



# HURRICANE CITY UTAH

## City Council

*Joseph Prete  
Dave Sanders  
David Hirschi  
Kevin Thomas  
Doug Heideman*

**Mayor**

**City Manager**

Nanette Billings    Kaden DeMille

## Hurricane City Council Meeting Agenda

April 20, 2023

3:30 PM

City Council Chambers 147 N 870 W, Hurricane

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

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### **3:30 p.m. Discussion regarding the 2023-2024 budget**

1. Agenda Summary

### **6:00 p.m. - Call to Order**

Prayer

Thought

Pledge of Allegiance

Declaration of any conflicts of interest

Minutes of the Regular City Council Meeting for April 6, 2023

Presentation of new plan to the Solid Waste 3 stage construction project

Recognition of retiring officers

### **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 Cindy Beteag in writing before 5:00 p.m. the Wednesday one week before the Council meeting.

### **OLD BUSINESS**

### **NEW BUSINESS**

1. Consideration and possible approval of **Resolution 2023-20 Proclaiming April 2023 as Child Abuse Prevention Month in Hurricane, Utah** - Kristi Pike

2. Discussion and decision regarding **Interlocal Cooperation Agreement Regarding Election Services with Washington County.**
3. Ordinance 2023-ZC-08: Discussion and consideration of a **Zone Change Amendment request located Foothills Canyon Drive and Coral Canyon Blvd to amend the current PDO**, planned development overlay, to allow for a 50' site sign and 24' width interior one-way roads in the RV resort for Coral Junction Commercial. Parcel numbers H-4-2-5-125-CJ1, H-4-2-5-126-CJ1, and H-4-2-5-127-CJ1. Derek Fowley Applicant.
4. Ordinance 2023-ZC-10: Discussion and consideration of a **Zone Change Amendment request located at approx. 2174 West 3000 South to contain an extraction overly with the existing underlying zone remaining, RA-1, residential one unit per acre.** Parcel numbers H-3376-A and H-3375. Washington County Water Conservancy District Applicant.
5. Discussion and consideration of a **preliminary plat for Black Ridge Phase 2**, a 35 lot single family subdivision located at 840 W Rlington Parkway. WPP Hurricane Land LLC Applicant. Austin Overman Agent
6. Discussion and consideration of a **preliminary plat for Grassy Meadows Sky Ranch Phase 6B**, an 18-lot single-family subdivision located at approximately 4500 S 1200 W, Sky Ranch Phs 6 LC Applicant.
7. Consideration and possible approval of **Ordinance 2023-06 amending 7-5-13 regarding cemetery markers**
8. Closed Meeting held pursuant to Utah Code section 52-4-205, upon request

### **Adjournment**

I hereby certify that the above notice was posted to the city website, ([www.cityofhurricane.com](http://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

## Agenda Summary for Hurricane City Council April 20, 2023

### Work Meeting – Discussion regarding the 2023-2024 budget

#### Old Business

#### New Business

1.

2. Summary:

The City is currently operating under a 2021 interlocal agreement with Washington County in which the City and County have agreed that the County will administer the 2023 municipal election. When this issue was last discussed by the Council, direction was given to explore splitting election duties with the County to allow for hand counting. City staff have been working with County staff and discussing the different options. Technically, the deadline for the City to cancel the interlocal agreement for the 2023 election passed in November of 2022, but the County has agreed to extend the deadline to April 21st (the day after the Council Meeting) to allow the Council additional time to make a decision. The Council needs to decide at the meeting whether to continue with the existing contract, cancel the contract and attempt to administer the election on its own, or work toward an amended contract consistent with the terms that the County will require.

#### Discussion of the Three Options:

1. The first option is to continue with the existing contract. The county will purchase the statutorily required ballots and envelopes, mail the ballots per state code, collect the ballots and verify the ballot signatures against the voter rolls that the County maintains, and tally the votes using the equipment that the County has already purchased. The City will then reimburse the County for its costs, which will be less than if the City attempts to do these things on its own. Although the City has agreed that the County will administer the election, under state code, the Mayor and Council are the Board of Canvassers for municipal elections. UCA 20A-4-301. A "canvass" means "the review of election returns and the official declaration of election results." UCA 20A-1-102. The County can make its facilities available for the Board of Canvassers (Council) to select some batches of ballots and perform an audit and hand count of those ballots, if the Council chooses to do so. The County does not have the space during the canvassing period nor the employees to allow a full hand recount within its facilities. And, due to the County being responsible for administering the election under the interlocal agreement, the County will not allow the ballots to be taken out of its custody until the canvas is complete. If the Council wants a full hand recount of the election, the existing contract would need to be terminated or amended, which raises several issues discussed below.

2. The second option is to terminate the contract and have the City administer the election. Being this close to a potential primary race, there are several concerns with this option. The election requirements are hyper-technical and will require substantial City resources to ensure we comply with the state code. The City would need to locate

a vendor that could print envelopes and ballots that comply with state code, which is very technical and is a service that is generally provided by companies that prefer not to deal with smaller city elections. The County has existing contracts with vendors. If the City could retain a vendor, the City would still need to run the returned ballots through the County's signature verification system, because by state code the County maintains the voter rolls and signatures. The City does not have any vote counting equipment, so the only options are to purchase the equipment or do a hand count of the election, which would require retaining and training individuals to count the votes. City staff are concerned about taking all of these responsibilities on this close to the election. If the Council would like to go this route, staff recommends we maintain the existing contract for this year's election but look to securing the vendor contracts for the 2025 election.

3. The third option is to negotiate to bifurcate election responsibilities with the County. This would require an amendment to the existing contract. The scenario we discussed was paying the County to print, mail, and receive back ballots, then verify signatures, then turn over custody of the ballots to the City for a hand recount. The logistical and chain of custody issues with this approach are very concerning to staff because staff would be tasked with collecting the ballots as they came into the County and transporting the ballots in a vehicle to the City. Transferring custody and transporting the ballots could subject City staff to claims of manipulating the ballots. Staff would prefer that the ballots remain in the County's secure location. Under this option, the City would also need to administer a hand recount of the election, including the retention and training of individuals. If the Council chooses to bifurcate duties, the County Attorney's Office has been clear that the amended agreement will place all risk and liability on the City should there be an election challenge or problem. Specifically, the County will insist that the City agree to defend the County in any lawsuits and reimburse the County for any legal claims or losses that result from the administration of the election.

The existing contract with the County is attached.

#### Recommendation

For the reasons set forth above, City staff recommend continuing with the existing interlocal agreement with the County for the 2023 municipal election. If the Council would like to make changes to the relationship with the County regarding election administration, staff recommends the City begin making plans to adequately prepare for those changes for the 2025 municipal election.

3. The applicant is proposing an amendment to the Coral Canyon PDO to allow for a 50' tall sign along I-15 near the intersection with SR-9 as well as to allow 24' interior roadways within the Coral Junction RV Resort. Per HCC 10-23-6: *"Variations from applicable development standards of an underlying zone and chapter 39 of this title may be approved as part of a preliminary site plan for a planned development pursuant to the provisions of this chapter."* and HCC 10-23-7 states: *"Amendments to approved plans and specifications shall be obtained by following the procedure required for preliminary*

*plan approval.”*

The Planning Commission gave a positive recommendation of the proposed PDO Variation that the max height of a sign could be 50’ and allow 24’ interior roadways within the Coral Junction RV Resort, subject to staff and JUC comments.

4. The Washington County Water Conservancy District is proposing an extraction overlay zone over the large clay pit north of 3000 S between 2100 W and 2400 W. The District has used this pit to mine clay for several existing dams and intends to continue to use this pit to mine clay for the future Toquer Reservoir and Warner Valley Reservoir. This zone change would allow the District to continue this use as well as provide protections for this use as the neighboring property to the north develops into the Balance of Nature (BoN Gardens) development.

Negotiations between the Water Conservancy District, Balance of Nature, and the City are ongoing but the basic plan is that the pit will be excavated to serve as a regional stormwater detention basin for the Frog Hollow wash which will benefit Balance of Nature and surrounding properties. Once the District is done excavating the clay for the Warner Valley Reservoir then the property will be deeded to the City for use as a public park and regional detention basin.

The Planning Commission gave a positive recommendation subject to WCWCD and Hurricane City entering into an agreement and that the plans are updated to comply with staff and JUC comments.

5. The applicant has filed a preliminary plat for Phase 2 of the Black Ridge development. The primary purpose of this plat is to establish the connection between the Ridge at Zion Vista development and the southern end of the Scenic Pointe development and establish a connection between Rlington Parkway and 900 S.

The Planning Commission gave a positive recommendation on the preliminary plat subject to staff and JUC comments.

6. The applicant is proposing a 14 lot single family subdivision immediately south of Sky Ranch. Lots 1-4 are not within Hurricane City boundaries and should not be considered to be part of this application, they will have to be approved by Washington County. The applicant intends for this subdivision to be intertwined with the Sky Ranch subdivision and is proposing a taxiway access to their private airport.

The Planning Commission recommended the denial of the proposed subdivision finding:  
1. Inadequate facilities in the area. 2. Will-serve letters have not been provided from the culinary and sanitary water providers

The Planning Commission wanted to note to the City Council that they generally like the

application and think it is a good development for the area, and they would have recommended approval if services were in the area.

7. This item was added to the agenda after the cutoff date at the request of Councilmen Thomas, Prete, Heideman, and Hirschi. On October 3, 2022, the Council approved amendments to the Hurricane City code regarding the cemetery. Part of that amendment added "benches with backs are not permitted" to the code. Councilman Thomas stated he was not aware this was part of the proposed amendments and would like it removed.

Staff made the recommendation to not allow backs on benches based on the following;

- As the cemetery fills up, we continue to have more headstones making it to where we must move more headstones when we dig graves. Sometimes we have to move several to access and dig a grave.
- More complex headstones are harder to move and a lot more risk of us damaging them.
- Benches with backs are significantly harder to move and pose a significant risk of damage. Some may even need to be disassembled to move.
- It's not realistic to hire a monument company to move these benches because of the short time frame we have from the time we are notified of a grave to the time we have to start opening the grave.
- If benches with backs are allowed, it will increase our need for more personnel and/or a mini excavator to access the areas that are getting tight and difficult to move headstones.

8. No Closed meeting as of Friday afternoon.

1 Minutes of the Hurricane City Council meeting held on April 6, 2023, in the Council Chambers at  
2 147 North 870 West, Hurricane, Utah, at 4:00 p.m.

3 **Members Present:** Mayor Nanette Billings and **Council Members:** Joseph Prete, Dave Sanders,  
4 David Hirschi, Doug Heideman, and Kevin Thomas

5 **Also Present:** City Manager Kaden DeMille, City Attorney Dayton Hall, Police Chief Lynn Excell,  
6 Power Superintendent Scott Hughes, Public Works Director Mike Vercimack, Planning Director  
7 Stephen Nelson, Street Superintendent Weston Walker, City Engineer Arthur LeBaron, City  
8 Recorder Cindy Beteag and Fire Chief Tom Kuhlman.

9 **AGENDA**

10 **4:00 p.m. - Work Meeting**

- 11 1. Discussion regarding impact fees for culinary and secondary irrigation water. - Hurricane  
12 City Water Department

13 Ken Richins reported that the department has been working on the impact fee study with Alpha  
14 Engineering for a long time. The secondary irrigation water impact fees cover the new irrigation  
15 systems. Glen Carnaham with Alpha Engineering reported that this study resulted in an update  
16 of the culinary master plan and a new master plan for the secondary system. He explained that  
17 the numbers are based on a ¾ inch meter size, and the impact fee analysis works over a ten-  
18 year period. The study suggests a revised cost of \$2133.80 for a standard connection. However,  
19 they are still collecting data to complete the study. The finalized study will go to a Public  
20 Hearing and then to the City Council for formal adoption. Mayor Billings asked if Alpha  
21 Engineering would determine the water shares that the City needs. Mr. Carnaham reported  
22 that it will be included in the master plan. Councilman Prete clarified the Water District collects  
23 the impact fee, and this model divides that fee into culinary and secondary water. The City will  
24 receive a portion of the impact fee toward the secondary system. Mr. Richins confirmed  
25 Councilman Prete's clarification. He explained that this is allowed as part of the pooling  
26 agreement. However, the Water District has not signed off on this yet. Dayton Hall explained a  
27 homeowner could agree not to do outside watering with an agreement. Mr. Richins noted that  
28 the culinary impact fee is used for main transmission and storage, and the impact fee that goes  
29 to the Water District is used to develop and maintain the water source. Mr. Richins reported  
30 that the secondary water impact fee only applies to new homes, and collected impact fees  
31 must be spent within six years.

- 32 2. Report on and discussion regarding a drought contingency plan. - Hurricane City Water  
33 Department

1 Dayton Hall explained that the current agreement states if there is not adequate water, the  
2 cities are to come together and agree on how to apportion the water. The agreement states  
3 that the District will apportion the remaining water if the Cities cannot produce a plan.

4 Due to the excessive growth and drought, the District proposed a plan to reduce the level of  
5 service to .59-acre feet for new homes. While drafting the plan, it became apparent that a  
6 concrete plan needed to be in place. The Water District hired a consultant to create a model  
7 comparing demand with supply. Mr. Hall reviewed the different drought stages. The Technical  
8 Advisory Committee (TAC), comprised of the Water Managers from each City, has agreed that  
9 they do not want to escalate to the next drought level unless there are three consecutive  
10 months of the same drought. Ken Richins reported that Hurricane City has a drought  
11 contingency plan. Both plans serve a purpose, and he feels agreeing to this drought plan is  
12 beneficial. Councilman Prete asked about the pros and cons of a cooperative approach with  
13 other cities versus working alone. Mr. Hall explained the downside of not being in line with  
14 other communities is the liability it poses to the City. The plan will come before the City Council  
15 after approval from the Water Conservancy District.

16 **5:00 p.m. Pre-meeting** - Discussion of Agenda Items, Department Reports

17 Ken Richins reported that the Water Department continues developing the well at Dixie  
18 Springs. They are pumping out sand; hopefully, the well will be operational soon. Two new  
19 employees are in asbestos training, and a third new hire started on Monday.

20 Larry Palmer introduced himself as the new Building Official.

21 Scott Hughes reported that the Power Department continues working on 600 North and the  
22 substation. He explained that the power on 600 North is currently being fed through Rocky  
23 Mountain Power, and power outages are a risk over the next few weeks. There are two new  
24 employees in the department and one open position.

25 Chief Kuhlman thanked Chief Excell for the Police Department's help in flood preparations. He  
26 reported that the Fire District and possibly SWAT will be doing training in the City's building  
27 before it is demolished. Mayor Billings reported that Chief Kuhlman has submitted his letter of  
28 resignation as of April 22nd.

29 Chief Excell expressed appreciation for the Fire Department and community support. The  
30 annual community communications drill is on April 10<sup>th</sup>. They are working with the Street  
31 Department to place sand in five locations within the City. There are 28,000 sandbags available,  
32 and access to more if needed. Quick Dam Kits have been provided to all the department  
33 supervisors. The backup generators will be serviced this week, and emergency contracts are in  
34 place with Interstate Rock and Gilbert Development. The helicopter the Department of Public  
35 Safety designated Southern Utah is available. Two officers with twenty years of service are

1 retiring this month. He explained that both officers have expressed that they do not want a big  
2 event.

3 Mike Chandler reported that Ash Creek Sewer District is working on several projects. Next week  
4 they are cleaning out the cove pump station along Gould’s wash on 1580 West. The sewer line  
5 on 650 South will be repaired this summer, and several lines throughout town will be upsized to  
6 accommodate growth. Work is resuming to repair the potholes on 3000 South. Mr. Chandler  
7 explained that the Confluence Park Treatment Plant is designed to produce type one reuse  
8 water, which can be used on golf courses, home gardens, fields, lawns, etc. The water from  
9 Confluence Park is intended to replace the outdoor water in the Toquerville and La Verkin  
10 pressurized system. He explained the process of indirect and direct potable use.

11 Dave Houston reported that Scott Freeman has taken over the traffic monitoring system at the  
12 airport, and there is an extremely low complaint rate. There were a few incidents over the last  
13 few months, a car went through an airport parameter fence, and a plane was pushed off the  
14 runway by crosswind.

15 Mike Vercimack welcomed Larry Palmer and reported that he has been a great addition. The  
16 Public Works Department is still busy with development, and the focus is shifting from new  
17 development to existing developments.

18 Weston Walker reported that the Street Department is busy with spraying, drainage  
19 complaints, road complaints, and crack sealing.

20 Councilman Hirschi inquired about the parking by the ball fields. Kaden DeMille reported that  
21 the Parks Department is working with Straight Stripes and noted that Darren Barney knows  
22 power poles are available at the Power Department.

23 Fred Resch III reported the City is switching to the new short-term rental program and is in the  
24 process of implanting it.

25 Arthur LeBaron reported that the Engineering Department has advertised for outside help to  
26 review plans. Statements of qualifications are due by the end of the month. The department  
27 will form a panel to review the proposals and make recommendations to the City Council. The  
28 City roadway projects are moving forward. He has been out with Mac Hall and others to look at  
29 alternatives for the bike racing venue. There are several good alternatives.

30 Stephen Nelson reported that the final open house for the Downtown Master Plan is being held  
31 next week. The flier from the last open house is online, and they are still accepting comments.  
32 He invited the City Council to attend the introductory workshop with the Planning Commission  
33 next week. There are two requests for qualifications out for Parks Recreation and Open Space  
34 Master Plan and the City Center. They have been working with City Inspect to get the planning

1 applications online. He noted that the City has been invited to present its enforcement  
2 mechanism for short rentals at the next Utah American Planning Conference in May.

3 Dayton Hall noted that this is the first week under the new policy and reminded the City Council  
4 that packets are sent out at 3:00 p.m. on Friday.

5 Mayor Billings reported that the Copper Rock tour is during the last week of April.

6 **6:00 p.m. - Call to Order**

7 Mayor Nanette Billings welcomed everyone to the meeting.

8 Prayer & Pledge led by David Hirschi

9 Introduction of the 2023-2024 Hurricane City Royalty

10 Mayor Billings introduced the 2023-2024 Hurricane City Royalty. She expressed her gratitude  
11 for their participation in the program.

12

13 Mayor Billings thanked Stephen Nelson and Fred Resch III for their work on the Downtown  
14 Master Plan.

15 Declaration of any conflicts of interest

16 None declared.

17 Public Forum – Comments From Public

18 Victor Tebbs asked the City Council to start the process of putting in a crosswalk and reducing  
19 the speed limit on 400 South and 400 West. He reported that there was a death on the corner  
20 not too long ago. A truck is always parked on 400 South, and the oncoming traffic cannot be  
21 seen.

22 Aaron Stout owns lodging businesses in the area. He wants to know the plan for short-term  
23 rentals and hotels. He reported that there are three hundred and seventy-five approved nightly  
24 rental permits and 4,800 additional units approved. Due to the over-saturation, his business is  
25 showing a significant drop in rentals.

26 **CONSENT AGENDA**

27 **1. Minutes of the Regular City Council Meeting for March 16, 2023**

1           **2.** Approval of Memorandum of Understanding regarding participation in a Transparent  
2           Billing Grant.

3           **3.** Consideration and possible approval of an Amended Final Plat for Hurricane Storage  
4           Units Lot 1 located at 132 N Old Highway 91. Hurricane Holdings IA LLC (Kenneth Wong)  
5           Applicant. Bush & Gudgell Inc (Gregg Meyers) Agent.

6           Mayor Billings reviewed each item within the consent agenda.

7           Doug Heideman motioned to approve the consent agenda, including Staff and JUC comments  
8           for item 3. Seconded by Joseph Prete. David Hirschi, Dave Sanders, Kevin Thomas, Doug  
9           Heideman, and Joseph Prete – aye. Motion carried unanimously.

10          **OLD BUSINESS**

11           **1.** Consideration and possible approval of **amendments to the airport lease templates.** -  
12           Dave Houston

13           Larry Weitzman asked the City Council to review his email before approving changes to the  
14           airport lease. He noted several sections of the lease that negatively affect tenants and owners.  
15           The requirement allowing the City to make owners relocate their property, the insurance  
16           waiver of subrogation, and the provision that allows the City to terminate the lease at their  
17           disposal are unfair and onerous.

18           Art Granger asked for clarification of ramp repair and trailer gliders, listed in Paragraph J,  
19           Maintenance Repair Utilities and Storage. Paragraph K states that tenants shall occupy the  
20           premise and operate at a minimum during normally scheduled business hours. He asked for the  
21           definition of normal business hours.

22           Stephen Lemmon is representing Sand Hollow Aviation. He was under the impression that the  
23           lease was finalized. He noted that the lease continually refers to St. George City and would like  
24           Hurricane City to develop a lease that pertains exclusively to the Hurricane City Airport. The  
25           association has expressed frustration regarding the pollution liability and the requirement for a  
26           personal guarantor. The clause within the lease that addresses improvements at the end of the  
27           lease term states that the City can assume ownership or extend the lease. Mr. Lemmon feels  
28           that the government has no right to take his property.

29           Steve Young agrees with Mr. Lemmon.

30           Dayton Hall explained the condemnation paragraph in the proposed lease does not allow the  
31           City to condemn a hangar. The ramp repair maintenance pertains to the five feet approaching  
32           the hangar door. Tenants are not allowed to park trailers around the hangars. The paragraph

1 about air pollution states that the tenant is responsible for the air pollution, and they can seek  
2 insurance if they choose to. It is not required. The Airport Board recommended that a  
3 paragraph be added stating that the owner of an entity signs the lease as a personal guarantee,  
4 and this is his recommendation also. He explained that at the end of the twenty-five years, the  
5 City can take ownership. This ground lease pertains to a long-term lease at below-market rent.  
6 Mr. Hall reported that historically Hurricane City had not required tenants to have insurance.  
7 The Airport Board recommends liability insurance, and he is recommending that property risk  
8 insurance be required.

9 Dave Houston stated that the rent is not below market rent. This is unimproved land that the  
10 owner has to develop fully. The Airport Board recommended that the tenant has the right to  
11 renew the lease at the end of the twenty-five years or move the hangar. Typically, a personal  
12 guarantee is required when money is being loaned, and the City is not loaning any money. He  
13 noted that the Airport Board recommended the personal guarantee. However, the Aviation  
14 Association has spoken against it. The lease allows the City to take the hangar, so they should  
15 not need a personal guarantee. He asked the City Council to table the item for further review.

16 Councilman Heideman noted that during the Airport Board meeting, comments were made  
17 that most of the ordinance came from the St. George City ordinance, which initially came from  
18 Salt Lake City. Hurricane City Airport is vastly different. He would like to table the item and  
19 rewrite the lease proposal.

20 Doug Heideman motioned to table amendments to the airport lease templates pending  
21 recommendations from the Airport Board. Seconded by David Hirschi. Joseph Prete, Dave  
22 Sanders, Kevin Thomas, Doug Heideman, and David Hirschi – aye. Motion carried unanimously.

23 Mr. Hall noted that Staff will move forward with the current approved lease until the City  
24 Council approves something different.

25 **2. Discussion and possible support of including Hurricane City's Frog Hollow Dam**  
26 **Property in an Environmental Assessment for BLM property** to be paid for by Greater  
27 Zion to assess the impact of mountain biking trail improvements at various locations.  
28

29 Mayor Billings explained that Greater Zion is asking if the City supports including the City's  
30 property in the Environmental Assessment (EA) of Bureau of Land Management (BLM)  
31 property. Greater Zion is not asking for the City's property, and completion of the assessment  
32 does not obligate the City to allow the use of its property.

33 Justin Reeve thanked the City Council for their consideration in this matter. He is pro bike trails,  
34 but his main concern is the impacts of the dam. He reported that the number one impact of  
35 flooding is vegetation, and grading would remove all the vegetation. The Bureau of Land  
36 Management (BLM) realizes the impact, so they have suggested other areas.

1 Mac Hall thanked Arthur LeBaron for looking at other sites. His primary concern is the liability  
2 to the City for inviting large groups to a remote area, and he feels more appropriate areas can  
3 accommodate this.

4 Arthur LeBaron explained the data reviewed and the process of the environmental assessment.  
5 He noted that the assessment brings forward alternatives for analysis.

6 Councilman Thomas feels a large number of parked cars will damage the ground. He thinks the  
7 Council will feel pressured to allow the use of the property if it is included in the study. If there  
8 are good alternatives, they should be explored.

9 Jake Reber with Utah Cycling League explained that the City-owned property is a dam Retention  
10 area. Dam retentions are extremely popular for parks. He reported that two thousand cars  
11 would only be parked in the area two days a year. Washington County is willing to pay for the  
12 assessment because of the event's economic impact. This assessment does not obligate the City  
13 to allow the use of the property; it just keeps the property on the table.

14 Councilman Prete sees the benefit of trails and ranch lands coexisting. He has concerns about  
15 the liability this poses to the City.

16 Kevin Thomas motioned to deny including Hurricane City's Frog Hollow Dam Property in an  
17 Environmental Assessment. Seconded by Doug Heideman. Dave Sanders, Doug Heideman, and  
18 Kevin Thomas – aye. Joseph Prete and David Hirschi – nay. Motion carried.

19 Councilman Heideman commented that his previous motion directed all the parties affected by  
20 this matter to meet to discuss solutions. He feels his direction should have been adhered to.

## 21 **NEW BUSINESS**

22 **1. Consideration and possible approval of an easement and access agreement for water**  
23 **and stormwater lines in the Obsidian Resort.** Agent Pro Value

24 Jeff Thomas explained that this easement connects the storm drain from Bash Parkway to the  
25 Marla basin and a waterline connection from Ash Road to Ash Parkway. Mayor Billings noted  
26 that this aligns the roadways within the PID. Arthur LeBaron reported that Staff recommends  
27 approval.

28 Dave Sanders motioned to approve the easement and access agreement for water and  
29 stormwater lines in the Obsidian Resort. Seconded by Kevin Thomas. Joseph Prete, David  
30 Hirschi, Doug Heideman, Dave Sanders, and Kevin Thomas – aye. Motion carried unanimously.

1           **2.** Public Hearing to take comments on the following:

2   Joseph Prete motioned to go into a Public Hearing. Seconded by Dave Sanders. Motion carried  
3   unanimously.

4           **a.** Consideration and possible approval of a **Sensitive Lands Application located at**  
5           **approximately 5700 W Regional Park Dr.**

6   No comments

7           **b.** A request for a **road abandonment of the southern portion of 300 North directly**  
8           **adjacent to 278 E 300 N.** Parcel number H-230.

9   No comments

10   David Hirschi motioned to go out of a Public Hearing. Seconded by Kevin Thomas. Motion  
11   carried unanimously.

12           **3.** Consideration and possible approval of a **Sensitive Lands Application located at**  
13           **approximately 5700 W Regional Park Dr.** Washington County Applicant. Jeff Mathis  
14           Agent

15   Commissioner Iverson reported that this is located at Legacy Park. They plan to build an  
16   Emergency Operations Center with training rooms and storage. Stephen Nelson reported the  
17   Planning Commission has determined that the applicant will not violate the sensitive lands and  
18   gave a positive recommendation. He noted that the drainage will be addressed during the  
19   construction drawings. Mr. Iverson asked the City Council to waive the impact fees. Councilman  
20   Prete asked what they would store in the building. Mr. Iverson explained that they store  
21   medical tents, sandbags, fillers/chutes, and other emergency tools.

22   David Hirschi motioned to approve the sensitive land application located at approximately 5700  
23   W Regional Park Dr. with the addition of waiving the impact fees. Seconded by Kevin Thomas.  
24   Joseph Prete, Doug Heideman, Dave Sanders, David Hirschi, and Kevin Thomas – aye. Motion  
25   carried unanimously.

26           **4.** Ordinance 2023-05: Consideration and possible approval of a **Request for a Road**  
27           **Abandonment of the southern portion of 300 North directly adjacent to 278 E 300 N.** -  
28           Russell LeBaron

29   Mayor Billings explained that this was brought before the City Council in 2021 but could only  
30   proceed once the property was surveyed. She reviewed the comment in the Staff report

1 regarding a turnaround for fire, and Councilman Prete confirmed there is no need for  
2 connectivity from this road.

3 Kevin Thomas motioned to approve the road abandonment of the southern portion of 300  
4 North directly adjacent to 278 E 300 N. Seconded by David Hirschi. Joseph Prete, Doug  
5 Heideman, Dave Sanders, Kevin Thomas, and David Hirschi – aye. Motion carried unanimously.

6 **5. Consideration and possible approval of a Grading Permit for Bench Lake Townhomes**  
7 **directly adjacent to 1100 West.** - Scott Stratton

8 Stephen Nelson reported that signatures on final construction drawings are being withheld due  
9 to a lack of power in this area. However, this will allow the applicant to move forward with  
10 aspects of the grading permit. Dayton Hall noted that approval should be subject to staff and  
11 JUC comments.

12 Doug Heideman motioned to approve the grading permit for Bench Lake Townhomes directly  
13 adjacent to 1100 West. Subject to the engineered plans and reclamation bond. Seconded by  
14 Kevin Thomas. Joseph Prete, Dave Sanders, David Hirschi, Doug Heideman, and Kevin Thomas –  
15 aye. Motion carried unanimously.

16 **6. Ordinance 2023-ZC-07: Consideration and possible approval of a Zone Change**  
17 **Amendment request located at approximately 3071 S 1100 W, from RA-0.5/PDO,**  
18 **residential agriculture one unit per half acre with a planned development overlay, to**  
19 **M-1, light industrial. Parcel numbers H-3396-D and the southern portion of H-3396-E.**  
20 **Diamond Edge Construction LLC Applicant. ProValue Engineering-Karl Rasmussen Agent.**

21 Mayor Billings read the summary included in the packet. Stephen Nelson reported that the  
22 applicant can no longer meet the terms of the agreement, so Staff and the Planning  
23 Commission recommend reverting the property to half acre. Councilman Thomas favors using  
24 this property as a buffer between the gravel pit and residential housing. Councilman Prete  
25 asked if there are adequate facilities for light industrial use. Mr. Nelson explained that water  
26 use is more efficient in light industrial areas. However, the impact on power is tied to the use of  
27 the property. Councilman Prete asked if the use of the property could be restricted with a  
28 development agreement. Councilman Thomas feels the type of industrial use will be limited  
29 due to the dust from the gravel pit. Councilman Prete stated that if City Council denies the  
30 application, the area will not be developed, which will prevent the strain on utilities. Mr. Nelson  
31 explained that there is merit to the proposal. The Planning Commission feels this is more  
32 compatible with the surrounding area and a better use of the property.

33 Joseph Prete motioned to approve the Zone Change Amendment request located at  
34 approximately 3071 S 1100 W, from RA-0.5/PDO, residential agriculture one unit per half acre  
35 with a planned development overlay, to M-1, light industrial. Parcel numbers H-3396-D and the

1 southern portion of H-3396-E. Subject to Staff and JUC comments with the additional  
2 requirement that a development agreement is in place requiring the utility impact not to  
3 exceed the utility impact of the current zoning. Motion died for lack of second.

4 Scott Stratton noted that he and his partner are paying for the property's development of  
5 utilities and roads. Councilman Prete feels his motion is consistent with past votes while  
6 allowing Mr. Stratton to proceed. It is not good practice to give open-ended approval. Mr.  
7 Stratton explained that he can only move forward with development when power is developed  
8 to the location. Karl Rasmussen stated that there are rules and regulations that dictate what  
9 developers can do. He feels it is good planning and foresight to move forward with the zone  
10 change. He does not think a development agreement is necessary.

11 Kevin Thomas motioned to approve the Zone Change Amendment request located at  
12 approximately 3071 S 1100 W, from RA-0.5/PDO, residential agriculture one unit per half acre  
13 with a planned development overlay, to M-1, light industrial. Parcel numbers H-3396-D and the  
14 southern portion of H-3396-E. Subject to Staff and JUC comments. Seconded by Doug  
15 Heideman. David Hirschi, Dave Sanders, Kevin Thomas, and Doug Heideman – aye. Joseph Prete  
16 – nay. Motion carried.

17 **7. Consideration and possible approval of a preliminary plat for SkyRim, a mixed use**  
18 **development consisting of 15 single family lots, 129 townhomes, 372 apartments, and**  
19 **six commercial buildings, located at 3000 W State St.** Brad Brown Applicant.

20 Mayor Billings read the summary included in the packet, and she noted that the well must be  
21 protected. Stephen Nelson reported that the Planning Commission gave a positive  
22 recommendation on the preliminary site plan with the condition that the City Council provides  
23 input on the landscaping and design area of the well. The applicant may need to alter their  
24 traffic plan, which will be determined in the traffic study. He recommends the City Council  
25 consider the preliminary plat as a separate item and give the applicant and staff direction on  
26 the well property. Ken Richins reported that the Water Department is adamant about  
27 protecting the property around the well. He strongly discouraged the Council from  
28 encumbering the area and asked the City Council to protect the facility and protective area.

29 Brad Brown explained that he is here for the preliminary plat approval. They met on-site with  
30 the Staff and Mayor Billings, and he understands that the City needs to access the land around  
31 the well. This revised proposal encompasses the area with a block wall. Mr. Nelson explained  
32 that there are two approvals in multifamily development. The Planning Commission is the  
33 approval authority over the preliminary site plan. The City Council is the approving authority of  
34 the preliminary plat. The Planning Commission approved the site plan, except for the acre  
35 where the well is located. Dayton Hall explained that the critical issue is whether to approve the  
36 preliminary plat and decide whether to allow the developer to improve the well site.

1 Councilman Hirschi feels that a chain link fence or block wall is non-negotiable. Councilman  
2 Heideman and Councilman Prete are in favor of open green space.

3 David Hirschi motioned to deny the preliminary plat for SkyRim, a mixed use development  
4 consisting of 15 single family lots, 129 townhomes, 372 apartments, and six commercial  
5 buildings located at 3000 W State St.

6 Dayton Hall noted that preliminary plat approval is an administrative action, and the City  
7 Council cannot deny a preliminary plat unless it is noncompliant with an ordinance. Mr. Nelson  
8 reported that this application meets the amenities and open space standards.

9 Kevin Thomas motioned to approve the preliminary plat for SkyRim, a mixed use development  
10 consisting of 15 single family lots, 129 townhomes, 372 apartments, and six commercial  
11 buildings, located at 3000 W State St. Subject to Staff and JUC comments. Seconded by Dave  
12 Sanders.

13 Kevin Thomas amended his motion to include that a note will be placed on the final plat stating  
14 that if the City must work on the well, the City is not responsible for rebuilding the amenities.  
15 Joseph Prete, David Hirschi, Kevin Thomas, and Dave Sanders – aye. Doug Heideman – nay.  
16 Motion carried.

17 Councilman Sanders paused the meeting to read a text from Police Chief Excell regarding a  
18 vehicle-pedestrian crash on 180 North 3700 West. The victim is a four-year-old child with life-  
19 threatening injuries.

20 **8. Consideration and possible decision regarding locking the Equestrian Park gate.**

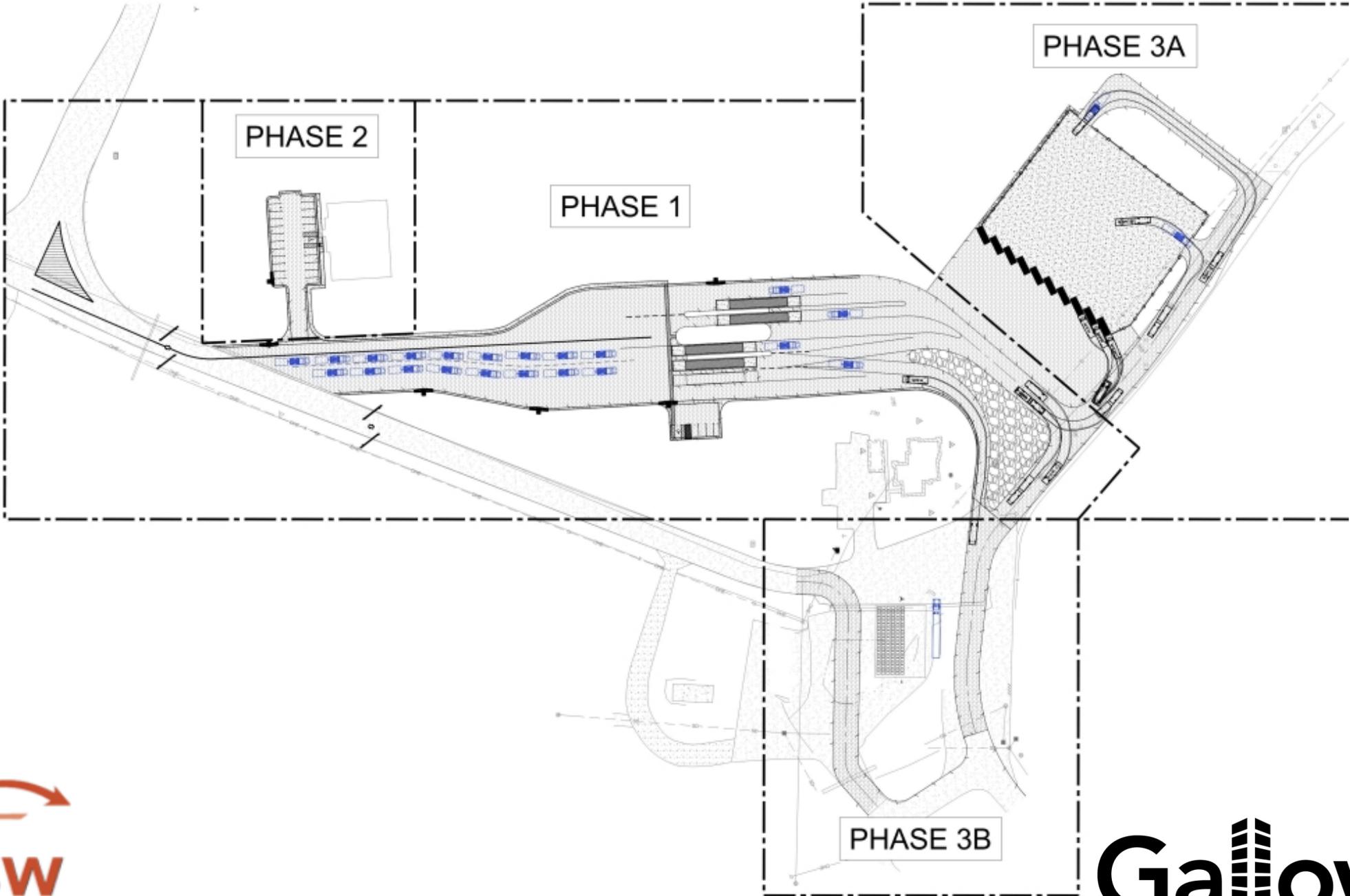
21 Mayor Billings read the summary provided in the packet. She noted that the item was added to  
22 the agenda by Councilman Thomas, Councilman Hirschi, and Councilman Heideman. Mayor  
23 Billings and the City Council reviewed the location of the gate listed on the map.

24 Kelby Iverson explained there has always been vehicular access through Frog Hollow. He read  
25 his family's statement. He reported that the property is for sale. However, they are only willing  
26 to sell the property at market value with additional amenities. He feels purchasing his family's  
27 property at market value with additional amenities will cost less than developing a road along  
28 the BLM property. Mayor Billings explained that tax revenue is used to purchase property, and  
29 the City cannot pay more than market value.

30 David Hirschi motioned to open the gate and to begin negotiations with property owners for  
31 the roadway. Seconded by Doug Heideman. Kevin Thomas, Dave Sanders, David Hirschi, and  
32 Doug Heidemen – aye. Joseph Prete – nay. Motion carried.

- 1       **9.** Closed Meeting held pursuant to Utah Code section 52-4-205, upon request.
- 2       Joseph Prete motioned to go into a closed meeting to discuss purchasing real property.
- 3       Seconded by David Hirschi. Motion carried unanimously.
- 4       Kaden DeMille reported that the County offered a tour of the election facility on Wednesday.
- 5       **Adjournment:** 11:00 p.m.

DRAFT

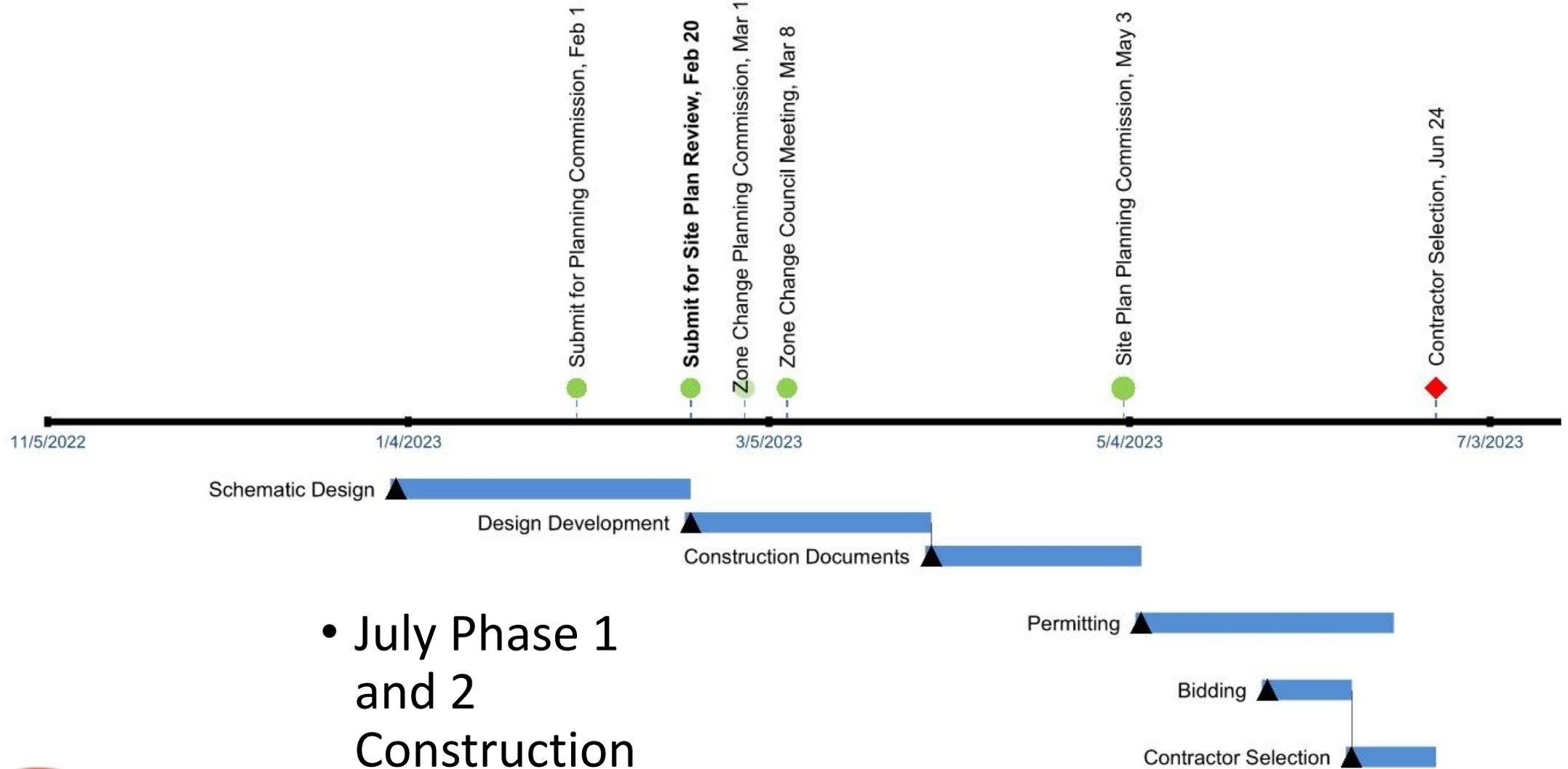


# Work Currently Taking Place

- Conditional Use Permit Submitted to Washington City
- Site Plan Review Submitted to Washington City
- Relocation of the PCC due to 50' Gas Easement
- Revisions to the Massing of the Administration Building
  - Final Selection of Exterior Materials
- Final Site Design
- Septic System Design
- Finalizing Interior Materials
- Contractors Statement of Qualifications submitted to 03P Portal



# Project Schedule – Phases 1 and 2



- July Phase 1 and 2 Construction Start





## **STAFF COMMENTS**

Consideration and possible approval of **Resolution 2023-20 Proclaiming April 2023 as Child Abuse Prevention Month in Hurricane, Utah** - Kristi Pike

**Discussion:**

**Findings:**

**Recommendation:**

**Attachments:**

1. Resolution 2023-20 Child Abuse Proclamation Month

**RESOLUTION**

**RESOLUTION PROCLAIMING APRIL 2023 AS CHILD ABUSE PREVENTION MONTH IN HURRICANE, UTAH**

**WHEREAS**, April is National Child Abuse Prevention Month, a time to recommit to strengthening homes and giving every child a chance to succeed; and

**WHEREAS**, Hurricane City joins businesses, government agencies, non-profit organizations, and others across our Nation in observing April as Child Abuse Prevention Month; and

**WHEREAS**, children are vital to the current and future well-being of Hurricane, the State of Utah, this great Nation, and the World; and

**WHEREAS**, our children are also some of the most vulnerable members of our society, and their protection is of the greatest importance, therefore, addressing child abuse and neglect is an effort we all must undertake as a community; and

**WHEREAS**, child abuse is a complex issue and ongoing in every community, including in Hurricane; and

**WHEREAS**, we publicly thank our community's parents, the Washington County Children's Justice Center, childcare providers, doctors, nurses, police officers, social workers, teachers, therapists, and countless other professionals who selflessly care, serve, and protect; and

**WHEREAS**, in Hurricane and Washington County, the Washington County Children's Justice Center leads the collaborative efforts to protect each child, advance justice, promote healing, and educate our community; and

**WHEREAS**, in 2022 the Washington County Children's Justice Center:

- Served 420 primary victims
- Conducted 283 forensic interviews
- Performed 142 medical exams
- Provided 1,214 hours of trauma-focused mental healthcare, and
- 114 primary victims were under 7 years old; and

**NOW, THEREFORE**, we recommit to ensuring that every child grows up in a safe, nurturing environment that is free from abuse and neglect. We, the Mayor and City of Council of Hurricane, do hereby proclaim the month of April 2023 as **CHILD ABUSE PREVENTION MONTH** in Hurricane City, Utah and urge our citizens to join in preventing child abuse and providing ongoing support for survivors.

PASSED AND APPROVED THIS \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Nanette Billings  
Mayor, Hurricane City

ATTEST:

\_\_\_\_\_  
Recorder

The forgoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the \_\_\_\_ day of \_\_\_\_\_, 2023. Whereupon a motion to adopt and approve said Resolution was made by \_\_\_\_\_ and seconded by \_\_\_\_\_. A roll call was then taken with the following results:

	Yea	Nay	Abstain	Absent
Joseph Prete	___	___	___	___
David Sanders	___	___	___	___
David Hirschi	___	___	___	___
Kevin Thomas	___	___	___	___
Doug Heideman	___	___	___	___

\_\_\_\_\_  
Recorder



## STAFF COMMENTS

### Discussion and decision regarding **Interlocal Cooperation Agreement Regarding Election Services with Washington County.**

#### **Discussion:**

##### Summary:

The City is currently operating under a 2021 interlocal agreement with Washington County in which the City and County have agreed that the County will administer the 2023 municipal election. When this issue was last discussed by the Council, direction was given to explore splitting election duties with the County to allow for hand counting. City staff have been working with County staff and discussing the different options. Technically, the deadline for the City to cancel the interlocal agreement for the 2023 election passed in November of 2022, but the County has agreed to extend the deadline to April 21st (the day after the Council Meeting) to allow the Council additional time to make a decision. The Council needs to decide at the meeting whether to continue with the existing contract, cancel the contract and attempt to administer the election on its own, or work toward an amended contract consistent with the terms that the County will require.

##### Discussion of the Three Options:

1. The first option is to continue with the existing contract. The county will purchase the statutorily required ballots and envelopes, mail the ballots per state code, collect the ballots and verify the ballot signatures against the voter rolls that the County maintains, and tally the votes using the equipment that the County has already purchased. The City will then reimburse the County for its costs, which will be less than if the City attempts to do these things on its own. Although the City has agreed that the County will administer the election, under state code, the Mayor and Council are the Board of Canvassers for municipal elections. UCA 20A-4-301. A "canvass" means "the review of election returns and the official declaration of election results." UCA 20A-1-102. The County can make its facilities available for the Board of Canvassers (Council) to select some batches of ballots and perform an audit and hand count of those ballots, if the Council chooses to do so. The County does not have the space during the canvassing period nor the employees to allow a full hand recount within its facilities. And, due to the County being responsible for administering the election under the interlocal agreement, the County will not allow the ballots to be taken out of its custody until the canvas is complete. If the Council wants a full hand recount of the election, the existing contract would need to be terminated or amended, which raises several issues discussed below.
2. The second option is to terminate the contract and have the City administer the election. Being this close to a potential primary race, there are several concerns with this option. The election requirements are hyper-technical and will require substantial City resources to ensure we comply with the state code. The City would need to locate a vendor

that could print envelopes and ballots that comply with state code, which is very technical and is a service that is generally provided by companies that prefer not to deal with smaller city elections. The County has existing contracts with vendors. If the City could retain a vendor, the City would still need to run the returned ballots through the County's signature verification system, because by state code the County maintains the voter rolls and signatures. The City does not have any vote counting equipment, so the only options are to purchase the equipment or do a hand count of the election, which would require retaining and training individuals to count the votes. City staff are concerned about taking all of these responsibilities on this close to the election. If the Council would like to go this route, staff recommends we maintain the existing contract for this year's election but look to securing the vendor contracts for the 2025 election.

3. The third option is to negotiate to bifurcate election responsibilities with the County. This would require an amendment to the existing contract. The scenario we discussed was paying the County to print, mail, and receive back ballots, then verify signatures, then turn over custody of the ballots to the City for a hand recount. The logistical and chain of custody issues with this approach are very concerning to staff because staff would be tasked with collecting the ballots as they came into the County and transporting the ballots in a vehicle to the City. Transferring custody and transporting the ballots could subject City staff to claims of manipulating the ballots. Staff would prefer that the ballots remain in the County's secure location. Under this option, the City would also need to administer a hand recount of the election, including the retention and training of individuals. If the Council chooses to bifurcate duties, the County Attorney's Office has been clear that the amended agreement will place all risk and liability on the City should there be an election challenge or problem. Specifically, the County will insist that the City agree to defend the County in any lawsuits and reimburse the County for any legal claims or losses that result from the administration of the election.

The existing contract with the County is attached.

**Findings:**

**Recommendation:**

For the reasons set forth above, City staff recommend continuing with the existing interlocal agreement with the County for the 2023 municipal election. If the Council would like to make changes to the relationship with the County regarding election administration, staff recommends the City begin making plans to adequately prepare for those changes for the 2025 municipal election.

**Attachments:**

1. Election Agreement with Wash Co

**INTERLOCAL COOPERATION AGREEMENT REGARDING  
ELECTION SERVICES**

This INTERLOCAL COOPERATION AGREEMENT (the "Agreement") is between Washington County, Utah ("the County") and \_\_\_\_\_ Hurricane \_\_\_\_\_ City ("the City", "the Town" or "Municipality") located within the geographic boundary of the County (collectively, "the Parties").

**RECITALS**

WHEREAS, under the Utah Election Code (Utah Code Ann. § 20A-1-101 et seq.) the Washington County Clerk-Auditor is charged with many duties pertaining to conducting fair elections in Washington County;

WHEREAS, due to those duties, the County regularly conducts county-wide elections and has the equipment, experience and applicable contracts in place to efficiently conduct elections within the County;

WHEREAS, municipalities within Washington County are responsible for conducting municipal elections within their own jurisdictions;

WHEREAS, the County adopted a vote by mail system for elections beginning in 2018 and secured contracts for printing, mailing, distributing, and returning mail-in ballots;

WHEREAS, under the Utah Code, local political subdivisions may enter into interlocal agreements with the County for services that are more efficiently provided by the County;

WHEREAS, the County and the Municipality acknowledge the mutual benefit and efficiency of having the County assist in the Municipality's elections;

WHEREAS, for the purpose of conducting more efficient municipal elections, the County is willing to assist municipalities located within the County in their responsibilities to conduct elections; and

WHEREAS, it is in the best interest of the citizens of Washington County that the County assist in conducting municipal elections.

**AGREEMENT**

NOW, THEREFORE, in consideration of the mutual promises, the covenants contained herein, and pursuant to the Interlocal Cooperation Act, the Parties agree as follows.

## A. SPECIFIC TERMS

### Section 1. County.

(a) The County agrees to assist and support the Municipality in conducting vote by mail municipal elections; however, the County does not have the equipment or software to provide support for Ranked Choice Voting. If a municipality chooses to use Ranked Choice Voting, the County can direct you to an election vendor that can administer the election in this format.

(b) In accordance with the County's contract with a selected printer, the County will order ballots and envelopes for the municipality based on the number of registered voters within the municipality.

(c) The County will provide two electronic marking devices, one precinct level scanner, and one on-demand ballot printer in each Municipality with 3000 or more registered voters. The County may provide equipment in additional locations within the Municipality based on the availability of equipment.

(d) The County will use its available counting machines to count ballots for the municipalities; however, the County will not hand count ballots. Each Municipality will designate one qualified staff member to adjudicate ballots and assist the County to re-make ballots on a regular basis. The County will not re-make ballots without a qualified Municipal staff member present.

(e) The County will continue to conduct all statutorily required obligations, including signature verification, in accordance with applicable state and local codes.

(f) The County will provide the Municipality with a cost estimate for upcoming election services by December 31 of the year preceding the election.

### Section 2. Municipality.

(a) The Municipality agrees to reimburse the County for all costs and expenses related to the municipality's election, including all printing expenses incurred under the County's contract with the printer, within 30 days of receiving an invoice from the County.

(b) The Municipality agrees to collect its election items from the County Clerk-Auditor's Office within a week after the canvas date.

(c) The Municipality agrees to notify the County in writing by March 31 of the election year if the Municipality does not accept the county-provided cost estimate and therefore does not desire to receive the County's election services as outlined in this Agreement.

Section 3. Term. This Agreement shall become effective on the date is it duly executed and shall expire December 31, 2021. This Agreement shall automatically renew for additional one (1) year periods, unless thirty (30) days prior to the expiration, written notice of intent to not renew is given by either Party. There is no limitation on the number of times this Agreement may

automatically renew. All prior interlocal agreements regarding election services between the parties are revoked.

## B. GENERAL TERMS

Section 1. Purpose. The purpose of this Agreement is to allow the Parties to comply with State law to accomplish the intentions and purposes referred to in the recitals above.

Section 2. Termination. Other than as set forth in A(3), above, either party, for good cause, may terminate this Agreement by notifying the other Party in writing of its intent to terminate the Agreement, for instance, when a Municipality cancels a local election pursuant to Utah Code Ann. 20A-1-206. Any costs incurred by County must be reimbursed by the Municipality upon termination.

Section 3. No Waiver of Governmental Immunity. The Parties are governmental entities under the Governmental Immunity Act of Utah, Title 63, Chapter 30d of the Utah Code. None of the Parties waive any defenses otherwise available under the Governmental Immunity Act.

### Section 4. Indemnity.

(a) The Municipality shall hold harmless and indemnify County, and its officers, employees and agents, against any and all loss, liability, damage, claim, cost, charge, demand, or expense (including reasonable attorney's fees and costs) arising out of or resulting from the services in, or performance of, this Agreement if caused by any negligent act or omission, or any intentional misconduct, of the Municipality or any of its officers, employees or agents.

(b) The County shall hold harmless and indemnify the Municipality, and its officers, employees and agents against any and all loss, liability, damage, claim, cost, charge, demand, or expense (including reasonable attorney's fees and costs) arising out of or resulting from the services in, or performance of, this Agreement if caused by any negligent act or omission, or any intentional misconduct, of the County or any of its officers, employees or agents.

Section 5. Interlocal Cooperation Act Requirements. In satisfaction of the requirements of the Interlocal Cooperation Act in connection with this Agreement, the Parties agree as follows.

(a) This Agreement shall be authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Utah Code Section 11-13-202.5.

(b) This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the Utah Code Section 11-13-202.5(3).

(c) A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Utah Code Section 11-13-209.

(d) No separate legal entity is created by the terms of this Agreement. The Parties designate the Chairman of the County Commission as the Administrator responsible to administer this Agreement and the accomplishment of the purposes of the cooperative action contemplated hereby and specified herein pursuant to Utah Code Section 11-13-207.

(e) The effective date of this Agreement shall be the date that each of the Parties has signed it, adopted a resolution to approve it, and filed the Agreement with the keeper of records.

(f) The term of this Agreement shall commence on the date of full execution of this Agreement by all Parties.

(g) No real or personal property shall be acquired jointly by the Parties as a result of this Agreement.

Following the execution of this Agreement by the Parties, either Party may cause a notice regarding this Agreement to be published on behalf of the Parties in accordance with Utah Code Section 11-13-219.

Section 6. Notices. All notices, requests, demands and other communications under this Agreement shall be in writing and shall either be hand delivered or sent by first-class mail, postage prepaid, and properly addressed to the Parties at the following addresses:

Hurricane City  
Attn: Cindy Beteag  
147 N 870 West  
Hurricane, UT 84737

Washington County  
Attn: Commission Chair  
197 East Tabernacle  
St. George, UT 84770.

Section 7. Entire Agreement; Modification; Waiver. This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter and supersedes all prior and contemporaneous agreements, negotiations, representations, promises, or understandings of the Parties whether oral or written. No supplement, modification, amendment, or waiver of any obligation of this Agreement shall be binding unless executed in writing by all the Parties. No waiver of any of the provisions of this Agreement shall be deemed or shall constitute a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver.

Section 8. No Third-Party Beneficiaries. This Agreement is not intended to confer upon any person other than the Parties any rights or remedies.

Section 9. Governing Law. This Agreement shall be governed by the laws of the State of Utah. The Parties agree that venue for all legal actions, unless they involve a cause of action with mandatory federal jurisdiction, shall be the Fifth District Court for the State of Utah. The Parties further agree that the Federal District Court for the District of Utah shall be the venue for any cause of action with mandatory federal jurisdiction.

Section 10. Counterparts; Filing. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

DATED this 18 day of May, 2021.

