HURRICANE CITY
UTAH

Mayor
Nanette Billings

City Manager
Kaden DeMille

City Council

Joseph Prete
Dave Sanders
David Hirschi
Kevin Thomas
Doug Heideman

Hurricane City Council Meeting
Agenda

June 15, 2023
4:00 PM
City Council Chambers 147 N 870 W, Hurricane

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

4:00 p.m. Work Meeting regarding 1100 West

1. Agenda Summary

5:00 p.m. Pre-meeting

6:00 p.m. - Call to Order

Prayer

Thought

Pledge of Allegiance

Declaration of any conflicts of interest

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

1. Ordinance 2023-ZC-10: Discussion and consideration of a **Zone Change Amendment request and related agreement for property located at approximately 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.

2. Discussion regarding **enforcement of City's nuisance ordinances**. -Fred Resch III

NEW BUSINESS

1. Consideration and possible **revocation of the Silver Flats Zone Change** due to the property owners not fulfilling the conditions of approval.
2. Consideration and possible approval of an **Active Transportation Cooperative Agreement with UDOT** on a trail project along Sand Hollow Road-Arthur LeBaron
3. Consideration and possible approval of **Resolution 2023-25 declaring the proposed use of land qualifies as a valid public us**e located at approximately 500 N State Street
4. Consideration and possible approval of **awarding a contract for Turf Sod Road Spot Improvements**
5. Consideration and possible approval of **Ordinance 2023-10 creating a Good Landlord Program**
6. **Public Hearing** to take comments on the following:
    a. 2023-2024 Fiscal Year Budget
    b. Proposed amendments to the 2022-2023 Fiscal Year Budget
    c. Agriculture Protection Zone on parcels H-3-2-3-344, H-3-1-4-21011, H-3-2-10-4471, and H-3-2-3-3315
    d. New impact fees for secondary water
7. Ordinance 2023-ZC-13: Consideration and possible approval of a **Zone Change Amendment request located 191 W 600 N from MH/RV, mobile home/RV, to RM-1, multifamily 6 units per acre**, to build a duplex. Parcel number H-281-A-4-A. Silo One Investments LLC Applicant. Chris Potter Agent.
8. Resolution 2023-30: Consideration and possible approval of **a General Plan Amendment to adopt a Downtown Master Plan**.
9. Consideration and possible approval o**f Ordinance 2023-APA-01 approving an agriculture protection zone** for parcels H-3-2-3-44, H-3-1-4-21011, H-3-1-10-4471, and H-3-2-3-3315. -Kenneth Heaton
10. Consideration and possible approval of **Ordinance 2023-11 adopting a secondary water impact fee**
11. Consideration and possible approval of **Resolution 2023-29 clarifying scholarship program for Miss Hurricane**
12. Consideration and possible approval of R**esolution 2023-27 approving the 2023-2024 Fiscal Year Budget**
13. Consideration and possible approval of **Resolution 2023-28 approving & adopting amendments to the 2022-2023 budget**
14. Consideration and possible approval of a **polling location for the 2023 Election**
15. 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) 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 June 15, 2023

4:00 p.m. Work Meeting

Discussion on 1100 West alignment.

5:00 p.m. Pre-Meeting

6:00 p.m. Call to Order

Old Business

1. The City and the Water Conservancy District have been coordinating for many months to determine how to best achieve the goals for the District's property in the Bench Lake area generally known as the 'clay pit'. Some of the key goals have been: to establish the District's right to mine clay for use in the County's future reservoirs through a zone change; to protect City infrastructure during the mining process; to secure property for existing and future roadways on the edges of the clay pit; to minimize interference with the District's operations from runoff water; to prevent trespass and deal with illegal dumping; to ensure continued irrigation of a portion of the property; and to determine the future of the clay pit after the clay is mined. The City and the District have reached a proposed arrangement to achieve these goals as follows:

    City will grant an extraction overlay zone for the property;

    District will follow the Site Development Plan attached as Exhibit C to the agreement;

    District will dedicate to the City portions of the roadways on all four sides of the clay pit, as shown in the Dedication Plat attached as Exhibit B to the agreement;

    The City has already amended its Drainage Manual to require more retention in the basin that drains to the clay pits to minimize flows and interference with District operations;

    Before excavation, the District will construct a UDOT style field fence around the property, and the City will maintain the fence and remove any illegally dumped trash in the pit;

    District will construct "track-in/track-out" rock construction pads before beginning excavation. When the City improves 3000 South where the entrance/exits will be, the City and the District will jointly construct concrete entrances into the clay pit, with the City being responsible for the portion within the City's right-of-way and the District being responsible for the portion on District's property.

    The City will relocate irrigation lines as part of future construction of roadways as necessary to allow continued irrigation of the property.

When the District has finished mining the clay, it will deed the property over to the City as-is.

At the request of the Council, the redundant documents in the packet have been removed. The exhibits to the proposed agreement in the packet has the Dedication Plat, the Site Development Plan, and the current Extraction Overly Zone Ordinance, which the Council may find helpful in reviewing this agenda item. Staff recommend approval of the requested zone change as described in the Agreement for Road Dedication, Zoning, and Use of Bench Lake Property.

2. At the last City Council meeting, the Council decided to review the letters one more time but decided not to change how staff enforces the ordinance. Staff has made the recommended updates to the letters.

   If the Council finds these letters acceptable, then staff would recommend we try sending these letters for a few months and see what results we get.

   The City Attorney has reviewed and revised the form templates in the Council's packet.

New Business

1. This zone change was approved on December 2, 2021 subject to a development agreement noting that infrastructure is unavailable, and permits will not be issued until infrastructure is in place. A letter was sent to the property owners on May 8, 2023, notifying them a development agreement had not been received and that the Council would consider revoking the zone change if the owners did not provide a signed development agreement as required by the City Council.

   On June 8th, 2023, staff received signatures from 6 of the 7 current owners. At the time of this report, the remaining owner has not signed the development agreement, but the owner is apparently in prison for the foreseeable future. The Council has the grounds to revoke the zone change because the conditions of the zone change approval have not been satisfied, especially where it has been more than 18 months since the conditional approval was given. However, the Council could continue this matter until the next meeting to give the remaining owner an opportunity to submit the signed agreement.

2. Attached is an agreement that UDOT is asking the City to enter into so that we can get going on a trail project in Hurricane along Sand Hollow Road that will be 80% funded by UDOT, and 20% funded by the City. The funding was allocated by the State Legislature last year and is being managed by UDOT. The cost of Hurricane's portion is $179,400, which was

budgeted last year and is anticipated to carry over into the next fiscal year. UDOT has asked St. George, Washington, and Hurricane to work together to deliver several active transportation projects, with St. George City taking the lead.

My only concern is that if the other projects in Washington or St. George over run on costs that our project along Sand Hollow Road will be placed on the back burner. I have asked that the cooperative agreement include the spreadsheet that summarizes the estimated costs and match requirements for each segment of the project. I believe the agreement includes and is subject to the spreadsheet. I recommend that we sign the agreement so we can get this project underway.

3. UDOT owns land just north of the intersection at 500 N. State. Interstate Rock has asked the City to work with UDOT to obtain that parcel and then do a land swap with them so the intersection aligns better. The proposed resolution by the City Council declaring that the acquisition of land will be for a public use is a prerequisite under the Utah Administrative Code for UDOT to sell the land directly to the City.

4. The intersection of Turf Sod Road and Sand Hollow Road provides access to several developments that Hurricane City has approved in the last few years. Turning movements at that intersection have increased, creating the need for turning lanes. This project will provide asphalt widening and striping for additional turn lanes and paved shoulders.

   Project plans were provided by Pro-Value Engineering and the project was publicly advertised for bids. The City only received one bid, which was from Interstate Rock Products in the amount of $113,845.00. The Engineer's Estimate was $80,000. Our budgeted amount for this project is $250,000.

5. The 2022 Moderate Income Housing Plan states "Hurricane City should create a Good Landlord program within the City and provide incentives for landlords to participate." A Good Landlord program is an incentive provided by the City where if a property owner or landlord participates in a program approved by the City then the City will provide a discount on business licensing. This program is permitted under state law and the ordinance attached is broadly based on the existing ordinance in Ogden. Under the state law we are required to accept any other city's Good Landlord certification.

   While the City has some broad discretion on how much of a discount we provide, the certification through the link below costs $50 which is the same as the cost of a business license with Hurricane City so we are proposing a full reduction in the business license fee. Other municipalities charge a business license fee per unit owned/managed but Hurricane does not.

There is a provision in the proposed code that the City can remove a property owner from the Good Landlord program if there are too many police calls to the property in a given year or if the property is not in compliance with fire or city codes.

Most cities don't teach the classes themselves but use online resources such as those provided at https://www.thegoodlandlord.net/home/

6. Public Hearing

7. The applicant is seeking a zone change from Mobile Home/Recreational Vehicle to RM-1 (multifamily) for their .22 acres. There is currently a manufactured home on the property and the applicant would like to tear that down and put in a duplex. This property is on the corner of 200 W and 600 N. The City Council approved a similar zone change in 2021 for the property immediately to the east of this one, 161 W 600 N.
   The Planning Commission voted 5-1 to recommend approval of the zone change because it met the four criteria of a zone change. The lone dissenting vote was due to a concern about traffic impacts on the corner of 200 W and 600 N.

8. This is the Downtown Master Plan presented for approval tonight. The City received a matching grant from UDOT and the City has hired a consultant team to help prepare this document. In October of last year Planning staff assembled a steering committee consisting of a City Council and Planning Commission member, our consultant team, a UDOT engineer, and a local resident and business owner in the downtown. We have had four public open house/workshops two stakeholder meetings and conducted two online surveys which produced over 800 public responses. Information on the master plan and it's recommendations have been on the city's website for several months and we have received many comments there.
   The Planning Commission sent a unanimous recommendation of approval with the comment that the City Council should expect comments from the public at the meeting. Staff recommends the City Council read through the plan and supporting documents staff and our consultant will be available to answer any questions before and during the meeting.

9. This request is to add an Agriculture Protection Overlay. The total size is 41.15 acres across four parcels. An Agricultural Protection Area grants certain legal protections to the property, including preventing forced rezoning the property, providing a defense against nuisance actions, notice to new subdivisions, and limiting eminent domain actions.
   The Dixie Conservation District has indicated that they have given a recommendation of approval for this application but no written recommendation letter has been received.

The Planning Commission sent a unanimous recommendation of approval with the exception of the buildout of all Master Planned roadways running along this property's boundaries and any space needed for transmission lines. Please see the attached letter.

10. The City Council packet for adopting a new impact fee for secondary irrigation water.

    This past year the Water Department has been working with Alpha Engineering and Zions Bank to create a new secondary irrigation water impact fee. Earlier this year we held a work meeting with the City Council to discuss the new secondary water impact fee. This new fee is necessary for new developments to help pay for their share of the improvements to service them.

    On April 25th the secondary water impact fee was presented to the Water Board, they voted not to recommend this to the City Council at that time. The Water Department and Alpha Engineering were given a list of questions that needed to be answered before the Water Board would recommend it to the City Council for approval.

    On May 27th during our Water Board meeting, the questions from the April meeting were read and discussed. The questions and answers are attached to this packet.

    After this discussion a motion was made and seconded, there was a unanimous recommendation to present the new secondary water impact fee to the City Council for approval.

    Please look over the attached documents and read the questions and answers for the May 27th Water Board meeting.

    Thank you
    Ken Richins

11. The purpose of the resolution is to clarify the terms and requirements for the City's Miss Hurricane Scholarship program.

12. Final Budget for 23-24

13. Amendments for 22-23 budget year

14. Since Hurricane City has contracted with the County to do elections, we are not required to have in person voting on Election Day. For the 2021 Primary Election we did have a polling location at the Community Center. Only sixteen people showed up to vote that

day. Between the costs to the County for the machines and poll workers, that equaled over a hundred dollars per person that voted.

Since the County is conducting the election, they are required to have a polling location. So if Hurricane residents want to vote in person, they can go to the Dixie Center.

15. No closed meeting as of Friday afternoon.

HURRICANE CITY
UTAH

STAFF COMMENTS

Ordinance 2023-ZC-10: Discussion and consideration of a **Zone Change Amendment request and related agreement for property located at approximately 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.

Discussion:

The City and the Water Conservancy District have been coordinating for many months to determine how to best achieve the goals for the District's property in the Bench Lake area generally known as the 'clay pit'. Some of the key goals have been: to establish the District's right to mine clay for use in the County's future reservoirs through a zone change; to protect City infrastructure during the mining process; to secure property for existing and future roadways on the edges of the clay pit; to minimize interference with the District's operations from runoff water; to prevent trespass and deal with illegal dumping; to ensure continued irrigation of a portion of the property; and to determine the future of the clay pit after the clay is mined. The City and the District have reached a proposed arrangement to achieve these goals as follows:

1. City will grant an extraction overlay zone for the property;
2. District will follow the Site Development Plan attached as Exhibit C to the agreement;
3. District will dedicate to the City portions of the roadways on all four sides of the clay pit, as shown in the Dedication Plat attached as Exhibit B to the agreement;
4. The City has already amended its Drainage Manual to require more retention in the basin that drains to the clay pits to minimize flows and interference with District operations;
5. Before excavation, the District will construct a UDOT style field fence around the property, and the City will maintain the fence and remove any illegally dumped trash in the pit;
6. District will construct "track-in/track-out" rock construction pads before beginning excavation. When the City improves 3000 South where the entrance/exits will be, the City and the District will jointly construct concrete entrances into the clay pit, with the City being responsible for the portion within the City's right-of-way and the District being responsible for the portion on District's property.
7. The City will relocate irrigation lines as part of future construction of roadways as necessary to allow continued irrigation of the property.
8. When the District has finished mining the clay, it will deed the property over to the City as-is.

At the request of the Council, the redundant documents in the packet have been removed. The exhibits to the proposed agreement in the packet has the Dedication Plat, the Site Development Plan, and the current Extraction Overly Zone Ordinance, which the Council may find helpful in reviewing this agenda item.

Findings:

Recommendation:
Staff recommend approval of the requested zone change as described in the Agreement for Road Dedication, Zoning, and Use of Bench Lake Property.

Attachments:
1. 230614 DRAFT Agreement for Rights of Way Dedication and Use of Bench Lake Property (unsigned)
2. 2023-ZC-10 App
3. 2023-ZC-10 WCWCD

Recording Requested By, and
Return Recorded Document to:
Hurricane City
147 N. 870 W.
Hurricane, Utah 84737

APN: H-3376-A; H-3375

AGREEMENT
For Road Dedication, Zoning, and Use of Bench Lake Property

Effective this _____ day of _____, 2023, this Agreement for Rights of Way Dedication and Use of Bench Lake Property ("Agreement") is made between Washington County Water Conservancy District ("District") and Hurricane City ("City").

I. AUTHORITY

The statutes authorizing the District to enter into this Agreement and engage in the activities described herein include but are not limited to Utah Code Sections 11-13-101 *et seq*. (Interlocal Cooperation Act), 17B-1-101 *et seq*. (Local District Powers), and 17B-2a-1001 *et seq*. (Water Conservancy District Act).

The statutes and regulations authorizing the City to enter into this Agreement and engage in the activities described herein include but are not limited to Utah Code Sections 11-13-101 *et seq*. (Interlocal Cooperation Act) and 10-8-1 *et seq*. (Municipal General Powers).

II. BACKGROUND AND PURPOSE

The District owns parcel numbers H-3376-A and H-3375 (together the "Property") in the boundaries of the City in an area generally known as "Bench Lake." The Property is more particularly described at **Exhibit A**. The City's General Master Plan provides for City roads around the perimeter of the Property. The City has conditionally approved various developments in the area around the Property and desires to have these roads constructed concurrent with development. In addition, the City desires to eventually acquire the Property to serve as a stormwater detention facility and recreational area.

The District is amenable to providing a rights of way dedication for the roads to the City at this time. However, the District purchased and owns the Property specifically for the purpose of mining material from the Property for future construction of District facilities, including reservoir dams located in other areas in the District. The material located on the Property, particularly clay, is the best material for dam construction. It is vital to the District's public purpose for it to continue to have and the right to mine and remove material from its Property for the construction of its facilities and to engage in all related activities on the Property. Therefore, the District desires in exchange for the rights of way dedication across its Property, that the City

(1) rezone the Property with an Extraction Industries Overlay Zone to authorize the access and operations required to mine, extract, and remove the materials consistent with this Agreement and Hurricane City Code and (2) participate in certain maintenance and improvement obligations consistent with this Agreement. Once the District has mined the material needed for its facilities, the District has agreed to convey the Property to the City, and the underlying zone shall thereafter control the Property.

IV. RESPONSIBILITIES OF PARTIES

A. Washington County Water Conservancy District

1. The District will execute a rights of way dedication in a form substantially similar to the form attached hereto as **Exhibit B** ("Road Dedication Plat"). The District is not responsible for any of the cost related to the roads or utilities, or for curb, gutter, sidewalk, or other improvements within the dedicated right of way.

2. Once the District has removed the material needed to construct its facilities and has determined in its sole discretion that it no longer needs the Property to construct facilities, the District will deed the property to the City at no charge. The City agrees to accept the Property as is with the material removed and a remaining hole on the Property.

3. The District will comply with the Site Development and Reclamation Plan attached hereto as **Exhibit C** ("Site Development Plan"). The current Site Development and Reclamation Plan is based upon an engineer estimate regarding the amount of clay material the District will need. City acknowledges that the amount of material removed from pit may increase. In the event the amount of material that is required to be removed is increased, the District will provide new plans to the City.

4. Prior to beginning excavation or road construction, a third party (Balance of Nature) has agreed with the District to install a fence around the Property with standard UDOT Right-of-Way Fencing and Gates as described in UDOT's 2024 Standard Specifications For Road and Bridge Construction consisting of wire mesh and two strands of barbed wire, with the fences and gates being in the locations described in the Site Development Plan. *See* Exhibit C, Sheet Nos. 5.00, 6.00, 7.00. The fence will also include 'No Trespassing' signage on the fencing. The City will require the fence as part of the road construction and will not accept or finalize the road construction until the fence is installed.

5. Prior to beginning excavation, the District will install rock construction entrance tracking pads up to the edge of existing asphalt at the three construction entrances shown on the Site Development Plan. If the City improves the full cross section of 3000 South prior to the property being deeded to the City, City will install within the right of way the concrete stabilized construction entrance as shown on the Site Development Plan, with the District concurrently installing the portion of the concrete entrance within the District's property.

B. Hurricane City

1. City will be responsible for the cost of preparing the Rights of Way Dedication.

2. The City will maintain the fence and signage, repair any cuts or breaks in the fence, and remove any illegal dumping on the Property until such time that the Property is deeded to the City.

3. If the City improves the full cross section of 3000 South prior to the property being deeded to the City, City will install within the ROW the concrete stabilized construction entrance as shown on the Site Development Plan, with the District concurrently installing the portion of the concrete entrance within the District's property.

4. If the City's improvement of any of the right of way dedicated to the City requires the removal of existing irrigation systems, the City will, if requested by the District at the time, relocate those systems as part of the roadway improvements to allow the continued irrigation of the District's property.

5. Pursuant to Hurricane City Code Title 10, Chapter 27 – Extraction Industries Overlay Zone, the City agrees to, concurrently with the execution of this Agreement, amend the City's zoning map to place an Extraction Industries Overlay Zone over the Property. A copy of the current version of the Extraction Industries Overlay Zone that will apply to this Agreement for its duration is attached as **Exhibit D** ("Extraction Ordinance"). The City warrants and guarantees that the District shall have the right to mine and remove material from the Property as set forth in the Site Development Plan insofar as permitted by state and federal law. Furthermore, the City has amended the City's Drainage Manual to require any development in the City that drains into the Property to retain storm drain water from storm water events of less than or equal to a 10-year storm event as defined in the City's Drainage Manual.

VI. GENERAL

1. Paragraph Headings. The paragraph and subparagraph headings used herein are for convenience only and shall not be considered in the interpretation of this Agreement.

2. Amendment. This Agreement may be amended through written agreement of all Parties.

3. No Third-Party Beneficiaries. Nothing in this Agreement is intended to create any rights, duties, or obligations by the Parties to any person or entity not a party, and this Agreement shall not be deemed to give rise to any right by any person or entity not a party against any Party to this Agreement. Nothing in this Agreement is intended to nor shall be deemed to relieve or discharge the obligation or liability of any person or entity not a party to this Agreement.

4. Immunity and defenses retained. Each Party retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this Agreement.

5. Utah Law to Govern. This Agreement has been drawn and executed in the State of Utah. All questions concerning the meaning, intention and enforcement of any of its terms or its validity shall be determined in accordance with the laws of the State of Utah. In any dispute jurisdiction and venue shall be in the Fifth District Court of the State of Utah.

6. Inducement. The making and execution of this Agreement has not been induced by any representation, statement, warranty, or agreement other than those herein expressed.

7. Integration. All agreements heretofore made in the negotiation and preparation of this Agreement between the parties hereto are superseded by and merged into this Agreement, no statement or representation not embodied herein shall have any binding effect upon the parties hereto and there shall be no amendments hereto except those in writing signed by the parties hereto.

8. Time is of the Essence. Time is of the essence with regard to this Agreement as to each covenant, term, condition, representation, warranty and provision hereof.

9. Necessary Acts and Cooperation. The parties hereby agree to do any act or thing and to execute any and all instruments required by this Agreement and which are necessary and proper to make effective the provisions of this Agreement.

10. Partial validity. If any portion of this Agreement shall be held invalid or inoperative, then insofar as is reasonable and possible:

a. The remainder of this Agreement shall be considered valid and operative, and,
b. Effect shall be given to the intent manifested by the portion held invalid or inoperative.

11. Ambiguities. This Agreement has been negotiated and drafted by all parties hereto and the general rule of contract construction that 'ambiguities shall be construed against the draftsman' shall have no application to this Agreement.

12. Waiver. The waiver by any party to this Agreement of a breach of any provision of this Agreement shall not be deemed to be a continuing waiver or a waiver of any subsequent breach, whether of the same or any other provision of this Agreement. Any waiver shall be in writing and signed by the waiving party.

13. Rights and Remedies. The parties shall have all rights and remedies provided under applicable Federal or State law for a breach or threatened breach of this Agreement. These rights and remedies shall not be mutually exclusive, and the exercise of one or more of these rights and remedies shall not preclude the exercise of any other rights and remedies. Each party confirms that damages at law may be an inadequate remedy for a breach or threatened breach of any provision hereof and the respective rights and obligations of the parties hereunder shall be enforceable by specific performance, injunction, or other equitable remedy.

14. Notice. Any notice to be given or payment to be made hereunder shall have been properly given or made when received by the District or City, as the case may be, or when deposited in the United States mail, certified or registered, postage prepaid, addressed as follows:

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
ATTN. GENERAL MANAGER
533 EAST WATERWORKS DRIVE
ST. GEORGE, UTAH 84770

HURRICANE CITY
ATTN. CITY MANAGER
147 NORTH 870 WEST
HURRICANE, UTAH 84737

15. Points of Contact. Each Party designates below a primary point of contact ("POC") to coordinate all matters concerning the carrying out of activities under this Agreement. Any modifications to the POC will be provided in writing to the other parties. The contacts for work related to the project are:

Party	Point of Contact	Address	Telephone	e-mail
District	Zachary Renstrom	533 East Waterworks Dr. St. George, UT 84770	435.673.3617	zach@wcwcd.org
City	Kaden DeMille	147 N 870 W Hurricane, UT 84737	435.635.2811	kaden@cityofhurricane.com

16. Exhibits. The following exhibits attached hereto are incorporated herein by this reference.

Exhibit A: Legal Description of District's Property
Exhibit B: Road Dedication Plat for 2100 West, 2400 West, 2900 South, and 3000 South
Exhibit C: Site Development Plan
Exhibit D: Extraction Ordinance

17. Counterparts. This Agreement may be executed in counterparts.

18. Authorization. Each individual executing this Agreement does represent and warrant to each other so signing (and each other entity for which another person may be signing) that he or she has been duly authorized to sign this Agreement in the capacity and for the entities set forth where he or she so signs.

*Signatures on succeeding page.

Entered into and effective on the date first written above:

Zachary Renstrom, General Manager
Washington County Water Conservancy District

Nanette Billings, Mayor
Hurricane City

APPROVED AS TO FORM:

Counsel for Hurricane City

Counsel for Washington County Water Conservancy District

EXHIBIT A

Property Legal Description

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

EXHIBIT B

ROAD DEDICATION PLAT

ROAD DEDICATION PLAT FOR:
WASHINGTON COUNTY WATER CONSERV. DIST. PORTION OF 2100 WEST, 2400 WEST, 2900 SOUTH, AND 3000 SOUTH

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

N
W E
S
200 0 200
SCALE IN FEET

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE THE BOUNDARY OF A NEW ROADWAY AND DEDICATE THE ROADWAY FOR PUBLIC USE TO THE CITY OF HURRICANE, WASHINGTON COUNTY, UTAH. THE BASIS OF BEARINGS IS S88°58'09"E 2632.84 FEET FROM THE SOUTH QUARTER (1/4) CORNER TO THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF ALL THE HERON DESCRIBED TRACTS OF LAND HAVING CAUSED THE SAME TO BE CREATED AS A PUBLIC ROADWAY (RIGHT-OF-WAY) HEREAFTER TO BE KNOWN AS: 2100 WEST, 2400 WEST, 2500 SOUTH, 2900 SOUTH FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO THE CITY OF HURRICANE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC ROADWAYS AND EASEMENTS. THE OWNERS DO HEREBY WARRANT TO THE CITY OF HURRICANE, ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

_____
MOLLYS VIEW LLC, A UTAH LIMITED LIABILITY COMPANY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THIS THE_____DAY OF _____. PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____ WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE MANAGER/MEMBER OF MOLLYS VIEW LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE/SHE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF MOLLYS VIEW LLC, AND HE/SHE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSED STATED THEREIN.

RESIDING IN _____ COUNTY, UTAH

NOTARY PUBLIC FULL NAME: _____

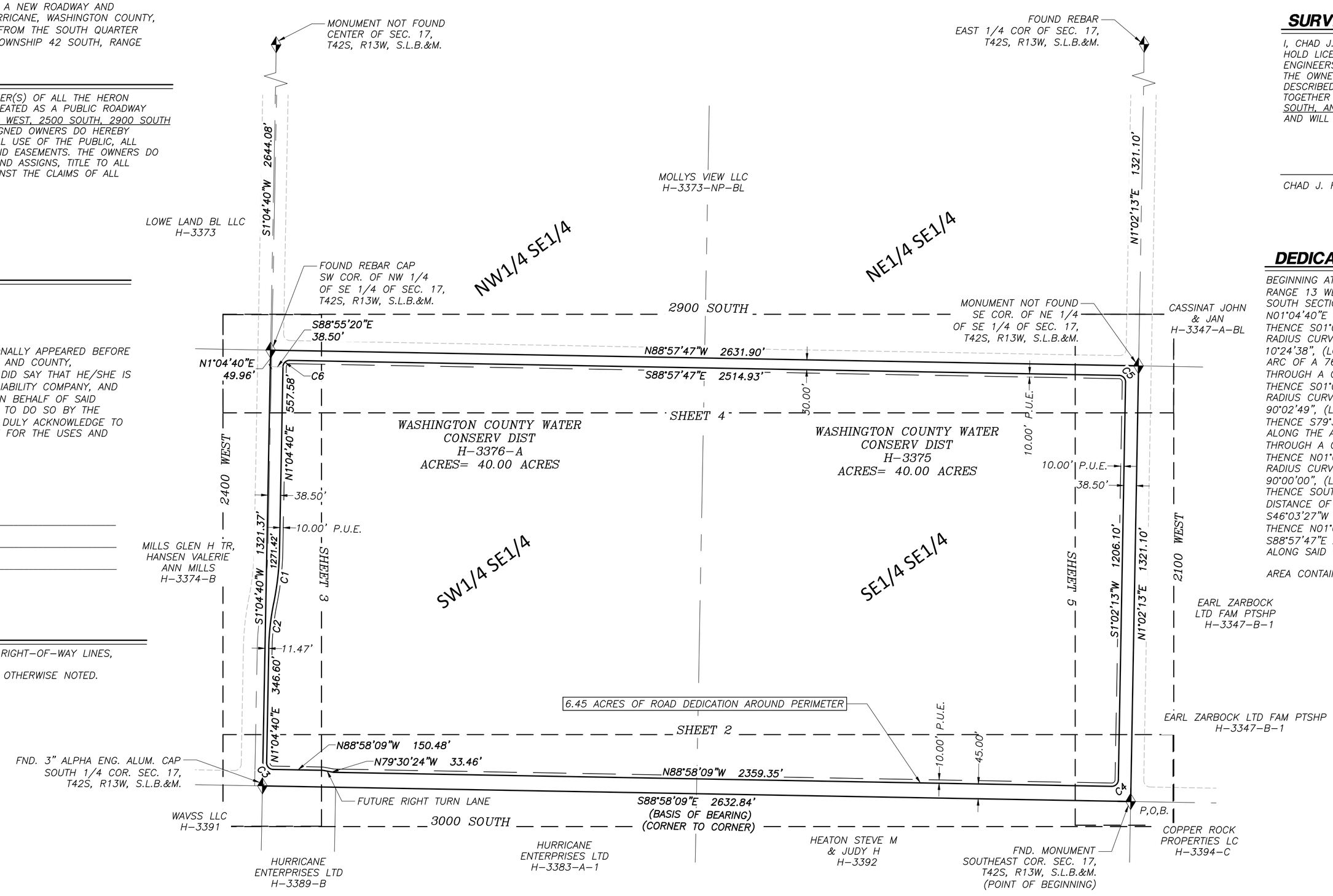
COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

GENERAL NOTES

1. A 10.00 FOOT WIDE UTILITY EASEMENT EXISTS ALONG ALL RIGHT-OF-WAY LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.
2. ALL DISTANCES ON PLAT ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.



LEGEND

- BOUNDARY LINE
- INDEX SHEET LINES
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- ROAD LINE DEDICATED BY OTHERS
- SECTION CORNER AS DESCRIBED

SURVEYOR'S CERTIFICATE

I, CHAD J. HILL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7837685, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PUBLIC STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS 2100 WEST, 2400 WEST, 2900 SOUTH, AND 3000 SOUTH DEDICATION, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

_____
CHAD J. HILL, P.L.S. #7837685

PROFESSIONAL LAND SURVEYOR
CHAD J. HILL
7837685-2201
STATE OF UTAH

FOR REVIEW
DATE

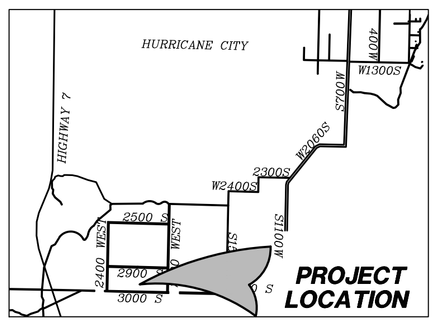
DEDICATION LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°58'09"W ALONG THE SOUTH SECTION LINE, 2632.84 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE N01°04'40"E ALONG THE QUARTER SECTION LINE, 1271.42 FEET; THENCE S88°55'20"E 38.50 FEET; THENCE S01°04'40"W 557.58 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 877.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 159.35 FEET, THROUGH A CENTRAL ANGLE OF 10°24'38", (LONG CHORD BEARS: S06°16'59"W 159.13 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 765.00 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 139.00 FEET, THROUGH A CENTRAL ANGLE OF 10°24'38", (LONG CHORD BEARS: S06°16'59"W 138.81 FEET); THENCE S01°04'40"W 346.60 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 31.43 FEET, THROUGH A CENTRAL ANGLE OF 90°02'49", (LONG CHORD BEARS: S43°56'44"E 28.30 FEET); THENCE S88°58'09"E 150.48 FEET; THENCE S79°30'24"E 33.46 FEET; THENCE S88°58'09"E 2359.35 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 31.41 FEET, THROUGH A CENTRAL ANGLE OF 89°59'39", (LONG CHORD BEARS: N46°02'02"E 28.28 FEET); THENCE N01°02'13"E 1206.10 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 31.42 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", (LONG CHORD BEARS: N43°57'47"W 28.28 FEET); THENCE N88°57'47"W 2514.93 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 31.40 FEET, THROUGH A CENTRAL ANGLE OF 89°57'33", (LONG CHORD BEARS: S46°03'27"W 28.27 FEET); THENCE N88°55'20"W 38.50 FEET TO THE QUARTER SECTION LINE; THENCE N01°04'40"E ALONG SAID LINE, 49.96 FEET TO THE SIXTEENTH SECTION LINE; THENCE S88°57'47"E ALONG SAID LINE, 2631.90 FEET TO THE EAST SECTION LINE; THENCE S01°02'13"W ALONG SAID LINE, 1321.10 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 280,790 SQUARE FEET OR 6.446 ACRES.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	159.35'	877.00'	159.13'	N6°16'59"E	10°24'38"
C2	139.00'	765.00'	138.81'	N6°16'59"E	10°24'38"
C3	31.43'	20.00'	28.30'	N43°56'44"W	90°02'49"
C4	31.41'	20.00'	28.28'	S46°02'02"W	89°59'39"
C5	31.42'	20.00'	28.28'	S43°57'47"E	90°00'00"
C6	31.40'	20.00'	28.27'	N46°03'27"E	89°57'33"



VICINITY MAP
N.T.S

ASHCREEK SPECIAL SERVICE DISTRICT APPROVAL	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL	RECORDED NUMBER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS _____ DAY OF _____, A.D. 20____.	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ___ DAY OF _____, A.D. 20___	APPROVED AS TO FORM, THIS THE___ DAY OF _____, A.D. 20___.	WE, THE CITY OF HURRICANE, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS _____ DAY OF _____ A.D. 20___.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS THE ____ DAY OF _____ A.D. 20___, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES, DUE AND PENDING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.	
_____ SUPERINTENDENT, A.C.S.S.D.	_____ ENGINEER HURRICANE CITY, UTAH	_____ CITY ATTORNEY HURRICANE CITY, UTAH	_____ ATTEST: CITY RECORDER HURRICANE CITY, UTAH _____ MAYOR HURRICANE CITY, UTAH	_____ WASHINGTON COUNTY TREASURER	_____ WASHINGTON COUNTY RECORDER

659-001

NO	DESCRIPTION	DATE	BY
	REVISIONS		

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PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8387

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

DATE: 2/2/2023
SCALE: 1"=200'

JOB NO.
659-001

SHEET NO:
1 OF 5

ROAD DEDICATION PLAT FOR:
3000 SOUTH - W.C.W.C.D. PORTION

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

LEGEND

- BOUNDARY LINE
- ADJACENT STREET LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- ROAD LINE DEDICATED BY OTHERS
- SECTION CORNER AS DESCRIBED

N
W E
S
50 0 50
SCALE IN FEET

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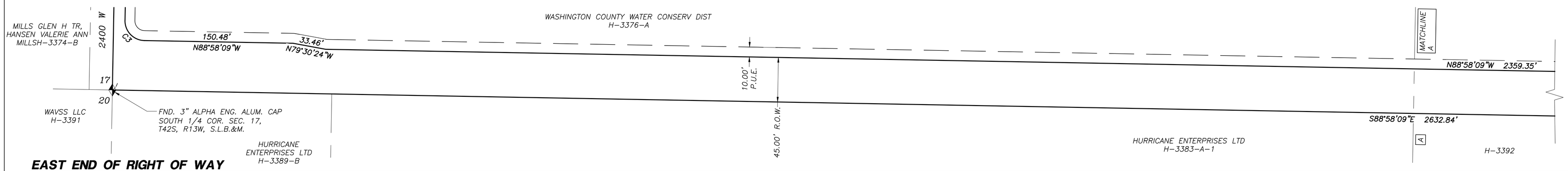
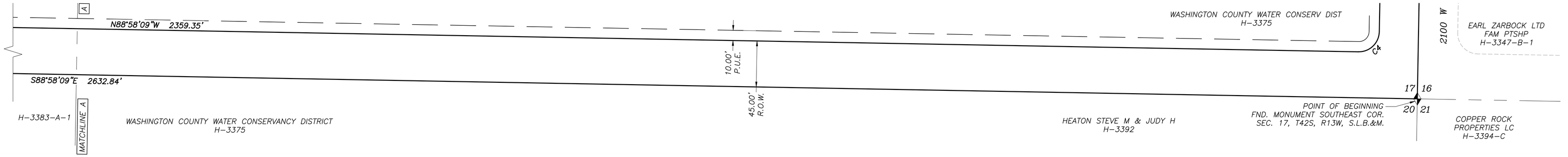
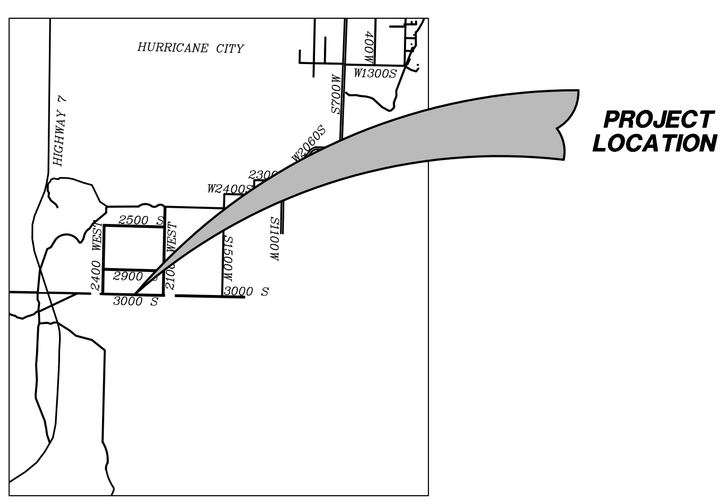
WEST END OF RIGHT OF WAY



EAST END OF RIGHT OF WAY





VICINITY MAP
N.T.S

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	159.35'	877.00'	159.13'	N6°16'59"E	10°24'38"
C2	139.00'	765.00'	138.81'	N6°16'59"E	10°24'38"
C3	31.43'	20.00'	28.30'	N43°56'44"W	90°02'49"
C4	31.41'	20.00'	28.28'	S46°02'02"W	89°59'39"
C5	31.42'	20.00'	28.28'	S43°57'47"E	90°00'00"
C6	31.40'	20.00'	28.27'	N46°03'27"E	89°57'33"

659-001

NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8567

ROAD DEDICATION PLAT FOR:
ROAD
LOCATED IN SECTION 17, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 5/19/2022
SCALE: 1"=50'

JOB NO.
659-001

SHEET NO:
2 OF 5

ROAD DEDICATION PLAT FOR:
2400 WEST - W.C.W.C.D. PORTION

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

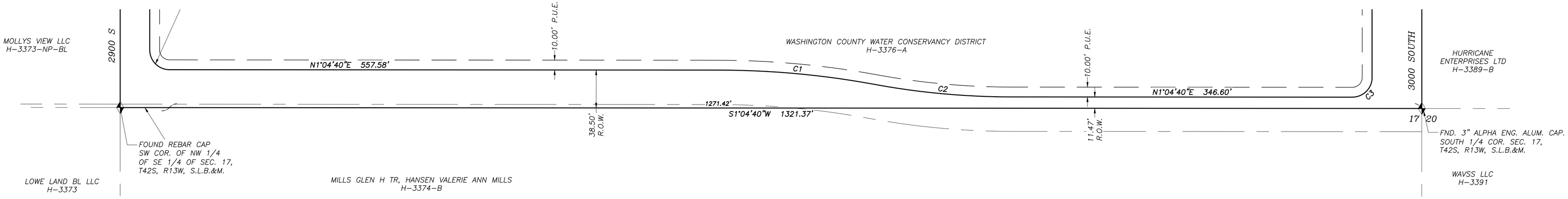
LEGEND

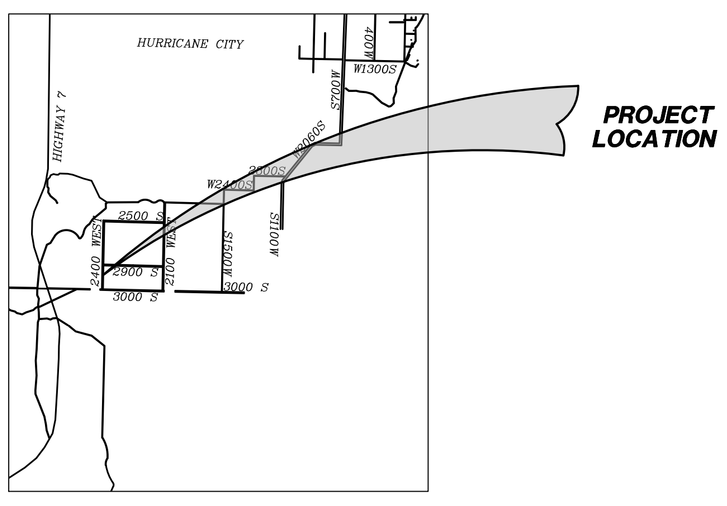
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- ROAD LINE DEDICATED BY OTHERS
- SECTION CORNER AS DESCRIBED

N E S W

50 0 50

SCALE IN FEET





VICINITY MAP
N.T.S

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	159.35'	877.00'	159.13'	N6°16'59"E	10°24'38"
C2	139.00'	765.00'	138.81'	N6°16'59"E	10°24'38"
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C6	31.40'	20.00'	28.27'	N46°03'27"E	89°57'33"

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8601

ROAD DEDICATION PLAT FOR:
2600 WEST (SOUTH LEG)
LOCATED IN SECTION 17, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 11/21/2022
SCALE: 1"=50'

JOB NO.
659-001

SHEET NO:
3 OF 5

659-001

ROAD DEDICATION PLAT FOR:
2900 S - W.C.W.C.D. PORTION

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

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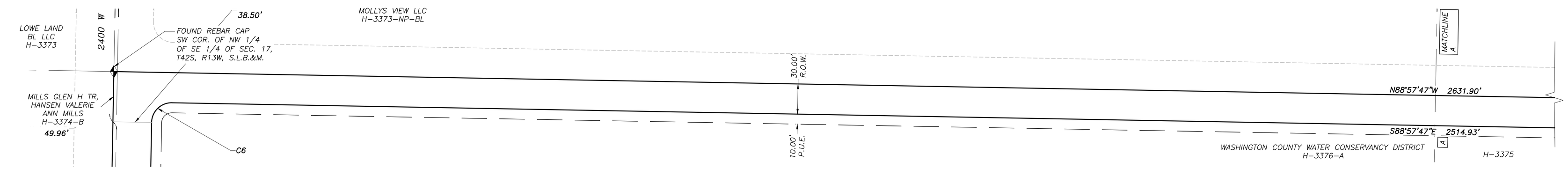
LEGEND

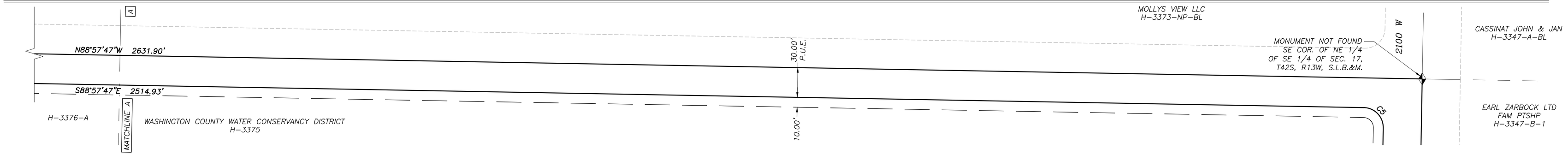
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- ROAD LINE DEDICATED BY OTHERS
- SECTION CORNER AS DESCRIBED

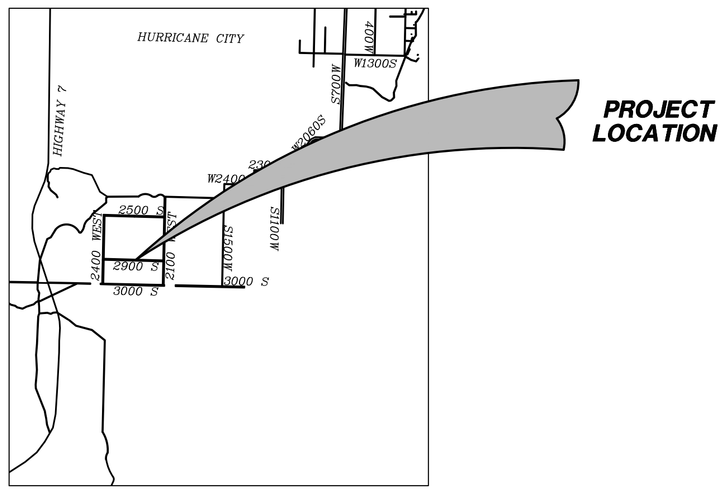
N
W E
S
50 0 50
SCALE IN FEET

WEST END OF RIGHT OF WAY



EAST END OF RIGHT OF WAY





VICINITY MAP
N.T.S

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	159.35'	877.00'	159.13'	N6°16'59"E	10°24'38"
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C6	31.40'	20.00'	28.27'	N46°03'27"E	89°57'33"

NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8601

ROAD DEDICATION PLAT FOR:
ROAD
LOCATED IN SECTION 17, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 5/19/2022
SCALE: 1"=50'

JOB NO.
659-001

SHEET NO:
4 OF 5

659-001

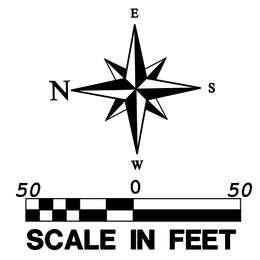
ROAD DEDICATION PLAT FOR:
2100 W - W.C.W.C.D. PORTION

LOCATED IN SECTIONS 16 & 17, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

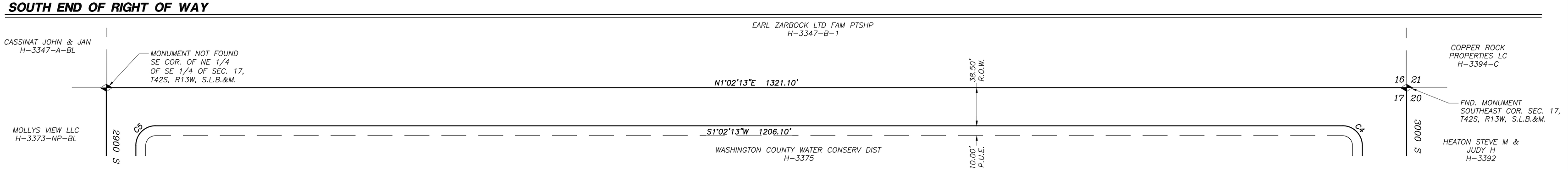
COPYRIGHT © 2013 PROVALUE ENGINEERING INC.

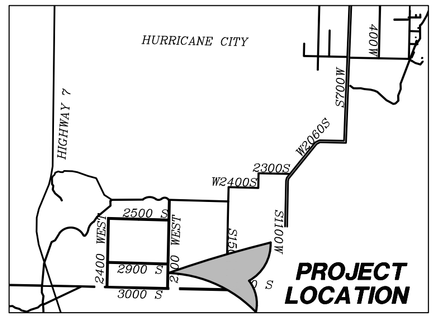
LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- ROAD LINE DEDICATED BY OTHERS
- SECTION CORNER AS DESCRIBED



SOUTH END OF RIGHT OF WAY





VICINITY MAP
N.T.S

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	159.35'	877.00'	159.13'	N6°16'59"E	10°24'38"
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C6	31.40'	20.00'	28.27'	N46°03'27"E	89°57'33"

659-001

NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8567

ROAD DEDICATION PLAT FOR:
ROAD2
LOCATED IN SECTIONS 16 & 17, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 5/19/2022
SCALE: 1"=50'

JOB NO.
659-001

SHEET NO:
5 OF 5

EXHIBIT C

SITE DEVELOPMENT PLAN

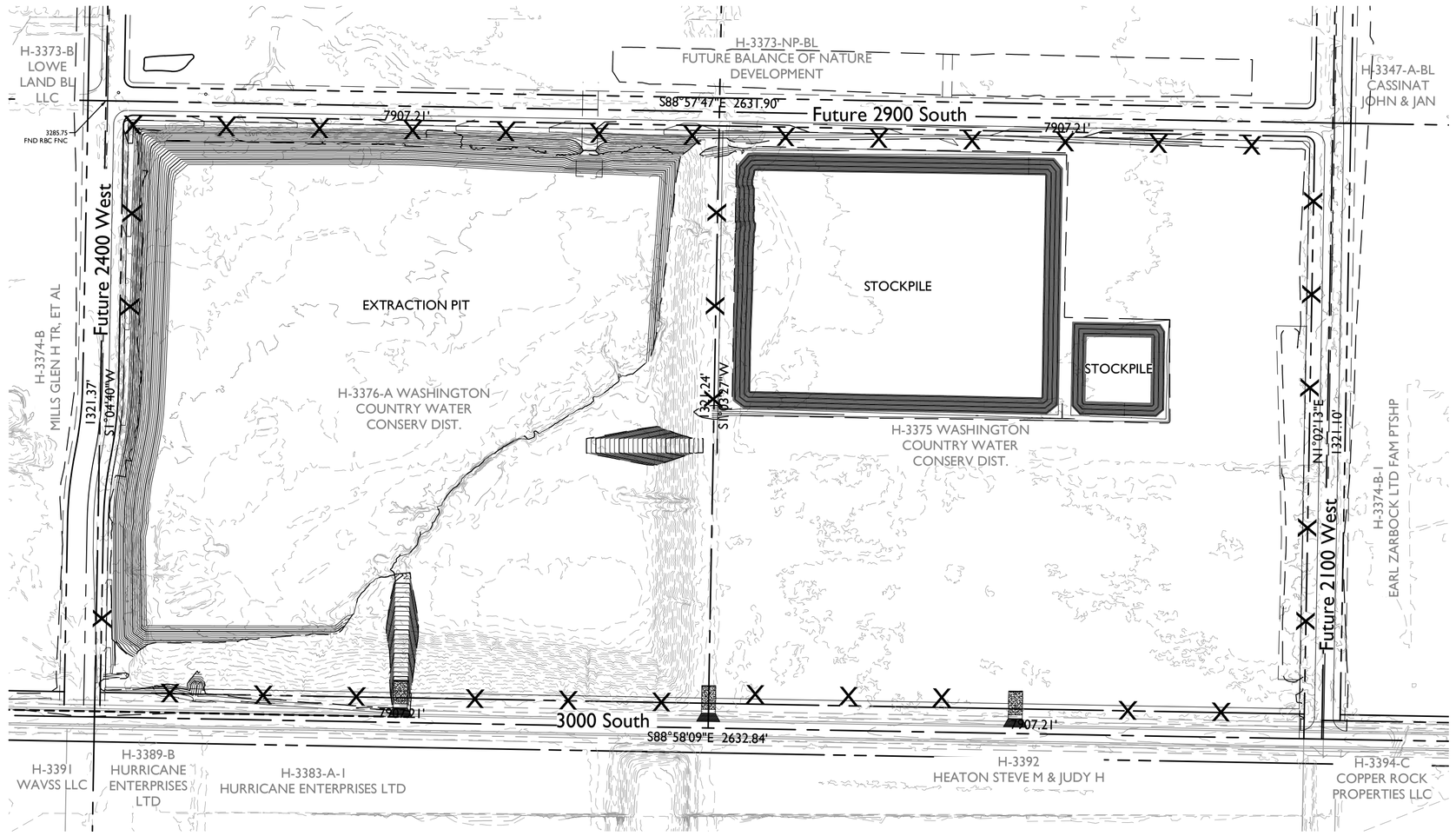
ZONE CHANGE APPLICATION

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

BENCH LAKE

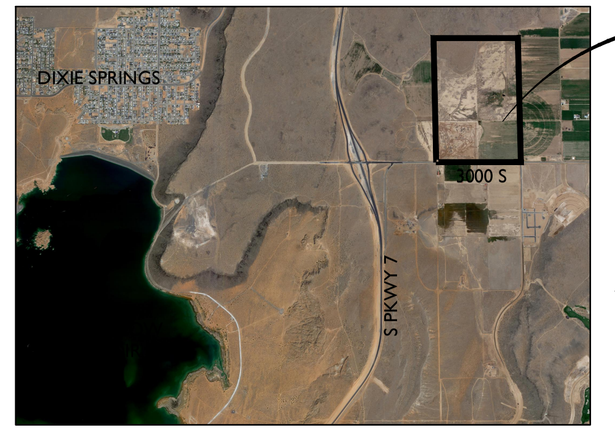
HURRICANE, UTAH

80-ACRE PROPERTY ON NORTH SIDE OF 3000 SOUTH
FROM 2100 WEST TO 2400 WEST



SITE PLAN
N.T.S.

NORTH



LOCATION MAP
NTS

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@epsgroupinc.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@wcwcd.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	6.00-6.01
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		

EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

Water Conservancy District
Hurricane, UT

Project:

Title Sheet

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: EPS
Drawn by: EPS

PROFESSIONAL ENGINEER
06-09-23
M. 133543-2202
JOSEPH W. PETRUCCI III
STATE OF UTAH

Job No.
21-0167

Sheet No.
1.00

21-0167 - Water Conservancy District - Phase I

cmateosky Jun 09, 2023 10:12am S:\Projects\2021\21-0167\Civil_Construction Documents_Conservancy\21-0167 - 1.00 - Cover.dwg

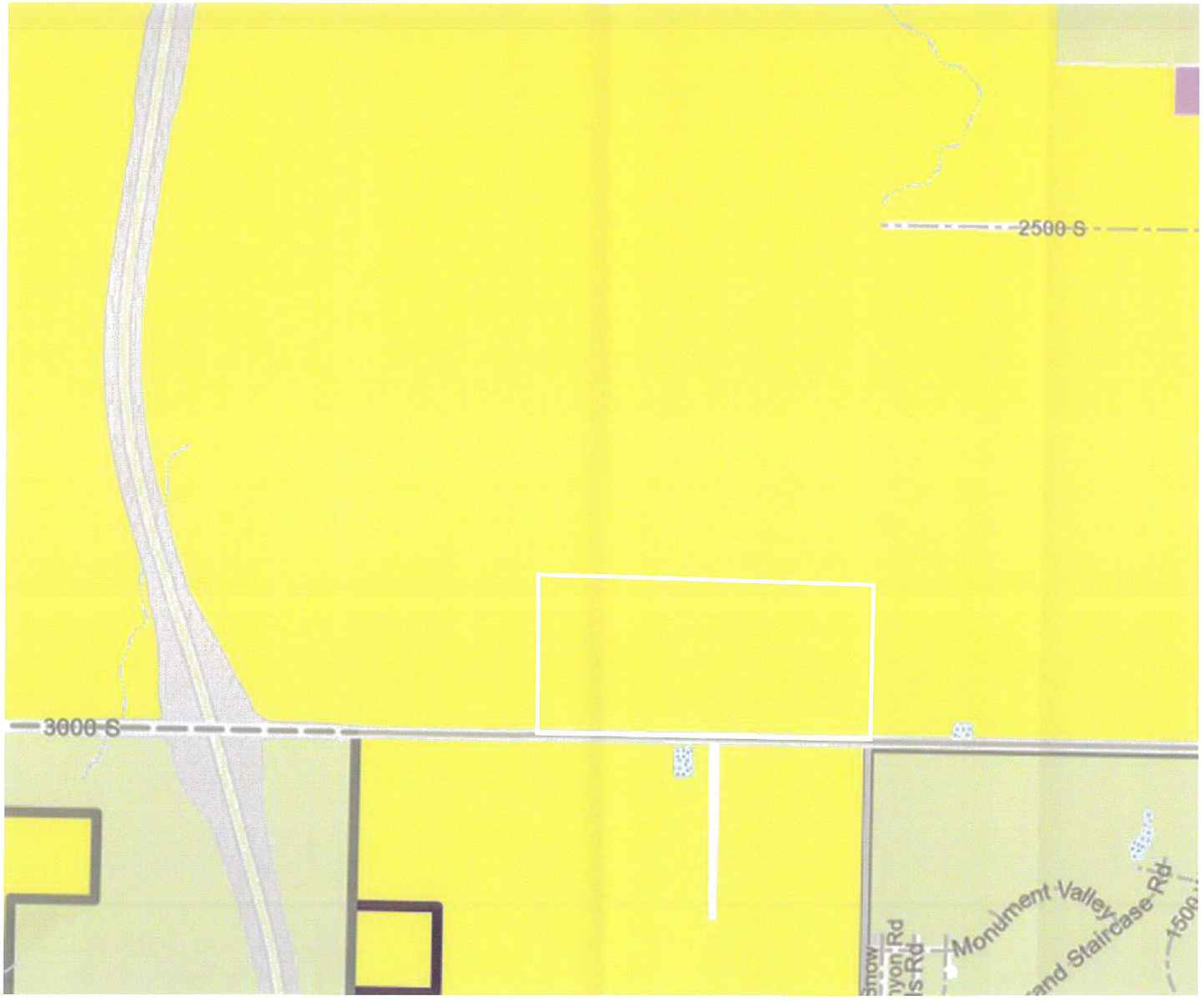


Figure 4. City of Hurricane Zoning Plan Map showing Washington County Water Conservancy District property located at 2100 to 2400 west 3000 south zoned as Residential Agriculture.

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Water Conservancy District
Hurricane, UT

Extraction Site Plan

Project:

Revisions:

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Designer: EPS
Drawn by: EPS

PROFESSIONAL ENGINEER
08-09-23
No. 132643-2202
JOSEPH W. PETRUCCI III
STATE OF UTAH

Job No.
21-0167

Sheet No.
2.00

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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

N
W E
S

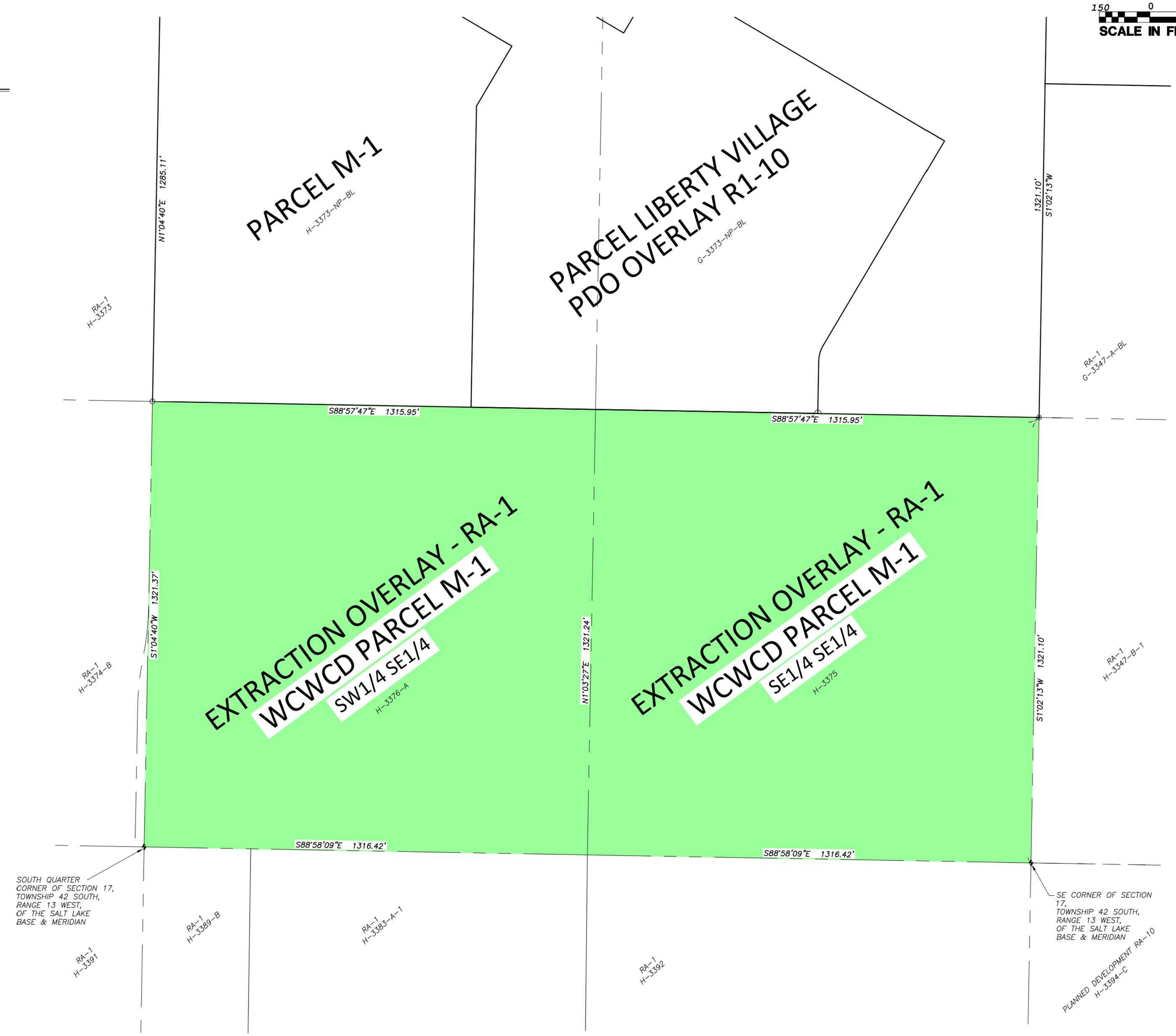
150 0 150
SCALE IN FEET

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.



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Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8567

PRO VALUE ENGINEERING

No. 191090
KARL BRADLEY RASMUSSEN
11/9/23
STATE OF UTAH

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: 11/9/2023
SCALE: 1"=150'

JOB NO.
659-001

SHEET NO:
2.01

659-001

21-0167 - Water Concervancy District - Phase 1

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

Sheet No. 3.00

Job No. 21-0167

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Revisions:

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Hurricane, UT

General Site Plan

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Figure 2. Washington County Property Map showing Washington County Water Conservancy District property (parcels H-3376-A and H-3375) located at 2100 to 2400 west 3000 south.

21-0167 - Water Conservancy District - Phase I

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Hurricane, UT

Project:

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06-09-23
No. 43643-2202
JOSEPH W. PETRUCCI III
STATE OF UTAH

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21-0167

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3.01

21-0167 - Water Concervancy District - Phase 1

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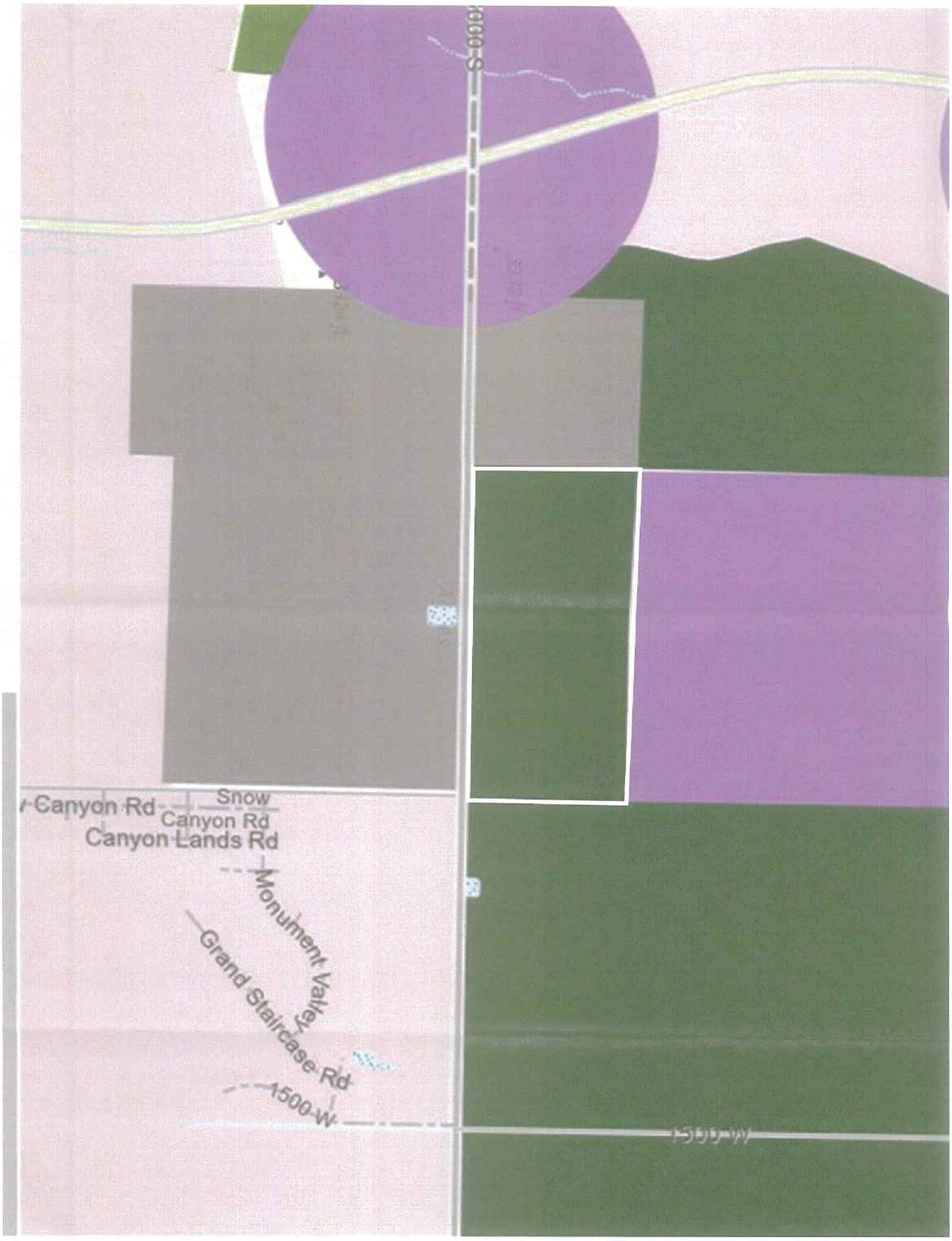

Figure 3. City of Hurricane General Plan Map showing Washington County Water Conservancy District property located at 2100 to 2400 west 3000 south zoned as Agriculture.

Sheet No. 3.02

Job No. 21-0167

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General Site Plan

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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

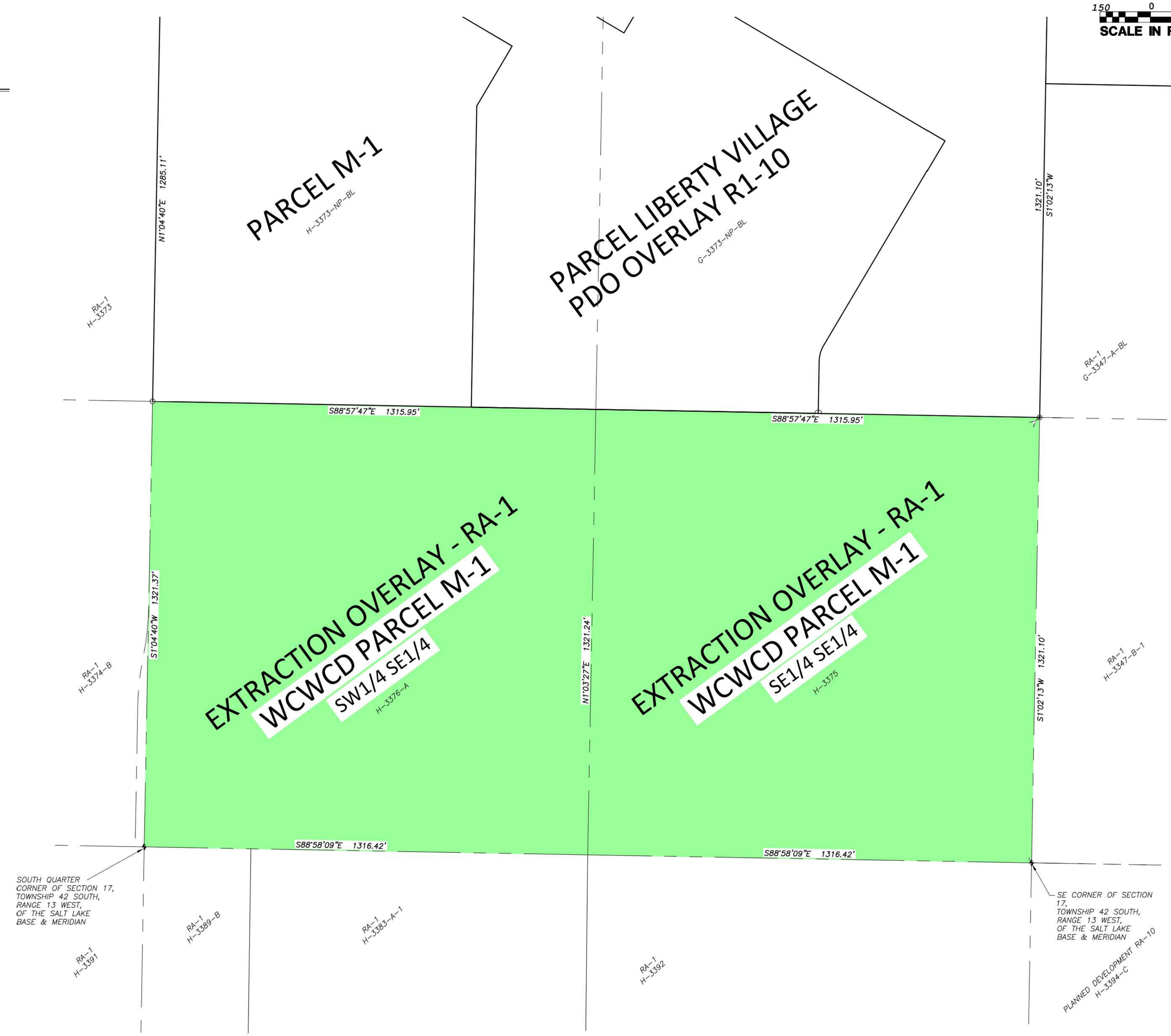
N
W E
S
150 0 150
SCALE IN FEET

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.



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Engineers- Land Surveyors - Land Planners
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Hurricane City, Utah 84737
Phone: (435) 668-8307

PRO VALUE ENGINEERING

No. 191090
KARL BRADLEY RASMUSSEN
11/9/23
STATE OF UTAH

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: 11/9/2023
SCALE: 1"=150'

JOB NO.
659-001

SHEET NO.
3.03

659-001

21-0167 - Water Concervancy District - Phase 1

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Job No. 21-0167

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No. 703543-2202
JOSEPH W. PETRUCCI III
6-9-23
STATE OF UTAH

Designer: EPS
Drawn by: EPS

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in Maricopa County: (602)263-1100

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Existing Map

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21-0167 - Water Concervancy District - Phase 1

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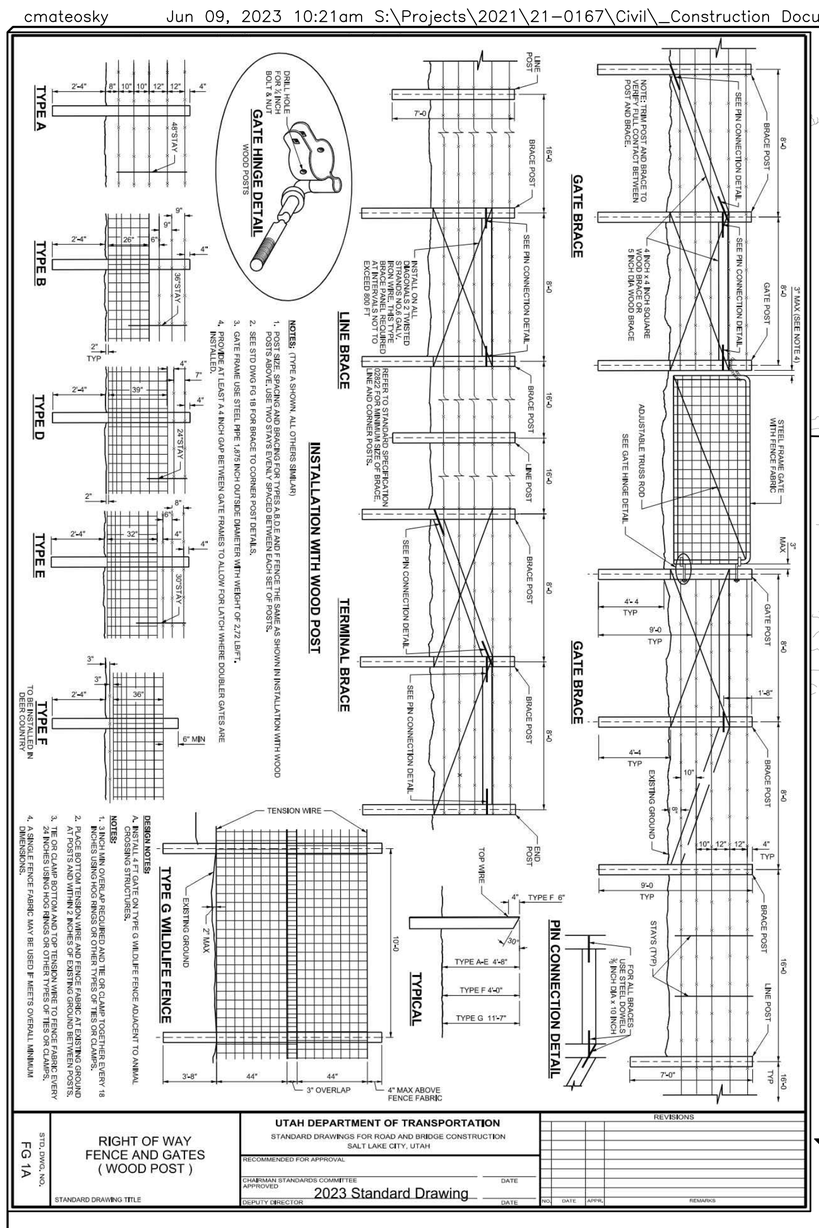

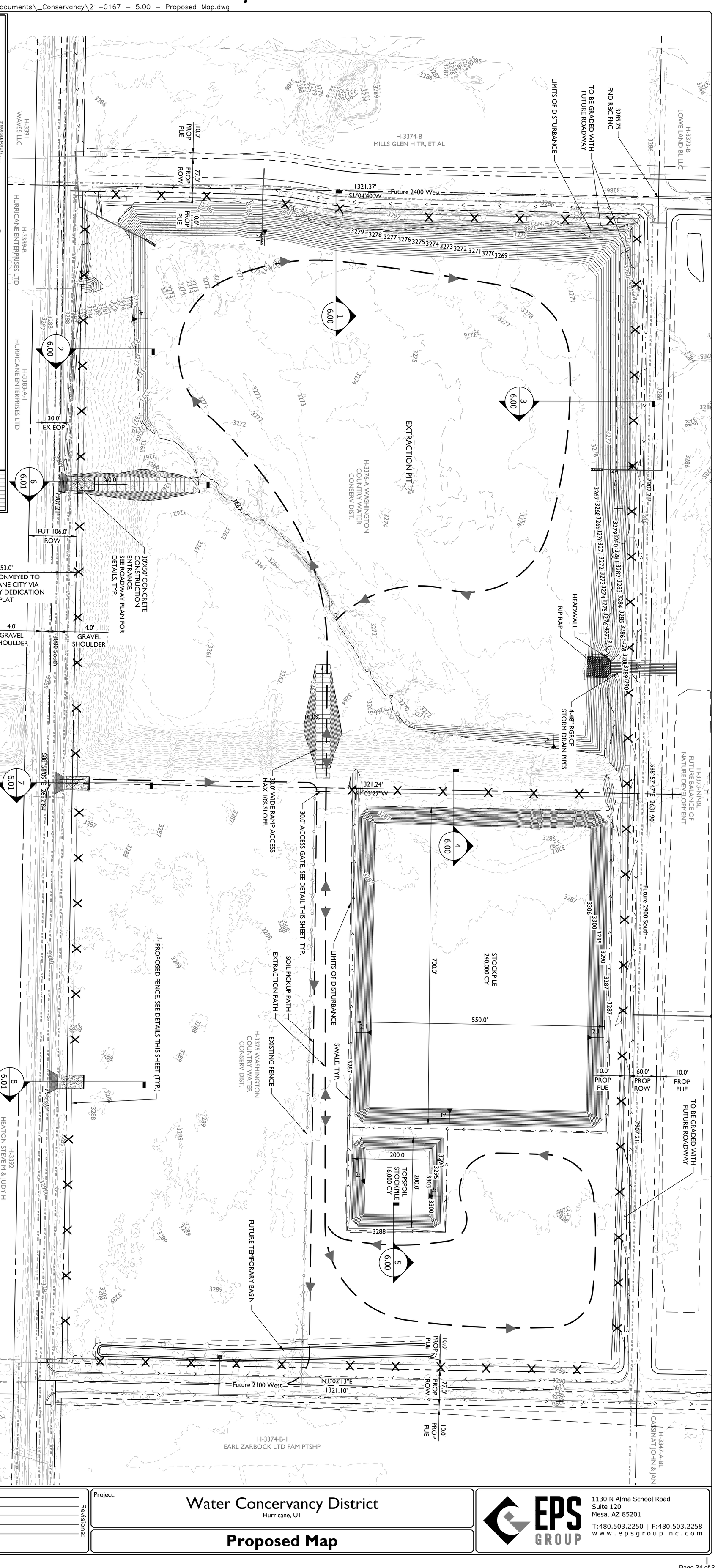

* FUTURE COORDINATION WILL BE NEEDED TO CONSTRUCT POSSIBLE DRAINAGE CONVEYANCE FROM THE EAST

EXTRACTION PATH

SOIL PICKUP PATH

scale: 1" = 100'
100 0 100 200 feet

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Proposed Map

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21-0167 - Water Concervancy District - Phase 1

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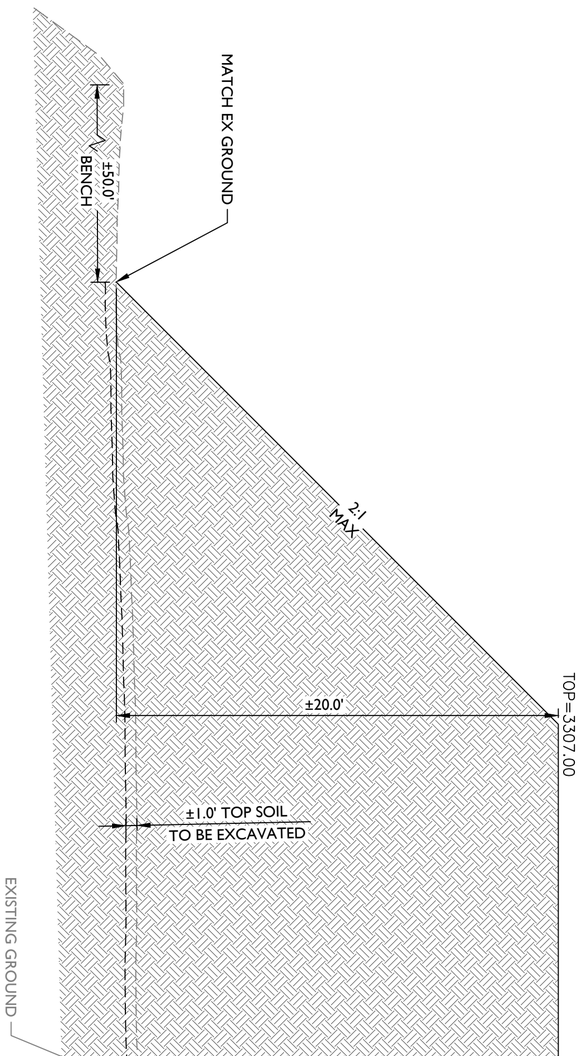
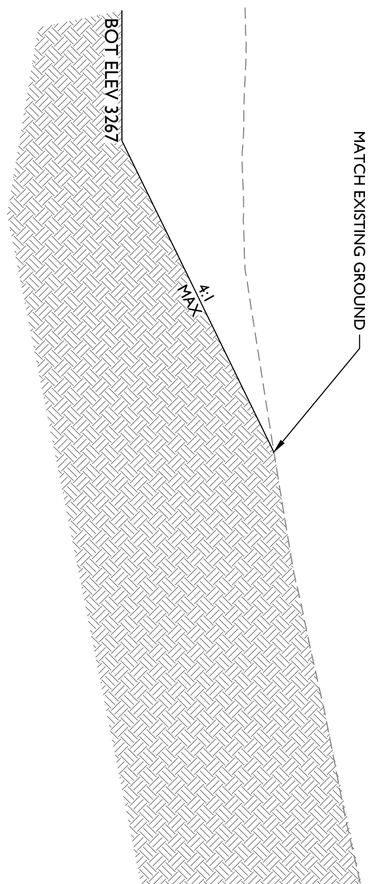


NOTE:
HEIGHT OF STOCKPILE WILL DEPEND ON THE DEPTH
TOP TOPSOIL EXCAVATED. TO BE VERIFIED IN THE FIELD

SECTION 4
N.T.S.



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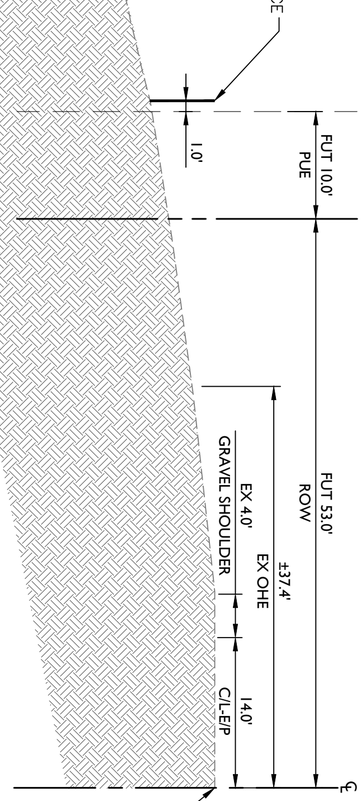

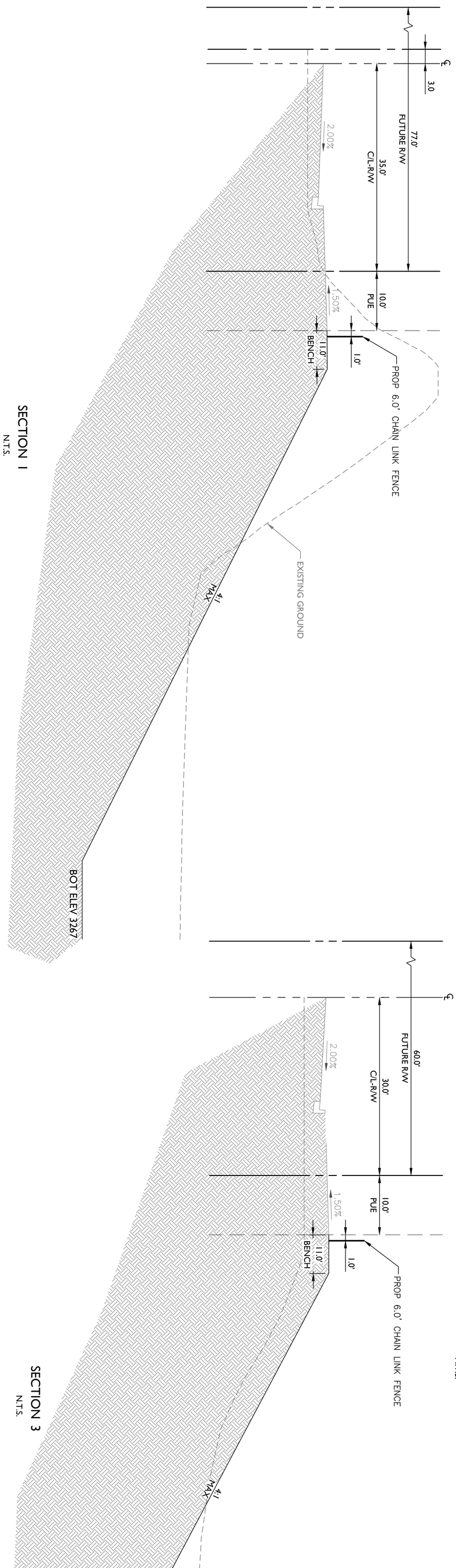

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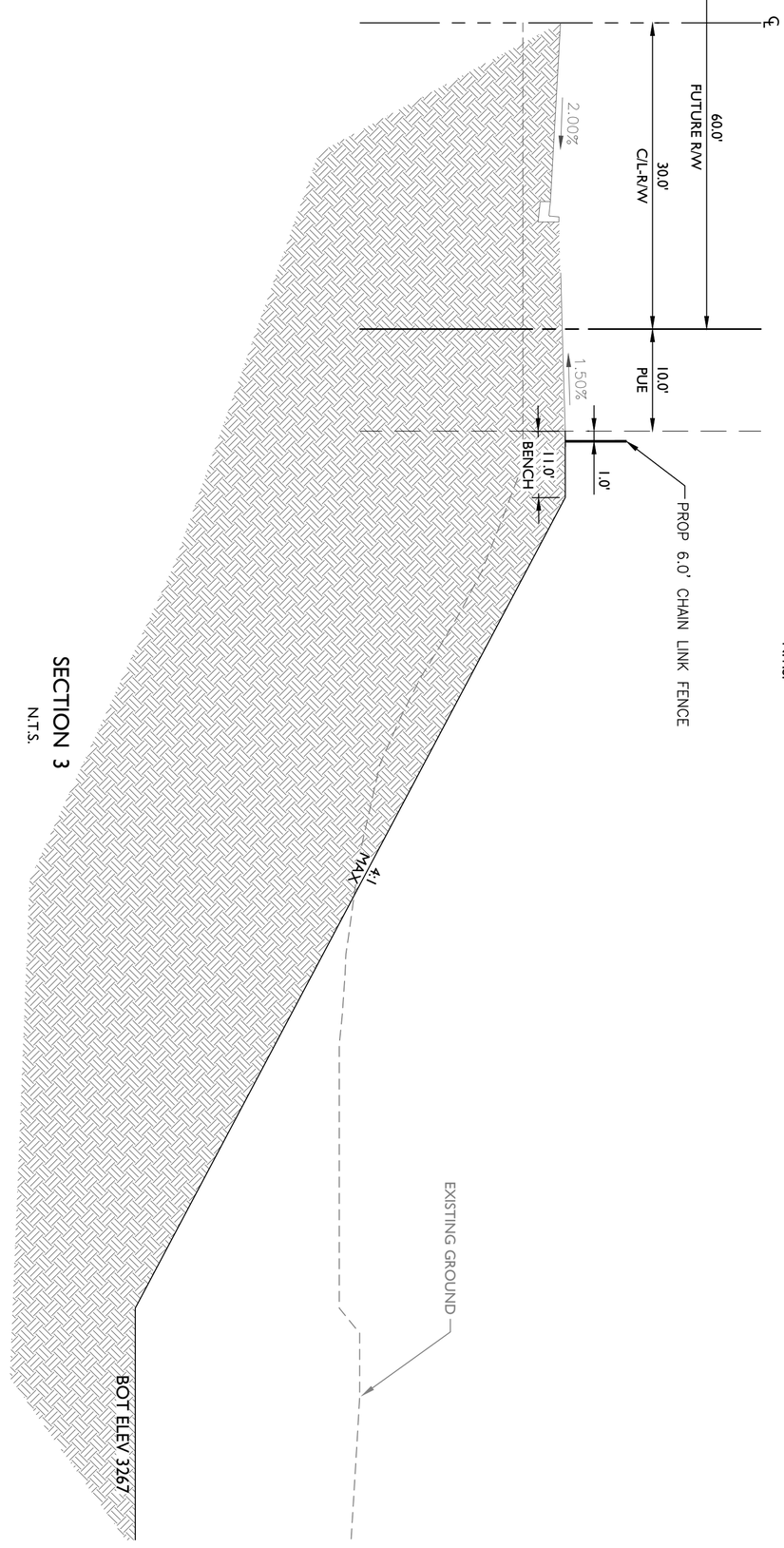

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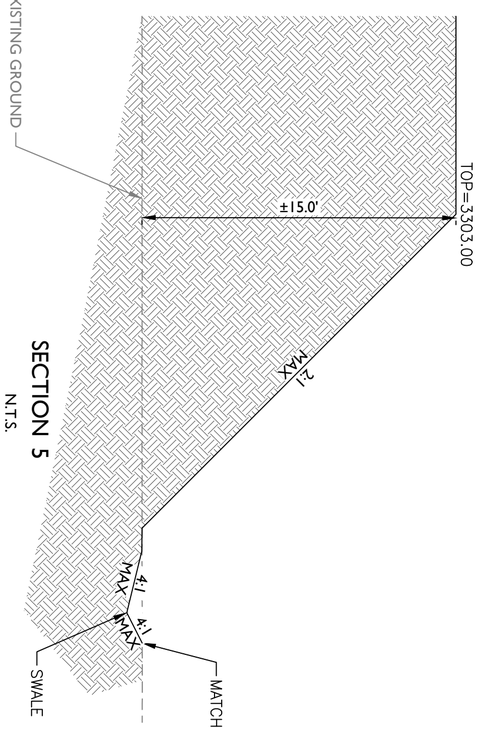

SECTION 5
N.T.S.

