



Mayor
John Bramall

City Manager
Clark R. Fawcett

City of Hurricane

City Council
Pam Humphries
Darin Larson
Cheryl Reeve
Kevin Tervort
Kevin Thomas

Hurricane City Council Meeting Agenda

April 4, 2019

5:00 PM

City Council Chambers – 147 N 870 W

Notice is hereby given that the City Council will hold a Regular Meeting in the City Hall Council Chambers at 147 N 870 W, Hurricane, UT. A silent roll call will be taken, followed by the Pledge of Allegiance and prayer by invitation.

THOSE WISHING TO SPEAK DURING PUBLIC FORUM MUST SIGN IN WITH THE RECORDER BY 6:00 P.M.

AGENDA

4:00 p.m. Work Meeting-Discussion regarding proposed recreation center design

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

6:00 p.m. - Call to Order

Presentation of 20 years of service award – Linda Melin

Approval of minutes: 03/07/2019

6:15 p.m. – Public Forum – Comments from Public

Please Note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda, public comments will be limited to 2 minutes per person per item. A spokesperson representing a group to summarize their concerns will be allowed 5 minutes to speak. Repetitious commentary will not be allowed. If you need additional time, please request agenda time with Beccie Williams in writing before 5:00 p.m. the Wednesday one week before the Council meeting.

NEW BUSINESS

- 1. State of the Police Department**-Chief Excell
- 2. Consideration and possible approval of a zoning map amendment from RA-1, Residential Agricultural one acre , to RA-0.5, Residential Agricultural half acre, for 20.07 acres located at approximately 3120 South 1100 West**-John and Connie Bramall, applicants, Jenny Chamberlain agent
- 3. Consideration and possible approval of a preliminary plat for a 38 lot single family subdivision located at approximately 5140 West Turf Sod Road**-Chris Wyler applicant, Civil Science agent
- 4. Consideration and possible approval of a zoning map Amendment from M-1, Light Industrial, to GC, General Commercial, and PC, Planned Commercial for 11.24 acres at approximately 232 N. 2260 West**-Toquerville Enterprises applicant
- 5. Consideration and possible approval of an ordinance amending the Hurricane City Code by establishing design standards for small cell infrastructure**-Dave Imlay, Power Superintendent
- 6. Consideration and possible approval of a Federal Aid Agreement with UDOT for the I-15 Exit 18 Interchange Feasibility Study**-Arthur LeBaron
- 7. Discussion regarding possible property for a future hospital and/or community center**
- 8. Discussion and possible decision regarding Frog Hollow Storage**-Jason Campbell

9. *Executive Session to discuss property acquisition for Recreation Center and possible fire station location and related matters*

10. *Mayor, Council and Staff reports*

11. Adjournment

I hereby certify that the above notice was posted to the city website, (www.cityofhurricane.com) posted to the state public notice website, and at the following locations:

1. City office – 147 North 870 West, Hurricane, UT
 2. The Post Office – 1075 West 100 North, Hurricane, UT
 3. The library – 36 South 300 West, Hurricane, UT
- _____ for the City Recorder
-

Hurricane City Council Minutes – April 4, 2019

Minutes of the Hurricane City Council meeting held on April 4, 2019, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 4 p.m.

Members Present: Mayor John Bramall and **Council Members:** Pam Humphries, Darin Larson, Kevin Tervort, Kevin Thomas and Cheryl Reeve

Also Present: City Manager Clark Fawcett, Assistant City Manager/Recorder Kaden DeMille, City Attorney Fay Reber, Police Chief Lynn Excell, Power Superintendent Dave Imlay, Public Works Director Mike Vercimak, Planning Director Toni Foran, City Engineer Arthur LeBaron, Ash Creek Special Service District Director Mike Chandler, GIS Specialist Joe Rhodes and Fire Department Chief Tom Kuhlmann.

AGENDA

4:00 p.m. Work Meeting – Discussion regarding proposed recreation center design

Bryce King gave handouts to Council containing conceptual designs for the proposed recreation center. Mr. King wanted to address location, amenities and budget. Council discussed different locations including keeping the recreation center in the current downtown area or purchasing property out by Walmart or Sand Hollow. The consensus from Council was that property acquisition elsewhere would be expensive and keeping the current location would help revitalize the downtown area. The layout of the facility may include the closure of 100 South. This would provide a traffic loop that would be strictly for drop-off or pick-ups. Customer parking would be located away from SR-9 on the south side of the facility.

Among the amenities discussed, a gym, walkable track, fitness center and swimming pools are a must. The desired competition swimming pool size is 25 meter by 25 yards. This equates to an 11 lane swimming pool. Council expressed financial concerns regarding a pool that size and requested the cost difference between an 8 lane swimming pool vs an 11 lane swimming pool.

In order to help keep the cost down of the proposed facility Mr. King suggested purchasing a re-purposed gym floor for the fitness center, offer naming rights for certain areas of the facility with private and/or corporate donations, extending memberships to the surrounding communities, participating in programs such as Silver Sneakers and reaching out to medical and insurance companies for membership sponsors. It was also discussed to combine this building with other county services, like the county library. This would open up additional funding options.

Mr. King and Arch Nexus are scheduled to have a booth at the upcoming Easter Car Show to poll the community about what amenities they would like offered. They are reaching out to the public in many different ways to get a better idea of what the wants and needs are of the community. Another public meeting will be held late in May to present these findings and possible facility designs. Mr. King would like to develop an eight member PR Committee to advocate for this project. Council suggested David Stirland, John Stout, Chauncey Turley, Ron Mills, Jody Rich, Brian and Nancy Hinton, Darin Thomas, Jan Wells, Jeff Madsen, Richard Holmes and Renee Anderson.

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

Mike Chandler had to advertise for an emergency bid for concrete pipe replacement for two separate sections of pipe. One section of pipe is located along the west side of Sky Mountain Golf Course, which collapsed last month. The second section of pipe is located by Goulds Wash and SR-9 on the south side

of the road. The Bench Lake pump station and pipe line projects will be advertised in two weeks. They are hoping to have sewer out there by early to mid-fall.

Bryce King had 485 participants start the youth spring baseball program last week. The swimming pool will open next Friday. They will offer spring swimming lessons this year. During the Easter Car Show in April, they will have survey stations displayed to gather citizen feedback regarding the proposed recreation center. It will help gauge the needs and expectations of the community going forward. Mr. King will coordinate with Chief Excell to possibly close 100 South during Peach Days in September.

Chief Excell said one of the Animal Control vehicles was involved in a minor traffic accident. The vehicle was hit from behind. No injuries and minimal damage. Officer Gubler was sent to training on supervising an evidence room and he came back with changes that will be made for a more efficient operation. SR-9 is still busy with construction.

Chief Kuhlmann has a fire training academy underway. Last year they struggled to have ten attendees, this year they have forty-two attendees. The department purchased a large chipper to help in hazardous areas that would normally burn.

Toni Foran informed Council that the JUC requested a connector street to bisect the middle of the block in the proposed Pecan Valley subdivision. This connector street should've been included with the zone change that was approved in September 2018. Ms. Foran asked that Council confirm this requirement with the applicants before approving the preliminary plat. In addition, Bill Zitting has applied for a zone change for property behind this proposed subdivision. Planning Commission will hold a public hearing next week for his zone change. IHC will be coming in sometime in the next month to give an update regarding their findings following the December 2018 meeting.

Mike Vercimak reported that the airport renovation project is well underway. The over excavation and recompaction is almost completed and paving will begin soon. The Street Department has been working on minor street repairs. The Water Department is working on a line replacement in Santa Fe Hills.

Dave Imlay attended the Southwest Utah Technical Task Force meeting. With the addition of Purgatory Flats, there are no longer contingencies for rolling blackouts in the plan. Purgatory Flats is a huge improvement and benefit to this county. As a result of the fires in California last year, new procedures have been put in place regarding red flag weather alerts. The power company will put the substation breakers on non-reclose. This means if the breaker trips, it will lock open and it will not reclose until power personnel patrol the entire line to make sure it is clear. In the case of a major trip, power could be out for hours. Mr. Imlay also reported the Horse Butte Wind Project will be paying Hurricane Power to retrofit 170 poles in the city to make them avian safe. They will be providing an agreement in the coming weeks.

Clark Fawcett received a request from Diane Nay to sponsor a few girls to go to State. She is asking for \$600-\$800. Council supports the sponsorship. Also, Gale Hinton with the Sons of Utah Pioneers would like to preserve a cistern, make it safe and possibly place a plaque giving a brief history of the location.

6:00 p.m. - Call to Order –

Plledge: Kevin Tervort Prayer: Fay Reber

Mayor Bramall and Clark Fawcett presented a 20 year service award to Linda Melin.

Approval of Minutes: 03/07/2019

Pam Humphries made a motion to approve the 03/07/2019 minutes. Seconded by Kevin Tervort. Motion approved with Pam Humphries, Darin Larson, Cheryl Reeve, Kevin Tervort and Kevin Thomas voting aye.

6:15 p.m. – Public Forum – Comments From Public

None.

NEW BUSINESS

1. State of the Police Department-Chief Excell

Chief Excell delivered the Police Department's 2018 Year End Report to Council. The department strives to serve the community in many different ways. Department employees participate in many different community-based programs such as Lunch with Someone Grand, Coffee with a Cop, Shop with a Cop, and the DARE program. Officers are trained in the best practices and have the proper equipment to ensure the safety of the officer and community. In 2018, there was an increase in construction thefts, fraud, traffic accidents and citations. Despite these increases, the department works hard and stays vigilant to protect and serve our community.

2. *Consideration and possible approval of a zoning map amendment from RA-1, Residential Agricultural one acre , to RA-0.5, Residential Agricultural half acre, for 20.07 acres located at approximately 3120 South 1100 West*-John and Connie Bramall, applicants, Jenny Chamberlain agent

Mayor Bramall said he has received requests from people wanting to purchase some of his land. The 20 acres to the south of this location is currently zoned for 10 units per acre, to the west and north is 1 acre zoning, to the east is the commercial gravel pit and to the southeast are .5 and 1 acre lots. The one acre lots have been sitting for a long time. Mayor Bramall would like to keep the area rural and does not want to go any smaller than .5 lots. Darin Larson stated that the Planning Commission voted 7-1 to approve this change. Planning Commission did not give any specific findings on which to base this approval and discussed whether the General Plan map should be amended to reflect a new concept for this area of the City. There was no public opposition to this change. City Attorney Fay Reber stated that the General Plan for that area should be amended first, before this zone change is approved. The next scheduled General Plan map amendment is scheduled for August. Kevin Thomas said he would be in favor of amending the General Plan on a more frequent basis. Council was in favor of the zone change and suggested applicants request a General Plan map amendment as soon as possible.

Kevin Tervort made a motion to continue this item until May 16, 2019 and approve the request to hear a General Plan map amendment outside the normal schedule. Seconded by Darin Larson. Motion approved with Pam Humphries, Darin Larson, Cheryl Reeve, Kevin Tervort and Kevin Thomas voting aye.

3. Consideration and possible approval of a preliminary plat for a 38 lot single family subdivision located at approximately 5140 West Turf Sod Road-Chris Wyler applicant, Civil Science agent

Brandy Walker with Civil Science was representing Chris Wyler. Ms. Walker explained that Council has seen this project before with the General Plan and Zone changes. This request is for approval of the preliminary plat for the development called Pecan Valley. Pam Humphries suggested a walkway to provide connectivity between the two middle sections to connect Phase 1 and Phase 2. She added that Planning Commission voted 7-1 to approve this plat subject to all JUC and Staff comments. Planning Commission stressed the need for a connector street to bisect the middle block.

Pam Humphries made a motion to approve the preliminary plat for a 38 lot single family subdivision located at approximately 5140 West Turf Sod Road, along with all JUC and Staff comments and making sure there is connectivity through each section. Seconded by Darin Larson. Motion approved with Pam Humphries, Darin Larson, Kevin Tervort and Kevin Thomas voting aye. Cheryl Reeve voted no.

4. Consideration and possible approval of a zoning map Amendment from M-1, Light Industrial, to GC, General Commercial, and PC, Planned Commercial for 11.24 acres at approximately 232 N. 2260 West-Toquerville Enterprises applicant

Karl Rasmussen was representing Toquerville Enterprises. Mr. Rasmussen explained that this was a request for a zone change on 11.24 acres from M-1, Light Industrial to General Commercial on the north 4.24 acres and Planned Commercial on the south 7.58 acres. Included in the 7.58 acres, they are seeking an approval of a proposed multifamily use on 3.5 acres and proposed commercial uses on 4.08 acres. Darin Larson stated that the Planning Commission voted unanimously to approve the zone change with the distribution of uses in the Planned Commercial area 3.5 acres multifamily and 4.08 acres commercial uses as presented by the applicant. Ms. Humphries expressed concerns regarding the connectivity 2260 West and 2170 West and asked Mr. Rasmussen to keep that in mind when developing this project.

Kevin Thomas made a motion to approve the zoning map amendment from M-1, Light Industrial, to GC, General Commercial and PC, Planned Commercial for 11.83 acres at approximately 232 North 2260 West. Seconded by Kevin Tervort. Motion approved with Darin Larson, Cheryl Reeve, Kevin Tervort and Kevin Thomas voting aye. Pam Humphries voted no.

5. Consideration and possible approval of an ordinance amending the Hurricane City Code by establishing design standards for small cell infrastructure-Dave Imlay, Power Superintendent

Dave Imlay explained how the Federal Government has said 5G can occupy utility right-of-ways. The American Public Power Association (“APPA”) is in the process of fighting this issue because municipalities feel they are losing control of these right-of-ways. The State of Utah has modified what the 5G providers can do within our right-of-ways. UAMPS has formed a task force that has developed standards that cities can adopt throughout Utah. These standards dictate what these 5G providers can do on the right-of-ways. The 5G range is only 600 feet and can be installed in the interior of a wider pole with an antenna contained in a cantenna. No conduits are permitted on the outside of the pole. These poles will be placed along main arterial roadways and not within subdivisions. The main purpose for the 5G system is for autonomous driving cars. These particular poles are expensive and will most likely be placed along SR-9. 5G providers will have to request each location of the poles. This is happening in a

few cities up north and will be making its way to our area soon. Hurricane Power Board recommended approval.

Pam Humphries made a motion to approve the ordinance amending the Hurricane City Code by establishing design standards for small cell infrastructure with the addition of the definition of cantenna, and a height limit of no more than 50 feet with a 10 foot (60 foot maximum height) antenna for freestanding poles. Seconded by Kevin Tervort. Motion passed with Pam Humphries, Darin Larson, Cheryl Reeve, Kevin Tervort and Kevin Thomas voting aye.

6. *Consideration and possible approval of a Federal Aid Agreement with UDOT for the I-15 Exit 18 Interchange Feasibility Study-Arthur LeBaron*

This agreement is for the funding of a feasibility study for two new interchanges along I-15. One interchange is Exit 18 off I-15 in Hurricane and the other interchange is 700 East in St. George. The study is being funded by UDOT and Dixie MPO with a total cost of \$65,000.00. The consultant for this project has already been selected and has agreed to this amount. If the cost for the study goes over budget then the cities will have to pay.

Kevin Tervort made a motion to approve the Federal Aid Agreement with UDOT for the I-15 Exit 18 Interchange Feasibility Study. Seconded by Kevin Thomas. Motion approved with Pam Humphries, Darin Larson, Cheryl Reeve, Kevin Tervort and Kevin Thomas voting aye.

7. *Discussion regarding possible property for a future hospital and/or community center*

Mayor Bramall wanted to have a discussion regarding the location of the future community center, hospital and emergency services (police and fire). Council supports the downtown location of the proposed community center and the proposed amenities. Chief Excell and Chief Kuhlmann agree that any public safety buildings need to be centrally located with access to major roads or highways. Chief Excell said a study was conducted many years ago and determined the best location for centrally located public safety buildings was between 2260 and 3700. Chief Kuhlmann stated that a fire station is already planned next to the current IHC InstaCare location.

8. *Discussion and possible decision regarding Frog Hollow Storage-Jason Campbell*

Jason Campbell explained how the City of Hurricane approached him approximately two years ago and requested a drainage and access easement across his property to the detention basin located on the east side of his property. Mr. Campbell claims he had a verbal agreement with the former head of the Streets Department for the easements and the extensive work required prior to and after the installation of the drainage line. The drainage line has since been installed but the work on the property is unfinished. Mr. Campbell notified Mayor Bramall and city staff that the work on his property is still incomplete and requested the agreement be enforced. At this time, the City was unaware a verbal agreement had been made between Mr. Campbell and the former head of the Streets Department.

Mr. Campbell said when the City first begun settling his property in preparation for the drainage line, members of both the City Council and Planning Commission went out to the property to see what was going on. He said this visit to the property was confirmation that the City knew about the agreement

and what was happening on his property. Pam Humphries attended the visit to the property, but was not aware of any pending agreement between Mr. Campbell and the City. It was her understanding that a drainage line was being installed and additional dirt would be needed to settle the area. To date, she has never seen anything in writing in regards to an agreement. City Attorney Fay Reber clarified that an agreement with the City of Hurricane can only be entered into with Council and is required to be formally approved by Council. Therefore, an agreement cannot be entered into by a city staff member. He questioned the validity of this agreement. Kevin Thomas, Kevin Tervort, Cheryl Reeve and Darin Larson all stated they had no knowledge of an agreement the City made with Mr. Campbell.

Mayor Bramall explained that the City first heard of this agreement when Mr. Campbell called to complain about the work not being completed. Mayor Bramall, Arthur LeBaron and Mike Vercimak then had a meeting with Mr. Campbell and the estimated cost to complete the work was \$7,500 – \$10,000. The City obtained two bids that were much higher than anticipated. The lowest bid amount was \$27,985.60. Mayor Bramall said it was his understanding that Mr. Campbell was willing to pay half of the amount. Mr. Campbell disagreed and stated there was never a discussion regarding an estimated cost for the work during that meeting and he never agreed to pay for half of anything. There was also a discrepancy about the amount of dirt used, the cost associated with that dirt and whether or not the City would install the curb, gutter and sidewalk.

Mr. Campbell was later informed that two bids were received and the lowest bid would be awarded and repair work would begin. At this time, he signed the easement paperwork and left on vacation. He returned from vacation to find that a bid had not been awarded and the City would only pay him for the estimated cost of the easements. Mr. Campbell insisted that the City honor the agreement that was made or return the easement. Council believes an agreement was made, but without the other person present, it is difficult to determine the details of the agreement. Mayor Bramall reiterated that this is not a traditional agreement that was made and Council wants to be fair with their decision. Ms. Humphries declared a conflict of interest in this matter because of her relationship with Mr. Campbell.

Kevin Tervort made a motion to award the bid to Dirt Pro in the amount of \$27, 985.60 and the City would retain the two easements. Seconded by Kevin Thomas. Motion approved with Darin Larson, Cheryl Reeve, Kevin Tervort and Kevin Thomas voting aye. Pam Humphries abstained.