WASHINGTON COUNTY



Gil Almquist  
Washington County Commission Chair

Attest:



Kim M. Hafen  
Washington County Clerk-Auditor

Date: 5/18/21

Approved as to Form:



Deputy Washington County Attorney



Hurricane City

John W. Brumell  
Mayor

Attest:

Andis Beteng  
City Recorder

Date: 3/8/21

Approved as to Form:

Jay E. Allen  
City Attorney

**RESOLUTION**

**A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH,  
APPROVING INTERLOCAL COOPERATION AGREEMENT FOR  
ELECTION SERVICES WITH WASHINGTON COUNTY, UTAH**

**WHEREAS**, under the Utah Election Code (Utah Code Ann. § 20A-1-101 et seq.) the Washington County Clerk-Auditor is charged with many duties pertaining to conducting fair elections in Washington County;

**WHEREAS**, due to those duties, the County regularly conducts county-wide elections and has the equipment, experience and applicable contracts in place to efficiently conduct elections within the County;

**WHEREAS**, municipalities within Washington County are responsible for conducting municipal elections within their own jurisdictions;

**WHEREAS**, the County recently switched to vote by mail elections in 2018 and secured contracts for printing, mailing, distributing, and returning mail-in ballots;

**WHEREAS**, under the Utah Code, local political subdivisions may enter into Interlocal Agreements with the County for services that are more efficiently provided by the County;

**WHEREAS**, the County and the City of Hurricane acknowledge the mutual benefit and efficiency of having the County assist with the 2021 municipal election;

**WHEREAS**, for the purpose of conducting more efficient and cost-effective municipal election, the County is willing to assist the City of Hurricane in their responsibilities to conduct the 2021 municipal election;

**WHEREAS**, it is in the best interest of the citizens of Washington County that the County assist the City of Hurricane with conducting its 2021 municipal election;

**WHEREAS**, said City Council, deems it necessary and desirable for the efficient operation of the 2021 municipal election of the City of Hurricane that said Interlocal Cooperation Agreement be approved,

**BE IT HEREBY RESOLVED** by the City Council of Hurricane, Utah that the Interlocal Cooperation Agreement regarding Election Services, a copy of which is attached hereto as Exhibit "A", is hereby entered into, approved, ratified, accepted and made effective this 18<sup>th</sup> day of March, 2021.

DATED this 18<sup>th</sup> day of March, 2021.



*John Bramall*  
John Bramall, Mayor

Attest:

*Cindy Beteag*  
Cindy Beteag, Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 18<sup>th</sup> day of March, 2021. Whereupon a motion to adopt and approve said Resolution was made by Kevin Tervort and seconded by Dave Sanders. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Nanette Billings	X	—	—	—
Darin Larson	X	—	—	—
Joseph Prete	X	—	—	—
Dave Sanders	X	—	—	—
Kevin Tervort	X	—	—	—

*Cindy Beteag*  
Cindy Beteag



## STAFF COMMENTS

Ordinance 2023-ZC-08: Discussion and consideration of a **Zone Change Amendment request located Foothills Canyon Drive and Coral Canyon Blvd to amend the current PDO**, planned development overlay, to allow for a 50' site sign and 24' width interior one-way roads in the RV resort for Coral Junction Commercial. Parcel numbers H-4-2-5-125-CJ1, H-4-2-5-126-CJ1, and H-4-2-5-127-CJ1. Derek Fowley Applicant.

### **Discussion:**

The applicant is proposing an amendment to the Coral Canyon PDO to allow for a 50' tall sign along I-15 near the intersection with SR-9 as well as to allow 24' interior roadways within the Coral Junction RV Resort. Per HCC 10-23-6: *"Variations from applicable development standards of an underlying zone and [chapter 39](#) of this title may be approved as part of a preliminary site plan for a planned development pursuant to the provisions of this chapter."* and HCC 10-23-7 states: *"Amendments to approved plans and specifications shall be obtained by following the procedure required for preliminary plan approval."*

The Planning Commission gave a positive recommendation of the proposed PDO Variation that the max height of a sign could be 50' and allow 24' interior roadways within the Coral Junction RV Resort, subject to staff and JUC comments.

### **Findings:**

### **Recommendation:**

### **Attachments:**

1. Ordinance 2023-ZC-08 MP16 Coral Jun Update
2. 2023-ZC-08
3. Coral Junction Site Map
4. 2023-ZC-08 MP 16 LLC

ORDINANCE NO 2023-ZC-08

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE FOR PARCELS H-4-2-5-125-CJ1, H-4-2-5-126-CJ1, AND H-4-2-5-127-CJ1, CURRENT PDO, PLANNED DEVELOPMENT OVERLAY, TO ALLOW FOR A 50' SITE SIGN AND 24' WIDTH INTERIOR ONE-WAY ROADS IN THE RV RESORT FOR CORAL JUNCTION COMMERCIAL

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

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

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

*WHEREAS*, the proposal will not have a negative impact on the surrounding area; AND

*WHEREAS*, where as the Planning Commission gave a positive recommendation on the proposals subject to Joint Utility Committee and staff's report.

***BE IT ORDAINED BY THE CITY COUNCIL OF HURRICANE CITY THAT THE FOLLOWING VARIATIONS BE APPROVED FOR H-4-2-5-125-CJ1, H-4-2-5-126-CJ1, AND H-4-2-5-127-CJ1:***

1. Allow for a 50' maximum height site sign
2. Allow for 24' minimum width interior one-way roads in the RV resort for Coral Junction subject to fire code.

PASSED AND APPROVED on this \_\_\_\_ day of \_\_\_\_\_ 2023.

Hurricane City

\_\_\_\_\_  
Nanette Billings, Mayor

Attest:

\_\_\_\_\_  
Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the \_\_\_ day of April 2023. Whereupon a motion to adopt and approve said Resolution was made by \_\_\_\_\_ and seconded by \_\_\_\_\_. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Joseph Prete	___	___	___	___
David Sanders	___	___	___	___
David Hirschi	___	___	___	___
Kevin Thomas	___	___	___	___
Doug Heideman	___	___	___	___

\_\_\_\_\_  
Cindy Beteag, Recorder

**EXHIBIT A**  
**ZONING MAP**

# 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. 2023-2C-08  
Receipt No. 8-167383

Name: MP16 LLC Telephone: 775-250-0901

Address: 604 Churchill Drive, St George UT 84790 Fax No. \_\_\_\_\_

Agent (If Applicable): Derek Rowley Telephone: 775-250-0901

Email: \_\_\_\_\_ Agent Email: derek.rowley@pinnaclecd.biz

Address/Location of Subject Property: Foothills Canyon Drive & Coral Canyon Blv

Tax ID of Subject Property: \_\_\_\_\_ Existing Zone District: \_\_\_\_\_

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)  
Requesting an amendment to existing planned development to allow for a 50' site sign

for the Coral Junction commercial at the corner of I-15 and State Route 9

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: \_\_\_\_\_ Application Complete: YES  NO

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

SECTION 5, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND MERIDIAN SAID POINT ALSO BEING A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF FOOTHILLS CANYON DRIVE AND RUNNING THENCE SOUTH 80°19'13" WEST 162.34 FEET; THENCE SOUTH 79°42'21" WEST 788.08 FEET; THENCE NORTH 36°46'16" WEST 151.31 FEET; THENCE NORTH 00°29'59" WEST 90.35 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF INTERSTATE 15; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY OF INTERSTATE 15 NORTH 63°12'21" EAST 1460.46 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY OF INTERSTATE 15 SOUTH 26°49'30" EAST 23.79 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT OF WAY OF FOOTHILLS CANYON DRIVE SAID POINT ALSO BEING A POINT ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 790.00 FEET; THENCE SOUTHWESTERLY 768.80 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°45'30", THE RADIAL DIRECTION BEARS SOUTH 39°12'43" EAST, TO A POINT OF NON-TANGENCY SAID POINT ALSO BEING THE POINT OF BEGINNING.

2. Parcel Number H-4-2-5-126-CJ1: S: 5 T: 42S R: 14W CORAL CANYON RV PARK 9 ACRE PARCEL: BEGINNING AT A POINT WHICH IS SOUTH 00°22'33" WEST 520.05 FEET ALONG THE EAST SECTION LINE AND NORTH 90°00'00" WEST 177.38 FEET FROM THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND MERIDIAN SAID POINT ALSO BEING A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF FOOTHILLS CANYON DRIVE AND RUNNING THENCE ALONG SAID RIGHT OF WAY SOUTH 08°15'52" EAST 160.04 FEET; THENCE SOUTH 79°42'21" WEST 1015.61 FEET; THENCE SOUTH 77°49'18" WEST 152.06 FEET; THENCE SOUTH 79°42'21" WEST 384.14 FEET; THENCE NORTH 09°02'07" WEST 89.02 FEET; THENCE NORTH 17°45'55" EAST 246.02 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF INTERSTATE 15; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY OF INTERSTATE 15 NORTH 63°12'21" EAST 459.03 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY OF INTERSTATE 15 SOUTH 00°29'59" EAST 90.35 FEET; THENCE SOUTH 36°46'16" EAST 151.31 FEET; THENCE NORTH 79°42'21" EAST 788.08 FEET; THENCE NORTH 80°19'13" EAST 162.34 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT OF WAY SAID POINT ALSO BEING A POINT ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 790.00 FEET; THENCE ALONG SAID RIGHT OF WAY AND SOUTHEASTERLY 45.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°17'39", THE RADIAL DIRECTION BEARS NORTH 85°01'47" EAST, TO THE POINT OF BEGINNING. CONTAINING 9.05 ACRES
3. Parcel Number H-4-2-5-127-CJ1: BEGINNING AT A POINT WHICH IS NORTH 00°22'33" WEST 1079.14 ALONG THE EAST SECTION LINE AND NORTH 90°00'00" WEST 721.60 FEET FROM THE EAST 1/4 CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY OF CORAL CANYON BOULEVARD, RECORDED AS RECORD NO. 939387, BOOK 1734, PAGE 0338, ON APRIL 19, 2005 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, IN SAID COUNTY, IN THE STATE OF UTAH; AND RUNNING THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING THREE (3) COURSES: NORTH 14°09'00" WEST 192.05 FEET; THENCE SOUTH 75°51'00" WEST 90.00 FEET; THENCE SOUTH 14°09'00" EAST 148.52 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF THE SR-9 ON RAMP; THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING TWO (2) COURSES: SOUTH 75°51'00" WEST 153.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 494.00 FEET; THENCE NORTHWESTERLY 250.15 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°00'49" TO A POINT OF NON-TANGENCY, SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT OF WAY OF SR-9; THENCE ALONG SAID

RIGHT OF WAY NORTH 49°10'24" WEST 547.14 FEET; THENCE LEAVING SAID RIGHT OF WAY OF SR-9 NORTH 08°59'29" WEST 276.70 FEET; THENCE NORTH 79°42'21" EAST 384.21 FEET; THENCE NORTH 77°49'18" EAST 152.06 FEET; THENCE NORTH 79°42'21" EAST 1015.61 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF FOOTHILLS CANYON DRIVE, RECORDED AS DOCUMENT #20080025120 ON JUNE 16, 2008 IN THE OFFICE OF SAID COUNTY RECORDER THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING FOUR (4) COURSES: SOUTH 08°15'52" EAST 188.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 685.00 FEET; THENCE SOUTHWESTERLY 633.65 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°00'02" TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 5000.00 FEET; THENCE SOUTHWESTERLY 75.64 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°52'00" TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 282.23 FEET; THENCE SOUTHWESTERLY 20.97 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°15'29" TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 288.20 FEET, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY OF FOOTHILLS CANYON DRIVE, RECORDED AS RECORD NO. 939387, BOOK 1734, PAGE 0338, ON APRIL 19, 2005 IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING FOUR (4) COURSES: SOUTHWESTERLY 171.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°09'03", THE RADIAL DIRECTION BEARS NORTH 41°28'15" WEST, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 535.00 FEET; THENCE SOUTHWESTERLY 63.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°49'48" TO THE POINT OF TANGENCY; THENCE SOUTH 75°51'00" WEST 66.56 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY 78.54 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE POINT OF TANGENCY, SAID POINT ALSO BEING POB.

- e. Stamped Envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning (amendment).
  - 1. A&M Distributors
  - 2. Ashcreek Special Service District
  - 3. State of Utah (1)
  - 4. Jackson Food Stores Inc
  - 5. Hurricane Valley Fire Special Service District
  - 6. State of Utah (2)
- f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.

## **ZONE CHANGE APPLICATION (General Information)**

### **PURPOSE**

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc). Zoning occurs as a means to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

### **WHEN REQUIRED**

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

### **REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE**

When approving a zone change the following factors should be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives and Policies of the City's General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

### **PROCESS**

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report, and forward a recommendation to the City Council of approval, approval with modifications, or denial the zone change application.

Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL  
DEED AND TAX STATEMENTS TO:  
604 Churchill Drive,  
St. George, Utah 84790

Affects Parcel ID Parcels: H-4-2-5-125-CJ1  
W-4-1-32-300  
H-4-2-5-126-CJ1

# ACCOMMODATION

## SPECIAL WARRANTY DEED

THE MOTORCOACH RESORT AT CORAL JUNCTION, LLC, a Utah limited liability company, having a business address of 604 Churchill Drive, St. George, Utah 84790 ("Grantor"), hereby conveys and warrants against all who claim by, through, or under the Grantor to the following grantees in the stated amounts with their principal office at 604 Churchill Drive, St. George, Utah 84790 ("Grantees"):

PCD Coral Junction Properties, LLC, a Utah limited liability company as to an undivided	51.885%
Warner Coral Junction Properties, LLC, a Utah limited liability company as to an undivided	44.506%
Christensen Coral Junction Properties, LLC a Utah limited liability company as to an undivided	1.203%
Shumway Coral Junction Properties, LLC, a Utah limited liability company as to an undivided	1.203%
FBE Coral Junction Properties, LLC, a Utah limited liability company as to an undivided	1.203%

for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, certain land located in Washington County, Utah, being more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"), together with (i) all improvements, if any, located thereon, and (ii) all right, title and interest of the Grantor (if any) in, to and under any adjoining streets, rights of way or easements, SUBJECT TO (i) all real property taxes and other assessments for the calendar year in which the closing pertaining to this deed occurs, which are a lien but not yet due and payable, and (ii) all easements, covenants, conditions, restrictions and rights of way of record.

## EXHIBIT "A"

### PROPERTY DESCRIPTION

#### Parcel 1:

Beginning at a point which is South 00°22'33" West 474.94 feet along the East section line and North 90°00'00" West 182.91 feet from the Northeast corner of Section 5, Township 42 South, Range 14 West of the Salt Lake Base and Meridian said point also being a point on the Northwesternly Right of Way of Foothills Canyon Drive and running thence South 80°19'13" West 162.34 feet; thence South 79°42'21" West 788.08 feet; thence North 36°46'16" West 151.31 feet; thence North 00°29'59" West 90.35 feet to a point on the Southerly Right of Way of Interstate 15; thence along said Southerly Right of Way of Interstate 15 North 63°12'21" East 1460.46 feet; thence leaving said Southerly Right of Way of Interstate 15 South 26°49'30" East 23.79 feet to a point on said Northwesternly Right of Way of Foothills Canyon Drive said point also being a point on the arc of a curve to the left having a radius of 790.00 feet; thence Southwesterly 768.80 feet along the arc of said curve through a central angle of 55°45'30", the radial direction bears South 39°12'43" East, to a point of non-tangency said point also being the point of beginning.

#### Parcel 2:

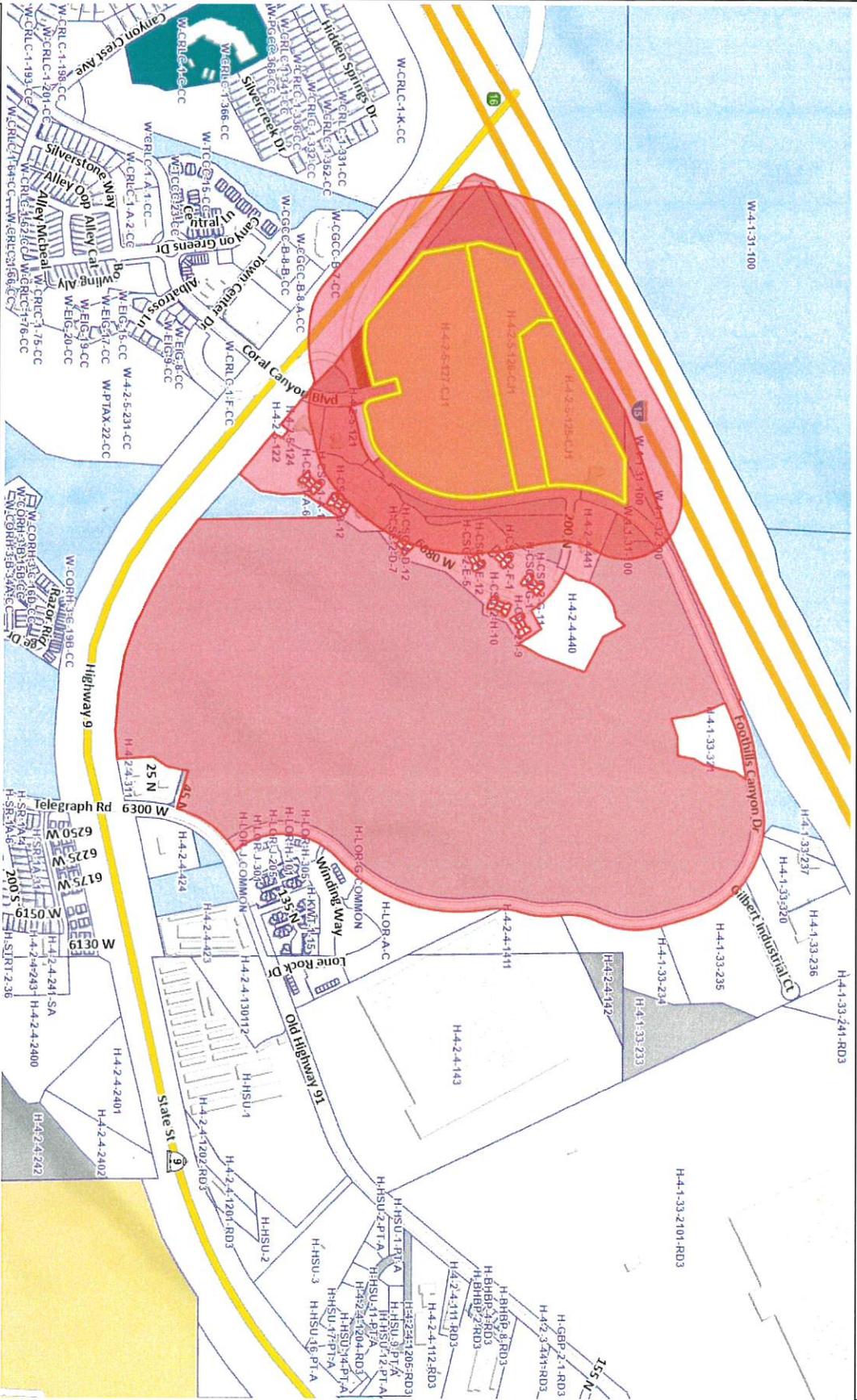
Beginning at a point which is South 00°22'33" West 520.05 feet along the East section line and North 90°00'00" West 177.38 feet from the Northeast corner of Section 5, Township 42 South, Range 14 West of the Salt Lake Base and Meridian said point also being a point on the Northwesternly Right of Way of Foothills Canyon Drive and running thence along said Right of Way South 08°15'52" East 160.04 feet; thence South 79°42'21" West 1015.61 feet; thence South 77°49'18" West 152.06 feet; thence South 79°42'21" West 384.14 feet; thence North 09°02'07" West 89.02 feet; thence North 17°45'55" East 246.02 feet to a point on the Southerly Right of Way of Interstate 15; thence along said Southerly Right of Way of Interstate 15 North 63°12'21" East 459.03 feet; thence leaving said Southerly Right of Way of Interstate 15 South 00°29'59" East 90.35 feet; thence South 36°46'16" East 151.31 feet; thence North 79°42'21" East 788.08 feet; thence North 80°19'13" East 162.34 feet to a point on said Northwesternly Right of Way said point also being a point on the arc of a curve to the left having a radius of 790.00 feet; thence along said Right of Way and Southeasterly 45.42 feet along the arc of said curve through a central angle of 03°17'39", the radial direction bears North 85°01'47" East, to the point of beginning.

TAX_ID	NAME	ADDRESS	SUITE
H-CSC-2-D-3	108 HURRICANE LLC	878 N 1200 E	
H-CSC-2-E-8	CW THE TERRA LLC	1222 W LEGACY BLVD STE 6	
H-CSC-2-D-4	DK PATTEN PROPERTIES LLC, K&R PROPERTIES HURRICANE LLC	918 W 2200 N	
H-CSC-2-D-1	GRAY CODY R	3273 E LINDSAY SPRING CIR	
H-4-2-5-124	HURRICANE VALLEY FIRE SPECIAL SERVICE DISTRICT	202 E STATE ST	
H-4-2-5-121	JACKSONS FOOD STORES INC	3450 COMMERCIAL CT	
H-CSC-1-B-2	KONA ALII LLC	112 N MAIN ST	
H-CSC-2-D-10	MAN CAVE SOUTH LLC	PO BOX 159	
H-CSC-2-D-12	MITCHELL SCOTT B & KRISTINE	2919 E WILLOW CREEK DR	
H-4-2-5-127-CJ1	MP 16 LLC	2303 CORAL CANYON BLVD	
H-4-2-5-125-CJ1	PCD CORAL JUNCTION PROPERTIES LLC	604 CHURCHILL DR	
H-CSC-1-B-11	PME LLC	10929 NAVARRO WAY	
H-CSC-2-D-13	SMITH ANDREW M & REBECCA N	1193 W FOX DEN DR	
H-4-2-4-441	UTAH STATE	4110 STATE OFFICE BLDG	450 N STATE ST
W-4-1-31-100	UTAH STATE	231 E 400 S RM 411	
H-CSC-2-D-7	WOLLSIEFFER BURRIS D JR	3000 CANYONS RESORT DR	UNIT 33018

CITY	STATE	ZIP
PROVO	UT	84604
CENTERVILLE	UT	84014
PLEASANT GROVE	UT	84062
HEBER CITY	UT	84032
HURRICANE	UT	84737
MERIDIAN	ID	83642
LOGAN	UT	84321
SANDY	UT	84070-0159
SANDY	UT	84093
WASHINGTON	UT	84780
SAINT GEORGE	UT	84790
SOUTH JORDAN	UT	84095
WEST JORDAN	UT	84084
SALT LAKE CITY	UT	84114-1208
SALT LAKE CITY	UT	84111-2806
PARK CITY	UT	84098



# Mailing List



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



Legend	
Parcels	
[Green]	Ownership
[Light Green]	U.S. Forest Service
[Light Blue]	U.S. Forest Service Wilderness
[Light Yellow]	Bureau of Land Management
[Yellow]	Bureau of Land Management Wildlife
[Light Orange]	National Park Service
[Orange]	Statewide Reclamation
[Light Purple]	Utah Division of Wildlife Resources
[Purple]	Utah Division of Transportation
[Light Blue-Gray]	State of Utah
[Blue-Gray]	State Park
[Blue]	Washington County
[Light Blue]	Municipally Owned
[Light Green-Blue]	School District
[Light Green]	Privately Owned
[Light Blue]	Water Conservancy District
[Light Green]	State Assessed Oil and Gas
[Light Yellow]	Mining Claim

Notes

**Brienna Spencer**

---

**From:** Derek Rowley <derek.rowley@pinnaclecd.biz>  
**Sent:** Thursday, March 30, 2023 3:46 PM  
**To:** Stephen Nelson; Brienna Spencer  
**Subject:** Coral Junction PD zone change amendment

Mr. Nelson

I would like to formally request that the PD Zone change amendment that I filed regarding the Coral Junction Development to allow site signage up to 50' in height to also include the request to allow 24' width interior one-way roads with the RV resort. This request is consistent with the revised site plan that we have submitted to the City.

If you have any questions, please contact me at your earliest convenience.

Best regards,  
Derek Rowley

\_\_\_\_\_  
Derek Rowley  
Pinnacle Commercial Development LLC  
Cell: 775.250.0901

## SUBMITTAL REQUIREMENTS

- a. The name and address of every person or company the applicant represents
  1. MP16 LLC
  2. PCD Coral Junction Properties LLC
  3. Warner Coral Junction Properties LLC
  4. Christensen Coral Junction Properties LLC
  5. Shumway Coral Junction Properties LLC
  6. FBE Coral Junction Properties LLC
- b. An accurate property map showing the existing and proposed zoning classifications
  - a. Location of proposed site sign shown below



- c. All abutting properties showing present zoning classifications
  1. DABS Utah State Liquor Store #42
  2. SITLA-owned properties, zoned Commercial
  3. Texaco gas station & convenience store
- d. An accurate legal description of the property to be rezoned (zone amendment)
  1. Parcel Number H-4-2-5-125-CJ1: S: 5 T: 42S R: 14W BEGINNING AT A POINT WHICH IS SOUTH 00°22'33" WEST 474.94 FEET ALONG THE EAST SECTION LINE AND NORTH 90°00'00" WEST 182.91 FEET FROM THE NORTHEAST CORNER OF

approved Map

AMENDED LAND USE MASTER PLAN  
for  
**CORAL CANYON**  
A PLANNED COMMUNITY DEVELOPMENT  
CITY OF HURRICANE & CITY OF WASHINGTON, UTAH  
by



Engineering by



ALLIANCE CONSULTING  
AMENDED 9-06-2007

PCD ZONING LEGEND

- RESIDENTIAL
- CHURCH
- GOLF COURSE
- COMMERCIAL/INDUSTRIAL
- MULTIFAMILY RECREATIONAL CONDO / TIME SHARE
- OPEN SPACE
- UNDEVELOPED AREA
- COMMERCIAL
- FIRE STATION
- CLUBHOUSE
- SCHOOL
- CHURCH
- PARKS/TRAILWAYS



**LAND USE TABLE**

NEIGHBORHOOD	LAND USE	ACRES	UNITS	SQ. FT.
1.	MIXED RESIDENTIAL	120	411	45,000
	COMMERCIAL-OFFICE			180,000
	COMMERCIAL-RETAIL	7	276	
	LODGING	17	9	
	OPEN SPACE	5		
	SCHOOL	2.8		
SUB-TOTAL LODGING UNITS			276	
2.	MIXED RESIDENTIAL	158.8	411	
	OPEN SPACE	20		
	SUB-TOTAL UNITS	122.5	694	
3.	MIXED RESIDENTIAL	102.5	694	80,000
	COMMERCIAL	3		
	SCHOOL	3		
	CHURCH	3		
	OPEN SPACE	36		
SUB-TOTAL UNITS		114.5	694	
4.	MIXED RESIDENTIAL	82.5	318	60,000
	COMMERCIAL	3		
	SCHOOL	3		
	CHURCH	3		
SUB-TOTAL UNITS		88.5	318	
5.	MIXED RESIDENTIAL	35	135	
	OPEN SPACE/GOLF COURSE	55		
	SUB-TOTAL UNITS	90	135	
6.	MIXED RESIDENTIAL	97.16	142	150,000
	CHURCH	3		
	OPEN SPACE	14		
SUB-TOTAL UNITS		74.16	142	
7.	MIXED RESIDENTIAL	49.2	151	100,000
	COMMERCIAL	10		
	OPEN SPACE	18		
	CHURCH	10		
SUB-TOTAL UNITS		78.2	151	
8.	MIXED RESIDENTIAL	47	180	100,000
	COMMERCIAL	3		
	OPEN SPACE	32		
	SUB-TOTAL UNITS	84	180	
9.	COMMERCIAL	17.32	250	250,000
	MULTIFAMILY RECREATIONAL	25.84		
	OPEN SPACE	16.53		
	SUB-TOTAL UNITS	59.69	250	
10.	COMMERCIAL	83.31		650,000
	MULTIFAMILY RECREATIONAL	10.34	140	
	OPEN SPACE	69.25		
	RESIDENTIAL	47.48	800	
	SUB-TOTAL UNITS	194.38	840	
	SUB-TOTAL UNITS	81.40	101	650,000
11.	MULTIFAMILY RECREATIONAL	9.31	101	
	OPEN SPACE	17.30		
	LODGING	0	7	
	SUB-TOTAL LODGING UNITS		7	
SUB-TOTAL UNITS		108.39	101	
12.	GOLF	223		
	SUB-TOTAL UNITS			
13.	MIXED RESIDENTIAL	36.41	161	156,000
	COMMERCIAL	7.08		
	OPEN SPACE	13		
	SUB-TOTAL UNITS	57.23	161	
TOTAL MIXED RESIDENTIAL UNITS			2391	
TOTAL LODGING UNITS			252	
TOTAL UNITS			2673	
TOTAL COMMERCIAL SQUARE FOOT				2,582,000

CITY OF HURRICANE  
PLANNED DEVELOPMENT OVERLAY "PDO"  
AREA 10 & 11

CITY OF WASHINGTON  
PLANNED COMMUNITY DEVELOPMENT "PCD"  
AREA 1-9 & 12

AMENDED LAND USE MASTER PLAN  
for  
**CORAL CANYON**

A PLANNED COMMUNITY DEVELOPMENT  
CITY OF WASHINGTON, UTAH  
by

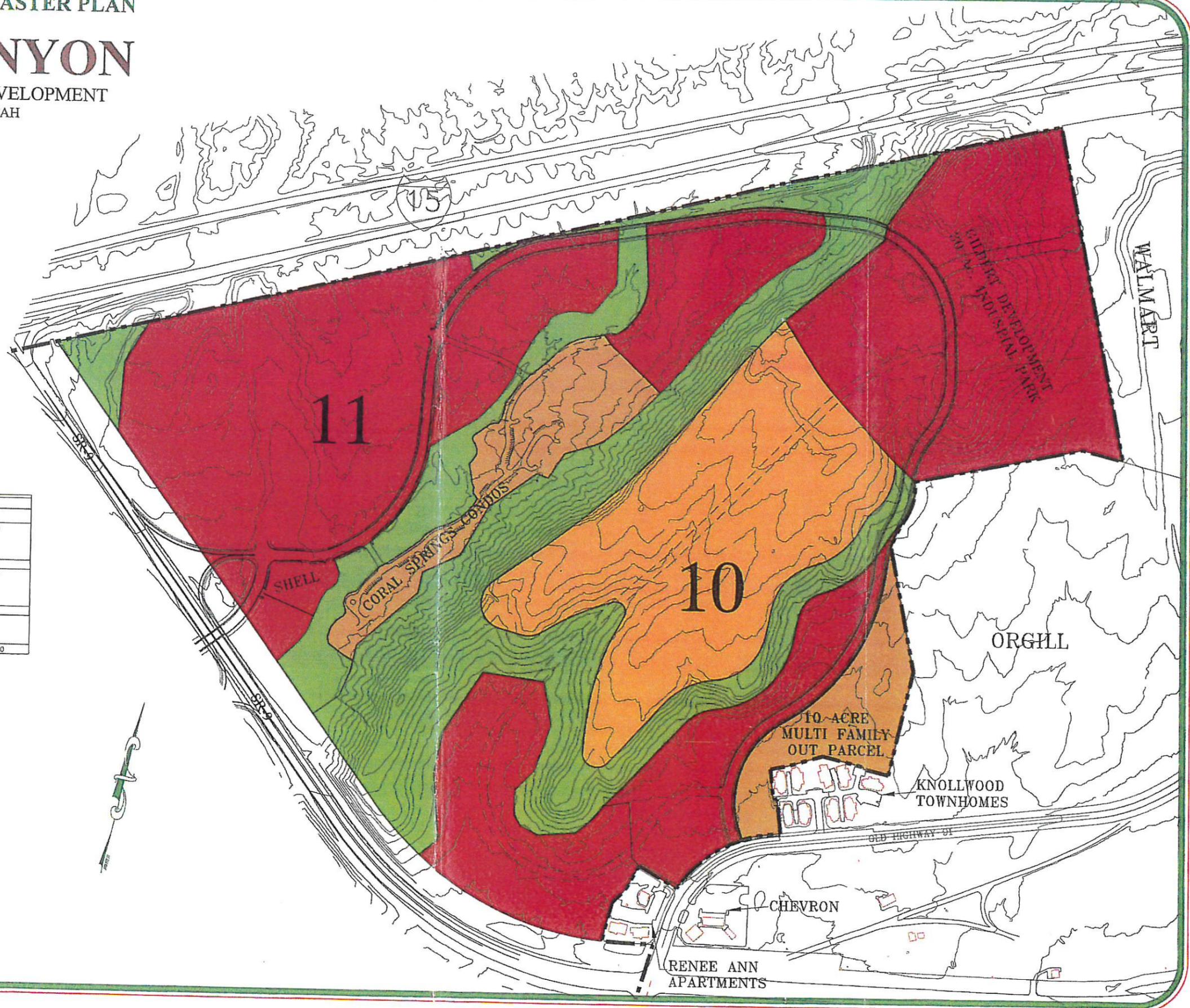


PCD ZONING LEGEND

-  - MIXED DENSITY - RESIDENTIAL
-  - COMMERCIAL / INDUSTRIAL
-  - MULTIFAMILY RECREATIONAL CONDO / TIME SHARE
-  - OPEN SPACE / UNDEVELOPED AREA

LAND USE TABLE

NEIGHBORHOOD	LAND USE	ACRES	UNITS	SQ FT
10.	COMMERCIAL	83.31		
	MULTIFAMILY RECREATIONAL	10.34	140	650,000
	OPEN SPACE	53.25		
	RESIDENTIAL	47.48	500	
	SUB-TOTAL UNITS	194.38	640	650,000
11.	COMMERCIAL	76.66		
	MULTIFAMILY RECREATIONAL	14.34	143	850,000
	OPEN SPACE	17.39		
	LODGING	0	0	
	SUB-TOTAL UNITS	108.39	143	850,000
	TOTAL MIXED RESIDENTIAL UNITS		0	
	TOTAL LODGING UNITS		0	
	TOTAL UNITS		783	1,500,000



Engineering by



**ALLIANCE CONSULTING**  
AMENDED 10-06-2005



### STAFF COMMENTS

<b>Agenda Date:</b>	04/20/2023
<b>Application Number:</b>	2023-ZC-08
<b>Type of Application:</b>	Zone Change (PDO Amendment)
<b>Action Type:</b>	Legislative
<b>Applicant:</b>	MP16 LLC
<b>Agent:</b>	Derek Rowley
<b>Request:</b>	A Zone Change to amend an existing PDO
<b>Location:</b>	Foothills Canyon Drive and Coral Canyon Blvd
<b>Zoning:</b>	GC PDO
<b>General Plan Map:</b>	Planned Community

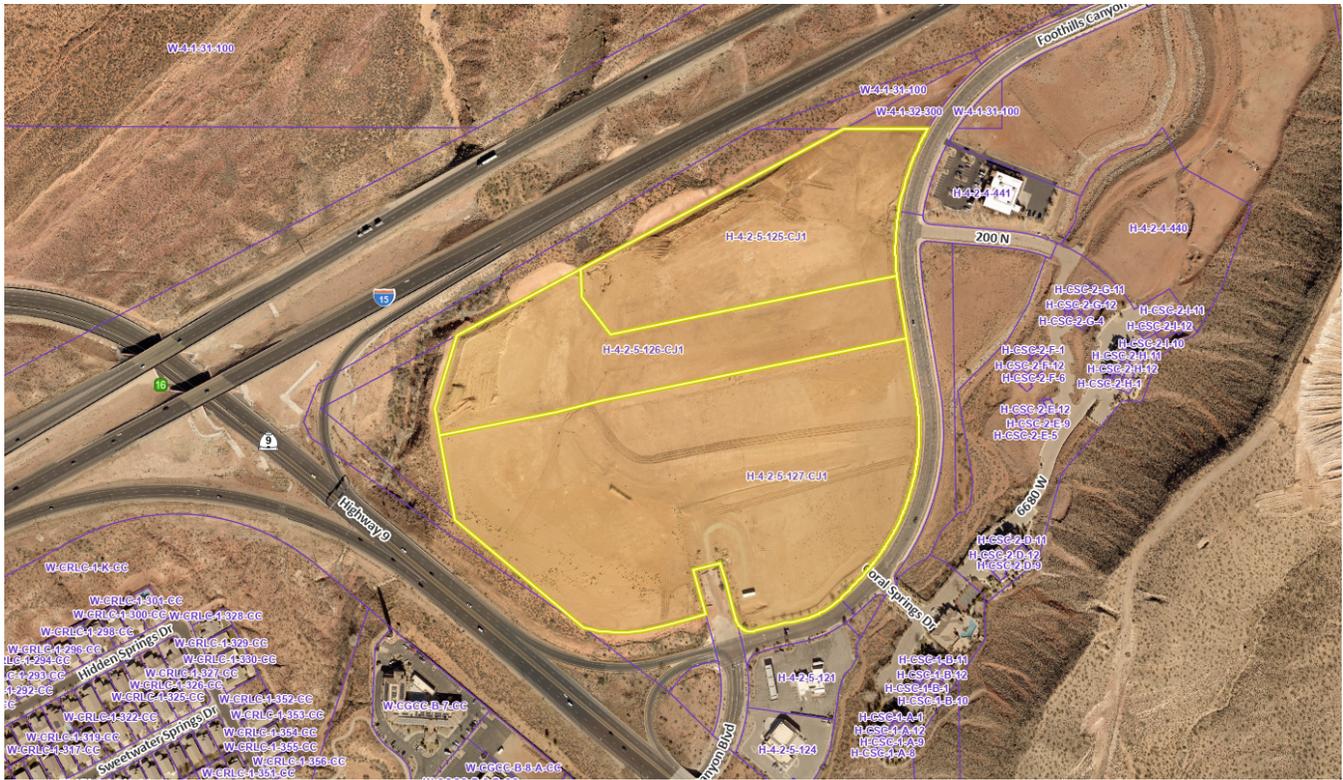
#### Planning Commission Recommendation

The Planning Commission gave a positive recommendation of the proposed PDO Variation that the max height of a sign could be 50’ and allow 24’ interior roadways within the Coral Junction RV Resort, subject to staff and JUC comments.

#### Discussion:

The applicant is proposing an amendment to the Coral Canyon PDO to allow for a 50’ tall sign along I-15 near the intersection with SR-9 as well as to allow 24’ interior roadways within the Coral Junction RV Resort. Per HCC 10-23-6: *“Variations from applicable development standards of an underlying zone and chapter 39 of this title may be approved as part of a preliminary site plan for a planned development pursuant to the provisions of this chapter.”* and HCC 10-23-7 states: *“Amendments to approved plans and specifications shall be obtained by following the procedure required for preliminary plan approval.”*

	Zoning	Adjacent Land Use
North	Unincorporated	Red Cliffs Desert Reserve
East	Unincorporated	Red Cliffs Desert Reserve
South	Washington City	Coral Canyon PDO (Commercial and some resort use)
West	GC, RM-2 PDO	Coral Canyon PDO (Commercial uses and resort condos)



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 the City's General Plan's goals, objectives, and policies?**

**Response:** The General Plan has this property mapped as Planned Community, which it defines as:

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

This is part of a larger planned development stretching across both Hurricane and Washington City. The General Plan also encourages the City to, “create an environment that will attract new business and employment to Hurricane.” and “Capitalizing on local tourism industry to bring in new strings of revenue” allowing for a prominent sign could be a selling point for new businesses and tourists.

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

**Response:** There is an existing sign across SR-9 in Washington City of about the same height. This area is mostly a touristy area with existing and proposed hotels and resort uses in the area.



*Current sign located in Washington City on South Side of SR-9*

04/20/2023

2023-ZC-08

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

**Response:** A large hill would prevent any existing residences (in Hurricane at least) from being able to see the sign and most of the area, in Hurricane, is largely undeveloped.

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

**Response:** Yes. JUC had no major concerns.

**JUC Comments**

**Public Works:** No comments

**Power:** If power is required there may be need of additional design and/or transformers to supply sign

**Water:** Okay

**Streets:** No comments

**Sewer:** No problem with sign height

**Engineering:** The applicant should contact UDOT’s Outdoor Advertising Control Program. It’s believed the proposed sign won’t be regulated (because the sign is on-site advertising) however consequences can be significant if the sign is regulated

**Fire:** Okay, but will need to design a bulb out for fire hydrants for the slimer roadways. 24’ roadways will need no parking signs posted.

**Cable:** No comment

**Staff Comments**

1. The applicant is proposing 24’ one-way streets through the approved RV park on the property. HCC 10-43-6 states, “ *Accessways within a manufactured home park or recreational vehicle park or park model park shall conform to construction design standards and specifications adopted by the City, with a minimum width of 30 feet, unless modified by a planned development approved pursuant to chapter 23 of this title.*” Chapter 23 is the PDO code. The City has previously approved smaller street widths within RV parks as long as the streets are one-way, namely at Glampers Inn. The Joint Utility Committee has seen construction drawings for the RV park showing the 24’ streets and to Planning staff’s knowledge no JUC member has raised serious concerns about it.
  - a. The Fire District has requested that the roads be one way and fire hydrants be placed in bulb outs in keeping with the fire code.

**Findings:** Staff makes the following findings:

1. The proposed amendment is compatible with the goals and policies of the General Plan
2. The proposed amendment is in harmony with the overall character of the existing development.
3. The proposed amendment will have little to no effect on adjacent properties.
4. Public facilities are adequate.

**Recommendation:** Staff recommends the City Council review this application and the zone change amendment standards as well as take into consideration the comments from residents that will be made

in the public hearing before making a recommendation to the City Council. Staff recommends approval of this amendment subject to staff and JUC comments.



## STAFF COMMENTS

Ordinance 2023-ZC-10: Discussion and consideration of a **Zone Change Amendment request located at approx. 2174 West 3000 South to contain an extraction overlay with the existing underlying zone remaining, RA-1, residential one unit per acre.** Parcel numbers H-3376-A and H-3375. Washington County Water Conservancy District Applicant.

### **Discussion:**

The Washington County Water Conservancy District is proposing an extraction overlay zone over the large clay pit north of 3000 S between 2100 W and 2400 W. The District has used this pit to mine clay for several existing dams and intends to continue to use this pit to mine clay for the future Toquer Reservoir and Warner Valley Reservoir. This zone change would allow the District to continue this use as well as provide protections for this use as the neighboring property to the north develops into the Balance of Nature (BoN Gardens) development.

Negotiations between the Water Conservancy District, Balance of Nature, and the City are ongoing but the basic plan is that the pit will be excavated to serve as a regional stormwater detention basin for the Frog Hollow wash which will benefit Balance of Nature and surrounding properties. Once the District is done excavating the clay for the Warner Valley Reservoir then the property will be deeded to the City for use as a public park and regional detention basin.

The Planning Commission gave a positive recommendation subject to WCWCD and Hurricane City entering into an agreement and that the plans are updated to comply with staff and JUC comments.

### **Findings:**

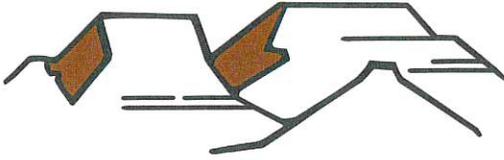
### **Recommendation:**

Staff recommends the City Council review this application and the zone change based on standards and considers residents' comments. Staff recommends continuing of the extraction overlay until the City and the applicant have agreed to terms within an agreement about the future use of the property and the applicant makes recommended changes

### **Attachments:**

1. 2023-ZC-10 App
2. 2023-ZC-10 Reclamation Plan
3. 2023-ZC-10 Map
4. 2023-ZC-10 Plans
5. 2023-ZC-10 WCWCD

6. Redlined Zone Change Exhibits - WCWCD Extraction Overlay Zone Change - 2023.04.13



# PLANNING & ZONING HURRICANE CITY UTAH

147 N 870 W Hurricane UT  
PHONE: 435.635.2811 FAX: 435.635.2184

## ZONE CHANGE APPLICATION

*For office use only: \$500.00 Fee*  
File No. 2023-20-10  
Receipt No. N/A

Name: Washington County Water Conservancy District Telephone: (435) 673-3617

Address: 533 East Waterworks Drive Fax No. (435) 673-4971

Email: corey@wcwcd.org Agent Email: \_\_\_\_\_

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

Address/Location of Subject Property: 2100 to 2400 west 3000 south

Tax ID of Subject Property: H-3376A and H3375 Existing Zone District: RA-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) Change to extraction to allow for planned future extraction use.

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 11 x 17-inch 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: \_\_\_\_\_ Application Complete: YES \_\_\_ NO \_\_\_

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

AFFIDAVIT  
PROPERTY OWNER

STATE OF UTAH )  
 )  
 ) :SS  
COUNTY OF )

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

John Corey Cram  
(Property Owner)

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

Subscribed and sworn to me this 27 day of March 2023

Mindy Mees  
(Notary Public)

Residing in: Washington County

My Commission Expires: 7-18-2023



Agent Authorization

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

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

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

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

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

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

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

## ZONE CHANGE APPLICATION (General Information)

### PURPOSE

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc). Zoning occurs as a means to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

### WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

### REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change the following factors should be considered by the Planning Commission and City Council:

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

### PROCESS

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report and forward a recommendation to the City Council of approval, approval with modifications, or denial the zone change application.

Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.



# WCWCD Zone Change



1,504.7  
0 752.33 1,504.7 Feet

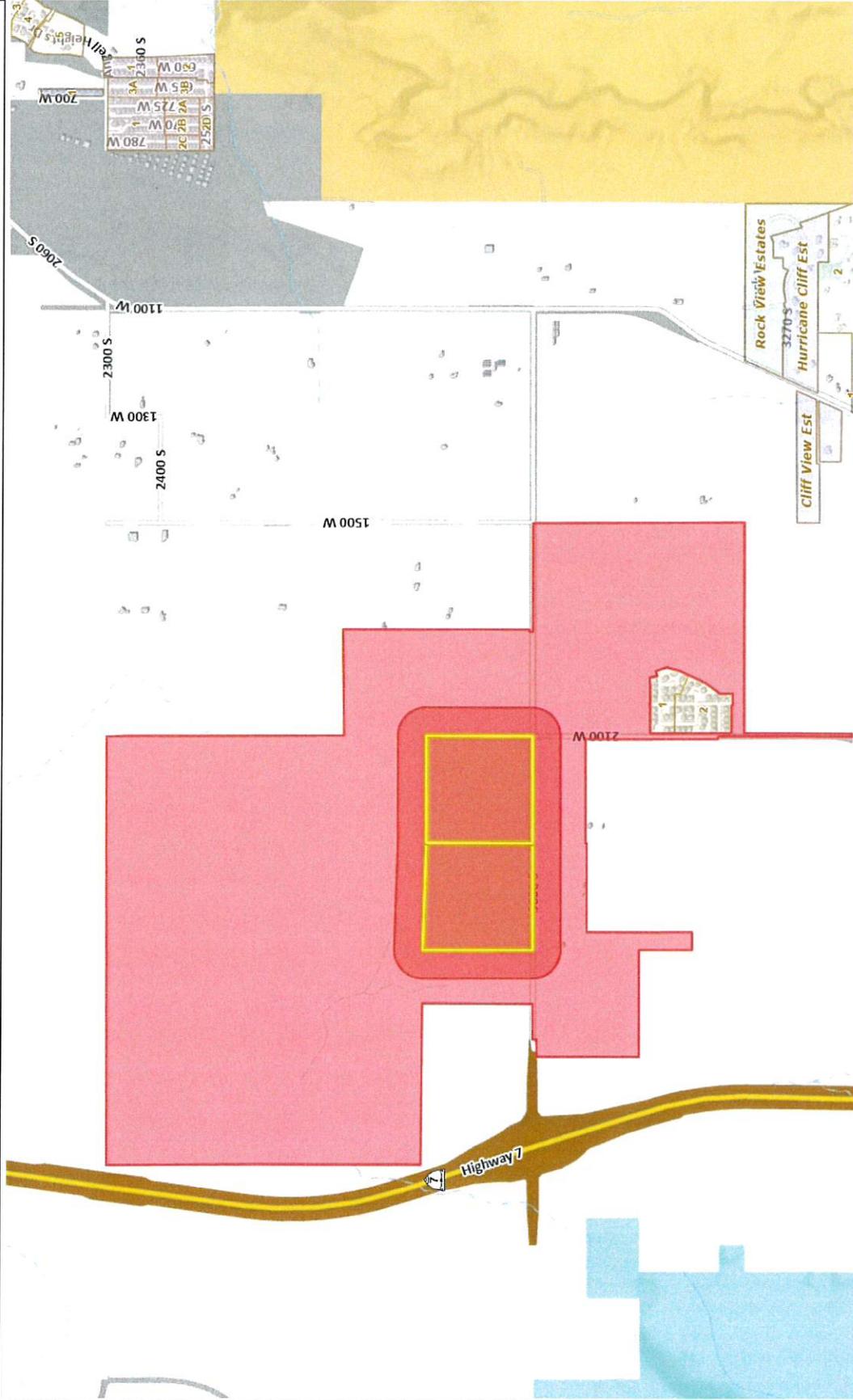
DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible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

Legend	
	Subdivision Phases
	Subdivisions
	251 W HILTON DR PLAZA
	3 LITTLE BIRDS
	3202 EAST CRIMSON RIDGE DR
	350 N INDUSTRIAL COMMERCIAL
	3D COMMERCIAL CENTER
	476 EAST RIVERSIDE CENTER
	700 SOUTH COMMERCIAL
	900 SOUTH COMMERCIAL
	920 WEST SUBDIVISION
	ADAMSON
	ADOBE HILLS
	AFTERTHOUGHT
	AL TRUMAN
	ALBERTSONS CENTER
	ALBORADA
	ALMOND HEIGHTS PARK
	ALPHA 1 TH
	ALPINE
	ANASAZI HILLS AT ENTRADA
	ANASAZI PLATEAU
	ANASAZI RIDGE AT ENTRADA
	ANCESTOR EST
	ANCESTOR SQUARE
	ANCESTOR SQUARE CONDO

## Notes

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

# Mailing List



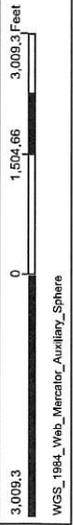
**Legend**

**Subdivision Phases**

281 WILTON DR PLAZA
3 LITTLE BIRDS
3222 EAST CRIMSON RIDGE DR
350 N INDUSTRIAL COMMERCIAL
3D COMMERCIAL CENTER
478 EAST RIVERSIDE CENTER
700 SOUTH COMMERCIAL
800 SOUTH COMMERCIAL
920 WEST SUBDIVISION
ADAMSON
ADOBIE HILLS
AFTERTHOUGHT
AL TRUMAN
ALBERTSONS CENTER
ALBORADA
ALMOND HEIGHTS PARK
ALPHA 1 TH
ALPINE
ANASAZI HILLS AT ENTRADA
ANASAZI PLATEAU
ANASAZI RIDGE AT ENTRADA
ANCESTOR EST
ANCESTOR SQUARE
ANCESTOR SQUARE CONDO
ANDERSON
ANDLEY TH
ANDREA'S GARDEN
ANGELL HEIGHTS EST
ANTHEM EST
APPLE ACRES
APPLE ALLEY TH
APPLE VALLEY RANCH
APPLE VALLEY RANCH-GOOSEE
APRICOT ACRES
ARBORS
ARCADIA VACATION RESORT

**Notes**

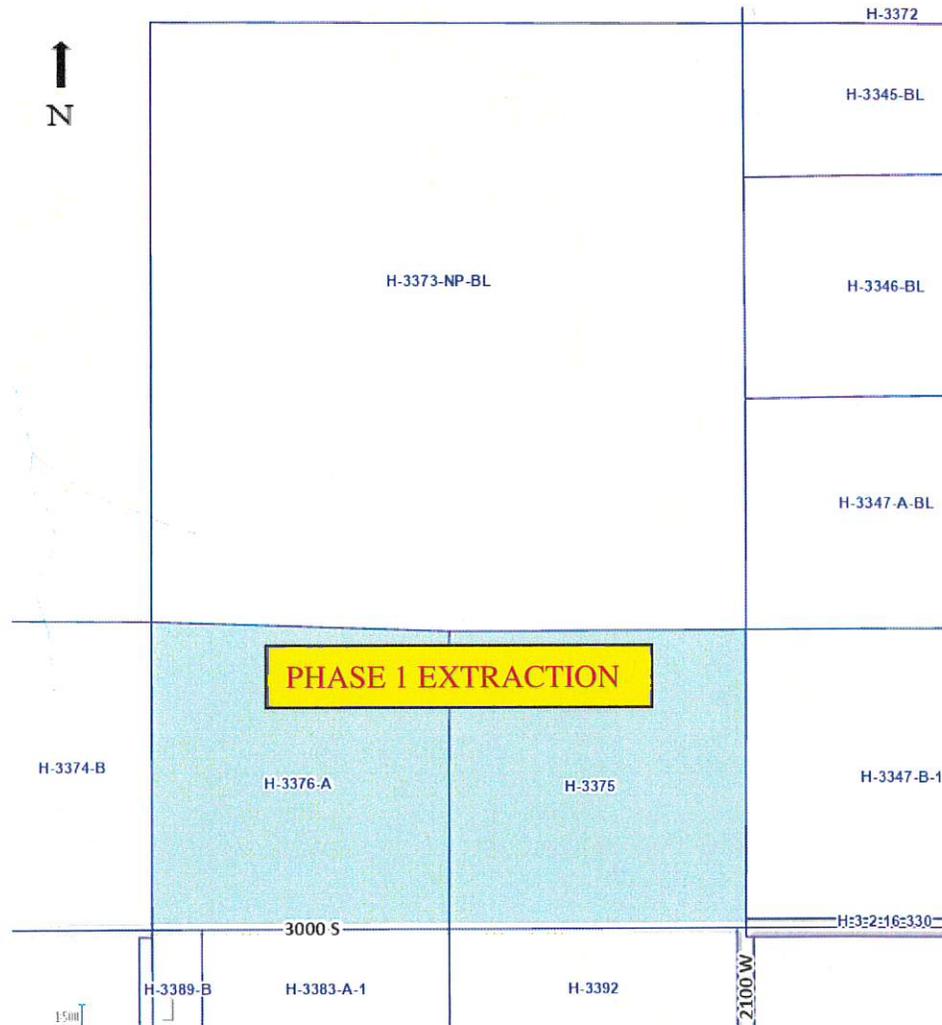
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TAX_ID	NAME	ADDRESS	CITY	STATE	ZIP
H-3347-A-BL	CASSINAT JOHN & JAN	533 N 800 W	PROVO	UT	84601
H-3394-C	COPPER ROCK PROPERTIES LC	PO BOX 160	HURRICANE	UT	84737-0160
H-3347-B-1	EARL ZARBOCK LTD FAM PTSHIP	PO BOX 901122	SANDY	UT	84090
H-3392	HEATON STEVE M & JUDY H	493 N 500 W	SAINT GEORGE	UT	84770-4522
H-3389-B	HURRICANE ENTERPRISES LTD	485 WOODMINSTER DR	MORAGA	CA	94556-2318
H-3373	LOWE LAND BL LLC	1038 E 760 N	OREM	UT	84097
H-3374-B	MILLS GLEN H TR, HANSEN VALERIE ANN MILLS	303 W 800 N # 5	CLEARFIELD	UT	84015
H-3373-NP-BL	MOLLYS VIEW LLC	1568 S RIVER RD STE 200	SAINT GEORGE	UT	84790-2291
H-3375	WASHINGTON COUNTY WATER CONSERV DIST	533 WATER WORKS WAY	SAINT GEORGE	UT	84770
H-3391	WAVSS LLC	2514 W SPILSBURY CT	HURRICANE	UT	84737

# WCWCD ZONE CHANGE APPLICATION PHASE 1

March 28, 2023



**Owner: Washington County Water Conservancy District**  
**Attn: Corey Cram**  
**533 Water Works Way**  
**Saint George, UT 84770**

**Prepared by:**  
**ProValue Engineering, Inc.**  
**20 South 850 West, Suite 1**  
**Hurricane, UT 84737**



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# I. GENERAL INFORMATION

## 1.1 SITUS ADDRESS

Parcel Number H-3376-A

Tax District 03 - Hurricane City

Acres 40.00

Situs 0, 0

Legal S: 17 T: 42S R: 13W SW1/4 SE1/4 SEC 17 T42S R13W

Parcel Number H-3375

Tax District 03 - Hurricane City

Acres 40.00

Situs 0, 0

Legal S: 17 T: 42S R: 13W SE1/4 SE1/4 SEC 17 T42S R13W



**PROJECT  
LOCATION**

**LOCATION MAP**

NTS

PORTION OF SECTION  
17, TOWNSHIP 42 S,  
RANGE 13 W

Figure 1.1: Project Vicinity Map

## 1.2 OWNER INFORMATION

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

Attn: Corey Cram

533 Water Works Way

St. George, UT 84770

Email: corey@wcwcd.org

Phone: (435) 673-3617

## 1.3 PURPOSE OF THE EXTRACTION OVERLAY ZONE

The WCWCD wishes to change the zoning of the two parcels from residential/agricultural to match the land use. The WCWCD intends to remove clay from the land for the construction of water supply projects including Toquer Reservoir in the short term and Warner Valley Reservoir farther down the road. The WCWCD is cooperating with Balance of Nature (BoN) to create a 100-year Frog Hollow stormwater detention area on its property, facilitating BoN's stormwater needs. This planned extraction will have 2 phases. Phase 1 will consist of moving and stockpiling 235,000 cubic yards of clay (the amount needed for Toquer Reservoir) on the west side of the east 40 acre parcel. Phase 2 is planned for Warner Valley Reservoir and will involve the extraction of 1,345,000 cubic yards. .

## 2. GENERAL SITE PLAN

The extraction site plan and general site plan can be found on drawings 2.0 to 3.03. The land consists of ~~40~~ **80** acres of clay material suitable for the core of the 2 reservoirs. The following 6 figures are pictures of the site plan sheets for the extraction permit.

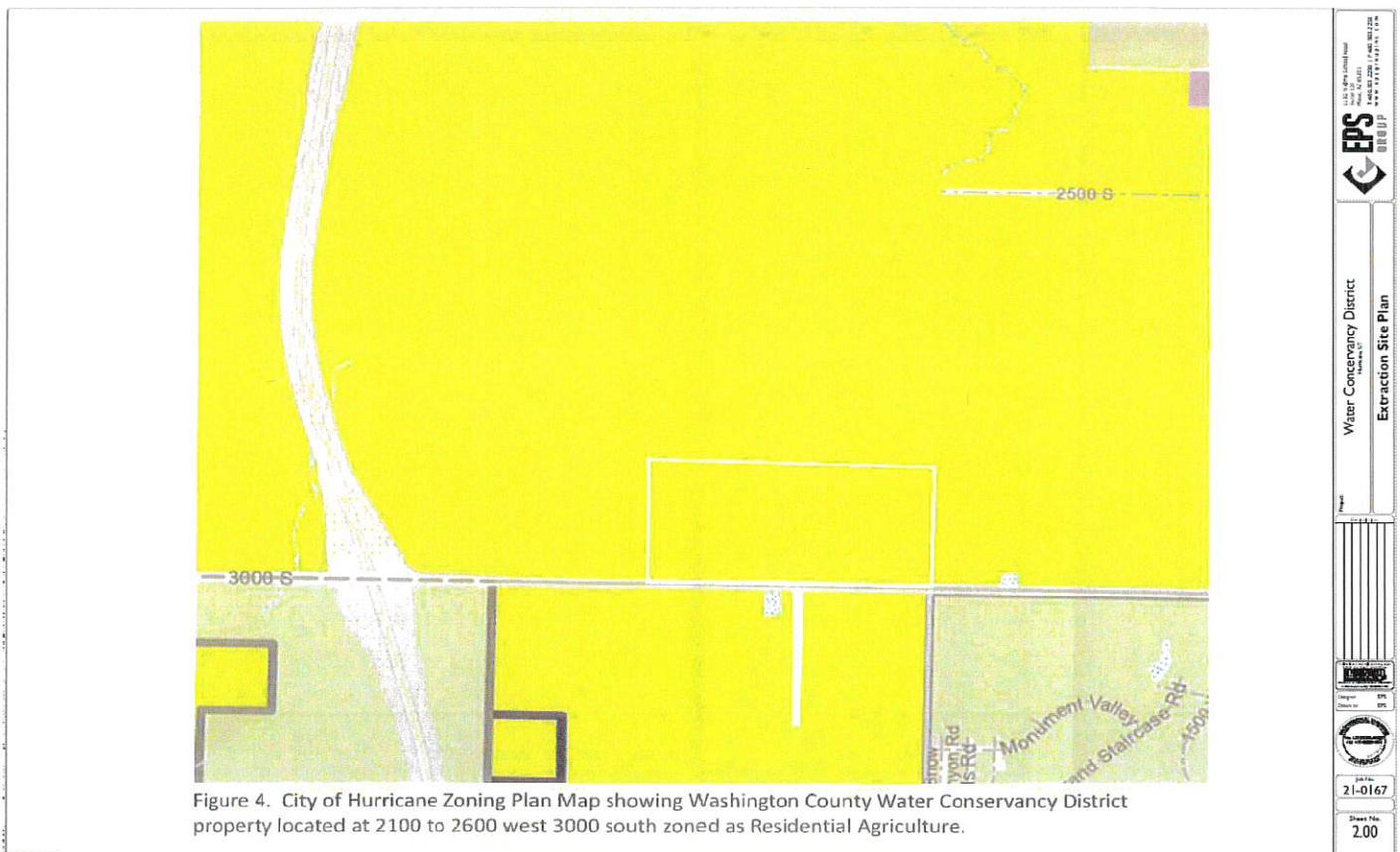


Figure 4. City of Hurricane Zoning Plan Map showing Washington County Water Conservancy District property located at 2100 to 2600 west 3000 south zoned as Residential Agriculture.

