 1.5 CONCRETE TYPE 1
- 1.16 VEHICULAR PAVER 1
- 1.17 VEHICULAR PAVER 2
- 4.7 6" CMU BLOCK WALL
- 6.4 BOLLARDS
- 9.5 PLANTING, SEE PLANTING PLAN
- 9.7 ARTIFICIAL TURF
- 10.12 TREE GRATE



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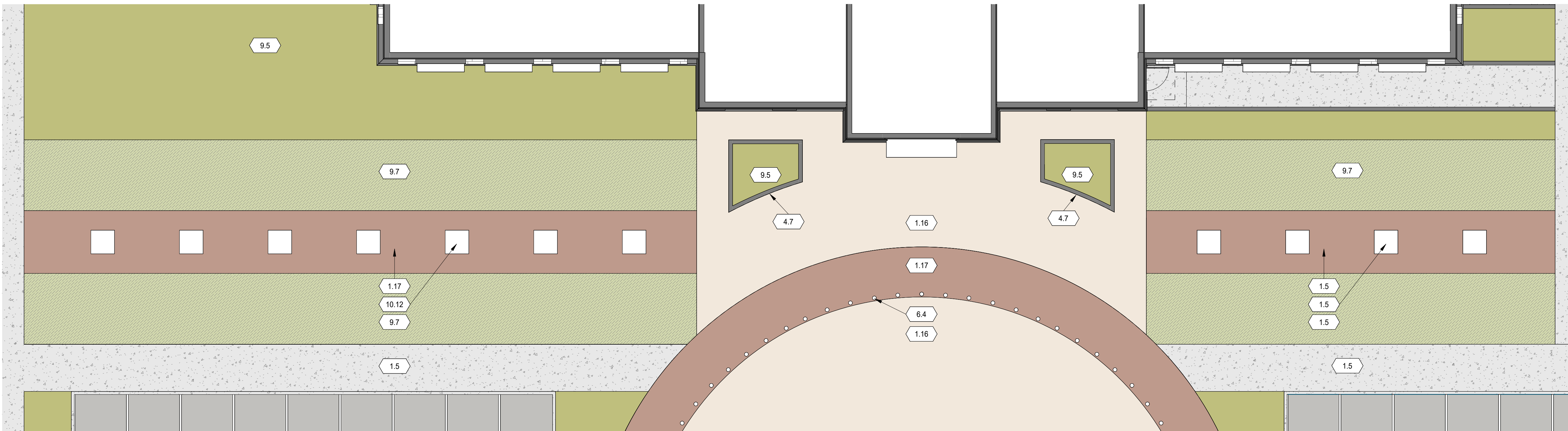
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ENLARGED
PLANS &
SECTIONS -
MARKET PLAZA

LA421



A1

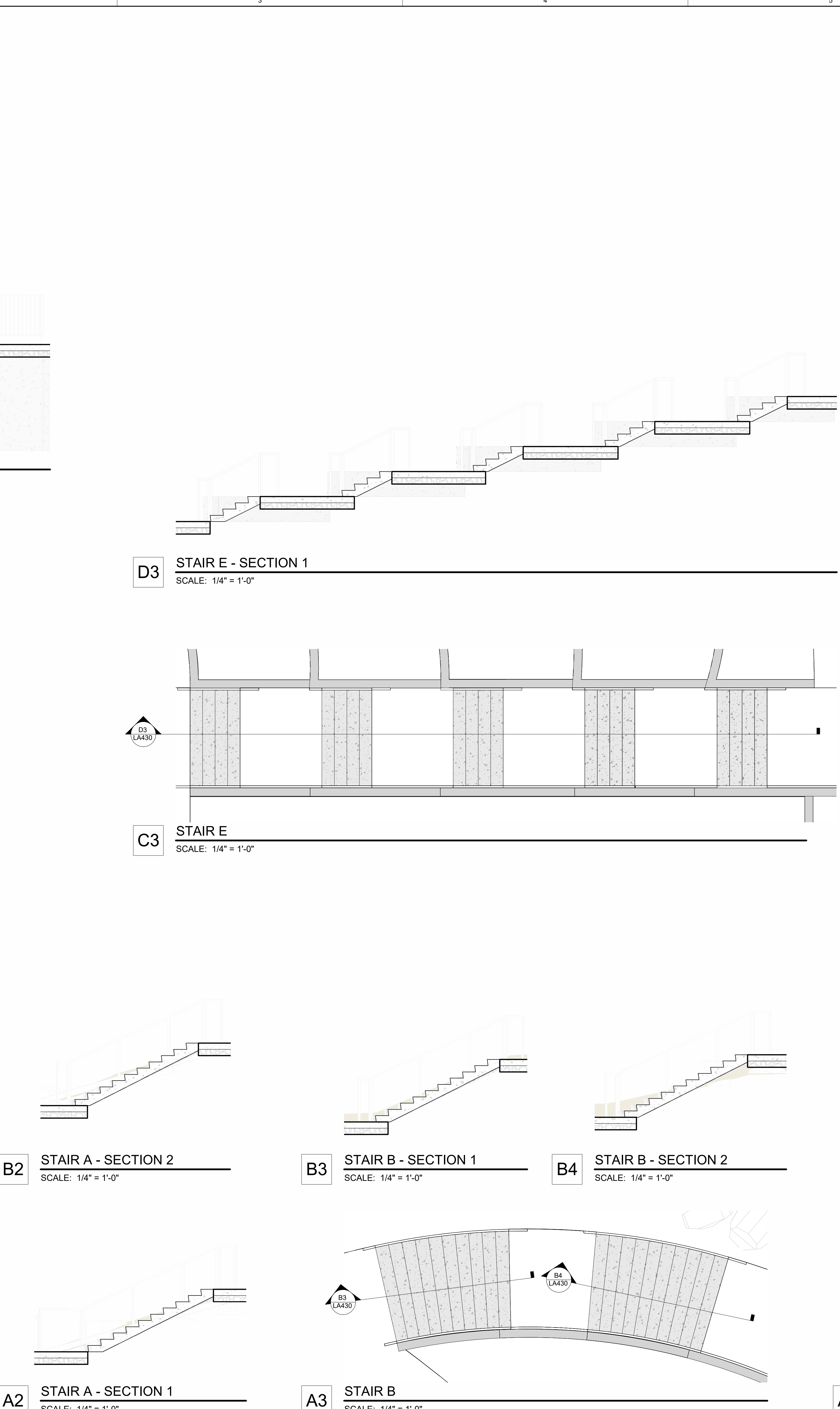
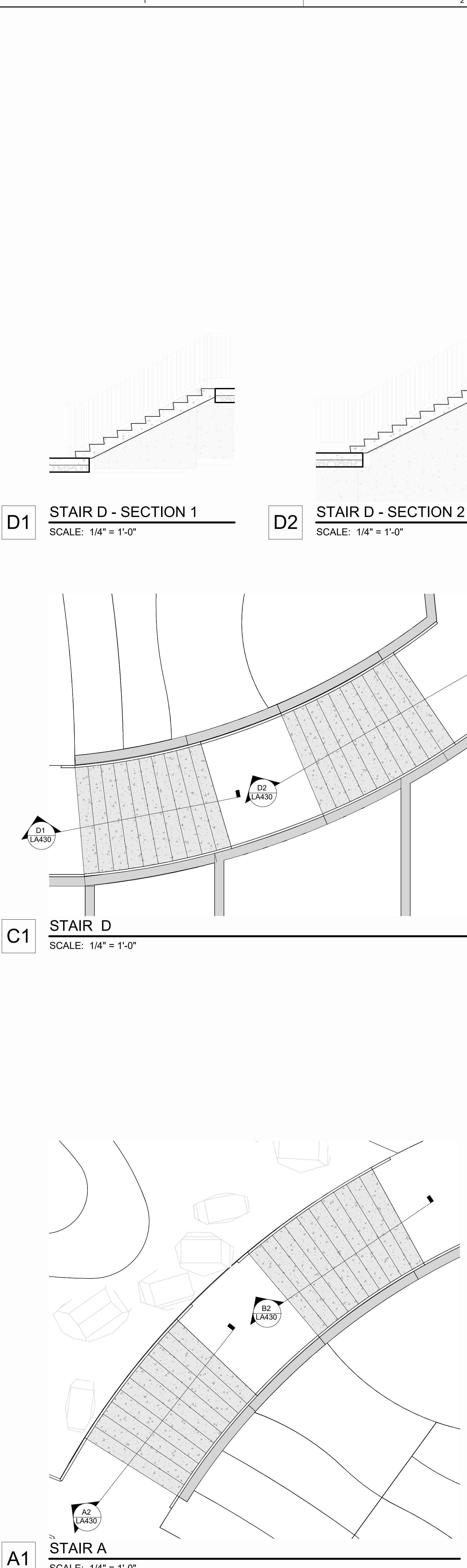
ENLARGED MARKET PLAZA
SCALE: 1" = 10'-0"

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0' 1' 2' 3' 4' 5' 6'



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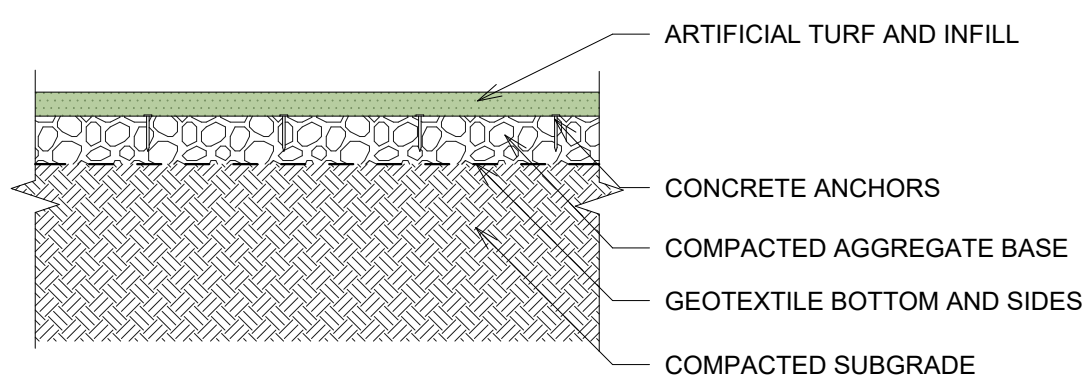
PROJECT NUMBER 26078

ENLARGED
PLAN &
SECTIONS -
STAIRS

LA430

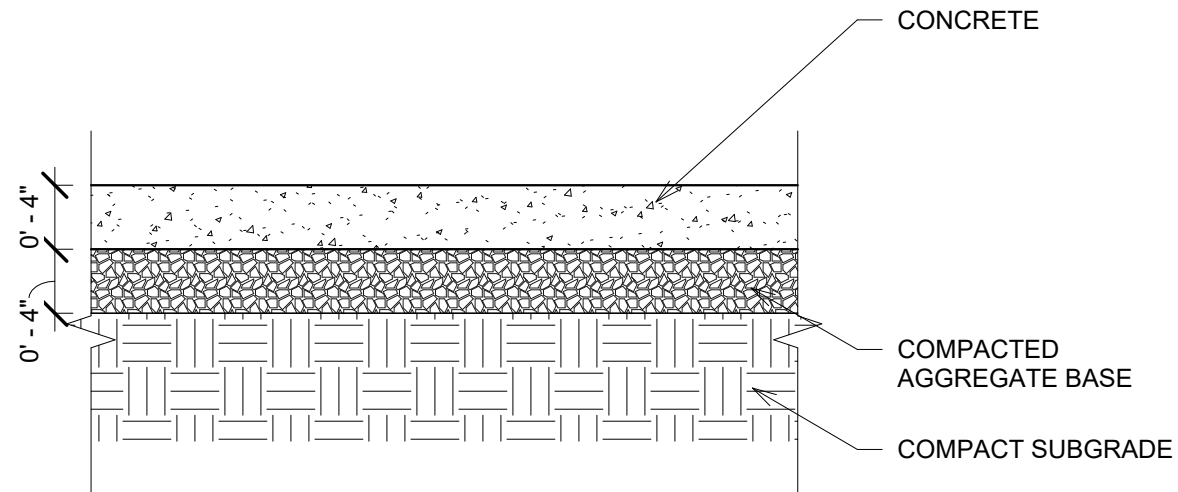
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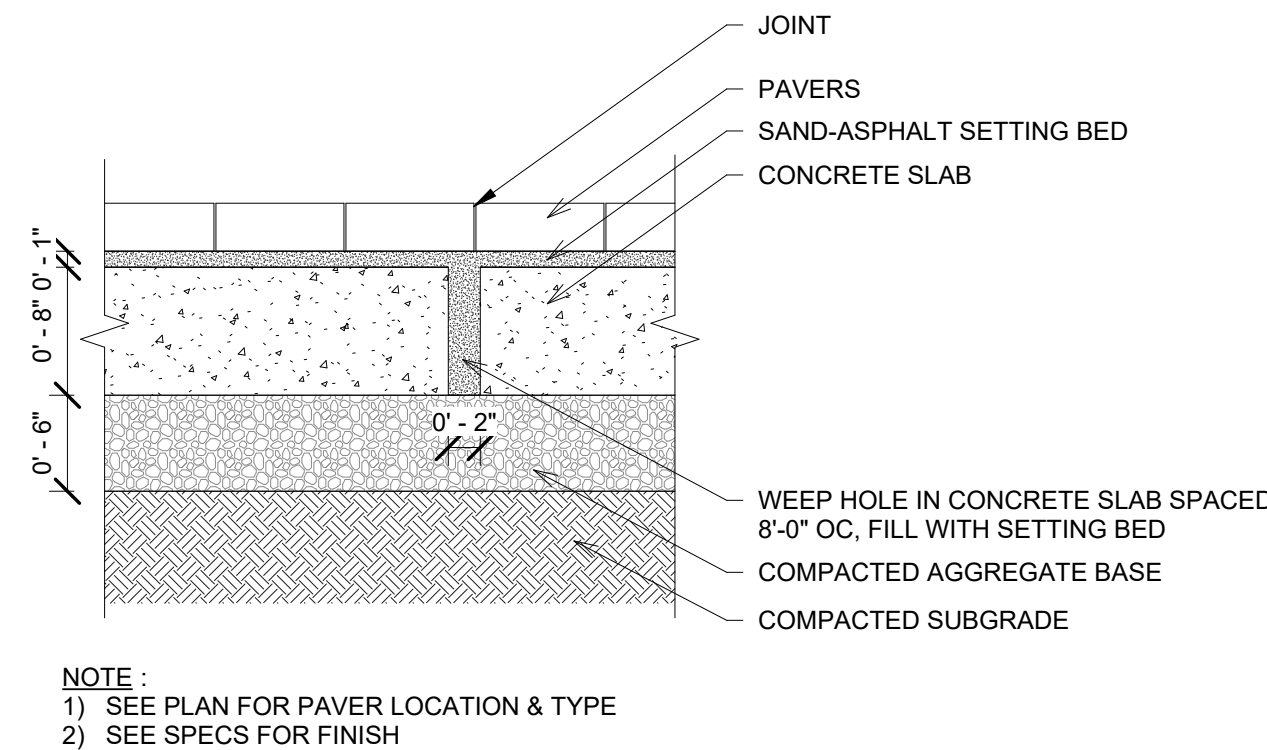


NOTE:
1) SEE PLAN FOR LOCATION & TYPE
2) SEE SPECS FOR FINISH

A1 ARTIFICIAL TURF
SCALE: 1" = 1'-0"

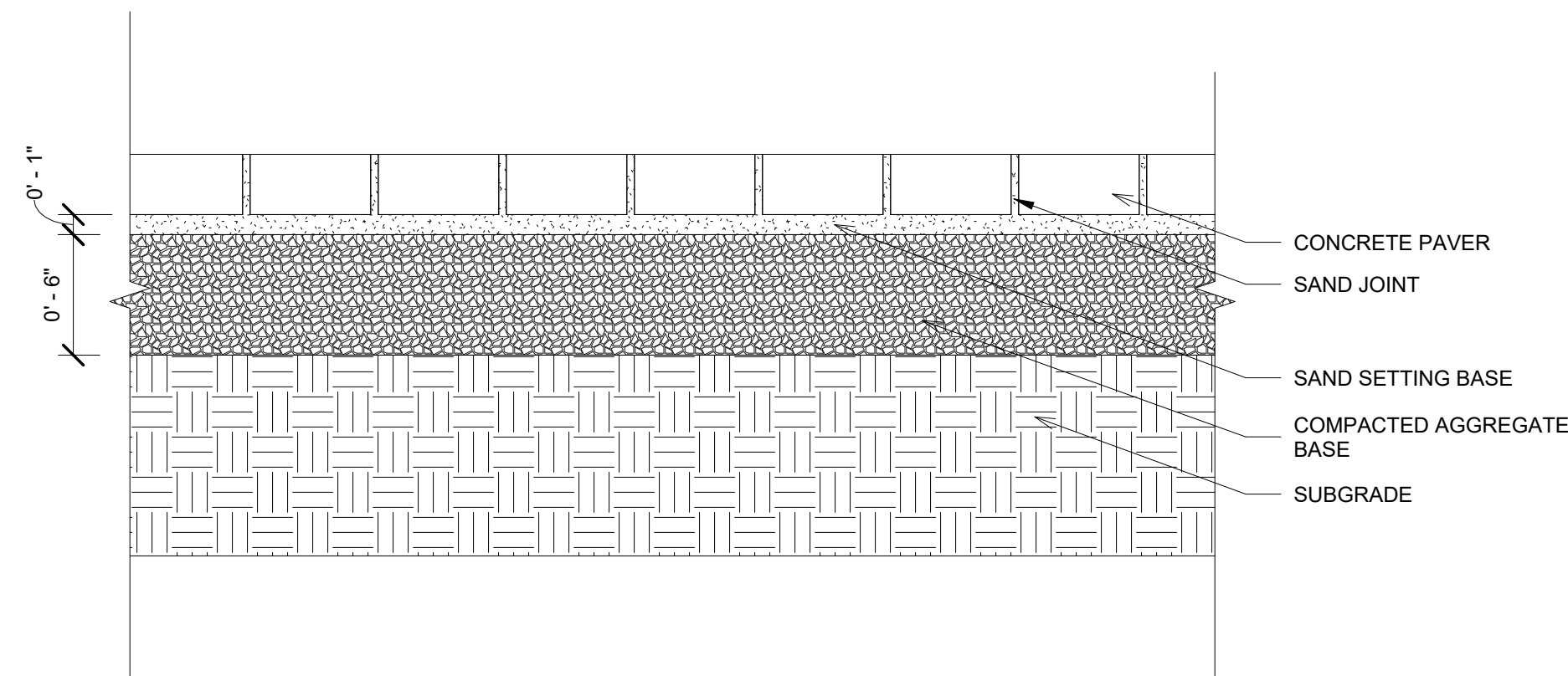


A2 PEDESTRIAN CONCRETE
SCALE: 1" = 1'-0"

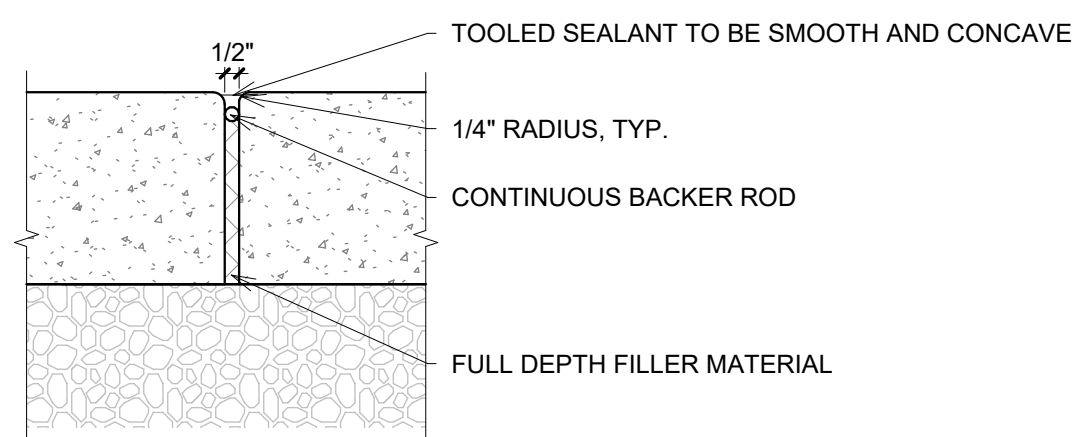


NOTE:
1) SEE PLAN FOR PAVER LOCATION & TYPE
2) SEE SPECS FOR FINISH

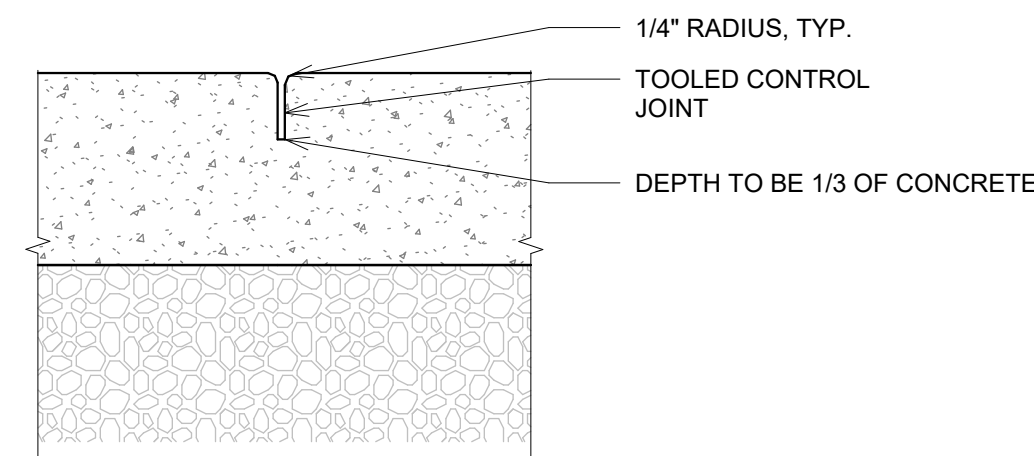
A3 VEHICULAR PAVER
SCALE: 1" = 1'-0"



A5 PAVER - SAND SET
SCALE: 1 1/2" = 1'-0"

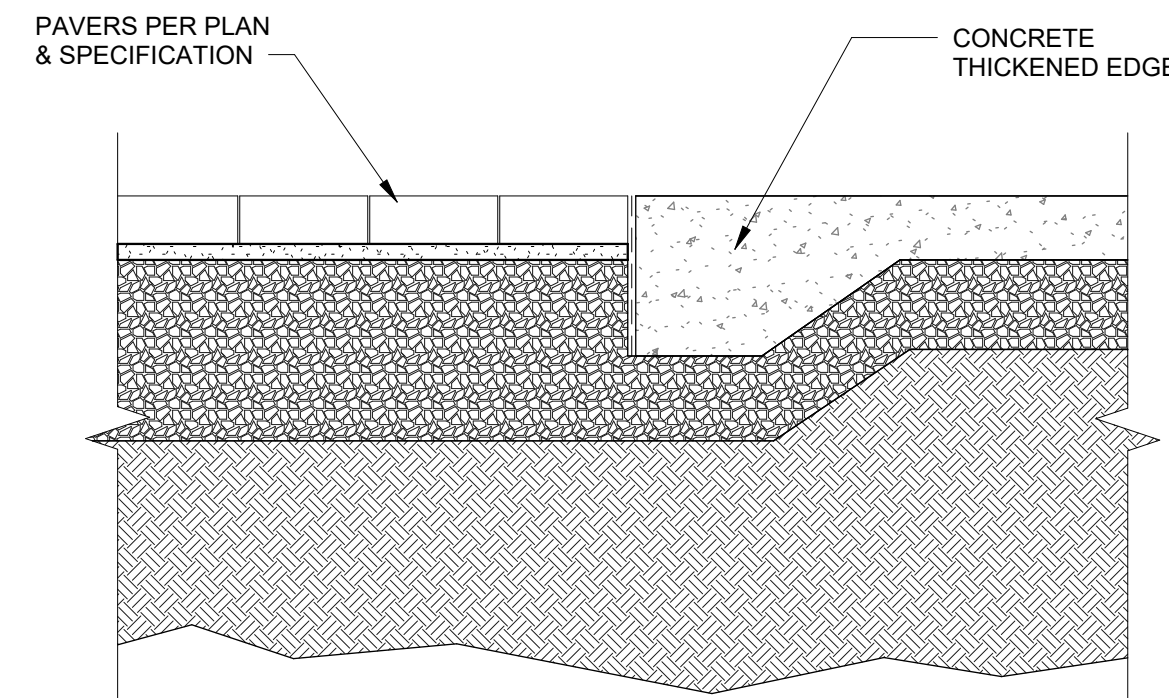


B3 CONCRETE EXPANSION JOINT
SCALE: 3" = 1'-0"

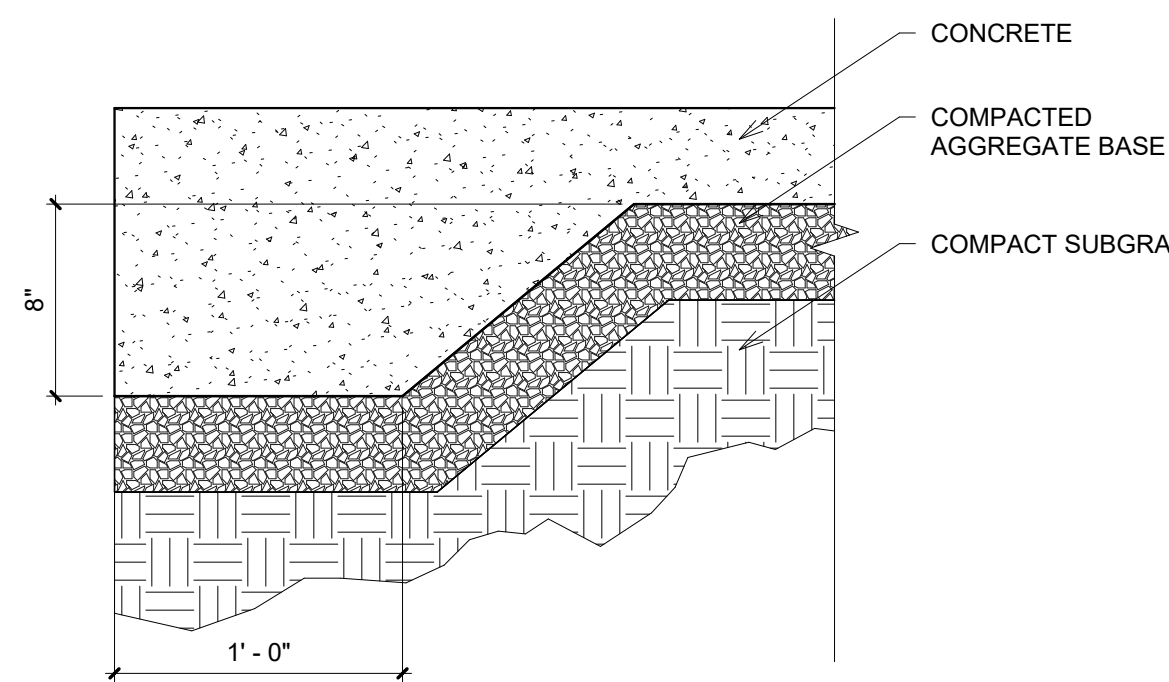


NOTES:
1. ALL CONCRETE PAVING TO HAVE A LIGHT BROOM FINISH
UNLESS OTHERWISE NOTED. APPLY BROOM FINISH AFTER
TOOLING JOINTS. NO SHINER BRANDS.