9. *Executive Session to discuss property acquisition for Recreation Center and possible fire station location and related matters*

Kevin Thomas made a motion to move into Executive Session. Seconded by Darin Larson. Motion approved with Pam Humphries, Darin Larson, Cheryl Reeve, Kevin Tervort and Kevin Thomas voting aye.

10. *Mayor, Council and Staff Reports*

| | |
|---------------|---|
| Mayor Bramall | Airport, Administration, Police, Animal Control, School Crossing Guards, Victim Services, Public Works, Engineering- Hurricane City received the TAP award again. The money received from this program is being used to fund the safety incentive program. Mayor Bramall met with UDOT and they are still in the process of obtaining the grant for the proposed transit system. CIB still has money available. |
| Kevin Thomas | Emergency Management, Streets & Drainage, Youth City Council- |

Hurricane City Council Minutes – April 4, 2019

| | |
|---------------|---|
| Pam Humphries | Court, Water, Power, Solid Waste- |
| Darin Larson | Planning Commission, Economic Development, Planning Department, Building and Inspection, Recreation- Has received complaints regarding a mattress on 600 N by the Painted Sands subdivision. He requested Mr. Vercimak look into having it disposed of. |
| Cheryl Reeve | Parks & Cemetery, Swimming Pool, Board of Adjustment, Historical Preservation, Tree Board, Beautification- Art in the Park is planning on having an art show as part of the upcoming Easter Car Show. She encouraged everyone to attend the event. |
| Kevin Tervort | Ash Creek Special Service District, Golf Course, Industrial Park, Mosquito Abatement, Fire District- |
| Clark Fawcett | City Administration- |

Adjournment: 9:58 p.m.

Hurricane City Council Meeting Sign-In Sheet

Meeting: April 4, 2019

Name (Please Print)

Elizabeth Bayley
Cheryl Case
Jonathan Hunt
FRED HAWKES / RITA LONGSTREET
Carson Tait
Ephraim Tait
Brandee Walker
KARL RASMUSSEN
Jason Campbell
Lynn Campbell

Name (Please Print)

CLOSED MEETING
Sworn Statement
Required by 52-4-206(6)(a), UCA

I, JOHN BRAMALL, swear, as the person presiding at this closed meeting, that the sole purpose for closing the meeting was to discuss the following:

- _____ discussion of the character, professional competence or physical or mental health of an individual;
- _____ strategy sessions to discuss collective bargaining;
- ☒ strategy sessions to discuss pending or reasonably imminent litigation;
- _____ strategy session to discuss the purchase, exchange, or lease of real property, including any form of water right or water shares, if public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms;
- _____ strategy sessions to discuss the sale of real property, including any form of water right or water shares, when:
 - a) public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms;
 - b) the public body had previously given public notice that the property would be offered for sale; and
 - c) the terms of the sale are publicly disclosed before the public body approves the sale;
- _____ discussion regarding deployment of security personnel, devices or systems; and/or
- _____ investigative proceedings regarding allegations of criminal misconduct.

Sworn to and executed this 4th day of April, 2019.

Attest:




Kaden DeMille
Kaden DeMille, Recorder

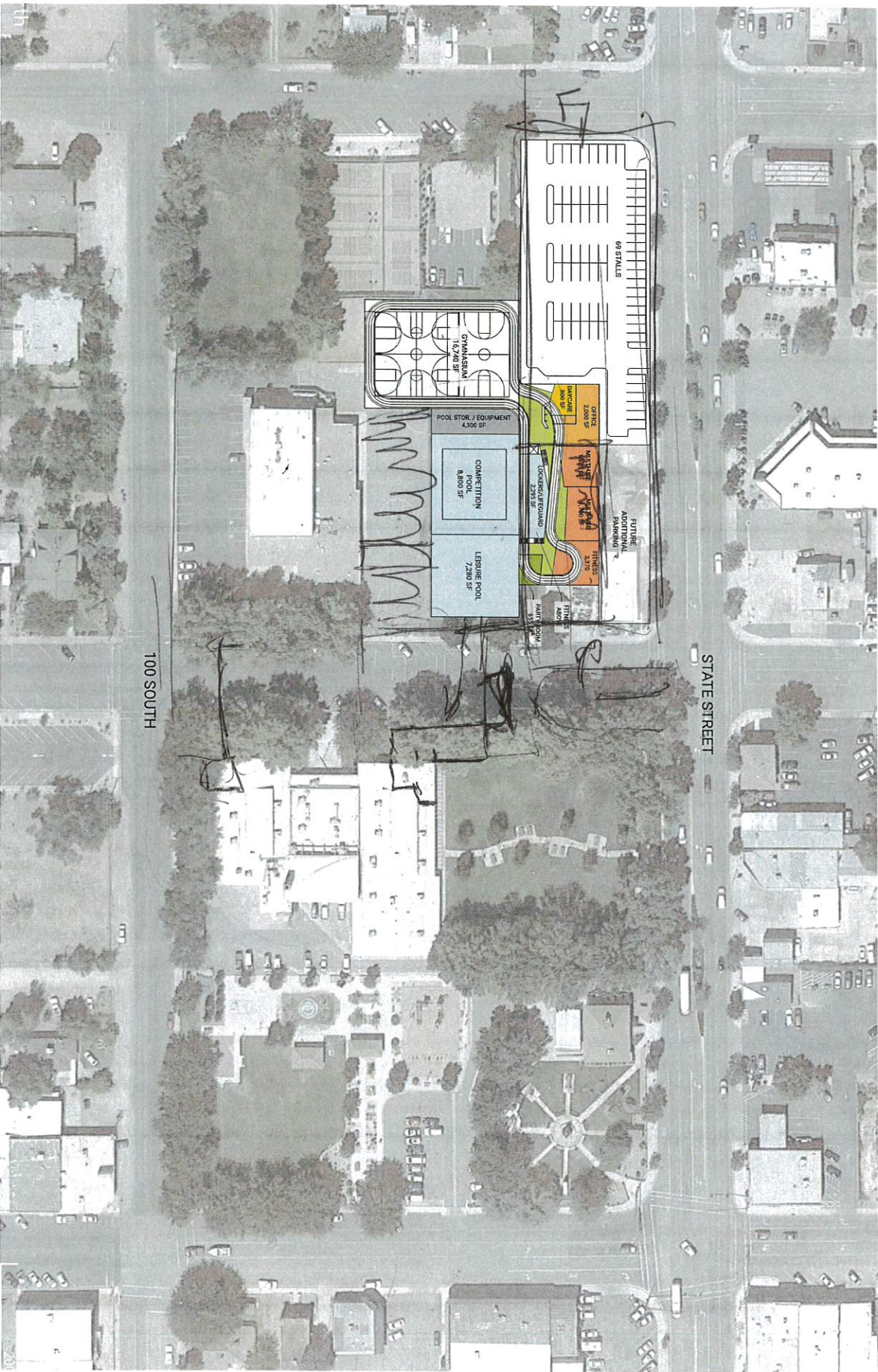
John Bramall
Mayor

WHEREUPON, a motion to move into a Closed Meeting was made by Kevin Thomas and seconded by Darin Larson. A roll call vote was then taken with the following results:

| <u>COUNCILMEMBER</u> | <u>AYE</u> | <u>NAY</u> | <u>ABSTAIN</u> | <u>ABSENT</u> |
|----------------------|------------|------------|----------------|---------------|
| Pam Humphries | <u>X</u> | _____ | _____ | _____ |
| Darin Larson | <u>X</u> | _____ | _____ | _____ |
| Cheryl Reeve | <u>X</u> | _____ | _____ | _____ |
| Kevin Tervort | <u>X</u> | _____ | _____ | _____ |
| Kevin Thomas | <u>X</u> | _____ | _____ | _____ |

RECORDED this 4th day of April, 2019.


Kaden DeMille



**HURRICANE COMMUNITY
RECREATION CENTER BUILDING
CONCEPT PROGRAM - REV
4-2-19**

| Room Schedule - NET SF | | |
|------------------------------------|---------------|---|
| Name | Proposed SF | Comments |
| COMPETITION POOL | 4,650 | |
| COMPETITION POOL DECK | 4,150 | INCLUDED IN COMPETITION POOL |
| LEISURE POOL | 3,950 | |
| LEISURE POOL DECK | 3,330 | INCLUDED IN LEISURE POOL |
| LIFEGUARD CHANGING | 35 | DISCREPANCY IN PROGRAM |
| LIFEGUARD ROOM | 260 | |
| BOILER ROOM | 115 | |
| LOCKER ROOM - FAMILY | 1,400 | |
| LOCKER ROOM - FEMALE | 300 | |
| LOCKER ROOM - MALE | 300 | |
| POOL EQUIPMENT / PUMP ROOM | 1,775 | RECOMMENDED BY POOL DESIGNER |
| POOL FAN ROOM | 2,160 | RECOMMENDED BY POOL DESIGNER |
| POOL STORAGE | 300 | |
| ENTRY LOBBY | 700 | |
| ENTRY STORAGE | 35 | |
| PARTY ROOM / MEETING ROOM | 300 | |
| PARTY ROOM STORAGE | 55 | |
| CHILD CARE | 500 | |
| CHILD CARE RESTROOM | 55 | |
| CHILDCARE STORAGE | 65 | |
| FITNESS | 2,365 | |
| FITNESS STORAGE | 230 | |
| MULTI-USE | 1,575 | |
| MULTI-USE | 1,700 | |
| GYMNASIUM - 3 COURTS ** | 16,740 | |
| RUNNING TRACK (+/-) | 7,000 | |
| GYMNASIUM STORAGE | 400 | |
| OFFICE - COPY - BREAKROOM | 360 | |
| OFFICE - CUSTODIAL | 130 | |
| OFFICE - DIRECTOR | 120 | |
| OFFICE - DOUBLE | 140 | |
| OFFICE - POOL MANAGER | 100 | |
| OFFICE - QUAD | 180 | |
| RESTROOM | 55 | |
| STORAGE | 150 | |
| CHILLER ROOM | 330 | |
| CIRCULATION - ADMIN CORRIDOR | 180 | |
| CIRCULATION - EGRESS STAIR | 200 | |
| CIRCULATION - EGRESS STAIR LANDING | 300 | |
| CIRCULATION - LOBBY | 2,700 | |
| CIRCULATION - TOS | 150 | |
| CIRCULATION - TRACK / GYM | 400 | |
| DATA | 50 | |
| ELEVATOR | 90 | |
| JANITORIAL | 50 | |
| LAUNDRY | 165 | |
| MECHANICAL | 180 | IN ADDITION TO ROOFTOP UNITS @ Gym |
| VESTIBULE | 220 | REQ. PER CODE |
| PRELIMINARY TOTAL | 60,695 | |
| GROSSING FACTOR (27%) | 16,388 | Grossing accounts for walls, halls, misc. space |
| PRELIMINARY TOTAL | 77,083 | X \$385.00 / SF = \$29,676,955 |

** Could be built in a future phase

Possible construct Gym using modified metal building = 10,800 sf at savings of \$150 / sf = \$1, 620,000 +/-

Hurricane City Police



2018
Annual Report



A letter from the Chief of Police

The 2018 Year End Report is provided to the Mayor, City Council Members and the citizens of Hurricane, to further our goal of providing accurate information regarding the activity of the Hurricane City Police Department.

Hurricane City Police Department and its employees strive to be a community-oriented police department. We feel that by informing the community, we have a greater opportunity to work closer together to solve the problems and concerns that arise.

We feel there is no better word to define the Law Enforcement profession than the word "Service". Police officers are required to enforce the law, but we also do much more; we counsel, console, comfort, listen, plan, ask questions, and support families.

Hurricane Police Officers strive to serve the community by participating in programs like, Lunch with Someone Grand, Coffee with a Cop, Shop with a Cop, bike rodeos, and DARE. Officers also participate in events like the Community Annual Preparedness Exercise, the Awareness and Preparedness Expo, we are unlocking vehicles when requested. Officers conduct tours of our building for community, scout, school groups, and Hurricane Heroes. Our Officers have fun times working with the community, but we also have the tough times, like when the community is hurting, assisting the injured, apprehending suspects, mediating civil disagreements, and protect the citizens from violent acts.

Our department continues to make sure our officers are trained in the best practices and have the proper equipment necessary to do the job. This insures both the officer's safety, and the safety of the citizens we serve. Our department continues with our monthly in-house training for all officers to ensure that basic skills are maintained and improved. This training is then enhanced by training from outside sources that complements an officer's assignment. Our officers are trained in patrol skills, crimes against persons & property, traffic enforcement & accident investigation, drug interdiction, crime scene investigation, Firearms, Taser, OC (Pepper-spray), Radar and Intoxilyzer, as well as many others

The Hurricane City Police Department continues to encourage and embraces community involvement. We appreciate the citizens we serve and will continue to improve our knowledge and skills to meet their expectations.

Respectfully yours,

A handwritten signature in cursive script that reads "Lynn Excell".

Chief Lynn Excell

Department Structure

27 Full Time Certified Police Officers

1 Court Bailiff

2 Full Time Records Clerks

1 Part Time Officer Manager

1 Full Time Evidence Technician/CSI

3 Part Time School Crossing Guards

2 Full Time Animal Control Officer

1 Part Time Animal Control Officers

2 Community Policing/ Emergency Management Volunteers

6 (VIPS) Volunteer in Police Services

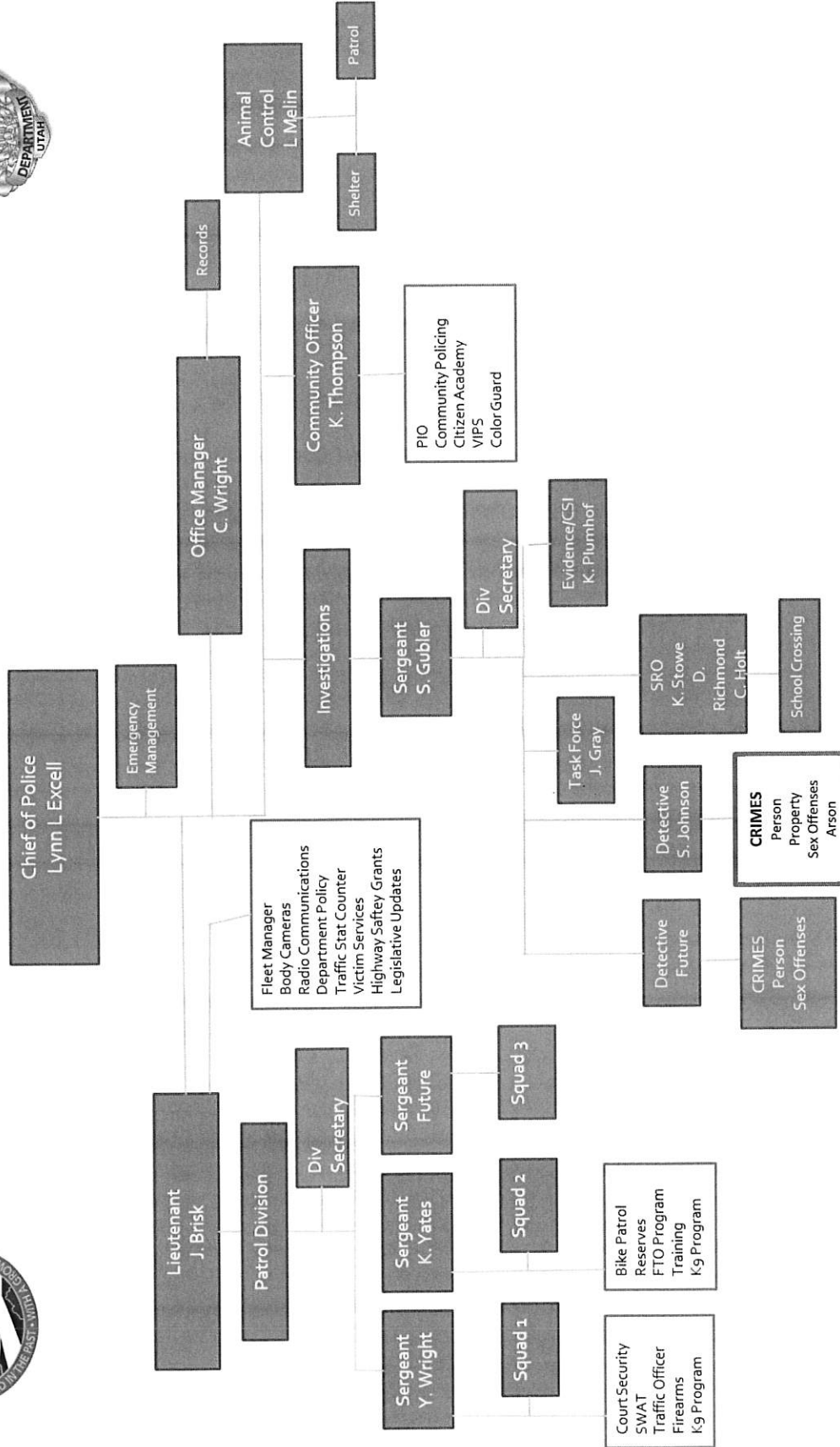
Changes in 2018

In 2018, we hired the following employees due to resignations and new positions:

- 1 records clerk
 - Carol Sparks
- 1 evidence technician/CSI
 - Kellie Plumhof
- 6 officers
 - Dan Hayes
 - Trent Leslie
 - Isaac Nielsen
 - Daniel Raddatz
 - Hyrum Musser
 - Jimmy Duffey