Figure: 2.1 Sheet 2.00 showing the Zoning Map

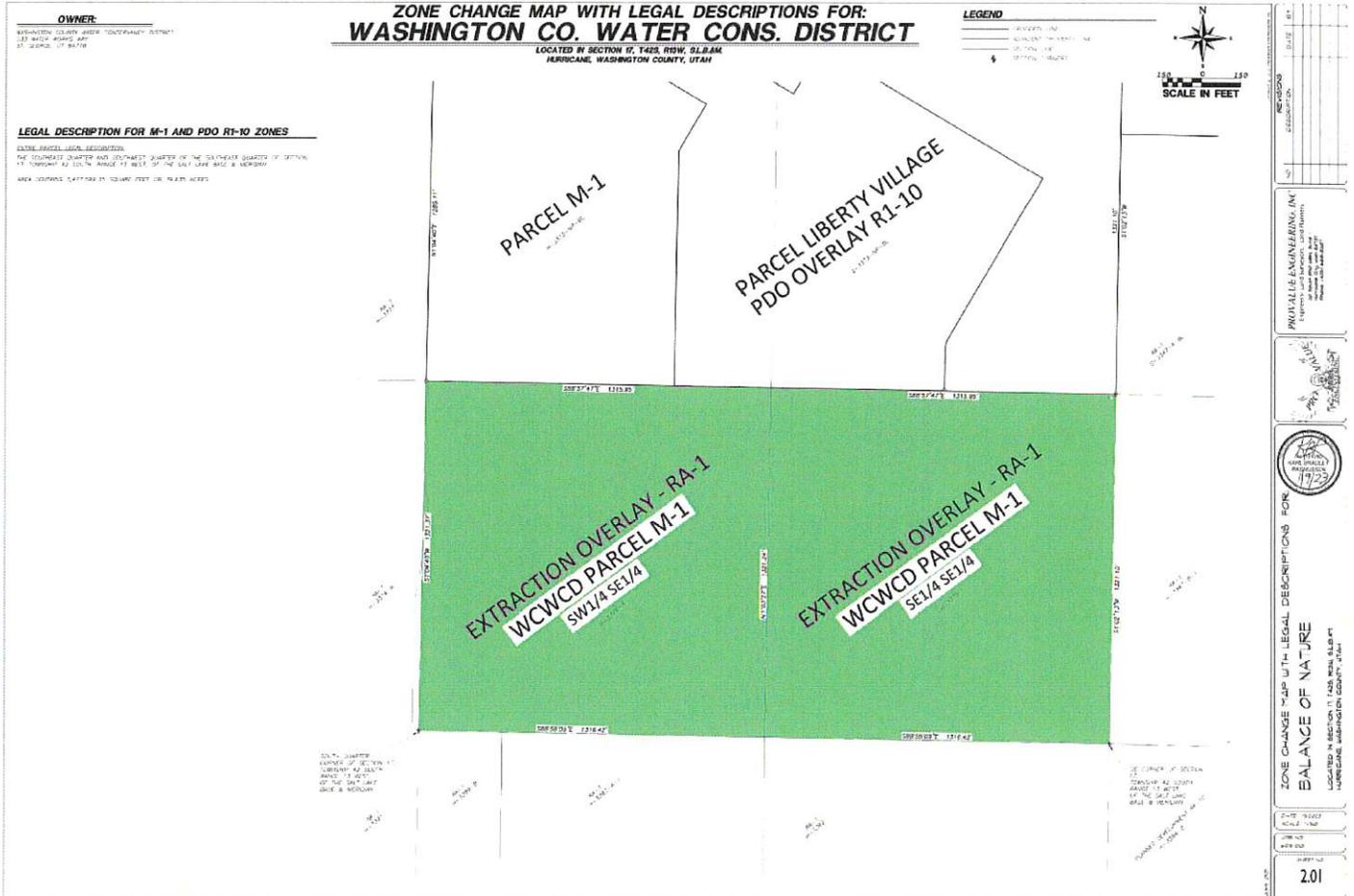


Figure: 2.2 Sheet 2.01 Zone Change Map with Legal Description



Figure 1. Washington County Water Conservancy District property located at 2100 to 2600 west 3000 south.

1101 W. 12th Street  
 Suite 100  
 Portland, OR 97201  
**EPS GROUP**

---

Water Conservancy District  
 General Site Plan

---

Project:	
Design: EPS	
Check: EPS	
Date:	
21-0167	
Sheet No:	
3.00	

Figure: 2.3 Sheet 3.0 General Site Plan

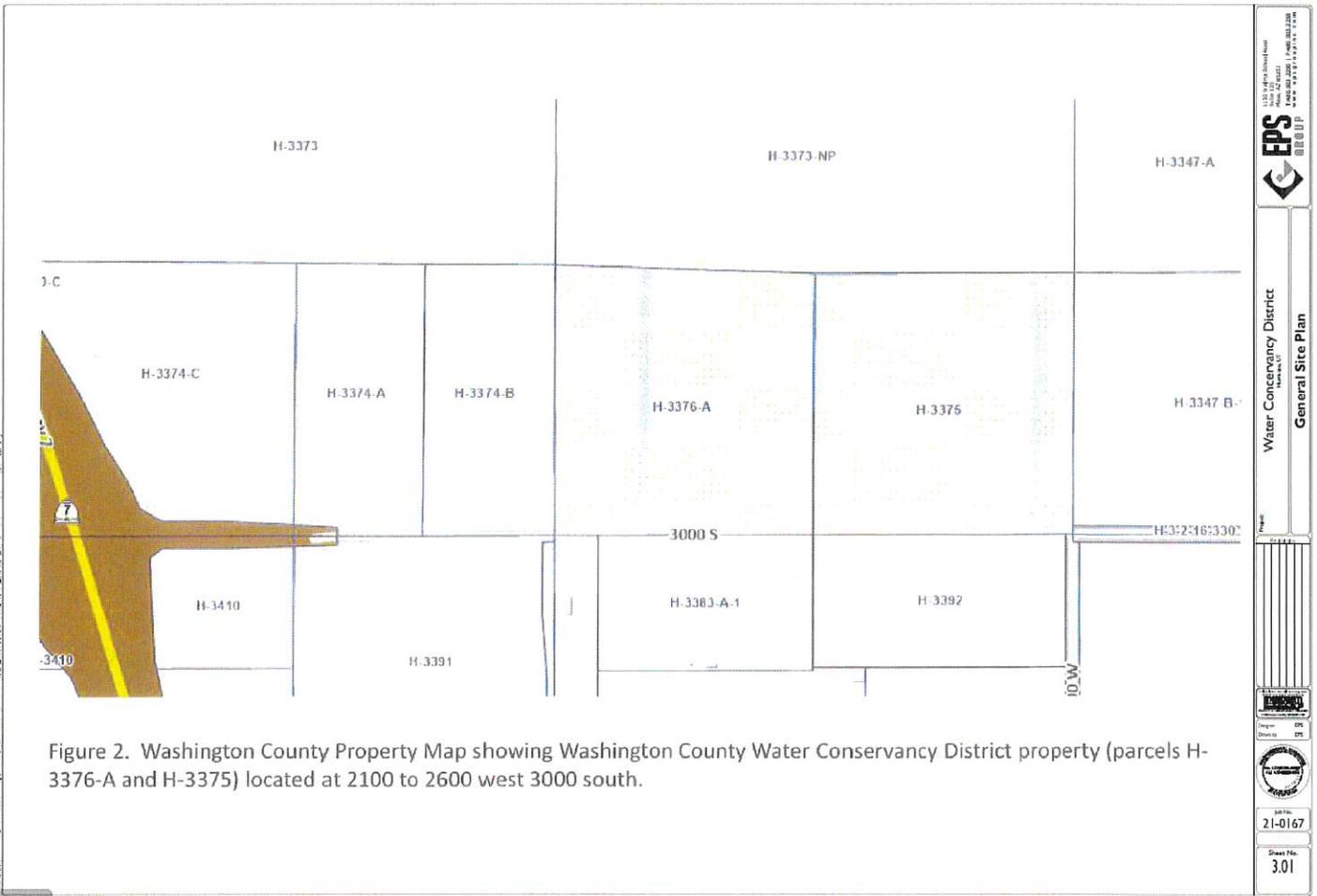


Figure: 2.4 Sheet 3.01 General Site Plan

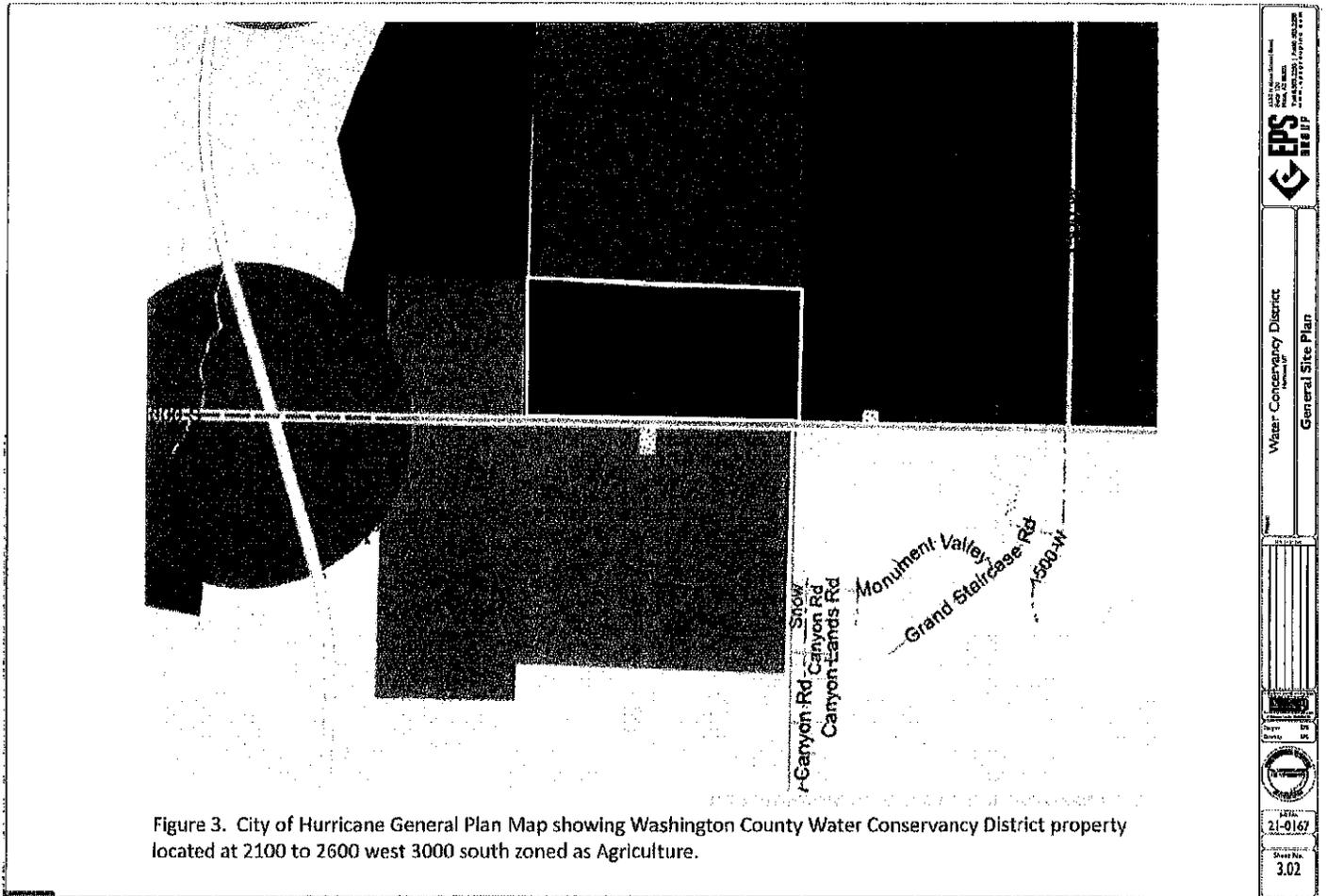


Figure: 2.5 Sheet 3.02 General Site Plan



# 3. EXCAVATION MAP

## 3.0 EXCAVATION MAP

The excavation map comprises of sheets 4, 5, and 6. Sheet 4 shows the existing contours of the 80 acres.

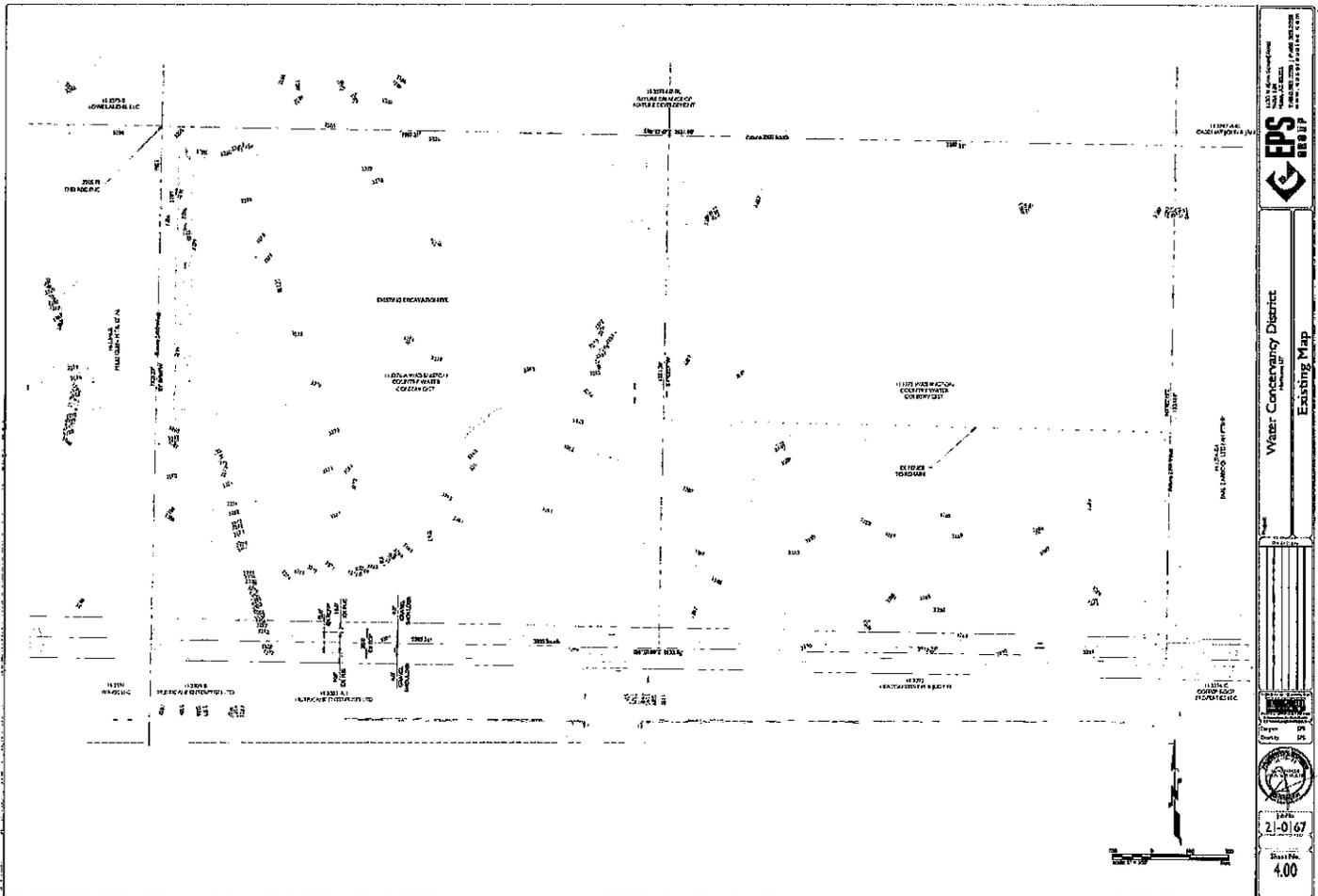


Figure: 3.1 Sheet 4 (Existing Map)

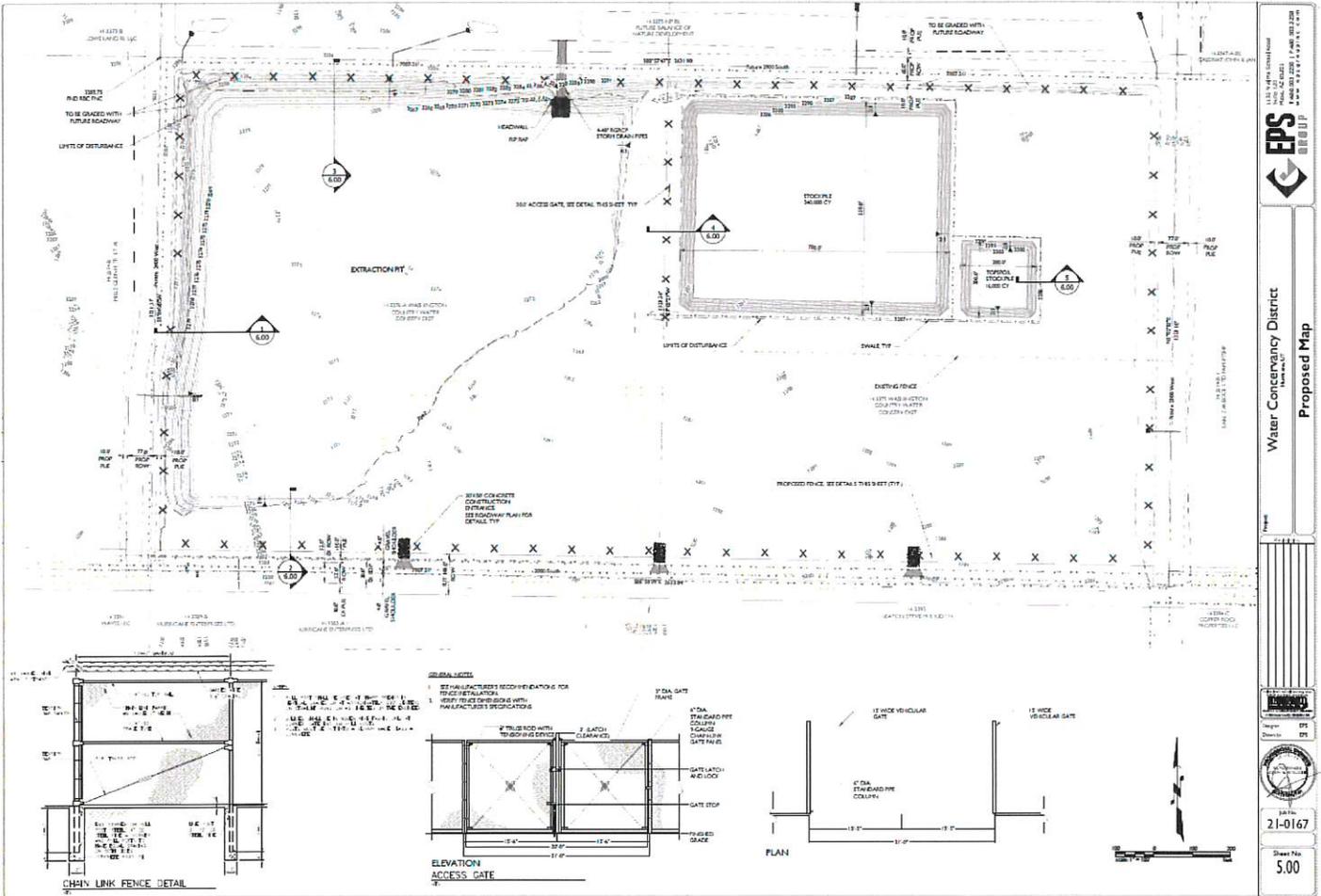


Figure: 3.2 Sheet 5 (Proposed Configuration)

The map for phase 1 shows an excavation and stockpile for 240,000 cubic yards of material. This material will be excavated to provide for stormwater detention and stockpiled on the east property. Prior to stockpiling the topsoil containing organics will be scalped and stockpiled north-east of the main clay stockpile. The stockpiles will have 2:1 outlopes and the top one foot will be compacted to 90 percent to manage erosion potential. The stockpile will be hauled to used at the Toquer Reservoir siteproject. Toquer Reservoir is a planned 115 acre, 3,640 acre-foot reservoir. A fence around the permitter is proposed and details to the fence are provided on this plan sheet 5.00.

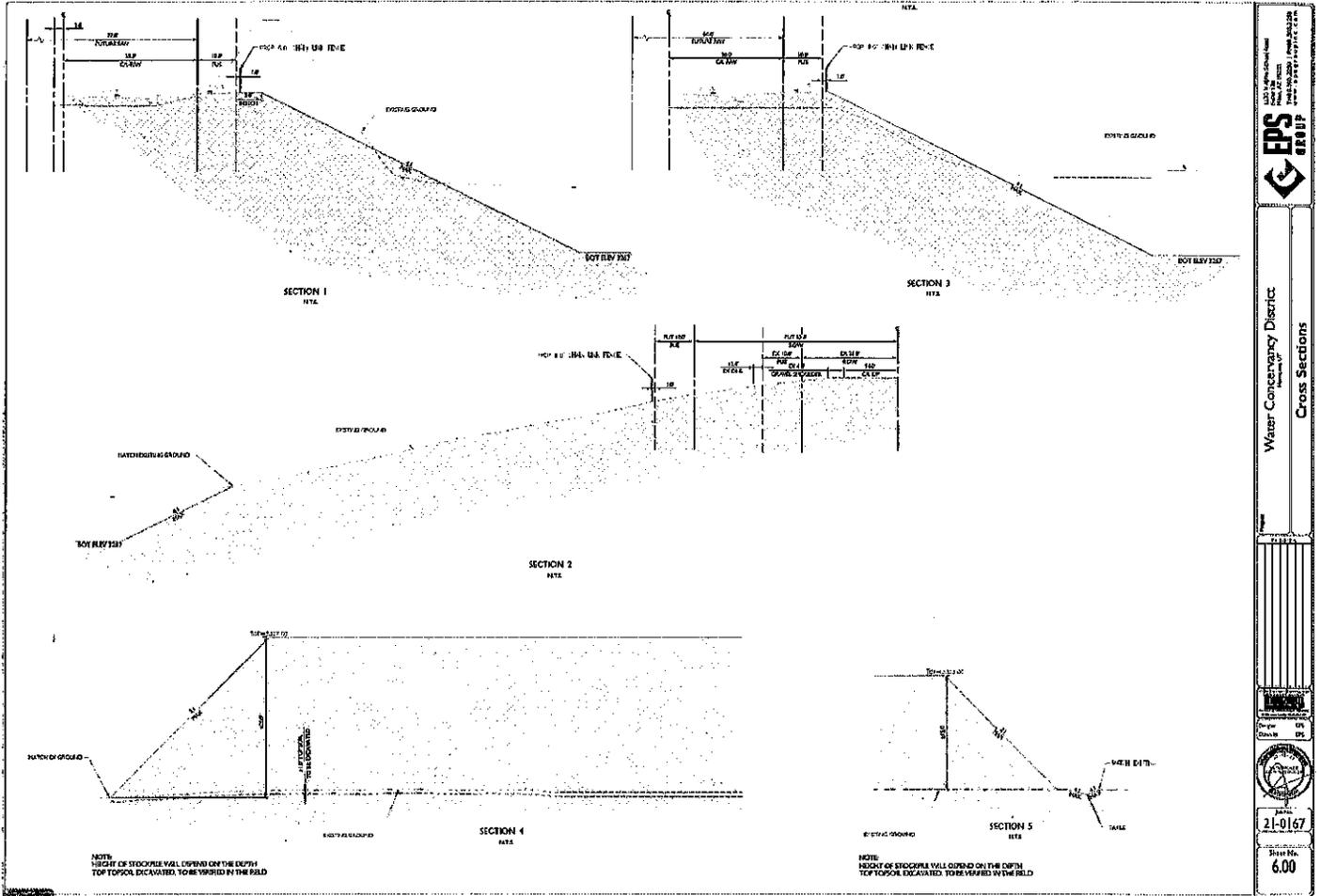


Figure: 3.3 Sheet 6 (Cross Sections)

## 4. DEVELOPMENT SCHEDULE

### 4.0 DEVELOPMENT SCHEDULE

It is expected that the clay for Toquer Reservoir will be needed in the next 2 years and phase 2 will be done in the distant future after 2025. The excavation and stockpiling by BoN is expected in the next year. Should the work by BoN not take place, the WCWCD would remove the clay and take it directly to the dam site near Toquerville.

# 5. ROADWAY PLAN

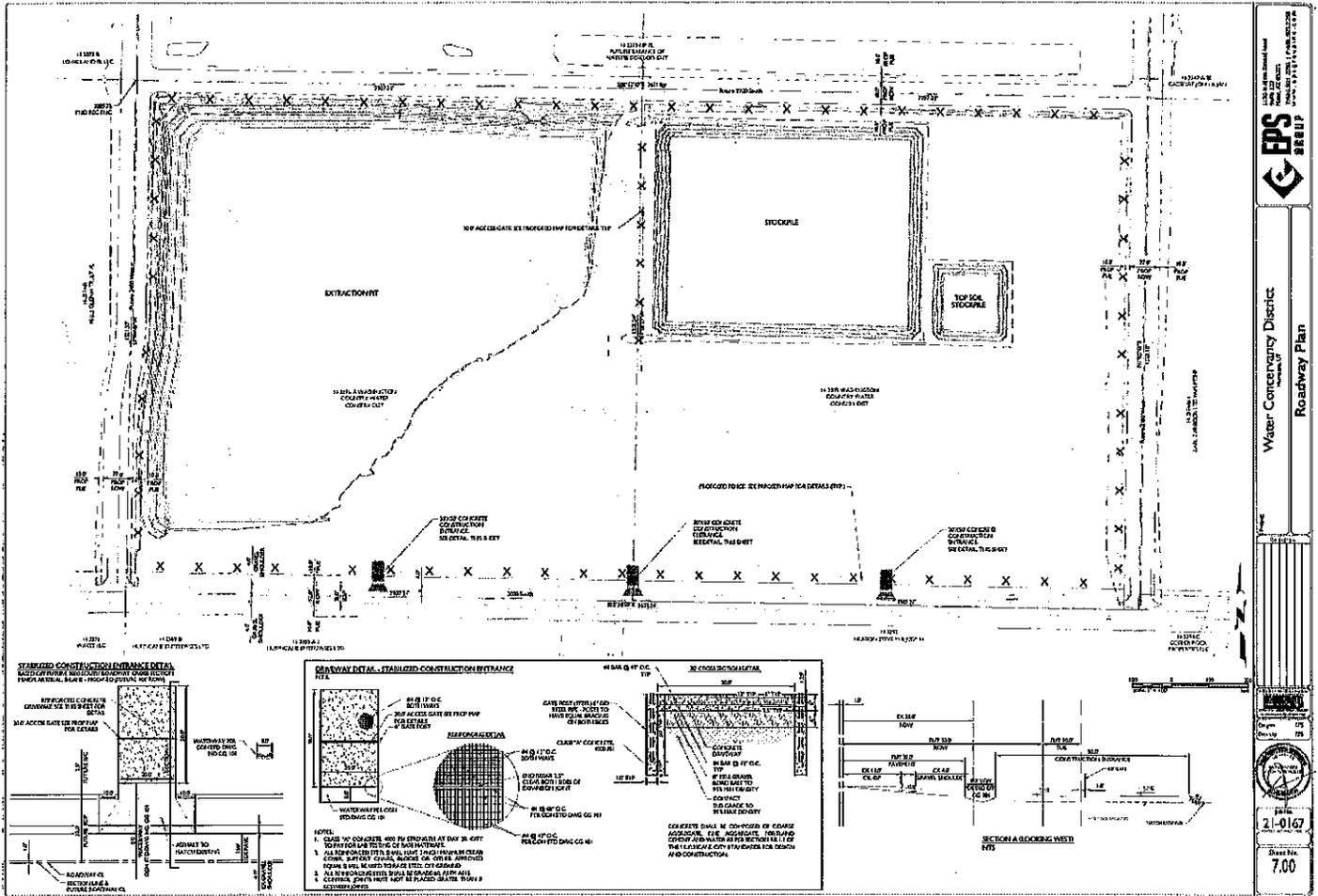


Figure: 5.1 Sheet 7

The roadway plan shows the proposed roadways that surround the property of 2400 West to the West, 2900 South to the North, 2100 West to the East and 3000 South to the South. 2900 South is planned to be a 60-foot wide minor connector. 2100 West and 2400 West is planned to be a 77-foot wide major connector road. 3000 South will be a 106-foot wide roadway.

## 6. UTILITY PLAN

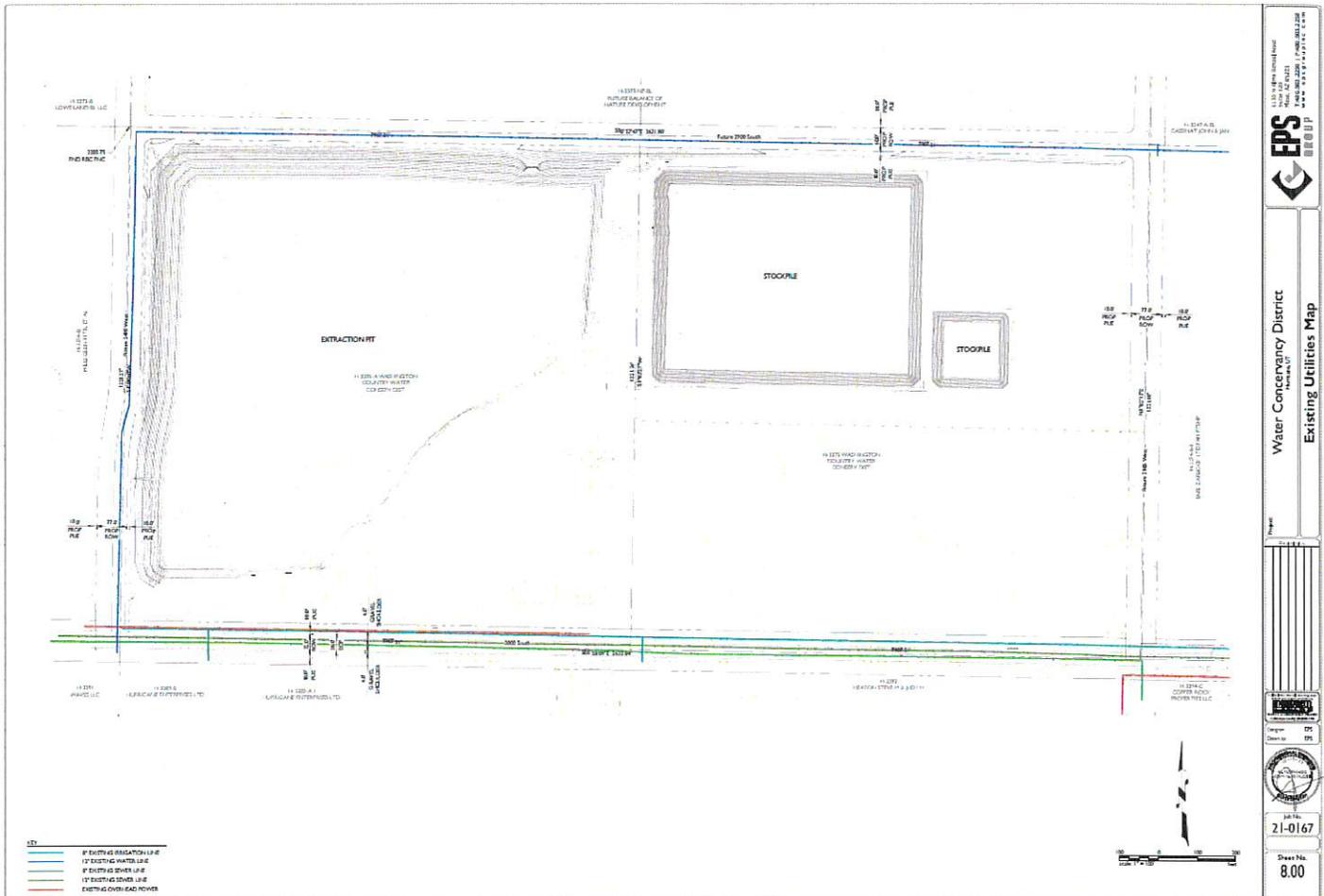


Figure: 6.1 Sheet 8

For utilities in this area, there is a 12” water main on the north and west sides of the property, an 8” water main north of 3000 South on the south end of the property, a 12” sewer main to the south of the property and an overhead power line just north of 3000 South on the property. A portion of the 12” water main jogs out of the property and goes into the Glen Mills property. There is an irrigation main along the south property line, also in 3000 South, the irrigation line may not be installed exactly as depicted on the figure. Existing power lines are shown in red.

# 7. NUISANCE MITIGATION PLAN

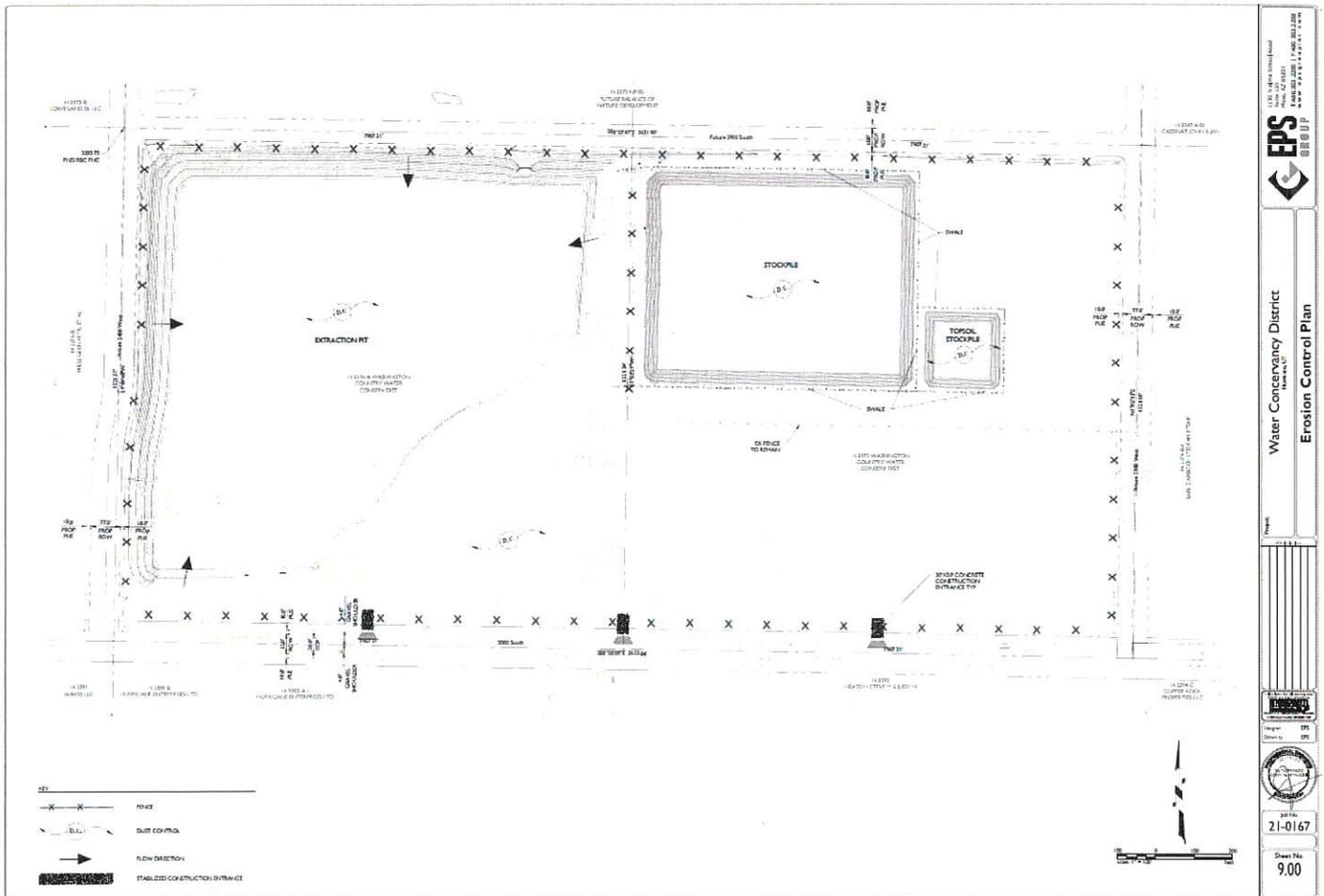


Figure: 7.1 Sheet 9 (Erosion Control Plan)

This picture shows the proposed erosion control plan surrounding the stockpiled material to mitigate any potential nuisance. ~~This may or may not be needed if the owner chooses to do~~ There will be a swale at the bottom of the stockpiled material to capture any stormwater and direct it into the excavation to the west erosion. There will be three road access points on 3000 south.

# 8. DRAINAGE AND DISCHARGE PLAN

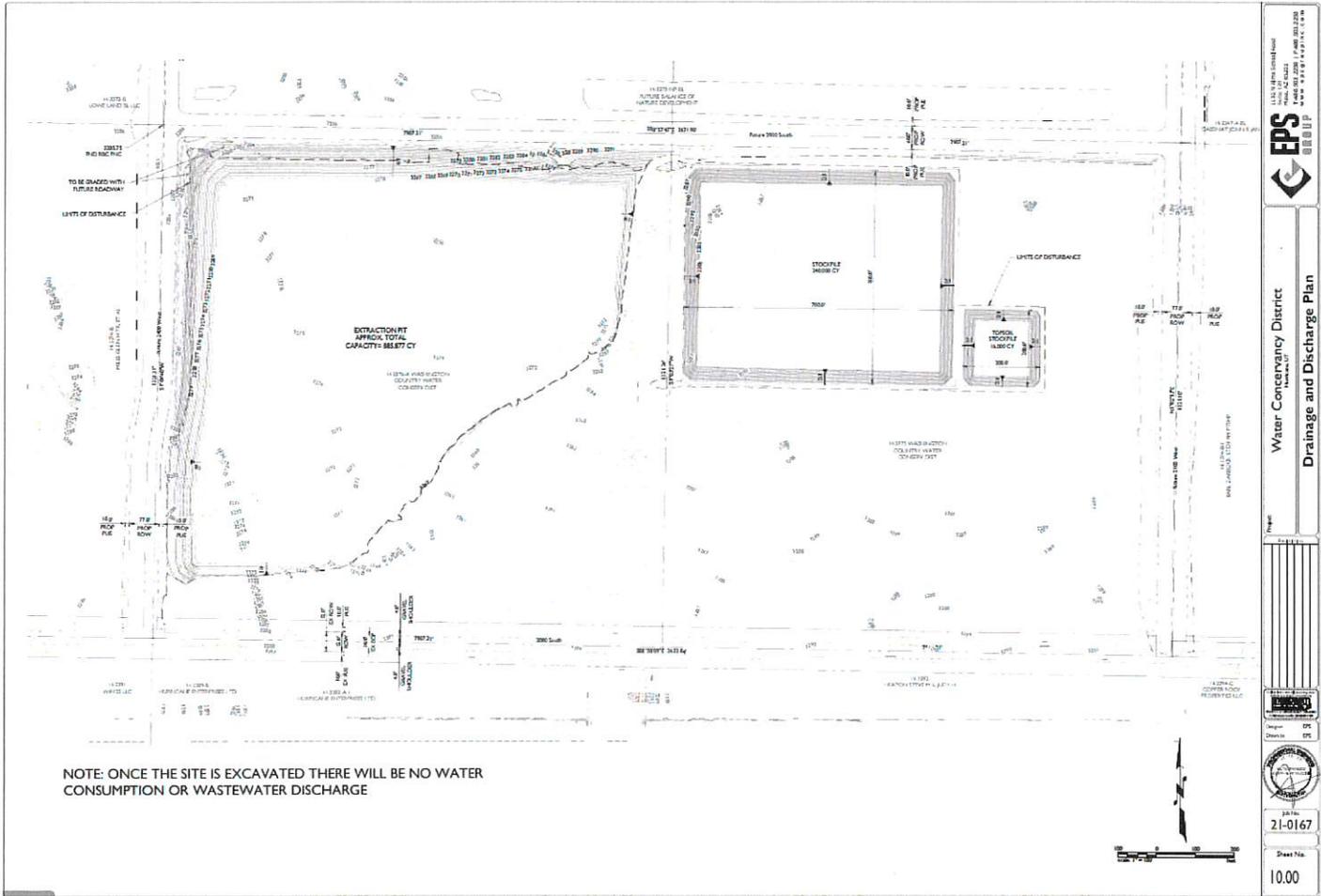


Figure: 8.1 Sheet 10

Local storm water can will be self-contained and is approximately 885,877 cubic yards of containment after the 240,000 cubic yards of material is excavated.

The topsoil stockpile will hold be a volume of 16,000 cubic yards.



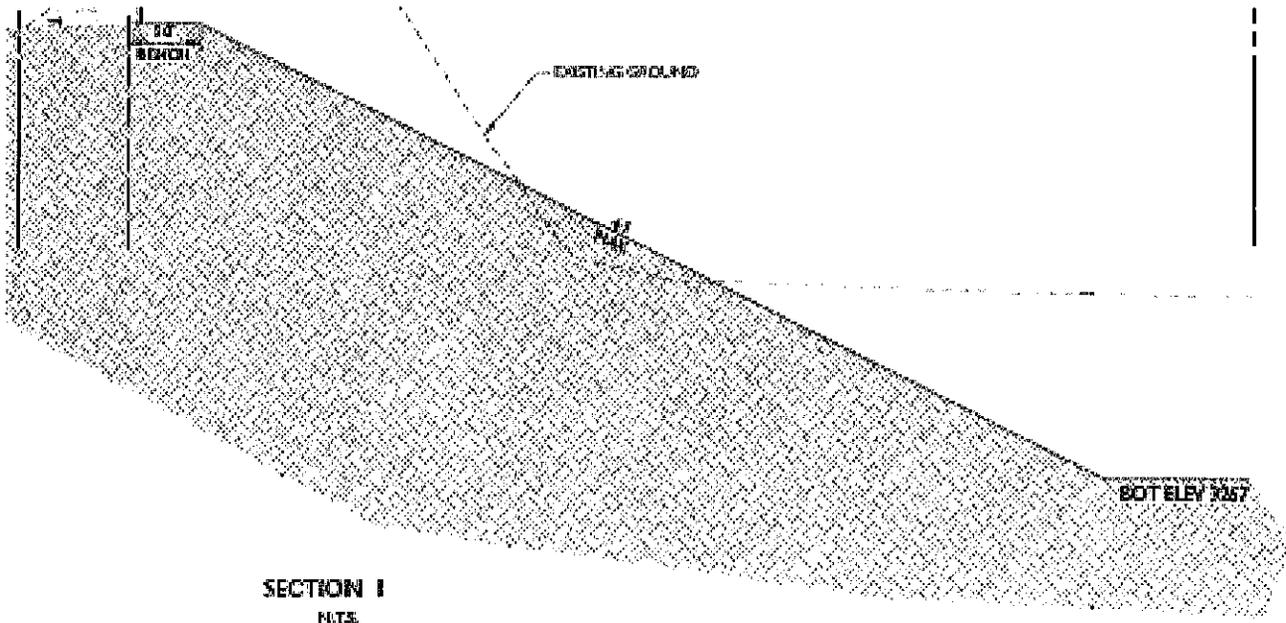


Figure 9.2 Sheet 6

This is a section view of the 4:1 slope that is proposed. This slope is more than adequate to create a stable slope.

There aren't any springs or seepage sites within this project.

## 10. INVESTIGATION

This property has been previously excavated and poses no threat of threatening or degrading the adjacent properties.

## 11. RECLAMATION PLAN

The reclamation plan includes the following and can be found on a set of drawings titled: "Reclamation Plan – Phase 1". This plan includes a site plan, grading plan, and revegetation plan to include a hatch of where hydro seed is needed. The drainage of the reclamation will be as shown in the revegetation plan where the storm water will self-contain onsite, thus called retention of stormwater.

The schedule for reclamation will be as follows:

After excavation, the District requires that the stockpiled material be compacted at the top foot of the stockpile to 90% compaction, 6" lifts and that will hold the clay in place.

**OWNER:**

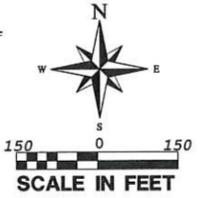
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT  
533 WATER WORKS WAY  
ST. GEORGE, UT 84770

# ZONE CHANGE MAP WITH LEGAL DESCRIPTIONS FOR: WASHINGTON CO. WATER CONS. DISTRICT

LOCATED IN SECTION 17, T42S, R13W, S.L.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH

**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- ◆ SECTION CORNERS



**LEGAL DESCRIPTION FOR M-1 AND PDO R1-10 ZONES**

ENTIRE PARCEL LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

AREA CONTAINS 3,477,599.35 SQUARE FEET OR 79.835 ACRES.



SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN

SE CORNER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN

NO	REVISIONS DESCRIPTION	DATE	BY

**PROVALUE ENGINEERING, INC.**  
Engineers - Land Surveyors - Land Planners  
10 South 200 West, Suite 101  
Hurricane, UT 84757  
Phone: (435) 668-8387



ZONE CHANGE MAP WITH LEGAL DESCRIPTIONS FOR:  
**BALANCE OF NATURE**  
LOCATED IN SECTION 17, T42S, R13W, S.L.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 1/9/2023  
SCALE: 1"=150'  
JOB NO: 699-001  
SHEET NO:  
**ZN1**





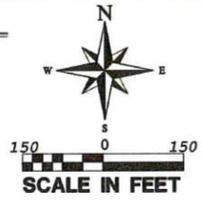
**OWNER:**  
 WASHINGTON COUNTY WATER CONSERVANCY DISTRICT  
 533 WATER WORKS WAY  
 ST. GEORGE, UT 84770

# ZONE CHANGE MAP WITH LEGAL DESCRIPTIONS FOR: WASHINGTON CO. WATER CONS. DISTRICT

LOCATED IN SECTION 17, T42S, R13W, S.L.B.&M.  
 HURRICANE, WASHINGTON COUNTY, UTAH

**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- ⚡ SECTION CORNERS



**LEGAL DESCRIPTION FOR M-1 AND PDO R1-10 ZONES**

**ENTIRE PARCEL LEGAL DESCRIPTION:**  
 THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.  
 AREA CONTAINS 3,477,599.35 SQUARE FEET OR 79.835 ACRES.



NO.	REVISIONS DESCRIPTION	DATE	BY

**PROVALUE ENGINEERING, INC.**  
 Engineers - Land Surveyors - Land Planners  
 20 South 850 West, Suite 1  
 Hurricane City, Utah 84737  
 Phone: 435-966-0801



**KARL BRADLEY RASMUSSEN**  
 1/9/23

ZONE CHANGE MAP WITH LEGAL DESCRIPTIONS FOR:  
**BALANCE OF NATURE**  
 LOCATED IN SECTION 17, T42S, R13W, S.L.B.&M.  
 HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 1/9/2023  
 SCALE: 1"=150'  
 JOB NO: 659-001  
 SHEET NO: **2.01**

SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN

SE CORNER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN

PLANNED DEVELOPMENT RA-10  
 H-3394-C







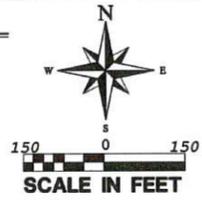
**OWNER:**  
 WASHINGTON COUNTY WATER CONSERVANCY DISTRICT  
 533 WATER WORKS WAY  
 ST. GEORGE, UT 84770

# SITE PLAN MAP WITH LEGAL DESCRIPTIONS FOR: WASHINGTON CO. WATER CONS. DISTRICT

LOCATED IN SECTION 17, T42S, R13W, S.L.B.&M.  
 HURRICANE, WASHINGTON COUNTY, UTAH

**LEGEND**

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - SECTION LINE
- ⬇ SECTION CORNERS



**LEGAL DESCRIPTION FOR M-1 AND PDO R1-10 ZONES**

**ENTIRE PARCEL LEGAL DESCRIPTION:**  
 THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.  
 AREA CONTAINS 3,477,599.35 SQUARE FEET OR 79.835 ACRES.



COMPILED & 2013 PROVALUE ENGINEERING, INC.

NO.	REVISIONS DESCRIPTION	DATE	BY

**PROVALUE ENGINEERING, INC.**  
 Engineers - Land Surveyors - Land Planners  
 20 South 250 West, Suite 1  
 Hurricane City, Utah 84737  
 Phone: 435-866-0301

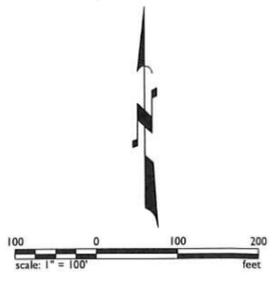
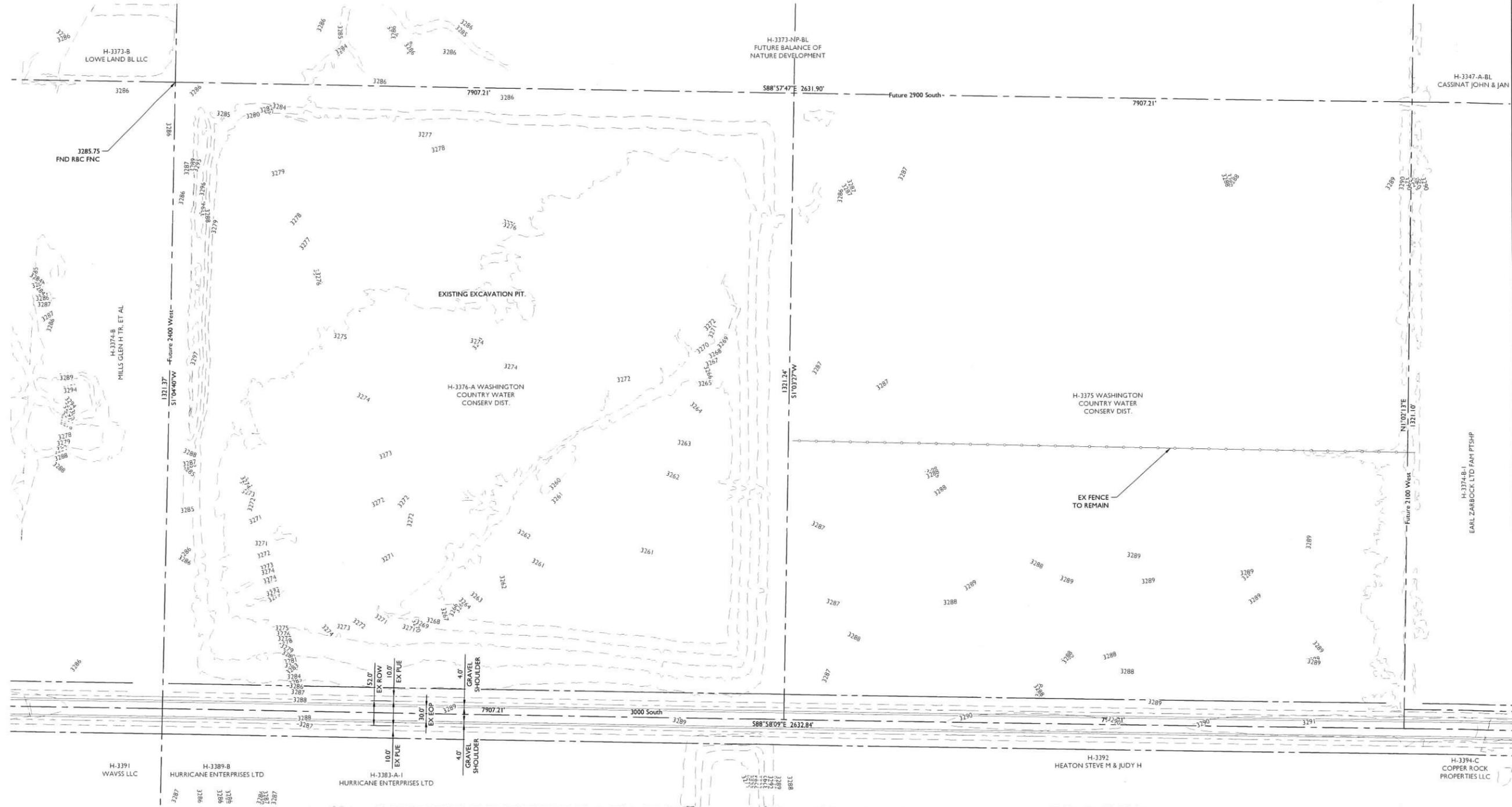


**SITE PLAN MAP WITH LEGAL DESCRIPTIONS FOR:**  
**BALANCE OF NATURE**  
 LOCATED IN SECTION 17, T42S, R13W, S.L.B.&M.  
 HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 1/9/2013  
 SCALE: 1"=150'  
 JOB NO.: 659-001  
 SHEET NO.: **3.03**

# 21-0167 - Water Concerancy District - Phase I

Mar 15, 2023 11:39am S:\Projects\2021\21-0167\Civil\Construction Documents\Conserancy\21-0167 - 4.00 - Existing Map.dwg



1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T: 480.503.2250 | F: 480.503.2258  
www.epsgroupinc.com

**Water Concerancy District**  
Hurricane, UT

**Existing Map**

Project: \_\_\_\_\_

Revisions:

No.	Description	Date

Get all the details for every page before you begin construction.  
Arizona State Board of Professional Engineers and Land Surveyors  
Division of Professional Regulation  
Professional Engineer License No. 132443-2202  
Expire 12/31/2024

Designer: EPS  
 Drawn by: EPS

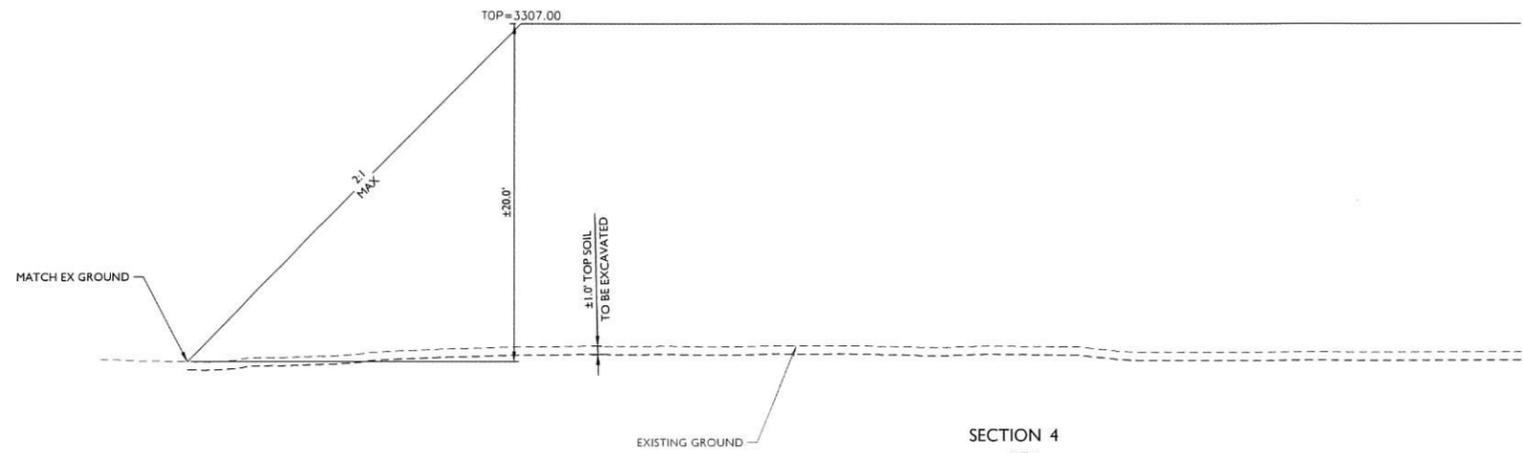
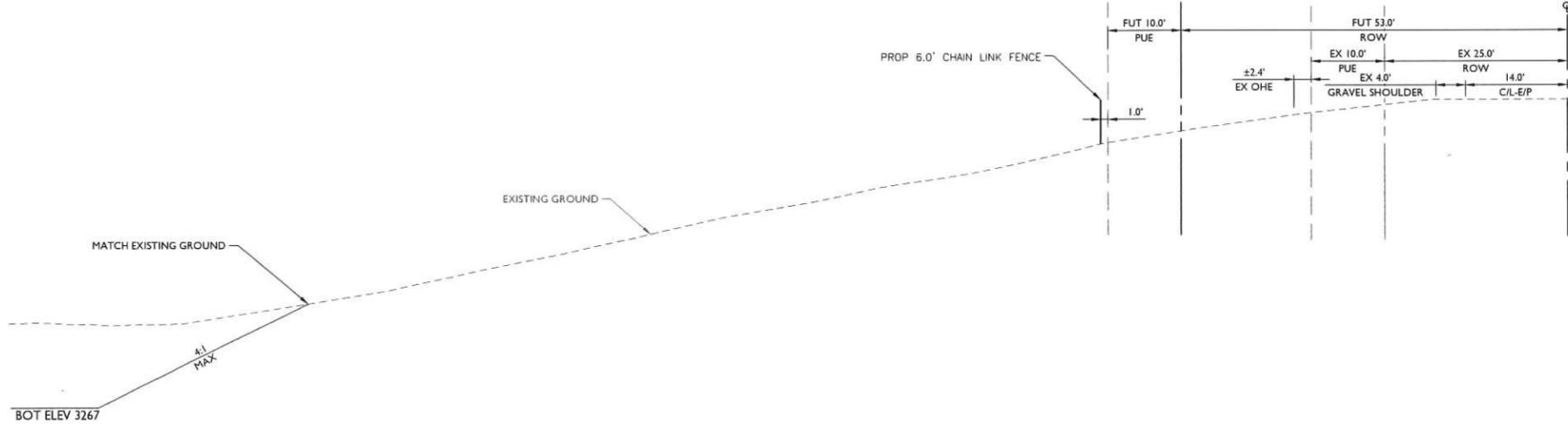
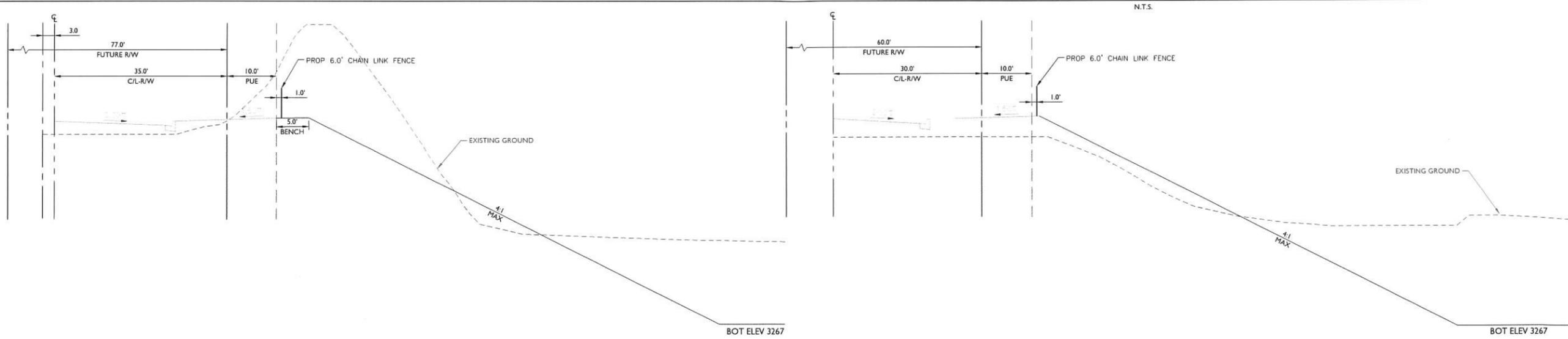
Job No.  
**21-0167**