B4 CONCRETE CONTROL JOINT
SCALE: 3" = 1'-0"



C6 CONCRETE AND PAVING EDGE
SCALE: 1" = 1'-0"



B6 THICKENED EDGE
SCALE: 1 1/2" = 1'-0"



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PAVING
DETAILS

LA440

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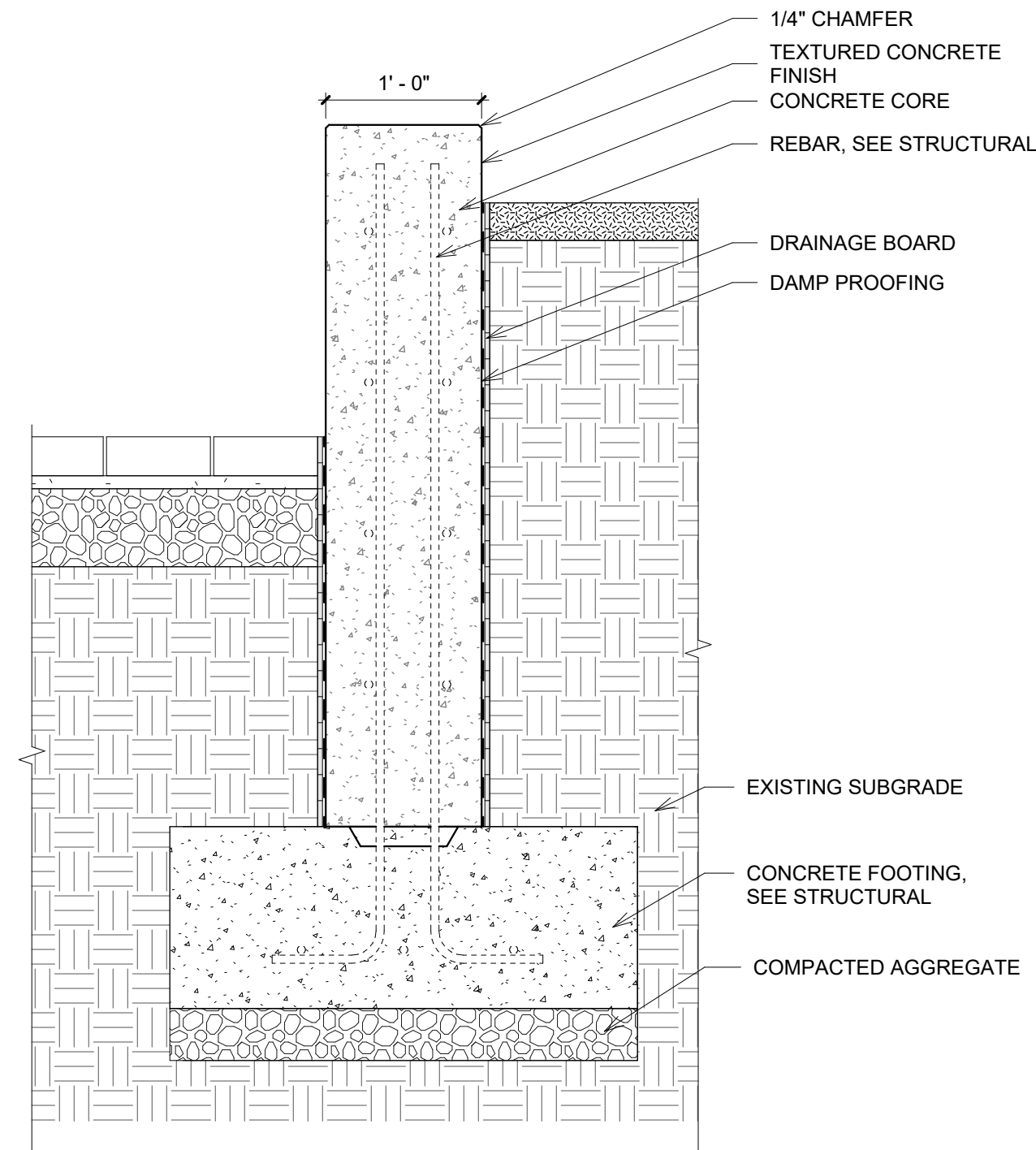
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WALL DETAILS

LA450



NOTE:
FOR STRUCTURAL DESIGN, SEE STRUCTURAL DRAWINGS

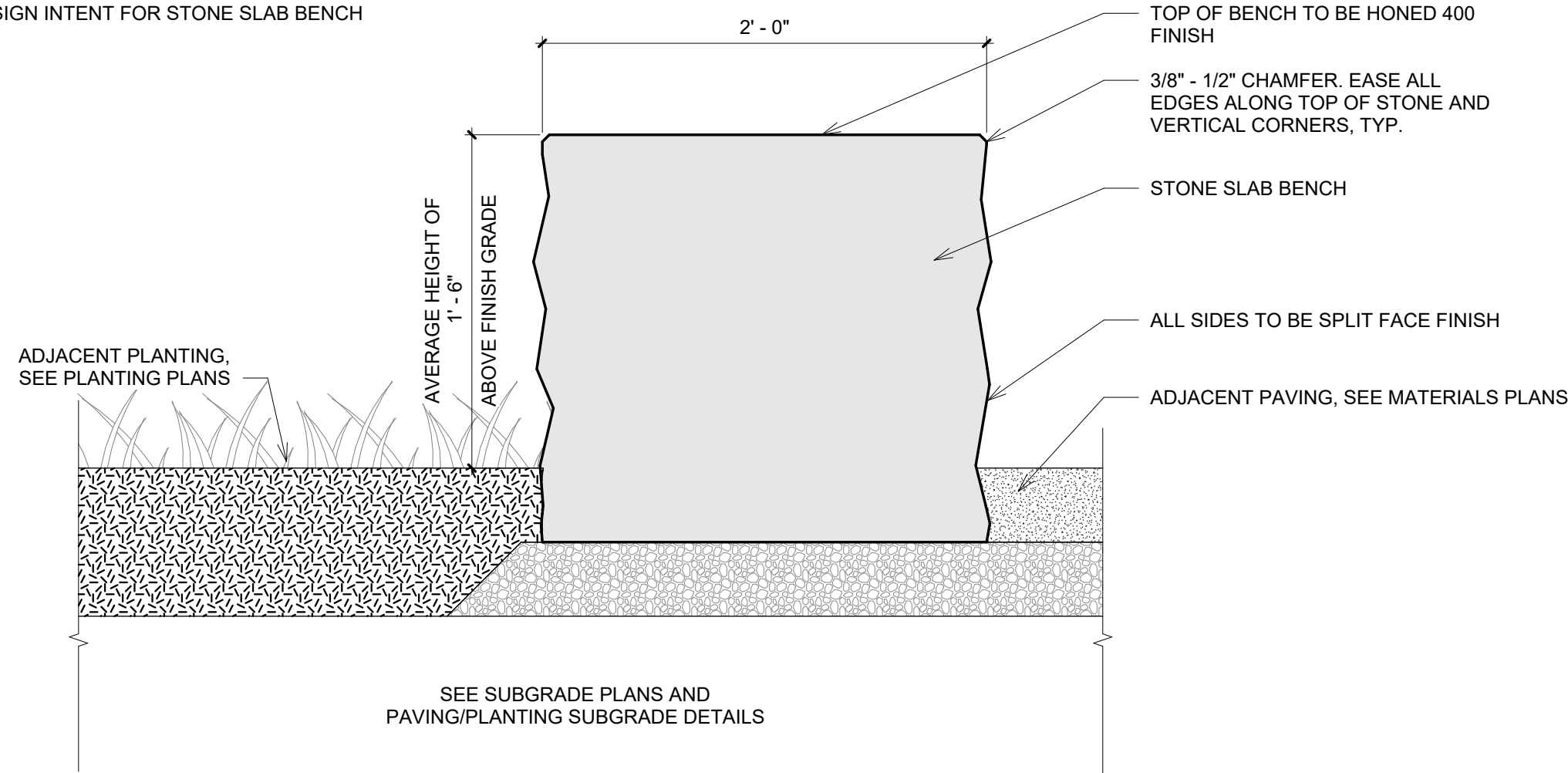
A5

TYPICAL CIP CONCRETE WALL
SCALE: 1" = 1'-0"

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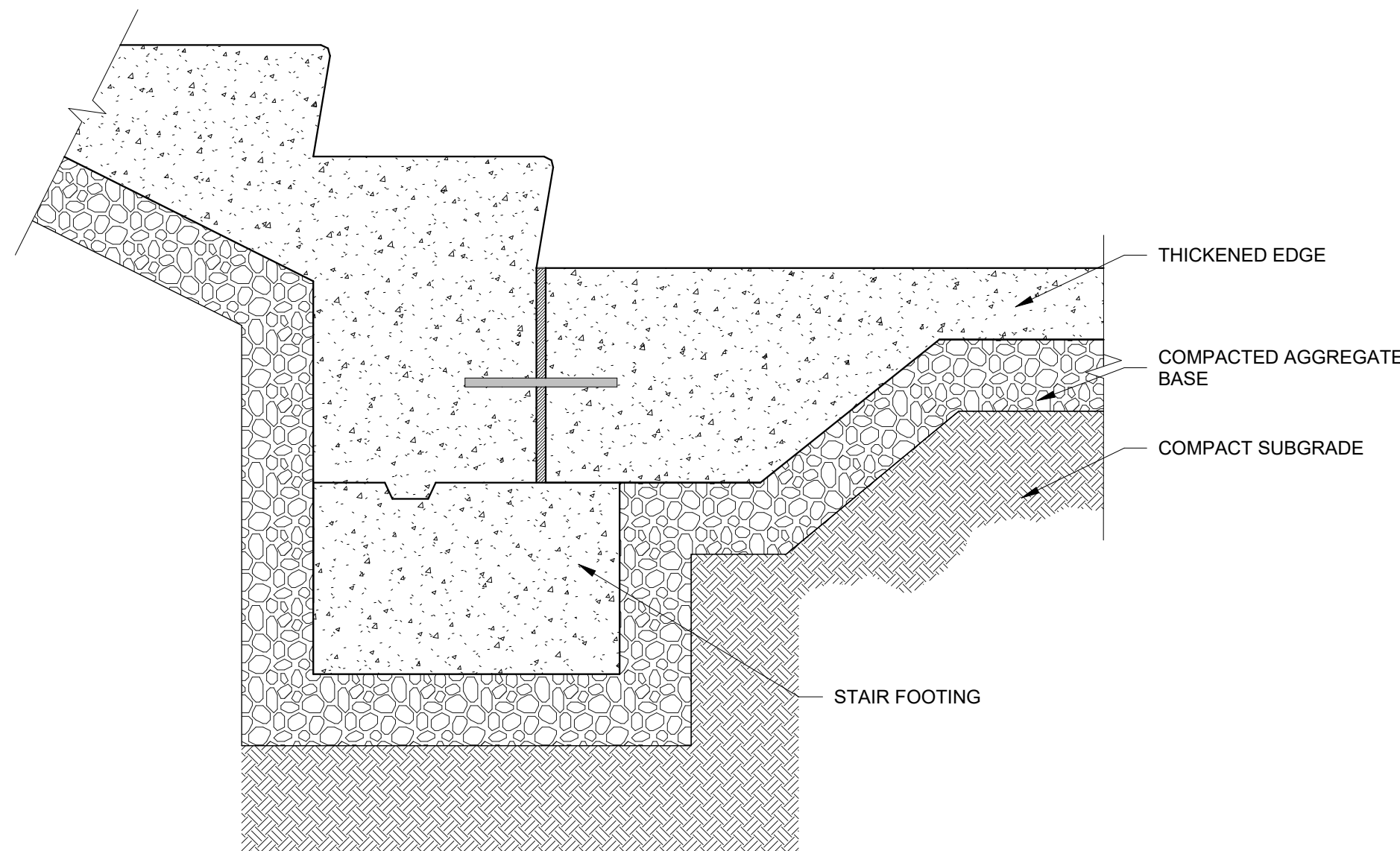
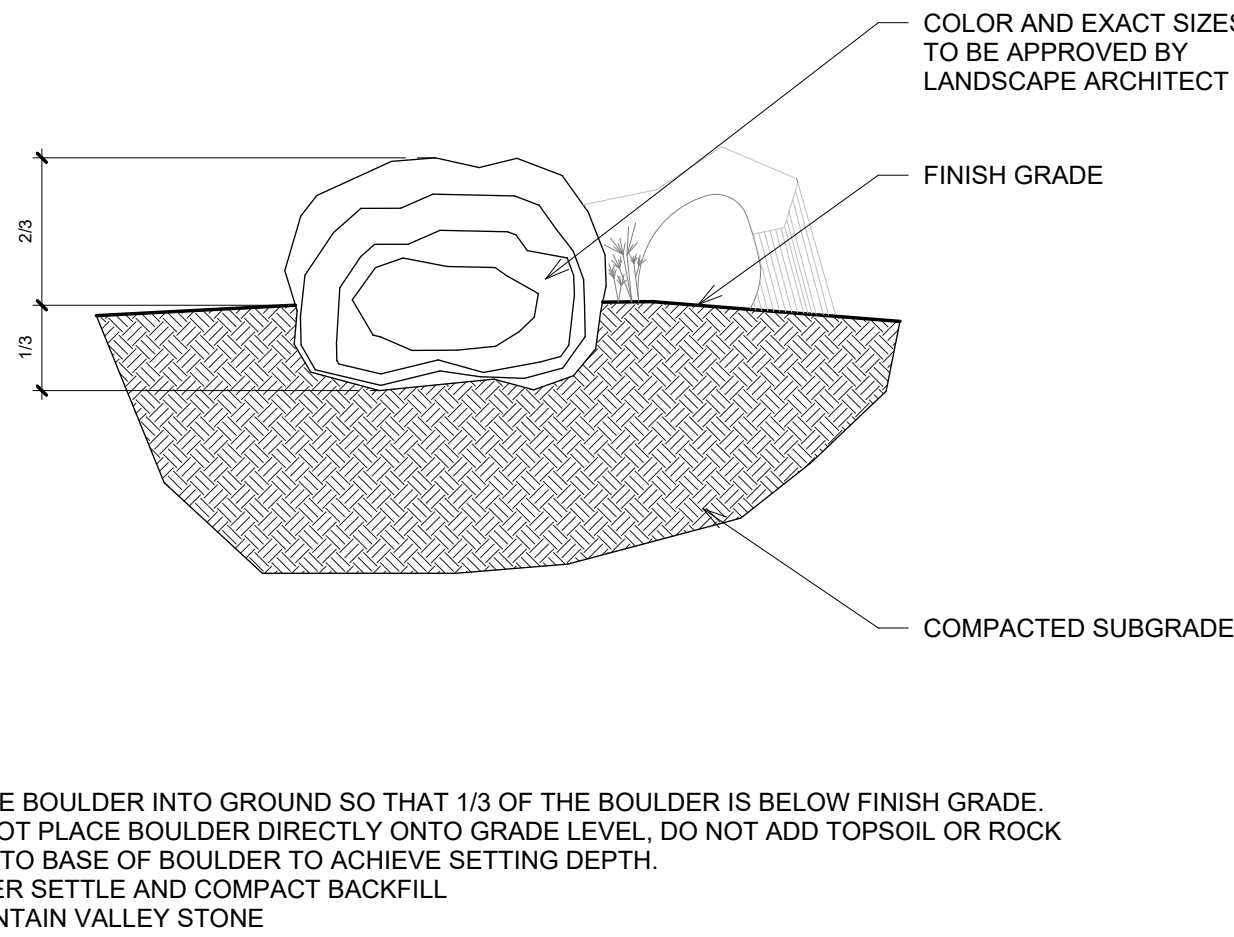
A B C D E

DESIGN INTENT FOR STONE SLAB BENCH

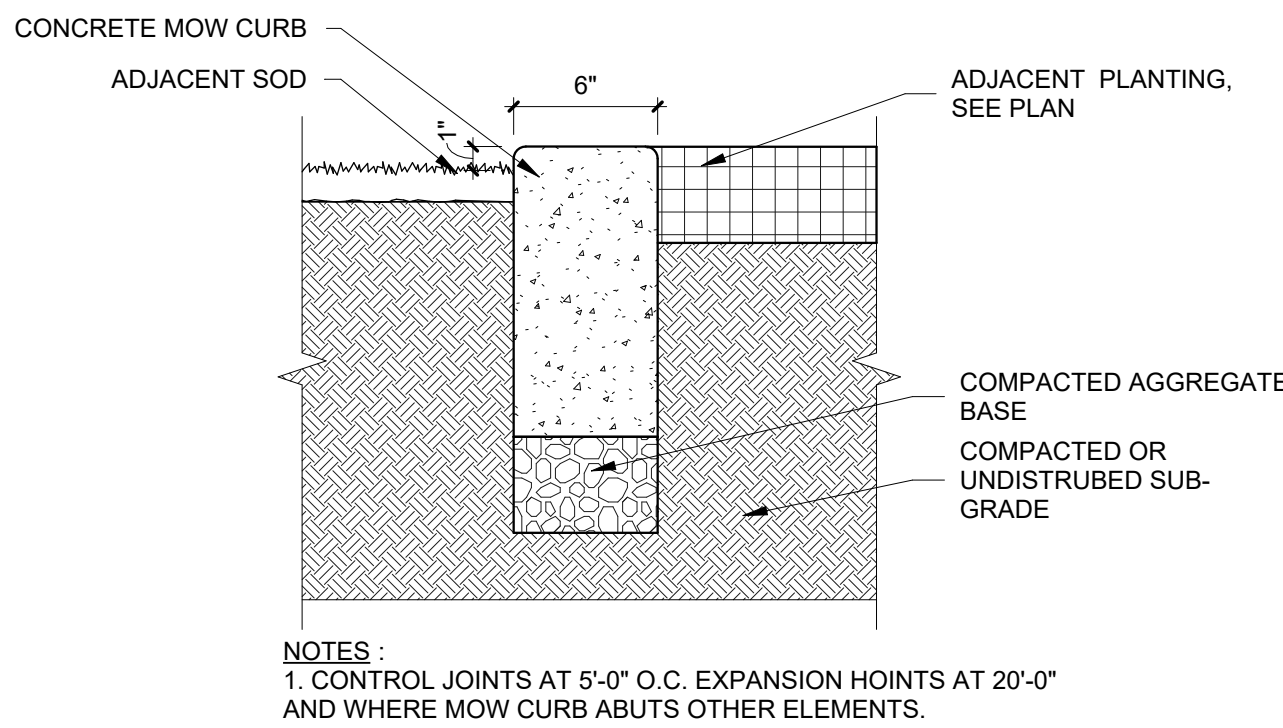


A1 BOULDER SEAT
SCALE: 1 1/2" = 1'-0"

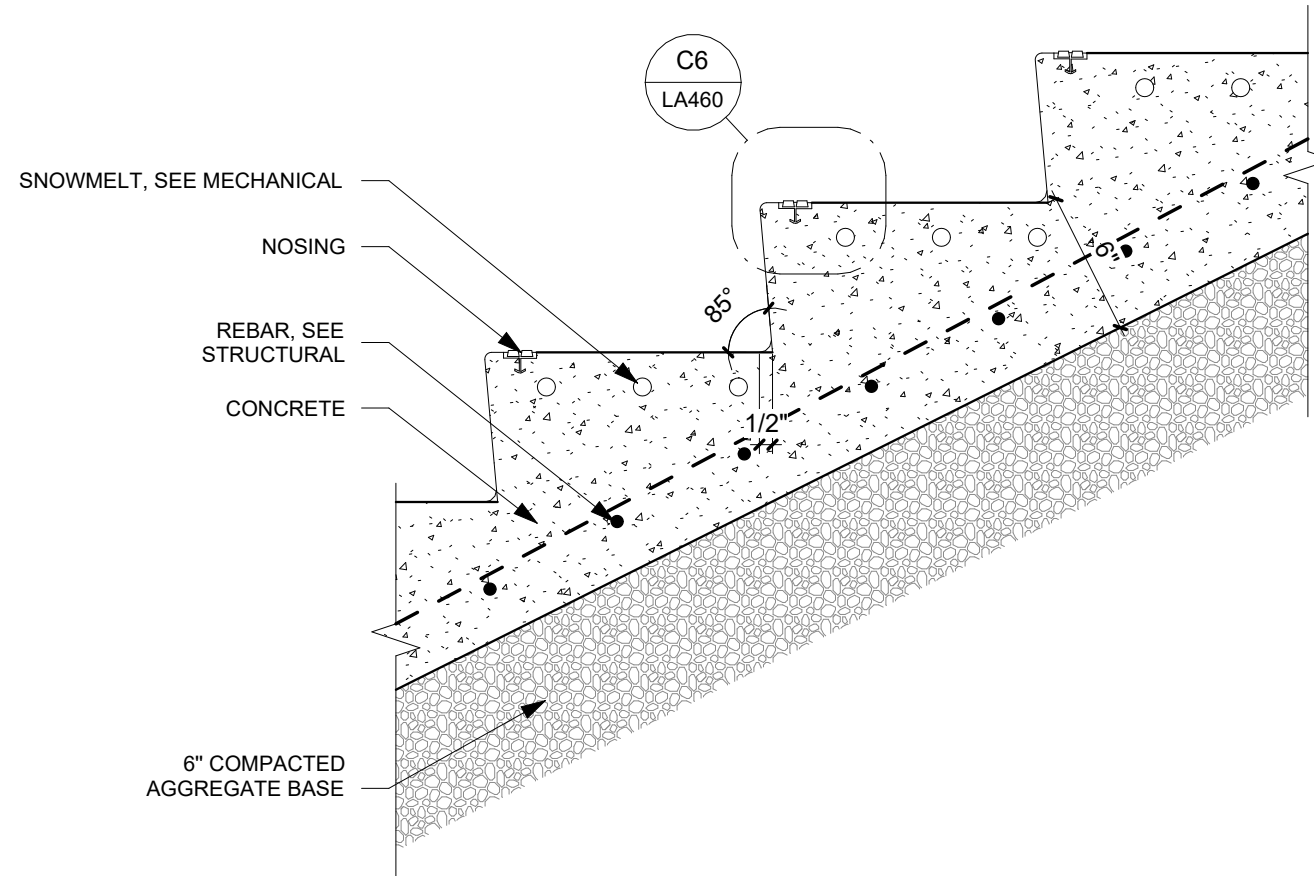
B2 BOULDER PLACEMENT
SCALE: 3/4" = 1'-0"



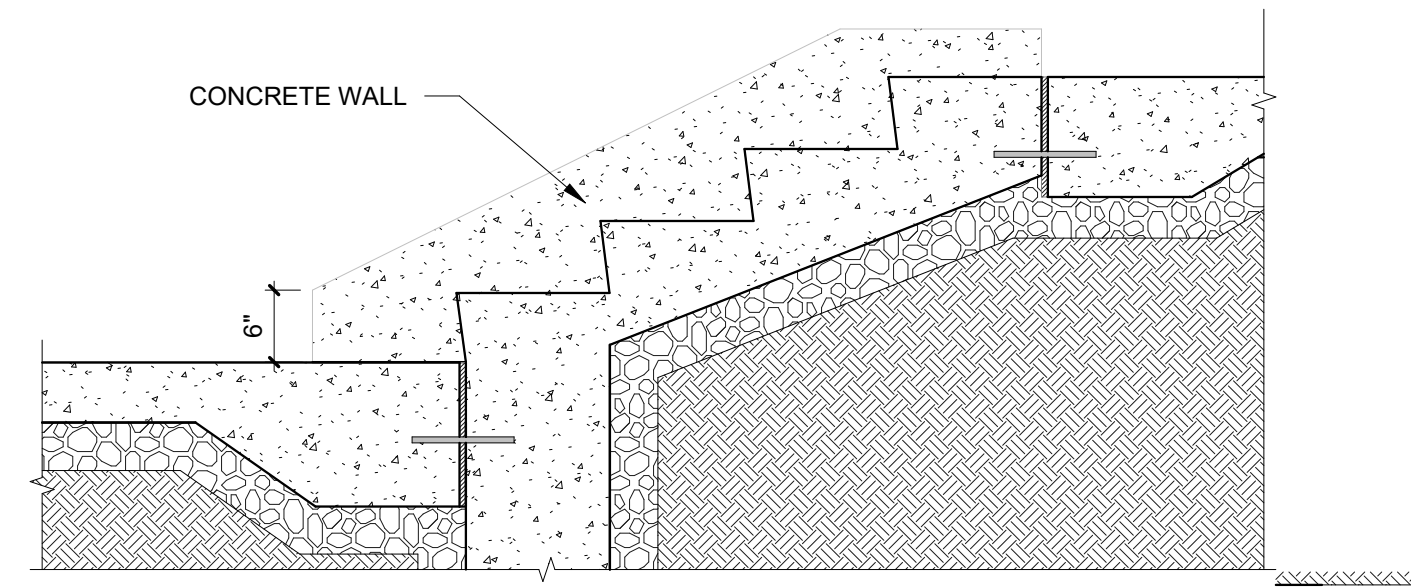
A3 STAIR CONCRETE FLOOR ATTACHMENT
SCALE: 1 1/2" = 1'-0"



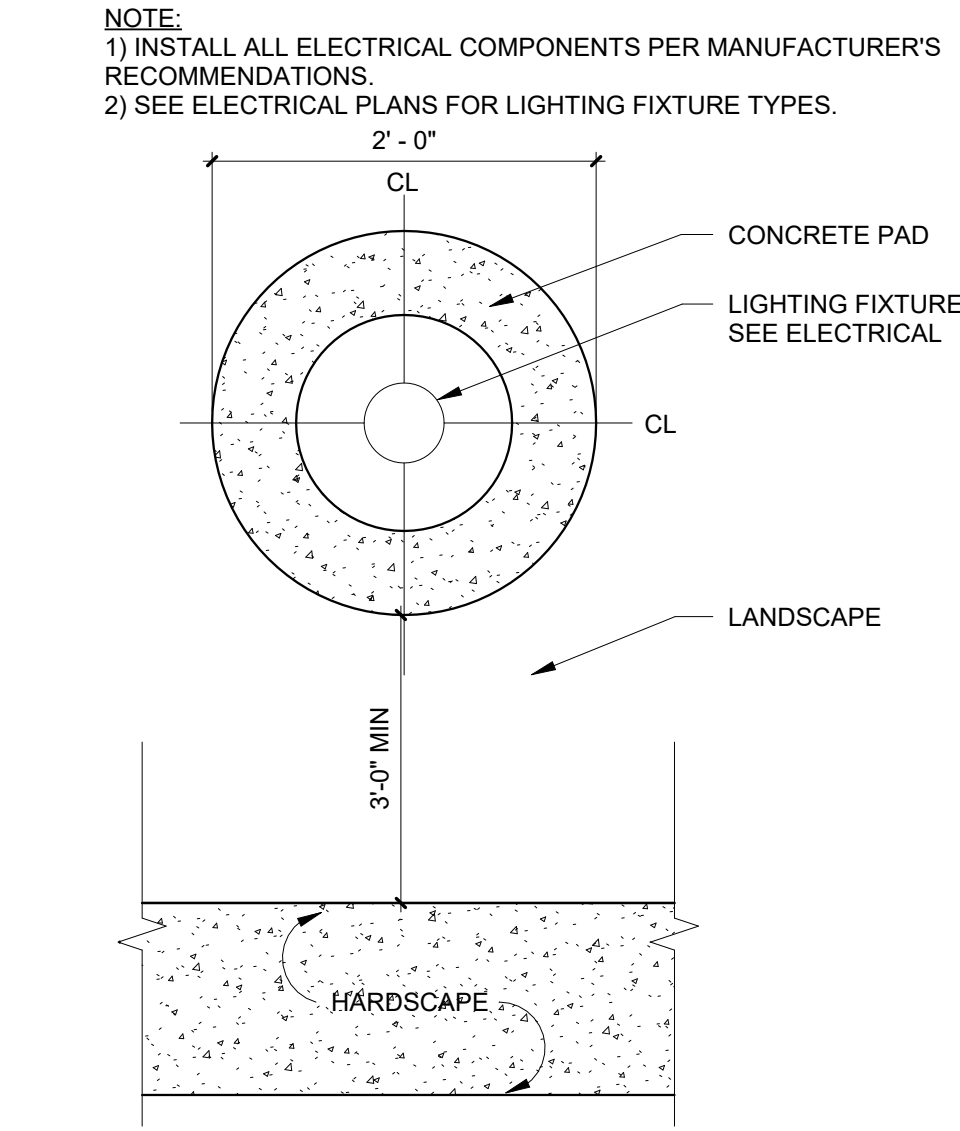
B4 6" CONCRETE MOW CURB
SCALE: 1 1/2" = 1'-0"



