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Salt Lake City, UT 84116

November 15, 2023

VIA ELECTRONIC FILING

Utah Public Service Commission
Heber M. Wells Building, 4th Floor
160 East 300 South
Salt Lake City, UT 84114

Attention: Gary Widerburg
Commission Administrator

RE: Docket No. 23-035-48
In the Matter of the Formal Complaint of Kevin House Against Rocky Mountain
Power
Rocky Mountain Power's Answer and Motion to Dismiss

Pursuant to the Notice of Filing and Comment Period issued by the Public Service Commission of Utah on October 16, 2023, Rocky Mountain Power ("Company") hereby submits for filing its Answer and Motion to Dismiss in the above referenced matter.

The Company respectfully requests that all formal correspondence and requests for additional information regarding this filing be addressed to the following:

By E-mail (preferred): datarequest@pacificorp.com
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zachary.rogala@pacificorp.com
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825 NE Multnomah, Suite 2000
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Informal inquiries may be directed to Jana Saba at (801) 220-2823.

Sincerely,

Joelle Steward
Senior Vice President, Regulation and Customer/Community Solutions

Enclosures

Zachary Rogala
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Attorneys for Rocky Mountain Power

BEFORE THE PUBLIC SERVICE COMMISSION OF UTAH

Formal Complaint of Kevin House against Rocky Mountain Power	Docket No. 23-035-48 Answer and Motion to Dismiss
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1. Pursuant to Utah Code Ann. § 63G-4-204(1) and Utah Admin. Code §§ R746-1-206, and R746-1-301, Rocky Mountain Power, a division of PacifiCorp (“Rocky Mountain Power” or the “Company”) answers the formal complaint (“Complaint”) filed by Kevin House with the Public Service Commission of Utah (“Commission”), and moves to dismiss the Complaint with prejudice because Rocky Mountain Power has not violated any provision of law, Commission order or rule, or Company tariff.

2. Communications regarding this Docket should be addressed to:

By e-mail (preferred):

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zachary.rogala@pacificorp.com
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ANSWER

3. Rocky Mountain Power has provided electric utility service to Mr. House for several years. Mr. House resides in the Sky Ranch subdivision, an isolated area in Washington County, Utah, located between Sand Hollow State Park and the base of the Hurricane Cliffs, and several miles north of the Arizona Strip. Over time, Hurricane City (“Hurricane”) has materially annexed the land surrounding the Sky Ranch properties from Washington County, resulting in an isolated peninsula of Washington County property near Hurricane city limits. Hurricane currently provides electric utility services to residents within its city limits through Hurricane Power.

4. Because of this unique geography and expansion of Hurricane’s city limits (and in turn Hurricane Power’s service territory), the Company has not directly served Mr. House’s residence. Instead, in general terms: (1) Rocky Mountain Power provides power to Hurricane Power through several points of interconnection located along the perimeter of Hurricane’s city limits; (2) Hurricane Power then wheels power through its service territory to a point of interconnection near Mr. House’s residence; (3) Rocky Mountain Power re-receives electricity at this location; and then (4) Rocky Mountain Power delivers electricity to Mr. House’s residence

with the Company’s distribution facilities.¹ As a result, Mr. House’s residence, along with the other approximately 179 customers being transferred in the transaction, is a small island of Rocky Mountain Power service territory, with no direct interconnection to the Company’s distribution facilities, and surrounded by Hurricane Power.

5. On December 16, 2019, Rocky Mountain Power and Mr. House entered into an Interconnection and Customer Generation Service Agreement (“Interconnection Agreement”) for a rooftop solar photovoltaic generation resource, which is attached as Confidential Exhibit 1. Under the Interconnection Agreement, Rocky Mountain Power credits Mr. House for any excess generation on a monthly basis,² at rates reflected in the Company’s then-current Electric Service Schedule No. 136 – Transition Program for Customer Generators (“Schedule 136”). The Interconnection Agreement provides that its “validity, interpretation, and enforcement” is governed by the laws of the State of Utah, and that if “any provision of this Agreement conflicts with any applicable provision [of Utah Code, Administrative Rules, or Rocky Mountain Power’s Tariffs], then the applicable provision of the Code, Rules, or Tariff controls.”³

6. Hurricane’s Annexation Policy Plan guides annexation of new city property.⁴ Consistent with this Plan, Hurricane’s Future Land Use General Plan indicates Mr. House’s property is within Hurricane’s Planned Annexation Area.⁵ Mr. House’s property is indicated as rural residential land, though outside current city limits.⁶

¹ These are FERC-jurisdictional transactions. *See, e.g., In re Rocky Mountain Power’s Application to Terminate Hurricane, Utah Cost-Based Load Service Contract*, Docket No. ER23-2621-000, Notice (Oct. 11, 2023) (approving Rocky Mountain Power’s Application).

² Interconnection Agreement, Art. 5.1.

³ *Id.* Art. 9.1.

⁴ Exhibit 2 – Hurricane City 2003 Annexation Policy Plan; *see also* UTCA 10-2-401.5.