Sheet No.  
**4.00**

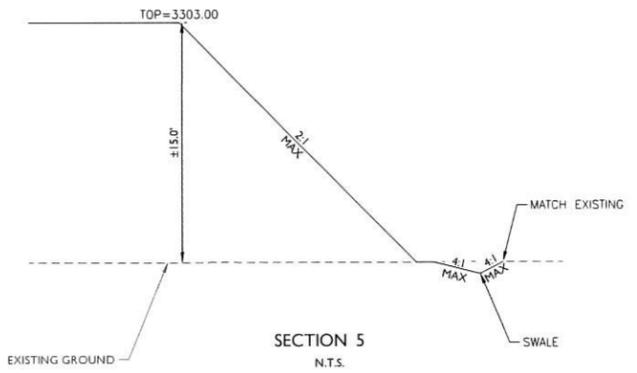


# 21-0167 - Water Concurrency District - Phase I

Mar 15, 2023 11:40am S:\Projects\2021\21-0167\Civil\Construction Documents\21-0167 - 6.00 - Cross Sections.dwg



NOTE  
HEIGHT OF STOCKPILE WILL DEPEND ON THE DEPTH  
TOP TOPSOIL EXCAVATED. TO BE VERIFIED IN THE FIELD



NOTE:  
HEIGHT OF STOCKPILE WILL DEPEND ON THE DEPTH  
TOP TOPSOIL EXCAVATED. TO BE VERIFIED IN THE FIELD

1130 N Alma School Road  
Suite 202  
Phoenix, AZ 85001  
T: 480.503.2250 | F: 480.503.2258  
www.epsgroupinc.com

**EPS GROUP**

Project: Water Concurrency District  
Harrisburg, UT

Revisions:

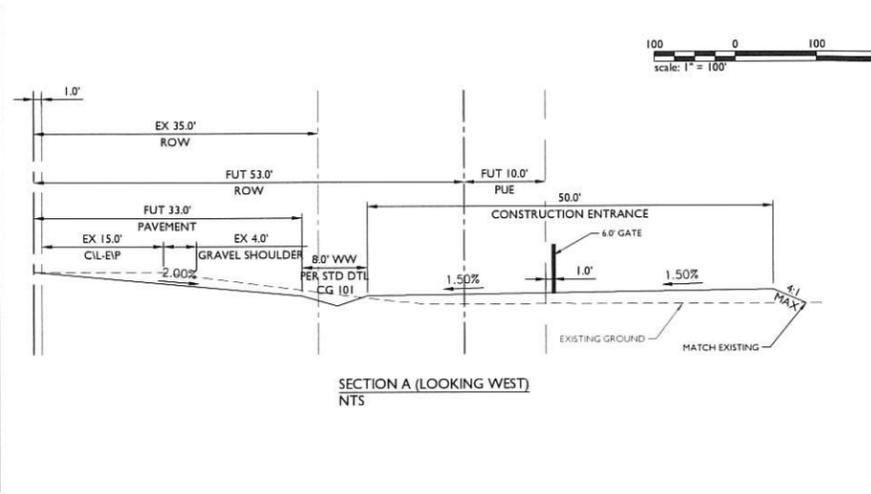
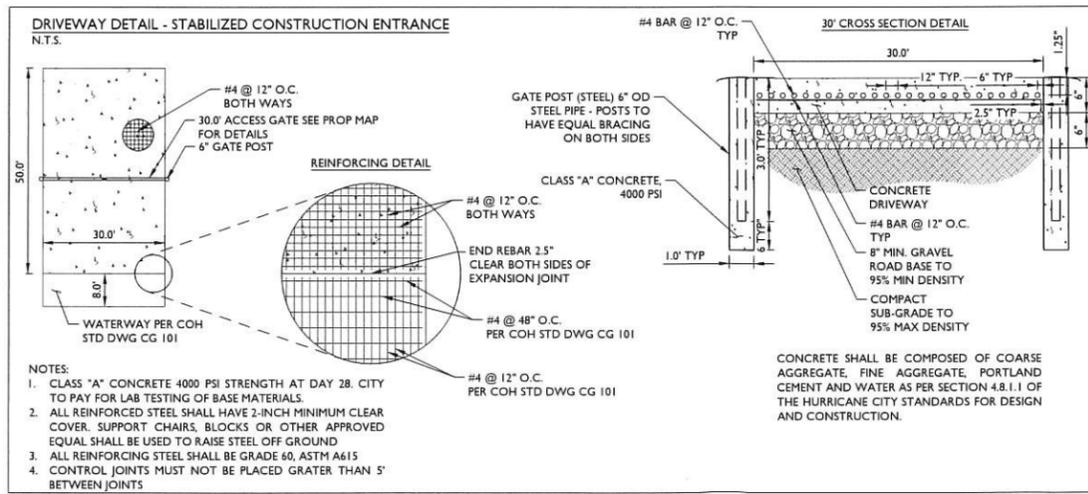
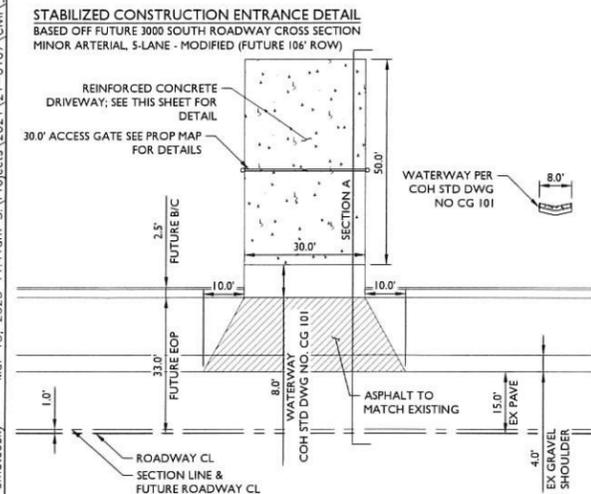
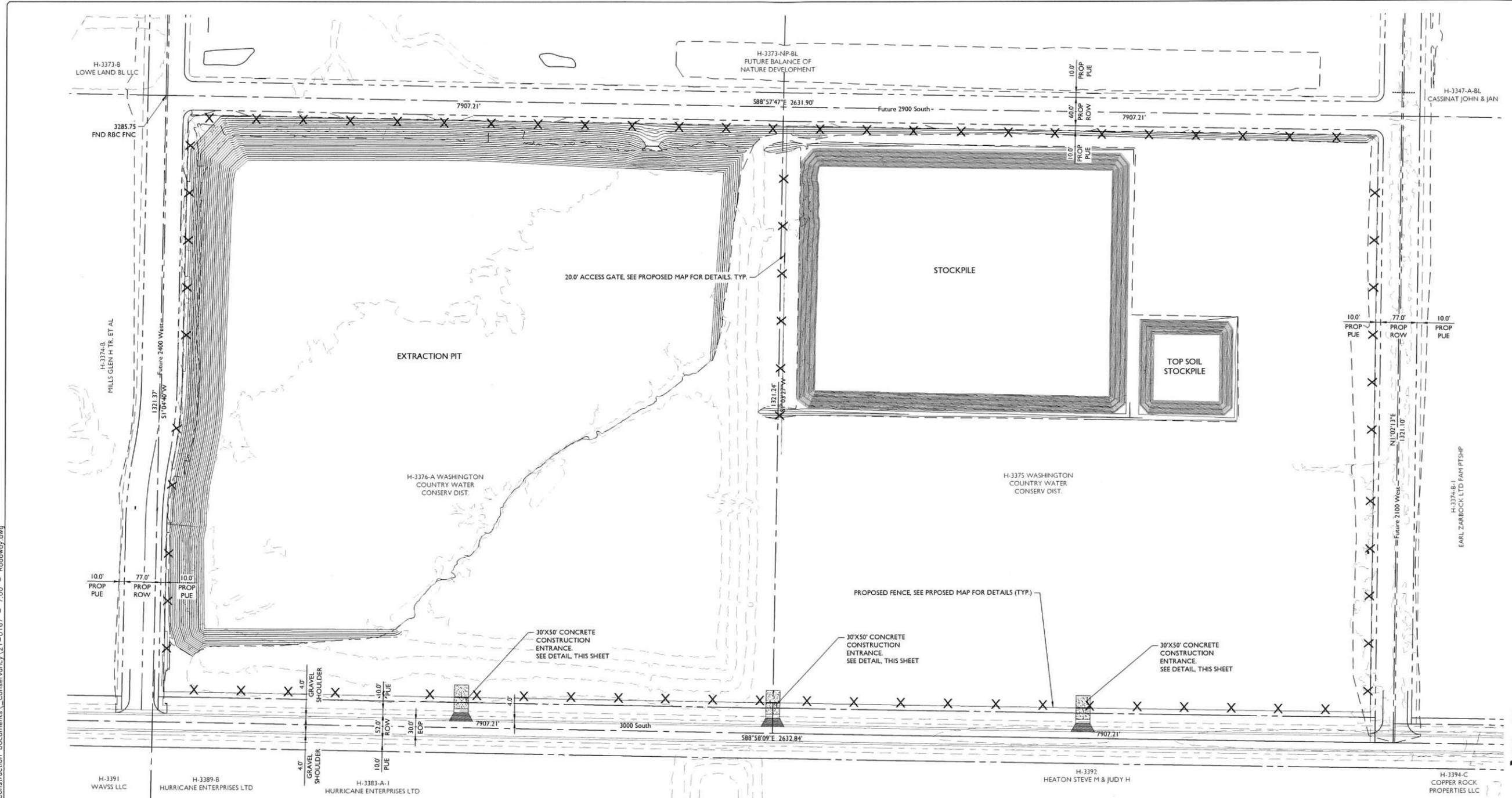
Arizona State Board of Professional Engineering Examiners  
Professional Engineer  
No. 121443-2002  
Exp. 12/31/2023  
STATE OF UTAH

Job No. 21-0167

Sheet No. 6.00

# 21-0167 - Water Concerancy District - Phase I

Mar 15, 2023 11:41 am S:\Projects\21-0167\Civil\Construction Documents\21-0167 - 7.00 - Roadway.dwg



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 Suite 120  
 Mesa, AZ 86201  
 T:480.503.2250 | F:480.503.2258  
 www.epsgroupinc.com

**EPS GROUP**

Water Concerancy District  
 Hurricane, UT

Roadway Plan

Project: \_\_\_\_\_

Revisions:


Designer: EPS  
 Drawn by: EPS

Professional Engineer  
 ARIZONA  
 State of Arizona  
 License No. 13084  
 Date 4-11-18  
 State of Arizona  
 License No. 13084

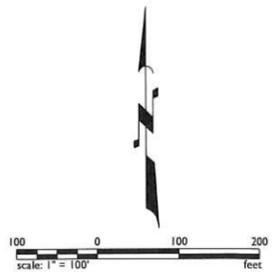
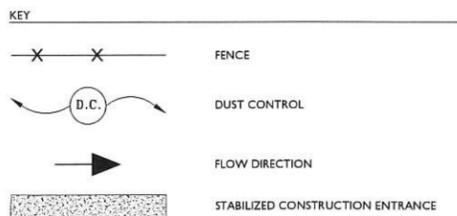
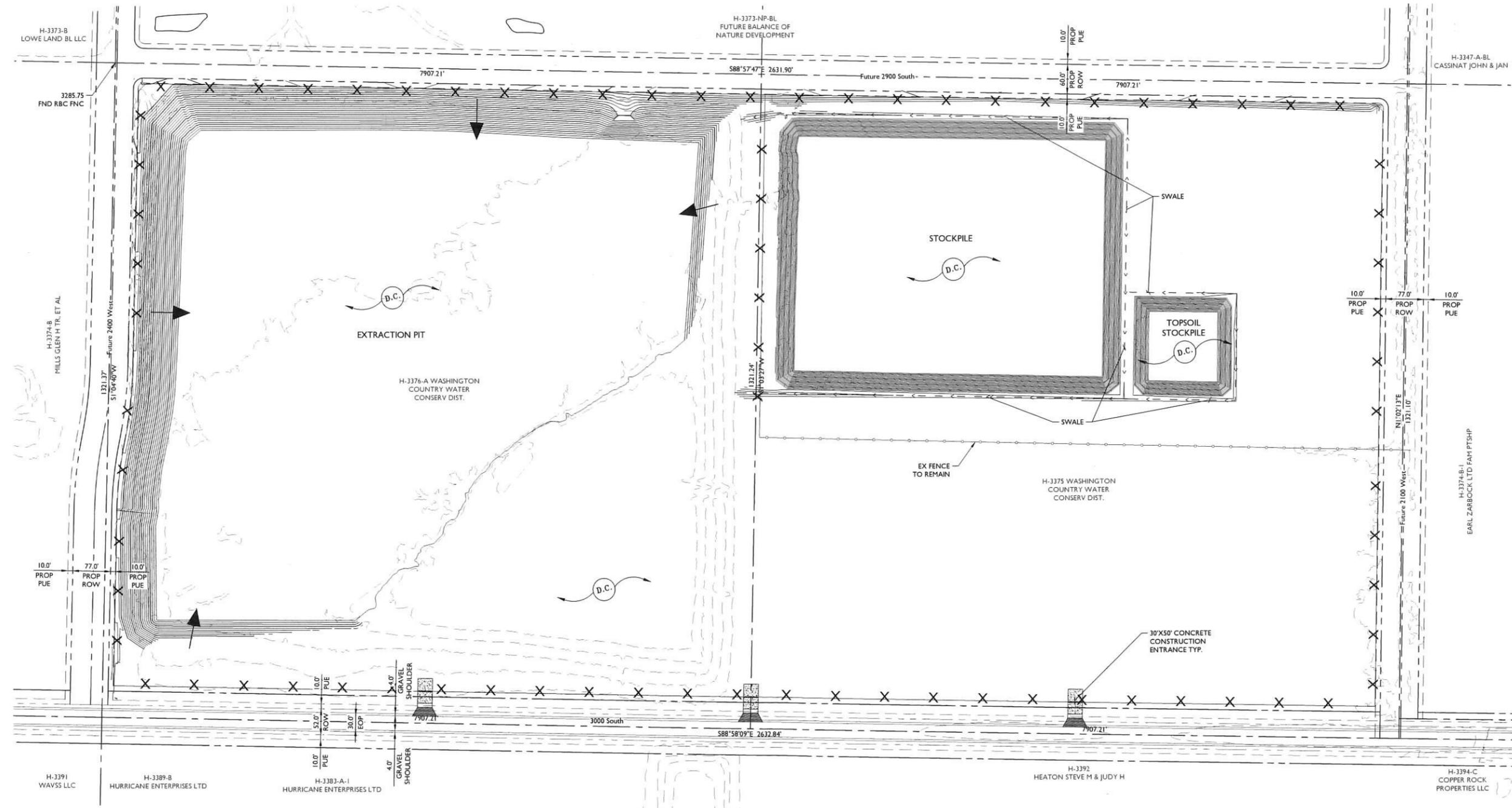
Job No.  
**21-0167**

Sheet No.  
**7.00**



# 21-0167 - Water Conservancy District - Phase I

Mar 15, 2023 11:42am S:\Projects\2021\21-0167\Civil\Construction Documents\21-0167 - 9.00 - SWPP.dwg



1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T: 480.503.2250 | F: 480.503.2258  
www.epsgroupinc.com

Project:

Water Conservancy District  
Herrmann, UT

Revisions:

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Designer:

EPS

Drawn by:

EPS

Job No.:

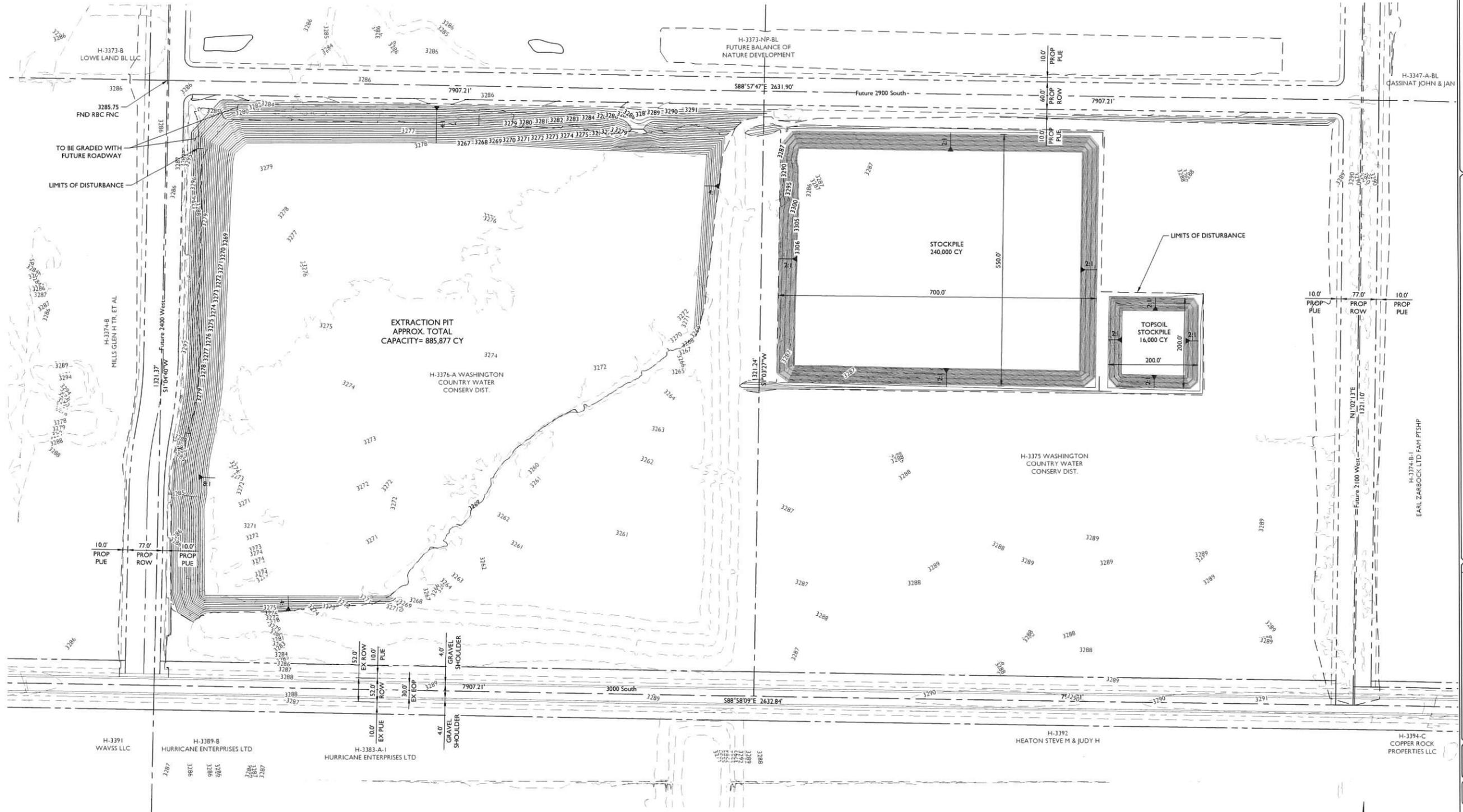
21-0167

Sheet No.:

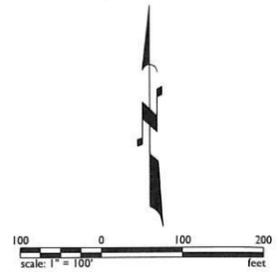
9.00

21-0167 - Water Concrency District - Phase I

cmrteosky Mar 15, 2023 11:43am S:\Projects\2021\21-0167\Civil\Construction Documents\21-0167 - 10.00 - D&D.dwg



NOTE: ONCE THE SITE IS EXCAVATED THERE WILL BE NO WATER CONSUMPTION OR WASTEWATER DISCHARGE



1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T: 480.503.2250 | F: 480.503.2288  
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**EPS GROUP**

Project: Water Concrency District  
Hurricane, UT

Revisions:

Designer: EPS  
Drawn by: EPS

PROFESSIONAL ENGINEER  
STATE OF ARIZONA  
No. 15483  
JOSEPH W. PETRUCCI  
DATE 03/15/23

Job No.  
**21-0167**

Sheet No.  
**10.00**



October 10, 1997

Ron Thompson  
Washington County Water Conservancy District  
136 North 100 East  
St. George, UT 84770

Dear Mr. Thompson:

re: Potential Clay Borrow Source - Alternate 3, Hall/Gubler Property

At your request, a preliminary investigation has been performed on a potential clay borrow source for the Sand Hollow Project. The source is identified as the Hall/Gubler Property and is located in the Southwest Quarter of Section 16 and Southeast Quarter of Section 17, Township 42 South, Range 13 West, SLB&M.

The work performed during this investigation included excavation, logging, and sampling of 15 test pits and performance of laboratory classification and soluble salt tests. Figure 1 is a vicinity map showing the location of the property. The potential source includes 80 acres and the approximate location of test pits is presented in Figure 2. The test pit logs are presented in Figures 3 and 4.

It will be observed from Figures 3 and 4 that the soils consist of a lean clay. Samples were obtained at about 3 foot intervals for laboratory testing. Each sample obtained in the field was classified in the laboratory according to the Unified Classification System. Classification tests were performed on select samples and the results are summarized in Table 1, Summary of Test Data. It will be observed that the Liquid Limit ranges from 21 to 32 and the Plasticity Index ranges from 6 to 12 for the clay, classifying as a lean CL type soil. Soluble salt tests were run on each sample obtained during the field investigation. The results of the soluble salt tests are presented on the boring logs. The average soluble salt content of the 44 samples tests was 2.8%, with 8 samples showing greater than 5% and only two samples greater than 7%.

Washington County Water Conservancy District  
Page 2  
October 10, 1997

It is our opinion that this represents the best of the four alternate sources investigated for Zone I material. It is estimated that an excavation about 10 feet deep covering 40 acres will be sufficient to provide Zone I material.

We appreciate the opportunity of performing this service for the District. If there are any questions regarding the information contained herein, please call.

Sincerely,

RB&G Engineering, Inc.

Bradford E. Price, P.E.

RB&G ENGINEERING INC. Sand Hollow Reservoir Project Alternate 3 Borrow Source, 9412



Figure 1 POTENTIAL CLAY BORROW SOURCE  
Sand Hollow Dam  
Washington County, Utah

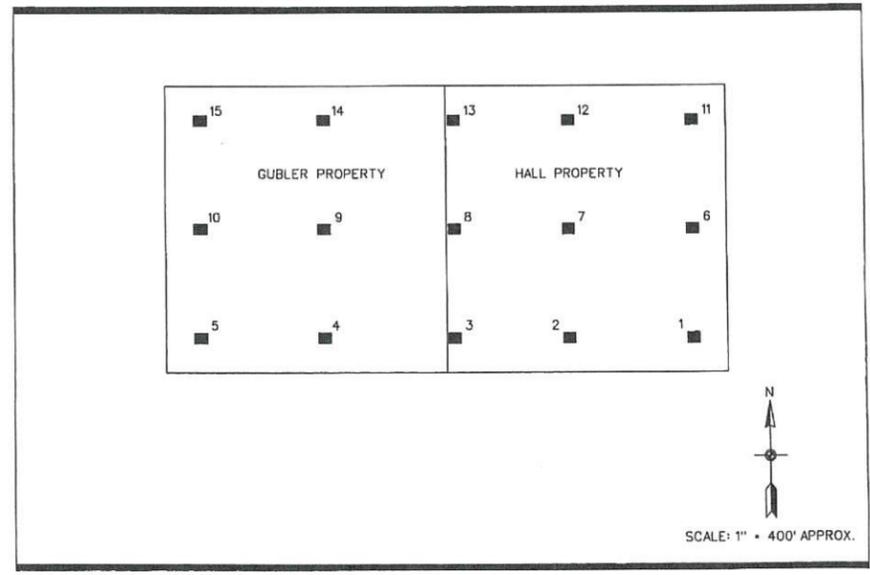


Figure 2 TEST PIT LOCATIONS  
Sand Hollow Project  
Clay Borrow Source, Hall/Gubler Property

Table 1  
SUMMARY OF TEST DATA

PROJECT SAND HOLLOW DAM  
LOCATION Alternate III-Hall Property FEATURE Clay Borrow Source

HOLE NO.	DEPTH BELOW GROUND SURFACE (ft)	STANDARD PENETRATION BLOWS PER FOOT	IN-PLACE		UNCONFINED COMPRESSIVE STRENGTH (psf)	ATTERBERG LIMITS			MECHANICAL ANALYSIS			UNIFIED SOIL CLASSIFICATION SYSTEM (modified)
			DRY UNIT WEIGHT (pcf)	MOISTURE (%)		LIQUID LIMIT (%)	PLASTIC LIMIT (%)	PLASTICITY INDEX (%)	PERCENT GRAVEL	PERCENT SAND	PERCENT SILT & CLAY	
1	3					31	20	11				CL-1
6						24	17	7				CL-1
9						25	18	7				CL-1
2	3					32	21	11				CL-1
3	3					28	20	8				CL-1
4	3					31	22	9				CL-1
5	3					32	20	12				CL-1
6						26	15	11				CL-1
9						18	12	6				CL-ML
8	3					27	18	9				CL-1
6						31	19	12				CL-1
9						27	17	10				CL-1
9	3					31	19	12				CL-1
10	3					30	18	12				CL-1
11	3					31	19	12				CL-1
6						22	16	6				CL-ML
9						21	13	8				CL-1
15	3					31	18	13				CL-1
6						27	21	6				CL-ML
9						27	15	12				CL-1

NP=Nonplastic

RB&G ENGINEERING INC.

Project:

Revisions:

Call us before the building starts before you begin excavation.

Design: EPS  
Drawn by: EPS

Job No.  
21-0167

Sheet No.  
11.00



**STAFF COMMENTS**

<b>Agenda Date:</b>	04/20/2023
<b>Application Number:</b>	2023-ZC-10
<b>Type of Application:</b>	Zone Change
<b>Action Type:</b>	Legislative
<b>Applicant:</b>	Washington County Water Conservancy District
<b>Agent:</b>	
<b>Request:</b>	A zone change from RA-1 to RA-1 with an Extraction Overlay
<b>Location:</b>	2100 to 2400 W 3000 S
<b>Zoning:</b>	RA-1
<b>General Plan Map:</b>	Agricultural

**Planning Commission Recommendation**

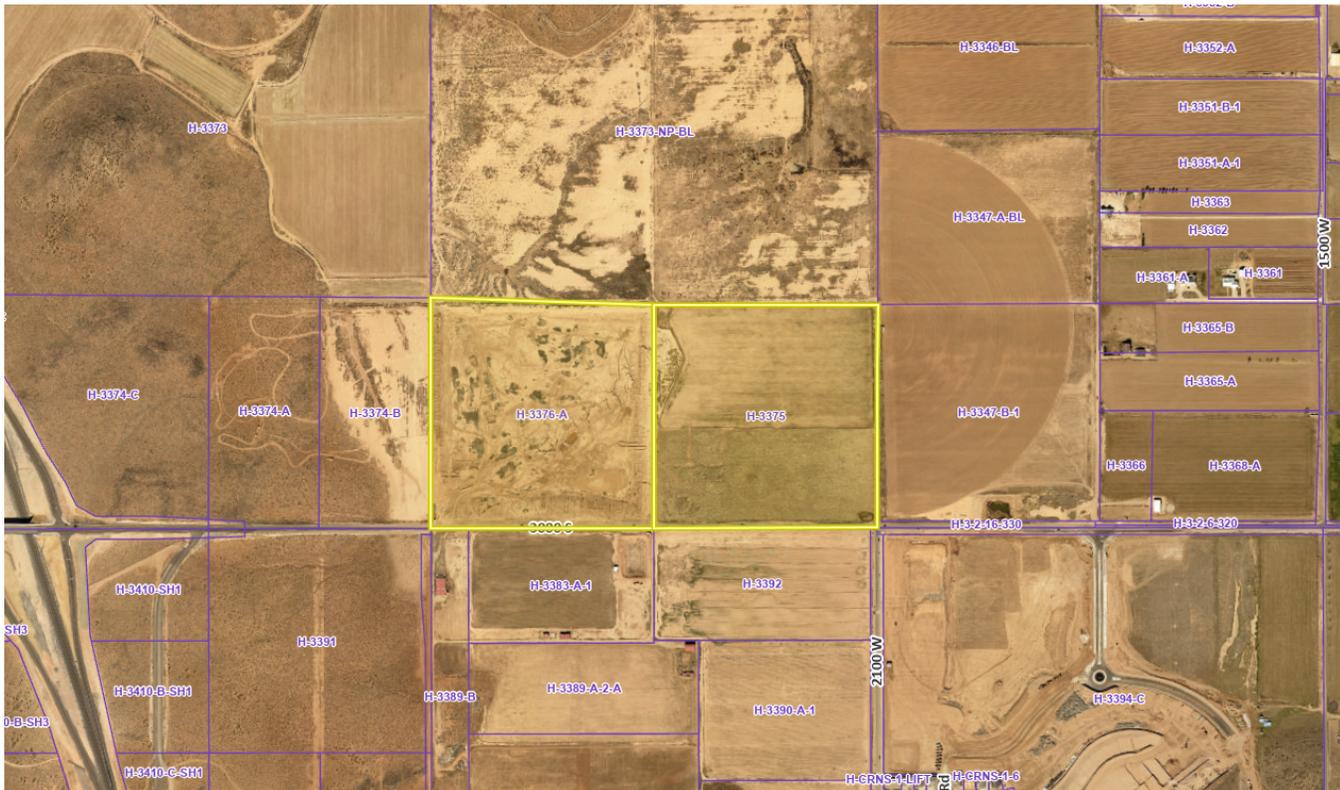
The Planning Commission gave a positive recommendation subject to WCWCD and Hurricane City entering into an agreement and that the plans are updated to comply with staff and JUC comments.

**Discussion:**

The Washington County Water Conservancy District is proposing an extraction overlay zone over the large clay pit north of 3000 S between 2100 W and 2400 W. The District has used this pit to mine clay for several existing dams and intends to continue to use this pit to mine clay for the future Toquer Reservoir and Warner Valley Reservoir. This zone change would allow the District to continue this use as well as provide protections for this use as the neighboring property to the north develops into the Balance of Nature (BoN Gardens) development.

Negotiations between the Water Conservancy District, Balance of Nature, and the City are ongoing but the basic plan is that the pit will be excavated to serve as a regional stormwater detention basin for the Frog Hollow wash which will benefit Balance of Nature and surrounding properties. Once the District is done excavating the clay for the Warner Valley Reservoir then the property will be deeded to the City for use as a public park and regional detention basin.

	Zoning	Adjacent Land Use
North	R1-10 PDO, M-1	BoN Gardens development
East	RA-1	Agricultural use, largely undeveloped
South	RA-1	Agricultural use, largely undeveloped
West	RA-1	Undeveloped



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 the City's General Plan's goals, objectives, and policies?**

**Response:** The [General Plan Map](#) shows this area as Agricultural:

*Property used for keeping or pasturing of animals or raising of crops with supporting residential use. Appropriate residential density should be between one unit per 40 acres to one unit per five acres.*

The proposed use is currently existing on the property and while not strictly considered agriculture is broadly compatible with neighboring agricultural uses. No residential use is proposed with this amendment.

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

**Response:** There is almost no existing development in the property's vicinity. Leaving this area as open space in perpetuity will be overall harmonious with the planned agricultural use of the area. The future agreement between the City and the District will likely have a broad positive impact in the area.

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

**Response:** Continued excavation on the property could cause issues with noise and dust for surrounding property owners as the area develops. The applicant has submitted a nuisance mitigation plan to address this.

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

**Response:** There are not currently adequate public facilities and services for the area however this amendment will not add to the stress the utilities are feeling in the area. The mining of the property will also have a positive impact on the county water supply since the material will be used to build reservoirs in the area. The site will also serve as a regional stormwater basin in the future, which is needed.

**JUC Comments**

JUC Comments are due April 12th, 2023 this report will be updated at that time

1. **Public Works:** What purpose does the fence in the middle of the property serve?
2. **Power:** Poles along 3000 S must maintain proper coverage with no slopes within utility easement, maintain as in place.
3. **Sewer:** No comments
4. **Streets:** No comments
5. **Water:** Okay
6. **Engineering:** Revisions to the submitted plans must be made. Opportunities to approve the details of the proposed construction (e.g. gate and access locations and proposed slopes of the driveways from 3000 S), to agree to the limits of the proposed extraction (i.e. maximum slopes and minimum setbacks from roadways & utilities), and to coordinate master planned facility locations (i.e. storm drain inlets to the pit and fully built roadway widths) won't easily come again once this zone change overlay is approved. Although, this extraction zone has been proposed to help accommodate the neighboring development, the rights of the extraction zone can outlast the development of the neighboring properties
7. **Fire:** Okay
8. **Gas:** No comments
9. **Cable:** No comments
10. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district

facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

**Staff Comments**

1. Extraction Overlay zones are governed by [Title 10 Chapter 27](#) of the Hurricane City Code the stated purpose of the zoning is to *“to provide for the operation of extraction industries in the City, while regulating the operation of such industrial uses particularly on properties in close proximity to residential districts and to provide regulatory standards and procedures to ensure the reclamation of the extraction industry sites upon completion of the extraction processes.”*
  - a. It also states that, *“The underlying zoning shall control the property once the extraction industry work is completed and the extraction industries overlay zone has been removed.”* The underlying zoning is RA-1.
2. HCC 10-27-6 requires that the applicant submit the following items

Plan Requirements	Description from City Code	Staff Comments
General Site Plan	<i>All property included in the proposed overlay showing any existing or proposed buildings, parking areas, and roadways.</i>	This has been provided. The only current roadway in the vicinity is 3000 S
Excavation Map	<i>This should be a topographic map, at a scale of one inch equals 200 feet to a maximum contour interval of four feet. This map shall include a general depiction of the area at least 500 feet beyond the proposed excavation and show the location of the operations and proposed haul roads. This map shall identify the phases of the excavation, the planned depth and the location of stockpiles, mine tailings, milling and processing systems, and cross sections of the excavation site in areas of greatest material displacement. The number of required cross sections shall be dependent upon the size and topography of the excavation site.</i>	A proposed excavation map has been provided. The map does not meet this code to the letter however staff has no concerns with the proposed plans.
Development Schedule	<i>A text summary of the estimated development schedule and time frame shall be submitted. This text should outline the estimated operational life of</i>	A text summary has been provided. The work will be completed in two phases with the first phase being completed

	<i>the project, and should summarize phased extraction plans and corresponding phased reclamation and estimated time frames for each phase.</i>	in the next two years and phase two sometime after 2025.
Roadway Plan	<i>Address the anticipated impact on existing streets, reflecting the trip generation rate, along with the planned construction of any new streets, including all proposed haul roads, and the access for such roads to any state roads. Provide the anticipated type and number of heavy equipment to be used, assuming full time operation and hauling of 40 hours per week and the individual gross vehicular weight. Show travel impact on any existing City streets, including amount of traffic. Provide proposed mitigation of haul stress on improved City roadways. Additional improvements to, or replacement of, surfaces and subsurfaces may be required as a condition of approval.</i>	A roadway plan has been submitted. Staff has some concerns about traffic impacts as well as plans for any internal roadways.
Utility Plan	<i>Show the location of all utility lines and facilities, if any, including, but not limited to, water, sewer, power, cable television, natural gas and telephone within the project area. This plan shall indicate the proposed point of connection to utilities.</i>	There are no existing utilities in this area. It is not explicitly stated, but it is likely that there are no planned utility connections to the site at this time
Nuisance Mitigation Plan	<i>Provide detailed plan to control and limit dust, noise, vibration, smoke and odor created on the site during actual extraction operations and during idle time. This plan should reflect the requirement that all access and haul roads on the site shall be maintained in a dust free condition by impervious surfacing or some other treatment approved by the City. Dust mitigation must be pursuant to rule R-307-205 of the Utah Administrative Code, applicable City ordinances, and any other applicable statute or regulation.</i>	A nuisance mitigation plan and erosion control plan has been submitted. Their plan addresses dust control and drainage mitigation but does not address potential nuisances while the work is being done. There are not a lot of surrounding residences at this time however staff would recommend the applicant add some language regarding noise and dust during excavation to their plan.

<p>Drainage and Discharge Plan</p>	<p><i>Show all natural and modified surface and subsurface drainage systems and the plans to provide erosion protection to the site during operations. This plan shall include provisions for the mitigation of erosion damage on site and within 500 feet of the project boundary. Additionally, the plan shall disclose the anticipated rate on a daily basis of water consumption, wastewater discharge, drainage volumes, and source of disposal of water to be used in the operation. Plan shall demonstrate compliance with all applicable local, state, and federal regulations governing drainage and wastewater. NPDES standards shall apply.</i></p>	<p>A drainage and discharge plan has been provided. All drainage is intended to be stored on site.</p>
<p>Soil Geology Report</p>	<p><i>Shall be prepared by a geologist and/or geotechnical engineer specializing in soil mechanics and licensed by the state. It shall be based upon geological evaluations, test borings, and excavations in a number and at locations that the author of the report shall demonstrate are sufficient to accurately identify and analyze soil types and geologic features within the planned extraction area. Reduced costs shall not be justification for more distant or convenient locations for extractions and borings. Additional soil geologic investigations may be required if the report indicates the presence of conditions that, if not corrected or adequately addressed through design, could lead to unacceptable damage, erosion or soil movement. Such conditions may include, but not be limited to: expansive soils, high water table, soluble mineral veins, slope instability, buried slides, buried stream channels, and fault zones.</i></p>	<p>A soils report dated October 10, 1997 has been submitted. Planning staff does not see any potential issues within the soils report however our Engineering Department has not had a chance to review this in detail.</p>

3. A reclamation plan has been submitted that meets all requirements with the exception of a revegetation plan, this can be addressed at a later time if the City will be taking over the property
4. **Fencing:** Under HCC 10-27-13: “Areas of excavation with serious or hazardous conditions shall be reasonably fenced to exclude entrance by members of the public. Fences shall not be placed

*closer than ten feet from the edge of any cut slope.*” A fence is required and shown on their plans. The City, Balance of Nature, and the District have been in negotiations on the form and placement of the fence.

5. HCC 10-27-11 requires a security for completion for the site worth 125% of the amount estimated by the City Engineer to complete the reclamation and site improvements if any. Since the City is working on an agreement with the applicant about taking long term maintenance of the property after the extraction has been completed, staff believes this should be considered as part of the agreement with the district.

**Findings:**

Staff makes the following findings:

1. The proposed zone change is broadly compatible with the General Plan Map and goals.
2. The proposed zone change is generally in harmony with the surrounding area.
3. The proposed zone change will have an impact on the area, but that depends on how and when this area develops.
4. The services are not adequate for the development in this region, however this change will most likely not require additional utility services. The use on the property will contribute to water supply across the county.
5. Staff finds the supporting documents presented to be largely acceptable.

**Recommendation:** Staff recommends the City Council review this application and the zone change based on standards and considers residents' comments. Staff recommends continuing of the extraction overlay until the City and the applicant have agreed to terms within an agreement about the future use of the property and the applicant makes recommended changes.

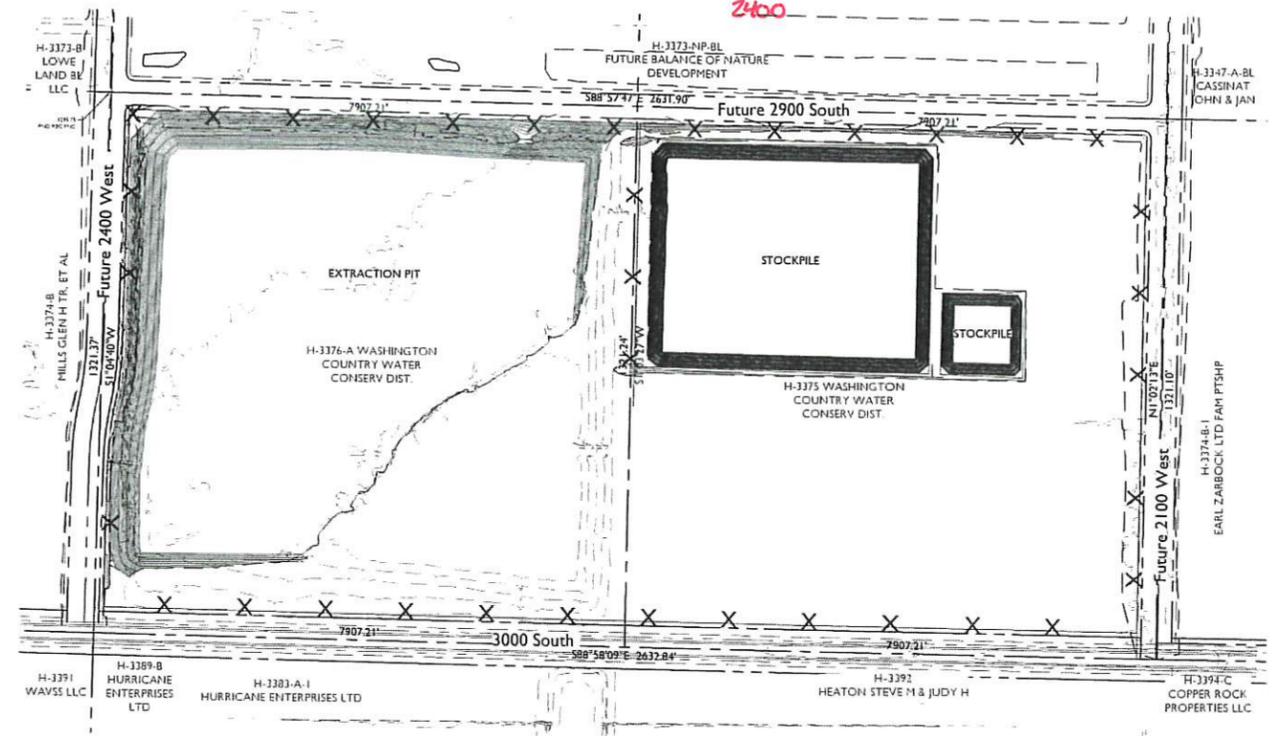
# ZONE CHANGE APPLICATION

## WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

### BENCH LAKE

#### HURRICANE, UTAH

80-ACRE PROPERTY ON NORTH SIDE OF 3000 SOUTH  
FROM 2100 WEST TO 2600 WEST



SITE PLAN  
N.T.S.



PROJECT LOCATION

LOCATION MAP  
N.T.S.

PORTION OF SECTION  
17, TOWNSHIP 42 S,  
RANGE 13 W

**CIVIL ENGINEER:**  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL RD, SUITE 120  
MESA, ARIZONA 85201  
PHONE: (480) 503-2250  
FAX: (480) 503-2258  
CONTACT: JOE PETRUCCI, P.E.  
EMAIL: Joe.Petrucci@epsgruoinc.com

**OWNER/DEVELOPER:**  
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT  
533 E. WATERWORKS DR.  
ST. GEORGE, UTAH 84770  
PHONE: (435) 673-3617  
CONTACT: COREY CRAM  
EMAIL: Corey@wccwd.org

**SHEET INDEX**

DESCRIPTION	SHEET NO
TITLE SHEET	1.00
EXTRACTION SITE PLAN	2.00 - 2.01
GENERAL SITE PLAN	3.00 - 3.03
EXISTING TOPOGRAPHY MAP	4.00
PROPOSED TOPOGRAPHY MAP	5.00
GRADING CROSS SECTIONS	6.00
ROADWAY PLAN	7.00
EXISTING UTILITIES MAP	8.00
EROSION CONTROL PLAN	9.00
DRAINAGE & DISCHARGE PLAN	10.00
SOILS REPORT	11.00
INVESTIGATION PLAN	12.00
EXTRACTION MAP	13.00

**CONTACT INFORMATION**

DEPARTMENT	NAME	CONTACT	HURRICANE CITY APPROVAL	DATE
STREETS	WESTON WALKER	435-668-6509		
PUBLIC WORKS DEPARTMENT	MIKE VERCIMAK	435-635-2811 EXT. 119		
ASH CREEK SEWER DISTRICT	AMBER GILLETTE	435-635-2348 EXT. 110		
WATER DEPARTMENT	KORY WRIGHT	435-669-0399		
CENTURYLINK	SHELLIE TURNER	435-429-9044		
TDS TELECOM	MATT BRANN	435-817-0180		
DOMINION ENERGY	JAKE BOZARTH	435-231-9971		
BUILDING DEPARTMENT	STEPHEN NELSON	435-635-2811 EXT. 118		
POWER DEPARTMENT	BRIAN ANDERSON	435-635-5536 OR 435-668-5614		
FIRE DEPARTMENT	KEVIN GILDIA	435-635-9562		
PARKS DEPARTMENT	DARREN BARNEY	435-635-9665 OR 435-668-9059		
HURRICANE CITY ENGINEER DEPARTMENT	ARTHUR LABARON	435-635-2811 EXT. 113		
WASHINGTON C.W.C.D	RYAN NAY	435-773-3016		
GIS	JOE RHODES	435-669-5471		

1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T: (480) 503-2250 | F: (480) 503-2258  
www.epsgruoinc.com



Water Conservancy District  
Hurricane, UT

Title Sheet

Revisions:




Designer: EPS  
Drawn by: EPS



Job No.  
**21-0167**

Sheet No.  
**1.00**

4/13/2023 - Jeremy Pickering

Engineering



Figure 4. City of Hurricane Zoning Plan Map showing Washington County Water Conservancy District property located at 2100 to ~~2600~~  
2400 west 3000 south zoned as Residential Agriculture.

Revisions:

No.	Description



Designer: EPS  
Drawn by: EPS



Job No.  
**21-0167**

Sheet No.  
**2.00**

**OWNER:**

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT  
533 WATER WORKS WAY  
ST. GEORGE, UT 84770

# ZONE CHANGE MAP WITH LEGAL DESCRIPTIONS FOR: WASHINGTON CO. WATER CONS. DISTRICT

LOCATED IN SECTION 17, T42S, R13W, S.L.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH

**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- ⚡ SECTION CORNERS



**LEGAL DESCRIPTION FOR M-1 AND PDO R1-10 ZONES**

ENTIRE PARCEL LEGAL DESCRIPTION:

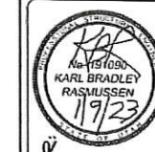
THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

AREA CONTAINS 3,477,599.35 SQUARE FEET OR 79.835 ACRES.



NO.	REVISIONS DESCRIPTION	DATE	BY

**PRO VALUE ENGINEERING, INC.**  
Engineers - Land Surveyors - Land Planners  
22 South 400 West, Suite 1  
Hurricane City, Utah 84737  
Phone: (435) 668-8357



ZONE CHANGE MAP WITH LEGAL DESCRIPTIONS FOR:  
**BALANCE OF NATURE**  
LOCATED IN SECTION 17, T42S, R13W, S.L.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 1/9/2023  
SCALE: 1" = 150'  
JOB NO:  
659-001  
SHEET NO:  
**2.01**

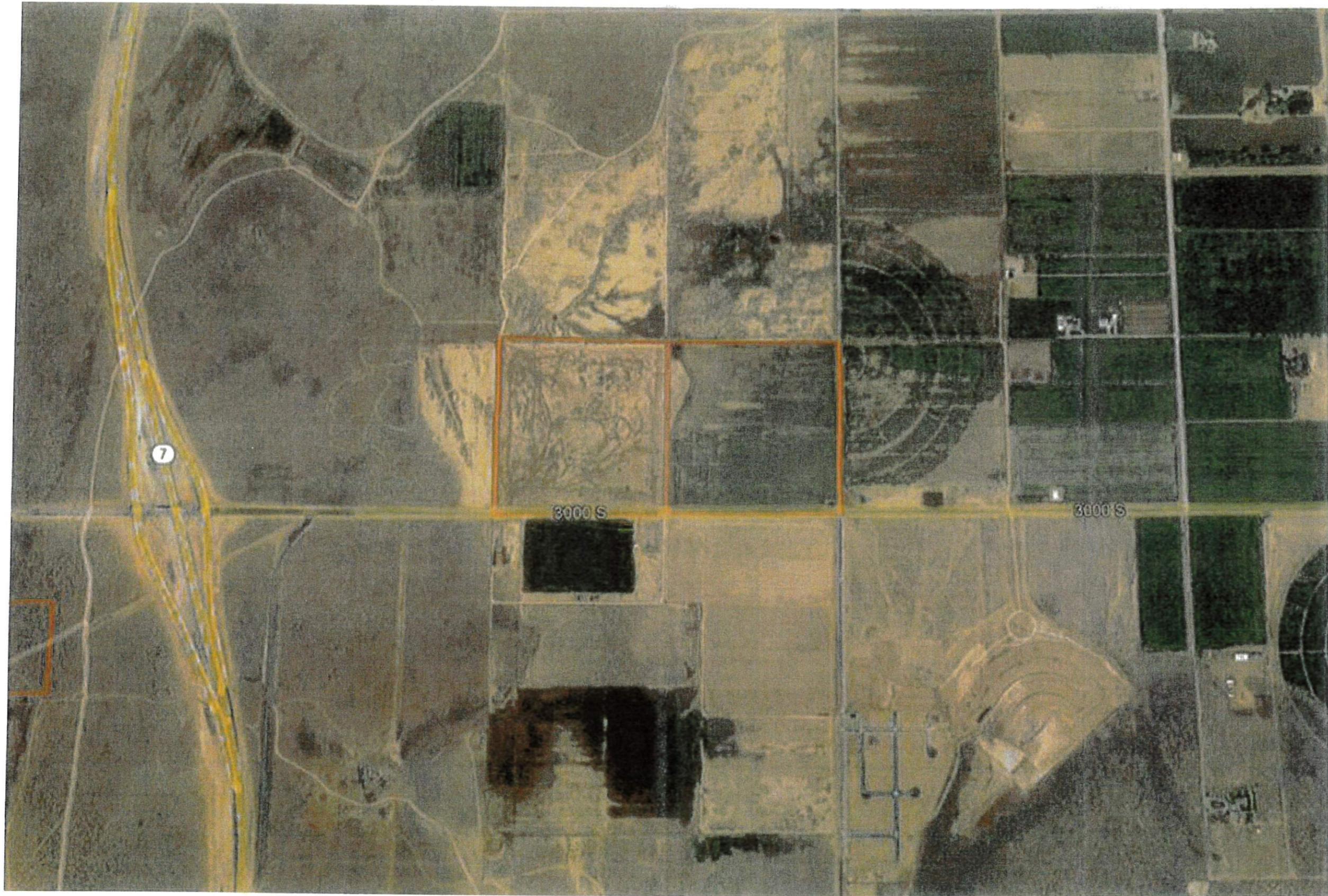


Figure 1. Washington County Water Conservancy District property located at 2100 to ~~2600~~  
2400 west 3000 south.


  
 1130 N Alma School Road  
 Suite 120  
 Mesa, AZ 85201  
 T: 480.503.2250 | F: 480.503.2258  
 www.epsgroupinc.com

Project: Water Conservancy District  
 Hurricane, UT  
 General Site Plan

Revisions:


  
 DESIGNER: EPS  
 DRAWN BY: EPS


  
 Job No.  
 21-0167

Sheet No.  
 3.00





Figure 3. City of Hurricane General Plan Map showing Washington County Water Conservancy District property located at 2100 to ~~2600~~ <sup>2400</sup> west 3000 south zoned as Agriculture.



Project:

Revisions:



Designer: EPS  
Drawn by: EPS



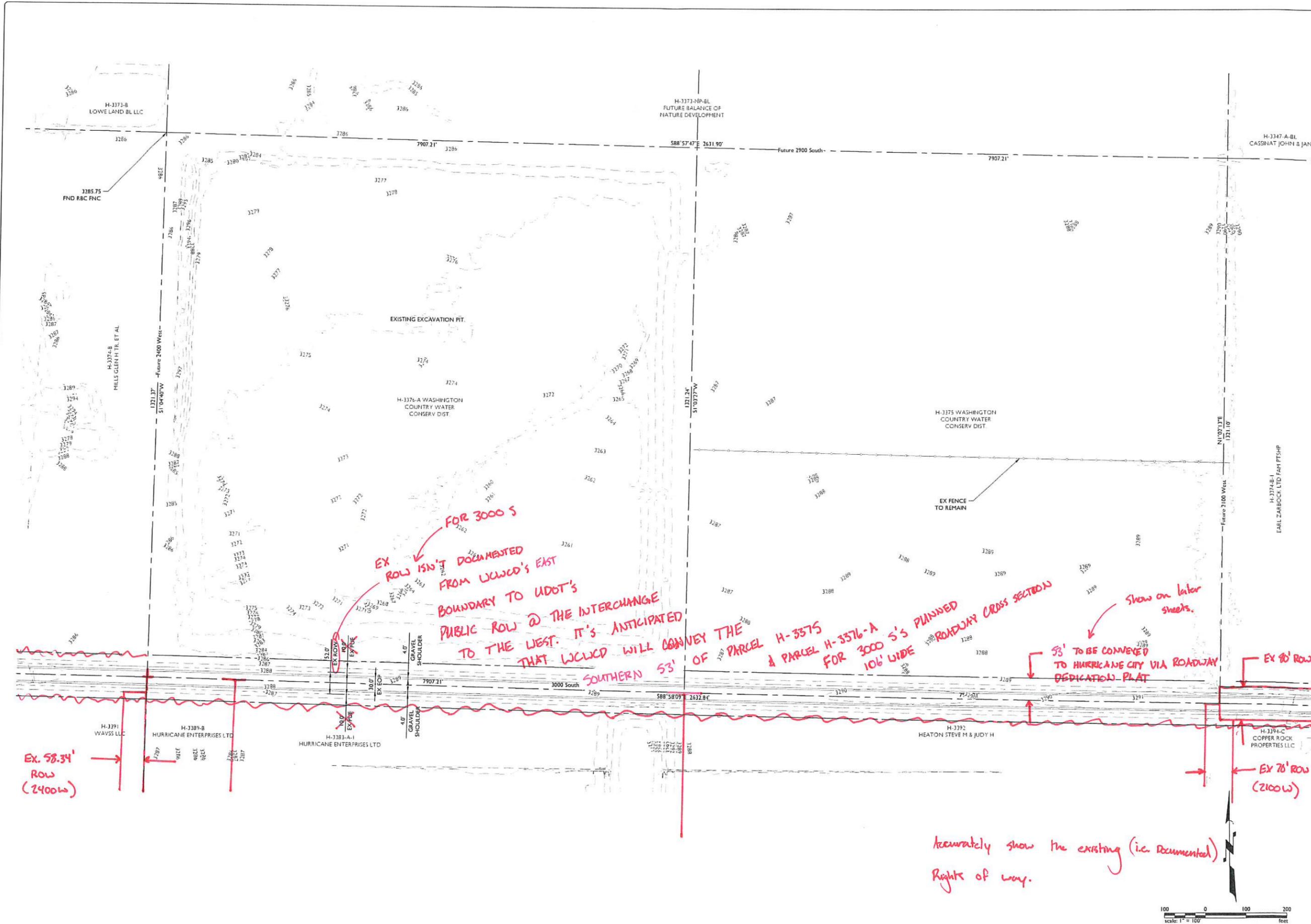
Job No.  
21-0167

Sheet No.  
3.02



# 21-0167 - Water Concerancy District - Phase I

Mar 15, 2023 11:38am S:\Projects\2021\21-0167\Civil\Construction Documents\Concerancy\21-0167 - 4.00 - Existing Map.dwg



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Water Concerancy District  
Hurricane, UT

Existing Map

Project: \_\_\_\_\_

Revisions: \_\_\_\_\_

Arizona State Board of Professional Engineers and Land Surveyors  
Professional Engineer  
No. 133454-2017  
Geophy. & Petro. Eng.