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

Project:
Water Concervancy District
Hurricane, UT

Cross Sections

Revisions:

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Drawn by: EPS

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STATE OF UTAH
No. 13645-2202
JOSEPH M. PETRUCCI III
06-09-23

Job No. 21-0167
Sheet No. 6.00

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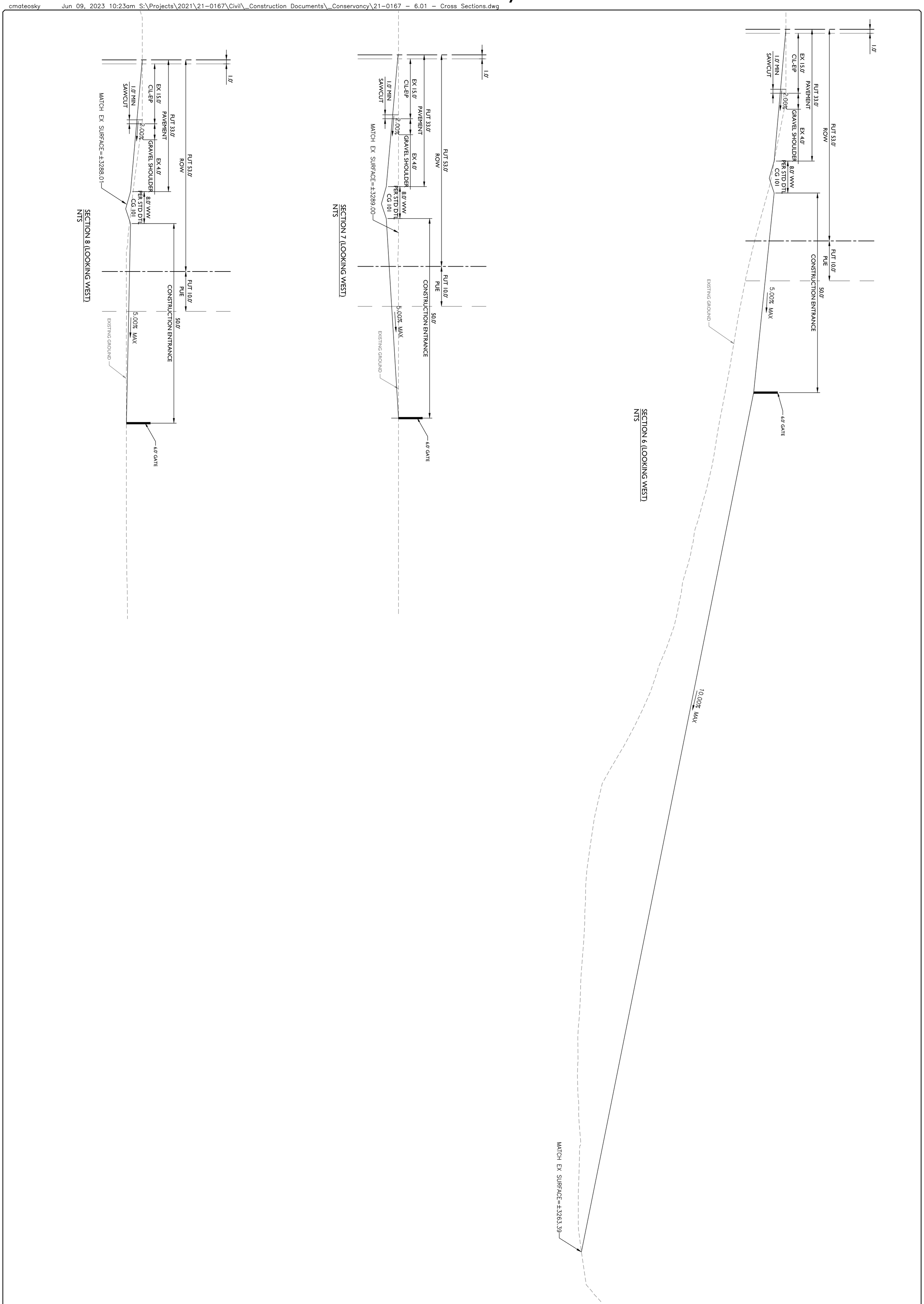

Sheet No. 6.01

Job No. 21-0167

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Project:
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Hurricane, UT

Cross Sections

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21-0167 - Water Concervancy District - Phase 1

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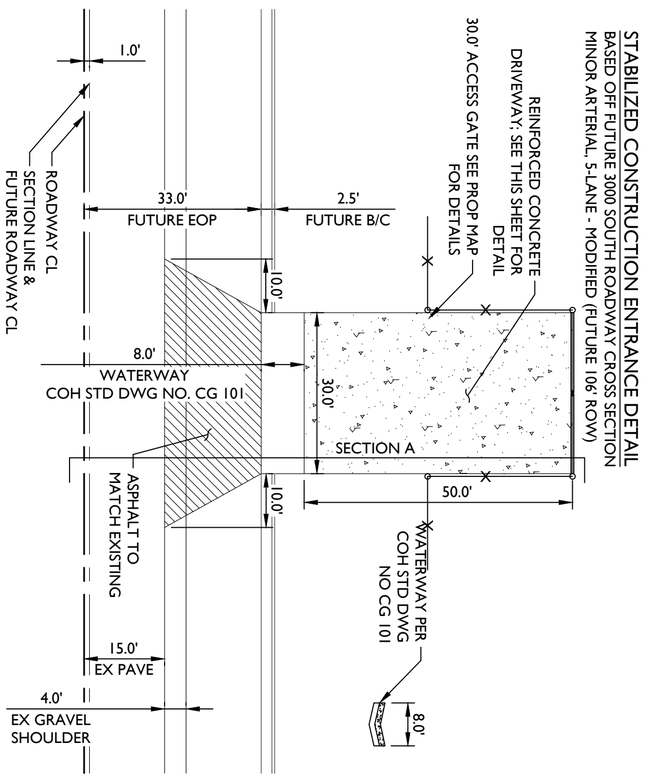
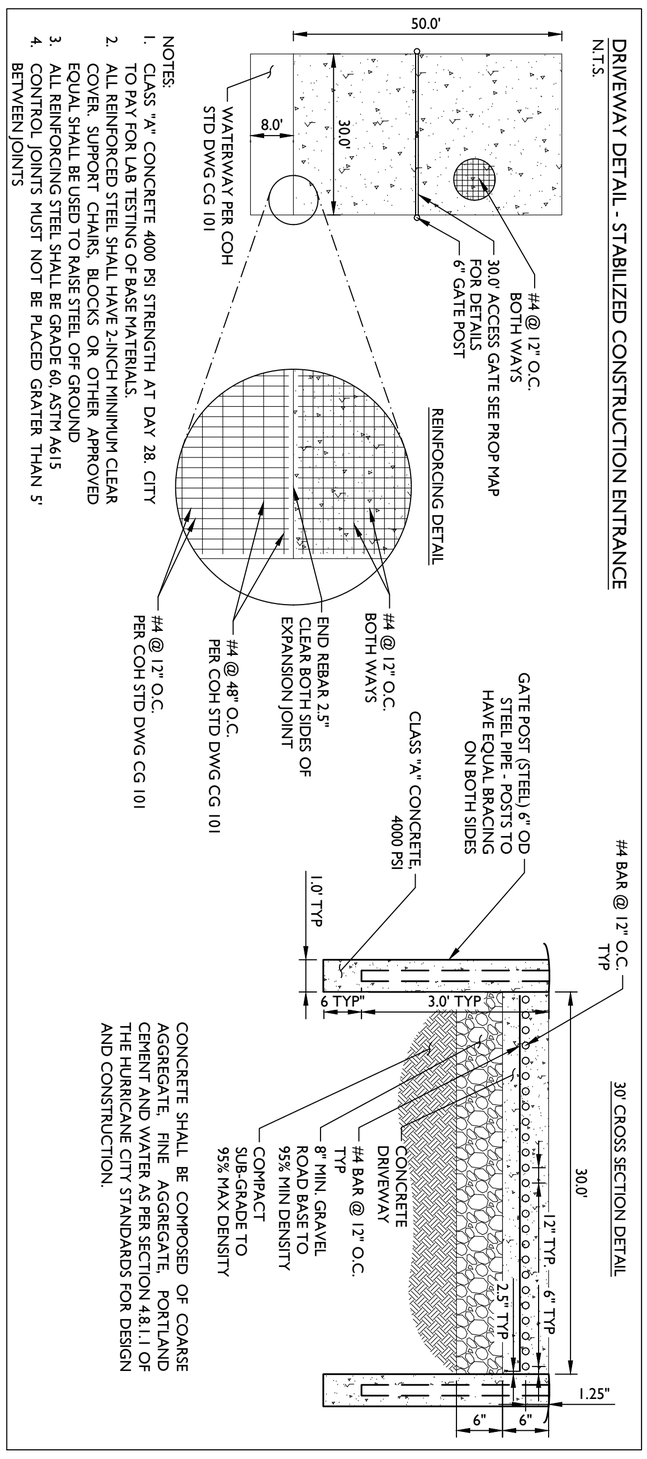


STABILIZED CONSTRUCTION ENTRANCE DETAIL

BASED OFF FUTURE 3000 SOUTH ROADWAY CROSS SECTION
MINOR ARTERIAL 5-LANE - MODIFIED (FUTURE 106' ROW)



DRIVEWAY DETAIL - STABILIZED CONSTRUCTION ENTRANCE

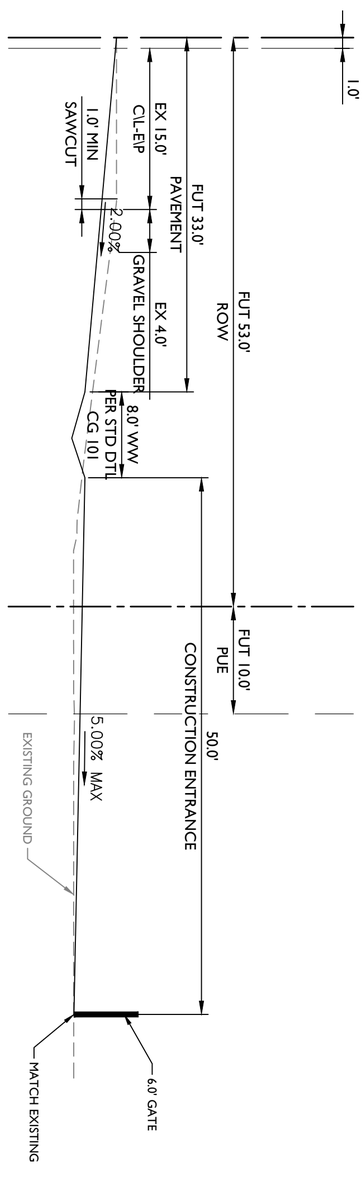
N.T.S.

NOTES:

1. CLASS "A" CONCRETE 4000 PSI STRENGTH AT DAY 28. CITY TO PAY FOR LAB TESTING OF BASE MATERIALS.
2. ALL REINFORCED STEEL SHALL HAVE 2-INCH MINIMUM CLEAR COVER. SUPPORT CHAIRS, BLOCKS OR OTHER APPROVED EQUAL SHALL BE USED TO RAISE STEEL OFF GROUND
3. ALL REINFORCING STEEL SHALL BE GRADE 60, ASTM A615
4. CONTROL JOINTS MUST NOT BE PLACED GRATER THAN 5' BETWEEN JOINTS

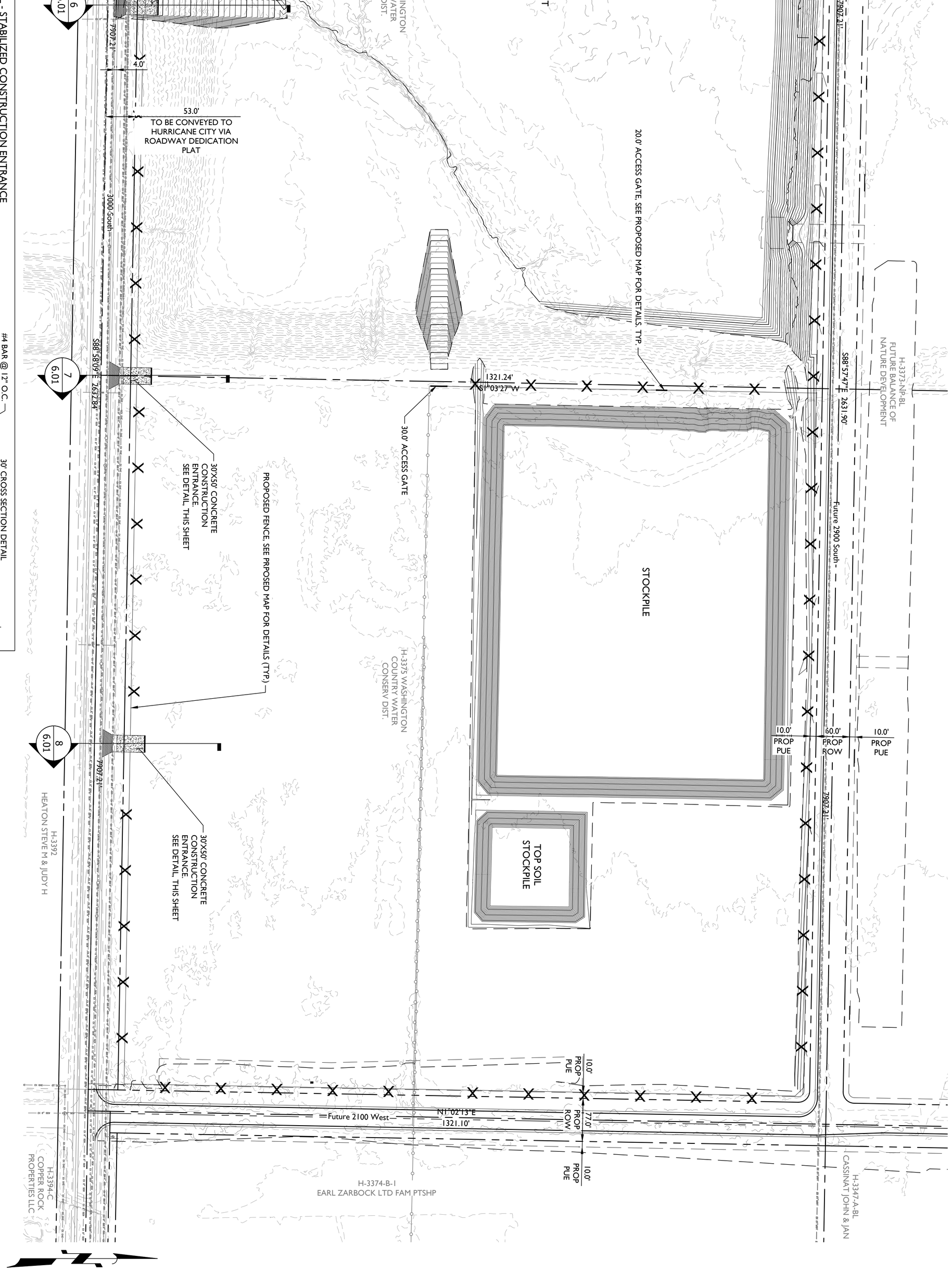
30' CROSS SECTION DETAIL

CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER AS PER SECTION 4.8.1.1 OF THE HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.



SECTION A (LOOKING WEST)

NTS



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Drawn by:	EPS

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Hurricane, UT

Roadway Plan

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21-0167 - Water Concervancy District - Phase 1

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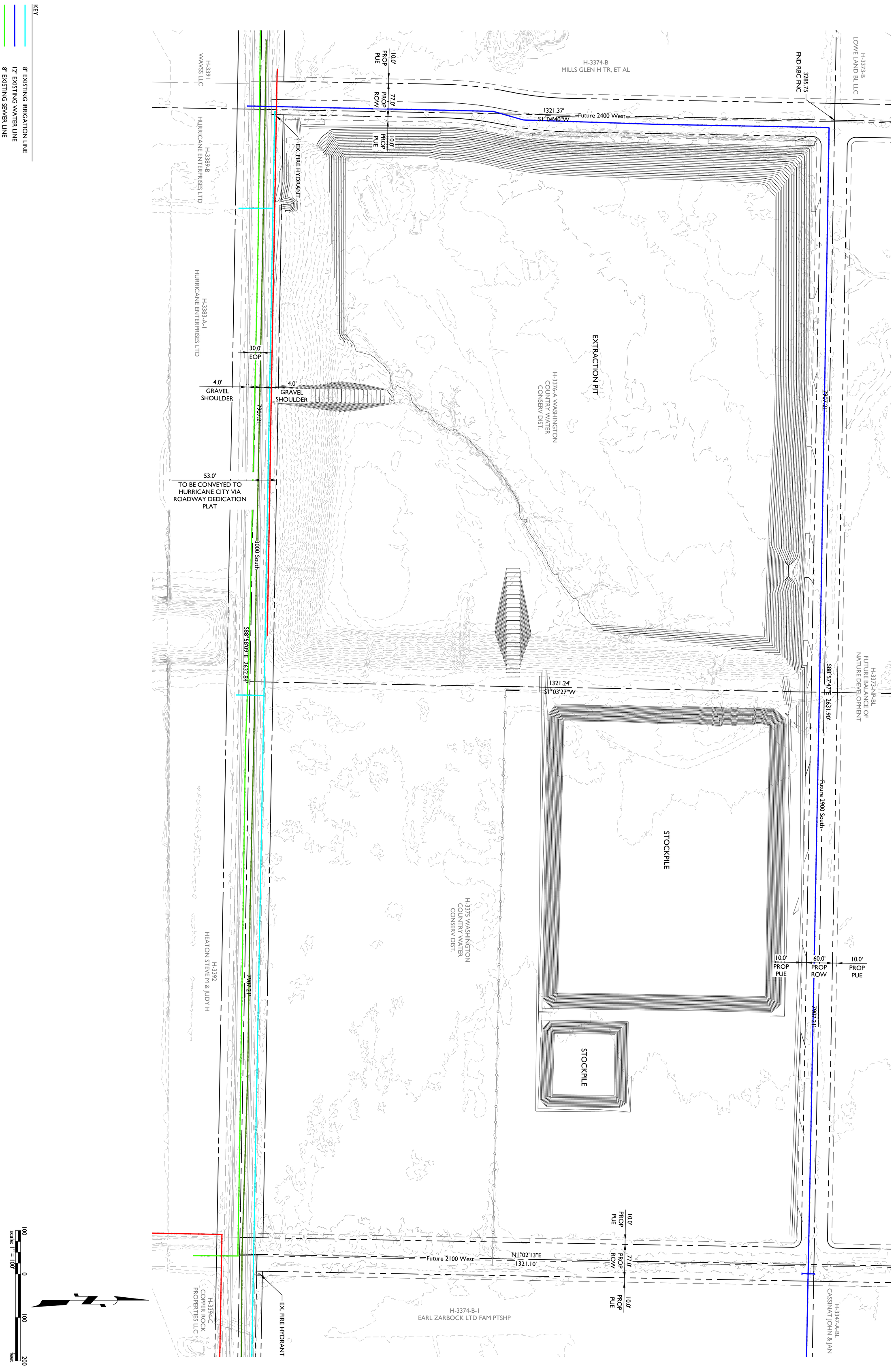

Sheet No. 8.00

Job No. 21-0167

PROFESSIONAL ENGINEER — STATE OF UTAH — No. 12345432202 — JOSEPH W. PETRUCCI III — 6-09-23

Designer: EPS
Drawn by: EPS

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Revisions:

Project:

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Hurricane, UT

Existing Utilities Map

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21-0167 - Water Concervancy District - Phase 1

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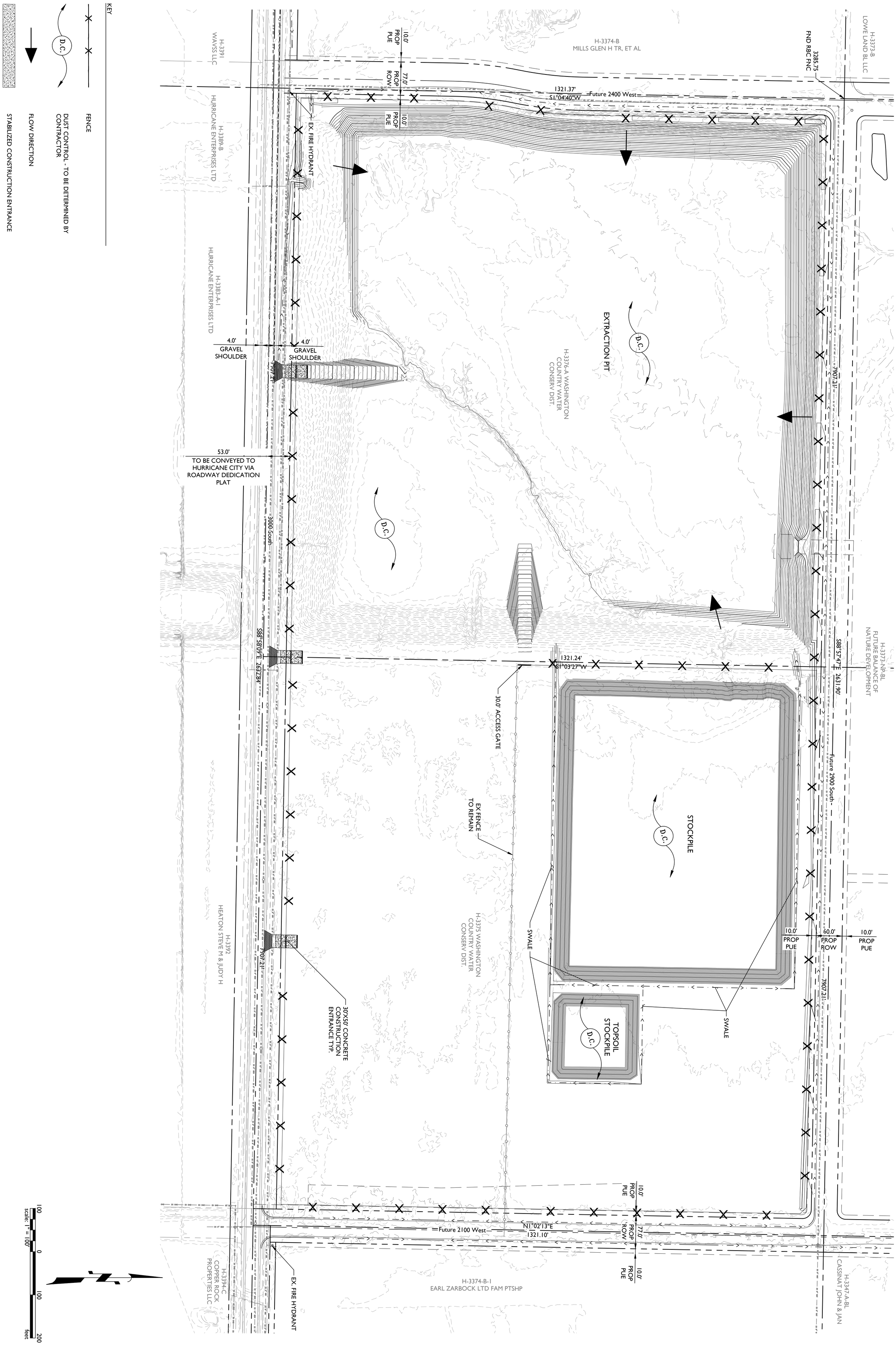

Sheet No. 9.00

Job No. 21-0167

Designer: EPS
Drawn by: EPS

Revisions:

Project:

Water Concervancy District
Hurricane, UT

Erosion Control Plan

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Mesa, AZ 85201
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21-0167 - Water Concervancy District - Phase 1

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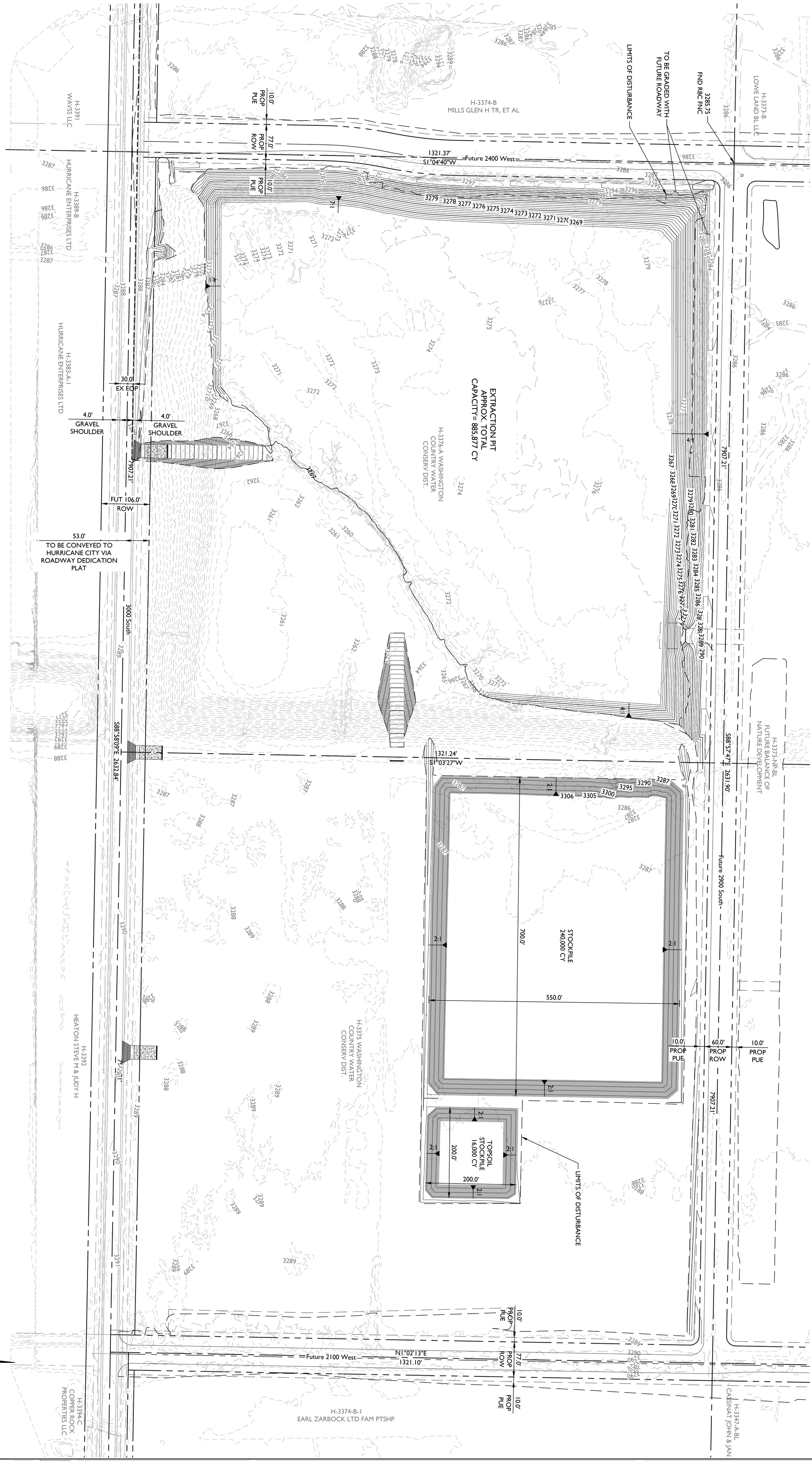
NOTE: ONCE THE SITE IS EXCAVATED THERE WILL BE NO WATER CONSUMPTION OR WASTEWATER DISCHARGE



Sheet No. 10.00

Job No. 21-0167

Designer: EPS
Drawn by: EPS

Revisions:

Project:
Water Concervancy District
Hurricane, UT

Drainage and Discharge Plan

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October 10, 1997

RB&G ENGINEERING INC.
1455 WEST 820 NORTH
PROVO, UT 84601-1345
801 374-5771 Provo
801 521-5771 SLC

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%.

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

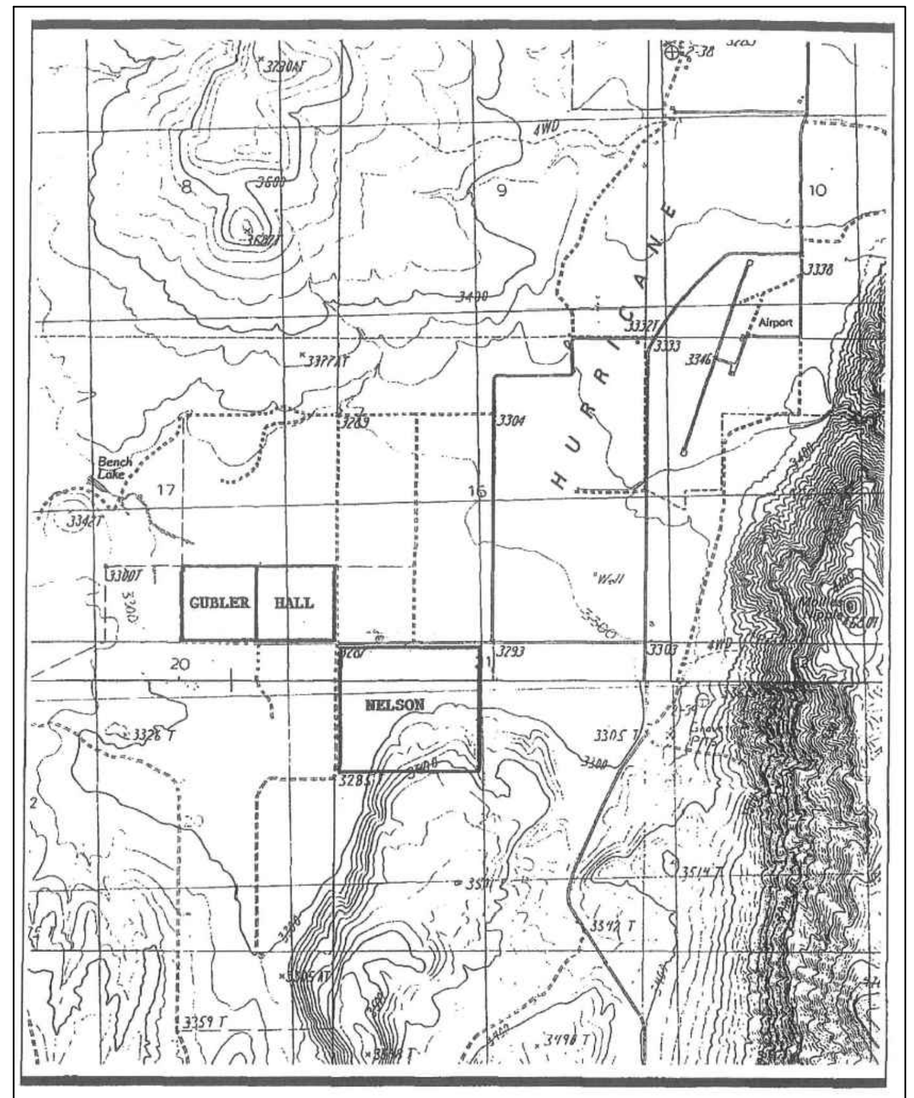

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Figure 1 **POTENTIAL CLAY BORROW SOURCE**
Sand Hollow Dam
Washington County, Utah

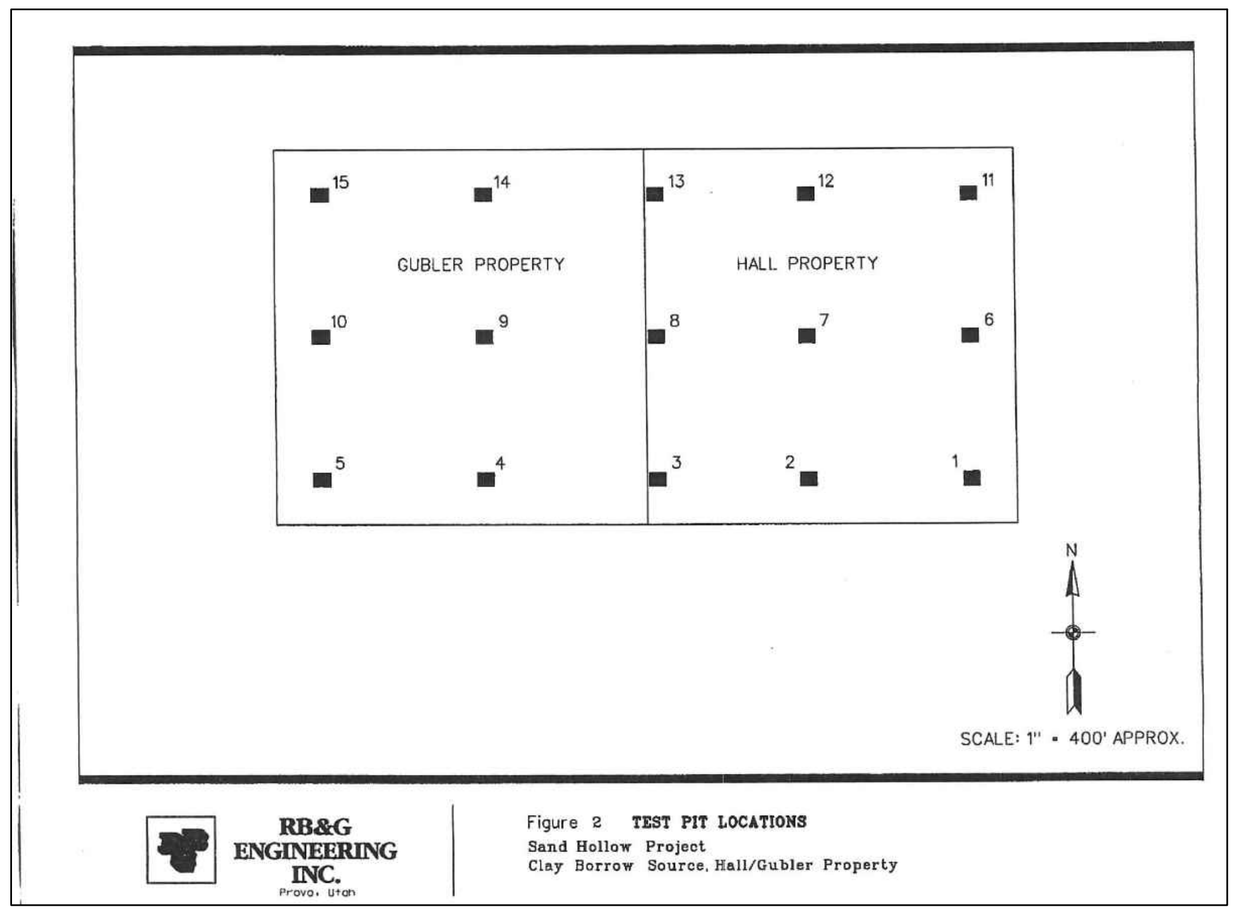

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Figure 2 **TEST PIT LOCATIONS**
Sand Hollow Project
Clay Borrow Source, Hall/Gubler Property

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 DRY UNIT WEIGHT (pcf)	IN-PLACE MOISTURE (%)	UNCONFINED COMPRESSIVE STRENGTH (psf)	ATTERBERG LIMITS LIQUID LIMIT (%)	ATTERBERG LIMITS PLASTIC LIMIT (%)	ATTERBERG LIMITS PLASTICITY INDEX (%)	MECHANICAL ANALYSIS PERCENT GRAVEL	MECHANICAL ANALYSIS PERCENT SAND	MECHANICAL ANALYSIS PERCENT SILT & CLAY	UNIFIED SOIL CLASSIFICATION SYSTEM (modified)
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

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Water Conservancy District
Hurricane, UT

Soils Report Summary

Project:

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Designer: EPS
Drawn by: EPS

PROFESSIONAL ENGINEER
09-09-23
No. 132543-2202
JOSEPH W. STRUCCIO
STATE OF UTAH

Job No.
21-0167

Sheet No.
11.00

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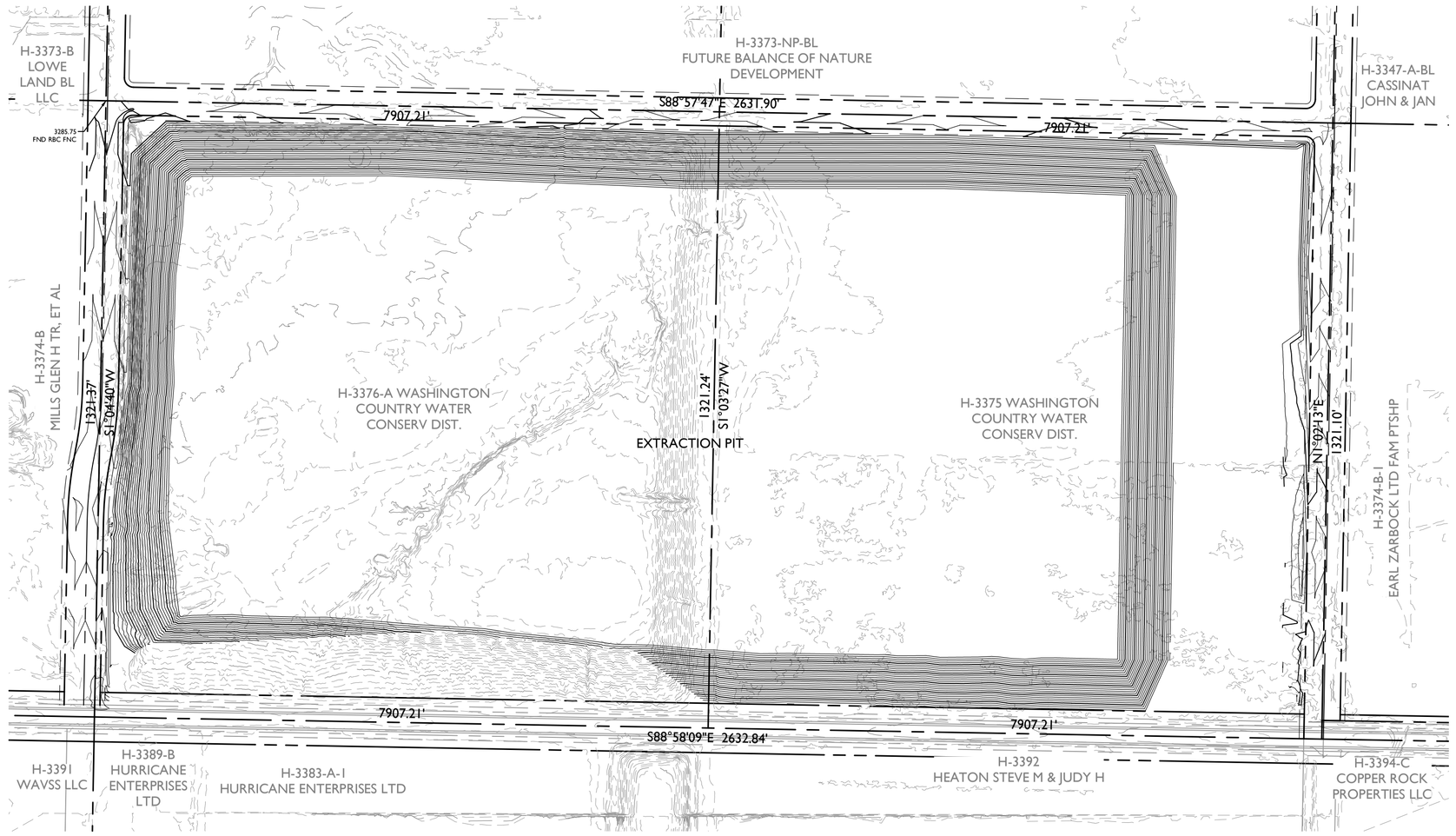
ZONE CHANGE APPLICATION

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

BENCH LAKE - PHASE 2

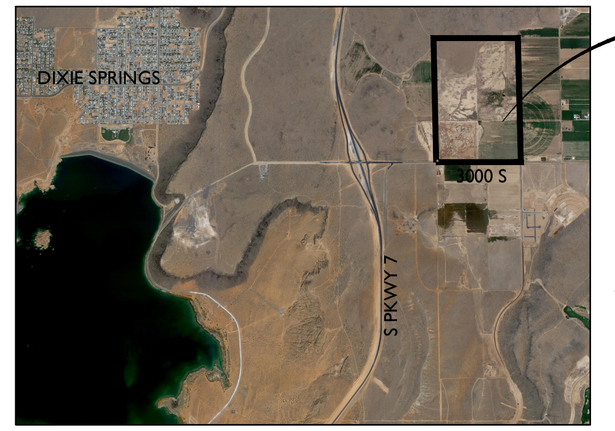
HURRICANE, UTAH

80-ACRE PROPERTY ON NORTH SIDE OF 3000 SOUTH
FROM 2100 WEST TO 2400 WEST



SITE PLAN
N.T.S.

NORTH



LOCATION MAP
NTS

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@epsgroupinc.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@wcwcd.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		

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Suite 120
Mesa, AZ 85201
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www.epsgroupinc.com

EPS GROUP

Water Conservancy District
Hurricane, UT

Project:

Title Sheet

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Drawn by: EPS

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06-09-23
No. 13264543-2202
JOSEPH W PETRUCCI III
STATE OF UTAH

Job No.
21-0167

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21-0167 - Water Conservancy District - Phase 2

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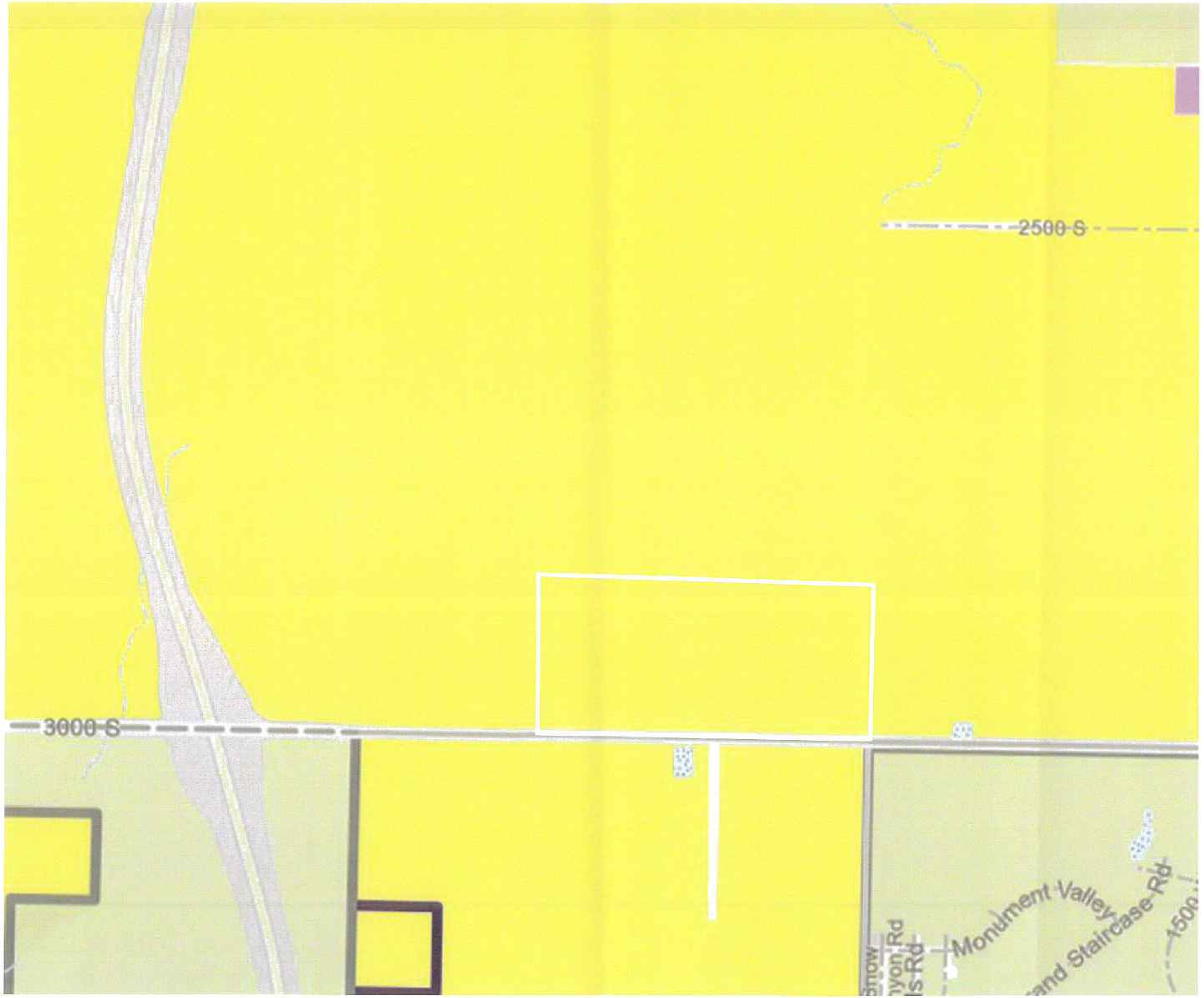

Figure 4. City of Hurricane Zoning Plan Map showing Washington County Water Conservancy District property located at 2100 to 2400 west 3000 south zoned as Residential Agriculture.

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Hurricane, UT

Extraction Site Plan

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STATE OF UTAH

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2.00

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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

N
W E
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150 0 150
SCALE IN FEET

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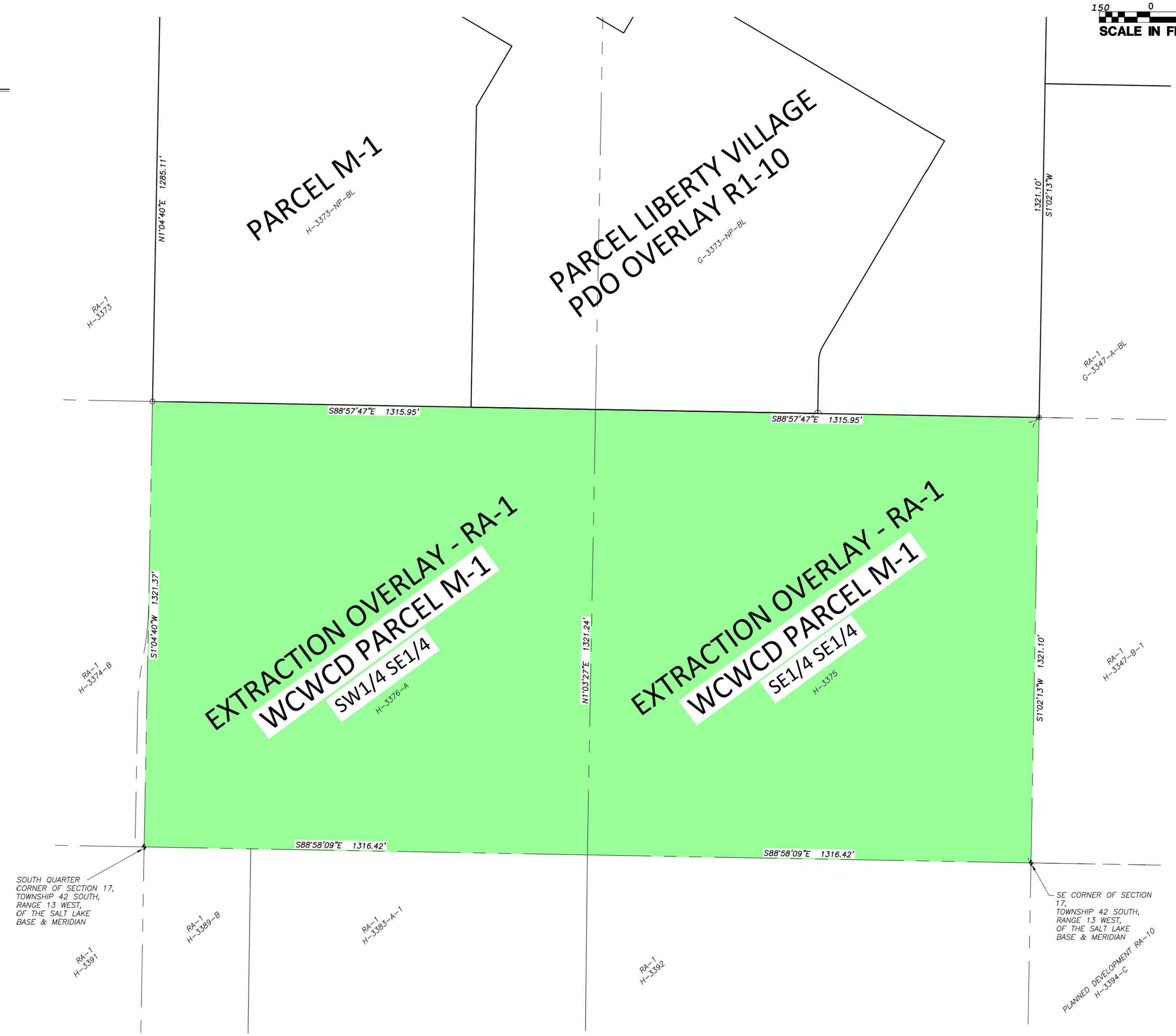
LEGAL DESCRIPTION FOR M-1 AND PDO R1-10 ZONES

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	DESCRIPTION	DATE	BY

REVISIONS

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8567

PROVALUE ENGINEERING

No. 191090
KARL BRADLEY RASMUSSEN
11/9/23
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

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: 11/9/2023
SCALE: 1"=150'

JOB NO.
659-001

SHEET NO:
2.01

659-001

21-0167 - Water Concervancy District - Phase 2

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

Sheet No. 3.00

Job No. 21-0167

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Figure 2. Washington County Property Map showing Washington County Water Conservancy District property (parcels H-3376-A and H-3375) located at 2100 to 2400 west 3000 south.

21-0167 - Water Conservancy District - Phase 2

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No. 13246543-2202
JOSEPH W PETRUCCI III
STATE OF UTAH

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21-0167

Sheet No.
3.01

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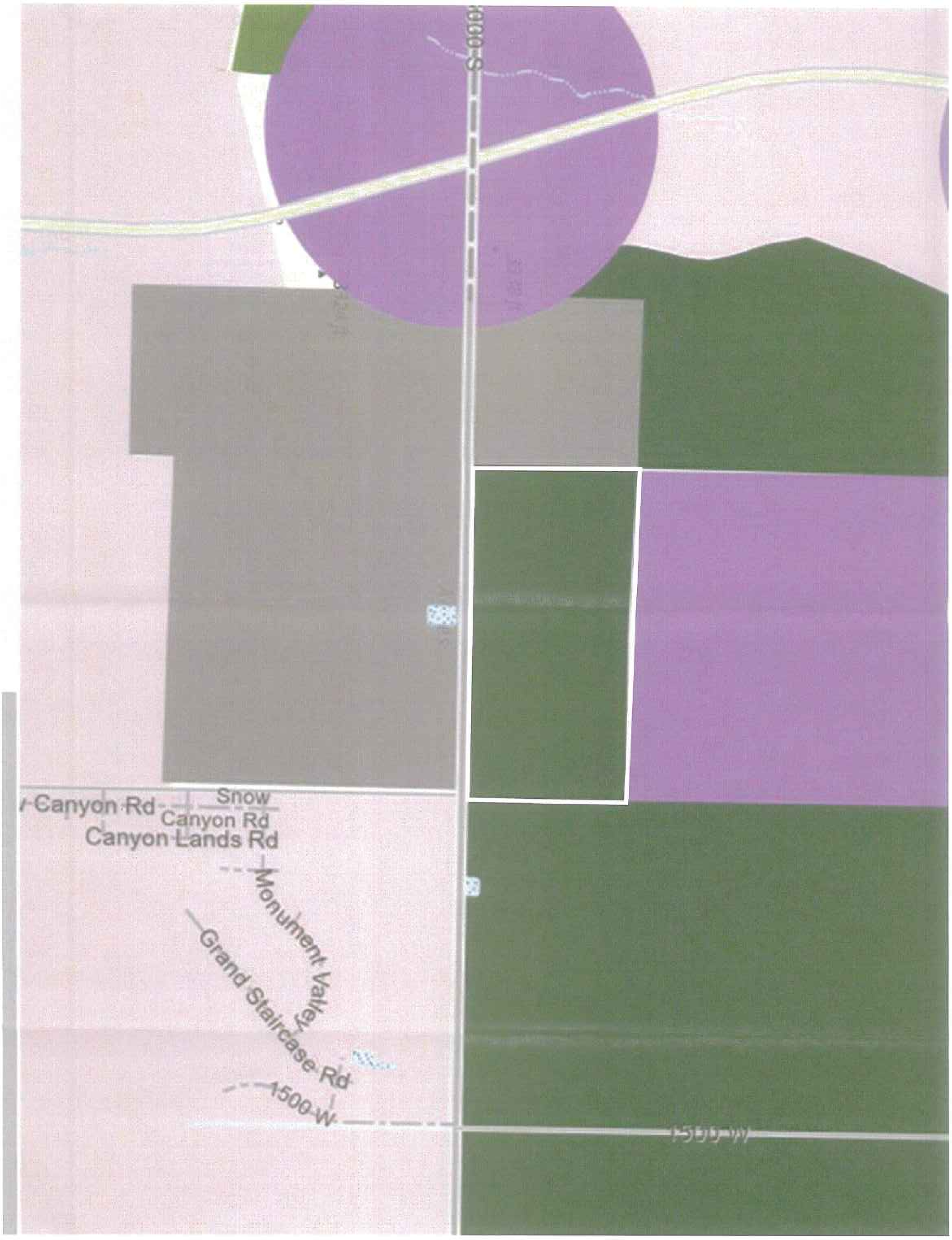

Figure 3. City of Hurricane General Plan Map showing Washington County Water Conservancy District property located at 2100 to 2400 west 3000 south zoned as Agriculture.

Sheet No. 3.02

Job No. 21-0167

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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

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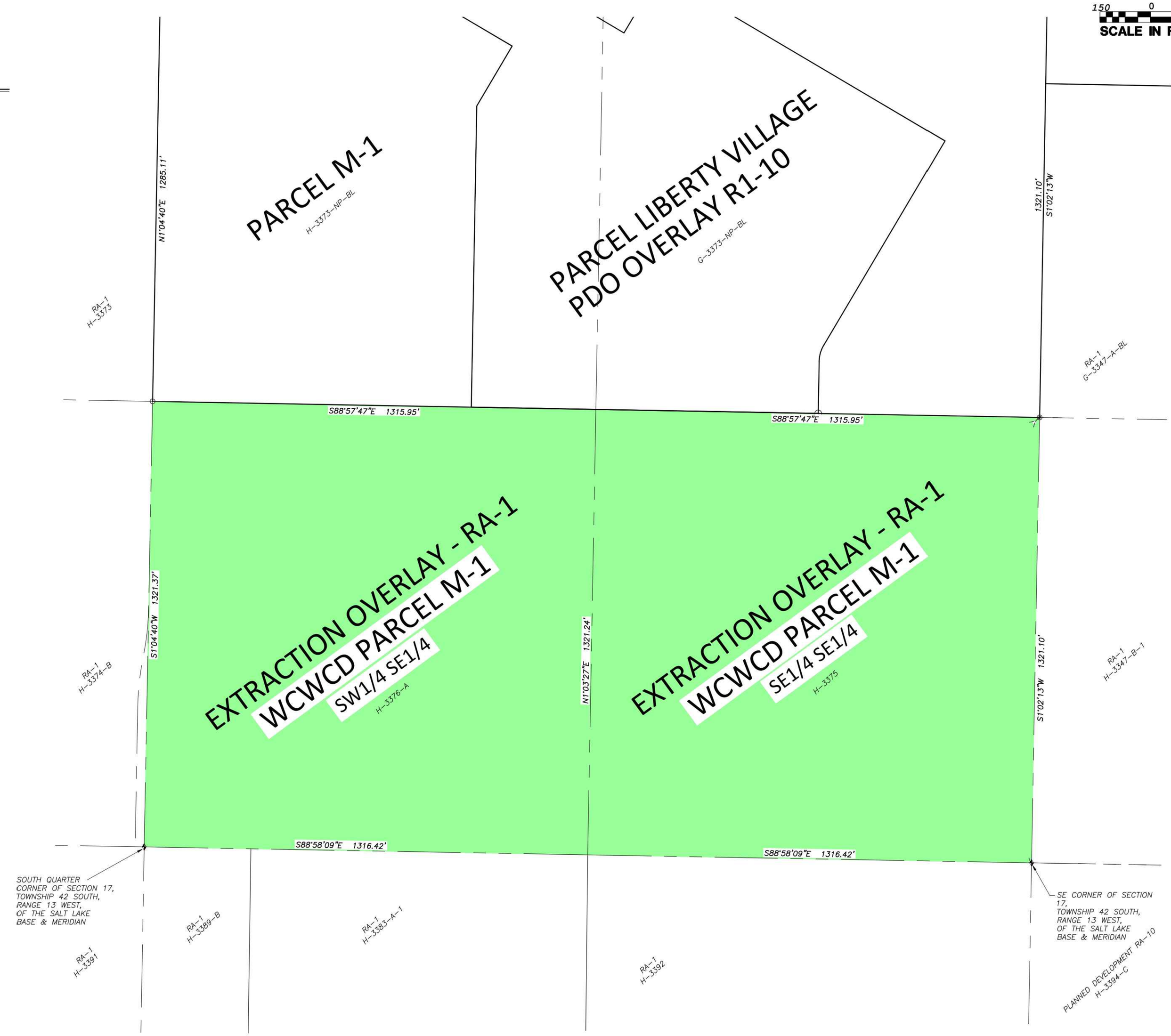
150 0 150
SCALE IN FEET

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.



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Engineers- Land Surveyors - Land Planners
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Hurricane City, Utah 84737
Phone: (435) 668-8307

PRO VALUE ENGINEERING

KARL BRADLEY RASMUSSEN
No. 191090
11/9/23

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: 11/9/2023
SCALE: 1"=150'

JOB NO.
659-001

SHEET NO.
3.03

659-001

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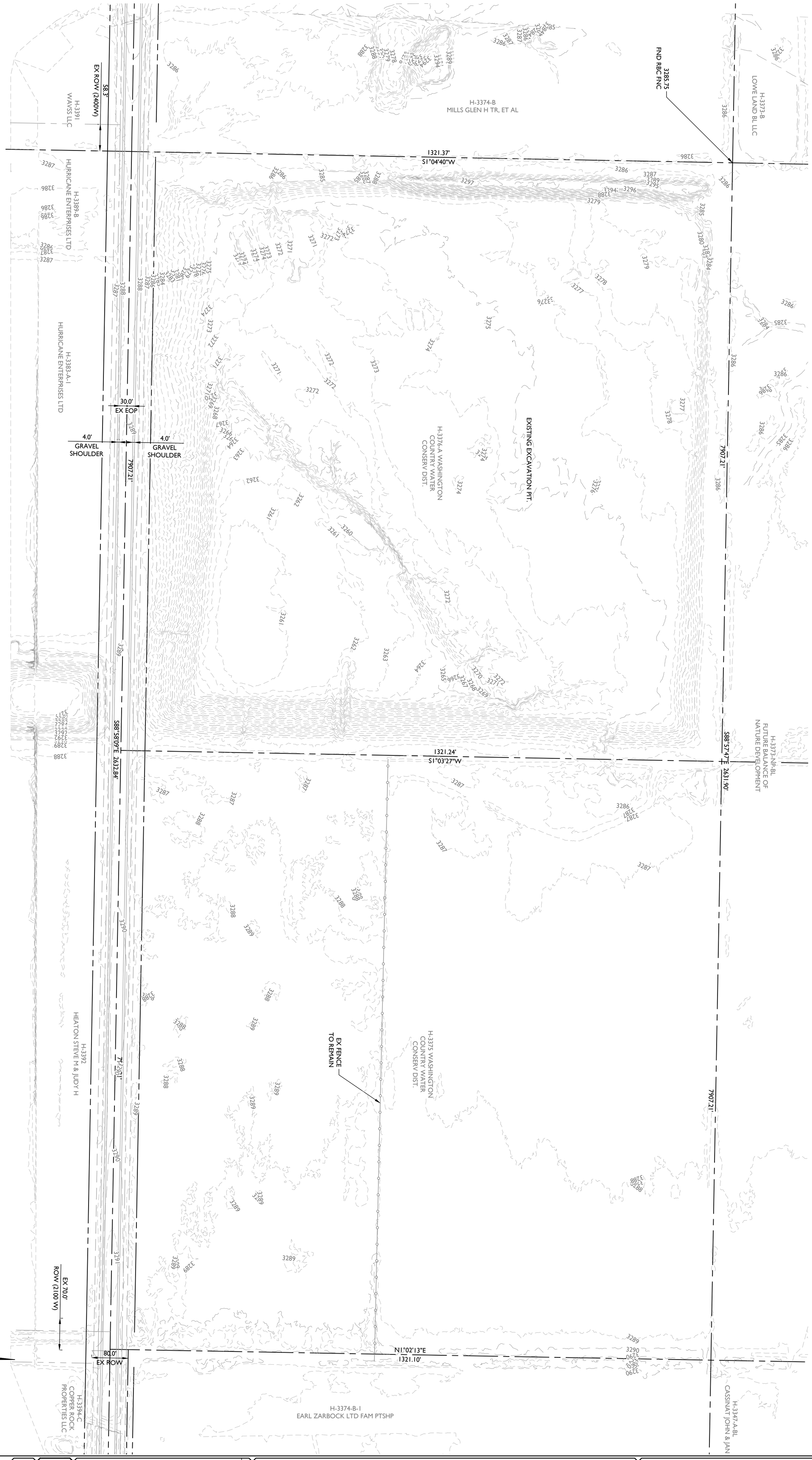

Sheet No. 4.00

Job No. 21-0167

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STATE OF UTAH
No. 13545202
JOSEPH W PETRUCCI III
06-09-23

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Drawn by: EPS

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in Maricopa County: (602)263-1100

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Project:

Water Concervancy District

Hurricane, UT

Existing Map

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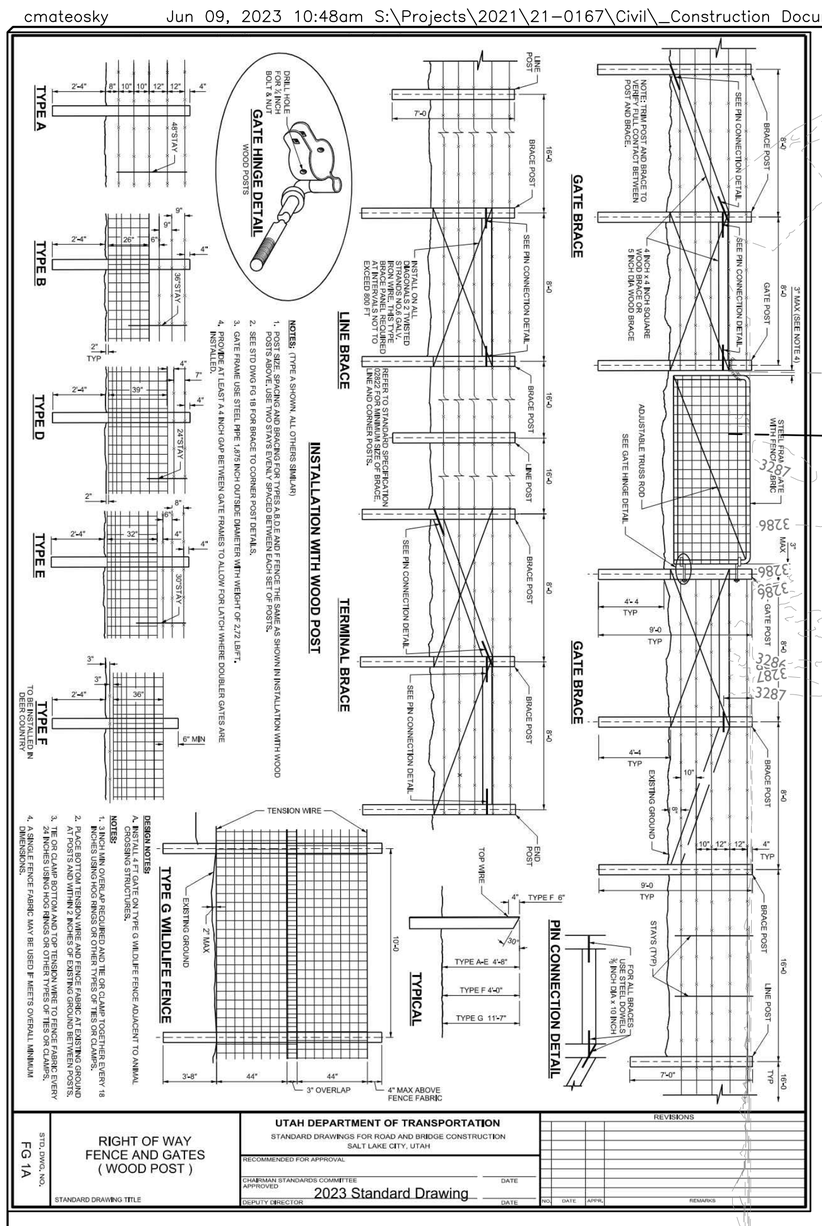

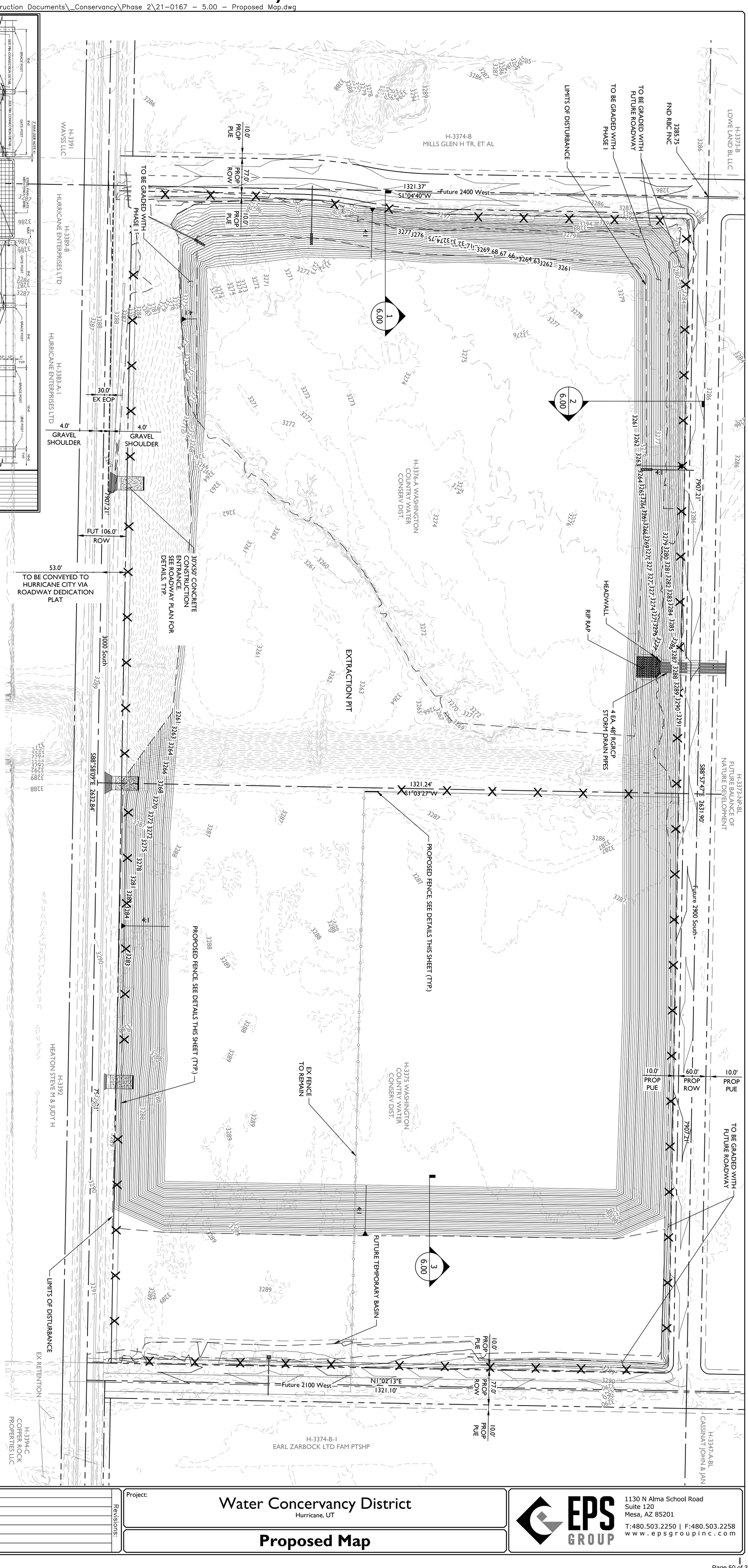

* FUTURE COORDINATION WILL BE NEEDED TO CONSTRUCT POSSIBLE DRAINAGE CONVEYANCE FROM THE EAST

scale: 1" = 100'
100 0 100 200 feet

Project:
Water Concervancy District
Hurricane, UT

Proposed Map

Revisions:

Designer: EPS
Drawn by: EPS

Job No. 21-0167

Sheet No. 5.00

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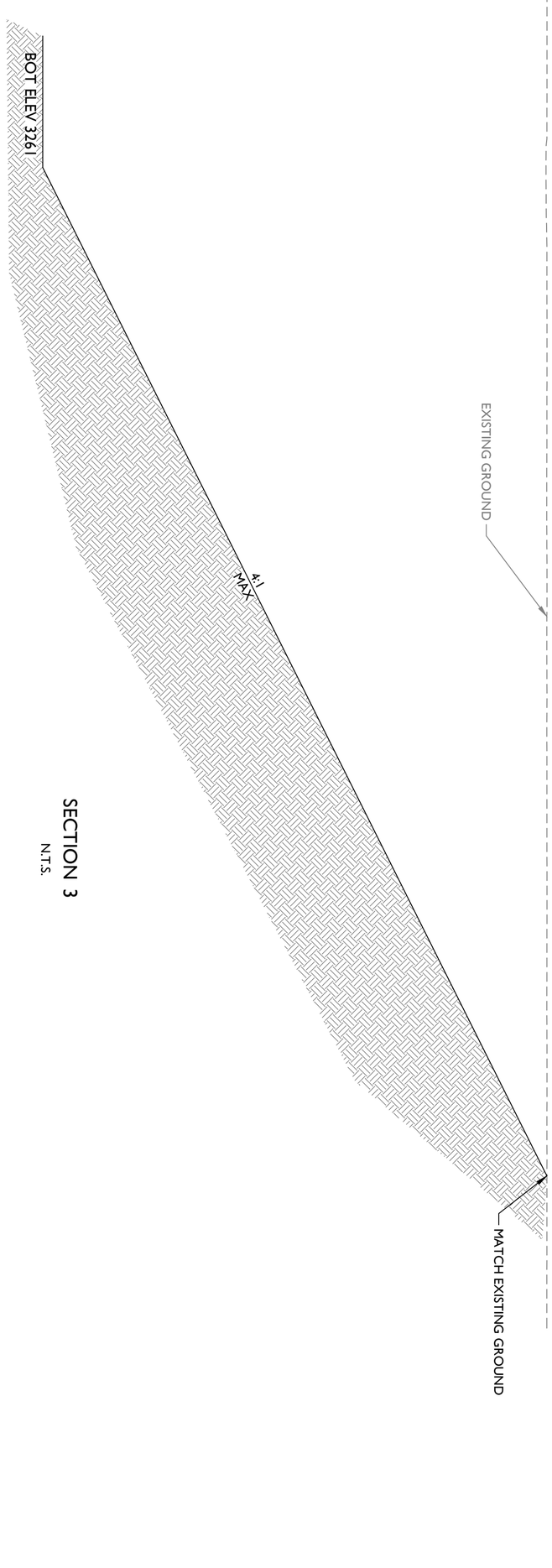

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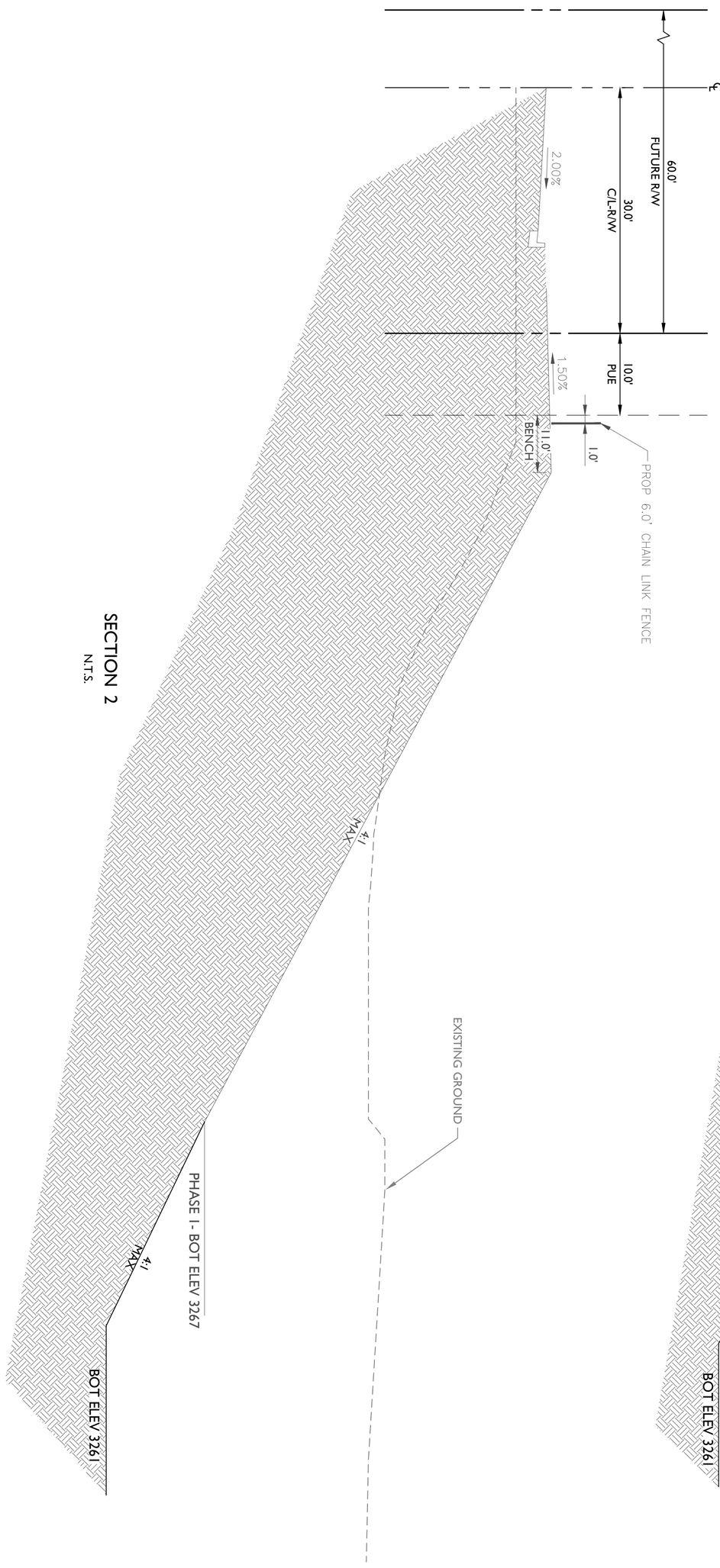

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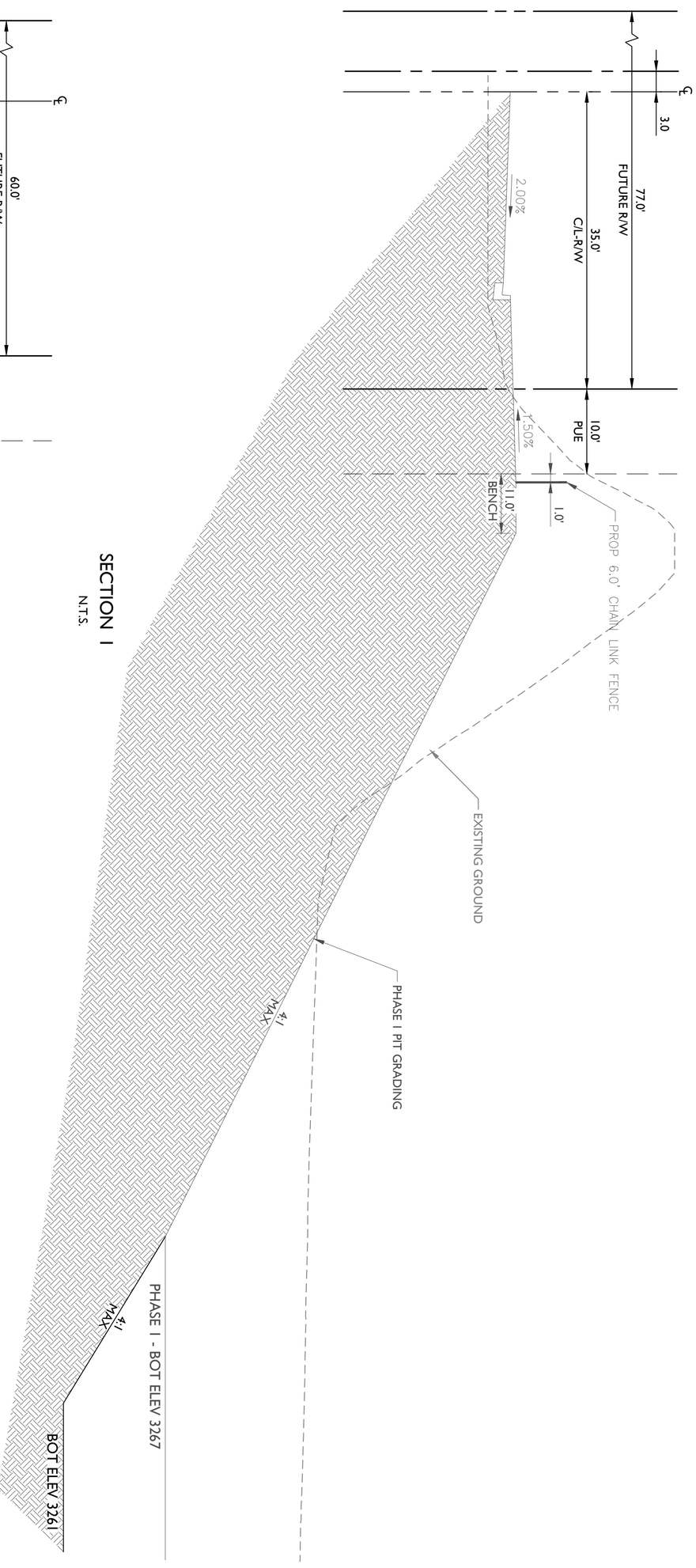

SECTION 1
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Project:

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Hurricane, UT

Cross Sections

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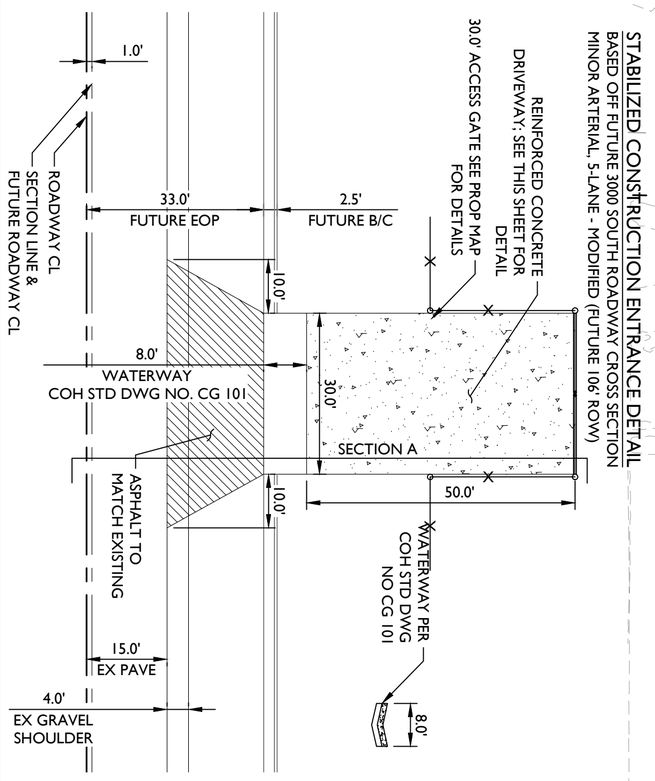
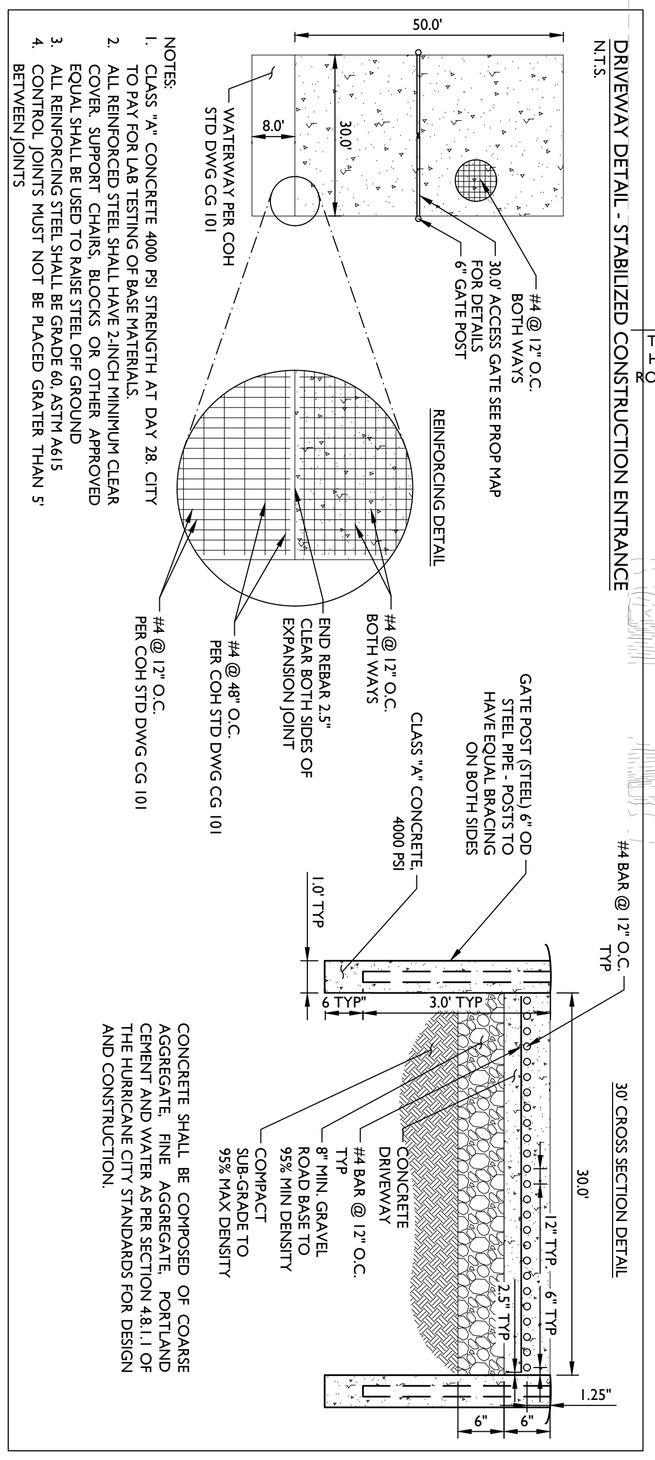


STABILIZED CONSTRUCTION ENTRANCE DETAIL
BASED OFF FUTURE 3000 SOUTH ROADWAY CROSS SECTION
MINOR ARTERIAL, 5-LANE - MODIFIED (FUTURE 106' ROW)

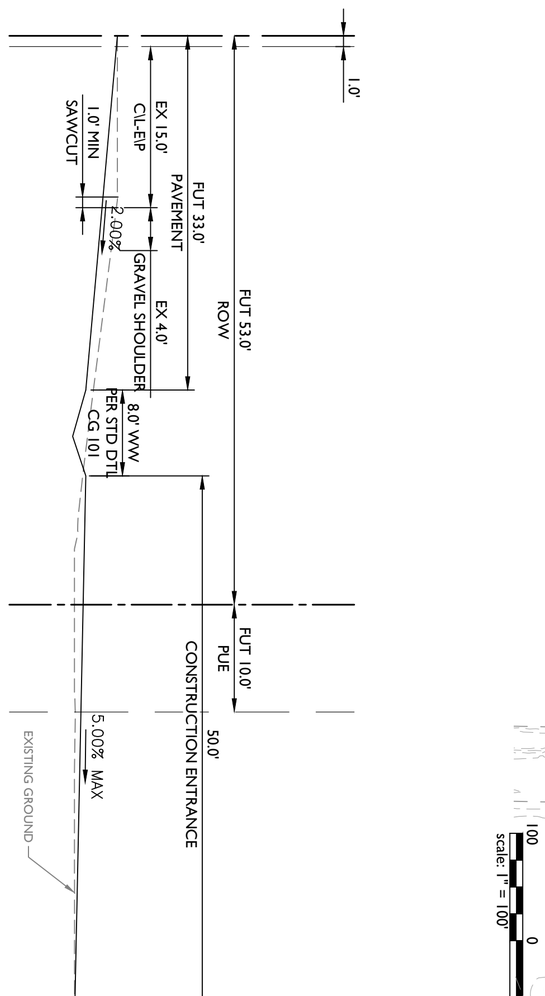


DRIVEWAY DETAIL - STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

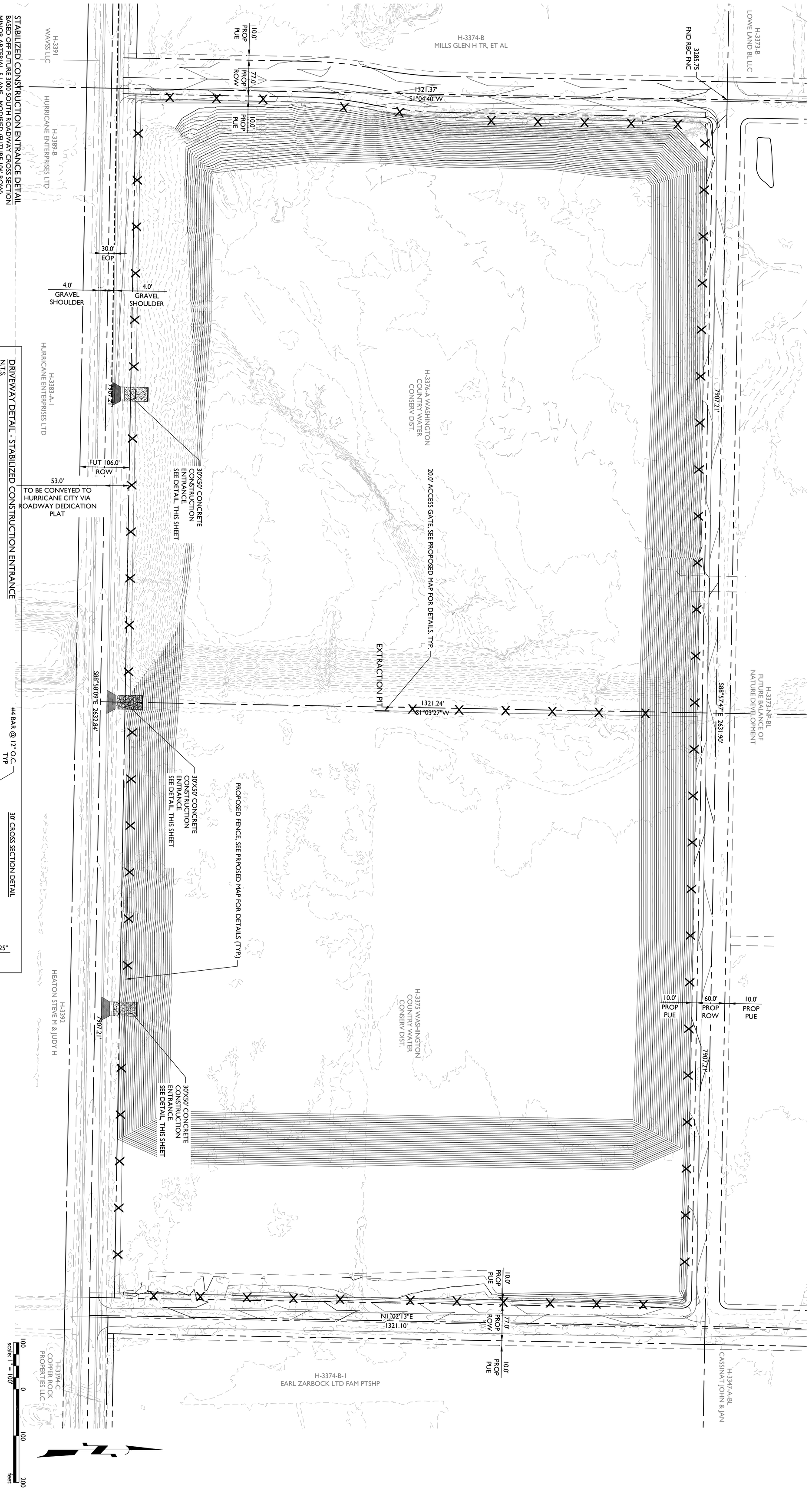
NOTES:
1. CLASS "A" CONCRETE 4000 PSI STRENGTH AT DAY 28. CITY TO PAY FOR LAB TESTING OF BASE MATERIALS.
2. ALL REINFORCED STEEL SHALL HAVE 2-INCH MINIMUM CLEAR COVER. SUPPORT CHAIRS, BLOCKS OR OTHER APPROVED EQUAL SHALL BE USED TO RAISE STEEL OFF GROUND
3. ALL REINFORCING STEEL SHALL BE GRADE 60, ASTM A615
4. CONTROL JOINTS MUST NOT BE PLACED GRATER THAN 5' BETWEEN JOINTS

CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER AS PER SECTION 48.1.1 OF THE HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.

30' CROSS SECTION DETAIL



SECTION A (LOOKING WEST)
NTS



Sheet No. 7.00
Job No. 21-0167
Designer: EPS
Drawn by: EPS
Revisions:

Project:
Water Concervancy District
Hurricane, UT

Roadway Plan

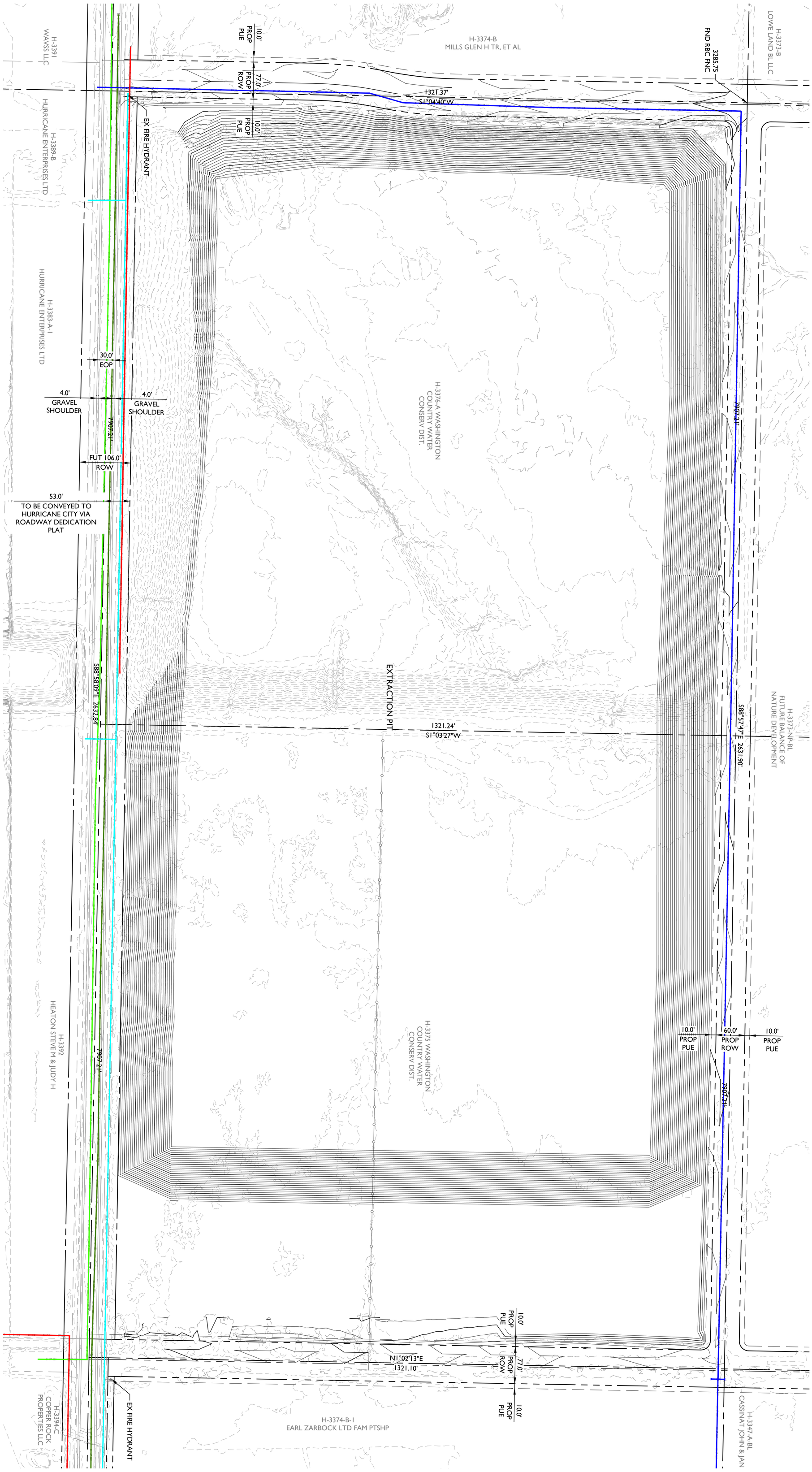
EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

21-0167 - Water Concervancy District - Phase 2

cmateosky Jun 09, 2023 10:50am S:\Projects\2021\21-0167\Civil_Construction Documents_Conservancy\Phase 2\21-0167 - 8.00 - Utility.dwg

KEY

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



scale: 1" = 100'
100 0 100 200 feet

Sheet No. 8.00

Job No. 21-0167

PROFESSIONAL ENGINEER — STATE OF UTAH — No. 13545432-2202 — JOSEPH W PETRUCCI III — 6-09-23

Designer: EPS
Drawn by: EPS

ARIZONA811 — Call at least two full working days before you begin excavation. Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602)263-1100 — Blue Stake, Inc.