⁵ Exhibit 3 – Hurricane City General Plan 2020, at 82-83 (map available here:

7. Hurricane has not yet completed annexation of the Sky Ranch subdivision, as this is a multi-year process. In March of 2022, Washington County annexed Mr. House’s residence to Hurricane, based in part on Hurricane’s expressed intent to annex the area.⁷ Thereafter, if Hurricane provides municipal services (including electricity service) for at least one year, the city can annex the unincorporated area without a formal annexation petition.⁸

8. Consistent with these plans, Rocky Mountain Power and Hurricane entered into an asset purchase agreement (“Asset Purchase Agreement”), where Rocky Mountain Power agreed to sell all of its distribution assets in the Sky Ranch area to Hurricane.⁹ Relevant here, the Asset Purchase Agreement: (1) would not violate, conflict with, breach, default, or otherwise terminate any contract where Rocky Mountain Power is a party;¹⁰(2) automatically updates or is terminated if the Commission determines that any provision of the Asset Purchase Agreement is unlawful;¹¹ (3) and the transfer of assets shall not occur on or before November 1, 2023.¹²

9. On August 24, 2023, the Company notified each customer impacted by the Asset Purchase Agreement that they would be served by Hurricane Power once the transfer of assets was completed.¹³

<https://hurricaneut.maps.arcgis.com/apps/instant/basic/index.html?appid=c8584976ffa4f39bb9d8fbc285545da>); *see also*: UTCA 10-2-401(1)(d) (defining expansion area as “the unincorporated area that is identified in an annexation policy plan . . . as the area that the municipality anticipates annexing in the future.”).

⁶ *Id.*

⁷ Exhibit 4 – Washington County Commission Resolution No. R-2022-2931, at 1 (Mar. 15, 2022).

⁸ UTCA 10-2-418(2).

⁹ Exhibit 5 – Asset Purchase Agreement, § 1.1 (Jul. 11, 2023).

¹⁰ *Id.* § 4.3.

¹¹ *Id.* § 13.

¹² *Id.* § 10.1(d).

¹³ Complaint Exhibit 2.

10. Of the approximately 180 customers impacted by the transfer, twenty-two have rooftop solar, with eleven customers previously receiving service from the Company through Electric Service Schedule No. 135 – Net Metering (“Schedule 135”), six on Schedule 136, and five on Electric Service Schedule No. 137 – Net Billing. The Company sympathizes with these customers on the apparent differences between its rate schedules and that of Hurricane Power’s and has endeavored to aid the affected customer as much as possible. For example, upon being contacted by an affected Schedule 135 customer with concerns of losing their excess generation kwh credits in the transaction,¹⁴ the Company committed to valuing the excess generation credits and applying a credit to the customers’ final bills for all customers with excess credits.

11. Rocky Mountain Power transferred all Assets to Hurricane by November 1, and each customer currently receives power from Hurricane.

MOTION TO DISMISS

12. The Company requests the Commission dismiss the Complaint with prejudice under Utah Rule of Civil Procedure 12(b)(6), because the Complainants have failed to allege or establish that the Company has violated any applicable law, Commission rule, or Company tariff.

13. Read liberally, Mr. House argues that Hurricane or Rocky Mountain Power must abide by the terms and conditions of Mr. House’s existing Interconnection Agreement—relevant here, this would result in Mr. House continuing to receive the price paid for exported electricity

¹⁴ Under the Company’s customer generation rate schedules, excess energy generated is carried over each month on customer bills and can be used until March of each year. See Electric Service Schedule No. 135, Special Conditions 2A and 3, Electric Service Schedule No. 136, Special Conditions 7 and 8, and Electric Service Schedule No. 137, Special Conditions 3 and 4.

from his rooftop solar generator under the existing Interconnection Agreement and the Company's Schedule 136, regardless of who Mr. House received power from.

14. This argument is unsupported. While Mr. House is correct that the Asset Purchase Agreement does not terminate any of the Rocky Mountain Power's existing contracts,¹⁵ the Interconnection Agreement is preempted by Hurricane's unilateral powers to annex Rocky Mountain Power service territory and provide electricity services based on Hurricane's terms and conditions. Art. 9.1 confirms that the Interconnection Agreement is not enforceable if it conflicts with applicable Utah authorities.¹⁶ Utah statutes provide Hurricane with the power to annex Mr. House's property,¹⁷ and provide municipal services (including electricity) as it deems appropriate.¹⁸ These powers apply even if annexation has not been completed.¹⁹ Similarly, while the Commission has granted Rocky Mountain Power the exclusive right to serve Mr. House (and the other customers affected by the Asset Purchase Agreement, for that matter),²⁰ and the

¹⁵ Asset Purchase Agreement § 4.3.

¹⁶ Interconnection Agreement, Art. 9.1 ("The validity, interpretation, and enforcement of this Agreement is governed by the laws of the State of Utah. If any provision of this Agreement conflicts with any applicable provision, as may be amended from time to time, of the Utah Code ("Code"), Utah Administrative Rules ("Rules"), or Rocky Mountain Power's Tariffs ("Tariff"), then the applicable provision of the Code, Rules, or Tariff controls. Rocky Mountain Power must provide copies of the applicable provisions of the Code, Rules, and Tariff upon the Customer's request.").