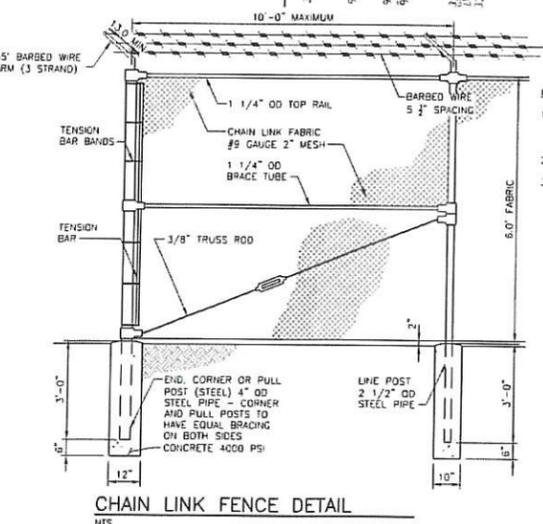
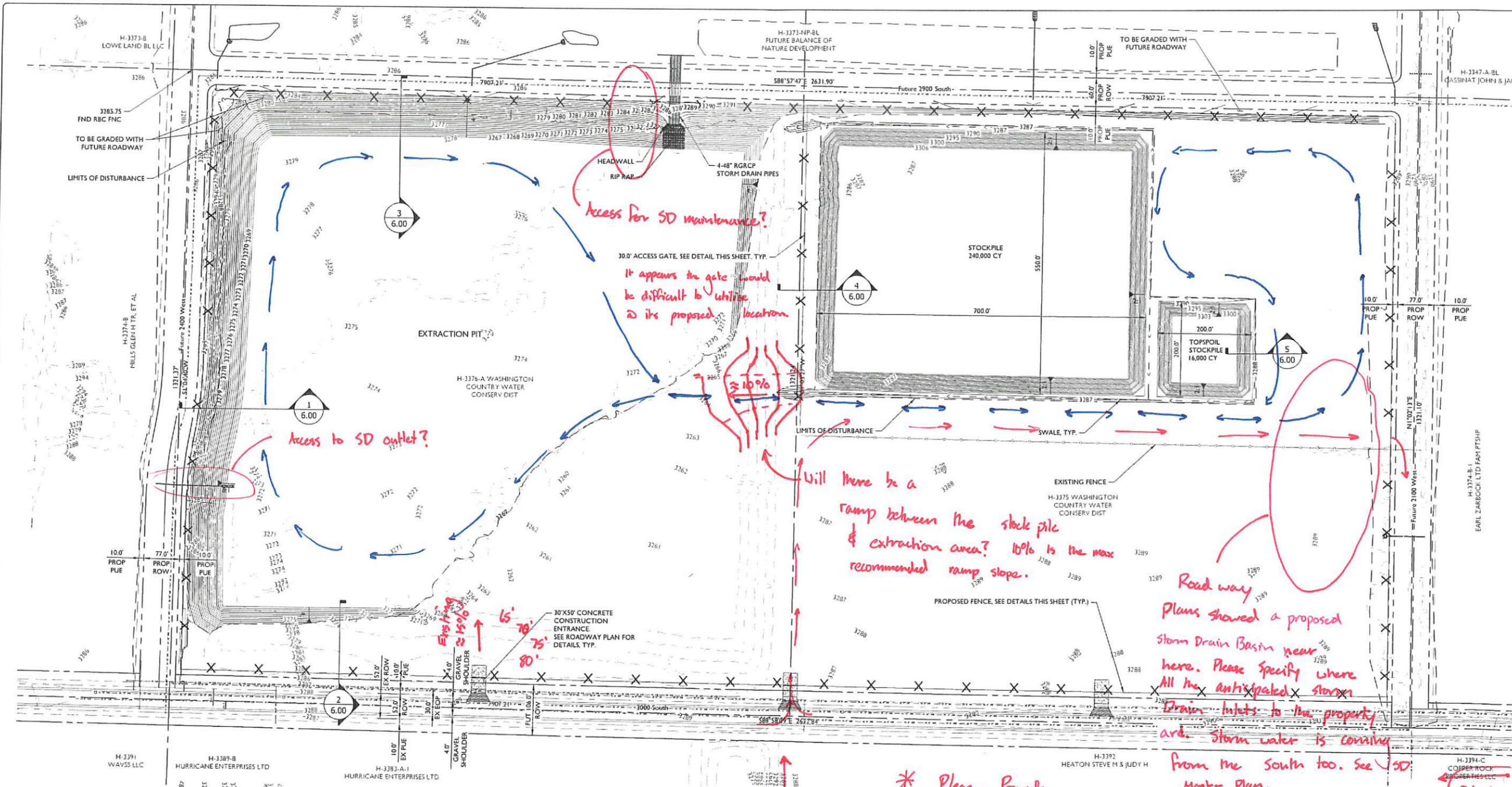
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**21-0167**

Sheet No.  
**4.00**

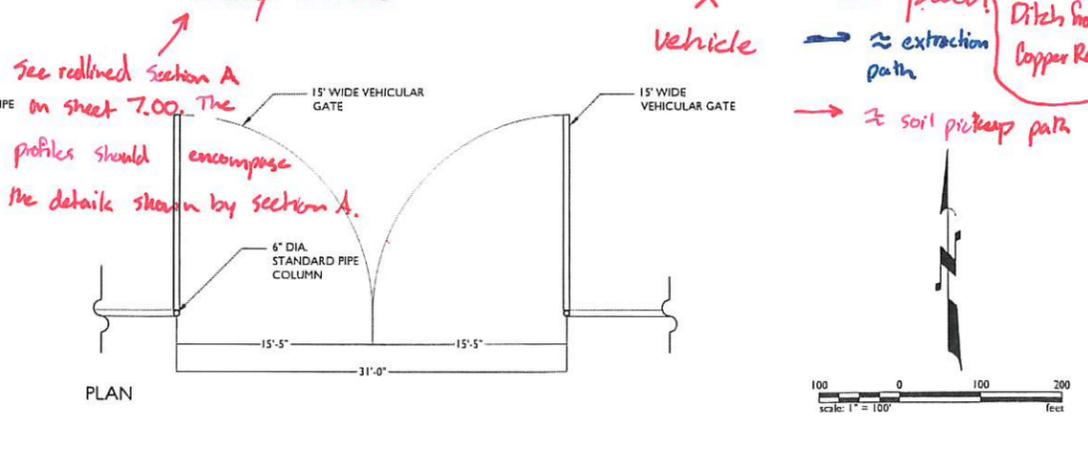
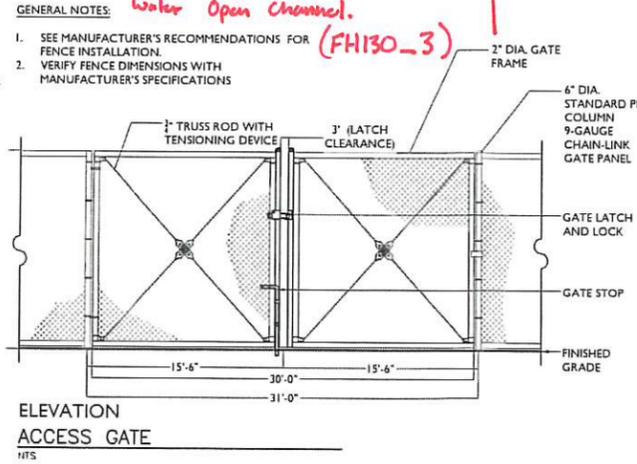
Accurately show the existing (i.e. documented) Rights of way.

21-0167 - Water Concurrency District - Phase I

Mar 15, 2023 11:39am S:\Projects\21-0167\Civil\_Construction Documents\Concurrency\21-0167 - 5.00 - Proposed Map.dwg



NOTES:  
 1. PULL POST SHALL BE USED AT SHARP BREAKS IN VERTICAL GRADES OR AT APPROXIMATELY 330' CENTERS ON STRAIGHT RUNS, OR AS DIRECTED BY THE ENGINEER.  
 2. SPLICES SHALL BE IN WOVEN WIRE FABRIC ONLY AT CORNER, GATE END, OR PULL POSTS. POSTS MUST BE PUT INTO A SLURRY MADE CLASS A CONCRETE.  
 3. POSTS MUST BE PUT INTO A SLURRY MADE CLASS A CONCRETE.

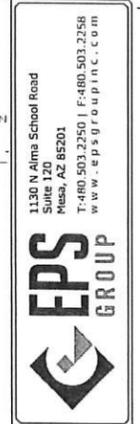


GENERAL NOTES:  
 1. SEE MANUFACTURER'S RECOMMENDATIONS FOR (FH130-3)  
 2. VERIFY FENCE DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS

ELEVATION ACCESS GATE  
 NTS

\* Please Provide Driveway Profiles & an on-site circulation plan. See redlined Section A on sheet 7.00. The profiles should encompass the details shown by section A.

Retention Area/Damaging Ditch from Copper Rock  
 Vehicle → ≈ extraction path  
 → ≈ soil pickup path

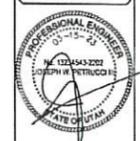


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 Mesa, AZ 85201  
 T: 480.503.2250 | F: 480.503.2258  
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Water Concurrency District  
 Hurricane, UT

Revisions:


Designer: EPS  
 Drawn by: EPS

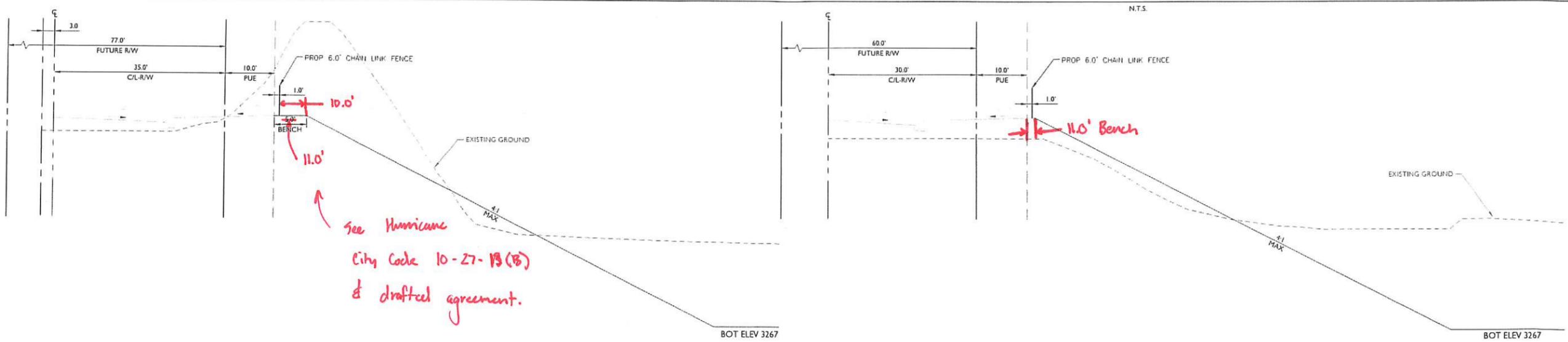


Job No.  
 21-0167

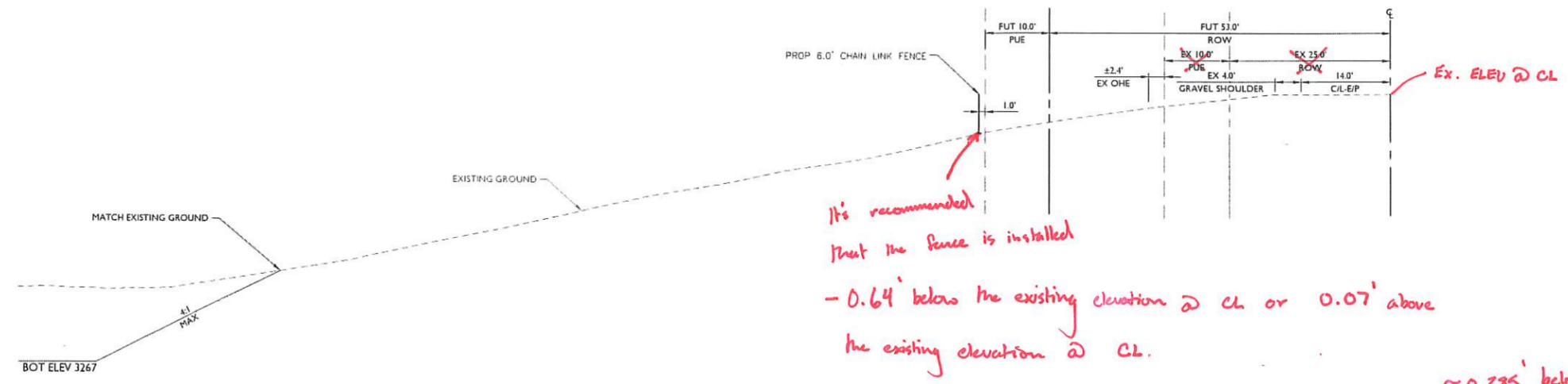
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# 21-0167 - Water Concurrency District - Phase I

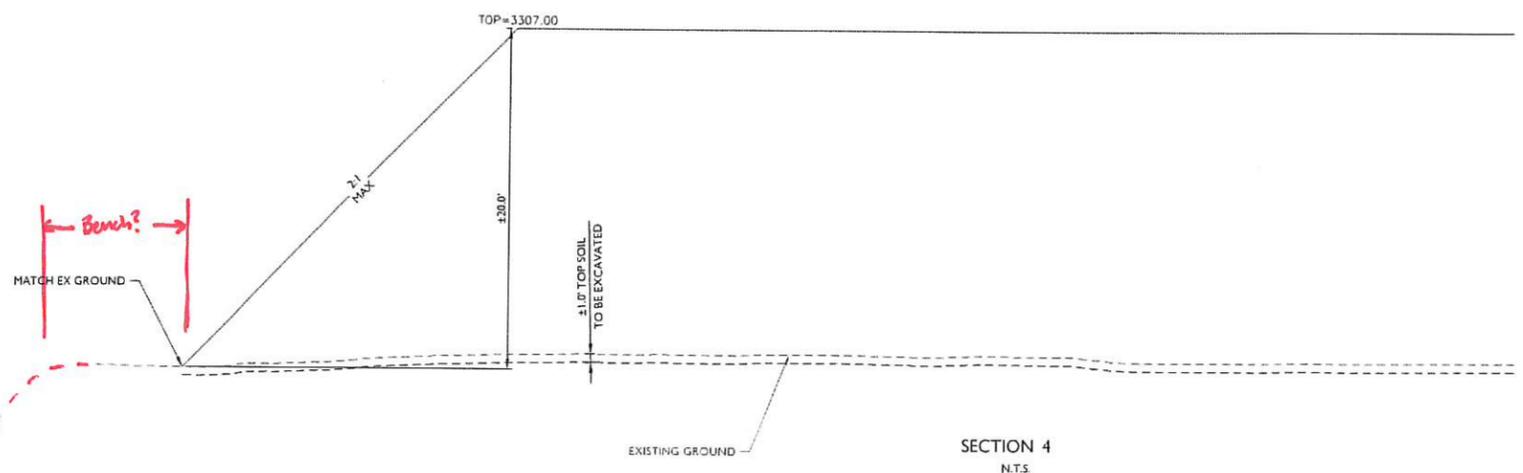
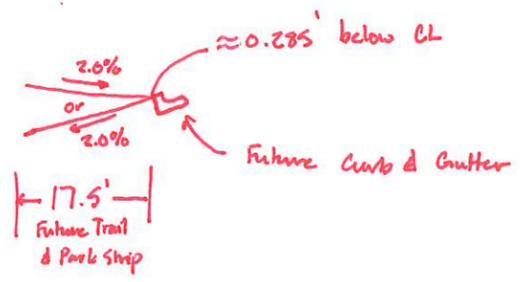
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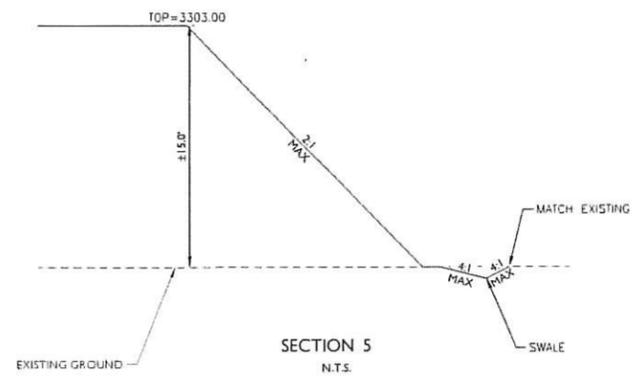
*see Hurricane City Code 10-27-13(B) & drafted agreement.*



*It's recommended that the fence is installed -0.64' below the existing elevation @ CL or 0.07' above the existing elevation @ CL.*



NOTE: HEIGHT OF STOCKPILE WILL DEPEND ON THE DEPTH TOP TOPSOIL EXCAVATED. TO BE VERIFIED IN THE FIELD



NOTE: HEIGHT OF STOCKPILE WILL DEPEND ON THE DEPTH TOP TOPSOIL EXCAVATED. TO BE VERIFIED IN THE FIELD

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**EPS GROUP**

Project: Water Concurrency District  
Hurricane, UT

Revisions:


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Drawn by: EPS

Job No. 21-0167

Sheet No. 6.00

Page 115 of 195

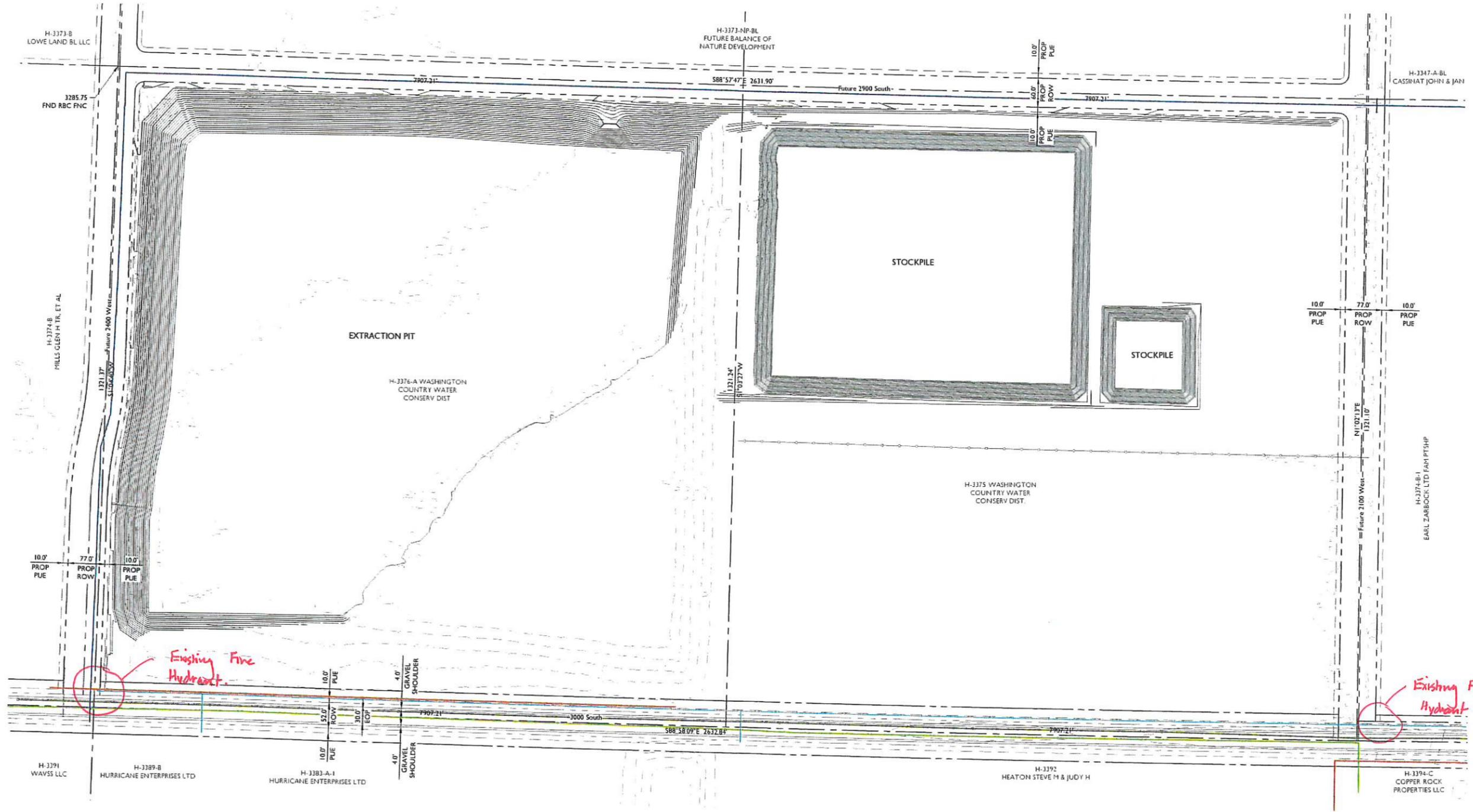


# 21-0167 - Water Concerancy District - Phase I

Mar 15, 2023 11:41 am S:\Projects\2021\21-0167\Civil\Construction Documents\Conservancy\21-0167 - B.00 - Utility.dwg

KEY

	8" EXISTING IRRIGATION LINE
	12" EXISTING WATER LINE
	8" EXISTING SEWER LINE
	12" EXISTING SEWER LINE
	EXISTING OVERHEAD POWER



*The Drafted Road Dedication, Zoning, & Use of Bench Lake Property Agreement between WCCWD & Hurricane City indicates there are existing irrigation lines on the property. Where are they?*



Water Concerancy District  
Hurricane, UT  
Existing Utilities Map

Project:

Revisions




Designer: EPS  
Drawn by: EPS

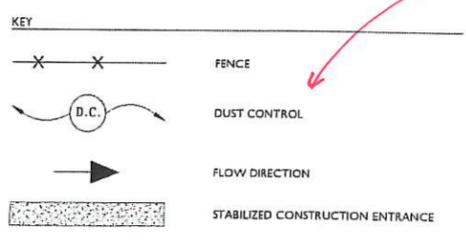
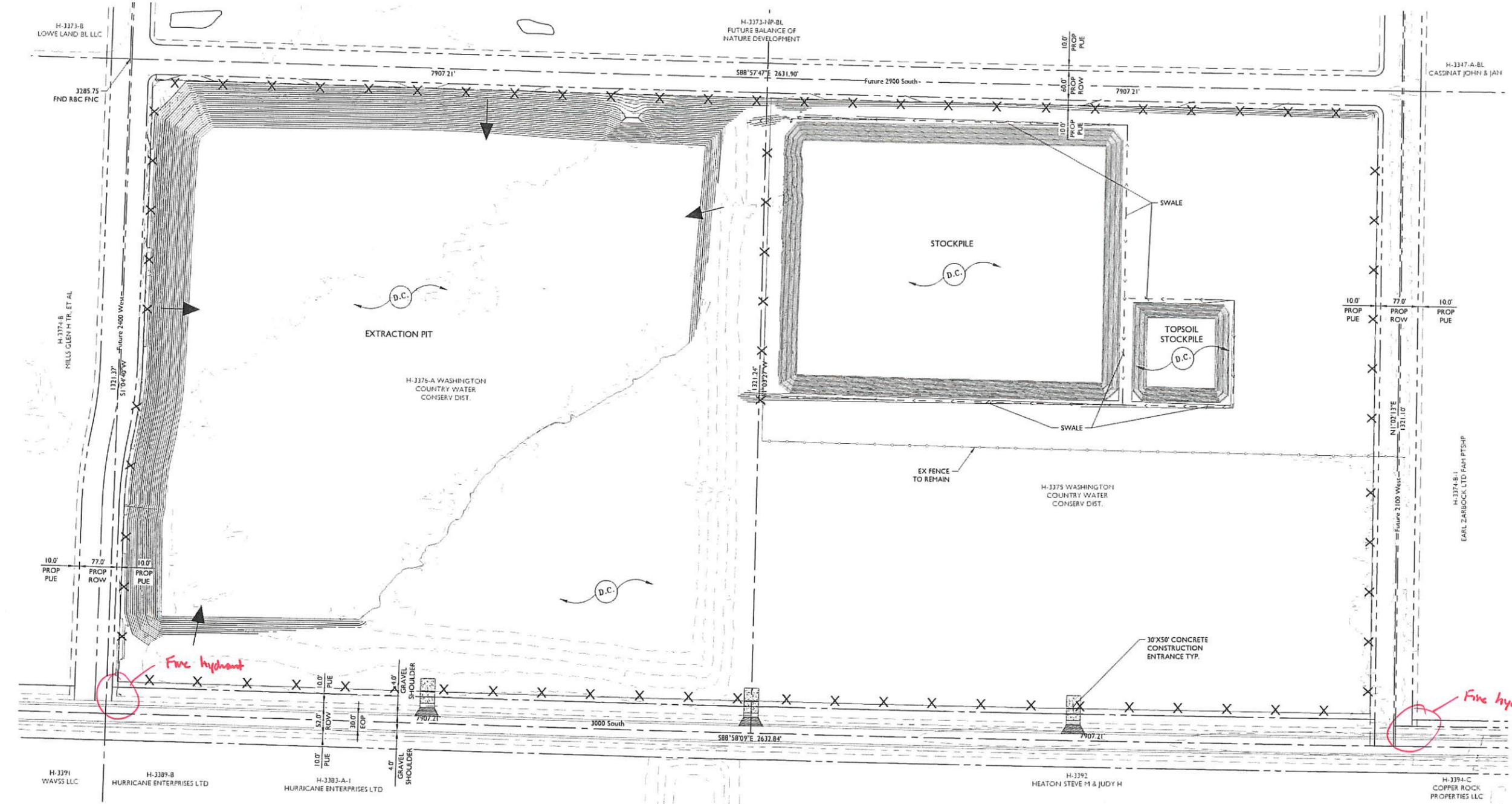


Job No.  
21-0167

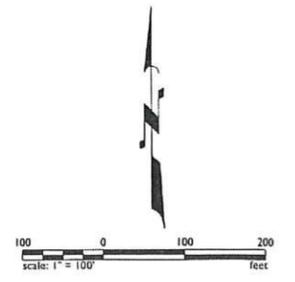
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# 21-0167 - Water Conservancy District - Phase I

Mar 15, 2023 11:42am S:\Projects\2021\21-0167\Civil\Construction Documents\21-0167 - 9.00 - SWPP.dwg



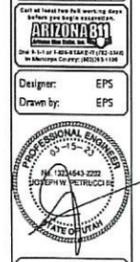
*How? Water truck filled from the nearby Fire Hydrants w/ a construction meter?  
Developed surface exist when site is inactive?*



Project: Water Conservancy District  
Erosion Control Plan

Revisions:

No.	Description

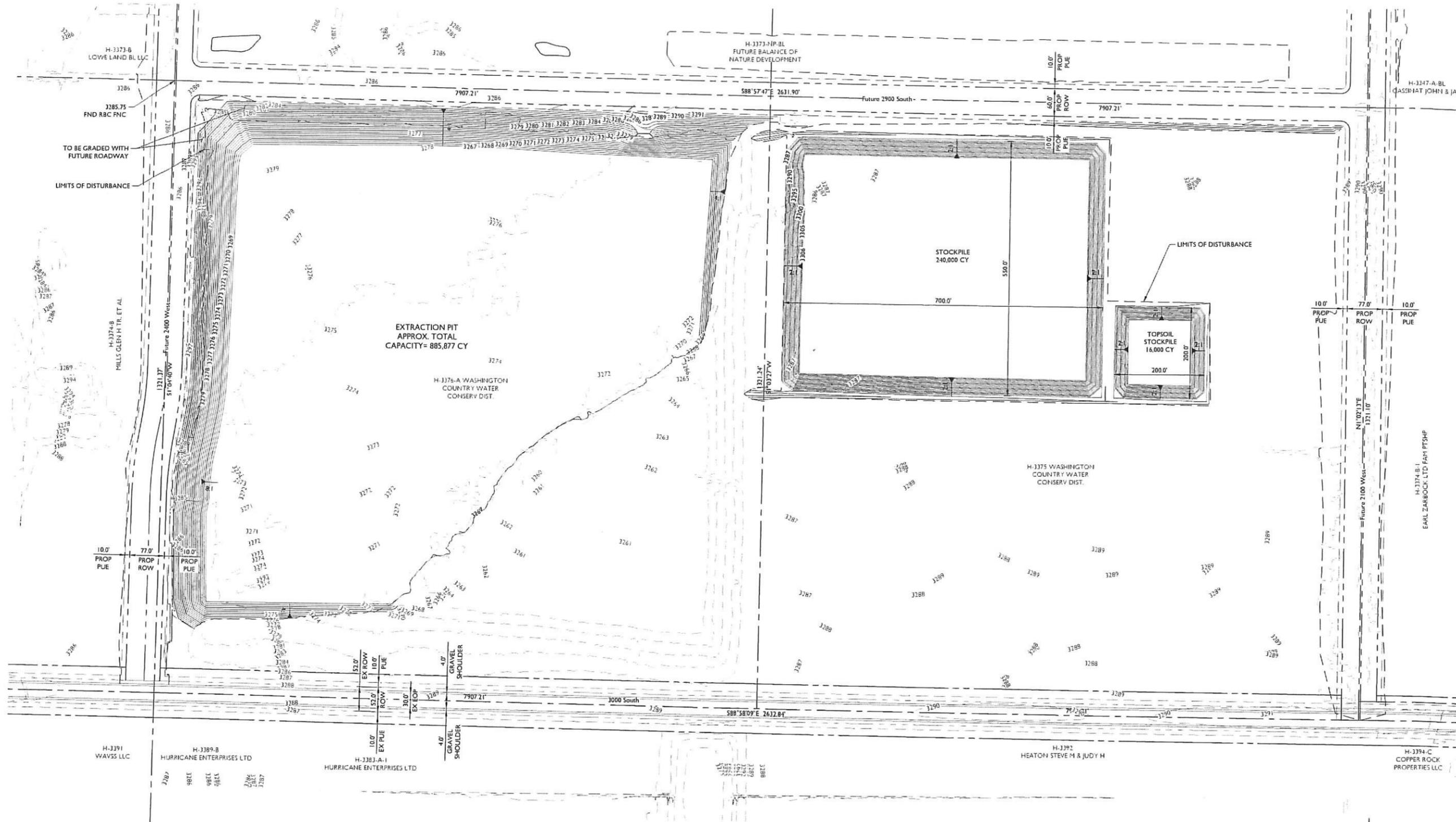


Job No. 21-0167

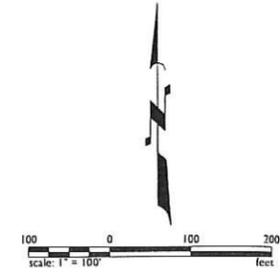
Sheet No. 9.00

# 21-0167 - Water Concerancy District - Phase I

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NOTE: ONCE THE SITE IS EXCAVATED THERE WILL BE NO WATER CONSUMPTION OR WASTEWATER DISCHARGE



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Project:

**Water Concerancy District**  
Hurricane, UT

Revisions:

--	--

Designer:

EPS

Drawn by:

EPS

Job No.:

21-0167

Sheet No.:

10.00

Page

119 of 195



October 10, 1997

Ron Thompson  
Washington County Water Conservancy District  
136 North 100 East  
St. George, UT 84770

Dear Mr. Thompson:

re: Potential Clay Borrow Source - Alternate 3, Hall/Gubler Property

At your request, a preliminary investigation has been performed on a potential clay borrow source for the Sand Hollow Project. The source is identified as the Hall/Gubler Property and is located in the Southwest Quarter of Section 16 and Southeast Quarter of Section 17, Township 42 South, Range 13 West, SLB&M.

The work performed during this investigation included excavation, logging, and sampling of 15 test pits and performance of laboratory classification and soluble salt tests. Figure 1 is a vicinity map showing the location of the property. The potential source includes 80 acres and the approximate location of test pits is presented in Figure 2. The test pit logs are presented in Figures 3 and 4.

It will be observed from Figures 3 and 4 that the soils consist of a lean clay. Samples were obtained at about 3 foot intervals for laboratory testing. Each sample obtained in the field was classified in the laboratory according to the Unified Classification System. Classification tests were performed on select samples and the results are summarized in Table 1, Summary of Test Data. It will be observed that the Liquid Limit ranges from 21 to 32 and the Plasticity Index ranges from 6 to 12 for the clay, classifying as a lean CL type soil. Soluble salt tests were run on each sample obtained during the field investigation. The results of the soluble salt tests are presented on the boring logs. The average soluble salt content of the 44 samples tests was 2.8%, with 8 samples showing greater than 5% and only two samples greater than 7%.



Washington County Water Conservancy District  
Page 2  
October 10, 1997

It is our opinion that this represents the best of the four alternate sources investigated for Zone I material. It is estimated that an excavation about 10 feet deep covering 40 acres will be sufficient to provide Zone I material.

We appreciate the opportunity of performing this service for the District. If there are any questions regarding the information contained herein, please call.

Sincerely,

RB&G Engineering, Inc.

Bradford E. Price, P.E.

RB&G ENGINEERING INC. Sand Hollow Reservoir Project Alternate 3 Borrow Source, 9412

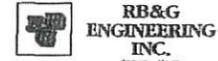
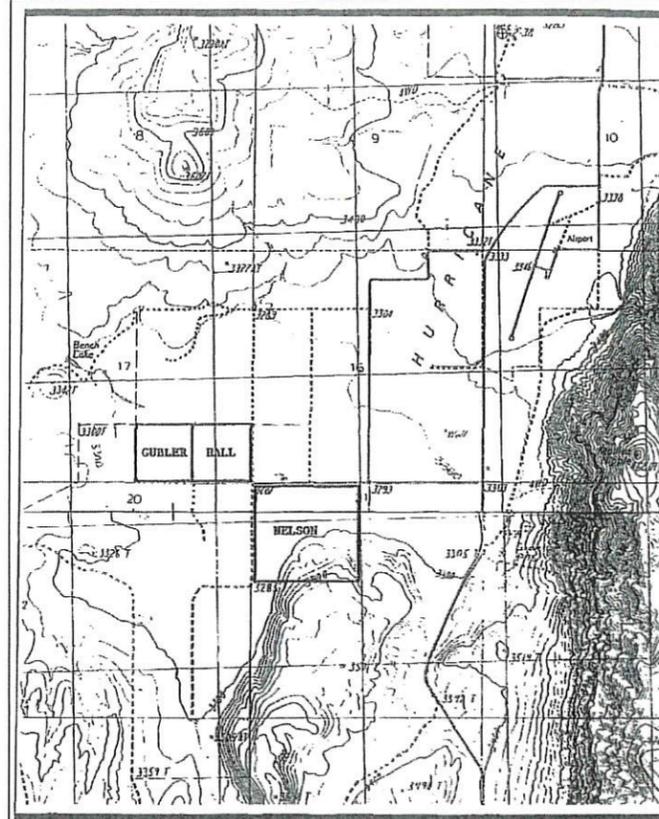


Figure 1 POTENTIAL CLAY BORROW SOURCE  
Sand Hollow Dam  
Washington County, Utah

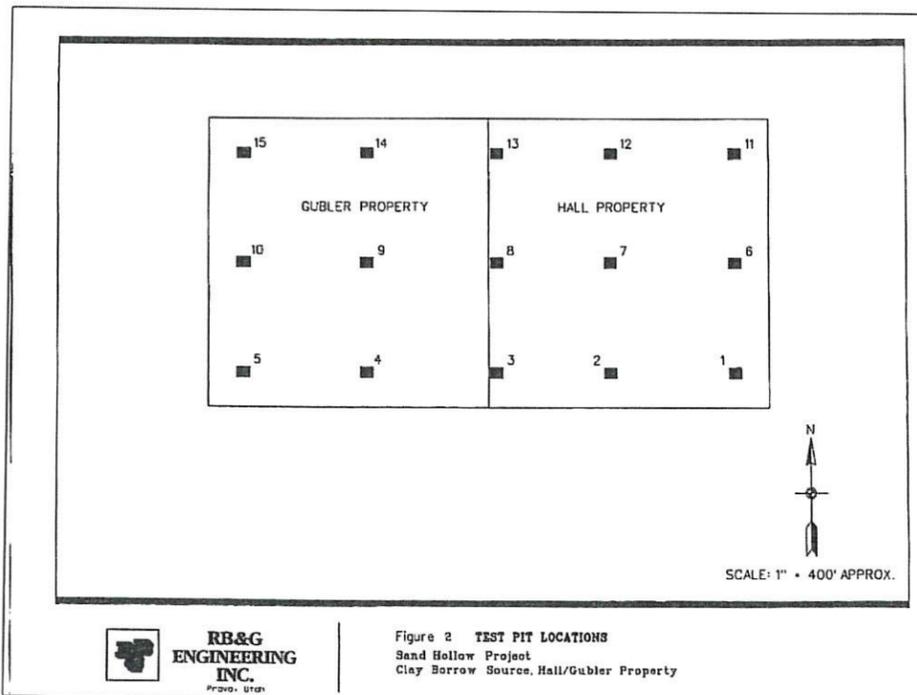


Figure 2 TEST PIT LOCATIONS  
Sand Hollow Project  
Clay Borrow Source, Hall/Gubler Property

Table 1  
SUMMARY OF TEST DATA

PROJECT SAND HOLLOW DAM  
LOCATION Alternate III-Hall Property FEATURE Clay Borrow Source

HOLE NO.	DEPTH BELOW GROUND SURFACE (ft)	STANDARD PENETRATION BLOWS PER FOOT	IN-PLACE		UNCONFINED COMPRESSIVE STRENGTH (psf)	ATTERBERG LIMITS			MECHANICAL ANALYSIS			UNIFIED SOIL CLASSIFICATION SYSTEM (modified)
			DRY UNIT WEIGHT (pcf)	MOISTURE (%)		LIQUID LIMIT (%)	PLASTIC LIMIT (%)	PLASTICITY INDEX (%)	PERCENT GRAVEL	PERCENT SAND	PERCENT SILT & CLAY	
1	3					31	20	11				CL-1
	6					24	17	7				CL-1
	9					25	18	7				CL-1
2	3					32	21	11				CL-1
3	3					28	20	8				CL-1
4	3					31	22	9				CL-1
5	3					32	20	12				CL-1
	6					26	15	11				CL-1
	9					18	12	6				CL-ML
8	3					27	18	9				CL-1
	6					31	19	12				CL-1
	9					27	17	10				CL-1
9	3					31	19	12				CL-1
10	3					30	18	12				CL-1
11	3					31	19	12				CL-1
	6					22	16	6				CL-ML
	9					21	13	8				CL-1
15	3					31	18	13				CL-1
	6					27	21	6				CL-ML
	9					27	15	12				CL-1

NP=Nonplastic

RB&G ENGINEERING INC.

1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T:480.503.2250 | F:480.503.2258  
www.epsgrupp.com

Water Conservancy District  
Hurricane, UT

Soils Report Summary

Project: \_\_\_\_\_

Revisions: \_\_\_\_\_

Designer: EPS  
Drawn by: EPS

Job No. 21-0167

Sheet No. 11.00



## STAFF COMMENTS

Discussion and consideration of a **preliminary plat for Black Ridge Phase 2**, a 35 lot single family subdivision located at 840 W Rlington Parkway. WPP Hurricane Land LLC Applicant. Austin Overman Agent

### **Discussion:**

The applicant has filed a preliminary plat for Phase 2 of the Black Ridge development. The primary purpose of this plat is to establish the connection between the Ridge at Zion Vista development and the southern end of the Scenic Pointe development and establish a connection between Rlington Parkway and 900 S.

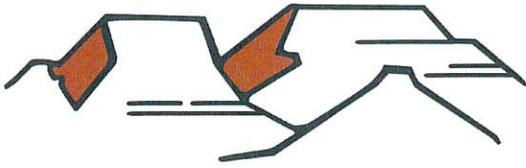
The Planning Commission gave a positive recommendation on the preliminary plat subject to staff and JUC comments.

### **Findings:**

### **Recommendation:**

### **Attachments:**

1. 2023-PP-11 App
2. Copy of BLACK RIDGE MP 2022.05.19
3. 2023-PP-11 Black Ridge Phase 2
4. Copy of Fifth Amdt to Collina Tinta Development Agreement-Redline (final - approved by council)
5. 23-0069 Black Ridge Phase 2
6. Will Serve Letter
7. Will Serve - Black Ridge Phase 2 - 2023.04.12



# PLANNING & ZONING HURRICANE CITY UTAH

147 N 870 W Hurricane UT  
PHONE: 435.635.2811 FAX: 435.635.2184

## PRELIMINARY PLAT APPLICATION

*For office use only: \$150.00 Fee*  
File No. 2023-PP-11  
Receipt No. \_\_\_\_\_

Name: WPP Hurricane Land, LLC Telephone: 385-501-5244

Address: 299 S Main LLC, Utah 84111 ste 2400 Fax No. \_\_\_\_\_

Email: austin.overman@wasatchcommercial.com Agent Email: "

Agent (If Applicable): Austin Overman Telephone: 801-688-5400

Address/Location of Subject Property: 840 W Rlington Pkwy Hurricane UT 84737

Tax ID of Subject Property: H-3-2-4-44021 Zone District: \_\_\_\_\_

Proposed Use: (Describe, use extra sheet if necessary. Include total number of 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.
  - g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.

- h. Contours at vertical intervals not greater than five (5) feet.
- i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock, and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- j. Information on whether property is located in desert tortoise take area

3. Proposed Plan: The subdivision plans shall show:

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

4. Required copies of plans:

- a. Three copies of all full-scale drawings
- b. One copy of each drawing on a 11 x 17-inch sheets. (8 1/2 x 11 is acceptable if the project is small and the plans are readable at that size).

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

6. Signed and notarized Acknowledgement Water Supply (see attached)

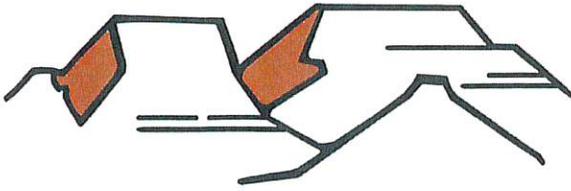
*copies sent with  
tws app. see  
Black Ridge app for  
original docs.*

**NOTE:** It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 (noon) 20 full calendar days before the Planning Commission meeting at which you plan for your application to be heard.

(Office Use Only)

Date Received: \_\_\_\_\_ Application Complete: YES \_\_\_\_\_ NO \_\_\_\_\_

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



# HURRICANE CITY

UTAH

## ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Austin Overman am/are the applicant(s) of the application known as WIP Hurricane Land LLC located on parcel(s) H-3-2-4-44021 within the City of Hurricane, Washington County, Utah.

By my/our signature(s) below I/we do hereby acknowledge and agree to the following:

1. Neither acceptance nor approval of a development application by Hurricane City shall constitute a guarantee that sufficient water will be available to serve the zone designation, project, or permit for which this application is being submitted; and
2. Prior to receiving final approval for the application, the applicant may be required by Hurricane City to provide a guarantee of water availability which verifies that there is a sufficient water supply; and
3. For any application which may be approved without a guarantee of water availability, the applicant knowingly assumes the entire risk of water availability for the project and/or application; and
4. I/we waive any and all claims against Hurricane City that are in any way related to water availability for any project, permit, or use for which the land use application has been approved.

Dated this 6th day of December, 2022.

Applicant Name: Austin Overman

Name of Signer (if different from Applicant Name): \_\_\_\_\_

Title of Signer: Managing Partner

Signature: [Handwritten Signature]

STATE OF Utah )

COUNTY OF Salt Lake )

On the 6th day of December, 2022, personally appeared before me Austin Overman, the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

Notary Public: Paige Pauline Atwood

My Commission Expires: Sept. 1, 2024



All signatures to this Acknowledgment, other than for Applicants signing in an individual capacity, shall be accompanied by documentation acceptable to the City attesting to the fact that the signer hereof is authorized to execute the Acknowledgment on behalf of the Applicant (e.g. a copy of a corporate resolution, copy of a partnership agreement, etc.). (Ord. No. 2022-37, 6-16-2022)

AFFIDAVIT  
PROPERTY OWNER

STATE OF UTAH )  
 )  
:SS  
COUNTY OF )

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

Austin Overman  
\_\_\_\_\_  
(Property Owner)

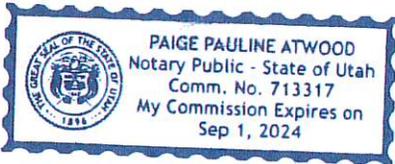
[Signature]  
\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 6th day of December 2022.

Paige Pauline Atwood  
\_\_\_\_\_  
(Notary Public)

Residing in: Utah County

My Commission Expires: Sept. 1, 2024



Agent Authorization

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

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

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

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

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

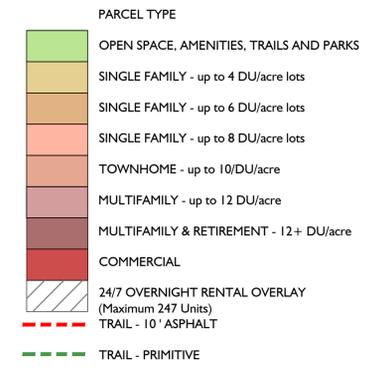
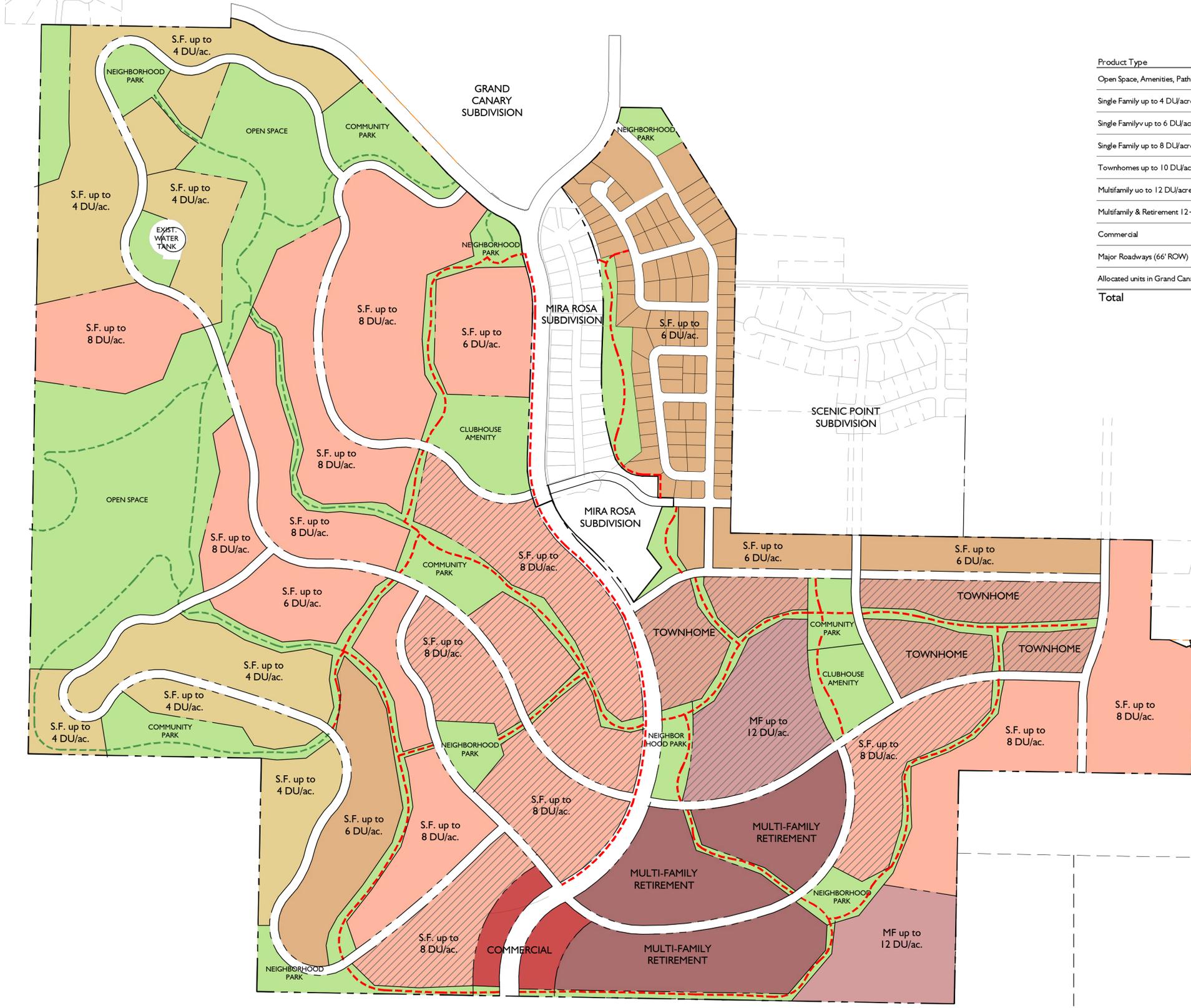
Residing in: \_\_\_\_\_

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

ISSUE DESCRIP.	DATE
	5.19.2022

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2022.

Product Type	Units	Acreage	%
Open Space, Amenities, Paths and Parks	100		19.7%
Single Family up to 4 DU/acre lots	120	55	10.8%
Single Family up to 6 DU/acre lots	120	48	9.5%
Single Family up to 8 DU/acre lots	780	208	41.0%
Townhomes up to 10 DU/acre	149	20	3.9%
Multifamily up to 12 DU/acre	200	20	3.9%
Multifamily & Retirement 12+ DU/acre	400	40	7.9%
Commercial	5		1.0%
Major Roadways (66' ROW)	11		2.2%
Allocated units in Grand Canary & Mira Rosa	117		
<b>Total</b>	<b>1886</b>	<b>507</b>	<b>100.0%</b>



A

LAND USE PLAN  
SCALE: 1"=300'-0" NORTH

BLACK RIDGE  
HURRICANE, UTAH

LAND USE

101



**STAFF COMMENTS**

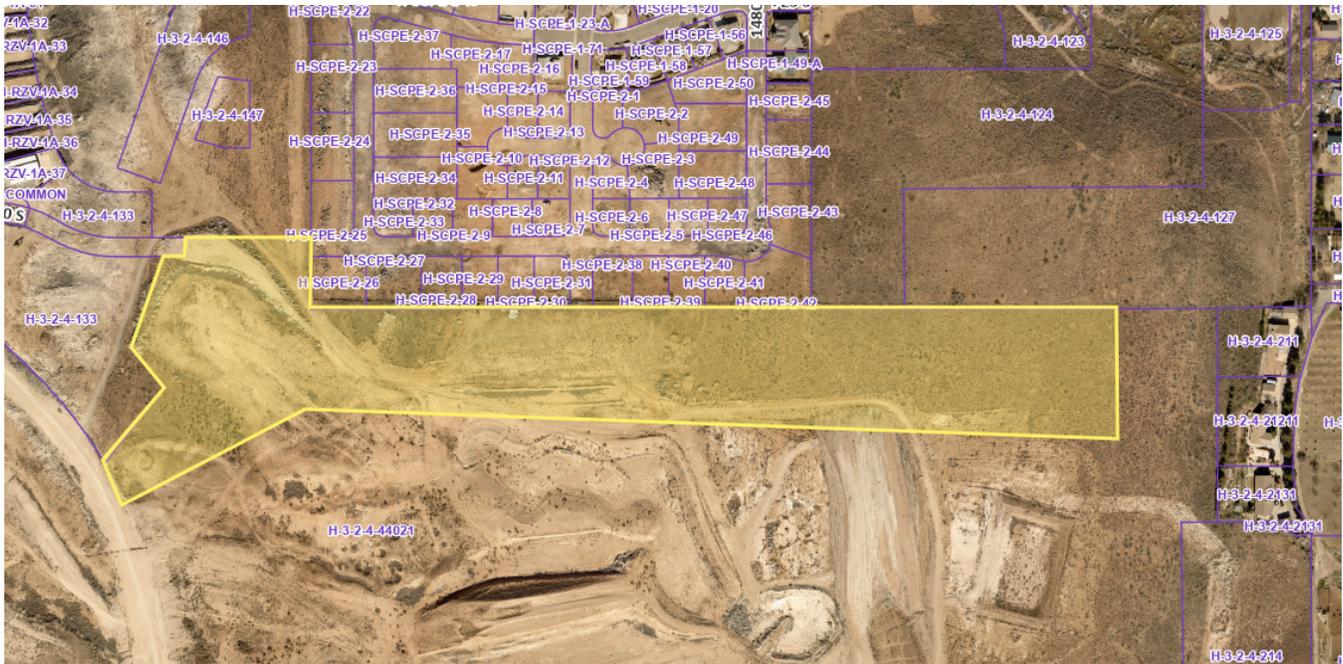
<b>Agenda Date:</b>	<b>04/20/2023</b>
<b>Application Number:</b>	2023-PP-11
<b>Type of Application:</b>	Preliminary Plat Application
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	WPP Hurricane Land LLC
<b>Agent:</b>	Austin Overman
<b>Request:</b>	Approval of a Preliminary Plat
<b>Location:</b>	840 W Rlington Parkway
<b>Zoning:</b>	R1-10 PDO
<b>General Plan Map:</b>	Planned Community

**Planning Commission Recommendation**

The Planning Commission gave a positive recommendation on the preliminary plat subject to staff and JUC comments.

**Discussion:**

The applicant has filed a preliminary plat for Phase 2 of the Black Ridge development. The primary purpose of this plat is to establish the connection between the Ridge at Zion Vista development and the southern end of the Scenic Pointe development and establish a connection between Rlington Parkway and 900 S.



*Location is approximate*

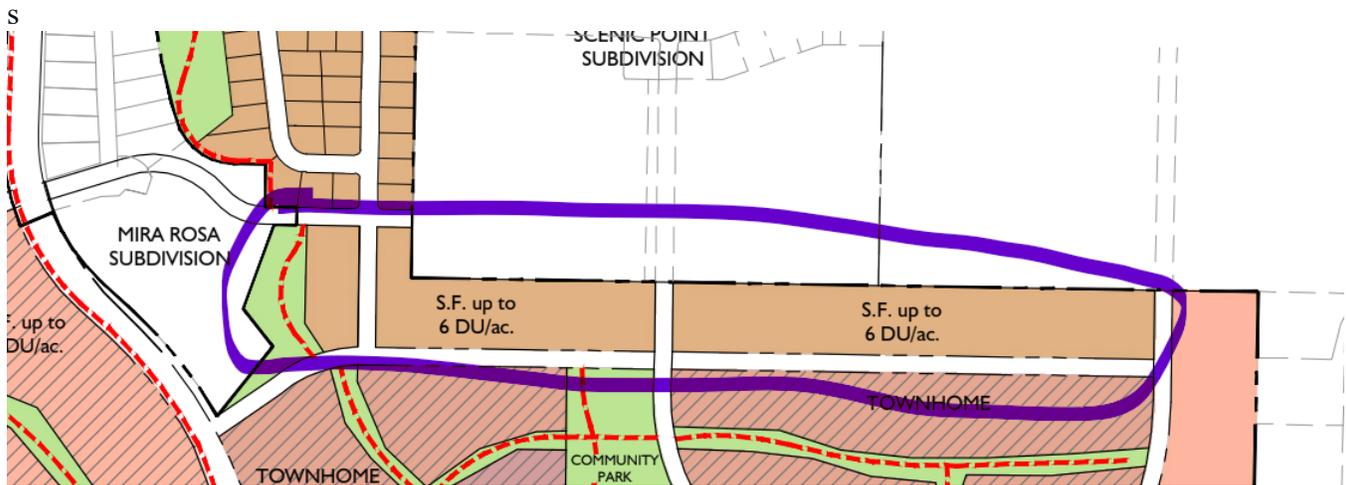
## JUC Comments

1. **Public Works:** No comments
2. **Power:** Power on Rlington Parkway backbone road will have to be developed before any power to this area. A design fee will be paid before design. See Hurricane City Power for a fee amount.
3. **Sewer:** Existing 8" line in 1530 W. Line north is 8". Ash Creek needs to see the flow calculations for the proposed 10" and 12" lines. Lines to the north of this project may need to be upsized.
4. **Water:** Okay
5. **Engineering:** Show the proposed roadway stubs to the south. Hurricane City Standards 3.2.4.2.F specifies block lengths shouldn't exceed 800' and access management in the Transportation Master Plan specifies the stubs must be separated 250' minimum. Street B is a minor collector. Review HCC 10-39-10 for final plat requirements during construction plan review. Change "City of Hurricane" to "Hurricane City" throughout. Who will own and maintain Parcel A? 850 S is a typical 52' public street. The proposed 900 S alignment will require some cooperation with RR Penga. The extension of Rlington Parkway must be recorded prior to or with this plat. Street B (900 S) is a 60' minor collector. Make 1385 W a 45' public street. Mountain View Drive is a 60' public street. It appears off-site drainage improvements must be included in construction plans.
6. **Street:** Ensure that 1385 W and Mountain View Drive align with the next phases of Mountain View Estates
7. **Fire:** No additional homes until a second access may be built
8. **Cable:** Will need updated TDS notes on utility page
9. **Phone:** Add Centurylink notes for construction drawings
10. **Gas:** No comments
11. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district

facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

### Staff Comments: Preliminary Plat

1. **Density:** This area was designated as “Single Family up to 6 dwelling units per acre” as seen below. They are proposing 35 single family lots with an average lot size of 7,717 square feet which is more than the typical average lot size of 7,260 sq ft in 6 DU/acre

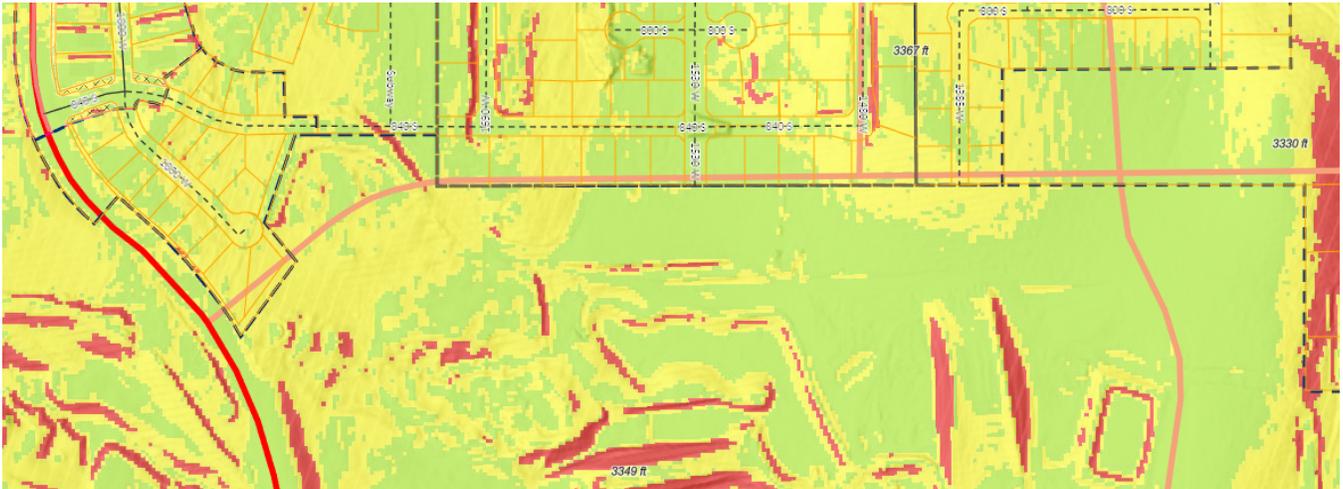


2. **Open Space:** The master plan shown above shows a trail connecting from 900 S to 850 S behind the houses. This will need to be shown on the plans. Keeping that hillside as open space is shown on the master plan and the preliminary plat. Hurricane City will require that the open space have a final site plan that needs to be approved by the Planning Commission.
3. Staff has received a will serve letter from the sanitary and culinary water providers
4. **Sensitive Lands:** A sensitive lands application was not provided. The topographic map provided as well as the county’s contour maps indicate that a sensitive lands application would probably be required however the development agreement for this project states that:

*2.2.2 Sensitive Lands Ordinance. Pursuant to Section 10-24-3G1 of the Sensitive Lands Ordinance and Recitals J,K, and L set forth above, the Project Shall Not be subject to the Sensitive Lands Ordinance but shall incorporate the alternative methods listed below to protect sensitive lands. The specific application of such methods to any Development Phase, or a particular portion thereof, shall be reasonably determined by the City*

*Engineer; provided, however, that such determination shall not have the effect of negating the rights or duties of the Developer or Owners as provided in this Agreement.*

Engineering will have to sign off on all grading and retaining wall heights. Staff would recommend that the principles of the sensitive lands ordinance be generally followed.



*Slope map of the area*

**Recommendation:** Staff recommends the City Council review this application based on standards with Hurricane City Code. Staff would recommend approval of the proposed subdivision subject to the comments within this report.