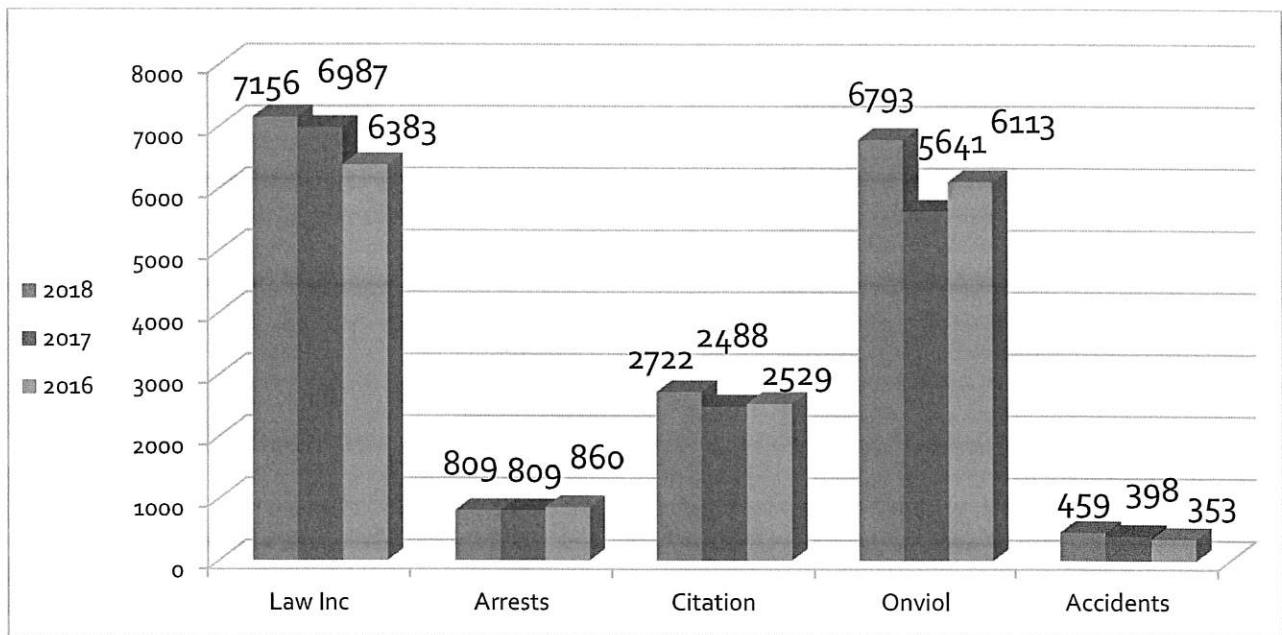


City of Hurricane Police Department Department Organizational Chart

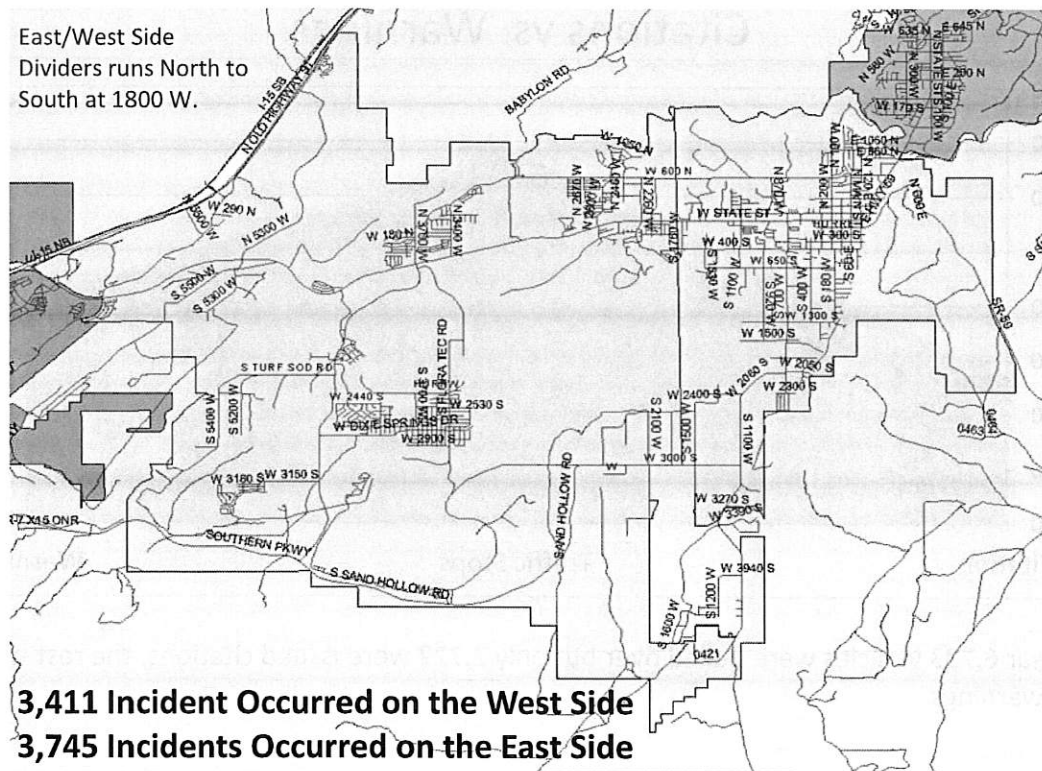


*The Green boxes are
our future goals

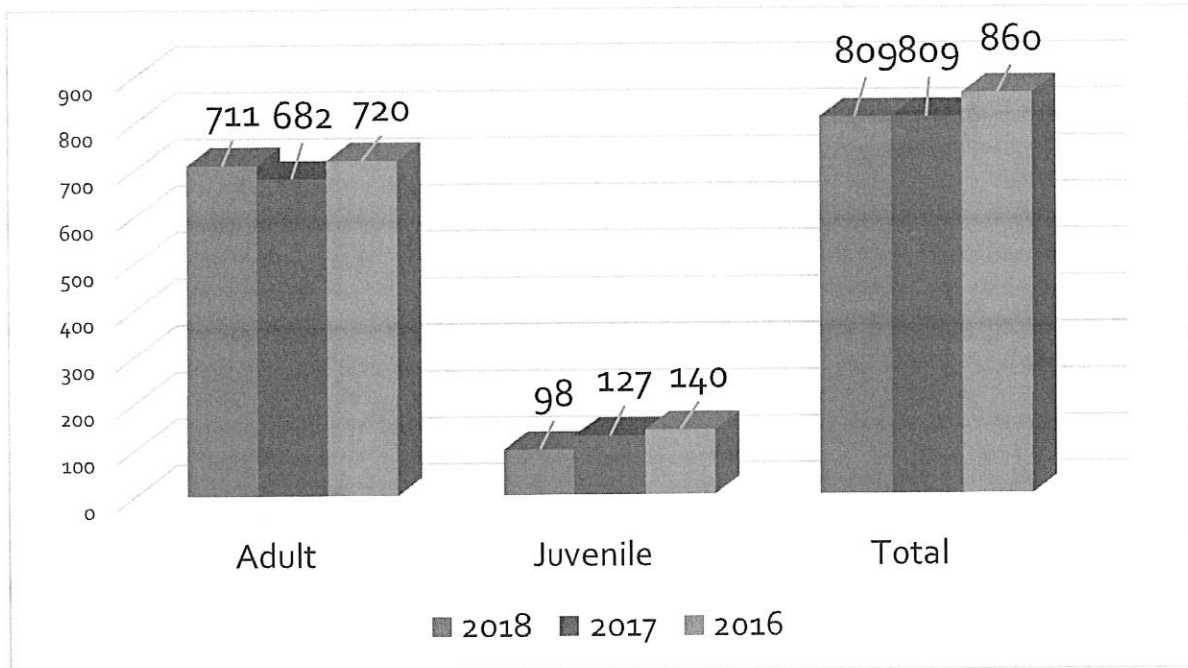
Three Year Totals



In 2018, our department has seen an increase in all areas except for arrests which stayed the same. The arrests count for custody and non-custody arrests.

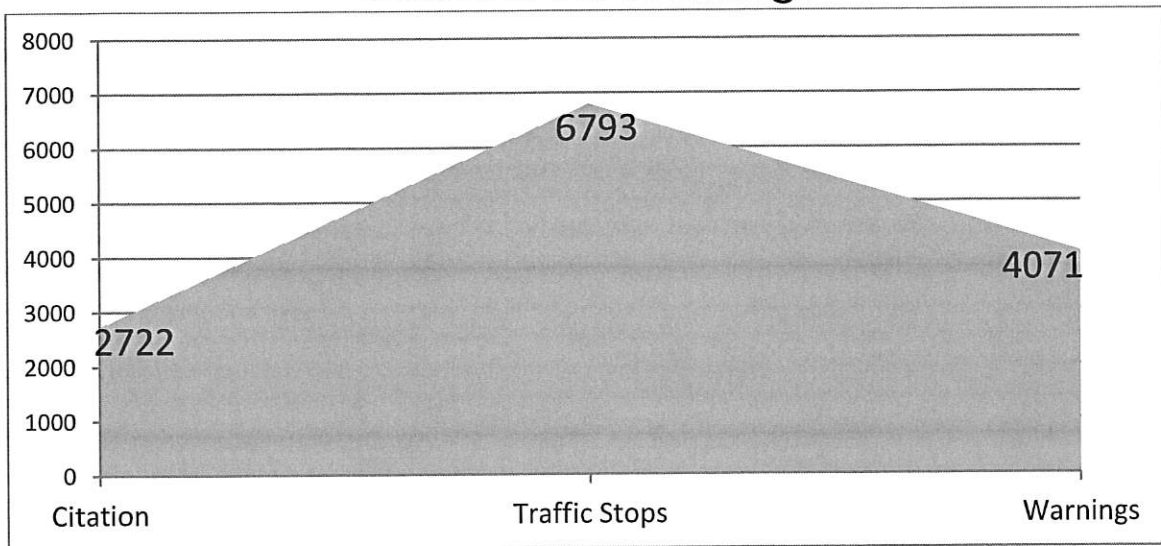


Arrests



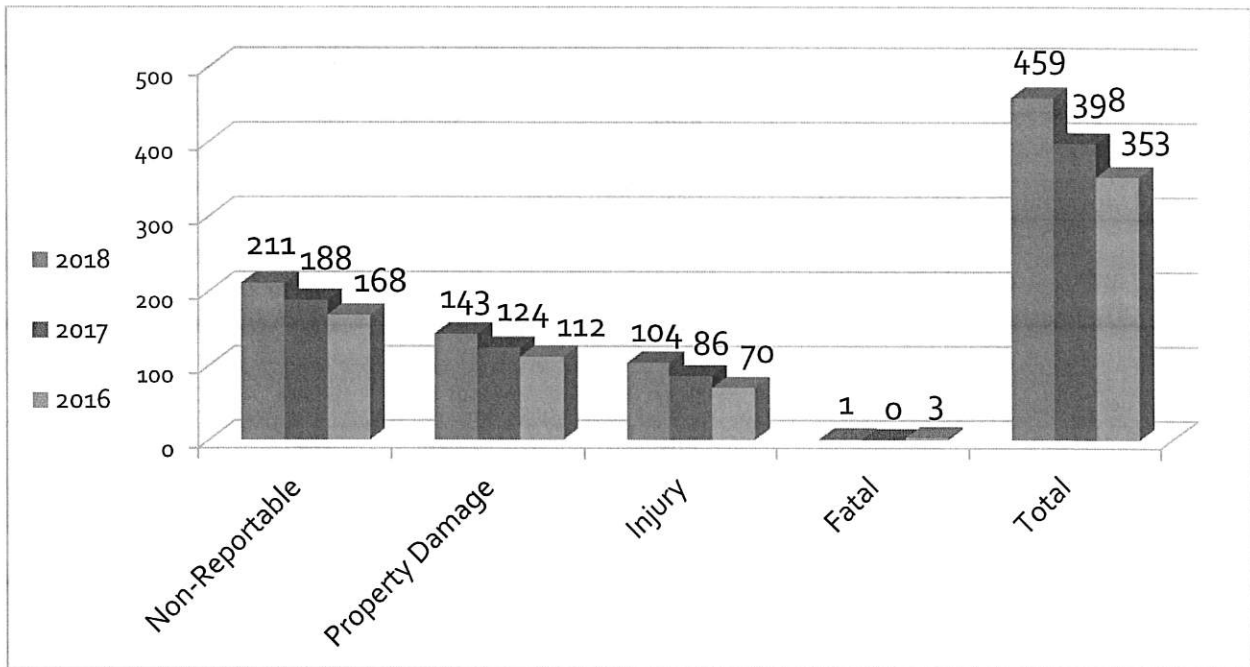
Total arrests for every person who was arrested; includes custodial and non-custodial.

Citations vs. Warnings



This year 6,793 vehicles were pulled over but only 2,722 were issued citations, the rest were given warnings.

Accident 3 Year Totals



Accidents have gone up nationwide. Since 2014, accidents in Hurricane have been increasing at a steady rate.

Hurricane Police responded to one Fatal Accident during 2018.

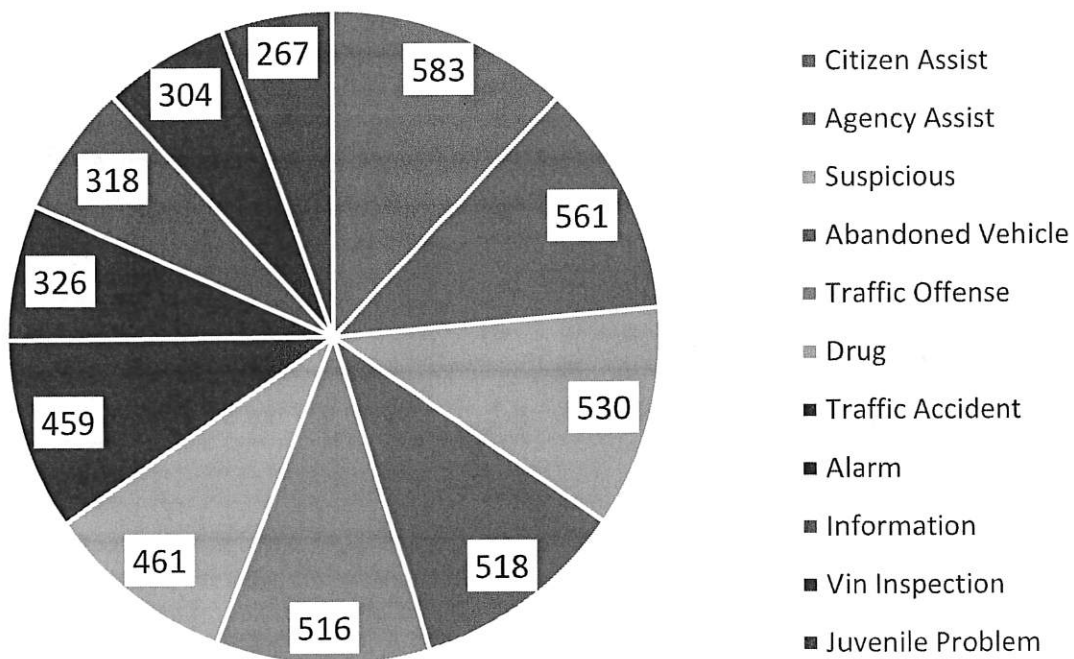


IBR Statistics

Unofficial Report for 2018 –
IBR report will not
come out until December
2019 with official numbers.

| Major Crimes | 2018 | 2017 | 2016 | 2015 |
|-----------------------------|------------|--------------|--------------|--------------|
| Homicide | 0 | 0 | 0 | 0 |
| Rape | 10 | 3 | 6 | 4 |
| Robbery | 0 | 0 | 2 | 2 |
| Aggravated Assault | 14 | 13 | 15 | 17 |
| Burglary | 60 | 41 | 58 | 35 |
| Larceny/Theft | 205 | 204 | 256 | 175 |
| Motor Vehicle Theft | 26 | 17 | 12 | 16 |
| Arson | 0 | 0 | 0 | 0 |
| Total | 307 | 278 | 285 | 249 |
| Crime Rate per 1,000 | | 16.22 | 15.87 | 15.34 |
| Ranked in County | | 4 | 2 | 3 |

Top 10 Calls for Service



Call Priority

- In progress calls
 - 1383 (2018)- 1397 (2017) - 1380 (2016)
- Just occurred
 - 653 (2018)- 610 (2017) - 570 (2016)
- Not in progress
 - 5181 (2018)- 4660 (2017) - 4473 (2016)
- Medical calls that officers responded on
 - 478 (2018)- 474 (2017) - 397 (2016)



Investigations

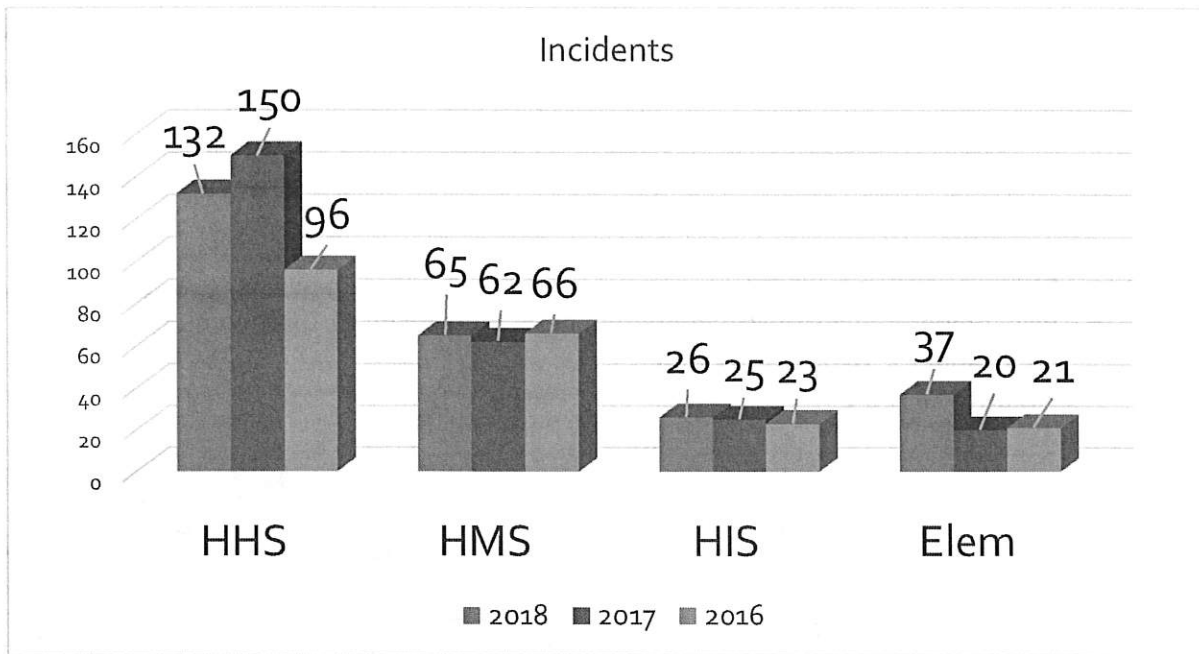
Investigations handle almost every one of our Major Crimes. An average case load of about 35 cases a month. We have one Sgt. and one Detective that interview, investigate, and work on solving child abuse, sexual assault, fraud, theft, burglary, missing person, and any other cases. Along with investigations there are 3 School Resource Officers (SRO's) that assist with handling investigations and a Drug Task Force Detective.

This year our investigations team wrote 74 search warrants.

Major Cases

- Robbery was reported at a local business but following investigation it was determined to be an in-side job. Two arrests were made for false report; conspiracy and theft.
- Pornography/Sex Offense crime stemmed from a previous 2017 case. Search warrant was issued and served on the suspects home; computer equipment was seized, and several hundred images were found to contain child pornography. Charges were filed and suspect is being prosecuted through the Federal Court system.
- Pornography crime was investigated after a therapist, while on a home visit to a client, discovered child pornography image. Search warrant was issued and served, resulting in the computer equipment being seized. After analysis of computer, several hundred images were discovered containing child pornography. Male suspect is being charged at State level and will be filing charges Federally.
- Car burglary in Dixie Springs where car was stolen including a firearm and other items. Suspect was found and identified to be trying to pawn the stolen gun in Cedar City. Evidence obtained, warrant issued, suspect was arrested on warrant. Suspect was found to be wanted on several other burglaries and is being charged Federally as well as at State level.
- Multiple investigations were completed this year for sex offense violations. These include everything from rape to sexual abuse of a child. Eight cases of rape were investigated.
- Costa Vida business burglary was investigated. One suspect gained access to the safe stealing over \$3000 in cash and coins. Appears to be an in-side job, whereas it is still being investigated and obtaining evidence on the suspect as they have denied any part of the crime.
- Several construction sites have been hit throughout the year, resulting in several thousand dollars' worth of equipment was taken. Multiple leads have been followed up on and nothing came into fruition for charges on the suspects.
- Recovery of Stolen Property: Assisted Garfield County Sheriff's Office on the recovery of stolen property that was stolen from a storage unit in Garfield County and located in Hurricane. A sting was set-up with an officer acting as purchaser, who confirmed the property was there. Search warrant was issued and served, resulting in the arrest of three persons for property, warrants and drug possession.