Revisions:

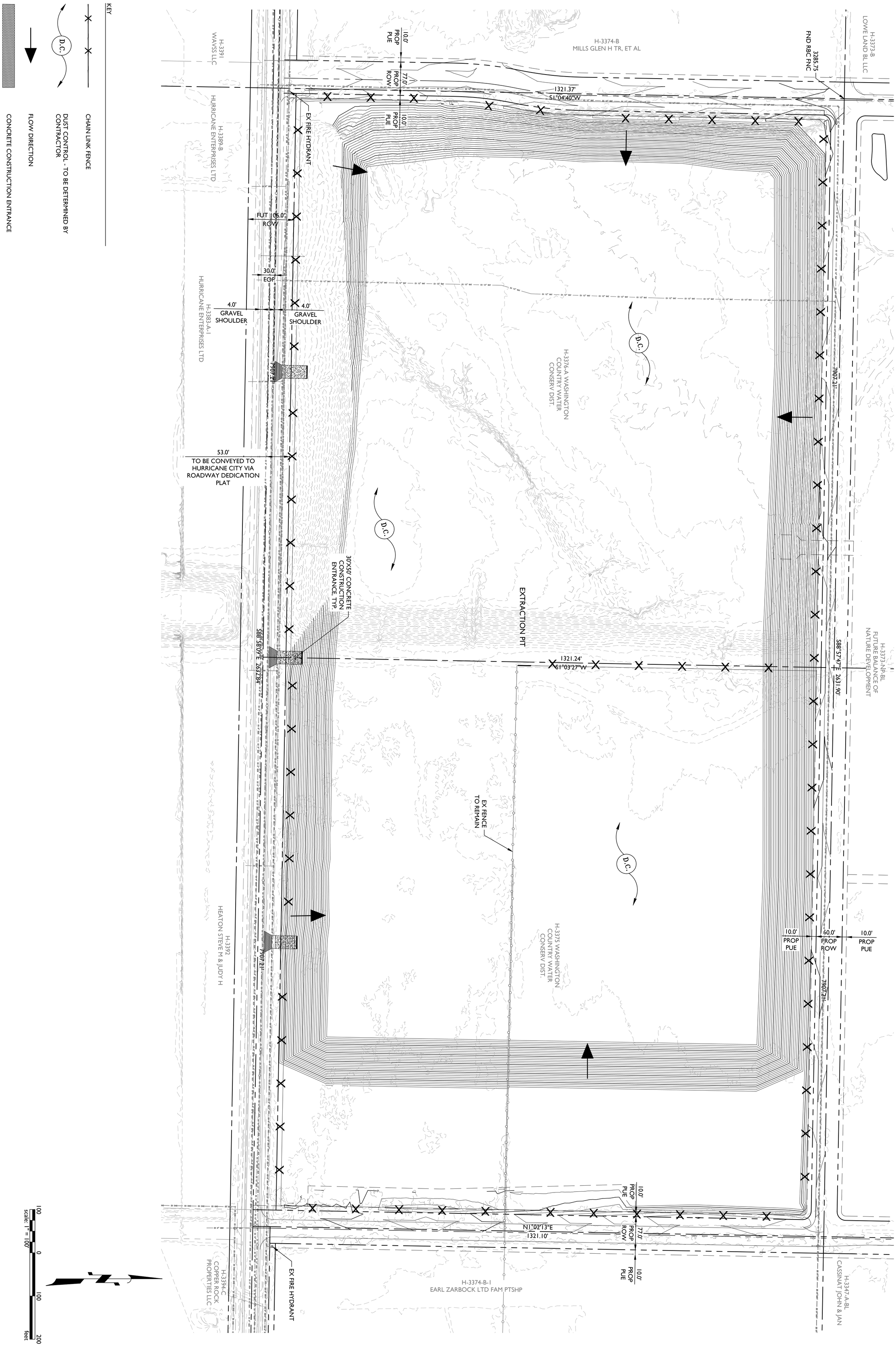
Project:
Water Concervancy District
Hurricane, UT

Existing Utilities Map

EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

21-0167 - Water Concervancy District - Phase 2

cmateosky Jun 09, 2023 10:51am S:\Projects\2021\21-0167\Civil_Construction Documents_Conservancy\Phase 2\21-0167 - 9.00 - SWPP.dwg



Sheet No. 9.00

Job No. 21-0167

PROFESSIONAL ENGINEER — STATE OF UTAH — 6-09-23 — MARK R. EPS 8542-2202 — JOSEPH W. PETRUCCIE

Designer: EPS
Drawn by: EPS

Call at least two full working days before you begin excavation. Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602)263-1100

Revisions:

Project:

Water Concervancy District
Hurricane, UT

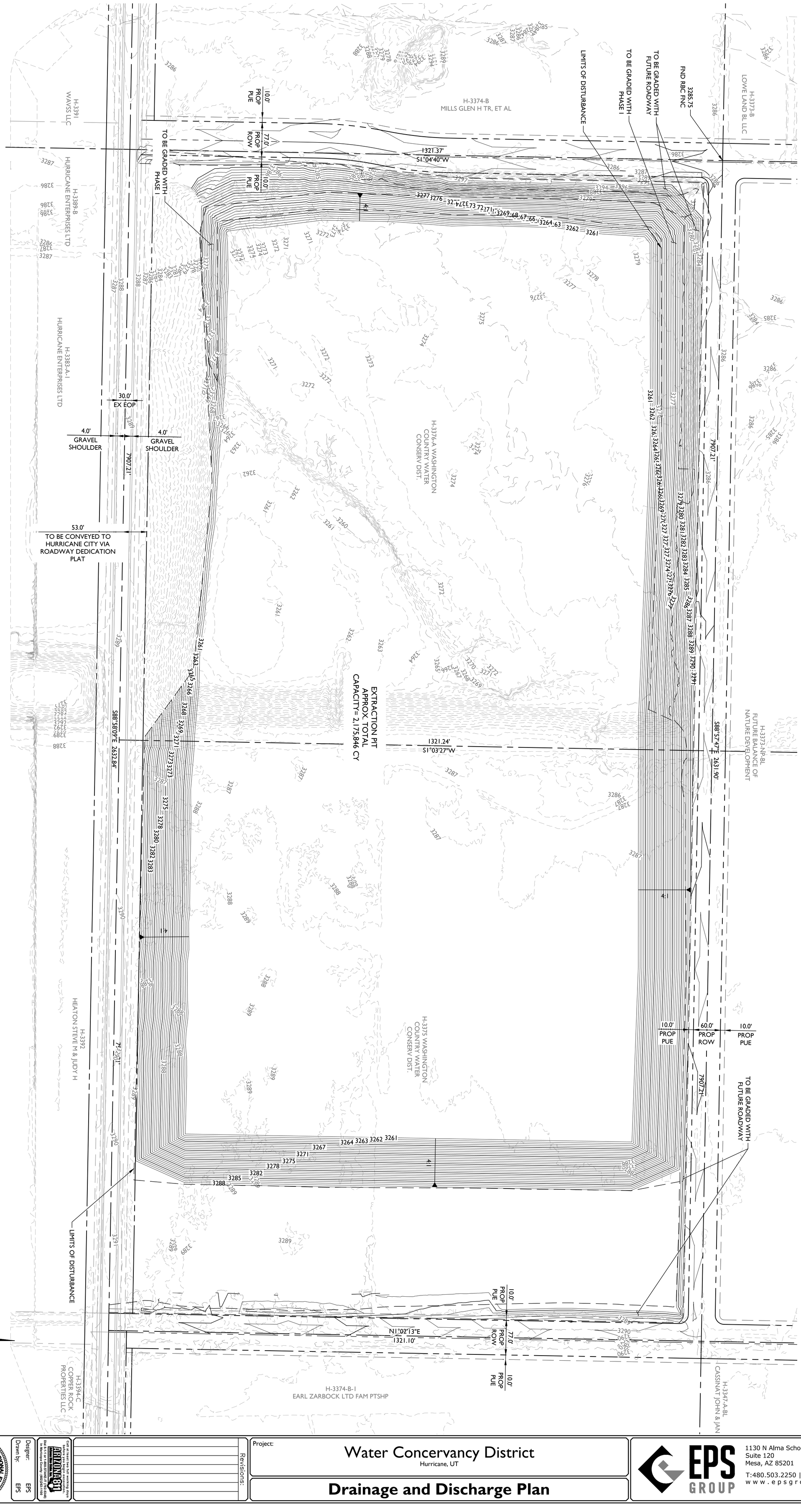
Erosion Control Plan

EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

21-0167 - Water Concervancy District - Phase 2

cmateosky Jun 09, 2023 10:51am S:\Projects\2021\21-0167\Civil_Construction Documents_Conservancy\Phase 2\21-0167 - 10.00 - D&D.dwg

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



Sheet No. 10.00

Job No. 21-0167

PROFESSIONAL ENGINEER — STATE OF UTAH — No. 13845432202 — JOSEPH M PETRUCCIII — 06-09-23

Designer: EPS
Drawn by: EPS

ARIZONA811 — Call at least two full working days before you begin excavation. Arizona Blue Stake, Inc. — Dial 8-1-1 or 1-800-STAKE-IT (782-5348) — In Maricopa County: (602)263-1100

Revisions:

Project:
Water Concervancy District
Hurricane, UT

Drainage and Discharge Plan

EPS GROUP
1130 N Alma School Road
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Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

RB&G ENGINEERING INC.
1455 WEST 820 NORTH
PROVO, UT 84601-1343
801 374-5771 Provo
801 521-5771 SLC

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%.

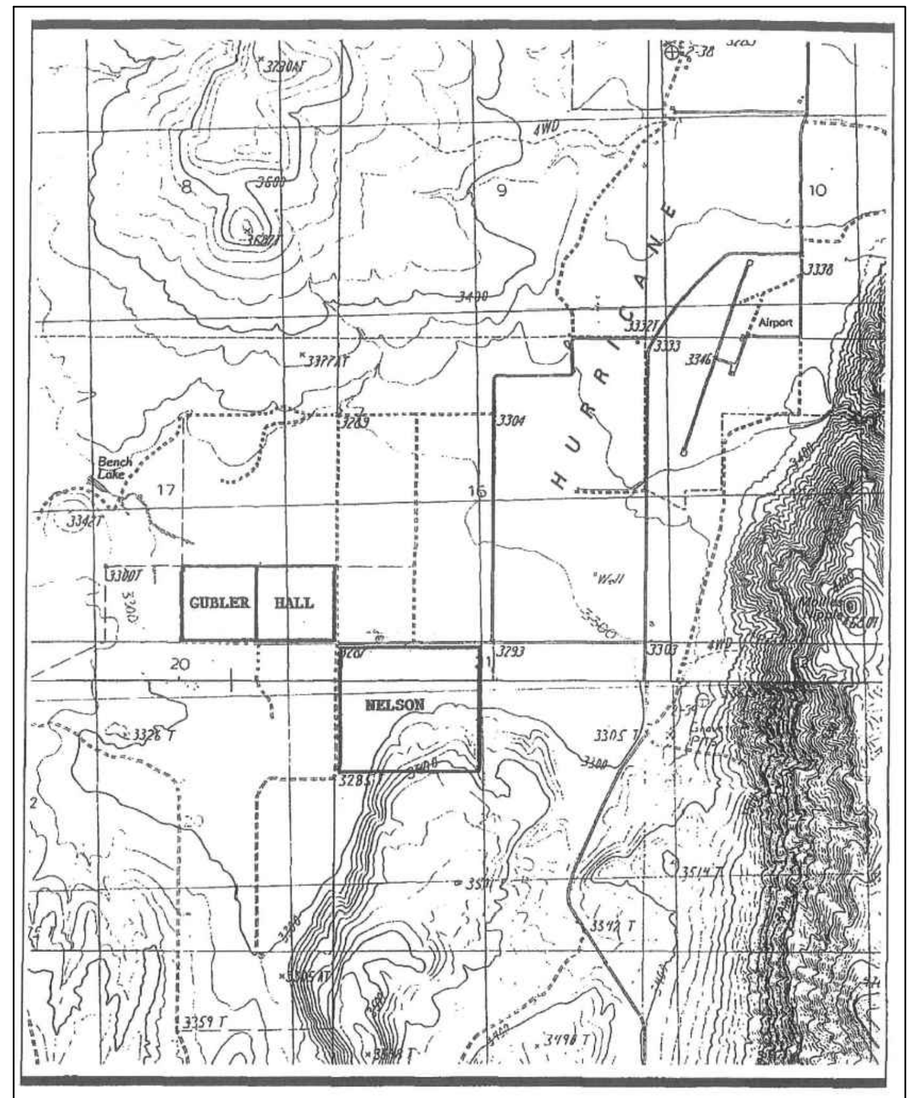
It is our opinion that this represents the best of the four alternate sources investigated for Zone I material. It is estimated that an excavation about 10 feet deep covering 40 acres will be sufficient to provide Zone I material.

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

Sincerely,

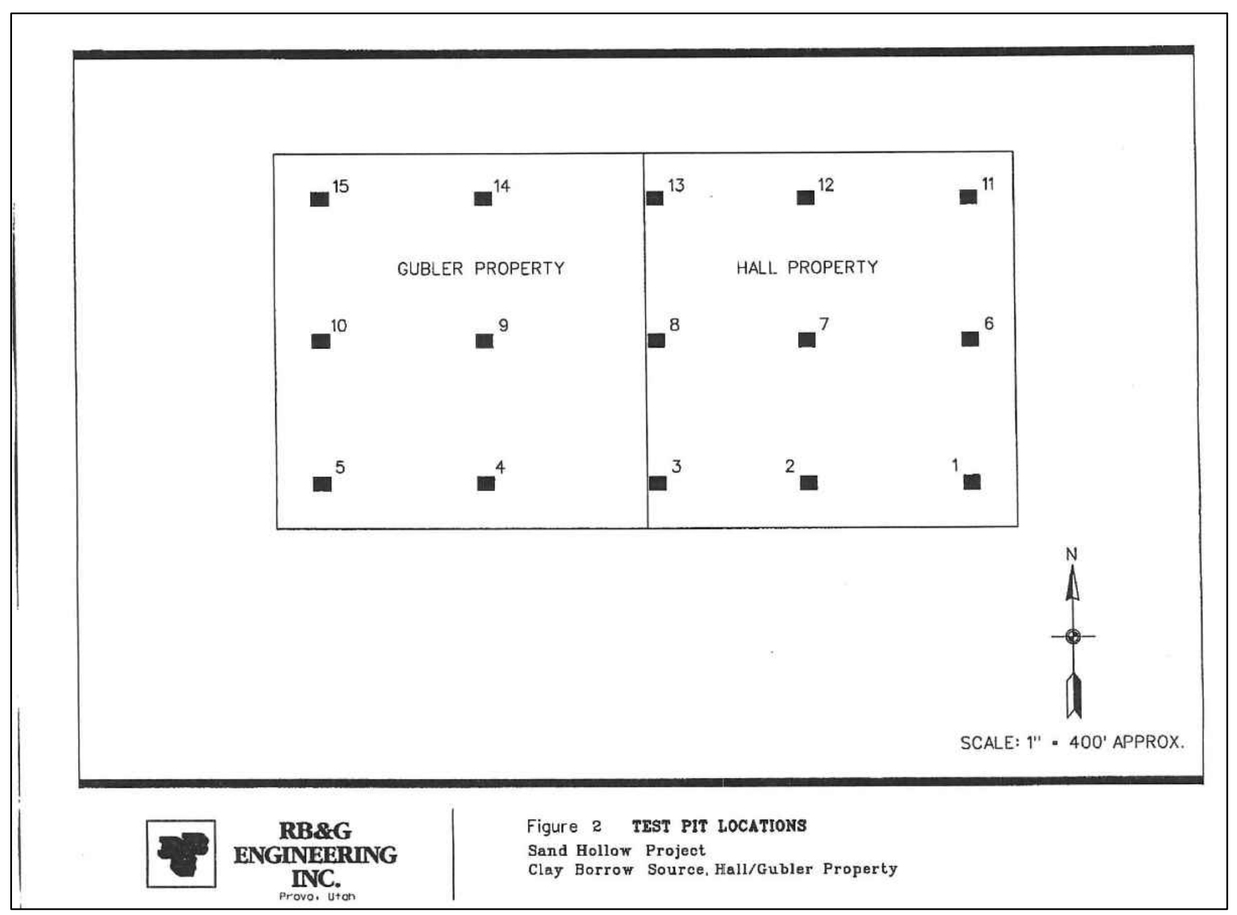
RB&G Engineering, Inc.

Bradford E. Price, P.E



RB&G ENGINEERING INC. Provo, Utah

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



RB&G ENGINEERING INC. Provo, 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 DRY UNIT WEIGHT (pcf)	IN-PLACE MOISTURE (%)	UNCONFINED COMPRESSIVE STRENGTH (psf)	ATTERBERG LIMITS LIQUID LIMIT (%)	ATTERBERG LIMITS PLASTIC LIMIT (%)	ATTERBERG LIMITS PLASTICITY INDEX (%)	MECHANICAL ANALYSIS PERCENT GRAVEL	MECHANICAL ANALYSIS PERCENT SAND	MECHANICAL ANALYSIS PERCENT SILT & CLAY	UNIFIED SOIL CLASSIFICATION SYSTEM (modified)
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

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

Water Conservancy District
Hurricane, UT

Project:

Soils Report Summary

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: EPS
Drawn by: EPS

PROFESSIONAL ENGINEER
06-09-23
No. 13284543-2202
JOSEPH W. PETRUCCI III
STATE OF UTAH

Job No.
21-0167

Sheet No.
11.00

EXHIBIT D

EXTRACTION ORDINANCE

CHAPTER 27. - EXTRACTION INDUSTRIES OVERLAY ZONE

Sec. 10-27-1. - Purpose and intent.

The general purpose of the extraction industries overlay zone is 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. Standards for development contained herein are intended specifically to accomplish the following purposes:
    1. To minimize the adverse effects of development and operation of extraction industries on neighboring properties;
    2. To preserve and/or reclaim visual and aesthetic qualities of properties in which the extraction industries will operate which are vital to the aesthetic quality of the City and quality of life of its residents; and
    3. To ensure adequate security is posted to ensure the successful and timely reclamation of properties in which extraction industries operate at the conclusion of such development and operation.
B. The underlying zoning shall control the property once the extraction industry work is completed and the extraction industries overlay zone has been removed.

(Ord. 2009-04, 3-19-2009)

Sec. 10-27-2. - Scope.

This extraction industries overlay zone will provide for the excavation of clay, soil, granite, flagstone, slate, shale, limestone, sand, or gravel and other similar extraction of natural resources from the land by excavating, stripping, leveling, or other compatible extraction processes; and further allow for and regulate the processing of extracted materials on or off site within the City for commercial purposes.

(Ord. 2009-04, 3-19-2009)

Sec. 10-27-3. - Zoning districts.

The extraction industries overlay zone may be applied to all zoning districts as established in this land use code.

(Ord. 2009-04, 3-19-2009)

Sec. 10-27-4. - Use regulations.

The following are permitted uses within an approved extraction industries overlay zone:

Accessory uses and buildings, customarily incidental and subordinate to a permitted use.

Sand, gravel, rock, clay and similar natural resources extraction mining, and quarry activities.

(Ord. 2009-04, 3-19-2009)

Sec. 10-27-5. - Extraction site plan.

An extraction site plan is required for a zone change to the extraction industries overlay zone. The site plan and reclamation plan may include any conditions the City Council, with the recommendation of the Planning Commission, deems reasonable and necessary to accomplish the purposes of this chapter. An annual review for compliance of the approved site plan will be made by the City Council. The City staff will conduct all necessary inspections to assist the City Council with its annual review and evaluation process.

A. An application for an extraction industries overlay zone shall be accompanied by a site development plan and reclamation plan prepared in accordance with the provisions of this chapter and submitted to the Zoning Administrator in a form established by the administrator along with any fee established by the City. The application shall include at least the following information:
    1. Name, address, and telephone number of the applicant (property owner) and applicant's agent (if any);
    2. A legal description and map of the property to be subject to the overlay zone;
    3. A statement of the current land use and zoning; and
    4. Name, address, and telephone number of the firm retained to undertake the extraction operation, if different from the applicant.

(Ord. 2009-04, 3-19-2009)

Sec. 10-27-6. - Site development plan.

A. *Drawings.* All drawings required below shall be prepared by a professional engineer, licensed

in the state.

B. *Plan requirements.*

1. *General site plan.* All property included in the proposed overlay showing any existing or proposed buildings, parking areas, and roadways.
2. *Excavation map.* 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.
3. *Development schedule.* A text summary of the estimated development schedule and time frame shall be submitted. This text should outline the estimated operational life of the project, and should summarize phased extraction plans and corresponding phased reclamation and estimated time frames for each phase.
4. *Roadway plan.* 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.
5. *Utility plan.* 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.
6. *Nuisance mitigation plan.* 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.
7. *Drainage and discharge plan.* 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.

8. *Soil geology report.* 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.

C. *Investigation.* The investigation shall include visual appraisal of adjacent lots/parcels for surface geologic/topographic conditions which could affect the proposed extraction site, or could be threatened or degraded by the proposed extraction.

D. *Report.* The soil/geologic report shall also include the following:

1. Slope stability analysis. Conclusions and recommendations concerning the effects of material removal, introduction of water, ground shaking, and erosion on slope stability, and recommendation for the protection and preservation of any remaining slopes and hillsides after extraction is completed.
2. The location and yield of springs and seepage sites, if any, within the project.
3. The development of a complete soils profile identifying the soils to the depth or level of estimated excavation that will constitute the exposed surface soils at the completion of the extraction excavation operation; and
4. Recommendation for corrective action or design specifications intended to prevent potential dangers identified in the soils investigation, particularly with regard to the mitigation of any impacts on contiguous property.

(Ord. 2009-04, 3-19-2009)

Sec. 10-27-7. - Reclamation plan requirements.

The reclamation plan shall include both text and appropriate maps and drawings providing the following:

A. *Reclamation timetable.*

1. A written document providing anticipated times for start and finish of reclamation.
2. If the extraction is to be phased, reclamation shall also be phased.

B. *Topographic map.* This shall reflect the phases of reclamation and the final site reclamation including the approximate final finished grade of the site and all slopes. The map will be prepared on a scale of one inch equals 200 feet, with a maximum contour interval of two feet. This map should represent the site and all property within 500 feet of the project boundary.

C. *Grading plan.* This shall show the areas to be reclaimed and the proposed finished grade and the method by which the reclamation is to be accomplished. All restoration material used in the final grading of the site shall be free from refuse or toxic contaminants and shall be compacted as much as is practicable. Final soil depths and types shall be appropriate for the future site use.

D. *Revegetation plan.* Specifications including the seed or plant type, size, quantities, locations, installation of topsoil, specifications for seeding or planting, mulching and type of irrigation to be used.

E. *Drainage/hydrology plan.* Show the hydrological characteristics of the site after reclamation; including the creation or modification of floodplain, erosion characteristics, drainage patterns and wetlands.

(Ord. 2009-04, 3-19-2009)

Sec. 10-27-8. - Building and equipment removal.

Following the completion of excavation and processing activities, or upon removal of the overlay zone for any reason, all buildings, equipment and temporary utilities used in the administration and management of the operations, shall be removed. This removal shall be completed within the first 90 days following the completion of operations.

(Ord. 2009-04, 3-19-2009)

Sec. 10-27-9. - Excavation material removal.

Following the completion of excavation and processing activities, or upon removal of the overlay zone

for any reason, all remaining excavation material shall be removed from the site and located in the M-2 zone within 120 days.

(Ord. 2009-04, 3-19-2009)

Sec. 10-27-10. - Plan modification.

Plan modifications may be submitted any time during the reclamation process. The modifications must be submitted to the City Council with adequate documentation supporting the request. If the City Council approves the modification, then the amended reclamation plan will govern the final process.

(Ord. 2009-04, 3-19-2009)

Sec. 10-27-11. - Security for completion.

The amount of security shall be equal to 125 percent of the amount estimated by the City Engineer as being necessary to complete the reclamation and site improvements if any as shown on the approved development and reclamation plans. If reclamation is approved in phases, the amount of security may be posted by phase; however, the developer shall not begin extraction/excavation in subsequent phases until the full amount of the security for any such approved subsequent phase has been posted.

A. *Security agreement/terms.* Before notice to proceed is granted on an approved site development plan the permittee shall execute a security agreement and provide acceptable security in a form approved by the City Attorney as provided below. The security agreement prepared by the City Attorney shall include, without limitation, the following terms and conditions:
    1. Incorporation by reference of the site development plan and all data required by this chapter; and the approved reclamation plan with any conditions which is used to compute the cost of the reclamation by the City Engineer.
    2. A requirement that the period of time allowed for completion of the reclamation does not exceed one year from the date of completion of the phased extraction.
    3. At completion of any reclamation phase as provided in the reclamation plan, the permittee shall give written notice to the City and request inspection by the City Engineer. The reclamation shall be completed to the satisfaction of the City Engineer and according to the approved reclamation plan.
    4. The release of security shall be under the exclusive control of the City. The security proceeds may be released only upon written approval of the City Manager.
    5. The security proceeds may be reduced upon request of the developer as the reclamation/improvements are completed. The amount of reduction shall be approved

by the Mayor and City Council on advice from the Planning Commission and City Engineer following inspection of the work by the City Engineer. Such requests may be made only once every 30 days, and no reductions shall be authorized until such time as the reclamation/improvements have been inspected and found to be in compliance with City specifications. All reductions shall be granted only upon written authorization signed by the City Manager.

6. If the security amount becomes inadequate to pay the actual cost of the completion of the reclamation/improvements for whatever reason, including previous reductions, then the owner/developer shall be responsible for the deficiency and work must stop on the site until a new security agreement providing an adequate security amount has been approved and executed.
7. If upon written demand of the City after expiration of the security time period, the security proceeds are not transferred to the City within 30 days of the demand, then the City's costs of obtaining the proceeds, including attorney fees and court costs, shall be payable by the applicant. In addition, the applicant shall be liable for the costs incurred by the City in administration of the funds to complete the reclamation work.
8. The property owner shall hold the City harmless from any and all liability that may arise as a result of the improvements which are installed until such time as the City accepts the improvements.
9. All reclamation/improvements required under this title shall be installed by a contractor or subcontractor licensed by the state.

B. *Form of security.* The required security shall be one of the types provided in the subdivision ordinance, chapter 39 of this title.

C. *Payment of interest.* Any interest accruing on escrowed funds shall, unless expended for completion of site improvements required, inure to the benefit of the developer and not to the City. The City shall not be required to pay interest to the developer on any funds escrowed for this purpose.

D. *Release of funds/retainage.* The City shall relinquish completion security funds held or security posted as work is completed and inspected. The City shall release funds equal to the actual cost of performing the work as the work progresses minus 25 percent. The 25 percent shall be held for one growing season following completion of the reclamation work to ensure successful reclamation. Upon successful germination and survival of reclamation revegetation, remaining funds shall be released.

E. *Modification of plans/increased security.* The time period for completion of the required reclamation/improvements may be extended in the following manner:

1. Upon approval of the City Council the time period may be extended, for good cause, an additional one year from the expiration date of the original security agreement;
2. Said approval shall be in a written form signed by the Mayor.
3. If any approved modification of the reclamation plans, as provided herein, increases the cost of required site improvements, additional security must be provided to cover the increased costs.

F. *Phased projects.* Site improvements and reclamation work applicable to each phase of a site development plan shall be completed or security for completion provided prior to commencing work on any subsequent phase.

(Ord. 2009-04, 3-19-2009)

Sec. 10-27-12. - Progress report; notice.

An operations and progress report shall be filed with the City at the end of each calendar year. This report shall summarize the year's extraction activities pursuant to the approved site development and reclamation plans. This progress report shall include a current site plan indicating the current extent of operations, reclamation completed and updates on significant issues raised either by the applicant or the City. The progress report shall include calculations by a licensed land surveyor or engineer indicating the volume of material excavated during the calendar year.

If the progress report shows no activity since the previous report, or if no report is filed, the City shall inspect the site. If no progress on the site is reported or verified, the City shall provide written notice to the applicant specifying a time and place of a public hearing to consider removing the extraction industries overlay and claim the security funds to reclaim the property.

(Ord. 2009-04, 3-19-2009)

Sec. 10-27-13. - Standards for operation.

A. *Setbacks.*

1. No part of an excavation operation or access road, parking area, office building or crushing, screening, washing, mixing or other type of processing operation shall be permitted closer than 300 feet to a residential property boundary except for accessory access roads.
2. a. The City Council shall be authorized to consider modifications to the setback set forth in subsection A1 of this section, when the character of the terrain, the ownership of land, location of surrounding development or other special conditions would justify such modification. However, in no case shall the required distances for any excavation or

accessory structure be less than 100 feet from a residential property boundary.

b. If a modification authorizing excavation less than 300 feet from a residential property boundary is granted, the following conditions shall apply:

(1) Hours of operation shall be limited to between 7:00 a.m. and 7:00 p.m.

(2) Operations are permitted only Monday through Friday.

(3) Council will review every six months rather than annually.

B. *Fencing.* 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.

C. *Grading/excavation.*

1. All grading shall comply with standard engineering specifications for slope stabilization in accordance with the latest approved reclamation plans, IBC appendix J, "excavation and grading," and all other applicable City ordinances. Slopes shall be maintained in a manner that will prevent erosion damage on adjacent properties.
2. Grading shall comply with approved grading plans for the excavation and reclamation activities.

D. *Ground water contamination.*

1. Extractive operations, drainage, materials storage and use, site access, access to roadways that cross waterways, fueling procedures, reclamation activities and postreclamation uses shall be strictly controlled so as to prevent any possible contamination of the ground water or surface water.
2. Standards adopted by the City, in ground water protection ordinances, or by the county health department, county water conservancy district and/or state and federal regulations shall be used to determine the specific controls, programs, safeguards, restrictions, and monitoring required from a specific site. The most restrictive standards shall apply.
3. The washing of sand and gravel or other extracted materials shall be done so as to prevent the discharge of wastewater directly into adjacent natural watercourses or onto any public or private roads or any private property without the consent of the property owner.

E. *Hours of operation.* Excavation operations shall not begin before 6:00 a.m., and shall not continue after the hour of 10:00 p.m.

F. *Nuisance abatement.*

1. All equipment on and off site, utilized in the extraction and/or processing operations shall be operated and maintained so as to minimize the noise and vibration from the site.
2. Access and haul roads on the site shall be maintained in a dust free condition by surfacing

or other treatment approved by the City.

3. Soil berms, landscaping and other techniques should be used to accomplish the objective of reducing the impact to adjacent property of nuisances created by the project.
4. All reasonable means shall be employed to reduce and mitigate dust, noise, smoke, lights, and odor. Lighting shall be shielded to prevent intrusion onto adjacent properties.
5. Dust control procedures as deemed necessary by the City shall continue during periods of nonoperation.

G. *Reclamation.*

1. The reclamation of excavation sites shall be carried out simultaneously with the excavation of the mineral resource or may be reclaimed in phases as per the approved reclamation plan. Excavation shall be planned so as to progressively develop the proposed final landforms by grading and stockpiling overburden materials in areas designated for future landforms according to the approved reclamation plan. Such areas are to be seeded and planted within appropriate planting seasons, but in any case, the grading and planting shall be completed within one year of completion of the phased extraction under the approved plan. If a site plan or a subdivision preliminary plat has been approved on the extraction site which includes an alternative reclamation plan and timetable the previous section may not apply.
2. If reclamation is proposed to be phased, no extraction shall begin in subsequent phases until extraction is completed in any prior phase and reclamation of prior phases is underway. Appropriate reclamation security shall be posted for any subsequent phases.
3. Any approved phased extraction and reclamation shall be incorporated into the extraction/excavation site plan and shall be subject to annual review.
4. Failure to comply with reclamation timetables and conditions are violations of this land use code and may be prosecuted accordingly.

(Ord. 2009-04, 3-19-2009)

Sec. 10-27-14. - Approval process.

A. The applicant shall submit a complete application, site development plan, reclamation plan, and applicable fee to the Zoning Administrator.
B. After the application and accompanying plans have been reviewed by staff and the joint utilities committee and upon determination that the application is complete, a staff report shall be prepared.
C. The Planning Commission shall hold a public hearing as provided in section 10-7-4 of this title. Following a public hearing the Planning Commission may recommend for approval,

recommend for approval with modifications, or recommend for denial thereof to the City Council.

D. Following receipt of a recommendation from the Planning Commission, the City Council shall hold a public meeting on the application as provided in section 10-7-4 of this title. The City Council may approve, approve with modifications, or deny the application.

(Ord. 2009-04, 3-19-2009)

Sec. 10-27-15. - Standards for approval.

In approving an extraction industries overlay, the following factors shall be considered:

A. That the proposed plans will comply with the regulations and conditions specified in this chapter for such use.

B. That any impacts created by the proposed plans such as dust, noise, vibration, water discharge, drainage and haul stress on improved City roadways, will be reasonably mitigated under the proposed site development plan and reclamation plans.

C. If the imposition of any conditions or amendment to the proposed plans can be made to bring the plans into compliance with this chapter.

(Ord. 2009-04, 3-19-2009)

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-ZC-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.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 27 day of March 2023

(Notary Public)

MINDY MEES
Notary Public
State Of Utah
My Commission Expires 07-18-2023
COMMISSION NO. 707302

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

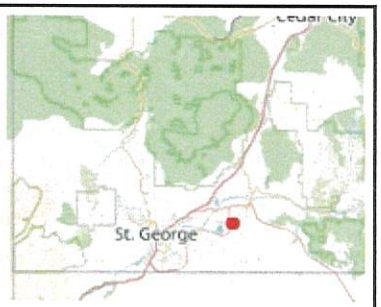
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

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



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

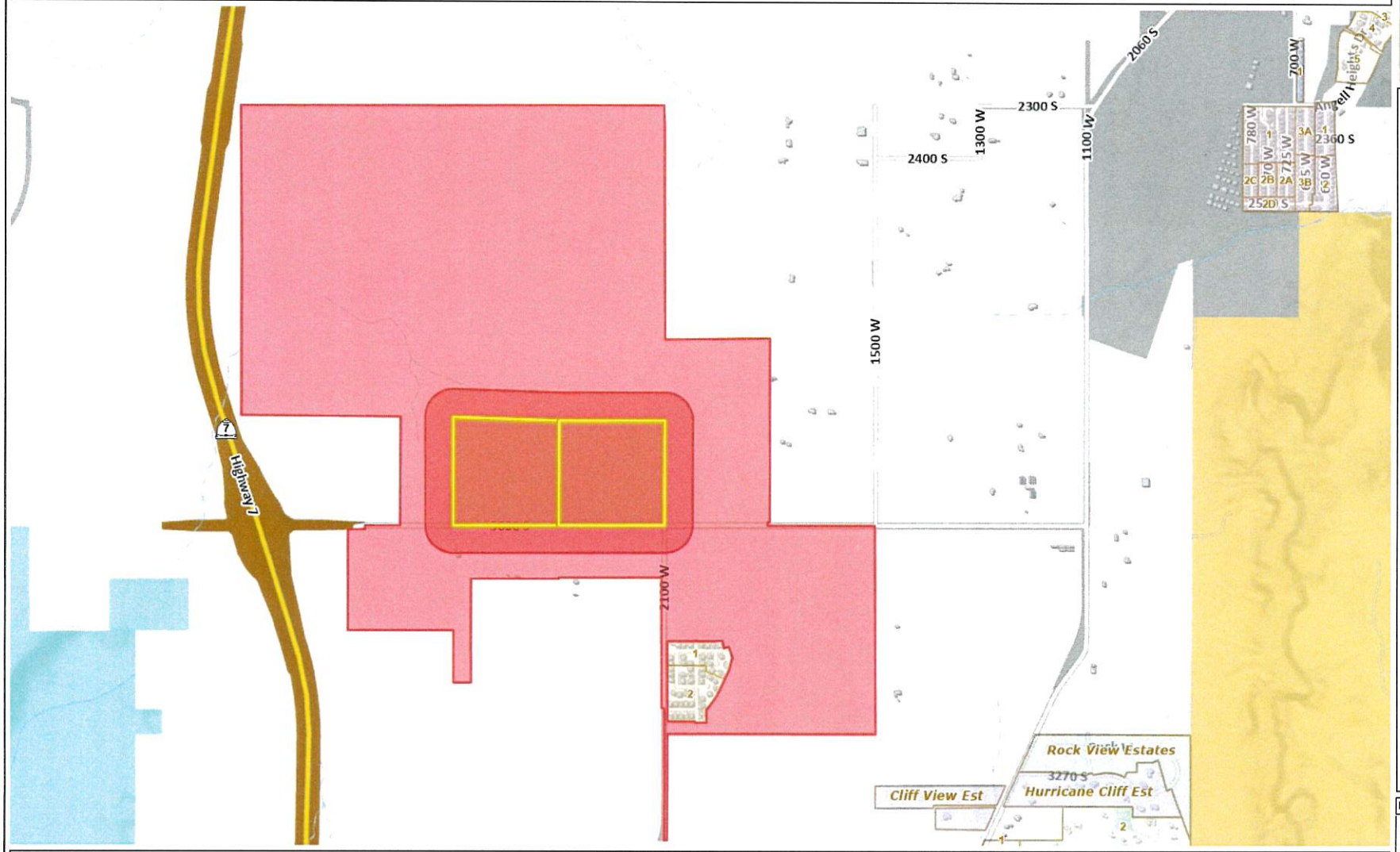
Notes

1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

Mailing List



Legend

Subdivision Phases

Subdivisions

- 251 W HILTON DR PLAZA
- 3 LITTLE BIRDS
- 3202 EAST CRIMSON RIDGE DR
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- 3D COMMERCIAL CENTER
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- 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-GOOSEB
- APRICOT ACRES
- ARBORS
- ARCADIA VACATION RESORT

Notes

3,009.3 0 1,504.66 3,009.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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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 PTSHP	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

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

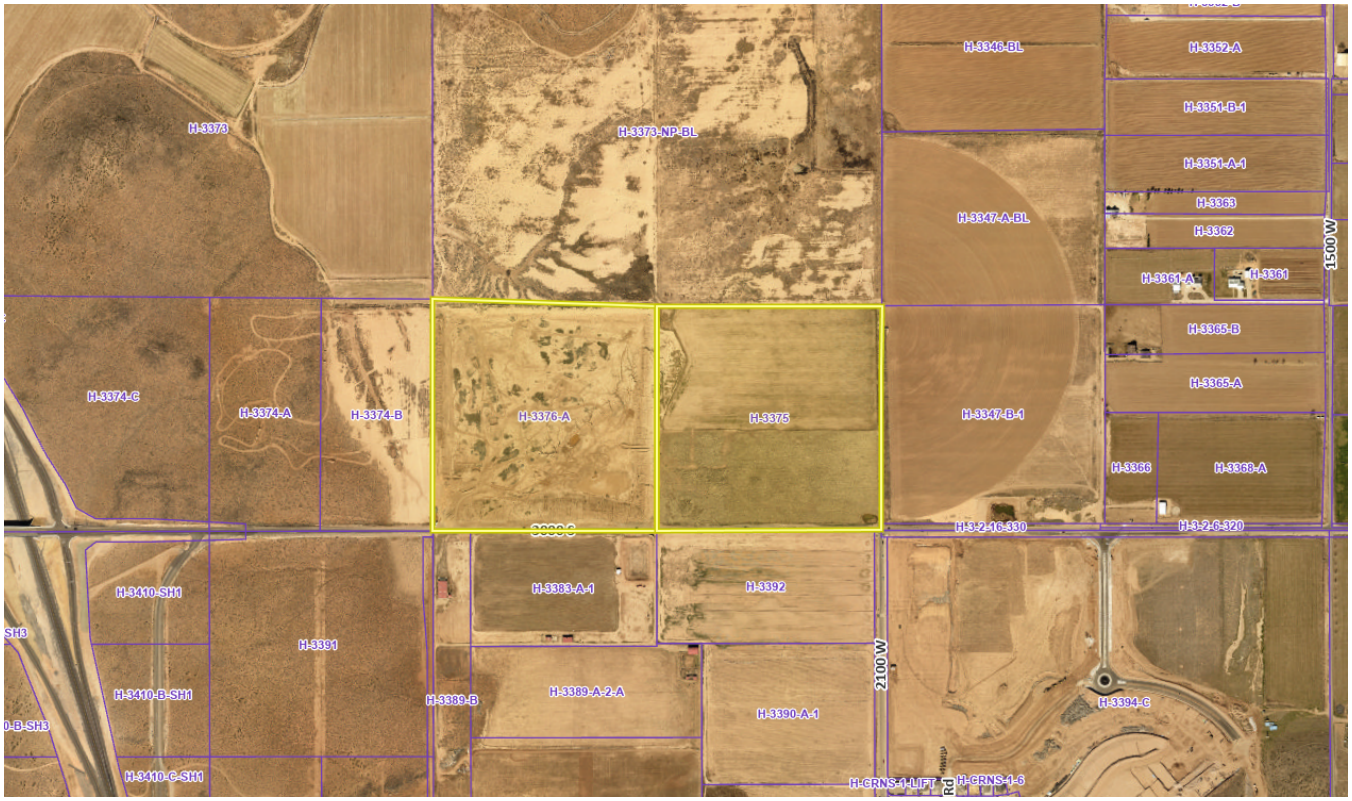
Agenda Date:	**04/20/2023**
Application Number:	2023-ZC-10
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Washington County Water Conservancy District
Agent:	
Request:	A zone change from RA-1 to RA-1 with an Extraction Overlay
Location:	2100 to 2400 W 3000 S
Zoning:	RA-1
General Plan Map:	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	*All property included in the proposed overlay showing any existing or proposed buildings, parking areas, and roadways.*	This has been provided. The only current roadway in the vicinity is 3000 S
Excavation Map	*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.*	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	*A text summary of the estimated development schedule and time frame shall be submitted. This text should outline the estimated operational life of*	A text summary has been provided. The work will be completed in two phases with the first phase being completed

	the project, and should summarize phased extraction plans and corresponding phased reclamation and estimated time frames for each phase.	in the next two years and phase two sometime after 2025.
Roadway Plan	*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.*	A roadway plan has been submitted. Staff has some concerns about traffic impacts as well as plans for any internal roadways.
Utility Plan	*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.*	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	*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.*	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.

Drainage and Discharge Plan	*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.*	A drainage and discharge plan has been provided. All drainage is intended to be stored on site.
Soil Geology Report	*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.*	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.

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.

HURRICANE CITY
UTAH

STAFF COMMENTS

Discussion regarding **enforcement of City's nuisance ordinances**. -Fred Resch III

Discussion:
At the last City Council meeting, the Council decided to review the letters one more time but decided not to change how staff enforces the ordinance. Staff has made the recommended updates to the letters
If the Council finds these letters acceptable, then staff would recommend we try sending these letters for a few months and see what results we get.
The City Attorney has reviewed and revised the form templates in the Council's packet.

Findings:

Recommendation:

Attachments:
1. 230609 Code Enforcement Template (DH Revised)
2. 230609 Final Warning Template (DH Revised)
3. 230609 Thank you note Template (DH Revised)

PLANNING & ZONING
HURRICANE CITY
UTAH

[Date]

[Name]
[Street Address]
[City State ZIP]

Re: **[Case #]**
The Property Located at [Address]

NOTICE OF VIOLATION

Dear [Name]:

This Notice of Violation is regarding violations of Hurricane City's nuisance ordinances occurring at the above-described property. You are receiving this Notice because County records identify you as the owner of the property.

Hurricane City is dedicated to the beautification and cleanliness of our community. The City believes in helping our neighbors and motivating residents to take personal responsibility for maintaining their property.

The City received a report, which has been verified by my department, that your property is in violation of following Ordinance(s):

[Ordinance Reference]

This letter constitutes a formal notice of the Violation listed above. Please remedy the violation by [describe required action]. The property will be reinspected in 30 days to ensure compliance. Failure to come into compliance will result in further enforcement action by the City.

If you are elderly, infirm, or have other difficulties coming into compliance within the next 30 days, the City has access to resources that may potentially be utilized to assist you.

DRAFT

If you have any questions, please contact me at (435) 635-2811 ext. 110.

Sincerely,

Fred Resch III
Code Enforcement Officer

[Picture of the property]

[Date of the inspection]

DRAFT

PLANNING & ZONING
HURRICANE CITY
UTAH

[Date]

[Name]
[Street Address]
[City State ZIP]

Re: **[Case #]**
The Property Located at [Address]

FINAL NOTICE OF VIOLATION

Dear [Name]:

On [Date of first letter], you were sent a letter notifying you that you were in violation of City ordinance due to [details of violation]. You were given 30 days to clean up your property and remedy the violation. As of [Date of inspection], your property remains in violation of following Ordinance(s):

[Code Reference]

We have received no contact from you and there is no indication that you are in the process of coming into compliance. This is your **FINAL NOTICE** of your continued violation of the above-described ordinance. Please resolve this issue on or before [30 days from letter] by removing all [nature of violation]. If you do not come into compliance by this date, the City will move forward with criminal charges against you for violation of [citation to City ordinance]. The criminal penalty for your continuing violation of the ordinance is [$] per day.

If you are elderly, infirm, or have other difficulties coming into compliance within the next 30 days, the City has access to resources that may potentially be utilized to assist you.

Thank you in advance for your cooperation. If you have any questions, please contact me at (435) 635-2811 ext. 110.

Sincerely,
Fred Resch III
Code Enforcement Officer

DRAFT

PLANNING & ZONING
HURRICANE CITY
UTAH

[Date]

[Name]

[Address]

[City State ZIP]

Re: **[Case #]**
The Property Located at [Address]

Dear [Name]:

You were sent a letter on [Date of first letter] about the debris and weeds on your property. The City has reinspected the property and determined that progress has been made in remedying the violation.

Thank you for your attention to this matter. Your commitment to a cleaner and better community is greatly appreciated. The City will continue to monitor your property for compliance with City ordinances. However, unless there are significant changes or new reports of violations, you may consider your case closed.

If in the future you need assistance with cleaning up your property, the City has access to resources that may be able to help you. Please reach out to me if you are in need of assistance.

If you have any questions, please contact me at (435) 635-2811 ext. 110.

Sincerely,
Fred Resch III
Code Enforcement Officer

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible **revocation of the Silver Flats Zone Change** due to the property owners not fulfilling the conditions of approval.

Discussion:
This zone change was approved on December 2, 2021 subject to a development agreement noting that infrastructure is unavailable, and permits will not be issued until infrastructure is in place. A letter was sent to the property owners on May 8, 2023, notifying them a development agreement had not been received and that the Council would consider revoking the zone change if the owners did not provide a signed development agreement as required by the City Council.

On June 8th, 2023, staff received signatures from 6 of the 7 current owners. At that time of this report, the remaining owner has not signed the development agreement, but the owner is apparently in prison for the foreseeable future. The Council has the grounds to revoke the zone change because the conditions of the zone change approval have not been satisfied, especially where it has been more than 18 months since the conditional approval was given. However, the Council could continue this matter until the next meeting to give the remaining owner an opportunity to submit the signed agreement.

Findings:

Recommendation:

Attachments:
1. Notice of Unsigned Development Agreement
2. Silver Flats Mailing List

PLANNING & ZONING
HURRICANE CITY
UTAH

Stephen Nelson, Planning Director
Fred Resch, Assistant Planner/Code Enforcement
Brienna Spencer, Planning Technician

May 8, 2023

Dear Property Owner

This letter is to notify you that you have not met the terms of the zone change application for Silver Flats, Parcels H-3402 and H-3401-A, approved by the City Council on December 2, 2021.

> *Darin Larson motioned to approve the zone change amendment request on 327 acres from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet. Parcel ID's H-3402 and H-3401-A. Subject to a development agreement noting that infrastructure is unavailable, and permits will not be issued until infrastructure is in place. Approval is based on it is consistent with the general plan, matches surrounding properties, and it will not negatively affect surrounding properties. Seconded by Kevin Tervort. Darin Larson, Dave Sanders, Kevin Tervort, and Nanette Billings, voting aye. Joseph Prete voting nay. Motion carried.*

The approval was subject to a development agreement. That development agreement was given to the property owner to review and sign. The City has not received an original signed copy of the development agreement, despite asking for one repeatedly since the approval of the zone change.

The City Council will hold a meeting on June 15 to discuss and consider revoking the zone change due to the property owner not fulfilling the terms of approval.

Please contact the Planning Department at 435-635-2811 if you have any questions.

_____

Stephen Nelson, AICP
Planning Director

Name	Address	City State Zip
Legrand Operations LLC	1173 S 250 W #204	Sant George, UT 84770
DL Spilsbury LLC	1173 S 250 W #204	Sant George, UT 84770
Maravilla Estates LLC	2208 W 700 S	Springville, UT 84663
Silver Flats LLC	3023 Old Farm Rd	Washington, UT 84780
2K Holdings 57 LLC	30 N Gould St	Sheridan, WY 82801
2K Holdings 57 LLC	30 N Gould St	Sheridan, WY 82801
Twin Ventures LLC	313 S 740 E	American Fork, UT 84003
Duane Fielding	PO Box 970271	Orem, UT 84097

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of an **Active Transportation Cooperative Agreement with UDOT** on a trail project along Sand Hollow Road-Arthur LeBaron

Discussion:
Attached is an agreement that UDOT is asking the City to enter into so that we can get going on a trail project in Hurricane along Sand Hollow Road that will be 80% funded by UDOT, and 20% funded by the City. The funding was allocated by the State Legislature last year and is being managed by UDOT. The cost of Hurricane's portion is $179,400, which was budgeted last year and is anticipated to carry over into the next fiscal year. UDOT has asked St. George, Washington, and Hurricane to work together to deliver several active transportation projects, with St. George City taking the lead.

My only concern is that if the other projects in Washington or St. George over run on costs that our project along Sand Hollow Road will be placed on the back burner. I have asked that the cooperative agreement include the spreadsheet that summarizes the estimated costs and match requirements for each segment of the project. I believe the agreement includes and is subject to the spreadsheet.

Findings:

Recommendation:
I recommend that we sign the agreement so we can get this project underway.

Attachments:
1. SR-7 proposed AT phases - unsigned

State of Utah
Department of Transportation

Active Transportation Cooperative Agreement	Project Description: SR-7 Active Transportation Facility - Various Locations beginning at SR-7 MP-0 and continuing as approved by UDOT. Local Agency(ies): City of St. George; Washington City; Hurricane City; and Washington County	Estimated Local Match: $2,560,000.00 Estimated Grant Funding: $10,240,000.00
PIN: 20510 CID: 74368 Project #: S-R499(451)	Total Project Value Estimate: $12,800,000.00 (Includes Local Match)	Date Executed:

THIS AGREEMENT (the "**Agreement**"), made and entered into as of the "Date Executed" stated above, by and between the UTAH DEPARTMENT OF TRANSPORTATION, an agency of the State of Utah (hereinafter referred to as **"UDOT"**) and the following: City of St. George, Utah, a Utah municipal corporation; Washington City, a Utah municipal corporation; Hurricane City, a Utah municipal corporation; and Washington County Utah, a political subdivision of the State of Utah, (hereinafter referred to individually by their names or as a "**Local Agency**," and collectively referred to as the **"Local Agencies"**).

RECITALS

WHEREAS, the Local Agencies have obtained a grant from UDOT's Active Transportation Fund, which requires the Local Agencies to provide twenty percent in local matching funds, (collectively the "**Grant**") and the Grant will be used to construct an active transportation facility (the "**Facility**" or "**Facilities**"), as further stated herein; and

WHEREAS, UDOT owns the SR-7 "Southern Parkway" right-of-way (the "**ROW**"), and the Local Agencies received the Grant to construct the Facility within the ROW in order to promote active transportation (for walking, cycling, and other active forms of transportation) and to promote safety for all ROW users; and

WHEREAS, the Local Agencies will design and construct the Facility on UDOT's ROW, and thereafter the Local Agencies will own, maintain, and operate the Facility in the manner stated in this Agreement; and

WHEREAS, the parties desire to enter this Agreement to set forth their understanding concerning the Facilities.

AGREEMENT

THEREFORE, in consideration of the foregoing table and recitals, which by this reference are incorporated into this Agreement, and the terms and conditions set forth below, the parties agree as follows:

I. PROJECT AND REPRESENTATIVES.

A. Project. The identifying information for the project is stated in the table at the beginning of this Agreement (the "**Project**"). The Project involves design and construction work that the Local Agencies will contract for and manage. UDOT will oversee the administration of the Grant funds, but the Local Agencies are solely responsible for the Project work.

B. Project Description. The Project will begin at SR-7 Milepost 0 and will continue along SR-7 as far as can be constructed using the Grant. The completed Facilities are expected to be seven to twelve miles in length, and they will be located within UDOT's ROW in a location approved by UDOT that is adjacent to the Local Agencies' jurisdictions. The Project and Facilities are further described in the Grant Request submitted by the Local Agencies and the Washington County SR-7 Active Transportation Concept Report, and the Facilities will be consistent with that information and this Agreement (if there is a conflict between such information and this Agreement, this Agreement will govern).

C. Representatives. The following are the parties' representatives for the Project for all matters prior to Project acceptance:

1. UDOT:

Kim Manwill, Project Manager
kmanwill@utah.gov

2. Local Agencies: The following is the sole authorized representative for the Local Agencies for the design and construction of the Facilities (the "**Local Project Manager**"). All of the parties who are Local Agencies agree that the Local Project Manager is their representative and will represent them as UDOT's sole contact for all matters involving the design and construction of the Facilities:

City of St George
Cameron Cutler, Local Project Manager
Cameron.cutler@sgcity.org

II. FUNDING.

A. The Project funding is as follows:

State Wide Transportation Improvement Program STIP 2021 - 2023

Fund	Prior	2022	2023	2024	Future	Fed Aid	State	Local	Pct
ST_TIF_ACT	$0	$0	$10,240,000	$0	$0	$0	$10,240,000	$0	80 %
LOCAL_MATCH	$0	$0	$2,560,000	$0	$0	$0	$0	$2,560,000	20 %
							Total Project Value	$12,800,000.00	

B. Method of Payment. The Local Agencies agree that the Grant funds will be paid as follows:

1. UDOT will pay the state portion of the Grant funds on a reimbursement basis for Project expenses that are subject to payment from the Grant funds. The Local Agencies consist of several local government entities, but UDOT will direct payment solely to the City of St. George. The Local Project Manager is responsible to allocate money (if required) among the entities that are the Local Agencies, and the Local Agencies agree that UDOT has no responsibility of any kind to direct payment in a manner that differs from the manner specified in this section II.B.1.

2. The Local Project Manager may submit a monthly reimbursement request to the UDOT Project Manager which shows: (a) each Project expense that the Local Agencies paid in the previous month for the work needed to design or construct the Facilities, and a brief explanation of each such expense; (b) the total amount of all eligible expenses paid that month by the Local Project Manager; (c) an entry showing that the Local Agencies have removed from the reimbursement request a sum equal to twenty percent (20%) of the total amount paid toward eligible expenses for the Project for that month, and showing that such twenty percent (20%) was paid by the Local Agencies' matching funds, as required by the

Grant; and (d) a request to receive reimbursement from state Grant funds for the remaining eighty percent (80%) of the eligible expenses that the Local Agencies paid toward the Project for that month. UDOT will not make reimbursement if a request does not show that the required local matching funds portion has been removed.

3. All reimbursement requests are subject to review, verification, request for clarification, and audit by UDOT, and UDOT may reject any expense that was not incurred, or that was not a reasonable expense for the Project that is eligible under the approved Grant award. If any expense is rejected, UDOT will adjust future reimbursements to maintain the required 80/20 funding sources required by the Grant.
4. The Local Agencies will not submit reimbursement requests that exceed the amount of the state portion of the Grant funds.

C. Termination of Project or Completion of Work. The Local Agencies agree that if all or a part of this Agreement or of the Project terminates and UDOT incurs costs or penalties as a result, or if the parties agree to modify this Agreement or the Project in a way that increases UDOT's costs, the Grant funds will be used to pay the penalties or costs incurred by UDOT as a result. The Local Agencies also agree that if there are any unexpended Grant funds remaining on the Project upon any termination or completion of work, those funds will be returned to the funding source where they originated and will be reprogrammed.

D. Quarterly Statement. Upon request by the Local Project Manager, the UDOT Comptroller shall provide the Local Project Manager with a quarterly statement reflecting a cost summary for the Project.

E. Project Scope Only. This Agreement and the Grant only apply to the work approved as part of the Grant award. It does not include betterments or other work outside of that scope.

III. DESIGN AND CONSTRUCTION ROLES AND RESPONSIBILITIES.

A. UDOT. During the Local Agencies' performance of the work for the Project, UDOT will have the following roles and responsibilities:

1. Oversee compliance with state regulations relating to the Grant.
2. Provide transportation Project oversight as outlined in laws applicable to this Project.
3. Assign a UDOT Project Manager to:
    a. Assist the Local Project Manager to monitor scope, schedule, budget for funding purposes, and help track expenditures during all phases of the Project so Grant funds will not be exceeded.
    b. Perform Project risk monitoring by reviewing and discussing identified risks and mitigation efforts as the Local Agencies determine and address risks and issues.
    c. Prepare and process the necessary agreements before Project initiation and Project completion.
    d. Coordinate and participate in design review meetings to facilitate compliance with the UDOT design process, and provide UDOT's consent or rejection for the final design documents.
    e. Notify the Local Program Manager of standards, rules, policies, and other requirements that apply to the Facilities and the UDOT ROW, as implemented by UDOT from time to time, until construction is complete.
    f. Coordinate ongoing communication needs with the Local Program Manager.
    g. Review reimbursement requests, conduct further inquiry, and approve or reject requests for reimbursement.
    h. Work with the Region Utility Coordinator in preparing and executing UDOT Standard Utility Reimbursement Agreements, as required.
    i. Coordinate the UDOT project closeout process, and provide UDOT's final consent or rejection for the Project work.

j. Coordinate with UDOT Structures and assist the Local Agencies' Local Project Manager in navigating the UDOT Structural review and approval process, as required.
k. Oversee Project compliance with state transportation project processes.
l. Participate in construction management or the selection of a consultant to oversee project management for the day-to-day activities of the Project as follows:
    i. Coordination with the assigned Local Project Manager.
    ii. Project risk monitoring by reviewing and discussing identified risks and mitigation efforts.
    iii. Monitor Project schedule and progress of all Project tasks to ensure a timely delivery of the Project.
    iv. Schedule discussion should be held in all preconstruction and construction Project progress meetings.
    v. Review whether required documentation is in place before submitting the construction.
    vi. Attend Construction Coordination meetings and coordinate with the Local Project Manager.
    vii. Review whether materials comply with the current UDOT Materials Testing and Acceptance Manual and the UDOT Minimum Sampling and Testing Requirements.
    viii. Assist to provide all documentation needed for construction Project close out.
    ix. Coordinate the Project close out process by timely closing all open contracts and agreements.

B. Local Project Manager for the Local Agencies. Before final acceptance of the work for the Project, the Local Program Manager shall manage the Project in compliance with applicable laws and regulations. The Local Program Manager shall monitor the quality of work being performed on the Project and daily activities and issues with the consultants. The Local Program Manager, on behalf of the Local Agencies, will also have the following roles and responsibilities:

1. Act as the single representative of the Local Agencies and coordinate all matters among them without UDOT's involvement.
2. Research, understand, and take responsibility for requirements relating to the Local Agencies' acceptance of state funds.
3. Coordinate with the UDOT Project Manager concerning the funding.
4. Work with organizations (MPO's, etc.) concerning funding and expenditure time-frames, scope issues and delivery schedule.
5. Manage the day-to-day activities of the Project as follows:
    a. The Local Program Manager shall recommend and approve consultant pay requests.
    b. Manage Project scope, schedule, budget, and quality, including, but not limited to, ensuring compliance with all UDOT Process & Procedure Standards for Design and Construction.
    c. Coordination of details, decisions and impacts with the Local Agencies' community councils, commissions, legal counsel, department heads, political leads, engineering and public works departments, etc.
    d. Coordination with the assigned UDOT Project Manager.
    e. Project risk monitoring by reviewing and discussing identified risks and mitigation efforts, and addressing risks.
    f. Assist the UDOT Project Manager in overseeing Project compliance with state transportation project processes.
    g. Coordinate with the UDOT Project Manager and Comptroller's Office to provide information needed for reimbursement requests.
    h. Approve the final advertising package and obtain local signature approvals, advertisement, and ensure that the process complies with UDOT processes & procedures for contractor selection.
    i. Attend Construction Coordination meetings and coordinate with the Resident Engineer (RE).

j. Review and approve all construction change orders as Project oversight in compliance with UDOT process and procedures.
k. Review and approve the Project budget for changes related to change orders, quantity overruns, incentives, fuel and asphalt adjustments, etc.
l. Assist UDOT to provide all documentation needed for construction Project close out.
m. Assist UDOT in coordinating the Project close out process.

This list of roles and responsibilities is not comprehensive but describes general roles. The Local Project Manager is also responsible to coordinate all matters among the parties who are part of the Local Agencies. UDOT is not responsible for coordinating with anyone other than the Local Project Manager.

IV. WORK WITHIN THE UDOT ROW

A. Temporary License. UDOT hereby grants a temporary, nonexclusive license to the City of St. George, as the agency which is the Local Project Manager and as agent for the Local Agencies for design and construction of the Facilities, to enter the UDOT ROW for purposes of designing and constructing the Facilities. The following terms apply to this license:
1. The City of St. George may allow its employees, consultants, contractors, and those of other Local Agencies, to use this license for purposes directly related to design and construction of the Facilities. All persons entering the UDOT ROW must comply with applicable safety and other access requirements.
2. The scope of this license is limited to the needs of design and construction for the Facilities. Among other things, this license shall be limited to the Facilities work approved by UDOT; it shall be limited to the agreed upon schedule for the Facilities work; and it shall be limited to the agreed upon locations for the Facilities work.
3. This license terminates upon final acceptance of the Facilities work (which requires UDOT's prior consent).

B. Work Practices. UDOT's rules, policies, procedures, and guidelines for work in the UDOT ROW shall apply to all work for the Facilities. This includes, but is not limited to, the following:
1. The Project shall not disrupt traffic on SR-7 except as allowed in an encroachment permit obtained from UDOT.
2. The Project shall restrict the public from entering any active worksite.
3. The Local Project Manager will assist UDOT with any measures required to address traffic needs on SR-7.
4. The Local Project Manager will provide for compliance with all applicable laws. Among other things, the Project shall comply with all applicable environmental requirements, including but not limited to those relating to contaminated soils, endangered species, and the discovery of historic artifacts.
5. The Project shall not disrupt third-party installations or permitted interests, such as for utilities, that are located within the UDOT ROW, without the prior written approval of the third-party and UDOT.
6. The Local Project Manager will implement a policy for when and how the public can access completed portions of the Facilities before the Project work receives Final Acceptance. Any such access shall be under the sole operation and management of the Local Agencies.

C. Stop Work or Termination Prior to Final Acceptance. UDOT may stop the work for the Facilities at any time to address legal requirements, safety concerns, UDOT's operational needs, violations of this Agreement, public needs, and for other reasons, in UDOT's discretion. Prior to Project completion, UDOT may terminate this Agreement or any portion hereof for the convenience of the state upon written notice to the Local Project Manager for any reason or no reason, and reasons may include, but are not limited to: if funding becomes unavailable; if there are unreasonable Project delays or costs; if environmental requirements cause delays; if needed for UDOT's transportation purposes, or if UDOT determine that there is insufficient support or acceptance of the Project by local stakeholders. Upon any such termination, UDOT may use the Grant funding to pay for incurred expenses to the extent of such funding, and

UDOT also may seek participation from the Local Agencies to pay incurred expenses if UDOT delivers a notice that explains why there is cause to seek such payment from the Local Agencies.

V. FINAL ACCEPTANCE

A. Terms of Final Acceptance. UDOT must consent in writing in advance to the Local Project Manager's final acceptance of the Project work. UDOT's consent does not waive any requirements of the Grant or this Agreement, and does not constitute an assumption of responsibility for any Project work by UDOT. Before UDOT provides its consent to final acceptance, UDOT must receive the following:
   1. As-built drawings for the completed Facility.
   2. A general release of liability from the contractor in favor of UDOT.
   3. A written acceptance of the Project work and release in favor of UDOT from each of the entities that are Local Agencies.

B. Agreement Sections for Design and Construction Responsibilities. The sections of this Agreement that specifically address only the initial design and construction of the Facilities (Sections I-IV) do not apply to any matters that occur after the final acceptance of the Facility.

C. Commitments of Local Agencies at Final Acceptance. Upon receipt of UDOT's consent for final acceptance of the Project work, the City of St. George, Washington City, Hurricane City, and Washington County each agree as follows:
   1. Each such agency agrees that it is the owner of all improvements constructed or installed for the portion of the Facilities that is adjacent to its jurisdiction (each an "**Agency Facility**"). Each such agency agrees that it shall not transfer or encumber its ownership of such improvements except as expressly stated in this Agreement.
   2. Each such agency agrees that it will operate and maintain its Agency Facility as provided in: this Agreement; UDOT's funding requirements; UDOT ROW requirements as adopted from time to time; and UDOT requirements for similarly situated Facilities as adopted from time to time.
   3. Each such agency hereby releases UDOT and its employees and agents from all claims and losses of every kind (including, but not limited to, claims, demands, damages, liabilities, liens, and suits, whether or not involving negligence or wrongful action) that are in any way connected with or arise from this Agreement, the Grant, the work for the Facilities, and the property where the Facilities are located.

VI. OPERATION AND MAINTENANCE BY LOCAL AGENCIES.

A. License by UDOT to each Local Agency.
   1. This Agreement allows each of the Local Agencies to make use of certain areas on UDOT's SR-7 ROW in connection with the Facilities. UDOT hereby grants to each of the Local Agencies a nonexclusive license to use the portion of the UDOT ROW where its Agency Facility has been constructed (adjacent to its jurisdiction), and the purpose of this license is for: owning, operating, maintaining, and repairing its Agency Facility. This license shall become effective at the time of final acceptance for the Facilities. This license shall terminate at any time when an Agency Facility is removed or is no longer in use, or when this Agreement is terminated in whole or in part. UDOT may, but is not obligated to, require additional documentation and agreements in connection with these licenses and the Local Agencies' uses within UDOT's ROW.
   2. This license includes access to the UDOT ROW to provide routine care and maintenance for the Local Facility, but all work must comply with UDOT requirements. Among other things, work must be outside the safety zone (e.g. a 14 Foot Clear Zone as Measured from Painted White Line on Mainline). All work within the UDOT ROW requires approved DOT orange clothing or outer wear. Youth volunteer groups between the ages of 16 and 18 are allowed to work within the right-of-way when adult supervision is provided. Youth under the

age of 16 are not permitted to work within the right-of-way. Any work within the safety zone will be allowed provided traffic control is implemented according to the MUTCD guidelines and a permit is obtained. If work will require that lane(s) of traffic will be impacted, the Local Agencies must obtain a permit from UDOT for approval of the traffic control plan in accordance with the MUTCD and applicable rules.

3. Nothing in connection with this Agreement affects UDOT's ownership of the SR-7 ROW or gives any form of property interest to a Local Agency.

B. Each Local Agency Responsible. The City of St. George, Washington City, Hurricane City, and Washington County, each for its own Agency Facility, agrees that it is solely responsible to own, operate, maintain, and repair its Agency Facility. This obligation includes, but is not limited to, the following:

1. Maintenance and Repair. The Local Agency shall be responsible to maintain the completed work as provided by Utah State Code Section 72-3-109 (or its successor) and applicable rules, except that the following shall also apply. From the time of UDOT's final acceptance, each of the Local Agencies is solely responsible for its Agency Facility. The term "**solely responsible**" means that for its Agency Facility, each of the Local Agencies is the only party that is responsible for the operation and care of the Agency Facility and must, at a minimum, perform the following for the Agency Facility and its immediate surroundings: safe operations; periodic inspections; maintenance and repair in a good and proper manner and in accordance with UDOT and industry standards (which includes, but is not limited to, crack sealing for asphalt); keeping areas clean; removing snow and debris; pruning, mowing and weed control for vegetation that affects the Agency Facility; fence repair for any fences installed under this Agreement; maintaining the integrity of walls installed under this Agreement; repair of Agency Facility systems; erosion control that affects the Agency Facility; placing and maintaining signage as approved by UDOT; maintaining markings on Agency Facility asphalt; maintaining Agency Facility drainage facilities in a clean, safe and repaired condition that does not allow water, debris or vegetation to accumulate; and sole responsibility for all liability associated with the Agency Facility. Each Local Agency will use reasonable care to protect the UDOT ROW from damage.
2. Graffiti and Signage. For its Agency Facility, each of the Local Agencies agrees to remove any graffiti that may be placed on the Agency Facility or adjacent UDOT property. Each also agrees that it shall not allow the placement of signs of any kind on the Agency Facility or the UDOT ROW without prior written UDOT approval, including, but not limited to, any advertising, posters, flyers, banners, flags, graffiti, or other similar materials. Each of the Local Agencies agrees to promptly remove any signs placed on or near the Agency Facility, and if UDOT requests their removal, each of the Local Agencies agrees to promptly comply.
3. Use of UDOT Property. Each of the Local Agencies agrees that it will not make any use of UDOT property without UDOT's prior written consent except as expressly allowed by this Agreement. This includes, but is not limited to, the following: each such agency agrees that it will not alter or install improvements (including signage) on UDOT's property without UDOT's prior written consent; no agency will connect the Agency Facility to SR-7 or to locations outside of the UDOT ROW without first obtaining a UDOT permit; each agency agrees that it will obtain any permits required by UDOT to perform work on the Agency Facility; each agency agrees that it will not conduct or allow special events on the Agency Facility without first obtaining a UDOT special events permit; no agency will install landscaping improvements on the UDOT ROW except as agreed in writing by UDOT. This Agreement and the matters that it contemplates are subordinate to UDOT's transportation purposes.
4. Third Parties in the ROW. Each of the Local Agencies agrees that it will cooperate with UDOT in connection with the Agency Facility and will cooperate with any third party that is present with UDOT's permission in the UDOT ROW. Each Local Agency shall avoid

impacting any utilities that may be in the vicinity of an Agency Facility. If utilities cannot be avoided and must be moved, they shall be relocated at the Local Agency's expense.

5. Operations. Each of the Local Agencies agrees to operate its Agency Facility in a manner that is safe, consistent with other uses of the UDOT ROW, and in compliance with UDOT and other applicable requirements, rules and policies.
6. Contact Information. After final acceptance of the constructed Facilities, each of the Local Agencies agrees to designate a contact person for its Agency Facility and to provide UDOT with current contact information.

VII. UDOT RIGHTS AND REMEDIES.

A. UDOT Authority to Act. The parties agree that nothing in connection with this Agreement alters UDOT's property rights or its authority to act in connection with its property.

B. Closures. UDOT, in its sole discretion, may block access to any portion of the Facilities at any time as UDOT may determine to address UDOT's needs, which may include, but are not limited to, closures for: safety or operational concerns; UDOT maintenance or construction activities; the termination of a license; and for other transportation purposes. UDOT has sole discretion to determine the length of closure, manner of closure, and other matters.

C. Performing Work. UDOT may, but is not obligated to, perform any work that this Agreement requires a Local Agency to perform, and UDOT may do so as UDOT shall determine and at the Local Agency's expense. UDOT will endeavor to first give the Local Agency reasonable written notice of the needed work so the Local Agency has the opportunity to perform the work. The Local Agency will pay an invoice for the same within thirty (30) days.

D. UDOT Service Costs. At any time under this Agreement, UDOT may provide expertise in project management, contract preparation, design plan reviews, advertising, construction materials verification/certification, technical assistance, engineering services or other services as needed. This includes costs for auditing consultant contracts that can be up to 0.5% of the contract costs. Appropriate charges for these costs will be incurred by the Project and included in the overall Project costs during the construction period for the Facilities. These charges might also apply as needed after final acceptance of the Facilities (such as in connection with significant repair work for an Agency Facility).

E. Access. UDOT is the owner of the UDOT ROW, and UDOT may access the Facilities at any time for any reason, and may perform any work, as UDOT may determine, for UDOT's own purposes. UDOT also may issue a permit or license that gives a third party (such as, for example, a utility owner) the right to access the Facilities. Each Local Agency hereby consents to this access.

F. Use. UDOT has the right to use the Facilities when required by UDOT. Among other things, UDOT can use the entire non-travelled portion of the UDOT ROW for snow storage. The parties agree that UDOT will not be held responsible for damage caused by snow removal operations.

G. Removal and Relocation. If UDOT decides to use the UDOT ROW where any portion of the Facilities is located, UDOT has the right to remove all or any portion of the Facilities, and UDOT has the right, but not the obligation, to relocate any Facilities. Alternatively, if approved by UDOT in an agreement, the affected Local Agencies may relocate the affected Facilities at their expense. Any removal or relocation will be without compensation to a Local Agency.

H. Term and Termination. This Agreement shall be for an initial term of ten (10) years. Thereafter, this Agreement shall automatically renew unless renegotiated, or unless terminated as provided in this section. UDOT may terminate this Agreement in whole or in part for the following reasons: (i) if an Agency Facility is abandoned (meaning not used or not maintained

for a period of six months or more); (ii) if a Local Agency fails to perform any obligation stated in this Agreement and fails to cure the default within one hundred twenty (120) days after receiving a written notice from UDOT requesting a remedy; (iii) at the expiration of any term of this Agreement if UDOT gives the Local Agency one hundred eighty (180) days' advance written notice and specifies the portions of the Agency Facility to be terminated; or (iv) after reasonable notice by UDOT if UDOT needs a portion of an Agency Facility for UDOT's transportation purposes. If UDOT terminates this Agreement in whole or in part, the following may apply to the terminated portion of the Facilities in addition to any other remedies that UDOT may have:

1. If terminated due to abandonment or other default by a Local Agency, UDOT may require the Local Agency to remove all or a portion of the Agency Facility at the expense of the Local Agency. If removed, the Local Agency will restore the area to the condition that existed prior to construction of the Local Facility.
2. UDOT may require a Local Agency to transfer ownership of all or a portion of an Agency Facility (without payment) to another public agency that is willing to assume the obligations of this Agreement for the transferred portion.
3. UDOT may, but is not obligated to, require a Local Agency to transfer ownership of all or a portion of an Agency Facility (without payment) to UDOT.

I. Repair and Replace. If an act or omission of a Local Agency or its employees, agents, consultants, or contractors damages UDOT property, the Local Agency will repair or replace the damaged property to UDOT's reasonable satisfaction.

J. Withholding Funds. In the event the Local Agency fails to pay UDOT for a sum that becomes due under this Agreement, UDOT may withhold from the Local Agency funding for other Local Agency projects or B&C road funds until the entire payment is made, or UDOT may deduct sum that is due from any such funds, in addition to any other rights and remedies available to UDOT.

K. Indemnity. Each Local Agency agrees to indemnify, defend, and save harmless UDOT and its commissioners, employees, and agents from and against all losses of every kind (including but not limited to any claims, suits, costs, environmental contamination damages and penalties, and loss from personal injuries and property damage) that arise from or relate to (i) the Local Agency's use of UDOT property; or (ii) any wrongful or negligent act or omission of the Local Agency or its employees, agents, contractors or consultants in connection with entering into or performing this Agreement. The Local Agency is a governmental entity subject to the Utah Governmental Immunity Act, and nothing in this paragraph is intended to waive any provision of the Utah Governmental Immunity Act provided said Act applies to the loss in question. This indemnification obligation shall survive the expiration or termination of this Agreement.

L. Insurance. Each party to this Agreement agrees to require its contractors and consultants working in connection with this Agreement to maintain insurance in amounts reasonably sufficient to pay for the contractor's or consultant's negligent acts or omissions. In addition, each Local Agency hereby represents that it is a member of the Utah Local Governments Trust or is similarly self-insured to address potential claims, and each agrees to remain so insured in connection with its interests hereunder. Each Local Agency agrees to give UDOT prompt notice of any potential claims or losses that may affect UDOT.

VIII. Miscellaneous. The following terms apply to this Agreement:

A. Notices. Any party may give a written notice under this Agreement by delivering it to the following physical address (an email may be used in addition as a courtesy), and notice is effective upon delivery when delivered by hand or by overnight delivery service with confirmation of delivery (or, if placed in the U.S. mail, notice is effective three days after such notice receives a postmark):

To UDOT:

Utah Department of Transportation
4501 South 2700 West
Box 143600
Salt Lake City, UT 84114
Attention: _____

With a copy to:

Assistant Attorney General (UDOT)
4501 South 2700 West
Box 143600
Salt Lake City, UT 84114

To City of St. George:

To Washington City:

To Hurricane City:

To Washington County:

B. Further Assurances. The parties agree to undertake and perform all further acts that are reasonably necessary (except when expressly prohibited by law) to carry out the intent and purpose of the Agreement and to assist UDOT with maintaining compliance with the legal requirements applicable to UDOT after receiving a written notice that explains the need for such action. The parties further agree to work together cooperatively and in good faith to accomplish the intent of this Agreement.

C. UDOT Actions. UDOT's action or inaction when providing a consent, review, acceptance, or approval, or when taking other action hereunder, for any conditions, inspections, plans, specifications, or work, is for purposes of administering this Agreement only, and it does not constitute an assumption by UDOT of any responsibility or liability for the same.

D. General. No part of this Agreement may be waived, whether by a party's failure to insist on strict performance of this Agreement or otherwise, except in a writing signed by an authorized representative of the party waiving. No party may assign or delegate this Agreement and actions required by it without the other parties' prior written authorization, and any purported assignment or delegation to the contrary is void. This Agreement does not create any agency, joint venture, partnership, or other relationship among the parties, and it is intended only for the parties hereto and does not create any third-party beneficiaries. This Agreement is governed by Utah law without reference to choice or conflict of law provisions. Jurisdiction for any judicial action brought in connection with this Agreement shall be brought in a court in Salt Lake County, Utah, and ALL PARTIES KNOWINGLY AND VOLUNTARILY WAIVE THEIR RIGHTS TO A JURY TRIAL. Time is of the essence. This Agreement (or, if any part hereof is invalidated by law, this Agreement's remaining provisions) shall be construed to enforce its terms to the fullest extent allowed under applicable law to give effect to the intent of the parties. This Agreement will not be construed under an assumption to interpret it against a drafter. Before taking any legal action in connection with this Agreement, each party agrees to first

advise the other of a dispute and to meet in good faith in an effort to resolve it. All rights and remedies in this Agreement are cumulative and nonexclusive and do not limit any other rights and remedies of the parties. Nothing in this Agreement shall be construed to limit UDOT's governmental powers and authority. This Agreement may only be amended in a written document that is signed by an authorized representative of each party. This is the entire agreement of the parties with respect to the subject matter hereof and it shall supersede all prior negotiations, understandings, and agreements with respect to such subject matter. Each party warrants that all of its representatives who are necessary to make this Agreement fully binding against the party (and its successors and assigns, if any) have signed below with the party's authorization, and that this Agreement's terms do not violate other contracts and commitments of the party. This Agreement may be signed in counterparts and signed electronically.

IN WITNESS WHEREOF, the parties hereto have each caused an authorized representative to execute this Agreement as of the "Date Executed" first written above.

Utah Department of Transportation, an agency of the State of Utah By: _____ Its: _____	UDOT Comptroller's Office: By: _____ Its: _____
Approval/Recommended By: By: _____ Its: _____	Approval/Recommended By: By: _____ Its: _____

Approved by: **Hurricane City** By: _____ Nanette Billings Its: City Mayor	**Approved by:** **Washington City** By: _____ Kress Staheli Its: City Mayor
Approved by: **Washington County** By: _____ Adam Snow Its: County Commission Chairman	**Approval:** **St. George City** By: _____ Michele Randall Its: City Mayor

Project #	Project Name	Length	Width	Tunnel	Bridge Length
Phase 1					
1	SB 1-15 to Desert Color	0.31	12		175
2	Desert Color to Black Mt drive	0.14	12	328	
3	Black Mt Drive to Roundabout Ped under	0.55	12		
4	Ped Underpass to River road	2.33	12		
5	River Road to Southern hills parkway	1.66	12		
6	Southern Hills parkway to Ft. Pearce was	1.6	12		
20	Trail along Sand hollow road to Sandholl	1.02	12		
12	3650 S to Long valley trail	0.91	12		
7	Ft. Pearce wash to Airport Parkway	0.69	12	450	
Phase 2					
8	Airport parkway to MP 8 Bridge	1.01	12		
9	MP8 to MP 9	0.97	12		
10	MP 9 to Warner valley road	1.17	12		
11	Warner valley raod to 3650 South	1.89	12		
13	Long valley trail to long valley road	1.56	12		
14	Long valley raod to Canal Trail	0.24	12		
15	Canal Trail to Warner valley crossing	0.87	12		
Phase 3					
16	Warner Valley road to Turf sod road	2.25	12		
17	Turf sod road to Sandhollow road	1.11	12		
18	Sand hollow road to SR-7	3.16	12		
19	2300 South to SR-9	2.25	12		
21	2300 S to 3000 South	1.12	12		

Study Ranking	Estimated Cost	30% Inflation	estimated Cost with	Phase totals	Local Match
1	$833,000.00	$249,900.00	$1,082,900.00		$216,580.00
2	$1,304,000.00	$391,200.00	$1,695,200.00		$339,040.00
3	$372,000.00	$111,600.00	$483,600.00		$96,720.00
4	$1,576,000.00	$472,800.00	$2,048,800.00		$409,760.00
13	$1,123,000.00	$336,900.00	$1,459,900.00		$291,980.00
9	$1,082,000.00	$324,600.00	$1,406,600.00		$281,320.00
5	$690,000.00	$207,000.00	$897,000.00		$179,400.00
19	$616,000.00	$184,800.00	$800,800.00		$160,160.00
15	$2,125,000.00	$637,500.00	$2,762,500.00		$552,500.00
				$12,637,300.00	$2,527,460.00
18	$683,000.00	$204,900.00	$887,900.00		
20	$656,000.00	$196,800.00	$852,800.00		
17	$792,000.00	$237,600.00	$1,029,600.00		
12	$1,278,000.00	$383,400.00	$1,661,400.00		
14	$1,055,000.00	$316,500.00	$1,371,500.00	Possible developer project	
6	$163,000.00	$48,900.00	$211,900.00		
7	$294,000.00	$88,200.00	$382,200.00		
				$6,397,300.00	
11	$1,522,000.00	$456,600.00	$1,978,600.00		
8	$751,000.00	$225,300.00	$976,300.00	Possible developer project	
10	$2,137,000.00	$641,100.00	$2,778,100.00		
21	$1,522,000.00	$456,600.00	$1,978,600.00		
16	$758,000.00	$227,400.00	$985,400.00		
				$8,697,000.00	

St. George
St. George
St. George
St. George
St. George
St. George
Hurricane City
Washington City
St. George

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of **Resolution 2023-25 declaring the proposed use of land qualifies as a valid public us**e located at approximately 500 N State Street

Discussion:
UDOT owns land just north of the intersection at 500 N. State. Interstate Rock has asked the City to work with UDOT to obtain that parcel and then do a land swap with them so the intersection aligns better. The proposed resolution by the City Council declaring that the acquisition of land will be for a public use is a prerequisite under the Utah Administrative Code for UDOT to sell the land directly to the City.

Findings:

Recommendation:

Attachments:
1. Resolution 2023-25 declaring land purchase a public use

Resolution 2023-25

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, DECLARING A PROPOSED LAND ACQUISITION AS A VALID PUBLIC USE

WHEREAS, Hurricane City is a Utah public entity; and

WHEREAS, the Hurricane City Council desires to obtain parcel H-SMME-18 from the Utah Department of Transportation ("UDOT") for the purpose of improving the connectivity of Hurricane City roadways; and

WHEREAS, the acquisition of Parcel H-SMME-18, located at approximately 500 North and State Street, will facilitate a land exchange with a cooperating landowner whereby the City will acquire land for the extension of 500 North from State Street to 360 East Street; and

WHEREAS, the City Council finds that it is necessary and desirable for 500 North to extend through the intersection at State Street and connect to 360 East Street; and

WHEREAS, the City Council finds the proposed use of the land qualifies as a valid public use,

BE IT HEREBY DECLARED by the City Council of Hurricane, Utah that the proposed acquisition of Parcel H-SMME-18 from UDOT qualifies as a valid public use pursuant to Utah Administrative Code R907-80-10.

PASSED AND APPROVED THIS 15th day of June, 2023.

_____
Nanette Billings, Mayor

ATTEST:

_____
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 15th day of June, 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	___	___	___	___
Dave Sanders	___	___	___	___
David Hirschi	___	___	___	___
Kevin Thomas	___	___	___	___
Doug Heideman	___	___	___	___

_____
Cindy Beteag, Recorder

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of **awarding a contract for Turf Sod Road Spot Improvements**

Discussion:
The intersection of Turf Sod Road and Sand Hollow Road provides access to several developments that Hurricane City has approved in the last few years. Turning movements at that intersection have increased, creating the need for turning lanes. This project will provide asphalt widening and striping for additional turn lanes and paved shoulders.

Project plans were provided by Pro-Value Engineering and the project was publicly advertised for bids. The City only received one bid, which was from Interstate Rock Products in the amount of $113,845.00. The Engineer's Estimate was $80,000. Our budgeted amount for this project is $250,000.

Findings:
The bid amount is

Recommendation:
Staff recommends awarding the contract so the intersection can be improved as quickly as possible.

Attachments:
1. H. City Turf Sod Rd. Bid Tabulation

PROJECT: Hurricane City Turf Sod Road Spot Improvement Project 2023

DATE: 5-16-23 @ 2 PM

BID TAB: Turf Sod Road Spot Improvement

				ENGINEER'S ESTIMATE		1 INTERSTATE ROCK PRODUCTS	
ITEM NO.	**ITEM DESCRIPTION**	**BID QUANTITY**	**UNITS**	**UNIT PRICE Dollars & Cents**	**ITEM PRICE Dollars & Cents**	**UNIT PRICE Dollars & Cents**	**ITEM PRICE Dollars & Cents**
1	Mobilization	1	LS	$ 5,000.00	$ 5,000.00	$ 11,000.00	$ 11,000.00
2	Traffic Control	1	LS	$ 8,000.00	$ 8,000.00	$ 13,750.00	$ 13,750.00
3	Saw Cut Asphalt	2150	LF	$ 1.00	$ 2,150.00	$ 1.10	$ 2,365.00
4	Excavation, Haul Off	600	CY	$ 10.00	$ 6,000.00	$ 13.00	$ 7,800.00
5	Move & Relocate Street Signs	4	EA	$ 400.00	$ 1,600.00	$ 250.00	$ 1,000.00
6	Subgrade Preparation	15650	SF	$ 0.30	$ 4,695.00	$ 0.50	$ 7,825.00
7	8" Thick of Road Base	13500	SF	$ 1.30	$ 17,550.00	$ 1.65	$ 22,275.00
8	3-1/2" Thick of Ashphalt Pavement	13500	SF	$ 2.00	$ 27,000.00	$ 2.90	$ 39,150.00
9	Manhold Concrete Collar	2	EA	$ 602.50	$ 1,205.00	$ 640.00	$ 1,280.00
10	Valve Concrete Collar	2	EA	$ 400.00	$ 800.00	$ 400.00	$ 800.00
11	Paint Striping	1	LS	$ 6,000.00	$ 6,000.00	$ 6,600.00	$ 6,600.00
	TOTAL of ITEMS (Items 1 thru 11)				**$ 80,000.00**		**$ 113,845.00**

I_____ certify that the above tabulation is correct

and represents the bids accepted by the CITY OF HURRICANE.

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of **Ordinance 2023-10 creating a Good Landlord Program**

Discussion:
The 2022 Moderate Income Housing Plan states *"Hurricane City should create a Good Landlord program within the City and provide incentives for landlords to participate."* A Good Landlord program is an incentive provided by the City where if a property owner or landlord participates in a program approved by the City then the City will provide a discount on business licensing. This program is permitted under state law and the ordinance attached is broadly based on the existing ordinance in Ogden. Under the state law we are required to accept any other city's Good Landlord certification.

While the City has some broad discretion on how much of a discount we provide, the certification through the link below costs $50 which is the same as the cost of a business license with Hurricane City so we are proposing a full reduction in the business license fee. Other municipalities charge a business license fee per unit owned/managed but Hurricane does not.

There is a provision in the proposed code that the City can remove a property owner from the Good Landlord program if there are too many police calls to the property in a given year or if the property is not in compliance with fire or city codes.

Most cities don't teach the classes themselves but use online resources such as those provided at https://www.thegoodlandlord.net/home/

Findings:

Recommendation:

Attachments:
1. Good Land Lord Memo
2. Good Land Lord Ordiance 3-13
3. Class handout - First Time Landlords - January 2023

Stephen Nelson

From: Stephen Nelson
Sent: Monday, May 15, 2023 11:15 AM
To: Cindy Beteag; Fred Resch
Subject: Good Land Lord Program
Attachments: Class handout - First Time Landlords - January 2023.pdf

Cindy and Fred

So I am looking at putting together some information to start our good landlord program that our Moderate Income Housing Program Recommends. The following are some ideas and links to similar programs.

Utah Law: https://le.utah.gov/xcode/Title10/Chapter1/10-1-S203.5.html

Classes
There are few classes out there, but here are two that were recommended.

- Rental Housing Association: https://www.rhautah.org/good-landlord
    - This class mostly focuses on larger complexes. I called them and they were not very helpful, but I have heard their class is good and aviaible online.
- The Good Land Lord: https://www.thegoodlandlord.net/home/
    - I talked to this guy and he said he would be willing to do a live class in Hurricane, but he also offers online classes.
    - He sent me his basic class PowerPoint, and I have attached it.

I talked to Ogden who said they use to teach it themselves, but it was too time-consuming, so now they accept the certificate from one of these organizations. They also stated that if they qualify under another City, they would need to accept it based on state law.

Different City's that have the program: https://www.thegoodlandlord.net/home/goodlandlordcities
Ogden: https://www.ogdencity.com/203/Good-Landlord-Program
Salt Lake City: Jenifer 801-535-6473
South Salt Lake City
Alpine is creating one

Things to Consider

- I guess the state says that if they have any certificate from anywhere in the state, we would need to take it. Anyone who wants to be an approved provider needs to provide a summary of what they teach to the City and then we can allow it to count.
- Make other rules like if we get three police calls in 6 months on a property, they are kicked off the program. Require that they do the training every couple of years.
- Establish a per-unit fee for Land Lords

Stephen Nelson, AICP
Hurricane City
Planning Director
(435) 635-2811

3-13 Hurricane City Good Land Lord Program

Sec. 3-13-1: Purpose

A. The purpose of this section is to provide a financial incentive for landlords to attend training, treat tenants fairly and in keeping with applicable laws, keep their properties free of crime, and have properties comply with the Hurricane zoning and nuisance code.

Sec. 3-13-2 Policies and Qualifications

A. Any landlord for long-term rentals meeting this chapter's requirements may apply for admission to the Good Land Lord Program.
B. Qualifications: Each applicant that meets the following requirements shall qualify to be admitted to the program.
    1. Complete an application that contains
        a. Full name
        b. Date of birth
        c. List of properties owned
        d. A report from the Fire Marshal or their representative of a fire inspection and evidence of any correction made by the property owner to comply with any findings within the report.
        e. A certificate from a training program is described in this chapter.
    2. Complete a four (4) hour training program as required by this code chapter.
    3. Complete a four (4) hour training program every three (3) years.
    4. Inspection of the residents every other year by the local fire marshal or their representative.

Sec. 3-13-3 Content of Training Program

A. Content. The training program required in this chapter shall advise rental dwelling owners about steps that may be taken to reduce crime. The program also may provide training regarding best management practices, fair housing law, applicable city ordinance requirements, and any other subject deemed appropriate by the mayor which is consistent with the purpose of this chapter.
B. Trainers. The training program required by this chapter may, as determined by the City Recorder, be taught by city personnel or other persons or entities with expertise in the subject matter required under subsection A of this section. A person who completes a training program that includes some or all of the content required under subsection A of this section may, as approved by the City Recorder, shall receive credit for the training required by this chapter.
    1. The City shall accept training programs offered by other municipalities within the state that meet these requirements.