¹⁷ UTCA §§ 402, 418.

¹⁸ UTCA § 10-8-21.

¹⁹ UTCA § 10-2-421(2)(a) ("If an electric customer in an area *being annexed* by a municipality receives electric service from an electrical corporation that is not an improvement district system described in Subsection 17B-2a-403(1)(a)(iv), the municipality may not, without the agreement of the electrical corporation, furnish municipal electric service to any electric customer in the annexed area until the municipality has reimbursed the electrical corporation for the value of each facility used to serve any electric customer within the annexed area, including the value of any facility owned by a wholesale electric cooperative affiliated with the electrical corporation, dedicated to provide service to the annexed area.") (Emphasis added).

²⁰ UTCA § 54-4-25(5)(a).

Company has the obligation to serve all customers in its service territory,²¹ these statutory responsibilities do not affect the existing rights and powers of municipalities like Hurricane.²²

15. As a result, Hurricane's exercise of its statutory powers renders the Interconnection Agreement unenforceable against either RMP or Hurricane: Section 4.3 of the Asset Purchase Agreement does not somehow impute the terms and conditions of the Interconnection Agreement to the services that Hurricane will provide to Mr. House in the future.

16. Further, the transaction was consistent with Commission authorities. In certain circumstances, the Commission is required to pre-approve certain transactions between municipalities and utilities.²³ None of these circumstances are presented here: UTCA § 10-8-14 does not apply, because the city is not seeking to serve customers outside city limits, Washington County has already annexed the territory to Hurricane, and Hurricane is in the process of annexation Mr. House's property; neither UTCA §§ 54-3-30 or 54-3-31 apply, because Rocky Mountain Power is not intending to serve a customer within Hurricane's city limits; and UTCA § 54-4-25(5) does not apply, because this statute does not require utilities to apply for Commission approval when reducing its service territory. Similarly: UTCA § 54-3-3 does not apply, because the transaction does not impact our Commission-approved schedules, rather it amends our service territory; UTCA § 54-3-28 does not apply, because the Complaint involves utility

²¹ UTCA § 54-3-1 ("Every public utility shall furnish, provide and maintain such service, instrumentalities, equipment and facilities as will promote the safety, health, comfort and convenience of its patrons, employees and the public, and as will be in all respects adequate, efficient, just and reasonable.").

²² UTCA § 54-4-25(6) ("Nothing in this section affects the existing rights of municipalities.").

²³ UTCA § 54-4-40(1) ("The commission shall review an agreement entered into between an electrical corporation and a municipality if the electrical corporation is required to obtain commission approval in accordance with Section 10-8-14, 54-3-30, or 54-3-31.").

property dispositions, not acquisitions; UTCA § 54-3-32 does not apply, because Hurricane is neither a FERC market-based rate entity, or an independent power producer.

17. Finally, while UTCA § 54-4-1 always allows the Commission to exercise its jurisdiction to fill in the gaps of its statutory authorities when “necessary or convenient in the exercise of such power and jurisdiction,” the Company does not believe the circumstances warrant that power here: not only were the Company’s actions lawful, but they were also reasonable to ensure that Hurricane can provide uninterrupted service to its residents.

18. Together, the Company has not violated any applicable law, Commission rule, or Company tariff.

CONCLUSION

19. The Company respectfully requests the Commission dismiss the Complaint with prejudice.

Dated this 15th day of November 2023

ROCKY MOUNTAIN POWER

/s/ Zachary Rogala

Zachary Rogala

1407 West North Temple, Suite 320

Salt Lake City, Utah 84116

Telephone No. (435) 319-5010

Attorney for Rocky Mountain Power

Confidential
Exhibit 1

**THIS ATTACHMENT IS CONFIDENTIAL IN ITS
ENTIRETY AND IS PROVIDED UNDER SEPARATE
COVER**

Exhibit 2

HURRICANE CITY ANNEXATION POLICY PLAN

In accordance with the provisions of Section 10-2-401.5, Utah Code Annotated, the City of Hurricane hereby adopts the following Annexation Policy Plan. This Annexation Policy Plan is intended to comply with the provisions of Section 10-2-401.5 (4) and incorporate all criteria required and suggested by Section 10-2-401.5 (3).