School Resource Officer



The SRO's protect the school, teach classes, and assist with investigations involving juveniles. Some programs they teach are:

- Business Law/ US History Class – Legal Issues
- Drivers Education Classes
- Project Alert – Intermediate
- Drills- Fire/Earthquake/Lockdown/Lockout
- EASY Law
- Faculty Trainings
- Party Patrol

Drug Task Force

Detective Justin Gray was the **responsible** officer for 44 incidents for the Drug Task Force. This year there were:

- 12 arrests (2) Federal Indictments and 7 Search Warrants
- Marijuana Wax E-Cigarette Cartridges-11
- Marijuana 21.89 lbs.
- Heroin .7 grams
- Methamphetamine .5 lbs.
- Pills- Amphetamine/Dextroamphetamine-5, Alprazolam -5, Diazepam- 3, Oxycodone- 2, Hydrocodone- 65
- Firearms seized-2



Notable Drug Task Force Cases

- Marijuana Distribution-Information was obtained regarding a residence in Hurricane distributing a large quantity of marijuana. An investigation was conducted, and a search warrant was obtained. During the execution of the search warrant, detectives located and seized approximately 20.89 pounds of raw marijuana, 11 marijuana wax E-cigarette cartridges, .5 grams of methamphetamine, and 70 various scheduled prescription narcotics.
- Problem Residence- Information was obtained from Hurricane City Patrol Officer's regarding a residence which had been an ongoing community problem. The house was being utilized by several known drug users and as a hideout for wanted persons. Through a joint effort between Patrol Officers and Task Force Detectives, evidence was gathered, and a search warrant was obtained for the residence. During the execution of the search warrant, five suspects were arrested for various drug related charges. Since the search warrant execution, all occupants have been evicted and the property has been cleared up.

Evidence/Property Collected

- 2381 (2018) / 2729 (2017) Total Evidence & Property Collected
 - 762 (2018) / 964 (2017) Total Drug Related
 - 64 (2018) / 79 (2017) Total Weapons, to include Firearms, Knife, etc.
 - 33 of these were just Firearms
 - Other Included Tools, Electronics, Jewelry, Clothing, etc.

Stolen/Recovered Property

Property Value 2018

Stolen: \$171,945.63

Recovered: \$69,327.80

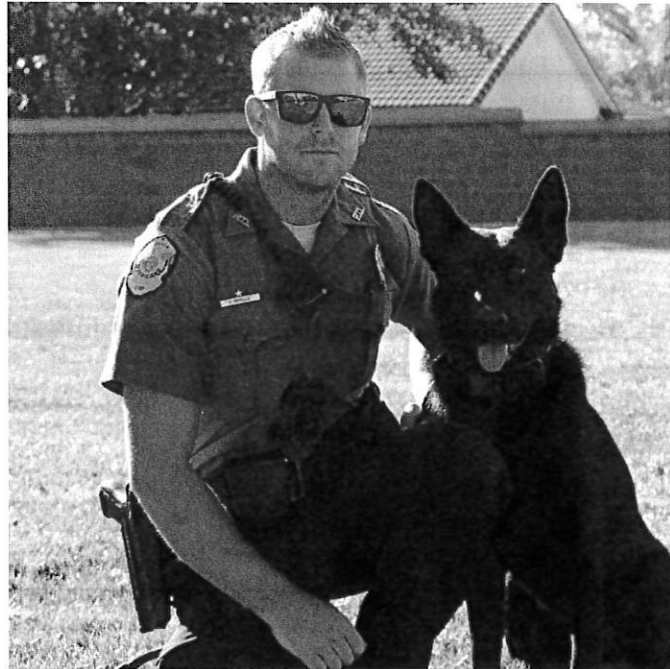
K-9 Officers

Officer Despain & Paige



| | | |
|--|-------------------|--------------------|
| Narcotics deployment total: | 2017 – 103 | 2018 – 166 |
| Patrol deployment total: | 2017 – 24 | 2018 – 34 |
| Arrests made from positive indication: | 2017 – 24 | 2018 – 92 |
| Drug Paraphernalia located: | 2017 – 189 | 2018 – 494 |
| Marijuana located: | 2017 – 1.202 lbs. | 2018 – 20.136 lbs. |
| Methamphetamine located: | 2017 – 35.153 gm. | 2018 – 43.3 gm. |
| Heroin located: | 2017 – 1.3 gm. | 2018 – 5.0 gm. |
| Mushrooms located: | | 2018 – 30.0 gm. |

Officer DeMille & Riko



Riko is an 18-month-old Belgian Malinois/German Shepard Hybrid from Slovakia. He was brought to the states by Right Hand Kg. When Officer DeMille received him in August 2018, he did not know how to sit, lay down or any kind of command. Riko and Officer DeMille spent 8 weeks in Ogden working with Right Hand Kg. During the time there, Officer DeMille learned technics to trains dogs and Riko became a Utah Certified Narcotic and Patrol Dog. Riko can smell the odors of Marijuana, Methamphetamine, Heroin and Cocaine. He has also been trained to clear buildings, fields and other areas to assist in the detainment of suspects. We welcome him to our department.

Stats since Riko started in November:

Narcotics deployment total: 32
Patrol deployment total: 13
Arrests made from positive indication: 11
Drug Paraphernalia located: 7
Marijuana located: 5.1 grams
Methamphetamine located: 0.6 grams

Records

- 2 Full Time Record Clerks
- 1 Part Time Office Manager
- GRAMA Request: Total requests processed: 762 paper reports; 211 videos; 77 CD's of photos & 407 printed photos; with \$3,400.00 collected as fees.
- Incidents: average of 647 a month
- Citations: average of 230 a month
- Officers received 238 subpoenas
- Plus other administrative and record duties

This year our office updated our phone systems to directly answer phone calls during business hours instead of using a recording.

Training 2018

- Annual
 - Firearms/ Handgun, Rifle, Day and Night, shoot or don't shoot
 - Emergency Vehicle Operations
 - Arrest Control/ Defensive Tactics
 - Active Shooter Response
 - Vehicle Stops & Approaches
 - Taser, ASP, OC
 - Airborne/Blood Borne Pathogens
 - Legal and Case Law Update
 - Search and Seizure/ E-Warrants
 - Radar/Intoxilyzer
 - Report Writing
 - Hazmat
 - Alarms/Robbery Response
 - Physical Fitness
- Specialized
 - The Bullet Proof Mind, Safe Schools
 - Tactical Tracking
 - Crowd Management
 - Accident Investigations
 - Sex Offender Registry
 - Mass Fatality Training
 - Emergency Management/IMT
 - Victim Services
 - COP/Neighborhood Watch
 - CIT
 - Leadership Training
 - Crime Scene Investigation
 - Field Force Extrication
 - CVSA
 - Street Survival
 - Vigilant Guard
 - Grant Writing
 - K-9 Introduction
 - CPR
 - DARE
 - School Resource Office

Community Programs

Bike Patrol

- Bike Rodeos
- Peach Days
- Special Events

Community Policing

- VIPS Program
- Safety Fair
- Guns & Hoses Charity Event
- Hurricane Heroes youth program
- Coffee with a cop

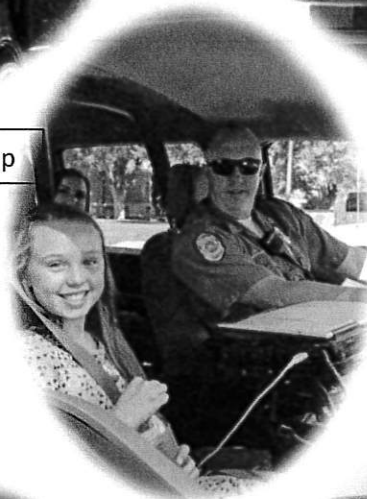
- Community Partnership Program (CPP)
- CERT training
- Scout tours
- Several neighborhood watch meetings
- DARE
- Merit Badge Classes
- Shop with a Cop
- Emergency Management
- Hurricane Tree Festival



Above: Santa arrives at Shop with a Cop

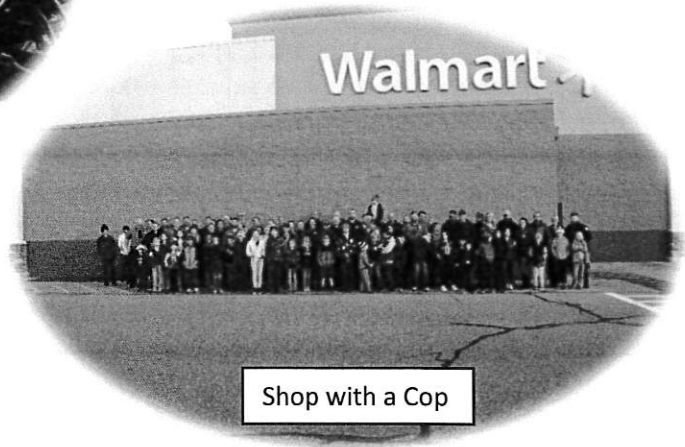


Above: Guns and Hoses Charity Event



Left: Emergency Preparedness Fair in Sept.

Below: Partnering with WalMart for Community Events

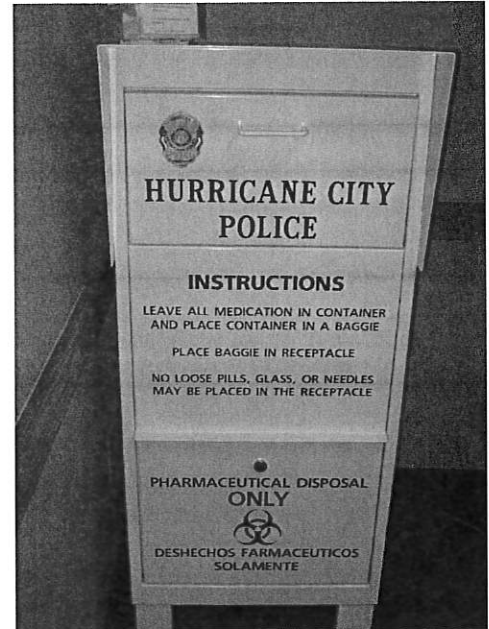


Shop with a Cop

Prescription Collection Box

Prescription, over-the-counter purchased drugs, used syringes & expired medications are accepted through the medication drop box container, during regular business hours of the Police lobby.

Over 400 pounds of medications were collected during the 2018 year.



School Crossing Guards Protecting Our Youth



Hurricane Youth Recognition Awards

- This is a program that gives officers an opportunity to build relationships with our youth and recognize them for safety when walking or biking to school, crossing the cross walk, and being courteous on the bus.
- Our officers have been rewarding our city's youth by presenting them with items such as bike safety lights, youth sunglasses, water bottles, T-shirts, etc.
- Our goal is to expand this program to include the Middle to High School students in the upcoming year.

Emergency Management

- Community Wide Preparedness Program
 - 22 Districts City Wide
 - Neighborhood Organization
- Community Emergency Response Team (CERT)
 - Class held in April; 12 people graduated
 - Class held in July; 5 people graduated
- Light Plant
- Updated City's Emergency Operations Plan
- Finished our Critical Infrastructure
 - Worked with City departments and State Representative
 - First in State to complete our infrastructure list
- Updated our City Resource List on WebEOC for deployment ability during emergency situations
- Radio Station
- EMPG Grant

Events:

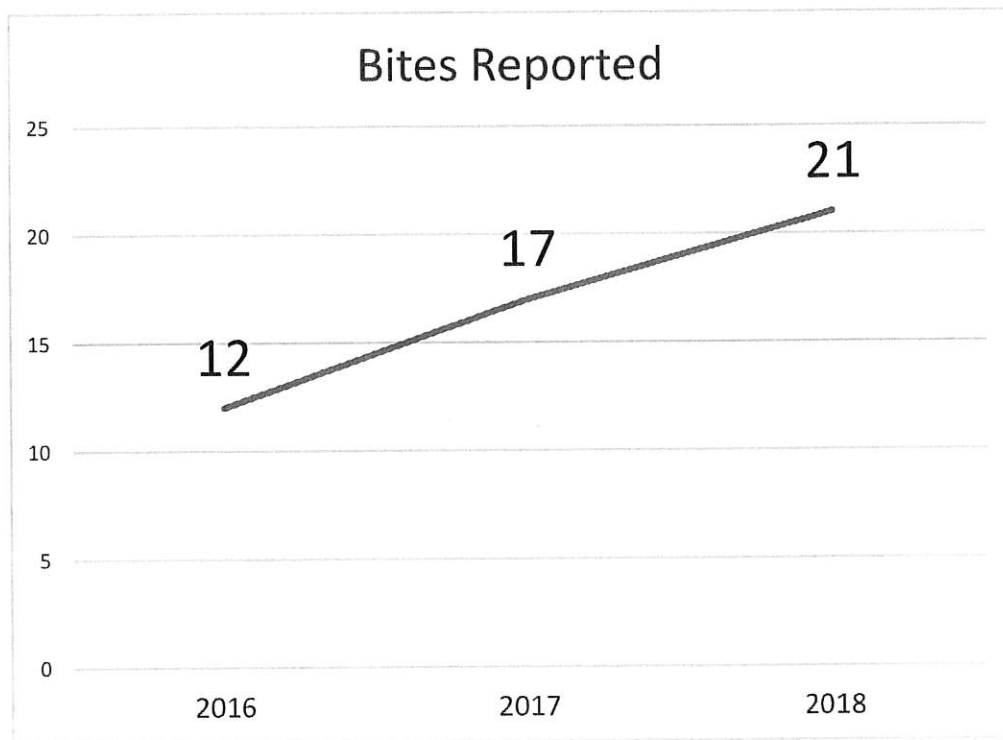
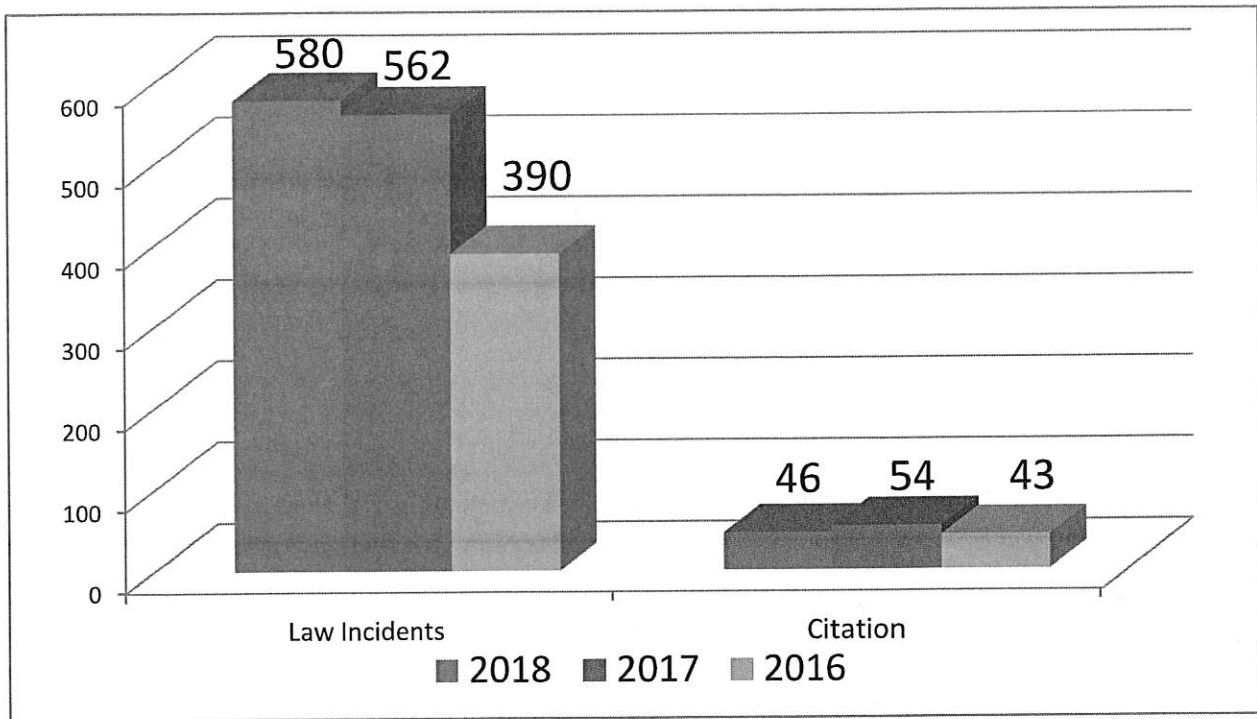
- Great Utah Shakeout 4/19/18
 - City Department Wide Event
- Closed Pod Exercise 9/6/18
 - Participated with the Southwest Utah Public Health Dept. full scale Closed POD Exercise
 - Simulation of plague outbreak; Distribution of medicine to essential employees.
 - We will be conducting own Closed Pod Exercise within our city in 2019
- Hurricane Preparedness Expo 9/17/18
 - Displayed response capabilities from the city
 - Presenters on Preparedness Topics to educate community