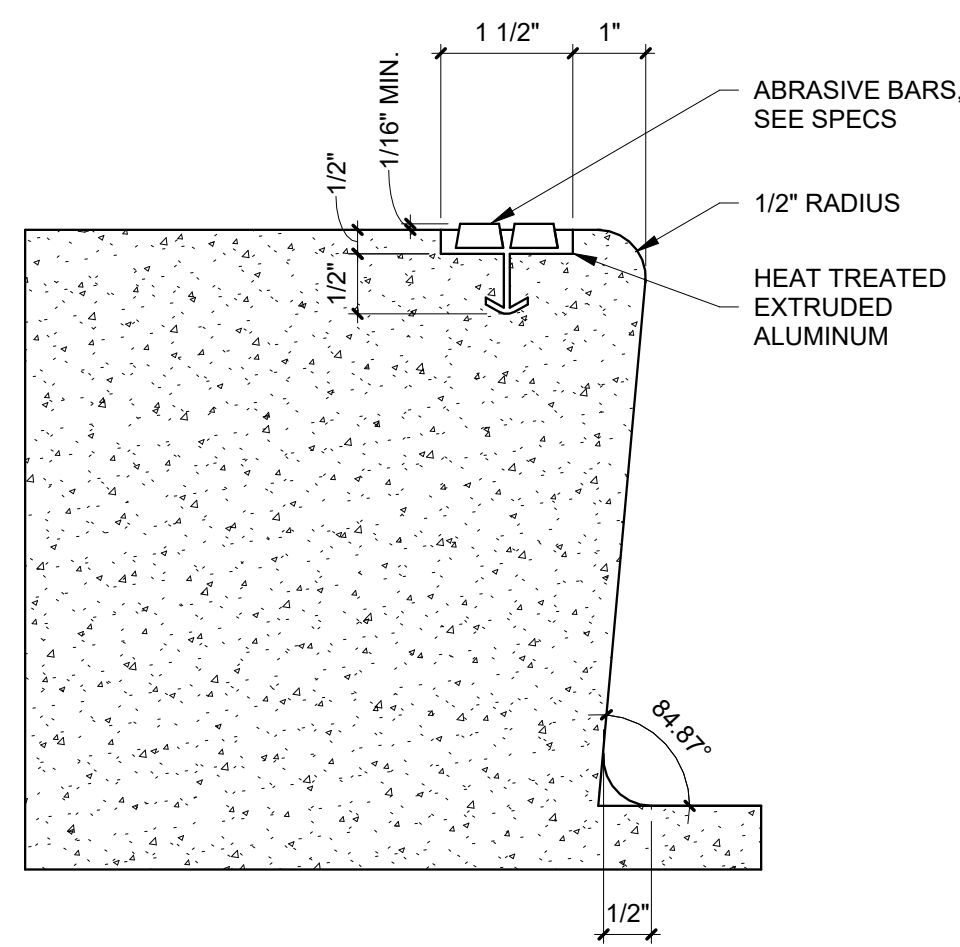
A6 TYPICAL CONCRETE STAIR
SCALE: 1 1/2" = 1'-0"



B6 CHEEK WALL DETAIL
SCALE: 3/4" = 1'-0"



D6 LIGHTING FIXTURE PLACEMENT
SCALE: 1" = 1'-0"



C6 NOSING DETAIL - ABRASIVE BAR
SCALE: 6" = 1'-0"

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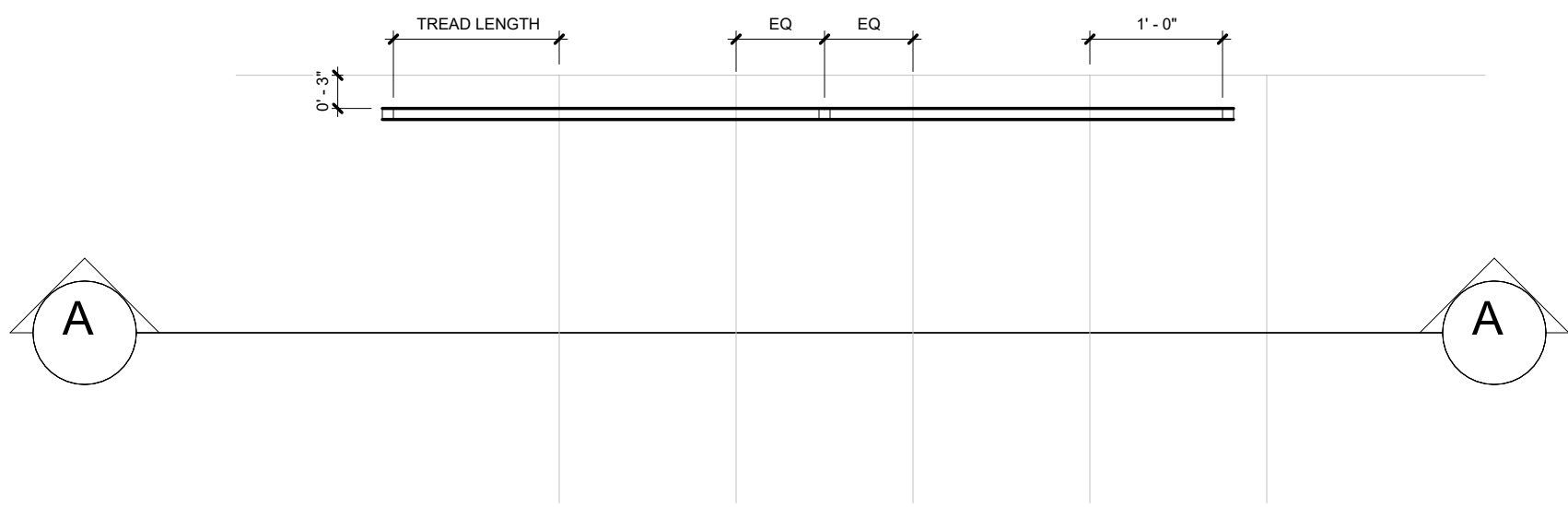
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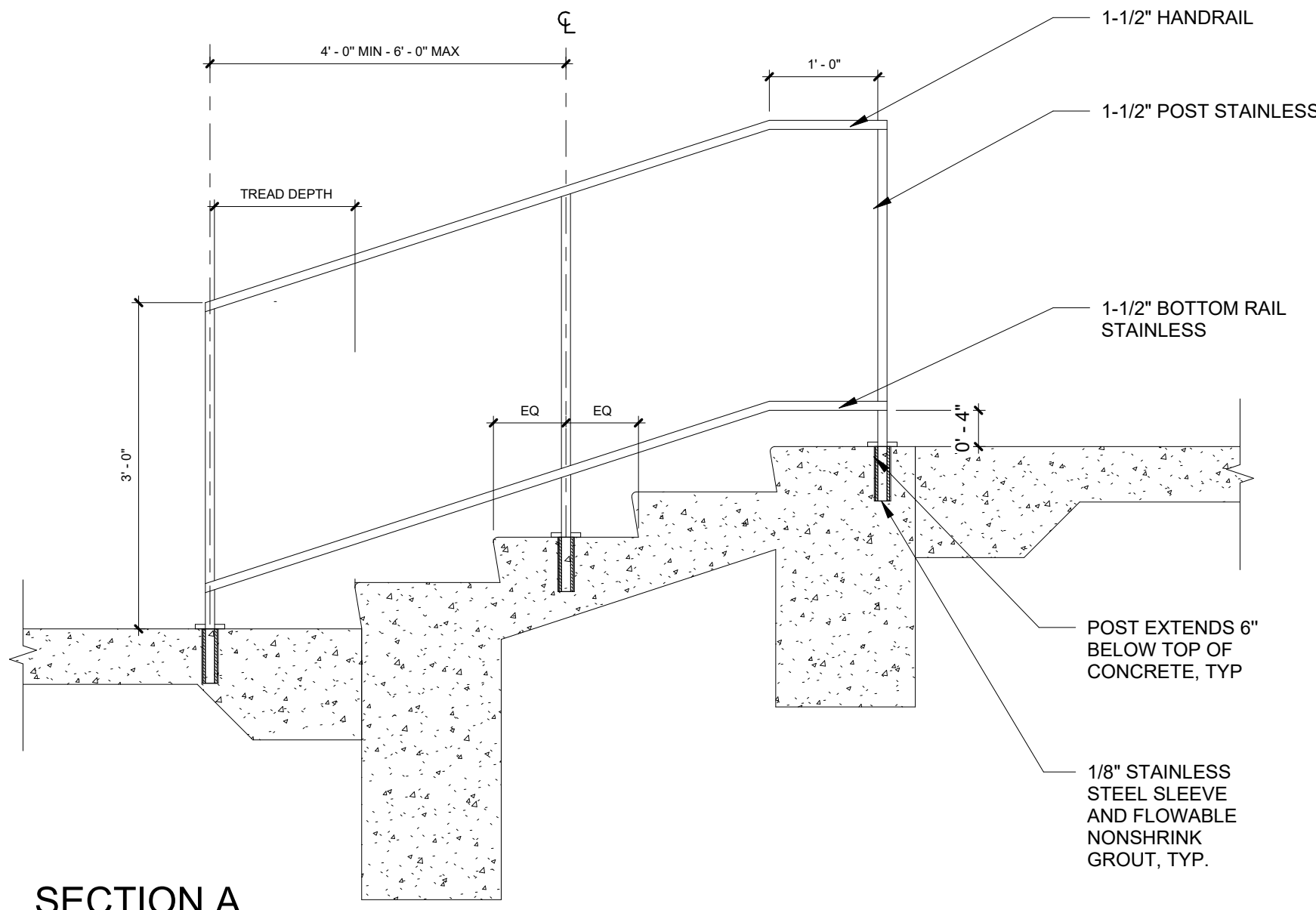
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TYPICAL
GUARDRAIL
AND HANDRAIL
DETAILS

LA470



PLAN



A4

METAL HANDRAIL
SCALE: 3/4" = 1'-0"

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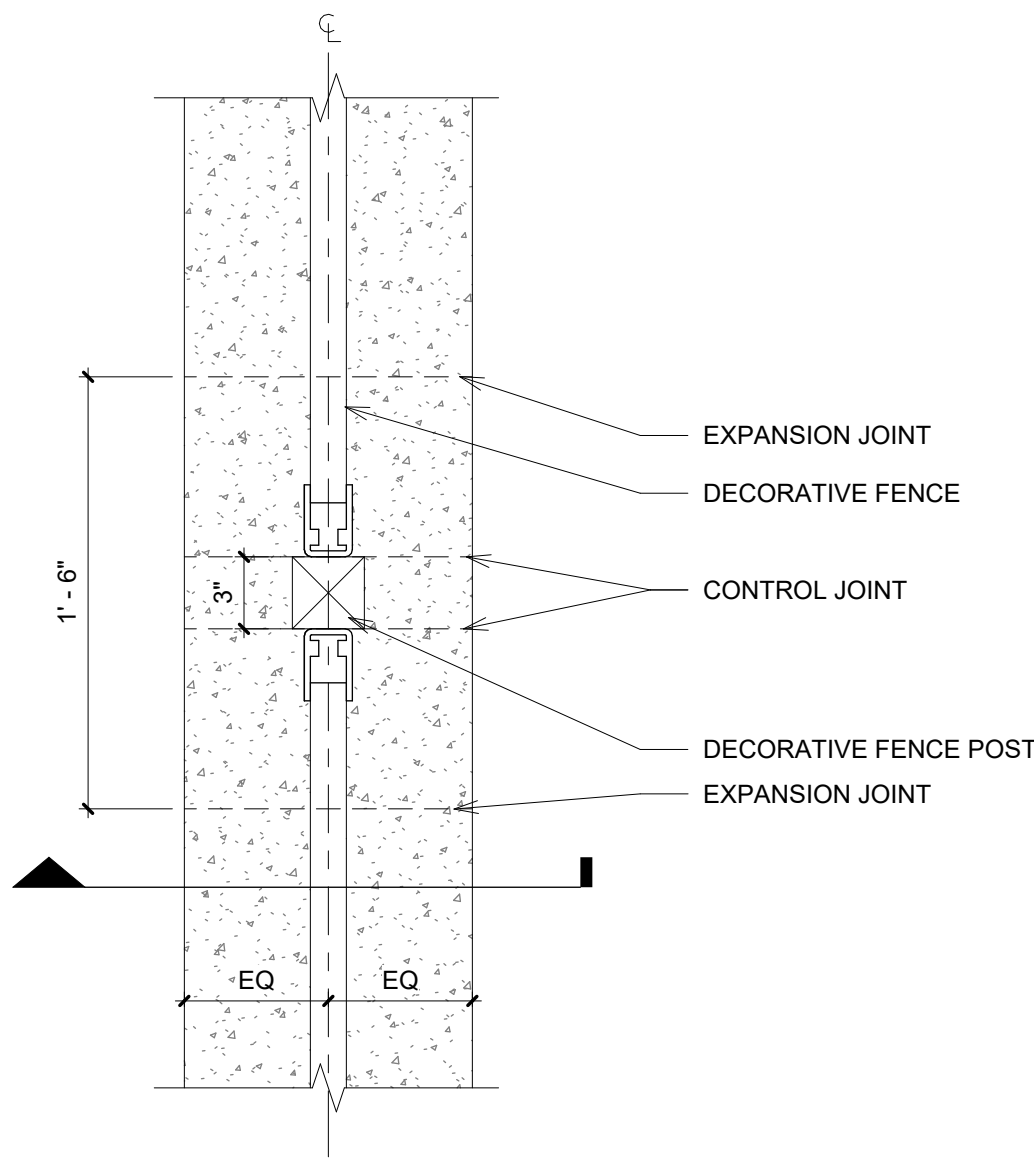
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PROJECT NUMBER 26078

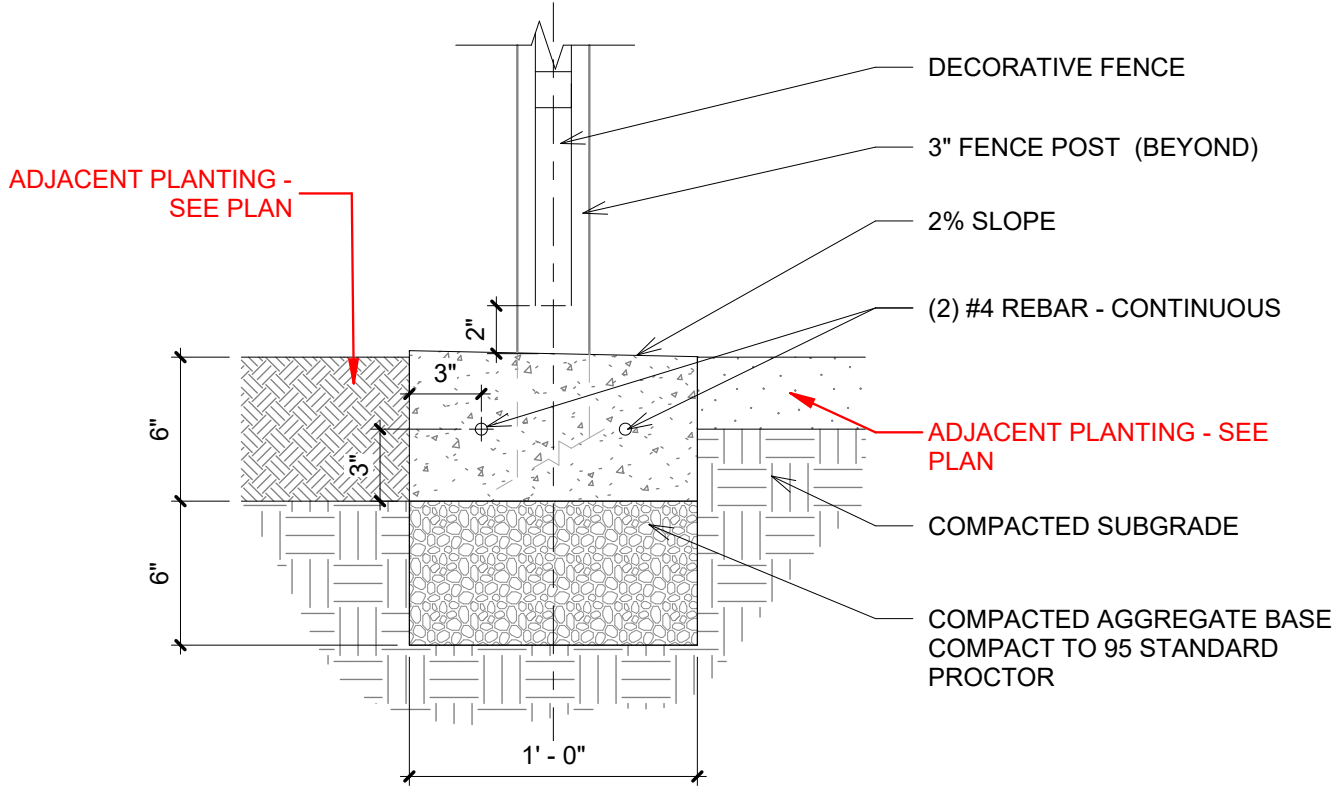
TYPICAL
FENCE & GATE
DETAILS

LA480

CONCRETE MOW CURB - PLAN



CONCRETE MOW CURB - SECTION



NOTE:
1. MOW CURB TO BE 12" IN WIDTH WHERE FENCING OCCURS.
2. EQUALLY SPACED CONTROL JOINTS EVERY 10'-0" MAX.

A6

FENCE IN MOW CURB

SCALE: 1 1/2" = 1'-0"

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A B C D E

0' 1" 2" 3" 4" 5" 6"

A1

OVERALL TREE PLANTING PLAN
SCALE: 1" = 50'-0"

REFERENCE NOTES

PLANT SCHEDULE PHASE 1

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	Ct1	Coniferous Tree 1	24"box	11
	Ct2	Coniferous Tree 2	24"box	11
	Ot1	Ornamental Tree 1	24"box	28
	Ot2	Ornamental Tree 2	24"box	14
	St1	ShadeTree 1	24"box	61
	St2	ShadeTree 2	24"box	81



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PROJECT NUMBER Project Number

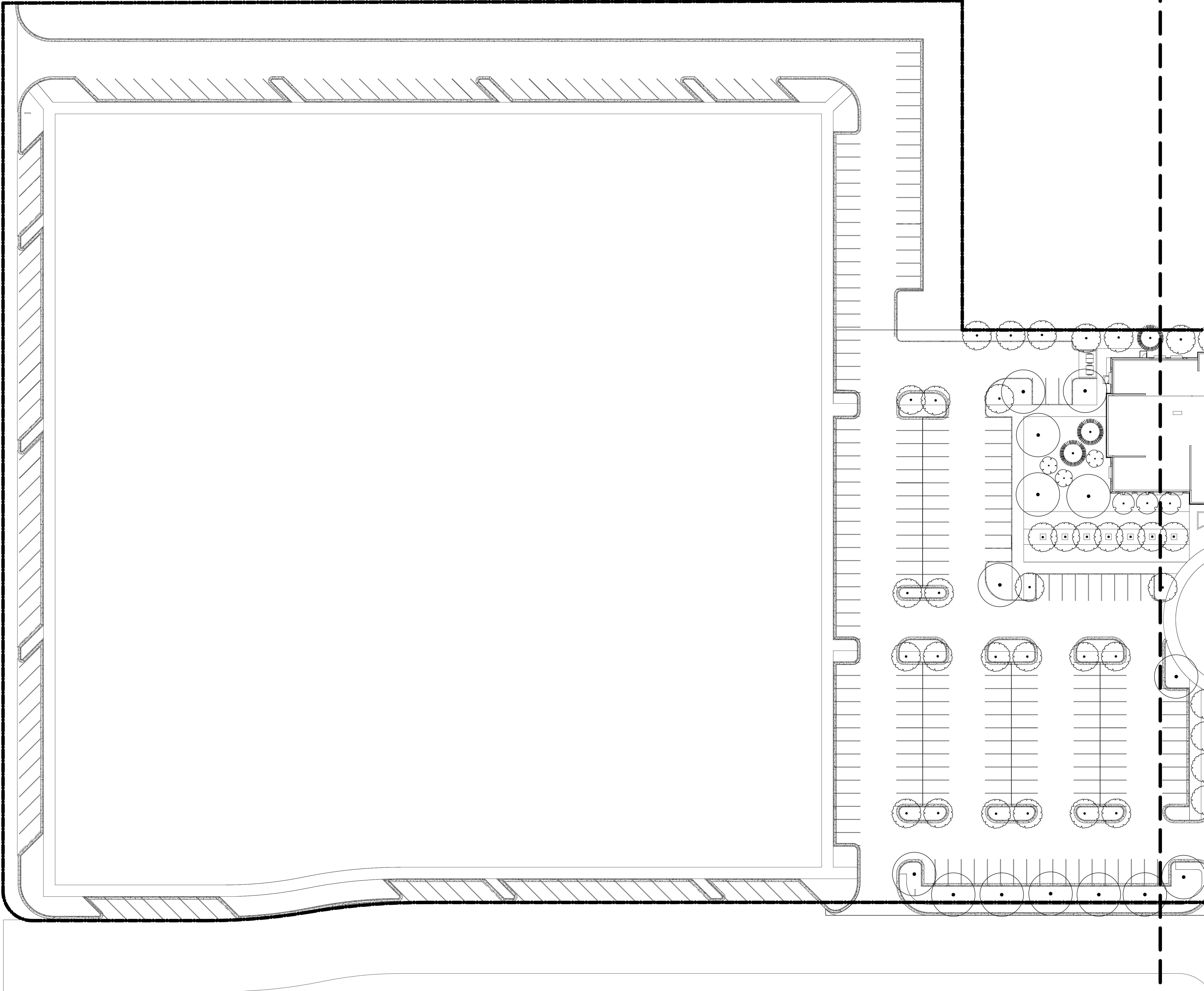
OVERALL TREE
PLANTING
PLAN

LA500

9/11/2026 8:51:13 AM

A B C D E

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REFERENCE NOTES

PLANT SCHEDULE PHASE 1

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE
TREES			
	C11	Coniferous Tree 1	24"box
	C12	Coniferous Tree 2	24"box
	O11	Ornamental Tree 1	24"box
	O12	Ornamental Tree 2	24"box
	St1	ShadeTree 1	24"box
	St2	ShadeTree 2	24"box



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PROJECT NUMBER Project Number

TREE
PLANTING
PLAN - AREA A

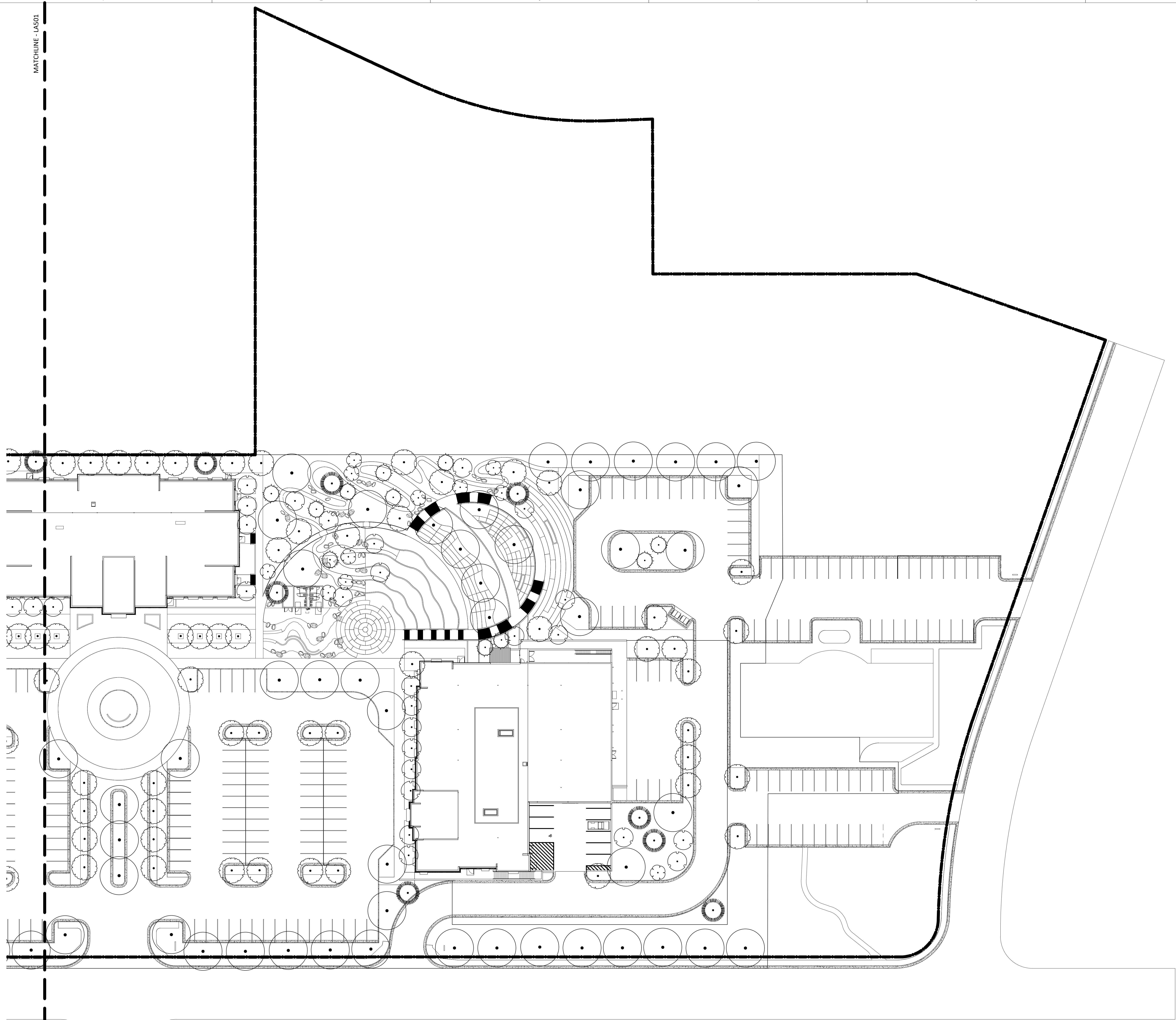
LA501

A1 TREE PLANTING PLAN - AREA A
SCALE: 1" = 30'-0"

9/11/2026 8:51:13 AM

A B C D E

MATCHLINE - LA501



REFERENCE NOTES

PLANT SCHEDULE PHASE 1

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE
TREES			
	C11	Coniferous Tree 1	24"box
	C12	Coniferous Tree 2	24"box
	O11	Ornamental Tree 1	24"box
	O12	Ornamental Tree 2	24"box
	St1	ShadeTree 1	24"box
	St2	ShadeTree 2	24"box