Sec. 3-13-4 Completion of Training and Qualifying Applicants

A. First-Time Applicants: First-time applicants under the program shall complete the required training contained within this chapter and all other requirements in 3-13-2 prior to qualification.
B. License: The City shall waive the business license fee for qualified applicants.

Sec. 3-13-5 Disqualification

A. Applicants who qualified and were approved for this program shall be disqualified if found to violate any or a combination of the following:
    1. Failure to pay or renew a business license
    2. If police respond to a call regarding criminal activity at the property three (3) or more times within a year.
    3. Failure to comply with a notice issued by a City police officer or code enforcement officer who finds a violation of City, Utah, or Federal law on the property.
    4. Failure to maintain the rental dwelling in compliance with Hurricane City codes
    5. Failure to comply with Fire Code after the proper notice was given by the Fire Marshall or their representative.
    6. Renting the property as a short-term rental or transient lodging facility
    7. Other violation of the Hurricane City Code

B. Finding of Noncompliance:
    1. If it is determined that a rental dwelling has not complied with the requirements of this chapter, the City Recorded shall send the property owner notice of removal from the program.
    2. The property owner shall have 30 days to correct any violations of the City Code or requirements within this chapter. The property owner shall not be disqualified if they can provide evidence of correction of the violation within the given time period.
    3. If the property owner fails to comply, the property owner will be required to pay any waived licensing fees for that year.

C. Readmission. After disqualification, a property owner may reapply to the program the next licensing year only if the owner has corrected the problems leading to disqualification. The property owner shall provide evidence that
    1. All outstanding code violations have been corrected

C. Appeal. The property owner may appeal a decision by the City Recorder to remove them from the Good Land Lord Program with the City's Civil Hearing Officer as established in 1-4-5.

Sec. 3-13-6 Adoption of rules and regulations

A. The City Recorder shall adopt rules and procedures, create forms, issue letters, and take all other necessary steps to implement and enforce the provisions within this chapter.

CLASS INSTRUCTION

FIRST TIME LANDLORDS

Instructor: Thomas B. Wood
Twood@thegoodlandlord.net
(801) 554-0475
www.Thegoodlandlord.net

THE GOOD LANDLORD PROGRAM

Landlords are required to:

Run a background check on every applicant.

Old law: Could not rent to felons convicted in the last four years.

New law: Rent to anyone – Ogden landlords must get a waiver to rent to felons.

Have a written lease

THE GOOD LANDLORD PROGRAM

- Implement measures to reduce crime
- Maintain properties to code:

  Lawns mowed/snow shoveled
  Property free of litter

  The city will fine you!

Take a Good Landlord training class

THE GOOD LANDLORD PROGRAM

In return, city agrees to:

Reduce the per unit fee:

Ogden	$143/unit per year
Salt Lake City	$322/unit per year

Duties of Owners

At the time of Application

- Let applicant know when unit(s) will be available
- Provide a copy of the owner's tenant selection plan

Duties of Owners

At the time of Application (2021)

Provide in writing, a good faith estimate of:

- The amount of rent
- Any fixed non-rent cost (Fees)
- Any use based non-rent cost (Utilities)

Refunding Applicant (2021)

Applicant can request the return of all money paid if:

- The amount of actual rent is different than the estimated rent
- Use based non-rent costs (utilities) were not disclosed
- Tenant hasn't signed the lease or moved in.

Landlord has 5 days to return the payment

Owners may not charge (2021)

A late fee that exceeds

- 10% of the rent

A fee, fine or other cost:

- Greater than the amount agreed
- That is not in the lease.

Duties of Owners

Provide at Move-in (2021)

- A copy of the executed lease
- A copy of the Rules and Regulations
- The name, address and phone number of the owner or the owner's agent

Duties of Owners

Condition at Move-in

- Safe & Sanitary
- Fit for Human occupancy
- Provide a move-in inspection form
- Allow the tenant to perform an inspection of the unit they're renting

Duties of Owners

Habitability

- Running water
- Electricity available
- Heat and hot water available
- Doors and windows able to be secured
- Air conditioning maintained

3-days

Duties of Owners

Deficient Condition

- Maintain appliances and facilities

(10-days)

- Provide 24-hour notice to enter the unit.

Crime Victims right to new locks

- Domestic or Dating Violence
- Stalking
- Burglary

Renters Duties

- Provide protective order or police report
- Pay for the new lock
- Do not have to provide a key to the perpetrator, even if they're on the lease

Renters Remedies

- Make the repairs and deduct from rent
- Cancel lease and move out

Renters Duties

- Be current on all payments
- Comply with the rules of the lease
- Allow owner to enter for maintenance
- Do not intentionally cause damage

Avoid an Eviction

- Evictions are expensive
- No rent during evictions
- Evictions are emotional

End of Term Notice

A lease can be terminated by either party at the end of the contract

- - No reason needs to be given
- - Follow lease for length of notice to give
- -15-days if not in the lease

Causes to evict

1. Failure to Pay
2. Nuisance
3. Failure to Comply

Failure to Pay

- Serve the tenant a three-day notice to pay or vacate
- Amounts owed must be past due, itemized & totaled.
- Must accept a full payment if made in the three-day period

Nuisance

- Examples of violations include:
  - Criminal activity
  - Threats to neighbors/landlord
- Serve a 3-day nuisance notice

Failure to Comply

- A tenant has violated the terms of the lease such as:
  - Unauthorized tenants
  - Unapproved pets
- Serve a 3-day comply or vacate notice

Failure to Comply

Unapproved pets

- In addition to the 3-day comply or vacate notice, immediately serve a notice of non-renewal.
- Non-renewal after notification of an ESA is considered retaliation and is a fair housing violation.

3 Day Notices

- Must use Utah specific notices that refer to the state statute
- Signed by the owner or agent
- Must be served in accordance with state law

Service of 3 Day Notices

Four ways to serve a 3 day notice

1. Deliver to the tenant personally
2. Sending a copy through certified mail
3. Leaving a copy with a person of suitable age (14) and mailing a second copy
4. Post a copy in a conspicuous location

Avoiding Evictions

How can we avoid evictions?

- Communicate with your tenants
- Offer resource options (211)
- Mediation (Alternative Dispute Resolution)
- Cash for keys

Constructive Evictions

Any of the following are illegal:

1. Changing the locks
2. Shutting off utilities
3. Removing tenant belongings

The eviction timeline

- Rent must be past due, you decide what day that is in the lease
- Serve a 3-day notice
- Not counting the day the notice is served, count 3 business days
- Utah law changed in May 2020
- File for eviction

The eviction timeline

- Court date is set, tenant is served a summons by the court
- Tenant answers within 3 days and an occupancy hearing is set
- Tenant doesn't answer and a default hearing is set

The eviction timeline

- Go to court – Judge issues ruling
  - Tenant wins – Tenant stays
  - Landlord wins – Tenant must leave
- If the landlord wins, a restitution order is served on the tenant by a constable.
- Tenant has 72 hours to vacate or be forcibly removed

Premises Abandonment

1 Day – Rent is past due and items have been removed from the rental

15 day – Rent is past due and Items remain in apartment, but there is no reasonable evidence that the tenant is living there

Premises Abandonment

Reasonable evidence

- No sign of the tenant returning
- No communication from tenant
- Belongings still in unit
- Neighbors, friends, employer, relatives with no knowledge

Property Abandonment

Post notice on property – Tape it to the front door and mail a second copy

Wait 24 hours and then take possession of the property

Property Abandonment

- Document the abandoned property with photos/videos and a written inventory
- Store items for 15 days in a secure location and make reasonable efforts to contact the owner
- After 15 days you dispose of items by giving them to charity, throwing them away, or selling them to apply to debt
- Items can be reclaimed if tenant pays reasonable moving and storage fees

Property Abandonment

A landlord doesn't have to store:

- Trash
- Perishable items
- Hazardous items
- Pets

Property Abandonment

If the tenant returns within 5 days a landlord must return without cost:

- Clothing
- Identification
- Financial documents
- Medical equipment or medication

Seven federally protected classes.

- F Familial Status
- R Race
- S Sex
- H Handicap (Disability)
- C Color
- R Religion
- N National origin

Three state protected classes.

- Source of Income
  - Prohibits discrimination against individuals receiving housing assistance
- Sexual Orientation
- Gender Identity

What is Prohibited?

- Illegal to threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right.
- Advertising or making any statement that indicates a limitation or preference based on membership in a protected class.

What is Prohibited?

- Refusing to rent.
- Making housing unavailable.
- Setting different terms, fees, conditions or privileges.
- Steering.

Penalties

State Violation

- $10,000 – $50,000 Civil Penalty

Federal Violation

- $16,000 – $70,000 Civil penalty
- Punitive Damages
  Can reach into the millions

Types of Discrimination

Disparate Treatment – treating someone of a protected class differently

Example: Not renting to a person because they are Muslim

Types of Discrimination

Disparate Impact – using a neutral policy or procedure that has a disproportionately negative impact on a protected class

Example: Having a blanket "No criminal" policy rejecting all those with and criminal background

Disparate Impact

A **Blanket** policy that rejects all criminals will probably be considered discriminatory. Because of the disproportional number of minorities with criminal records, HUD believes a "**no criminal**" policy discriminates against African an Hispanic Americans

Complaints

- 180 days to file with the Utah Labor Commission
- 1 year to file with HUD
- 2 years to file a personal civil suit.

Complaints

- 28,712 complaints in 2020
  - 20,860 (76%) were in rental housing

Private fair housing organizations processed three times the number of complaints to state and federal agencies

- Familial Status – 8%
- Race – 17%
- Disability – 57%

Familial Status

- Households containing one or more people under the age of 18 who live with a parent or guardian.
- Pregnant women
- Foster families
- Households in the process of adopting or acquiring custody of a child under the age of 18.

Okay to set reasonable occupancy limits

Race

- Race refers to whether a person is White, Black/African American, Asian, American Indian or an Alaska Native, or is a Native Hawaiian or Pacific Islander, or some mixture of two or more of these groups
- Race is closely associated with color and National Origin

Disability

- A person who has any physical or mental impairment that substantially limits one or more major life activities
- A person with a record of such physical or mental impairment
- A person regarded as having such an impairment

THIS IS EVERYONE!

Reasonable Modification

A disabled person can request a change to the physical characteristics of a residence such as:

- Installing a ramp
- Widening doorways
- Lowered counters or switches

Reasonable Modification

Must meet three standards

1. The tenant must be disabled
2. The request must be reasonable
3. The **tenant** pays for the modification

Reasonable Accommodation

A change or exception to a rule, policy, practice or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling

Most common: Assistance animal

Reasonable Accommodation

Three standards

- Has the person provided information that reasonably supports that the person seeking the accommodation has a disability
- Has the person requesting the accommodation provided information which reasonably supports that the animal provides assistance or emotional support with respect to the individual's disability
- Is the request reasonable and not pose a direct threat to the health or safety of others

Reasonable Accommodation

ADA

- The Americans with Disabilities Act recognizes dogs and miniature ponies as service animals.

Fair Housing

- Fair Housing is different and recognizes most other animals as support animals

Reasonable Accommodation

Support Animals

- Cannot put unreasonable limits or restrictions on breeds or types of animals
- No special training/certification required
- Assistive animals are **NOT** pets so **NO** pet deposits or pet rent allowed
- They must still follow your rules and can be charged for damage caused

Reasonable Accommodation
Support Animals

- Insurance companies cannot drop you or charge more because you allow a "dangerous" breed as a support animal
- If a complaint is filed with HUD, HUD will request information to determine if the housing provider has talked with the insurance company. HUD also wants to know if the insurance agency is still not allowing the accommodation and they will let the DOJ know

Reasonable Accommodation
Multiple Support Animals

- Multiple support animals must be allowed if there is a disability related need for each assistance animal
- For example, a person needs one animal to help them walk and another to detect seizures
- Multiple animals for the same disability do not have to be allowed

Verifying a Request

- Doctor must verify the disability
- Doctor must affirm the person requires an accommodation
- Doctor must verify that the animal provides a service for the disability
- You do **not** have to blindly accept a certification or verification
- False claims are a class C misdemeanor in Utah

Exempt from Fair Housing

Owner occupied buildings with no more than four (4) units

A private individual who does not own more than three (3) single family rentals

Not Exempt from Fair Housing

Anyone in the business of real estate

Rental advertising

Tenant Screening

Proper screening will help you find a qualified tenant who will:

- Be an acceptable risk
- Pay rent on time
- Not do damage to the property
- Not aggravate other tenants or neighbors
- Not engage in criminal activity

Resident Rental Criteria

Required as part of the Fit Premises Act.

Put your requirements in writing and provide a copy to all applicants along with the application.

This will give applicants a clear guideline regarding the approval process and reduces fair housing complaints.

Rental criteria should include the following requirements

- Rental History – What negatives will you allow?
- Credit – What is "unacceptable credit"?

Rental criteria should include the following requirements

- Application Fee – What do you charge to do a background check?
- Identification – What do you require to prove identity?
- Income – How much is enough?
- Employment requirements? – Verification of consistency.

Rental criteria should include the following requirements

- Do you allow cosigners or higher deposits for riskier applicants?
- Do you allow pets?
- Occupancy Standards – How many occupants will you allow? HUD regulations mandate not less than 2 per bedroom

Rental criteria should also include the following statement:

We are committed to equal housing opportunity. We do not discriminate against anyone on the basis of race, color, religion, sex, handicap, familial status, national origin, source of income sexual orientation or gender identity.

Selecting an Applicant

- Clearly communicate your standards, your screening techniques and requirements.
- Application fee.
- Deposit – requiring one improves chances of applicants being serious.
- You set the move in date.

Pick the First Qualified Applicant

If they meet your criteria, approve them and move them in.

Don't:

- Check applications simultaneously
- Compare applicants to each other
- Look for the "best match"

Why an Application?

- Gives you the opportunity to collect as much information about your applicant as possible.
- Gives you information to compare to your selection criteria.
- Allows you to collect important contact information.

Signs of dishonest applicants

- They leave blanks on the application, hoping you won't ask or check
- Phone numbers are incorrect
- References are relatives
- Gaps in rental history
- The information on the application doesn't match the information on the credit report

Doing Background Checks

- Run both credit and criminal report
- Criminal should be Multi–state
- The reports should be done by a 3rd party. Never allow the applicant to supply you with a credit or criminal report!

Rental History Verification

- Call both current and previous landlords.

The current landlord might be trying to get rid of them.

- Ask objective questions such as:
  - Did they pay their rent on time?
  - Did they have any pets?
  - How many occupants did they have?
  - Did they give proper notice?

Employment Verification

- Verify monthly or annual income.
- Stability; how long have they been on the job.
- Beware of fake check stubs

Thepaystubs.com on 2/28/2020
"We've helped **260,657** customers create their pay stubs form using our generator"

Collect Personal Information

- What type of car and the license number
- Emergency name and contact number
- Cell phone number
- Email address

Security Deposit

- Charge as much as the market will allow.
- Let the tenant know if any part of the deposit is non-refundable.

Types of Rental Agreements

- Tenancy at will – Oral agreement
- Month to Month agreement - Flexible
- Set Term Agreement – Locks both parties
- Set term agreements typically renew on a month to month basis at the end of the initial term.

Important items in a Rental Agreement

- Names of all lease signers & occupants
- Rent, fees, and deposits
- Lease begin & end dates
- Notice requirements
- Utility responsibility
- Landlord right of entry

Late Fees

- A late fee of 10% of the rent.
- Daily late fees are only allowed if the total doesn't exceed 10%.
- Late fees should never be waived as it can be perceived as a fair housing violation.

House Rules

- Outline acceptable behavior
- Clarify peaceful enjoyment issues and quiet hours
- No smoking
- No pets
- Visitors for no more than 5 days
- No Airbnb
  - Remember: **YOU SET THE RULES!!**

PETS

- Almost 60% of renters have a pet.
- Pet Income can be charged
- Charge an additional pet deposit
- Specific rules can be set for pets such as breed, age and size restrictions.

RENTER'S INSURANCE

- Can be required before move in.
- Your insurance does **NOT** cover damage to the tenants personal belongings.
- Be listed as "additional interest"

Signing the Rental Agreement

- Have the tenant sign as soon as approved
- Allows you to spend time making sure the tenant understands the lease and rules
- Locks tenant in prior to move in
- Gives time for tenant to put utilities into their name

PETS

- Almost 60% of renters have a pet.
- Pet Income can be charged
- Charge an additional pet deposit
- Specific rules can be set for pets such as breed, age and size restrictions.

Move-in inspection form

- Walk through the unit with the tenant and write down the unit deficiencies.
- Allow a reasonable time to complete and return the form.

Required by the Fit Premises Act

Keys and Paperwork

- Give copies of keys to each lease signer
- Provide a copy of the lease, rules and any other paperwork that the tenant signed. (Required by Fit Premises Act)
- Provide them with contact information for normal business hours and for after hours emergencies.
- Define after hours emergencies.

Resident Retention

- The best new tenant is usually the one currently living there. You want to avoid Vacancy loss.
- 70% of turnover is preventable.
- Tenants will usually stay if they're happy and if they feel they're getting what they've been promised.

Resident Retention

Three keys to keeping resident happy, landlords should be:

- Responsive
- Reliable
- Respectful

Convince your tenants that you take better care of them than anyone else can

Proper Notice

Your lease should outline how much notice you require for a tenant to end the lease.

If it doesn't, Utah law requires:

- 15 day notice for a month to month or longer lease
- 5 day notice for a tenancy at will

Move Out Preparations

- Provide your tenant with a list outlining your cleaning expectations and potential damage charges.
- Ask for a forwarding address
- Get feedback (positive and negative)

Move out

- Walk through the unit with the tenant and write down damages
- Compare damage to original move in form
- Require removal of all belongings
- Collect all keys

Security Deposits

- Assess cleaning and damage charges. Cannot charge for normal wear & tear
- Apply the deposit to unpaid rent or fees and for damages
- Mail the deposit or statement to the last known or forwarding address within 30 days.
- If not returned within 30 days the landlord owes entire deposit plus $100

Inspections

- Every three months
- Formal or informal
- Look for drug paraphernalia, signs of criminal activity
- Check for leaks, floods, safety issues
- Observe, document & charge for damages

Dealing with Damages

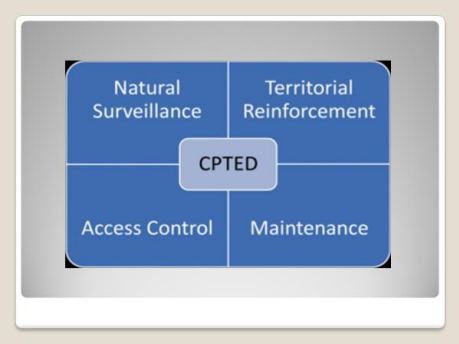
- Take pictures of problems.
- Repair now and bill immediately
- It's easier to ge the money now, than to wait and take it from their deposit.

Dealing with Housekeeping Problems

- Take pictures of problems.
- Send a letter outlining your expectations and set a date for re-inspection.
- Re-inspect, take pictures
- If not resolved give 3-day comply or vacate
- Re-inspect after 3 days, take pictures
- If not resolved, non-renew or evict

Working with the Police

- Let police know when you think criminal activity is taking place on your property
- During inspections look for drugs and drug paraphernalia, let the police know what you find and let them decide what to do with it
- Evict tenants who are breaking the law and let the city and the police know



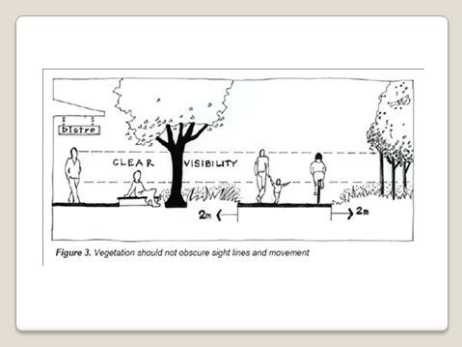


Figure 3. Vegetation should not obscure sight lines and movement

Who's watching your property?

What you learned

- Utah Fit Premises Act
- Evictions
- Abandonment
- Fair Housing
- Tenant Screening
- Rental Process
- Resident Retention
- Inspections
- Crime Prevention
- How to be a GOOD LANDLORD!

RESIDENT SCREENING POLICY - EXAMPLE

Before you apply to rent, please take the time to review this screening policy. All persons 18 years of age or older will be required to complete separate rental applications. The following are standards that will be used to judge your application. You must meet the following standards to qualify for a rental unit. Applicants are judged on the same standards, one application at a time on a first come, first served basis.

APPLICATION FEE: $50.00

OCCUPANCY LIMITS: 1 Bedroom – 2 persons
2 Bedroom – 4 persons
3 Bedroom – 6 persons

SECURITY DEPOSIT: Equal to one month's rent

INCOME REQUIREMENT: Total combined gross income of all applicants must exceed three (3) times the monthly rental rate.

EMPLOYMENT VERIFICATION: Applicants must have current verifiable employment of six (6) months. Retired or self-employed applicants must provide financial statements that reflect the income requirements set above. The sample financial statements are either tax returns or annual letters from social security, retirement funds, etc.

RENTAL VERIFICATION: Applicants must have a two (2) year rental history from previous landlord. Applications for residency will be automatically denied for the following reasons:
An outstanding debt to a previous landlord
A breach of a prior lease or a prior eviction
More than two (2) late payments in the previous six (6) months

PET POLICY: $250 Pet Deposit
$250 Pet Fee
$35 Monthly pet rent
20 pound weight limit
Limit of two (2) pets per household

CREDIT VERIFICATION: A credit report will be completed on all applicants to verify credit ratings. A FICO score of 550 – 650 requires an additional deposit. 650 and above meets our credit approval requirements. Applicants may be denied or be requested to pay an additional deposit for the following reasons: repossession, foreclosure, tax liens and personal bankruptcy.

CRIMINAL VERIFICATION: A criminal check will be conducted for each applicant. The application will be denied for any conviction related to the manufacture or distribution of controlled substances; violence, gang activity, arson or injury to persons. Those on a sex offender database will not be accepted.

Applicants who are denied for any reason must wait 30 days to re-apply.

We are committed to equal housing opportunity. We do not discriminate against anyone on the basis of race, color, religion, sex, handicap, familial status, National origin, source of income, sexual orientation or gender identity.

HURRICANE CITY
UTAH

STAFF COMMENTS

Public Hearing to take comments on the following:

Discussion:

Findings:

Recommendation:

Attachments:
None

HURRICANE CITY
UTAH

STAFF COMMENTS

2023-2024 Fiscal Year Budget

Discussion:

Findings:

Recommendation:

Attachments:
None

HURRICANE CITY
UTAH

STAFF COMMENTS

Proposed amendments to the 2022-2023 Fiscal Year Budget

Discussion:

Findings:

Recommendation:

Attachments:
None

HURRICANE CITY
UTAH

STAFF COMMENTS

Agriculture Protection Zone on parcels H-3-2-3-344, H-3-1-4-21011, H-3-2-10-4471, and H-3-2-3-3315

Discussion:

Findings:

Recommendation:

Attachments:
None

HURRICANE CITY
UTAH

STAFF COMMENTS

New impact fees for secondary water

Discussion:

Findings:

Recommendation:

Attachments:
None

HURRICANE CITY
UTAH

STAFF COMMENTS

Ordinance 2023-ZC-13: Consideration and possible approval of a **Zone Change Amendment request located 191 W 600 N from MH/RV, mobile home/RV, to RM-1, multifamily 6 units per acre**, to build a duplex. Parcel number H-281-A-4-A. Silo One Investments LLC Applicant. Chris Potter Agent.

Discussion:
The applicant is seeking a zone change from Mobile Home/Recreational Vehicle to RM-1 (multifamily) for their .22 acres. There is currently a manufactured home on the property and the applicant would like to tear that down and put in a duplex. This property is on the corner of 200 W and 600 N. The City Council approved a similar zone change in 2021 for the property immediately to the east of this one, 161 W 600 N.
The Planning Commission voted 5-1 to recommend approval of the zone change because it met the four criteria of a zone change. The lone dissenting vote was due to a concern about traffic impacts on the corner of 200 W and 600 N.

Findings:

Recommendation:

Attachments:
1. Ordinance 2023-ZC-13 Potter
2. application-ZC23-13
3. ZC23-13 Potter
4. Proposed_Zoning_Map

ORDINANCE NO 2023-ZC-13

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE FOR PARCEL H-281-A-4-A FROM MH/RV TO RM-1

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 proposed amendment will have an impact on the area, however, that impact will not change from the current approved zoning and master plan; and

WHEREAS, the public facilities and services are adequate for the site; and

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

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

1. That Parcel H-281-A-4-A be rezoned from MH/RV to RM-1

PASSED AND APPROVED on this 15th day of June 2023.

Hurricane City

_____
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 15th day of June 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

Hurricane City Application

Permit #: ZC23-13
Issue Date: 05/26/2023

Application Accepted Date: 05/25/2023
Type of Improvement: Zone Change Application
Description: Looking to rezone from MH/RV to RM-1 so that I can

Tenant / Project Name: 191 W 600 N

Bldg. Address: 191 W 600 N
City: Hurricane State: UT Zip: 84737
Subdivision: N/A Phase: N/A
Block: Lot #: Parcel #: H-281-A-4-A
Zone: MH/RV
Property Owner: Silo One Investments LLC
Permit Contact: A. Chris Potter P:(801) 860-5053
Email: potterrealty@gmail.com

CONTACT INFORMATION

General Contractor: 191 W 600 N / A. Chris Potter
License #: P: (801) 860-5053
Address: 2537 vineyard dr
City: santa clara State: ut Zip: 84737
Email: potterrealty@gmail.com

Electrical Contractor:
License #: P:
City: State: Zip:

Plumbing Contractor:
License #: P:
City: State: Zip:
Email:

Mechanical Contractor:
License #: P:
City: State: Zip:
Email:

APPLICATION DETAILS

of Units: 2 | custom text:

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	500.00
Sub Total:	**$**	**500.00**
Permit Total:	**$**	**500.00**
Amount Paid:	**$**	**500.00**
Remaining Due:	**$**	**0.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	05/26/23	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PENDZC23-13

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name: A. Chris Potter

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 05/26/2023

Application Issued By: Date: 05/26/2023

Receipt #: 8.169132-05/26/23

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

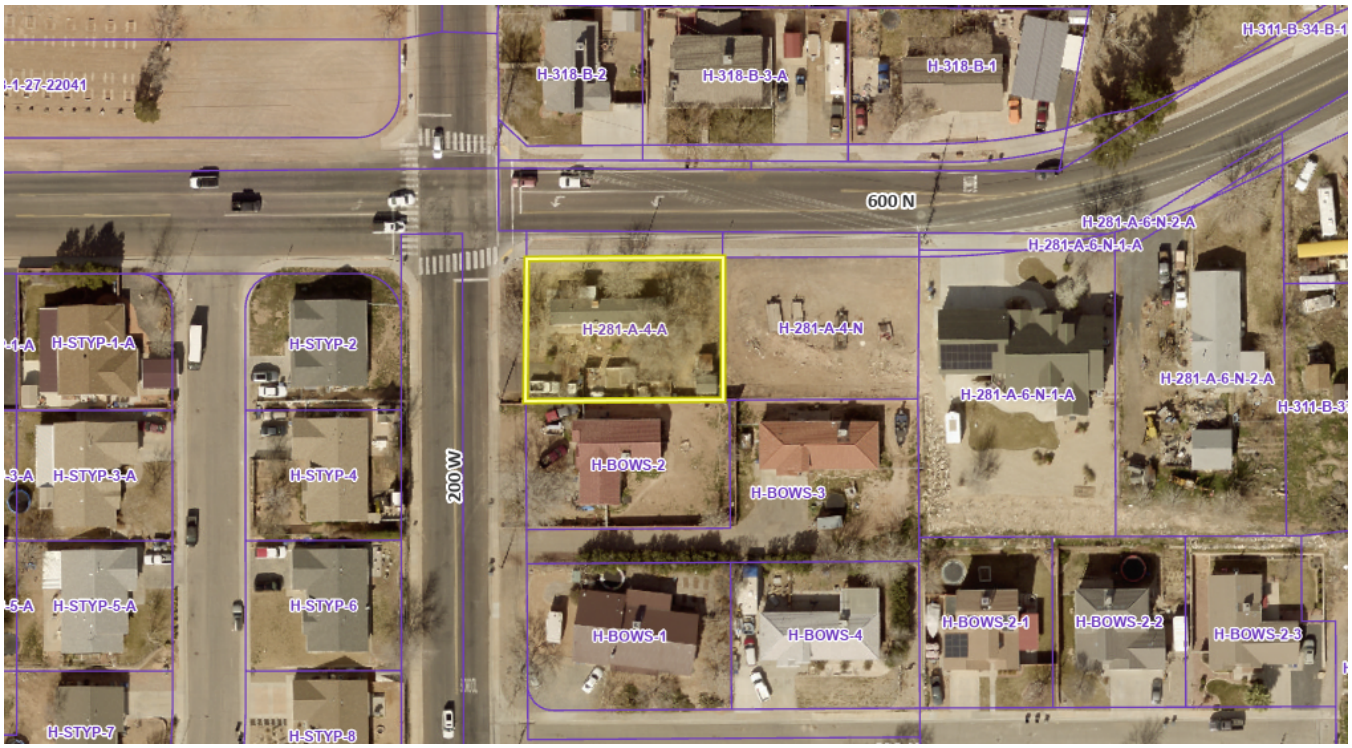
Agenda Date:	**06/15/2023**
Application Number:	ZC 23-13
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Silo One Investments LLC
Agent:	Chris Potter
Request:	A Zone Change from MH/RV to RM-1
Location:	191 W 600 N
Zoning:	MH/RV
General Plan Map:	Planned Community

Update 6/15/2023: The Planning Commission voted 5-1 to recommend approval of the zone change because it met the four criteria of a zone change. The lone dissenting vote was due to a concern about traffic impacts on the corner of 200 W and 600 N.

Discussion:
The applicant is seeking a zone change from Mobile Home/Recreational Vehicle to RM-1 (multifamily) for their .22 acres. RM-1 zoning normally allows for up to 6 units an acre which would normally mean they could only build one unit on their property. However, under RM-1 zoning, "*Duplex only permitted on first 10,000 square feet. Any additional units must meet density per acre standards".* There is currently a manufactured home on the property and the applicant would like to tear that down and put in a duplex. This property is on the corner of 200 W and 600 N. The City Council approved a similar zone change in 2021 for the property immediately to the east of this one, 161 W 600 N.

	Zoning	Adjacent Land Use
North	R1-10	Single Family Homes, Mesa View.
East	RM-1 and MH/RV	Manufactured Homes and Single Family Homes

South	MH/RV and RM-1	Manufactured Homes and Single Family Homes
West	MH/RV and R1-6	Manufactured Homes and Single Family Homes. Hurricane Middle further west



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

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

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

1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

3. The extent to which the proposed amendment may adversely affect adjacent property; and

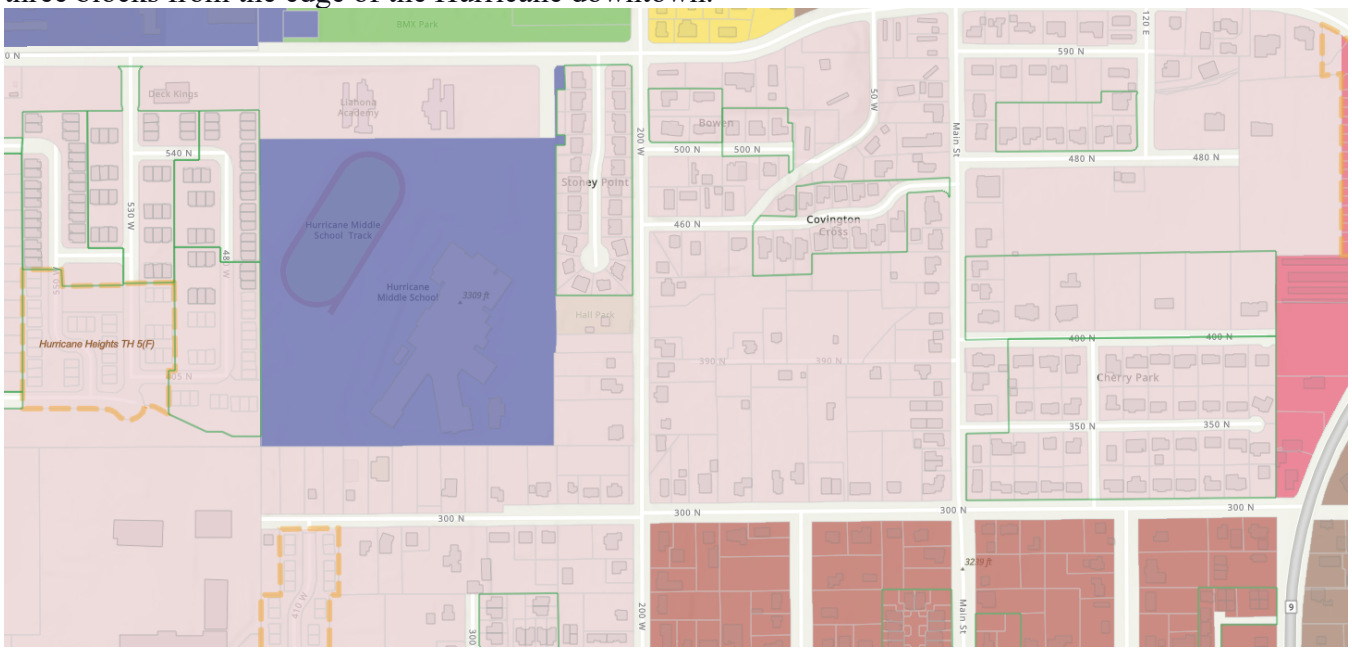
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

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 a Planned Community. The 2021 General Plan defines Planned Community as follows:

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

The RM-1 zoning complies with the General Plan Map. Existing development in the area consists of a variety of housing types and other uses. In addition, this area is near schools, churches, parks and about three blocks from the edge of the Hurricane downtown.



This large area immediately north of downtown was mapped as Planned Community to encourage smaller, more dense neighborhoods. There are several townhome developments in the area, as well as older houses and several schools.

The Hurricane City General Plan recommends that the City consider adding different housing types in appropriate areas:

> *In recent years, the City has recognized the need to approve zoning changes and project plans that provide a wider variety of housing options for Hurricane residents. A number of new multi-family housing units have been approved in recent years and are in various stages of construction and occupation. These multi-family homes are a mixture of rental apartments, rental and owner-occupied townhomes, and duplex housing.*

The 2022 Moderate Income Housing Plan recommends that the City, "*Look at areas where "Missing Middle Housing" and mixed-use zones can be implemented within existing and future residential and commercial developments"*

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

Response: The area is split between single family zoning and manufactured home zoning with some multifamily zoning. One of the reasons this area is zoned MH/RV was to allow the existing manufactured homes to be able to stay as a conforming use, but over time many of the existing manufactured homes and parcels have been replaced with single family homes. While a single duplex would be out of character with the existing development, staff does not believe that a single duplex will have much of an effect on the overall character of the neighborhood. The applicant has indicated they would like to develop in some sort of cooperation with the property next door which has already been rezoned for a duplex which will help with the harmoniousness.

Despite being zoned for manufactured homes, the majority of the houses in the area are single family homes. This is because MH/RV zoning allows for single family homes.

3. Will the proposed amendment affect the adjacent property?

Response: The proposed zoning will allow the addition of one new residential unit to the property. Staff does not believe that the added residents will affect adjacent properties assuming the property is developed smartly.

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

Response: Facilities and services are adequate for this development. JUC had no major concerns about availability.

Other Considerations

Missing Middle Housing:

Duplexes are part of the missing middle housing. Over the past 60 years, most housing growth has been either single family homes in suburban areas or large apartment complexes in urban centers. “Middle” types of housing such as duplexes, townhomes, mixed-use buildings etc. have become rare in recent years. However, with ever increasing housing prices, these housing types are increasingly popular as starter homes for young families. These housing types are also considered a good way to increase neighborhood density, especially in more walkable parts of town such as near downtown, without the same level of impact on a neighborhood that a mid-rise apartment complex would have. The Moderate Income Housing Plan passed last year encourages the City to find places for missing middle housing.

Site Layout:
The property is situated on the corner of 200 W and 600 N with its existing driveway being on 200 W. Per the access management policy a driveway on 600 N will not be permitted and all access will come off 200 W.

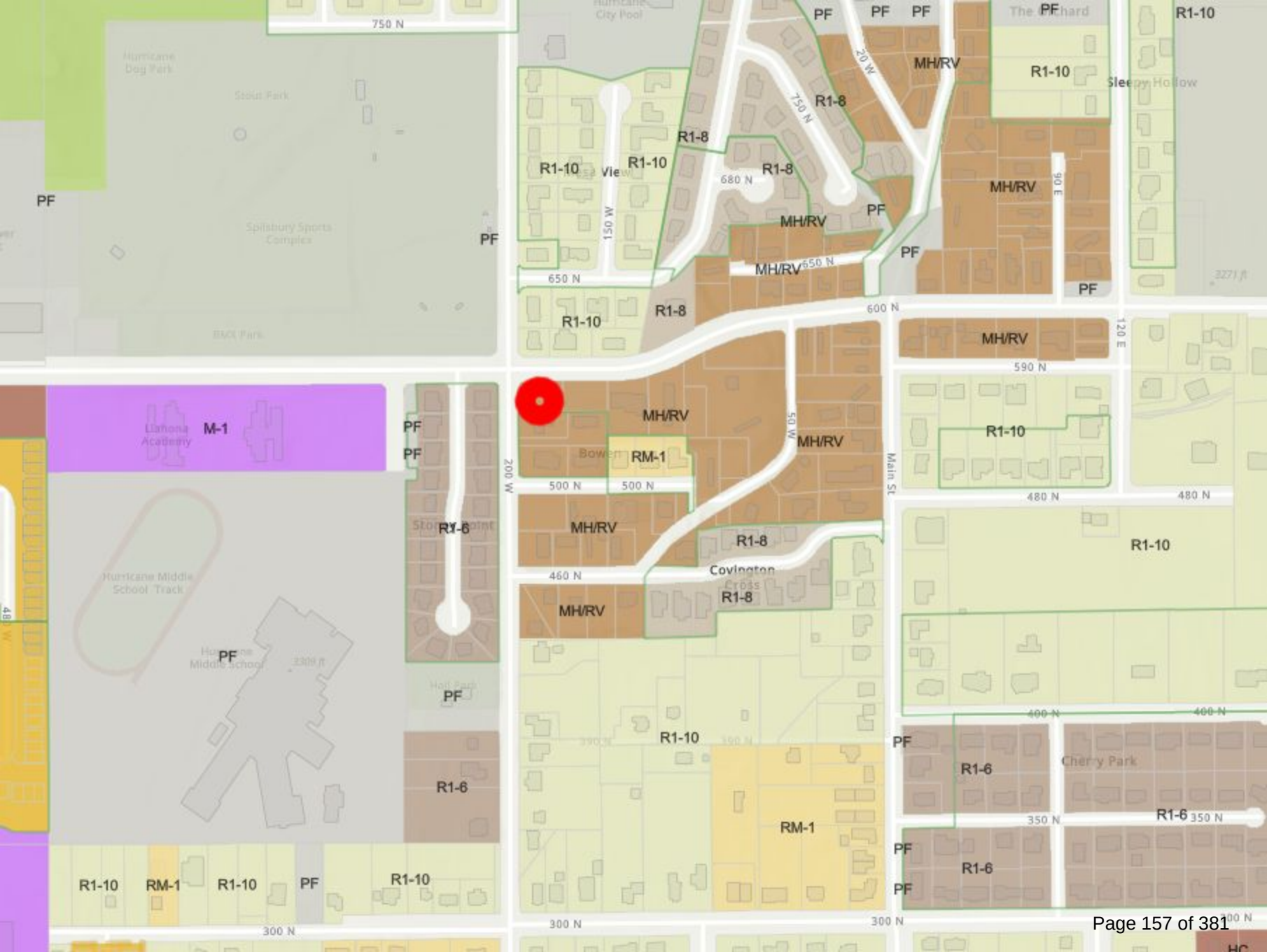
JUC Comments:
JUC Comments are due June 7th, 2023 this report will be updated at this time

Power:
Sewer:
Streets:
Public Works:
Water:
Engineering:
Fire:

Findings:
Staff makes the following findings:

1. The application meets the standards within the General Plan and General Plan Map.
2. Most of the surrounding development is single family homes. While a duplex would be out of character for the neighborhood staff believes a single well designed duplex would not be considered a huge change for the neighborhood
3. The proposed amendment will have an impact on the area, but the limited number of units would mitigate the impact.
4. Services are adequate to serve the area and proposed project.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and consider residents' comments. Staff would recommend approval of the proposed zone change.


750 N
PF
Hurricane Dog Park
Stout Park
Spilsbury Sports Complex
BMX Park
PF
PF
PF
PF
PF
PF
MH/RV
R1-10
R1-8
R1-10
R1-10
R1-8
R1-8
750 N
20 W
150 W
680 N
650 N
650 N
600 N
90 E
120 E
590 N
MH/RV
MH/RV
MH/RV
MH/RV
MH/RV
R1-10
R1-8
R1-10
Llahona Academy
M-1
PF
PF
R1-6
200 W
RM-1
500 N
500 N
50 W
Main St
480 N
480 N
R1-10
MH/RV
R1-8
460 N
Covington Cross
R1-8
MH/RV
Hurricane Middle School Track
PF
Hurricane Middle School
PF
R1-6
R1-10
RM-1
400 N
400 N
PF
R1-6
Cherry Park
R1-6
350 N
350 N
PF
R1-6
PF
R1-10
RM-1
R1-10
PF
R1-10
300 N
300 N
300 N

HURRICANE CITY
UTAH

STAFF COMMENTS

Resolution 2023-30: Consideration and possible approval of **a General Plan Amendment to adopt a Downtown Master Plan**.

Discussion:
This is the Downtown Master Plan presented for approval tonight. The City received a matching grant from UDOT and the City has hired a consultant team to help prepare this document. In October of last year Planning staff assembled a steering committee consisting of a City Council and Planning Commission member, our consultant team, a UDOT engineer, and a local resident and business owner in the downtown. We have had four public open house/workshops two stakeholder meetings and conducted two online surveys which produced over 800 public responses. Information on the master plan and it's recommendations have been on the city's website for several months and we have received many comments there.

The Planning Commission sent a unanimous recommendation of approval with the comment that the City Council should expect comments from the public at the meeting. Staff recommends the City Council read through the plan and supporting documents staff and our consultant will be available to answer any questions before and during the meeting.

Findings:

Recommendation:

Attachments:
1. Resolution 2022-30 Downtown Master Plan
2. Downtown Summary CC 6.15.2023
3. PC Draft - HDTP-compressed
4. Dowwntown Master Plan Report

RESOLUTION NO: 2023-30

A RESOLUTION BY THE HURRICANE CITY COUNCIL
ADOPTING AN UPDATE TO THE GENERAL PLAN ADOPTING A DOWNTOWN MASTER PLAN

WHEREAS Hurricane City desires to protect the health, safety, and welfare of its citizens; and

WHEREAS the state gives Cities authority to control land uses within their borders; and

WHEREAS Hurricane City has a desire to revitalize and protect our historic downtown; and

WHEREAS the Planning Commission gave a unanimous recommendation of approval; and

BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF HURRICANE, UTAH that the attached downtown master plan be adopted by as part of Hurricane City's General Plan.

PASSED AND APPROVED this _____ day of_____, 2023

_____
Nanette Billings, Mayor

ATTEST:

_____
Cindy Beteag, City Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 15th day of June 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	___	___	___	___
Dave Sanders	___	___	___	___
David Hirschi	___	___	___	___
Kevin Thomas	___	___	___	___
Doug Heideman	___	___	___	___

_____
Cindy Beteag

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**06/15/2023**
Application Number:	
Type of Application:	City Master Plan
Action Type:	Legislative
Applicant:	Hurricane City Planning
Agent:	Ben Levenger w/ Downtown Redevelopment
Request:	Review and make a recommendation on an updated Downtown Master Plan

Discussion: This is the proposed draft for the Downtown Master Plan. The City was able to fund this plan with a 90% match grant from UDOT. The planning process started in October of 2022 and has gone through several steps as shown on the graphic on the next page. The General Plan recommends that the City create a downtown master plan to help create a "vibrant downtown". This plan seeks to help achieve this goal and accomplish others sets out in the General Plan as follows:

HURRICANE CITY GENERAL PLAN

HERITAGE AND CULTURE GOAL 3: PROTECT AND REVITALIZE DOWNTOWN HURRICANE

In its historical center, downtown Hurricane is both an iconic rural Utah town that gives Hurricane its unique character and is an economic engine for the City of Hurricane, drawing visitors from all over.

POLICIES

3.1. Hurricane will strive to preserve the small town feel and rural character of its historic Downtown area.

3.2. Hurricane supports infill development and redevelopment in the Downtown.

3.3. New development and redevelopment in the Downtown should be planned and designed to be compatible with the character of the historic period architecture and should be landscaped to enhance the pedestrian experience and overall look of the area.

3.4. Downtown Hurricane is intended to function as a mixed use village with effective pedestrian and bicycle connectivity to the surrounding neighborhoods.

Downtown Master Plan Project Schedule

3.5. Hurricane supports the development of unique shops, restaurants, professional offices, financial institutions in the Downtown, and supports additional residential options, including lofts, apartments, and townhouses.

3.6. The City encourages and sponsors occasional promotional activities (e.g. farmer's market, Peach Days) to bring people downtown.

3.7. The City encourages interim uses of vacant lots and buildings Downtown (i.e. holiday markets) to draw people to the area.

STRATEGIES

3.1. Develop a Downtown/historic main street master plan and accompanying zoning or overlay development standards to address:

a. Mixed Uses;

b. Design Standards;

c. Infill Standards;

d. Building Facades;

e. Public Realm Enhancements;

f. Gathering Places

3.2. Explore the redevelopment of the community center area as a catalyst project to revitalize the downtown area. Conduct a fiscal impact study to understand the amount of tax revenue, jobs, and other benefits such a project could provide while considering the cost of service.

3.3. Beautify Downtown's public spaces by enhancing landscaping, updating public furnishings, and establishing a façade improvement program to incentivize business owners to update their storefronts.

3.4. Explore funding grants such as CDBG Block Grants to accomplish downtown vibrancy goals.

3.5. Develop a Downtown community arts program and district to display public art.

3.6. Create a Parking Plan for the Downtown area.

3.7. Review City codes to identify possible regulatory barriers to Downtown development and identify possible incentives to support the types of development that the City supports. Options could include:

a. Consider a Downtown District form-based code

b. Evaluate parking requirements

c. Waive or reduce local development fees

d. Review project permitting processes for redundancies/inefficiencies

e. Consider a grant program to help local businesses update facades on buildings or provide for additional updates.

(Hurricane City 2021 General Plan, pp 28)

Key Inputs and Creation Process

The proposed Master Plan had a variety of input from several stakeholders.

- Steering Committee: Planning staff, a member of the Planning Commission (Rebecca Bronemann), a member of the City Council (Kevin Thomas), a representative from the Hurricane Valley Chamber of Commerce, a representative from UDOT, the consultant team, and the City Manager met once a month to provide guidance and direction on each step of the plan. This committee made recommendations on public input, draft details, and recommendations within the plan.
- Public Input: During the process, the plan aimed at gathering a variety of input stakeholders. This included two online surveys, three public input open houses, and invited key stakeholders to smaller workshops and stakeholder meetings. These inputs can be found on page 39 and the appendix.
- Analysis: The consultant team performed economic research, walking surveys, gathered and reviewed public data, and reviewed traffic data from UDOT to help make recommendations within the plan. Generally, these recommendations have been reviewed by staff, the steering committee, and the public.

Key Sections

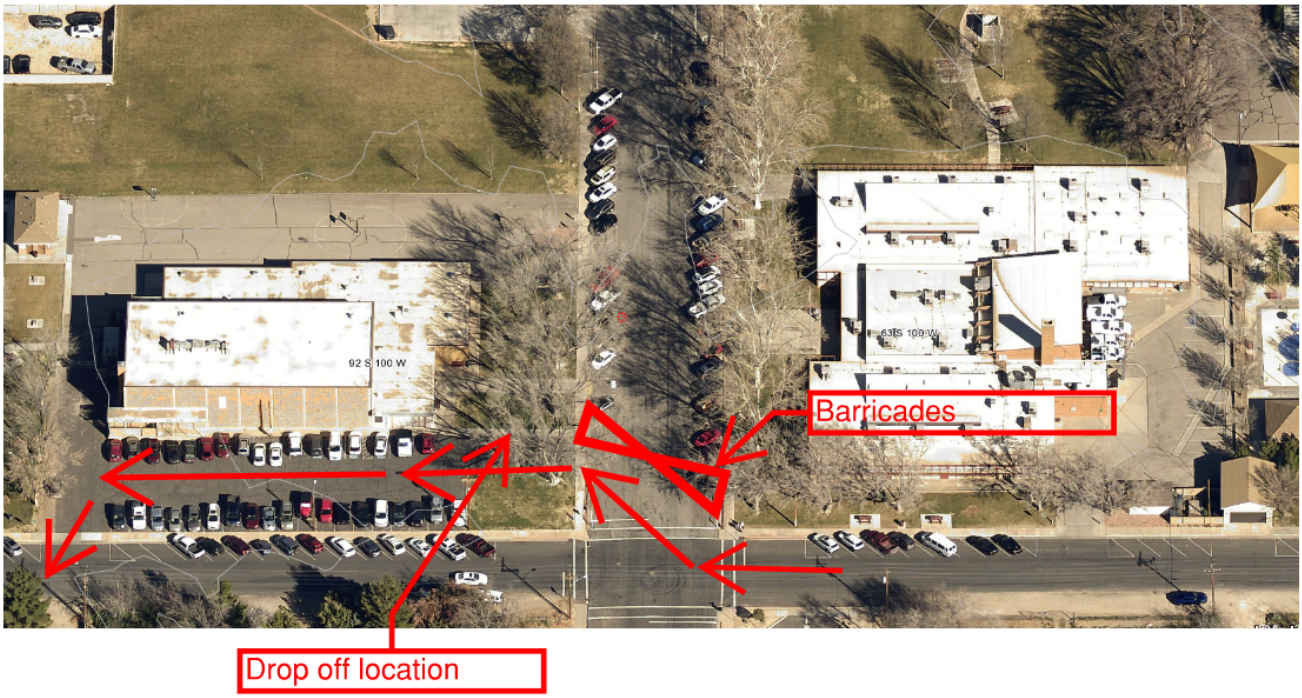
The following are key parts of the plan:

- Existing Conditions: This is the first section of the proposed master plan. This chapter reviews the current condition of the downtown and provides feedback on what conditions support the goals of the plan and what areas need additional work.
- Market Analysis: This chapter reviews the local economy and market to help guide what type of development is needed and could be viable within the downtown.
- Public Input Synopsis: This section summarizes the public feedback received. The full public input can be found in the appendixes.
- Draft Recommendations: This chapter contains draft recommendations for land use, built environment, urban design, transportation, housing, and more. These include additional details on how to achieve the recommendation.
- Implementation Strategies: This chapter gives general timelines for accomplishing the policies within the plan and prioritization.

There are a few major points to the plan staff would like to emphasize to the City Council with regards to the recommendations, these are issues that will most likely be brought up within the public forum

Closing of 100 W to Vehicular Traffic:

The 2021 General Plan states: *The City supports the transition of 100 West (from State Street to 100 South) from a vehicular road to a plaza.* The closing of 100 W from State St to 100 S has been done periodically for decades and permanently closing it has been part of City plans since the late 2000s. On May 18th, 2023 the City Council voted to temporarily close 100 W from Memorial Day through Labor Day to try it for the summer months. The existing gate on the north end was used, which provides ample turnaround space if someone accidentally turns down 100 W from State St. On the south end barriers were installed that directs traffic through the Fine Arts Center parking lot and out that parking lot to 100 S.



This provides, unlike the current system, a legal drop off location for children near the community center.

This idea saw wide support during the public outreach portion of the plan, will increase safety and provide constant space for programming in this area. The steering committee discussed other traffic calming options on 100 W such as turning it into a one-way street or adding measures such as medians but decided against it due to the effect it could have on Peach Days and the Farmer's Market.

The Downtown Master Plan proposes the City convert parallel parking along 100 S to angled parking to increase the number of available parking spaces, as well as possibly acquire more property for municipal parking lots. Except during major events the city provided parking in this area is rarely full. Staff will study the closure of 100 W's effect on parking throughout the summer.

Catalyst Project:

Many cities when in the process of revitalizing their historic downtown areas will invest in some sort of "catalyst project" as a way to signal to private property owners within the downtown that the City is investing in making the downtown a place worth investing in. Many cities will invest in facade programs or municipal parking lots but where Hurricane City owns a significant piece of prime downtown real estate a larger scale project is feasible.

The commercial building on the southwest corner of 100 W and State St, most recently home to the Mexican grocery store, Su Lugar Stop And Go Market, as well the house next door, are currently in process of being torn down by the City. These buildings are in bad shape and it was not seen as feasible to renovate them. The City owns almost all of the frontage along State St on this block giving the City the opportunity to provide the catalyst for revitalization in the downtown.

100 W
200 W
N
State Street

Figure 62: Northwest Corner Render

Figure 63: Northeast Corner Render

The project will be a 2-3 story building, with a three story parking garage in the back (invisible to the street). There will be retail and storefronts on the bottom floor along State St and offices or residences on the upper floors.

Under this scenario the City would work with neighboring property owners to relocate the existing car lot to another location in town and the existing LDS Family History Center within the structure. The City would partner with a private developer either through a long term lease or other mechanism to develop and operate the site.

Downtown Overlay Zone:

The Downtown Master Plan recommends a downtown mixed use overlay zone which would be a whole new zoning and change to the zone map. The exact details of this new zoning would have to be worked out in a separate ordinance passed by the Planning Commission and City Council however some important aspects to a downtown overlay zone would be *for new development in this area*:

- Form Based Code: regulations would focus more on the look and feel of the buildings (architectural styles, heights, building massing) rather than the uses within the buildings.
- Use Table: requiring that retail or service based industries be located on the ground levels of buildings allow for a mix of residential and commercial on second and third stories.

- Building massing: Using Floor Area Ratios, and setback requirements allowing for new buildings to be close to the street similarly to existing buildings in the downtown.
- Short-term rentals: Limiting the number and overall form of short-term rentals in the downtown area.
- Allowing for current downtown buildings to be rebuilt in largely the same footprint and spacing as currently exists

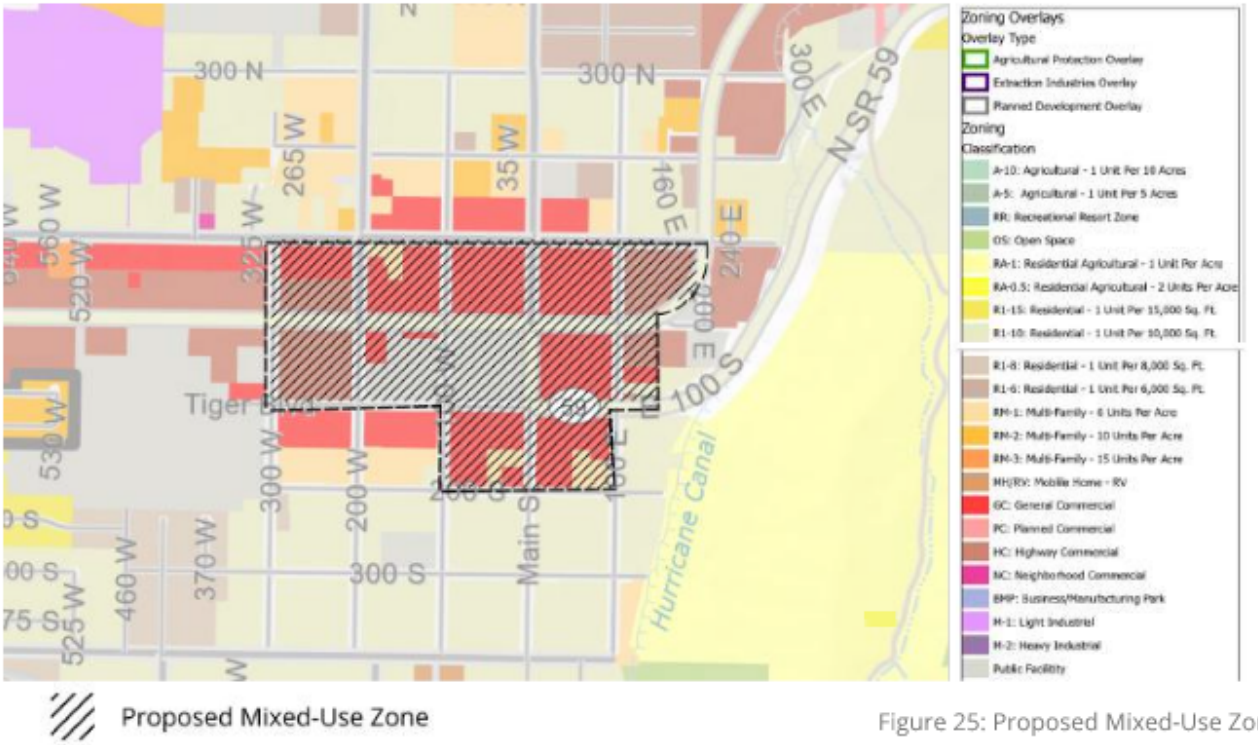


Figure 25: Proposed Mixed-Use Zone

Parking:

Throughout the planning process there were comments from the public about parking, not enough of it and people parking illegally during big events at the Community Center. The plan has a number of recommendations with how the City should address parking downtown

- More municipally owned parking lots: The catalyst project includes a parking garage with 100 parking spaces. There is an empty lot next to the city parking lot on 100 W and 100 S and the plan recommends the City look into purchasing that property for more parking
- Shared parking lots: encouraging business and property owners in the downtown area to share and interconnect parking lots so there are more available parking for businesses off the street.
- Two hour parking: The plan recommends that the City install “two hour parking only” signs in front of businesses in the downtown. Most small cities like Hurricane do not enforce these rules as ~90% of visitors will comply. This will increase turnover and preserve parking spaces in front of businesses for paying customers.
- Diagonal and striped parking: Many complaints were received from residents in the area that during major events at the Community Center people park in front of driveways blocking residents in. This complaint was most heard from residents on 100 N. This plan recommends the

City delineate parking spots throughout the downtown area, diagonal striping similar to what's on Main Street where we have the road width to do so and parallel parking elsewhere. This will help with enforcement since if parking is striped there is less of an excuse to park in someone else's driveway.

Recommendation:
Staff recommends the Council read through the plan and it's recommendations. If the City Council has any questions about the plan they are encouraged to reach out to staff.

HURRICANE DOWNTOWN

MASTER PLAN

Downtown Redevelopment Services
100 E Main St, Suite 100
Ravenna, OH 44266

CRSA
175 S Main St, Suite 300
Salt Lake City, Utah 84101

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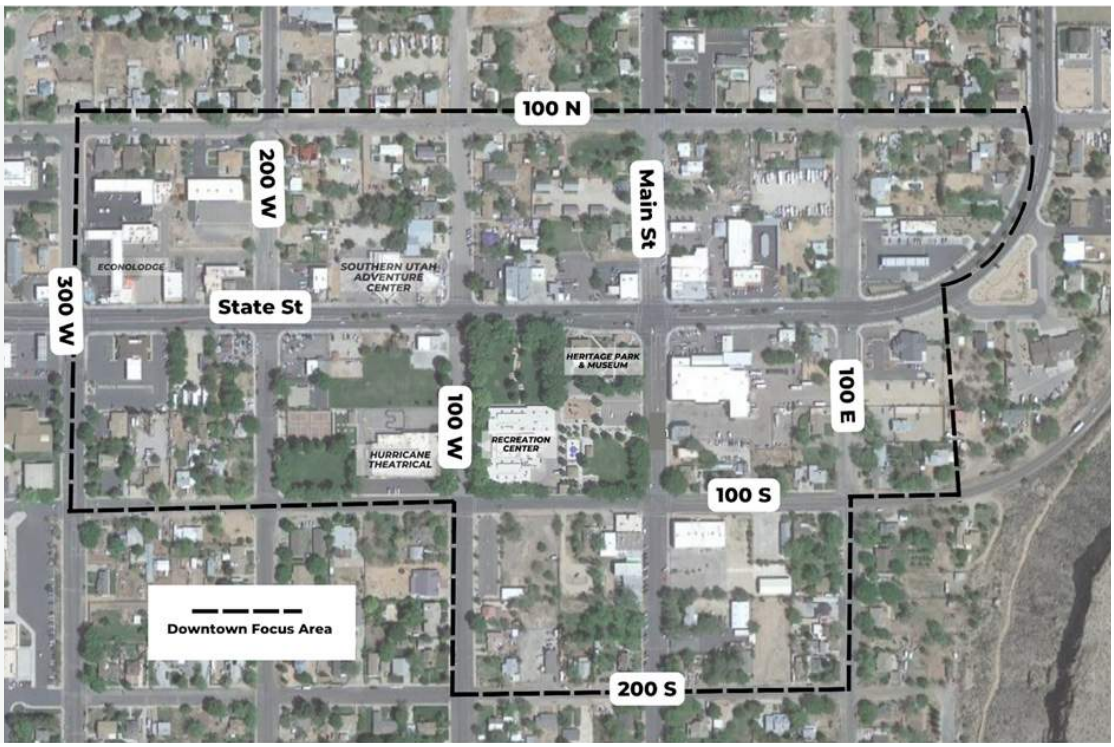
01

EXISTING CONDITIONS

Introduction

Hurricane City, Utah, pronounced “Her-ah-kun” by locals, is located on the eastern edge of the St. George metropolitan service area which covers south-central Washington County.

The city is a rapidly growing gateway community for the popular Zion National Park, located about 25 miles to the east on UT-9.



In addition to the National Park, other notable tourist destinations and geographic features include Sand Hollow State Park, Quail Creek State Park, and the Virgin River, public lands, trail systems and golf courses, giving Hurricane national exposure as a desirable place to live.

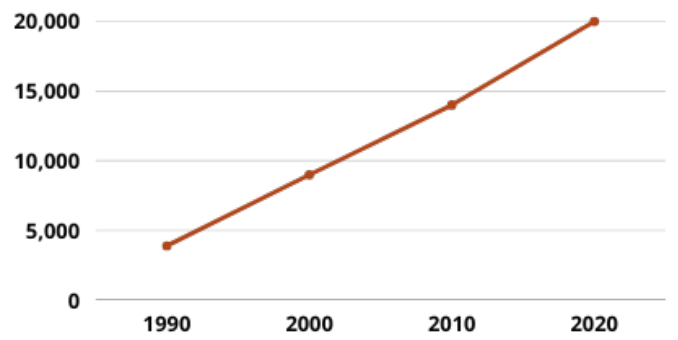
Interstate 15 forms the northwest border of the municipality while 300 W and 100 E along the State Street corridor are the main bounding features of downtown.

Demographic Analysis

Population

Hurricane's population has grown significantly over the past four census counts. Climbing from 3,915 in 1990 to 20,036 in 2020, the population has grown by more than five-fold.

POPULATION GROWTH
1990-2020



The city's racial makeup is 85.9% White, 1.0% Native American, 0.8% Asian, 0.6% Pacific Islander, and 0.4% African American or Black. Of the remainder, 4.3% are of another race and 7.1% are of two or more races. The population is 85.7% non-Hispanic and 10.2% Hispanic, growing from 7.2% Hispanic in 2010 due to significant in-migration in recent years.

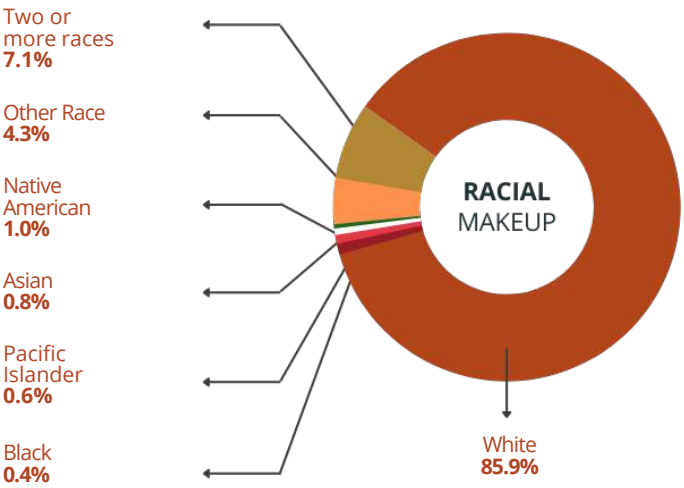


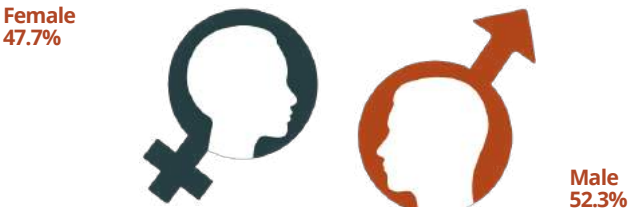
Figure 1: Racial and Ethnicity Makeup

Moreover, the in-migration has resulted in the community also boasting a high multilingual percentage, specifically 9.6% who speak a non-English language at home, predominantly Spanish.

HURRICANE CITY RACIAL MAKEUP	
2020 DECENNIAL CENSUS	
White	85.9%
American Indian and Alaska Native	1.0%
Asian	0.8%
Native Hawaiian and other Pacific Islander	0.6%
African American or Black	0.4%
Other Race	4.3%
Two or More Races	7.1%

HURRICANE CITY ETHNICITY MAKEUP	
ACS 2021 5-YEAR ESTIMATE	
Non-Hispanic	85.7%
Hispanic	10.2%

Approximately 52.3% of residents are male, and 47.7% are female, a near-even split consistent with most communities.



The median age is 38.4 years, significantly higher than the state median; however, the city's median is on par with that of the county and nation.

RESIDENT AGE DISTRIBUTION		
2021 ACS 5-YEAR ESTIMATE		
Age Group	**# of Individuals**	**Percentage**
Under 5 years	1,373	7.0%
5 to 9 years	1,183	6.1%
10 to 14 years	1,301	6.7%
15 to 19 years	1,286	6.6%
20 to 24 years	1,207	6.2%
25 to 29 years	812	4.2%
30 to 34 years	1,714	8.8%
35 to 39 years	1,160	5.9%
40 to 44 years	1,072	5.5%
45 to 49 years	1,095	5.6%
50 to 54 years	851	4.4%
55 to 59 years	1,273	6.5%
60 to 64 years	1,595	8.2%
65 to 69 years	1,035	5.3%
70 to 74 years	1,021	5.2%
75 to 79 years	759	3.9%
80 to 84 years	480	2.5%
85 years & over	284	1.5%

Figure 2: Resident Age Distribution

Due to the relocation of an aging population to the southern portion of Utah, the city has witnessed a rise in median age, climbing from 31.2 in 2010 to 38.4 years in 2021. A significant 33.1% of Hurricane City's population is 55 years old or older.

Hurricane's median age and trends are sustainable and are characteristic of a family-oriented community. Moreover, the city's age distribution shows promise of sustained population growth with a large percentage of minors and young adults. As those above 55 years continue to age, there will be a need for supportive services such as increased healthcare, assisted living, and disability access.

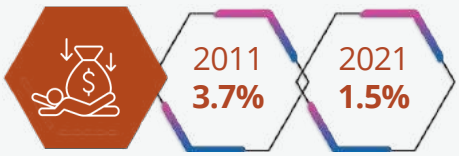
High school graduation, including equivalency, among Hurricane residents aged 25 years and over, has been trending upward over the past decade, from 91.4% in 2011 to 94.1% in 2021. The percentage of residents with bachelor's degrees or higher is also trending upward, from 20.7% in 2011 to 22.3% in 2021. The data in Figure 3 below outlines percentages and total assumed calculations of educational attainment by typology.

HURRICANE CITY EDUCATIONAL ATTAINMENT		
2021 ACS 5-YEAR ESTIMATE		
Less Than High School	772	5.9%
High School Graduate (Includes Equivalency)	3,498	26.6%
Some College	5,942	45.2%
Bachelor's Degree	2,057	15.6%
Master's Degree	507	507
Professional School Degree	261	2.0%
Doctorate Degree	114	0.9%
High School Graduate or More (Includes Equivalency)	12,379	94.1%
Bachelor's Degree or More	2,939	22.3%

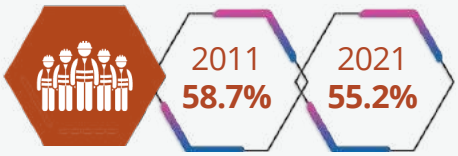
Figure 3: Educational Attainment

Employment

Among residents aged 16 years and over, 8,380 residents are in the civilian labor force and experience an unemployment rate of 1.5%. The unemployment rate is down from 3.7% in 2011 due to the national rebound from the Great Recession. Hurricane's labor force participation has decreased slightly from 58.7% to 55.2% from 2011 to 2021.



UNEMPLOYMENT RATE



LABORFORCE PARTICIPATOIN

For city residents, the following NAICS sectors are ranked from most common to least common for industry employers. The median earnings in Utah for the respective industry for the past 12 months are listed in the right column, including part-time and full-time employees. This data does not include individuals who work inside the city and live elsewhere, but rather only those living in the city. The three most common sectors in Hurricane are retail trade (15.13%); accommodation and food services (13.34%); and health care and social assistance (12.91%).

EMPLOYMENT BY INDUSTRY			
Industry	**# of employees**	**%age**	**Utah Industry Median Earnings**
Retail trade	1,249	15.13%	$27,113.00
Accommodation and food services	1,101	13.34%	$15,301.00
Health care and social assistance	1,066	12.91%	$35,430.00
Transportation and warehousing	800	9.69%	$43,970.00
Educational services	774	9.38%	$34,301.00
Construction	748	9.06%	$45,124.00

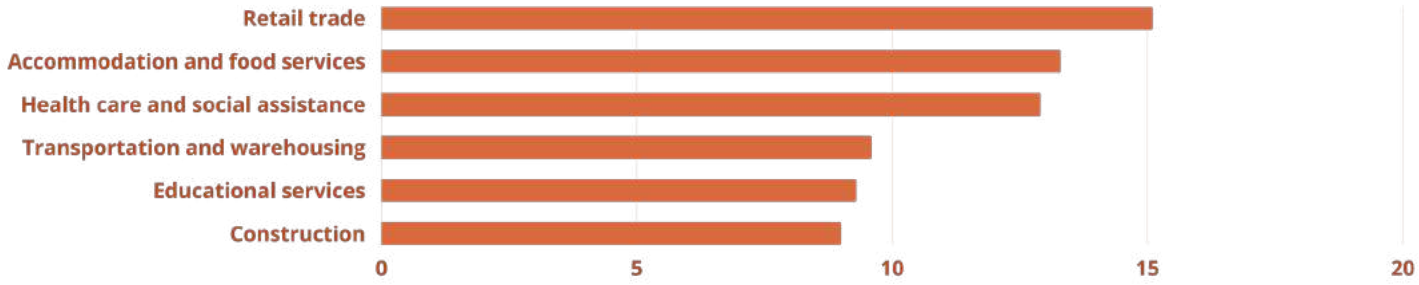


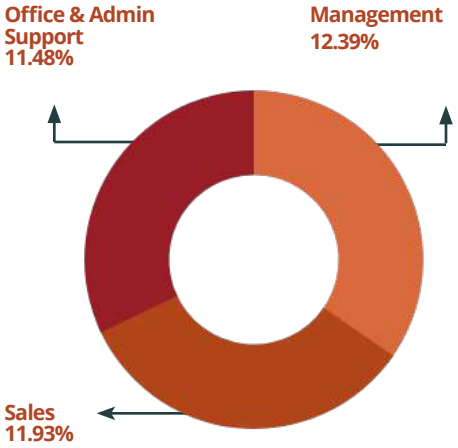
Figure 4: Employment by Industry (Percentages)

The figures below represent the number of Hurricane residents employed in each respective occupation. Utah median earnings are provided for each NAICS category on the furthermost right column. These figures are a cumulative average of earning over 12 months, including part-time and full-time employees.

EMPLOYMENT BY OCCUPATION			
Occupation	**# of employees**	**%age**	**Utah Occupational Median Earnings**
Management occupations	1,023	12.39%	$71,842.00
Sales and related occupations	985	11.93%	$34,639.00
Office and administrative support occupations	948	11.48%	$31,211.00
Building and grounds cleaning and maintenance occupations	579	7.01%	$20,719.00
Food preparation and serving related occupation	545	6.60%	$13,100.00
Production occupations	491	5.95%	$35,869.00

Figure 5: Employment by Occupation

The three most common occupations in Hurricane are management occupations (12.39%); sales and related occupations (11.93%); and office and administrative support occupations (11.48%).

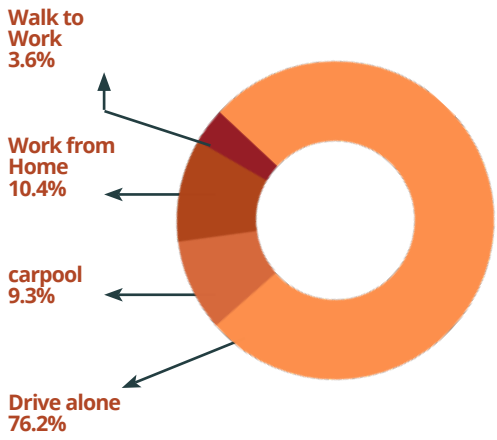


Commuting and Transportation Habits

For workers 16 years and over, 2021 commuting patterns were heavily auto dependent with a total of 85.5% of Hurricane residents commuting by driving, of which 76.2% drove alone and 9.3% carpooled. A significant 10.4% of residents worked from home, while just 3.6% walked to work. Residents' average commute to work is 22.5 minutes, comparable to state and national averages but slightly higher than the county average. The data below shows the breakdown of commute times among Hurricane residents.

COMMUTE TIME BREAKDOWN			
Commute Time	**%age**	**Commute Time**	**%age**
Less than 10 minutes	21.6%	30 to 34 minutes	14.0%
10 to 14 minutes	12.3%	35 to 44 minutes	5.5%
15 to 19 minutes	7.1%	45 to 59 minutes	5.2%
20 to 24 minutes	17.7%	60 or more minutes	3.4%
25 to 29 minutes	13.2%		

Figure 6: Commute Time Breakdown



Hurricane City is served by road and air infrastructure. The city is landlocked and lacks navigable waterways.

The city is served by Interstate 15 on its northwestern border, connected primarily via Utah State Route 9 at exit 16. S.R. 9 also connects with S.R. 17 in La Verkin before going on to connect with Interstate 15 north of Toquerville at exit 27. The interstate is the primary connection to nearby communities including St. George, to Salt Lake City 290 miles to the north, and Las Vegas, Nevada 138 miles to the south of Hurricane

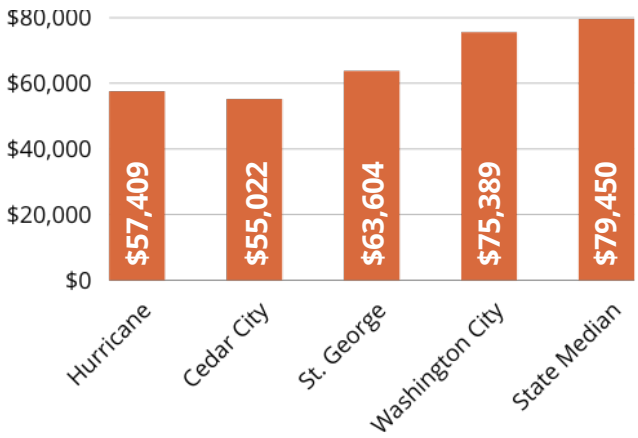
There are three state routes that run through Hurricane: State Routes 9, 59, and 7. Utah State Route 9 begins in Hurricane, at Harrisburg Junction. It travels east into Downtown Hurricane, forming State Street, before turning north towards La Verkin. Additional connections along this road include Zion National Park and S.R. 89. Second, S.R. 59 extends outward from the intersection of S.R. 9 and Main Street. Lastly, S.R. 7 (i.e., Southern Parkway) originates due south of Downtown Hurricane, connecting the city to Washington and South St. George.

Hurricane Municipal Airport, situated in the south Hurricane, is the only public airport. The municipal airport provides very limited service, with just one runway, no taxiway, and service for only small personal aircraft. Nearby, the St. George Regional Airport provides limited commercial service to hubs such as Salt Lake City, Denver, Phoenix, Los Angeles, and Dallas-Fort Worth. Approximately 130 miles away, the recently renamed Harry Reid International Airport is the closest international airport. There is currently no intra-city public transportation, but shuttle service does exist with Salt Lake City, Las Vegas, and Southern California by way of St. George.

Income and Poverty

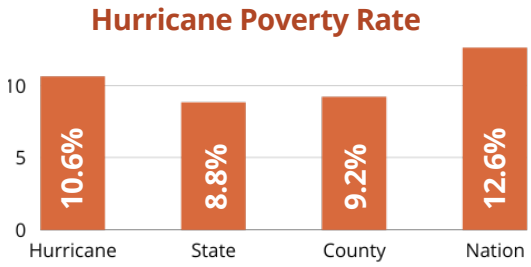
The 2021 median household income in Hurricane is $57,409, which is comparable to Cedar City's $55,022 and St. George's $63,604; however, it is much lower than Washington City's $75,389. It is also lower than the state median household income of $79,450. Hurricane's median household income has increased slightly from $51,146 in 2011.

Median Household Income



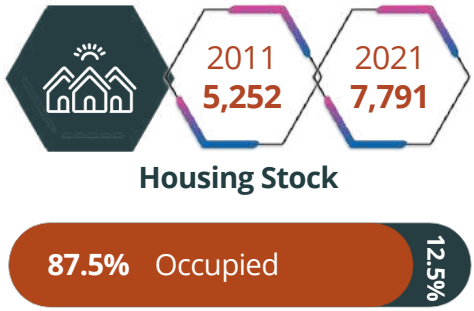
The **per capita income adjusted for inflation** has also increased slightly from $21,133 in 2011 to $27,086 in 2021. The median income is $70,513 for married-couple families and $28,465 for non-family households.

The **poverty rate** in Hurricane of 10.6% is higher than the state's 8.8% and the county's 9.2% but lower than the nation's 12.6%. While the City's poverty rate is much lower than the nation, the 10.6% of residents living in poverty demonstrates a mixture of various socio-economic conditions within the community.



Housing

Hurricane's housing stock consists of 7,791 units (ACS 2021 5-Year Estimate) compared to 5,252 (2010), a 48.3% increase. The city's housing supply is primarily occupied (87.5%,) with only 12.5% (974) of the units being vacant. Of the 6,142 occupied units, 4,616 (75.15%) are owner-occupied and 2,201 (35.84%) are renter occupied.



The Zillow-reported median rent is $2,399, up from $355 over last year, resulting in an estimated 54.5% of Hurricane renters being considered cost-burdened, classified as more than 30% of household income in the past 12 months.

The median value of an owner-occupied house is $486,000, up from $199,600 in 2011. The selected monthly owner costs (SMOC) for owners with a mortgage are $1,433, resulting in 27.4% of Hurricane households with a mortgage being cost-burdened. For owners without a mortgage, the SMOC is $390, resulting in 6.2% of Hurricane households without a mortgage being cost-burdened. The average household size is 2.7 persons, which is on par with the county, state, and national averages.

Consumer Expenditures

The data provided in this section highlights the estimated consumer expenditures for 2021 within Hurricane City.

(Source: EASI)

TOTAL CONSUMER EXPENDITURES					
Category	**City Total**	**Avg. per household Expenditure**	**% of Total Spending**	**UT %**	**UT %**
Food	$54,753,00	$8,914	13.0%	12.8%	12.7%
Housing	$135,889,000	$22,124	32.4%	32.0%	32.4%
Apparel and services	$12,031,000	$1,958	2.9%	2.9%	3.0%
Transportation	$72,009,000	$11,724	17.1%	17.0%	16.8%
Healthcare	$35,603.000	$5,796	8.5%	7.9%	7.9%
Entertainment	$21,136,000	$3,441	5.0%	5.1%	4.9%
Personal care products and services	$5,076,000	$826	1.2%	1.2%	1.2%
Reading	$629,000	$102	0.1%	0.1%	0.1%
Education	$9,261,000	$1,507	2.2%	2.5%	2.5%
Tobacco products and smoking supplies	$2,097,000	$341	0.5%	0.5%	0.5%
Cash contributions	$13,497,000	$2,197	3.2%	3.2%	3.2%
Personal insurance and pensions	$48,385,000	$7,877	11.5%	12.4%	12.3%
Total Annual Expenditures	**$419,948,000**	**$68,373**			

Figure 7: Total Annual Consumer Expenditures

Consumer expenditure distribution within Hurricane is comparable to that of the state of Utah and the nation. The two most significant differences between Hurricane and the state / national percentages are for healthcare and personal insurance and pensions. Healthcare makes up 0.6% more of consumer expenditures in the city than the rest of the state or nation, and personal insurance and pensions make up 0.9% and 0.8% less of consumer expenditures in the city than the rest of the state and nation respectively.

Food expenditure distribution within Hurricane is comparable to that of the state of Utah and the nation. Notably, food expenditures in the city are skewed more towards food at home when compared to the state and nation. In contrast, expenditures on food away from home are proportionately lower for the city than the state and nation. All other expenditures listed in the table below are comparable between the city, state, and nation.

CONSUMER EXPENDITURES ON FOOD				
	Total	**% Of Total**	**UT %**	**US %**
Food at home	$31,207,000	57.00%	55.8%	55.9%
Food away from home	$23,544,000	43.00%	44.2%	44.2%
Cereals and bakery products	$3,957,000	7.23%	7.1%	7.0%
Dairy products	$3,136,000	5.73%	5.6%	5.4%
Fruits and vegetables	$5,917,000	10.81%	10.6%	10.7%
Nonalcoholic beverages	$3,013,000	5.50%	5.3%	5.3%
Reading	$629,000	0.1%	0.1%	0.1%
Education	$9,261,000	2.2%	2.5%	2.5%
Food prepared by the consumer unit on out-of-town trips	$435,000	0.79%	0.8%	0.8%
Food on out-of-town trips	$2,530,000	4.62%	4.9%	4.8%
Alcoholic beverages	$3,959,000	7.23%	7.3%	7.0%
Total food expenditures	**$54,753,000**			

Figure 8: Consumer Expenditures on Food

Household and housing expenditure distribution within Hurricane is comparable to that of the state of Utah and the nation.

CONSUMER EXPENDITURES ON HOUSING				
	Total	**% Of Total**	**UT %**	**US %**
Household operations	$10,915,000	8.0%	8.2%	7.8%
Housekeeping services	$943,000	0.7%	0.7%	0.7%
Household furnishings and equipment	$14,053,000	10.3%	10.5%	10.1%
Household textiles	$873,000	0.6%	0.6%	0.6%
Furniture	$3,437,000	2.5%	2.6%	2.5%
Floor coverings	$172,000	0.1%	0.1%	0.1%
Major appliances	$2,199,000	1.6%	1.6%	1.5%
Small appliances	$300,000	0.2%	0.2%	0.2%
Miscellaneous household equipment	$6,605,000	4.9%	4.9%	4.7%
Total housing expenditures	**$135,889,000**			

Figure 9: Consumer Expenditures on Housing

Apparel expenditure distribution within Hurricane is comparable to that of the state of Utah and the nation.

CONSUMER EXPENDITURES ON APPAREL				
	Total	**% Of Total**	**UT %**	**US %**
Men and boys	$2,921,000	24.3%	24.6%	23.9%
Men, 16 and over	$2,241,000	18.6%	18.9%	18.4%
Boys, 2 to 15	$714,000	5.9%	6.1%	5.8%
Women and girls	$4,508,000	37.5%	37.2%	37.3%
Women 16 and over	$3,821,000	31.8%	31.6%	31.7%
Girls, 2 to 15	$703,000	5.8%	5.9%	5.8%
Children under 2	$561,000	4.7%	4.7%	4.1%
Footwear	$2,523,000	21.0%	20.8%	22.0%
Other apparel products and services	$1,501,000	12.5%	12.8%	12.7%
Total apparel products and services expenditures	**$12,031,000**			

Figure 10: Consumer Expenditures on Apparel

Transportation expenditure distribution within Hurricane is comparable to that of the state of Utah and the nation. The most significant differences are for vehicle purchases (net outlay) and public and other transportation. While 40.6% of the nation's transportation expenditures are on vehicle purchases (net outlay), a slightly higher 41.4% of Hurricane's transportation expenditures are in this category. This may demonstrate a preference for larger or custom (e.g., crossovers, trucks). On the contrary, public and other transportation makes up 1.2% less of consumer expenditures in Hurricane than the nation. The disparity is likely due to the lack of intra-city public transit.

CONSUMER EXPENDITURES ON TRANSPORTATION				
	Total	**% Of Total**	**UT %**	**US %**
Vehicle purchases (net outlay)	$29,840,000	41.4%	41.5%	40.6%
Gasoline and motor oil	$14,000,000	19.4%	19.1%	19.1%
Other vehicle expenses	$22,896,000	31.8%	31.6%	32.1%
Public and other transportation	$5,143,000	7.1%	7.8%	8.3%
Total transportation expenditures	**$72,009,000**			

Figure 11: Consumer Expenditures on Transportation

Healthcare expenditure distribution within Hurricane is comparable to that of the state of Utah and the nation. With the influx of older residents, it is likely that healthcare expenditures will rise in the coming years.

CONSUMER EXPENDITURES ON HEALTHCARE				
	Total	**% Of Total**	**UT %**	**US %**
Health insurance	$23,971,000	67.3%	67.1%	68.1%
Medical services	$6,950,000	19.5%	20.2%	19.3%
Drugs	$3,354,000	9.4%	9.0%	9.0%
Medical supplies	$1,333,000	3.7%	3.7%	3.6%
Total healthcare expenditures	**$35,603,000**			

Figure 12: Consumer Expenditures on Healthcare

Entertainment expenditure distribution within Hurricane is comparable to that of the state of Utah and the nation. Yet, it varies the most from state and national distributions among the various consumer expenditure categories.

CONSUMER EXPENDITURES ON ENTERTAINMENT (Thousands)				
	Total	**% Of Total**	**UT %**	**US %**
Fees and admissions	$6,083,000	28.8%	31.0%	31.1%
Audio and visual equipment and services	$6,474,000	30.6%	29.0%	30.6%
Pets, toys, hobbies, and playground equipment	$5,909,000	28.0%	26.8%	25.6%
Other entertainment supplies, equipment, and services	$2,690,000	12.7%	13.1%	12.9%
Total entertainment expenditures	**$21,136,000**			

Figure 13: Consumer Expenditures on Entertainment (Thousands)

Retail sales by sector varies much more greatly than the tables above. This can be attributed to the lack of, or limited, retail offerings in Hurricane, resulting in expenditures on these categories outside of the municipality. While numerous amenities and service based outlets are present in the municipality, there are likely missing amenities and/or services resulting in missed tax revenue. causing expenditures on necessity purchases outside of the municipal boundaries.

While numerous amenities and service-based outlets are present in the municipality, there are likely missing services and amenities community wide that are creating a lack of expenditures, due to the small market size within the city limits. However, these retail sectors may or may not be met through the larger trade areas throughout the region. If further detail is desired, a comprehensive market analysis must be completed.

Two retail sectors are underserved within the city limits – electrical and appliances stores and sporting goods stores. These specific sectors are likely met within the regional context, and may be provided locally as the City continues to grow and diversify. Non-served sectors aside, several sectors receive a markedly different share of retail sales in Hurricane than statewide or nationwide. Sectors with notable differences include motor vehicle store sales; gasoline stations store sales; general merchandise store sales; non-store purchases sales; and food services.

RETAIL SALES BY SECTOR				
	Total	**% Of Total**	**UT %**	**US %**
Motor Vehicles Store Sales	$119,137,000	38.2%	21.5%	21.3%
Furniture and Home Furnishings Store Sales	$1,800,000	0.6%	2.7%	1.8%
Electrical and Appliances Store Sale	$0	0.0%	1.0%	1.2%
Building Materials and Garden Store Sales	$11,425,000	3.7%	6.6%	6.6%
Food and Beverage Store Sales	$41,603,000	13.3%	8.9%	13.4%
Health and Personal Care Store Sales	$9,901,000	3.2%	2.7%	5.3%
Gasoline Stations Store Sales	$41,137,000	13.2%	6.8%	6.5%
Clothing and Accessories Store Sales	$195,000	0.1%	2.6%	3.1%
Sporting Goods Store Sales	$0	0.0%	1.9%	1.4%
General Merchandise Store Sales	$52,595,000	16.9%	13.2%	11.5%
Miscellaneous Store Sales	$1,320,000	0.4%	2.0%	2.1%
Nonstore Purchases Sales	$19,979,000	6.4%	22.8%	16.4%
Food Services	$12,823,000	4.1%	7.4%	9.5%
Total Retail Sales (including Food Services)	**$311,913,000**			

Figure 14: Retail Sales by Sector

Built
Environment

A detailed baseline analysis of existing conditions is a vital precursor to formulating downtown strategies and recommendations. Outlined in this section are the results of a thorough assessment, highlighting data retrieved from open-source databases and visual inspections of the downtown area depicted in the graphic above. Below are the specific finding classifications that were reviewed:

Built Environment
Vertical infrastrucrure and architecture

Urban Design
Public spaces and sidewalk systems

Infrastructure
Sanitary, electric, storm sewer

Pedestrian and Vehicular Circulation
Roadway and crosswalks

Real Estate and End-User Mixture
Housing, businesses, parcels and land

For the existing conditions analysis, Downtown Hurricane has been divided into minor study areas (i.e., groupings of blocks) to help improve the nuance of the findings.

These study areas, outlined in Figure 15 on the right, were each studied independently, allowing for a detailed analysis of the current conditions and deepened understanding of how they will impact the overall future goals of the downtown.

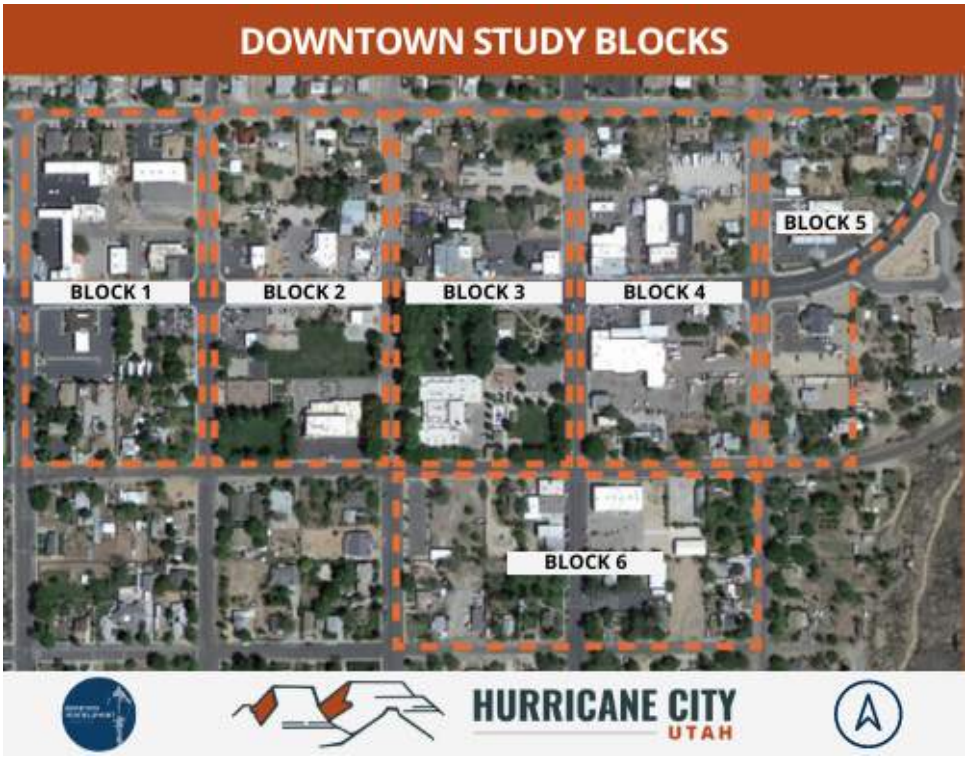


Figure 15 - Downtown Study Area

These existing conditions are the first informational chapter of the overall downtown master plan, focusing on outlining the current conditions witnessed within the downtown corridors. Physical ailments, pedestrian uses, and even visible or perceived roadblocks were identified, each providing for a deepened level of understanding to help plan for the future of Downtown Hurricane.