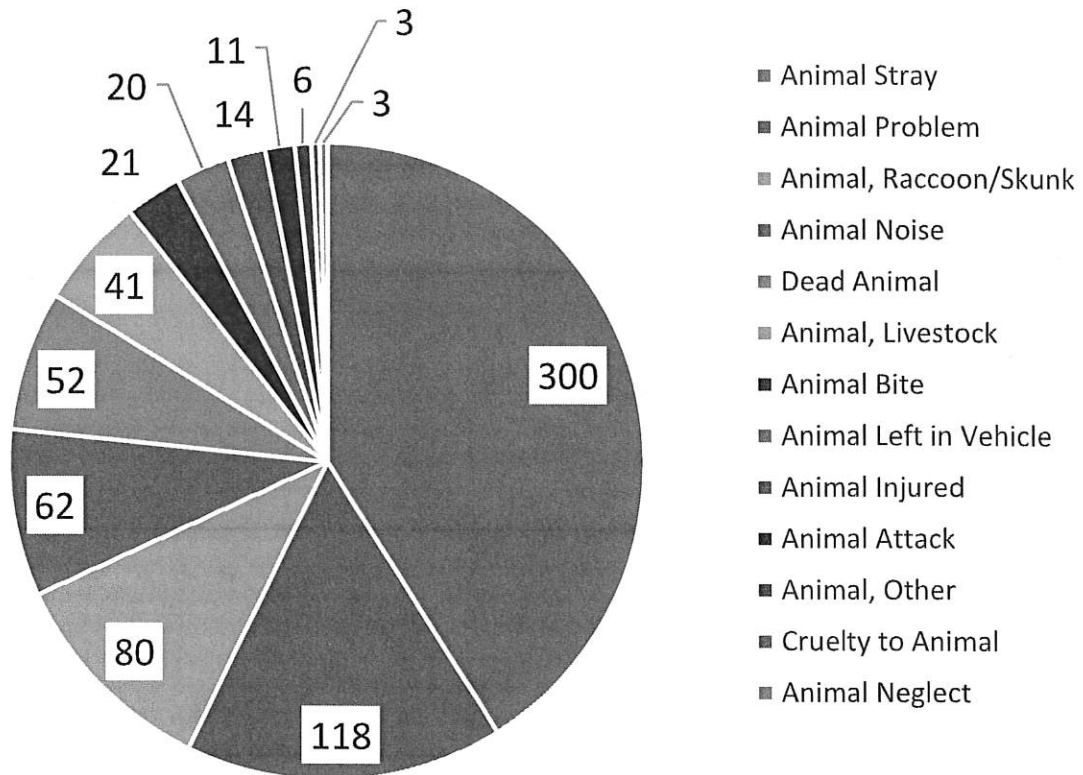
Animal Control



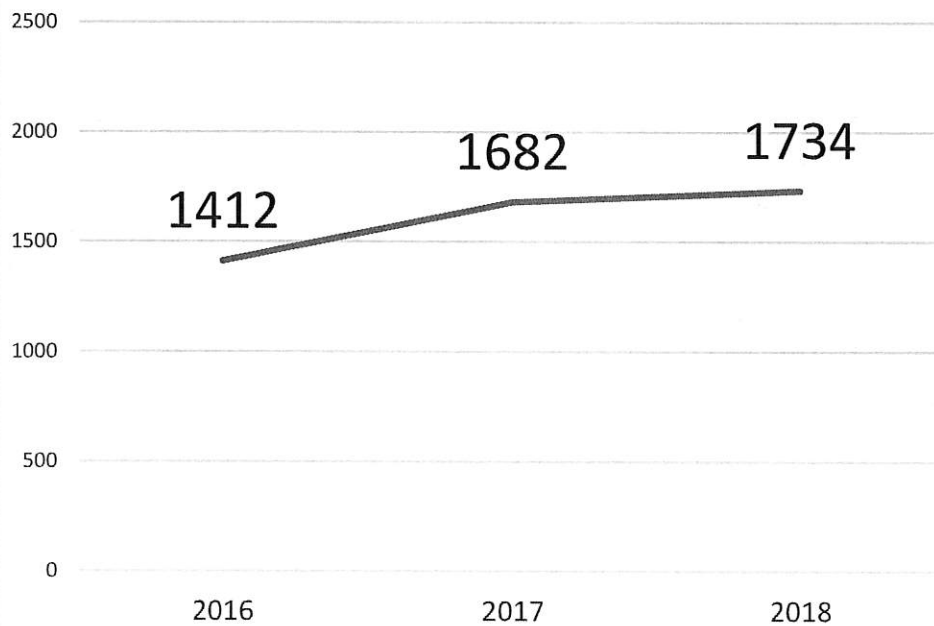
Statistics



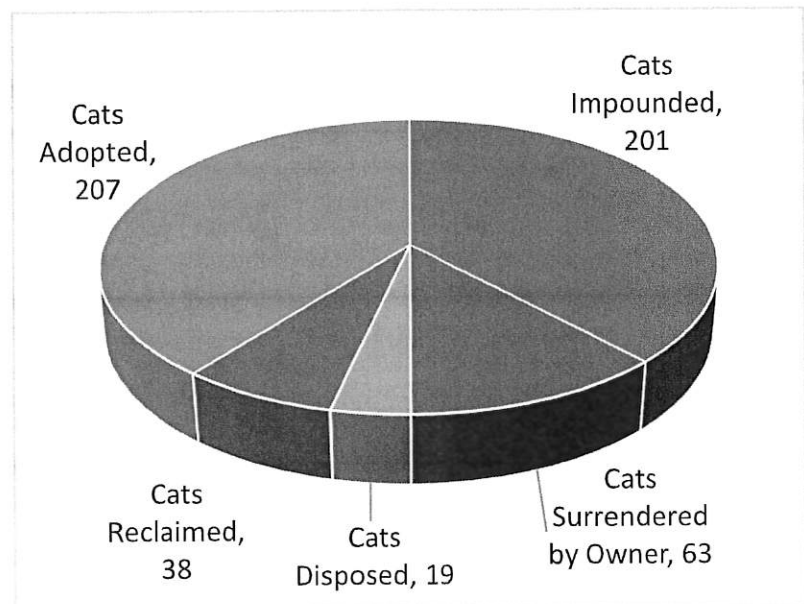
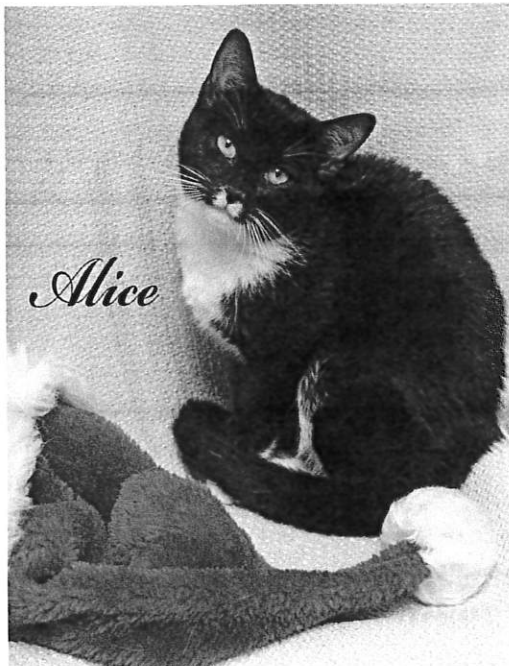
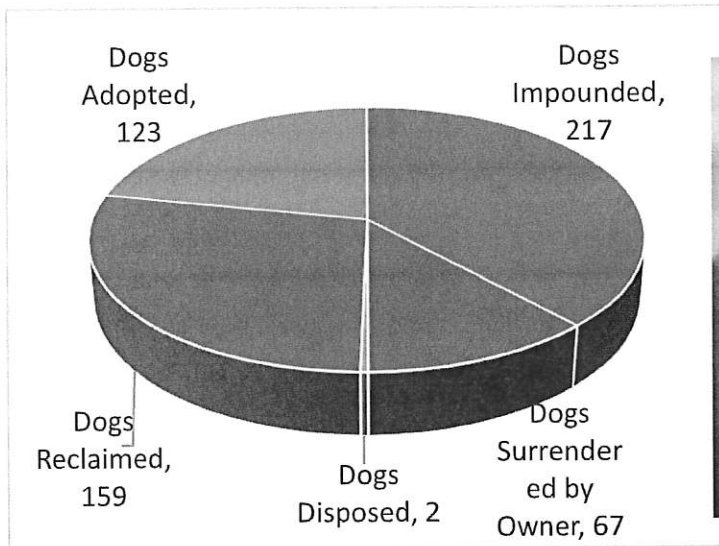
Top Incidents



Licenses Issued

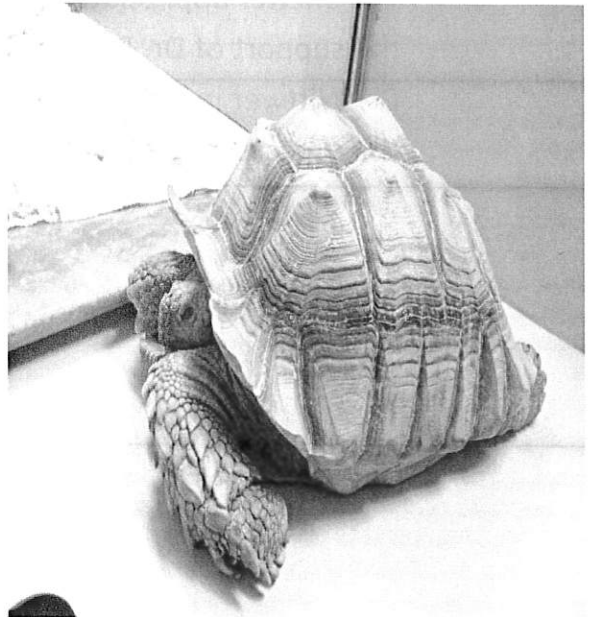


Dogs & Cats



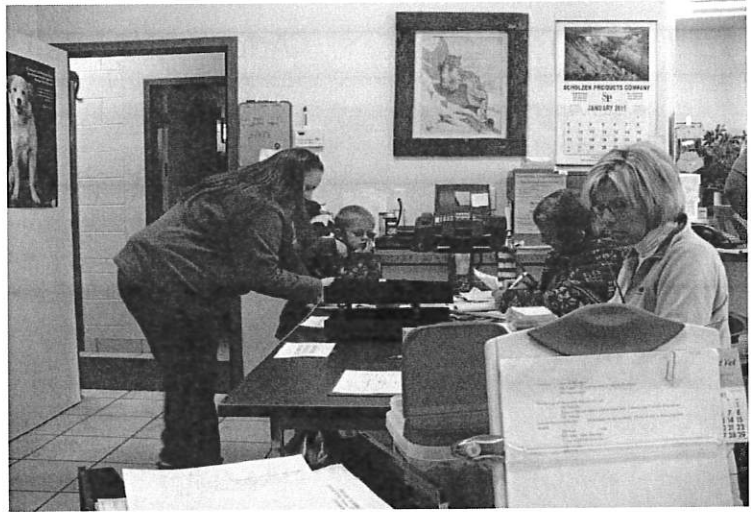
Other Animals

Adopted/Reclaimed- 17



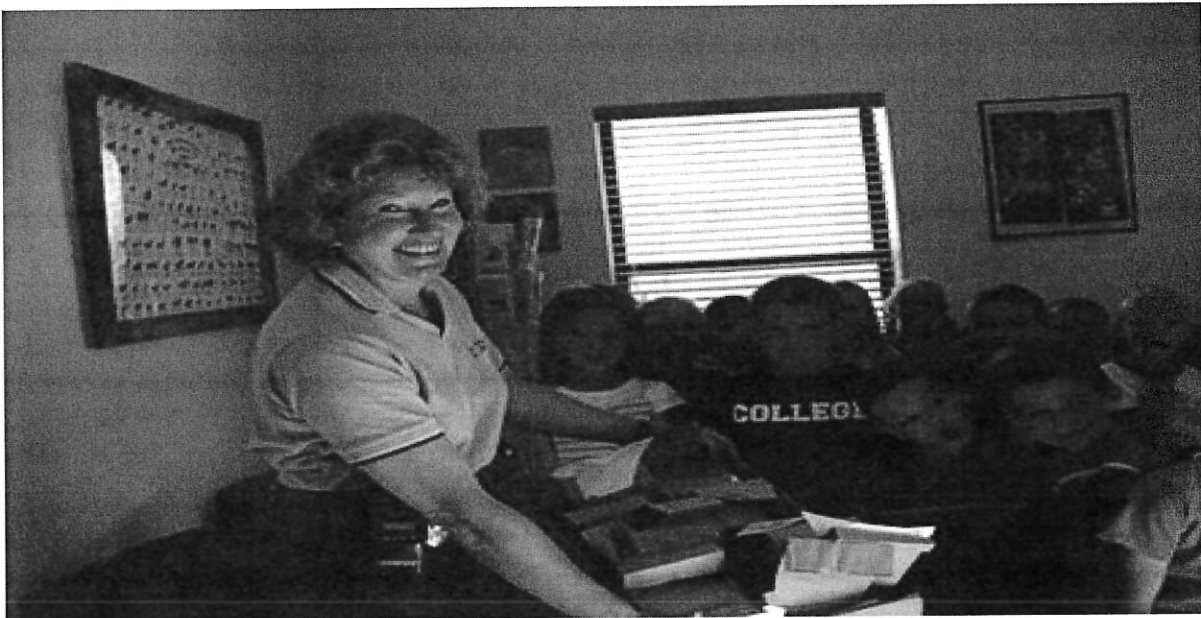
Vaccination and Licensing Clinics

- Held every January
- The Shelter appreciates the support of Dr. Bice and Dr. Wittwer in ensuring the success of these events



Shelter Tours

Tours are scheduled for people to come in and see the animals and teach them about respect for animals.



Volunteers

We have several volunteers that come weekly to spend time with our animals and give them TLC. Volunteers help train and socialize with our animals, so they are ready for adoption.

Peach Days



Donations

\$608 donated from generous citizens in the 2017-2018 budget year.



Jocelyn donated dog and cat treats on Sept. 20th from funds raised as a school project.

Donations were used to buy
and supply an Animal
Emergency Response Trailer



Thanks to our Mayor and City Council and all of
our Supporters, Citizens and Sponsors for
helping to keep our city safe!

How to Contact Us

The Hurricane Police Department can be contacted in the
following ways:

Information/Records request: 635-9663

Website: www.cityofhurricane.com under Police

Follow us on Facebook: Hurricane City Police Department

Follow us on Twitter: @HurricaneUtPD

Non-Emergency Calls to Dispatch: 627-4999

Emergencies: 911

Tips 635-7911 policetips@cityofhurricane.com

Animal Control Shelter: 635-8314

STAFF COMMENTS

After no comments from the public, the Planning Commission considered this application and voted 7 aye and 1 nay to recommend approval. They did not give any specific findings on which to base this approval and did discuss whether the General Plan map should be amended to reflect a new concept for this area of the City.

City Council Agenda: April 4, 2019 **File Number:** 2019-ZC-05

Type of Application: Zone Change

Applicant: John and Connie Bramall

Request: A zone change on 20 acres of a larger property from RA-1 to RA - .5

Location: Approximately 3120 S. 1100 West

General Plan: Agricultural/Rural Residential 5 acre and larger

Existing Zoning: Residential Agricultural one acre

Discussion: This property is currently farm land in the area of the City designated on the General Plan for *Agricultural Property primarily used for keeping or pasturing of animals or raising of crops with accompanying residential use. Structures may include houses, barns, sheds, and agricultural equipment storage.* However, in 2016 the Planning Commission met with property owners in the area and concluded there was no support for rezoning the properties in this area to A-5 and that RA-1 was the desired zoning for all of the property in the Bench Lake area with collapsible and expansive soil issues. This particular property was zoned RA-1 when it was annexed into the City in 2006 as part of the Sand Hollow Bench Lake annexation.

| | <u>Zoning</u> | <u>Adjacent Land Use</u> |
|-------|---------------|-----------------------------------|
| North | RA -1 | Irrigated farm field |
| East | RA-1 and RM-2 | Vacant and gravel pit |
| South | RM-2 | Vacant |
| West | RA-1 | Irrigated farm field and hillside |

In order to change the zoning on any parcel of land within the City of Hurricane the following questions need to be addressed:

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

Response: The General Plan includes the following objective as supporting Goal III – Quality of the Built Environment: *D. Encourage the preservation of farmland and open pastures that recall the agricultural heritage of Hurricane and could help provide a sustainable source of food.* Additionally, Goal IV Growth, includes the comment that the City should “discourage

inefficient use of land (urban sprawl)” and includes this objective E: *Assure that development takes place only with the presence of adequate public facilities to serve the development.* On the other hand, this property is located in close proximity to property that was very recently rezoned to RA - .5, already bringing higher density development possibilities into the area. It is also located next to property that was rezoned to multi-family zoning with the caveat that it could not be developed until services adequate to serve the property have been extended. Larger water lines and power facilities have since been extended to this area of the City and sewer extension is planned but no date has been set for completion. A residential objective is “*Medium....density housing should be planned near support facilities such as collector and arterial roads, schools, shopping, and employment centers.*” The proposed amendment is located on an arterial road but is not near any support facilities or within walking distance to schools, shopping, and employment centers.

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

Response: This amendment is for property located in an area with a very rural character of agricultural and livestock activities, very large lot single family homes, and the gravel extraction/batch plant operation. More suburban type development is not harmonious with the overall character of existing development.

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

Response: Just the zone change does not affect adjacent property but if the property is developed at the new zone it will result in double the possible units on the property. This is an area with known collapsible and expansive soils so development on the property could result in effects to adjoining properties during development activities. Additionally, higher density zoning often brings new residents who object to agricultural and industrial activities in the vicinity.

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

Response: There are currently no sewer, no gas, and no cable facilities available in this area. Roads are not improved to full widths in this area. If this property is developed, improvements to 1100 West will be required as part of development. Sewer is not currently available in this area, though plans have been approved to bring it to 3000 South and 1100 West within the next 1 ½ to 2 years. The master planned road, 1100 West, bordering this property is scheduled for realignment to improve the curve which will affect the existing power and phone facilities. Before this property is divided from the larger parcel, any required road realignment property must be negotiated with the City. Water and power are available to serve the property.

Findings: Staff makes the following findings:

1. The proposed amendment is not compatible with the existing General Plan map and some important goals and objectives of the General Plan.
2. The proposed amendment is not harmonious with the overall character of existing development in the vicinity.
3. Only some public facilities and services are adequate or available to serve the property.
4. The proposed amendment will affect adjacent property because it is anticipated it will bring an additional residents to the area on properties too small for agricultural activities.