**When Recorded Return To:**

Wasatch Commercial Developers, LLC  
299 S. Main Street, Suite 2400  
Salt Lake City, Utah 84111

Space above for County Recorder's Use

PARCEL I.D. #: See Attached

**FIFTH AMENDMENT TO DEVELOPMENT AGREEMENT  
FOR PAINTED HILLS COLLINA TINTA**

THIS FIFTH AMENDMENT TO DEVELOPMENT AGREEMENT FOR PAINTED HILLS COLLINA TINTA ("Amendment") is made to be effective as of May \_\_, 2022 (the "Effective Date"), by and among WPP Hurricane Land, LLC , a Utah limited liability company ("Developer"), RR Penga, LLC, a Utah limited liability company ("Penga"), Interstate Homes LLC, a Utah limited liability company ("Interstate"), and the City of Hurricane, a municipal corporation and political subdivision of the State of Utah ("City") (individually a "Party" and collectively the "Parties").

**RECITALS**

A. Summit-Hurricane Development, Inc, a Nevada corporation ("Summit"), Toquerville Enterprises, a Utah limited liability company ("Toquerville") and City entered into that certain Development Agreement for Painted Hills Collina Tinta dated September 7, 2006, and recorded in the Official Records of Washington County, Utah on October 24, 2006, as Document No. 20060049271 (the "Agreement") for the development of approximately 560 acres of land located in Hurricane, Utah (the "Project") as more particularly described on Exhibit "A" attached hereto.

B. Summit, Toquerville and City entered into the First Amendment to the Agreement, dated January 2, 2008, and recorded in the Official Records of Washington County, Utah on February 6, 2008, as Document No. 20080004968.

C. Summit, Toquerville and City entered into the Second Amendment to the Agreement, dated May 22, 2008, and recorded in the Official Records of Washington County, Utah on May 28, 2008, as Document No.20080021728.

D. Penga became a successor owner and developer on July 19, 2017 of the proposed phases known as Grande Canary, Mira Rosa 1, Mira Rosa II in addition to the parcels to be dedicated as streets known as Rlington Parkway and 1760 West. Penga received a Sheriff's Deed and Bill of Sale dated July 20, 2017, which is recorded in the Official Records of Washington County, Utah on July 21, 2017 as Document No. 20170029809.

E. Summit, Toquerville, City and Penga entered into the Third Amendment to the Agreement, dated June 7, 2018, and recorded in the Official Records of Washington County, Utah on June 25, 2018, as Document No. 20180026189.

F. Interstate became a successor owner and developer upon acquisition from RR Penga of Mira Rosa 1, to be known as the Ridge at Zion Vista ("The Ridge") and Rlington Parkway adjacent to Mira Rosa 1 as recorded in the Official Records of Washington County, Utah on February 10, 2021, as Document No. 20210009584.

G. Developer became a successor owner and developer upon acquisition of multiple properties in the Project on September 17, 2021.

H. Developer, City, Penga and Interstate entered into the Fourth Amendment to the Agreement, dated \_\_\_\_\_, 2021, and recorded in the Official Records of Washington County, Utah on \_\_\_\_\_, 2021, as Document No. \_\_\_\_\_.

I. The Parties desire to again amend the Agreement to update the general development plan of the Development, including the elimination of requirement for a golf course and certain open space requirements.

J. The Parties desire to amend the Agreement by adding the language set forth below.

### **AGREEMENT**

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Amendment to Agreement. This Amendment amends the Agreement. In the event of any conflict or inconsistency between the terms of this Amendment and the terms of the Agreement, the terms of this Amendment shall control. Unless otherwise indicated herein, all capitalized terms used in the Amendment shall have definitions assigned to them in the Agreement.

2. Recital K. Section K of the Development Agreement shall be amended to replace the reference to “forty percent (40%)” with “twenty percent (20%).”

3. Golf Course. The parties agree that all references in the Development Agreement to “Golf Course” and “Golf Course Company” shall be stricken and of no further force and effect. The Parties acknowledge and agree that there shall be no requirement to build a Golf Course as part of the Project. Any requirement relating to the Golf Course or obligations of the Golf Course Company or Golf Course Owner shall also be stricken and of no further force and effect.

4. Preliminary Site Plan Update. The Site Plan attached hereto as Exhibit “B-1” shall replace the preliminary site plan attached as Exhibit “B” to the Agreement.

(a) Density. The Project has been approved for a total of 1886 units, 247 of which may be used as short-term rentals. This density is given in part in recognition of dedicated open space, parks and trails within the Project. The development of the Project shall substantially comply with the attached Site Plan unless otherwise amended by the terms of the Agreement, as amended.

(b) Roadway and Connectivity. The preliminary site plan approval does not represent final or official approval of any roadway alignments. All roadways and connectivity within the Project shall meet Hurricane City Standards, including connectivity for local roadways, block lengths, approved cross-sections, and Master Plan roadway alignments and design. Alternate cross-section and roadway alignments may be proposed by the Developer as part of preliminary site plans or preliminary plats with the purpose of enhancing the Project, landscaping, or pedestrian facilities.

(c) Recreation Resort Units. The Developer has been approved for 247 units that may be used in the areas designated for short-term rental units as shown as the crosshatched areas on Exhibit “B-1” attached hereto. Areas actually containing short-term rental units shall comply with Hurricane Recreation Resort standards for amenities and parking.

(d) Public Trails. Trails located within Master Plan Roadways shall comply with Hurricane’s Active Transportation Master Plan standards and cross-sections. All trails shown as asphalt trails on Exhibit “B-1” attached hereto shall be paved with asphalt and be a minimum of ten feet (10’) wide. The remaining trails in the Development may be primitive trails. Other pedestrian walkways and sidewalks shall be added to meet Hurricane pedestrian connectivity standards.

(e) Commercial Uses. Commercial uses shall be restricted to permitted and conditional uses within the Neighborhood Commercial Zone.

5. Gated Communities. Section 4 of the Second Amendment to the Agreement is hereby revoked and replaced with the following:

4. Gated Communities. The Parties agree that when Developer applies for a preliminary site plan or a preliminary plat, as applicable, the Hurricane

City Council may, after a recommendation from the Hurricane City Planning Commission, allow gated communities in areas with a Recreation Resort designation as shown on Exhibit “B-1”. If any gated community is allowed under this section, the standards for any such gated community shall be determined during the approval process.

6. Section 2.4.3. The following sentence is hereby added to the end of Section 2.4.3:

Notwithstanding the foregoing, a residential facility~~ies~~ for elderly persons or a residential facility for persons with a disability (both as defined in Hurricane City Code Title 10, Chapter 46, Section 3) to be developed in the Project shall not be required to be in the locations shown for Commercial Uses on Exhibit “B-1”, but may be in other locations of the Project as reasonably determined by Developer and Owner. The square footages of such facilities shall not count toward the limit for Commercial Uses set forth in Section 2.4.3, but, if residential facilities for elderly persons or residential facilities for persons with a disability are constructed outside of the locations shown for Commercial Uses and contain more than fifty (50) residential rooms, then, for any residential room at such facilities in excess of fifty (50) residential rooms, such excess rooms shall count toward the total density allowed in the Project at a rate of five (5) rooms for one (1) residential unit. Any such facilities shall comply with Section 10-46-5, Development Standards for Residential Facilities for Elderly Persons and Persons with Disabilities.

7. Section 2.4.5(b). Section 2.4.5(b) is hereby revoked and deleted in its entirety and replaced with the following:

(b) the proposed transfer does not assign any density to park or open spaces shown on the Preliminary Site Plan, unless such park or open space to which density transfers is replaced with park or open spaces of approximately equivalent size in a different location on the Site Plan of the Project;

8. Section 3.2.2. Section 3.2.2 is hereby revoked and deleted in its entirety and replaced with the following:

**3.2.2 Project and System Improvements – Cost Sharing.** Developer shall bear the entire cost of constructing Project Improvements needed to service the Project. Developer shall also bear the cost of constructing System Improvements required as a result of the Project but shall be entitled to be reimbursed for the cost of such System Improvements except for Developer’s Proportionate Share of System Improvements costs by requesting reimbursement of the cost of constructing eligible public facility improvements pursuant to Hurricane City Code Title 9, Chapter 6.

~~9.~~ Sections 3.2.3, 3.2.6 and 3.2.9. Sections 3.2.3, 3.2.6, and 3.2.9 are hereby revoked and deleted in their entirety.

~~9.10.~~ Section 4.1.1.2. Section 4.1.1.2 is hereby revoked and deleted in its entirety and not replaced.

~~10.11.~~ Section 4.6.1.1. Section 4.6.1.1 is hereby deleted in its entirety and replaced with the following:

**4.6.1.1 Park Sites, Trails, Ponds and Open Areas.** Owners and Developer have provided for approximately one hundred (100) acres of open areas within the Project, including, but not limited to, forty (40) acres of recreational open space, Sullivan’s Knoll, public trails and multiple park areas of varying sizes shown on Exhibit “B-1” attached hereto. The placement of the park areas shown on Exhibit “B-1” are approximate and subject to relocation by Developer.

**Commented [DH1]:** Can you show on Exhibit B-1 which parks will be private and which ones will be dedicated to the City?

~~11.12.~~ Section 4.6.1.6. Section 4.6.1.6 is hereby revoked and deleted in its entirety and not replaced.

~~12.13.~~ Section 4.7.1.2. Section 4.7.1.2 is hereby revoked and deleted in its entirety and not replaced.

~~13.14.~~ Execution and Counterparts. This Amendment may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which shall together constitute and be one and the same document.

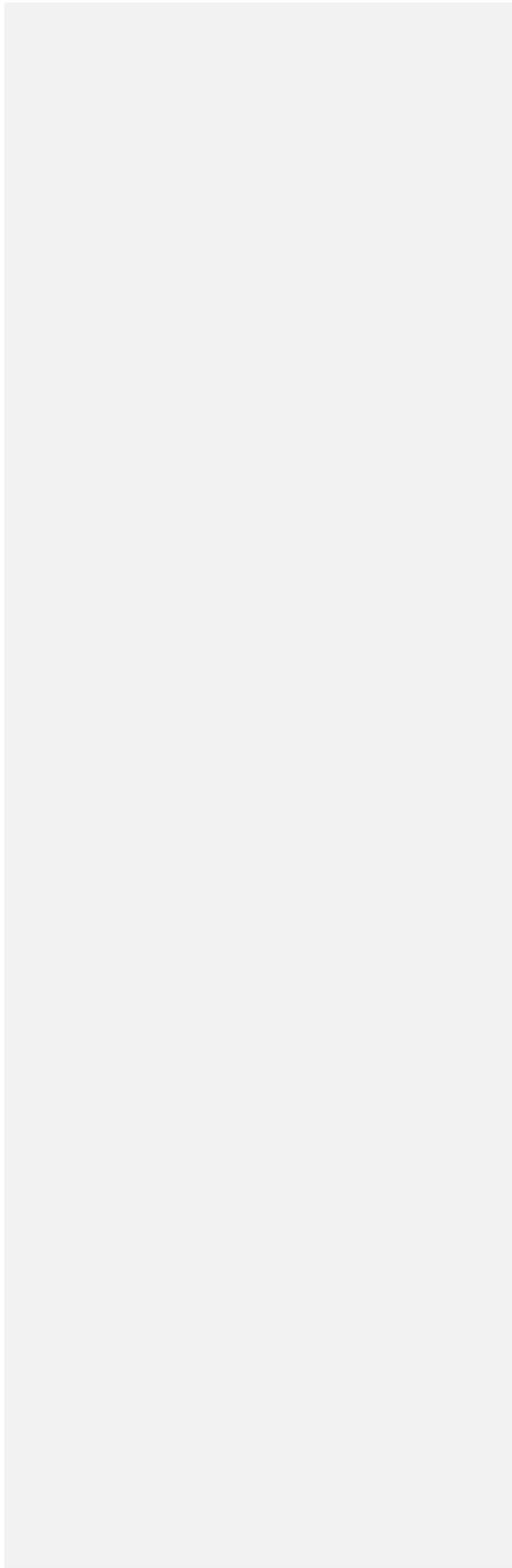
~~14.15.~~ No Other Changes. Except as herein expressly provided, the Agreement remains in all other respects unmodified and in full force and effect.

IN WITNESS HEREOF, the Parties have executed this FIFTH AMENDMENT TO DEVELOPMENT AGREEMENT FOR PAINTED HILLS COLLINA TINTA as of the date first above written.

(Signatures on Next Page)

|

|



**Signature Page**

**DEVELOPER:**

WPP Hurricane Land, LLC, a Utah limited liability company

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

**INTERSTATE:**

Interstate Homes, LLC, a Utah limited liability company

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

**PENGA:**

RR Penga, LLC, a Utah limited liability company

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

**CITY:**

Hurricane City, a municipal corporation and political subdivision of the State of Utah

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 : ss.  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2022 personally appeared before me \_\_\_\_\_ and \_\_\_\_\_, who, being by me duly sworn, did say that he/she/they is/are the \_\_\_\_\_ of WPP Hurricane Land, LLC, a Utah limited liability company, and said person acknowledged to that said company executed the same.

\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: \_\_\_\_\_  
\_\_\_\_\_

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

STATE OF \_\_\_\_\_ )  
 : ss.  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2022 personally appeared before me \_\_\_\_\_, who, being by me duly sworn, did say that he/she is the \_\_\_\_\_ of RR Penga, LLC., a Utah limited liability company, and said person acknowledged to that said company executed the same.

\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: \_\_\_\_\_  
\_\_\_\_\_

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

STATE OF \_\_\_\_\_ )  
 : ss.  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2022 personally appeared before me \_\_\_\_\_, who, being by me duly sworn, did say that he/she is the \_\_\_\_\_ of Interstate Homes LLC, a Utah limited liability company, and said person acknowledged to that said company executed the same.

\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: \_\_\_\_\_  
\_\_\_\_\_

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

STATE OF \_\_\_\_\_ )  
 : ss.  
COUNTY OF \_\_\_\_\_ )

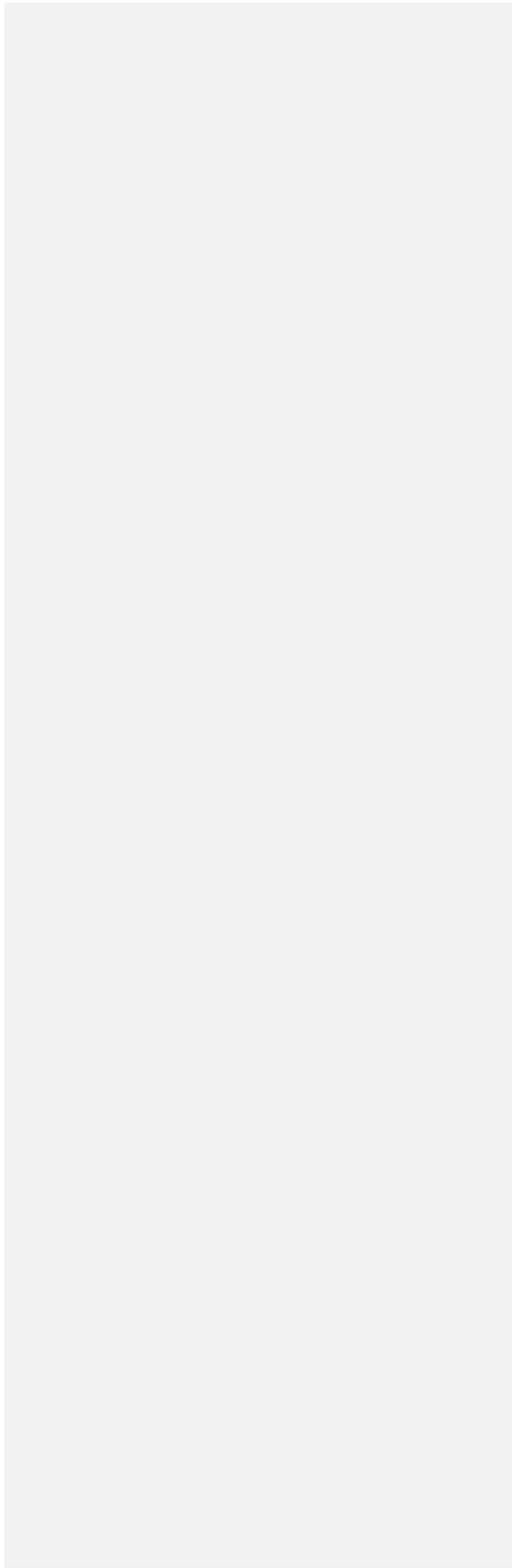
On the \_\_\_\_\_ day of \_\_\_\_\_, 2022 personally appeared before me \_\_\_\_\_, who, being by me duly sworn, did say that he/she is the \_\_\_\_\_ of Hurricane City, a municipal corporation and political subdivision of the State of Utah, and said person acknowledged to that said company executed the same.

\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: \_\_\_\_\_  
\_\_\_\_\_

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

|

|



**Exhibit "A"**

Legal Description:

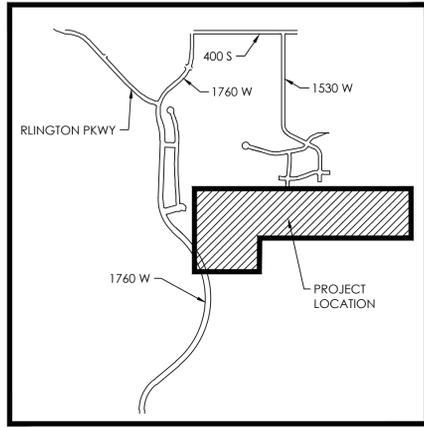
BEGINNING AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE SECTION LINE SOUTH 89°43'42"EAST 1,688.58 FEET; THENCE SOUTH 00°01'00"WEST 208.71FEET; THENCE SOUTH 89°43'42"EAST 208.71 FEET; THENCE NORTH 00°01'00"EAST 208.71 FEET TO THE NORTH SECTION OF SAID SECTION 4; THENCE ALONG SAID SECTION LINE SOUTH 89°43'42"EAST 65.85 FEET; THENCE SOUTH 00°00'05"EAST 405.02 FEET; THENCE NORTH 89°59'55"EAST 236.70 FEET; THENCE SOUTH 32°44'48"EAST 802.71 FEET; THENCE SOUTH 00°13'28" WEST 1,718.18 FEET; THENCE SOUTH 89°S2'53" EAST 2,392.27 FEET; THENCE SOUTH 00°17'42" WEST 560.86 FEET; THENCE SOUTH 89°50'57" EAST 247.50 FEET TO THE EAST SECTION LINE OF SAID SECTION 4; THENCE ALONG SAID SECTION LINE SOUTH 00°17'41" WEST 757.13 FEET NORTH 89°50'57" WEST 1319.08 FEET; THENCE SOUTH 00°15'32" WEST 1318.25 FEET TO THE SOUTH SECTION LINE OF SAID SECTION 4; THENCE ALONG THE SECTION LINE NORTH 89°49'00" WEST 1318.50 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 4; THENCE ALONG THE SECTION LINE NORTH 89°49'00" WEST 2,636.30 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE ALONG THE SECTION LINE NORTH 00°14'51" EAST 1,316.02 FEET; THENCE NORTH 89°45'29" EAST 1,321.80 FEET; THENCE NORTH 00°14'51" EAST 1,317.75 FEET; THENCE NORTH 00°11'38" EAST 2,800.60 FEET TO THE NORTH SECTION LINE OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID SECTION LINE SOUTH 89°46'40"EAST 1320.18 FEET TO THE POINT OF BEGINNING. CONTAINS 24,379,912 SQUARE FEET OR 559.68 ACRES

Parcel ID#'s:

- H-3-2-4-132
- H-3-2-4-133
- H-3-2-4-139
- H-3-2-4-44021
- H-3-2-4-1310
- H-3-2-4-1311
- H-3-2-4-1312
- H-3-2-4-146
- H-3-2-4-147
- H-3-2-4-214

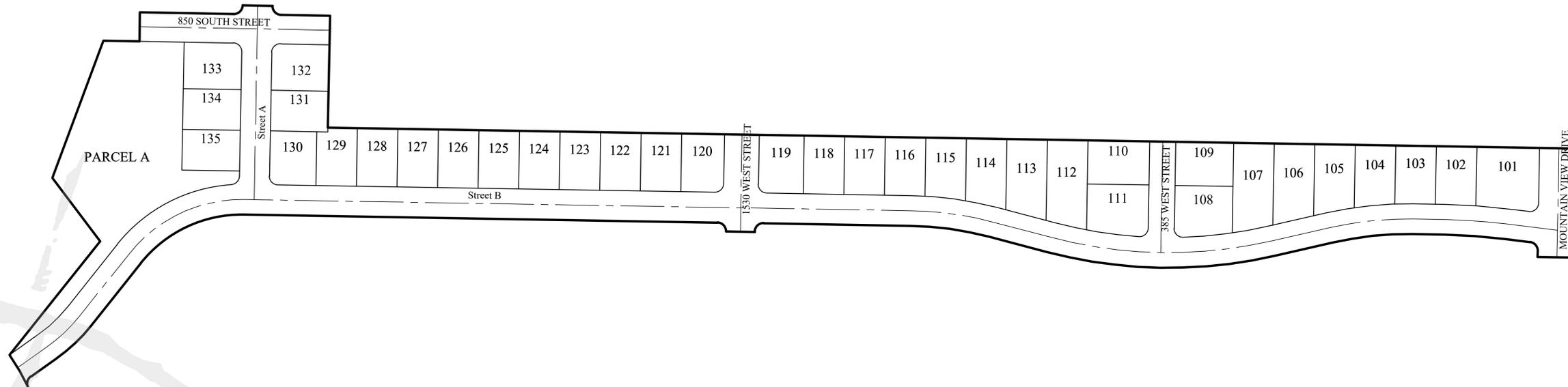
# BLACK RIDGE PHASE 2

PREPARED FOR:  
**WASATCH GROUP**  
 LOCATED IN:  
**HURRICANE CITY, UT**



**VICINITY MAP**  
 NTS

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C2	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C3	ROAD GRADING & CROSS SECTION
C4	MASTER STORM DRAIN MAP
C4.1	PHASE 2 DRAINAGE PLAN
C5	SEWER EXHIBIT



**SITE MAP**

**GENERAL NOTES**

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO HURRICANE CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

**NOTICE**

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

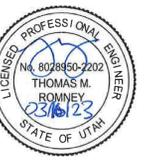
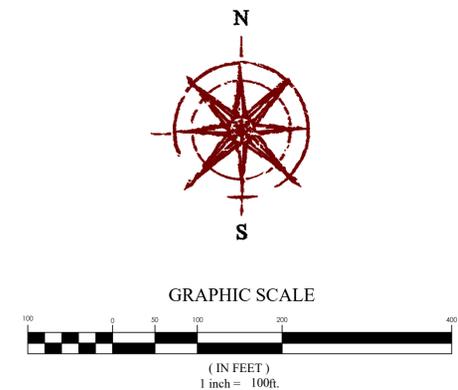
**ENGINEER'S NOTES TO CONTRACTOR**

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANT THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

**CONTACTS**

**ENGINEER & SURVEYOR**  
 FOCUS ENGINEERING & SURVEYING, LLC  
 6949 S. HIGH TECH DRIVE SUITE 200  
 MIDVALE, UTAH 84047  
 (801) 352-0075  
 PROJECT MANAGER: BEN DUZETT  
 SURVEY MANAGER: JUSTIN LUNDBERG

**OWNER/DEVELOPER**  
 WASATCH GROUP  
 299 S. MAIN SUITE 2400  
 SALT LAKE CITY, UTAH 84111  
 (801) 688-5400  
 CONTACT: AUSTIN OVERMAN



**BLACK RIDGE PHASE 2**  
**HURRICANE CITY, UT**  
**COVER**

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
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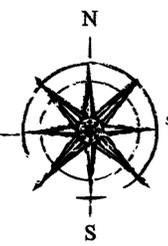
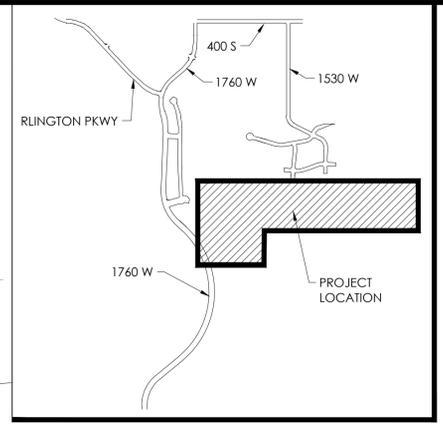
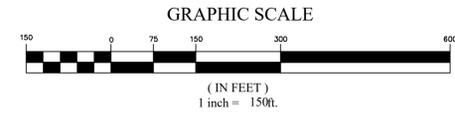
**COVER**

Scale: 1"=100' Drawn: MDH  
 Date: 03/16/23 Job #: 23-0069  
 Sheet: **C1**



# BLACK RIDGE PHASE 2 SUBDIVISION PLAT

LOCATED IN THE WEST HALF OF SECTION 4, T2 S, R13 W,  
SALT LAKE BASE & MERIDIAN  
HURRICANE, WASHINGTON COUNTY, UTAH



RR PENGA, LLC  
PARCEL NO. H-3-2-4-133

PARCEL A  
1.52 acres  
66176 sqft

850 SOUTH STREET  
50' PUBLIC - ROW

133  
0.18 acres  
7952 sqft

134  
0.16 acres  
7000 sqft

135  
0.16 acres  
7000 sqft

132  
0.18 acres  
7872 sqft

131  
0.16 acres  
6930 sqft

130  
0.17 acres  
7368 sqft

129  
0.16 acres  
6860 sqft

128  
0.16 acres  
7000 sqft

127  
0.16 acres  
7000 sqft

126  
0.16 acres  
7000 sqft

125  
0.16 acres  
7000 sqft

124  
0.16 acres  
7000 sqft

123  
0.16 acres  
7000 sqft

122  
0.16 acres  
7000 sqft

121  
0.16 acres  
7000 sqft

120  
0.17 acres  
7335 sqft

119  
0.18 acres  
7710 sqft

118  
0.16 acres  
7000 sqft

117  
0.16 acres  
7000 sqft

116  
0.16 acres  
7004 sqft

115  
0.17 acres  
7224 sqft

STREET A  
52' PUBLIC - ROW

STREET B  
52' PUBLIC - ROW

1530 WEST STREET  
60' PUBLIC - ROW

118  
0.16 acres  
7000 sqft

117  
0.16 acres  
7000 sqft

116  
0.16 acres  
7004 sqft

115  
0.17 acres  
7224 sqft

114  
0.18 acres  
7977 sqft

113  
0.21 acres  
9131 sqft

112  
0.24 acres  
10292 sqft

111  
0.21 acres  
9038 sqft

110  
0.18 acres  
7974 sqft

109  
0.17 acres  
7500 sqft

108  
0.20 acres  
8335 sqft

107  
0.24 acres  
10385 sqft

106  
0.21 acres  
9240 sqft

105  
0.19 acres  
8071 sqft

104  
0.17 acres  
7269 sqft

103  
0.16 acres  
7008 sqft

102  
0.16 acres  
7025 sqft

101  
0.26 acres  
11403 sqft

385 WEST STREET  
45' PUBLIC - ROW

118  
0.16 acres  
7000 sqft

117  
0.16 acres  
7000 sqft

116  
0.16 acres  
7004 sqft

115  
0.17 acres  
7224 sqft

114  
0.18 acres  
7977 sqft

113  
0.21 acres  
9131 sqft

112  
0.24 acres  
10292 sqft

111  
0.21 acres  
9038 sqft

110  
0.18 acres  
7974 sqft

109  
0.17 acres  
7500 sqft

108  
0.20 acres  
8335 sqft

107  
0.24 acres  
10385 sqft

106  
0.21 acres  
9240 sqft

105  
0.19 acres  
8071 sqft

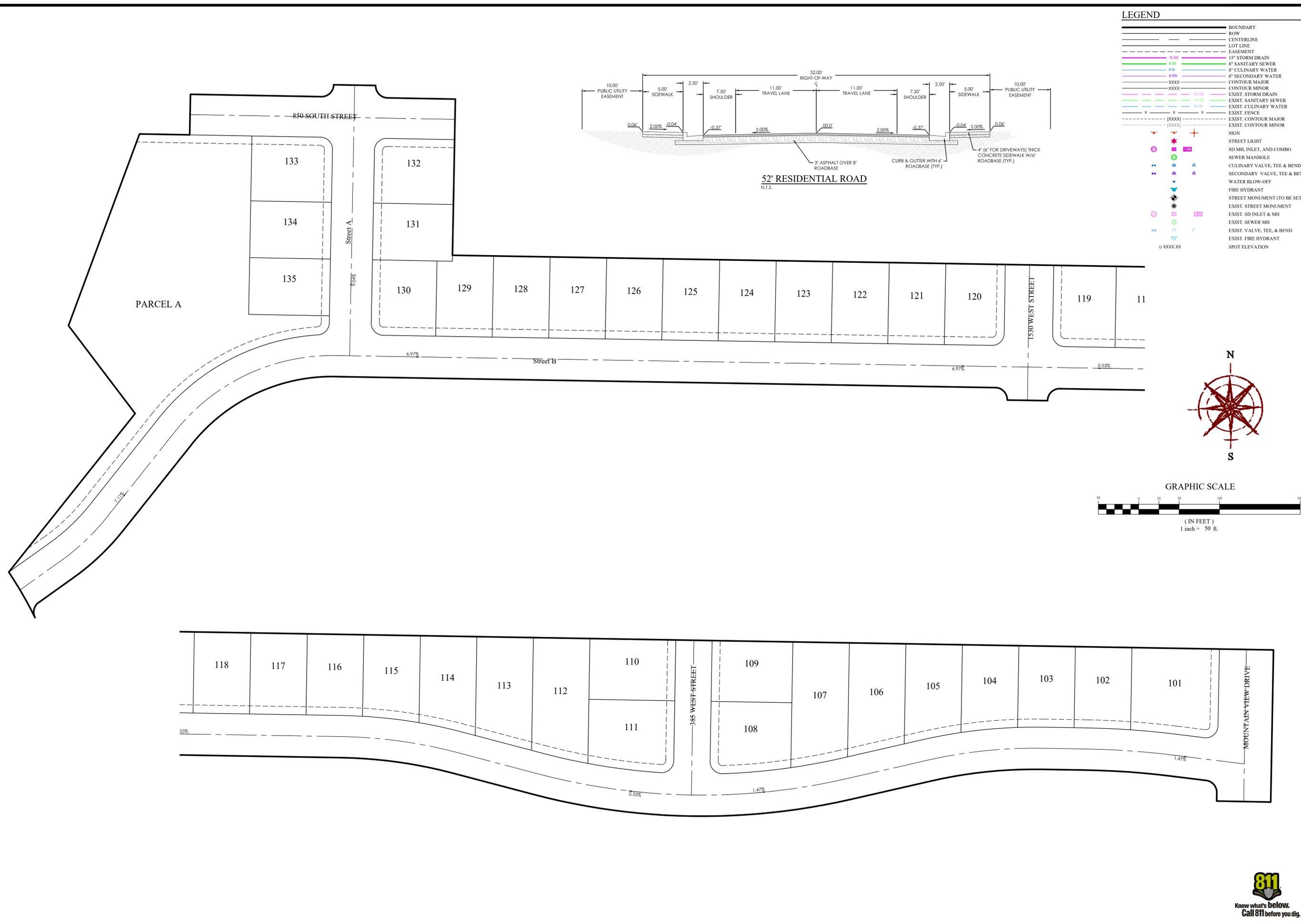
104  
0.17 acres  
7269 sqft

103  
0.16 acres  
7008 sqft

102  
0.16 acres  
7025 sqft

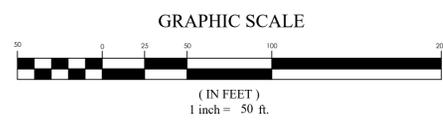
101  
0.26 acres  
11403 sqft

PREPARED BY  
**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 HIGH TECH DRIVE  
MIDVALE, UTAH 84047 PHE (801) 352-0075  
www.focusutah.com



**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	CULINARY VALVE, TEE & BEND
+	SECONDARY VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION



**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 S. HIGH TECH DRIVE, SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focusuh.com



**BLACK RIDGE PHASE 2**  
HURRICANE CITY, UT  
**ROAD GRADING & CROSS SECTION**

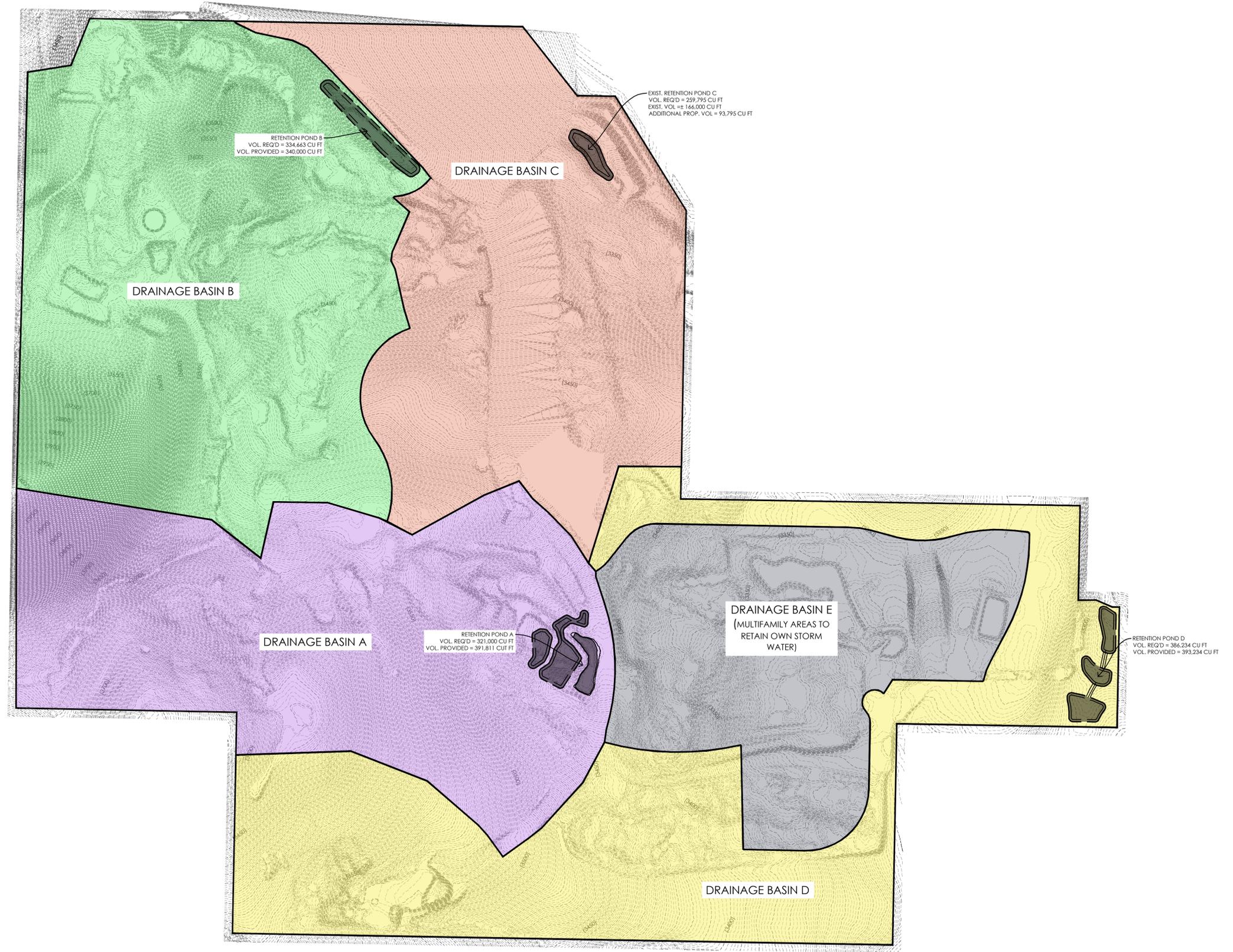
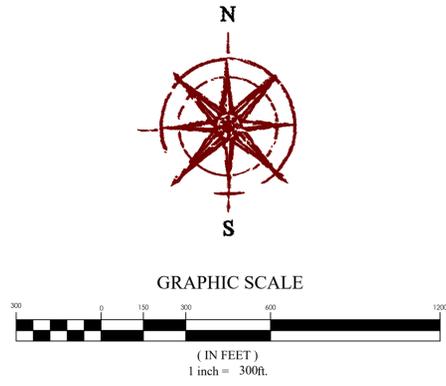
REVISION BLOCK	DATE	DESCRIPTION
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**ROAD GRADING & CROSS SECTION**

Scale: 1" = 50'  
Date: 03/16/23  
Sheet: C3

Drawn: MDH  
Job #: 23-0069





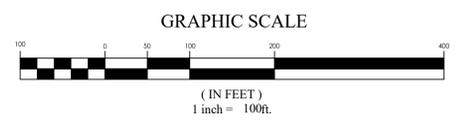
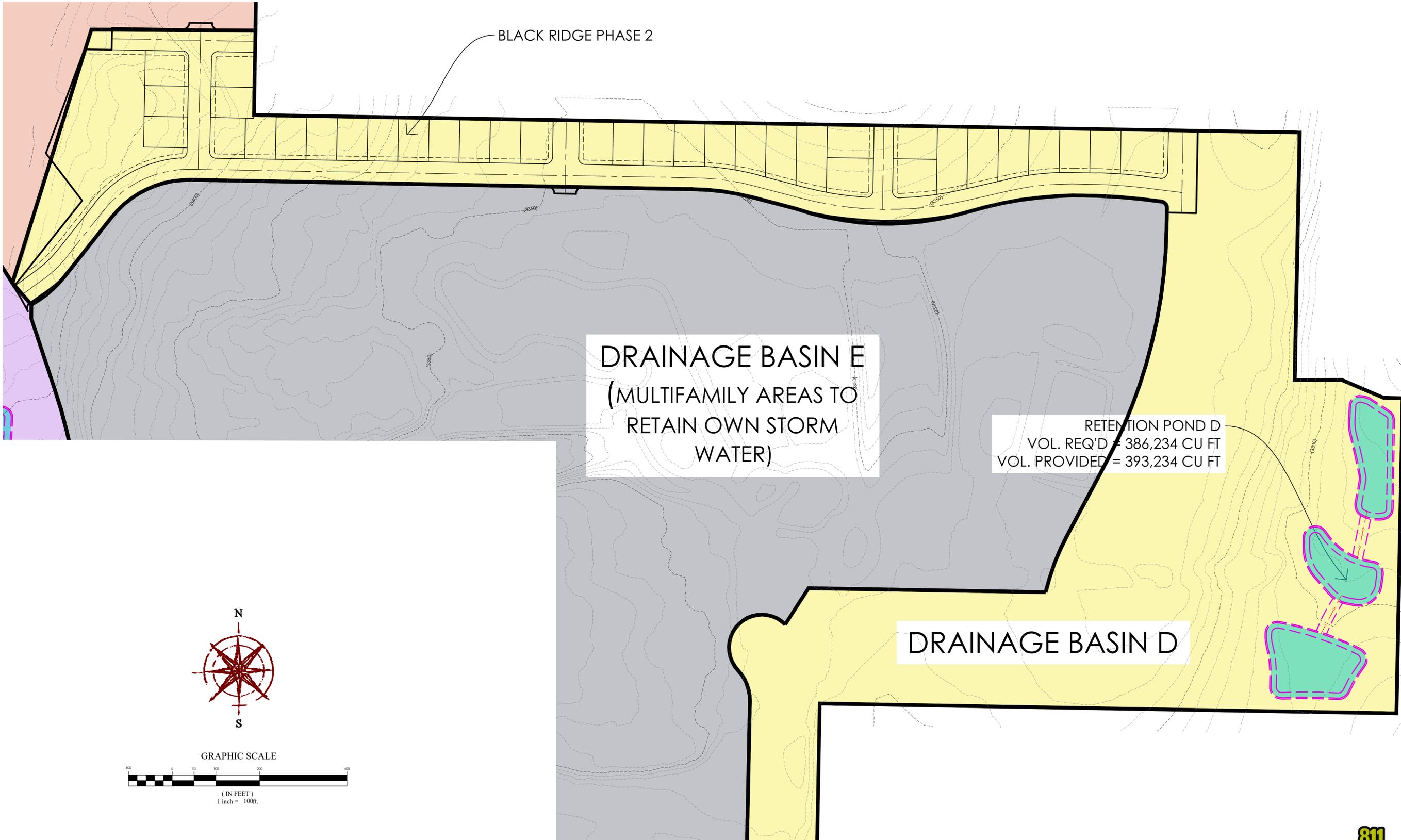
# BLACK RIDGE MASTER STORM DRAIN MAP

HURRICANE, WASHINGTON COUNTY

3/16/2023

22-0118





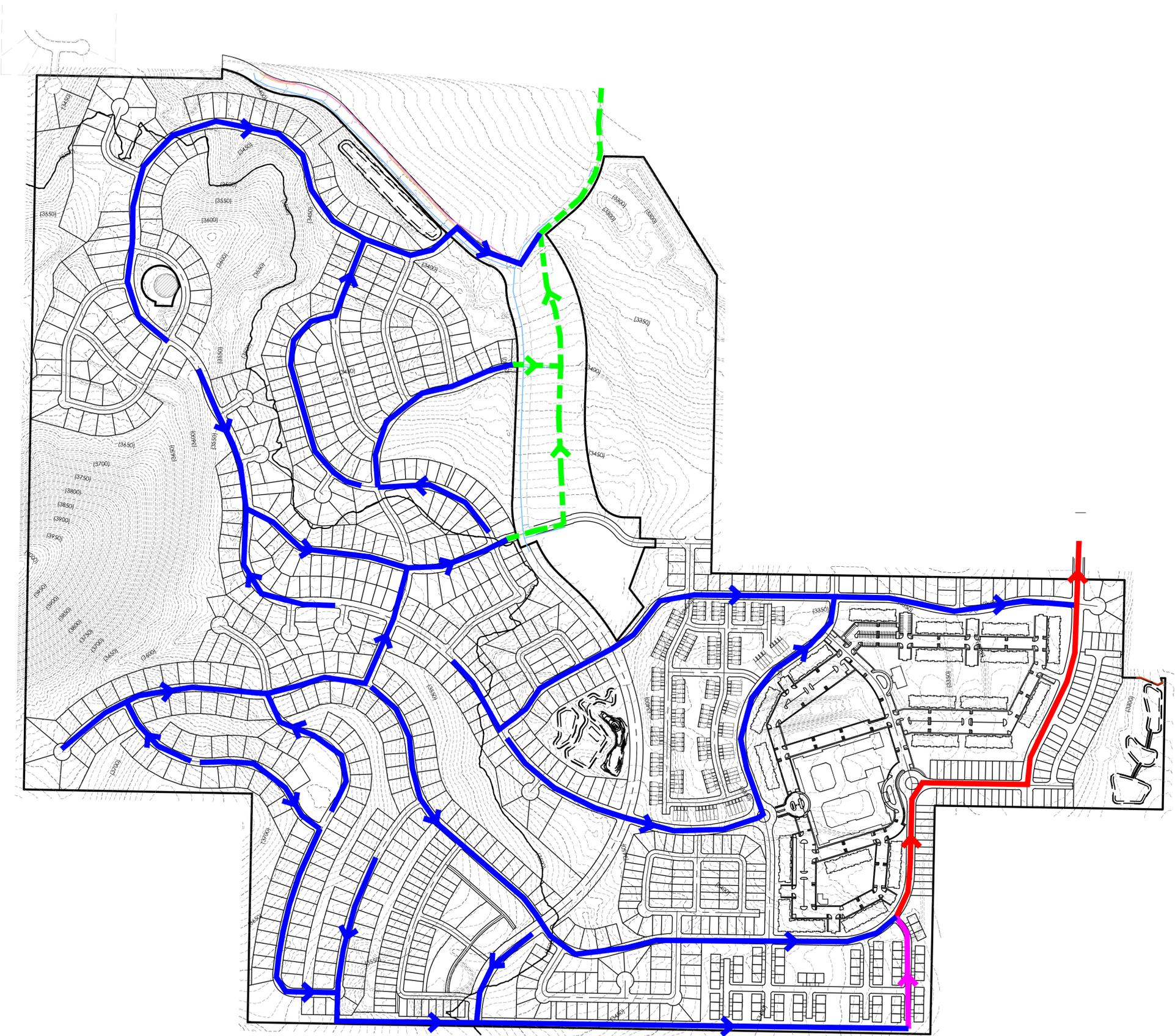
**BLACK RIDGE PHASE 2**  
 HURRICANE CITY, UT  
**PHASE 2 DRAINAGE PLAN**

REVISION BLOCK	DATE	DESCRIPTION
1		
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**PHASE 2 DRAINAGE PLAN**

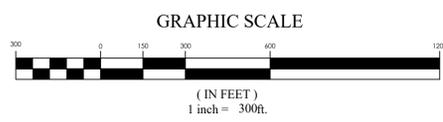
Scale: 1"=XX' Drawn: MDH  
 Date: 03/16/23 Job #: 23-0069  
 Sheet: C4.1





**LEGEND**

- 8" EXISTING
- 12" SEWER
- 10" SEWER
- 8" SEWER



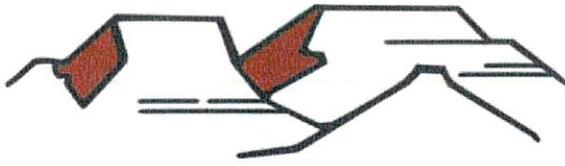
**BLACK RIDGE MASTER PLAN**  
 HURRICANE, UT  
**SEWER EXHIBIT**

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

**SEWER EXHIBIT**

Scale: 1"=300' Drawn: DCJ  
 Date: 2/14/23 Job #: 22-0118  
 Sheet: **SEWER EX.**





# HURRICANE CITY UTAH

Water Department  
Ken Richins, Superintendent

April 12, 2023

To Whom It May Concern:

Wasatch Group (the "Developer") has requested a culinary water will serve letter for the subdivision known as **Black Ridge Phase 2**, located at approximately 1530 W 900 S in Hurricane, Utah (the "Project").

### Infrastructure

The City currently has infrastructure to supply culinary water in the general area of the Project. However, Developer will be responsible to connect the Project to the existing water infrastructure, including the installation of infrastructure in dedicated public streets and as otherwise required to meet City standards. In addition, Developer may be required to obtain and supply a hydraulic water study to ensure the waterline will deliver required fire flows. A looped water system may be required.

### Water Supply

As of the date of this letter, the city has adequate water to supply water to 35 residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

### General Requirements

In addition to the requirements and limitations described above, Developer shall be required to comply with all applicable laws, ordinances, policies, and construction and design standards. These requirements include, but are not limited to, secondary water system requirements and any obligations described in an applicable development agreement.

Sincerely,

Ken Richins  
Water Department Superintendent



April 12, 2023

Hurricane City  
Stephen Nelson  
127 N. 870 W.  
Hurricane, UT 84737

**Subject: Black Ridge Phase 2**

Stephen,

Ash Creek SSD is providing a conditional will serve for Black Ridge Phase 2. Conditions are as follows:

- Sewer flow calculations for The Black Ridge Master Plan need to be provided to Ash Creek including justification for the proposed sewer pipe sizing.
- Due to existing 8" sewer main lines, 8" lines through the project are preferred. Sewer may need to be split and a portion sent to 1300 South.
- Off-site sewer plans will need to be provided with a dedicated roadway or a 25' sewer easement provided.

The developers understand and agree that they will need to get plan approval for the sewer system. After approval, developers agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

Amber Gillette, P.E.  
Engineer  
Ash Creek Special Service District

1350 South Sandhollow Road, Hurricane, UT 84737  
phone: 435.635.2348  
email: ashcreek@infowest.com



## STAFF COMMENTS

Discussion and consideration of a **preliminary plat for Grassy Meadows Sky Ranch Phase 6B**, an 18-lot single-family subdivision located at approximately 4500 S 1200 W, Sky Ranch Phs 6 LC Applicant.

### **Discussion:**

The applicant is proposing a 14 lot single family subdivision immediately south of Sky Ranch. Lots 1-4 are not within Hurricane City boundaries and should not be considered to be part of this application, they will have to be approved by Washington County. The applicant intends for this subdivision to be intertwined with the Sky Ranch subdivision and is proposing a taxiway access to their private airport.

The Planning Commission recommended the denial of the proposed subdivision finding:

1. Inadequate facilities in the area
2. Will-serve letters have not been provided from the culinary and sanitary water providers

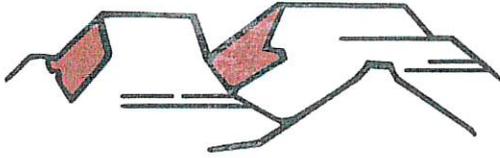
The Planning Commission wanted to note to the City Council that they generally like the application and think it is a good development for the area, and they would have recommended approval if services were in the area.

### **Findings:**

### **Recommendation:**

### **Attachments:**

1. 2023-PP-12 App
2. scan0003
3. Copy of Hurricane Circuit CW101 Analysis Report-Final
4. 046-191 Limited Culinary Distribution Capacity Exhibit 11x17
5. 2023-PP-12 Grassy Meadows Sky Ranch Phase 6B



# PLANNING & ZONING HURRICANE CITY UTAH

147 N 870 W Hurricane UT  
PHONE 435.635.2811 FAX 435.635.2184

## PRELIMINARY SITE PLAN APPLICATION

Plat

For office use only: \$200.00 Fee  
File No. 2023-PP-12  
Receipt No. 8-167404

Name: SKY RANCH PHASE 6 L.C. Telephone: 801-776-8111

Address: 476 HERITAGE PARK BLVD. Fax No. \_\_\_\_\_

Email: dino@durbanogroup.com Agent Email: \_\_\_\_\_

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

Address/Location of Subject Property: approx 4500 South 1200 West (adjacent to existing Sky Ranch Ph IV

Tax ID of Subject Property: H-3403-C-2 AND 3403-C-5-HV Zone District: RA-1

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) The property owner is proposing 18 lots from 1.5-2.5 acres each with a taxiway easement between the homes for airplane traffic

This application shall be accompanied by the following:

- 1. A vicinity map showing the general location of the project.
- 2. Three (3) copies of a site plan showing:
  - Topography showing 2' contours, identification of 30% or greater slopes:
  - The layout of proposed uses.
  - Location of open space when applicable.
  - Proposed access to the property and traffic circulation patterns.
  - Adjoining properties and uses:
  - Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.
- 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities.
- 4. Tables showing the number of acres in the proposed development and a land use summary; and
- 5. A phased development plan if applicable.
- 6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property
- 7. Signed and notarized Acknowledgment Water Supply (see attached)

**NOTE: It is important that all applicable information noted above 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 the 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 due to an incomplete application could result in a month's delay.**

(Office Use Only)

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

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

AFFIDAVIT  
PROPERTY OWNER

STATE OF UTAH )

:SS

COUNTY OF WASHINGTON

(HAVE PROPERTY UNDER CONTRACT)

I (we), SKY RANCH PHASE 6 LLC, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

SKY RANCH PHASE 6 LLC  
(Property Owner)

[Signature]  
(Property Owner)

Subscribed and sworn to me this 13th day of March 2023

[Signature]  
(Notary Public)

Residing in: Weber County Utah

My Commission Expires: 02/02/2026



Agent Authorization

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

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

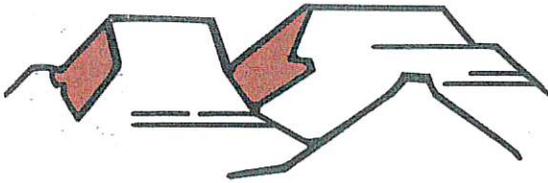
\_\_\_\_\_  
(Property Owner)

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

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

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

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



# HURRICANE CITY UTAH

## ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, DOUGLAS M. DURBANO am/are the applicant(s) of the application known as Sky Ranch Phase 6B located on parcel(s) H-3403-C-2 AND 3403-C-5-HV within the City of Hurricane, Washington County, Utah.

By my/our signature(s) below I/we do hereby acknowledge and agree to the following:

1. Neither acceptance nor approval of a development application by Hurricane City shall constitute a guarantee that sufficient water will be available to serve the zone designation, project, or permit for which this application is being submitted; and
2. Prior to receiving final approval for the application, the applicant may be required by Hurricane City to provide a guarantee of water availability which verifies that there is a sufficient water supply; and
3. For any application which may be approved without a guarantee of water availability, the applicant knowingly assumes the entire risk of water availability for the project and/or application; and
4. I/we waive any and all claims against Hurricane City that are in any way related to water availability for any project, permit, or use for which the land use application has been approved.

Dated this 13 day of March, 2023.

Applicant Name: SKY RANCH PHASE 6 L.C.

Name of Signer (if different from Applicant Name): DOUG DURBANO

Title of Signer: MANAGER

Signature: [Handwritten Signature]

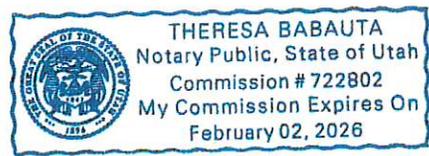
STATE OF Utah )

COUNTY OF Davis )

On the 13th day of March, 2023, personally appeared before me Douglas Durbano, the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

Notary Public: Theresa Babauta

My Commission Expires: 02/02/2026



All signatures to this Acknowledgment, other than for Applicants signing in an individual capacity, shall be accompanied by documentation acceptable to the City attesting to the fact that the signer hereof is authorized to execute the Acknowledgment on behalf of the Applicant (e.g. a copy of a corporate resolution, copy of a partnership agreement, etc.). (Ord. No. 2022-37, 6-16-2022)

## PRELIMINARY SITE PLAN

### PURPOSE

The site plan review process is established to encourage adequate advanced planning and assure a good quality environment for the City. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Hurricane City General Plan, and the Land Use Ordinance, and to protect the general welfare of the community.

### WHEN REQUIRED

The preliminary site plan review is only required on the following projects when the Zoning Administrator determines the scope of the project requires both the preliminary site plan and site plan approval.

- a. Any multiple-family residential use.
- b. Any public or civic use.
- c. Any commercial use; or
- d. Any industrial use.

The preliminary site plan is also required with a submittal of zone changes to Planned Development Overlay, or changes to an approved Planned Development Overlay.

A preliminary site plan is not intended to permit actual development of property pursuant to such plan but is prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.

Upon approval of a preliminary site plan, the applicant may prepare and submit the greater level of detail required for a site plan review application, which is required before construction may commence.

### PROCESS

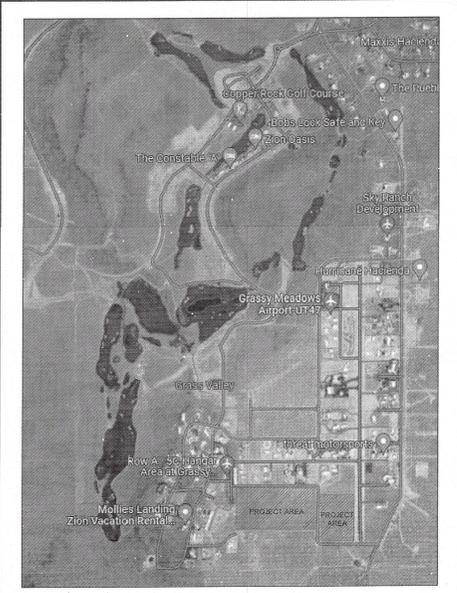
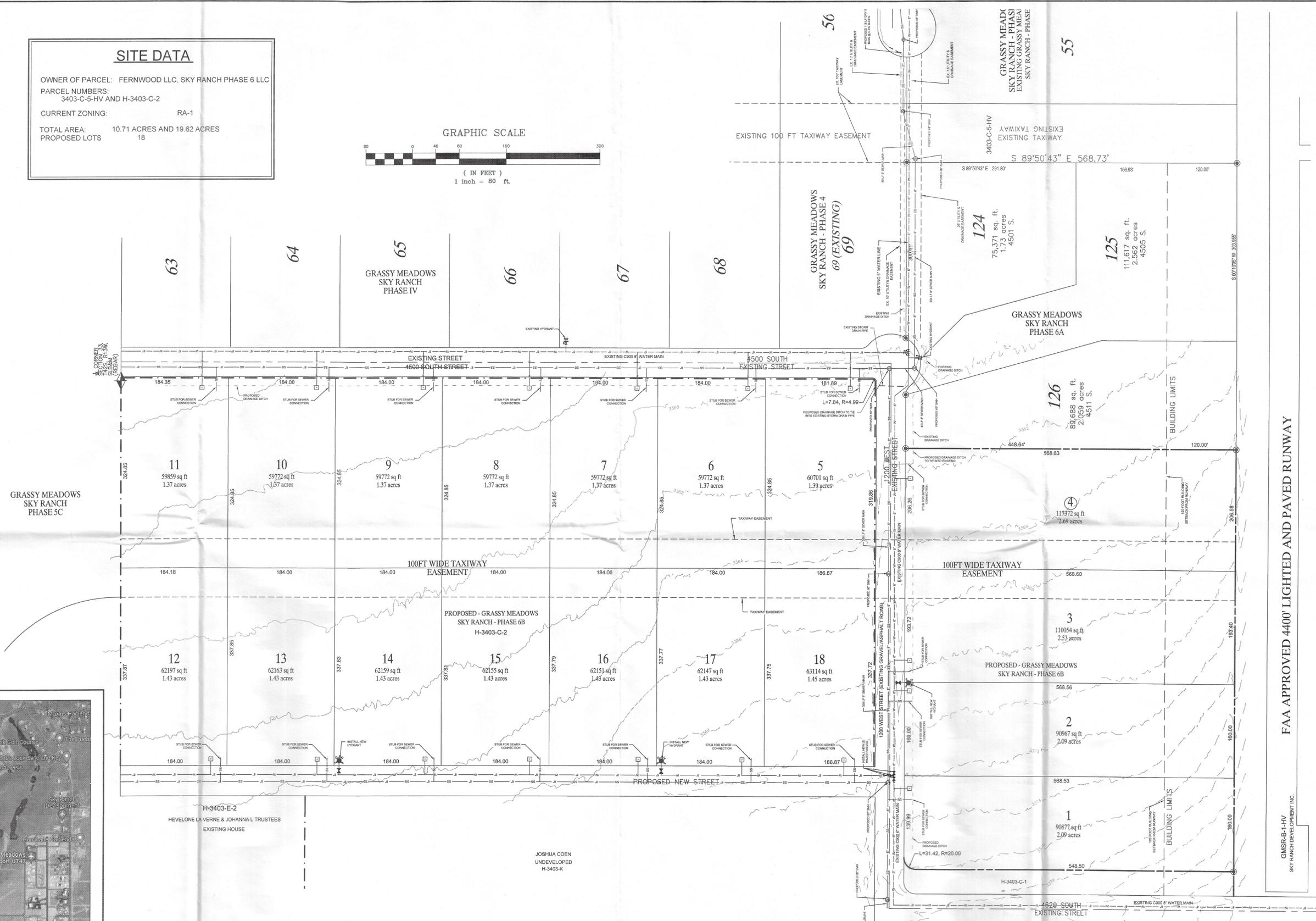
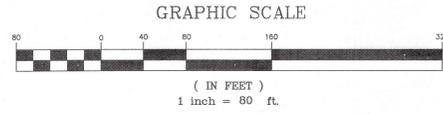
The preliminary site plan is submitted to the Planning and Building Department approximately 1 week and 1 day by no later than 12:00 p.m. prior to a regularly scheduled Planning Commission meeting. During this time prior to the meeting, staff will review the plan, and prepare a report and recommendation for the Planning Commission. The Planning Commission at the public meeting will review the application and staff's report, and approve, approve with conditions, or deny the preliminary site plan.