Overall Findings

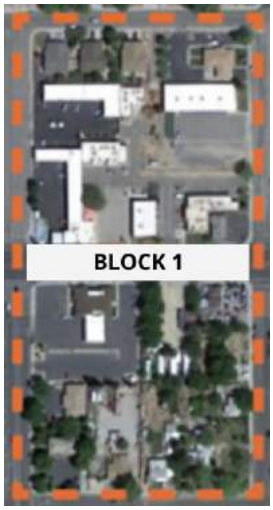
Outlined below are the findings from on-site investigations completed during November 2022 and open-source databases. The information provided is not meant to be a comprehensive list yet is provided to explain a clear vision of how an outsider witnesses the downtown, the interaction of residents, and the overall downtown atmosphere. The findings are prepared to outline general themes and do not propose to make assessments of individual properties.

1. **The corridor lacks general identity and distinguishable characteristics.**
2. **Building forming and massing is not providing a distinct look or feel.**
3. **The downtown is currently underserved in site amenities, limiting the time individuals or groups desire to be downtown.**
4. **A handful of asset buildings exist, including: the 1950s hotel; historic main street building; small close-to-the-street historic brick store buildings (found in blocks 2, 3, and 4); and the Heritage Park and its buildings.**
5. **Buildings throughout the study area demonstrate a substantial variety in size and purpose yet have limited ties or unifying characteristics together.**
6. **Gateway signage or area delineation are not properly identified within the downtown.**
7. **There is limited architectural uniformity in defining an existing corridor.**
8. **Vegetation and other softening features are generally lacking or misplaced, limiting their impact and resulting in an unpleasant pedestrian experience.**

Block-by-Block Findings

Block 1

This area is bound by 300 W and 200 W to the West and East and 100 N and 100 S on the north and south sides respectively, with State Street bisecting the area as a major thoroughfare and commercial corridor. This is the westernmost study block with a 3,200 linear feet perimeter.



BUILT ENVIRONMENT

HOW DOES IT SCORE

The south side of area no. 1 has a used car auto dealer, laundromat, hair salon, and the local Zions Bank branch. The north side of the study block has a chiropractor's office, restaurant, sportswear store, vacant commercial space, and a small hotel. Most of these structures appear to be made of cement block and brick construction, with some facades consisting of stone or stucco.

No buildings in this block seem to exceed 30 feet in height and vary in setback distances from the road. The Econo Lodge hotel is setback just a few feet from the road with a cement block barricade around the outdoor pool that is positioned at the intersection of State Street, and N 300 W.

The Zions Bank branch is positioned on the corner of State Street and South 300 W creates an insignificant entrance to the downtown area because most of the parcel is paved from curb to curb, lacking any notable architectural elements, landscaping, and space-defining building masses.

The lack of continuous street-facing businesses does not promote slowing traffic or engagement with the businessesIn addition, the architectural styles are not distinguished nor add to Hurricane's sense of place, lacking historical ties or promotion.

URBAN DESIGN

HOW DOES IT SCORE

In area no. 1, there are no distinct or defining characteristics aiding in creating a sense of place within the downtown. The current urban form identifies the downtown corridor as "just another small town" in Utah. Perhaps the oldest building in this study block, the Econo Lodge hotel is a 1950s mid-century motel/hotel-style building with low horizontal roof angles and vintage balcony railings.

This nostalgic architecture helps to anchor the area by giving it some historical significance and a sense of permanence. Evenly spaced traditional acorn luminaire street lighting lines both sides of the street; however, there is a significant lack of climate-appropriate landscaping to enhance the existing buildings and streetscape.

INFRASTRUCTURE
(based on known datasets)

HOW DOES IT SCORE

All infrastructure is in good condition. There is no data for maintenance and upgrades, yet preparing a database for this would be useful in capital improvements planning.

- All underground *valves and valve boxes are in the ROW, ensuring proper maintenance and repairs.*
- *Abandoned water lines of 8" and 14" run underneath State Street.*
- *One high-pressure 14" ductile iron water line following State Street before turning north onto 200W.*
- *One 10" polyvinyl chloride water line runs parallel to State Street.*
- *Below-ground electricity is the primary method of power distribution, with just one short overhead secondary line connecting to a light near the NW corner of the hotel.*
- *Cast iron catch basins are present in the streetscape for stormwater drainage, and they are also present mid-block on the north side of State Street in some of the larger paved areas. All manholes are in the ROW for maintenance and repair access.*

PEDESTRIAN AND VEHICULAR CIRCULATION

HOW DOES IT SCORE

The recently updated sidewalks, curbs, and streets make for easy traveling by automobiles.

However, the lack of a setback from the street for the sidewalk decreases both perceived and actual safety for pedestrians utilizing the sidewalks. The sidewalks are an average of 6 feet wide in this block area, with intermittent trees positioned between the pedestrians and the street. ADA ramps are placed at each intersection with marked crosswalks.

In addition, crosswalks crossing State Street are only present at the westernmost corner of this study block, all other crosswalks parallel State Street. Bicycle infrastructure is not currently allocated space or consideration for bicycle amenities in block 1.

State Street or SR-9 has two travel lanes in each direction, with a third lane for left turns at cross-street intersections. 300 W and 200 W are smaller streets with one lane of travel in each direction, a turn lane at State Street, and a parking lane on each side starting one-half block from State Street. Overall, circulation is concentrated on State Street with limited access in and out of parking lots depending on the direction of travel due to curbed medians.

REAL ESTATE AND END-USER MIX

HOW DOES IT SCORE

Current tenants in the area are a Pizza Hut, offices, a massage studio, a sporting goods store, a hotel, a bank, and a used car dealer.

There are currently three retail space with frontage on State Street is currently inactive, which could host service or retail-based businesses. There are no other vacant spaces in this study area.

Block 2

This area is bound by 200 W and 100 W to the West and East and 100 N and 100 S on the North and South sides, with State Street bisecting the area as a major thoroughfare and commercial corridor. This study block has a 3,200 linear feet perimeter.

BUILT ENVIRONMENT

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

A greater mix of businesses and uses occupy this study block. The southern portion of this block hosts the Hurricane Valley Heritage Park, Family History Center, a used car dealership, an archery store, a market, and a single-family home.

The north side of the study area has a home furnishings store, an ATV rental and tours center, a fast-food restaurant, and an assisted living facility. The area is sparsely built, with the dominating features being paved surfaces for parking and driving.

The outdoor furnishings store is awkwardly oriented towards 200 W. Currently, the built form has a setback of 35 feet from the road with a swath of pavement between the building and the road, detracting from the definition of the commercial corridor. All the structures in this block are one story but have different setbacks or interactions to the street, a combination of their setback orientation or angle towards State Street.

URBAN DESIGN

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

On the southwest corner of State Street and 100 W, a small one-story building can host up to four small service or retail-based businesses. This building adds to Hurricane's character with its traditional brick stucco architecture and small setback.

The building positioned at the northwest corner of State Street and 200 W, formerly a maverick gas station, has an appealing western-style architecture with an inviting covered front porch, harkening back to the area's history. In this study block, the corridor begins to have a landscaped median, adding much-needed greenery and interest to the thoroughfare.

INFRASTRUCTURE
(based on known datasets)

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

All infrastructure within block 2 is in good condition. There is no full data for maintenance or upgrades completed over the last decade.

- *Water infrastructure for the southern half of the study block is accessible only on 200 W and 100 W and not State Street, as the water line runs on the north side of the ROW providing water to the buildings on the north side of the corridor.*

- *New fire hydrants were installed in 2008 and 2009.*
- *All underground valves and valve boxes are in the ROW, ensuring the ability for proper maintenance and repairs.*
- *Underground secondary electrical lines (lateral or service feeders) supply electricity to the park and lights on the south side of the study block.*
- *Underground main lines supply electricity to all the businesses on the north side of the corridor in this study block, except for one residence at 44 N 200 W.*
- *Cast iron catch basins are in the streetscape for stormwater drainage. All manholes are in ROW for maintenance and repair access.*

PEDESTRIAN AND VEHICULAR CIRCULATION

Like the last study block, the central vehicular circulation occurs on State Street or SR-9; the primary difference for this section is a slightly elevated median that provides ample room for vegetation. 200 W on the west side of this block is more minor than State Street, with one lane of travel in each direction, a turn lane at State Street, and a parking lane on each side starting one-half block from state street.

100 W utilizes a stop sign instead of a traffic signal to cross the highway and has angled parking on both sides of the road, making for a narrower and calmer travel lane. Well-maintained narrow sidewalks cap both sides of the street above a six-inch curb.

ADA ramps are accessible at all marked crosswalks; however, the crosswalks are only presently paralleling State Street, and no bicycle amenities are present.

REAL ESTATE AND END-USER MIX

The tenant mixture in this study block is less diverse than the first study block due to the abundance of in-front parking and large swaths of space utilized by the used car dealer.

Other tenants include a small market, home goods store, fast food diner, an adventure center, an assisted living home, and a few single-family homes. Two small commercial spaces with a history of service and retail use at approximately 117 W State Street are vacant. The City owns most of the block to the south of State Street. Additionally, there are plans by the municipality to build a multi-purpose recreational hall in this area.

Block 3

100 W and Main Street bisects this area to the east to the west and 100 N and 100 S on the north and south sides, with State Street bisecting the area as a major thoroughfare and commercial corridor. This study block has a 3,200 linear feet perimeter.

BUILT ENVIRONMENT

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

Hurricane Valley Heritage Park and a local history museum and tourist information center border this study area. The north side of the study area has a Wells Fargo Bank, restaurant, barber shop, craft store, cafe, pawn shop, and a real estate agency office. This area has less land dedicated to parking lots than any other study area in this report.

The buildings across the street from the park are one story with similar form and position near the sidewalk or slightly recessed behind a small parking courtyard-like area. One building on the west side of this block is two stories with a hipped roof and stucco and stone exterior.

The Wells Fargo Bank, positioned on the eastern corner, uses almost 200 feet of street frontage for its parking lot and building combined, breaking up the continuous storefronts to the west.

URBAN DESIGN

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

Block 3 is more inviting and conducive to pedestrian mobility and community gathering. The large park on the south side of State Street provides ample grass and shade with a sidewalk behind mature street trees.

Adding to the historical character of Hurricane, the local history museum's architecture and stone and iron fence bordering the public sidewalk are reminiscent of early Mormon settler architecture. The buildings across the street from the park, excluding the bank, are positioned next to the sidewalk, helping to define the corridor while inviting people to utilize the sidewalks. Street trees on this side of the street are smaller but help to shade the sidewalk for pedestrians.

INFRASTRUCTURE
(based on known datasets)

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

All infrastructure is in fair to good condition. There is no data for maintenance except for recent fire hydrant upgrades.

- *New fire hydrants were installed in 2008 and 2009*
- *Underground secondary lines supply electricity to the park and lights on the south side of the study block.*
- *All underground valves and valve boxes are in the ROW, ensuring proper maintenance and repairs.*
- *Above-ground secondary electric lines supply electricity to the buildings on the north side of the street, equating to the most overhead lines out of the study blocks.*
- *Cast iron catch basins are in the streetscape for stormwater drainage. All manholes are in ROW for maintenance and repair access.*

PEDESTRIAN AND VEHICULAR CIRCULATION

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

Automobile circulation is centralized around State Street with limited left turn mobility due to a landscaped median. The side streets, 100 W and Main Street, are quieter, with one lane of travel in each direction with a turn lane in the median at intersections. State Street and Main Street intersection has a traffic signal, while 100 W and State Street utilizes a stop sign.

While the intersection of State and Main has a crosswalk, the 2021 walking survey of the area called this intersection out as one of the most dangerous. Pedestrian accessibility is greatest in this study area because of the park's network of pathways and open space away from the traffic of State Street. In addition, there is a four-direction crosswalk with ADA accessibility at Main Street and State Street, one of the few crosswalks across the Highway. Moreover, the General Plan recommends that 100 W south of State Street in this area be closed for greater pedestrian access. No bicycle amenities are present.

REAL ESTATE AND END-USER MIX

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

Single-family detached homes exist on the north side of the study block, and the municipally owned public park exists on the southern edge. Private businesses operate along the north side of State Street. A bank, pet shelter, restaurant, craft store, and a real estate broker's office are tenants on the north side of the highway. Two retail spaces in the middle of the block are vacant, yet in the process of renovation.

Block 4

This area is bound by Main Street and 100 E to the West and East and 100 N and 100 S on the North and South sides, with State Street bisecting the area as a major thoroughfare and commercial corridor. This is the easternmost study block with a 3,200 linear feet perimeter.

BUILT ENVIRONMENT

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

This study block has a variety of businesses. The south side hosts a health foods store, auto repair, tire shop, Mexican food restaurant, and canine recreation center and spa.

The north side of the study area has a laundromat, tanning salon, antique mercantile, florist, tattoo shop, and a short-term rentals. Over 50% of the land area of this block is paved for parking and driving with inconsistent building placement and form. A mix of parking between and in front of buildings, in combination with no landscaping or uniform setbacks, creates a cumbersome area to navigate by foot, bicycle, or vehicle.

The historic building on the corner of State Street and Main Street is the most defining structure in this area because of its traditional form and placement next to the sidewalk.

URBAN DESIGN

HOW DOES IT SCORE

The urban design of this specific area is non-descript except for the historic Main Street building north of the intersection with State Street. This two-story brick building has four storefronts and historic heritage apartments on the second floor. A well-maintained craftsman bungalow with large windows, brick and shingle exterior, and large roof overhangs, houses the canine recreation and spa center. Some other buildings show decay and discoloration on their stucco, detracting from the area's value and aesthetics.

INFRASTRUCTURE
(based on known datasets)

HOW DOES IT SCORE

All infrastructure is in good condition. There is no data for maintenance except for recent fire hydrant upgrades.

- *New fire hydrants were installed in 2008 and 2009.*
- *Water of smaller caliper (6" -10") mains in ROW are present on all streets in the study block.*
- *All underground valves and valve boxes are in the ROW, ensuring proper maintenance and repairs.*
- *Below-ground electricity is the primary method of power distribution, with just one short overhead secondary line connecting to a house at 83 E State Street.*

PEDESTRIAN AND VEHICULAR CIRCULATION

HOW DOES IT SCORE

Like the other study areas, the vehicular transportation is concentrated in the main corridor of State Street. However, strip mall-style development (parking in front with large building setbacks) on the north side of State Street that is oriented perpendicular to the corridor creates a terminal and narrow shaped parking lot wedged between other buildings, making vehicular navigation cumbersome—navigating as a pedestrian is similar here to the other study areas. A six-foot-wide sidewalk abutting the curbs with intermittent street trees and no bicycle amenities.

REAL ESTATE AND END-USER MIX

HOW DOES IT SCORE

On the south side of State Street, current tenants include a veterinary clinic, Mexican restaurant, and a car mechanic. There is a recently renovated vacant auto body shop or commercial garage space at 46 E State Street with a large parking lot in front. On the north side of the study area, there is a single-family home, a vacant lot, and a strip mall with a tanning salon and laundromat. In the historic building on the corner of Main Street and State Street, there is an antique mercantile and florist with vacant units to the north on the ground floor. The upper level of the historic building is a mixture of vacancies and overnight accommodations.

Block 5

This area is uniquely shaped compared to the other study areas, given the topographic features on the far eastern edge of Hurricane. Bound by 100 N and 100 S to the North and South, the east border of this area is defined partially following the northward curve of State Street (HWY 9), and then the border follows the rear property line of the parcels fronting S 100 E. mid-block.

BUILT ENVIRONMENT

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

Block 5 has a newly built veterinary hospital and maverick gas station situated across State Street from each other. North of the gas station are eight single-family residential properties. South of the veterinary clinic is four residential properties. State Street in the block curves northward, eventually perpendicular to the rest of the corridor to the west. A twelve-foot wide median with mature desert landscaping adds beauty to the streetscape while traffic calming around the curve of the Highway.

URBAN DESIGN

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

This area has quality urban design, in part due to the well-designed maverick gas station with western styling and the veterinary clinic's craftsman styling. Both new developments have desert-appropriate landscaping with swales for sequestering stormwater runoff – an aesthetic and functional feature. Most of the homes in the study block are charming older homes with large trees and maintained yards.

INFRASTRUCTURE
(based on known datasets)

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

All infrastructure is in good condition. There is no data for maintenance except for recent fire hydrant upgrades.

- *New fire hydrants were installed in 2008 and 2009.*
- *Water of smaller caliper (6" -10") mains in the ROW are present on all streets in the study block.*
- *All underground valves and valve boxes are in the ROW, ensuring proper maintenance and repairs.*
- *Cast iron catch basins are in the streetscape and the veterinary hospital for stormwater drainage. All manholes are in the ROW for maintenance and repair access.*
- *Electrical mains run below ground to all businesses and homes except on E 100 N, where all the homes receive electrical overhead.*

PEDESTRIAN AND VEHICULAR CIRCULATION

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

Like the other study areas, vehicular transportation is concentrated in the main corridor of State Street or SR-9. No crosswalks are available for crossing State Street in the study block, nor are there any bicycle amenities, demonstrating the auto centric design of the corridor. The space has been designed for the vehicle with little consideration for how bicyclists and pedestrians navigate the area, besides comfortable 9' wide sidewalks with ADA accessibility. Vehicle mobility through the parking lots is ample, with driveway access only present on 100 E for both lots due to the curve of the highway.

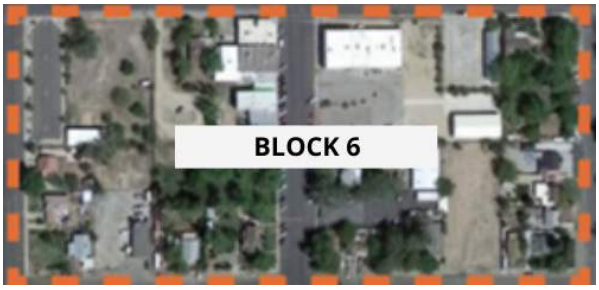
REAL ESTATE AND END-USER MIX

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

The businesses in this block are Maverick gas station, Zion Veterinary Hospital, Ari Styles Hair Salon, and a short-term renal complex. The salon works out of a residential building tucked behind the gas station, and the area appears to have no vacant commercial spaces.

Block 6



This area is south of the main corridor centered on Main Street and bound by 100 W and 100 E, and 200 S to the south. This is the southernmost study block with a 3,200 linear feet perimeter.

BUILT ENVIRONMENT

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

This study block has many charming qualities typically found in the historic grid-style planning of early Mormon settlements. Notable features are present, including wide streets, mature trees, and historic homes worthy of historic protection. In addition, infill development in the form of ranch-style single-family homes and a Century Link facility at 53 W 200 S. A strip of small businesses on the west side of the main street working out of historic buildings help to tie the neighborhood to its historical roots.

URBAN DESIGN

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

The intermittent Victorian and Craftsman style historic homes are the greatest asset to this study block's urban design.

The wide street on 200 S can feel undefined due to the large gravel parking strip on both sides of the road in the place of a curb and gutter. The gravel parking strip and lack of gutter make the neighborhood feel quaint and less urbanized, adding a rustic western motif while allowing stormwater to percolate naturally into the soil instead of being piped off-site. Blighting parcels exist, including the Century Link facility and dry vacant lots.

INFRASTRUCTURE
(based on known datasets)

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

All infrastructure is in fair to good condition, yet a lack of capacity increase has been notated due to limited pipe sizes. There is no data for maintenance except for fire hydrant upgrades.

- *Fire hydrant ages range from 1979 to 2012.*
- *Most electricity is supplied from primary overhead lines located mid-block at the rear property lines of residential parcels.*
- *The only stormwater infrastructure is a gutter on the west side of S 100 E.*
- *Potable water runs through a 6" cast iron line in the ROW.*

PEDESTRIAN AND VEHICULAR CIRCULATION

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

This neighborhood area is calm and has wide streets, including ample room for 30-degree angled parking. Sidewalks are only present on 100 W and Main Street, where there is a curb and gutter. Parking is ample, with angled parking on 100 W and Main Street and gravel parking strips on 200 S. Accessibility is limited on 200 S for those using mobility devices due to the gravel parking lanes without sidewalks.

REAL ESTATE AND END-USER MIX

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

Chums headquarters, and the Main Street Café anchor the neighborhood businesses on Main Street. In addition, the Catholic thrift center, a roofing company, and Over the Edge Sports also have tenure in this study block. 132 S Main Street is a mains street property with limited interaction to the street.

Transportation

Traffic Volume

Annual average daily traffic (AADT) is an estimation of how many cars travel along a specific street or street segment in a day. This number is typically derived by recording traffic counts for an extended period on a specific street. After the traffic counts have concluded, the numbers are examined and determined to be representative of normal traffic behavior, this data is then used to create an annual daily average.

The highest traffic volumes in Downtown Hurricane are recorded on State Street (SR-9) where it reaches up to 36,200 vehicles per day. State Street connects I-15, west of downtown, to Toquerville Boulevard (SR-17), which is the main access to Toquerville and La Verkin, as well as the entryway to Springdale and Zion National Park. SR-59 (100 S) has the second largest traffic volume in Downtown Hurricane (5,300 cars daily) where it connects to 100 E at the eastern edge of the study area. Other roads in downtown have lower traffic volumes remaining under 5,000 vehicles per day.

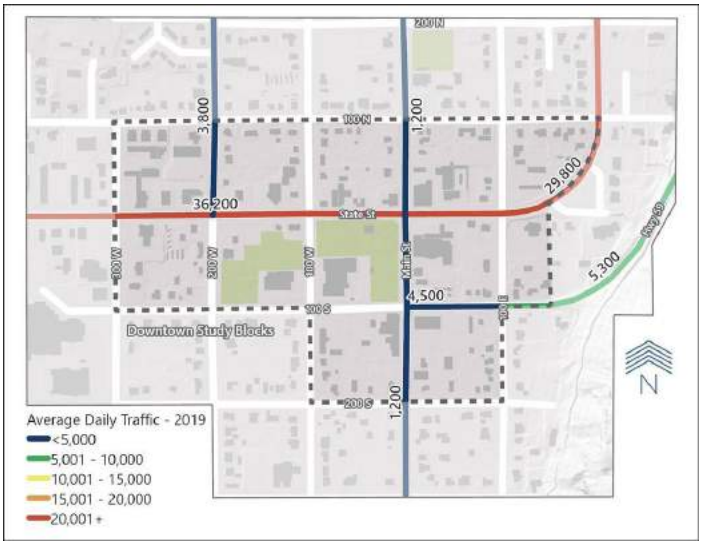


Figure 16: Average Daily Traffic Volumes (2019)

Truck Traffic Volume

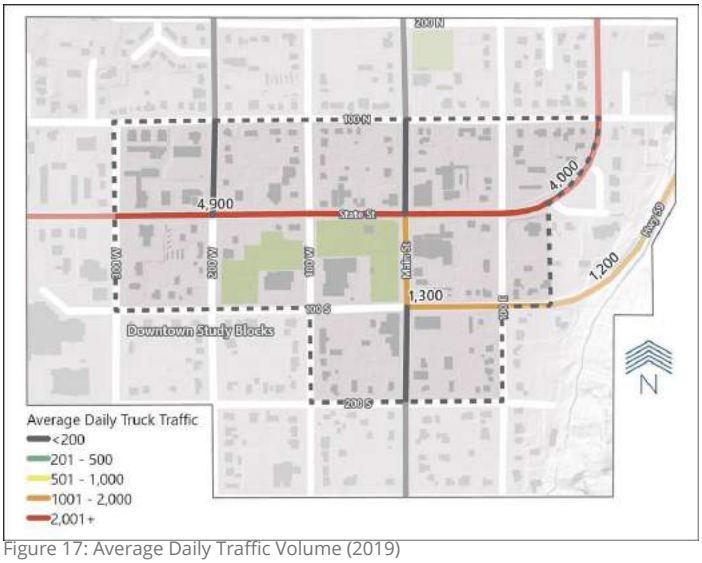


Figure 17: Average Daily Traffic Volume (2019)

All maps available in a larger format in the appendix

State Street (SR-9) is also the main truck route in Hurricane. About 12.4% of the traffic on SR-9 is related to trucks. Trucking routes are essential to local and regional economies and the ability to move goods is a necessary component for a comprehensive transportation system. In Downtown Hurricane, accommodating large tractor-trailers as well as passenger vehicles can be a challenge. In general, tractor-trailers take up more space and require more time to come to a complete stop. Safety becomes a heightened concern not only for other vehicles but for non-motorists. High noise levels, road debris, and air pollution are also issues of concern. However, designated truck routes and urban design strategies can help mitigate these challenges.

Bicycle Usage

Strava is an app that uses GPS tracking to record a variety of outdoor activities including cycling, running, walking, and other forms of active transportation. The company provides the GPS data in the form of geospatial data, providing a general idea of high-traffic corridors for active transportation (AT) such as biking and walking. It is understood that the data is representative of only certain segments and demographics of the population, such as expert bicyclists and those with access to mobile devices and does not by any means represent all active transportation users. However, it is beneficial to see where these AT trips are currently occurring in Downtown Hurricane.

State Street is the corridor with highest bicyclist usage in Downtown Hurricane, with up to 1,390 average yearly two-way trips. This represents potential conflict with car and truck traffic on the same route since bike lanes or other dedicated bicycle facilities do not exist along SR-9. The second most used corridor is 100 S which is a lower conflict alternative to State Street for moving cyclists east-west.

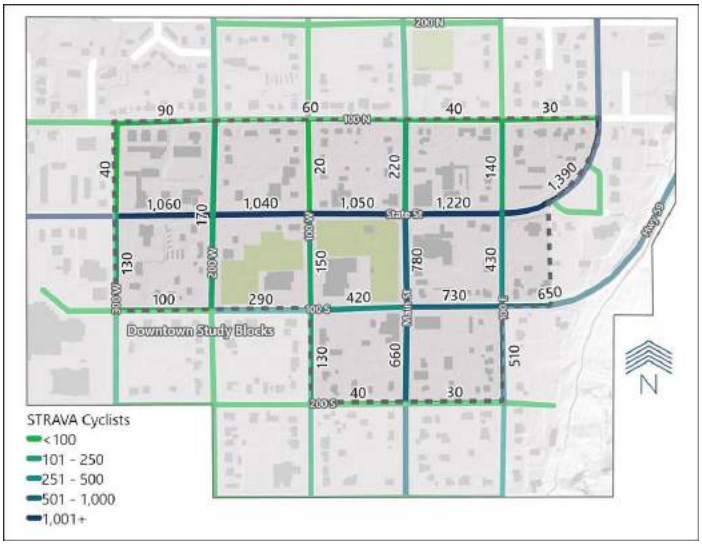


Figure 18: STRAVA Cycling Trips (2019) Yearly Two-way Trips

Pedestrian Usage

Strava data for pedestrians in Downtown Hurricane shows that State Street has the highest pedestrian usage as expected.

The area between 200 W and Main Street sees the highest number of people walking since it contains most of the main destinations in Downtown, including the Hurricane Valley Heritage Park Museum, the Hurricane City Leisure & Recreation building and park, Hurricane Theatrical, pickleball courts, and various commercial establishments. The second most trafficked street by pedestrians is Main Street followed by 100 W only between 200 S and 100 S. Most other streets in Downtown Hurricane are not used much by pedestrians. Pedestrian signal requests were evaluated for the existing traffic signals within the downtown area. These pedestrian requests are the number of times the crosswalk signal was called to allow pedestrians to cross at the intersection. These requests represent the number of times pedestrians could cross the street at the signal and not the total number of pedestrians, since each request can allow for more than one pedestrians to cross.

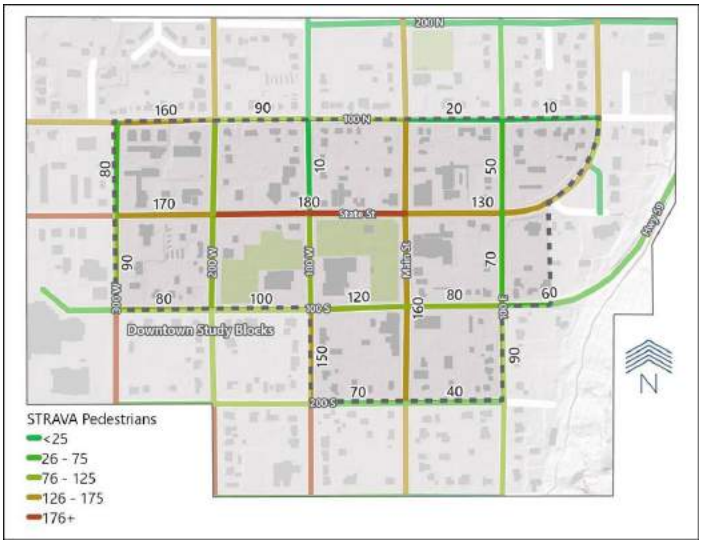
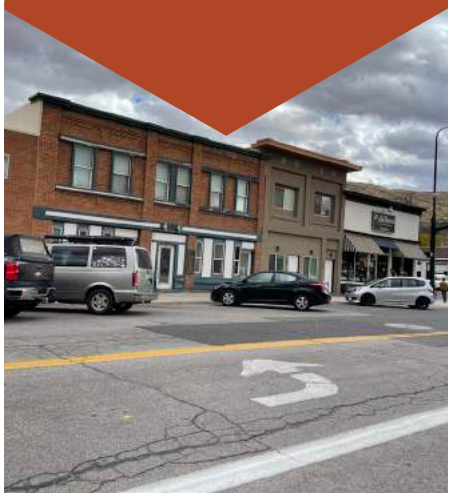


Figure 19: STRAVA Walking Trips (2019) Yearly Two-way Trips

02

MARKET ANALYSIS

MARKET ANALYSIS



Hurricane City serves as one of several regional nodes for commerce, offering various services and amenities to the City, nearby communities, and visitors to Zion National Park. While it does meet most of the necessities and many of the desired purchases, the City is still missing several critical services and amenities that are causing residents to venture further away, towards Washington or St. George, or even further to fulfill a need.

These underserved amenities are causing residents to spend taxable dollars outside the local market, demonstrating a leakage. These missing services are called "gap" services or amenities, hindering the long-term growth of Hurricane's economy.

The community must understand the most viable services or amenities to help the Downtown become a hub of activity and provide the highest use possible for properties. When reviewing market data and sales information, it is critical to remember there are two types of highest and best use, namely:

ROI Focused Use

This style of highest and best-use calculation is based on the return on investment (ROI), focusing on the most information generated with a property.

Civic-minded Use

This style of determination also includes qualitative factors, precisely elements necessary for vibrant communities and corridors. Often these elements have limited or no ROI yet are critical to the overall community health.

To determine opportunities for growth, the City must undergo a gap or market analysis, highlighting the potential end-users who can utilize the buildings or public spaces within Downtown, ultimately identifying the types of spaces needed. To identify these services, it is critical that the community better understand what services or amenities are being met within the community and what services residents have to travel for. By identifying these opportunity gaps, Hurricane can determine what will improve the quality of life for residents while preserving the existing businesses through limited competition.

Outlined in this section are data collected from the Claritas Market Analysis data, US Census Bureau, and other publicly available datasets. This information will be integrated within the formation from the existing conditions analysis and reviewed during recommendations preparation, ensuring the viability of critical elements or alterations.

Market Trade Areas

When preparing a market analysis, it is critical to identify a potential market demand or target market area. In the case of Downtown Hurricane, a draw radius of up to 5 miles was identified as the primary draw area. This area is demonstrated on the map in Figure 20 below. There are multiple municipalities within this drawing area, many of which utilize the services and amenities that Downtown Hurricane offers. Due to this nature, we provide information about a series of distinct trade areas up to a five-mile radius. The areas identified are:

Three-mile Radius

This area holds regular visitors and individuals/groups who utilize the Downtown Hurricane as their hometown.

One-mile Radius

This is the primary service area making up residents and routine visitors.

Five-mile Radius

This includes individuals or families who still utilize Downtown Hurricane as their downtown yet have reasonable access to other amenities within surrounding communities.

Figure 20: Site Study Radius

All information and data outlined in the remainder of this chapter represent conditions as documented for the one, three, and five-mile radius as provided in Claritas Data as pulled on 03/30/2023. Conditions change, and expenditures fluctuate regularly. Updating this report annually or bi-annually with new data is recommended to ensure it remains current.

Missing Services & Amenities

Missing retail services within a community represent sectors in a market that are not meeting their fullest potential, specifically with the comparison between the amount of revenue captured and projected demand. For a small community to succeed, it must provide all necessary purchases and most of the desired services for residents. Without these goods and services, residents will be forced to travel for them, taking their valuable tax dollars to another location.

This section outlines the services and amenities identified as underserved within the target market areas (listed above). These identified sectors represent under-served services with either a potential for growth or start-up within Downtown Hurricane. Additionally, all missing services have been vetted as desirable or applicable to be placed within the one-mile.

Additional services have been underserved, yet they are not well situated for downtown or smaller-scale locations. Details about the style of service and required physical/socio-economic characteristics are provided for each service type.Each NAICS sector has significant variation within, both in terms of market demand and compatibility with the downtown area. Stakeholders should seek to recruit retail tenants that have gaps in supply, have positive growth outlooks, and foster pedestrian activity.

Auto-oriented businesses must be carefully designed within downtown areas, i.e., gasoline stations (NAICS 447), motor vehicle and parts dealers (NAICS 441), and non-store retailers (NAICS 454). While these three NAICS categories are not recommended as part of this Plan, the City should require that these establishments provide accommodations for pedestrians and micromobility users.

Start-Up or Growth Opportunities

Compounding Pharmacies and Drug Stores

This sector includes pharmacies and drug stores engaged in retailing prescription or nonprescription drugs and medicines, specifically retail pharmacies, apothecaries, drug stores, and on-site institutional pharmacies.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Pharmacies and drug stores (NAICS 44611)	$4,413,189	$14,026,681	$4,094,296	84.35%

Pharmacies and drug stores are a necessity and are already met somewhat within all three of the trade areas. Numerous establishments are located along SR 9, but none are located within Downtown. The lack of multimodal infrastructure creates an issue with accessibility between Downtown and nearby pharmacies.

The supply gap within the five-mile trade area could nearly support an average establishment in sales, and this is worth further exploration beyond the five-mile trade area. Moreover, as the area continues to grow in population, there will be a need for an additional establishment.

Convenience Stores

This sector includes convenience stores and food marts that sell a limited selection of necessity purchases (e.g., milk, bread, and snacks), excluding gas stations. Typical convenience stores provide necessity goods, and there is no existing supply within the one and three-mile trade areas. There is very limited supply within the five-mile trade area. The supply gap within the 5 mile trade area could nearly support two average establishments in sales. Theoretically, one could be placed on either end of Downtown. The City should promote locally-owned and moderate-income convenience stores to meet this sector.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Convenience stores (NAICS 44512)	$515,150	$1,592,102	$2,100,316	196.16%

Women's Clothing Stores

This sector includes stores that sell women's and girl's clothing, including maternity wear. These establishments may provide basic alterations. Clothing is a desire purchase and should be designed to compete with online retail by providing a niche retail experience.

There is substantial supply within all three supply trade areas, but all three still have opportunity gaps. The supply gap within the five-mile trade area could nearly support an average establishment in sales, and this is worth further exploration beyond the five-mile trade area. Moreover, as the area continues to grow in population, there will be a need for an additional store.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Women's clothing stores (NAICS 44812)	$486,382	$1,659,544	$563,280	63.96%

All Other General Merchandise Stores

This sector includes stores that primarily sell general merchandise, excluding department stores, warehouse clubs, superstores, and supercenters. Merchandise may include apparel, automotive parts, dry goods, hardware, housewares or home furnishings, and other lines in limited amounts, with none of the lines predominating. Examples include general stores, home and auto supply stores, and variety stores. Stores in this sector provide necessity goods, and while there is substantial supply within all three supply trade areas, all three still have opportunity gaps.

The supply gap within the five-mile trade area could nearly support two average establishments in sales, and this is worth further exploration beyond the five-mile trade area. Moreover, as the area continues to grow in population, there will be a need for an additional store.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
All other general merchandise stores (NAICS 452319)	$468,048	$2,161,879	$3,106,629	161.17%

Shoe Stores

This industry comprises establishments primarily engaged in retailing all types of new footwear, excluding hosiery and specialty sports footwear, e.g., golf shoes, bowling shoes, and spiked shoes. Stores primarily selling tennis shoes or sneakers are included.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Shoe stores (NAICS 4482)	$464,479	$1,538,936	$2,087,198	186.56%

Clothing is a desire purchase and should be designed to compete with online retail by providing a niche retail experience. There is very limited supply within the five-mile trade area. The supply gap within the 5 mile trade area could nearly support two average stores in sales. Theoretically, one could be placed on either end of Downtown.

Jewelry Stores

This sector includes stores primarily selling new non-costume jewelry, sterling and plated silverware, and/or watches and clocks. These stores may also provide lapidary work and/or repair services. Jewelry is a desire purchase and should be designed to compete with online retail by providing a niche retail experience. While there is some supply within all three trade areas, there is still a very large opportunity gap at all distances.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Jewelry stores (NAICS 44831)	$457,637	$1,595,805	$1,740,313	134.83%

Moreover, given the niche nature of the jewelry sector, the trade area is much larger, especially for niche services like grandfather clock repair. The supply gap within the 5 mile trade area could very well support an average store in sales, and this should be investigated further for the possibility of a larger draw area.

Specialty Food Stores

This sector includes stores primarily selling specialized lines of food. Meat markets, fish and seafood markets, fruit and vegetable markets, other specialty food markets. Specialty food stores provide higher-end necessity goods, and there is a limited supply within the five-mile trade area. The supply gap within the 5 mile trade area could nearly support two average establishments in sales, and this will grow as the region continues to grow. Theoretically, one could be placed on either end of Downtown. The City should promote locally-owned stores to meet this sector.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Specialty food stores (NAICS 4452)	$358,157	$1,105,774	$1,463,842	159.98%

Snack and Non-Alcoholic Beverage Bars

This sector includes establishments primarily engaged in: preparing and/or serving a specialty snack, such as ice cream, frozen yogurt, cookies, or popcorn, or serving nonalcoholic beverages, such as coffee, juices, or sodas. These establishments may carry and sell a combination of snack, nonalcoholic beverage, and other related products (e.g., coffee beans, mugs, coffee makers) but generally sell a unique snack or nonalcoholic beverage. Examples include: beverage bars; carryout service doughnut, bagel, pretzel, and cookie shops with on-premises baking; coffee shops with on-premises brewing; and ice cream parlors.

Snack and non-alcoholic beverage bars are a mixture of niche and necessity goods, and these do not compete with online retailing. There is some supply within all three supply trade areas, but all three still have significant opportunity gaps. The supply gap within the five-mile trade area could nearly support four average establishments in sales, and this is worth further exploration beyond the five-mile trade area since Hurricane is a gateway to Zion National Park. These types of establishments are popular among travelers and families.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Snack and non-alcoholic beverage bars (NAICS 722515)	$354,086	$1,617,355	$2,359,578	384.52%

Electronics Stores

Electronics are an ever-changing market given the rapid evolution in technology available to the market. Moreover, recent market trends have increased niche retailing for this sector. This sector includes stores that sell:

- Products such as televisions, computers, and cameras;
- Single line of consumer-type electronic products;
- New electronic products in combination with repair and support services;
- New prepackaged computer software; and/or
- Prerecorded audio and video media, e.g., such as vinyl records.

Examples include cell phone accessories stores, consumer electronic stores, and computer stores.

Electronics are desire purchases and should be designed to compete with online retail by providing a niche retail experience. While there is significant supply within all three trade areas, there is still a very large opportunity gap at all distances. The supply gap within the 5 mile trade area could well support an average store in sales.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Electronics stores (NAICS 443142)	$335,225	$2,297,116	$3,512,062	125.48%

Luggage and Leather Goods Stores

This sector includes stores selling new luggage, briefcases, and trunks. These stores may also sell these in combination non-leather apparel such as belts, gloves, and handbags. Luggage and leather goods are desire purchases and should be designed to compete with online retail by providing a niche retail experience.

There is no supply within the five-mile trade area. The supply gap within the 5 mile trade area could well support two average stores in sales. Theoretically, one could be placed on either end of Downtown. National brands, whether sold by a local or national retailer, are the most popular products in this sector.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Luggage and leather goods stores (NAICS 44832)	$334,021	$1,035,536	$1,385,859	218.42%

Missing Service Typology Recommendations

As important as identifying the potential demand is outlining the requirements for each leakage. The below chart, Figure 21, shows the critical factors for each of the specified services. These statistics are based on national standards, and further research may be required to verify their applicability to the Hurricane local economy.

MISSING SERVICE	Recommended Square Footage	Recommended Community Size	Recommended Per Capita Income
Pharmacies and drug stores **(NAICS 44611)**	1,500 - 2,500	5,000	$35,000
Convenience stores **(NAICS 44512)**	2,500 - 4,000	1,500	$30,000
Women's clothing stores **(NAICS 44812)**	1,500 - 2500	10,000	$40,000
All other general merchandise stores **(NAICS 452319)**	3,500 - 7,500	1,500	$30,000
Shoe stores **(NAICS 4482)**	3,00 - 5000	4,000	35,000
Jewelry stores **(NAICS 44831)**	1,500 - 2,500	5,000	$40,000
Specialty food stores **(NAICS 4452)**	5,000 - 10,000	3,000	$35,000
Snack and non-alcoholic beverage bars **(NAICS 722515)**	3,000 - 5,000	5,000	$30,000
Electronics stores **(NAICS 443142)**	3,000 - 6,000	5,000	$35,000
Luggage and leather goods stores **(NAICS 44832)**	2,000 - 4,000	10,000	$45,000

Figure 21: Missing Service Recommendations

The Claritas database provides all information from the above-outlined services. Market research or the Claritas database offers details about each amenity or category interpolated or reviewed.

Economic Impact of Missing Services or Amenities

Outlined below are calculations demonstrating the potential "leakage" of sales tax revenue to the City. The tax revenue calculations are based on a 1% City sales tax, and all estimates are provided per establishment. In addition to the 1% City sales tax, there is also a 4.85% Utah state sales tax, 0.35% Washington County sales tax, and 0.55% special district sales tax.

MISSING SERVICE	Average Revenue Per Utah Establishment (Source: 2017 Economic Census)	Potential City Sales Tax Capture (Per-Establishment
Pharmacies and drug stores **(NAICS 44611)**	$4,853,671	$48,537
Convenience stores **(NAICS 44512)**	$1,070,702	$10,707
Women's clothing stores **(NAICS 44812)**	$880,723	$8,807
All other general merchandise stores **(NAICS 452319)**	$1,927,519	$19,275
Shoe stores **(NAICS 4482)**	$1,118,778	$11,188
Jewelry stores **(NAICS 44831)**	$1,290,712	$12,907
Specialty food stores **(NAICS 4452)**	$915,003 (US)	$9,150
Snack and non-alcoholic beverage bars **(NAICS 722515)**	$613,649	$6,136
Electronics stores **(NAICS 443142)**	$2,799,000	$27,990
Luggage and leather goods stores **(NAICS 44832)**	$634,500	$63,450
Potential additional City tax revenue annually		**$218,417**

Figure 22: Missing Service Economic Impact

All calculations are based on Claritas database information and US Census Bureau revenue per NAICS sector. The above data is provided to compare and demonstrate potential revenue capture for Hurricane, and all statistics will require additional investigation. The information above does not guarantee the tax capture for properties or businesses and is merely a projection based on available data.

Oversaturated Services

While Hurricane has a documented lack of services and amenities, the community does have several over-saturated services. Oversaturated services are grossly overselling the potential demand for the Downtown. Outlined below are the services that are quoted as most oversaturated for all three identified radii.

Oversaturated Service	1 Mile Radius	3 Mile Radius	5 Mile Radius
Building material and supplies dealers **(NAICS 4441)**	-$19,825,073	-$33,986,488	-$42,349,014
Warehouse clubs and supercenters **(NAICS 452311)**	-$15,781,421	-$21,617,311	-$23,060,641
Other general merchandise stores **(NAICS 4523)**	-$15,313,373	-$19,455,432	-$19,954,012
Home centers **(NAICS 44411)**	-$11,235,187	-$22,624,074	-$32,636,821
Other building material dealers **(NAICS 44419)**	-$7,006,003	-$9,410,590	-$8,243,352
Home furnishings stores **(NAICS 4422)**	-$3,717,370	-$6,891,539	-$7,627,943
Furniture stores **(NAICS 4421)**	-$3,499,122	-$5,968,610	-$6,330,576

Figure 23: Oversaturated Services

> **By targeting end user clusters, the potential revenue per foot in a downtown is increased by 70%**

Economic Opportunity Impacts

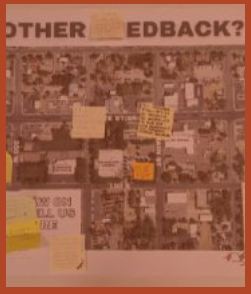
This section outlines recommendations for business or end-user types to attract into Downtown Hurricane. These recommendations are based on the market analysis and a detailed review of the currently vacant or underutilized buildings within the downtown area. The suggestions help identify tenant type, square footage, block location, and potential lease rates.

Recommended Use	Space Allocated in the building (sq. ft)	Potential Lease Rate (per foot)	Potential municipal revenue capture per foot
Pharmacies and drug stores **(NAICS 44611)**	6,500	$20.00	$7.46
Convenience stores **(NAICS 44512)**	5,000	$18.00	$2.14
Women's clothing stores **(NAICS 44812)**	2,000	$15.00	$4.40
All other general merchandise stores **(NAICS 452319)**	7,500	$15.00	$2.57
Shoe stores **(NAICS 4482)**	1,500	$17.50	$7.45
Jewelry stores **(NAICS 44831)**	2,000	$20.00	$6.45
Specialty food stores **(NAICS 4452**	5,000	$15.00	$1.83
Snack and non-alcoholic beverage bars **(NAICS 722515)**	1,500	$17.50	$4.09
Electronics stores **(NAICS 443142)**	5,000	$20.00	$5.60
Luggage and leather goods stores **(NAICS 44832)**	2,000	$15.00	$3.17
Note: The above-quoted rates are outlined as regional standards. Further review is required for market condition applicability.			

Figure 24: Economic Opportunity Impacts

03

PUBLIC INPUT SYNOPSIS



PUBLIC INPUT SYNOPSIS

Public input is the cornerstone of any civic-minded project, and the Hurricane City Downtown Plan is no different. Engagement with the public started early in the process and was a constant touchpoint throughout the entire process. Outlined below is the process that was utilized, and the results achieved.

The Process

The process utilized for the Hurricane City Downtown Plan followed the VAK (Visual, Auditory, Kinesthetic) model. Through this model, we were able to tailor feedback models to methods for which the public was comfortable with. Additionally, a test, refine, and repeat model was utilized, ensuring that public opinion was integrated throughout, ensuring the public's vision was met at every stage. Outlined below is the process that was utilized:

1. **Community values surveying**
2. **Stakeholder and one-on-one meetings**
3. **Community event participation**
4. **Community Visioning Workshops**
5. **Draft Recommendations**
6. **Community Feedback Survey**
7. **Final report presentation**

The Results

Due to the efforts of the public and stakeholders, engagement and feedback was an outstanding success. Some critical statistics include:

- **A total of 622 responses were completed for the community visioning survey.**
- **6 different stakeholder meetings were held.**
- **More than 47 individuals and families provided feedback at 3 public workshops across business owners, elected officials, and community member groups.**
- **128 members of the public participated over two meetings providing community visioning input and feedback, producing over 500 comments.**
- **A total of 220 responses were received for the community feedback survey.**

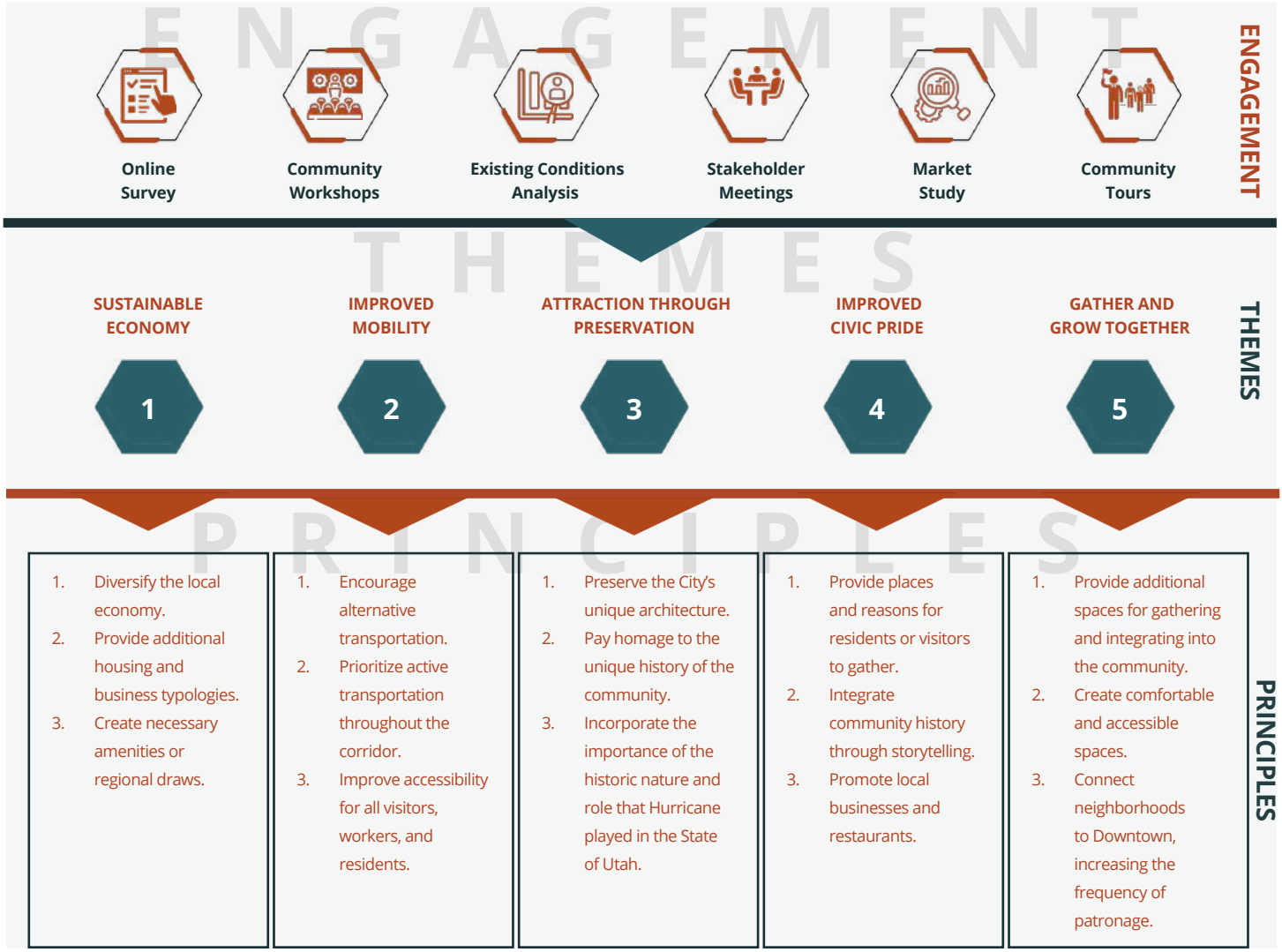
Additional data from public input events is provided in the appendix section

Community Character Elements

Outlined below are some of the critical community character elements determined through public engagement process. These elements were compiled and extrapolated from input surveys, community charrette notes, online comments, and other feedback methods to demonstrate the overall vision of the community:

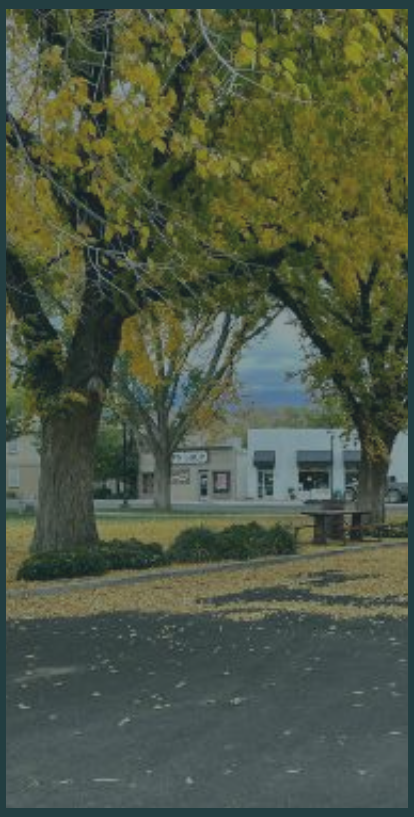
- **Residents enjoy the small-town atmosphere of Hurricane City.**
- **There are concerns that revitalization efforts and development will detract from the small-town feel of the community.**
- **33.8% of residents have lived in the community for one to five years.**
- **37.4% of respondents visit Downtown area daily.**
- **75.1% of respondents stated there are not enough service and retail options in Downtown.**
- **Of the second survey respondents, 72.9% indicated a desire for date night dining options as a priority.**
- **89.9% of survey respondents support further downtown revitalization in Hurricane City.**
- **71.8% of survey respondents indicated that improved retail and service opportunities in Hurricane City would make Downtown more vibrant.**

Plan Themes



04

DRAFT RECOMMENDATIONS



Revitalization
Recommendations

In the previous chapters, highlighted information has been prepared to outline the current Downtown conditions and a desired future for Downtown. These two items serve as both the beginning and terminus of a path forward for the community. However critical these steps are, they are not actionable or implementable without a series of detailed and attainable recommendations that will document a concise pathway between the two identified points. Outlined in this chapter are recommendations that will help drive Downtown and the community forward, achieving their goals to make a vibrant, attractive, and inviting downtown.

All recommendations outlined in this chapter are crafted to help revitalize or amend the community based on the results of the public input received during the extensive input campaign. Recommendations are broken down into categories to offer background data and information for each recommendation. The below information is provided for each recommendation:

- ☑ **Name/Topic of the recommendation**
- ☑ **A detailed explanation of the recommendation**
- ☑ **Justification for the recommendation**
- ☑ **What issues or concerns will the recommendation address**
- ☑ **Anticipated benefits from completion**

The implementation chapter will provide further details about each recommendation's timing, roles, and responsibilities, such as:

- ☑ **Timing and strategies for implementation**
- ☑ **Integration and cooperation necessary between community partners**

Land Use
Recommendations

This section outlines recommendations for Downtown's current and future land use, as outlined in Figure 25. These recommendations are created to help provide a series of changes to the land-use designations within Downtown that will drive catalyst changes and ensure enforceability. A list of proposed recommendations is as follows:

1. **Implement a vacant property ordinance.**
2. **Create a Downtown mixed-use zoning district, allowing and encouraging a variety of uses on upper floors such as dwelling units, office spaces, and studios.**
3. **Create an overlay zone for Downtown (specifically related to form-based codes).**
4. **Alter local ordinances and zoning to require retail or service-based industries in Downtown.**
5. **Update zoning and ordinances to ensure a minimum Floor Area Ratio (FAR) is met.**

Detailed information about each of the above-outlined recommendations is provided below:

1. Implement a vacant property ordinance

A vacant property ordinance will allow the community to better regulate the use of spaces (both indoor and outdoor) within Downtown. Through this effort, the community can ensure that maximized tax revenue is collected from sales and real estate. The proposed elements of a vacant property ordinance should include the following:

i. Name/Topic of the recommendation

Limiting the potential uses or end-users in a building will limit the potential impact for less impactful uses. For example, storage and unused spaces should not be allowed on retail window-facing or ground-floor spaces within downtown properties.

ii. Requirements for building use

Thresholds (minimum and maximum) for vacancy tenure – This part of the ordinance would focus on providing a set of guidelines for properties that are choosing to be vacant, specifically:

- *Documenting the minimum requirements for marketing the properties.*
- *Outlining the maximum time frame a property can be left vacant without adequate marketing or attempts to re-lease.*

iii. Document what a "used" building entails

As critical as the requirements for reducing vacancies is the definition of what a used property entail. This definition should include necessary language that will clearly and concisely define characteristic traits of what a user (or non-vacant) property requires. Special emphasis should be provided on the presence or appearance of spaces, not dictating the exact use of non-visible spaces.

iv. Provide incentives and penalties for compliance issues

As critical as the requirements for reducing vacancies is the definition of what a used property entail. This definition should include necessary language that will clearly and concisely define characteristic traits of what a user (or non-vacant) property requires. Special emphasis should be provided on the presence or appearance of spaces, not dictating the exact use of non-visible spaces.

2. Create a Downtown mixed-use zoning district, allowing and encouraging a variety of uses on upper floors such as dwelling units, office spaces, and studios

A mixed-use zoning district should be established within Downtown. This will require an amendment to the current zoning code and map. Creating a mixed-use zone will encourage all floors of Downtown buildings to be utilized.

The activation of upper floors within a downtown benefits the community's overall economy but it also benefits the specific property owner by providing the owner with a more diversified source of income from the property. Upper floor uses can include professional services, office spaces, studios, housing and more, depending on the space available and other site aspects.

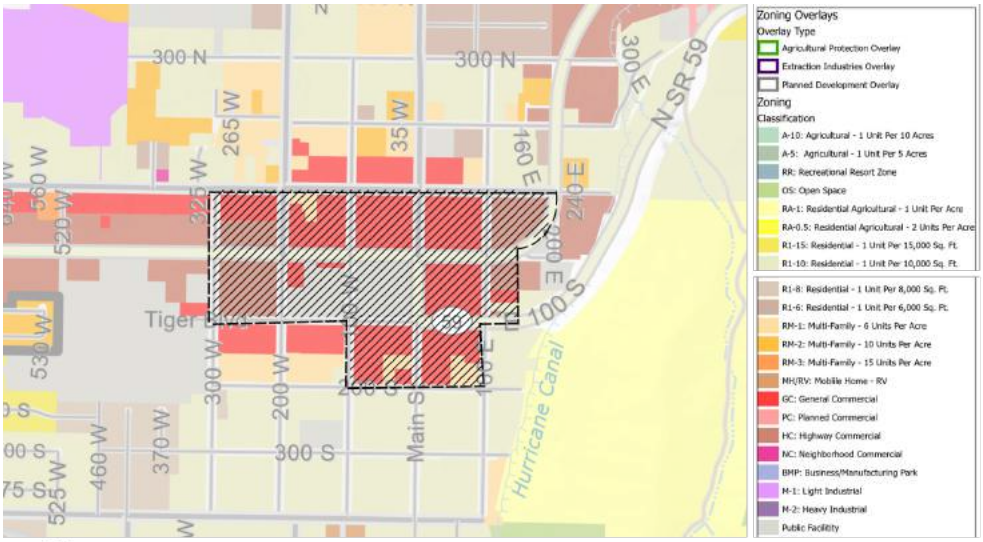


Figure 25: Proposed Mixed-Use Zone

3. Create an overlay zone for Downtown (specifically related to form-based codes)

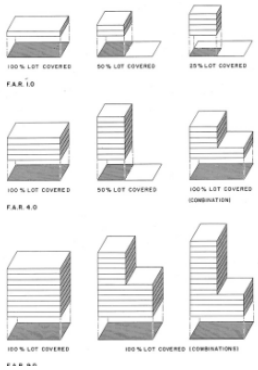
An overlay zone applies special zoning regulations over previously established zoning districts. Creating a new overlay zone will allow the City to implement the most successful parameters for Downtown while maintaining the previously determined requirements with the other zoning districts. All future development and redevelopment within Downtown will be subject to, and be able to take full advantage of, the new regulations. This is anticipated to impact newly constructed buildings, grandfathering existing uses in place. The proposed overlay zone would implement Form-Based Code regulations and the existing zoning requirements within Downtown.

4. Alter local ordinances and zoning to require retail or service-based industries in Downtown

This recommendation is provided as a method for helping to improve the utilization of space within Downtown. By implementing a retail or service-based industry, first-floor requirement, the community will be able to ensure Downtown properties maximize visibility and provide the most economic impact possible. Additionally, the efforts of ensuring retail or services-based industries on the first floor will drive the appearance of full store fronts, demonstrate viability of the corridor, and improve ADA accessibility, ensuring access for all users.

5. Update zoning and ordinances to ensure a minimum Floor Area Ratio (FAR) is met

This recommendation will ensure that downtown development or redevelopment maximizes the economic impact on the community. This will require an increase in the floor area ratio, or land covering percentage, to allow for greater density. FARs of 1 or higher represent square footage that meets 100% lot coverage. Square footage calculations are based on occupiable space, as determined on your occupancy permit.



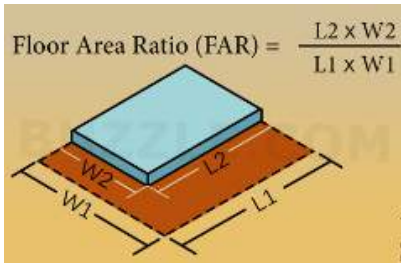


Figure 26: FAR Configurations

For example:

a. A 10,000 Sq Ft single-story building on a ½ acre lot would have the following calculation – 10,000 Sq Ft of building / 21,780 Sq Ft of lot size = FAR .459

b. A 30,000 Sq Ft building (2 floors at 15,00 Sq Ft each) on a ½ acre lot would have the following calculation – 30,000 Sq Ft of building / 21,780 Sq Ft lot size = FAR 1.37

Increasing the FAR calculations will be important to improve usable space in Downtown and even integrate housing. Outlined in Figure 27 is the proposed FAR calculation to be achieved by different tenant/building types:

While this list is not exhaustive, it should set the minimum calculations allowed for permitting during the City's business/building permitting process. Incentives for increased FAR could include reduced parking requirements or qualification. Special consideration should be given for buildings with a FAR of .75 or higher, to reduce parking. See page 83, recommendation 7 for further details.

Building Use	Floor Count	FAR
Retail	1 Floor	.75 - .90
	2 Floors	1.15 – 1.75
Commercial	1 Floor	.65 - .80
	2 Floors	1.05 – 1.3
Service/Restaurant	1 Floor	.60 - .80
	2 Floors	1.25 – 1.40
Residential (stand-alone)	1 Floor	.65 - .80
	2 Floors	.95 – 1.25

Figure 27: FAR Ratios by Building Use

Here are a few considerations to consider when calculating FARs for buildings:

- FAR's do not include parking or exterior hard surfaces in their calculations.
- ROW or other space calculations are not calculated in the FAR calculations.
- A FAR calculation should be conducted for all redevelopment or new construction.
- Outdoor dining spaces for restaurants (including decks and other above-ground spaces) should be calculated in the FAR.

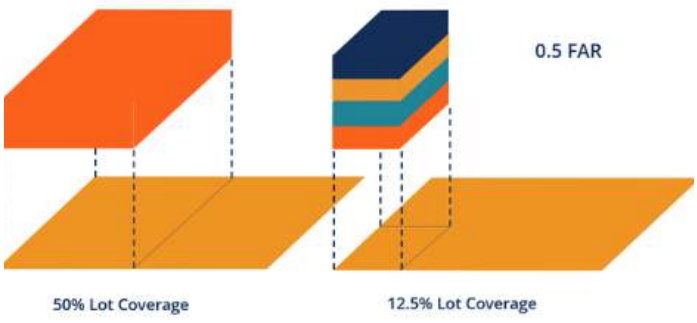


Figure 28: Lot Coverage Equivalencies

Built Environment Recommendations

Outlined in this section are recommendations relating to the built environment of Downtown. These recommendations are crafted to help implement necessary changes to the community's vision for the overall look, feel, and atmosphere of Downtown Hurricane. A list of proposed recommendations is as follows:

1. **Update and enforce signage regulations.**
2. **Create downtown design guidelines.**
3. **Create mid-sized, hard-surface community gathering spaces in Downtown.**
4. **Incentivize the development of mixed-uses for developers acquiring underutilized downtown properties.**
5. **Work with local realtors to create a downtown properties marketing database.**
6. **Implement an annual façade program.**
7. **Preparation and implementation of form-based code, specifically in the Downtown overlay zone**

Detailed information about each of the above-outlined recommendations is provided below:

1. Update and enforce signage regulations

Creating unified and comprehensible signage code will drive a distinct Downtown look and feel. In addition, updating sign regulations will provide a clear and consistent review framework. These guidelines will help ensure the proposed signage accentuates Downtown, furthering the area's brand.

These downtown design guidelines will help define a sense of place and can be further personified in the proposed downtown design guidelines. Samples of appropriately integrated signage in successful downtowns are provided below:

Some regulations to consider are:

- No more than three (3) colors for small or medium-sized signage
- Limited window-mounted or painted signage
- Limited text on signage, preferring logos and graphics for storytelling and identification
- Non-internally light signs, preferring ornate and accurate hook or overcast lighting
- Informational or LED scrolling signage should be discouraged; and
- Marquee or other attention-grabbing signage should be encouraged at critical intersections

2. Create downtown design guidelines

Preparing this community-driven document yields a defined and implementable "look" for Downtown. These elements will help promote an attractive and inviting atmosphere, encouraging individuals to spend more time downtown. Often, a successful set of design guidelines must be specific and place-based. Elements proposed to be included are:

- District elements and typology
- Architecture typology
- Architectural styles details
- Forming and massing of architectural elements
- Incremental development
- Before and After renderings
- Façade elements
- Signage requirements
- Site amenities and vegetation guidelines

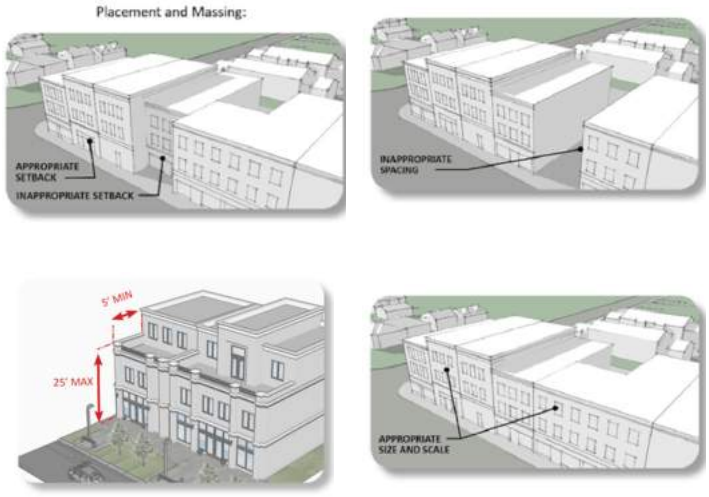


Figure 29: Design Guideline Example Graphics

Uses	Districts					
	Big Box Store	Medium Intensity Strip Mall	Medical Office	Mixed-Use Retail	Mid-Rise Residential	Village Residential
Residential & Lodging						
Residential				◓	●	●
Hotel & Inn	◓	●	◓	◓	●	●
Residential Care				◓	●	●
Civic						
Assembly			●	●	●	●
Transit Station	●	●	●	●	●	●
Hospital & Clinic		◓	●	◓	●	●
Library/Museum/Post Office (no distribution)	●	●	●	●	●	●
Police & Fire	○	○		○	○	○
School				◓	●	●
Retail						
Neighborhood Retail	●	●		●		
General Retail	●	●		○		
Outdoor Sales Lot						
Service						
Neighborhood Service	●	●	●	●	◐	◐
General Service	●	●				
Vehicle Service				○		
Office & Industrial						
Office	◓	◓	●	◓	●	●
Craftsman Industrial	◐	◐	◐	◐		
Infrastructure						
Parking Lot	◐	◐	◐	◐	◐	◐
Parking Structure	◐	◐	◐	◐	◐	◐
Utility & Infrastructure	○	○	○	○	○	○
Open Space	◐	◐	◐	◐	◐	◐
Accessory Uses						
Home Occupation	●	●	●	●	●	●
Outdoor Storage of Goods				◐		
Parking Lot	●	●	●	●	●	●
Parking Structure	◐	◐	◐	◐	◐	◐

3. Create mid-sized, hard-surface, community gathering spaces in Downtown

Public spaces are where a community gathers, integrates, and connects. For Hurricane, it is recommended that a series of public gathering spaces be created, helping to guide and encourage further downtown exploration. Depicted below are the proposed sites and amenities for each:

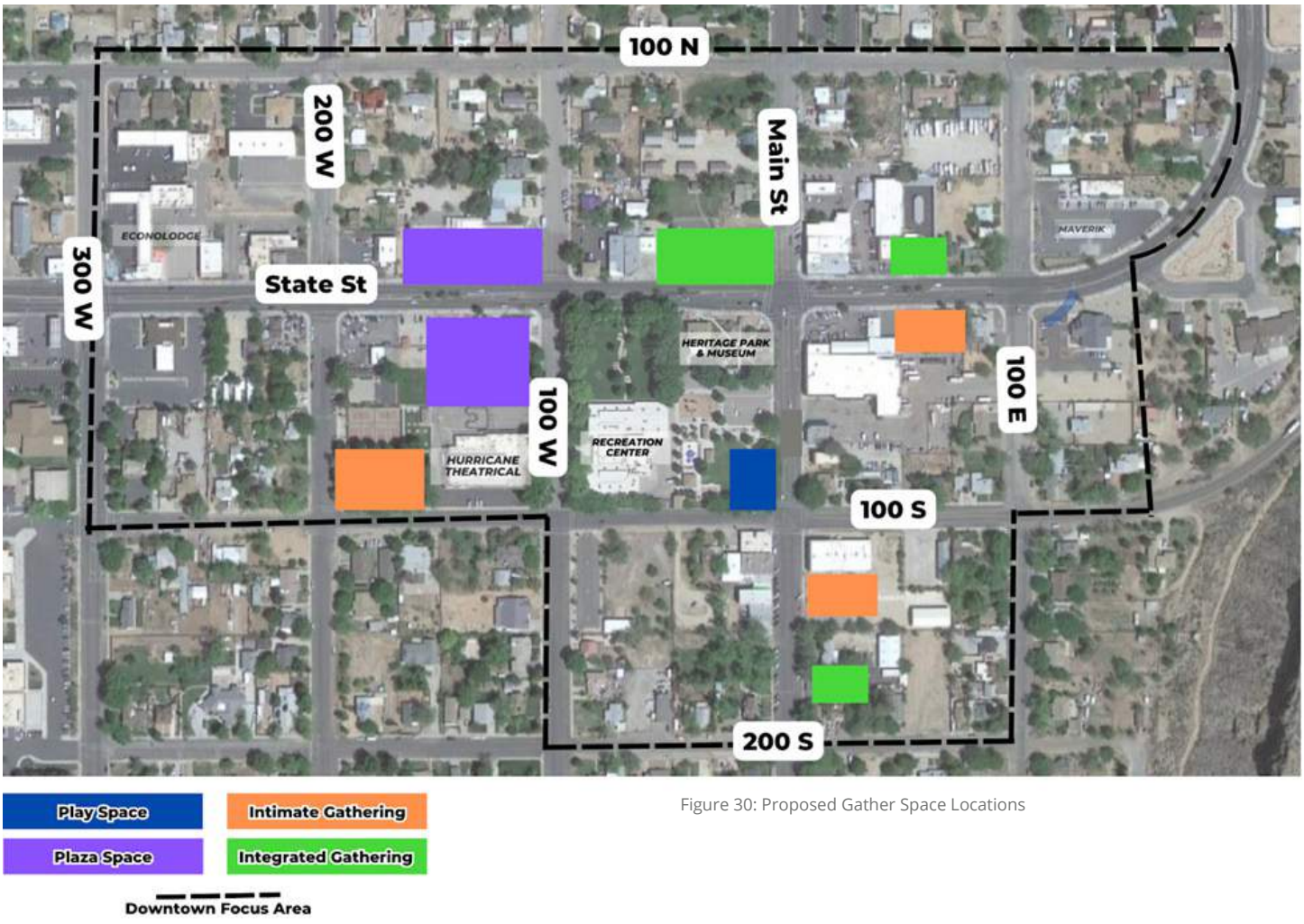


Figure 30: Proposed Gather Space Locations

Critical gathering spaces include:

DOWNTOWN PLAY SPACE	COMMUNITY PLAZA	INTIMATE GATHERING SPACE	INTEGRATED GATHERING SPACE
This space is meant to enrich the experience for kids, providing passive play opportunities and allowing families to stay downtown for a more extended period.	Community plazas are multi-purpose, providing the community with a space to eat, congregate, and enjoy time together. Plazas are also equipped to accentuate areas where people can spend more time and enjoy the attributes of Downtown.	These gathering spaces are meant for smaller groups, highlighting the opportunity to have private or quiet conversations right in the middle of all the action happening around them.	Integrated gathering spaces are places where people can quickly stop and enjoy the sights, sounds, and experiences of Downtown Hurricane. These amenities should focus on unique elements to draw in users while providing comfort.

4. Incentivize development of mixed-uses for developers acquiring underutilized downtown properties

Incentivizing property owners and/or developers to acquire, renovate or revitalize buildings is often met with a series of roadblocks, perceived or realized. To assist this, we recommend a series of incentives that have various fiscal and non-fiscal impacts, matching the anticipated return on investment (from the municipality) to the elements offered. When offering incentives to owners and developers, non-financial opportunities must be considered first and more frequently than budgetary incentives. Providing municipal officials and developers with a sample spreadsheet of opportunities is often the first step. However, when preparing these sheets, it is important to document how many items of each category can be selected, limiting the fiscal impacts on the overall community. Some sample incentives are as follows:

		AGENCY		
Concession Type	**Concession**	**Municipalty**	**Property Owner**	**CRA/DDA/BID**
Financial	Offer owner financing (purchase)			
Financial	Provide Sq. Ft. cost for rehab work (maximum)			
Financial	Offer facade or signage construction assistance			
Financial	Partner on grant applications to DEP			
Financial	Provide options for low-interest collective loans			
Financial	Offer tax abatement for necessary businesses			
Select 2 from above				

Figure 31: Financial Incentives

		AGENCY		
Concession Type	**Concession**	**Municipalty**	**Property Owner**	**CRA/DDA/BID**
Non-Financia	Offer business marketing assistance (digital)			
Non-Financia	Allow sub-let of unused space			
Non-Financia	Market and maintain database of properties			
Non-Financia	Organize community clean up days			
Non-Financia	Coordinate downtown-wide sales or events			
Non-Financia	Create a “shop local” spreadsheet for retail			
Select 2 from above				

Figure 32: Non-Financial Incentives

5. Work with local realtors to create a downtown properties marketing database

Helping property owners market their available buildings in a user-friendly and concise manner is an essential step towards increased utilization.

It is recommended that the City partner with local realtors to prepare and market files or dedicate a municipal staff to serve as the single point of interaction, empowering downtown property owners to become more active and engaged.

Below is a series of actionable goals to achieve this recommendation:

- **Create a customized website (custom website or database)**
- **Develop an interactive map of Downtown properties.**
- **Database links for assessor and parcel data**
- **Downloadable property flyers (marketing or one-off sheets)**
- **Contacts for leasing/owner agents**

Figure 33: Property Database Document Example

Helping prepare this type of marketing program is not cheap or quick, yet it is effective in quickly achieving more utilized buildings. To help streamline this community effort, due diligence reports should be prepared for all underutilized properties. These reports can be linked to the website and offer a downloadable flier for each. Information to be included in the reports includes:

- **Property address and imagery**
- **Allowable uses and zoning**
- **Building information (e.g., age, uses, permits**
- **Daily traffic counts**
- **Floor plans (if available)**
- **Succinct tax and assessor information**
- **Community data or socio-economic information**

Preparing these reports will provide property searchers and developers with applicable data for lease and purchase opportunities within Hurricane. With this information, the awareness of the current community conditions and market can be shared to a broader reach.

6. Implement an annual facade program

Facade programs are often the most profitable investment a small to medium-sized community can implement, helping drive revitalization. The annual facade program recommendation is to identify potential funding sources, prepare a necessary framework, and implement a matching facade program.

Details about the proposed program are outlined below:

a. Utilize a USDA or CDBG funding application to provide seed funds for the projects.

b. 50/50 match, up to $10,000 per addressed property

c. Eligible elements include:

Signage **Paint** **Awnings** **Windows/ doors** **Architectural features** **Entrance ramps/ accessibility**

The community can begin revitalizing Downtown properties through this program. Additional consideration should be given to areas along the alleyways, encouraging property owners to create "flow-through" businesses, increasing alleyway access, and driving safe pedestrian circulation. Below is the proposed priority map for facade improvements:

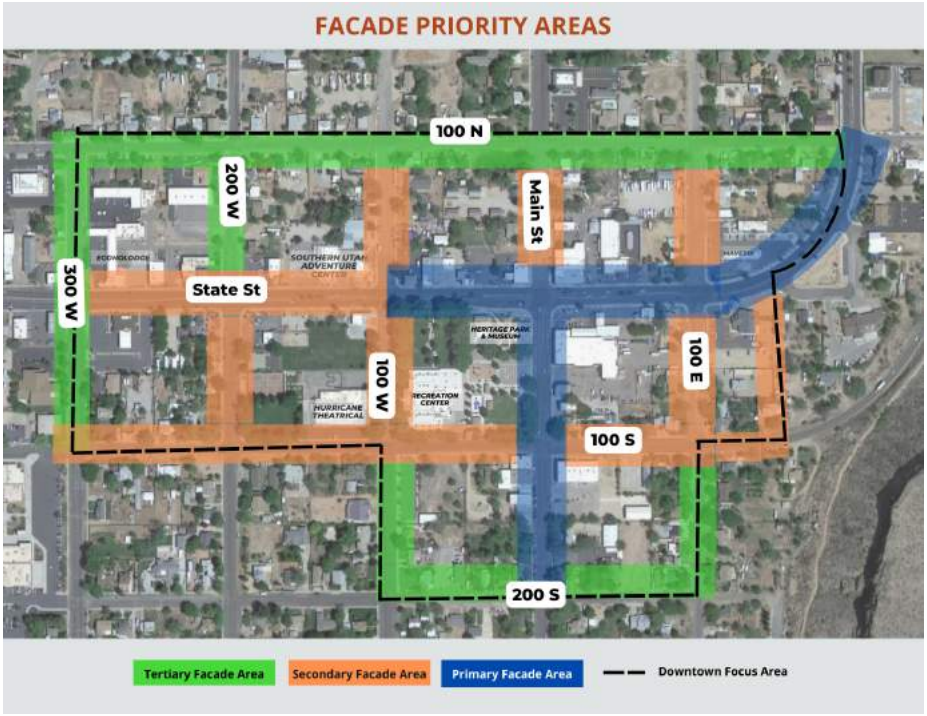
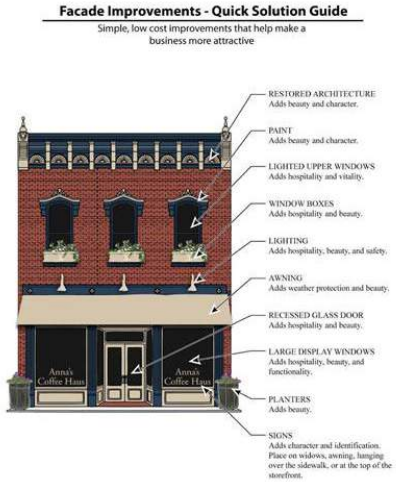


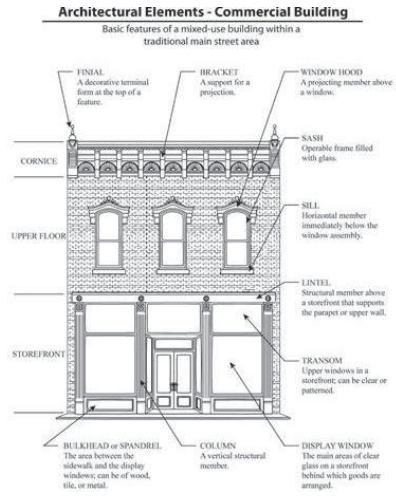
Figure 34: Property Database Document Example

The proposed facade grant program participation process includes the following:

1. **Preparation of a simple 2-page application (including cost estimates or contractor quotes)**
2. **Scoring and ranking of properties based on leveraged funds, project readiness, and community impact.**
3. **Grant agreement preparation and approval**
4. **Expenditure of funds and reimbursement every month**

The graphics below highlight various façade elements.





Above images provided in appendix section in larger size

7. Preparation and implementation of form-based code, specifically in the Downtown overlay zone

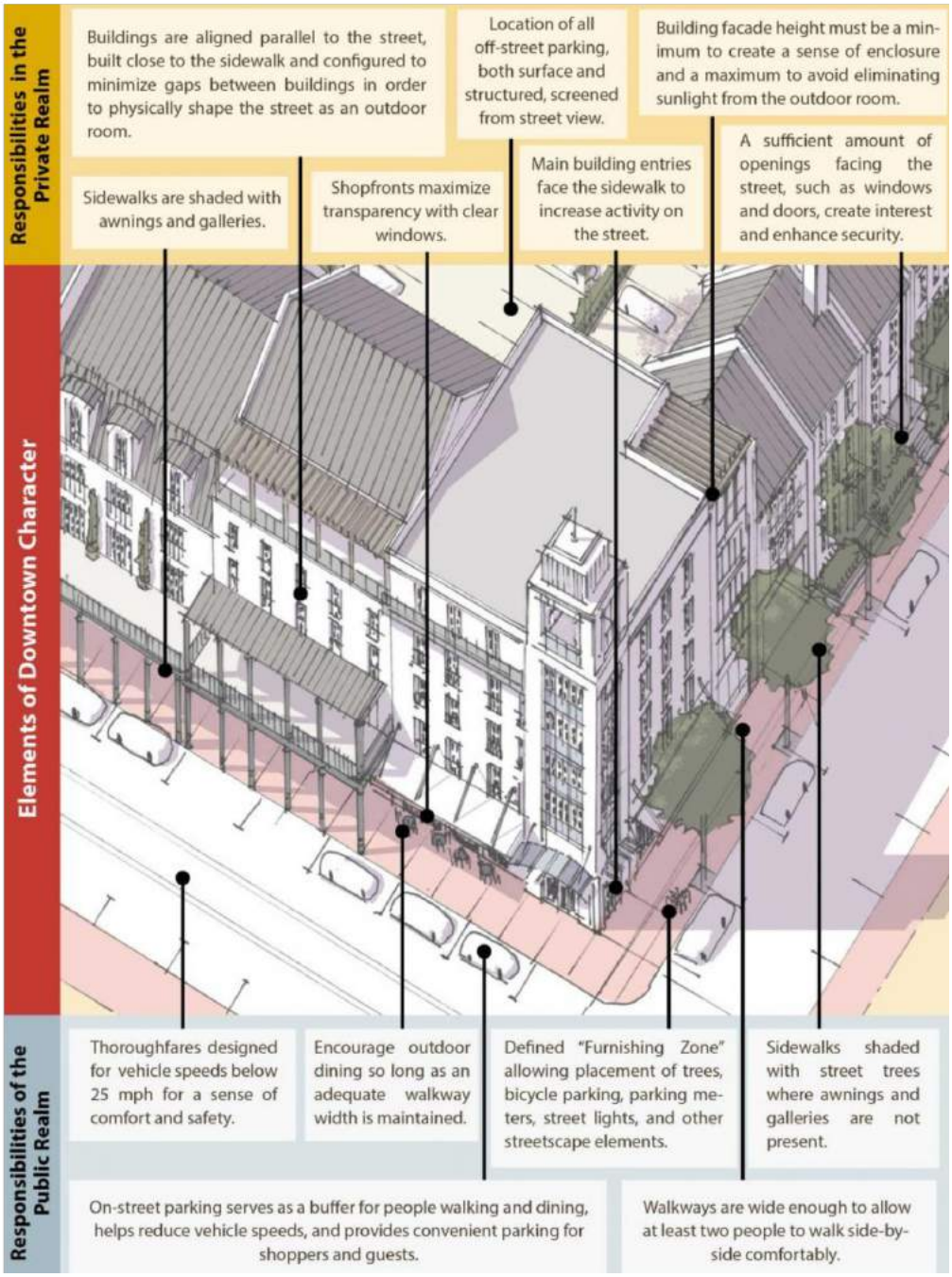


Figure 35: CNU Form Based Code Explanation

As a downtown district grows, adapts, and evolves, it will require flexibility in the types and styles of buildings provided. While the historical character is of critical importance, the forming and massing of a building can change while retaining the same character.

To support this, it is recommended that a form-based code be prepared and implemented within the proposed downtown overlay zone. The overlay zone will allow for enforcement of the form-based codes within the defined area. Implementation of a form-based code in Downtown will result in a hybrid code for the City. Samples of successful form based code can be found at the Wasatch Front Regional Council website.

Form-based code is an alternative to conventional zoning that enables a more predictable built environment. Rather than regulating land uses, form-based code governs the relationship between buildings and the public right-of-way, the form and mass of buildings in relation to each other, and the scale and types of streets and blocks.

Much of the district was developed prior to the adoption or under the conventional zoning, which regulates parking, FAR, and most notably, allowable land uses. Creating a form-based code for Downtown will allow the flexibility needed to support small businesses, promote walkability, enable revitalization, and more. As a result, revitalization will become more common and new development will be more appropriate for Downtown.

Urban Design
Recommendations

Downtown Hurricane should be seen as a destination within the City and the greater region. With the proper design and programming, it can become a true city center. This will require investing in Downtown's public infrastructure, promoting redevelopment, and leveraging its assets and location. The result will be a vibrant place with character and attractive opportunities to invest and grow.

After the initial planning assessment of the city, key opportunities and challenges emerged that needed to be mitigated with urban design solutions. Priorities that emerged include public safety, increased pedestrian space, and multimodal access. We also identified the need for universal accessibility, better visual communication of amenities in Downtown, as well as improved gathering spaces. These aspects have been considered and prioritized in our urban design recommendations and illustrated through the plans, cross-sections, and renderings included in this section.

Lastly, It is imperative that every design decision undergoes oversight by the City's staff and appointed committees, with the ultimate authority for approving or rejecting all design decisions resting with the Council.

1. **Paint highly visible crosswalks.**
2. **Permanently close or create a pedestrian and bicycle-only street on 100 W between 100 S to State Street.**
3. **Explore a HAWK signal and median at 100 W.**
4. **Explore a new traffic signal at 200 W and State Street.**
5. **Create curb bulb-outs at applicable intersections and crosswalks.**
6. **Help facilitate discussions with property owners for shared parking lots.**
7. **Strategically locate accessible parking for equitable access.**
8. **Install parking signage with a maximum of a two-hour time limit.**
9. **Consider creating additional municipal parking lots to support site density development.**
10. **Add curb, gutter, sidewalks, and stripped parking along 100 N.**
11. **Install more appropriate (pedestrian scale) lighting and other amenities within the corridor.**
12. **Create additional public gathering spaces adjacent to the ROW space.**

Detailed information about each of the above-outlined recommendations is provided below:

01
Paint highly visible crosswalks

Adding bright colors and designs to crosswalks enhances the Downtown visual aesthetic, in addition to the added safety benefits of being highly visible and clearly delineating where pedestrians are to cross the street. These artistic crosswalk installations could be added temporarily or permanently. Temporary options would include using a non-permanent material to install an artistic design for a short period of time. These designs could be painted by local students, be centered around a specific celebration, or another idea.

If it was determined that a more permanent installation was desired, implementing attractive, long-lasting materials (i.e., thermoplastic) within crosswalks at key locations will ensure that residents and visitors can access Downtown in a safe and efficient manner for years to come. Installation of these will require coordiantion and maintenance disussions with UDOT.

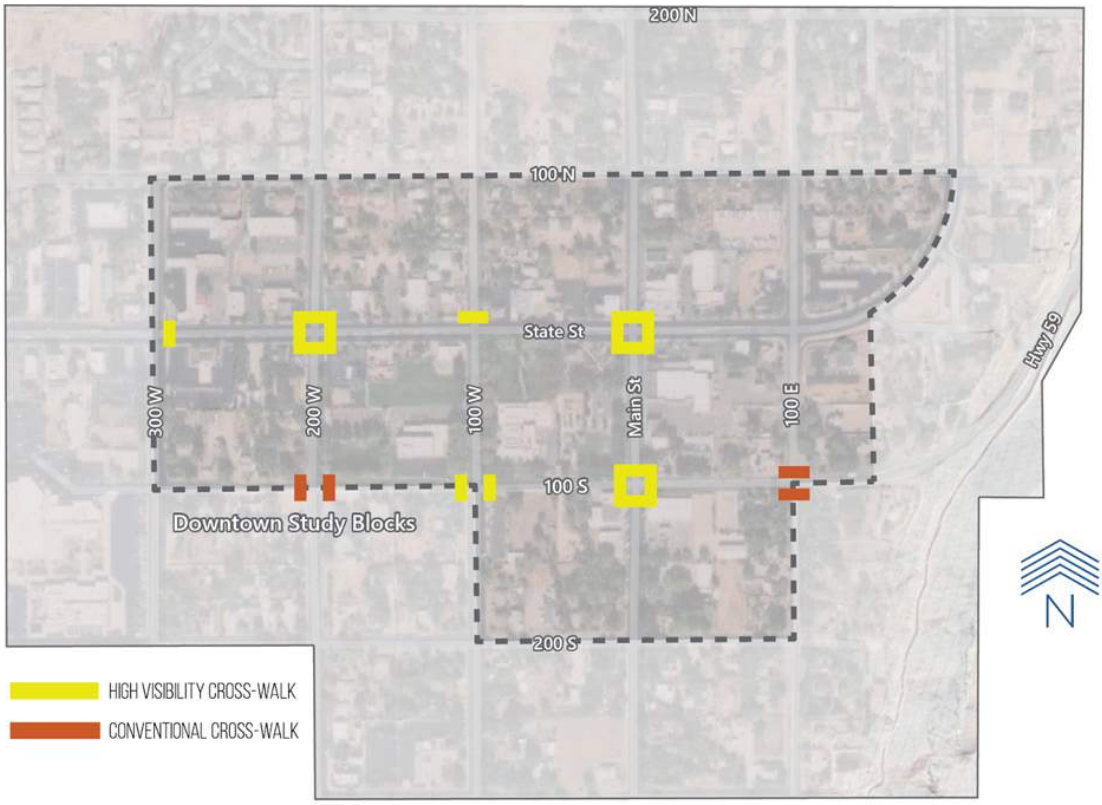


Figure 36: Suggested locations for highly visible crosswalks.

Example of thermoplastic high-visibility crosswalk (Source: Ennis Flint)

Example of thermoplastic high-visibility crosswalk (Source: Ennis Flint)

02
Create a pedestrian and bicycle-only street on 100 W between 100 S to State Street

The segment of 100 W between State Street and 100 S is surrounded by several popular amenities such as the Hurricane Recreation Center and Park, Hurricane Theatrical, Pickleball Courts and the Hurricane Valley Heritage Park Museum. During the public outreach for this study, residents expressed an interest in turning this area into a pedestrian-only street to make it safer and more enjoyable for all ages and abilities. The low car traffic numbers in this segment of 100 W coupled with its heavy utilization by pedestrians make it a perfect candidate for a pedestrian and bicycle-only street. Residents expressed their interest in turning this area.