A. GENERAL ANNEXATION CRITERIA

The following shall serve as a statement of the specific criteria which shall guide the City of Hurricane's decision whether or not to grant future annexations:

1. As part of its ongoing effort to plan and prepare for responsible growth, Hurricane City has identified certain territory outside of and contiguous to its present boundaries which could, at some time in the future, reasonably be considered for annexation into the City. This territory is included in the map or plat attached hereto as Exhibit "A", which is incorporated herein by this reference. Territory included in an annexation petition must fall within the areas designated for future annexation in the attached Exhibit "A". The areas proposed for possible future annexation include areas which in some instances are bordered by other municipalities. Even though territory proposed for annexation is located within the annexation expansion area, there is no guarantee that the annexation request will be approved by Hurricane City.
2. Hurricane City has a rural agricultural history with mixed uses being accommodated in the same areas. In recent years, the City has encouraged and approved business and industrial uses deemed to be of benefit to the residents of the City. Areas to be annexed should be compatible with the needs of Hurricane City.
3. Areas to be annexed must be contiguous to the corporate limits of the City at the time of submission of an annexation request.
4. Areas to be annexed shall not be located within the corporate limits of another incorporated city or be a part of a previously filed annexation petition that has not been denied, accepted, or approved.
5. Hurricane City is concerned about the interests of all affected entities and has considered written comments from affected entities in finalizing this document. Where feasible, the City favors annexation where services can be incorporated into the existing City utilities. Consideration will also be given to supporting the Ash Creek Special Service District in their efforts to supply sewer services. The City is in support of property within the expansion area being developed so utility and transportation systems can be incorporated into a comprehensive plan for the entire area.
6. In considering an annexation request, the City will look favorably upon an annexation proposal which:

- (a) eliminates and/or does not create islands or peninsulas of unincorporated territory;
- (b) consolidates overlapping functions of government;
- (c) promotes efficient delivery of services;
- (d) encourages the equitable distribution of community resources and obligations;
- (e) minimizes negative tax consequences for property owners within the area to be annexed, as well as the property owners within the municipality

The City shall not favor the annexation of areas for which it does not have the capability or the intention of providing municipal services.

7. It is not Hurricane City's intent to annex territory for the sole purpose of acquiring revenues.
8. This Annexation Policy Plan does not exclude territory containing urban development, as defined in section 10-2-401. (1)(I) Utah Code Annotated. No urban development exists within two miles of the City's boundary.
9. Any annexation petition must comply with the requirements of section 10-2-403 Utah Code Annotated.

B. PROCEDURE FOR SUBMISSION OF AN ANNEXATION REQUEST

The following steps reflect a general summary of the requirements and procedures for processing a request for annexation into Hurricane City.

1. Except for annexations initiated by the City in accordance with the provisions of Section 10-2-418, Utah Code Annotated, all annexations shall be commenced by the filing of a petition and plat meeting the requirements of Section 10-2-403.
2. The petition and/or plat shall be filed with the City Recorder and shall:
 - (a) be signed by private property owners of record representing a majority of the owners of area to be annexed. Said owners shall also represent at least one third (1/3) of the assessed valuation of the private aggregate properties to be annexed, as reflected on the last assessment roles.
 - (b) represent an area contiguous to the existing corporate limits of Hurricane City and shown to be within the areas designated for annexation in the Annexation Policy Plan of Hurricane City.
 - (c) include an annexation plat prepared by a surveyor licensed in the State of Utah.
 - (d) designate up to five (5) of the signers as sponsors, one of which shall be designated as the contact sponsor. Each sponsor's mailing address shall be included.
 - (e) comply with any other applicable provisions of 10-2-403, Utah Code Annotated, not stated herein.

2. The City Recorder, upon receipt of a properly documented proposed annexation petition accompanied by the proper plat shall impose such fees as established by the City Council to recover the costs of processing such petition., and shall place the petition on the agenda of a regular City Council meeting for consideration within fourteen (14) days of receipt of the fees.
3. The City Council shall review the annexation petition and shall accept or deny the petition for further proceedings and consideration.
4. If accepted, the City Recorder shall, within thirty (30) days, certify that it meets the above requirements and send the required notices, including a written notice to the City Council. If denied, the City Recorder shall send the required notices.
5. Within ten (10) days after receipt of the Recorder's notice of certification, the City shall cause to be published a notice of the proposed annexation in a newspaper of local circulation at least once a week for three (3) consecutive weeks. Within twenty (20) days after the receipt of the Recorder's notice of certification, the City shall mail written notice of the proposed annexation to each affected entity as defined in State law. The notice shall explain how a written protest is to be filed within thirty (30) days after the date of the City Council's receipt of the Recorder's certification notice.
6. If no protest is filed during the designated protest period, the City Council may hold a Public Hearing, after a minimum seven (7) day notice, and consider an ordinance approving the proposed annexation. If a protest is filed, the County Boundary Commission shall hold a hearing on the protest within thirty (30) days. If a protest is pending, the City Council may deny the proposed annexation at its next regularly scheduled meeting. Required notices will be sent if the petition is denied.
7. Upon receipt of the County Boundary Commission's decision, the City Council may deny or approve the proposed annexation subject to the Boundary Commission's decision.

C. EXTENSION OF NEEDED MUNICIPAL SERVICES IN DEVELOPED AND DEVELOPING UNINCORPORATED AREAS AND PAYMENT OF THE SAME.

1. In areas where municipal services are not presently extended, service will be extended on an as-needed basis at the developer's expense. All extensions of municipal services must comply with all City ordinances and policy criteria.
2. An annexation agreement may be prepared between the City and future developers outlining specific requirements relating to water, sewer, transportation, electricity, telecommunication, fiber optic, and other specific improvements prior to annexation approval.
3. An approved annexation petition will allow developers of the annexed property to connect to City facilities, provided that all infrastructure proposed to be connected meets City standards and specifications and complies with all applicable development and land use ordinances.