### APPEALS

Since there are no vested rights with the approval of a preliminary site plan, the matter is generally not appealed. However, if an appeal is made, it would be filed with the Clerk of the Board of Adjustment located in the Planning and Building Department and heard by the Board of Adjustment. The decision of the Board of Adjustment is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Board of Adjustment.

**SITE DATA**

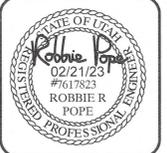
OWNER OF PARCEL: FERNWOOD LLC, SKY RANCH PHASE 6 LLC  
 PARCEL NUMBERS: 3403-C-5-HV AND H-3403-C-2  
 CURRENT ZONING: RA-1  
 TOTAL AREA: 10.71 ACRES AND 19.62 ACRES  
 PROPOSED LOTS: 18



VICINITY MAP  
SKY RANCH DEVELOPMENT

FAA APPROVED 4400' LIGHTED AND PAVED RUNWAY

NO.	DATE	BY	APPVD	REVISION DESCRIPTION



**L.R. POPE ENGINEERING INC.**  
 STRUCTURAL ENGINEERS, CIVIL ENGINEERS & SURVEYORS  
 1340 EAST 100 SOUTH SUITE 148  
 ST. GEORGE, UTAH  
 (PHONE) 435-695-8976  
 (FAX) 435-695-8976  
 (EMAIL) lrpope@lropeng.com

**GRASSY MEADOWS SKY RANCH-PHASE 6B**  
 HURRICANE, UTAH  
**PRELIMINARY PLAN**  
 LOCATED IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SLB&M

DESIGN BY: RRP  
 DATE: 01/17/2023  
 FILE NAME: SKY 6B

24" x 36" SCALE 1" = 80'  
 12" x 18" SCALE 1" = 160'

**1 OF 1**



# Hurricane City Power

## Clifton Wilson Substation Circuit CW-101 Analysis Report

October 2021



**Intermountain Consumer  
Professional Engineers, Inc.  
1145 East South Union Avenue  
Midvale, Utah 84047  
(801) 255-1111**

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## INTRODUCTION

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As requested by Hurricane City Power, Intermountain Consumer Professional Engineers (“ICPE”) performed a study on Clifton Wilson substation circuit CW-101 to determine electrical conditions during peak loading and to evaluate loading capacity.

As a part of the study ICPE’s Scope included:

### **System Modelling**

1. Develop circuit line impedance for circuit modeling.
2. Develop a circuit model for computer simulation on SKM software.
3. Develop load distribution across circuit CW-101 for circuit modeling.
4. Develop an expanded circuit model with proposed system additions.

### **Study & Report**

1. Perform circuit load flow studies under existing conditions and historic peak loading.
2. Determine maximum 3 phase loading as to not cause greater than industry standard voltage drop and in accordance with IEEE C84.1 Range-A.
3. Develop study report on study finding.

This Report consists of the Introduction section, Summary section, Services Standard section, Study Finding section and Appendix.

General findings of the Study are presented in the Summary Section of this Report.

The Level of Service Standard Section covers voltage criteria as set forth in the IEEE C84.1 Standard and which represents Standard Utility Practice.

The Study Finding section contains a Circuit Description section, Substation Capacity section, Circuit CW-101 Loading Section and a Load Flow Analysis Section.. Sections generally contain supporting data for conclusions.

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## SUMMARY

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This study considers the existing electrical system condition and impact of electrical load addition to Clifton Wilson Circuit CW101. Circuit CW 101 generally extends southward from Clifton Wilson 7.1 circuit miles. New development contemplated extension of CW101 and additional 4.5 miles southward.

### ***Level of Service***

IEEE Standard C84.1 requires that minimum service entrance voltage during normal operation do not fall below 95% of base voltage and that utilization voltage should not fall below 90% of base voltage. Service Entrance voltage is measured at the point of delivery; Utilization voltage is measured at the terminals of the utilization equipment. To meet the Standard, a value of 97% - 98% per unit distribution voltage, at the high side of distribution transformers is considered necessary and adopted for the study.

### ***Substation Capacity***

In assessing and planning electrical systems loading levels of all system equipment should be evaluated. Typically, transformers, voltage regulation, circuit breakers, reclosers, power lines, and system protection are considered.

Evaluation of substation are performed to determine existing loading conditions, ability for future load addition, ability to backup adjacent substation, and to determine the need for new substations.

From review, it was determined that the existing Clifton Wilson substation serving circuit CW-101 is a heavily loaded substation but could provide some additional load to CW-101 assuming completion of the Sky Mountain substation and some load transfer from Clifton Wilson to Sky Mountain Substations.

### ***Voltage Regulation***

Clifton Wilson substation is equipped with voltage regulator banks that regulate voltage to distribution circuits. The Clifton Wilson regulators are set for 122.5 V output (secondary) with a 3 volt bandwidth (voltage range from 121 to 124V).

### ***Circuit Loading***

Clifton Wilson circuit CW-101 was determined to have peak loading at 3.8 MW (4.1 MVA) with 1.7 MVA of the 4.1 MVA flowing through the Bench Lake regulators

Circuit CW-101 is equipped with a three phase inline regulator bank (Bench Lake regulators) and are rated 114.3/128.0 kVA (150/168) amp thru current. Regulator output is set for 122 V (secondary) with a 2 volt band width.

### ***Load Flow Analysis***

Circuit CW-101 was studied using real time regulator load data and through computer modeling using SKM software. Study shows that the existing circuit does not have overloading conditions but is voltage limited. It was determined that:

1. Areas of the existing circuit does experience voltage drop below Level of Service criteria under peak loading.
2. Addition of load without improvements is not recommended as voltage will be further reduced and existing customers will experience substandard voltage levels.

Potential short term solutions for some load addition would be:

1. Optimize voltage regulator bank position.
2. Add another in line regulator bank.
3. Add capacitor banks to maintain a high power factor during peak loading.
4. If possible, move existing load to another circuit to allow new load.

Additional work is needed to determine potential loading with equipment addition and or load transfer; noting the limitations of the existing Bench Lake regulators (1.9 MVA margin) and line conductors.

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## SERVICE STANDARD

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To provide reliable power delivery, and equitably to all its customers; utilities strives to operate the power system to obtain a uniform level of service throughout. Below is a typical utility Level of Service Standard.

### *Level of Service Standard*

- The system must be able to adequately serve load under single contingency (N-1) situations, where “N” is a power system elements such as a transformer or non-radial line.
- System switching required under an N-1 contingency should remain as simplified as possible to ensure that switching orders are not unnecessarily complex.
- Distribution circuit loading must remain below 90% of its maximum current rating.
- Distribution circuit voltage must remain between 98% and 105% (at loads) of its nominal value; and
- Distribution circuit mains must be able to serve additional load under N-1 contingencies.
- System to Meet IEEE C84.1 Voltage limits.

In performing the study, criteria as set forth in the Level of Service Standard, was utilized. Of primary concern was meeting IEEE C84.1 normal voltage requirements as listed in Table 1. As seen the Standard requires that minimum service entrance voltage during normal operation do not fall below 95% of base voltage. Utilization voltage should not fall below 90% of base voltage. Service Entrance voltage is measured at the point of delivery; Utilization voltage is measured at the terminals of the utilization equipment. The difference between the minimum service and minimum utilization voltage is intended to allow for voltage drop in the customer’s wiring system. The difference between distribution circuit voltage and service entrance voltage is to allow for voltage drop across distribution transformers and secondary wire to the service entrance.

**TABLE 1**

<b>Voltage Point of Measurement</b>	<b>Standard Voltages 120, 208, 240, 277, 480, 600, 660</b>	<b>Percent of Nominal</b>
Service Entrance Voltage High Range - A	126, 218, 252, 291, 504, 630, 720	105.0%
Service Entrance Voltage Low Range - A	114, 197, 228, 263, 456, 570, 655	95%
Utilization High Voltage Range - A	126, 218, 252, 291, 504, 630, 720	105.0%
Utilization Low Voltage Range - A	108, 187, 249, 432, 540, 630	90%

## Study Findings

### *Circuit Description*

Clifton Wilson circuit CW-101 is a long three phase branched 12.47kV distribution circuits, approximately 7 miles long, that serves load through Clifton Wilson substation and extends from 600 North and southward to approximately 4500 south. The circuit is equipped with an inline 3-phase voltage regulator bank (Lake Bench regulator bank) located at approximately 2300 South and 1000 west (approx. 4.6 miles from Clifton Wilson substation). Proposed circuit addition would extend the circuit another 4.8 mile beyond the southern end of the circuit.

Existing circuit conductors and associated nominal published thermal rating is indicated in Table 2.

**Table 2  
Circuit Conductor**

Line Section	Length (Miles)	Conductor	Thermal Rating (amp) <sup>1</sup>	MVA Rating at Nominal Amp and 100% Voltage
Clifton Wilson Sub to 1500 So 700W	3.6	336 ACSR	514	11.1
1500 South to 1750 South	0.27	750 MCM AL URD	497	10.7
1750 South to approx. 2070 So	0.44	4/0 AL URD	248	5.35
2070 So to Bench Lake Regulators	0.27	1/0 ACSR	242	5.22
Bench Lake Regulators to 3000 South	1.28	1/0 ACSR	242	5.22
3000 So 1100W to approx. 3300 So. 1100 West	0.77	336 ACSR	514	11.1
Approx. 3300 So. 1100 West to Circuit End	0.59	750 MCM AL URD	497	10.7
(tap) 3000 So 1100W to approx. 3100 So. 2100 West (circuit end)	1.45	336 ACSR	514	11.1
3100 So. 2100 West to 3300 So 2100 West (circuit end)	0.26	#2 ACSR	180	3.9
New Circuit Extension 3300 So. 2100 West (circuit end) to pump station	4.8	336 ACSR	514	11.1

1. Thermal ratings are at nominal publish values. De-rate value may apply for high ambient temperatures.

From a thermal prospective conductor ratings are adequate for some load addition; however, as discussed below, the circuit is voltage limited. Without voltage limitation, the circuit is next limited by Bench Lake regulator Bank size, 1/0 ACSR and #2 ACSR ratings.

### *Substation Capacity*

In assessing and planning electrical systems loading levels all system equipment are evaluated. Typically; transformers, regulators, circuit breakers, reclosers, power lines, and system protection are evaluated. Evaluation of substations are performed to determine existing loading conditions, ability for future load addition, ability to backup adjacent substations, and to determine the need for new substations.

The Clifton Wilson substation has two power transformer bays and several distribution circuits. Both power transformer are rated 12/16/22 MVA with 667//994 FA (1303 A) kva regulators. During normal operation power transformers are not paralleled. For summer 2021 load behind the Clifton Wilson substation was 28.6 MW, with 7.2 MW provided by local generation. With consideration for an N-1 contingency ( loss of one power transformer) transformer capacity at Clifton Wilson substation is questionable for allowing additional loading. However, with the addition of the Sky Mountain Substation transformer, loading at Clifton Wilson substation can be reduced by load

transfers to Sky Mountain substation. Load transfer to Sky Mountain would allow for other loads to be added to Clifton Wilson transformers. Generally transformer capacity is not an initial limiting factor for load addition in the range of two to three megawatt to CW-101.

**Circuit CW-101 Loading**

To perform circuit analysis circuit peak loading information is necessary. Circuit peak loading data was provided by Hurricane City Power personnel and included indication of circuit maximum load level at the substation circuit recloser and load through the Bench Lake regulator bank. Overall circuit peak loading was indicated to be 3.8 MW during summer 2021 peak load period. Approximately 1.7 MW of the 3.8 MW circuit load flowed through the Bench Lake Regulators.

Table 3 contains overall circuit loading data as provide and used in the circuit analysis.

**Table 3  
Circuit Load Data**

CW-101 Loading -- 7/09/2021					
Circuit	Max MW	Assumed load power factor	MVA	Circuit Capacitors	MVA
CW-101	3.8 MW	0.92	4.13	2- 150 KVAR Banks	4.02

Table 4 contains select data that was provided by Hurricane City Power personnel and as obtained from the Lake Bench regulator bank controller. Additional regulator load data is provided in the appendix for review.

**Table 4  
Lake Bench Regulator Data**

Regulator Max Data - Report				
Regulator	Max Amp (Inst.)	Max Load (kW) (Inst)	Time	Tap Position
A - Phase	102.8	739	7-9-21 18:38	---
B - Phase	95.0	682	7-9-21 18:43	---
C- Phase	93.9	677	7-9-21 16:30	---
Regulator 15 Minute Max Reading				
Regulator	Max Amp	Max Load (kW)	Time	
A - Phase	68.7	499	7-9-21 18:15	7 <sup>(1)</sup>
B - Phase	92.1	666	7-9-21 16:30	13
C- Phase	84.5	611	7-9-21 16:30	9 <sup>(1)</sup>
A - Phase	70.0	508	9-7-21 15:30	10
B - Phase	----	----	----	----
C- Phase	----	----	----	----

1. Tap to position 10 at 14:00 to 15:00 hr

From regulator data it can be concluded that the circuit is near or below the lower distribution voltage limits (0.97-0.98) north of the regulator bank during heavy loading periods. The regulators allow for a +/- 10 % regulation over 32 steps

with maximum regulation at +/- step 16, each step correlates to a 0.625% voltage change. B phase regulator is shown to have move to position +13 under high loading. A phase and C phase regulator data shows the regulators tapped to position 10 at 14:30 hr. Bench Lake regulator setting were indicated to be at 122 volts with a 2 volt bandwidth (121 to 123 range); for a tap position of +13 with load voltage at 122 V (represent 1.67% above nominal) source voltage would be at 93.5% of nominal; for a tap position of +10 source voltage would be at 95.5% of nominal. Regulator data indicates that the circuit has some imbalance during peak; however, noting that exact balancing is generally not possible.

Bench Lake regulator are rated 114.3/128.0 kVA (150/168 amp thru current); Assuming balanced loading, maximum through load at 168 amps is 3.6 MVA, the bank is currently load at 1.7 MVA. Assuming balanced loading, maximum additional loading through the regulators is 1.9 MVA.

**Load Flow Analysis**

To determine circuit electrical conditions during peak loading and to evaluate the circuits ability for additional loading circuit impedances were determined and a circuit model was developed on SKM Software for computer simulations.

The circuit was studied for:

1. Voltage drop under peak loading.
2. Line loading under peak loading.
3. Equipment loading under peak loading.
4. Effect of power factor improvements.
5. Additional loading capabilities.

Table 5 contains results of select load flows under varying conditions, additional load flow results are in the Appendix . .

**Table 5  
Load Flow Results**

Case	Case Description	Case Load	Location Voltage (per unit)									
			Clifton Low Side 12.47 kV	Bus - 004 (1300 So.)	Bus - 009 (2050 So.)	Bus - 011 (Bench Lake Reg.)	Bus - 012 (Bench Lake Reg.)	Bus -014 (3000 So.)	Bus - 017 3300 So 2100W	Bus - 020 (approx 3800 So.)	Bus -022 (RMP Tap end)	Bus -033 (Pump Sta..)
1	2021 Loading w/100 Amps thru Bench Lake Regs.	CW101 Recloser: 4.11 MVA (3.8MW) Bench Lake Reg: 2.127 MVA	1.007	<b>0.964</b>	<b>0.958</b>	<b>0.95</b>	1.01	1.0	1.0	1.0	0.99	N/A
2	2021 Loading w/70 Amps thru Bench Lake Reg.	CW101 Recloser: 4.135 MVA (3.8MW) Bench Lake Reg: 1.5 MVA	1.008	<b>0.976</b>	<b>0.97</b>	<b>0.964</b>	1.017	1.004	1.0	1.004	0.996	N/A
3	2021 Loading w/100 Amps thru Bench Lake Reg. and 700 kvar capacitor add.	CW101 Recloser: 3.872 MVA (3.8MW) Bench Lake Reg: 2.08 MVA	1.008	<b>0.976</b>	<b>0.97</b>	<b>0.964</b>	1.01	1.0	1.0	1.0	0.99	N/A
4	2021 Loading w/load (550KW) addition over 100 Amps thru Bench Lake Reg.	CW101 Recloser: 4.7 MVA Bench Lake Reg: 2.6 MVA	1.008	<b>0.96</b>	<b>0.954</b>	<b>0.947</b>	1.016	1.0	0.99	1.0	0.99	<b>0.99</b>

To meet “Service Entrance Voltage Low Range – A” requirements , as covered in the Service Standard section, a minimum of 0.97 pu voltage (preferable 0.98) is necessary to allow for voltage drop across distribution transformers and secondary cabling to the service entrance.

Case 1 represents the existing system with 2021 loading and load distributed to have 98 amps of overall circuit load following through the Bench Lake regulators. The study was performed with an overall circuit loading of 4.1 MVA (Summer 2021 loading) and with 2.1 MVA (98 amps) of the 4.1MVA through the Lake Bench regulators. For all cases voltage at Clifton Wilson substation was held at 1.008 p.u. (121V), noting that the regulator set point is 122.5V with a 3 volt band width (121 -124 volt range).

Study results indicate that there are no overload conditions; however, the study indicates that the circuit is voltage limited. Voltage from 1300 South to the Bench Lake regulator bank is below 0.97 p.u. Results correlated to regulator data.

Case 2 represents the existing system with 2021 loading. The study was performed with an overall circuit loading of 4.1 MVA (Summer 2021 loading) and with loads redistributed for 1.5 MVA (70 amps) of the 4.1MVA to flow through the Lake Bench regulators. Results indicate that there are no overload conditions; however, the study indicates that circuit remains voltage limited with the reduced flow through the regulators. Voltage from 1300 South to the Bench Lake regulator bank is at or below 0.97 p.u.

Case 3 is equivalent to Case 1 and includes the addition of 700 kvar capacitance for power factor correction to 0.98. Through the addition of capacitors some marginal voltage improvements is obtained but voltage is still near 0.97p.u. and under 0.98pu.

Case 4 is equivalent to Case 1 with the addition of approximately 4.5 miles of 336 ACSR circuit to the end of the existing circuit and the addition of 550 kW past the Bench Lake regulators. Results show that there is no over loading but voltage drops are increased.

Computer studies and real time voltage regulator data show that the circuit is voltage limited with voltage at or below criteria of 0.97-0.98 per unit at the distribution voltage. With consideration for normal load growth along the length of the existing circuit large load addition is not recommended.

Potential short term solutions for some load addition would be:

5. Optimize voltage regulator bank position.
6. Add another in line regulator bank.
7. Add capacitor banks to maintain a high power factor during peak loading.
8. If possible, move some existing load to another circuit to allow new load to CW-101.

Additional work is needed to determine potential loading with equipment addition and or load transfer; it is noted that with voltage limitation reduced other limitation will arise. Specifically, the existing Bench Lake regulator (1.9 MVA margin) and 1/0 and #2 ACSR line conductors. The optimum solution is a new substation in the vicinity of major load growth.

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## APPENDIX

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### APPENDIX

System Load Flow Summary  
Bench Lake Regulator Data  
System Model – SKM  
Model Input Data  
Model impedance Data

**Hurricane City - Clifton Wilson CW101 Circuit Load Flow Results**

Case Description	Power Flow	Regulator (600 North)	Bus-004 (1300 South)	Bus-009 (2050 South)	Bench Lake Non Reg Bus-011	Bench Lake Reg Bus-012	Bus-014 (3000 South)	Bus-017 (2100 West)	Bus-018 (1100 West) RMP TAP	Bus-020 (3800 S)	Bus-022 (4370 S) So. end skypark	Bus-033 -- New Development pumps
2021 Load	Recloser: 4.111 MVA, 1.543 MVAR, 3.812 MW Bench Lake Reg: 2.127 MVA, .693 MVAR, 2.013 MW	Voltage: 12,551 V (1.007pu) Voltage Drop: -0.7%	Voltage: 12,027 V (0.964pu) Voltage Drop: 3.6%	Voltage: 11,952 V (0.958pu) Voltage Drop: 4.2%	Voltage: 11,867 V (0.952pu) Voltage Drop: 4.8%	Voltage: 12,669 V (1.016pu) Voltage Drop: -1.6%	Voltage: 12,502 V (1.003pu) Voltage Drop: -0.3%	Voltage: 12,460 V (0.999pu) Voltage Drop: 0.1%	Voltage: 12,494 V (1.002pu) Voltage Drop: -0.2%	Voltage: 12,492 V (1.002) Voltage Drop: -0.2%	Voltage: 12,395 V (0.994pu) Voltage Drop: 0.6%	N/A
Flat Build with 250 kVA Load + 350 hp	Recloser: 4.723 MVA, 1.777 MVAR, 4.377 MW Bench Lake Reg: 2.645 MVA, .798 MVAR, 2.522 MW	Voltage: 12,544 V Voltage Drop: -0.6%	Voltage: 11,936 V Voltage Drop: 4.3%	Voltage: 11,847 V Voltage Drop: 5.0%	Voltage: 11,740 V Voltage Drop: 5.9%	Voltage: 12,687 V Voltage Drop: -1.7%	Voltage: 12,476 V Voltage Drop: -0.1%	Voltage: 12,365 V Voltage Drop: 0.8%	Voltage: 12,468 V Voltage Drop: 0.0%	Voltage: 12,466V Voltage Drop: 0.0%	Voltage: 12,369 V Voltage Drop: 0.8%	Voltage: 12,327 V Voltage Drop: 1.2%
Flat Build with 500 kVA Load + 350 hp	Recloser: 5.046 MVA, 1.959 MVAR, 4.651 MW Bench Lake Reg: 2.910 MVA, .906 MVAR, 2.765 MW	Voltage: 12,587 V Voltage Drop: -0.9%	Voltage: 11,930 V Voltage Drop: 4.3%	Voltage: 11,833 V Voltage Drop: 5.1%	Voltage: 11,714 V Voltage Drop: 6.1%	Voltage: 12,678 V Voltage Drop: -1.7%	Voltage: 12,442 V Voltage Drop: 0.2%	Voltage: 12,294 V Voltage Drop: 1.4%	Voltage: 12,434 V Voltage Drop: 0.3%	Voltage: 12,432 V Voltage Drop: 0.3%	Voltage: 12,335 V Voltage Drop: 1.1%	Voltage: 12,249 V Voltage Drop: 1.8%
Flat Build with 1000 kVA load + 350 hp	Recloser: 5.735 MVA, 2.370 MVAR, 5.223 MW Bench Lake Reg: 3.450 MVA, 1.13 MVAR, 3.26 MW	Voltage: 12,581 V Voltage Drop: -0.9%	Voltage: 11,809 V Voltage Drop: 5.3%	Voltage: 11,695 V Voltage Drop: 6.2%	Voltage: 11,550 V Voltage Drop: 7.4%	Voltage: 12,636 V Voltage Drop: -1.3%	Voltage: 12,349 V Voltage Drop: 1.0%	Voltage: 12,125 V Voltage Drop: 2.8%	Voltage: 12,341 V Voltage Drop: 1.0%	Voltage: 12,338 V Voltage Drop: 1.1%	Voltage: 12,241 V Voltage Drop: 1.8%	Voltage: 12,066 V Voltage Drop: 3.2%
2021 Load w/ added capacitors	Recloser: 3.872 MVA, .761 MVAR, 3.797 MW Bench Lake Reg: 2.084 MVA, .545 MVAR, 2.011 MW Capacitors: 1.038 MVAR	Voltage: 12,566 V Voltage Drop: -0.8%	Voltage: 12,170 V Voltage Drop: 2.4%	Voltage: 12,100 V Voltage Drop: 3.0%	Voltage: 12,019 V Voltage Drop: 3.6%	Voltage: 12,680 V Voltage Drop: -1.7%	Voltage: 12,522 V Voltage Drop: -0.4%	Voltage: 12,479 V Voltage Drop: -0.1%	Voltage: 12,516 V Voltage Drop: -0.4%	Voltage: 12,517 V Voltage Drop: -0.4%	Voltage: 12,417 V Voltage Drop: 0.4%	N/A
<b>70A at Bench Lake Reg</b>												
2021 Load w/ 70A at Bench Lake Reg	Recloser: 4.045 MVA, 1.46 MVAR, 3.772 MW Bench Lake Reg: 1.47 MVA, .456 MVAR, 1.397 MW	Voltage: 12,557 V (1.007pu) Voltage Drop: -0.7%	Voltage: 12,064 V (0.967pu) Voltage Drop: 3.25%	Voltage: 12,002 V (0.9625pu) Voltage Drop: 3.75%	Voltage: 11,944 V (0.958pu) Voltage Drop: 4.21%	Voltage: 12,670 V (1.016pu) Voltage Drop: -1.6%	Voltage: 12,558 V (1.007pu) Voltage Drop: -0.71%	Voltage: 12,529 V (1.004pu) Voltage Drop: -0.48%	Voltage: 12,553 V (1.006pu) Voltage Drop: -0.67%	Voltage: 12,553 V (1.006pu) Voltage Drop: -0.67%	Voltage: 12,485 V (1.001) Voltage Drop: -0.13%	N/A
2021 Load 250 kVA Load + 350 hp	Recloser: 4.733 MVA, 1.738 MVAR, 4.404 MW Bench Lake Reg: 2.229 MVA, .630 MVAR, 2.137 MW	Voltage: 12,575 V Voltage Drop: -0.8%	Voltage: 11,983 V Voltage Drop: 3.9%	Voltage: 11,902 V Voltage Drop: 4.6%	Voltage: 11,813 V Voltage Drop: 5.3%	Voltage: 12,675 V Voltage Drop: -1.6%	Voltage: 12,498 V Voltage Drop: -0.2%	Voltage: 12,395 V Voltage Drop: 0.6%	Voltage: 12,491 V Voltage Drop: -0.2%	Voltage: 12,490V Voltage Drop: -0.2%	Voltage: 12,411 V Voltage Drop: 0.5%	Voltage: 12,356 V Voltage Drop: 0.9%
2021 Load 500 kVA Load + 350 hp	Recloser: 5.051 MVA, 1.915 MVAR, 4.674 MW Bench Lake Reg: 2.490 MVA, .737 MVAR, 2.379 MW	Voltage: 12,578V Voltage Drop: -0.9%	Voltage: 11,935 V Voltage Drop: 4.3%	Voltage: 11,846 V Voltage Drop: 5.0%	Voltage: 11,745 V Voltage Drop: 5.8%	Voltage: 12,680 V Voltage Drop: -1.7%	Voltage: 12,478 V Voltage Drop: -0.1%	Voltage: 12,339 V Voltage Drop: 1.1%	Voltage: 12,472 V Voltage Drop: -0.0%	Voltage: 12,470V Voltage Drop: -0.0%	Voltage: 12,391 V Voltage Drop: 0.6%	Voltage: 12,294 V Voltage Drop: 1.4%
2021 Load 1000 kVA Load + 350 hp	Recloser: 5.720 MVA, 2.303 MVAR, 5.236 MW Bench Lake Reg: 3.024 MVA, .957 MVAR, 2.869 MW	Voltage: 12,571V Voltage Drop: -0.8%	Voltage: 11,819 V Voltage Drop: 5.2%	Voltage: 11,713 V Voltage Drop: 6.1%	Voltage: 11,588 V Voltage Drop: 7.1%	Voltage: 12,675 V Voltage Drop: -1.6%	Voltage: 12,424 V Voltage Drop: 0.4%	Voltage: 12,209 V Voltage Drop: 2.1%	Voltage: 12,417 V Voltage Drop: 0.4%	Voltage: 12,415V Voltage Drop: 0.4%	Voltage: 12,336 V Voltage Drop: 1.1%	Voltage: 12,150 V Voltage Drop: 2.6%

# Min/Max Metering Values

SEL-2431  
Voltage Reg

A-Phase

Date: 09/14/2021 Time: 10:58:08

## Forward

	MAX	DATE	TIME	MIN	DATE	TIME
IL (A pri)	102.8	07/09/2021	18:38:24	5.7	03/25/2021	22:11:35
VS (kV)	7.55	05/08/2018	16:34:20	6.76	11/16/2018	09:10:37
VS (V sec)	125.9	05/08/2018	16:34:20	112.6	11/16/2018	09:10:37
VL (kV)	7.55	05/08/2018	16:34:20	6.76	11/16/2018	09:10:37
VL (V sec)	125.9	05/08/2018	16:34:20	112.6	11/16/2018	09:10:37
VCMP (kV)	7.55	05/08/2018	16:34:20	6.76	11/16/2018	09:10:37
VCMP (V sec)	125.9	05/08/2018	16:34:20	112.6	11/16/2018	09:10:37
P (kW)	739	07/09/2021	18:38:24	40	03/25/2021	22:11:35
Q (kVAr)	212	07/07/2017	12:55:57	-92	02/11/2020	13:58:27
S (kVA)	749	07/09/2021	18:38:24	41	03/25/2021	22:11:35
PF @ S Max/Min	0.99	07/09/2021	18:38:24	0.96	03/25/2021	22:11:35
Freq (Hz)	60.12	09/18/2018	09:52:34	59.71	06/16/2017	04:15:54
Tap Pos	+16	02/20/2017	11:42:24	-16	02/20/2017	11:48:16

## Reverse

	MAX	DATE	TIME	MIN	DATE	TIME
IL (A pri)	\$\$\$\$\$\$	(Reset)		\$\$\$\$\$\$	(Reset)	
VS (kV)	\$\$\$\$\$	(Reset)		\$\$\$\$\$	(Reset)	
VS (V sec)	\$\$\$\$\$	(Reset)		\$\$\$\$\$	(Reset)	
VL (kV)	\$\$\$\$\$	(Reset)		\$\$\$\$\$	(Reset)	
VL (V sec)	\$\$\$\$\$	(Reset)		\$\$\$\$\$	(Reset)	
VCMP (kV)	\$\$\$\$\$	(Reset)		\$\$\$\$\$	(Reset)	
VCMP (V sec)	\$\$\$\$\$	(Reset)		\$\$\$\$\$	(Reset)	
P (kW)	\$\$\$\$\$\$	(Reset)		\$\$\$\$\$\$	(Reset)	
Q (kVAr)	\$\$\$\$\$\$	(Reset)		\$\$\$\$\$\$	(Reset)	
S (kVA)	\$\$\$\$\$\$	(Reset)		\$\$\$\$\$\$	(Reset)	
PF @ S Max/Min	\$\$\$\$\$	(Reset)		\$\$\$\$\$	(Reset)	
Freq (Hz)	\$\$\$\$\$	(Reset)		\$\$\$\$\$	(Reset)	
Tap Pos	\$\$\$	(Reset)		\$\$\$	(Reset)	

Last MaxMin Reset 02/14/2017 19:55:55

# Demand/Peak

B Phase

Date: 09/14/2021 Time: 10:55:40

SEL-2431  
Voltage Reg

## Line Current (IL)

	DEMAND (A pri)	PEAK (A pri)	DATE	TIME
Forward	49	95	07/09/2021	18:43:19
Reverse	0	0	03/15/2017	12:33:51

## Real Power (P)

	DEMAND (kW)	PEAK (kW)	DATE	TIME
Forward	353	682	07/09/2021	18:43:19
Reverse	0	0	03/15/2017	12:33:50

## Reactive Power (Q)

	DEMAND (kVAr)	PEAK (kVAr)	DATE	TIME
Forward OUT	58	126	07/30/2020	14:12:27
Forward IN	0	85	04/10/2020	23:40:33
Reverse OUT	0	0	(Reset)	
Reverse IN	0	0	03/15/2017	12:33:51

## Apparent Power (S)

	DEMAND (kVA)	PEAK (kVA)	DATE	TIME
Forward	357	691	07/09/2021	18:43:19
Reverse	0	0	03/15/2017	12:33:51

Last Demand Reset 07/07/2021 17:23:17

Last Peak Reset 02/14/2017 19:55:55

Snipping tool

New Mode

Select the snip mode using the button.

Snipping Tool

In a future update, home. Try improve & Sketch (or try the Windows logo key)

Try Snip & Sketch

# Min/Max Metering Values

SEL-2431  
Voltage Reg

C Phase

Date: 09/20/2021 Time: 12:58:53

## Forward

	MAX	DATE	TIME	MIN	DATE	TIME
IL (A pri)	93.9	07/09/2021	16:30:55	0.8	05/20/2019	11:37:00
VS (kV)	7.52	05/08/2018	16:33:45	6.79	11/16/2018	09:10:00
VS (V sec)	125.3	05/08/2018	16:33:45	113.2	11/16/2018	09:10:00
VL (kV)	7.52	05/08/2018	16:33:45	6.79	11/16/2018	09:10:00
VL (V sec)	125.3	05/08/2018	16:33:45	113.2	11/16/2018	09:10:00
VCMP (kV)	7.52	05/08/2018	16:33:45	6.79	11/16/2018	09:10:00
VCMP (V sec)	125.3	05/08/2018	16:33:45	113.2	11/16/2018	09:10:00
P (kW)	677	07/09/2021	16:30:55	-8	03/09/2020	11:44:34
Q (kVAr)	205	02/07/2019	09:21:23	-95	10/07/2020	01:35:10
S (kVA)	683	07/09/2021	16:30:55	5	05/20/2019	11:37:00
PF @ S Max/Min	0.99	07/09/2021	16:30:55	0.93	05/20/2019	11:37:00
Freq (Hz)	60.12	09/18/2018	09:42:58	59.71	06/16/2017	04:15:37
Tap Pos	+15	07/07/2021	17:30:28	-07	11/16/2018	10:08:06

## Reverse

	MAX	DATE	TIME	MIN	DATE	TIME
IL (A pri)	2.9	03/17/2020	13:52:53	2.3	03/26/2020	12:44:45
VS (kV)	7.32	03/26/2020	12:44:53	7.28	03/17/2020	13:52:52
VS (V sec)	122.0	03/26/2020	12:44:53	121.4	03/17/2020	13:52:52
VL (kV)	7.32	03/26/2020	12:44:53	7.28	03/17/2020	13:52:52
VL (V sec)	122.0	03/26/2020	12:44:53	121.4	03/17/2020	13:52:52
VCMP (kV)	7.32	03/26/2020	12:44:53	7.28	03/17/2020	13:52:52
VCMP (V sec)	122.0	03/26/2020	12:44:53	121.4	03/17/2020	13:52:52
P (kW)	8	03/17/2020	13:52:53	-6	03/17/2020	13:52:09
Q (kVAr)	-17	03/26/2020	12:44:46	-20	03/17/2020	13:51:21
S (kVA)	21	03/17/2020	13:52:53	17	03/26/2020	12:44:46
PF @ S Max/Min	0.42	03/17/2020	13:52:53	-0.05	03/26/2020	12:44:46
Freq (Hz)	60.04	03/17/2020	13:51:23	59.99	03/26/2020	12:46:10
Tap Pos	-02	03/26/2020	12:44:14	-03	03/17/2020	13:50:55

Last MaxMin Reset 02/14/2017 18:46:47

Bench Lake Voltage Reg A

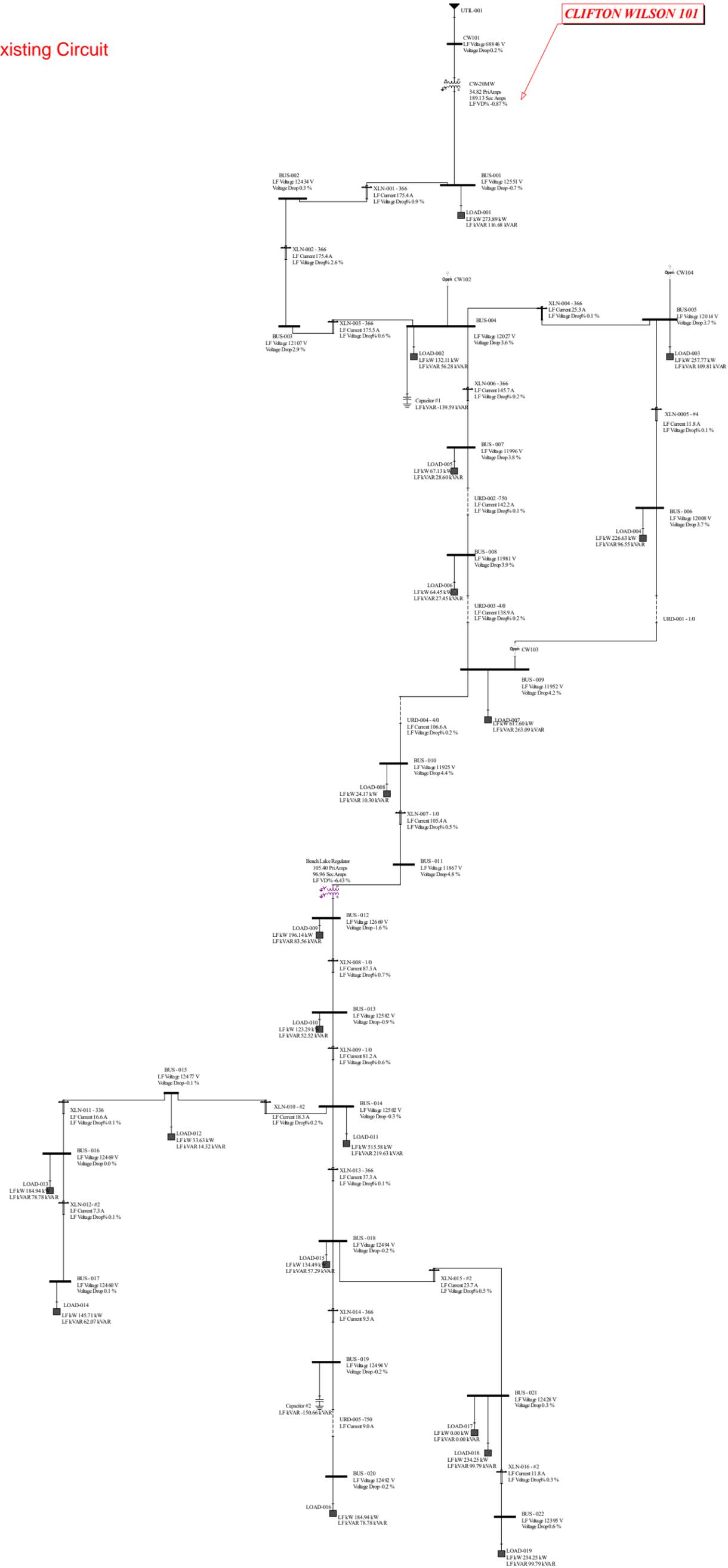
#	DATE	TIME	IL	VSSEC	VLSEC	VCMPSEC	TAP_POS	ILFDEM	PFDEM	QFODEM	QFIDEM	SFDEM	ILRDEM	PRDEM	QRODEM	QRIDEM	SRDEM
7698	7/9/2021	23:45:01	42.85	122.225	122.235	122.235	2	41.62	304.981	12.165	0	305.255	0	0	0	0	0
7699	7/9/2021	23:30:01	42.5	122.255	122.265	122.265	2	41.707	305.811	11.815	0	306.072	0	0	0	0	0
7700	7/9/2021	23:15:00	41.25	122.61	122.625	122.625	3	43.497	319.275	17.316	0	319.766	0	0	0	0	0
7701	7/9/2021	23:00:00	44.25	122.77	122.785	122.785	3	45.388	333.435	15.89	0	333.834	0	0	0	0	0
7702	7/9/2021	22:45:00	44.55	122.59	122.6	122.6	3	46.764	342.847	20.861	0	343.495	0	0	0	0	0
7703	7/9/2021	22:30:00	45.65	122.295	122.305	122.305	3	46.288	338.962	20.379	0	339.587	0	0	0	0	0
7704	7/9/2021	22:15:01	47.3	122.42	122.435	122.435	3	47.446	347.99	21.345	0	348.691	0	0	0	0	0
7705	7/9/2021	22:00:01	47.7	122.33	122.345	122.345	4	51.315	374.444	24.296	0	375.247	0	0	0	0	0
7706	7/9/2021	21:45:01	51	122.035	122.05	122.05	4	52.793	385.514	26.362	0	386.429	0	0	0	0	0
7707	7/9/2021	21:30:00	49.95	122.245	122.255	122.255	4	52.308	383.185	31.125	0	384.462	0	0	0	0	0
7708	7/9/2021	21:15:01	51.25	121.74	121.75	121.75	5	51.381	374.692	26.424	0	375.656	0	0	0	0	0
7709	7/9/2021	21:00:00	55.35	121.94	121.95	121.95	4	54.655	398.267	36.084	0	399.907	0	0	0	0	0
7710	7/9/2021	20:45:01	53.65	122	122.015	122.015	4	55.166	400.687	36.84	0	402.393	0	0	0	0	0
7711	7/9/2021	20:30:01	56.75	121.43	121.435	121.435	4	58.317	426.218	37.191	0	427.853	0	0	0	0	0
7712	7/9/2021	20:15:01	57.55	122.175	122.19	122.19	5	58.246	425.034	34.874	0	426.498	0	0	0	0	0
7713	7/9/2021	20:00:01	54.45	122.25	122.26	122.26	5	57.431	418.045	38.481	0	419.831	0	0	0	0	0
7714	7/9/2021	19:45:00	56.35	122.4	122.415	122.415	5	57.837	423.124	30.756	0	424.255	0	0	0	0	0
7715	7/9/2021	19:30:00	57.95	122.205	122.215	122.215	5	59.767	435.646	35.251	0	437.087	0	0	0	0	0
7716	7/9/2021	19:15:00	58.95	122.22	122.235	122.235	5	60.252	440.462	37.614	0	442.103	0	0	0	0	0
7717	7/9/2021	19:00:01	62.05	122.51	122.515	122.515	6	62.898	459.502	44.922	0	461.714	0	0	0	0	0
7718	7/9/2021	18:45:01	65.1	121.8	121.81	121.81	6	63.91	465.648	55.094	0	468.909	0	0	0	0	0
7719	7/9/2021	18:30:01	69.35	121.865	121.875	121.875	6	67.674	493.475	60.032	0	497.125	0	0	0	0	0
7720	7/9/2021	18:15:01	67.35	122.07	122.08	122.08	7	68.726	499.865	60.452	0	503.528	0	0	0	0	0
7721	7/9/2021	18:00:00	67.6	122.01	122.025	122.025	7	65.778	480.141	49.162	0	482.685	0	0	0	0	0
7722	7/9/2021	17:45:00	63	122.88	122.885	122.885	7	61.681	451.21	40.697	0	453.054	0	0	0	0	0
7723	7/9/2021	17:30:00	63.25	122.885	122.895	122.895	8	64.412	471.369	44.064	0	473.453	0	0	0	0	0
7724	7/9/2021	17:15:00	63.9	121.795	121.81	121.81	8	63.973	466.163	39.828	0	467.887	0	0	0	0	0
7725	7/9/2021	17:00:00	61.2	122.585	122.595	122.595	9	62.759	459.415	38.827	0	461.064	0	0	0	0	0
7726	7/9/2021	16:45:01	62.05	122.125	122.135	122.135	9	64.289	468.296	42.3	0	470.211	0	0	0	0	0
7727	7/9/2021	16:30:01	65.85	121.525	121.535	121.535	9	65.723	478.175	44.564	0	480.256	0	0	0	0	0
7728	7/9/2021	16:15:01	64.6	122.24	122.255	122.255	9	62.989	460.262	40.106	0	462.025	0	0	0	0	0
7729	7/9/2021	16:00:00	62.05	122.77	122.78	122.78	10	64.149	468.181	42.989	0	470.177	0	0	0	0	0
7730	7/9/2021	15:45:01	65.05	121.735	121.745	121.745	9	62.577	455.07	42.648	0	457.075	0	0	0	0	0
7731	7/9/2021	15:30:01	64.35	121.485	121.5	121.5	9	63.721	463.309	42.081	0	465.229	0	0	0	0	0
7732	7/9/2021	15:15:01	62.8	122.545	122.555	122.555	10	61.991	453.815	38.204	0	455.428	0	0	0	0	0
7733	7/9/2021	15:00:00	59.25	122.465	122.475	122.475	10	61.818	451.679	41.527	0	453.591	0	0	0	0	0
7734	7/9/2021	14:45:00	61.25	122.21	122.22	122.22	10	60.642	443.076	43.738	0	445.243	0	0	0	0	0
7735	7/9/2021	14:30:01	60	122.425	122.43	122.43	10	59.798	436.841	42.002	0	438.861	0	0	0	0	0
7736	7/9/2021	14:15:01	61.2	122.885	122.9	122.9	10	59.257	432.559	40.007	0	434.409	0	0	0	0	0
7737	7/9/2021	14:00:01	59.6	121.09	121.1	121.1	9	56.451	409.574	35.74	0	411.142	0	0	0	0	0
7738	7/9/2021	13:45:00	59.15	121.64	121.65	121.65	9	58.938	427.895	43.956	0	430.161	0	0	0	0	0
7739	7/9/2021	13:30:00	58.4	122.045	122.06	122.06	9	57.375	418.16	41.321	0	420.214	0	0	0	0	0
7740	7/9/2021	13:15:01	57.05	121.055	121.06	121.06	9	56.927	413.7	37.848	0	415.451	0	0	0	0	0
7741	7/9/2021	13:00:00	54.05	121.805	121.815	121.815	9	55.205	402.069	36.192	0	403.728	0	0	0	0	0
7742	7/9/2021	12:45:00	56.6	122.115	122.135	122.135	9	55.975	407.425	39.779	0	409.611	0	0	0	0	0
7743	7/9/2021	12:30:01	53.55	122.24	122.25	122.25	9	55.352	398.194	77.594	0	405.699	0	0	0	0	0
7744	7/9/2021	12:15:01	56.9	121.55	121.56	121.56	9	54.575	392.426	76.152	0	399.764	0	0	0	0	0
7745	7/9/2021	12:00:01	59.35	121.625	121.635	121.635	9	58.876	421.215	84.668	0	429.663	0	0	0	0	0
7746	7/9/2021	11:45:00	54.15	122.195	122.205	122.205	9	58.007	415.814	80.254	0	423.52	0	0	0	0	0
7747	7/9/2021	11:30:00	57.3	121.93	121.94	121.94	8	56.712	407.312	77.086	0	414.597	0	0	0	0	0
7748	7/9/2021	11:15:00	53.2	121.83	121.845	121.845	8	53.835	387.229	72.478	0	393.975	0	0	0	0	0
7749	7/9/2021	11:00:00	56.25	121.51	121.52	121.52	8	55.434	396.304	77.515	0	403.89	0	0	0	0	0
7750	7/9/2021	10:45:00	56.05	121.07	121.085	121.085	7	52.997	380.447	66.635	0	386.25	0	0	0	0	0
7751	7/9/2021	10:30:01	52.55	121.6	121.615	121.615	7	51.982	373.008	66.761	0	378.95	0	0	0	0	0
7752	7/9/2021	10:15:01	51.45	121.825	121.84	121.84	7	53.105	380.71	71.184	0	387.328	0	0	0	0	0
7753	7/9/2021	10:00:00	48.4	121.79	121.8	121.8	7	52.73	377.202	73.317	0	384.293	0	0	0	0	0
7754	7/9/2021	9:45:01	52.2	121.06	121.075	121.075	5	50.763	363.689	69.285	0	370.291	0	0	0	0	0
7755	7/9/2021	9:30:01	52.25	121.8	121.81	121.81	5	50.205	362.448	67.878	0	368.763	0	0	0	0	0
7756	7/9/2021	9:15:01	49.05	122.435	122.455	122.455	6	50.029	360.775	63.715	0	366.371	0	0	0	0	0
7757	7/9/2021	9:00:00	48.75	121.675	121.69	121.69	6	48.904	350.889	62.971	0	356.515	0	0	0	0	0
7758	7/9/2021	8:45:00	50.9	121.655	121.67	121.67	6	48.796	351.697	62.077	0	357.147	0	0	0	0	0
7759	7/9/2021	8:30:01	46.05	122.07	122.085	122.085	6	46.001	331.534	62.304	0	337.354	0	0	0	0	0
7760	7/9/2021	8:15:00	47	122.415	122.425	122.425	7	48.168	346.538	62.899	0	352.223	0	0	0	0	0
7761	7/9/2021	8:00:00	47.75	121.17	121.18	121.18	5	46.666	335.742	57.225	0	340.594	0	0	0	0	0
7762	7/9/2021	7:45:00	45.75	121.84	121.85	121.85	5	47.386	340.322	59.627	0	345.532	0	0	0	0	0
7763	7/9/2021	7:30:00	43.95	121.745	121.755	121.755	5	43.107	310.641	54.221	0	315.356	0	0	0	0	0
7764	7/9/2021	7:15:01	45.6	121.94	121.95	121.95	5	42.651	308.525	51.029	0	312.753	0	0	0	0	0
7765	7/9/2021	7:00:00	42.45	122.03	122.045	122.045	5	40.691	293.319	44.553	0	296.713	0	0	0	0	0
7766	7/9/2021	6:45:01	42.8	121.43	121.44	121.44	4	40.712	293.052	48.345	0	297.035	0	0	0	0	0
7767	7/9/2021	6:30:00	37.95	121.98	121.99	121.99	4	37.052	268.515	39.782	0	271.491	0	0	0	0	0
7768	7/9/2021	6:15:00	34.9	122.17	122.18												

#	DATE	TIME	IL	VSSEC	VLSEC	VCMPESEC	TAP_POS	ILFDEM	PFDEM	QFODEM	QFIDEM	SFDEM	ILRDEM	PRDEM	QRODEM	QRIDEM	SRDEM
7699	7/9/2021	23:45:01	55.85	122.06	122.095	122.095	4	55.748	405.242	47.46	0	408.022	0	0	0	0	0
7700	7/9/2021	23:30:01	55.05	122.02	122.05	122.05	4	55.09	400.452	45.369	0	403.033	0	0	0	0	0
7701	7/9/2021	23:15:00	54.45	121.555	121.58	121.58	4	55.787	405.676	46.863	0	408.391	0	0	0	0	0
7702	7/9/2021	23:00:00	53.75	122.04	122.07	122.07	5	58.65	426.388	56.833	0	430.181	0	0	0	0	0
7703	7/9/2021	22:45:01	60.35	121.81	121.84	121.84	5	61.305	444.469	59.939	0	448.503	0	0	0	0	0
7704	7/9/2021	22:30:01	58.7	121.97	122	122	5	59.817	435.223	57.585	0	439.038	0	0	0	0	0
7705	7/9/2021	22:15:00	64.6	122.595	122.62	122.62	6	62.973	458.29	63.92	0	462.734	0	0	0	0	0
7706	7/9/2021	22:00:00	66.15	121.845	121.87	121.87	6	66.15	479.921	65.002	0	484.307	0	0	0	0	0
7707	7/9/2021	21:45:00	66.7	121.945	121.97	121.97	6	68.067	493.689	67.105	0	498.236	0	0	0	0	0
7708	7/9/2021	21:30:00	67	122.905	122.935	122.935	7	68.736	500.724	68.741	0	505.435	0	0	0	0	0
7709	7/9/2021	21:15:00	66.55	122.79	122.82	122.82	7	68.2	496.759	62.908	0	500.737	0	0	0	0	0
7710	7/9/2021	21:00:01	72.05	122.27	122.3	122.3	7	68.895	502.268	63.506	0	506.288	0	0	0	0	0
7711	7/9/2021	20:45:01	75.85	121.79	121.815	121.815	7	73.808	534.374	74.552	0	539.559	0	0	0	0	0
7712	7/9/2021	20:30:00	75.8	121.735	121.76	121.76	7	70.437	512.848	67.224	0	517.26	0	0	0	0	0
7713	7/9/2021	20:15:01	72.1	122.51	122.54	122.54	8	74.556	543.386	68.757	0	547.727	0	0	0	0	0
7714	7/9/2021	20:00:01	72.2	122.19	122.22	122.22	8	75.726	550.278	73.792	0	555.214	0	0	0	0	0
7715	7/9/2021	19:45:00	77.2	122.76	122.785	122.785	9	78.217	570.32	79.807	0	575.885	0	0	0	0	0
7716	7/9/2021	19:30:00	75.85	122.85	122.88	122.88	9	80.553	585.712	84.768	0	591.823	0	0	0	0	0
7717	7/9/2021	19:15:00	83.15	122.935	122.96	122.96	9	84.293	612.744	94.711	0	620.026	0	0	0	0	0
7718	7/9/2021	19:00:01	85.9	122.895	122.92	122.92	9	89.502	649.124	101.644	0	657.043	0	0	0	0	0
7719	7/9/2021	18:45:01	91.65	122.405	122.435	122.435	10	94.134	680.091	108.369	0	688.688	0	0	0	0	0
7720	7/9/2021	18:30:00	85.35	122.285	122.315	122.315	9	86.858	630.072	96.388	0	637.411	0	0	0	0	0
7721	7/9/2021	18:15:01	92.55	120.695	120.72	120.72	9	85.584	617.524	89.692	0	624.012	0	0	0	0	0
7722	7/9/2021	18:00:01	86.9	122.195	122.225	122.225	10	87.014	631.101	93.983	0	638.078	0	0	0	0	0
7723	7/9/2021	17:45:01	84.7	122.235	122.265	122.265	11	84.585	615.379	88.698	0	621.749	0	0	0	0	0
7724	7/9/2021	17:30:01	82.95	122.295	122.325	122.325	12	86.55	628.587	93.834	0	635.561	0	0	0	0	0
7725	7/9/2021	17:15:00	86.25	122.3	122.325	122.325	13	87.266	633.485	95.25	0	640.617	0	0	0	0	0
7726	7/9/2021	17:00:01	90.2	121.67	121.705	121.705	13	87.976	637.173	99.303	0	644.87	0	0	0	0	0
7727	7/9/2021	16:45:00	96.35	121.755	121.785	121.785	13	92.128	665.715	100.677	0	673.29	0	0	0	0	0
7728	7/9/2021	16:30:00	96.55	121.335	121.365	121.365	13	92.016	665.912	101.781	0	673.65	0	0	0	0	0
7729	7/9/2021	16:15:00	89.8	122.045	122.07	122.07	13	91.565	660.947	104.05	0	669.095	0	0	0	0	0
7730	7/9/2021	16:00:01	93.1	121.02	121.05	121.05	12	88.092	636.346	96.028	0	643.561	0	0	0	0	0
7731	7/9/2021	15:45:01	88.1	121.37	121.4	121.4	12	86.984	628.195	94.651	0	635.299	0	0	0	0	0
7732	7/9/2021	15:30:01	81.15	121.75	121.785	121.785	12	84.519	609.647	88.868	0	616.094	0	0	0	0	0
7733	7/9/2021	15:15:01	84.7	121.36	121.385	121.385	12	84.892	613.21	91.48	0	620.002	0	0	0	0	0
7734	7/9/2021	15:00:01	87.65	121.525	121.555	121.555	12	82.764	600.983	87.389	0	607.309	0	0	0	0	0
7735	7/9/2021	14:45:01	82.7	121.99	122.02	122.02	12	83.784	606.074	89.031	0	612.585	0	0	0	0	0
7736	7/9/2021	14:30:01	74.35	122.915	122.945	122.945	13	80.007	581.449	84.199	0	587.519	0	0	0	0	0
7737	7/9/2021	14:15:01	85.4	121.505	121.53	121.53	13	82.045	590.713	84.377	0	596.714	0	0	0	0	0
7738	7/9/2021	14:00:00	78.6	121.35	121.38	121.38	12	79.199	570.858	83.531	0	576.943	0	0	0	0	0
7739	7/9/2021	13:45:00	79	121.66	121.685	121.685	12	77.827	561.049	84.113	0	567.332	0	0	0	0	0
7740	7/9/2021	13:30:01	78.5	122.04	122.07	122.07	11	73.194	531.438	71.473	0	536.235	0	0	0	0	0
7741	7/9/2021	13:15:00	73.25	121.68	121.71	121.71	11	74.955	541.659	74.603	0	546.789	0	0	0	0	0
7742	7/9/2021	13:00:00	66.7	122.17	122.195	122.195	10	70.477	513.359	68.706	0	518	0	0	0	0	0
7743	7/9/2021	12:45:00	72.05	122.64	122.67	122.67	11	70.922	515.052	78.789	0	521.257	0	0	0	0	0
7744	7/9/2021	12:30:00	69.85	121.285	121.315	121.315	11	73.857	527.035	111.556	0	538.717	0	0	0	0	0
7745	7/9/2021	12:15:00	76.2	121.64	121.665	121.665	11	74.738	534.383	115.089	0	546.65	0	0	0	0	0
7746	7/9/2021	12:00:00	75.3	121.68	121.71	121.71	11	72.659	519.572	113.991	0	531.966	0	0	0	0	0
7747	7/9/2021	11:45:00	72.8	122.18	122.215	122.215	11	74.639	533.374	119.69	0	546.664	0	0	0	0	0
7748	7/9/2021	11:30:01	72.95	121.375	121.405	121.405	10	71.507	509.55	110.513	0	521.411	0	0	0	0	0
7749	7/9/2021	11:15:00	72.85	121.175	121.2	121.2	9	70.229	499.306	111.79	0	511.674	0	0	0	0	0
7750	7/9/2021	11:00:01	71.1	120.955	120.98	120.98	9	67.803	483.882	107.603	0	495.713	0	0	0	0	0
7751	7/9/2021	10:45:00	66	122.82	122.85	122.85	10	65.939	472.05	102.912	0	483.147	0	0	0	0	0
7752	7/9/2021	10:30:00	63.55	122.055	122.08	122.08	9	64.067	457.074	98.722	0	467.622	0	0	0	0	0
7753	7/9/2021	10:15:00	64.5	121.495	121.52	121.52	9	64.073	457.374	98.911	0	467.962	0	0	0	0	0
7754	7/9/2021	10:00:00	62.7	121.79	121.82	121.82	9	66.583	473.281	108.013	0	485.473	0	0	0	0	0
7755	7/9/2021	9:45:00	62.2	121.56	121.585	121.585	7	59.501	426.154	89.192	0	435.4	0	0	0	0	0
7756	7/9/2021	9:30:01	64	121.575	121.6	121.6	7	60.778	435.605	93.31	0	445.502	0	0	0	0	0
7757	7/9/2021	9:15:01	54.4	122.475	122.5	122.5	7	53.698	387	76.402	0	394.48	0	0	0	0	0
7758	7/9/2021	9:00:01	55.7	121.485	121.515	121.515	8	55.189	395.926	76.206	0	403.211	0	0	0	0	0
7759	7/9/2021	8:45:00	60.75	121.61	121.64	121.64	8	56.738	406.226	82.782	0	414.585	0	0	0	0	0
7760	7/9/2021	8:30:00	52.7	121.825	121.855	121.855	8	53.606	384.545	74.776	0	391.76	0	0	0	0	0
7761	7/9/2021	8:15:00	57.15	121.535	121.565	121.565	7	55.043	394.708	76.124	0	402.003	0	0	0	0	0
7762	7/9/2021	8:00:01	52.75	121.985	122.015	122.015	7	51.193	366.532	71.286	0	373.413	0	0	0	0	0
7763	7/9/2021	7:45:00	50.6	121.37	121.4	121.4	6	50.855	364.755	65.357	0	370.573	0	0	0	0	0
7764	7/9/2021	7:30:00	48.3	121.45	121.48	121.48	6	48.432	348.281	62.981	0	353.942	0	0	0	0	0
7765	7/9/2021	7:15:01	51.2	122.02	122.045	122.045	6	50.333	361.872	70.214	0	368.631	0	0	0	0	0
7766	7/9/2021	7:00:00	52.2	121.665	121.69	121.69	6	49.209	353.398	66.207	0	359.558	0	0	0	0	0
7767	7/9/2021	6:45:01	50.1	121.09	121.115	121.115	5	49.172	353.301	62.892	0	358.871	0	0	0	0	0
7768	7/9/2021	6:30:00	49.05	122.05	122.085	122.085	5	48.475	347.774	63.291	0	353.497	0	0	0	0	0
7769	7/9/2021	6:15:01	46.15	121.37	121.395	121.395	4	46.193	331.132	58.679							