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TREE
PLANTING
PLAN - AREA B

LA502

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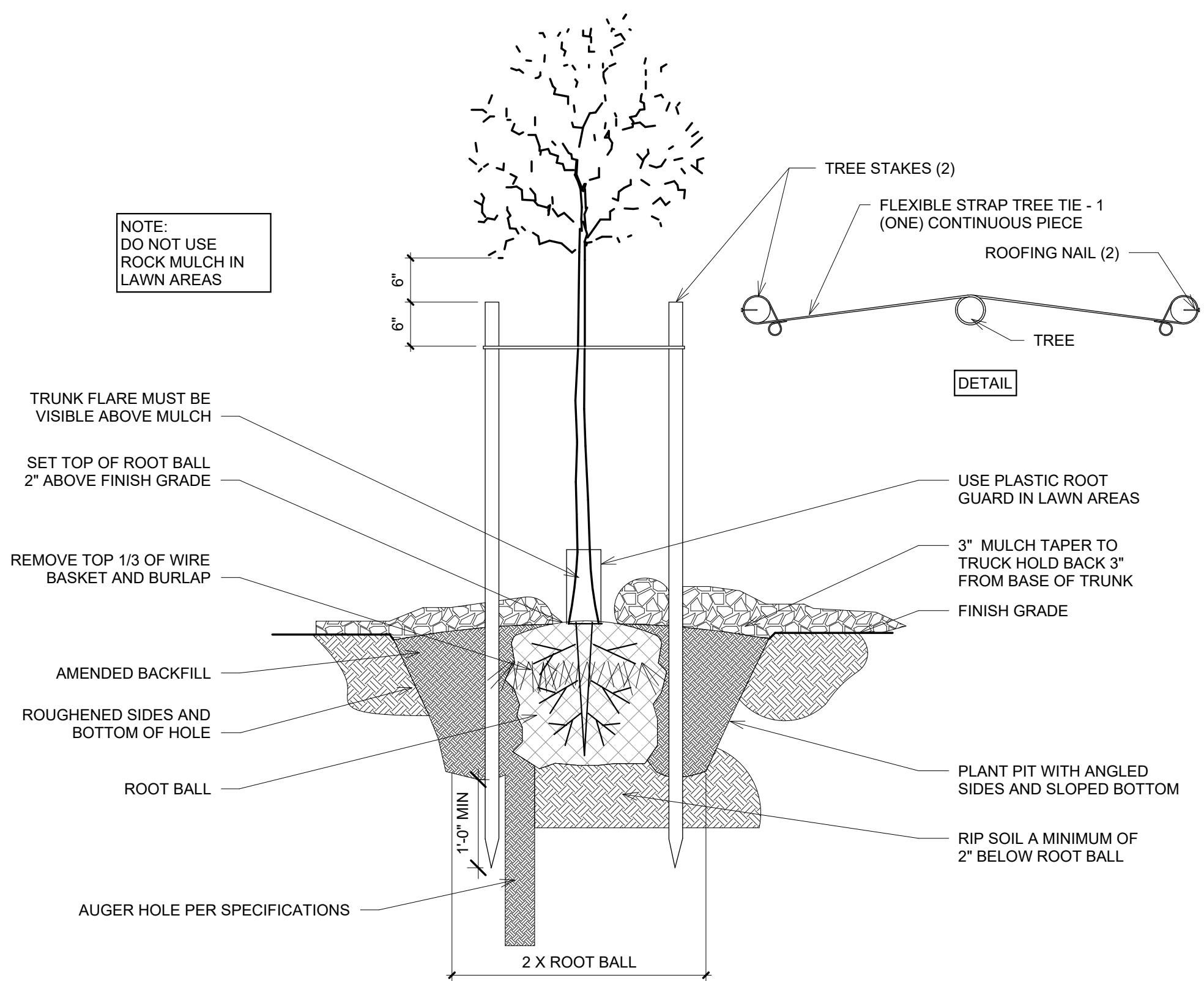
A B C D E



A1

TREE PLANTING AND STAKING

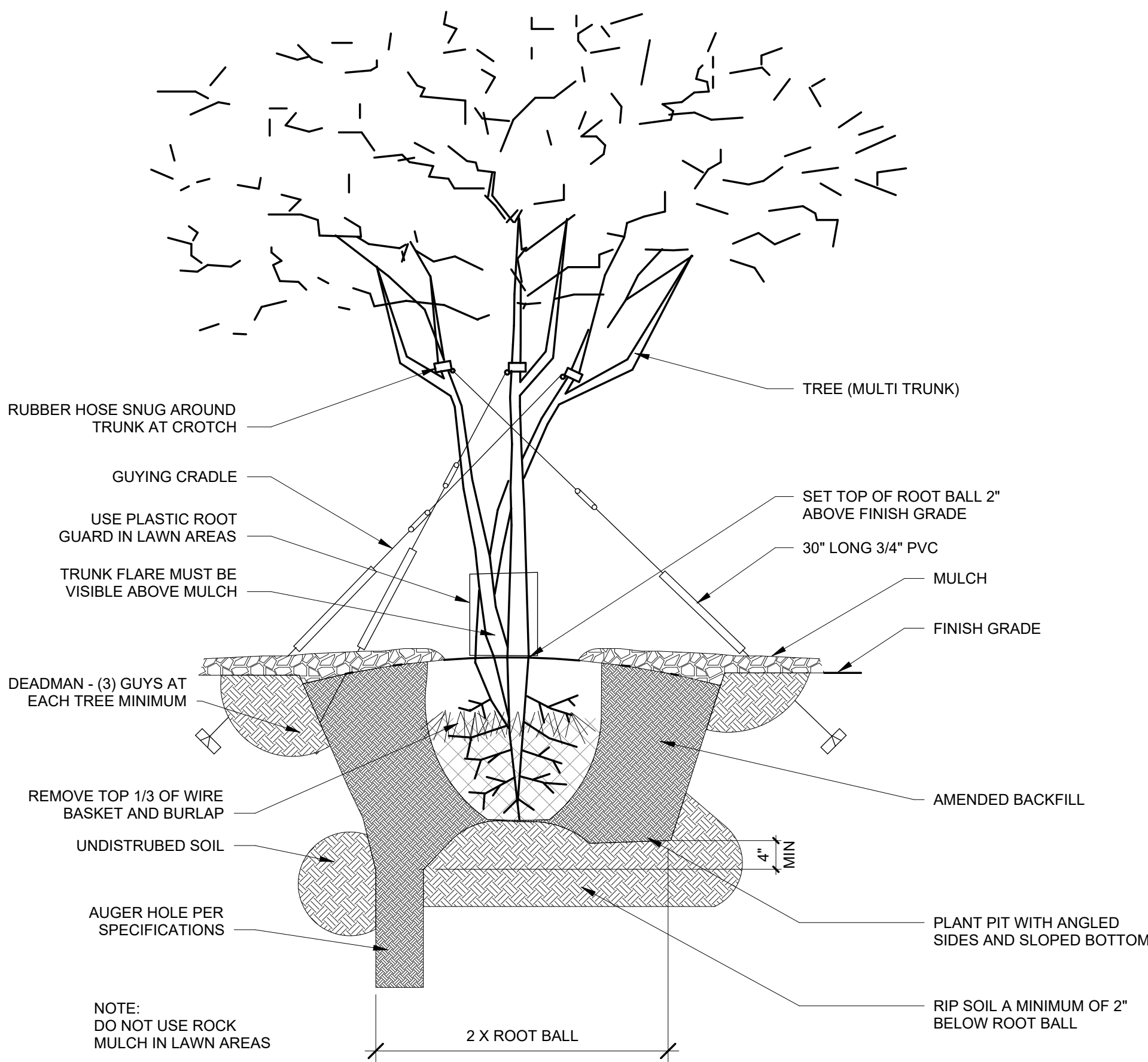
SCALE: 3/4" = 1'-0"



A3

TREE GUYING - (MULTI TRUNK TREE)

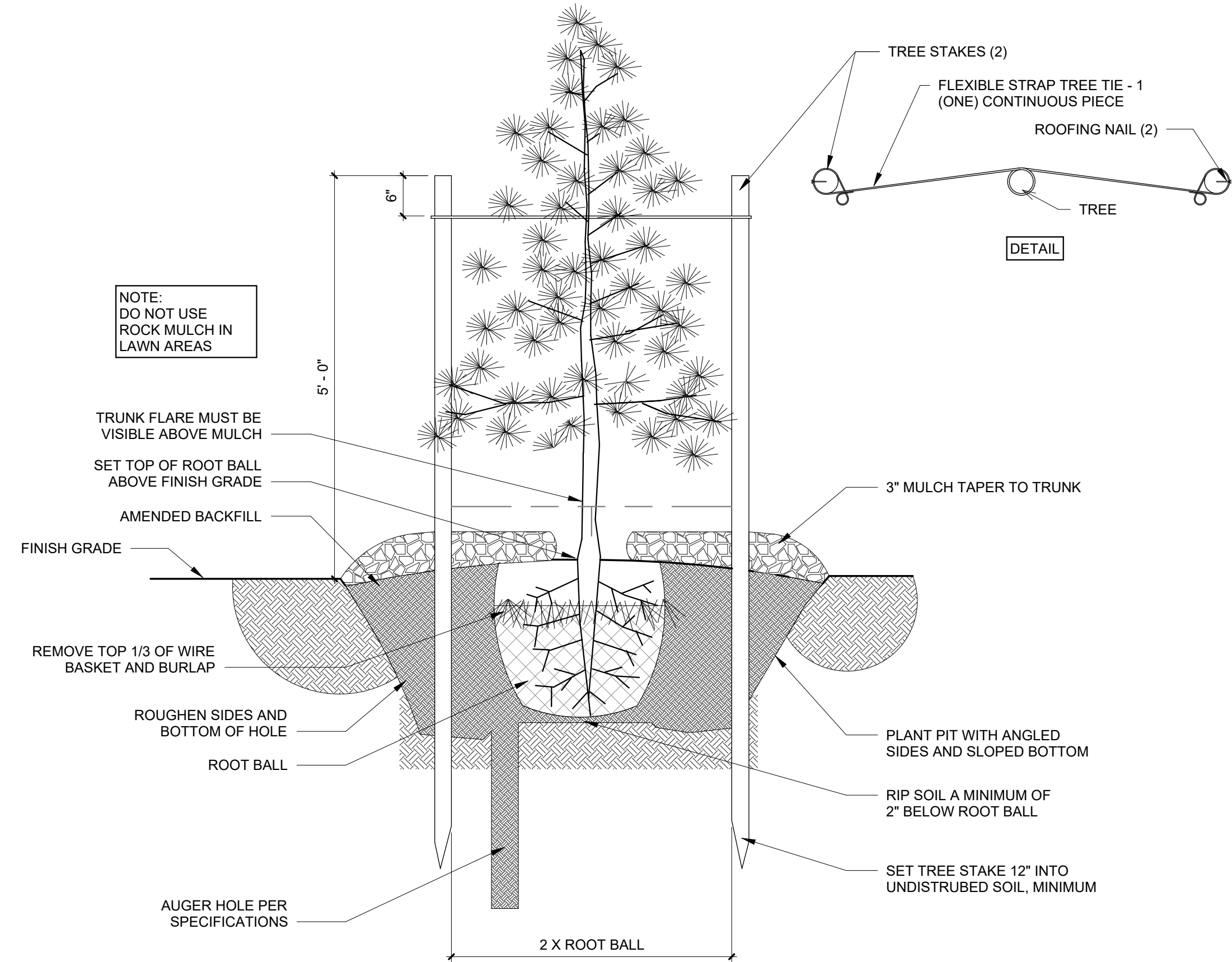
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A5

CONIFER PLANTING AND STAKING

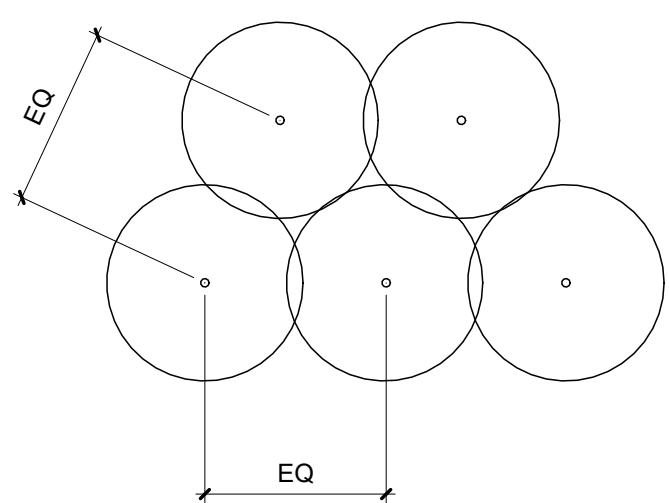
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C2

UNDERSTORY PLANT SPACING

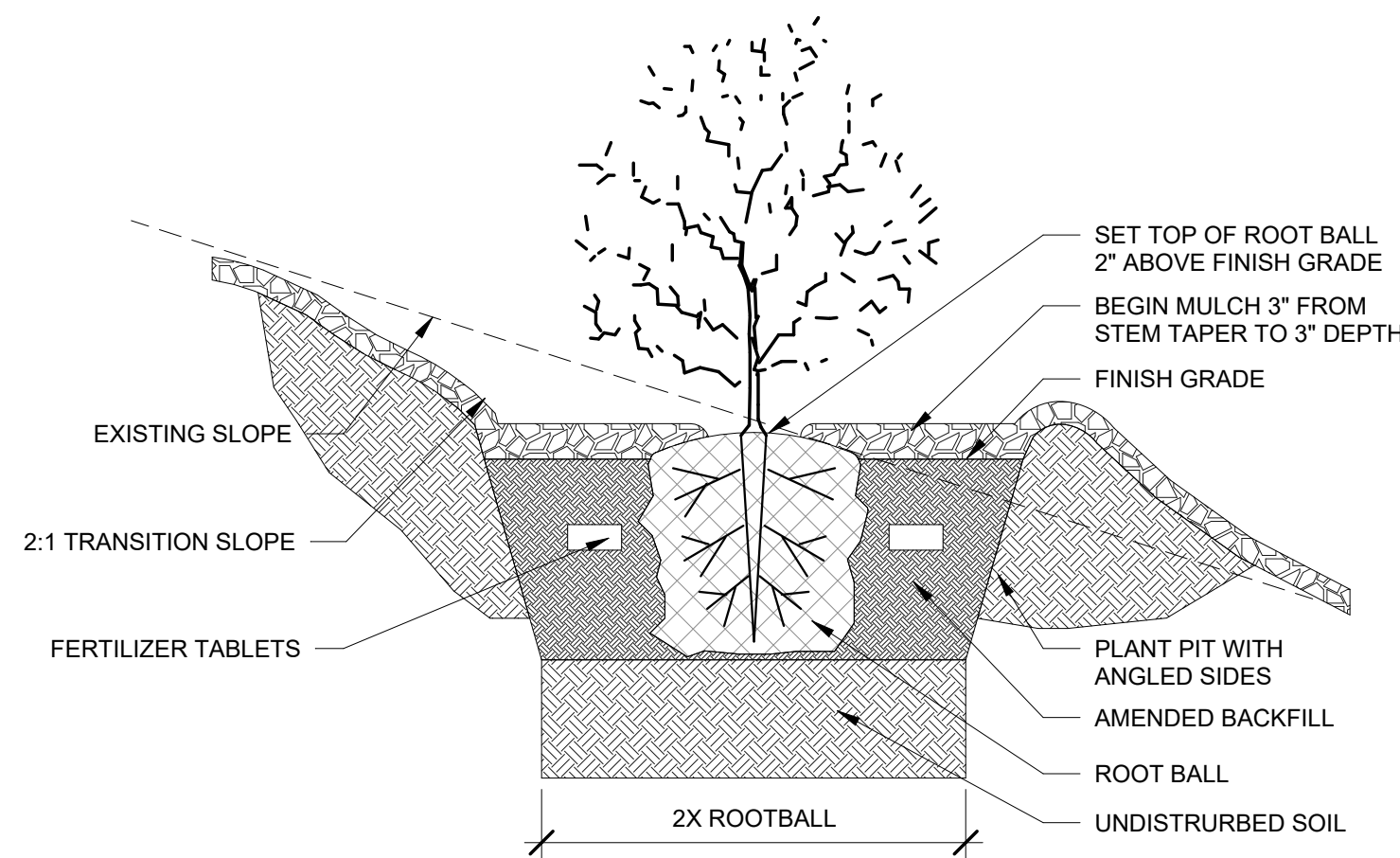
SCALE: 1/8" = 1'-0"



C4

SHRUB PLANTING

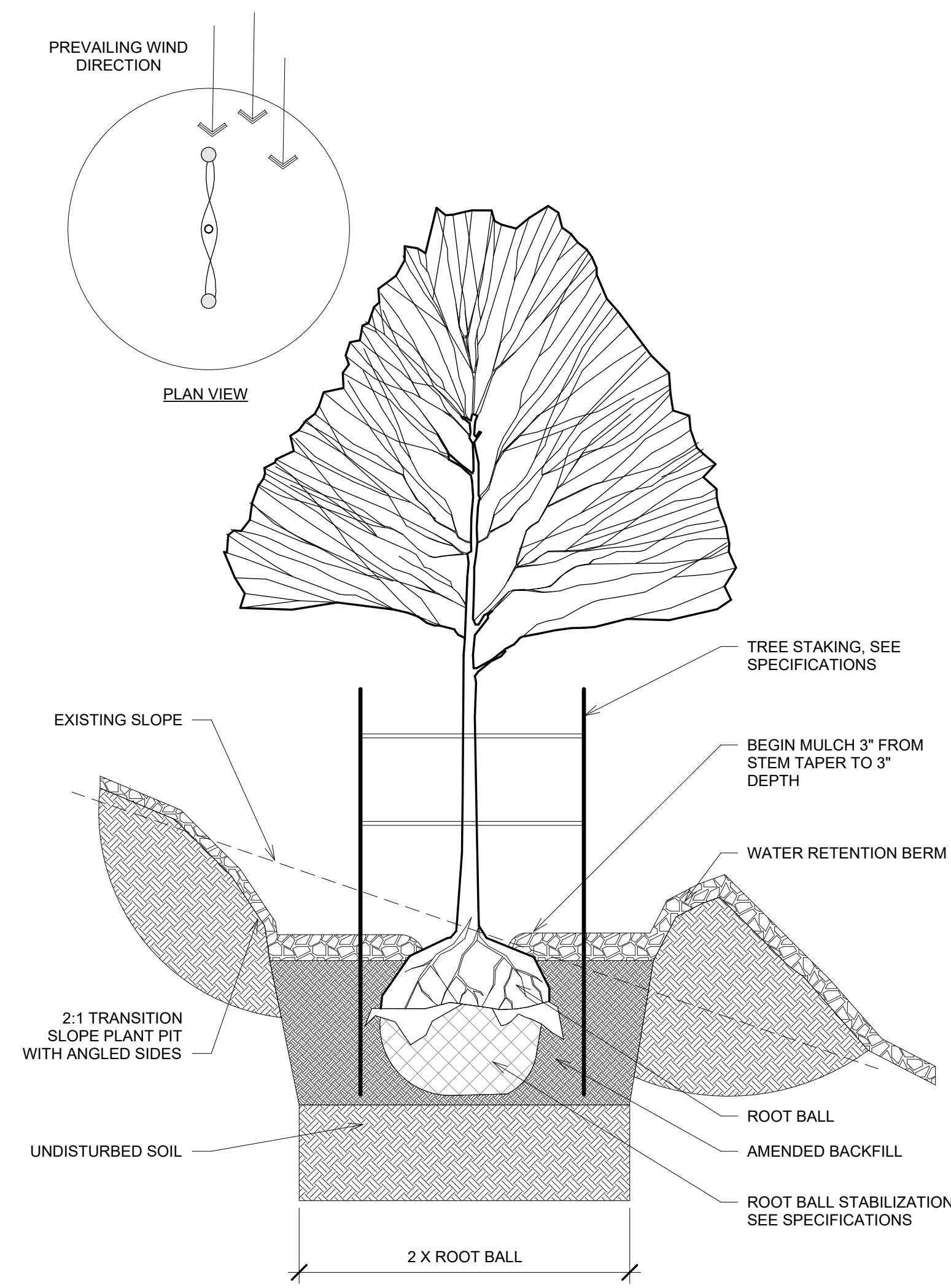
SCALE: 3/4" = 1'-0"



C6

TREE PLANTING ON SLOPE

SCALE: 3/4" = 1'-0"



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HURRICANE, UT 84737

HURRICANE CITY

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TYPICAL
PLANTING
DETAILS

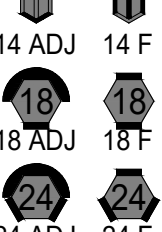
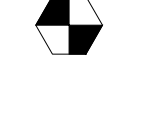
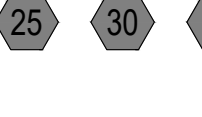
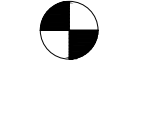
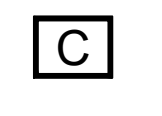
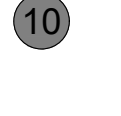
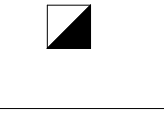
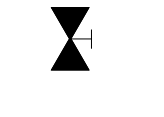
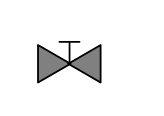
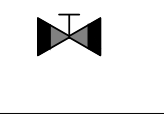
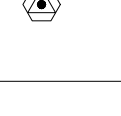
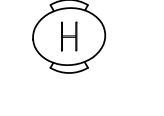
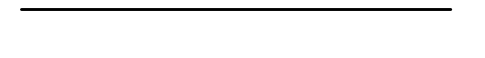
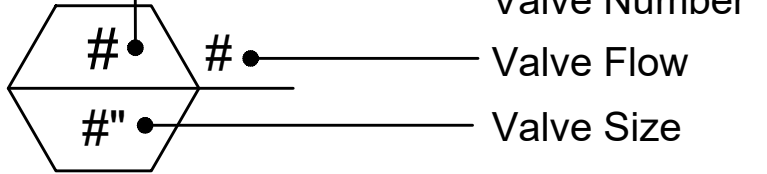
LA600



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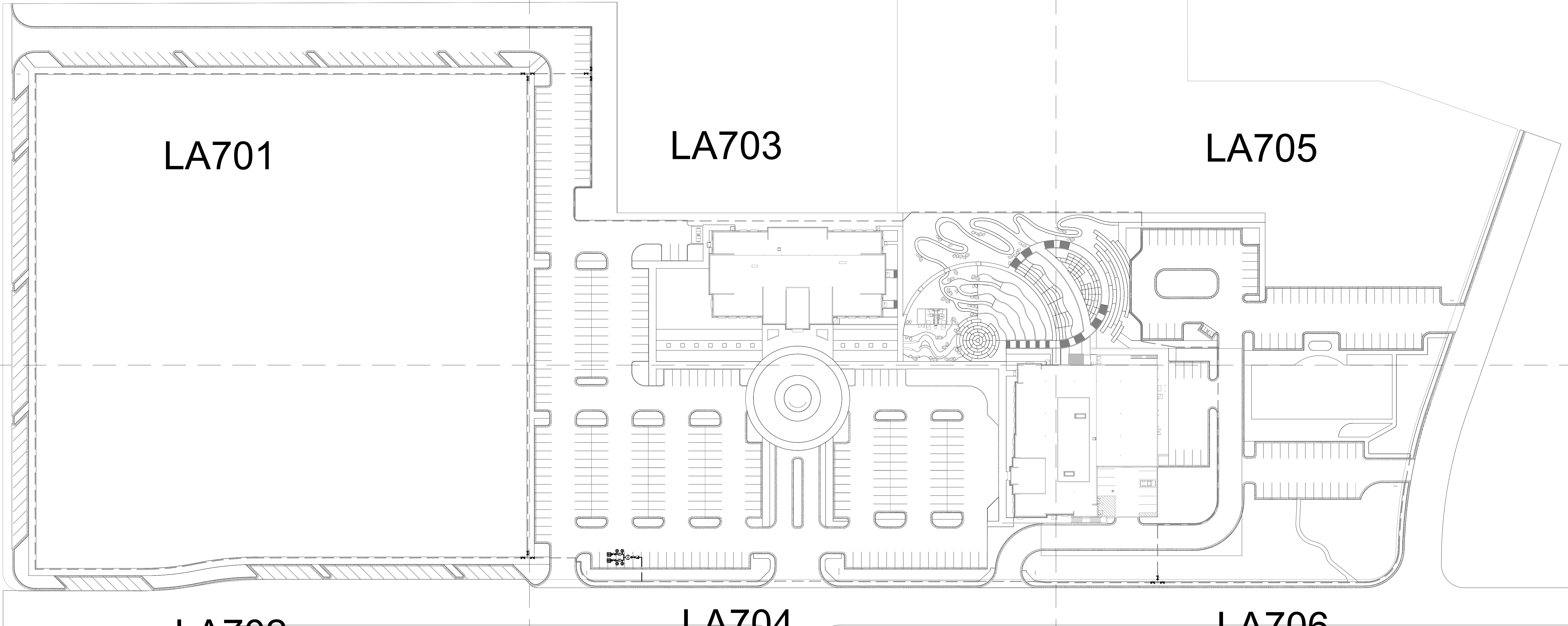
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	Rain Bird R-VAN14/18/24 RD-12-S-P45-F-NP Shrub Rotary, 8ft.-14ft./13ft.-18ft./17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/RD1800 shrub spray body on 12in. pop-up, w/ check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet. W/ Non-Potable Purple Cap.	45			Drip Remote Control Valve Toro 220-27-0 with Netfirm Disc Filter and Netafim Pressure Regulator Brass 1in.Electric Remote Control Valve. With Spike Guard Solenoid and EZ-Reg Pressure Regulator. 5 Year Warranty Optional Recycled Water Kit			Manual Drain Valve Nibco T-113-K - 1" Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location.	
	Rain Bird 5012-PL-PC-SAM-R-NP-MPR 25/30/35 Shrub rotor, 12in. Pop-Up, Plastic Riser, with Flow Shut-Off Device. Matched Precipitation Rotor (MPR Nozzle), Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. With Check Valve, Non-Potable Purple Cap, and In-Stem Pressure Regulator.	45			Remote Control Valve Toro 220-27-0 Brass 1in., 1-1/4in., 1-1/2in., 2in., 2-1/2in., and 3in. Electric Remote Control Valve. With Spike Guard Solenoid and EZ-Reg Pressure Regulator. 1in.-2in. have In-Line Globe Body Style, and 2-1/2in. - 3in. are Angle Valve Body Styles. 5 Year Warranty Optional Recycled Water Kit			Toro DXi WMS WMS (formerly Sentinel) Firmware, available as a conventional, 2-wire, or hybrid controller with Advanced ET, mobile access, and extensive system flow management and user control.	
	Rain Bird 6504-PC, FC-SS-NP (10) Turf Rotor, 4in. Pop-Up, Stainless Steel Riser, Adjustable and Full Circle. With Removable Seal-A-Matic Check Valve, 1in. Female Threaded Inlet. With Non-Potable Purple Cover.	60			Quick Coupler Superior 7645BS 1in. Low Profile Quick Coupler, Locking Purple Lid			Toro RFS1000 Wireless Rain/Freeze Sensor. 5-Year Warranty	
	Drip Flush Valve Netafim TLISOV 1/2in. manual flush valve, barbed insert. Install in 10in. box, with adequate blank tubing to extend valve out of valve box.				Shut Off Valve - Mainline - 3" and Larger Nibco F-619-RWS-SON Cast iron gate valve, same size as mainline pipe where located. Resilient wedge non-rising stem flow control with flanged ends. For mainline sizes 3" and larger.			Toro TPS-SS (Sensor Only) Wireless Soil Sensor that can automatically adjust irrigation run times based on moisture level trends in the soil. Compatible with Toro DXi WMS controllers.	
	Drip Indicator Hunter ECO-ID-12-R ECO-ID: 1/2in. FPT connection with 15 psi - 100 psi operating pressure. Specify with Hunter SJ swing joint. Reclaimed.				Shut Off Valve - Mainline - Up to 2-1/2" Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1in. - 2-1/2in.			Water Meter 3" Secondary Meter 1	
	Shrub Ring - Single Ring Single Netafim TLHCVXR-CS-116-12 Drip Ring	25			Shut Off Valve - Manifold Spears 2100 True Union PVC Ball Valve, size per line.			Water Meter 3" Secondary Meter 2	
	Tree Ring - Double Ring Netafim TLHCVXR-CS-116-12 Drip Ring	25			Hydrometer 6" Netafim Photo Diode Register 3-8 Master Valve/Flow Sensor with Water Meter and Hydraulic Valve in a Single Unit. Cast Iron with Baked Powder-Coated Finish, Minimum Working Pressure 14 psi. Flange Connection, Photo Diode Register, High Frequency.			Irrigation Lateral Line: PVC Schedule 40	
Valve Callout  Valve Number Valve Flow Valve Size									Irrigation Mainline
									Pipe Sleeve: PVC Schedule 40