Figure 37: Location of street closure: 100 W between State St and 100 S.

Closing this segment of 100 W to cars will bring several benefits to Downtown Hurricane:

- ***Increased Safety:*** *It will create a safer environment for pedestrians, as there are no cars or other vehicles on the road. As a result, there is less risk of accidents and injuries, particularly for children and the elderly.*
- ***Provide space for programming:*** *This area can provide a designated space for programmings such as farmers' markets, food trucks, fairs, and Peach Days.*
- ***Improved Air Quality:*** *Closing this street segment to traffic can improve air quality by reducing vehicle emissions.*
- ***Reduced Noise Pollution:*** *Pedestrian-only streets are typically much quieter than streets with vehicular traffic, which can reduce noise pollution and improve the quality of life for people who live and work in the area.*
- ***Increased Foot Traffic:*** *Pedestrian-only streets can attract more people to the area, benefiting businesses and the local economy.*
- ***Promotes Healthy Lifestyle:*** *It can encourage people to walk or bike more, creating more active lifestyles.*

The traffic dislocated due to the closure of this segment of 100 W is expected to minimally impact adjacent roadways. The parking loss can be offset by creating new municipal lots and increasing the angle parking spaces along 100 S. This street segment closure can be achieved incrementally using temporary closures and tactical urbanism (see Implementation Strategies Chapter).

Peach Days Photo by Jeremy Crawford, St. George News

03
Explore HAWK signal and median at 100 W

Aerial view of HAWK signal

A HAWK (High-Intensity Activated Crosswalk) signal has several benefits, including:

- ***Increased safety for pedestrians:*** *HAWK signals are designed to improve safety for pedestrians by providing a dedicated signal for them to cross busy roads safely.*
- ***Reduced risk of accidents:*** *HAWK signals reduce the risk of accidents involving pedestrians by up to 69%, improving visibility and reducing potential conflicts between pedestrians and vehicles.*
- ***Improved traffic flow:*** *While HAWK signals are primarily designed to improve pedestrian safety, they can also help improve traffic flow by reducing congestion and minimizing the need for pedestrians to cross the road in unsafe locations.*
- ***Increased pedestrian mobility:*** *HAWK signals can improve pedestrian mobility and encourage more people to walk or use other non-motorized modes by providing a safe and reliable pedestrian crossing point.*

The location and implementation of these fixtures or amenities will require further review by UDOT, including a corridor study.

A detailed corridor study and signal warrant study on State Street is recommended (see Transportation Recommendations) to evaluate incorporating a HAWK signal and median at 100 W and State Street. A HAWK (High-Intensity Activated Crosswalk) signal is a pedestrian-activated traffic signal designed to help pedestrians safely cross busy roads. When pedestrians want to cross the road, they press a button that activates the HAWK signal. The signal will then display a flashing yellow light, indicating drivers to slow down and prepare to stop. The signal will then display a solid red light, indicating to drivers that they must come to a complete stop and allow pedestrians to cross.

Once the pedestrians have safely crossed, the signal will turn off and return to its default state, allowing traffic to resume. HAWK signals are beneficial in areas with high pedestrian traffic, such as school zones or downtown areas. A HAWK signal with a refuge island/median is recommended on 100 W and State Street. The refuge island/median would restrict left turns northbound on 100 W to increase pedestrian safety. The segment of 100 W between State Street and 100 S is recommended to be closed to traffic to create a pedestrian zone (see #2 above), and as a result would not warrant a full signal. An example of a similar HAWK is found on State Street and Sunset Avenue in South Salt Lake (see below).

There have been several studies that have looked at the safety benefits of HAWK signals. One study conducted by the Federal Highway Administration (FHWA) found that HAWK signals can significantly improve safety for pedestrians at mid-block crossings.

- The study looked at pedestrian crossings in four different cities in the United States and found that HAWK signals reduced pedestrian-vehicle crashes by 29% compared to mid-block crossings without any traffic control devices.
- Another study conducted by the City of Tucson, Arizona found similar results. The study looked at pedestrian crossings at mid-block locations with and without HAWK signals and found that HAWK signals reduced pedestrian crashes by 60% and reduced overall crashes by 29%.
- Overall, these studies suggest that HAWK signals can be an effective way to improve safety for pedestrians at mid-block crossings, particularly in areas with high pedestrian traffic.

HAWK signal on State Street & Sunset Avenue in South Salt Lake, UT (Source: Google Street View).

04
Explore a new traffic signal at 200 W and State Street

A detailed corridor study combined with a signal warranty study on State Street is recommended (see Transportation Recommendations) to evaluate incorporating new signals along State Street in addition to the existing ones on 300 W and Main Street.

Signalized intersection at 300 W and State Street, Hurricane UT (Source: Google Street View)

A signal at 200 W is recommended due to the traffic leading up to the Hurricane Middle School north of downtown. The public expressed safety concerns in this intersection citing the desire to safely cross north-south which is not currently possible. During school pick-up and drop-off times traffic flow on 200 W is impacted due to the lack of a designated time to cross State Street. Placing a signal at 200 W would enhance traffic flow during peak school pick-up and drop-off hours as well as increase pedestrian safety at the intersection of State Street.

05
Strategically locate accessible parking for equitable access

Accessible parking spots are designated parking spaces that are specifically designed for use by individuals with disabilities. These parking spaces are typically located near building entrances and are marked with the international symbol of accessibility, which is a white wheelchair on a blue background. Accessible parking spots are wider than regular parking spaces to accommodate vehicles equipped with wheelchair lifts or ramps, and they are often located near curb ramps or accessible building entrances. In addition, accessible parking spots are usually positioned so that there is sufficient space for individuals with disabilities to enter and exit their vehicles safely.

It's important to note that accessible parking spots are reserved for individuals with disabilities who display a valid disabled parking placard or license plate. These spots are intended to ensure that individuals with disabilities have equal access to public facilities, and parking in an accessible spot without a valid permit or placard can result in fines or penalties.

Example of accessible parking stalls at the Salt Lake City Public Library (Source: Google Street View)

People with disabilities often face significant challenges in mobility, and accessible parking spots are designed to make it easier for them to access buildings, services, and amenities. The Public Rights of Way Accessibility Guidelines (PROWAG) states that for every 25 parking spaces on the block perimeter up to 100 spaces, one parking space must be accessible. For every additional 50 parking spaces on the block perimeter between 101 and 200 spaces, an additional parking space must be accessible. Emphasis should be placed on this recommendation after the closing of 100 West.

06
Help facilitate discussions with property owners for shared parking lots

There is a general desire within the community for efficient and effective parking. Offering shared parking agreements may provide more efficient and effective parking for residents and visitors alike. Shared parking can be through a lease program where private lot owners can lease parking stalls to individual building tenants or could be through a lease with the municipality for the lot to be used for public parking. Shared parking agreements help business owners communicate to their customers locations where they can park.

08
Install parking signage with a maximum of 2-hour time limit

Time-limited parking is a type of parking regulation that limits the amount of time a vehicle can park in a particular location. It is typically used in areas where there is high demand for parking, such as in busy downtown areas, shopping districts, or near public transportation hubs.

The purpose of time-limited parking is to ensure that parking spaces are available for a larger number of people throughout the day. By limiting the amount of time a vehicle can park in a particular space, time-limited parking encourages turnover and allows more people to access the parking space throughout the day. Residents have expressed concern about parking availability in downtown, however a parking occupancy study needs to be performed to accurately evaluate the usage of current parking in the area.

Timed parking, however, can be implemented without this study in areas where parking demand is frequently seen to exceed capacity. A 2-hour time limit is often enough for downtown visitors in locations such as near the Recreation Center, Hurricane Theatrical and Pickleball courts. Parking signs should be posted every 25’ of distance.

Timed parking does not necessarily need to be enforced by the city police or staff. It is shown that residents and visitors self-regulate parking time when time limits are posted.

Example of 2-hour parking limit sign (Source: cvilletomorrow.org

09
Create curb bulb-outs at applicable intersections and crosswalks

Curb bulb-outs, also known as curb extensions, refer to a traffic calming measure that involves extending the sidewalk or curb into the street. This results in a wider sidewalk and a narrower roadway, which can help slow down traffic and increase pedestrian safety.

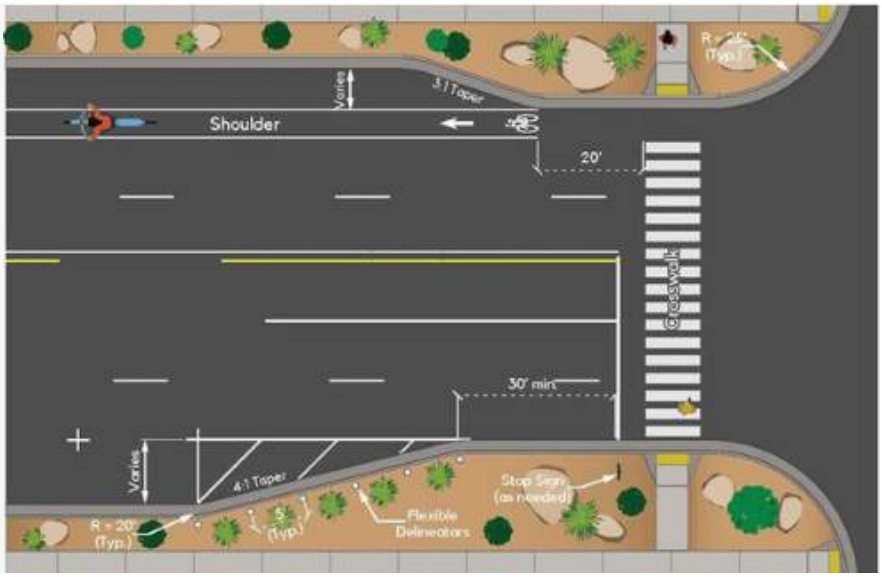


Figure 38: Sample curb bulb-outs design and specifications

Curb bulb-outs are usually created by adding a rounded or angled extension to the existing curb, creating a protrusion that narrows the roadway and shortens the crossing distance for pedestrians. They are often located at intersections or crosswalks and can include features such as benches, planters, or bicycle racks.

Concerns regarding curb bulb-outs include maintenance, vehicle turning radius and ownership. These points are discussed below:

- **Maintenance**

In areas with year-round growth seasons, it is important for municipalities and property owners to have a clear plan for maintenance and water management. This may involve coordinating with landscape maintenance contractors that utilize specialized equipment or designating specific personnel responsible for cleaning roadways. In general, curb bulb-outs do not present an undue hardship if designed and maintained properly.

- **Ownership**

Curb bulb-outs in non-UDOT roads are the responsibility of the city and should be installed and maintained by Hurricane. Curb bulb-outs located within UDOT right-of-way on State Street and Main Street between State Street and 100 S are owned and maintained by UDOT.

The location and implementation of these amenities within the ROW will require further review by UDOT, including a corridor study.

- **Turning Radius**

When a curb extension is installed at an intersection, it can reduce the amount of space available for vehicles to turn. This can be particularly problematic for larger vehicles such as trucks or buses, which may have difficulty navigating the turn without crossing into adjacent lanes or hitting the curb. A well-designed curb extension has a large enough radius to accommodate larger vehicles and maintain the flow of traffic. In general, curb extensions can be designed to improve the turning radius of smaller vehicles. By reducing the size of the intersection and creating a tighter turning radius, vehicles such as cars or bicycles may be able to navigate the turn more easily and safely. This can be particularly useful in areas with high pedestrian traffic or narrow roadways where vehicles need to make sharp turns.

Existing curb bulb-out on 300 W and State Street, Hurricane, UT (Source: Google Street View)

In Downtown Hurricane, curb bulb-outs should be considered in every intersection with a crosswalk outside of state routes. The one exception is the intersection of Main Street and State Street where the city and general public have expressed concern with the installation of curb bulb-outs, due to safety and traffic movement patterns. Below are examples of a similar width street and an after rendering.

Figure 39: Samples of curb bulb out imagery - Before or existing and after rendering

10
Consider the creation of additional municipal parking lots to support site density development

Parking is crucial to the success of new developments downtown as it affects the accessibility, convenience, and safety of the area. With projected growth in Downtown, and the potential closure of 100 W to cars, it is important that the city considers additional municipal lots.

Municipal lot installed by Hurricane City (Source: Google Street View)

Within the past 10 years, Hurricane built a municipal parking lot at the corner of 100 S and 100 W. This lot is a one-way through angle parking lot without time limits that maximizes the utilization of that parcel.

Similar underutilized parcels are present along 100 S and can be considered as potential locations for future parking lots. The design of each parking lot needs to be evaluated depending on the size and proportions of the parcel.

Adding more municipal lots would support site density development moving forward as well as assure long-term sustainability of local businesses by providing convenience, increasing foot traffic, and accessibility in downtown.

Figure 40: Municipal lot installed by Hurricane City (Source: Google Street View)

11
Add curb, gutter, sidewalks, and stripped parking along 100 N

Adding curb, gutter, sidewalks, and stripped parking on 100 N provide several benefits to the area. Some of the key benefits include:

Improved drainage
Curb bulb-outs in non-UDOT roads are the responsibility of the city and should be installed and maintained by Hurricane. Curb bulb-outs located within UDOT right-of-way on State Street and Main Street between State Street and 100 S are owned and maintained by UDOT.

Better vehicle control
Curb and gutter systems help to guide vehicles along the roadway, reducing the risk of vehicles crossing into opposing traffic lanes or leaving the roadway entirely. This can be particularly important in areas with heavy traffic or where the road is narrow.

Reduced maintenance costs
By directing water away from the roadway and into drainage systems, curb and gutter systems can help to reduce the risk of damage to the road and other infrastructure. This can lead to lower maintenance costs over time.

Increased pedestrian safety
Curb and gutter systems create a physical barrier between the roadway and the sidewalk, improving pedestrian safety and reducing the risk of accidents involving pedestrians.

Enhanced aesthetics
Curb and gutter systems can help to improve the overall appearance of a street, making it look more polished and professional. This can be particularly important in commercial or residential areas where appearances are important.

Control illegal parking
Residents have witnessed illegal parking along 100 N. Striping parking spaces on the road is a common way to control illegal parking. When parking spaces are clearly marked and designated, it becomes easier for drivers to understand where they can and cannot park. This helps to reduce the risk of illegal parking and improve overall traffic flow.

Parallel parking is recommended on 100 N due to the residential characteristic of the area and lower parking demand compared to other areas downtown. Parallel parking allows for a designated bike lane to be painted adjacent to it (see cross-section on page 68). A bike lane is proposed on 100 N by the Hurricane City Active Transportation Plan. A sidewalk minimum width of 6 feet is recommended to allow people to walk side-by-side and provide enough space for people with mobility devices. Sidewalks might be up to 10 feet wide with or without park strips. Refer to Figures 44 and 45 for recommended roadway element dimensions.

100 N between Main Street and 100 W where there is no curb and gutter, and parking stalls are not designated (Source: Google Street View).

100 N between 100 E and Main Street where there's curb and parallel parking

12
Install more appropriate (pedestrian scale) lighting and other amenities within the corridor

Street lighting aims to create an inviting atmosphere during the night, avoiding unshielded lights that shine light horizontally into the sky.

The best street lighting conforms to dark sky standards and is focused downtown onto the surface of the street and/or sidewalk. Downward shining lights are safer for drivers and pedestrians because there is less glare.

In addition, downward facing lights do not cast dark horizontal shadows across the landscape that the eyes cannot permeate due to the glare, lessening criminal activity by creating a more visible nighttime environment.

Lighting should be installed that is appropriately scaled for pedestrians utilizing the corridor and the light features should not feel as if they are dominating the corridor.

13
Create additional public gathering spaces adjacent to the ROW space

As mentioned above in the Built Environment Recommendation #3, public areas in Downtown that can be reclaimed for gathering and activity will ensure that Downtown is fully utilized. The integration of these spaces also provides a safe respite for pedestrians by bringing them back away from the ROW and any fast-moving traffic.

This is especially successful when the gathering space is immediately located next to the ROW space. These activities along the pedestrian walkway also encourage full use of the corridor, bringing pedestrian traffic to and from block edges. Please reference Figure 30 to see proposed gathering sites within the downtown study area.

Transportation Recommendations

Downtowns are often seen as the heart of a city or community, and it is important that they are accessible to all individuals, regardless of their preferred mode of transportation. To achieve this, it is important to provide a range of transportation options that are safe, efficient, and convenient for all users.

This section's recommendations include infrastructure improvements, such as the installation of bike lanes, sidewalks, and parking as well as the interventions that increase safety at key intersections.

By implementing these recommendations and prioritizing equitable and inclusive transportation options, Downtown Hurricane can become more accessible and welcoming to all individuals, while also driving economic growth and sustainability. A list of proposed recommendations is as follows:

1. **New corridor and signal warrant study on State Street**
2. **Install wayfinding / parking signage**
3. **Install bicycle facilities and sidewalks throughout downtown.**
4. **Convert parallel parking to angled parking and restripe parking along 100 S to mitigate closure of 100 W.**
5. **Increase crossing time at the intersection of State Street and Main Street**
6. **Add a 4-way stop sign at the intersection of 200 W and 100 N**

Detailed information about each of the above-outlined recommendations is provided the following pages of this section:

01
New corridor and signal warrant study on State Street

It is recommended that Hurricane City partner with UDOT in developing a State Street Corridor Study to better define the vision of the corridor into the future. A corridor study can have several benefits for transportation planning and development of State Street and Downtown Hurricane, including:

Improved safety

A corridor study can help identify safety concerns and provide recommendations for improving safety, such as adding new traffic signals, pedestrian crossings, or bike lanes.

Increased efficiency

A corridor study can help to identify bottlenecks and congestion points and provide recommendations for improving traffic flow and reducing travel times.

Better coordination

A corridor study can help to identify opportunities for coordination with other transportation modes, such as transit, bicycles, and pedestrians. This can help to create a more efficient and effective transportation network.

Improved accessibility

A corridor study can help to identify barriers to accessibility, such as lack of sidewalks or bike lanes, and provide recommendations for improving access for all users, including people with disabilities.

Enhanced economic development

A corridor study can help to identify opportunities for economic development, such as adding new commercial or residential developments, and provide recommendations for improving access and connectivity to support economic growth.

Increased sustainability

A corridor study can help to identify opportunities for sustainable transportation solutions, such as promoting walking, biking, or transit, reducing vehicle emissions and traffic congestion, and improving air quality.

The corridor study should be prepared in conjunction with a signal warrant study which is used to determine whether a traffic signal is warranted at a particular intersection. A signal warrant study is typically conducted to evaluate the need for a new signal or to assess the effectiveness of an existing signal. The study considers a range of factors, including traffic volumes, pedestrian activity, vehicle speeds, accident history, and roadway characteristics.

If the study determines that a signal is warranted, the traffic engineering team may make recommendations for the installation of a signal, including the type of signal, signal timing, and other related considerations. If the study determines that a signal is not warranted, other traffic control devices or modifications to the intersection may be recommended to improve safety and traffic flow.

Unsignalized intersection of 200 W and State Street in Downtown Hurricane, UT (Source: Google Street View)

02 Install wayfinding / parking signage

Wayfinding signage is necessary to help direct residents and visitors around downtown. It is recommended to incorporate integrated and branded downtown signage in addition. Efforts should be made to provide wayfinding signage for pedestrian and vehicular travel at the right locations. Optimal areas for each type are outlined below:

a. Pedestrian

Provided at a maximum height of 6' tall, this signage should focus on guiding or programming downtown users through a cultivated experience that downtown offers. This is referred to in the general plan as a self-guided history tour. These signs can provide interactive maps, displays, or other inviting elements to garner additional support.

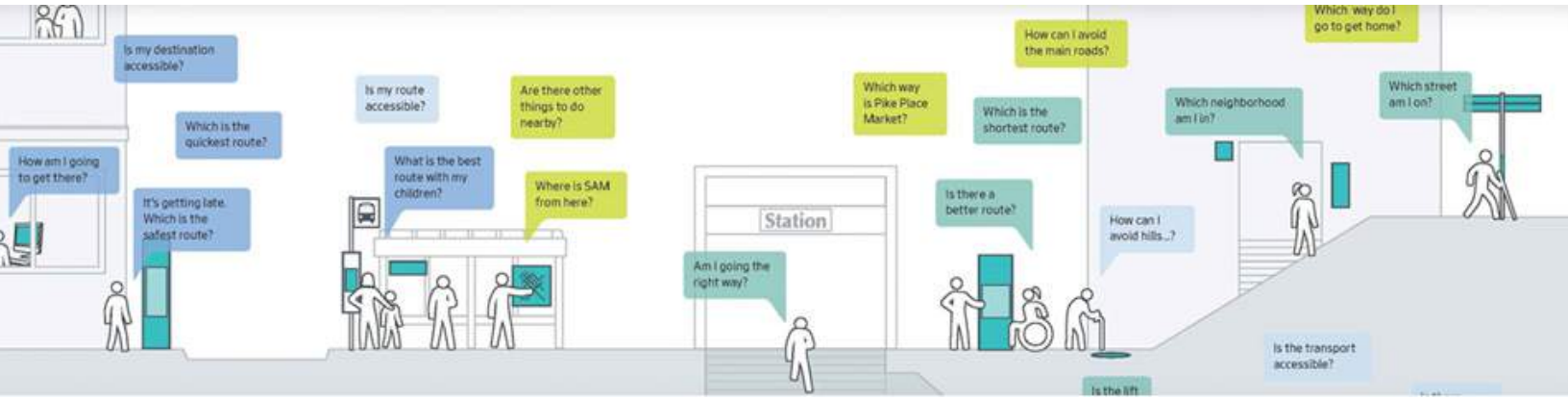


Figure 41: Wayfinding, Source: Seattle Department of Transportation

b. Vehicular

This style of signage should be primarily graphics with vibrant or internationally recognized colors. Emphasis should be placed on providing language at a size of no less than 9" in height and no larger than 18" in height.

c. Business

This kind of sign helps visitors understand what businesses or services are in Downtown and are typically placed at corners or main entry locations. They can include graphic maps or directional arrows that assist the user in understanding where they are in relation to where they want to go. These signs are good at quickly communicating what the city is known for to a visitor, and helping a resident connect with the identity of their city.

d. Informational signage

Information signage is excellent for providing information about events or unique features in Downtown. These signs should stand out yet should also be informational.

e. Downtown maps

Downtown maps are a great way to raise awareness of the extent of Downtown, driving more foot traffic from one end to another. Emphasis should be provided on keeping these maps updated with tenants and service/ restaurant information.

f. Parking signage

Providing wayfinding to simply and easily find accessible parking will help guide downtown users to off-street parking. This signage is essential when it comes to raising awareness with locals. Additionally, State Street signage should include parking tenure signage or business/patron parking delineation.

g. Historical markers

These signs are used to denote historical elements or existing buildings. They often highlight the true value and prominence of the historical events or figures that were around when they were erected. Highlighting and maintaining these feature signs or markers will prolong the character and memory of such history. Residents and visitors alike will understand and appreciate the city in a deeper way.

03
Install bicycle facilities and sidewalks throughout downtown

Transportation is more than just pedestrian vehicles, and it must provide equitable access for everyone. In 2021, Hurricane City adopted the Hurricane City Active Transportation Plan which proposed 41.5 miles of new bike lanes on existing roads, including in Downtown Hurricane.

There are numerous benefits of bicycle facilities in a downtown area, including:

- ***Increased safety:***

HAWK signals are designed to improve safety for pedestrians by providing a dedicated signal for them to cross busy roads safely.

- ***Improved health***

Cycling is a low-impact form of exercise that can help individuals improve their cardiovascular health and overall fitness.

- ***Reduced congestion***

Bicycles take up less space than cars, so encouraging more people to cycle can help reduce traffic congestion in a downtown area.

- ***Increased accessibility***

By providing bicycle facilities, downtown areas can become more accessible to people who may not have access to a car, such as low-income individuals or those who cannot drive.

- ***Economic benefits***

Studies have shown that investing in bicycle facilities can lead to increased economic activity in the surrounding area, as cyclists tend to spend more money at local businesses than car drivers.

The current study's recommendations build upon the Hurricane Active Transportation Plan. Each one provides minor few modifications to the plan to ensure bicycle safety. These include:

Require minimum sidewalk widths

Requiring a minimum of 6' width for sidewalks will allow for ample room and accessibility along all ROW thoroughfares. In high-traffic areas, sidewalks wider than 6' may need to be considered, but 6' is the minimum.

Adding bike lanes on 100 W from 100 S to 100 N

Creates an alternative north-south corridor in downtown to Main Street that provides less conflicts since 100 W is proposed to be a bicycle and pedestrian-only street between 100 S and State Street. It will also connect bicyclists through the HAWK signal on 100 W and State Street which is a safer crossing option than the Main Street and State Street intersection.

Adding marked shared roadways on 100 S from Main Street to 300 W

This will help reroute bicycle traffic from Main Street into 100 W. It also offers an alternative east-west route from State Street in downtown. Angle parking is proposed along 100 S which makes a shared lane the best option for that corridor.

Figure 42: Original recommendations from the Hurricane City Active Transportation Plan, 2021.

Figure 43: Proposed Shared Roadway

Current study's recommendations include a few modifications to the Hurricane Active Transportation Plan. To ensure safety, the following design standards are recommended for active transportation facilities in Downtown Hurricane:

Below cross sections are from the adopted Hurricane Transportaiton Master Plan and are provided to illustrate the potential uses for half ROW distances, allowing for mixture of purposes on streets

- **Bike Lanes**

Minimum of 6' width, adjacent to the curb or parallel parking. It is recommended that bike lanes are not striped adjacent to angled parking to reduce conflict with cars.

Figure 44: Half street cross-section of a road with angle parking and marked shared roadway.

- **Sidewalks**

A sidewalk minimum width of 6 feet is recommended to allow people to walk side-by-side and provide enough space for people with mobility devices. Sidewalks might be up to 10 feet wide with or without park strips. A sidewalk inventory and assessment should be created to prioritize replacements and installations for areas that are in the worst condition.

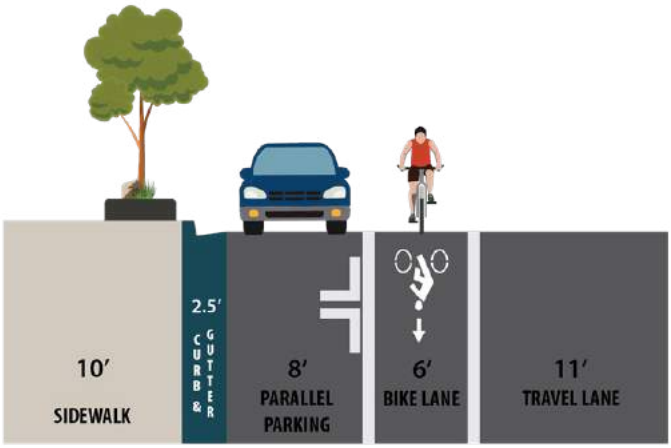


Figure 45: Half street cross-section of a road with parallel parking and bike lane.

- **Marked Shared Roadway**

Include "sharrow" pavement marking on 11' minimum travel lanes. Allowing bikes to utilize the full width of the travel lanes makes it safer when adjacent to angle parking which naturally generates more conflict between users.

Bike lanes adjacent to parallel parking on 400 S in Hurricane, UT

04
Convert parallel parking to angled parking and restripe parking along 100 S to mitigate closure of 100 W

As parking becomes more valuable downtown, finding alternatives is a priority. Converting parallel parking to angle parking can have several benefits, including:

- ***Increased parking capacity***

Angle parking can accommodate more cars in the same amount of space than parallel parking, which can be helpful in areas with limited parking.

- ***Improved pedestrian safety***

Angle parking can create wider sidewalks and narrower streets, which can help improve safety for pedestrians and reduce the risk of accidents involving pedestrians.

- ***Easier parking***

For drivers who find parallel parking difficult, angle parking can be easier to maneuver into and out of. This can improve traffic flow and reduce the risk of accidents or damage to parked vehicles.

- ***Better accessibility***

For people with disabilities or mobility issues, angle parking can provide easier access to buildings and sidewalks, as the parking spaces are typically closer to the entrance.

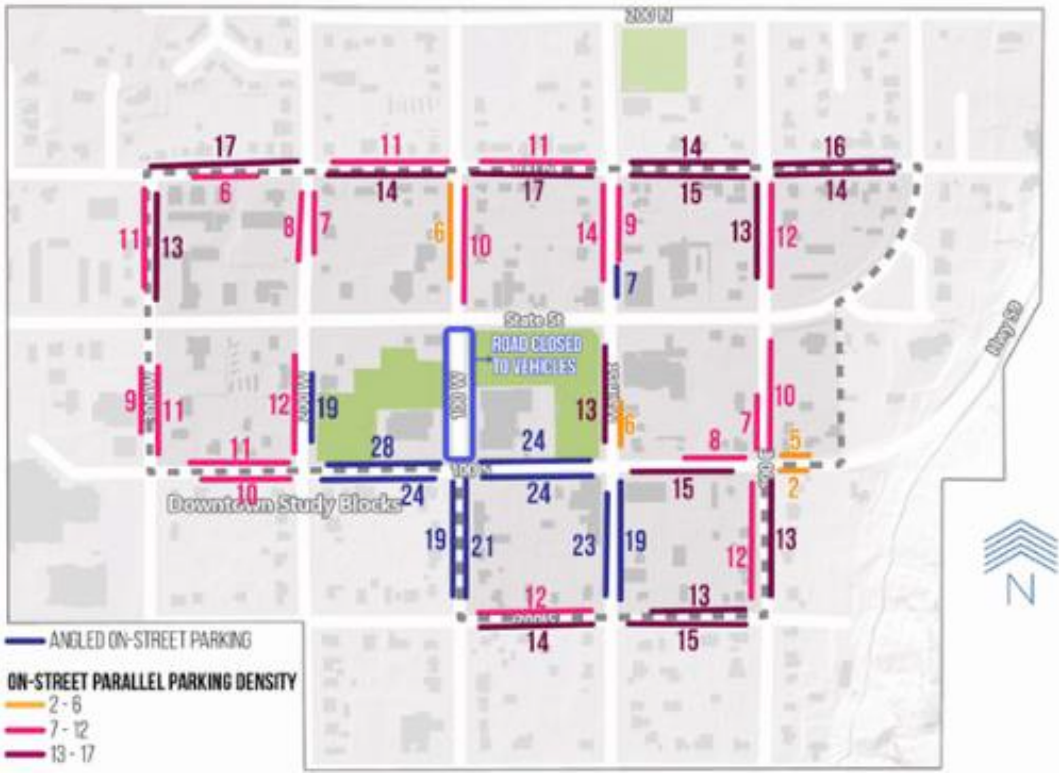


Figure 46: Parking availability in Downtown Hurricane including the creation of additional angle parking on 100 S.

Luckily, there is ample room to stripe parking stalls on 100 S. It is recommended that parking be striped on 100 S between Main Street and 200 W on one or both sides of the road depending on right-of-way widths (refer to Figure 45 above). This will make up for the lost parking due to the closure of 100 W between State Street and 100 S. The map below provides an overall idea of parking availability in Downtown Hurricane including the creation of additional angle parking on 100 S.

05
Increased crossing time at the intersection of State Street and Main Street

During this study and over the years, the city has received several complaints about the crossing time at the intersection of State Street and Main Street. Residents and visitors report that it is too fast and does not allow them to comfortably cross the road before the signal starts flashing.

Increasing pedestrian crossing time at a signalized intersection can have several benefits for pedestrian safety and accessibility. Here are some reasons why it can be important to increase pedestrian crossing time:

- ***Safer crossings***

Longer crossing times give pedestrians more time to cross the street safely, especially for those who may have mobility limitations, such as the elderly or people with disabilities. Pedestrians may also feel less rushed, reducing the likelihood of accidents and increasing confidence.

- ***Reduced stress and anxiety***

Pedestrians may feel anxious and stressed when trying to cross busy streets, particularly if they have limited time to cross. Longer crossing times can help reduce stress levels and create a more relaxing experience for pedestrians.

- ***Improved quality of life***

Increasing pedestrian crossing times can improve the quality of life for people who walk or use public transportation. It makes walking and crossing the street easier and more pleasant, which can encourage more people to walk or use public transportation instead of driving. This can have positive effects on health, the environment, and local communities.

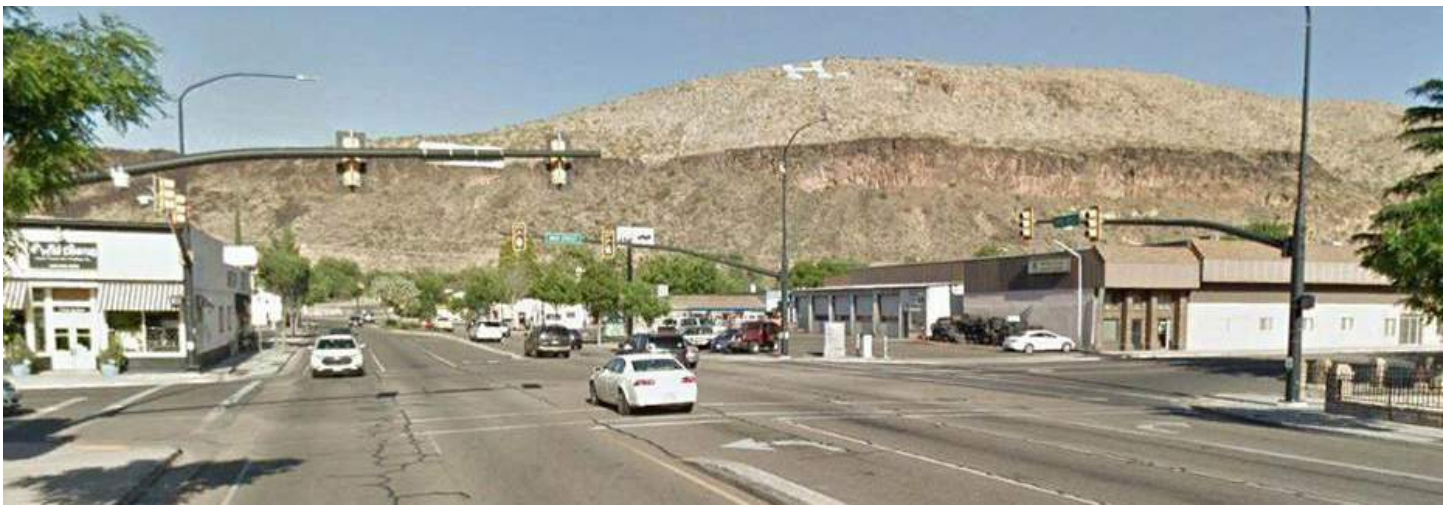
- ***Better accessibility***

Pedestrian crossing times should be increased in areas with heavy pedestrian traffic or where many people with disabilities may need to cross. This makes it easier for people to get around and access public transportation, shops, and services.

- ***Increased compliance***

When pedestrians feel safe crossing the street, they are more likely to comply with pedestrian crossing rules and wait for signals before crossing. This can lead to fewer jaywalking incidents and reduced pedestrian accidents.

The signal at State Street and Main Street would benefit from increased crossing time (20 seconds minimum) to accommodate all ages and abilities. The recommended corridor study and signal warrant study on State Street can address signal timing adjustment at this intersection.



Intersection of State Street and Main Street in Downtown Hurricane, UT (Source: Google Street View)

06
Add a 4-way stop sign at the intersection of 200 W and 100 N

Currently, there is a 2-way stop sign on 200 W where it intersects 100 N which hinders traffic flow on 200 W leading to the Hurricane Middle School. Changing a 2-way stop sign to a 4-way stop sign can have several benefits, including:

Improved traffic flow

A 4-way stop sign can help to improve traffic flow at busy intersections, as it ensures that all vehicles come to a complete stop before proceeding. This can help to reduce traffic congestion and delays.

Increased pedestrian safety

A 4-way stop sign can help to improve pedestrian safety at intersections by making it easier for pedestrians to cross the street. By requiring all vehicles to come to a complete stop, it can help to reduce the risk of accidents involving pedestrians.

Better visibility

A 4-way stop sign can improve visibility at intersections, making it easier for drivers to see other vehicles and pedestrians. This can help to reduce accidents and increase overall safety.

Increased safety

A 4-way stop sign can help to increase safety at intersections by reducing the likelihood of accidents. By requiring all vehicles to come to a complete stop before proceeding, it can help to prevent collisions that can occur when drivers fail to yield the right-of-way.

More predictable driving behavior

A 4-way stop sign can help to create a more predictable driving environment, as all drivers are required to stop and yield the right-of-way. This can help to reduce confusion and increase safety for all road users.

Existing 2-way stop sign at the intersection of 200 W and 100 N in Hurricane, UT (Source: Google Street View)

Parks & Civic Space
Recommendations

Recreational spaces are where people integrate into a downtown, imprinting on their community and creating memories. Providing access to the unique natural assets Hurricane provides will encourage more visitors and offer more purposeful destinations. Outlined below are sample parks & recreation goals that will help with downtown revitalization.

1. **Integrate the Downtown recreational core into the trails network.**
2. **Prepare additional hard-surface recreational play spaces in Downtown.**
3. **Integrate a historical or cultural trail through Downtown.**
4. **Implement a tree & vegetation ordinance for installation and maintenance.**
5. **Increase the size of sidewalks to encourage longer visit durations.**
6. **Improve the historic amphitheater and include a new amphitheater within the Targeted Development Scenario.**

Detailed information about each of the above-outlined recommendations is provided below:

01
Integrate the Downtown recreational core into the trails network

Recreational assets abound throughout Downtown, yet they are disconnected and not easy to access from the State Rd corridor. Making connections through shared use pathways between these locations and the existing and proposed trail network will give residents and visitors alike a more cohesive network to travel throughout the community. The map below outlines the planned active transportation network within Hurricane as identified in the Hurricane 2021 Active Transportation Plan.

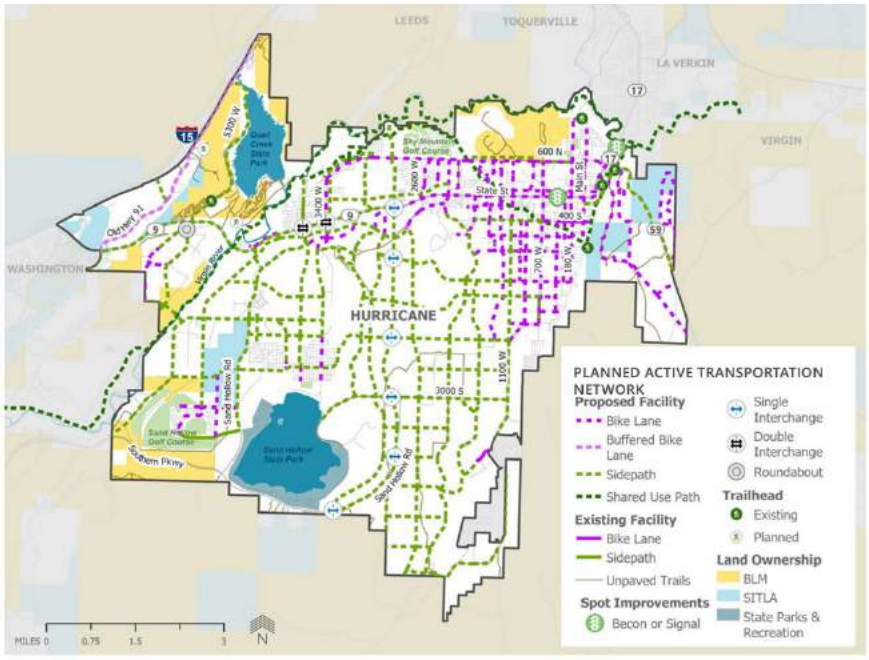


Figure 47: Transportation Network

Additionally, expansion of the network to incorporate linkages along 200 W will improve connectivity to city-wide and regional recreational assets including: the community pool, regional trails, and community parks. This will provide users with easy and convenient access to other regional destinations, while reducing vehicle miles traveled.

- *Jem Trailhead (6 miles)*
- *Quail Creek State Park (9 miles)*
- *Sand Hollow State Park (9.5 miles)*
- *Green Spring Park (16.5 miles)*
- *St. George Dinosaur Discovery Site (17 miles)*
- *Zion National Park (23 miles)*

02
Prepare additional hard-surface recreational play spaces in Downtown

Play spaces are a critical amenity most downtowns are missing. While an emphasis is placed on adults' purchases and spending power, there is a missing clientele, specifically the family. Families make up some of the largest expendable income households in any community, yet there are inadequate spaces to encourage lingering or regular visits. So, to encourage additional downtown tenure, it is recommended that passive or active play spaces are placed in Downtown to improve usability.

By doing passive play spaces for children, areas can be used to draw in families for an extended period, driving economic growth. A proposed location map for these types of gathering spaces can be found on the outdoor gathering space map found in the Built Environment Recommendations section. Areas used for the passive plan in downtown should:

- Be sheltered from roadways or crosswalk access.
- Be surrounded by a soft, yet imposing, barrier, such as throned or dense vegetation.
- Be ADA accessible.
- Be limited in size, ranging from 20' to 25' round, and offer a centralized play facility surrounded by safe play surfaces.
- Offer ample seating within the area and immediately adjacent to the area.
- Provide simple play options that are open to all age residents.

Sample access ramp in Hurricane

03
Improve the historic amphitheater and include a new amphitheater within the Targeted Development Scenario

The existing historic amphitheater located behind the Heritage Museum is best utilized by informal meetings and gathering space for children. More formal event meetings and entertainment needs are best met with a larger amphitheater within the plaza space of the proposed State Street development between 100 W and 200 W. It introduces flexibility to Downtown gathering areas, by more easily allowing outdoor seating for restaurants, entertainment settings, event vendors and casual group meetings. With some site grading and allocation of space, this area will gain a great versatile asset. Outlined in the Targeted Development Scenario (next section) recommendations is a description of the use and location.

Bike lanes adjacent to parallel parking on 400 S in Hurricane, UT

04
Integrate a historic or cultural trail through Downtown

The City of Hurricane is a diverse community with a rich history. However, there is little programming documenting and celebrating the diversity and history of the community. The City should partner with stakeholders to document the historic and cultural assets that are found within it. With documentation, partners should work together to develop a comprehensive and year-round historic or cultural heritage trail through the City that highlights its culture and attracts visitors regionally. Individuals moving along the trail should have the opportunity to learn about the areas and buildings they are passing by. Historic and cultural facts and stories should be posted on buildings and at appropriate locations along the trial. The trail should also include online interactive connections where individuals can scan a QR code or visit a specific website to learn more about the historic and cultural assets they are passing along the trail.

Below are three other regional walking tour examples:

- Salt Lake City has several self-guided walking tours within the community. The tour routes can be found online, and printed materials are available at locations within the City. The information includes maps of the points of interest on each of the tours and textual information about the locations. Tour topics include:
    - *North Downtown Heritage Trail*
    - *Main Street Tour*
    - *Time Travel on Main Street (designed for kids ages 9-12)*
    - *Exchange Place and Market Street Tour*
    - *Gateway and Railroad District Tour*

Figure 48: Salt Lake City Example of Points of Interest Map

- Provo has a self-guided Historic Buildings Walking Tour. The tour highlights 22 pioneer era buildings that range in construction dates from 1849 - 1910. Information is available online and at locations throughout the community. This information includes detailed descriptions of the historic buildings that are identified on the route.
- Ogden provides a guided tour of Historical 25th Street every first Friday of the month. This tour lasts from 5:30 - 7 PM. Topics along the route include:
    - *Pioneer history*
    - *Railroad contributions*
    - *Legal (and illegal) business history*
    - *Architectural styles*
    - *And others*

42 DALLAS H. YOUNG HOUSE • 517 East Center Street

The original owners of the house appear to have been Latinus O. and Rachel B. Taft. Mr. Taft was a prominent businessman who moved to Provo in 1896 as the local ZCMI manager. He formed the Utah Wholesale Grocery Company and the L.O. Taft Brokerage Company. From 1941 to the present, the home has been owned by members of the Dallas H. Young family. Mr. Young was a 4th District Court Judge, Provo City Attorney, Provo City Judge, President of the Utah County Bar Association and Chairman of the Utah County Democratic Party. A current owner and resident of the home is a granddaughter of Mr. Young. This building is an outstanding and distinctive example of the Arts and Crafts Bungalow style, typified by the deep, bracketed eaves, exposed rafter tails, single, broad, low gables, brick wainscoting, and small paned windows.

43 FRED TAYLOR HOUSE • 589 East Center Street

It appears that Fred R. Taylor and Mary J. Taylor were the owners of this property when this house was built. Dr. Taylor was a prominent pediatrician in Provo. From 1945 to 1947, the property was owned by lumberman, church and civic leader William Addison Spear. From 1950 to 1958, the property was held by the Arthur D. Sutton family. Mr. Sutton was a well-known druggist and theater/apartment house manager. This building is a good example of the English Tudor style, with steep roof pitch, plaster exterior walls and small window panes.

44 VAN WAGENEN HOUSE • 905 East Center Street

Constructed around 1900, this Victorian Box Style house features a classical columned porch and balcony. Since 1935, the home has been owned by members of the Van Wagenen family, including Alma Van Wagenen, Mayor of Provo in 1928-29 and Harold Van Wagenen, Mayor of Provo in 1956–57.

45 JUSTIS JOHNSON HOUSE • 939 East Center Street

Justis W. Johnson was the owner of the property when this house was contructed in 1928 and the deed was conveyed to the Decker Mortgage Company and then the Reserve Loan and Discount Company. Oran Groneman, a general contractor and Union Pacific rail car inspector, owned the property from 1935 to 1937. The house is unusual in that it does not readily fit into any one particular architectural style common to Provo. It has some characteristics of a 20th century military style cottage.

Figure 48: Salt Lake City Example of Points of Interest Map

05
Implement a tree & vegetation ordinance for installation and maintenance

Vegetation is an integral part of any streetscape or public space. Its benefits include noise reduction, pollution control, limited access areas, and reducing the heat island effect. For Hurricane, it is important to provide tiered or purposeful vegetation. The types of vegetation to implement are as follows:

Barrier vegetation

To be placed around children's downtown play areas or other gathering locations, reducing the opportunities for easy wondering.

Barrier vegetation

Installations are to be placed within the non-walk areas between sidewalks and curbing, promoting safe separation of uses.

Tree canopies

To be utilized throughout Downtown, encouraging extended downtown participation through heat reduction.

In addition to these vegetation types, special consideration needs to also be given to the inclusion of water-wise landscaping and xeriscape design. Water-wise landscaping and xeriscape design are implemented to minimize the required watering of vegetative installations and to promote water conservation with drier climate areas. More information on these specific types of landscaping can be found in the Green Infrastructure Recommendations section.

06
Increase the size of sidewalks to encourage longer visit durations

Larger sidewalks will encourage individuals to visit for longer durations in Downtown. The addition of sidewalk space allows for other positive downtown amenities to be added, upgraded, and included throughout Downtown. Larger sidewalks also accommodate more pedestrian traffic without resulting in congestion as individuals stop to interact with one another or view retail display windows. Additionally, a wider sidewalk increases Downtown pedestrian safety by further separating pedestrians from the road and providing more space between sidewalk users. The additional space also provides the opportunity for users to gather downtown.

Wider sidewalks should be installed, where possible, when new development is created. Sidewalks should be no less than 6 feet in width, but wider sidewalks provide additional benefits. The renovation of existing sidewalk areas would need to be considered on a case-by-case basis and it is likely that a corridor study would need to be conducted. As parking is reduced and/or relocated in Downtown, additional opportunities to expand existing sidewalk areas may arise. Any proposed changes to sidewalks within the state right-of-way would need to be coordinated with UDOT.

Narrow Sidewalk

Wide Sidewalk

Green Infrastructure Recommendations

Creating a vibrant and attractive downtown also includes planning for the future. This requires taking proactive steps that will provide sustainability, while also providing for increased usage. Recommendations to support this in Downtown are as follows:

1. **Implement xeriscape design for new construction or rehabilitations.**
2. **Design and implement bioswales for Downtown walkways and parking areas.**
3. **Install energy efficient or solar based lighting along non-DOT roadways.**
4. **Maintain and enhance trees and sidewalk level planting areas along the pedestrian way.**
5. **Create small rain gardens within curb bulb-outs and parks downtown.**

Detailed information about each of the above-outlined recommendations is provided below:

01
Integrate the Downtown recreational core into the trails network

Xeriscape design is a type of landscaping that is specifically designed for areas susceptible to drought and where water conservation is important. This type of design utilizes minimal water for the success of the plantings. It also eliminates the amount of lawn area within a property, which drastically reduces the amount of water required to maintain a lush lawn area. It also reduces the time and labor needed to maintain a traditional lawn and reduces the need for fertilizers and chemical application.

A variety of plantings and/or decorative rock gardens can be included in xeriscape landscaping designs. In addition to these elements, some designs also include a mixture of cobbles, mulch, pavers, planters, and edging. When selecting plants, it is important to prioritize selecting species that are naturally accustomed to dry conditions and/or native species to the region. Prioritizing this selection criteria will both reduce water consumption and provide a large variety of plants to choose from. Some example plantings include:

- *Big Sagebrush*
- *Blackfoot Daisy*
- *Dwarf Peach*
- *Coral Bells*
- *Gaura*
- *Stonecrop*

Additional plants can be found at https://tinyurl.com/4he5aduj

02
Design and implement bioswales for Downtown walkways and parking areas

Bioswales are a type of green infrastructure tool that capture, slow and filter runoff related to high intensity rain events. These bioswales are shallow, landscaped depressions that are vegetated. Because bioswales only require limited space, they work well when installed in medians, curb bulb-outs, and other public space areas within a downtown area. These plantings also offer a visually appealing design and add to the overall aesthetic of the corridor. Native plants should be utilizes in these swales as they can better accomodate the influx of water and drought.

Figure 50: Proposed Bioswale Locations

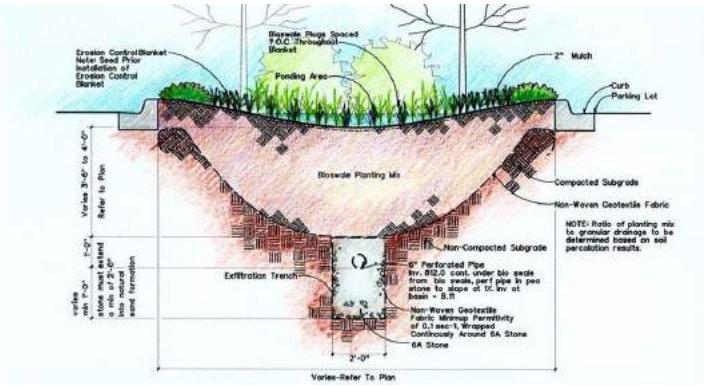


Figure 51: Bioswale Cross-Section and Style Example

03
Install energy efficient or solar based lighting along non-DOT roadways

Solar lighting has become more reliable and usable for downtown situations. While there are more restrictions along non-DOT roadways, it is important that the following be considered for municipally owned/operated roadways:

- ☑ **Photometrics shows an overlap of no less than 50%**
- ☑ **Lighting metrics offer an adequate shadow cast to provide uniform lighting.**
- ☑ **Long-life possibilities should be considered, preferring poles and luminaires with a usable life of 25 years or more.**
- ☑ **Festival plugs (requiring independent circuits) should be considered.**
- ☑ **Light poles and luminaries with dual power sources (solar and grid power) should be prioritized for longevity purposes**
- ☑ **Spacing of solar lights is closer than traditional lights, averaging 100 linear feet apart**

Where applicable and meeting municipal photometric standards, Outlined below are some samples of poles that could be considered:

Source - Greenshine Lighting products

04
Maintain and enhance trees and sidewalk level planting areas along the pedestrian way

The City currently has a variety of street trees and other sidewalk level planting areas throughout Downtown. Continued maintenance of these areas will ensure that they continue to positively contribute to the aesthetics of Downtown. Planting additional trees and street level plantings will further enhance the existing vegetative features. When adding vegetative features, the following elements should be considered:

- **Planting distance: all plantings should be appropriately spaced to maximize the growth and health of the vegetation.**
- **Planting types: a variety should be installed together for greater visual appeal.**
- **Tree size: Trees should be greater than 1 ½ inch diameter.**
- **Planting boxes: should be in greater than 24 inches.**
- **Root Growth: Where possible, tree filters or similar root boxes shouls be installed, allowing for adequate root growth**
- **Overhead utilities: only small-growing trees or sidewalk level plantings should be installed under overhead utilities.**
- **Sight triangle: maintaining the defined sight triangle at intersections to not create an obstruction**

05
Create small rain gardens within curb bulb-outs and parks downtown

Rain gardens common elements included in downtown. These rain gardens can provide a location for managing and temporarily retaining rainfall events, and these facilities are also attractive and an excellent opportunity for plannings that require additional water. Locations for these should be in places where curb-bulb outs are:

- **More significant than 5’ wide and 10’ in length**
- **Where adequate fall and gravity provisions are applicable**
- **In locations away from transformers or other utility connectors**
- **In areas where additional buffering or pedestrian projection is desired.**

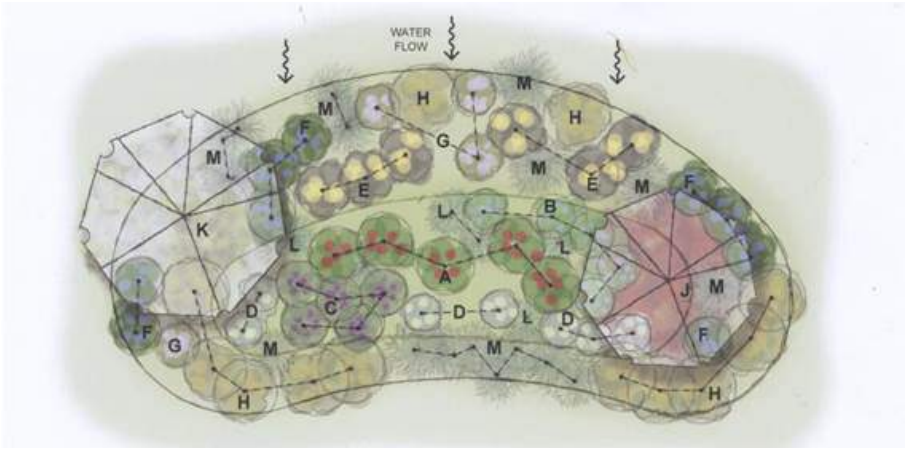


Figure 52: Rain Garden Layout Example

Housing
Recommendations

The key to a successful downtown is getting people into the corridor, and there is no better way to do that than encouraging individuals to live in Downtown. Providing a variety of accommodations within a downtown improves the base of users or taxpayers who utilize the retail establishments. For Hurricane, this would include exploring recommendations that will provide the community with multiple types of housing that would meet the demand for future residents. Recommendations include:

1. **Conduct a building inventory.**
2. **Create upper-floor residences utilizing the overlay district.**
3. **Create upper housing opportunities on State Street between 100 W and 200 W**
4. **Allow multi-family housing to be built to zero lot lines.**
5. **Provide zoning changes allowing a variety of residences in Downtown and surrounding area.**
6. **Encourage attainable housing.**
7. **Reduce parking requirements.**
8. **Craft, adopt, and enforce a short-term rental ordinance for Downtown.**

Detailed information about each of the above-outlined recommendations is provided below:

01
Conduct a building inventory

Preparing buildings and business inventory will help raise awareness of what facilities and services are available downtown. These inventories are focused on documenting the current conditions and availability, helping to document how to maximize the space available. The database can be a simple excel sheet or use a more specific CRM software. It is recommended that this list be prepared and regularly updated, categorizing the following:

- ☑ **Age of buildings**
- ☑ **Condition of buildings**
- ☑ **Utilized or unused spaces**
- ☑ **Owners' information**
- ☑ **Business name and contact information**
- ☑ **Social media handles**
- ☑ **Business owner contact information**

Emphasis should be placed on documenting businesses not only in Downtown but throughout the community. Online and non-brick-and-mortar companies should also be cataloged. There are numerous ways to gather this data, yet the most user-friendly is through self-provision utilizing a survey portal. After the initiated datasets have been collected, an AmeriCorps vista can be hired or used for the year to supplement the list with door-to-door or inline database data points. Software is available to manage this information (such as maestro), but the database must first be created to have importable information. By completing the proposed building and business inventories, the community will be provided with the following benefits:

- ***Increased awareness of downtown merchants***
- ***Improved access and connection with building and business owners***
- ***Opportunities for introductions and cross-promotions***
- ***Increased reach for sales and marketing efforts***

02
Create upper-floor residences utilizing the overlay district

Housing in Downtown forms a symbiotic relationship with businesses. This relationship provides enterprises with “doors” or “roofs” that will use the amenities, and businesses will attract more high-quality tenants. This also creates more centrally located residences which are a great option for young professionals and senior housing. To gain these positive effects, it is recommended that upper floors be considered for housing options, within the overlay district. Property owners within the overlay district may apply for assisted funding for upper-floor residences. The City should allocate funding for these grants or loans to boost the efficiency and attractiveness of Downtown.

The ideal matrix of upper-floor housing in downtown is as follows:

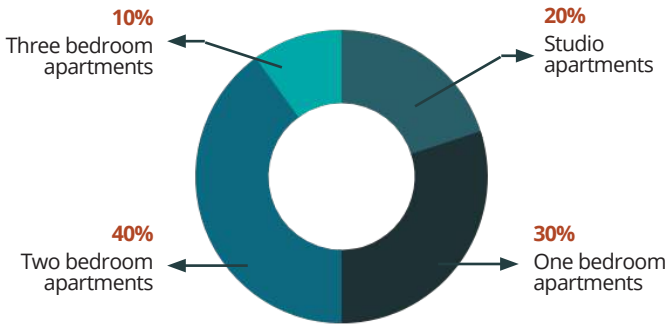


Figure 53: Quoted from the 2019 National Main Street Housing Survey

Some sample floor plans for smaller apartments are outlined below:

Figure 54: Sample Apartment Floor Plan

03
Create upper housing opportunities on State Street between 100 W and 200 W

As outlined in the Targeted Development Scenario (next section), there is an opportunity for additional housing on the currently underutilized parcel on State Street. This parcel is envisioned to be two full and one half stories tall and offer various housing options on the upper floors with an internal parking structure. This density will encourage better utilization of Downtown at all times of day and will provide more ‘roofs’ to attract larger businesses to Downtown. A total of 40,000 Sq Ft of residential space could be created, offering the following opportunities:

40 total units	**15** studio apartments at 550 Sq. Ft.	**16** 1 bedroom/1 bath units at 750 Sq. Ft.	**16** 2 bedroom/2 bath units at 1000 Sq. Ft.	**3** 3 bedroom/2 bath units at 1,350 Sq. Ft.

04
Allow multi-family housing to be built to zero lot lines

Providing increased densities in Downtown core and surrounding neighborhoods will ensure that viable housing options can be provided. Yet, it will require alterations to current building practices. It is recommended that downtown properties be allowed to build up to lot lines, matching the community's existing character. This change will require the following to be amended:

- ☑ **Zero-lot line construction is a right, not by special condition.**
- ☑ **Reduction of off-street parking requirements to zero**
- ☑ **Allowing for increased density massing for two and 3-story buildings (capped at a set height of 34') for structures.**
- ☑ **Requiring facilities to be ROW or back of sidewalk bordered**

Examples of inappropriate setbacks:

Example of uniform and appropriate setbacks:

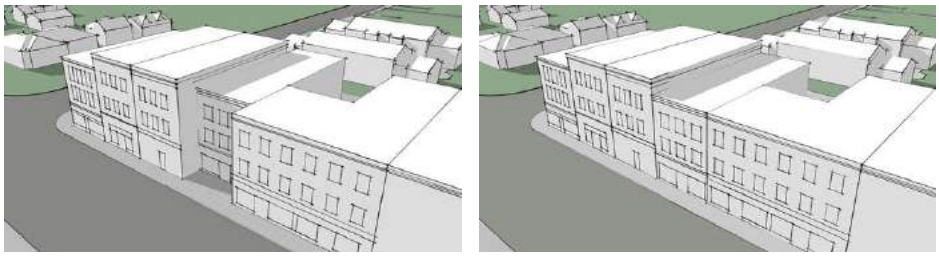


Figure 55: Setbacks, Source: West Point, UT Design Guidelines

05
Provide zoning changes allowing a variety of residences in Downtown

Ensuring a variety of housing is available in Downtown and surrounding zones of Hurricane will allow for more long-term activation of Downtown. Planning for housing in a changing community or demographic creates a moving target, so it is best to provide valuable developments that will adapt to a communities need, while also providing a "life cycle" housing stock within the community.

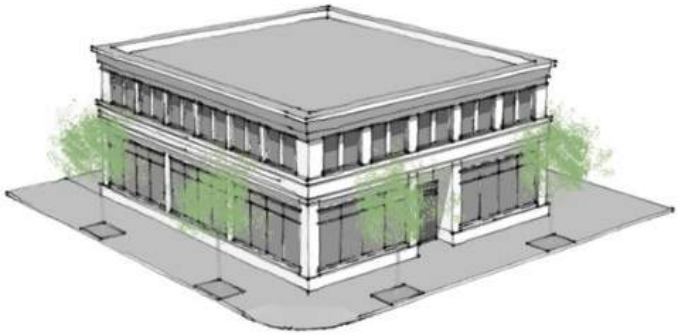
Figure 56: Life Cycle Housing

This will ensure that Hurricane can adapt to the community's changing needs as age cohorts move through their housing cycles, encouraging individuals or families to stay in Hurricane for their entire life.

Outlined below are the proposed housing priorities for Hurricane and their applicable timeframes for implementation:

- **Senior housing and empty-nesters**

In years 1-3, it is recommended to focus on incorporating senior housing into Downtown. This is due to the aging demographic of baby boomers and their soon-approaching transition to non-single-family dwelling units. This type of development requires careful consideration of accessibility and location. All senior housing must be equipped with ADA accessible units, garages, and fixtures, as well as proximity to everyday needs such as groceries and general shopping opportunities. By providing quality amenities in a multi-family complex (or upper floors), Downtown will gain regular patrons, specifically ones that value and expect vital service.

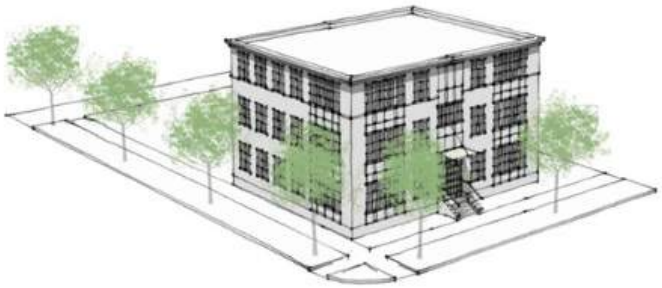


- **Empty-Nester housing**

Also within years 1-3, it is recommended that Hurricane develop the infrastructure for high quality one and 2-bedroom houses that can accommodate families whose children have recently moved out or gone to college. These houses may be new developments or renovated historic homes in the area.

- **Young professional housing**

In years 4-7, it is recommended to focus on young professional housing options. This will drive catalyst changes in Downtown's economy, providing a need for increased variety in services, amenities, and restaurants. Additionally, this will fill a need for non-single family-based housing for entry-level young professionals. These unit types should include studio and one-bedroom options as well as rehabilitated single-family size homes.



- **Family and transitional housing**

In years 8-14, it is recommended to focus on family or transitional housing options. These housing options are often considered last for downtown housing as they tend to provide the most negligible economic impact during a revitalization process. These unit types should focus on facilities (single-family or multi-family) with 3 or more bedrooms.

Priority should be given for these properties through incentives or reduced construction costs for municipal fees. This will ensure that equitable efforts are provided to these missing middle housing, as are given to single-family housing

06
Encourage attainable housing

When more considerable site development or redevelopment is considered, it is recommended that possible accommodation be required at a minimum of 20% of occupiable units. Attainable housing is housing that can be afforded, with average household incomes, using the 30% mortgage payment rule, i.e., the mortgage of a standard home should cost no more than 30% of the take home pay for an average family household income. Possible housing varies from low-income or market-rate housing, providing a missing middle housing option for regular families to purchase in a real estate market witnessing exponential property value growth. This can be completed through a series of options, including:

a. **Grants**
b. **Tax credits**
c. **Reductions in property taxes**

A mixture or massing of the above options may be required, yet it should be considered for developers or property owners attempting to provide attainable housing options.

Figure 57: Middle Housing, Source: Missing Middle Housing, 2020

Supporting the recently adopted moderate-income housing plan, this style of housing is recommended to be permitted within the downtown and surrounding areas

07
Reduce parking requirements

Parking requirements can make it hard to design a vibrant and diverse downtown by prioritizing parking spaces over the safety and comfortability of pedestrians, cyclists, and those taking public transport.

This practice can also impede the ability of a downtown to fully utilize both retail and residential units that maximize economic potential. Reducing parking minimums can help reduce greenhouse gas emissions, while also producing a more attractive urban environment that is used more effectively. To most accurately account for parking needs, this recommendation will require a study to be conducted on regular downtown users and their parking usage.

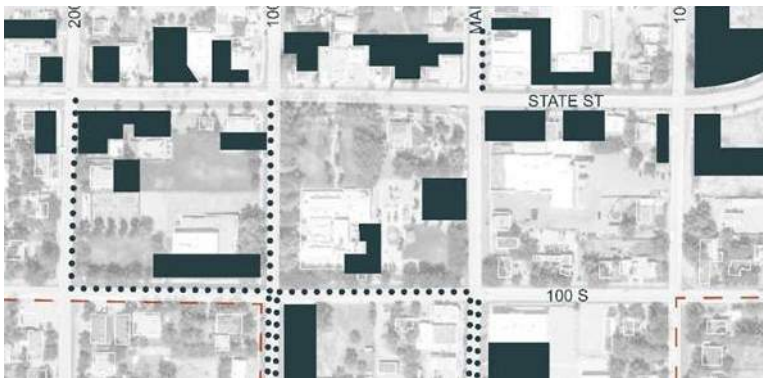


Figure 58: Existing Parking Lots and Angled Street Parking

Considering every building use, occupancy, and proximity to available parking lots, this survey would help determine the exact needs of Downtown in terms of parking stalls. In addition, some businesses may opt to reduce parking by using shared parking agreements. These are most helpful to businesses that require a consistent number of parking stalls, but operate at alternating times of day, relative to other businesses in the agreement. As an interim action step, consideration should be made to 1) reduce the parking minimums, and 2) add the requirement for parking to be located int eh rear of each newly permitted structure.

08
Craft, adopt, and enforce a short-term rental ordinance for Downtown

Short-term rentals can be an asset to a downtown, as they stimulate economic growth and support local businesses with steady traffic of diverse tourists. However, short-term rentals can produce their own unique challenges. To effectively address the short-term rental needs and current conditions in Hurricane, a thorough assessment must be conducted to understand:

- ☑ **How many short-term rentals are currently being rented?**
- ☑ **How large are the short-term rentals in Hurricane?**
- ☑ **When are they most utilized?**
- ☑ **How much revenue are short-term rentals generating for the community?**

In addition to understanding the existing conditions, the community will need to identify what role they see short-term rental fulfilling within the downtown. These efforts should strive to provide a balance for considerations of both property owners and neighbors while also filling a regional need for overnight accommodations. Some suggestions for review and implementation are outlined below:

- ☑ **Within the downtown, limit rental complexes to a spacing minimum of 100 linear feet**
- ☑ **Limit the number of potential complexes on a roadway facing block**
- ☑ **Require overnight accommodations have off-street parking facilities**
- ☑ **Prioritize rentals in redevelopment or targeted development parcels**
- ☑ **Create a registry or waiting list for high demand areas**

Targeted Development Scenarios

Based on the feedback received from the public and the assessment of the existing conditions, the consultant team has prepared a series of recommendations for a major catalyst development site. This process involved a survey of the existing assets and challenges, meetings with the steering committee and City, and thorough analysis of public feedback gathered through survey and public input processes.

Figure 59: Proposed Catalyst Site

The proposed scenario requires the City to acquire an underutilized lot in Downtown. This lot is located on State Street between 200 w and 100 W.

By acquiring this lot, and envisioning its full potential, the City can pursue a public-private development agreement in which all the necessary assets are provided to Downtown, but the cost burden is distributed to a private developer.

The Catalyst site developments are outlined in the below graphic.

Figure 60: Northwest Corner Aerial

Details are outlined below:

Catalyst Site:

- Between 200 W and 100 W facing State Street
- Municipal land ownership through long-term lease
- Master developer agreement for Public Private partnership
- Relocation of the LDS Family Center within the structure along 200 West
- Potential for development in future phase(s)
- Two full stories, and a third half floor that is set back from the street facade (45' Tall)
- Retail storefront along State Street
- Residences and offices on upper floors
- Rooftop Terrace
- Plaza space and amphitheater for entertainment and events such as small gatherings or concerts and food truck events
- 50% lot coverage
- Frontage buildings with side parking structure
- 40,000 Sq Ft Residential
- 32,000 Sq Ft Commercial
- Incorporated 100 Car parking facility

Figure 61: Plan View Render

Figure 62: Northwest Corner Render

Figure 63: Northeast Corner Render

Economic Development
Recommendations

Creating a resilient local economy is one of the most critical components of downtown revitalization any community can undertake. For a downtown, this includes preparing a necessary framework that will bolster the existing amenities, while providing complementary businesses to ensure Downtown remains relevant while also providing flexibility for adaptation. Recommendations are as follows:

1. **Target business clusters for missing amenities.**
2. **Prepare a detailed market analysis and leakage study.**
3. **Offer façade and signage grants.**
4. **Adopt and enforce the international property maintenance code.**
5. **Facilitate a phased master development for municipal properties.**
6. **Diversify cultural amenities.**
7. **Draft and enforce a site development requirement for building permitting in Downtown.**
8. **Site Redevelopment.**
9. **Incentivize property rehabilitation.**

Detailed information about each of the above-outlined recommendations is provided below:

01
Target business clusters for missing amenities

In this Plan's market analysis phase, several end-users were identified as having a supply gap in the trade areas. These businesses are also opportunities that would fit well into the existing Downtown buildings. Attracting these businesses would provide the community with a necessary addition to the tax revenue and create a regional draw to the State Street corridor for regional attributes. This is done through clustering of development typologies, and the businesses for Downtown Hurricane are as follows, restating some of the start-up and growth opportunities from the market analysis.

Pharmacies and Drug Stores

Women's Clothing Stores

Convenience Stores

Jewelry Stores

02
Prepare a detailed market analysis and leakage study

One of the most important things any community can undertake is studying the expenditure of residents and visitors, specifically where, when, and what the funds are being spent on. Preparing a market analysis is not simply providing a series of statistics about expenditures within a community, it is a nuanced and detailed review of a community that illustrates deficiencies, over-expenditures, and other critical factors. The City will be able to build on this Plan's market analysis and:

- **Identify GAPS in services or amenities.**
- **Document areas where the community is over saturated.**
- **Create retail user profiles that document spending habits or characteristics.**
- **Define areas or geographic regions primary visitors are traveling from.**
- **Identify unique attributes about community expenditure habits.**
- **Prepare strategies for business expansions.**

Through this process, a NAICS-level analysis should be created to help identify beneficial targeted clusters. These clusters should be identified for locations within the community, providing a mixture of amenities or services that would benefit from a symbiotic relationship. Samples of targeted clusters are:

- **Women's clothing stores**
- **General Merchandise stores**
- **Jewelry stores**

Through these clustered developments, the community will be able to witness a catalyst style of development that is self-sufficient. As outlined in the above cluster, many of these facilities would serve a relationship with one another, driving increased uses that are consistent and not event driven. All efforts should be made to provide elements that are maximally productive. This process will require further development and revisitation in the future to build upon the market analysis provided in this document.

03
Offer façade and signage grants

As part of recommendation #6 from the Built Environment Recommendation section, a grant application system should be implemented to encourage upkeep of facades in Downtown. This process will require funding to be allocated from outside grants, or from the annual budget.

One great source of funding for this process is the USDA Rural Business Development Grant program. Towns and communities may apply for grants to be used for economic development, as well as planning and training, and even business incubators. Applications are evaluated by economic need, and consistency with local priorities and goals.

It is recommended that the City reach out to interested business owners in advance to get their proposed construction or rehabilitation plans. This information should be organized and ranked accordingly by need and benefit to the city. Once a list and information about each project is compiled along with additional application requirements, the City should apply as soon as the annual application window is opened. If the grant does not cover all projects submitted by the business owners, those projects have already been ranked, and facade grant plans can be updated accordingly based on the approved USDA grant amount.

Figure 64: Façade Grant Use Example, Source: Urban Redevelopment Authority of Pittsburgh, 2019

04
Adopt and enforce international property maintenance code

The international property maintenance code (IPMC) is the industry's standard code enforcement process. This program is utilized by more than 2,000 municipalities across the country and has been found legally defensible regularly in a court of law. Adopting the guidelines and language will provide the community with an easy-to-implement and follow the program, one that will provide a standard of enforcement for all properties. The adoption process for the international property maintenance code is as follows:

- **Sign-up for membership and order code books**
- **Begin reviewing the materials and redacting unnecessary materials from the code book.**
- **Prepare necessary compliance and review paperwork for municipal use.**
- **Set citation or infraction limits, processes, and costs.**
- **Municipal review and redaction of undesired or unnecessary sections.**
- **Adopt the redacted code through the council.**
- **Being implemented uniformly across the community.**

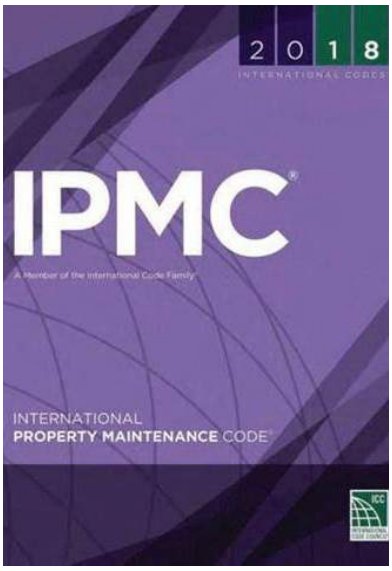


Figure 65: Career Path Graphic, Source: International Property Maintenance Code, 2021

05
Facilitate a phased master development for municipal properties

Transforming and revitalizing catalyst properties is one of the quickest and most impactful downtown revitalization tactics. Within the State Street corridor are several underutilized buildings, yet the property between 200 W and 100 W likely has the largest catalyst potential. Some details about the existing site are as follows:

- **Located at a prime location for maximum visibility.**
- **Only 8,500 Sq Ft of existing structures**
- **Opportunity for strategic municipal purchases**

Improvements to the site and facilities are as follows:

- **100,000 Sq. Ft. development area, allowing for multiple uses.**
- **Includes multiple entrances and rentable spaces.**
- **Offers potential alleyway access for deliveries or other necessary uses.**

Based on these characteristics, this property would have the most significant potential to positively impact Downtown. To ensure the property meets underserved needs, the following uses should be included:

PROPOSED USE	SPACE ALLOCATION	LOCATION	PURPOSE
Downtown food hall	5,000	Close to centralized entrance	A food hall is a rotating food preparation facility with multiple smaller stands or facilities. These facilities can both serve as an incubator for growing businesses, as well as provide year-round opportunities for local food trucks.
Ice cream parlor	1,500	High visibility	Nothing says downtown like an ice cream parlor. This facility should offer homemade or local sources ice cream and ample room for people to gather.
Household appliance & electronics store	4,000-6,500 Sq. Ft.	Access to loading	Currently, the community has a shortage in facilities that sell appliances and home electronics. This space will provide convenience for residents to equip their homes from a local establishment.
New & Used clothing stores	2,500-7,000 Sq. Ft.	Front of building	This space would serve as a resource for residents and visitors. With a significant gap in clothing retail stores, Hurricane could quickly reclaim this spending as potential revenue.
Bakery	1,800 Sq. Ft.	Northeast corner	Providing a local alternative to morning snacking and meals will help encourage longer activation of Downtown by both tourists and residents. Having such an amenity in Downtown will create a more convenient variety of shops.
Sporting goods or camping needs	5,000	Near parking	This facility would provide the community with an undermet need, specifically that of camping or non-big box store supplies. Due to the year-round recreation of the Hurricane area, this store is viable all-year round.
Coffee shop/ roastery	2,000	High visibility	Currently the community is undermet in facilities for lingering, socializing, and becoming part of the community. This facility, partnered with the bakery, would provide the residents with a necessary space to gather and enjoy their beverages of choice.

Figure 66: Suggested Building Uses

Efforts should be made to purchase and target marketing of parcels to necessary businesses. By acquiring these parcels, the community will be able to make the necessary catalyst changes much more quickly. Such parcels include the Hurricane Car Lot and the properties at 117 and 135 State Street. By purchasing these sites, the City would be the landowner of most of the block, offering the community a strong opportunity for catalyst development through a master developer agreement.

06
Diversify cultural amenities

Targeting development of specific amenities that encourage tourism and play into the outdoor recreation culture of Southern Utah will allow the City to reach its full potential of tourism spending. Existing businesses that already do such include Southern Utah Adventure Center and Over the Edge Sports. Additional new and used sporting goods stores and rental businesses will help boost this tourism effort. The City should partner with these existing business owners and help them reach their full potential with strategic location changes and facade or site enhancements.

The City should also consider hosting events that specifically benefit local businesses and craft vendors, as well as tailoring their permitting process to favor business owners with residency in Hurricane. Supporting Hurricane's existing asset businesses and business owners will further develop the identity and pride felt in Downtown.

07
Draft and enforce a site development requirement for building permitting in Downtown

Requirements for site development can be hard to regulate and organize. Using site development requirements that include a clear site plan for Downtown developments is a successful strategy for managing what is being designed and included. As part of this process, the City should evaluate what priorities or goals they would like to address within each site. Such goals should pertain to:

- **Parking**
- **Landscaping**
- **Hardscaping**
- **Entry locations**
- **Building orientation**
- **Pedestrian & cyclist amenities**

Once these priorities have been established, the building permitting process can be amended to require that each building have a site plan that clearly addresses such issues. Developing this process will help benefit Downtown by:

- **Creating cohesion within the look and feel of the streetscape and adjacent building designs.**
- **Highlight Downtown's goals and bring them to fruition.**
- **Create an easier understanding of building entrances and wayfinding.**
- **Prioritize the safety and accessibility of pedestrians and cyclists.**

08
Site Redevelopment

Reactivation of Downtown anchor buildings will provide one of the strongest ROIs possible and positively impact the overall corridor's economic health. Adjacent to the development outlined within the Targeted Development Scenario in the previous section, some multiple buildings and amenities would benefit from remodeling or rehab. The City Recreation Center and Fine Arts Building have both received heavy utilization by the community and highlight the need for great recreation and civic spaces within Hurricane.

The City will need to thoroughly study both buildings to understand their current uses and the potential for future retrofit or reconstruction that may improve upon these needs. If upgrades are done in conjunction with the Targeted Development, the city will have the opportunity to create an intentionally designed city center and anchor that provides updated recreational amenities for its residents. This can help set the tone aesthetically and architecturally for the rest of Downtown. Designing and implementing these upgrades will also give the community better facilities to meet their needs more effectively.

09
Incentivize property rehabilitation

A typical roadblock for property rehabilitation is the perception of unattainable increases in property taxes caused by property reassessments. A property tax deferment can encourage property redevelopment, specifically for municipal-based real estate tax increases. Removing this potential or perceived barrier will aid in building catalyst changes in Downtown. This program should conform to the following elements:

- **Be provided upon request, not automatically provided.**
- **Provide tax increase deferment on municipally based real estate tax for five years.**
- **Allow participants to improve their properties and increase rents before additional revenue is needed.**
- **Encourage regular maintenance through a rolling 15-year calendar for program participation.**

Implementing the use of GIS software integrated with permitting software, the City will be able to easily track what property upgrades have been done throughout the years by browsing each parcel and owner. Through this rehabilitation program, the community can conduct necessary work and gather additional revenue regularly before being concerned about other tax payments. Additionally, this program will empower property owners to make catalyst improvements with less fiscal impact.

05

IMPLEMENTATION STRATEGIES

IMPLEMENTATION STRATEGIES

As important as the recommendations are, preparing a priority order or ranking for implementation will ensure the proper steps are completed at the right time. Outlined below are the top prioritized projects and necessary action steps for implementation

YEAR 0 - 2

1

ALTER LOCAL ORDINANCES AND ZONING TO REQUIRE RETAIL OR SERVICE-BASED INDUSTRIES IN THE DOWNTOWN CORRIDOR

Land Use Recommendation No. 4

a. Research best practices from surrounding communities
b. Craft a set of draft ordinances and proposed changes
   i. *Identify an area where the ordinance will be implemented*
   ii. *Determine if current zoning / permitted uses will be followed or if amendments will need to be made to permitted uses within the defined area*
c. Complete the adoption process with planning and council

2

IMPLEMENT A VACANT PROPERTY ORDINANCE

Land Use Recommendation No. 1

a. Research best practices from surrounding communities
b. Craft a set of draft ordinances and proposed changes
   i. *Requirements for building use*
   ii. *Thresholds for vacancy tenure*
   iii. *What a "used" building entails*
   iv. *Incentives and penalties related to compliance*
c. Complete the adoption process with planning and council
d. Identify, create, and implement tracking mechanisms
e. Determine penalties for noncompliance and create and enforce enforcement mechanisms
f. Update vacant property list regularly

3

PAINT HIGHLY VISIBLE CROSSWALKS

Urban Design Recommendation No. 1

a. Start with temporary paintings along 100 S in partnership with the community (i.e., high school students, event celebrations, etc.)
b. Gather funding for permanent thermoplastic crosswalks

4 **CREATE A MIXED-USE ZONING DISTRICT, SPECIFICALLY WITHIN THE DOWNTOWN, ALLOWING AND ENCOURAGING A VARIETY OF USES ON UPPER FLOORS SUCH AS DWELLING UNITS, OFFICE SPACES, AND STUDIOS** Land Use Recommendation No. 2	a. Research best practices from surrounding communities b. Craft a set of draft ordinances and i. *Identify permitted uses within the mixed-use zone* ii. *Define the permitted density of development in a mixed-use zone* c. Update the zoning map to reflect the new mixed-use zone in downtown d. Complete the adoption process with planning and council
5 **CRAFT, ADOPT, AND ENFORCE A SHORT-TERM RENTAL ORDINANCE FOR THE DOWNTOWN** Housing Recommendation No. 8	a. Assess existing short-term rentals' current needs b. Identify what the City and the community would like to see. c. Adopt an ordinance specifying the number of short-term rentals allowed in the downtown and what is required of those rentals. d. Allocate funding for enforcement.
6 **CREATE AN OVERLAY ZONE FOR THE DOWNTOWN CORRIDOR (RELATED EXPLICITLY TO FORM-BASED CODES)** Land Use Recommendation No. 3	a. Research best practices from surrounding communities b. Identify the areas to be included in the overlay zone i. *Incorporate form-based code into overlay regulations as developed in Implementation Strategy 17* c. Craft a set of draft ordinances d. Update the zoning map to reflect the location of the overlay zone e. Complete the adoption process with planning and council
7 **ALLOW MULTI-FAMILY HOUSING TO BE BUILT TO ZERO LOT LINES** Housing Recommendation No. 4	a. Establish zero-lot line construction as a right b. Allowing for increased density massing for two and 3-story buildings (capped at a set height of 40') for structures c. Require facilities to be ROW or back of sidewalk bordered
8 **PROVIDE ZONING CHANGES ALLOWING A VARIETY OF RESIDENCES WITHIN THE DOWNTOWN** Housing Recommendation No. 5	a. Assess current zoning requirements b. Review and amend the code to allow for increased densities c. Eliminate requirements that prohibit certain housing types d. Rewrite zoning requirements to allow multiple housing types and styles as long as the preferred density is achieved.