4. The manner in which infrastructure additions are developed will have a bearing on how they are financed. The increased valuation of property and the subsequent increase in property and sales tax revenues will help increase contributions to the City general fund. This increase will help defray the added cost of providing services to the annexed areas.
5. As a general matter, the costs and expenses of capital improvements such as utilities, streets, curb, gutter and sidewalks, storm drain systems, and other improvements deemed necessary in the annexed area, shall be borne by the developer as development within the areas occurs.
6. When annexation is approved, the newly annexed area shall receive the following services:
 - a. Fire protection
 - b. Police protection
 - c. Planning and zoning
 - d. Maintenance of dedicated City streets
 - e. Other services provided by the City at the time of annexation
7. It is not anticipated that an annexation will cause any adverse consequences to the residents currently living within the City or living within the area annexed except that there may be a slight reduction in general service available to current residents as a result of expansions of services into the newly annexed territory.
8. It is anticipated that the residents in the newly annexed territory will experience an increase in their property taxes due to the difference in certified tax rates between the City and the County. It is further anticipated that as the City receives the property tax revenue from the newly annexed territory, the level of services for the entire community will be increased. Additionally, property owners in the newly annexed territory may experience reductions in fire and property insurance rates.
9. As the area continues to grow and becomes more populated, additional development planning will occur. Incorporation of these plans and development to Hurricane City standards will allow a more comprehensive system of infrastructure to serve future growth and development in the areas annexed to Hurricane City.