REFERENCE NOTES



720 S. River Rd Suite D2100
St. George, Utah 84770
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HURRICANE CITY
100% DD SET - 09/15/2026

DATE REVISION

PROJECT NUMBER Project Number

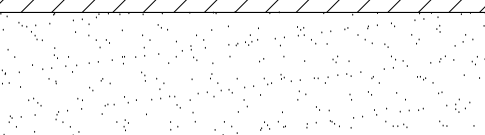
OVERALL
IRRIGATION
PLAN

LA700



9/11/2026 8:51:13 AM

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION
	Native Planter Area - Pop-up Heads Rain Bird 5000 MPR Rotor and/or Rain Bird RVAN rotary.
	Planter Bed - Drip Irrigation Netafim Dripline Rings
	Turf Area Rain Bird 6504 Falcon Heads with TSJ-PRS Series Swing Joint

REFERENCE NOTES



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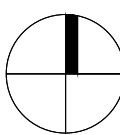
PROJECT NUMBER Project Number

LANDSCAPE
IRRIGATION
PLAN

LA701

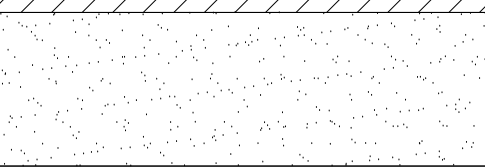
A1

LANDSCAPE IRRIGATION PLAN
SCALE: 1" = 20'-0"



9/11/2026 8:51:13 AM

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION
	Native Planter Area - Pop-up Heads Rain Bird 5000 MPR Rotor and/or Rain Bird RVAN rotary.
	Planter Bed - Drip Irrigation Netafim Dripline Rings
	Turf Area Rain Bird 6504 Falcon Heads with TSJ-PRS Series Swing Joint

REFERENCE NOTES



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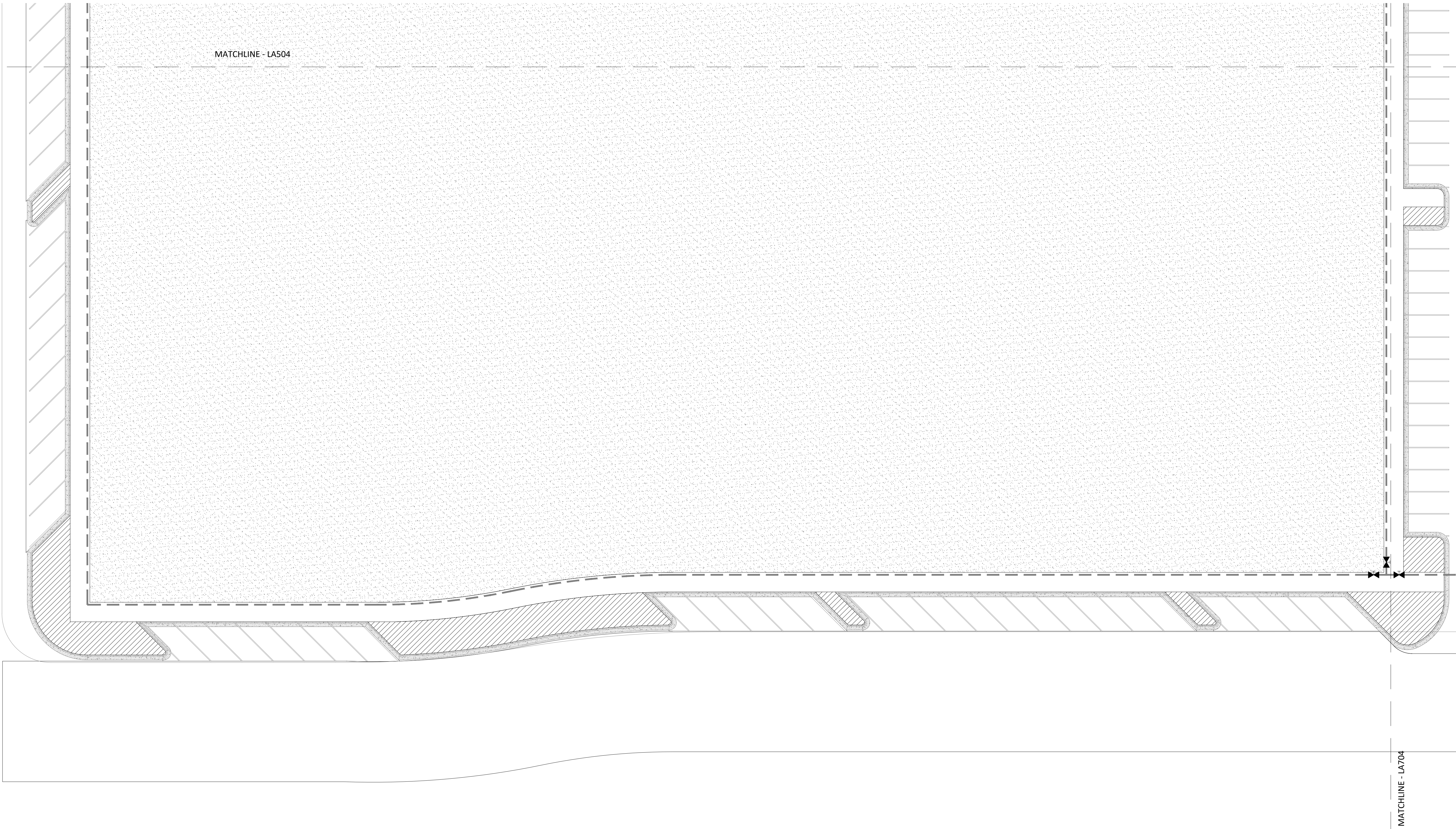
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HURRICANE CITY
100% DD SET - 09/15/2026

Δ DATE REVISION

PROJECT NUMBER Project Number

LANDSCAPE
IRRIGATION
PLAN

LA702



A1

LANDSCAPE IRRIGATION PLAN
SCALE: 1" = 20'-0"

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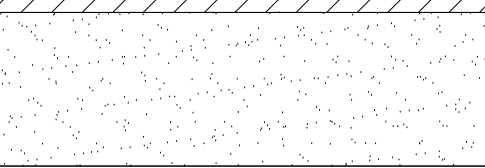
A B C D E

MATCHLINE - LA504

MATCHLINE - LA705

MATCHLINE - LA704

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION
	Native Planter Area - Pop-up Heads Rain Bird 5000 MPR Rotor and/or Rain Bird RVAN rotary.
	Planter Bed - Drip Irrigation Netafim Dripline Rings
	Turf Area Rain Bird 6504 Falcon Heads with TSJ-PRS Series Swing Joint

REFERENCE NOTES



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DATE REVISION

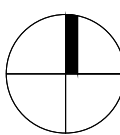
PROJECT NUMBER Project Number

LANDSCAPE
IRRIGATION
PLAN

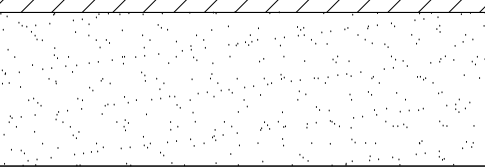
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A1

LANDSCAPE IRRIGATION PLAN
SCALE: 1" = 20'-0"



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IRRIGATION SCHEDULE	
SYMBOL	DESCRIPTION
	Native Planter Area - Pop-up Heads Rain Bird 5000 MPR Rotor and/or Rain Bird RVAN rotary.
	Planter Bed - Drip Irrigation Netafim Dripline Rings
	Turf Area Rain Bird 6504 Falcon Heads with TSJ-PRS Series Swing Joint

REFERENCE NOTES



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PROJECT NUMBER Project Number

LANDSCAPE
IRRIGATION
PLAN

LA704

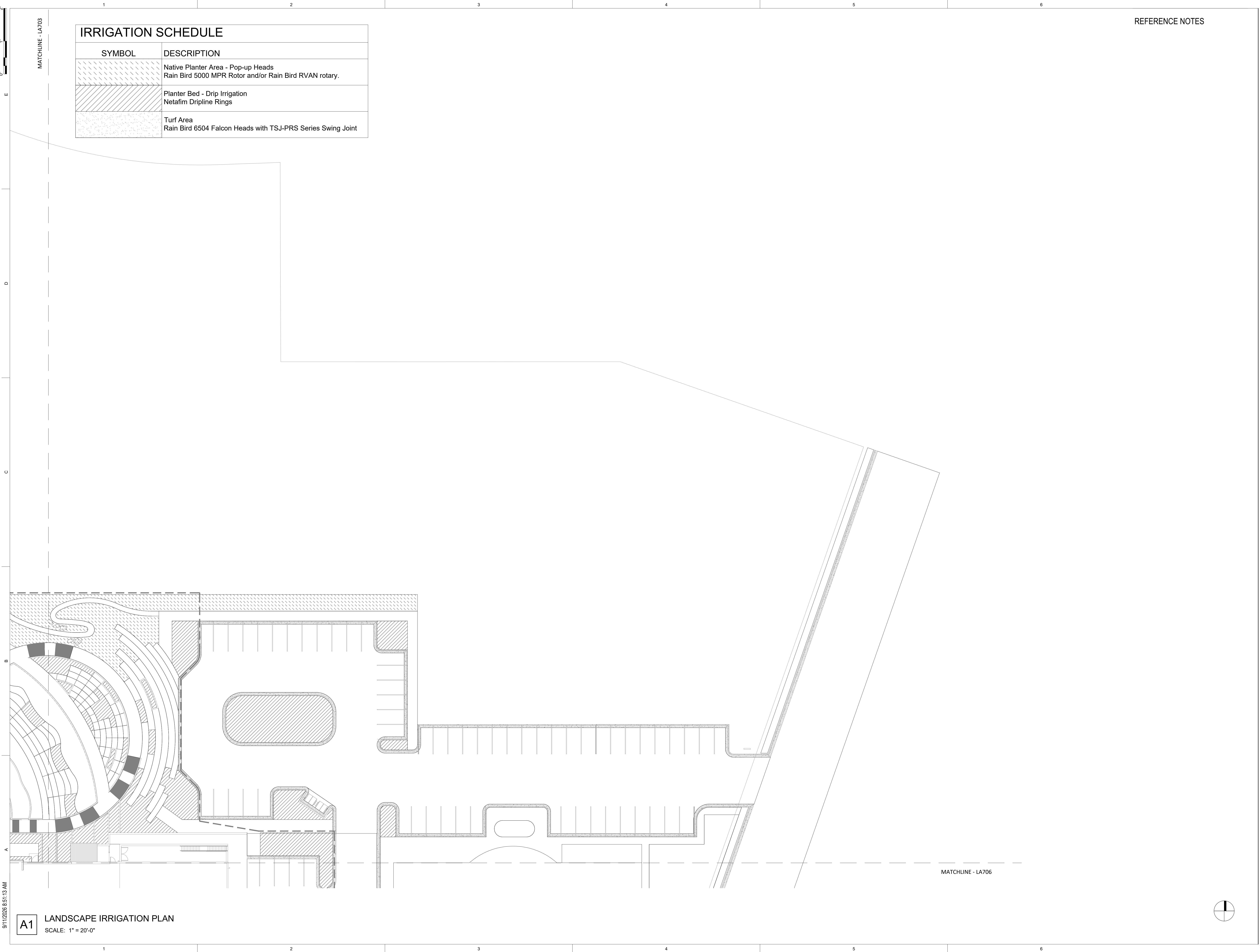
MATCHLINE - LA702

MATCHLINE - LA706

MATCHLINE - LA703

A1

LANDSCAPE IRRIGATION PLAN
SCALE: 1" = 20'-0"



IRRIGATION SCHEDULE	
SYMBOL	DESCRIPTION
	Native Planter Area - Pop-up Heads Rain Bird 5000 MPR Rotor and/or Rain Bird RVAN rotary.
	Planter Bed - Drip Irrigation Netafim Dripline Rings
	Turf Area Rain Bird 6504 Falcon Heads with TSJ-PRS Series Swing Joint

REFERENCE NOTES



720 S. River Rd Suite D2100
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HURRICANE CITY
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DATE REVISION

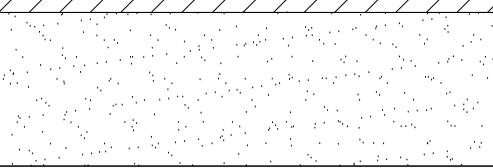
PROJECT NUMBER Project Number

LANDSCAPE
IRRIGATION
PLAN

LA705

9/11/2026 8:51:13 AM

A B C D E

IRRIGATION SCHEDULE	
SYMBOL	DESCRIPTION
	Native Planter Area - Pop-up Heads Rain Bird 5000 MPR Rotor and/or Rain Bird RVAN rotary.
	Planter Bed - Drip Irrigation Netafim Dripline Rings
	Turf Area Rain Bird 6504 Falcon Heads with TSJ-PRS Series Swing Joint

REFERENCE NOTES



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HURRICANE CITY
100% DD SET - 09/15/2026

Δ DATE REVISION

PROJECT NUMBER Project Number

LANDSCAPE
IRRIGATION
PLAN

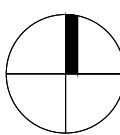
LA706

MATCHLINE - LA704

MATCHLINE - LA705

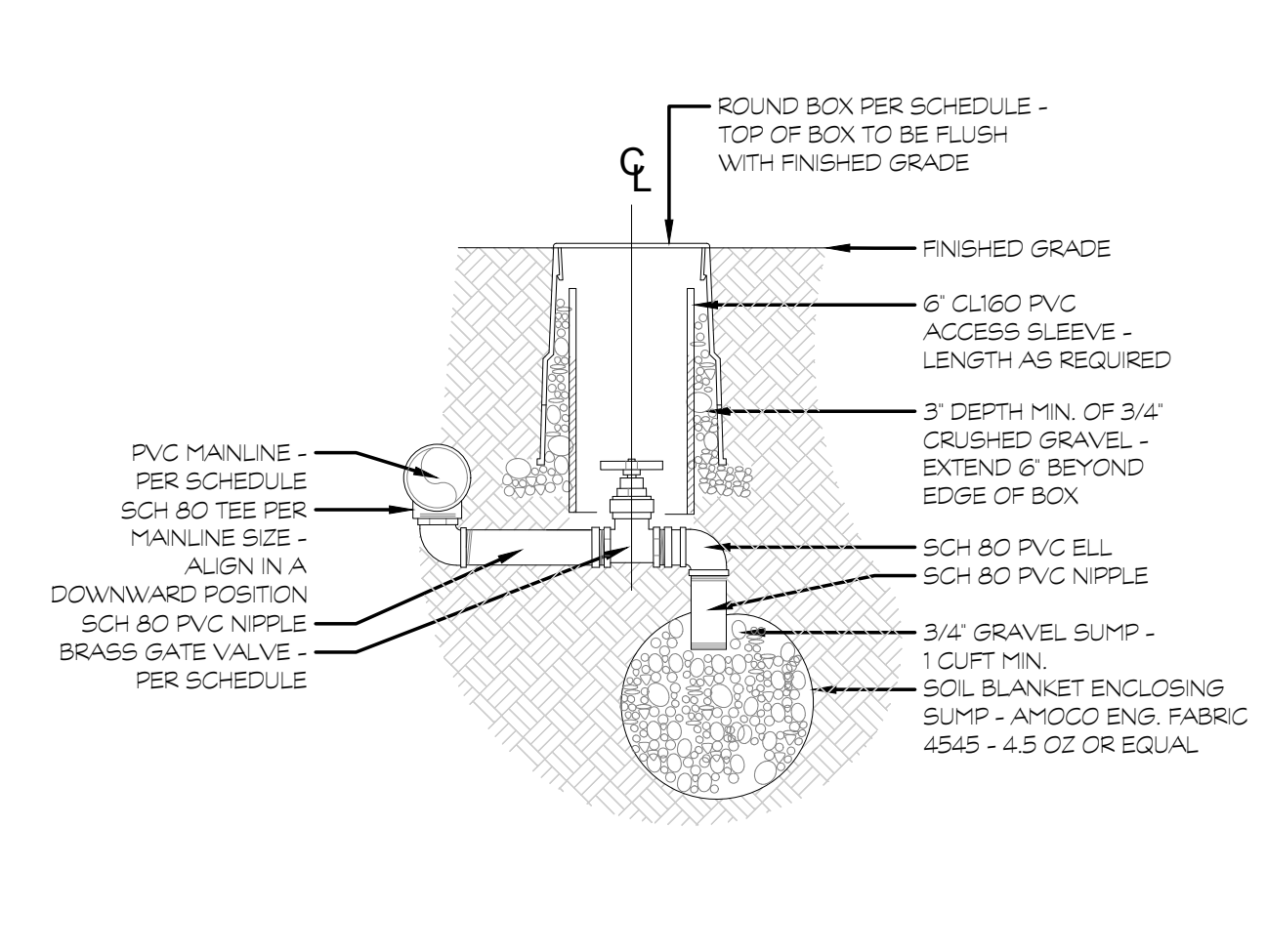
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LANDSCAPE IRRIGATION PLAN
SCALE: 1" = 20'-0"



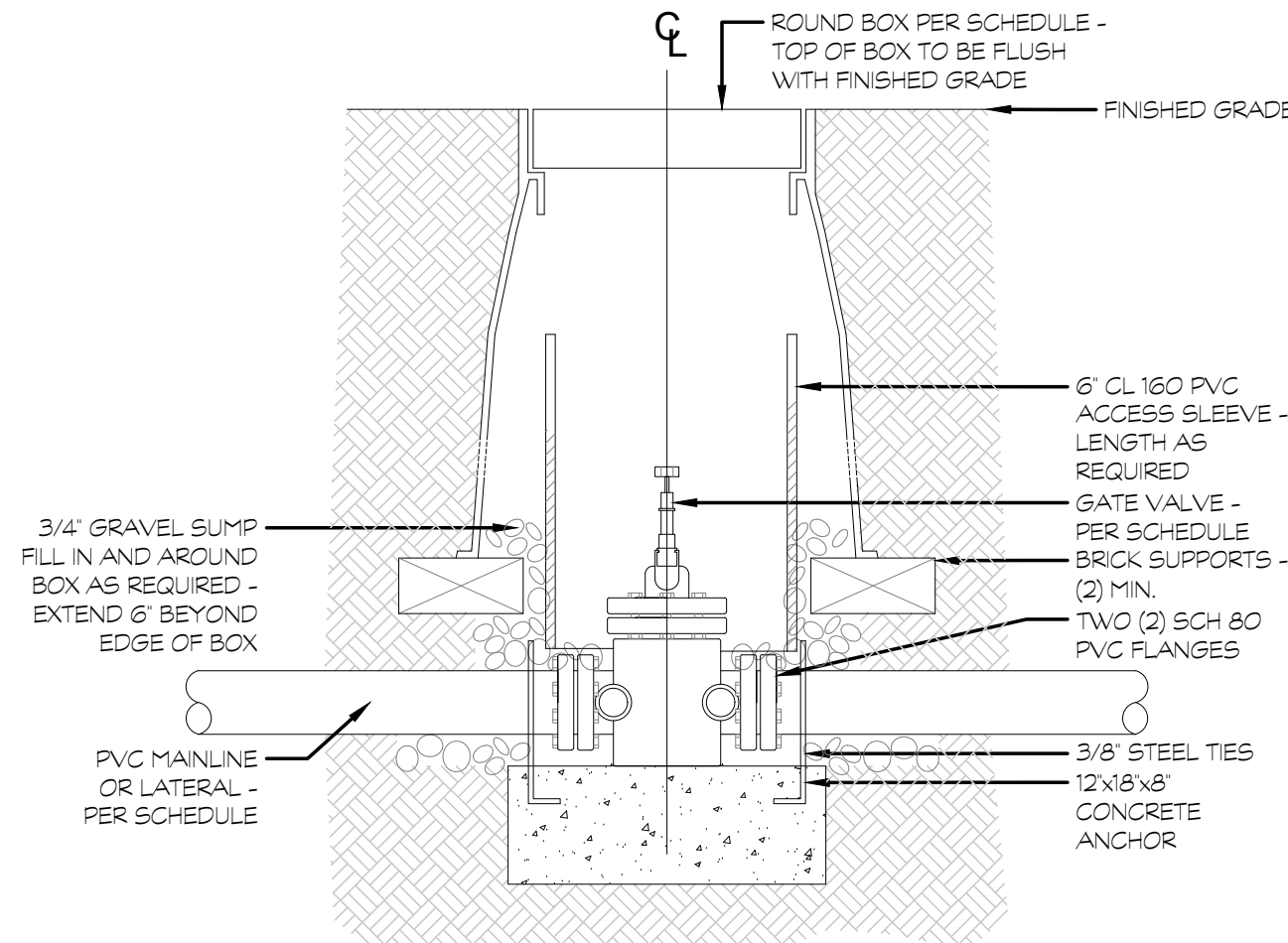
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- NOTES:
1. LOCATE DRAIN VALVE AS INDICATED ON PLANS. TYPICAL LOCATIONS ARE AT POINT OF CONNECTION AND AT ALL LOW POINTS ALONG THE IRRIGATION MAINLINE AS NEEDED.
 2. ALL THREADED CONNECTIONS SHALL BE COATED WITH RECTORS SEAL PIPE SEALANT OR EQUIVALENT.



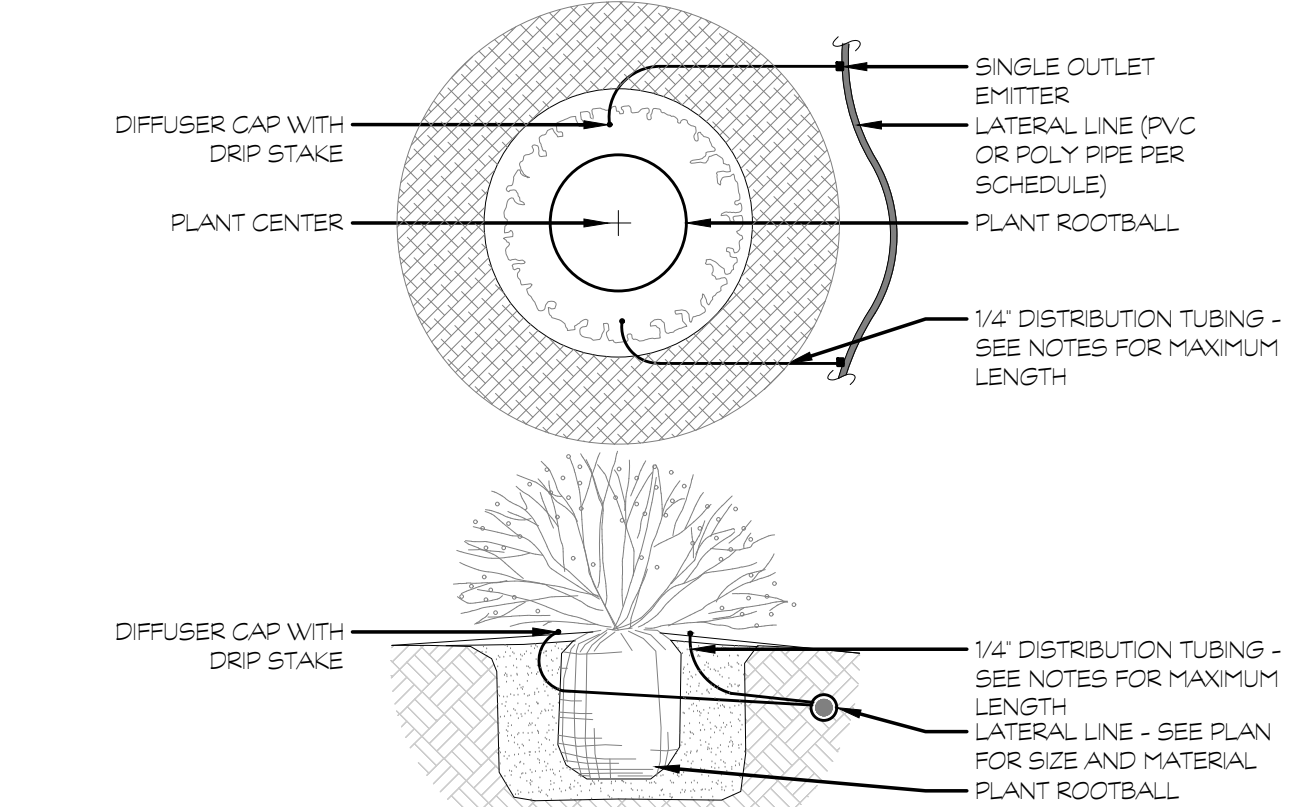
D1 MANUAL DRAIN
NOT TO SCALE

- NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.
 2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL THICK PLASTIC & SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
 3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA WHENEVER POSSIBLE.



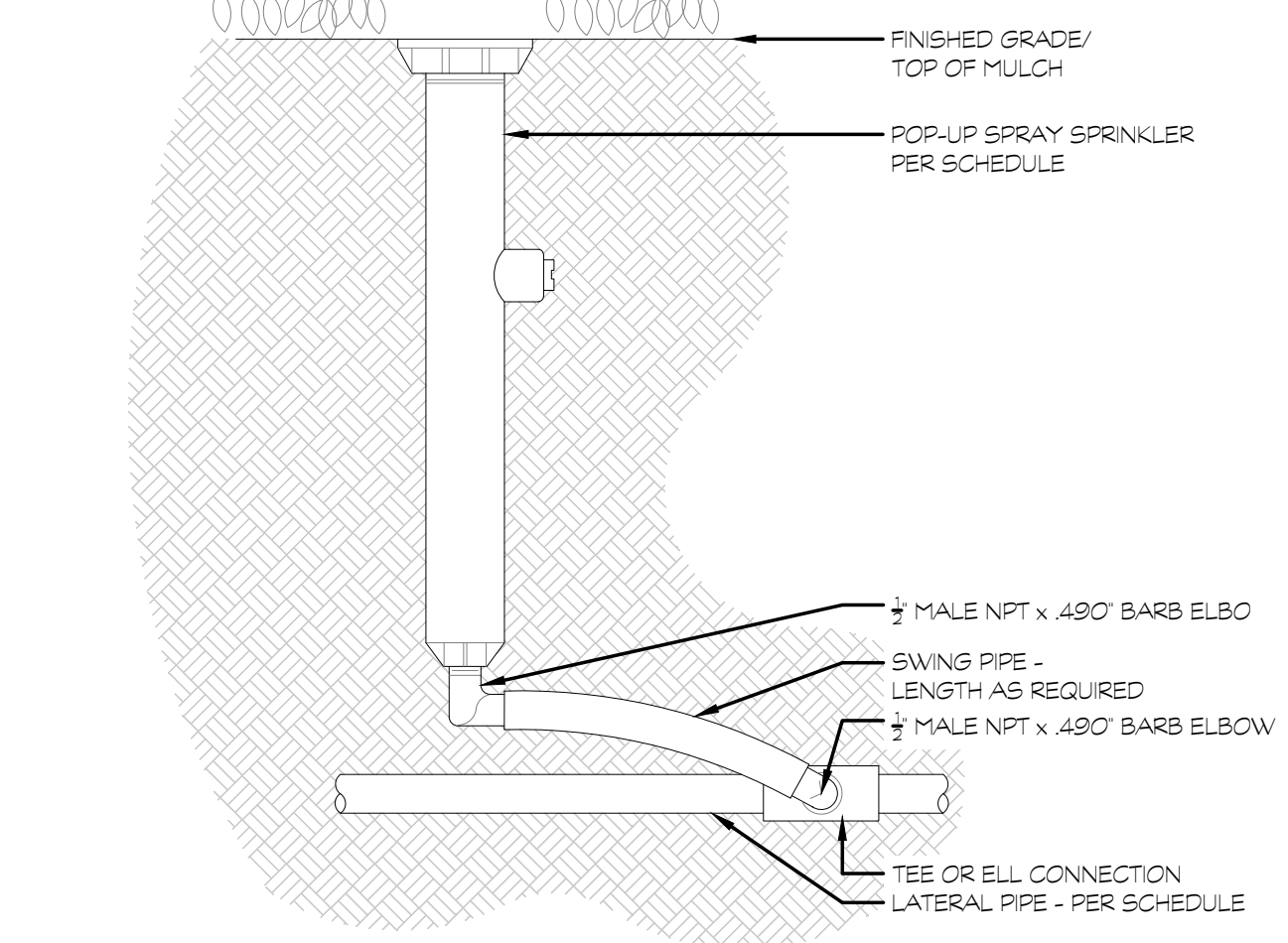
C1 GATE VALVE W/FLANGED ENDS
NOT TO SCALE

- NOTES:
1. TYPICAL MAXIMUM LENGTH OF ONE DISTRIBUTION TUBE SHALL BE 8'. SEE NOTES FOR JOB SPECIFIC MAXIMUM LENGTH.
 2. EMITTERS SHALL BE EQUALLY SPACED AROUND ROOTBALL.
 3. FLUSH ALL LINES THOROUGHLY PRIOR TO EMITTER INSTALLATION.
 4. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL EMITTERS ON THE UPHILL SIDE OF PLANT.
 5. EMITTERS SHALL BE SELF-FLUSHING AND PRESSURE COMPENSATING UNLESS NOTED OTHERWISE.
 6. DRIP VALVE ZONES (HYDROZONES) ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT WATER REQUIREMENTS AND SUN EXPOSURE.
 7. CONTRACTOR SHALL ENSURE HYDROZONES ARE ON SEPARATE VALVES AS SHOWN ON PLAN.