9	
WORK WITH A LOCAL REALTOR(S) TO CREATE A DOWNTOWN PROPERTIES MARKETING DATABASE	a. Identify local realtors and create a partnership to implement recommendations. b. Create a list of eligible properties. c. Conduct assessments of the building condition, zoning, potential end-use types, etc. Also, gather owner or listing agent contact information. d. Create marketing materials and flyers for each identified property e. Create a website for available properties f. Share information about available properties with developers i. *Utilize an online platform where interested parties can easily access these marketing materials* g. Maintain and update the list regularly
Built Environment Recommendation No. 5	

10	
UPDATE AND ENFORCE SIGNAGE REGULATIONS	a. Research best practices from surrounding communities b. Review existing signage regulations i. *Identify corrections or additions needed to the current regulations* c. Craft a set of draft ordinances d. Identify and implement enforcement mechanisms for regulations e. Complete the adoption process with planning and council
Built Environment Recommendation No. 1	

11	
MAINTAIN AND ENHANCE TREES AND SIDEWALK LEVEL PLANTING AREAS ALONG THE PEDESTRIAN WAY	a. Identify existing areas where trees and street-level plantings are already present b. Assess the current condition of existing vegetative areas c. Implement plantings in areas where additional buffering is needed d. Determine ongoing maintenance needs and implement them as needed. Adjust fiscal budgets as required to accommodate necessary maintenance e. Conduct a downtown assessment to identify areas where trees and street-level plantings could be added f. Determine the estimated cost of such installations and budget accordinglyalready present
Green Infrastructure Recommendation No. 4	

12	
CLOSE 100 W FROM 100 S TO STATE STREET	a. Lock and reinforce permanent barricades b. Identify locations for, and stripe accessible parking locations c. Create an accessible turn-off for pick-up/drop-off along 100 South d. Remove/reduce curbs along 100W to create zero-grade transitions e. Provide vegetation in pots and moveable items to reduce heat island effect
Urban Design Recommendation No. 2	

13	
REDUCE PARKING REQUIREMENTS, ALLOWING FOR INCREASED DENSITY STRUCTURES	a. Identify current users and parking needs within the downtown b. Identify where the required on and off-street parking requirements for existing and new developments should be reduced (based on current and proposed users and needs) c. Craft a draft ordinance that updates the appropriate zoning regulations as they relate to on and off-street parking d. Complete the adoption process with planning and council e. In addition to the proposed ordinance change, locate existing parking lots and structures that can be utilized and potentially shared f. Facilitate and encourage shared agreements between businesses where feasible.
Housing Recommendation No. 7	

14	
INTEGRATE A HISTORICAL OR CULTURAL TRAIL THROUGH THE DOWNTOWN CORRIDOR	a. Identify historical and cultural assets throughout the downtown corridor b. Create a database with location and background information c. Create graphic representation/route of identified assets d. Distribute trail routes at places of business, as well as online, so individuals can access it and utilize trail route e. Create a QR code or another interactive aspect where individuals can learn more information about an asset as they pass through the downtown
Parks & Civic Space Recommendation No. 3	

15	
OFFER FAÇADE AND SIGNAGE GRANTS	a. Adopt design guidelines b. Identify funding for program implementation and administration c. Create a grant application program d. Establish criteria for awarding applicants e. Allocate funding from outside grant sources or annual budget
Economic Development recommendation No. 3	

16	
ADOPT AND ENFORCE INTERNATIONAL PROPERTY MAINTENANCE CODE	a. Sign-up for membership and order code books b. Review the materials and redact unnecessary materials from the code book c. Prepare necessary compliance and review paperwork for municipal use d. Set citation or infraction limits, processes, and costs e. Adopt the redacted code through the council f. Being implemented uniformly across the community
Economic Development Recommendation No. 4	

17	
DRAFT AND ENFORCE A SITE DEVELOPMENT REQUIREMENT FOR BUILDING PERMITS WITHIN THE DOWNTOWN	a. Establish goals for on-site parking, landscaping, hardscaping, entry locations, building orientation, and pedestrian & cyclist amenities. b. Require a site plan as part of the permitting process within downtown c. Create regulations for key goals to be shown on submitted site plans
Economic Development Recommendation No. 7	

18	
PREPARATION AND IMPLEMENTATION OF FORM-BASED CODE, SPECIFICALLY IN THE DOWNTOWN OVERLAY ZONE	a. Adopt an overlay zone within downtown where form-based codes will be implemented (see Implementation Strategy 6) b. Define and outline preferred development standards for construction within the overlay zone. c. Draft proposed guidelines d. Create a mechanism for enforcement of the form-based codes e. Complete the adoption process with planning and council
Built Environment Recommendation No. 7	

19	
NEW CORRIDOR AND SIGNAL WARRANT STUDY ON STATE STREET	a. Coordinate with UDOT about a new corridor and signal warrant study on State Street b. Secure internal funds and external grants (i.e., Dixie MPO) to provide a match for the study c. Help conduct and finalize the investigation in coordination with UDOT
Transportation Recommendation No. 1	

20	
CREATE A PEDESTRIAN AND BICYCLE-ONLY STREET ON 100 W BETWEEN 100 S TO STATE STREET	a. Temporary closure (3-4 months) during summer months b. Implement tactical urbanism and programming to increase space utilization (community art, fairs, events, etc.) c. Complete street closure after adoption with the planning commission and council
Urban Design Recommendation No. 2	

21	
STRATEGICALLY LOCATE ACCESSIBLE PARKING FOR EQUITABLE ACCESS	a. Identify areas close to destination entrances that can host accessible parking spots b. Count parking spots within each block c. Implement a minimum of 1 accessible stall for every 25 stalls
Urban Design Recommendation No. 7	

22	
INSTALL PARKING SIGNAGE WITH A MAXIMUM OF 2-HOUR TIME LIMIT	a. Identify areas where parking demand exceeds capacity, usually near the entrance of destinations and establishments b. Install 2-hour parking limit signs every 25’ distance
Urban Design Recommendation No. 8	

YEARS 3 - 7

1.	**Install parking signage with a maximum of 2-hour time limit** • *Identify areas where parking demand exceeds capacity, usually near the entrance of destinations and establishments.* • *Install 2-hour parking limit signs every 25' distance.*	Urban Design Recommendation No. 8
2.	**Increase crossing time at the intersection of State Street and Main Street** • *Adjust the crossing time of the signal following recommendations from the State Street corridor and signal warrant study.*	Transportation Recommendation No. 5
3.	**Add a 4-way stop sign at the intersection of 200 W and 100 N**	Transportation Recommendation No. 6
4.	**Implement two additional stop signs on 100 N at the corner of 200 W to convert it to a 4-way stop sign. Implement an annual façade program**	Built Environment Recommendation No. 6
5.	**Implement a tree & vegetation ordinance for installation and maintenance.**	Parks & Civic Space Recommendation No. 4
6.	**Create downtown design guidelines**	Built Environment Recommendation No. 2
7.	**Prepare additional hard-surface recreational play spaces within the downtown core.**	Parks & Civic Space Recommendation No. 2
8.	**Integrate the downtown recreational core into the trails network**	Parks & Civic Space Recommendation No. 1
9.	**Incentivize development of mixed-uses for developers acquiring underutilized downtown properties.**	Built Environment Recommendation No. 4
10.	**Install energy-efficient or solar-based lighting along non-DOT roadways**	Green Infrastructure Recommendation No. 3
11.	**Implement xeriscape design for new construction or rehabilitation**	Green Infrastructure Recommendation No. 1
12.	**Create small rain gardens within curb bulb-outs and parks downtown**	Green Infrastructure Recommendation No. 5
13.	**Provide zoning changes to ensure a minimum Floor Area Ratio (FAR) is met.**	Land Use Recommendation No. 5
14.	**Conduct a building inventory**	Housing Recommendation No. 1
15.	**Create upper-floor residence allowances utilizing the overlay district**	Housing Recommendation No. 2
16.	**Encourage attainable housing with deferred taxes or other financial incentives**	Housing Recommendation No. 6
17.	**Facilitate a phased master development for municipal catalyst site between 100 W and 200 W**	Targeted Development Scenario & Economic Development Recommendation No. 5
18.	**Create upper housing opportunities on State Street between 100 W and 200 W in conjunction with the Targeted Development Scenario**	Housing Recommendation No. 3
19.	**Prepare a detailed market analysis and leakage study**	Economic Development Recommendation No. 2
20.	**Incentivize property rehabilitation**	Economic Development Recommendation No. 9

21.	**Explore the HAWK signal and median at 100 W** • *Run corridor and signal warranty study in coordination with UDOT* • *Gather funding for design and engineering* • *Complete design and gather funding for construction* • *Finalize construction*	Urban Design Recommendation No. 3
22.	**Explore the new traffic signal at 200 W and State Street** • *Run corridor and signal warranty study in coordination with UDOT* • *Gather funding for design, engineering, and implementation* • *Install new signal*	Urban Design Recommendation No. 4
23.	**Create curb bulb-outs at non-DOT intersections and crosswalks** • *Create an implementation strategy for curb bulb-outs in partnership with UDOT* • *Gather financing for design and engineering* • *Complete design and gather funding for construction* • *Finalize construction*	Urban Design Recommendation No. 5
24.	**Help facilitate discussions with property owners for shared parking lots** • *Continue to work with current and new property owners on shared parking agreements.* • *Finalize shared parking agreements.*	Urban Design Recommendation No. 6
25.	**Add curb, gutter, sidewalks, and stripped parking along 100 N** • *Continue to secure funding for design and construction* • *Complete design and engineering of the project* • *Start construction*	Urban Design Recommendation No. 10
26.	**Install wayfinding/parking signage** • *Conduct a wayfinding plan to determine the location and content of signs.* • *This plan is best done with the abovementioned lighting and gathering spaces assessment.* • *Get the plan adopted by the planning commission and council* • *Start budgeting and securing funding for design and construction* • *Implement wayfinding and parking signage*	Transportation Recommendation No. 2
27.	**Install bicycle facilities and sidewalks throughout downtown** • *Verify locations of bike lanes and marked shared roadways in this map* • *Implement new bicycle facilities as roadways get re-paved or re-stripped* • *Finalize implementation of bike lanes and celebrate shared routes downtown*	Transportation Recommendation No. 3
28.	**Convert parallel parking to angled parking and restripe parking along 100 S to mitigate closure of 100 W** • *Verify the re-striping or re-pavement plan of 100 S; if possible, coordinate efforts to simultaneously re-stripe angled parking on 100 S between Main Street and 100 W.* • *Continue and finalize to re-stripe parking along 100 S between 100 W and 300 W*	Transportation Recommendation No. 4

YEARS 8 - 15

1.	**Improve the historic amphitheater, and include a new amphitheater within the Targeted Development Scenario**	Parks & Civic Space Recommendation No. 6
2.	**Design and implement bioswales along the downtown corridor walkways and parking areas**	Green Infrastructure Recommendation No. 2
3.	**Increase the size of sidewalks to encourage longer visit durations**	Parks & Civic Space Recommendation No. 5
4.	**Create mid-sized, hard-surface, community gathering spaces within the downtown**	Built Environment Recommendation No. 3
5.	**Target business cluster for missing amenities**	Economic Development Recommendation No. 1
6.	**Diversify cultural amenities**	Economic Development Recommendation No. 6
7.	**Site Redevelopment**	Parks & Civic Space Recommendation No. 6

8.	**Consider creating additional municipal parking lots to support site density development** • *Identify potential parcels for the creation of new municipal parking lots* • *Conduct an appraisal of the property to determine its market value* • *Negotiate with property owners to purchase the parcel at a fair price. This may involve making an offer, counter-offers, and ultimately agreeing on a purchase price.* • *Secure funding to purchase the parcel. This may involve using public funds or seeking grants or loans from the government or other sources.* • *Acquire the parcel. This may involve obtaining necessary permits, transferring ownership, and paying the purchase price.* • *Final design and construction of parking lots.*	Urban Design Recommendation No. 9

9.	**Install more appropriate (pedestrian scale) lighting and other amenities within the corridor** • *Conduct a lighting assessment to determine key areas where illumination is needed downtown. This may involve conducting a survey or consultation with residents and stakeholders.* • *Start budgeting and securing funding for design and construction.* • *Final construction of new lighting amenities*	Urban Design Recommendation No. 11

10.	**Create additional public gathering spaces adjacent to the ROW space** • *Conduct a plan for determining the need, location, and types of gathering spaces in downtown Hurricanes.* • *Get the plan adopted by the planning commission and council* • *Start budgeting and securing funding for design and construction* • *Start implementing new gathering amenities and spaces* • *Final construction of new gathering amenities and spaces.*	Urban Design Recommendation No. 12

HURRICANE DOWNTOWN

MASTER PLAN

APRIL

2023

PREPARED BY

Downtown Redevelopment Services
100 E Main St, Suite 100
Ravenna, OH 44266

CRSA
175 S Main St, Suite 300
Salt Lake City, Utah 84101

HURRICANE DOWNTOWN PLAN

TIMELINE

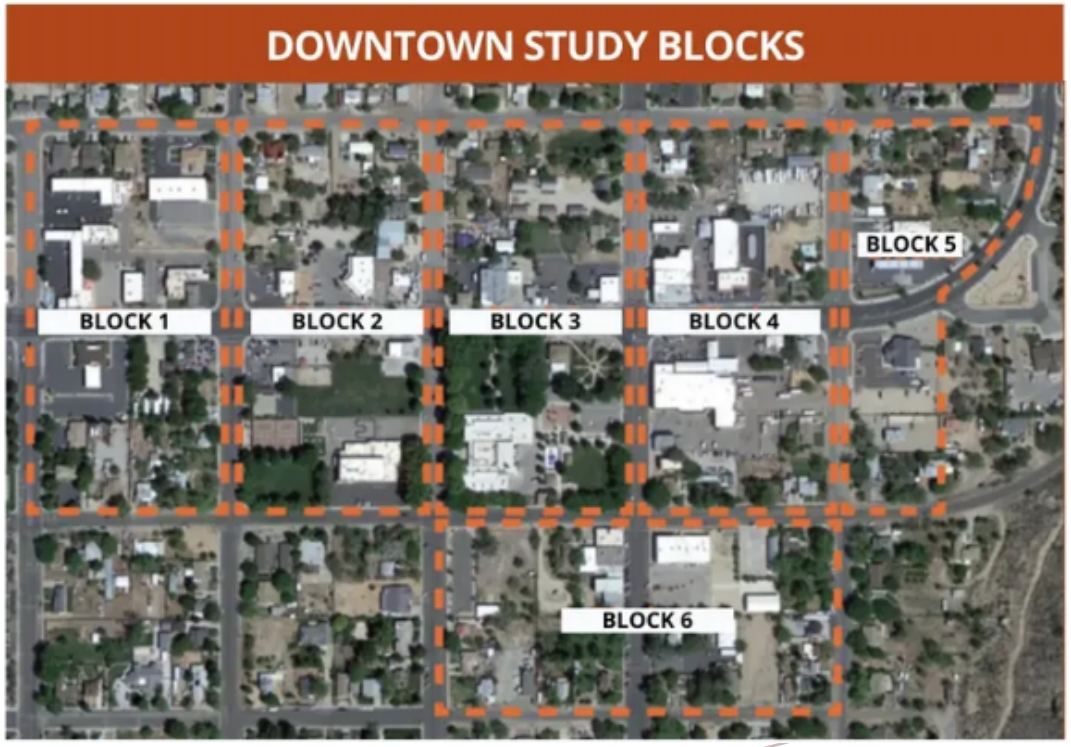
- $45,000 grant from UDOT
- Steering Committee starting meeting in October
- 2 online surveys and 3 public input open houses
- Received comments from over 600 residents

KEY SECTIONS

- Existing Conditions
- Market Analysis
- Public Input Synopsis
- Recommendations
- Implementation Strategies

EXISTING CONDITIONS

- Six study blocks
- From 300 W to the curve
- From 100 N to 100 S and to 200 S from 100 W to 100 E



MARKET ANALYSIS

- There is a potential for more retail and restaurants within the downtown

1. PHARMACIES & DRUG STORES
2. CONVENIENCE STORES
3. WOMEN'S CLOTHING STORES
4. SHOE STORES
5. JEWELRY STORES
6. SPECIALTY FOOD STORES
7. SNACK & NON-ALCOHOLIC BEVERAGE BARS
8. ELECTRONIC STORES
9. LUGGAGE & LEATHER GOODS STORES
10. ALL OTHER GENERAL MERCHANDISE STORES

RECOMMENDED USE	SPACE ALLOCATED IN THE BUILDING (SQ. FT)	POTENTIAL LEASE RATE	POTENTIAL MUNICIPAL REVENUE CAPTURE PER FOOT
Pharmacies & Drug Stores	6,500	$20.00	$7.46
Convenience Stores	5,000	$18.00	$2.14
Women's Clothing Stores	2,000	$15.00	$4.40
Shoe Stores	1,500	$17.50	$7.45
Jewelry Stores	2,000	$20.00	$6.45
Specialty Food Stores	5,000	$15.00	$1.83
Snack & Non-Alcoholic Beverage Bars	1,500	$17.50	$4.09
Electronic Stores	5,000	$20.00	$5.60
Luggage & Leather Goods Stores	2,000	$15.00	$3.17
All Other General Merchandise Stores	7,500	$15.00	$2.57

Note: The quoted rates are outlined as regional standards. Further review is required for market condition applicability.

PUBLIC INPUT

- Over 600 responses were received to surveys about the downtown
- Staff and consultants have worked to integrate citizen comments and concerns into the plan

THE RESULTS

Outlined below are some of the critical critical community character elements determined through the engagement process:

Residents enjoy the small-town atmosphere of Hurricane

There are concerns that revitalization efforts and development will detract from the small-town feel of the City

33.8% of residents have lived in the community for one to five years

37.4% of respondents visit the downtown area daily

75.1% of survey respondents stated there are not enough service and retail options in Downtown

72.9% of respondents (from the 75.1%) indicated date night dining options as a top priority

89.9% of survey respondents support further downtown revitalization in Hurricane

71.8% of respondents indicated improved retail and service opportunities would make Downtown more vibrant

RECOMMENDATIONS

LAND USE

- Allow ground-floor retail or service industries on Main St
- Create a Downtown mixed-use zoning district
- Implement a vacant property ordinance

BUILT ENVIRONMENT

- Form based code for Downtown
- Annual façade program

PARKS & CIVIC SPACE

- Downtown historic walking tour
- Integrate the downtown recreational core into trails network

RECOMMENDATIONS

ECONOMIC DEVELOPMENT

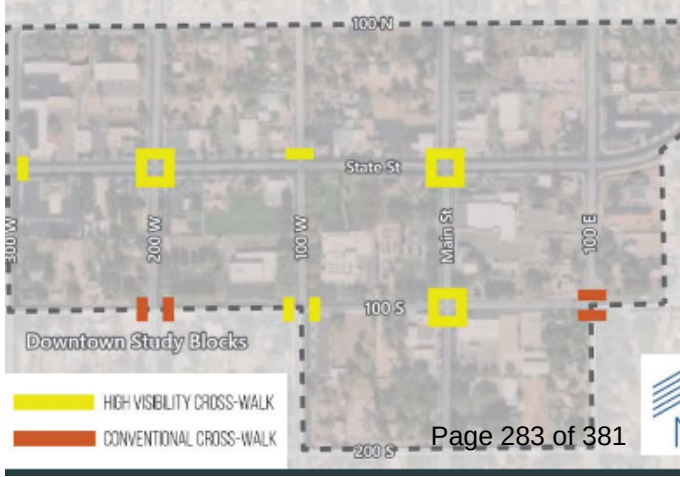
- Prepare a detailed market analysis
- Incentivize property rehabilitation
- Target business clusters for missing amenities
- Planning Staff has asked for budget money to do a full Economic Development Master Plan for next fiscal year

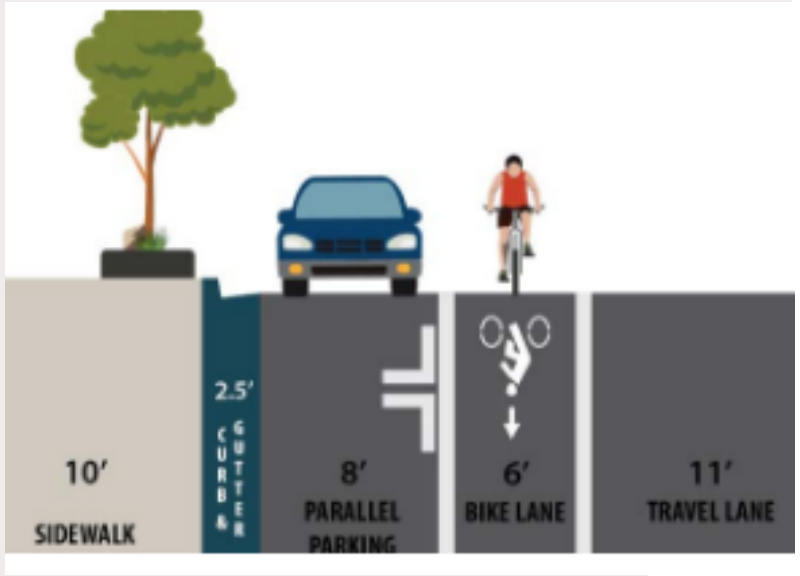
HOUSING

- Allow for housing in upper floors of downtown buildings
- Reduce parking requirements where shared use parking is available
- Allow a greater variety of housing types downtown

RECOMMENDATIONS

- **TRANSPORTATION**
- High visibility crosswalks to promote more walkability and visual appeal within the downtown
- Can be installed temporarily or permanently (or both!)





RECOMMENDATIONS

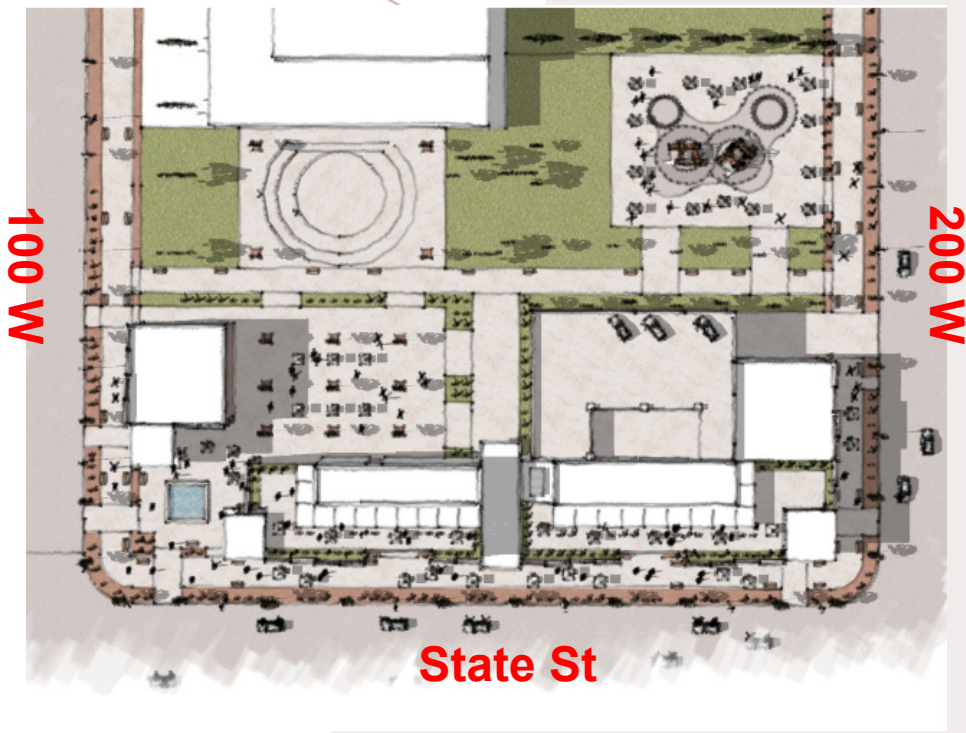
- **BIKE INFRASTRUCTURE**
- Bike lanes should be installed along busier roadways (100 N or Main St)
- Shared roadways along less busy roadways (100 S)

RECOMMENDATIONS

- On May 18th the City Council voted to close 100 W from State St to 100 S from Memorial Day to Labor Day this year
- The current General Plan and Downtown Plan believe this will provide open space within the

CATALYST SITE

- The buildings on the corner of 100 W and State St need to be removed
- The property is owned by the City
- Mixed Use 2-story building with rooftop patios
- Three story parking garage
- Can incorporate the current Family History Center



IMPLEMENTATION

- Downtown Master Plan features a 15-year implementation timeline
- Start with changing ordinances and start budgeting money for larger projects

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval o**f Ordinance 2023-APA-01 approving an agriculture protection zone** for parcels H-3-2-3-44, H-3-1-4-21011, H-3-1-10-4471, and H-3-2-3-3315. - Kenneth Heaton

Discussion:
This request is to add an Agriculture Protection Overlay. The total size is 41.15 acres across four parcels. An Agricultural Protection Area grants certain legal protections to the property, including preventing forced rezoning the property, providing a defense against nuisance actions, notice to new subdivisions, and limiting eminent domain actions.
The Dixie Conservation District has indicated that they have given a recommendation of approval for this application but no written recommendation letter has been received.
The Planning Commission sent a unanimous recommendation of approval with the exception of the buildout of all Master Planned roadways running along this property's boundaries and any space needed for transmission lines. Please see the attached letter.

Findings:

Recommendation:

Attachments:
1. 2023-APA-01 App
2. 2023-APA-01 Heaton
3. 2023-APA-01 Plans
4. Recomendation Letter

AGRICULTURAL PROTECTION AREA APPLICATION

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

For Office Use Only:
File No. 2023-APA-01
Receipt No. N/A

Name: Kenneth W. Heaton FCPTE **Telephone:** (435) 773-5252

Address: 1184 ST. James, ST. George, UT **Fax No.** _____

Agent (If Applicable): _____ **Telephone:** _____

Email: kheaton47@gmail.com

To be included in an agriculture protection area established within Hurricane City land must consist of at least five (5) contiguous acres.

The application shall include:
1. The land in agriculture production that the proposal sponsors wish to become part of an agriculture protection area.
2. Any limits on the types of agriculture production to be allowed within the agriculture protection area;

_____

_____

3. For each parcel of land: (a) The owners of the land contained within the parcel; (b) The tax parcel number or account number of each parcel; and (c) The number or account number of acres as listed on the parcel tax records.

Owners Name(s)	Tax Parcel #	# of acres
Kenneth W. Heaton	164775 (H-3-2-3-344)	5.01
Kenneth W. Heaton	163710 (H-3-2-4-21011)	4.86
Kenneth W. Heaton	146509 (H-3-2-10-4471)	22.71
Kenneth W. Heaton	164742 (H-3-2-3-3315)	8.57

In order for this to be a complete application, it shall include:
(a) a plat from the county recorder's office showing each parcel of land with each outlined in color to identify proposed area. (b) application fee, if any, as outlined on the city fee schedule, available from the city recorder/clerk.

In order to apply for agricultural protection, the area being proposed must be evaluated based upon;
State Code 17-41-305, Criteria to be applied in evaluating proposals for the creation of agriculture protection areas.
In evaluating a proposal and in determining whether or not to create or recommend the creation of an agriculture protection area the advisory committee, planning commission, and county commission shall apply the following criteria:

1. Whether or not the land is currently being used for *agriculture production;*
2. Whether or not the land is zoned for agriculture use;
3. Whether or not the land is viable for *agriculture production*;
4. The extent and nature of existing or proposed farm improvements; and
5. Anticipated trends in agriculture and technological conditions.

NOTE:** the term ***agricultural production is defined by state law as follows:

State Code 17-41-101 Definitions

"Agriculture production" means production for commercial purposes of crops, livestock, and livestock products, the processing or retail marketing of any crops, livestock, and livestock products when more than 50% of the processed or merchandised products are produced by the farm operator.

List the type(s) of ***agricultural production*** that is currently occurring on the parcel(s) being included:

Fruit (primarily peaches), pecans, pasture – cattle 164775 163770

alfalfa pheasants 146509 grazing 164742

In what zoning district is the parcel(s) currently located: _____

Is the parcel(s) irrigated? yes / no

Describe the types and number of structures that are located on the parcel(s):

Grainery, feedlot, saddle shed

List the extent and nature of existing or proposed farm improvements:

upgrade irrigation system. Just installed $5000 of gated pipe

What do you anticipate to be the trends in agriculture and technical conditions for the *agricultural production* on the parcel(s)?

pressurized irrigation

Signature of Applicants Date

Kenneth W. Heaton gen ptnr KCP III 5-11-23

****

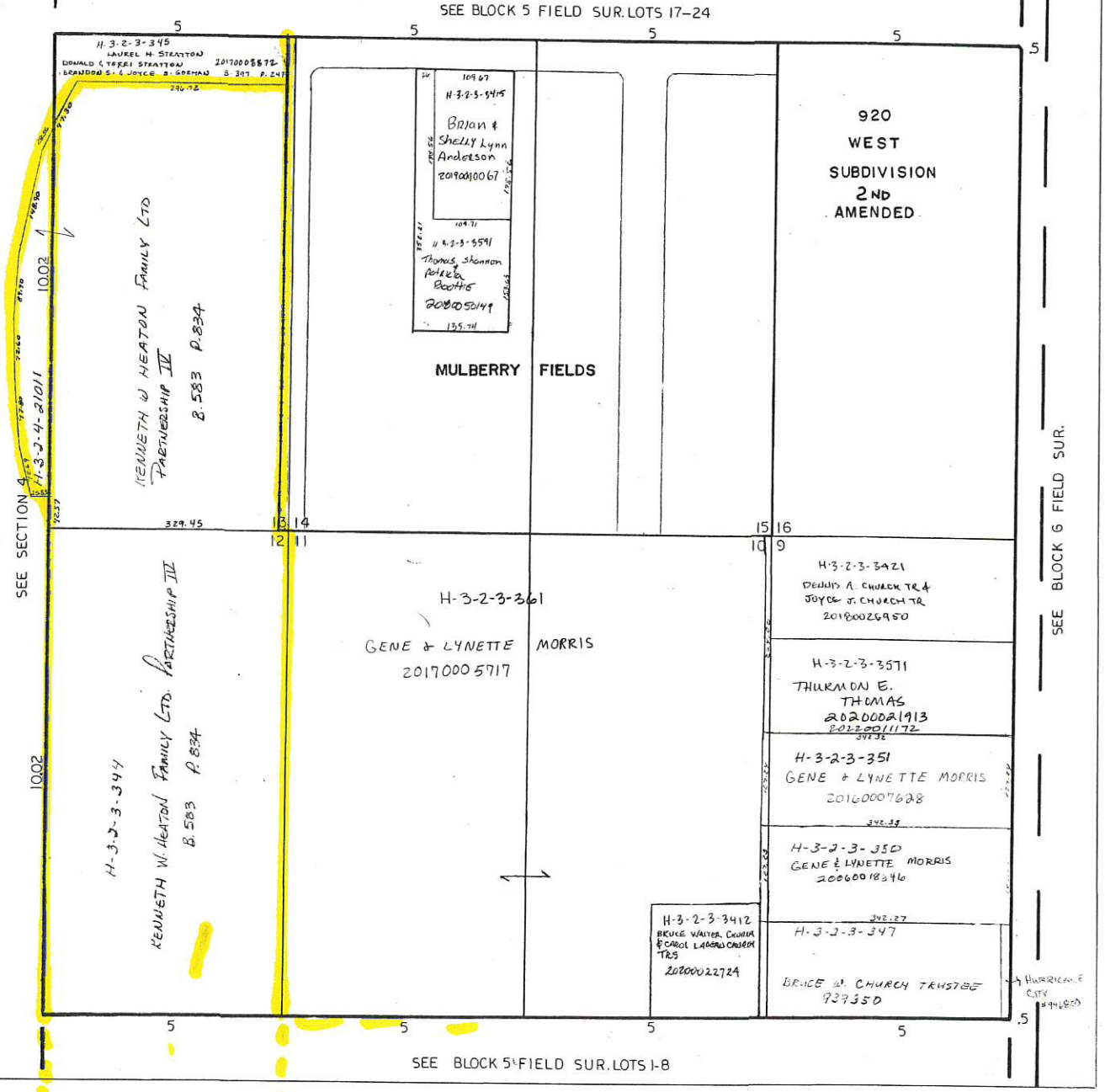
(Office Use Only)

Date Received : 5/15/23 Application Complete: YES ☒ NO ☐

Date application deemed to be complete: 5/15/23 Completion determination made by: B-S.

This plat is furnished for information only.
No liability is assumed by Assessor's or
Recorder's Office as to correctness of
such data.
Washington County Recorder

HURRICANE CITY
PT. OF BLOCK 5 FIELD SUR.
SALT LAKE BASE & MERIDIAN
SCALE: ONE INCH = 100 FEET
WASHINGTON COUNTY, UTAH



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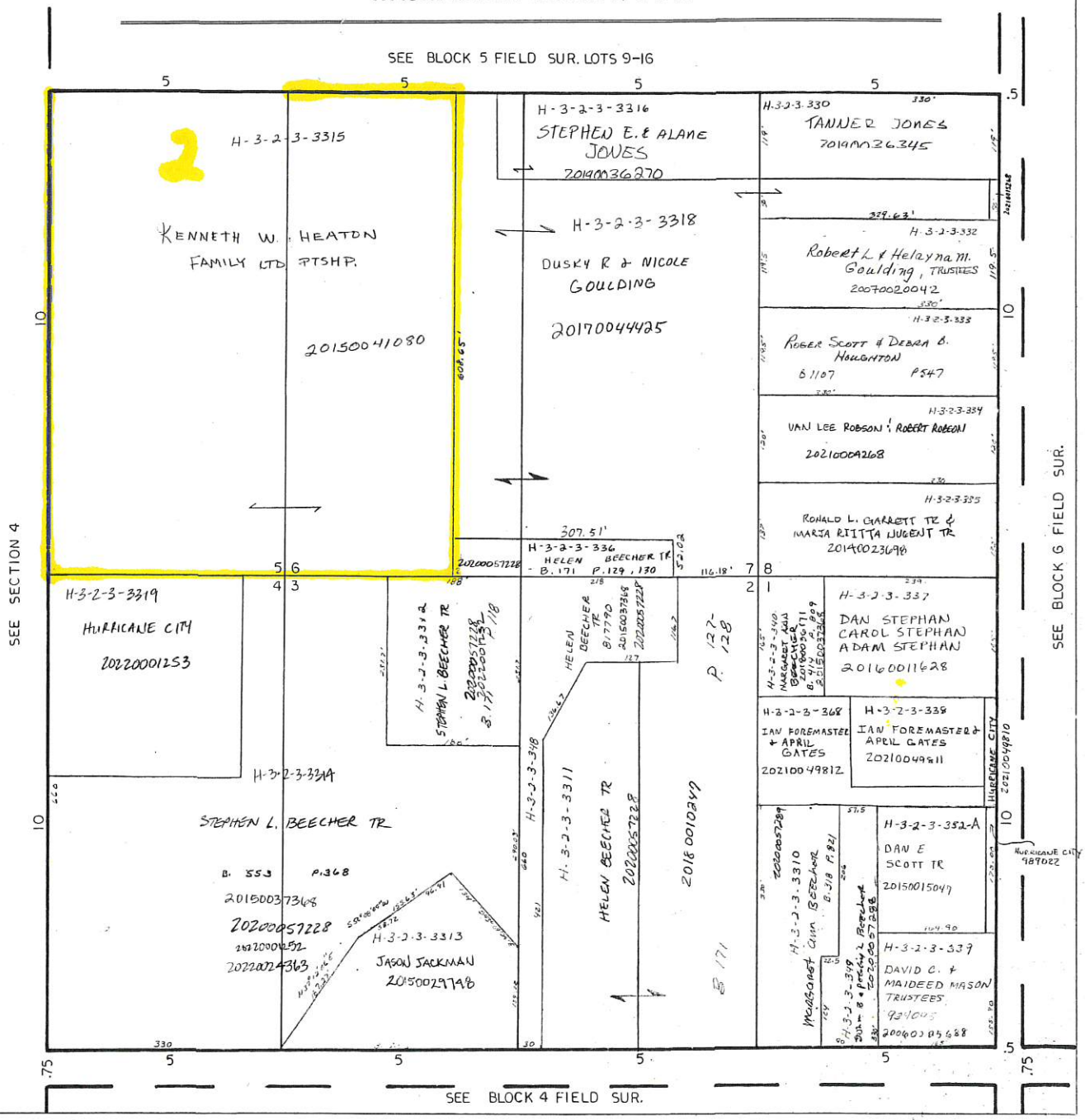
HURRICANE CITY
PT. OF BLOCK 5 FIELD SUR.

SALT LAKE BASE & MERIDIAN

SCALE: ONE INCH = 100 FEET

WASHINGTON COUNTY, UTAH



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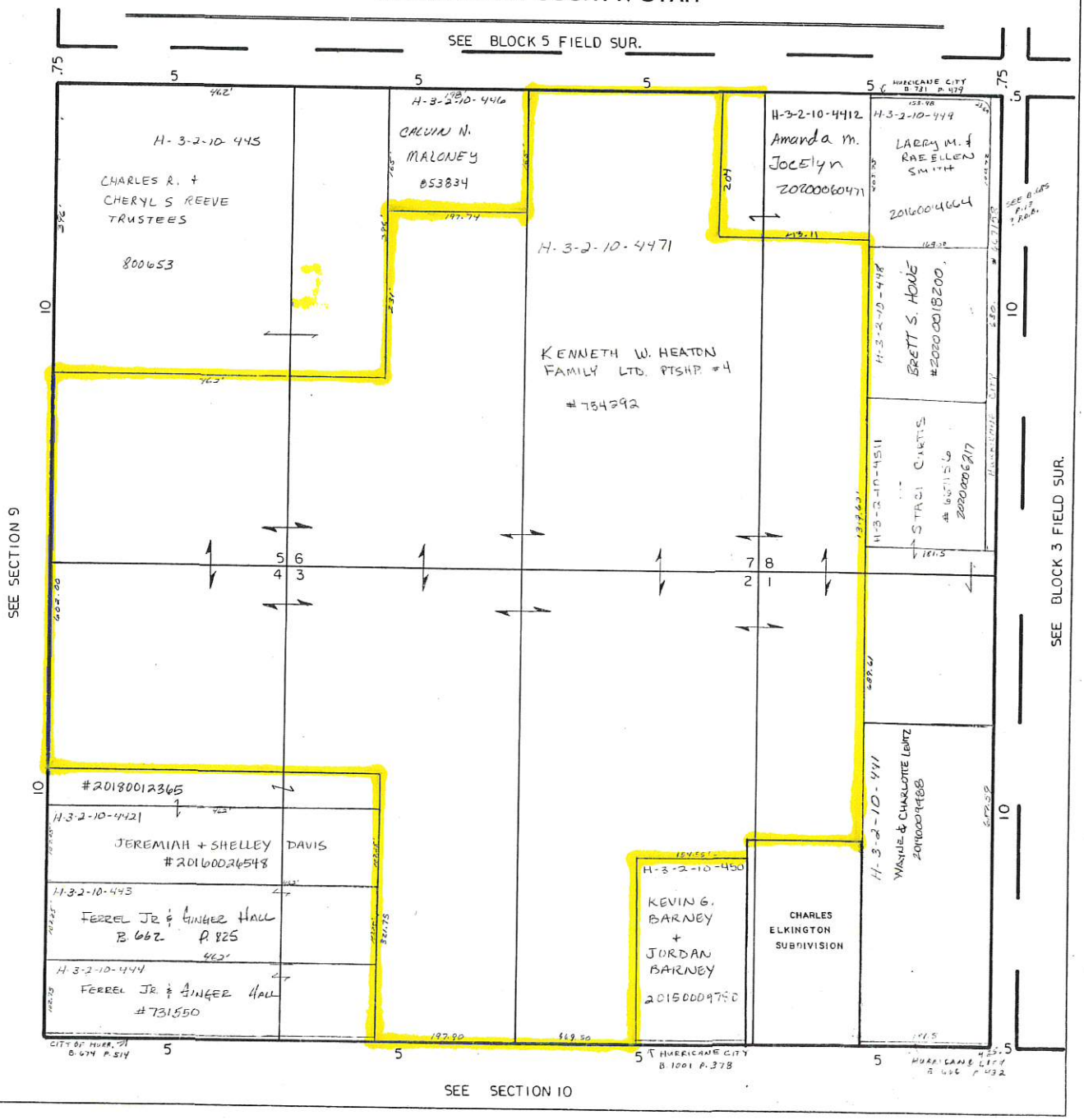
Washington County Recorder

HURRICANE CITY
BLOCK 4 FIELD SUR.
SALT LAKE BASE & MERIDIAN

SCALE: ONE INCH = 100 FEET

WASHINGTON COUNTY, UTAH



TAX_ID	NAME	ADDRESS	CITY	STATE	ZIP
H-HUE-2-16	ALAN V GREN ENTERPRISES INC	1018 N SUNSET DR	WASHINGTON	UT	84780-8475
H-MUF-7	ALLRED JAMES L & MARCI N TRS	962 S 990 W	HURRICANE	UT	84737
H-3-2-3-438	ALTON NOLA AUSTIN & RAYMOND WESLEY	535 S 440 E CIR	SAINT GEORGE	UT	84770
H-3-2-3-3415	ANDERSON BRIAN & SHELLY LYNN	1043 WEST 900 SOUTH	HURRICANE	UT	84737
H-HHES-7	ANDERSON CLARK V & MAURINE H TRS	1228 S 840 W	HURRICANE	UT	84737
H-3-2-3-308	BALLARD KENNETH A & JODY A	1095 S 920 W	HURRICANE	UT	84737-2439
H-3-2-10-450	BARNEY KEVIN G, BARNEY JORDAN	952 S 1500 S	HURRICANE	UT	84737
H-3-2-10-423	BEARDALL DANIEL JOHN & JILL SULLIVAN TRS	841 W 1300 S	HURRICANE	UT	84737
H-3-2-3-336	BEECHER HELEN TR	960 W 1300 S	HURRICANE	UT	84737
H-3-2-3-349	BEECHER JOHN B & PEGGY L	940 W 1300 S # 4	HURRICANE	UT	84737
H-3-2-3-340	BEECHER MARGARET ANN	960 WEST 1300 SOUTH	HURRICANE	UT	84737
H-3-2-3-33141	BEECHER STEPHEN L TR	375 W PEBBLE DR	WASHINGTON	UT	84780
H-3-2-3-306	BENNETT TIMOTHY PETER JR & AMANDA JANE TRS	1027 S 920 W	HURRICANE	UT	84737
H-3-2-3-445	BEUTLER MICHAEL & SHELLY	829 S 1100 W	HURRICANE	UT	84737
H-3-2-3-441	BLACK SANDRA L TR	870 S 1100 W	HURRICANE	UT	84737
H-3-2-10-435	BLAU DELRAY R & MONA RAE TRS	114 HICKORY ST	HENDERSON	NV	89015-5217
H-3-2-10-4191	BOHNE ROBERT C & JUDY F TRS	886 W 1500 S	HURRICANE	UT	84737-2538
H-3-2-3-3591	BOOTHE THOMAS SHANNON & PATRICIA	1051 W 900 S	HURRICANE	UT	84737
H-NTW-1	BRINGHURST DOUGLAS K & LISA	980 SOUTH 920 WEST	HURRICANE	UT	84737
H-HHES-8	BULLOCK DALE E TR	1227 S 840 W	HURRICANE	UT	84737
H-WIN-4A	BUTLER KRISTEN TR	782 S 990 W	HURRICANE	UT	84737
H-3-2-3-4314-D	CAHOON KENNETH VERNON & MARCIA	783 S 1100 W	HURRICANE	UT	84737
H-3-2-3-329	CARLISLE NATHAN C, COX TAMARA L	1175 S 920 W	HURRICANE	UT	84737
H-MUF-9	CHANDLER BRIAN K, CAMPBELL- CHANDLER TAMI	914 S 990 W	HURRICANE	UT	84737
H-WIN-5A-1-B-1-C	CHRISTIANSON DAVID J & JULIE J	781 S 990 W	HURRICANE	UT	84737-2575
H-3-2-3-3412	CHURCH BRUCE WALTER & CAROL LADEAN TRS	1096 S 920 W	HURRICANE	UT	84737
H-3-2-3-3421	CHURCH DENNIS A & JOYCE J TRS	992 S 920 W	HURRICANE	UT	84737
H-3-2-3-433-A	CLARK ROBERT W TR	810 S 920 W	HURRICANE	UT	84737-2507
H-3-2-10-41932-A	CLYDE FREDERIC E & KAREN R TRS	870 W 1500 S	HURRICANE	UT	84737
H-3-2-10-4194	CRAM JOHN COREY & NANCY L TRS	1410 S 160 W	HURRICANE	UT	84737
H-3-2-10-4192	CURTIS AMBREA RAE, CURTIS TYSON J	1305 S 920 W	HURRICANE	UT	84737-2534
H-3-2-10-419011	CURTIS JEFFREY D & TONI H	1359 S 920 W	HURRICANE	UT	84737-2534
H-3-2-10-4511	CURTIS STACI TR	1388 S 920 W	HURRICANE	UT	84737
H-3-2-3-303	DANIELS ANN NORWOOD	1239 S 920 W	HURRICANE	UT	84737
H-3-2-3-4315	DAVIS J BRENT & CAROLYN L TRS	754 S 1100 W	HURRICANE	UT	84737-2523
H-3-2-10-4421	DAVIS JEREMIAH & SHELLEY	627 S 600 W	HURRICANE	UT	84737
H-3-2-3-356	DEHART KENNETH L & JANET K	884 W 1300 S	HURRICANE	UT	84737
H-MUF-2	DEMILLE KEVIN, DEMILLE JILL	933 S 990 W	HURRICANE	UT	84737
H-NTW-4	DEMILLE LINDSEY	906 S 920 W	HURRICANE	UT	84737
H-HUE-1-5	DENSLEY RODNEY KIM, DENSLEY LORI ANN	12059 S SHANNEL CIR	RIVERTON	UT	84065
H-HHES-3	DESATOFF ROBIN & RUSSELL	1264 S 840 W	HURRICANE	UT	84737
H-HHES-2	DESATOFF ROXANNE G	1281 S 840 W	HURRICANE	UT	84737
H-CHEL-1	ELKINGTON CHARLES & JESSICA	948 W 1500 S	HURRICANE	UT	84737
H-3-2-10-4212	ENGENESS ARTHUR C JR & TAMMARA A TRS	865 W 1500 S	HURRICANE	UT	84737
H-3-2-10-415	ENHANCED HOME BUILDERS LLC	1460 S WINDSOR PKWY UNIT 4	HURRICANE	UT	84737-1290
H-3-2-4-125	FARTHING PAUL N & CAROLA VON HAUSEN TRS	1173 W 650 S	HURRICANE	UT	84737
H-HUE-2-12	FLAVIN JOHN T, SMALLWOOD LINDA A	23060 16TH ST	NEWHALL	CA	91321
H-3-2-10-414	GARNER SANDRA W TR	778 W 1500 S	HURRICANE	UT	84737
H-3-2-3-335	GARRETT RONALD L TR, NUGENT MARJA RIITTA TR	1188 S 920 W	HURRICANE	UT	84737
H-3-2-3-435	GEMMILL ROBERT H & CLAIRE P TRS	1672 N PALO VERDE DR	SAINT GEORGE	UT	84770
H-MUF-10	GENTRY RYAN JOE TR	913 S 1100 W	HURRICANE	UT	84737
H-HUE-1-9	GIBSON MICHAEL & TAMMY	18916 TENDERFOOT TRAIL RD	SANTA CLARITA	CA	91321
H-3-2-4-211	GORMAN JUSTIN N, GORMAN JOYCE S	960 S 1100 W	HURRICANE	UT	84737
H-3-2-4-2131	GORMAN ROWDY G, GORMAN JOYCE S	980 S 1100 W	HURRICANE	UT	84737
H-3-2-3-3318	GOULDING DUSKY R & NICOLE	1130 S 920 W	HURRICANE	UT	84737
H-3-2-3-332	GOULDING ROBERT L & HELAYNA M A TRS	1144 S 920 W	HURRICANE	UT	84737
H-WIN-3A	HADLEY NATHAN & SHAWN	474 W 250 S	HURRICANE	UT	84737
H-3-2-10-444	HALL FERRELL JR & GINGER	1090 W 1500 S	HURRICANE	UT	84737-2530
H-3-2-10-434	HALL LEGRAND T & DONNA L TRS	121 HICKORY ST	HENDERSON	NV	89015-6338
H-3-2-3-4314-C	HANKINS JOHN B & JEANNE S	753 S 1100 W	HURRICANE	UT	84737
H-3-2-3-301	HANSEN CALVIN LEVOY TR	918 W 1300 S	HURRICANE	UT	84737
H-HUE-2-13	HARDESTY SHANNON C	PO BOX 911293	SAINT GEORGE	UT	84791-1293
H-3-2-3-338	HAWKINS AUSTIN TODD, COTTAM AMBERLEE	1242 S 920 W	HURRICANE	UT	84737
H-3-2-3-439	HEIDELBERG S R & LINDA M TRS	810 S 1100 W	HURRICANE	UT	84737
H-3-2-3-4314-G	HESS DALE G & DEBRA D	729 S 1100 W	HURRICANE	UT	84737
H-3-2-10-4170	HILLIER DAVID WAYNE & JOAN MARIE	865 W 1300 S	HURRICANE	UT	84737-2524
H-3-2-3-307	HOLLAND DWAINE JOSEPH & KATHLEEN TRS	1075 S 920 W	HURRICANE	UT	84737-2439
H-3-2-3-436	HOLLAND JOSEPH & LADAWN	797 S 1100 W	HURRICANE	UT	84737
H-3-2-10-448	HONE BRETT S	1358 S 920 W	HURRICANE	UT	84737
H-3-2-3-333	HOUGHTON ROGER SCOTT & DEBRA B	1150 S 920 W	HURRICANE	UT	84737-2509
H-NTW-3	HOWARD RYAN R & SHELBIE	920 S 920 W	HURRICANE	UT	84737
H-MUF-11	HUNT THOMAS WAYNE TR, HUNT MARTHA LYNN TR	933 S 1100 W	HURRICANE	UT	84737
H-3-2-3-3319	HURRICANE CITY	147 N 870 W	HURRICANE	UT	84737

H-3-2-3-314	IMLAY DAVID B & MICHELLE R	1051 S 920 W	HURRICANE	UT	84737-2439
H-3-2-3-3313	JACKMAN JASON	1028 W 1300 S	HURRICANE	UT	84737
H-3-2-3-310	JENSEN LOVINA JEAN TR	1117 S 920 W	HURRICANE	UT	84737
H-3-2-10-4412	JOCELYN AMANDA M	967 W 1300 S	HURRICANE	UT	84737
H-3-2-3-437	JOHNSON BRIAN, GONZALES BRECK	850 S 1100 W	HURRICANE	UT	84737
H-HUE-1-3	JOHNSON GREGORY T & BRYANNE R	509 N 550 W	HURRICANE	UT	84737
H-3-2-3-302	JOLLEY BRADLEY & CHRISTY	1283 S 920 W	HURRICANE	UT	84737
H-3-2-3-3316	JONES STEPHEN E, JONES ALANE	1126 S 920 W	HURRICANE	UT	84737
H-3-2-3-330	JONES TANNER	1112 S 920 W	HURRICANE	UT	84737
H-3-2-3-344	KENNETH W HEATON FAMILY LTD PTSHP IV	1189 ST. JAMES LN	SAINT GEORGE	UT	84790
H-HUE-2-15	KLAYTON CONSTRUCTION INC	985 S 700 W	HURRICANE	UT	84737
H-HHES-4	KUREK BRANDON & BROOKE	1263 S 840 W	HURRICANE	UT	84737
H-HUE-1-4	LANCELLOTTI GINO, LANCELLOTTI DEBORAH	942 W 1640 S	HURRICANE	UT	84737
H-3-2-4-123	LAW HOLDINGS LLC	5202 W 2250 S	HURRICANE	UT	84737
H-HUE-2-11	LEBARON RONALD DOUGLAS & SAMANTHA	450 N 530 W	HURRICANE	UT	84737
H-3-2-10-441	LEVITZ WAYNE & CHARLOTTE	934 W 1500 S	HURRICANE	UT	84737
H-MUF-4	MADSEN JEFFREY B & NATALIE L	3672 W RIVER VIEW DR	HURRICANE	UT	84737
H-3-2-10-446	MALONEY CALVIN N	1029 W 1300 S # 131-7	HURRICANE	UT	84737-2526
H-HHES-1	MANGELSON STEPHEN P & AMY LYNNE	1282 S 840 W	HURRICANE	UT	84737
H-3-2-3-339	MASON DAVID C & MAIDEEN TRS	1288 S 920 W	HURRICANE	UT	84737-2521
H-3-2-3-328	MATHEWS JANET CRAWFORD TR	805 S RIVER RD # 62	SAINT GEORGE	UT	84790
H-3-2-3-351	MORRIS GENE & LYNETTE	1076 S 920 W	HURRICANE	UT	84737-2439
H-HHES-11	NORTH RAYMOND KARL & ELAINE T TRS	1192 S 840 W	HURRICANE	UT	84737
H-3-2-3-323-A	PERSINGER MICHAEL	2034 ROCKLIN DR	SANDY	UT	84092
H-MUF-8	PETERSON RYAN & JESSICA	938 S 990 W	HURRICANE	UT	84737
H-HUE-2-17	POLLOCK JASON G & RAELYN G	1751 E 1200 N	SAINT GEORGE	UT	84770-8602
H-3-2-4-124	RAC INC	1267 N 1390 W	SAINT GEORGE	UT	84770
H-3-2-3-43171	RADEMACHER MELINDA S TR	710 S 1100 W	HURRICANE	UT	84737
H-3-2-10-445	REEVE CHARLES R & CHERYL S TRS	559 S 400 W	HURRICANE	UT	84737-2210
H-3-2-10-452	RICH DANIEL R & KARI E	815 W 1300 S	HURRICANE	UT	84737
H-3-2-10-4311	RICHINS KEN & TERESA	1005 W 1500 S	HURRICANE	UT	84737-2530
H-3-2-3-334	ROBSON VAN LEE, ROBSON ROBERT	1170 S 920 W	HURRICANE	UT	84737
H-HHES-5	SCHOENFELD MICHAEL W & MARSHA TRS	1246 S 840 W	HURRICANE	UT	84737
H-MUF-5	SCHOLZEN JEFFREY N TR	993 S 990 W	HURRICANE	UT	84737
H-3-2-3-352-A	SCOTT DAN E TR	1274 S 920 W	HURRICANE	UT	84737
H-HHES-9	SCOTT MICAH & KACIE	1210 S 840 W	HURRICANE	UT	84737
H-3-2-3-337	SEEGMILLER ROGER & CONNIE	1128 N 700 W	OREM	UT	84057
H-HUE-1-6	SMITH DOUG, GLENN JEREMY, SMITH ASHLEE	PO BOX 1137	DRAPER	UT	84020
H-3-2-10-449	SMITH LARRY M & RAE ELLEN	1314 S 920 W	HURRICANE	UT	84737
H-HUE-1-10	SOLARIS DEV LLC	1568 S RIVER RD	SAINT GEORGE	UT	84790
H-3-2-3-354	STEPHAN DAN MARTIN & CAROL	1261 S 920 W	HURRICANE	UT	84737
H-NTW-2	STRATTON DALE & CHRISTINE	952 S 920 W	HURRICANE	UT	84737
H-3-2-4-127	STRATTON DEV LLC	42 S 850 W STE 201	HURRICANE	UT	84737
H-3-2-4-21211	STRATTON DONALD N & TERRI TRS	970 S 1100 W	HURRICANE	UT	84737
H-3-2-3-345	STRATTON LAUREL H, STRATTON DONALD	657 W 1500 S	HURRICANE	UT	84737
H-HUE-2-18	TERRY MICHAEL W & JESSICA H	201 S 2020 E CIR	SAINT GEORGE	UT	84790
H-MUF-3	THIOMBIANO ABRAHAM & CHELSEY DEMILLE	953 S 990 W	HURRICANE	UT	84737
H-3-2-3-3571	THOMAS THURMON E	1028 S 920 W	HURRICANE	UT	84737
H-MUF-12	VAN RY JOHN & WILMA JEAN TRS	PO BOX 142	HURRICANE	UT	84737-0142
H-MUF-13	VAN RY JOHN SCOTT & CHARLOTTE TRS	PO BOX 263	HURRICANE	UT	84737
H-HUE-1-7	VARGAS JUAN	281 N 2470 W	HURRICANE	UT	84737
H-3-2-3-309	VISSER NELLY L TR, VISSER EDGARDO	1155 S 920 W	HURRICANE	UT	84737
H-3-2-10-31111	WADSWORTH COLETTE TR	1810 S 700 W	HURRICANE	UT	84737
H-DKW-1	WADSWORTH DALLAN J & KATTIE	807 W 1500 S	HURRICANE	UT	84737-2538
H-HUE-2-19	WARSHAW HOLDINGS LLC	4363 S ZARAHEMLA DR	SALT LAKE CITY	UT	84124
H-3-2-10-413	WATERS GABRIEL S & MICHELLE M	10204 N YORKSHIRE CT	HIGHLAND	UT	84003
H-HHES-6	WAYMAN CLARENCE I & DOROTHY	1245 S 840 W	HURRICANE	UT	84737-2401
H-3-2-3-353	WHITAKER WAYNE O & DIANE H TRS	1217 S 920 W	HURRICANE	UT	84737
H-3-2-3-313	WILCOCK BENJAMIN & EMILY	1003 S 920 W	HURRICANE	UT	84737
H-MUF-14	WILD NATHAN & ASHLEY TRS	991 S 1100 W	HURRICANE	UT	84737
H-3-2-3-368	WOOD SHAWN K & SHAUNA	1246 S 920 W	HURRICANE	UT	84737
H-3-2-4-44021	WPP HURRICANE LAND LLC	595 S RIVERWOODS PKWY STE 400	LOGAN	UT	84321
H-MUF-1	WRIGHT RAYMOND	915 S 990 W	HURRICANE	UT	84737
H-MUF-6	YARDLEY RYAN P	988 S 990 W	HURRICANE	UT	84737
H-3-2-3-440	ZIMMERMAN BRUCE & LINDA	890 S 1100 W	HURRICANE	UT	84737-2513
H-3-2-9-122	ZIONS GATE ESTATES LLC	1035 N 1050 E	AMERICAN FORK	UT	84003

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

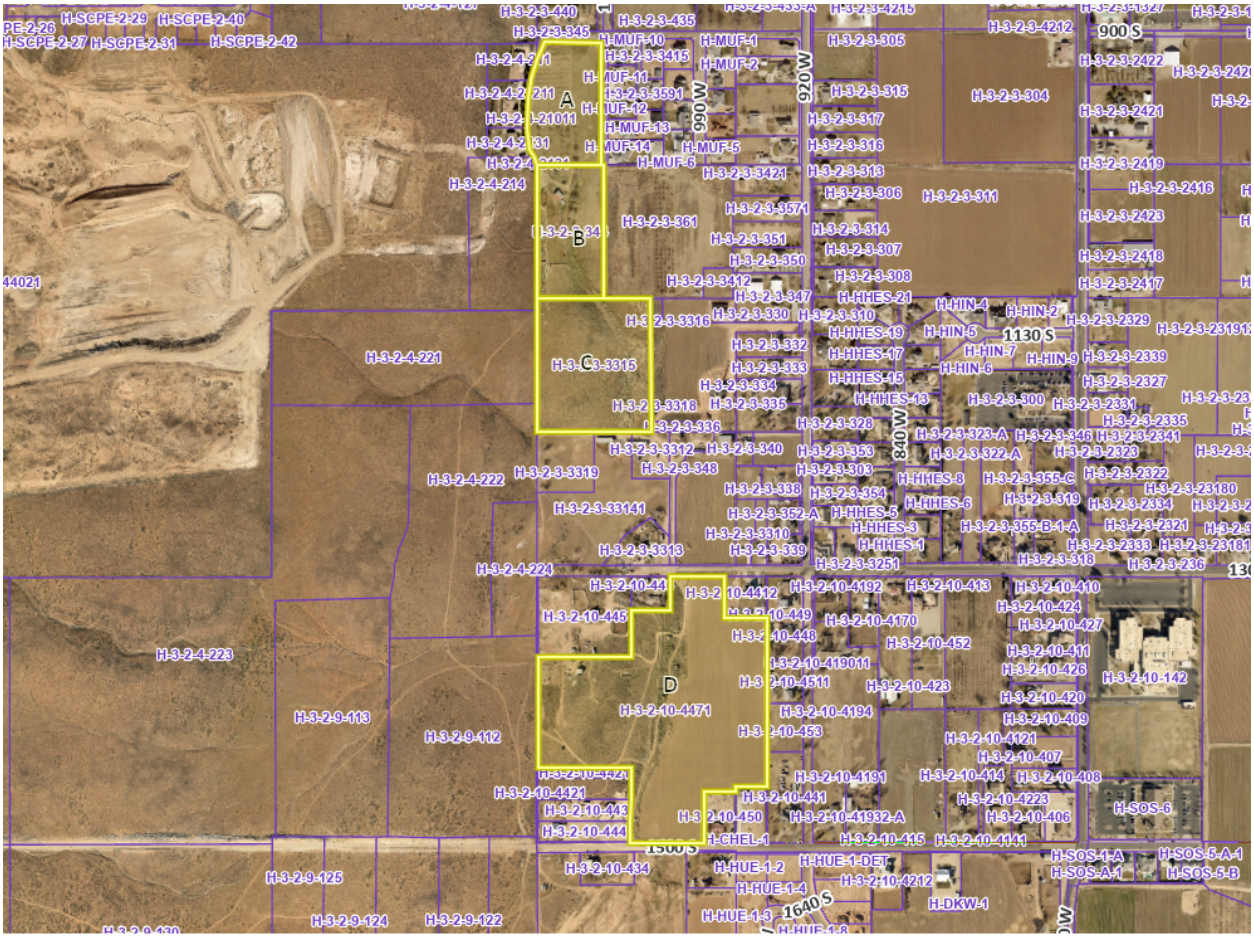
Agenda Date:	**06/15/2022**
Application Number:	2023-APA-01
Type of Application:	Agriculture Protection Overlay
Action Type:	Legislative
Applicant:	Kenneth W. Heaton
Agent:	
Request:	A report for the City Council on a proposal to create an Agricultural Protection Area
Location:	948 S 1100 W, 1046 W 1500 S
Zoning:	RA-1, R1-10
General Plan Map:	Single Family

Update 6/15/2023: The Planning Commission sent a unanimous recommendation of approval with the exception of the buildout of all Master Planned roadways running along this property's boundaries and any space needed for transmission lines. Please see the attached letter.

Discussion: This request is not to change the zone but protect the land with an Agricultural Protection Area Overlay Zone. The total size is 41.15 acres across four parcels. State and City codes set the standards for review by the Planning Commission and the County Agricultural Protection Area Advisory Committee. An Agricultural Protection Area grants certain legal protections to the property, including preventing forced rezoning the property, providing a defense against nuisance actions, notice to new subdivisions, and limiting eminent domain actions. These protections are found in the Utah Code, sections of which are included in this report.

The Dixie Conservation District has indicated that they have given a recommendation of approval for this application but no written recommendation letter has been received. Per Hurricane City Code: "*If the Planning Commission or the Advisory Board fail to submit a report within 45 days, the City Council shall consider their failure to report as an approval of the proposal.*"

	Zoning	Adjacent Land Use
North	R1-10, RA-1	Single family homes, some agriculture
East	RA-1, RA-0.5	Single family homes, some agriculture
South	RA-1	Single family homes, some agriculture
West	R1-10	Undeveloped property



To simplify the analysis the parcels have been labeled A-D, please take note of this.

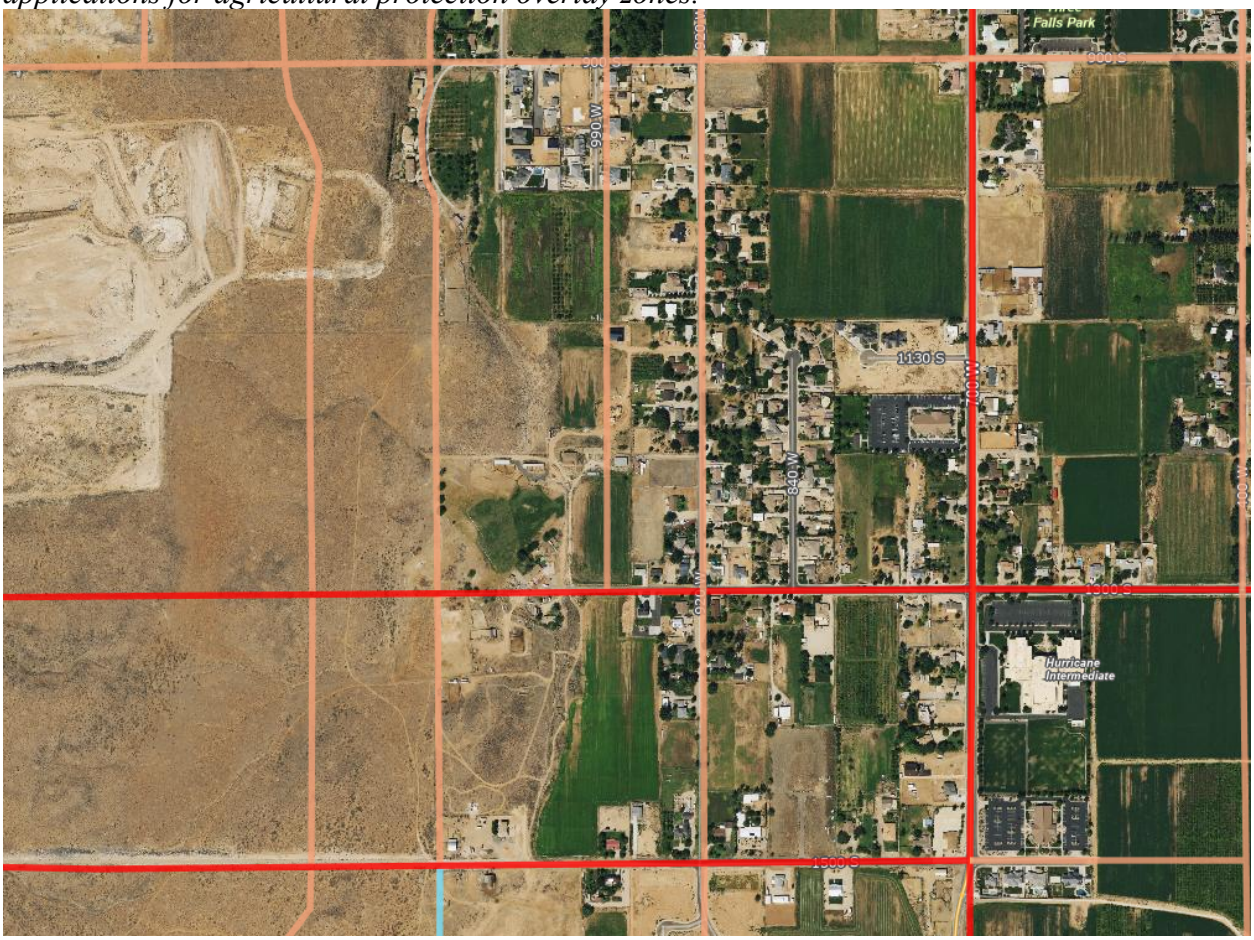
This proposal is over four parcels owned by the same owner, across two contiguous properties: the northern section consists of 18.44 acres and the southern parcel consists of 22.71 acres. Utah State Code 17-41-301 states that, "*A county and municipal legislative body shall establish the minimum number of continuous acres that shall be included in an agriculture protection area.*"

Hurricane City Code 10-21-3 states that, "*A minimum area of five contiguous acres shall be included in an agriculture protection area."*

The criteria set by State law (17-41-303) for a *"written report to the legislative body"* is that it:

1. *Analyzes and evaluates the effect of the creation of the proposed area on the planning policies and objectives of the ….municipality…..:*

   The 2021 General Plan states that the city should "*Encourage the use of and support applications for agricultural protection overlay zones."*



The City does have three future Master Plan Roads (1150 W, 1300 S, and 1500 S all of which are in some state of undeveloped at the location of this property) that traverses the property that should be considered (shown above). An Agricultural Protection Zone could make it more difficult for the City to secure the property for a roadway in the future if needed. The City is in progress of securing the right of way for 1150 W and this could seriously threaten the City's plans for this area.
At the last City Council meeting there was some discussion of amending the Transportation Master Plan alignment of 1150 W, however staff has received no clear direction at this time and the 2019 Transportation Master Plan still has standing.

2. *Analyzes and evaluates the proposal by applying the criteria contained in Section 17-41-305 –*

In evaluating a proposal and in determining whether or not to create or recommend the creation of an agriculture protection area, industrial protection area, or critical infrastructure materials protection area, the advisory committee, planning commission, and applicable legislative body shall apply the following criteria:

(1) whether or not the land is currently being used for agriculture production, industrial use, or critical infrastructure materials operations, as the case may be;

a. Per the application, Parcels A and B (labeled above) have fruit orchards and pasture space. Alfalfa is being grown on Parcel D and parcel C is used for pasture. Satellite view and property inspections appear to match this description.

(2) whether or not the land is zoned for agriculture use, industrial use, or critical infrastructure materials operations, as the case may be;

a. Parcels A and B are zoned R1-10, single family one unit per 10,000 sq ft. Staff would assume the agricultural use of the property is a legal nonconforming use. Parcels C and D are zoned RA-1, residential agriculture one unit per acre

(3) whether or not the land is viable for agriculture production, industrial use, or critical infrastructure materials operations, as the case may be;

a. This is the property's current use. Future viability will depend on a number of factors.

(4) the extent and nature of existing or proposed farm improvements, the extent and nature of existing or proposed improvements to or expansion of the industrial use, or the extent and nature of existing or proposed improvements to or expansion of critical infrastructure materials operations, as the case may be; and

a. The current agricultural use is not proposed to be expanded upon. The current agricultural use is not particularly impactful.

(5)

(a) in the case of an agriculture protection area, anticipated trends in agricultural and technological conditions;

a. The applicant intends to use pressurized irrigation when that becomes available.

(b) in the case of an industrial protection area, anticipated trends in technological conditions applicable to the industrial use of the land in question; or

(c) in the case of a critical infrastructure materials protection area, anticipated trends in technological conditions applicable to the critical infrastructure materials operations of the land in question.

3. *Recommends any modifications to the land to be included in the proposed agricultural protection area.*

Staff would recommend the Planning Commission not include the future right of ways for all master plan roadways through this property.

4. *Analyzes and evaluates any objections to the proposal.*

No objections have been received at the time of this writing.

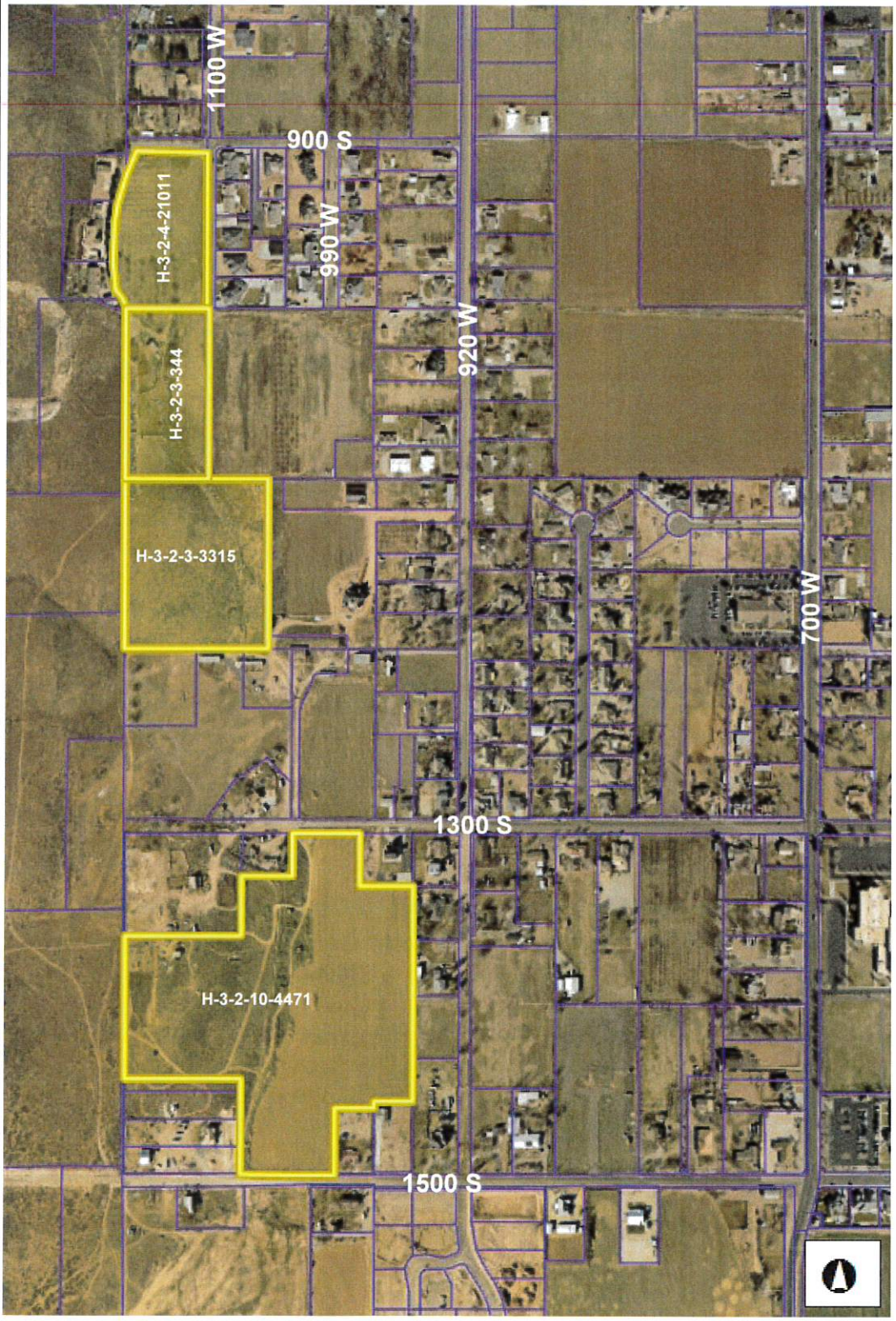
5. *Includes a recommendation to the ….legislative body to either accept, accept and modify, or reject the proposal.*

   See the attached letter

JUC Comments:
Public Works: This should be denied or or conditioned upon the City being able to get the 1150 W right of way.
Power: South side of 1300 S and north side of 1500 S along this property has power lines that must remain along with easements. Power department requests a 15' PUE on the west side of the proposed roadway of 1150 W and setbacks be at least 25' from the centerline of the power line.
Water: In these Agriculture Protection Areas we need to be able to accommodate planned and future water line easements for transmission and water line looping namely 1150 W.
Streets: This zoning will affect future master plan roadway alignments.
Sewer: Will impact sewer connectivity in the future.
Engineering: Area for 900 S (Planned 60' public street) and 1150 W (Planned 67' public street) should be excluded from the overlay. The storm drain master plan suggests there should be piping along Parcel C's southern boundary. The applicant may want to coordinate a local roadway with their neighbors to help capture and convey drainage. 10.25' should be excluded from the overlay on the north side of Parcel D for future widening of 1300 S (planned 70' public street). 17.25' should be excluded from the overlay on the south side of Parcel D for future widening of 1500 S (planned 77' public streets.
Fire: Okay
Cable: No comments

Recommendation: Staff recommends the Planning Commission review the evaluation criteria, discuss the application with the applicants, and recommend approval of the attached letter to the City Council.

Ag Protection



Legend

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

Notes

1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

HURRICANE CITY
UTAH

Planning Commission

June 8, 2023

Subject: Report to City Council on proposed Agricultural Protection for Parcels H-3-2-4-21011, H-3-2-3-344, H-3-2-3-3315, H-3-2-10-4471

Hurricane City Council,

The Planning Commission forwards the following findings regarding Agricultural Protection Overlay 2023-APA-01:

1. The land is currently being used for agricultural production.
2. The land is either zoned for agricultural use or is a legal nonconforming use.
3. The land is viable for agricultural use
4. The property is congruent with agriculture protection zones
5. Approving the use of this land for agriculture is consistent with current and expected technological trends in agriculture.

Future Use

1. The General Plan maps have the area listed as Single Family
2. Future 1150 W and 900 S and current 1300 S and 1500 S are adjacent to this property. The City is in the process of acquiring right of way for 1150 W

Recommendation

The Planning Commission recommends that the City Council approve the overlay request for parcels H-3-2-4-21011, H-3-2-3-344, H-3-2-3-3315, H-3-2-10-4471 with the exception of the property needed for the master planned buildout of the roadways known as 1150 W, 900 S, 1300 S and 1500 S and the necessary space for transmission lines along 1150 W.

147 North 870 West • Hurricane, UT • 84737
Phone: (435) 635-2811 • Fax: (435) 635-4284
WEB: www.cityofhurricane.com

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of **Ordinance 2023-11 adopting a secondary water impact fee**

Discussion:
The City Council packet for adopting a new impact fee for secondary irrigation water.

This past year the Water Department has been working with Alpha Engineering and Zions Bank to create a new secondary irrigation water impact fee. Earlier this year we held a work meeting with the City Council to discuss the new secondary water impact fee. This new fee is necessary for new developments to help pay for their share of the improvements to service them.

On April 25th the secondary water impact fee was presented to the Water Board, they voted not to recommend this to the City Council at that time. The Water Department and Alpha Engineering were given a list of questions that needed to be answered before the Water Board would recommend it to the City Council for approval.

On May 27th during our Water Board meeting, the questions from the April meeting were read and discussed. The questions and answers are attached to this packet.

After this discussion a motion was made and seconded, there was a unanimous recommendation to present the new secondary water impact fee to the City Council for approval.

Please look over the attached documents and read the questions and answers for the May 27th Water Board meeting.

Thank you
Ken Richins

Findings:

Recommendation:

Attachments:
1. 2023-06-15-PN.Impactfees
2. Ordinance 2023-11 Adopting Secondary Water Impact Fees
3. Hurricane Water Dept_20230612_095609

HURRICANE CITY
UTAH

Public Notice

The Hurricane City Council will hold a Public Hearing during their regular meeting at 147 N. 870 West on June 15, 2023, commencing at 6 p.m. to take comments on the following:

1. Acceptance of a new impact fee facilities plans and enactment of new impact fees for secondary water.

A copy of the full impact fee facilities plans, and proposed fees is available in the Recorder's Office at the City Office, 147 N 870 West and in the Hurricane Branch of the Washington County library 36 S 300 West.

If you would like to make comments, please plan to attend the meeting, email cindy@cityofhurricane.com, or provide written comments for the City Council's consideration by 3 p.m. the day of the meeting

I hereby certify that the above notice was posted to the city website, (www.cityofhurricane.com) posted to the state public notice website, and at the following locations:
1. City office – 147 North 870 West, Hurricane, UT
2. The Post Office – 1075 West 100 North, Hurricane, UT
3. The library – 36 South 300 West, Hurricane, UT
_____ for the City Recorder

6/15/23

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Please look over the attached documents and read the questions and answers from the May 27th water board meeting.

Thank you.

Ken Richins

HURRICANE CITY SECONDARY WATER SYSTEM EXAMPLE IMPACT FEE SCHEDULE BASIS

10-YEAR GROWTH ESTIMATES

Projected Population Growth	9,951	persons
Population per Residentail Unit (RU) (Assumed)	2.5	
Projected Residential Unit Growth	3,980.4	
Projected Irrigation Acreage Growth (per IFFP, Table 9)	222.74	Acres
Projected Irrigation Square Footage Growth	9,702,554	Sq. Ft.

COSTS FOR NEW DEVELOPMENT		
New Development Area	222.74	acres
	Cost [1]	*Cost/acre*
Construction Cost	$4,365,415	$19,598.70
Existing System Buy-in	$140,541	$630.96
Water Rights Buy-in	$423,258	$1,900.23
Consultant	$70,500	$316.51
Gross Costs	$4,999,714	$22,446.41
Credit for Benefit to Existing Development (see table, right)		-$6,388.54
Impact Costs		$16,057.87
		Cost/SF
		$0.37

CREDITS TO NEW DEVELOPMENT	
New Construction Benefit to Existing Development	$3,950,913
Term (years)	20
Annual Payment Amount	$197,546
NPV Discount Rate	5%
Year	*Net Present Value* [2]
2023	$7,593.26
2024	$6,949.15
2025	$6,348.48
2026	$5,787.82
2027	$5,263.99
5-Year Average Credit	$6,388.54

EXAMPLE IMPACT FEE SCHEDULE for YEAR 2025

Residential Standard [3]	*Description*	*Fee Basis*		*Impact Fee*
		Irrigated Area (Sq.Ft.)	*Cost/sf*	
RA-1	50,000 sf - 25,000 sf gross lot area 30% irrigated	7,500	$0.37	$2,775.00
RA-.5	25,000 sf - 15,000 sf gross lot area 30% irrigated	5,000	$0.37	$1,850.00
R1-15 / R1-10	15,000 sf - 8,000 sf gross lot area	3,500	$0.37	$1,295.00
R1-8 / R1-6	8,000 sf - 4,800 sf gross lot area	2,500	$0.37	$925.00
RM-1	6 units / acre 7260 sf/unit x 15% area irrigated	1,089	$0.37	$405.00 /unit
RM-2	10 units/acre 4356 sf/unit x 15% area irrigated	653	$0.37	$240.00 /unit
RM-3	15 units/acre 2904 sf/unit x 15% irrigated area	435	$0.37	$160.00 /unit
Non-Residential	Commercial, Industrial, Institutional Land Uses	Irrigated Area per Developmemt Plan	$0.37	Irrigated Area X $0.37 per Sq. Ft.

[1] Alpha Engineering, Hurricane City Secondary Water Impact Fee Facilities Plan, April 2023, Page 21 (Summary)

[2] Zion Public Finance, Draft Secondary Water Impact Fee Analysis, April 2023, Table 16.

[3] Hurricane Utah, Code of Ordinances / Title 10-Land Use Regulations

NOTE: When properties in the irrigation expansion area subdivide and Hurricane Canal Company shares are being used on the property, a secondary water impact fee credit will be issued for the equivalent value of the canal shares based on current fair market value. Hurricane City shall have first option to buy the remainder of the Hurricane Canal Company shares associated with the property at the current fair market value at the time of the transaction.

EXAMPLE: A 5-acre parcel is subdivided into nine 1/2 acre lots. Lots would meet RA-.5 standard with a secondary water impact fee of $1,850 for each lot, resulting in a total secondary impact fee of 9 x $1,850 = $16,650 for the development. If fair market value of a share of Hurricane Canal Company is $10,000, the required shares for credit would be $16,650 / $10,000 = 1.67 shares for the development. The amount of water shares would be adjusted based on the current cost of the shares. The City would have first option to buy the remaining shares used on the property at the fair market value ($10,000/share) at the time of the transaction.

ALPHA ENGINEERING
43 South 100 East, Suite 100
St George, Utah 84770
T 435.628.6500
F 435.628.6553
alphaengineering.com

June 2, 2023

Hurricane City Water Department
Attention: Ken Richins
646 West 600 North
Hurricane, Utah 84737

Re: Hurricane City Secondary Water Impact Fee – Water Board Follow Up

Dear Ken:

The proposed draft of the Secondary Water Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) were presented to the Hurricane City Water Board on April 25, 2023. Below are the follow up questions we noted from the Board. Their questions are in italics and the answers follow in Bold text:

1. *Will Hurricane City get the outdoor component of the WCWCD Impact fee for source? Need to make sure we are not double charging for source water.*

   Yes, Dayton Hall and Ken Richins were in a meeting with Zack Renstrom, General Manager of the Washington County Water Conservancy District on 5-22-2023. He reaffirmed that Hurricane City will collect the secondary water impact fee in the areas we have new developments with separate culinary and secondary water meters. The district will not charge their outside component impact fee for these services.

2. *What is the cost difference between culinary water and irrigation?*

   The current culinary water rate is $17.17 base rate, the first-tier rate is $1.13 per 1,000 gallons and the highest tier rate is $2.04 per 1,000 gallons. Pressurized irrigation is $12.00 for a base monthly fee.

3. *What are the legal ramifications of temporarily providing culinary water in leu of irrigation until irrigation is available?*

   We are not aware of any.

4. *Will the user be charged the culinary rate for the water metered through the irrigation meter until it is switched to irrigation?*

   The user rate will vary depending on the source and area. New homes in the irrigation expansion area will need to pay the culinary rate until irrigation water is delivered to them. Some areas will be served by well water that is not culinary grade. They will be able to pay the base rate only. Bottom-line if the water costs are for culinary grade quality, the City will need to charge the culinary rate, minus the irrigation base rate. The irrigation base rate will not be charged until they are supplied by secondary water. Meter usage for both the culinary and irrigation meters will be combined so the user is billed one base rate, then the tier will take effect, the same as if the user was being served by a single culinary water meter.

5. What is the lag time to provide irrigation service to those who are temporarily connected to the culinary system?

   Irrigation expansion area developments will be connected as soon as the new system is operating. Those being supplied by irrigation well water will be connected as soon as their systems are in place. Those being served by reuse water will be served as soon as reuse is available. The reason the city requires dual water systems in all the new developments is we are preparing for the future. Water is a limited resource, and we need to use culinary water for culinary use. Also, the cost to retrofit these developments with secondary water at a later date would be astronomical and the City would have to pay for it.

6. It was noted that we need to add a water acquisition credit to cover those who have water rights or shares that transfer them to the City at the time of connection.

   When properties in the irrigation expansion area subdivide and Hurricane Canal Company shares are being used on the property, a secondary water impact fee credit will be issued for the equivalent value of the canal shares based on current fair market value. Hurricane City shall have first option to buy the remainder of the Hurricane Canal Company shares associated with the property at the current fair market value at the time of the transaction.

   <u>Year 2025 Example:</u> A 5-acre parcel is subdivided into nine 1/2 acre lots. Lots would meet RA-.5 standard with a secondary water impact fee of $1,850 for each lot, resulting in a total secondary impact fee of 9 x $1,850 = $16,650 for the development. If fair market value of a share of Hurricane Canal Company is $10,000, the required shares for credit would be $16,650 / $10,000 = 1.67 shares for the development. The amount of water shares would be adjusted based on the current cost of the shares. The City would have first option to buy the remaining shares used on the property at the fair market value ($10,000/share) at the time of the transaction.

Let me know if we can provide any additional information.

Sincerely,

Glen E. Carnahan, P.E.
ALPHA ENGINEERING COMPANY

HURRICANE CITY
SECONDARY WATER SYSTEM
IMPACT FEE FACILITIES PLAN

DRAFT

June 2023

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

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Section 1 Introduction

A. Scope

This Impact Fee Facilities Plan (IFFP) for the Hurricane City Secondary Water System is prepared to evaluate costs of future development of the irrigation system and outline the improvements which may be funded through impact fees. The IFFP will identify needed capital improvements to serve both existing development and future development within the City during the next 10 years (plan period). The IFFP will also evaluate the existing system for excess capacity and allocate the cost (value) of that excess capacity to future development.

Much of the information forming the basis of this IFFP has been taken from the Hurricane City Secondary Water System Capital Facilities Plan (August 2022 Update). The reader should refer to that document for additional discussion of planning and evaluation methodology beyond what is contained in this report.

B. Impact Fee Facilities Plan Requirements

Requirements for the preparation of an IFFP are outlined in Title 11, Chapter 36a of the Utah Code Annotated (the Impact Fees Act). Under these requirements, an IFFP shall accomplish the following:

1. Identify the existing level of service;
2. Establish a proposed level of service;
3. Identify any excess capacity in the existing system to accommodate future growth at the proposed level of service;
4. Identify demands placed upon existing public facilities by new development; and
5. Identify the means by which demands for new development will be met.

The sections of this report have been organized to address each of these requirements.

C. Background

The existing secondary water system in Hurricane City serves only a small core area of about 2.5 square miles within the city's 52.0 square mile boundary. In 2020, the city had 7,244 residential culinary water connections and 1,350 residential secondary water connections, with secondary service to about 19% of the population.

The existing secondary water system receives water from the Virgin River through the Quail Lake Feeder Pipeline. Irrigation water is drawn from the pipeline and pumped to a 3.0 million gallon desilting pond where settleable materials are removed from the water. The water then flows from the desilting pond through micro-screens and into the distribution system. During spring runoff and following storm events, high amounts of silt are carried in the water which causes operational and maintenance issues with the pumps, desilting pond and micro-screens. At times the City must shut down the system because of the high silt loads. Additionally, the desilting pond must be shut down for periodic cleaning and requires the system to be shut down.

Because of the operational problems with the existing source facilities (pumps, pond and screens), the City desires to construct new primary source facilities at a different location, and utilize the existing facilities for standby or supplemental operation. Near future expansion of the secondary water system will include construction of the new source facilities which will serve both existing and future demands.

Ultimately, the City-Wide secondary water system will have new primary source facilities that will include the proposed Warner Valley Reservoir, treated wastewater from the Ash Creek Wastewater Treatment Plant, and wells. These sources are long term projects, and the City must construct interim source facilities to serve existing and near-future demands. The interim source facilities may be retained for emergency operation. The Capital Facilities Plan provides a rational development concept for future facilities which will provide a build-out service strategy.

D. Demographics

1. Population Projection

The US Census Bureau estimates the 2020 population of Hurricane City to be 20,036 people. Table 1 shows the Washington County population projections by the Kem C. Gardner Policy Institute and the Hurricane City population projections by the Utah Geospatial Resource Center (UGRC). The UGRC projections are adjusted in Column 3 to correlate with the 2020 Census counts.

Annual growth in Hurricane City is projected to average about 3.7% from 2020 to 2040. For the planning period of 2022 to 2032 the population is projected to increase by 9951 persons.

The Capital Facilities Plan uses a mix of residential development types which includes existing single family, new single family, multi-family, planned community, mixed use, and rural single family units. The total residential units (RU) at build-out are estimated to be 67,088 which would lead to a build-out population of approximately 165,000, based upon 2.5 persons per RU.

Table 1. Population Growth Projections

End of Year	Washington County[1]		Hurricane City[2]		Hurricane City[3]	
	Population	10-Year Growth	Population	10-Year Growth	Population	10-Year Growth
2020	182,111		17,817		20,036	
2022					21,652	
2030	265,865	146%	26,536	149%	29,841	149%
2032					31,603	
2040	337,326	127%	36,854	139%	41,444	139%
2050	401,754	119%	50,685	138%	56,998	138%
2060	464,528	116%	58,604[4]	116%	65,903[4]	116%

[1] Kem C. Gardner Policy Institute, State and County Demographic and Economic Projections 2020-2060
[2] Utah Geospatial Resource Center (UGRC), Utah Small Area Demographic Projections 2019-2050
[3] Adjusted population by adding 2,219 persons to UGRC estimates to match 2020 Census, then apply UGRC increases
[4] UGRC 2050 population times Gardner increase

E. Units of Demand

For purposes of this analysis, outdoor water demands are based on irrigated acreage. Secondary water service may be provided to developments which vary greatly in irrigated area, ranging from parks to typical residential and from institutional/religious to commercial and mixed use. Impact fees should be assessed based on irrigated acreage

F. 2020 Secondary Water System

Existing residential development in the City is primarily low density and, for this analysis, it will be assumed that existing residential units will average 12,000 square feet gross lot area (includes streets and walkways) with 5,000 square feet of irrigated area. Future development is projected to include more high and moderate density housing with smaller irrigated areas.

In 2016, an infrared study of the service area determined that there were 340.2 total acres under irrigation. The study also determined there were 124.8 acres of bare developable land that was not irrigated. Aerial photography in 2015 shows approximately 38 acres of irrigated land in public/institutional/church land uses.

In 2016 when the infrared study was performed, there were 1210 total connections with an estimated 1182 being residential connections. Based on an average of 5,000 square feet of irrigation on a residential lot, approximately 135.67 irrigated acres were in residential land use. 38 irrigated acres were in developed commercial/institutional uses and the remaining 166.53 acres are assumed to be in agricultural land use.

Table 2 shows estimated irrigated land uses in 2016.

Table 2. 2016 Secondary System Land Uses

Description	Quantity
Residential Connections	1,182
Commercial/Institutional Connections	14
Agricultural Connections	14
Total Connections	1210
Acres Under Irrigation, Total	340.2
Average Residential Lot Size, Square Feet (Assumed)	12,000
Average Residential Lot Irrigation, Square Feet (Assumed)	5,000
Acres Residential Irrigation	135.67
Acres Commercial/Institutional/Church Irrigation	38
Acres Irrigated, Non-Agricultural	173.67
Acres Irrigated, Agricultural	166.53
Acres Not Irrigated, Developable	124.80
Acres Available for Development, Total	291.33

In 2020, there were 1350 residential connections on the secondary water system, with 168 connections added since 2016. Based on an average lot size of 12,000 square feet with 5,000 square feet irrigated, about 46.28 acres were removed from agricultural use and 19.28 acres of residential irrigation were added to the existing system. 313.20 total acres were irrigated by the existing system in 2020, comprised of 154.96 acres in residential land use, 38 acres in commercial/institutional/church land use, and 120.24 acres in agricultural land use. Table 3 shows estimated irrigated land uses in 2020.

Table 3. 2020 Secondary System Land Uses

Description	Quantity
Residential Connections	1,350
Commercial/Institutional	14
Agricultural Connections	14
Total Connections	1,378
Connections Added, 2016 to 2020	168
Average Residential Lot Size, Square Feet (Assumed)	12,000
Acres Removed from Irrigation	46.28
Average Residential Lot Irrigation, Square Feet (Assumed)	5,000
Acres Added to Irrigation	19.28
Acres Residential Irrigation	154.96
Acres Commercial/Institutional/Church Irrigation	38
Acres Irrigated, Non-Agricultural	192.96
Acres Irrigated, Agricultural	120.24
Acres Under Irrigation, Total	313.20
Acres Not Irrigated, Developable	124.80
Acres Available for Development, Total	245.04

Section 2 Impact Fee Facilities Plan

A. Existing Level of Service

From the Capital Facilities Master Plan, the 2020 Level of Service in the existing service area is summarized in Table 4.

Table 4. 2020 Level of Service

Description	2020 Secondary System Water Use	2020 Secondary System Level of Service (Non-Agricultural)
Irrigated Area, Total[1]	313.20 acres	
Irrigated Area, Non-Agricultural	192.96 acres	
Proration Rate: Non-Agricultural/Total	61.6%	
Annual Water Use, Total[2]	1,611.2 AF	
Peak Day Water Use, Total[2]	10.6 AF	
Peak Hour Flow, Total[2]	4,790 GPM	
Storage, Total[2]	3.00 MG	
Population	20,036	
Connections, Non-Agricultural	1,364	
Irrigated Area, Non-Agricultural	193.0 acres	
Annual Usage, Non-Agricultural	992.6 AF	**5.14 AF/acre**
Peak Day Demand, Non-Agricultural	6.53 AF	**7.66 gpm/acre**
Peak Hour Demand, Non-Agriculture	2,951 gpm	**15.29 gpm/acre**
Storage, Non-Agricultural	1.85 MG	**9,578 gal/acre**

[1] Table 3
[2] Hurricane City Secondary Water System Capital Facilities Plan, August 2022, Table 4

Storage in the existing system is provided in the 3.0 million gallon silt settling pond. Silt settling in this pond will be discontinued when new desilting and pump facilities are constructed, and the pond will then be used exclusively for storage.

B. Proposed Level of Service

The proposed City-Wide secondary water system is closely correlated with the Hurricane City General Plan and the Culinary Water System Mater Plan for projected population and land uses. Development of the City outside of the core area will consist of low, moderate, and high density housing areas, commercial/industrial areas, public areas, and open spaces. The proposed level of service for the aggregate City Wide System at build-out is summarized in Table 5.

Table 5. Proposed Level of Service (Build-Out City-Wide System)

Description	Build-Out Non-Ag Water Use	2020 Non-Ag Water Use	New Development Non-Ag Water Use	Build-Out Non-Ag Level of Service
Population	167,720[1]	20,036	147,684	
Residential Units	67,088[2]	1,364	65,724	
Irrigated Area (acres)	3,870.8[2]	193.0	3,677.9	
Annual Usage (AF)	11,345.6[2]	992.6	10,353.0	**2.81 AF/acre**
Peak Day Demand (MG)	23.34[2]	6.53	16.81	**3.17 gpm/acre**
Peak Hour Demand (gpm)	32,421[2]	2,951	29,470	**8.01 gpm/acre**
Storage (MG)	12.0	1.85	10.15	**2,760 gal/acre**

[1] Based on 2.5 Persons per Residential Unit

[2] Data from Build-Out Estimated Irrigation Usage Calculation (see appendix)

Aggregate irrigated area per Residential Unit (RU) is 2,438 square feet for new development, based on 65,724 projected new RUs.

Storage would be provided by tanks in individual pressure zones.

Proposed Level of Service in the Build-Out System is less than the existing Level of Service

C. Excess Capacity in Existing Facilities

For the secondary water system, facilities generally consist of 4 components:

1. Water Rights
2. Source Facilities (diversions, pumps, treatment, transmission pipelines, wells, etc.)
3. Storage Facilities
4. Distribution Facilities

1. Water Rights

Hurricane City currently owns water rights as summarized in Table 6.

Table 6. Water Rights

Description	Hurricane City Secondary System
Utah Water Right 81-2475	193.38 AF
Hurricane Canal Company Primary Shares 296.5 Shares @ 5.4 AF/Share	1,601.10 AF
Hurricane Canal Company Secondary Shares 35.537 Shares @ 1.5 AF/Share	53.31 AF
Total	1,847.79 AF

If 5% of the existing water rights remain perpetually in agricultural use (92.39 acre feet), 1,755.4 acre feet will be available for non-agriculture use. In 2020 there were 192.96 acres in non-agricultural irrigation (Table 3). At the current Level of Service of 5.14 acre feet/acre, 992.63 acre feet will be needed to serve the current non-agricultural irrigation demand.

Table 7. Excess Water Rights

Description	Acreage	Unit Use (AF/acre)	Quantity (acre feet)
Total Water Rights			1,847.79
Assume 5% Remains in Agriculture Use			92.38
2020 Irrigated Non-Agricultural Use	192.96	5.14	992.63
Water Rights Available for Future Development			762.76

It is estimated that there are about 125 acres of agricultural land currently being irrigated by the secondary water system (Table 3). This agricultural irrigation is requiring practically all of the water rights which are not being used for non-agricultural uses. The 762.76 acre feet of water rights currently used for agriculture will become available for new development as use changes from agriculture to non-agricultural.

2. Source Facilities

Existing source facilities consist of a pump system, desilting pond, and micro-screens. The current site arrangement requires the pumps to be located ahead of the settling process. The pumps must be shut off during spring runoff and following storm events when the river contains high sediment loads.

Additionally, the pond site is limited in area and cannot be expanded. The single pond must be drained for cleaning, which requires the source facilities to be shut down. The City desires to provide duplicity for the settling process.

Because of the operational problems and limited area to expand, the City plans to build new source facilities at a different location and utilize the existing source facilities in standby mode and for supplemental source, if needed.

Because the existing source facilities will no longer be the primary source component of the system, they will not be considered for excess capacity for the purposes of this report.

3. Storage Facilities

The existing settling pond is the only current storage on the secondary system. A new concrete storage tank will be constructed in the future at a more central location to serve the existing service area and the existing storage pond will provide only supplemental storage.

Because the existing pond will operate as supplemental storage it will not be considered for excess capacity for the purposes of this report.