Exhibit 3

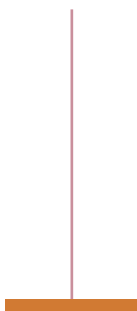


HAVE YOUR SAY *Hurricane*

HURRICANE CITY GENERAL PLAN 2020

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Acknowledgments

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CHAPTER 1

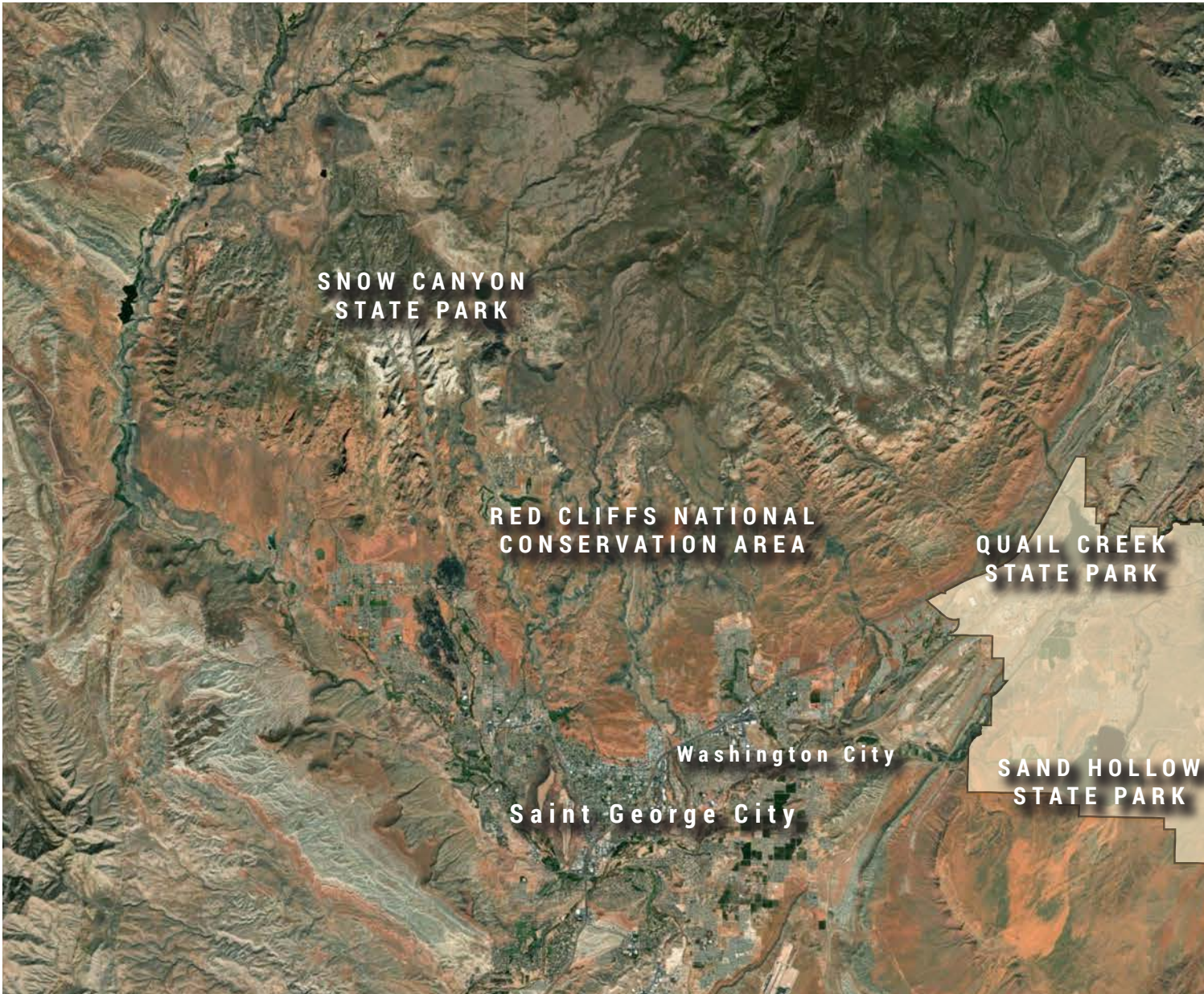
INTRODUCTION

Have Your Say Hurricane, the General Plan for Hurricane City, Utah, sets forth a long-range guide for the City. This document outlines the community's values, visions, and desires for the future.

The City of Hurricane is positioned in the heart of Southern Utah, just off Interstate 15 and directly between St. George and Zion National Park.

As Southern Utah grows, new development occurs, and more visitors than ever set their sites on the region's beautiful tourist destinations, Hurricane has begun to feel significant growth pressures.

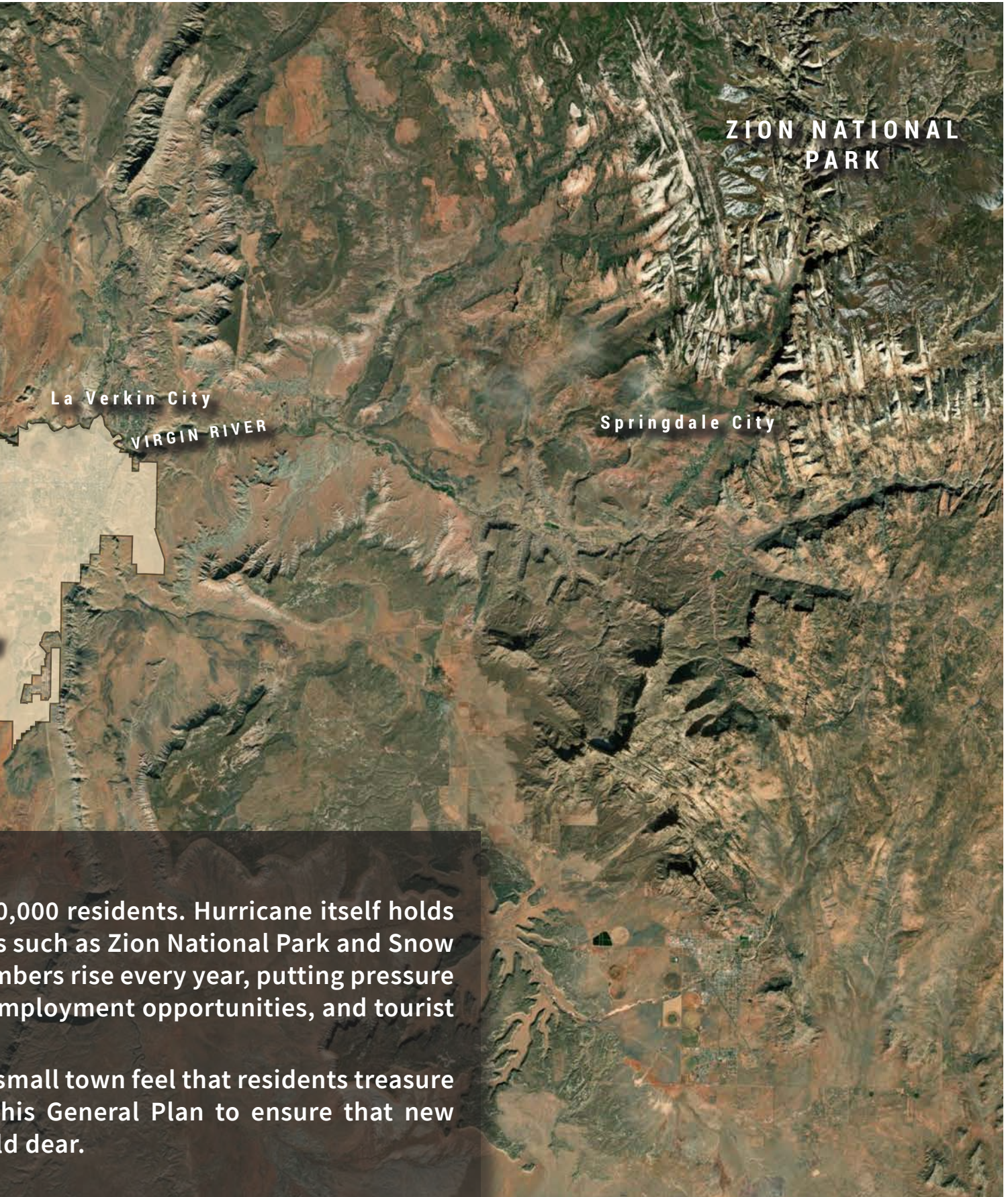
It is the intent of this plan to highlight the things that Hurricane residents hold dear, and guide future land use and development decisions to protect and enhance those elements.