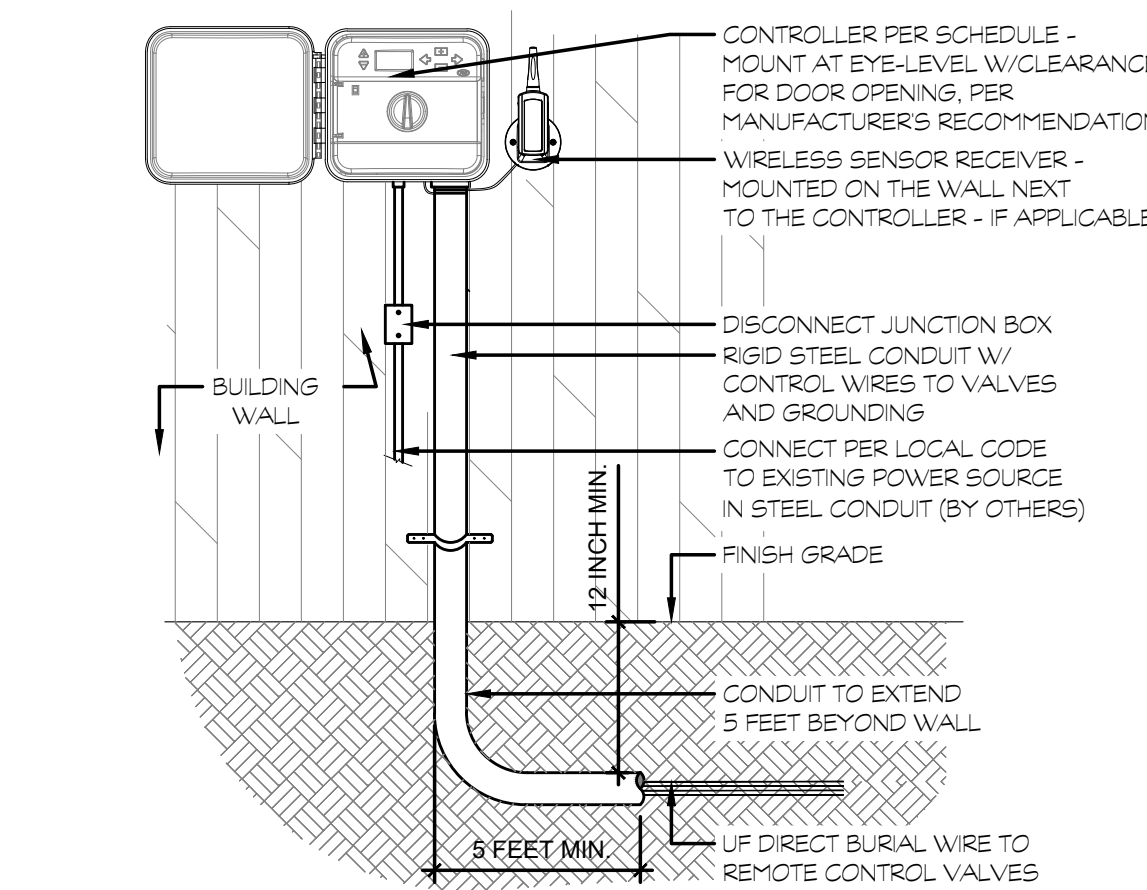
B1 SHRUB EMITTER
1" = 1'-0"

- NOTES:
1. ALL SPRAY HEADS MUST HAVE BUILT IN PRESSURE REGULATING FEATURE.
 2. AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE CONDITION.
 3. SPRINKLERS SHALL BE MIN. 12" FROM ANY WALLS OR BUILDING.
 4. ADJUST ALL SPRINKLER HEADS TO AVOID OVERSPRAY ON ANY WALLS, HARDSCAPE, ETC.
 5. DO NOT USE SEALANT OR TAPE ON THREADED INSERTS TO SPRINKLER HEAD.



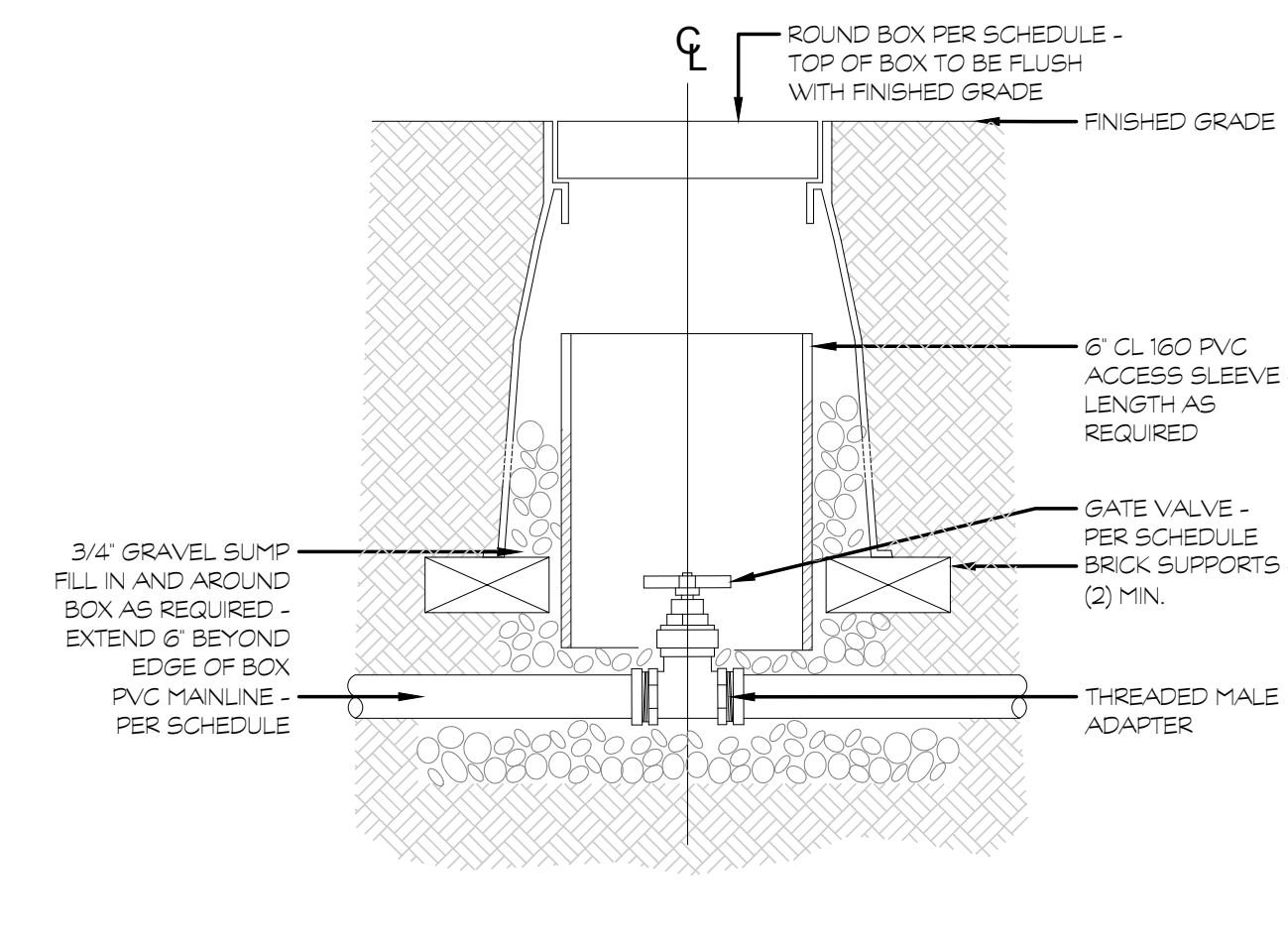
A1 SHRUB POP-UP SPRAY - SWING PIPE ASSEMBLY
NOT TO SCALE

- NOTES:
1. ALL ELECTRICAL AND CONTROLLER WIRE TO BE INSTALLED PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
 2. ALL ELECTRICAL MATERIALS SHALL BE U.L. APPROVED FOR USE AS SHOWN.
 3. GROUND CONTROLLER PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
 4. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.
 5. PROVIDE LOCK AND KEY FOR ENCLOSURE (IF APPLICABLE).



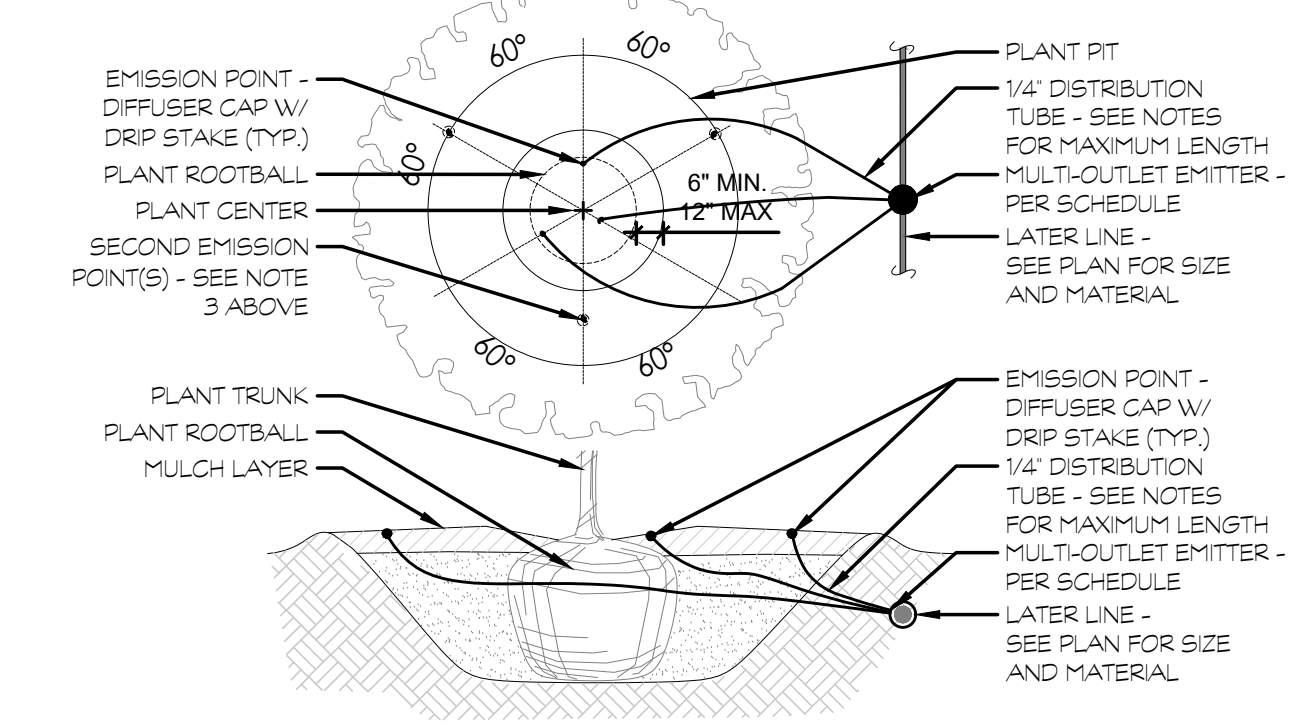
D2 CONTROLLER - WALL MOUNTED
NOT TO SCALE

- NOTES:
1. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT, UNDISTURBED SUBGRADE.
 2. DO NOT REST VALVE BOX OR ACCESS SLEEVE ON MAINLINE OR LATERAL LINE.
 3. PROVIDE GATE VALVE KEY - LENGTH AS NEEDED.



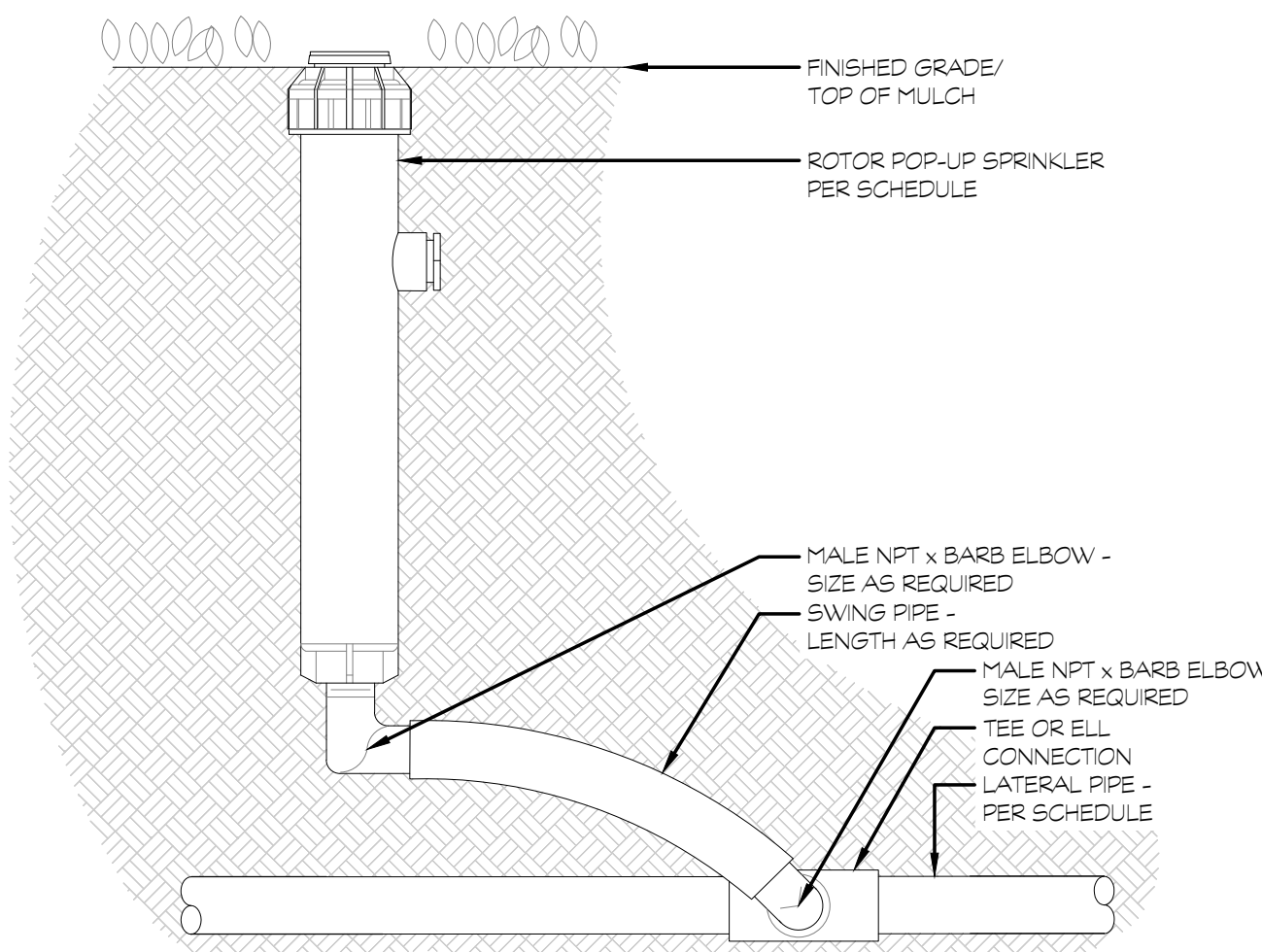
C2 GATE VALVE - 2-1/2" OR SMALLER
NOT TO SCALE

- NOTES:
1. TYPICAL MAXIMUM LENGTH OF ONE DISTRIBUTION TUBE SHALL BE 8'. SEE NOTES FOR JOB SPECIFIC MAXIMUM LENGTH.
 2. EMITTERS SHALL BE EQUALLY SPACED AROUND ROOTBALL.
 3. SECOND EMISSION POINTS (IF NEEDED) AS PER THE EMITTER SCHEDULE FOR TREES WITH 3" CALIPER OR GREATER, OR CONIFEROUS TREES 10 FEET OR GREATER IN HEIGHT.
 4. FLUSH ALL LINES THOROUGHLY, INCLUDING DISTRIBUTION LINES, PRIOR TO EMITTER INSTALLATION.
 5. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL EMITTERS ON THE UPHILL SIDE OF PLANT.
 6. EMITTERS SHALL BE SELF-FLUSHING AND PRESSURE COMPENSATING UNLESS NOTED OTHERWISE.
 7. DRIP VALVE ZONES (HYDROZONES) ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT WATER REQUIREMENTS AND SUN EXPOSURE.
 8. CONTRACTOR SHALL ENSURE HYDROZONES ARE ON SEPARATE VALVES AS SHOWN ON PLAN.
 9. THIS IS A WATERING GUIDE ONLY. SITE, SOIL, AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANTER MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR PROPER PLANT WATER REQUIREMENT.



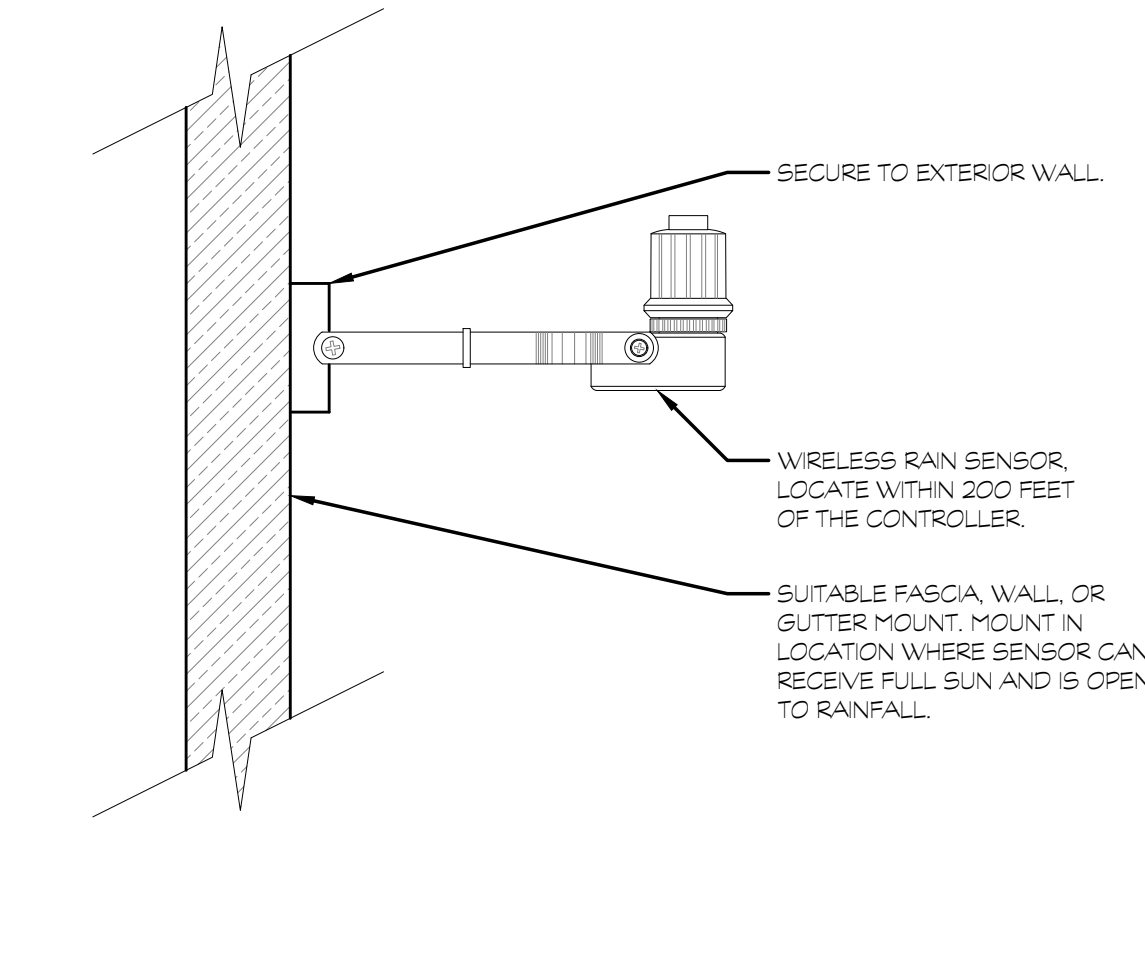
B2 TREE EMITTER PLACEMENT (MULTI-OUTLET)
NOT TO SCALE

- NOTES:
1. AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE CONDITION.
 2. SPRINKLERS SHALL BE MIN. 12" FROM ANY WALLS OR BUILDINGS.
 3. ADJUST ALL SPRINKLER HEADS TO AVOID OVERSPRAY ON ANY WALLS, HARDSCAPE, ETC.
 4. DO NOT USE SEALANT OR TAPE ON THREADED INSERTS TO SPRINKLER HEAD.



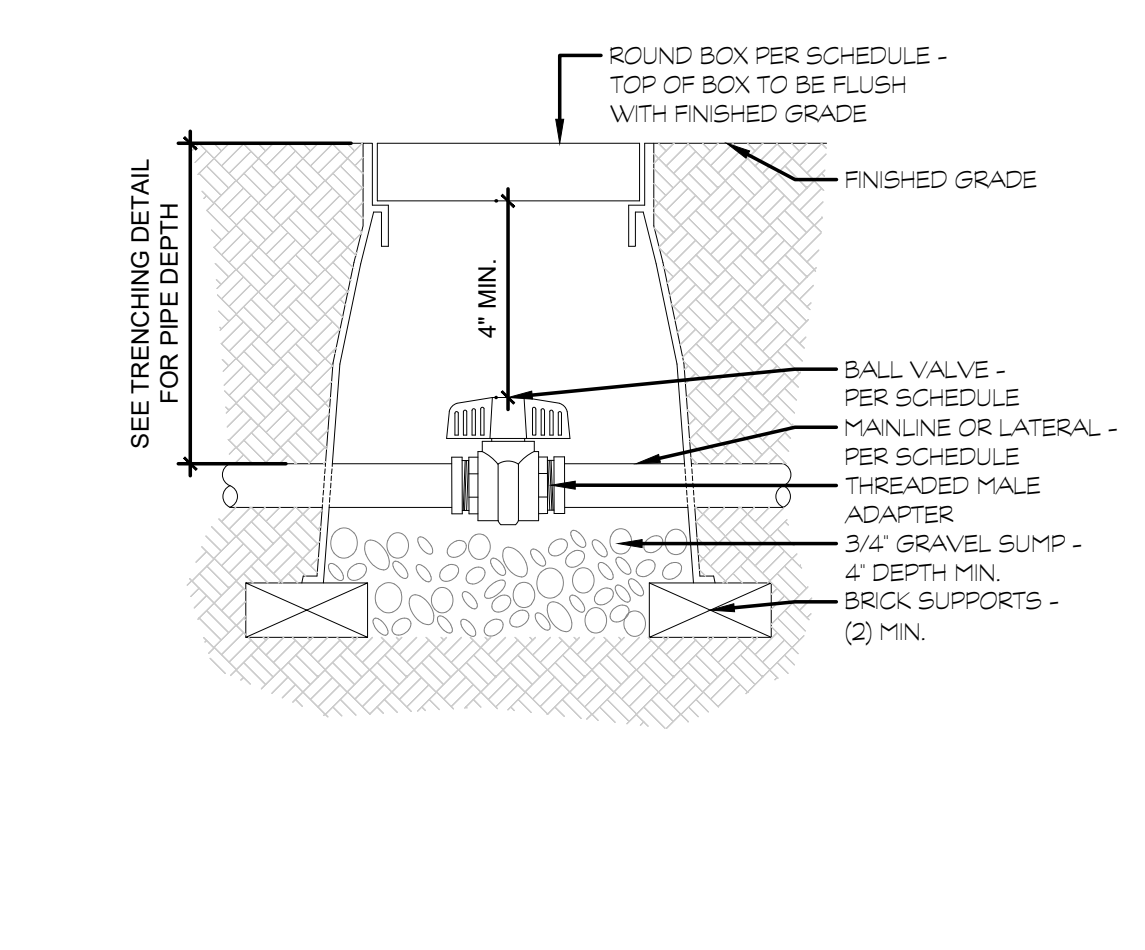
A2 SHRUB ROTOR POP-UP - SWING PIPE ASSEMBLY
NOT TO SCALE

- NOTES:
1. INSTALL SENSOR PER MANUFACTURER'S SPECIFICATIONS.
 2. FINAL LOCATION OF MOUNTING SYSTEM TO BE APPROVED BY OWNER'S REPRESENTATIVE.