ZONE CHANGE APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$500.00

For Office Use Only:
File No. 2019-ZC-05
Receipt No. 7.625827

Name: John & ^{or} Connie Bramall Telephone: 435-632-5072
Address: 1375 W. 3150 S. Fax No. _____
Agent (If Applicable): Jenny Chamberlain Telephone: 435-632-5072
Email: princesschamberlain@gmail.com
Address/Location of Subject Property: 3650 S. 1750 W.
Tax ID of Subject Property: H-3294-B-1 Existing Zone District: RA-1
Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)

RA .5

Submittal Requirements: The zone change application shall provide the following:

- _____ a. The name and address of every person or company the applicant represents;
- _____ b. An accurate property map showing the existing and proposed zoning classifications;
- _____ c. All abutting properties showing present zoning classifications;
- _____ d. An accurate legal description of the property to be rezoned;
- _____ e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- _____ f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: 3-1-2019 Application Complete: YES ☒ NO ☐

Date application deemed to be complete: 3-1-2019 Completion determination made by: JF

RA-1

A-5

RA1

RA1

RA1

RA-1 - propose

RA-0.5

PDO

RHD

M-1

Subject
Property

proposed
road realignment

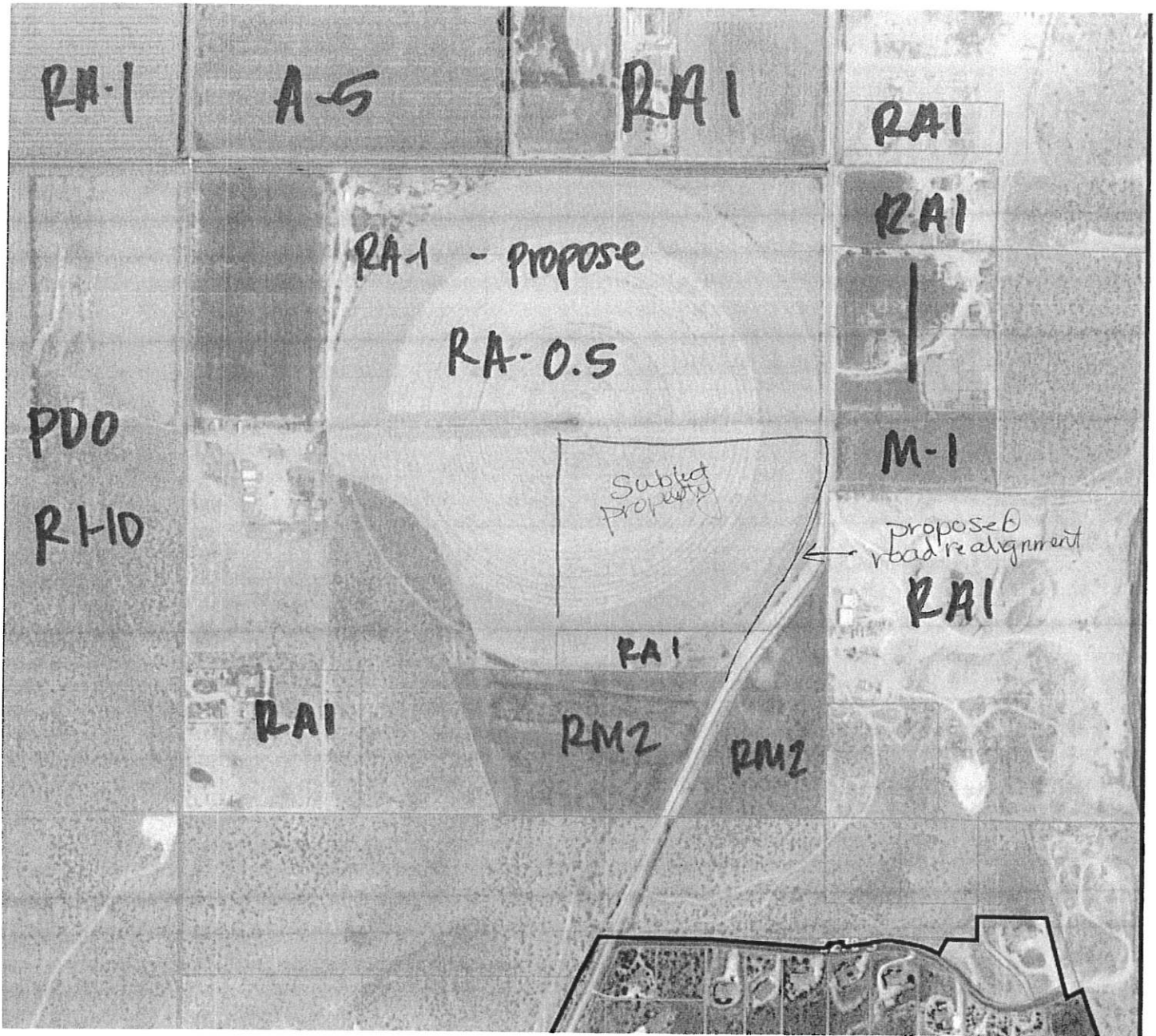
RA1

RA1

RA1

RM2

RM2



STAFF COMMENTS

After extensive discussion about JUC comment #10 the Planning Commission voted 7-1 to recommend approval of this plat to the City Council, subject to all JUC comments and comment #3, and referring comment #10 to the Council for further consideration.

City Council Agenda: April 4, 2019 **File Number:** 2019-PP-03

Type of Application: Preliminary Plat

Applicant: Chris Wyler

Agent: Civil Science

Request: Preliminary Plat for Pecan Valley, a 38 lot single family subdivision

Location: 5140 West Turf Sod Road

General Plan: Single Family Residential up to 4 per acre

Existing Zoning: R-1-10, single family residential

Discussion: This plat is for property changed to R-1-10 zoning in September of 2018. It is located in an area with no sewer service, limited water service, and single road access. The applicants have developed preliminary plans for water and sewer service and will have to comply with development standards for providing these services. Lots 1 & 14 have been developed with existing single family houses but were built on property that is now becoming part of this subdivision.

| | <u>Zoning</u> | <u>Adjacent Land Use</u> |
|-------|----------------------|---------------------------------|
| North | RA-1 & PF | Pecan farm and horse farm |
| West | R-1-10 | Vacant |
| South | RR | Vacant |
| East | RA-1 | Vacant |

JUC Comments:

1. Construction drawings must be reviewed and approved before final plat application
2. A water model will be required
3. Fire hydrants must be tested to meet flow requirements
4. Storm drain plans are required
5. Dedication and improvement of Turf Sod road will be required. Easements on Turf Sod Road are required.
6. Updated geotechnical report needed with construction drawings
7. Lots 15 and road improvements to 5140 West should be included in phase 1 because the length of the dead end street created without this would exceed the maximum length.
8. Access and improvements will have to be designed and power capacity determined for Dixie Power to serve this property.
9. Utility easements are required on all road frontages to provide utility running lines.

10. A connector street should bisect the middle block. Maximum block length is 800'.

Staff Comments:

1. Lot frontages all exceed the 80' minimum required. Side lot lines are staggered to provide a more attractive layout within the subdivision.
2. Lot sizes range from 10,120 sq. ft. to 18,396 sq.ft. This does not include the lots being created to accommodate the existing houses. These lots are 23,194 sq. ft. and 19,081 sq. ft. Lot sized meet the standards for the zone.
3. Pad drainage will be important to address on the grading plan for this project as it is in a low lying area.
4. Layout for this preliminary plat meets standards for development within the zone. There are many challenges that will have to be met by the applicant to get to developable parcels.

Recommendation: Staff recommends the Planning Commission forward a recommendation of approval to the City Council subject to all JUC comments and staff comment #3 .

PRELIMINARY PLAT APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$150.00

For Office Use Only:

File No. 2019-PP-03
Receipt No. 7.424171

Name: Christopher Wyler Telephone: 435-467-2216

Address: 5146 S 1930 W, Hurricane, UT 84737 Fax No. _____

Email: wyltile@gmail.com

Agent (If Applicable): Civil Science Telephone: 435-986-0100

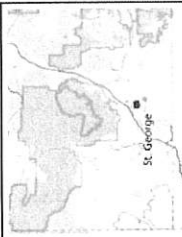
Address/Location of Subject Property: 5200 West Turf Sod Road

Tax ID of Subject Property: H-4-2-10-224 & H-4-2-10-225 Zone District: R-1-10 & RR

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) Single Family Lots

Submittal Requirements: The preliminary plat application shall provide the following:

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



- | Legend | Parents | Ownership |
|--------|---------|-------------------------------------|
| | | U.S. Forest Service |
| | | U.S. Forest Service Wilderness |
| | | Bureau of Land Management |
| | | Bureau of Land Management Wildlife |
| | | National Park Service |
| | | Shoshone Reservation |
| | | Utah Division of Wildlife Resources |
| | | Utah Division of Transportation |
| | | Sage Park |
| | | State of Utah |
| | | Washington County |
| | | Municipality Owned |
| | | School District |
| | | Privately Owned |
| | | Water |
| | | Water Conservancy District |
| | | State Acquired Oil and Gas |
| | | Mineral Claim |

Notes

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STAFF COMMENTS

The Planning Commission voted unanimously to approve the zone change with the distribution of uses in the Planned Commercial area 3.5 acres multifamily and 4.08 acres commercial uses as presented by the applicant.

City Council Agenda: April 4, 2019 **File Number:** 2019-ZC-06

Type of Application: Zone Map Change

Applicant: Toquerville Enterprises

Request: A zone map change on 11.24 acres from M-1, Light Industrial, to GC, General Commercial on the north 4.24 acres, and PC, Planned Commercial, on the south 7.58 acres

Location: Approximately 3120 S. 1100 West

General Plan: Commercial and Mixed Use

Existing Zoning: M-1 Light Industrial

Discussion: This property was recently approved for a General Plan map amendment for Commercial to the north portion and Mixed Use for the south portion. Property to the north and west of the proposed General Commercial property contains industrial uses and multi-family development and vacant property slated for a zone change hearing next month to multi-family are located on the property to the east.

The proposed Planned Commercial property is located west of the same vacant property slated for a zone change hearing to multifamily and the recently completed Haven Assisted Living property. The vacant property to the west is zoned M-1, though the General Plan designation is commercial, and it is currently owned by Intermountain Health.

| | <u>Zoning</u> | <u>Adjacent Land Use</u> |
|-------|----------------|---|
| North | M-1 | Storage units |
| East | PDO and R-1-10 | Apartments, assisted living, and vacant |
| South | HC | Hotel and vacant |
| West | M-1 and HC | Health services and vacant |

In order to change the zoning on any parcel of land within the City of Hurricane the following questions need to be addressed:

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

Response: The General Plan includes the following objectives as supporting Goal II – Economy: *create an environment that will attract new business and employment to Hurricane*

and encourage commercial development in "walkable" (pedestrian-oriented) centers. This property is located where a large number of residential units and some commercial uses are within walking business that may be attractive to new businesses looking to locate in Hurricane.

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

Response: This amendment is for property located in an area with a mixture of uses including commercial, high density multifamily, medical services, and industrial uses including production, steel manufacturing, and storage. The proposed General Commercial zoning across the street from industrial and south of it may be able to provide commercial uses to serve the industrial uses or the residents in the area, allowing it to become harmonious. The proposed Planned Commercial zoning has the following stated zone purpose: *the purpose of the PC zone is to provide areas where a combination of destination oriented business, retail commercial, entertainment, and related uses may be established, maintained and protected to serve both residents and nonresidents of the city. Typical uses in this zone include large scale, master planned commercial centers with outlying commercial pads, big box stores, offices, and various types of high density residential uses.* While this property is in a location where it might serve both residents and non-residents of the City, at 7.58 acres it may be too small to be considered a "large scale, master planned commercial center." Whatever preliminary site plan is presented at a future meeting will have to be used to determine if the proposed amendment is harmonious with the overall character of existing development.

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

Response: The amendment opens the way for new kinds of development adjacent to other properties. It is located on a collector road and intended for development in an area that has seen extensive development in recent years. This change is unlikely to create a negative effect.

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

Response: There are public facilities and services adequate to serve the subject property. Additional width and pedestrian facilities will be added to 2260 West and 100 North as part of development of the subject property and storm drain and other utility improvements will be required.

Findings: Staff makes the following findings:

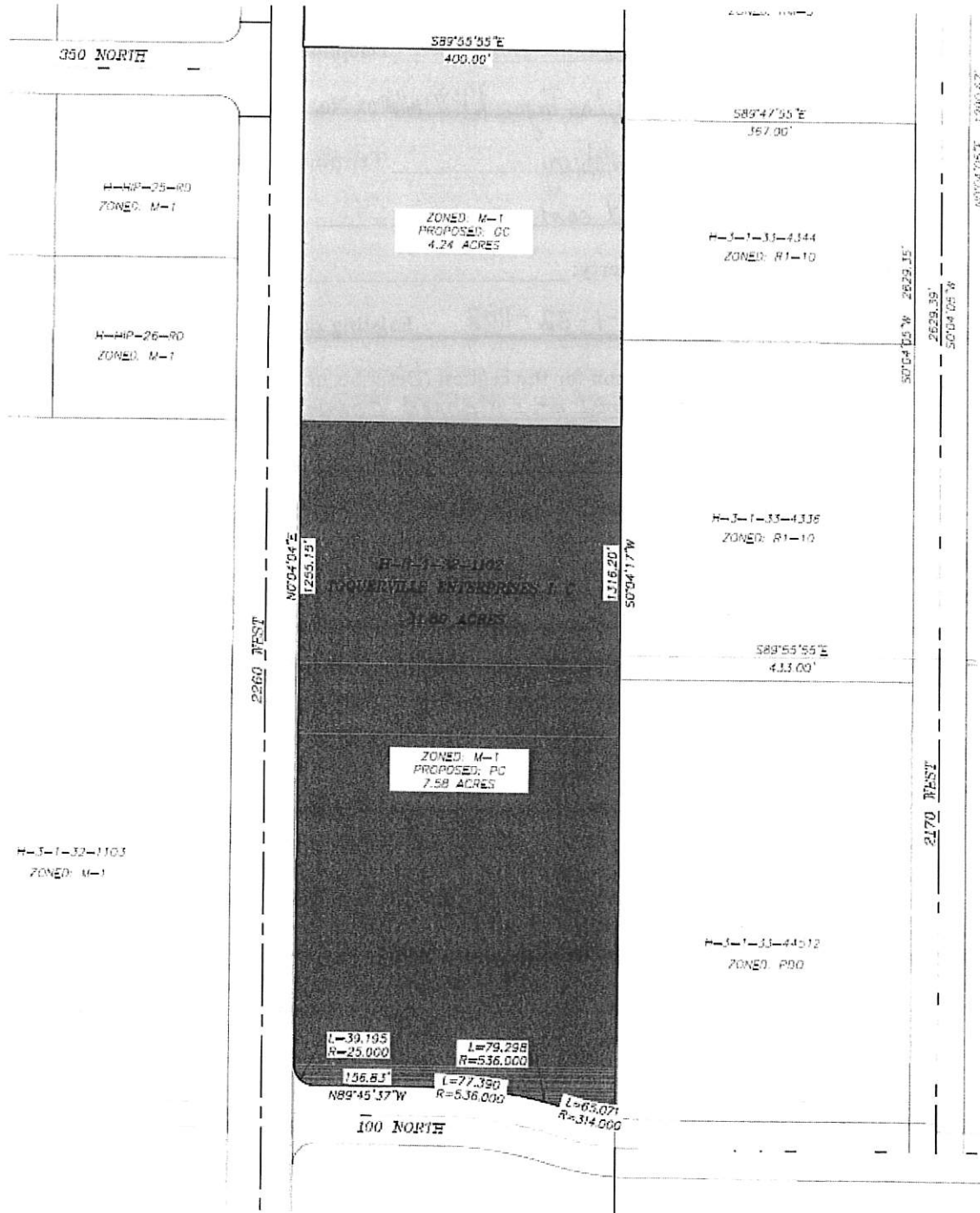
1. The proposed amendment is compatible with important goals and objectives of the General Plan.
2. The proposed amendment is harmonious with the overall mixed character of existing development in the vicinity.
3. Public facilities and services are adequate or available to serve the property.
4. The actual uses developed on the property will determine the effect of the change on adjacent properties.

Recommendation: Staff recommends the Planning Commission review the staff comments and send a recommendation of approval to the City Council.

MARCH 27, 2019

PROPOSED SUMMARY OF LANDUSE FOR PLANNED COMMERCIAL ZONE CHANGE

| PROPOSED USE | ACRES | % OF PC ZONE |
|------------------------------|-------|--------------|
| MULTI-FAMILY RESIDENTIAL USE | 3.5 | 46.17% |
| PERMITTED COMMERCIAL USES | 4.08 | 53.83% |



ZONE CHANGE APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$500.00

For Office Use Only:
File No. 2019-2C-06
Receipt No. 7.627219

Name: Toquerville Enterprises Telephone: 702-204-9536

Address: 770 Porto Mio Way, Las Vegas, NV 89146 Fax No. _____

Agent (If Applicable): Jerry Spilbury Telephone: 702-204-9536

Email: jerrymspils@gmail.com

Address/Location of Subject Property: _____

Tax ID of Subject Property: H-3-1-32-1102 Existing Zone District: M-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)

- 7.58 Acres to be zoned as planned commercial

- 4.24 Acres to be zoned as general commercial

Submittal Requirements: The zone change application shall provide the following:

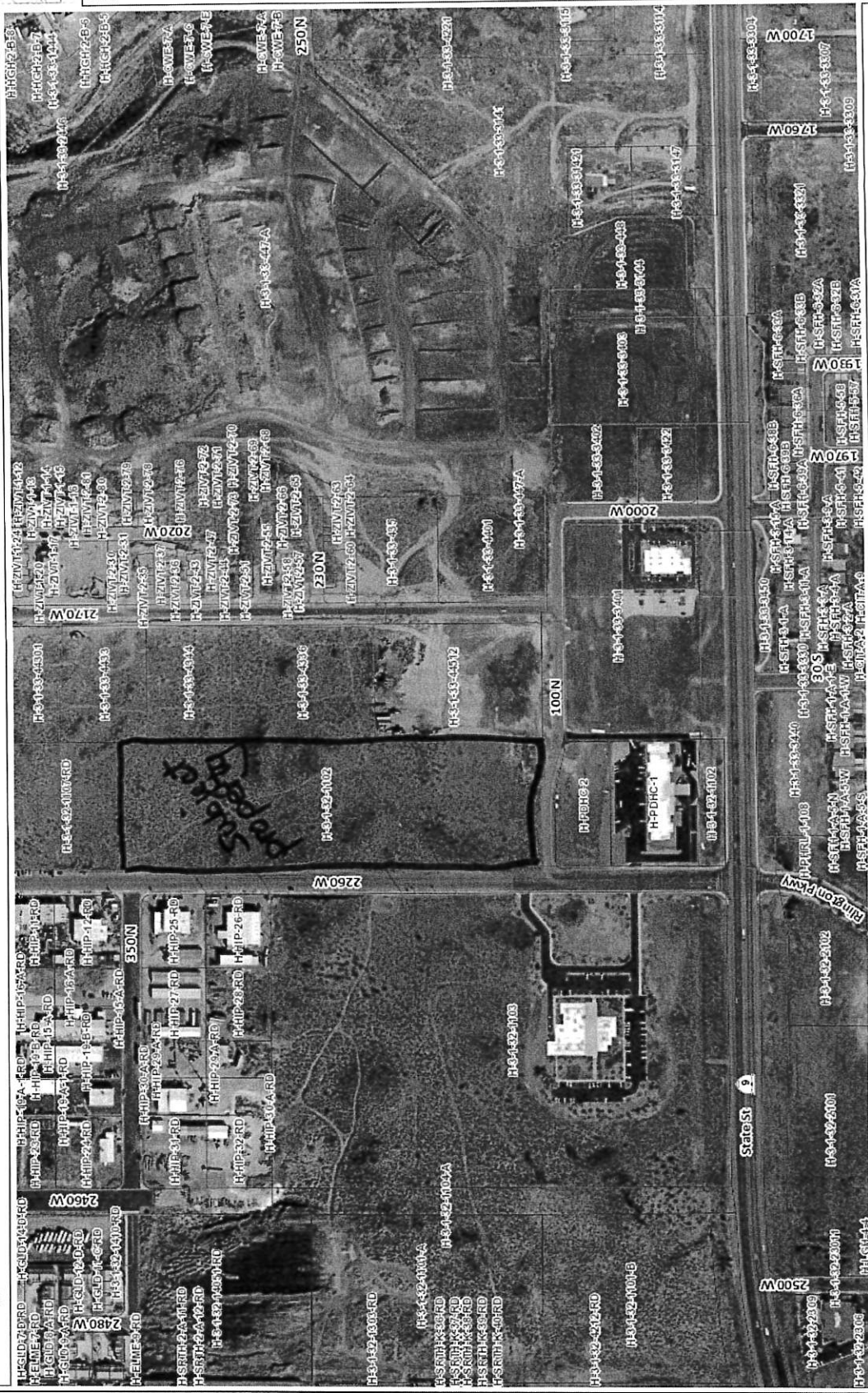
- ☒ a. The name and address of every person or company the applicant represents;
- ☒ b. An accurate property map showing the existing and proposed zoning classifications;
- ☒ c. All abutting properties showing present zoning classifications;
- ☒ d. An accurate legal description of the property to be rezoned;
- ☒ e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- ☒ f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

Date Received: 3/12/19 (Office Use Only) Application Complete: YES ☒ NO ☐

Date application deemed to be complete: 3/15/19 Completion determination made by: DD

Title Toquerville Enterprises Zone change



- Legend**
- Ownership**
- U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wide
 - National Park Service
 - Shredded
 - Utah Division of Wildlife Resources
 - Utah Division of Transportation
 - State Park
 - State of Utah
 - Washington County
 - Municipality Owned
 - School District
 - Privately Owned
 - Water
 - Wilder Conservancy District
 - State Assessed Oil and Gas
 - Mining Claim

Notes

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**AN ORDINANCE OF THE HURRICANE CITY COUNCIL AMENDING TITLE 7
CHAPTER 8, COMMUNICATIONS SYSTEMS CHAPTER, OF THE HURRICANE
CITY CODE UPDATING THE CODE BY THE ADDITION OF DEFINITIONS AND
THE ADDITION OF SECTION 7-8-9 TO SET DESIGN STANDARDS FOR SMALL
CELL INFRASTRUCTURE**

WHEREAS the City Council of Hurricane, Utah deems it necessary and desirable for the health, safety, and general welfare of the residents of Hurricane, Utah to regulate the design of small cell infrastructure; and

WHEREAS Federal Law and the Utah Code dictate the areas where municipalities may regulate the design standards for small cell infrastructure; and

WHEREAS the City Council desires to regulate only in accordance with Federal Law and Utah code; and

BE IT HEREBY ORDAINED by the City Council of Hurricane, Utah that the following definitions are added to section 7-8-2 of the Hurricane City Code:

ANTENNA: Communication equipment that transmits or receives an electromagnetic radio frequency signal used in the provision of wireless service.