HURRICANE AT-A-GLANCE

Hurricane is roughly 53 square miles in the heart of Southern Utah with about 20,000 residents. It is bordered by two state parks in its border and is a short drive from several other regional draws including Capitol Reef National Park and Canyon State Park. This region is quickly growing in population and visitation numbers, which has led to a call on Cities to invest in upgraded infrastructure, new housing development, more entertainment, and more amenities.

Despite the region's growth spurt, Hurricane remains a charming rural city with a small-town feel and incredible natural resources that are frequently utilized. It's the goal of the City of Hurricane to develop development preserves or enhances the attributes of Hurricane that residents hold dear.



0,000 residents. Hurricane itself holds
s such as Zion National Park and Snow
embers rise every year, putting pressure
employment opportunities, and tourist

small town feel that residents treasure
his General Plan to ensure that new
d dear.

WHAT IS A GENERAL PLAN?

A general plan is the primary planning document for the community. It will serve as a long-term, strategic plan with a guiding vision built by the community and strategies to support that vision. Once adopted, a general plan will shape decisions related to new development, redevelopment, City programs, and services; focusing on enhancing the City's values and high quality of life.

WHY DOES IT MATTER TO RESIDENTS?

The plan will identify community character elements and locations for future housing, parks, trails, community facilities, and more.

WHY DOES IT MATTER TO BUSINESS AND PROPERTY OWNERS?

The plan will include land use recommendations and development policies.

WHY DOES IT MATTER TO CITY LEADERS?

The plan will provide direction on the topics of development, policies, programs, and services provided by the City.

WHY DOES IT MATTER TO DECISION-MAKERS?

The plan will give guidance on budget, timing for capital improvements, and review of development proposals

WHY UPDATE THE PLAN?

Planning theory, particularly for fast growing communities like Hurricane, has advanced since the last General Plan was adopted. Because Hurricane has changed and continues to change, it is critical to identify the attributes and character of the City that residents and businesses value most.

This new General Plan will provide the vision and the tools to anticipate and guide change in ways that preserve the character of Hurricane, and to ensure quality development, effective multi-modal transportation, and economic development, while protecting the community's heritage and sensitive landscapes.

Development of a general plan is required by Utah State Statutes in [Section 10-9a-403 of the Utah Code](#) and [Section 10-2-2 of Hurricane's City Code](#).

PLAN PURPOSE

The General Plan is designed to be used for five primary purposes:

1. To articulate the City's values and vision for a desired future;
2. To identify initiatives that can be undertaken to advance Hurricane's goals and objectives;
3. As a guide for City initiatives pertaining to the physical development of the City, including but not limited to the following:
 - a. Priorities and areas of focus for small area and topical plans for Hurricane
 - b. Direction for changes to the Zoning and other sections of the City Code
 - c. Consideration in the development of the capital improvement priorities for the City
 - d. Guidance for grant applications and community partnerships
4. As a basis for reviewing land use applications for consistency with the overall land use vision in conjunction with the Hurricane Zoning Code and any applicable topical or sub-area plans of the City; and/or
5. To monitor progress on Plan objectives and adapt, where necessary, to ensure continuing progress toward Hurricane's goals and objectives.



PLAN STRUCTURE

This document is divided into eight chapters and is designed to cover six themes: Our Land Use, Our Heritage and Culture, Our Housing, Our Economy, Our Open Space and Trails, and Our Natural Resources. These themes were carried throughout the plan development and public engagement process as key areas of focus and concern for community members. Each theme has a correlating chapter which includes existing conditions, a vision for the future, and goals and policies to achieve that vision. Following these chapters is an implementation chapter that breaks down specific actions the City plans to take to achieve the community-built vision statements in this document and preserve and enhance the high-quality lifestyle Hurricane residents cherish.

CHAPTER 1

Provides an orientation to the purpose, structure, and foundations of this Plan.

CHAPTERS 2-7

Chapters 2 through 7 provide much of the plan detail, each of these chapters highlights a different theme and covers existing conditions, the community's vision for the future, and specific goals, policies, and strategies that relate to that theme. Essentially, where we are and where we want to go.

CHAPTER 8

If Chapters 2 through 7 call out where we are and where we want to go, Chapter 8 is how we get there. Chapter 8 details the City's Future Land Use Plan and takes the strategies from 2 through 7 and complies them into manageable actions the city can use the next ten-or-so years to achieve their goals.

This chapter is intended to be updated often as the City accomplishes goals or changes direction.



PLAN PROCESS

The Have Your Say Hurricane process was focused on community outreach to ensure a plan reflective of Hurricane’s values and desires. The following describes the four-phase process that was used to develop this plan.