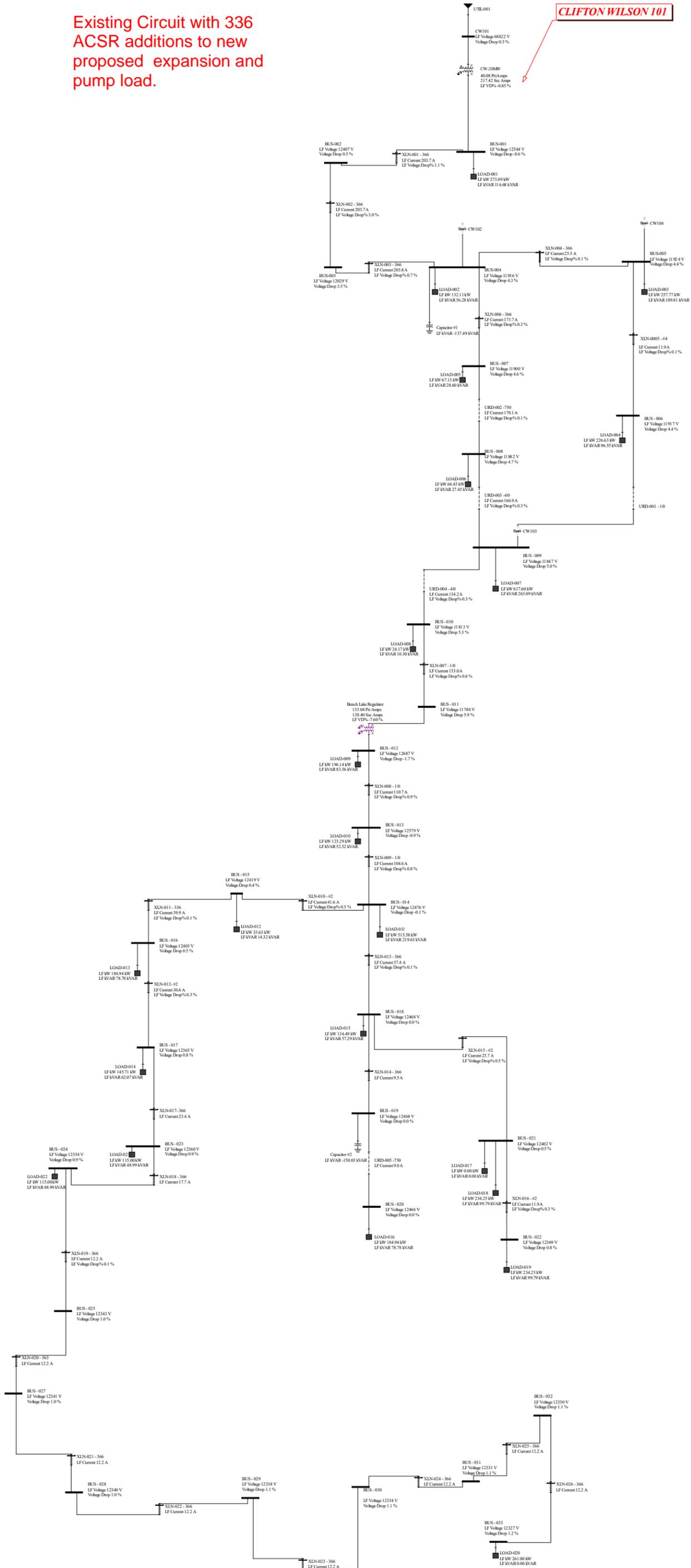
#	DATE	TIME	IL	VSSEC	VLSEC	VCMPSEC	TAP_POS	ILFDEM	PFDEM	QFODEM	QFIDEM	SFDEM	ILRDEM	PRDEM	QRODEM	QRIDEM	SRDEM
7699	7/9/2021	23:45:01	46.3	121.925	121.94	121.94	1	46.966	343.645	22.703	0	344.434	0	0	0	0	0
7700	7/9/2021	23:30:01	49.65	122.14	122.155	122.155	2	49.6	363.32	28.687	0	364.467	0	0	0	0	0
7701	7/9/2021	23:15:00	48.3	122.65	122.665	122.665	3	50.736	372.199	29.122	0	373.357	0	0	0	0	0
7702	7/9/2021	23:00:00	52.1	121.79	121.8	121.8	3	52.2	381.13	33.174	0	382.608	0	0	0	0	0
7703	7/9/2021	22:45:00	55.05	121.54	121.555	121.555	3	53.684	390.458	35.946	0	392.163	0	0	0	0	0
7704	7/9/2021	22:30:01	57	122.32	122.335	122.335	3	55.312	404.269	41.787	0	406.445	0	0	0	0	0
7705	7/9/2021	22:15:00	52.7	122.455	122.47	122.47	3	54.793	401.136	36.645	0	402.819	0	0	0	0	0
7706	7/9/2021	22:00:00	58.1	122.46	122.475	122.475	4	58.731	427.968	40.525	0	429.898	0	0	0	0	0
7707	7/9/2021	21:45:01	57.85	121.225	121.24	121.24	3	57.867	421.261	38.885	0	423.089	0	0	0	0	0
7708	7/9/2021	21:30:01	57.15	122.74	122.755	122.755	4	62.018	452.489	50.747	0	455.35	0	0	0	0	0
7709	7/9/2021	21:15:01	63.3	121.505	121.515	121.515	4	63.214	458.313	47.975	0	460.827	0	0	0	0	0
7710	7/9/2021	21:00:00	64	122.635	122.65	122.65	5	62.144	452.185	47.72	0	454.736	0	0	0	0	0
7711	7/9/2021	20:45:00	61.85	122.695	122.71	122.71	4	65.029	475.374	51.487	0	478.221	0	0	0	0	0
7712	7/9/2021	20:30:00	66.5	122.46	122.48	122.48	5	66.95	487.984	55.798	0	491.172	0	0	0	0	0
7713	7/9/2021	20:15:00	72.05	121.415	121.425	121.425	5	70.734	512.856	62.062	0	516.607	0	0	0	0	0
7714	7/9/2021	20:00:00	67.75	121.95	121.965	121.965	5	70.474	510.632	59.952	0	514.161	0	0	0	0	0
7715	7/9/2021	19:45:01	74.4	121.12	121.14	121.14	5	75.821	548.217	70.238	0	552.713	0	0	0	0	0
7716	7/9/2021	19:30:00	75.35	121.78	121.795	121.795	5	75.556	547.509	65.801	0	551.463	0	0	0	0	0
7717	7/9/2021	19:15:00	80.1	121.555	121.57	121.57	5	78.497	567.764	74.301	0	572.636	0	0	0	0	0
7718	7/9/2021	19:00:01	76.5	121.965	121.98	121.98	5	83.019	599.817	84.329	0	605.73	0	0	0	0	0
7719	7/9/2021	18:45:01	72.5	122.76	122.78	122.78	6	78.991	575.32	80.673	0	580.96	0	0	0	0	0
7720	7/9/2021	18:30:00	84.2	122.25	122.265	122.265	7	81.674	594.463	84.757	0	600.48	0	0	0	0	0
7721	7/9/2021	18:15:00	85.8	122.685	122.7	122.7	8	85.363	620.785	91.636	0	627.521	0	0	0	0	0
7722	7/9/2021	18:00:01	82.35	122.59	122.605	122.605	8	81.27	590.905	85.345	0	597.052	0	0	0	0	0
7723	7/9/2021	17:45:01	85.45	121.6	121.615	121.615	8	80.747	584.664	81.752	0	590.362	0	0	0	0	0
7724	7/9/2021	17:30:00	78.2	121.935	121.945	121.945	8	77.025	559.908	74.335	0	564.832	0	0	0	0	0
7725	7/9/2021	17:15:01	80.75	122.01	122.025	122.025	9	76.755	557.735	75.868	0	562.879	0	0	0	0	0
7726	7/9/2021	17:00:00	79.4	122.1	122.115	122.115	9	81.662	590.52	81.085	0	596.083	0	0	0	0	0
7727	7/9/2021	16:45:01	75.1	123.24	123.255	123.255	9	82.451	597.924	83.084	0	603.674	0	0	0	0	0
7728	7/9/2021	16:30:01	91.8	121.465	121.48	121.48	9	84.499	611.895	86.681	0	618.017	0	0	0	0	0
7729	7/9/2021	16:15:01	77.85	122.48	122.495	122.495	9	81.186	589.48	89.242	0	596.209	0	0	0	0	0
7730	7/9/2021	16:00:01	80.8	122.28	122.295	122.295	9	79.397	575.17	90.218	0	582.21	0	0	0	0	0
7731	7/9/2021	15:45:01	71.35	122.44	122.45	122.45	9	77.456	560.304	86.887	0	567.014	0	0	0	0	0
7732	7/9/2021	15:30:01	76.5	122.105	122.125	122.125	9	76.822	555.39	84.186	0	561.747	0	0	0	0	0
7733	7/9/2021	15:15:00	82.75	121.105	121.12	121.12	9	79.193	570.805	87.547	0	577.502	0	0	0	0	0
7734	7/9/2021	15:00:01	69.4	122.75	122.76	122.76	9	71.511	517.952	80.071	0	524.113	0	0	0	0	0
7735	7/9/2021	14:45:01	74.75	122.535	122.55	122.55	9	70.866	515.114	78.545	0	521.083	0	0	0	0	0
7736	7/9/2021	14:30:01	75.1	121.67	121.685	121.685	10	73.267	530.386	86.608	0	537.42	0	0	0	0	0
7737	7/9/2021	14:15:01	71.85	122.225	122.235	122.235	10	69.745	505.355	77.239	0	511.233	0	0	0	0	0
7738	7/9/2021	14:00:00	66.35	122.01	122.025	122.025	10	69.357	499.933	77.571	0	505.925	0	0	0	0	0
7739	7/9/2021	13:45:00	68.55	121.6	121.61	121.61	9	65.988	477.117	69.963	0	482.231	0	0	0	0	0
7740	7/9/2021	13:30:00	73.05	121.875	121.885	121.885	9	70.287	508.043	78.801	0	514.145	0	0	0	0	0
7741	7/9/2021	13:15:00	67	121.325	121.34	121.34	9	67.112	484.398	68.539	0	489.238	0	0	0	0	0
7742	7/9/2021	13:00:00	65.1	122.075	122.09	122.09	9	63.55	459.094	68.152	0	464.161	0	0	0	0	0
7743	7/9/2021	12:45:01	65.7	121.435	121.45	121.45	8	65.44	470.716	78.296	0	477.351	0	0	0	0	0
7744	7/9/2021	12:30:00	68.55	121.175	121.19	121.19	8	64.125	456.932	102.735	0	468.352	0	0	0	0	0
7745	7/9/2021	12:15:00	57.6	121.815	121.83	121.83	8	61.197	435.492	99.943	0	446.823	0	0	0	0	0
7746	7/9/2021	12:00:00	60.5	121.96	121.97	121.97	8	64.925	461.123	108.95	0	473.848	0	0	0	0	0
7747	7/9/2021	11:45:01	67.3	121.56	121.575	121.575	8	65.316	463.38	112.15	0	476.8	0	0	0	0	0
7748	7/9/2021	11:30:00	65.3	122.105	122.12	122.12	8	63.028	449.038	100.878	0	460.237	0	0	0	0	0
7749	7/9/2021	11:15:01	63.6	121.55	121.565	121.565	7	65.016	462.576	106.041	0	474.582	0	0	0	0	0
7750	7/9/2021	11:00:01	56.95	121.9	121.915	121.915	7	56.645	402.267	93.804	0	413.076	0	0	0	0	0
7751	7/9/2021	10:45:01	62.75	121.375	121.39	121.39	7	57.507	409.27	96.488	0	420.513	0	0	0	0	0
7752	7/9/2021	10:30:01	61.6	121.375	121.385	121.385	7	58.877	418.984	99.447	0	430.639	0	0	0	0	0
7753	7/9/2021	10:15:00	55.1	122.145	122.16	122.16	7	59.176	421.035	97.508	0	432.205	0	0	0	0	0
7754	7/9/2021	10:00:01	62.25	121.215	121.23	121.23	7	59.729	423.737	97.667	0	434.872	0	0	0	0	0
7755	7/9/2021	9:45:00	60.65	120.86	120.88	120.88	5	55.754	397.147	91.017	0	407.459	0	0	0	0	0
7756	7/9/2021	9:30:00	53.65	122.035	122.05	122.05	5	55.914	398.456	94.752	0	409.585	0	0	0	0	0
7757	7/9/2021	9:15:01	56.2	122.545	122.56	122.56	6	53.982	385.326	89.265	0	395.576	0	0	0	0	0
7758	7/9/2021	9:00:01	53.35	121.715	121.725	121.725	6	52.995	378.248	79.261	0	386.475	0	0	0	0	0
7759	7/9/2021	8:45:00	52.4	121.35	121.365	121.365	5	52.628	374.35	82.847	0	383.421	0	0	0	0	0
7760	7/9/2021	8:30:00	50.45	121.78	121.795	121.795	5	48.695	349.177	75.964	0	357.359	0	0	0	0	0
7761	7/9/2021	8:15:01	48.55	121.46	121.47	121.47	5	48.722	348.405	73.103	0	356.014	0	0	0	0	0
7762	7/9/2021	8:00:01	49.3	121.705	121.72	121.72	5	51.259	364.989	78.517	0	373.373	0	0	0	0	0
7763	7/9/2021	7:45:00	50.1	121.495	121.51	121.51	4	49.959	357.617	71.37	0	364.695	0	0	0	0	0
7764	7/9/2021	7:30:00	48.3	122.55	122.565	122.565	4	48.149	347.036	68.01	0	353.665	0	0	0	0	0
7765	7/9/2021	7:15:00	47.9	121.85	121.86	121.86	4	46.833	335.084	63.935	0	341.147	0	0	0	0	0
7766	7/9/2021	7:00:00	50.45	121.425	121.435	121.435	3	43.814	313.557	56.592	0	318.643	0	0	0	0	0
7767	7/9/2021	6:45:00	41.25	121.635	121.645	121.645	2	41.18	296.185	53.053	0	300.92	0	0	0	0	0
7768	7/9/2021	6:30:00	38.4	122.14	122.155	122.155	2	39.962	288.506	46.65	0	292.286	0	0	0	0	0
7769	7/9/2021	6:15:01	42.1	121.1	121.115	121.115	1	41.073	296.075	45.863	0	299.6					

Existing Circuit

CLIFTON WILSON 101



Existing Circuit with 336 ACSR additions to new proposed expansion and pump load.



### Input Report (English)

**Utilities**

Contribution From Name	Bus Name	In/Out Service	Nominal Voltage	----- Contribution Data -----			PU (100 MVA Base)	
				DutyUnits	X/R	R PU	X PU	
UTIL-001	CW101	In	69,000	<b>3P:</b>	900 MVA	9.86	<b>Pos:</b>	0.011 0.111
				<b>SLG:</b>	300 MVA	7.00	<b>Zero:</b>	0.025 0.109

### Non-Motor Loads

Name	Phase	In/Out Service	Bus Name	L-L Volts	Rated size	Units	PF	Type
LOAD-001	ABC	In	BUS-001	12,470	297.71	kVA	0.92	Lag
LOAD-006	ABC	In	BUS - 008	12,470	70.05	kVA	0.92	Lag
LOAD-016	ABC	In	BUS - 020	12,470	201.02	kVA	0.92	Lag
LOAD-002	ABC	In	BUS-004	12,470	143.60	kVA	0.92	Lag
LOAD-003	ABC	In	BUS-005	12,470	280.19	kVA	0.92	Lag
LOAD-004	ABC	In	BUS - 006	12,470	246.34	kVA	0.92	Lag
LOAD-005	ABC	In	BUS - 007	12,470	72.97	kVA	0.92	Lag
LOAD-008	ABC	In	BUS - 010	12,470	26.27	kVA	0.92	Lag
LOAD-010	ABC	In	BUS - 013	12,470	134.01	kVA	0.92	Lag
LOAD-009	ABC	In	BUS - 012	12,470	213.20	kVA	0.92	Lag
LOAD-011	ABC	In	BUS - 014	12,470	560.41	kVA	0.92	Lag
LOAD-012	ABC	In	BUS - 015	12,470	36.55	kVA	0.92	Lag
LOAD-013	ABC	In	BUS - 016	12,470	201.02	kVA	0.92	Lag
LOAD-014	ABC	In	BUS - 017	12,470	158.38	kVA	0.92	Lag
LOAD-015	ABC	In	BUS - 018	12,470	146.19	kVA	0.92	Lag
LOAD-007	ABC	In	BUS - 009	12,470	671.30	kVA	0.92	Lag
LOAD-018	ABC	In	BUS - 021	12,470	254.62	kVA	0.92	Lag
LOAD-019	ABC	In	BUS - 022	12,470	254.62	kVA	0.92	Lag

### 2-Winding Transformers

Name 1 / 3Phase	In/Out Phases	-----Primary & Secondary-----				Nominal kVA	Percent Z in %	
		Bus	Conn.	Volts	FLA		R	jX

Name 1 / 3Phase	In/Out	-----Primary & Secondary-----					Nominal kVA	Percent Z in %		
		Phases	Bus	Conn.	Volts	FLA		R	jX	
Bench Lake RegulatorIn		ABC	BUS - 011	WG	12,470	162	3,500.0	Pos:	0.86	5.30
3Phase			BUS - 012	WG	12,470	162		Zero:	0.86	5.30
CW-20MW	In	ABC	CW101	D	69,000	167	12,000.0	Pos:	0.86	5.30
3Phase			BUS-001	WG	12,470	926		Zero:	0.80	5.00

### Transmission Lines

Name LibModel	In/Out Service	From Bus To Bus	Miles Phases	Num Circuits	Per Unit (100 MVA Base)		Per Unit (100 MVA Base)		
					G/2 pu	B/2 pu	R pu	jX pu	
URD-001 - 1/0	In	BUS - 006	0.55	1	0.0000	0.0000	Pos:	0.001	0.001
		BUS - 009	ABC		0.0000	0.0000	Zero:	0.0028	0.0008
URD-002 - 750	In	BUS - 007	0.27	1	0.0000	0.0000	Pos:	0.027	0.037
		BUS - 008	ABC		0.0000	0.0000	Zero:	0.0275	0.0371
URD-003 - 4/0	In	BUS - 008	0.19	1	0.0000	0.0000	Pos:	0.071	0.031
		BUS - 009	ABC		0.0000	0.0000	Zero:	0.0713	0.0306
URD-004 - 4/0	In	BUS - 009	0.24	1	0.0000	0.0000	Pos:	0.089	0.038
		BUS - 010	ABC		0.0000	0.0000	Zero:	0.0887	0.0380
URD-005 - 750	In	BUS - 019	0.59	1	0.0000	0.0001	Pos:	0.060	0.081
		BUS - 020	ABC		0.0000	0.0000	Zero:	0.0600	0.0809
XLN-0005 - #4	In	BUS-005	0.44	1	0.0000	0.0000	Pos:	0.136	0.189
		BUS - 006	ABC		0.0000	0.0000	Zero:	0.1358	0.1889
XLN-001 - 336	In	BUS-001	0.74	1	0.0000	0.0000	Pos:	0.146	0.306
		BUS-002	ABC		0.0000	0.0000	Zero:	0.1457	0.3061
XLN-002 - 336	In	BUS-002	2.11	1	0.0000	0.0000	Pos:	0.416	0.853
		BUS-003	ABC		0.0000	0.0000	Zero:	0.4162	0.8530
XLN-003 - 336	In	BUS-004	0.52	1	0.0000	0.0000	Pos:	0.103	0.216
		BUS-003	ABC		0.0000	0.0000	Zero:	0.1027	0.2158
XLN-004 - 366	In	BUS-005	0.53	1	0.0000	0.0000	Pos:	0.104	0.214
		BUS-004	ABC		0.0000	0.0000	Zero:	0.1044	0.2140
XLN-006 - 336	In	BUS-004	0.23	1	0.0000	0.0000	Pos:	0.046	0.095
		BUS - 007	ABC		0.0000	0.0000	Zero:	0.0462	0.0948
XLN-007 - 1/0	In	BUS - 010	0.27	1	0.0000	0.0000	Pos:	0.170	0.125
		BUS - 011	ABC		0.0000	0.0000	Zero:	0.1703	0.1254

Name LibModel	In/Out Service	From Bus To Bus	Miles Phases	Num Circuits	Per Unit (100 MVA Base)		Per Unit (100 MVA Base)		
					G/2 pu	B/2 pu	Pos:	R pu	jX pu
XLN-008 - 1/0	In	BUS - 012	0.50	1	0.0000	0.0000	Pos:	0.311	0.229
		BUS - 013	ABC		0.0000	0.0000	Zero:	0.3106	0.2287
XLN-009 - 1/0	In	BUS - 013	0.50	1	0.0000	0.0000	Pos:	0.311	0.229
		BUS - 014	ABC		0.0000	0.0000	Zero:	0.3106	0.2287
XLN-010 - #2	In	BUS - 015	0.47	1	0.0000	0.0000	Pos:	0.472	0.227
		BUS - 014	ABC		0.0000	0.0000	Zero:	0.4721	0.2268
XLN-011 - 336	In	BUS - 015	0.49	1	0.0000	0.0000	Pos:	0.097	0.199
		BUS - 016	ABC		0.0000	0.0000	Zero:	0.0970	0.1987
XLN-012 - #2	In	BUS - 016	0.42	1	0.0000	0.0000	Pos:	0.415	0.200
		BUS - 017	ABC		0.0000	0.0000	Zero:	0.4154	0.1996
XLN-013 - 336	In	BUS - 014	0.29	1	0.0000	0.0000	Pos:	0.058	0.118
		BUS - 018	ABC		0.0000	0.0000	Zero:	0.0578	0.1184
XLN-014 - 336	In	BUS - 018	0.48	1	0.0000	0.0000	Pos:	0.094	0.193
		BUS - 019	ABC		0.0000	0.0000	Zero:	0.0942	0.1931
XLN-015 - #2	In	BUS - 021	0.94	1	0.0000	0.0000	Pos:	0.937	0.450
		BUS - 018	ABC		0.0000	0.0000	Zero:	0.9366	0.4499
XLN-016 - #2	In	BUS - 021	0.93	1	0.0000	0.0000	Pos:	0.925	0.444
		BUS - 022	ABC		0.0000	0.0000	Zero:	0.9252	0.4444

### Clifton Wilson Circuit 101 Impedance

From	To	LENGTH	Conductor	Z(+) Ohms/Mile		Z(0) Ohms/Mile		Z(+) pu Full Section		Z(0) pu Full Section		B	Bpu Total	1/2 Bpu Total
		Feet	Size	R	X	R	X	R	X	R	X	mmho/Mil		
<b>12.47 kV Lines</b>														
XFMR/Bus 001	Bus 002	3,900	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.04854	0.10199	0.10265	0.25102	6.58600	0.00002	0.00001
Bus 002	Bus 003	11,160	366 OH	0.30620	0.62760	0.64830	1.62210	0.13872	0.28432	0.29370	0.73485	6.67600	0.00007	0.00003
Bus 003	Bus 004	2,750	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.03423	0.07191	0.07238	0.17700	6.58600	0.00002	0.00001
Bus 004	Bus 005	2,800	4/0 OH	0.48480	0.67450	0.95070	1.76950	0.05510	0.07667	0.10806	0.20113	6.35600	0.00002	0.00001
Bus 005	Bus 006	2,300	#2 OH	1.55030	0.74470	2.32340	2.35830	0.14474	0.06953	0.21693	0.22018	5.73400	0.00001	0.00001
Bus 006	Bus 009	2,900	1/0 UG	1.11400	0.27190	1.94300	0.34320	0.13114	0.03201	0.22873	0.04040	102.35000	0.00026	0.00013
Bus 004	Bus 007	1,240	336 OH	0.30620	0.62760	0.64830	1.62210	0.01541	0.03159	0.03263	0.08165	6.67600	0.00001	0.00000
Bus 007	Bus 008	1,420	750 UG	0.15890	0.21590	0.05280	0.15310	0.00916	0.01245	0.00304	0.00883	200.28000	0.00025	0.00013
Bus 008	Bus 009	1,025	4/0 UG	0.57020	0.24440	1.70000	0.50160	0.02373	0.01017	0.07073	0.02087	130.41000	0.00012	0.00006
Bus 009	Bus 010	1,276	4/0 UG	0.57020	0.24440	1.70000	0.50160	0.02953	0.01266	0.08806	0.02598	130.41000	0.00015	0.00007
Bus 010	Bench Lake Reg	1,435	1/0 OH	0.97450	0.71750	1.66250	2.06750	0.05677	0.04180	0.09684	0.12044	5.96900	0.00001	0.00000
Bench Lake Reg	Bus 013	2,618	1/0 OH	0.97450	0.71750	1.66250	2.06750	0.10356	0.07625	0.17668	0.21972	5.96900	0.00001	0.00001
Bus 013	Bus 014	2,618	1/0 OH	0.97450	0.71750	1.66250	2.06750	0.10356	0.07625	0.17668	0.21972	5.96900	0.00001	0.00001
Bus 014	Bus 015	2,500	1/0 OH	0.97450	0.71750	1.66250	2.06750	0.09890	0.07281	0.16872	0.20982	5.96900	0.00001	0.00001
Bus 015	Bus 016	2,600	336 OH	0.30620	0.62760	0.64830	1.62210	0.03232	0.06624	0.06842	0.17120	6.67600	0.00002	0.00001
Bus 016	Bus 017	2,200	#2 OH	1.55030	0.74470	2.32340	2.35830	0.13845	0.06651	0.20749	0.21061	5.73400	0.00001	0.00001
Bus 014	Bus 018	1,549	336 OH	0.30620	0.62760	0.64830	1.62210	0.01925	0.03946	0.04076	0.10200	6.67600	0.00001	0.00000
Bus 018	Bus 019	2,526	336 OH	0.30620	0.62760	0.64830	1.62210	0.03140	0.06435	0.06648	0.16633	6.67600	0.00001	0.00001
Bus 019	Bus 020	3,100	750 UG	0.15890	0.21590	0.05280	0.15310	0.02000	0.02717	0.00664	0.01927	200.28000	0.00055	0.00027
Bus 018	Bus 021	4,960	#2 OH	1.55030	0.74470	2.32340	2.35830	0.31214	0.14994	0.46780	0.47483	5.73400	0.00003	0.00001
Bus 021	Bus 022	4,900	#2 OH	1.55030	0.74470	2.32340	2.35830	0.30837	0.14813	0.46215	0.46909	5.73400	0.00002	0.00001
<b>New Flat Build</b>														
Bus 017	Bus 023	1,750	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.02178	0.04576	0.04606	0.11264	6.58600	0.00001	0.00001
Bus 023	Bus 024	2,600	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.03236	0.06799	0.06843	0.16735	6.58600	0.00002	0.00001
Bus 024	Bus 025	9,230	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.11488	0.24137	0.24294	0.59409	6.58600	0.00005	0.00003
Bus 025	Bus 026	2,100	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.02614	0.05492	0.05527	0.13517	6.58600	0.00001	0.00001
Bus 026	Bus 027	850	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.01058	0.02223	0.02237	0.05471	6.58600	0.00000	0.00000
Bus 027	Bus 028	1,580	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.01966	0.04132	0.04159	0.10170	6.58600	0.00001	0.00000
Bus 028	Bus 029	3,060	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.03808	0.08002	0.08054	0.19696	6.58600	0.00002	0.00001
Bus 029	Bus 030	2,700	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.03360	0.07061	0.07107	0.17379	6.58600	0.00002	0.00001
Bus 030	Bus 031	750	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.00933	0.01961	0.01974	0.04827	6.58600	0.00000	0.00000
Bus 031	Bus 030	2,580	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.03211	0.06747	0.06791	0.16606	6.58600	0.00002	0.00001

Hurricane Distribution C101 – 12.47kV Overhead Impedances – FLAT Construction							
Conductor size	Ampacity (Amps)	Z(+) Ohms/mile		Z(0) Ohms/mile		Xc(+) Mohm/mile	B <sub>pu</sub> mmho/mile
		R	X	R	X		
#2 ACSR	180	1.5510	0.7621	2.3237	2.3221	0.1767	5.658
1/0 ACSR	230	0.9752	0.7346	1.6627	2.0312	0.1698	5.889
4/0 ACSR	340	0.4863	0.6913	0.9526	1.7335	0.1595	6.270
336 ACSR	530	0.3066	0.6442	0.6484	1.5856	0.1518	6.586

Hurricane Distribution C101 – 12.47kV Overhead Impedances – Pole Top w/lower Cross Arm Construction							
Conductor size	Ampacity (Amps)	Z(+) Ohms/Mile		Z(0) Ohms/Mile		Xc (+) Mohm/Mile	B <sub>pu</sub> mmho/Mile
		R	X	R	X		
#2 ACSR	180	1.5503	0.7447	2.3234	2.3583	0.1744	5.734
1/0 ACSR	230	0.9745	0.7175	1.6625	2.0675	0.1675	5.969
4/0 ACSR	340	0.4848	0.6745	0.9507	1.7695	0.1573	6.356
336 ACSR	530	0.3062	0.6276	0.6483	1.6221	0.1498	6.676

Hurricane Distribution C101 – 12.47kV Underground Impedances – Three Conductors in One non- metallic Conduit							
Conductor size	Ampacity (Amps)	Z(+) Ohms/1000'		Z(0) Ohms/1000'		Xc (+) Mohm/mile	B <sub>pu</sub> mmho/Mile'
		R	X	R	X		
1/0 Al.	175	0.211	.0515	0.3680	0.0650	.009770	102.35
4/0 Al.	231	0.1080	0.0463	0.322	0.095	.007668	130.41
750 Al. MCM	457	0.03010	0.04090	0.0100	0.029	.004993	200.28

Hurricane Distribution C101 – 12.47kV Underground Impedances – Three Conductors in One non- metallic Conduit							
Conductor size	Ampacity (Amps)	Z(+) Ohms/Mile'		Z(0) Ohms/Mile'		Xc (+) Mohm/mile	B <sub>pu</sub> mmho/Mile'
		R	X	R	X		
1/0 Al.	175	1.114	0.2719	1.943	0.3432	.009770	102.35
4/0 Al.	231	0.5702	0.2444	1.700	0.5016	.007668	130.41
750 Al. MCM	457	0.1589	0.2159	0.0528	0.1531	.004993	200.28

The Okonite Company,  
 Ramsey NJ, 07446,  
 1 (201) 825-0300

**Impedance and Technical Data**

From Master Catalog of Okonite Cables:  
 Section 2 - Sheet 36

[Okonite Product Catalog Page](#)

Cable Catalog ID	Size	Phase Arrangement	(+/-) Sequence Impedance, Multi-Point Grounding [ohms/kft]	(+/-) Sequence Impedance, 1-Point Grounding [ohms/kft]	Zero Sequence Impedance, Ground and Shield Return [ohms/kft]	Zero Sequence Impedance, Shield Return Only [ohms/kft]	Zero Sequence Impedance, Ground Return Only [ohms/kft]
<b>162-23-3081</b>	<b>4/0 AWG Al</b>	Triplexed	0.114+j0.044	0.112+j0.044	0.385+j0.145	0.449+j0.025	0.167+j0.759
		Cradled	0.112+j0.041	0.110+j0.046	0.376+j0.142	0.440+j0.024	0.164+j0.738
		1 OD -Horizontal	0.113+j0.053	0.110+j0.048	0.376+j0.143	0.440+j0.024	0.164+j0.734
		7.5 in. -Horizontal	0.125+j0.091	0.110+j0.089	0.363+j0.150	0.440+j0.024	0.164+j0.653
		Rectangular	0.112+j0.049	0.110+j0.046	0.376+j0.142	0.440+j0.024	0.164+j0.739
<b>Additional Information:</b>	Capacitance = 80.5 [pF/ft]		DC Resistance @ 25C = 0.084 [ohms/kft]				
<b>Calculation Parameters:</b>	kV=15.00, Insulation=133%, Conductor Temp.=105C, Concentric Wires 11 x 14 AWG, OD=1.300in						

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Cable Catalog ID	Size	Phase Arrangement	(+/-) Sequence Impedance, Multi-Point Grounding [ohms/kft]	(+/-) Sequence Impedance, 1-Point Grounding [ohms/kft]	Zero Sequence Impedance, Ground and Shield Return [ohms/kft]	Zero Sequence Impedance, Shield Return Only [ohms/kft]	Zero Sequence Impedance, Ground Return Only [ohms/kft]
162-23-3096	750 kcmil Al	Triplexed	0.036+j0.038	0.032+j0.039	0.127+j0.032	0.130+j0.019	0.087+j0.725
		Cradled	0.038+j0.035	0.032+j0.041	0.124+j0.031	0.127+j0.018	0.085+j0.704
		1 OD -Horizontal	0.041+j0.045	0.032+j0.043	0.124+j0.031	0.127+j0.018	0.085+j0.700
		7.5 in. -Horizontal	0.059+j0.061	0.032+j0.074	0.124+j0.032	0.127+j0.018	0.085+j0.638
		Rectangular	0.038+j0.042	0.032+j0.041	0.124+j0.031	0.127+j0.018	0.085+j0.705
<b>Additional Information:</b>	Capacitance = 136 [pF/ft]		DC Resistance @ 25C = 0.024 [ohms/kft]				
<b>Calculation Parameters:</b>	kV=15.00, Insulation=133%, Conductor Temp.=105C, Concentric Wires 15 x 10 AWG, OD=1.950in						

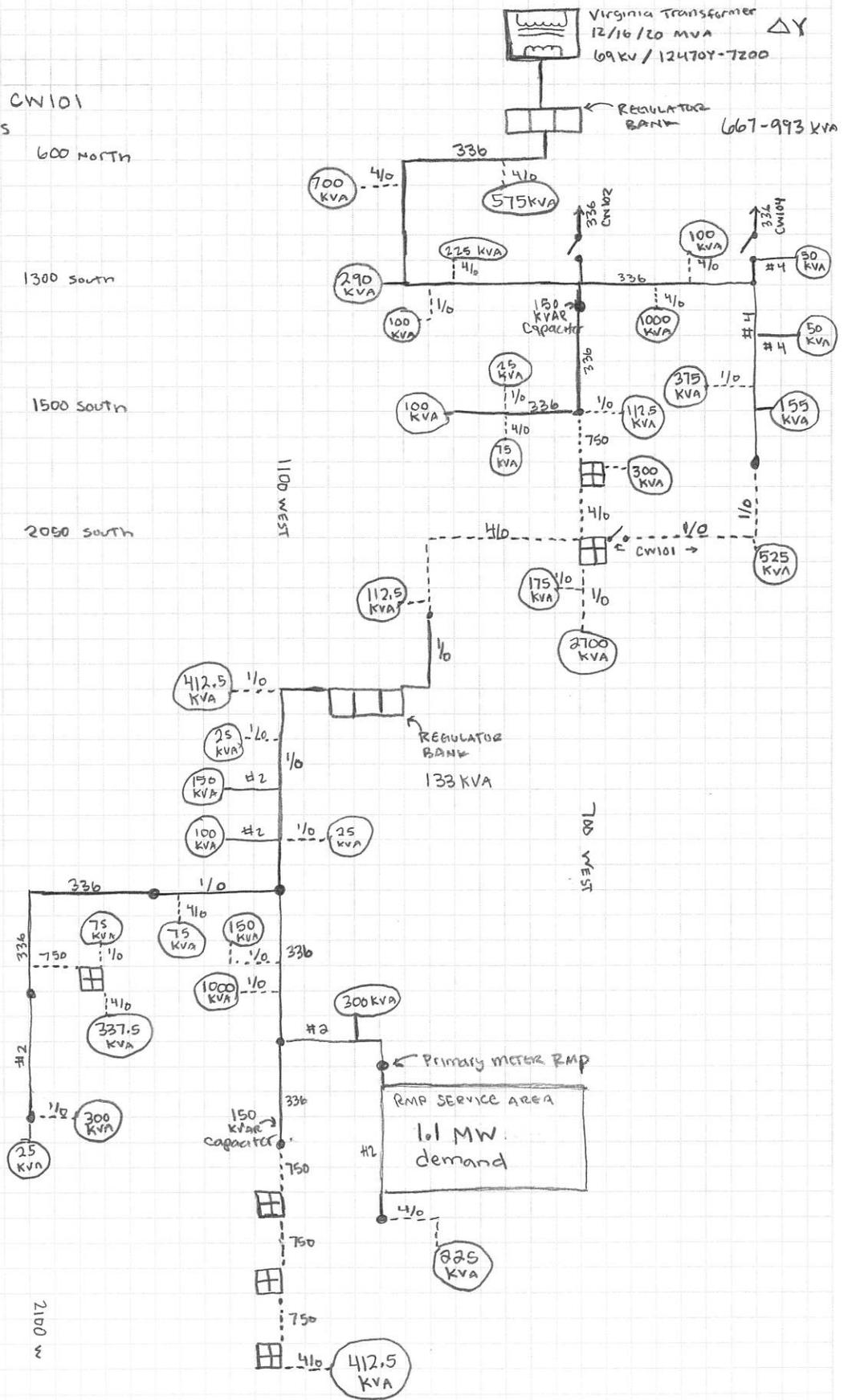
# CLIFTON WILSON 101

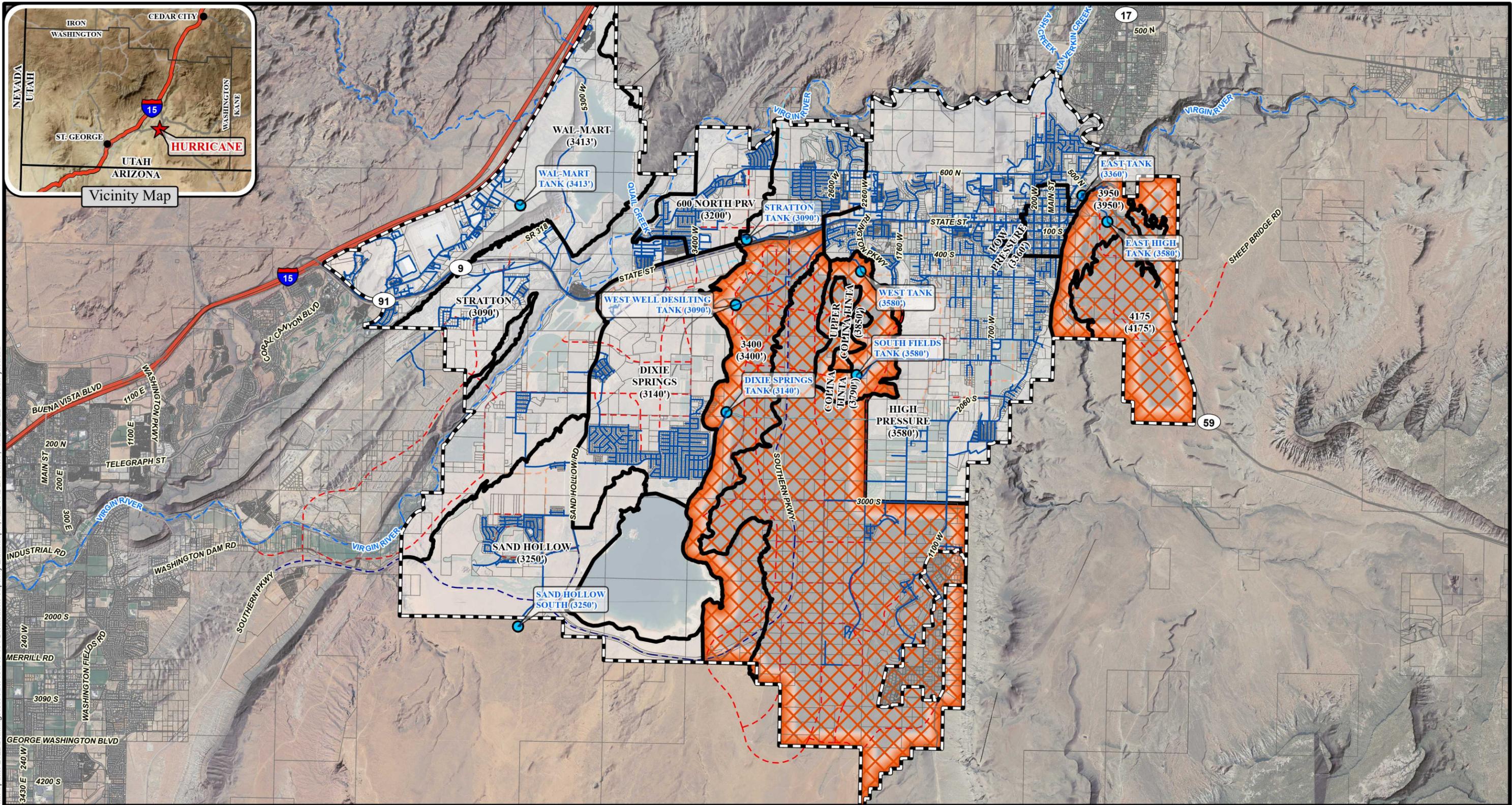
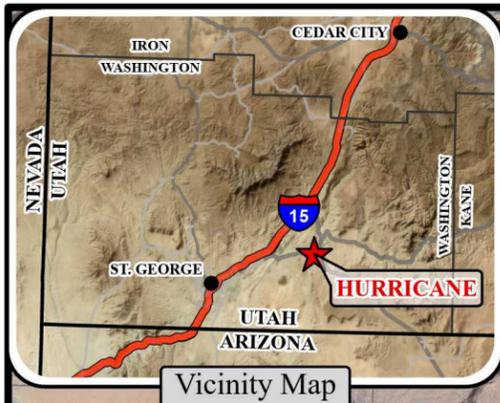
MAX LOAD - 3.77 MW ON CW101  
MAX CURRENT T-1 520 AMPS

All overhead ACGR  
All URD ERP

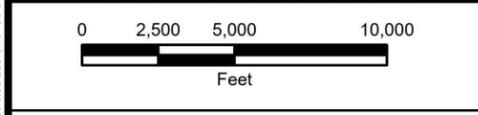
— overhead  
- - - underground

600 North  
1300 South  
1500 South  
2050 South  
3000 South  
2100 W





P:\046-191 Hurricane Water Model & 6-Yr Plan Update 2022\Drawings\GIS\ArcPro\046-191 Distribution Capacity Exhibit.aprx, AEBORDER 11x17, 10/26/2022 9:51 AM jheward



Legend	
	Hurricane Municipal Boundary
	Washington County Parcels
	Pressure Zone Boundaries
	Approximate Extent of Limit Culinary Distribution
	Existing Culinary Water
	Existing Tank
	Master Planned Roads
	Major Arterial (106' ROW)
	Minor Arterial (90' ROW)
	Major Collector (70' ROW)
	Minor Collector (60' ROW)

1 of 1

Approximate Areas of Limited Distribution Capacity	
Hurricane, Utah	
<b>Spatial Reference:</b>	Utah State Plane NAD 83, feet
<b>Drawn By:</b>	JRH
<b>Scale:</b>	1" = 6,000 feet
<b>Date:</b>	October 2022



**STAFF COMMENTS**

<b>Agenda Date:</b>	<b>04/20/2023</b>
<b>Application Number:</b>	2023-PP-12
<b>Type of Application:</b>	Preliminary Plat Application
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Sky Ranch Phase 6 LC
<b>Agent:</b>	
<b>Request:</b>	Approval of a Preliminary Plat
<b>Location:</b>	Approximately 4500 S 1200 W
<b>Zoning:</b>	RA-1
<b>General Plan Map:</b>	Rural Residential

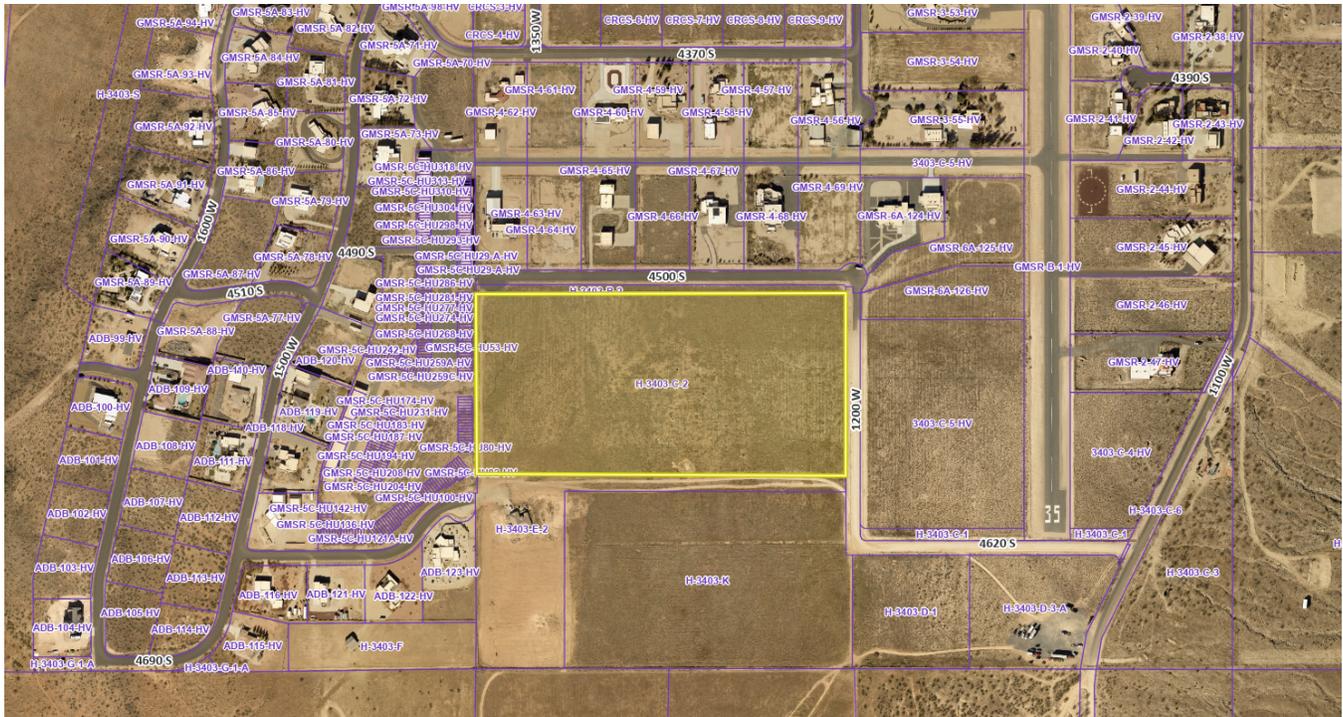
**Planning Commission**

The Planning Commission recommended the denial of the proposed subdivision finding:

1. Inadequate facilities in the area
2. Will-serve letters have not been provided from the culinary and sanitary water providers

The Planning Commission wanted to note to the City Council that they generally like the application and think it is a good development for the area, and they would have recommended approval if services were in the area.

**Discussion:** The applicant is proposing a 14 lot single family subdivision immediately south of Sky Ranch. Lots 1-4 are not within Hurricane City boundaries and should not be considered to be part of this application, they will have to be approved by Washington County. The applicant intends for this subdivision to be intertwined with the Sky Ranch subdivision and is proposing a taxiway access to their private airport.



**JUC Comments**

**Public Works:** No sewer. No power. No water. Drainage?

**Water:** Water and water lines will need to be reviewed and detailed plans presented before development.

**Power:** The proposed subdivision is located in an area of the City that does not presently have available capacity to serve additional units, which determination is based on a third-party analysis of the power circuit that provides power to this area (attached). The lack of capacity in the area will be resolved after (1) the substation currently under construction at 1300 South is completed and (2) the City installs transmission lines to the new substation. The Power Department is actively working on this issue, but the completion date for these two projects is uncertain. However, after these two projects are complete, the capacity issue will be resolved but the hurdles of connecting the new developments to the new substation will still exist. The Developer will still be required to construct distribution lines from the substation to its new development. The Bench Lake PID was approved to finance the construction of a new powerline extending south on the west side of Copper Rock to service a well site south of the proposed subdivision. The preferred method to deliver distribution lines to the proposed subdivision would be to tie onto the PID-constructed power line after it is built. The PID has been slow to act and there are no pending plans to construct the power line. Alternatively, the Developer could upgrade the existing distribution lines that service the Moccasin Flats subdivision on the east side of Sky Ranch and bring power in through that route. The Developer will be responsible for all associated costs and securing rights-of-way to construct the distribution lines. The Power Department’s position is that public facilities to deliver power are not currently in place and, because of the several hurdles described above, there is not a confirmed plan that will timely provide the necessary services at the established level of service.

**Sewer:** Sewer is being connected to a dry line. Septics will need to be installed and utilized until the sewer is live. Septics will need to be abandoned when the sewer is live.

**Engineering:** Engineering would recommend that this entire subdivision be annexed into the City. 4620 S should be improved with the proposed subdivision. Roadway and utility ownership is ambiguous, the existing water line is the Washington County Water Conservancy District. Will the proposed new street be a continuation of 4620 S? Proposed streets should match Hurricane City standard sections. See Hurricane standard 3.2.4.5 1200 W, 4500 S and 4620 S appear to create a single dead ended roadway and there isn't a proposed cul-de-sac turnaround. Another north-south roadway should be coordinated with the property to the south.

**Streets:** Taxiway over a public road?

**Fire:** Turnarounds required on 4500 S and 4620 S. Hydrant spacing 500'. Water pressure is an issue.

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

**Phone:** Add Centurylink notes for construction drawings

**Cable:** No comment

#### **Staff Comments: Preliminary Plat**

1. The zoning on this property is RA-1, residential-agriculture one unit per acre, all proposed lots meet this code
2. **Connectivity:** The applicant is proposing a new city street on property that is not owned by the applicant but is the logical placement of a roadway in this area connecting into existing 4620 S. The applicant will need to work with adjacent property owner to ensure the roadway plan can be accomplished.
3. Existing street 4500 S is a county road and staff is unsure if this is intended as a city road or a mix of county and city roadway.
  - a. As a city roadway 4500 S will have to be brought up to city standards including curb, gutter and sidewalk. The applicant may be eligible for a rural road cross section, but would need City Council approval, see [Hurricane City Code 7-2-2 \(B\)](#)
4. Staff has concerns about having a taxiway easement over a City street. This has been discussed between the applicant and staff but no resolution has been reached at this time. Generally, staff anticipates that the impact of a taxiway will be minimal and the road is anticipated to only be used by local traffic.
5. Utilities:
  - a. Hurricane City Code 10-37-4 states:
    - i. *Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other*

*similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.*

b. Hurricane City Code 9-6-3 states:

- i. *A. Land shall be developed only where public facilities are in place or will be timely provided to serve proposed development at a level of service which meets the City's adopted level of service standards. For each proposed development the City may require an analysis to be completed to determine whether adequate public facilities are available to service the development and whether the development will change existing levels of service or will create a demand which exceeds acceptable levels of service for any public facility, including roadways, intersections, bridges, storm drainage facilities, water storage, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services.*
- ii. *B. A proposed development shall not be approved if demand for a public facility will exceed adopted level of service standards unless public facility improvements, reasonably calculated to raise service levels to adopted level of service standards, will be available to serve the development.*

c. The adequacy of public facilities to support the proposed development is in question. The Power Department has stated that the City's power grid is inadequate to support all of the development planned in this area. Hurricane water has also expressed concerns about the adequacy of water infrastructure in the area to support this development, citing the need for an additional tank, water lines, and looping. See JUC comments regarding the limited capacity to supply power and water to this area. . "A proposed development **shall not be approved** if demand for public facility will exceed adopted level of service standards unless public facility improvements, reasonably calculated to raise service levels to adopted level of service standards, will be available to serve the development." Hurricane City Code 9-6-3(B) (emphasis added). "The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services." HCC 10-37-4. "The City may disapprove a proposed development if demand for public services exceeds accepted levels of service." HCC 10-37-4. The Planning Commission and City Council should carefully consider whether the infrastructure and public facilities necessary to support this proposed development satisfies the requirements of the Code as explained in this section. **If not enough information is available for the Commission or Council to make a finding regarding the adequacy of public facilities, then more information or analysis should be requested from the applicant or City staff, as applicable, before acting on the application.**

- d. Staff also has an increasing concern about water availability in the area as well, and full water models will need to be provided to justify each subdivision. Hurricane City's water engineer has provided a map that shows this area as Limited Culinary Distribution Capacity area.
5. Will serve letters have not been provided from the culinary and sanitary water providers
6. A note has not been added to the plat indicating whether the property is in a tortoise take area

**Recommendation:** Staff recommends the City Council review this application based on standards within the Hurricane City Code. Staff recommends that the application for a preliminary plat be denied due to

1. Inadequate facilities in the area
2. Lack of information with regard to city streets
3. Will-serve letters have not been provided from the culinary and sanitary water providers



## STAFF COMMENTS

Consideration and possible approval of **Ordinance 2023-06 amending 7-5-13 regarding cemetery markers**

### **Discussion:**

This item was added to the agenda after the cutoff date at the request of Councilmen Thomas, Prete, Heideman, and Hirschi. On October 3, 2022, the Council approved amendments to the Hurricane City code regarding the cemetery. Part of that amendment added "benches with backs are not permitted" to the code. Councilman Thomas stated he was not aware this was part of the proposed amendments and would like it removed.

Staff made the recommendation to not allow backs on benches based on the following;

1. As the cemetery fills up, we continue to have more headstones making it to where we must move more headstones when we dig graves. Sometimes we have to move several to access and dig a grave.
2. More complex headstones are harder to move and a lot more risk of us damaging them.
3. Benches with backs are significantly harder to move and pose a significant risk of damage. Some may even need to be disassembled to move.
4. It's not realistic to hire a monument company to move these benches because of the short time frame we have from the time we are notified of a grave to the time we have to start opening the grave.
5. If benches with backs are allowed, it will increase our need for more personnel and/or a mini excavator to access the areas that are getting tight and difficult to move headstones.

### **Findings:**

### **Recommendation:**

### **Attachments:**

1. Ordinance 2023-06 Amending 7-5-13 City Cemetery regulations

**AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH AMENDING  
TITLE 7, CHAPTER 5 OF THE HURRICANE CITY CODE GOVERNING THE CITY  
CEMETERY**

**WHEREAS**, the City Council of Hurricane, Utah desires to amend Title 7, Chapter 5, Section 13 of the Hurricane City Code governing the City Cemetery; and

**WHEREAS**, the City Council deems this amendment necessary and desirable for the preservation of the general health, safety, and welfare of the residents of Hurricane,

**BE IT HEREBY ORDAINED** that Title 7, Chapter 5, Section 13 of the Hurricane City Code shall be, and is hereby, amended as follows:

**CHAPTER 5. - CEMETERIES**

Sec. 7-5-1-12 Remains Unchanged

Sec. 7-5-13. – Placement of markers.

It shall be unlawful for any person to erect, place or cause to be placed any marker or monument on any lot in the cemetery in violation of the rules and regulations promulgated by the City Council regarding the placement, construction and design of all such markers.

- A. *Ownership and responsibility.* Headstones are personal property. All monuments within the cemetery are the property of lot owners, their heirs or the responsible party that ordered and placed them. All care and upkeep of the monuments is the responsibility of the owner. The cemetery is maintained by City crews who exercise great care in keeping the grounds groomed. The City will not be responsible for inadvertent scratches and chips that occur from routine maintenance. Such happenings are a condition that go with the privilege of placing markers in the cemetery.
- B. *Size Limitations and Requirements.* All headstones or markers must be placed on a concrete pad or footing that provides a six-inch border around the base of the headstone or marker. The top of the concrete pad or footing must be flush with the surface of the lawn. Monuments and concrete borders must be placed within the boundary of the grave or graves of the owner in conformity with established rows. Monuments for single graves may not exceed 36 inches in width, not counting the concrete border. Monuments for double graves sharing a monument may not exceed 72 inches in width, not counting the concrete border. No monument may exceed a depth of 26 inches, including the concrete border. No raised monument may exceed a height of 42 inches above the concrete border. Monuments in the specific areas of the cemetery designated for infant and cremation burials shall be flat monuments with the top of monuments flush with the surface of the lawn and shall have maximum widths of 28 inches and maximum depths of 16 inches. Bench monuments are permitted ~~but benches with backs are not allowed.~~ All permanent vases must be attached to the monument, stone, base or cast into the concrete border. No vases separate from the memorial will be permitted. Memorials will be placed in an orderly manner in predesignated rows as directed by the Cemetery Superintendent. Flat

markers, level with the ground, with approval of the cemetery superintendent may be installed between established rows. No flower vases or containers, permanent or otherwise, will be permitted on the markers. Only one raised marker is permitted per grave. Family monuments must comply with this section. If a monument is determined by the Cemetery Superintendent to be oversized, interferes with the sprinkler irrigation system, or is otherwise in violation of this chapter, the owner shall pay for the necessary modifications.

- C. *Interference with excavation.* The owner or responsible party is responsible for the removal and replacement of a marker that must be moved for the excavation of a grave, or for the expenses of such service if contracted. If the owner or responsible party wishes, the City will make arrangements for the service with a local monument dealer at the owner's expense.
- D. *Recommendations.* Consult with a monument manufacturer on monument materials suitable to handle conditions at the cemetery. Markers are subject to temperature extremes, snow, ice, sprinkler irrigation water and occasional nicks and chips from mowing equipment. It is recommended that raised markers have a rough nosed base or edge rather than a polished smooth surface.
- E. *Obstructions.* No fences, foot markers or other obstructions or installations except a headstone or monument will be permitted in the cemetery.

(1998 Code § 8-236; 2000 Code; Ord. 2005-20, 9-1-2005; Ord. No. 2022-51, 10-3-2022)

**BE IT FURTHER ORDAINED** that this Ordinance shall, after adoption and approval, take effect immediately upon publication or posting as required by law.

PASSED AND APPROVED this 16<sup>th</sup> day of April 2023.

Hurricane City

\_\_\_\_\_  
Nanette Billings, Mayor

Attest:

\_\_\_\_\_  
Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 16<sup>th</sup> day of April 2023. Whereupon a motion to adopt and approve said Resolution was made by \_\_\_\_\_ and seconded by \_\_\_\_\_. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Joseph Prete	—	—	—	—
David Sanders	—	—	—	—
David Hirschi	—	—	—	—
Kevin Thomas	—	—	—	—
Doug Heideman	—	—	—	—

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Cindy Beteag, Recorder



## STAFF COMMENTS

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

**Discussion:**

**Findings:**

**Recommendation:**

**Attachments:**

None