APPLICABLE CODES: The International Building Code (IBC), the International Fire Code, the National Electrical Code (NEC), National Electric Safety Code (NESC), as adopted and amended under Utah Code Annotated, title 15A, State Construction and Fire Codes Act.

APPLICABLE STANDARDS: The structural standards for antenna supporting structures and antenna, known as ANSI/TIA-222, from the American National Standards Institute and the Telecommunications Industry Association.

APPLICANT: A wireless provider or their authorized agent who submits an application.

APPLICATION: A request submitted by a wireless provider for a permit to co-locate a small wireless facility in a right-of-way or to install, modify or replace a utility pole or a wireless support structure.

BACKHAUL NETWORK: Means the lines that connect a provider's WCFs to one or more cellular telephone switching offices or long distance providers, or the public switched telephone network.

CO-LOCATE: To install, mount, maintain, modify, operate, or replace a small wireless facility on an existing wireless support structure.

Small Cell Infrastructure Design Standards Template

DESIGN DISTRICT: An area that is zoned or otherwise designated by Municipal ordinance or City Code, and for which the City maintains and enforces unique design and aesthetic standards on a uniform and nondiscriminatory basis.

ELIGIBLE SUPPORT STRUCTURE: Any monopole, utility pole, wireless support structure or related accessory equipment, as defined in this chapter, provided that it is existing at the time the relevant application is filed with the City.

LOCAL STREET: A right-of-way designed primarily to serve land-access functions and projected trip length less than one mile, with two (2) lanes of ten feet (10') to twelve feet (12') in width and a design speed of twenty (20) to thirty (30) miles per hour.

MICRO-WIRELESS FACILITY: Refers to a type of very small wireless facility that, not including any antenna is no larger in dimension than twenty four inches (24") in length, fifteen inches (15") in width, and twelve inches (12") in height, on which any exterior antenna is no longer than eleven inches (11"), and which only provides Wi-Fi service.

MONOPOLE: A structure in the right-of-way erected by an applicant or provider specifically to support SWFs.

NONDISCRIMINATORY: Describes the equal treatment of similar situated entities unless there is a reasonable, competitively neutral basis for different treatment.

PERMIT: Written authorization from the City allowing the provider to perform work pursuant to the installation of a small wireless facility.

PROVIDER: Means a wireless service provider or wireless infrastructure provider.

RELATED ACCESSORY EQUIPMENT: Refers to equipment used in conjunction with an antenna or other component of SWFs which may be attached to a wireless support structure or located on the ground at or near the base of a wireless support structure.

RF: Means radio frequency.

RIGHT-OF-WAY: Refers to any area within, on, below, or above a public road, highway, street or alley, and may include sidewalks, park-strips and other areas associated with them and controlled by the City.

SMALL WIRELESS FACILITY (SWF): A wireless facility on which each provider's antenna could fit within an enclosure of no more than six (6) cubic feet in volume and for which all related accessory equipment, whether mounted on the pole or the ground, is cumulatively no more than twenty eight (28) cubic feet in volume.

SUBSTANTIAL MODIFICATION: A modification to an eligible support structure which: a) increases the height of the structure by more than ten percent (10%) or more than ten feet (10'), whichever is greater; b) involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure more than two feet (2'); c) involves the

Small Cell Infrastructure Design Standards Template

installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed two (2) cabinets; involves the installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure; or involves the installation of ground cabinets that are more than ten percent (10%) larger in height or overall volume than any other ground cabinets associated with the structure; d) entails any excavation or deployment outside of the current site; or e) would defeat the concealment elements of the eligible support structure.

TECHNICALLY FEASIBLE: The demonstrated measure of the feasibility of a proposal as it relates specifically to projected constraints of engineering, impacts to the signal, spectrum, stability, or practical interference with other facilities or properties.

AND, BE IT HEREBY ORDAINED by the City Council of Hurricane, Utah that the following section 7-8-8, small cell infrastructure design standards, is hereby added to the Hurricane City Code :

7-8-8 Small Cell Infrastructure Design Standards:

A. General Standards

Small Cell Equipment Standards:

| | |
|--------------------|--|
| Aesthetics | Equipment should match the aesthetics of surrounding poles. |
| Internal Installs | Equipment shall be installed within an existing pole when technologically feasible and always on a new pole. Any equipment installed within a pole may not protrude from the pole except to the extent reasonably necessary to connect to power or a wireline. |
| External Shrouding | The antenna shall be contained in a cantenna and any other equipment shall be contained in an equipment cabinet, unless the visual impact can otherwise be reduced by its location on the pole. |
| Width | May not exceed in width the diameter of the pole by more than 3 inches on either side. |
| Sidearm Installs | If permitted, may not allow the furthest point of the enclosure to extend more than 18 inches from the pole. |
| Conduits | All cables shall be in conduits and shall be flush with the pole unless required to be installed inside the pole. |

Small Cell Infrastructure Design Standards Template

| | |
|------------------------------|--|
| Hardware Attachment | All hardware attachments should be hidden. Welding onto existing equipment is not permitted. |
| Color | All equipment should be painted to match pole aesthetics. Paint should be powder coated over zinc paint. If a wood pole, the visible attachments and hardware shall be colored gray. |
| Equipment Access Doors | Lockable access door sized to install, maintain, and remove all small cell equipment as needed shall meet provider's requirements. The City may require access, but provider must grant permission. |
| Cables | All cables should be clearly labeled for future identification. |
| Cantennas | Cantenna must be mounted directly on top of the pole, unless a side arm installation is required by a pole owner. A tapered transition between the upper pole and cantenna is required. |
| Stickers | Any on-pole cabinet and ground mounted utility box should be labeled a (1) RF warning sticker, background to match pole color, no larger than 4 x 6 inches. Facing to the street near the elevation of the antennae, (2) 4-inch by 6-inch (maximum) plate with the provider's name, location identifying information, and 24-hour emergency telephone number, and (3) No advertising, logos or decals. |
| Lights | There shall be no lights on the equipment unless required by federal law. |
| Ground Mounted Equipment Box | Must meet and follow existing City ordinances for ground mounted utility boxes and be attached to a concrete foundation. |
| Design Wind Velocity | All structural components of small cell pole, standard, base, equipment cabinet, couplers, anchor bolts, luminaires, cantenna and other attachments to be used shall be designed for a minimum of 115 MPH wind velocity in accordance with applicable standards. Snow loading and other local conditions shall also be included in the pole design. |
| Height of Equipment on Pole | The lowest point may not be lower than 8 feet from |

Small Cell Infrastructure Design Standards Template

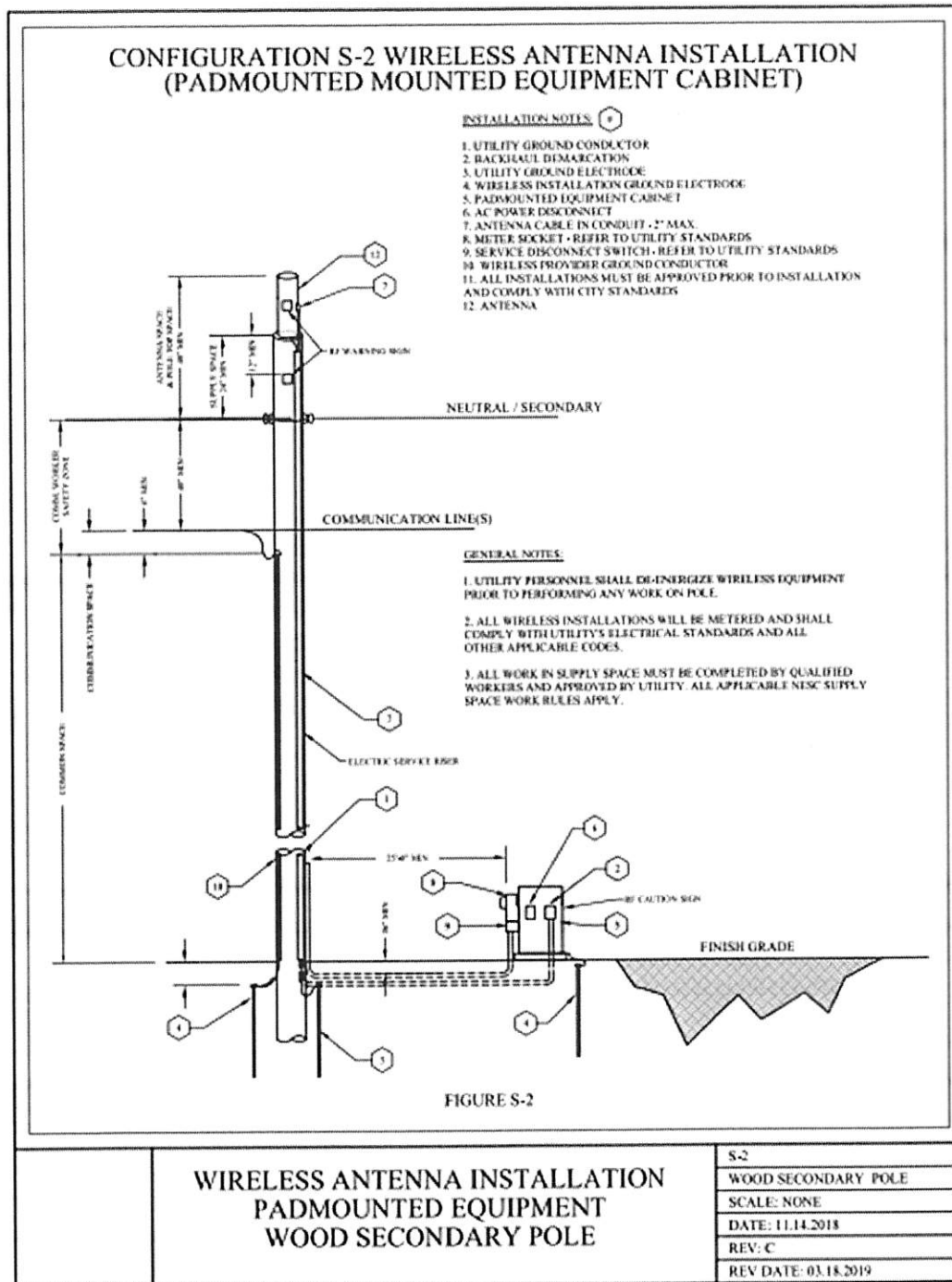
| | |
|----------------------------------|--|
| | the grade directly below the equipment enclosure. |
| Power Meter & Service Disconnect | Required by the City and in a location that (1) minimizes its interference with other users of the City's right-of-way including, but not limited to, pedestrians, motorists, and other entities with equipment in the right-of-way, and (2) minimizes its aesthetic impact. |

B. General Requirements:

- a. Noise Limitation: Must meet the City required noise limitation for ambient sound.
- b. Pole Aesthetics: Provider should provide detailed proposed pole aesthetics as part of their application.
- c. Position: Poles should not significantly obstruct property sight lines, at the intersection of property lines, provide clearance for existing utilities, and preference that new poles be located in park strips.
- d. ROW Position: All equipment located within the public ROW shall be located such that it meets ADA requirements and does not obstruct, impede, or hinder usual pedestrian or vehicular travel or interferes with the operation and maintenance of signal lights, signage, street lights, street furniture, fire hydrants, or business district maintenance.
- e. Power and Ground Utility Box: Shall comply with all City and local code requirements. Backup batteries are not allowed.
- f. All installations are subject to the City permit application and review process.

C. Attachments to Utility Poles:

Exhibit 7-8-8 –(1)



a General Requirements

1. All attachments to existing utility poles within the City right of way require an encroachment permit, prior to installation.
2. For a given pole location either pole mount or ground mount equipment shall be utilized. Both are not allowed at the same structure. Backup power devices, shall not be allowed.
3. A maximum of two enclosures including the disconnect and antenna shall be installed at each utility pole location. If ground-mounted enclosures are used pole mounted enclosures are not allowed.
4. All carrier equipment shall be removed and relocated at no cost to the City, if the City decides to underground the utility lines in the future.
5. Strand-mounted small cell devices are not allowed.
6. Provider shall submit evidence that the existing poles are appropriately sized and have sufficient strength to accommodate the additional small cell equipment loads. Provider shall also submit a letter of approval from the city power department for the small cell equipment to be installed on the specific pole. The Provider must comply with the City's Pole Attachment & Loading Requirements (see appendix).
7. Provider shall certify that radiation is at safe levels by a non-ionizing radiation electromagnetic radiation report (NIER). The NIER report shall be endorsed by a qualified professional. Report shall be submitted to the City and city power department. It shall specify minimum approach distances to the general public as well as electrical and communication workers that are not trained for working in an RF environment (uncontrolled) when accessing the pole by climbing or bucket.
8. Provider shall provide a disconnect so that the City has the ability to easily shut off radio signals and power while working on the pole.

b. Equipment Color

Equipment should be colored to match pole.

c. Equipment Shroud

1. 38" H x 16" W x 12" D maximum for pole-mounted equipment shroud.
2. All hardware attachments shall be hidden to the maximum extent possible.
3. Up to two equipment shrouds, containing all required small cell equipment, shall be installed per pole. Except, one additional equipment shroud shall be allowed per pole if the antenna is located within the second equipment shroud.

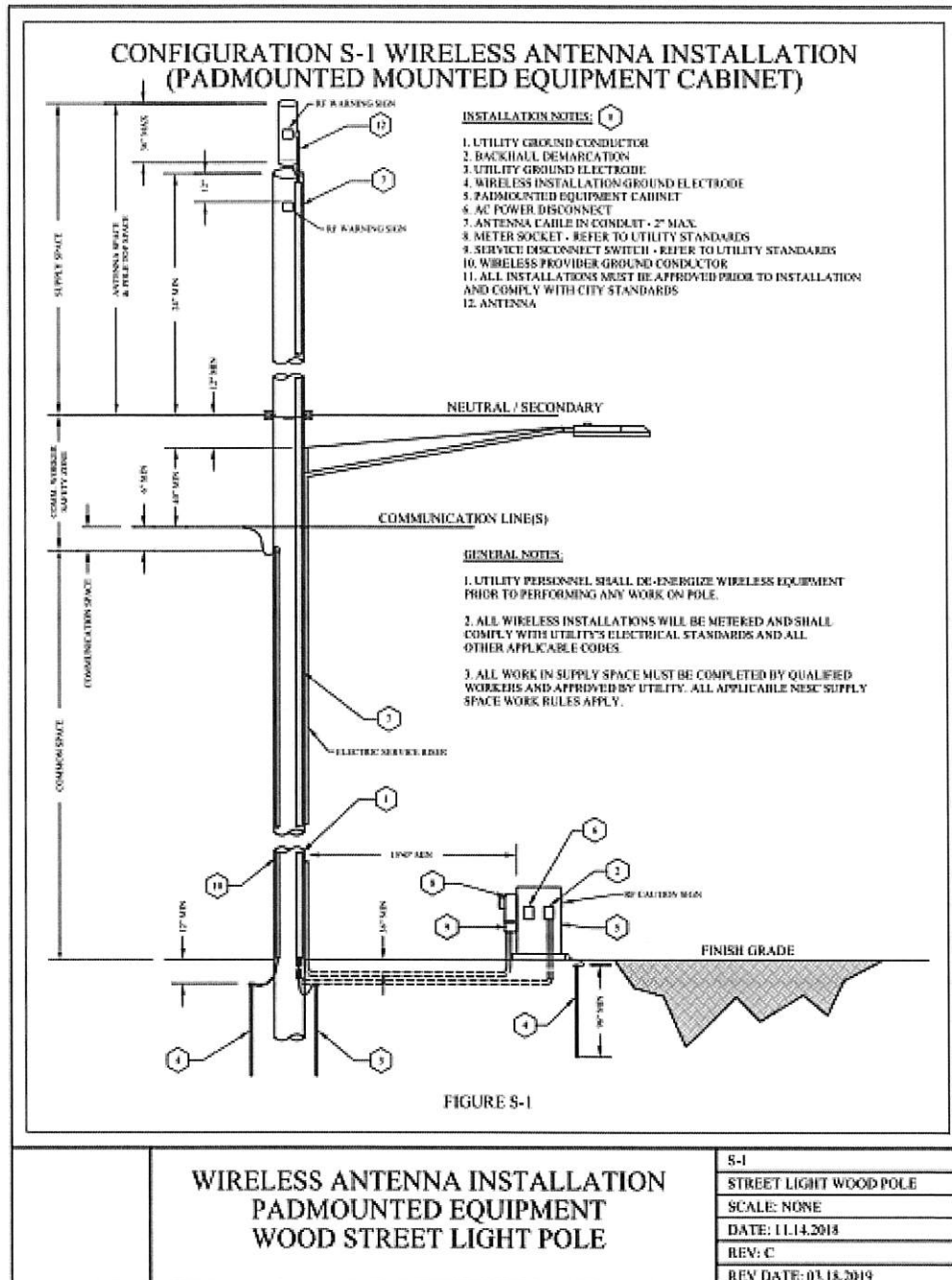
d. Antenna

1. If a cantenna is located on top of the pole the outer diameter shall be 14" maximum and the cantenna shall be no more than 5 feet tall, including antenna, radio head, mounting bracket, and all other hardware necessary for a complete installation.
2. If the cantenna is mounted to the side of the pole it shall be located inside a shroud of 5.5 cubic feet maximum. The width, depth, or diameter of the shroud size shall not be greater than 16" (maximum).