4. Distribution Facilities

City Secondary Water System

The distribution system for the existing service area is shown in Figure 1. The distribution facilities consist of approximately 30.7 miles of piping ranging in size from 4" to 16" which cover most of the service area. There are no noted deficiencies in the existing distribution system.

It is estimated there are currently (2020) 245.04 acres available for development within the existing service area. As future non-agricultural development progresses, the total irrigated area will decrease from 313.20 acres (2020) to 242.74 acres at build-out as shown in Table 8.

Table 8. Existing Distribution System Irrigation at Build-Out

Description	Quantity
2020 Acres Under Irrigation[1]	313.20
2020 Acres Non-Agricultural Irrigation[1]	192.96
2020 Acres Available for Development[1]	245.04
Average Residential Lot Size, Square Feet (Assumed)	12,000
Lots Added to Service System, 2020 – Build-Out	890
Average Area Irrigated per Lot, Square Feet (Build-Out)[2]	2,438
Acres Added by Future Non-Agricultural Development	49.78
Build-Out Acres Under Irrigation (Existing System Only)	242.74

[1] Table 3

[2] Table 5

Because the existing distribution currently provides adequate service without any noted deficiencies and demands will decrease as the area develops, there is sufficient capacity (excess) to serve all future development on the existing system.

Canal Company Delivery System

The irrigation distribution facilities in the area south of Gould Wash are currently owned and operated by the Hurricane Canal Company. It is proposed that the City take over ownership and operation of the Canal Company's existing system between Gould Wash and 1500 South Street. This area is termed the "Annex Area".

Distribution facilities in this area are open ditches and low pressure irrigation pipes and will not be adequate for the pressures which will be required in the expanded system. The existing distribution facilities in this area will be abandoned and replaced by the City.

There is no excess capacity in the distribution facilities in the Annex Area because of the programmed abandonment.

D. New Development Demands on Existing Secondary Water System

1. Planning Period

The planning period for this Impact Fee Facilities Plan is the 10-year period from 2022 to 2032. Population projections indicate an increase of 9,951 persons during the planning period (Table 1). Assuming a 2.5 persons per residential unit and 2,438 square feet aggregate irrigation for each residential unit (Table 5), 3,980 new residential units will be constructed with 222.74 acres of irrigated landscape.

Build-out total irrigated area is projected to be 3,870.8 acres. With 192.96 existing non-agricultural irrigated acres and 222.78 irrigated acres added during the planning period, 3,455.06 acres will be added after the planning period.

Table 9. General Cost Proration Rates for Facilities

Description	Existing	10-Year Plan	Beyond 10-Years	Total
Irrigated Acreage (acres)	192.96	222.74	3,455.14	3,870.84
Cost Proration Rate for New Facilities Serving Combined Existing and New Development	4.985%	5.754%	89.261%	100%
Cost Proration Rate for New Facilities Serving New Development Only		6.056%	93.944%	100%

2. Existing Water Rights

Existing water rights total 1847.79 acre feet (2020). There are currently 762.76 acre feet that will become available for future growth as existing agricultural use changes to non-agricultural. It is projected that 11,346.6 acre feet will be required at build-out which will require acquisition of an additional 9,497.81 acre feet. The City is continuously seeking to acquire additional rights.

During the planning period, 222.74 irrigated acres will be developed with an annual demand of 627.00 acre feet, leaving 135.76 acre feet of the current rights available for development after the planning period.

Water rights have been acquired through shares in the Hurricane Canal Company. A primary share of canal stock carries a right to 5.4 acre feet. The purchase costs for existing water shares are estimated by the Hurricane Canal Company in Table 10.

Table 10. Estimated Cost of Existing Hurricane Canal Company Shares

Period	Shares Purchased	Purchase Price	Cost
Pre-1980 Purchases	30	$ 1,000	$ 30,000
1980 to 1990 Purchases	140	$ 1,500	$ 210,000
1990 to 2000 Purchases	50	$ 5,000	$ 250,000
1980 to 1990 Trade	50	$2,000	$ 100,000
2000 to Present Purchases	62.037	$10,000	$ 620.370
Total	332.037		$ 1,210,370
Average Cost of Existing Share		$ 3,645	

The average cost over the last 50 years is estimated to be $ 3,645 per share based on Canal Company estimates.

An analysis of new development demands on existing water rights is shown in Table 11.

Table 11. Water Rights

Current Water Rights	Acreage	Unit Use	Quantity
Current Water Rights (AF)			1,847.80 AF
Assume 5% of Total Water Rights Remain in Agricultural Use (AF)			92.39 AF
Current Irrigated Non-Agriculture	192.96 acres	5.14 AF/acre	992.63 AF
Available for Future Use (AF)			762.76 AF
10-Year Buy-In	**Acreage**	**Unit Use**	**Quantity**
10-Year Irrigation Addition	222.74 acres	2.81 AF/acre	627.00 AF
Irrigation Shares @ 5.4 AF/share			116.11 Shares
Cost @ $ 3,645/Share			$ 423,258
Beyond 10-year Buy-In	**Acreage**	**Unit Use**	**Quantity**
Beyond 10-Year Water Rights Remaining			135.76 AF
Canal Company Shares @ 5.4 AF/Share			25.14 Shares
Cost @ $ 3,645/Share			$ 91,648
Build-Out Water Rights	**Acreage**	**Unit Use**	**Quantity**
Current Non-Ag Rights Required	192.96 acres	5.14 AF/acre	992.63 AF
New Development Rights Required	3,677.88 acres	2.81 AF/acre	10,352.97 AF
Total Water Rights Required			11,345.60 AF
Total Current Water Rights			1,847.79 AF
Additional Water Rights Needed			9,497.81 AF
Canal Company Shares @ 5.4 AF/Share			1,758.85 Shares
Cost @ $10,000/Share			$17,588,545

The City owns Water Right 81-2475 for 193.38 acre feet. The City is also programming additional wells which will add to the City owned water rights. However, it should be noted that the total firm water rights for the Hurricane Canal Company amount to only 12,000 acre feet. It is highly improbable that the full rights to 11,345.60 acre feet needed for build-out can be obtained as a significant number of current Canal Company shareholders will be unwilling to sell their shares. It is anticipated that a major portion of the water for build-out demands will have to be purchased from the Washington County Water Conservancy District.

3. Existing Source Facilities

New interim source facilities are programmed to replace the existing source facilities. The existing source facilities will be used in standby or supplemental operations and will not be the primary source once the new facilities are constructed. The new facilities will serve the existing service area and new development outside the existing service area.

The new source facilities will consist of duplicate settling ponds, pumps, and micro-screens which will be located near 1300 South Street and 1150 West. The facilities will be designed to meet current and future demands in the existing system and in the 'Annex Area' which will include substantial agricultural demand. Design criteria would provide capacity of 10,790 gallons per minute for Peak Day Demand and 13,915 gallons per minute for Peak Hour Demand. The irrigation demand in this area will decrease as agricultural land is converted to residential uses, resulting in excess capacity in the source facilities that may be used to serve additional new development outside the existing service area.

Costs for the new source facilities are allocated according to Table 9 proration rates as shown in Table 12.

Table 12. Prorated Costs of New Source Facilities to Replace Existing Source Facilities

Description	Existing	10-Year Plan Period	Beyond 10-Years	Total
Irrigated Acres at Build-Out Existing Service Area	192.96	222.74	3,455.14	3,870.84
Proration	4.985%	5.745%	89.261%	100%
Cost of New Source Facilities[1] (Replacing Existing)	$10,785,395			
Allocated Cost of Existing Distribution System	$537,652	$620,592	$9,627,152	$10,785,395

[1] See Project 3 Cost Estimates, Table 18.

4. Existing Storage Facilities

The existing 3.0 million gallon settling basin will be re-tasked when the new source facilities are constructed and will function only as supplemental storage for the existing system. For the purposes of this report, there will be no impact on existing storage facilities by new development.

A new concrete storage tank is programmed for the Hurricane Valley Pressure Zone at a more central location which will serve existing and new development.

Additional new storage tanks will be constructed in each pressure zone to serve the peak demands within the individual zones.

Costs for the new storage tank to serve the existing system and future development are allocated according to Table 9 proration rates as shown in Table 13.

Table 13. Prorated Costs of New Storage to Replace Existing Storage

Description	Existing	10-Year Plan Period	Beyond 10-Years	Total
Irrigated Acres at Build-Out Existing Service Area	192.96	222.74	3,455.14	3,870.84
Proration	4.985%	5.745%	89.261%	100%
Cost of New Storage Facilities[1] (Replacing Existing)	$8,660,772			
Allocated Cost of Existing Distribution System	$431,740	$498,341	$7,730,692	$8,660,722

[1] See Project 6 Cost Estimates, Table 18.

One storage tank exists in the Sand Hollow Pressure Zone that is used exclusively for irrigation of the Sand Hollow golf course. Integration of this tank into the City-Wide system is not expected within the planning period and it is not considered in this report. Future buy-in may be appropriate when and if it is integrated into the City-Wide System.

5. Existing Distribution Facilities

Existing System

There is excess capacity in the existing piping system in the current service area. No additional piping is required by new development.

Future irrigated acreage in the existing system is estimated in Table 14.

Table14. Existing System Build-Out Irrigation Estimates

Description	Quantity
Existing System	
2020 Non-Agricultural Irrigation Area (acres)[1]	192.96
Future Non-Agricultural Irrigated Area (acres)[2]	49.78
Irrigated Acres Developed in 10-Year Plan Period (6.056%)[3]	3.01
Irrigated Acres Developed beyond 10-Year Plan Period (93.944%)[3]	46.76

[1] Table 3
[2] Table 8
[3] Table 9

Table 15 shows the allocated costs of the existing irrigation system for new development buy-in.

Table 15. Prorated Costs of Existing Distribution System

Description	Existing	10-Year Plan Period	Beyond 10-Years	Total
Irrigated Acres at Build-Out Existing Service Area	192.96	3.01	46.79	242.74
Proration	79.493%	1.242%	19.265%	100%
Value of Existing Distribution Piping[1]	$11,316,400			
Allocated Cost of Existing Distribution System	$8,995,801	$140,541	$2,180,058	$11,316,400

[1] Capital Facilities Plan, Table 8 (excluding source and storage costs)

New development Buy-In costs for the existing distribution system are $140,541 for the 10-Year Plan Period and $2,180,058 beyond the 10-Year plan period.

Expanded Distribution System

It was previously noted that the City will take over the existing irrigation distribution facilities between Gould Wash and 1500 South Street which are currently owned and operated by the Hurricane Canal Company. This area is termed the "Annex Area". Distribution facilities in this area are open ditches and low-pressure irrigation pipes and will not be adequate for the pressures which will be required in the expanded system.

The City will construct new pipelines within the annex area to serve demands within that area. Additionally, the newly constructed pipelines will transport water from the new source facilities to the distribution system in the existing service area. The combined existing service area and annex area is termed the "Expanded System".

Table 16 shows the estimated irrigated acreage that will be developed in the Expanded Service Area.

Table16. Expanded System Irrigation Estimates

Description	Quantity
Existing System	
2020 Non-Agricultural Irrigation Area (acres)[1]	192.96
Future Non-Agricultural Irrigated Area (acres)[2]	49.78
Irrigated Acres Developed in 10-Year Plan Period (6.056%)[3]	3.01
Irrigated Acres Developed beyond 10-Year Plan Period (93.944%)[3]	46.76
Annex Area	
Total Gross Area in Annex Area (acres)	1612
Assume 5% Remains Undeveloped (acres)	80.6
Total Area Developed in Annex Area (acres)	1,531.4
Average Residential Lot Size, Square Feet (Assumed)	12,000
Future Lots Developed in Annex Area	5,559
Average Area Irrigated per Lot, Square Feet (Build-Out)[4]	2,438
Future Non-Agricultural Irrigated Area (acres)	311.08
Irrigated Acres Developed in 10-Year Plan Period (6.056%)[3]	18.84
Irrigated Acres Developed beyond 10-Year Plan Period (93.994%)[3]	292.24

[1] Table 3
[2] Table 8
[3] Table 9
[4] Table 5 comment

A cost sharing analysis of the distribution system for the Expanded System based on proportioned irrigated acreage is shown in Table 17.

Table 17. Prorated Costs of Expanded System Distribution Facilities

Description	Existing	10-Year Plan Period	Beyond 10-Years	Total
Irrigated Acres at Build-Out Existing Service Area	192.96	3.01	46.76	242.74
Irrigated Acres at Build-Out Annex Area		18.84	292.24	311.08
Irrigated Acres at Build-Out Total	192.96	21.85	339.00	553.81
Cost Proration Based on Total Acres at Build-Out	34.842%	3.946%	61.212%	100%
Cost of New Distribution Piping[1]	$7,902,667			
Allocated Cost of Expanded System Distribution Piping	$2,753,435	$311,850	$4,837,382	$7,902,667

[1] See Project 4 Cost Estimates, Table 18.

City-Wide System

New piping will be required to extend service to all new development outside the Expanded System, except for the small area of the Marla Subdivision in the Elim development which has a private secondary water system. Costs for new distribution facilities should be prorated as shown in Table 9 for new development only.

E. Infrastructure Required to Meet Demands of New Development

The Build-Out secondary water system is shown in Figure 2. New infrastructure is required to meet all demands of new development, except for the distribution facilities in the existing system. The existing distribution piping is adequate to meet Build-Out demands that will be placed on those specific facilities. Due to operational deficiencies in the existing source and storage facilities, they are programmed to be utilized only in standby and supplemental capacities. New source and storage facilities will be constructed to meet existing demands and new development demands in the current service area.

Warner Reservoir, a final source facility, may not be available for several years. The wastewater reuse treatment system, which will also serve as a final source facility, is a programmed near-future source facility, but it will fulfill only part of the new demands in the west side of the City. The City intends to build two interim source facilities, one in the Hurricane Valley and one in the Dixie Springs vicinity, to meet near-future demands.

Additional water rights should be acquired to help meet new demands at Build-Out. The City is continuously working to acquire additional water rights through construction of new wells and by purchase of Hurricane Canal Company stock as it becomes available. It is anticipated that a major portion of the water required for new development will be purchased from the Washington County Water Conservancy District.

Programmed projects that the City intends to construct during the 10-Year planning period are shown on Figure 3. Table 18 is a list of the programmed projects with the prorated costs. Impact fees may be applicable to projects in the planning period for capital costs to provide service to new development.

Table 18. 10-Year Projects List

	Project	Estimated Cost	Cost Proration			Allocated Cost		
			Existing System	10-Year Plan	Beyond 10-Year	Existing System	10-Year Plan	Beyond 10-Year
	CONSTRUCTION PROJECTS							
1	**700 West Pipeline (100 N to 400 N)**	$ 228,086	100%			$ 228,086		
2	**2800 West Pipeline (100 N to 600 N)**	$ 404,724		6.06%	93.94%		$ 24,511	$ 380,213
3	**Hurricane Valley Raw Water Handling Facilities** (Table 12)							
3A	Property Acquisition for Settling Ponds and Pump Station	$ 1,720,000	4.99%	5.75%	89.26%	$ 85,742	$ 98,969	$ 1,535,289
3B	Dual 3 MG Settling Ponds	$ 4,319,722	4.99%	5.75%	89.26%	$ 215,338	$ 248,557	$ 3,855,827
3C	Pump System	$ 2,846,592	4.99%	5.75%	89.26%	$ 141,903	$ 163,793	$ 2,540,896
3D	24" Raw Waterline from 700 W to New Pond (1300S)	$ 1,899,081	4.99%	5.75%	89.26%	$ 94,669	$ 109,273	$ 1,695,139
	Subtotal	$ 10,785,395				$ 537,652	$ 620,592	$ 9,627,152
4	**East Distribution Main Pipelines (Expanded Area)** (Table 17)							
4A	1300 South Pipeline (1150 W to 180W)	$ 1,716,921	34.84%	3.95%	61.21%	$ 598,207	$ 67,752	$ 1,050,962
4B	1150 West Pipeline (400 S to 3000 S)	$ 3,414,153	34.84%	3.95%	61.21%	$ 1,189,554	$ 134,727	$ 2,089,872
4C	1100 West Pipeline (400 S to 100 N)	$ 663,616	34.84%	3.95%	61.21%	$ 231,216	$ 26,187	$ 406,212
4D	700 West Pipeline (400 S to 1300 S)	$ 1,090,734	34.84%	3.95%	61.21%	$ 380,032	$ 43,042	$ 667,660
4E	180 West Pipeline (580S to 1300 S)	$ 1,017,243	34.84%	3.95%	61.21%	$ 354,426	$ 40,142	$ 622,675
	Subtotal	$ 7,902,667				$ 2,753,435	$ 311,850	$ 4,837,382
5	**Rlington Parkway Pipelines (600 S to 3000 S)**							
5A	Rlington Parkway Pipeline (600 S to 1300 S)	$ 658,635		6.06%	93.94%		$ 39,888	$ 618,746
5B	Rlington Parkway Pipeline (1300 S to 2300 S)	$ 589,364		6.06%	93.94%		$ 35,693	$ 553,670
5C	Rlington Parkway Pipeline (2300S to 3000 S)	$ 928,548		6.06%	93.94%		$ 56,235	$ 872,313
5D	1300 S Pipeline (Pump Station to Rlington Parkway)	$ 554,791		6.06%	93.94%		$ 33,599	$ 521,192
	Subtotal	$ 2,731,337					$ 165,416	$ 2,565,921

Table 18(continued)

Project		Estimated Cost	Cost Proration			Allocated Cost		
			Existing System	10-Year Plan	Beyond 10-Year	Existing System	10-Year Plan	Beyond 10-Year
6	**Hurricane Valley Zone Tank and Pipelines** (Table 13)							
6A	Property Acquisition	$ 750,000	4.99%	5.75%	89.26%	$ 37,388	$ 43,155	$ 669,458
6B	2.5 MG Concrete Tank	$ 6,919,044	4.99%	5.75%	89.26%	$ 344,914	$ 398,122	$ 6,176,008
6C	Tank Fill / Distribution Pipelines	$ 991,728	4.99%	5.75%	89.26%	$ 49,438	$ 57,064	$ 885,227
	Subtotal	$ 8,660,772				$ 431,740	$ 498,341	$ 7,730,692
7	**Westside Wells Development**	$ 100,000		6.06%	93.94%%		$ 6,056	$ 93,9446
8	**Wastewater Reuse System**							
8A	Sand Filtration and Disinfection	$ 13,104,000		6.06%	93.94%		$ 793,609	$ 12,310,391
8B	Reuse Water Pump System	$ 903,744		6.06%	93.94%		$ 54,733	$ 849,011
	Subtotal	$ 14,007,744					$ 848,342	$ 13,159,402
9	**West Distribution Main Pipelines**							
9A	1160 South/Elim Parkway Pipeline (WWTP to 3700 W)	$1,729,495		6.06%	93.94%		$ 104,742	$ 1,624,753
9B	3700 West Pipeline (Elim Parkway to 2300 South)	$ 790,451		6.06%	93.94%		$ 47,872	$ 742,579
9C	4640 W/Dixie Springs Rd Pipeline (SH Resort Pkwy to 5150 W)	$ 1,507,127		6.06%	93.94%		$ 91,275	$ 1,415,852
	Subtotal	$ 4,027,074					$ 243,889	$ 3,783,185
10	**Sand Hollow Feeder Raw Water Handling Facilities**							
10A	Property Acquisition for Settling Ponds and Pump Station	$ 750,000		6.06%	93.94%		$ 45,422	$ 704,578
10B	Dual 3 MG Settling Ponds	$ 4,319,722		6.06%	93.94%		$ 261,613	$ 4,058,109
10C	Pump System	$ 2,527,920		6.06%	93.94%		$ 153,097	$ 2,374,823
	Subtotal	$ 7,597,642					$ 460,131	$ 7,137,511

Table 18 (continued)

Project		Estimated Cost	Cost Proration			Allocated Cost		
			Existing System	10-Year Plan	Beyond 10-Year	Existing System	10-Year Plan	Beyond 10-Year
11	**Dixie Springs Zone Tank and Pipelines**							
11A	Property Acquisition	$ 750,000		6.06%	93.94%		$ 45,422	$ 704,578
11B	2.5 MG Concrete Tank	$ 3,741,111		6.06%	93.94%		$ 226,570	$ 3,514,541
11C	Tank Fill / Distribution Pipelines	$ 4,193,396		6.06%	93.94%		$ 253,962	$ 3,939,434
	Subtotal	$ 8,684,507					$ 525,954	$ 8,158,553
12	**3400 West Zone Pumps, Tank and Pipelines**							
12A	Property Acquisition	$ 750,000		6.06%	93.94%		$ 45,422	$ 704,578
12B	Pump System	$ 793,824		6.06%	93.94%		$ 48,076	$ 745,748
12C	500,000 Gallon Concrete Tank	$ 1,115,730		6.06%	93.94%		$ 67,571	$ 1,048,159
12D	Tank Fill / Distribution Pipelines	$ 2,238,721		6.06%	93.94%		$ 135,582	$ 2,103,139
	Subtotal	$ 4,898,275					$ 296,651	$ 4,601,624
13	**Sky Mountain Zone Pumps, Tank and Pipelines**							
13A	Property Acquisition	$ 750,000		6.06%	93.94%		$ 45,422	$ 704,578
13B	Pump System	$ 903,504		6.06%	93.94%		$ 54,718	$ 848,786
13C	500,000 Gallon Concrete Tank	$ 2,691,288		6.06%	93.94%		$ 162,991	$ 2,528,297
13D	Tank Fill / Distribution Pipelines	$ 1,660,300		6.06%	93.94%		$ 100,552	$ 1,559,748
	Subtotal	$ 6,005,091					$ 363,682	$ 5,641,409
					GRAND TOTALS	**$ 3,950,912**	**$ 4,365,415**	**$ 67,716,987**

Table 19. Conceptual Impact Fee Schedule for Year 2025

Development Standard [1]	Description	Basis		Impact Fee
		Irrigated Area (Square Feet)	Unit Cost / Square Foot	
RA-1 (Table 10-14-2)	50,000 sf – 25,000 sf Gross Lot Area 30% of Area Irrigated	7,500	$ 0.37	$ 2,775.00
RA-.5 (Table 10-14-2)	25,000 sf – 15,000 sf Gross Lot Area 33% of Area Irrigated	5,000	$ 0.37	$ 1,850.00
R1-15 / R1-10 (Table 10-13-2)	15,000 sf – 8,000 sf Gross Lot Area	3,500	$ 0.37	$ 1,295.00
R1-8 / R1-6 (Table 10-13-2)	8,000 sf – 4,800 sf Gross Lot Area	2,500	$ 0.37	$ 925.00
RM-1 (Table 10-13-2)	6 Units/Acre → 7,260 sf/Unit 15% of Area Irrigated	1,089	$ 0.37	$ 405.00 per Unit
RM-2 (Table 10-13-2)	10 Units/Acre → 4,356 sf/Unit 15% of Area Irrigated	653	$ 0.37	$ 240.00 per Unit
RM-3 (Table 10-13-2)	15 Units/Acre → 2,904 sf/Unit 15% of Area Irrigated	435	$ 0.37	$ 160.00 per Unit
Agricultural/ Commercial/ Industrial	Non-Residential Land Uses	Actual Per Development Plan	$0.37	Irrigated Area x $ 0.37

[1] From Hurricane Utah, Code of Ordinances / Tile 10-Land Use Regulations

G. IMPACT FEE CERTIFICATION 11-36A-306(1)

This IFFP has been prepared in accordance with Utah Code Title 11 Chapter 36a (the "Impact Fees Act"), which prescribes the laws pertaining to the imposition of impact fees in Utah. The accuracy of this IFFP relies in part upon planning, engineering, and other source data, provided by the City and its designees.

In accordance with Utah Code Annotated, 11-36a-306(1), Alpha Engineering makes the following certification:

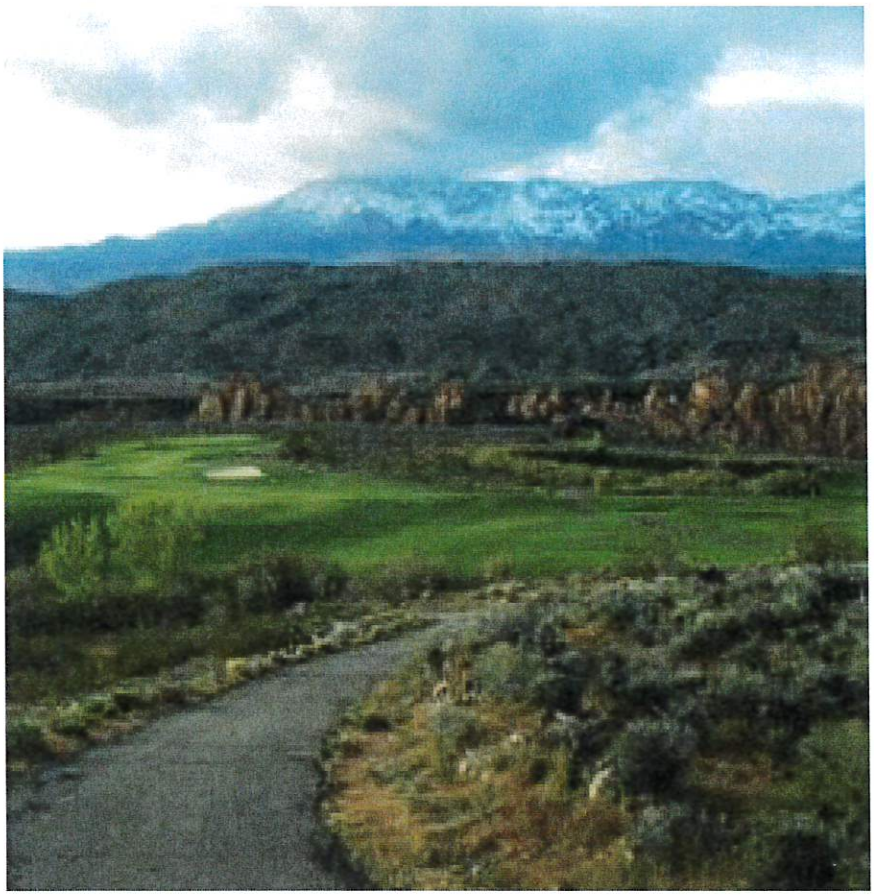
I certify that the attached impact fee facilities plan:

1. Includes only the costs of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
    a. costs of operation and maintenance of public facilities;
    b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
    c. an expense for overhead, unless the expense is calculate pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and
3. Complies in each relevant respect with the Impact Fees Act.

_____

Glen E Carnahan, P.E.

APPENDIX



Hurricane City

DRAFT Secondary Water Impact Fee Analysis
April 2023

HURRICANE CITY
UTAH

ZIONS PUBLIC FINANCE, INC.

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EXECUTIVE SUMMARY

An impact fee is a one-time fee imposed on new development activity to mitigate the impact of new development on capital facilities. In conjunction with this Impact Fee Analysis, Alpha Engineering prepared the *Hurricane City Secondary Water System Impact Fee Facilities Plan* (IFFP) dated April 2023. The IFFP forms the basis for this impact fee analysis.

The recommended impact fee structure presented in this analysis has been prepared to satisfy the Impact Fees Act, Utah Code Ann. § 11-36a-101 et. seq., and represents the maximum impact fees Hurricane City ("City") may assess. The City will be required to use revenue sources other than impact fees to fund any projects that constitute repair and replacement, cure any existing deficiencies, or increase the level of service for existing users.

Demand Growth

The City anticipates the growth of 222.74 irrigated acres over the next 10 years.

Secondary Water Service Levels

Level of service (LOS) defines the secondary water capital facility demands for the aggregate citywide secondary water system. The IFFP defines existing and proposed service levels as follows:

TABLE 1: SECONDARY WATER EXISTING AND PROPOSED SERVICE LEVELS

Description	Existing LOS	Proposed LOS
Annual Usage, Non-Agricultural	5.14 acre ft/acre	2.18 acre ft/acre
Peak Day Demand, Non-Agricultural	7.66 gpm/acre	3.17 gpm/acre
Peak Hour Demand, Non-Agricultural	15.29 gpm/acre	8.01 gpm/acre
Storage, Non-Agricultural	9,578 gal/acre	2,760 gal/acre

Source: Hurricane City Secondary Water System Impact Fee Facilities Plan, pp. 6-7

Service levels are expected to decline in the future. Impact fees can only be charged based on the level of service received by new development; in other words, fees can only be proportional to the benefit received.

Water Service Area

There is one service area for secondary water that encompasses the boundaries of Hurricane City. Secondary water impact fees are only charged to those properties with access to secondary water systems.

Excess Capacity

There is excess capacity in the City's water rights and distribution systems. The actual cost of total excess capacity in the distribution system that will be consumed by new development over the next 10 years is $140,541; total cost to be consumed after 10 years is $2,180,058. In addition, the City has excess capacity of 141.25 water shares, of which 116.11 will be consumed in the planning period, and 25.14 shares will be consumed after the planning period.

New Construction

Total new construction costs required by growth in new development over the next 10 years are projected to reach $4,365,415.

Secondary Water System Impact Fee Calculation

The gross impact fee, before credits are made, is $22,446.25 per irrigated acre. A credit must be made for the planned new projects that will benefit existing development. These credits are required to ensure that new development doesn't pay twice.

TABLE 2: GROSS IMPACT FEE PER IRRIGATED ACRE 2023 BEFORE CREDITS

Summary	
Excess Capacity	$2,531.03
New Construction	$19,598.70
Consultant Costs	$316.51
Subtotal Gross Fee per Irrigated Acre	**$22,446.25**

The gross fee is then reduced by the new construction (for projects benefitting existing development) as shown in Table 3.

TABLE 3: MAXIMUM IMPACT FEE PER IRRIGATED SF

Year	Cost per Year	Acres	Cost per Acre	NPV*	Max Fee per Irrigated Acre by Year	Max Fee per SF
2023	$197,546	192.96	$1,023.76	$7,593.26	$14,853.16	$0.34
2024	$197,546	208.35	$948.13	$6,949.15	$15,497.26	$0.36
2025	$197,546	224.97	$878.09	$6,348.48	$16,097.93	$0.37
2026	$197,546	242.92	$813.22	$5,787.82	$16,658.60	$0.38
2027	$197,546	262.30	$753.14	$5,263.99	$17,182.42	$0.39
2028	$197,546	283.22	$697.50	$4,774.05	$17,672.36	$0.41
2029	$197,546	305.81	$645.97	$4,315.25	$18,131.16	$0.42
2030	$197,546	330.21	$598.25	$3,885.05	$18,561.37	$0.43
2031	$197,546	356.55	$554.05	$3,481.05	$18,965.36	$0.44
2032	$197,546	384.99	$513.12	$3,101.05	$19,345.36	$0.44
2033	$197,546	415.70	$475.21	$2,742.98	$19,703.43	$0.45
2034	$197,546	448.86	$440.10	$2,404.92	$20,041.49	$0.46
2035	$197,546	484.67	$407.59	$2,085.06	$20,361.35	$0.47
2036	$197,546	523.33	$377.48	$1,781.73	$20,664.69	$0.47
2037	$197,546	565.07	$349.59	$1,493.33	$20,953.08	$0.48
2038	$197,546	610.15	$323.77	$1,218.41	$21,228.01	$0.49
2039	$197,546	658.82	$299.85	$955.56	$21,490.85	$0.49
2040	$197,546	711.38	$277.70	$703.49	$21,742.92	$0.50
2041	$197,546	768.12	$257.18	$460.97	$21,985.44	$0.50
2042	$197,546	829.40	$238.18	$226.84	$22,219.57	$0.51

*NPV = net present value discounted at 5 percent

Impact fees can be charged based on development type as shown in Table 4.

TABLE 4: MAXIMUM IMPACT FEE PER IRRIGATED ACRE AND RESIDENTIAL UNIT

Development Standard	Description	Irrigated Acres (SF)	2023	2024	2025	2026	2027	2028
RA-1 (Table 10-14-2)	50,000 sf - 25,000 sf Gross Lot Area 30% of Area Irrigated	7,500	$2,557.36	$2,668.26	$2,771.68	$2,868.22	$2,958.41	$3,042.76
RA-0.5 (Table 10-14-2)	25,000 sf - 15,000 sf Gross Lot Area 33% of Area Irrigated	5,000	$1,704.91	$1,778.84	$1,847.79	$1,912.14	$1,972.27	$2,028.51
R1-15/R1-10 (Table 10-13-2)	15,000 sf - 8,000 sf Gross Lot Area	3,500	$1,193.44	$1,245.19	$1,293.45	$1,338.50	$1,380.59	$1,419.96
R1-8/R1-6 (Table 10-13-2)	8,000 sf - 4,000 sf Gross Lot Area	2,500	$852.45	$889.42	$923.89	$956.07	$986.14	$1,014.25
RM-1 (Table 10-13-2)	6 Units/Acre - 7,260 sf/Unit 15% of Area Irrigated	1,089	$371.33	$387.43	$402.45	$416.46	$429.56	$441.81
RM-2 (Table 10-13-2)	10 Units/Acre - 4,356 sf/Unit 15% of Area Irrigated	653	$222.66	$232.32	$241.32	$249.73	$257.58	$264.92
RM-3 (Table 10-13-2)	15 Units/Acre - 2,904 sf/Unit 15% of Area Irrigated	435	$148.33	$154.76	$160.76	$166.36	$171.59	$176.48
Agricultural/ Commercial /Industrial	Non-Residential Land Uses	Actual Irrigated Acres per Development	$0.34/sf	$0.36/sf	$0.37/sf	$0.38/sf	$0.39/sf	$0.41/sf

DRAFT

CHAPTER 1: OVERVIEW OF THE WATER IMPACT FEES

Summary

An impact fee is intended to recover the City's costs of building secondary water system capacity to serve new residential and non-residential development rather than passing these growth-related costs on to existing users through rates. The Utah Impact Fees Act allows only certain costs to be included in an impact fee so that only the fair cost of expansionary projects or existing unused capacity paid for by the City is assessed through an impact fee.

Costs to be Included in the Impact Fee

The impact fees proposed in this analysis are calculated based upon:

- Excess capacity in the City's secondary water system;
- New capital infrastructure that will serve new development; and
- Professional and planning expenses related to the construction of system improvements that will serve new development.

The costs that cannot be included in the impact fee are as follows:

- Costs for projects that cure system deficiencies;
- Costs for projects that increase the LOS above that which is currently provided;
- Operations and maintenance costs;
- Costs of facilities funded by grants or other funds that the City does not have to repay; and
- Costs of reconstruction of facilities that do not have capacity to serve new growth.

Utah Code Legal Requirements

Utah law requires that communities and special districts prepare an Impact Fee Analysis (IFA) before enacting an impact fee. Utah law also requires that communities/districts give notice of their intent to prepare and adopt an IFA. This IFA follows all legal requirements as outlined below. The City has retained Zions Public Finance, Inc. (ZPFI) to prepare this Impact Fee Analysis in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Analysis

A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Plan (Utah Code §11-36a-503). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFA by posting notice.

Preparation of Impact Fee Analysis

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee analysis. (Utah Code 11-36a-304).

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis which is required to:

(1) An impact fee analysis shall:

(a) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;

(b) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;

(c) demonstrate how the anticipated impacts described in Subsections (1)(a) and (b) are reasonably related to the anticipated development activity;

(d) estimate the proportionate share of:
  (i) the costs for existing capacity that will be recouped; and
  (ii) the costs of impacts on system improvements that are reasonably related to the new development activity; and

(e) identify how the impact fee was calculated.

(2) In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:

(a) the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;

(b) the cost of system improvements for each public facility;

(c) other than impact fees, the manner of financing for each public facility, such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;

(d) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by such means as user charges, special assessments, or payment from the proceeds of general taxes;

(e) the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;

(f) the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;

(g) extraordinary costs, if any, in servicing the newly-developed properties; and

(h) the time-price differential inherent in fair comparisons of amounts paid at different times.

Certification of Impact Fee Analysis

Utah Code states that an Impact Fee Analysis shall include a written certification from the person or entity that prepares the Impact Fee Analysis. This certification is included at the conclusion of this analysis.

CHAPTER 2: IMPACT FROM GROWTH UPON THE CITY'S FACILITIES AND LEVEL OF SERVICE

Utah Code 11-36a-304(1)(a)

Projected Water Demands

The table below shows irrigated acre growth projections which will place additional demand on the City's secondary water system. The City's secondary water system (year 2022) serves 192.96 non-agricultural irrigated acres. Irrigated are expected to grow to 415.70 acres by 2032, reflecting growth of 222.74 acres.

Water Service Area

Irrigated acres within Hurricane City are projected to grow as follows:

TABLE 5: GROWTH IN DEMAND

Year	Non-Ag Irrigated Acres
2022	192.96
2023	208.35
2024	224.97
2025	242.92
2026	262.30
2027	283.22
2028	305.81
2029	330.21
2030	356.55
2031	384.99
2032	415.70

Source: Hurricane City Secondary Water Impact Fee Facilities Plan

Existing and Proposed LOS Analysis

Level of service (LOS) defines the secondary water capital facility demands for the aggregate citywide secondary water system. The IFFP defines existing and proposed service levels as follows:

TABLE 6: SECONDARY WATER EXISTING AND PROPOSED SERVICE LEVELS

Description	Existing LOS	Proposed LOS
Annual Usage, Non-Agricultural	5.14 acre ft/acre	2.18 acre ft/acre
Peak Day Demand, Non-Agricultural	7.66 gpm/acre	3.17 gpm/acre
Peak Hour Demand, Non-Agricultural	15.29 gpm/acre	8.01 gpm/acre
Storage, Non-Agricultural	9,578 gal/acre	2,760 gal/acre

Source: Hurricane City Secondary Water System Impact Fee Facilities Plan, pp. 6-7

Service levels are expected to decline in the future. Impact fees can only be charged based on the level of service received by new development; in other words, by the benefit received.

CHAPTER 3: IMPACT ON CAPACITY FROM DEVELOPMENT ACTIVITY

Utah Code 11-36a-304(1)(b)(c)

Excess Capacity

Water Rights. The City has excess water rights that are sufficient to serve new development for the 10-year planning period of this study. The IFFP identifies the need for 116.11 water shares over the next 10 years at an actual cost of water shares that were purchased for an average of $3,645 per share. Over the next 10 years, the IFFP states that new development will consume 116.11 water shares of excess capacity at a total actual cost of $423,258.

TABLE7: SECONDARY WATER RIGHTS EXCESS CAPACITY

Period	Shares Purchased	Purchase Price	Cost
Pre-1980 Purchases	30	$10,000	$30,000
1980 to 1990 Purchases	140	$1,500	$210,000
1990 to 2000 Purchases	50	$5,000	$250,000
1980 to 1990 Trade	50	$2,000	$100,000
2000 to Present Purchases	62.037	$10,000	$620,370
Total	332.037		$1,210,370
Average Cost of Existing Share		$3,645	

Source: Hurricane City Secondary Water System Impact Fee Facilities Plan, p.11

Secondary Water Transmission/Distribution. There is excess capacity in the City's secondary water transmission/distribution system. New development will consume $140,541 of excess distribution capacity over the next 10 years.

TABLE 8: SECONDARY WATER DISTRIBUTION SYSTEM EXCESS CAPACITY

Description	% of Total Capacity	Amount of Excess Capacity
Existing %	79.493%	$8,995,801
10 Years Plan	1.242%	$140,541
10 Years+ Plan	19.265%	$2,180,058
TOTAL		**$11,316,400**

Source: Hurricane City Secondary Water System Impact Fee Facilities Plan, p.14

CHAPTER 4: SYSTEM IMPROVEMENTS REQUIRED FROM DEVELOPMENT ACTIVITY

Utah Code 11-36a-304(1)(b)(c)

The means by which the City will meet growth demands include constructing the following projects as set forth in the Impact Fee Facilities Plan. This will occur through requiring new development to pay for its fair share of existing excess capacity consumed over the next 10 years as well as paying for its fair share of new construction projects.

The cost of new capital facility construction projects over the next 10 years total $4,365,415.

TABLE 9: NEW CONSTRUCTION IMPROVEMENTS

Item	Project	Estimated Cost	Existing System	10-Yr Plan	Beyond 10 Yrs
3	700 West Pipeline (100 N to 400 N)	$228,086	$228,086		
4	2800 West Pipeline (100 N to 600 N)	$404,724		$24,511	$380,213
5	Hurricane Valley Raw Water Handling Facilities	$10,785,395	$537,652	$620,592	$9,627,152
6	East Distribution Main Pipelines (Annex Area)	$7,902,667	$2,753,435	$311,850	$4,837,382
7	Rlington Parkway Pipelines (600 S to 3000 S)	$2,731,337		$165,416	$2,565,921
8	Hurricane Valley Zone Tank and Pipelines (Annex Area)	$8,660,772	$431,740	$498,341	$7,730,692
9	Westside Wells Development	$100,000		$6,056	$93,944
10	Wastewater Reuse System	$14,007,744		$848,342	$13,159,402
11	West Distribution Main Pipelines	$4,027,074		$243,889	$3,783,185
12	Sand Hollow Feeder Raw Water Handling Facilities	$7,597,642		$460,131	$7,137,511
13	Dixie Springs Zone Tank and Pipelines	$8,684,507		$525,954	$8,158,553
14	3400 West Zone Pumps, Tank and Pipelines	$4,898,275		$296,651	$4,601,624
15	Sky Mountain Zone Pumps, Tank and Pipelines	$6,005,091		$363,682	$5,641,409
	TOTAL	**$76,033,314**	**$3,950,913**	**$4,365,415**	**$67,716,988**

CHAPTER 5: PROPORTIONATE SHARE ANALYSIS

Maximum Legal Secondary Water Impact Fee

The Impact Fees Act requires the Impact Fee Analysis to estimate the proportionate share of the future and actual cost of existing system improvements that benefit new growth that can be recouped through impact fees. The impact fee for existing assets must be based on the actual costs while the fees for construction of new facilities must be based on reasonable future costs of the system.

The maximum impact fee includes buy-in costs for existing, excess capacity as well as the cost of construction of new facilities.

Buy-In to Existing, Excess Capacity

There is existing, excess capacity in water rights as well as in the transmission/distribution system. New development should be required to pay a buy-in fee for its fair share of the excess capacity consumed over the next 10 years. Actual costs have been used in this analysis.

TABLE 10: PROPORTIONATE SHARE ANALYSIS, WATER RIGHTS

Water Rights	Amount
Water Rights Cost per Share	$3,645
Shares Needed, 2022-2032	116.11
Cost Required, 2022-2032	$423,258
Growth in Irrigated Acres, 2022-2032	222.74
Cost per Irrigated Acre	**$1,900.23**

TABLE 11: PROPORTIONATE SHARE ANALYSIS, SECONDARY WATER TRANSMISSION/DISTRIBUTION

Source	Amount
Distribution, 10-Year Cost	$140,541
Growth in Irrigated Acres, 2022-2032	222.74
Cost per Irrigated Acre	**$630.96**

TABLE 12: SUMMARY BUY-IN COSTS

Summary	Amount
Water Rights	$1,900.23
Distribution	$630.96
Buy-In Cost per Irrigated Acre	**$2,531.20**

New Construction

Total new improvement costs attributable to new development over the next 10 years will reach $4,365,415.

TABLE 13: PROPORTIONATE SHARE ANALYSIS, NEW IMPROVEMENTS

Description	Amount
10 Year Cost	$4,365,415

Description	Amount
Growth in Irrigated Acres, 2023-2032	222.74
Cost per Irrigated Acre	**$19,598.70**

Consultant Costs

The Impact Fees Act allows for fees charged to include the reimbursement of consultant costs incurred in the preparation of the IFFP and IFA.

TABLE 14: PROPORTIONATE SHARE ANALYSIS – CONSULTANT COSTS

Consultant Costs	Amount
Alpha	$63,000
ZPFI	$7,500
Growth in Irrigated Acres, 2023-2033	222.74
Cost per Irrigated Acre	**$316.51**

Summary of Gross Fee

The gross impact fee, before credits are made, is $22,446.41 per irrigated acre. A credit must be made for the planned new projects that will benefit existing development. These credits are required to ensure that new development doesn't pay twice.

TABLE 15: GROSS IMPACT FEE PER IRRIGATED ACRE 2023 BEFORE CREDITS

Summary	
Excess Capacity	$2,531.20
New Construction	$19,598.70
Consultant Costs	$316.51
Subtotal Gross Fee per Irrigated Acre	**$22,446.41**

Credits Against Impact Fees

A total of $3,950,913 of new construction projects will benefit existing development. Therefore, credits must be made for these projects so that new development does not pay twice.

The gross fee is then reduced by the new construction (for projects benefitting existing development) as shown in Table 16.

TABLE 16: MAXIMUM IMPACT FEE PER IRRIGATED SF

Year	Cost per Year	Acres	Cost per Acre	NPV*	Max Fee per Irrigated Acre by Year	Max Fee per SF
2023	$197,546	192.96	$1,023.76	$7,593.26	$14,853.16	$0.34
2024	$197,546	208.35	$948.13	$6,949.15	$15,497.26	$0.36
2025	$197,546	224.97	$878.09	$6,348.48	$16,097.93	$0.37

Year	Cost per Year	Acres	Cost per Acre	NPV*	Max Fee per Irrigated Acre by Year	Max Fee per SF
2026	$197,546	242.92	$813.22	$5,787.82	$16,658.60	$0.38
2027	$197,546	262.30	$753.14	$5,263.99	$17,182.42	$0.39
2028	$197,546	283.22	$697.50	$4,774.05	$17,672.36	$0.41
2029	$197,546	305.81	$645.97	$4,315.25	$18,131.16	$0.42
2030	$197,546	330.21	$598.25	$3,885.05	$18,561.37	$0.43
2031	$197,546	356.55	$554.05	$3,481.05	$18,965.36	$0.44
2032	$197,546	384.99	$513.12	$3,101.05	$19,345.36	$0.44
2033	$197,546	415.70	$475.21	$2,742.98	$19,703.43	$0.45
2034	$197,546	448.86	$440.10	$2,404.92	$20,041.49	$0.46
2035	$197,546	484.67	$407.59	$2,085.06	$20,361.35	$0.47
2036	$197,546	523.33	$377.48	$1,781.73	$20,664.69	$0.47
2037	$197,546	565.07	$349.59	$1,493.33	$20,953.08	$0.48
2038	$197,546	610.15	$323.77	$1,218.41	$21,228.01	$0.49
2039	$197,546	658.82	$299.85	$955.56	$21,490.85	$0.49
2040	$197,546	711.38	$277.70	$703.49	$21,742.92	$0.50
2041	$197,546	768.12	$257.18	$460.97	$21,985.44	$0.50
2042	$197,546	829.40	$238.18	$226.84	$22,219.57	$0.51

*NPV = net present value discounted at 5 percent

Impact fees can be charged based on development type as shown in Table 17.

TABLE 17: MAXIMUM IMPACT FEE PER IRRIGATED ACRE AND RESIDENTIAL UNIT

Development Standard	Description	Irrigated Acres (SF)	2023	2024	2025	2026	2027	2028
RA-1 (Table 10-14-2)	50,000 sf - 25,000 sf Gross Lot Area 30% of Area Irrigated	7,500	$2,557.36	$2,668.26	$2,771.68	$2,868.22	$2,958.41	$3,042.76
RA-0.5 (Table 10-14-2)	25,000 sf - 15,000 sf Gross Lot Area 33% of Area Irrigated	5,000	$1,704.91	$1,778.84	$1,847.79	$1,912.14	$1,972.27	$2,028.51
R1-15/R1-10 (Table 10-13-2)	15,000 sf - 8,000 sf Gross Lot Area	3,500	$1,193.44	$1,245.19	$1,293.45	$1,338.50	$1,380.59	$1,419.96
R1-8/R1-6 (Table 10-13-2)	8,000 sf - 4,000 sf Gross Lot Area	2,500	$852.45	$889.42	$923.89	$956.07	$986.14	$1,014.25
RM-1 (Table 10-13-2)	6 Units/Acre - 7,260 sf/Unit 15% of Area Irrigated	1,089	$371.33	$387.43	$402.45	$416.46	$429.56	$441.81
RM-2 (Table 10-13-2)	10 Units/Acre - 4,356 sf/Unit 15% of Area Irrigated	653	$222.66	$232.32	$241.32	$249.73	$257.58	$264.92
RM-3 (Table 10-13-2)	15 Units/Acre - 2,904 sf/Unit 15% of Area Irrigated	435	$148.33	$154.76	$160.76	$166.36	$171.59	$176.48
Agricultural/Commercial/Industrial	Non-Residential Land Uses	Actual Irrigated Acres per	$0.34/sf	$0.36/sf	$0.37/sf	$0.38/sf	$0.39/sf	$0.41/sf

Development Standard	Description	Irrigated Acres (SF)	2023	2024	2025	2026	2027	2028
		Development						

DRAFT

CERTIFICATION

Zions Public Finance, Inc. certifies that the attached impact fee analysis:

1. includes only the cost of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;

2. does not include:
    a. costs of operation and maintenance of public facilities; or
    b. cost for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;

3. offset costs with grants or other alternate sources of payment; and

4. complies in each and every relevant respect with the Impact Fees Act.

DRAFT

ORDINANCE 2023-11

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH ADOPTING THE IMPACT FEES FOR SECONDARY WATER

WHEREAS the City of Council of Hurricane, Utah has by ordinance previously imposed impact fees in order to provide funding for public utilities and services needed to serve property and residents within the City of Hurricane; and

WHEREAS the City has undertaken a study for the purpose of preparing an Impact Fee Facilities Plan for Secondary Water in accordance with the Utah Impact Fee Act contained in Utah law which identifies the demands placed upon existing facilities and services by new development activity and the proposed means by which the City will meet those demands; and

WHEREAS the Hurricane City Council desires to give formal acceptance and approval of said impact fee facilities plan; and

WHEREAS said City Council finds and determines that said Impact Fee Facilities Plan establishes a need to impose impact fees on development activity in order to achieve an equitable allocation to the costs borne in the past and to be borne in the future; and

WHEREAS the City desires to assess and impose impact fees based upon said Secondary Water Impact Fee Facilities Plan and the analysis contained therein; and

WHEREAS a public hearing, after public notice as required by law, has been held by the Hurricane City Council on the 15th day of June 2023 to take comments on said Water Capital Facilities Plan, a copy of which has been available at the Hurricane City Office and the Hurricane Branch of the Washington County Library for a period of 10 days prior to such public hearing.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of Hurricane, Utah as follows:

1. Hurricane City hereby approves and adopts the Secondary Water Impact Fee Facilities Plan and Impact Fee Analysis.

2. Based upon the analysis set forth in the Plan approved above, the City hereby adopts the Secondary Water Impact Fee as set forth in the Secondary Water Impact Fee Facilities Plan and Impact Fee Analysis, which maximum fees are summarized in the following schedules:

MAXIMUM IMPACT FEE PER IRRIGATED SQUARE FOOT		
Year	Max Fee per Irrigated Acre	Max Fee per Square Foot
2023	$14,853.16	$0.34
2024	$15,497.26	$0.36

2025	$16,097.93	$0.37
2026	$16,658.60	$0.38
2027	$17,182.42	$0.39
2028	$17,672.36	$0.41
2029	$18,131.16	$0.42
2030	$18,561.37	$0.43
2031	$18,965.36	$0.44
2032	$19,345.36	$0.44
2033	$19,703.43	$0.45
2034	$20,041.49	$0.46
2035	$20,361.35	$0.47
2036	$20,664.69	$0.47
2037	$20,953.08	$0.48
2038	$21,228.01	$0.49
2039	$21,490.85	$0.49
2040	$21,742.92	$0.50
2041	$21,985.44	$0.50
2042	$22,219.57	$0.51

MAXIMUM IMPACT FEE PER IRRIGATED ACRE AND RESIDENTIAL UNIT								
Development Standard	Description	Irrigated Acres (SF)	2023	2024	2025	2026	2027	2028
RA-1	50,000 sf -25,000 sf gross lot area 30% of area irrigated	7,500	$2,557.36	$2,668.26	$2,771.68	$2,868.22	$2,958.41	$3,042.76
RA-0.5	25,000 sf -15,000 sf gross lot area 33% of area irrigated	5,000	$1,704.91	$1,778.84	$1,847.79	$1,912.14	$1,972.27	$2,028.51
R1-15/R1-10	15,000 sf – 8,000 sf gross lot area	3,500	$1,193.44	$1,245.19	$1,293.45	$1,338.50	$1,380.59	$1,419.96
R1-8/R1-6	8,000 sf – 4,000 sf gross lot area	2,500	$852.45	$889.42	$923.89	$956.07	$986.14	$1,014.25
RM-1	6 units/acre – 7,260 sf/unit 15% of area irrigated	1,089	$371.33	$387.43	$402.45	$416.46	$429.56	$441.81
RM-2	10 units/acre – 4,356 sf/unit 15% of area irrigated	653	$222.66	$232.32	$241.32	$249.73	$257.58	$264.92
RM-3	15 units/acre – 2,904 sf/unit 15% of area irrigated	435	$148.33	$154.76	$160.76	$166.36	$171.59	$176.48
Agricultural/ Commercial/ Industrial	Non-residential land uses	Actual irrigated acres per development	$0.34/sf	$0.36/sf	$0.37/sf	$0.38/sf	$0.39/sf	$0.41/sf

3. In order to ensure that impact fees are imposed fairly and in order to respond to unusual circumstances in specific cases, the City may adjust the standard impact fee at the time the fee is charged. Such adjustment shall be made only upon specific written request to the City by persons subject to payment of such fees and after consideration of the matter by the City at a regular meeting of the Hurricane City Council.

4. The City may adjust the amount of impact fees to be paid on any specific development based upon studies and data submitted by the developer evidencing that the impact fee imposed is unfair or not reasonably related to the impacts caused by such new development. The application to adjust fees, together with any supporting data and studies, shall be submitted to the City staff for review and recommendation to the City Council. Within 30 days, the City Council shall consider all pertinent information and make any adjustments deemed appropriate at a regular meeting of the City Council.

5. The City may grant to a developer who constructs facilities included in the Impact Fee Facilities Plan impact fee credits in accordance with Title 9, Chapter 6 of the Hurricane City Code.

6. The City will respond to a request by a state entity, school district, or charter school for an individualized review of the fees charged to their facilities. Said response shall be completed within 30 days of the request.

7. All fees received by the City pursuant to this Ordinance shall be used, accounted for, and, as appropriate, refunded, in compliance with Utah Code Title 11, Chapter 36, Impact Fees Act, Part 6, Impact Fee proceeds

8. The City may exempt low income housing development from the imposition of an impact fee based on analysis of the broad public purpose being served by the development.

BE IT FURTHER ORDAINED that this ordinance shall take effect 90 days from the date of adoption, as required by law.

PASSED AND APPROVED THIS 15th DAY OF June, 2023.

_____
Nanette Billings, Mayor

ATTEST:

_____
Cindy Beteag, Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 15th of June 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	___	___	___	___

New Impact Fee for Secondary water use. 6/9/2023

During our Water Board meeting on 5/30/2023 the main discussion was about adopting a new secondary water impact fee. We explained the exhibits show the impact fees base going from 34 cents per square ft of irrigated area in 2023 to 51 cents per square ft in 2042. We also said Zions Bank told us we could use an average for 5 or 10 years. After re-examining the documents and noticing the varied amounts our representative from Zion's Bank was no longer comfortable with the 5-year average we decided on. They referred this to our city attorney for review.

It was decided that the new impact fee rate will need to follow the capital facilities plan fee analysis. It will basically go up 1 cent per irrigated square ft per year. The attached impact fee schedules show the square ft price difference per year and the breakdown for the size of the residential unit.

In the packet we sent to the city council we used the scale for 2025 and the .5-acre lot for comparison.

ORDINANCE 2023-11

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH ADOPTING THE IMPACT FEES FOR SECONDARY WATER

WHEREAS the City of Council of Hurricane, Utah has by ordinance previously imposed impact fees in order to provide funding for public utilities and services needed to serve property and residents within the City of Hurricane; and

WHEREAS the City has undertaken a study for the purpose of preparing an Impact Fee Facilities Plan for Secondary Water in accordance with the Utah Impact Fee Act contained in Utah law which identifies the demands placed upon existing facilities and services by new development activity and the proposed means by which the City will meet those demands; and

WHEREAS the Hurricane City Council desires to give formal acceptance and approval of said impact fee facilities plan; and

WHEREAS said City Council finds and determines that said Impact Fee Facilities Plan establishes a need to impose impact fees on development activity in order to achieve an equitable allocation to the costs borne in the past and to be borne in the future; and

WHEREAS the City desires to assess and impose impact fees based upon said Secondary Water Impact Fee Facilities Plan and the analysis contained therein; and

WHEREAS a public hearing, after public notice as required by law, has been held by the Hurricane City Council on the 15th day of June 2023 to take comments on said Water Capital Facilities Plan, a copy of which has been available at the Hurricane City Office and the Hurricane Branch of the Washington County Library for a period of 10 days prior to such public hearing.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of Hurricane, Utah as follows:

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Year	Max Fee per Irrigated Acre	Max Fee per Square Foot
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2027	$17,182.42	$0.39
2028	$17,672.36	$0.41
2029	$18,131.16	$0.42
2030	$18,561.37	$0.43
2031	$18,965.36	$0.44
2032	$19,345.36	$0.44
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2037	$20,953.08	$0.48
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2039	$21,490.85	$0.49
2040	$21,742.92	$0.50
2041	$21,985.44	$0.50
2042	$22,219.57	$0.51

MAXIMUM IMPACT FEE PER IRRIGATED ACRE AND RESIDENTIAL UNIT

Development Standard	Description	Irrigated Acres (SF)	2023	2024	2025	2026	2027	2028
RA-1	50,000 sf -25,000 sf gross lot area 30% of area irrigated	7,500	$2,557.36	$2,668.26	$2,771.68	$2,868.22	$2,958.41	$3,042.76
RA-0.5	25,000 sf -15,000 sf gross lot area 33% of area irrigated	5,000	$1,704.91	$1,778.84	$1,847.79	$1,912.14	$1,972.27	$2,028.51
R1-15/R1-10	15,000 sf – 8,000 sf gross lot area	3,500	$1,193.44	$1,245.19	$1,293.45	$1,338.50	$1,380.59	$1,419.96
R1-8/R1-6	8,000 sf – 4,000 sf gross lot area	2,500	$852.45	$889.42	$923.89	$956.07	$986.14	$1,014.25
RM-1	6 units/acre – 7,260 sf/unit 15% of area irrigated	1,089	$371.33	$387.43	$402.45	$416.46	$429.56	$441.81
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Agricultural/ Commercial/ Industrial	Non-residential land uses	Actual irrigated acres per development	$0.34/sf	$0.36/sf	$0.37/sf	$0.38/sf	$0.39/sf	$0.41/sf

3. In order to ensure that impact fees are imposed fairly and in order to respond to unusual circumstances in specific cases, the City may adjust the standard impact fee at the time the fee is charged. Such adjustment shall be made only upon specific written request to the City by persons subject to payment of such fees and after consideration of the matter by the City at a regular meeting of the Hurricane City Council.

4. The City may adjust the amount of impact fees to be paid on any specific development based upon studies and data submitted by the developer evidencing that the impact fee imposed is unfair or not reasonably related to the impacts caused by such new development. The application to adjust fees, together with any supporting data and studies, shall be submitted to the City staff for review and recommendation to the City Council. Within 30 days, the City Council shall consider all pertinent information and make any adjustments deemed appropriate at a regular meeting of the City Council.

5. The City may grant to a developer who constructs facilities included in the Impact Fee Facilities Plan impact fee credits in accordance with Title 9, Chapter 6 of the Hurricane City Code.

6. The City will respond to a request by a state entity, school district, or charter school for an individualized review of the fees charged to their facilities. Said response shall be completed within 30 days of the request.

7. All fees received by the City pursuant to this Ordinance shall be used, accounted for, and, as appropriate, refunded, in compliance with Utah Code Title 11, Chapter 36, Impact Fees Act, Part 6, Impact Fee proceeds

8. The City may exempt low income housing development from the imposition of an impact fee based on analysis of the broad public purpose being served by the development.

BE IT FURTHER ORDAINED that this ordinance shall take effect 90 days from the date of adoption, as required by law.

PASSED AND APPROVED THIS 15th DAY OF June, 2023.

_____
Nanette Billings, Mayor

ATTEST:

_____
Cindy Beteag, Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 15th of June 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	___	___	___	___

HURRICANE CITY
UTAH

Public Notice

The Hurricane City Council will hold a Public Hearing during their regular meeting at 147 N. 870 West on June 15, 2023, commencing at 6 p.m. to take comments on the following:

1. Acceptance of a new impact fee facilities plans and enactment of new impact fees for secondary water.

A copy of the full impact fee facilities plans, and proposed fees is available in the Recorder's Office at the City Office, 147 N 870 West and in the Hurricane Branch of the Washington County library 36 S 300 West.

If you would like to make comments, please plan to attend the meeting, email cindy@cityofhurricane.com, or provide written comments for the City Council's consideration by 3 p.m. the day of the meeting

I hereby certify that the above notice was posted to the city website, (www.cityofhurricane.com) posted to the state public notice website, and at the following locations:
1. City office – 147 North 870 West, Hurricane, UT
2. The Post Office – 1075 West 100 North, Hurricane, UT
3. The library – 36 South 300 West, Hurricane, UT

_____ for the City Recorder

6/15/23

The City Council packet for adopting a new impact fee for secondary irrigation water.

This past year the Water Department has been working with Alpha Engineering and Zions Bank to create a new secondary irrigation water impact fee. Earlier this year we held a work meeting with the city council to discuss the new secondary water impact fee. This new fee Is necessary for new developments to help pay for their share of the improvements to service them.

On April 25th the secondary water impact fee was presented to the Water Board, they voted not to recommend this to the city council at that time. The Water Department and Alpha Engineering were given a list of questions that needed to be answered before the water board would recommend it to the city council for approval.

On May 27th during our water board meeting, the questions from the April meeting were read and discussed. The questions and answers are attached to this packet.

After this discussion a motion was made and seconded, there was a unanimous recommendation to present the new secondary water impact fee to the city council for approval.

Please look over the attached documents and read the questions and answers from the May 27th water board meeting.

Thank you.

Ken Richins

HURRICANE CITY SECONDARY WATER SYSTEM EXAMPLE IMPACT FEE SCHEDULE BASIS

10-YEAR GROWTH ESTIMATES

Projected Population Growth	9,951	persons
Population per Residentail Unit (RU) (Assumed)	2.5	
Projected Residential Unit Growth	3,980.4	
Projected Irrigation Acreage Growth (per IFFP, Table 9)	222.74	Acres
Projected Irrigation Square Footage Growth	9,702,554	Sq. Ft.

COSTS FOR NEW DEVELOPMENT		
New Development Area	222.74 acres	
	Cost [1]	*Cost/acre*
Construction Cost	$4,365,415	$19,598.70
Existing System Buy-in	$140,541	$630.96
Water Rights Buy-in	$423,258	$1,900.23
Consultant	$70,500	$316.51
Gross Costs	$4,999,714	$22,446.41
Credit for Benefit to Existing Development (see table, right)		-$6,388.54
Impact Costs		$16,057.87
		Cost/SF
		$0.37

CREDITS TO NEW DEVELOPMENT	
New Construction Benefit to Existing Development	$3,950,913
Term (years)	20
Annual Payment Amount	$197,546
NPV Discount Rate	5%

Year	*Net Present Value* [2]
2023	$7,593.26
2024	$6,949.15
2025	$6,348.48
2026	$5,787.82
2027	$5,263.99
5-Year Average Credit	$6,388.54

EXAMPLE IMPACT FEE SCHEDULE for YEAR 2025

Residential Standard [3]	*Description*	*Fee Basis*		*Impact Fee*
		Irrigated Area (Sq.Ft.)	*Cost/sf*	
RA-1	50,000 sf - 25,000 sf gross lot area 30% irrigated	7,500	$0.37	$2,775.00
RA-.5	25,000 sf - 15,000 sf gross lot area 30% irrigated	5,000	$0.37	$1,850.00
R1-15 / R1-10	15,000 sf - 8,000 sf gross lot area	3,500	$0.37	$1,295.00
R1-8 / R1-6	8,000 sf - 4,800 sf gross lot area	2,500	$0.37	$925.00
RM-1	6 units / acre 7260 sf/unit x 15% area irrigated	1,089	$0.37	$405.00 /unit
RM-2	10 units/acre 4356 sf/unit x 15% area irrigated	653	$0.37	$240.00 /unit
RM-3	15 units/acre 2904 sf/unit x 15% irrigated area	435	$0.37	$160.00 /unit
Non-Residential	Commercial, Industrial, Institutional Land Uses	Irrigated Area per Developmemt Plan	$0.37	Irrigated Area X $0.37 per Sq. Ft.

[1] Alpha Engineering, Hurricane City Secondary Water Impact Fee Facilities Plan, April 2023, Page 21 (Summary)

[2] Zion Public Finance, Draft Secondary Water Impact Fee Analysis, April 2023, Table 16.

[3] Hurricane Utah, Code of Ordinances / Title 10-Land Use Regulations

NOTE: When properties in the irrigation expansion area subdivide and Hurricane Canal Company shares are being used on the property, a secondary water impact fee credit will be issued for the equivalent value of the canal shares based on current fair market value. Hurricane City shall have first option to buy the remainder of the Hurricane Canal Company shares associated with the property at the current fair market value at the time of the transaction.

EXAMPLE: A 5-acre parcel is subdivided into nine 1/2 acre lots. Lots would meet RA-.5 standard with a secondary water impact fee of $1,850 for each lot, resulting in a total secondary impact fee of 9 x $1,850 = $16,650 for the development. If fair market value of a share of Hurricane Canal Company is $10,000, the required shares for credit would be $16,650 / $10,000 = 1.67 shares for the development. The amount of water shares would be adjusted based on the current cost of the shares. The City would have first option to buy the remaining shares used on the property at the fair market value ($10,000/share) at the time of the transaction.

ALPHA ENGINEERING

43 South 100 East, Suite 100
St George, Utah 84770

T 435.628.6500
F 435.628.6553

alphaengineering.com

June 2, 2023

Hurricane City Water Department
Attention: Ken Richins
646 West 600 North
Hurricane, Utah 84737

Re: Hurricane City Secondary Water Impact Fee – Water Board Follow Up

Dear Ken:

The proposed draft of the Secondary Water Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) were presented to the Hurricane City Water Board on April 25, 2023. Below are the follow up questions we noted from the Board. Their questions are in italics and the answers follow in Bold text:

1. *Will Hurricane City get the outdoor component of the WCWCD Impact fee for source? Need to make sure we are not double charging for source water.*

   Yes, Dayton Hall and Ken Richins were in a meeting with Zack Renstrom, General Manager of the Washington County Water Conservancy District on 5-22-2023. He reaffirmed that Hurricane City will collect the secondary water impact fee in the areas we have new developments with separate culinary and secondary water meters. The district will not charge their outside component impact fee for these services.

2. *What is the cost difference between culinary water and irrigation?*

   The current culinary water rate is $17.17 base rate, the first-tier rate is $1.13 per 1,000 gallons and the highest tier rate is $2.04 per 1,000 gallons. Pressurized irrigation is $12.00 for a base monthly fee.

3. *What are the legal ramifications of temporarily providing culinary water in leu of irrigation until irrigation is available?*

   We are not aware of any.

4. *Will the user be charged the culinary rate for the water metered through the irrigation meter until it is switched to irrigation?*

   The user rate will vary depending on the source and area. New homes in the irrigation expansion area will need to pay the culinary rate until irrigation water is delivered to them. Some areas will be served by well water that is not culinary grade. They will be able to pay the base rate only. Bottom-line if the water costs are for culinary grade quality, the City will need to charge the culinary rate, minus the irrigation base rate. The irrigation base rate will not be charged until they are supplied by secondary water. Meter usage for both the culinary and irrigation meters will be combined so the user is billed one base rate, then the tier will take effect, the same as if the user was being served by a single culinary water meter.

5. What is the lag time to provide irrigation service to those who are temporarily connected to the culinary system?

   Irrigation expansion area developments will be connected as soon as the new system is operating. Those being supplied by irrigation well water will be connected as soon as their systems are in place. Those being served by reuse water will be served as soon as reuse is available. The reason the city requires dual water systems in all the new developments is we are preparing for the future. Water is a limited resource, and we need to use culinary water for culinary use. Also, the cost to retrofit these developments with secondary water at a later date would be astronomical and the City would have to pay for it.

6. It was noted that we need to add a water acquisition credit to cover those who have water rights or shares that transfer them to the City at the time of connection.

   When properties in the irrigation expansion area subdivide and Hurricane Canal Company shares are being used on the property, a secondary water impact fee credit will be issued for the equivalent value of the canal shares based on current fair market value. Hurricane City shall have first option to buy the remainder of the Hurricane Canal Company shares associated with the property at the current fair market value at the time of the transaction.

   <u>Year 2025 Example:</u> A 5-acre parcel is subdivided into nine 1/2 acre lots. Lots would meet RA-.5 standard with a secondary water impact fee of $1,850 for each lot, resulting in a total secondary impact fee of 9 x $1,850 = $16,650 for the development. If fair market value of a share of Hurricane Canal Company is $10,000, the required shares for credit would be $16,650 / $10,000 = 1.67 shares for the development. The amount of water shares would be adjusted based on the current cost of the shares. The City would have first option to buy the remaining shares used on the property at the fair market value ($10,000/share) at the time of the transaction.

Let me know if we can provide any additional information.

Sincerely,

Glen E. Carnahan, P.E.
ALPHA ENGINEERING COMPANY

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of **Resolution 2023-29 clarifying scholarship program for Miss Hurricane**

Discussion:
The purpose of the resolution is to clarify the terms and requirements for the City's Miss Hurricane Scholarship program.

Findings:

Recommendation:

Attachments:
1. 230609 Resolution 2023-29 clarifying scholarship program for Miss Hurricane

Resolution 2023-29

RESOLUTION

A RESOLUTION BY THE HURRICANE CITY COUNCIL CLARIFYING THE SCHOLARSHIP PROGRAM FOR MISS HURRICANE

WHEREAS, Hurricane City has traditionally supported the Miss Hurricane Pageant program by providing scholarships;

WHEREAS, it is in the best interest of the community to support and promote the program and the royalty;

WHEREAS, Hurricane City desires to continue to support the program;

WHEREAS, the Hurricane City Council desires to formally clarify its support for the program,

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that Hurricane City will continue to support the Miss Hurricane Pageent program as follows:

1. Each year's Miss Hurricane, Attendants, and Miss Congeniality shall be awarded a scholarship up to the following amounts:
    a. Miss Hurricane -- $1,000
    b. First Attendant -- $500
    c. Second Attendant -- $500
    d. Miss Congeniality -- $500
2. The scholarship amounts are for payment or reimbursement of educational expenses. Reimbursement becomes available after the royalty members complete their full term and ends five (5) years after the end of the term. Reimbursement is available for educational expenses incurred through university or college attendance, trade schools, and to obtain trade or professional licenses or certificates.
3. The scholarship amounts may be paid directly to an educational institution or paid as a reimbursement to the recipient upon submission of proof of the educational expenses.

PASSED AND APPROVED THIS _____ day of _____, 2023.

_____
Nanette Billings, Mayor

ATTEST:

_____
Recorder

The foregoing 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 vote was then taken with the following results:

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

_____
Mayor Billings

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of R**esolution 2023-27 approving the 2023-2024 Fiscal Year Budget**

Discussion:
Big items to note comparing the overall budget from 2023 vs 2024 are:

- 10 General Fund has an increase of $1,113,623 due to more services, personnel, and capital items.
- 13 Cares Act Fund is over and the money has been all spent on property purchase for Water in FY23 budget.
- 42 Street Impact Fund we are finishing up 2800 W. and have started on 700 W Extension in FY23 budget.
    - 700 W. extension and a little 2800 W. expenses will be accrued in FY24 budget, that's why there's a decrease of $2,850,000.
- 43 Parks Impact Fund increase of $3,753,226 for FY24, due to finishing up Rodeo Grounds and start on new Gyms.
- 51 Water Fund increase of $5,439,427 mostly due to Capital items:
    - Sandhollow Road waterline replacement
    - Sky Ranch Tanks (2 MG)
    - Goulds Wash Well
    - Rlington Parkway to 1500 S.
- 53 Power Fund decrease of $3,259,128 due to less projects being budgeted and Three Falls project being wrapped up in FY23.
- 55 Drainage Fund increase due to more projects being budgeted:
    - 400 W./920 W. Storm Drain
    - Storm Drain Masterplan
    - Pipe replacements

Findings:

Recommendation:

Attachments:
1. Resolution 2023-27 Approving 23-24 Budget
2. Final Budget Summary FY24
3. Final General Fund Budget FY24

RESOLUTION NO. 2023-27

A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, APPROVING AND ADOPTING THE 2023-2024 BUDGET

WHEREAS the City Council of Hurricane, Utah desires to adopt a budget for the fiscal year 2023-2024; and

WHEREAS notice of public hearing for the adoption of said budget has been given in the manner prescribed by law; and

WHEREAS said City Council, after public hearing, deems it necessary and desirable for the efficient operation of the financial affairs of the City of Hurricane,

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that the proposed 2023-2024 budget, a copy of which is attached hereto as Exhibit "A" and by this reference incorporated herein as if fully set forth, be and is hereby approved and adopted.

PASSED AND ADOPTED THIS 15th DAY OF JUNE, 2023.

_____
Nanette Billings, Mayor

ATTEST:

_____
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 15th day of June, 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	___	___	___	___
Dave Sanders	___	___	___	___
David Hirschi	___	___	___	___
Kevin Thomas	___	___	___	___
Doug Heideman	___	___	___	___

_____
Cindy Beteag, Recorder

Exhibit “A”

FUND NUMBER	FUND NAME	Proposed Budget 2023-24	Budget 2022-23	Difference
10	GENERAL	$18,350,501	$17,236,878	$1,113,623
13	CARES ACT	$0	$1,343,949	-$1,343,949
20	HIGHWAY SALES TAX	$3,191,388	$2,924,324	$267,064
	CAPITAL PROJECTS			
41	RECREATION CENTER FUND	$0	$0	$0
42	STREET IMPACT	$1,400,000	$4,250,000	-$2,850,000
43	PARKS IMPACT	$4,782,020	$1,028,794	$3,753,226
44	PUBLIC SAFETY IMPACT	$159,000	$154,084	$4,916
45	CITY OFFICE ADDITION	$0	$150,000	-$150,000
46	BUILDING FUND	$0	$0	$0
47	RAP TAX	$517,569	$460,000	$57,569
48	HOUSING	$12,000	$12,000	$0
49	EQUIPMENT REPLACEMENT	$759,155	$190,640	$568,515
	ENTERPRISE FUNDS			
50	PRESSURIZED IRRIGATION	$1,010,555	$1,320,023	-$309,468
51	WATER	$12,074,789	$6,635,362	$5,439,427
53	ELECTRIC	$22,799,434	$26,058,562	-$3,259,128
54	GOLF	$2,527,156	$2,334,459	$192,697
55	DRAINAGE	$4,035,657	$637,037	$3,398,620
59	MUNICIPAL BUILDING AUTH.	$358,925	$322,245	$36,680
	TRUST AND AGENCY FUNDS			
75	DIXIE SPRINGS AGENCY FUND	$40,000	$220,000	-$180,000
78	FLAG PERPETUAL CARE	$4,500	$3,000	$1,500
79	CEMETERY PERPETUAL CARE	$0	$0	$0
	RDA FUNDS			
81	RDA GOLF COURSE	$6,656	$6,656	$0
82	RDA WAL-MART	$450,832	$254,642	$196,190
	TOTAL	$72,480,137	$65,542,655	$6,937,482

Dept. number	Revenues	PROPOSED OPERATING BUDGET 2023-24	PROPOSED CAPITAL BUDGET	PROPOSED PERSONNEL ADDITIONS	PROPOSED TOTAL BUDGET 2023-2024	2022-2023 BUDGET	DIFFERENCE	BUDGET INCREASE
	GENERAL FUND REVENUES:	**$18,350,501**			**$18,350,501**	$17,236,878	$1,113,623	6.46%
	OPERATING EXPENSES:							
1041	MAYOR & CITY COUNCIL	$135,247	$0	$0	$135,247	$88,622	$46,625	52.61%
1042	COURT	$360,934	$4,000	$0	$364,934	$324,766	$40,168	12.37%
1043	ATTORNEY	$314,640	$0	$0	$314,640	$271,379	$43,261	15.94%
1044	CLERK	$323,443	$0	$0	$323,443	$291,917	$31,526	10.80%
1045	TREASURER	$116,962	$0	$0	$116,962	$105,619	$11,343	10.74%
1046	HUMAN RESOURCES	$137,206	$7,925	$242,536	$387,667	$110,547	$277,120	250.68%
1047	CITY MANAGER	$523,969	$0	$0	$523,969	$337,565	$186,404	55.22%
1048	ADMINISTRATION	$550,282	$0	$0	$550,282	$414,487	$135,795	32.76%
1049	NON-DEPT	$156,307	$0	$0	$156,307	$185,022	($28,715)	-15.52%
1050	BUILDING & GROUNDS	$83,178	$9,200	$0	$92,378	$59,504	$32,874	55.25%
1051	BEAUTIFICATION	$6,125	$9,000	$0	$15,125	$5,605	$9,520	169.85%
1054	POLICE	$6,185,420	$330,092	$504,244	$7,019,756	$4,903,034	$2,116,722	43.17%
1055	CROSSING GUARD	$52,414	$0	$0	$52,414	$46,420	$5,994	12.91%
1056	ANIMAL CONTROL	$324,674	$29,230	$34,263	$388,167	$272,985	$115,182	42.19%
1060	STREET	$2,222,548	$75,000	$66,700	$2,364,248	$1,920,892	$443,356	23.08%
1061	CEMETERY	$1,620,509	$77,500	$35,659	$1,733,668	$1,455,419	$278,249	19.12%
1062	AIRPORT	$29,106	$40,000	$0	$69,106	$33,835	$35,271	104.25%
1063	PUBLIC WORKS	$344,026	$0	$0	$344,026	$320,751	$23,275	7.26%
1065	ENGINEER	$346,685	$2,500	$0	$349,185	$313,285	$35,900	11.46%
1066	GIS	$272,318	$33,261	$0	$305,579	$248,022	$57,556	23.21%
1067	EMERGENCY MAGMNT	$37,992	$0	$0	$37,992	$42,077	($4,085)	-9.71%
1068	PLANNING	$333,943	$63,500	$0	$397,443	$593,520	($196,077)	-33.04%
1069	INSPECTION	$530,479	$2,480	$8,663	$541,622	$410,775	$130,847	31.85%
1070	METER READING	$80,622	$0	$0	$80,622	$64,932	$15,690	24.16%
1071	HERITAGE PARK	$43,125	$0	$0	$43,125	$43,124	$1	0.00%
1072	RECREATION	$837,402	$0	$52,950	$890,352	$536,858	$353,494	65.84%
1073	SWIMMING POOL	$309,793	$5,000	$0	$314,793	$291,115	$23,678	8.13%
1074	COMMUNITY CENTER	$145,694	$70,500	$0	$216,194	$214,449	$1,745	0.81%
1075	EVENTS	$62,070	$0	$0	$62,070	$48,400	$13,670	28.24%
1076	FINE ARTS	$78,350	$0	$0	$78,350	$0	$78,350	#DIV/0!
1098	PEACH DAYS	$80,835	$0	$0	$80,835	$61,040	$19,795	32.43%
	TOTAL	$16,646,298	$759,188	$945,015	$18,350,501	$14,015,966	$4,334,535	30.93%

Resolution 2023-28

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, APPROVING AND ADOPTING AMENDMENTS TO THE 2021-2022 BUDGET

WHEREAS, the City Council of Hurricane, Utah previously adopted a budget for the fiscal year 2022-2023; and

WHEREAS, said City Council, after public hearing, deems it necessary and desirable for the efficient operation of the financial affairs of Hurricane City that said budget be amended,

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that the 2022- 2023 Budget, shall be and is hereby amended as provided in Exhibit "A", a copy of which is attached hereto and incorporated herein.

PASSED AND APPROVED THIS 15th day of June, 2023.

_____
Nanette Billings, Mayor

ATTEST:

_____
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 15th day of June, 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	___	___	___	___
Dave Sanders	___	___	___	___
David Hirschi	___	___	___	___
Kevin Thomas	___	___	___	___
Doug Heideman	___	___	___	___

_____
Cindy Beteag, Recorder

Exhibit A

	2022-2023	
		Final
	General Fund	Amendment
103110	CURRENT YEAR PROPERTY TAX	$ 120,000.00
103120	PRIOR YEAR PROPERTY TAXES	$ 25,000.00
103130	SALES TAX	$ 360,000.00
103140	MUNICIPAL ENERGY TAX	$ 250,000.00
103160	ROOM TAX	$ 60,000.00
103190	INTEREST ON TAXES	$ 11,000.00
103211	BEER LICENSE	$ 1,000.00
103216	BUSINESS LICENSE	$ 35,000.00
103218	EVENT PERMITS	$ 500.00
103222	PLAN REVIEW FEES	$ 5,000.00
103229	EXCAVATION PERMITS	$ 3,500.00
103324	EMERGENCY PREPAREDNESS	$ 3,375.00
103325	SCHOOL DIST	$ 16,348.00
103326	BULLETPROOF VEST GRANT	$ 9,000.00
103335	AIRPORT GRANT	$ 47,547
103350	DEPT. OF PUBLIC SAFETY	$ 75
103356	B & C ROAD FUNDS	$ 65,000.00
103358	STATE LIQUOR FUND	$ 17,000
103415	ADMINISTRATION OF OTHER FUNDS	$ 36,000
103420	VACATION RENTAL FINES	$ 17,750
103421	ALCOHOL TRAINING FEES	$ 50
103422	POLICE REPORT FEES	$ 1,600
103423	SEX OFFENDER REGISTER FEES	$ 50
103424	FINGER PRINTING FEES	$ 950
103444	ADOPTION FEES	$ 5,500
103455	ANIMAL CONTROL	$ 2,500
103490	AIRPORT LEASES	$ 5,500
103511	COURT RESTITUTION	$ 3,691
103520	FILING & SERVICE FEES	$ 600
103624	POLICE OVERTIME REIMBURSEMENT	$ 7,350
103625	PRINCESS CONTEST	$ 800
103632	ID BADGES	$ 20
103635	INSURANCE REIMBURSEMENT	$ 42,973
103680	PENALTIES & LATE FEES	$ 20
103690	SUNDRY REVENUES	$ 13,900
103710	BASKETBALL REC FEES	$ 800
103711	YOUTH COMP. BASKETBALL	$ 800
103715	ADULT VOLLEYBALL FEES	$ 450
103716	GYMNASTICS FEES	$ 18,500
103720	SOFTBALL REC FEES	$ 1,900
103721	BASEBALL REG FEES	$ 1,975
103722	BASEBALL CONCESSIONS REV	$ 100
103726	GROUP FITNESS	$ 2,000
103729	SOCCER REC FEES	$ 6,400

103731	DANCE REG FEES	$	16,200
103732	WRESTLING FEES	$	1,700
103733	PICKLEBALL	$	2,700
103736	ART PROGRAM FEES	$	2,700
103739	ADAPTIVE SPORTS FEES	$	130
103742	SALE OF REC T-SHIRTS	$	500
103743	SALE OF DANCE COSTUMES	$	19,000
103750	PEACH DAYS- ADVERTISING	$	2,300
103751	PEACH DAYS - COMM BOOTH FEES	$	200.00
103752	PEACH DAYS - FOOD BOOTH FEES	$	2,000.00
103753	PEACH DAYS - CRAFT BOOTH FEES	$	2,950
103754	PEACH DAYS - 5K ENTRY FEE	$	550
103755	PEACH DAYS - RODEO FEES	$	250
103756	PEACH DAYS - MISC REV.	$	4,100
103760	SUMMER CAMPS	$	5,500
103791	THEATER CONCESSIONS	$	2,600
103792	FINE ARTS PROGRAMS TICKETS	$	27,800
103810	INTEREST	$	400,000
103946	DONATION TO ANIMAL CONTROL	$	500
103952	BASEBALL SPONSORSHIPS	$	3,200
103955	FOOTBALL SPONSORSHIPS	$	750
103958	SOCCER SPONSORSHIPS	$	2,556
103961	VOLLEYBALL SPONSORSHIPS	$	750
103963	FINE ARTS SPONSORSHIPS	$	8,700
		$	1,709,160.00
1043	Attorney	$	3,000
1044	Clerk	$	4,500
1045	Treasurer	$	4,000
1048	Administrative	$	104,000
1049	Non-Departmental	$	2,342,077
1051	Beautification	$	4,000
1054	Police	$	(69,917)
1060	Streets	$	(493,000)
1061	Parks	$	(79,000)
1063	Public Works	$	500
1068	Planning	$	(254,400)
1067	Emergency Preparedness	$	21,000
1069	Building Inspection	$	165,000
1072	Recreation	$	(120,000)
1076	Fine Arts Programs	$	32,000
1078	Youth Comp. Basketball	$	500
1081	Adult Volleyball	$	500
1083	Tackle Football	$	900
1084	Flag Football	$	2,000

1085	Baseball	$	1,200
1088	Dance	$	15,300
1089	Karate	$	4,400
1090	Gymnastics	$	12,200
1093	Tennis	$	3,500
1094	Pickleball	$	1,400
1098	Peach Days	$	3,500
		$	1,709,160
203110	Highway Sales	$	400,000.00
203810	Interest	$	200,000.00
204071	Street Improvements 400 South	$	3,000.00
204079	ZRC Zion Regional Collab	$	2,500.00
413810	Interest Income	$	23,000
423810	Interest	$	180,000
423890	Professional Services	$	1,900
424074	2800 W. Road Construction	$	375,000
424076	Sandhollow/Turf Roadway	$	700
433212	Impact Fees		
433810	Interest Income	$	122,000
434031	Professional Services	$	1,500
434067	DeMille Park/ 1150 West		
434068	Rodeo Grounds	$	300,000
434079	Dixie Springs Park		
443810	Interest Income	$	10,400
453478	Lease Revenue	$	11,700
453810	Interest Earned	$	98,800
454031	Professional Services		
463810	Interest Income	$	55,100
463950	Donations	$	2,205
464031	Professional Services	$	2,840
464080	Veteran's Memorial Fund	$	2,300
473150	RAP Tax	$	37,000
473810	Interest Income	$	21,000
474071	600 N Trail	$	12,500

474089	Bell Tower	$	3,000
493810	Interest	$	17,000
494070	Vehicles Parks	$	44,478
494072	Vehicles Police	$	305,000
503710	Service Fees	$	10,000
503715	Sand Hollow Irrigation Charges	$	50,000
503720	Connection Fees	$	1,000
503810	Interest Income	$	8,500
505031	Professional Services	$	145,000
505048	Department Supplies	$	30
505071	Secondary Meters	$	26,000
505072	Property Acquistion	$	50,000
505089	Assessments	$	1,000
513710	Water Sales		
513712	Hyrdrant Water Fees	$	350,000
513714	WCWCD Admin Fee	$	14,000
513725	Delinquent Fees	$	6,300
513730	Penalties	$	8,500
513740	Sale of Materials	$	1,300
513810	Interest Earnings	$	265,000
513890	Misc.	$	1,000
514440	Water Purchase	$	275,000
515011	Salaries	$	35,000
515012	Overtime Wages	$	6,300
515013	Payroll Taxes	$	7,500
515015	Retirement	$	23,000
515016	On Call	$	2,500
515023	Travel & Training	$	1,500
515027	Utilities	$	75,000
515030	Water Testing Lab	$	2,500
515041	Bond Paying Agent Fee	$	2,000
515054	Truck R&M	$	20,000
515071	Capital Outlay Equipment	$	2,620
533710	Power Sales Res. Taxable		
533711	Power Sales Gov't Exempt	$	550,000
533712	Power Sales Comm. Tax	$	610,000
533722	Design and Review Fees	$	30,000
533738	Community Center Event Power	$	200
533742	Municipal Energy Tax	$	155,000
533745	Sales Tax Admin. Fee	$	1,200
533750	Work Order Rev.	$	170,000
533810	Interest Earnings	$	375,000
533850	Travel Allowance from UAMPS	$	20,000

533880	Franchise Tax	$	25,000
533890	Misc.	$	10,000
533915	Impact Fees	$	80,000
534410	Material Cost	$	175,000
534420	Purchased PWER UAMPS	$	4,000,000
534430	Purchased PWER UP&L	$	20,000
534440	Pah Tempe Hydro	$	35,000
534450	Diesel for Power Generator	$	100,000
534455	Natural Gas for Generators	$	3,000
534456	R&M for Gas Generators	$	300,000
535012	Overtime	$	2,000
535015	Retirement	$	29,000
535016	On Call	$	3,774
535019	Credit Card Expense	$	30,000
535026	Distr. R&M	$	25,000
535031	Professional Services	$	10,000
535032	Gasoline-Fuel	$	2,000
535042	Online Payment	$	3,000
535052	Bad Debts	$	6,000
535056	Freight & Shipping	$	1,000
535057	Municipal Energy Tax	$	220,000
535067	Garbage-Laidlaw	$	115
543478	Green Fees	$	25,000.00
543480	Twilight 9 Holes	$	100,000
543481	Promotional	$	20,000
543482	Hurricane City Punch Card	$	20,000
543490	Driving Range	$	20,000
543494	Cart Rental 9 Hole	$	5,000
543496	Cart Rental 18 Hole	$	50,000
543497	Over/Short	$	100
543510	Pro Shop Sales	$	30,000
543610	Sky Mountain Grill Sales	$	50,000
543810	Interest	$	61,000
544420	Pro Shop Merchandise	$	25,000
544450	COGS Grill	$	33,000
544711	Salaries & Wages-Grill	$	500
544712	Overtime-Grill	$	400
544713	Payroll Taxes	$	1,300
544714	Medical Insurance	$	225
544715	Retirement	$	1,700.00
544919	Credit Card Expense	$	6,000
544922	Advertising	$	2,000
544925	Equip R&M	$	4,000
544960	Capital Outlay Equip	$	2,200

544982	Sales Tax	$	10,000
545011	Maintenance Payroll	$	12,000
545012	Maintenance OT	$	4,000
545013	Payroll Taxes	$	2,000
545014	Health Insurance	$	25,000
545015	Retirement	$	4,000
545025	Equip R&M	$	6,500
545026	Building R&M	$	2,500
545048	Supplies	$	1,000
545074	Fertilizer	$	1,000
545082	Pesticide	$	6,000
553710	Drainage Service Fees	$	90,000
553725	Delinquent Fees	$	3,100
553730	Penalities and Late Fees	$	11,900
553810	Interest Income	$	34,000
555019	Credit Card Processing Fees	$	920
555026	Goulds Wash Cleaning	$	1,150
555042	Online Processing Fees	$	675
593810	Interest Earnings	$	55,000
595020	Administrative Expense	$	3,000
595026	Building R&M	$	5,500
595031	Trustee Fees	$	5,500
595070	Capital Outlay	$	650
753810	Interest Income	$	10,400
783810	Flag CD Interest	$	420
784026	Flag Replacement	$	1,905
793482	Perpetual Care Fees		
813810	Interest Income	$	1,125
823810	Interest Income	$	1,050
824065	Business Promotion	$	153,000

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of a **polling location for the 2023 Election**

Discussion:
Since Hurricane City has contracted with the County to do elections, we are not required to have in person voting on Election Day. For the 2021 Primary Election we did have a polling location at the Community Center. Only sixteen people showed up to vote that day. Between the costs to the County for the machines and poll workers, that equaled over a hundred dollars per person that voted.

Since the County is conducting the election, they are required to have a polling location. So if Hurricane residents want to vote in person, they can go to the Dixie Center.

Findings:

Recommendation:

Attachments:
None

HURRICANE CITY
UTAH

STAFF COMMENTS

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

Discussion:

Findings:

Recommendation:

Attachments:
None