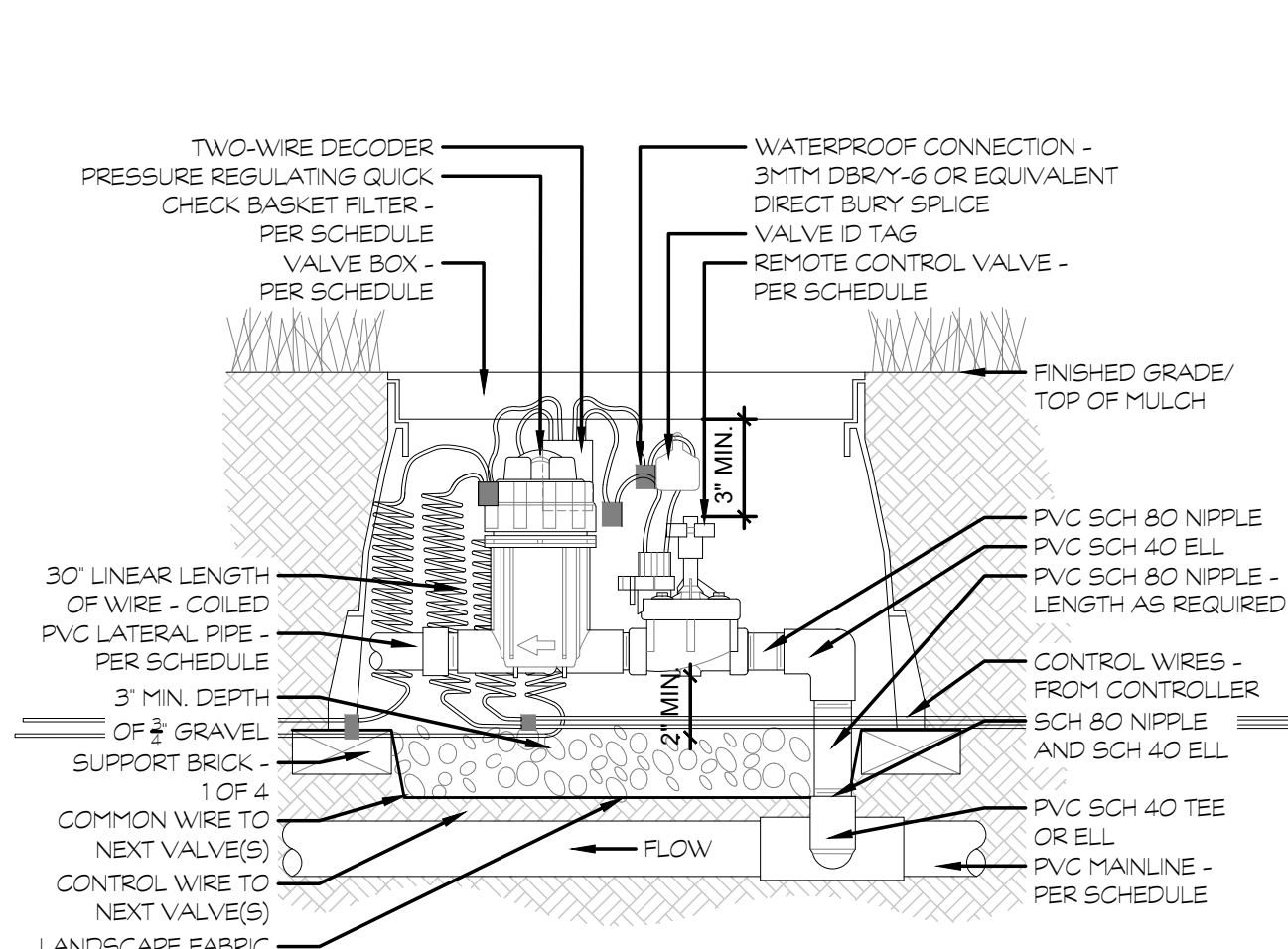
D3 RAIN SENSOR - WIRELESS
NOT TO SCALE

- NOTES:
1. COMPACT SOIL AROUND BALL VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT, UNDISTURBED SUBGRADE.
 2. DO NOT REST VALVE BOX OR ACCESS SLEEVE ON MAINLINE OR LATERAL LINE.
 3. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.



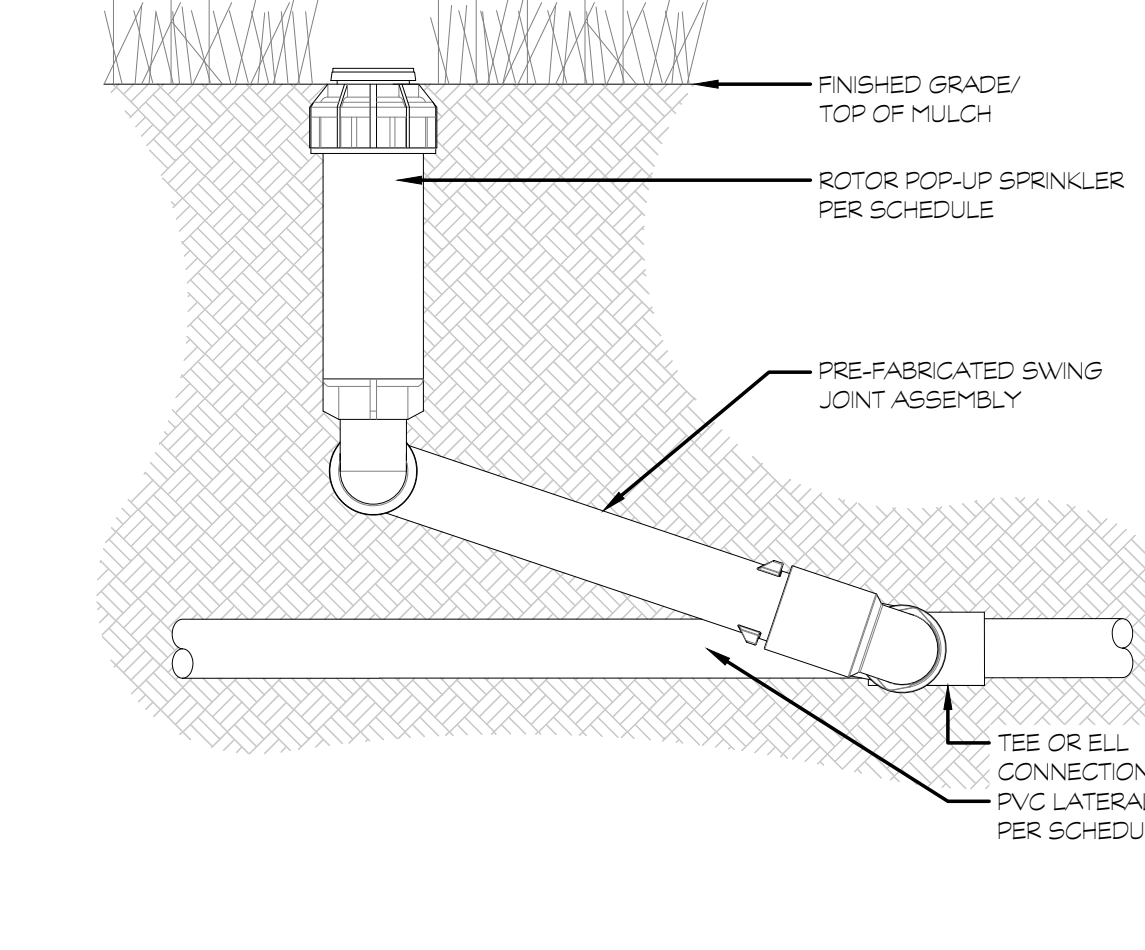
C3 BALL VALVE - 2-1/2" OR SMALLER
NOT TO SCALE

- NOTES:
1. SEAL WIRE ENDS WITH WATERPROOF SPLICING MATERIAL.
 2. 30' MIN. LENGTH OF PATH WIRE, COIL AND PLACE IN BOX AT WATERPROOF CONNECTION TO DECODER AND SOLENOID.
 3. INSTALL DECODERS PER MANUFACTURER'S SPECIFICATIONS FOR WIRING AND GROUNDING.
 4. MOUNT DECODERS TO SIDE OF VALVE BOX WITH STAINLESS STEEL SCREWS AND LABEL WITH VALVE ID.



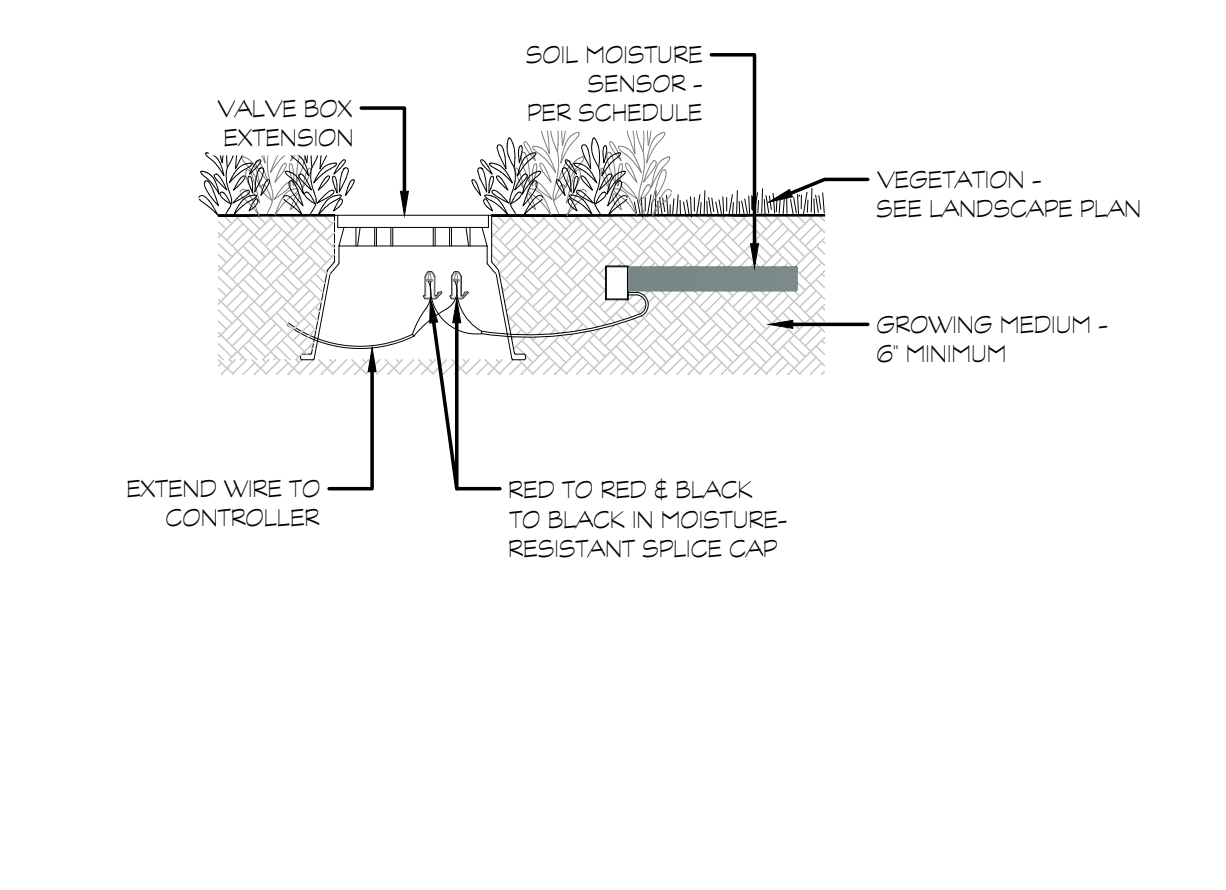
B3 DRIP VALVE ASSEMBLY W/PRS BASKET (2-WIRE)
NOT TO SCALE

- NOTES:
1. AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE CONDITION.
 2. SPRINKLERS SHALL BE MIN. 12" FROM ANY WALLS OR BUILDINGS.
 3. ADJUST ALL SPRINKLER HEADS TO AVOID OVERSPRAY ON ANY WALLS, HARDSCAPE, ETC.
 4. ALL THREADED CONNECTIONS SHALL BE COATED WITH RECTORS SEAL PIPE SEALANT OR EQUIVALENT BUT DO NOT USE SEALANT ON THREADED INSERTS TO SPRINKLER HEAD.



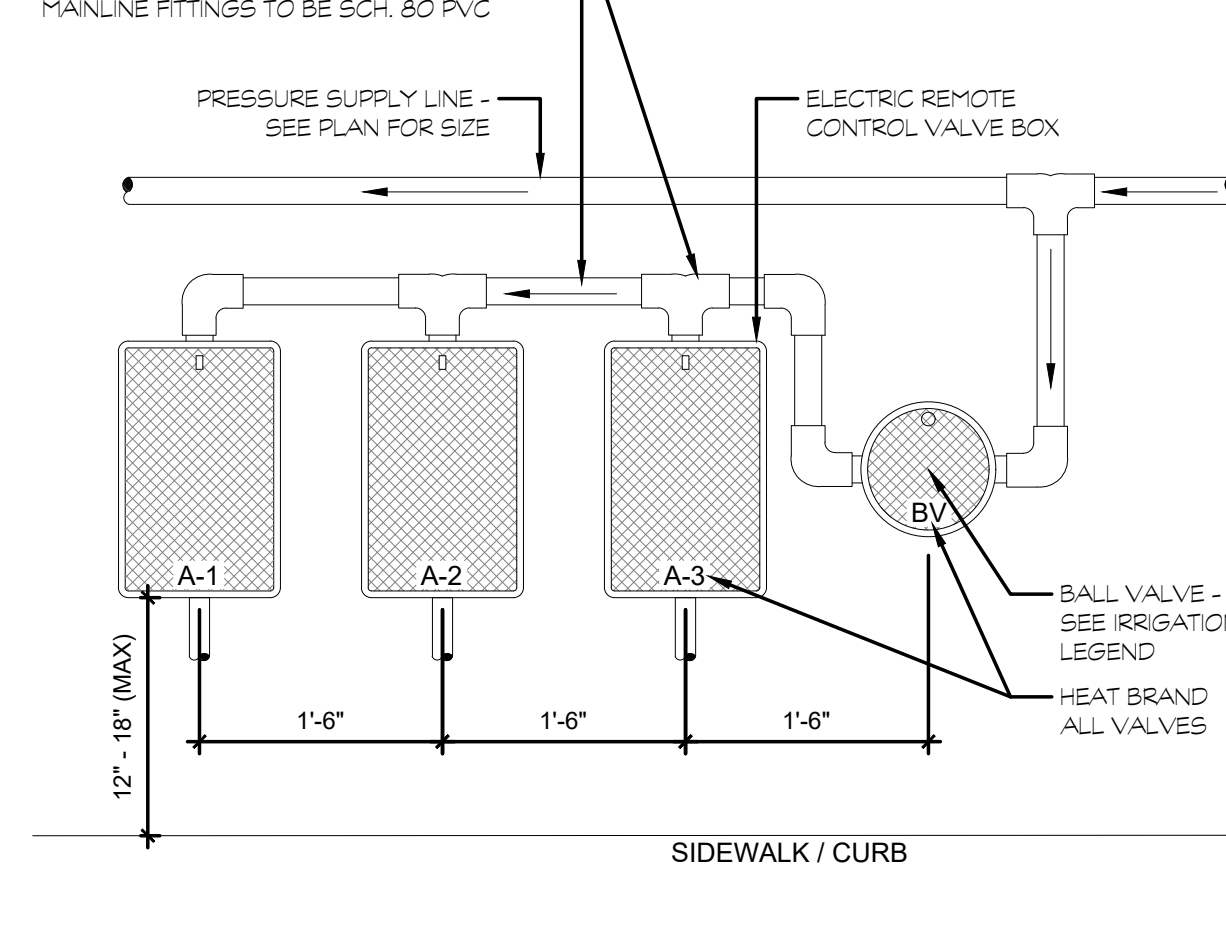
A3 ROTOR POP-UP - SWING JOINT ASSEMBLY
NOT TO SCALE

- NOTES:
1. SET SENSOR LENGTH HORIZONTALLY & BLADE IN VERTICAL POSITION W/ WIRES OUT OF BOTTOM.
 2. SENSOR TO BE LOCATED IN TOP 1/3 OF PLANTING ROOT ZONE.
 3. VALVE BOX EXTENSION HEIGHT TO BE A MAXIMUM OF 6" OR HEIGHT OF PLANNED GROWING MEDIUM.



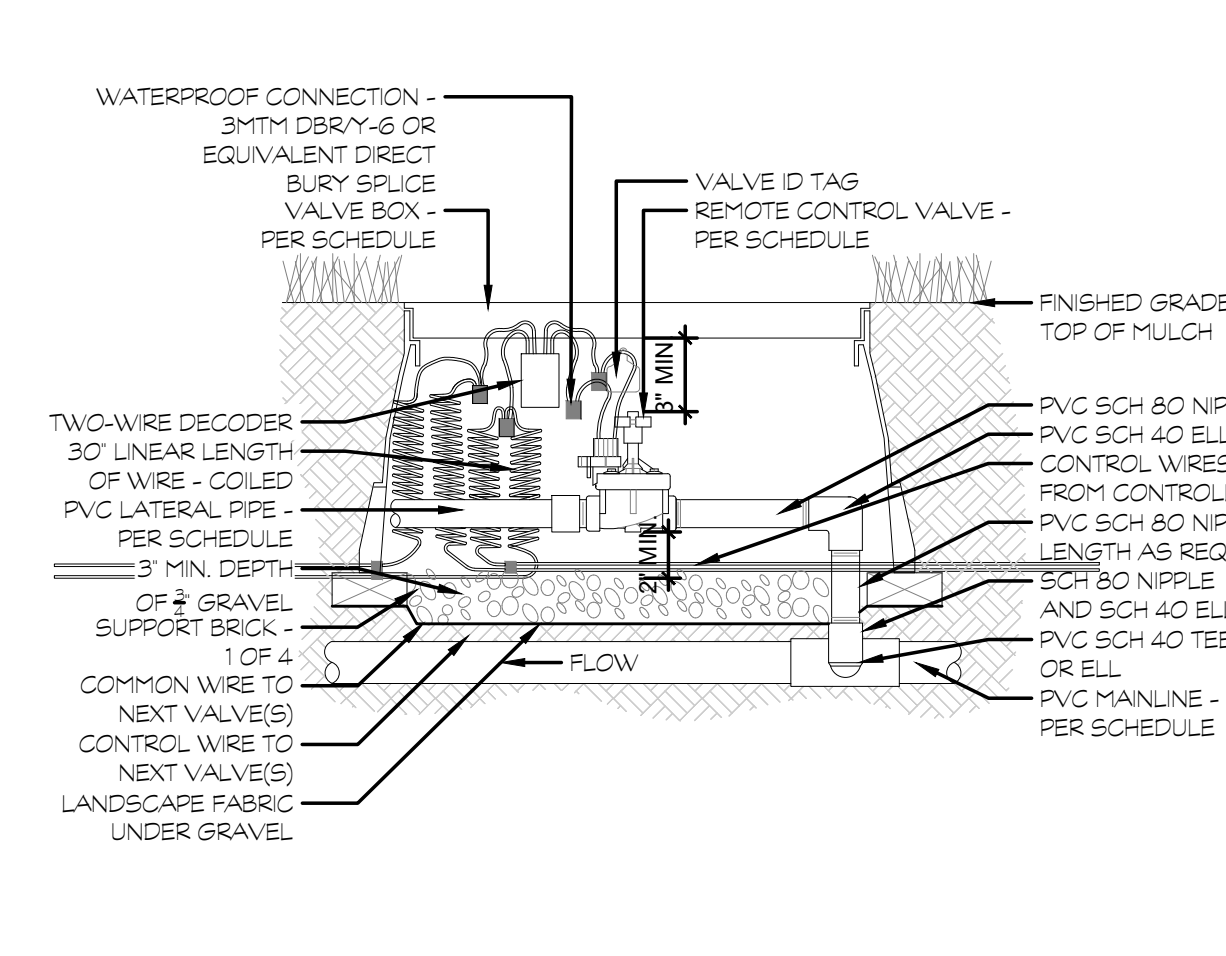
D4 SOIL MOISTURE SENSOR
NOT TO SCALE

- NOTES:
1. SEAL WIRE ENDS WITH WATERPROOF SPLICING MATERIAL.
 2. 30' MIN. LENGTH OF PATH WIRE, COIL AND PLACE IN BOX AT WATERPROOF CONNECTION TO DECODER AND SOLENOID.
 3. INSTALL DECODERS PER MANUFACTURER'S SPECIFICATIONS FOR WIRING AND GROUNDING.
 4. MOUNT DECODERS TO SIDE OF VALVE BOX WITH STAINLESS STEEL SCREWS AND LABEL WITH VALVE ID.



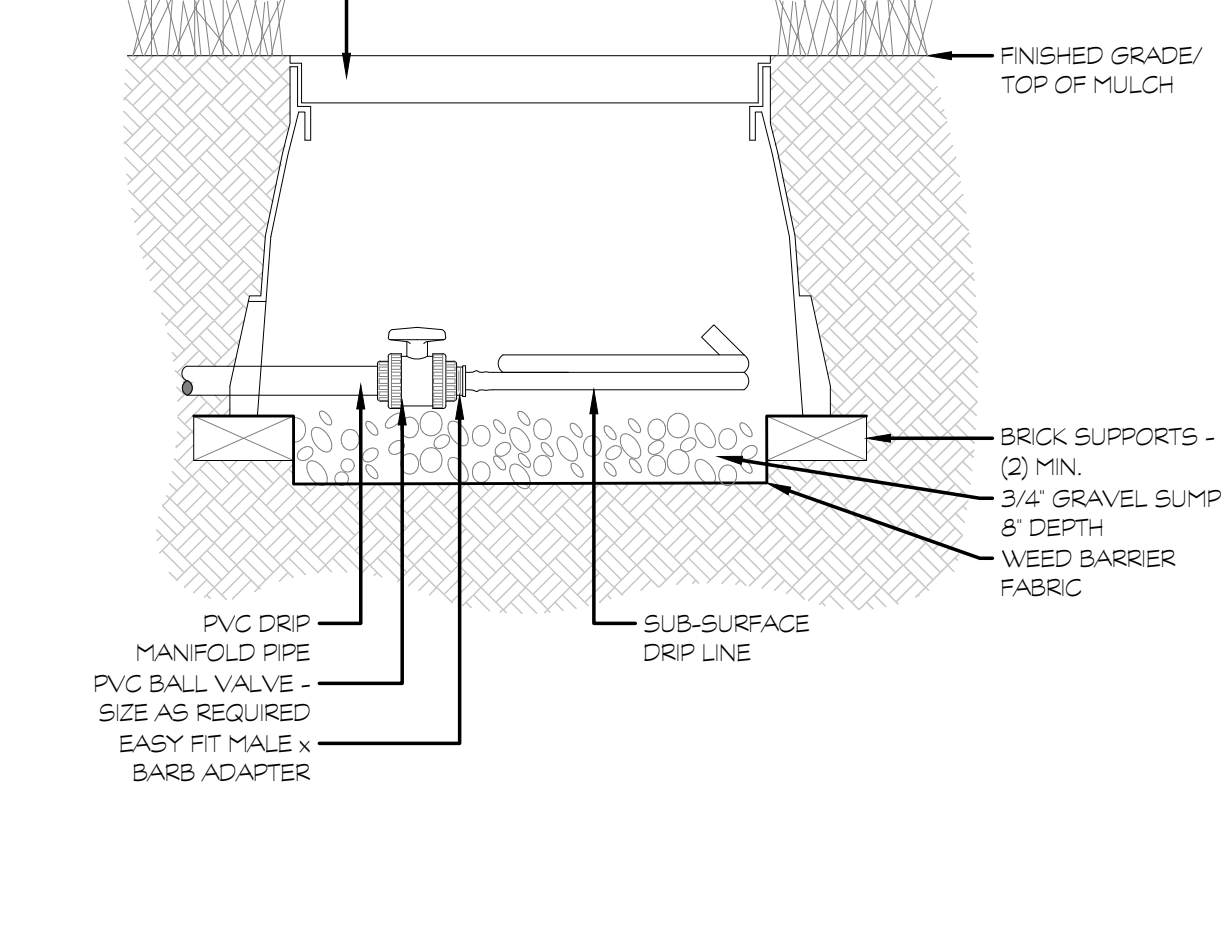
C4 MANIFOLD
NOT TO SCALE

- NOTES:
1. SEAL WIRE ENDS WITH WATERPROOF SPLICING MATERIAL.
 2. 30' MIN. LENGTH OF PATH WIRE, COIL AND PLACE IN BOX AT WATERPROOF CONNECTION TO DECODER AND SOLENOID.
 3. INSTALL DECODERS PER MANUFACTURER'S SPECIFICATIONS FOR WIRING AND GROUNDING.
 4. MOUNT DECODERS TO SIDE OF VALVE BOX WITH STAINLESS STEEL SCREWS AND LABEL WITH VALVE ID.



B4 TURF VALVE ASSEMBLY (2-WIRE)
NOT TO SCALE

- NOTES:
1. AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE CONDITION.
 2. SPRINKLERS SHALL BE MIN. 12" FROM ANY WALLS OR BUILDINGS.
 3. ADJUST ALL SPRINKLER HEADS TO AVOID OVERSPRAY ON ANY WALLS, HARDSCAPE, ETC.
 4. ALL THREADED CONNECTIONS SHALL BE COATED WITH RECTORS SEAL PIPE SEALANT OR EQUIVALENT BUT DO NOT USE SEALANT ON THREADED INSERTS TO SPRINKLER HEAD.



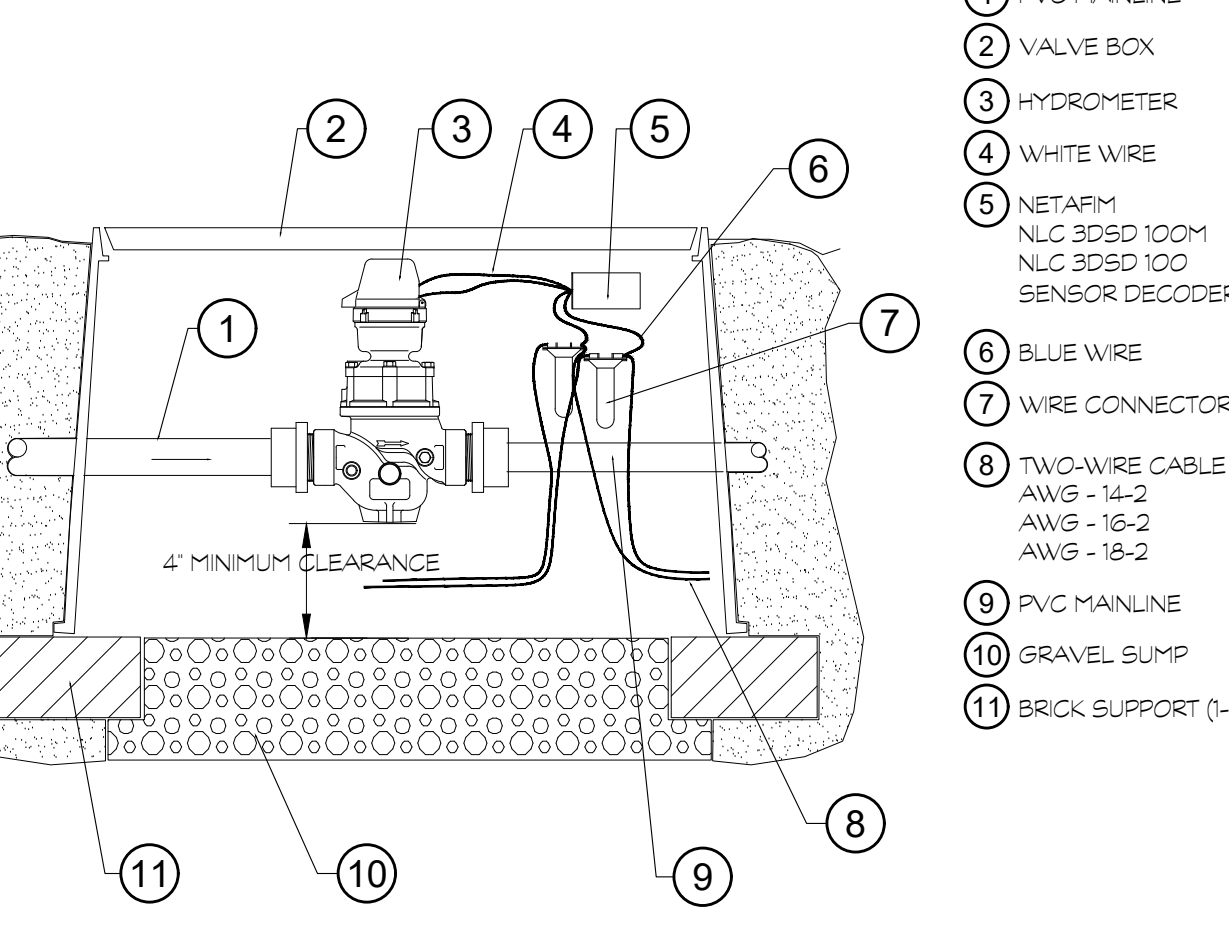
A4 DRIPLINE FLUSH - BALL VALVE
NOT TO SCALE

- NOTES:
1. SET SENSOR LENGTH HORIZONTALLY & BLADE IN VERTICAL POSITION W/ WIRES OUT OF BOTTOM.
 2. SENSOR TO BE LOCATED IN TOP 1/3 OF PLANTING ROOT ZONE.
 3. VALVE BOX EXTENSION HEIGHT TO BE A MAXIMUM OF 6" OR HEIGHT OF PLANNED GROWING MEDIUM.