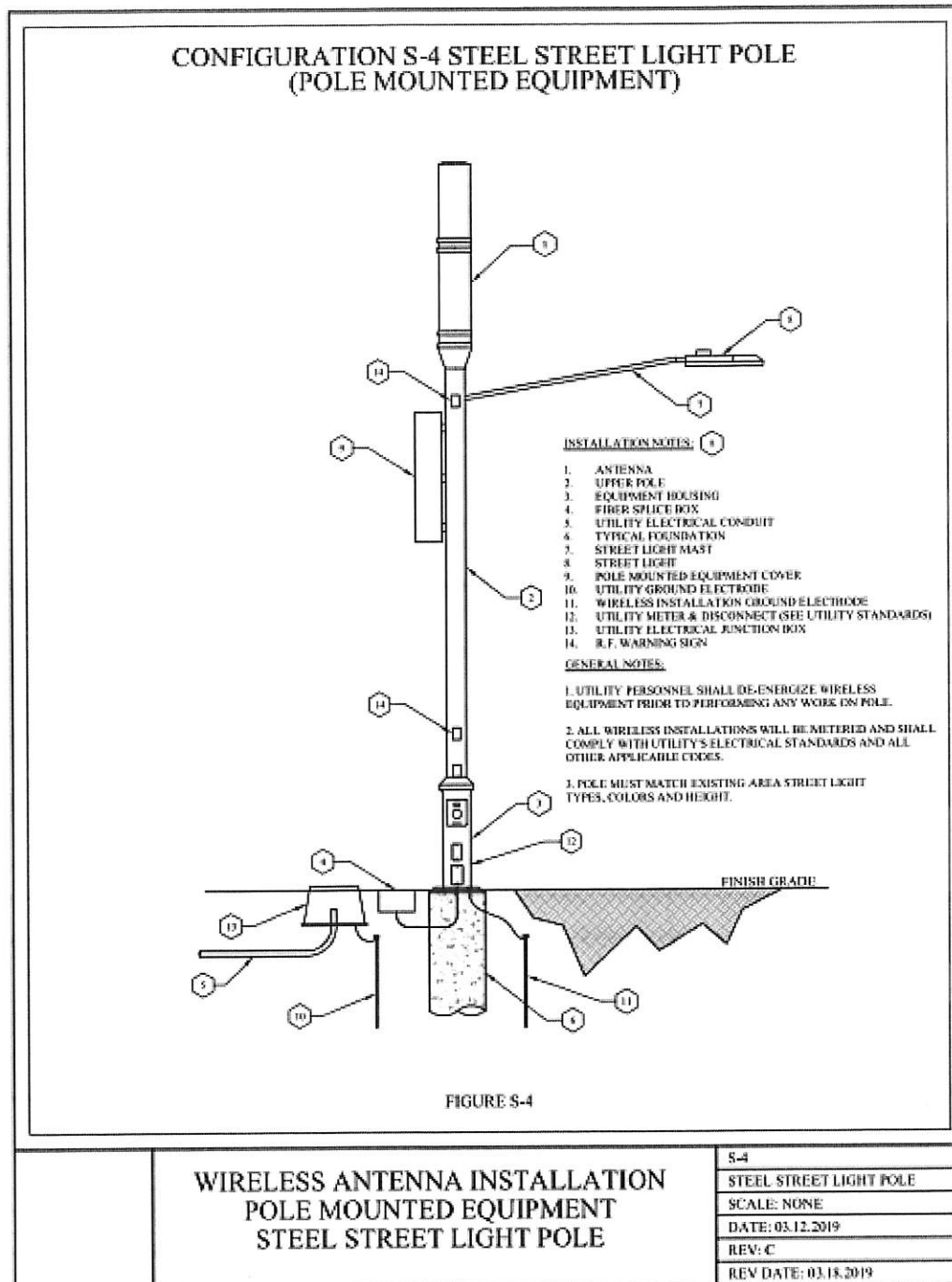
D. Attachments to Street Lights:

Exhibit 7-8-8(2)

Wood



Steel



a. General Requirements

1. The same small cell pole aesthetic is to be used to match existing streetlights in the area and maintain a cohesive appearance. The provider shall perform a visual inspection

Small Cell Infrastructure Design Standards Template

(online street images are acceptable) prior to submitting a permitting application to determine existing aesthetics.

2. Unless otherwise unfeasible the preferred installation configuration is to utilize poles that conceal all system components (i.e. meter, disconnect, radio, etc.).
3. All small cell carrier equipment shall be housed internal to the pole or hidden behind an exterior shroud.
4. The small cell components shall be sized to be visually pleasing. For a combination pole to be considered visually pleasing, the transition between the equipment cabinet and upper pole should be considered. A decorative transition shall be installed over the equipment cabinet upper bolts, or decorative base cover shall be installed to match the equipment cabinet size.
5. Each pole component shall be architecturally compatible to create a cohesive aesthetic.
6. All pole mounted enclosures shall be securely attached with hardware (not strapped).
7. Provider shall certify that radiation is at safe levels by a non-ionizing radiation electromagnetic radiation report (NIER). The NIER report shall be endorsed by a qualified professional. Report shall be submitted to the City and city power department. It shall specify minimum approach distances to the general public as well as electrical and communication workers that are not trained for working in an RF environment (uncontrolled) when accessing the pole by climbing or bucket.
8. The City reserves the right to disconnect power to the radio when working on the pole. The Provider shall provide a disconnect so the City has the ability to easily shut off radio signals and power while working on the pole
9. All poles new or existing shall meets all City Pole Analysis Requirements (see appendix).
10. All installations shall utilize City approved structures, arms, luminaires, and configurations and comply with all applicable City standards.

b. Equipment Color

Equipment should be colored to match pole.

c. Equipment Shroud

1. 16 inches (preferred), 20 inches maximum diameter. Maximum height of cabinet is 5'-8". Cabinet to be round and installed below the pole.
2. If an antenna is located on the side of the pole, the antenna, radio equipment, brackets, and all other hardware required for a complete installation shall fit behind a 38"H x 16"W x 12"D maximum shroud, securely mounted (not strapped) to the pole.
3. Equipment cabinet and/or equipment cabinet cover shall not have a flat, horizontal surface larger than 1.5 inches.
4. All hardware attachments shall be hidden to the maximum extent possible.

d. Antenna

1. The antenna and antenna pole attachment shall be shrouded to meet the City's aesthetics. A tapered transition between the upper pole and antenna shall be included.
2. 14-inch maximum outer diameter x 5' 8" maximum length. Antenna shroud shall be colored to match pole.

e. Luminaire/Luminaire Mast Arm

1. Luminaire shall meet the City's Construction Standards and Specifications and shall match existing luminaires adjacent to permit location.
2. Luminaire mast arms shall match on adjacent streetlights or match aesthetics of adjacent streetlights. In any case, mast arms will be decorative.

f. Pole Size, Type and Foundation

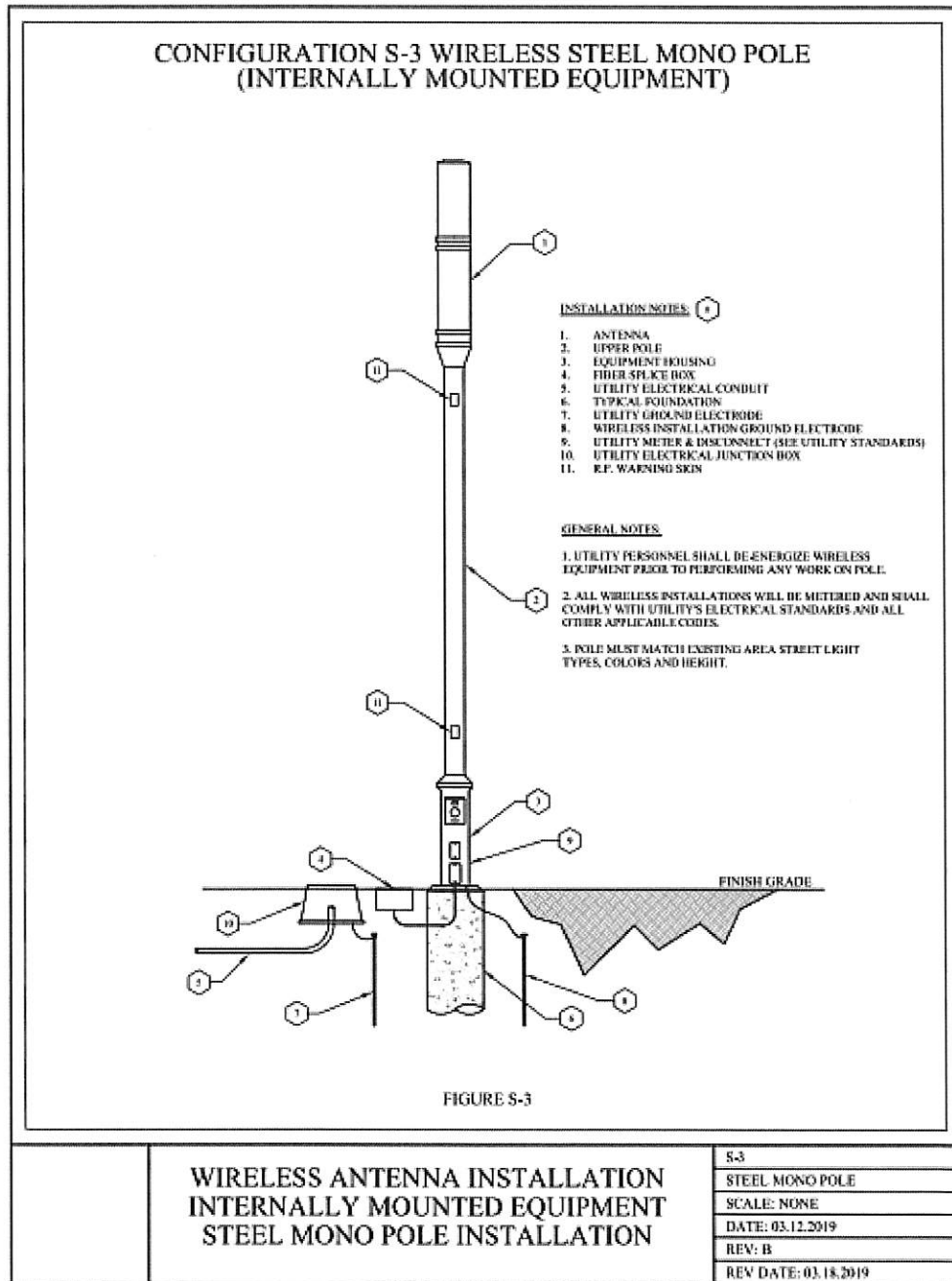
1. Round, straight, galvanized steel. Pole shall be architecturally compatible with the equipment cabinet. At least 15% of the pole design structural capacity shall be reserved for future City IOT installations.
2. The upper pole shall be scaled to 0.5 to 0.75 times the size of the equipment cabinet with 10" minimum outer diameter. The pole diameter shall be scaled such that no flat, horizontal surface larger than 1.5 inches exists between the equipment cabinet and upper pole.
3. Precast concrete or cast-in-place pole foundations shall be designed per the City standard to meet ACI 318. While the City accepts cast-in-place foundations, precast concrete foundations are preferred and should be installed whenever possible.
4. Bolt circles should be 19.5-inch bolt circle when installing a 16-inch equipment cabinet and 23.5-inch bolt circle when installing a 20-inch equipment cabinet.

g. Access Doors

1. Lockable doors to be provided as needed in the equipment cabinet to maintain equipment.
2. A hand hole shall be provided at the top and bottom of the pole to maintain electrical service for streetlights and future IOT attachments.

E. Attachments to Monopoles

Figure 7-8-8 (3)



a. General Requirements

Small Cell Infrastructure Design Standards Template

- 1 The same small cell pole aesthetic is to be used to match existing streetlights in the area and maintain a cohesive appearance. The provider shall perform a visual inspection (online street images are acceptable) prior to submitting a permitting application to determine existing aesthetics.
- 2 All small cell carrier equipment shall be housed internal to the pole or hidden behind an exterior shroud.
- 3 The small cell components shall be sized to be visually pleasing. For a combination pole to be considered visually pleasing, the transition between the equipment cabinet and upper pole should be considered. A decorative transition shall be installed over the equipment cabinet upper bolts, or decorative base cover shall be installed to match the equipment cabinet size.
- 4 Each pole component shall be architecturally compatible to create a cohesive aesthetic.
- 5 All pole mounted enclosures shall be securely attached with hardware (not strapped).
- 6 Provider shall certify that radiation is at safe levels by a non-ionizing radiation electromagnetic radiation report (NIER). The NIER report shall be endorsed by a qualified professional. Report shall be submitted to the City and city power department. It shall specify minimum approach distances to the general public as well as electrical and communication workers that are not trained for working in an RF environment (uncontrolled) when accessing the pole by climbing or bucket.
- 7 The City reserves the right to disconnect power to the radio when working on the pole. Provider shall provide a disconnect so City has the ability to easily shut off radio signals and power while working on the pole
- 8 All poles new or existing shall meets all City Pole Analysis Requirements (see appendix).
- 9 All installations shall utilize City approved structures, arms, luminaires, and configurations and comply with all applicable City standards.
- 10 Ownership of Monopoles will remain with the Provider.

b. Equipment Color

Equipment should be colored to match pole.

c. Equipment Shroud

1. 16 inches (preferred), 20 inches maximum diameter. Maximum height of cabinet is 5'-8". Cabinet to be round and installed below the pole.
2. If an antenna is located on the side of the pole, the antenna, radio equipment, brackets, and all other hardware required for a complete installation shall fit behind a 38"H x 16"W x 12"D maximum shroud, securely mounted (not strapped) to the pole.
3. Equipment cabinet and/or equipment cabinet cover shall not have a flat, horizontal surface larger than 1.5 inches.

Small Cell Infrastructure Design Standards Template

4. All hardware attachments shall be hidden to the maximum extent possible.
- d. **Cantenna**
 1. The antenna and antenna pole attachment shall be shrouded to meet City's aesthetics. A tapered transition between the upper pole and cantenna shall be included.
 2. 14-inch maximum outer diameter x 5' 8" maximum length. Antenna shroud shall be colored to match pole.
- e. **Pole Size, Type and Foundation**
 1. Round, straight, galvanized steel. Pole shall be architecturally compatible with the equipment cabinet. At least 15% of the pole design structural capacity shall be reserved for future City IOT installations.
 2. The upper pole shall be scaled to 0.5 to 0.75 times the size of the equipment cabinet with 10" minimum outer diameter. The pole diameter shall be scaled such that no flat, horizontal surface larger than 1.5 inches exists between the equipment cabinet and upper pole.
 3. Precast concrete or cast-in-place pole foundations shall be designed per the City standard to meet ACI 318. While the City accepts cast-in-place foundations, precast concrete foundations are preferred and should be installed whenever possible.
 4. Bolt circles should be 19.5-inch bolt circle when installing a 16-inch equipment cabinet and 23.5-inch bolt circle when installing a 20-inch equipment cabinet.

F. Pole Attachment and Loading Analysis Requirements:

a. GENERAL

1. All pole attachments can have a significant structural, wind and other loading on a pole. All pole attachments shall be properly engineered to assure the safety and reliability of the City's system is maintained.
2. These requirements apply to wireline, wireless and any other attachment type to a City Owned pole.
3. All attachments shall be reviewed and approved by the City for pole attachments to all City Owned poles. All attachments shall be properly engineered.
4. A complete Pole Loading Analysis (PLA) shall be submitted for all pole types and locations indicated requiring a PLA. Other locations or structure types may also require a PLA to be completed as determined by the City.
5. The PLA must be completed by a professional engineer licensed in the state of Utah and approved by the City. The PLA shall be signed and sealed by the engineer completing the analysis.

Small Cell Infrastructure Design Standards Template

6. Attachments without proper analysis and approval shall be promptly removed.

b. POLE TYPES AND CONDITIONS REQUIRING A PLA

1. A PLA is required for the following structure types:
 - i. Poles with angles greater than 10 degrees (guyed or un-guyed).
 - ii. Poles with spans larger than 200 feet
 - iii. Poles with circuit taps (power or communication)
 - iv. All poles where the City conductors are dead ended.
 - v. Poles with transformers, capacitors or other equipment installed.
 - vi. Poles that are less than Class 3
 - vii. Poles that are over 20 years old
 - viii. Poles with more than 2 attachments in addition to the City's electrical primary, secondary and neutral attachments.
2. Other locations not addressed above identified by the City that pole strength or clearance concerns are identified.

c. POLE LOADING ANALYSIS SUBMITTAL REQUIREMENTS

1. The attaching entity is responsible for all required field and engineering work required to perform the PLA.
2. Submittal Documents Required
 - i. Detailed Map showing the location(s) of the proposed attachments and project scope.
 - ii. Structure details showing existing framing as well as new attachments and/or proposed modifications to the structures. Identification of the owners of existing wires, cables and equipment shall be shown.
 - iii. The structure drawings shall identify existing attachments that will be or are no longer in use. All unused cables, wires, equipment shall be removed from the pole(s) as part of the proposed attachment project.
 - iv. Complete loading and strength calculations meeting the requirements outlined below.
 - v. For wireline attachments plan & profile drawings shall be included with the analysis.
3. The Pole Loading Analysis shall use the following criteria and standards:
 - i. Pole loading shall meet the requirements of the latest version of the National Electric Safety Code (NESC).
 - ii. Loading Zone: NESC Medium
 - iii. Construction Grade: Grade B
 - iv. Design Wire/Cable Ground Clearances shall exceed the NESC requirements by at least 1 foot to account for variations in the field. All clearances shall be based on the worst case temperatures or wire/cable loading which cause the highest amount of sag.
 - v. Analysis shall include but are not limited to the poles, guys, anchors, support arms and other components shall be included in the PLA.

Small Cell Infrastructure Design Standards Template

- vi. Supply, communication, support and work safety zone spaces are to be indicated in the drawings.
- 4. Proposed pole configurations shall meet current City construction standards details.
- 5. All new or replaced poles shall have a minimum Reserved Capacity of:
 - i. 5% for poles supporting single circuit lines
 - ii. 15% for poles supporting double circuit lines
- 6. The PLA will be valid for a time period of no longer than six (6) months from the time of the application submission. After this 6 month period a new PLA will be required.

Be it further ordained that this ordinance shall take effect at the earliest possible date allowed by law after publication or posting.

DATED this ____ day of _____, 2019.

John W. Bramall, Mayor

ATTEST: _____
Kaden DeMille, Recorder