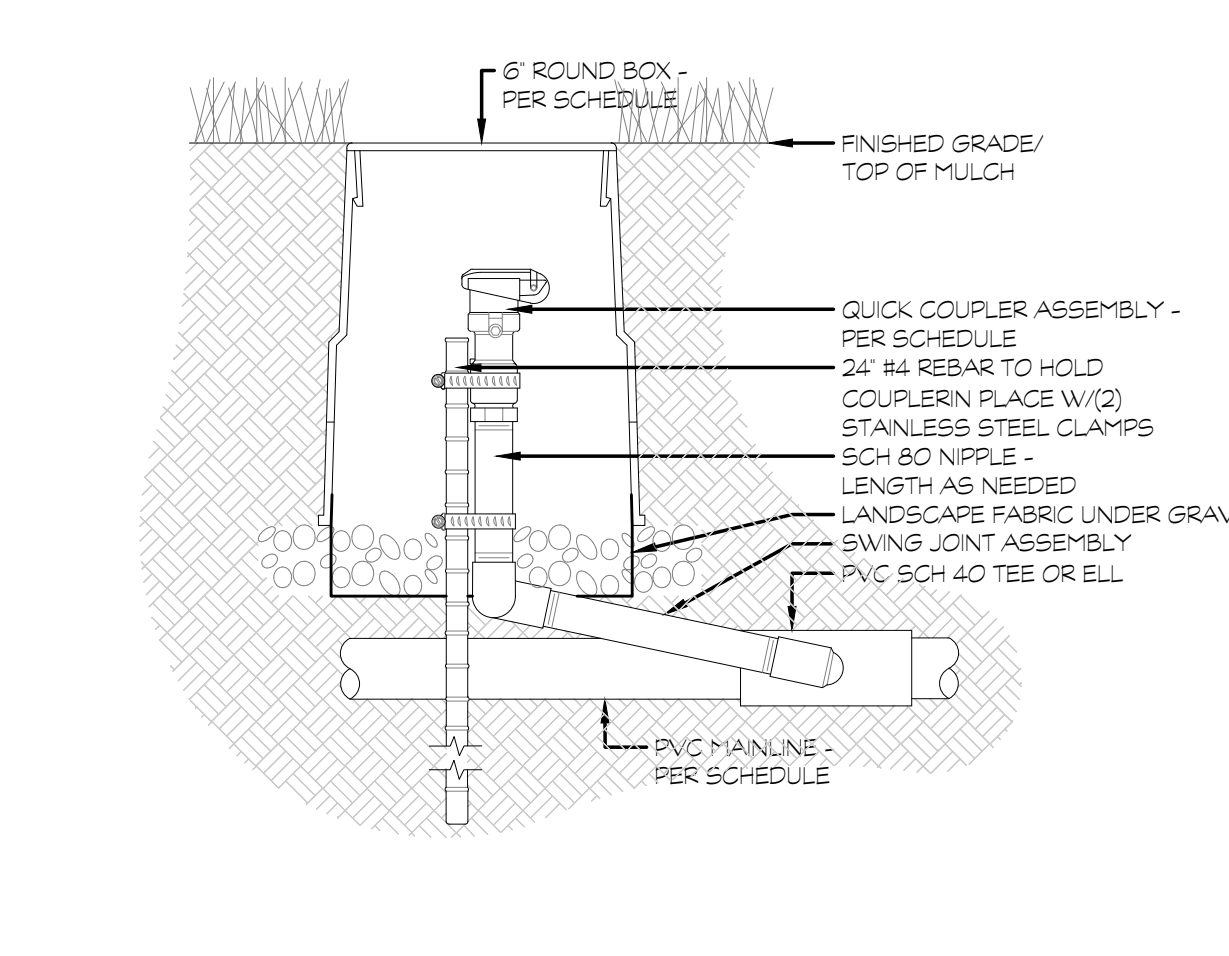
D5 SOIL MOISTURE SENSOR
NOT TO SCALE

- NOTES:
1. EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX.
 2. PROVIDE (1) QUICK COUPLER KEY FOR EACH QUICK COUPLER VALVE.
 3. ALL THREADED CONNECTIONS SHALL BE COATED WITH RECTORS SEAL PIPE SEALANT OR EQUIVALENT.



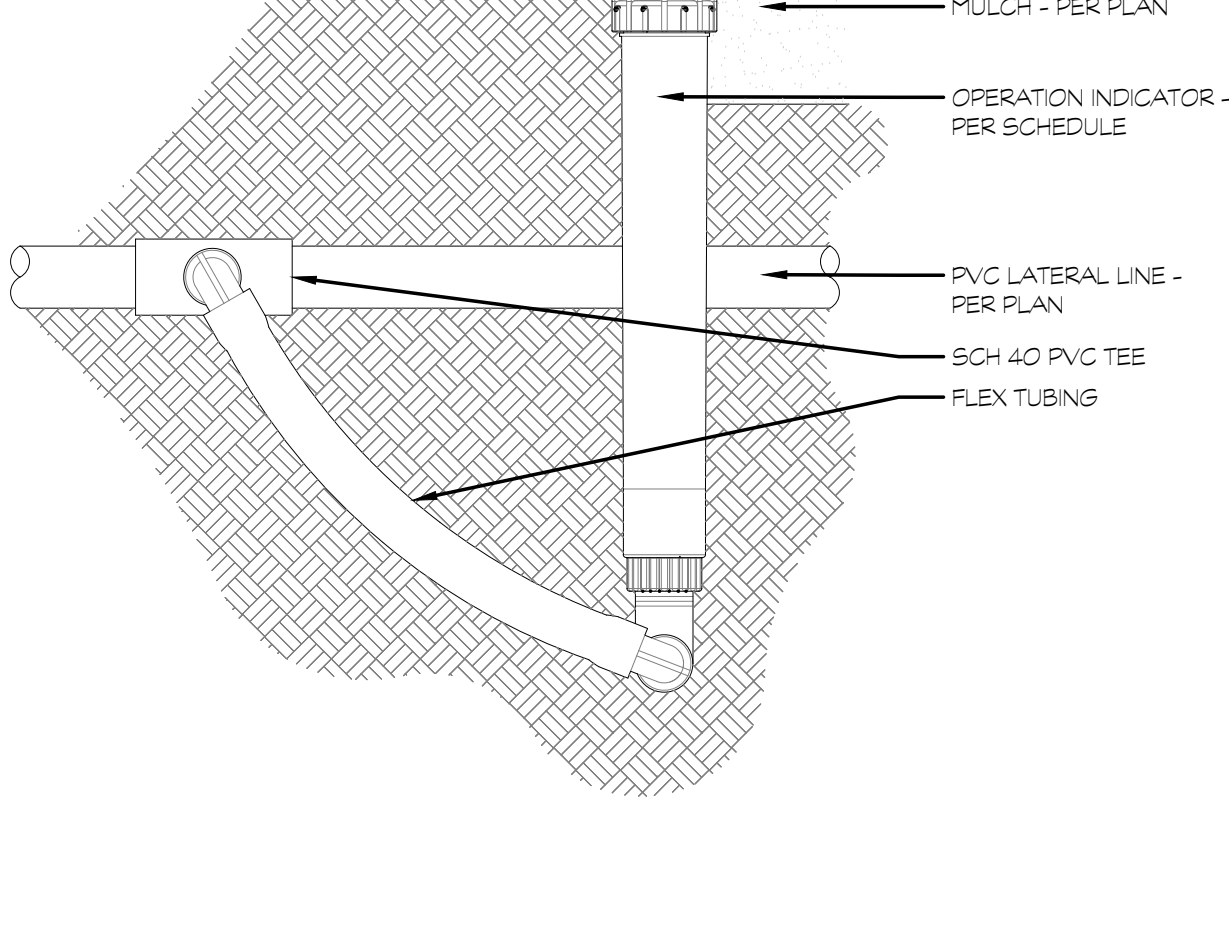
C5 HYDROMETER
1" = 1"

- NOTES:
1. EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX.
 2. PROVIDE (1) QUICK COUPLER KEY FOR EACH QUICK COUPLER VALVE.
 3. ALL THREADED CONNECTIONS SHALL BE COATED WITH RECTORS SEAL PIPE SEALANT OR EQUIVALENT.



B5 QUICK COUPLER
NOT TO SCALE

- NOTES:
1. AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE CONDITION.
 2. SPRINKLERS SHALL BE MIN. 12" FROM ANY WALLS OR BUILDINGS.
 3. ADJUST ALL SPRINKLER HEADS TO AVOID OVERSPRAY ON ANY WALLS, HARDSCAPE, ETC.
 4. ALL THREADED CONNECTIONS SHALL BE COATED WITH RECTORS SEAL PIPE SEALANT OR EQUIVALENT BUT DO NOT USE SEALANT ON THREADED INSERTS TO SPRINKLER HEAD.



A5 DRIPLINE OPERATION INDICATOR (HUNTER)
NOT TO SCALE

REFERENCE NOTES

1. PVC MAINLINE
2. VALVE BOX
3. HYDROMETER
4. WHITE WIRE
5. NETARM NLC 305SD 100M NLC 305SD 100M SENSOR DECODER (GREEN)
6. BLUE WIRE
7. WIRE CONNECTOR
8. TWO-WIRE CABLE TO NEXT DEVICE AWG - 14-2 AWG - 16-2 AWG - 18-2
9. PVC MAINLINE
10. GRAVEL SUMP
11. BRICK SUPPORT (1-EA. CORNER)



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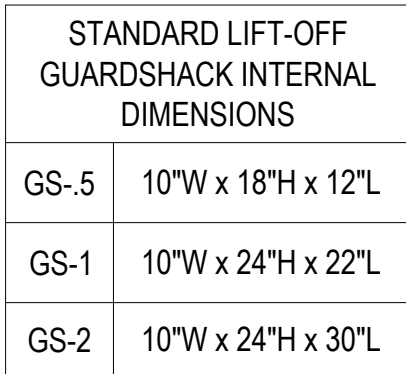
HURRICANE CITY CENTER
HURRICANE, UT 84737
HURRICANE CITY
100% DD SET - 09/15/2026

DATE REVISION

PROJECT NUMBER Project Number

LANDSCAPE
IRRIGATION
DETAILS

LA800



NOT TO SCALE

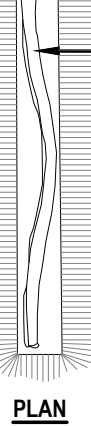
F-IRG-12C

- 
- #6AWG SOLID BARE COPPER WIRE
ELECTRODE SPHERE OF INFLUENCE



A1 — TYPICAL
NOT TO SCALE

F-RG-163



NOT TO SCALE

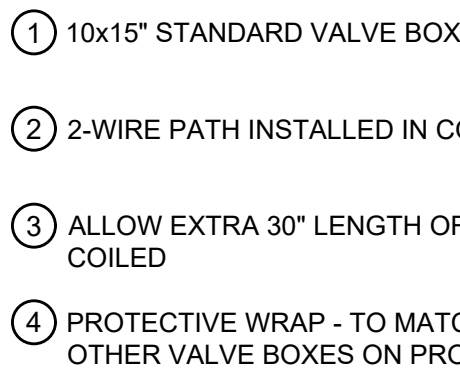
-
- Diagram illustrating the installation of a surge protector. The device is connected to a 6" MIN. metal pipe, a 2-WIRE DECODER SURGE DEVICE, a 2-WIRE PATH - GAUGE PER PLAN/SCHEDULE, and a GROUNDING ROD - INSTALL PER CODE. The diagram also shows a 12" MIN. distance between the pipe and the device, and a ROD LENGTH + 2 FEET requirement.

A3 — TYPICAL
NOT TO SCALE

F-IRG-164

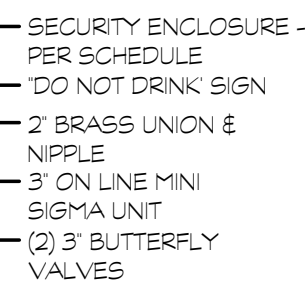
-
- PAVING
FINISHED GRADE/
TOP OF MULCH
- WRAP 12 GAUGE WIRE AROUND EACH END OF SLEEVE (20 WRAPS MIN.) AND EXTEND TO SURFACE AS A LOCATING DEVICE
- PLACE IN 6" ROUND VALVE BOX
- COMPACT SOL AROUND SLEEVE TO SAME DENSITY AS ADJACENT UNDISTURBED SOL
- 18" MIN. DEPTH FOR LATERALS FOR MAINLINE
- BACKFILL WITH EXISTING SOL AFTER REMOVING ROCKS LARGER THAN 3" OR 3/4" ROADBASE OR SAND
- PVC SLEEVE PER SCHEDULE - TWICE THE DIAMETER OF THE PIPES/WIRES MIN.
- 12" MIN.

NOT TO SCALE



A4 2-WIRE
NTS

F-IRG-147

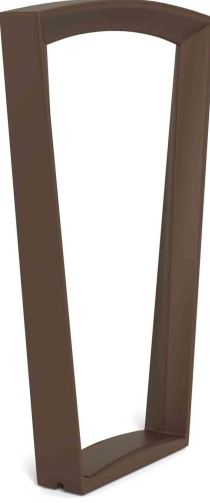


(B5) AMIAD
NOT TO SCALE

F-RG-133

9/14/2026 6:36:50 PM

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REFERENCE NOTES					
STUDIO 431 CUSTOM TRELLIS					
					
Perforated 12' x 12'					
Qty: 4					
Emerson Bike Rack					
					
Configuration					
Quantity					
Variation					
Powdercoat					
Generation 50 Litter					
					
Configuration					
Quantity					
Variation					
Litter Style					
Wood					
Powdercoat Color					
Harpo Bench					
					
Configuration					
Quantity					
Variation					
Length					
Slat Options					
Style Option					
Powdercoat					
Mounting Options					
Woodgrain					
Harpo Lounge Chair					
					
Configuration					
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Harpo Table					
					
Configuration					
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Powdercoat					
Woodgrain					
Length					



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DATE REVISION

PRODUCT NUMBER 26078

FF&E DETAILS

LA930

**Hurricane Planning Commission
Meeting Minutes
May 14, 2026**

Minutes of the Hurricane City Planning Commission meeting held on May 14, 2026, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Ralph Ballard, Brad Winder, Michelle Smith, and Scott Hughes (excused around 6:45 p.m.)

Members Excused: Kelby Iverson

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, City Engineer Representative Jeremy Pickering, Water Department Representative Kory Wright, and Councilman Lynn Excell.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Shelley Goodfellow

Prayer and/or thought by invitation given by Scott Hughes

Shelley Goodfellow motioned to approve the agenda with the change that old business item #1 be moved to new business item #10. Paul Farthing seconded the motion. Unanimous.

Declaration of any conflicts of interest - none.

Public Hearings

1. A Zone Change Amendment request on 10+ acres located at approx. 990 W 2060 S from RA-0.5, residential agriculture one unit per half acre, to M-1, light industrial. Parcel numbers H-3-2-10-3491, H-3-2-10-3501, and H-3-2-10-3511.

Gary Cupp shared that they are requesting this because they feel it'll be better conducive use because of the close proximity to the airport.

No comments.

2. A Zone Change Amendment request on 1.67 acres located at approx. 950 W 2060 S from RA-0.5, residential agriculture one unit per half acre, to M-1, light industrial. Parcel number H-3-2-10-3401.

Gary Cupp shared that this is the same situation and they share property lines.

No comments.

3. A Land Use Code Amendment to Title 10 Chapter 7 Section 9 and Chapter 37 Section 11 regarding height exceptions and conditional use permits.

1 Gary Cupp shared that the proposal would restrict flagpole heights to the maximum building height
2 permitted within the applicable zone. In nonresidential areas, greater heights could be allowed through a
3 conditional use permit.
4 No comments.

5
6 **4. A Land Use Code Amendment to Title 10 Chapter 37, Section 12 regarding double**
7 **frontage lots.**

8 Gary Cupp shared that the current code does not permit double-frontage lots, but the proposed
9 amendment would allow them in certain situations.

10
11 No comments.

12
13 **5. A Land Use Code Amendment to Title 10 Chapter 7, Section 18 and 19 regarding**
14 **new and unlisted business uses.**

15 Gary Cupp shared that the proposed change is due to a change in state code. Last year, state law
16 required that if a use was not listed in the business code, an applicant could petition the City Council to
17 have the use added. There was no appeal process if the request was denied. The updated state code
18 now provides an appeal process, with appeals being heard at the state level rather than by a local
19 appeals board.

20
21 **OLD BUSINESS**

22
23 **1. AFP26-05: Discussion and consideration of a possible approval of an amended**
24 **final plat for Scenic Pointe Phase 2 Lot 42, located at 1481 W 840 S. Daniel Borchardt, Applicant.**
25 **Barry Thompson, Agent.**

26
27 *Paul Farthing motioned to table AFP26-05. Shelley Goodfellow seconded the motion. Unanimous.*

28
29 **NEW BUSINESS**

30
31 **1. ZC26-07: Discussion and consideration of a recommendation to the City Council**
32 **on a Zone Change Amendment request located at 950 W 2060 S from RA-0.5, residential-**
33 **agriculture one unit per half acre, to M-1, light industrial. Parcel number H-3-2-10-3401. Scott**
34 **Stratton, Applicant. Karl Rasmussen, Agent.**

35 Kyle Rasmussen shared that utilities are already stubbed to the property and that he is requesting a
36 zone change to Light Industrial (M-1) to allow for the development of industrial units. He stated that he
37 would prefer to develop the property before homes are constructed across the street. He would like to
38 create a development similar to the Dennett's project in Quail Creek Industrial but does not want to be
39 restricted in the types of uses that could be located there.

40
41 Brad Winder asked whether there was collapsible soil on the property, and Mr. Rasmussen confirmed
42 that there was. Commissioner Winder also asked whether there could be concerns about locating light
43 industrial uses in the area if the airport were ever relocated. Mark Sampson asked about the likelihood of
44 the airport being moved and Dayton Hall responded that the likelihood was very slim.

45
46 Michelle Smith expressed concerns about the range of uses that could be allowed if the property were
47 rezoned to M-1. She stated that she would like to know exactly what could be located there before
48 approving the zone change, as there were certain uses she would not support. Mr. Hall explained that if
49 the zone change were approved, all uses permitted within the M-1 zone would generally be allowed. He
50 noted that a separate zone change request for property to the south was scheduled for consideration by
51 the City Council the following week, along with a proposed development agreement that would limit the

1 uses allowed on that property. The City Council had also expressed concerns about allowing all
2 permitted M-1 uses, so the development agreement identified the specific uses the Council was
3 comfortable allowing.

4
5 Shelley Goodfellow asked when the property had been changed to the RA-0.5 zone. Fred Resch
6 responded that it was likely changed around the same time as Hurricane Fields Estates, although he
7 was not certain. Commissioner Goodfellow then asked whether the property was part of the Hurricane
8 Fields Estates Subdivision. Mr. Resch explained that while the ground had been excavated and water
9 had settled on the property in connection with that project, the property was not part of the subdivision.
10 Commissioner Goodfellow expressed concern that the proposed amount of M-1 zoning in the area
11 seemed overwhelming.

12
13 Commissioner Sampson asked about a smaller area adjacent to the property and who owned it. Mr. Hall
14 explained that the property is part of the airport and is owned by the City. Commissioner Sampson also
15 asked about the long-term plans for the existing airport road. Mr. Hall stated that the issue had been
16 discussed extensively by the City Council, but he was unsure what final consensus had been reached.
17 He explained that utilities are located within the corridor and the City does not intend to abandon them,
18 so the utility corridor would remain long-term. Options discussed included maintaining the area as a
19 pedestrian path or keeping it as a roadway.

20
21 Mr. Hall further explained that as part of the proposed development agreement for Scott's current zone
22 change to the south, access to the development would be required from 1100 West rather than the
23 existing airport road. The developer would not be required to make improvements to the existing airport
24 road unless access was requested from that side, in which case the necessary improvements would be
25 required.

26
27 Commissioner Sampson asked about the planned realignment of 1100 West. Mr. Pickering responded
28 that the realignment would occur as development takes place. Ralph Ballard expressed concerns about
29 access to the property and questioned how industrial traffic would enter and exit the area. While
30 acknowledging the City's need for industrial development, he questioned whether this was the
31 appropriate location. He noted that the City could potentially lease the property for industrial uses related
32 to the airport, but that the proposed development represented a different type of use.

33
34 Paul Farthing stated that he believed this application and the other related application should be tabled
35 until the City Council makes a decision regarding the pending zone change and proposed development
36 agreement for the property to the south.

37
38 *Ralph Ballard motioned to table ZC26-07 until the City Council makes a determination on the adjoining*
39 *property. Paul Farthing seconded the motion. Roll call - unanimous.*

40
41 **2. ZC26-08: Discussion and consideration of a recommendation to the City Council**
42 **on a Zone Change Amendment Request located at 990 W 2060 S from RA-0.5, residential**
43 **agriculture one unit per half acre to M-1, light industrial. Parcel numbers H-3-2-10-3511, H-3-2-10-**
44 **3501, H-3-2-10-3491. Scott Stratton, Applicant. Karl Rasmussen, Agent.**

45
46 *Because they just discussed this, Ralph Ballard motioned to table ZC26-08. Paul Farthing seconded the*
47 *motion. Unanimous.*

48
49 **3. AFSP26-01: Discussion and consideration of a possible approval of an amended**
50 **final site plan for Glampers Inn, a commercial development, located at 505 S Sand Hollow Road.**
51 **KSCO Investments LLC, Applicant. Karl Rasmussen, Agent.**

Karl Rasmussen shared that the proposal is for a 1,600-square-foot maintenance building for Glampers Inn. Scott Hughes asked whether the building would remove any parking and where it would be located on the provided map, noting that it appeared to have an industrial design. Fred Resch stated that architectural relief would be required on the sides of the building facing the road.

Paul Farthing motioned to approve AFSP26-01 subject to staff and JUC comments. Scott Hughes seconded the motion. Unanimous.

4. AFP26-06: Discussion and consideration of a possible approval of an amended final plat for Shadow Mountain Mobile Estates located at 375 E 450 N. Keith Stout, Applicant. Karl Rasmussen, Agent.

Gary Cupp explained that the property is a platted mobile home/RV subdivision. Scott Hughes asked whether Lot #23, located at the top of the subdivision, would allow for a dwelling while meeting the applicable setback standards. Fred Resch responded that although the lot may be small, it would allow for a dwelling.

Shelley Goodfellow motioned to approve AFP26-06 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

5. AFP26-08: Discussion and consideration of a possible approval of an amended final plat for Dixie Springs Lots 170 and 185, located at 3970 W 2570 S. Dave Hogan, Applicant. Gerold Pratt, Agent.

Dave Hogan shared that he and his wife purchased the lots approximately seven years ago. The original home was built in 2011, and when the neighboring lot became available, they purchased it and constructed an ADU. He noted that the ADU is connected to the main home's utilities.

Paul Farthing motioned to approve AFP26-08 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

6. PSP26-03: Discussion and consideration of a possible approval of a preliminary site plan for Desert Forge Industrial Subdivision, an industrial development located at 670 N Old Highway 91. BAJR LLC, Applicant. Rhett Beazer, Agent.

It was shared that this property is located as far north as possible on Old Highway 91 and that a similar change was recently approved directly to the north. The proposal is for a small storage unit subdivision that will ultimately be platted so the individual units and lots can be separately owned.

Ralph Ballard asked why the property was not being platted if the units were intended to be individually owned. Fred Resch explained that the property is already within an existing subdivision and is simply being further subdivided. Once the construction drawings have been approved and signed, the applicant will apply for an amended final plat.

Shelley Goodfellow motioned to approve PSP26-03 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

7. FSP26-09: Discussion and consideration of a possible approval of a final site plan for Stonebrook Square Lot 11, a commercial building located at 71 S 1350 W. Rebecca Grondel, Applicant. Mike Jensen, Agent.

Mike Jensen shared that the property is located next to Jimmy John's and that the proposal is to construct an office building for Rebecca Grondel, a local therapist. Brad Winder questioned whether the project would impact parking. Mr. Jensen explained that the parking and infrastructure are already in

place. Although the lot is currently vacant and consists of dirt, no existing parking would be removed, and a few additional parking spaces would be added.

Paul Farthing motioned to approve FSP26-09 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous

8. LUCA26-03: A Land Use Code Amendment to Title 10 Chapter 7, Section 9 and Chapter 37, Section 11 regarding height exceptions and conditional use permits.

Gary Cupp explained that the proposed flagpole regulations stemmed from discussions during the recent sign ordinance update, when the Planning Commission determined that flagpole heights should also be addressed. He reviewed the proposed changes and explained the zones in which a height exception could be requested. Flagpoles in residential zones would be limited to the maximum height restrictions established for the applicable zone, while flagpoles in commercial and industrial zones could exceed those limits through approval of a conditional use permit.

Shelley Goodfellow asked about potential concerns with flagpoles located near power lines. Mr. Cupp responded that those concerns would be addressed through the engineering and permitting processes. Michelle Smith asked whether all flagpoles would be required to be engineered or whether engineering would only be required above a certain height.

Dayton Hall explained that, as drafted, a conditional use permit would only be required when a proposed flagpole exceeds the maximum building height allowed within the applicable zone. As part of the conditional use permit process, the flagpole would need to be engineered to ensure it is structurally sound.

Commissioner Smith also asked about lighting requirements, noting that if a flag is flown 24 hours a day, it should be illuminated. Mr. Cupp stated that lighting requirements were not included in the proposed amendment. Commissioner Smith then asked whether there would be standards regulating the size of flags. Mr. Cupp responded that no regulations regarding flag size were being proposed.

Shelley Goodfellow motioned a recommendation of approval on LUCA26-03 to the City Council. Michelle Smith seconded the motion. Unanimous.

9. LUCA26-04: A Land Use Code Amendment to Title 10 Chapter 37 Section 12 regarding double frontage lots.

Gary Cupp explained that when amending a plat to combine lots, there did not appear to be a compelling reason to prohibit double-frontage lots. He noted that the restriction seemed to be more applicable during the original plat approval process.

Mark Sampson asked why limiting double-frontage lots was important. Jeremy Pickering explained that an overuse of double-frontage lots could result in underutilized streets and unnecessary infrastructure. He stated that allowing two streets where one would be sufficient could be considered poor infrastructure planning by the City.

Shelley Goodfellow asked whether this would affect impact fees. Mr. Pickering responded that not necessarily, as the City does not typically account for the cost of internal subdivision roads because they are constructed at the developer's expense. However, once those roads are dedicated to the City, the City becomes responsible for their ongoing maintenance.

Dayton Hall clarified the distinction between a lot and a parcel, explaining that a lot is part of a subdivision, while a parcel is not. Parcels are typically larger and may have frontage along multiple roadways.

Paul Farthing asked whether, once lots were combined and purchased, they could later be sold as individual parcels. Fred Resch responded that it was possible, depending on how or whether the property had been developed.

Shelly Goodfellow motioned a recommendation of approval of LUCA26-04 to the City Council. Ralph Ballard seconded the motion. Unanimous.

10. LUCA26-05: A Land Use Code Amendment to Title 10 Chapter 7, Section 18 and 19 regarding new and unlisted business uses.

Fred Resch explained that when the original state code went into effect, the process was treated primarily as an administrative change. The state has since clarified the process. If an applicant wishes to add a use that is not currently listed in the use tables, the City Council may either approve or deny the amendment. If the request is denied, the applicant may appeal the decision at the state level rather than through a local appeals process.

Shelley Goodfellow motioned a recommendation of approval of LUCA26-05 to the City Council. Michelle Smith seconded the motion. Unanimous.

Paul Farthing motioned to adjourn the meeting. Shelley Goodfellow seconded the motion. Unanimous.

Adjournment at 7:31PM