PHASE 1

Phase 1 began by listening and learning about what works in Hurricane, what sets Hurricane apart within the southern Utah region, and how the final plan will be used to ensure the Plan update is a success. In this phase, we developed an Existing Conditions document that served as the basis for “where we are”.

PHASE 2

Phase 2 was used to illustrate the community’s vision by graphically representing what we have heard from the public and community stakeholders. These shared community vision statements serve as a framework for this plan, providing statements of commonly shared goals for the future of Hurricane.

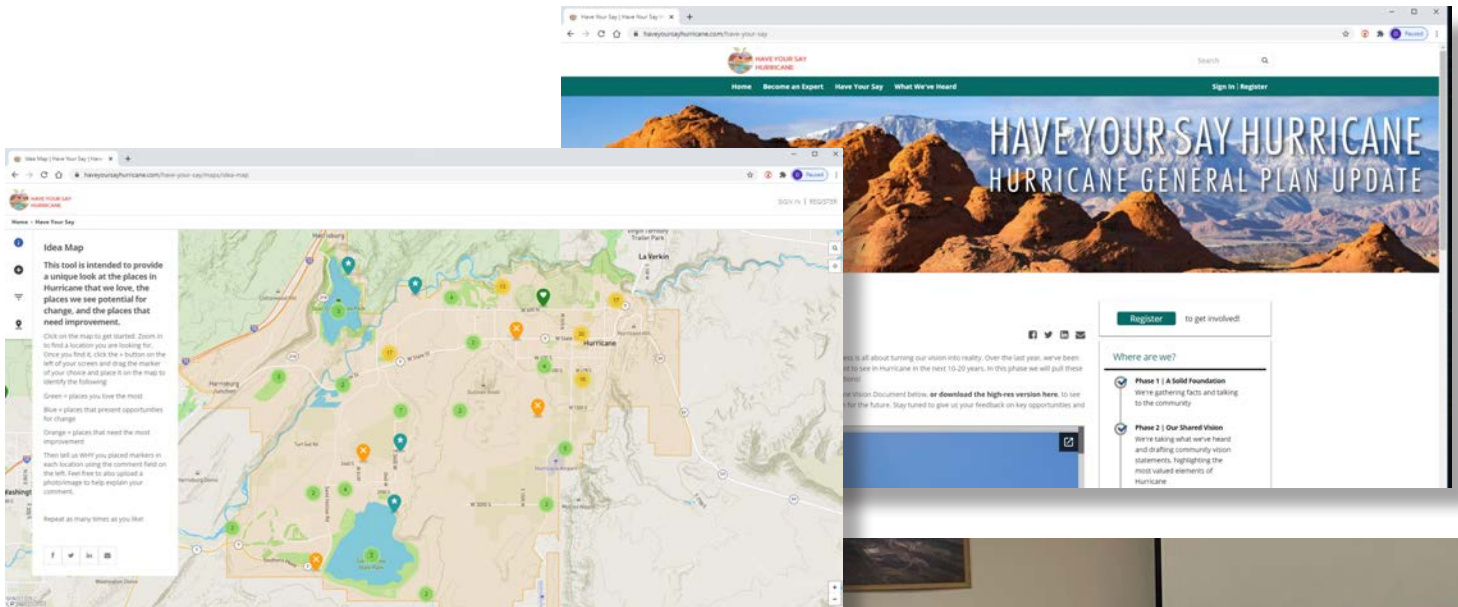
PHASE 3

Phase 3 translated the vision into reality by identifying opportunities that reflect Hurricane’s goals for the future and meet the vision. The public reviewed community choices and big opportunities to determine what the City should prioritize over the next decade.

PHASE 4

Phase 4 is the bridge between opportunity and implementation, during which the actions and strategies to employ in this plan were evaluated. The data analysis, goals, and vision identified to this point, were pulled together to create a strategic, innovative, and streamlined General Plan document.







CHAPTER 2

OUR LAND USE

Currently, Hurricane has a lot of undeveloped land. Most of this land is zoned for Agricultural Residential, even though that may not be the desired use of the land.

Thinking ahead about land use now and understanding Hurricane’s existing land use patterns helps determine what types of development the City is lacking and where these developments will be most appropriate in the future. Creating a healthy balance of land uses ensures economic stability by creating jobs and sales tax; builds higher quality of life by giving residents safe access to recreation, services, education, and jobs; and helps preserve natural resources by determining where density belongs while minimizing the chance of development spreading into the natural landscape.

OUR LAND USE IN 2020

HOW IS OUR LAND USED?

As of 2020, roughly 70% of Hurricane is undeveloped. About 30% of the land is left undeveloped due to the area’s natural landscape, which includes steep slopes and floodplains. Nearly all of the undeveloped land in Hurricane, developable or not, is zoned “Residential Agricultural one acre”. In fact, over half of the city is zoned Residential Agricultural one acre or Residential Agriculture 0.5 acre. Residential Agricultural, Single Family Residential, and Multifamily Residential make up 86% of the zoned land in the City, leaving just 14% for commercial, industrial, and other uses.

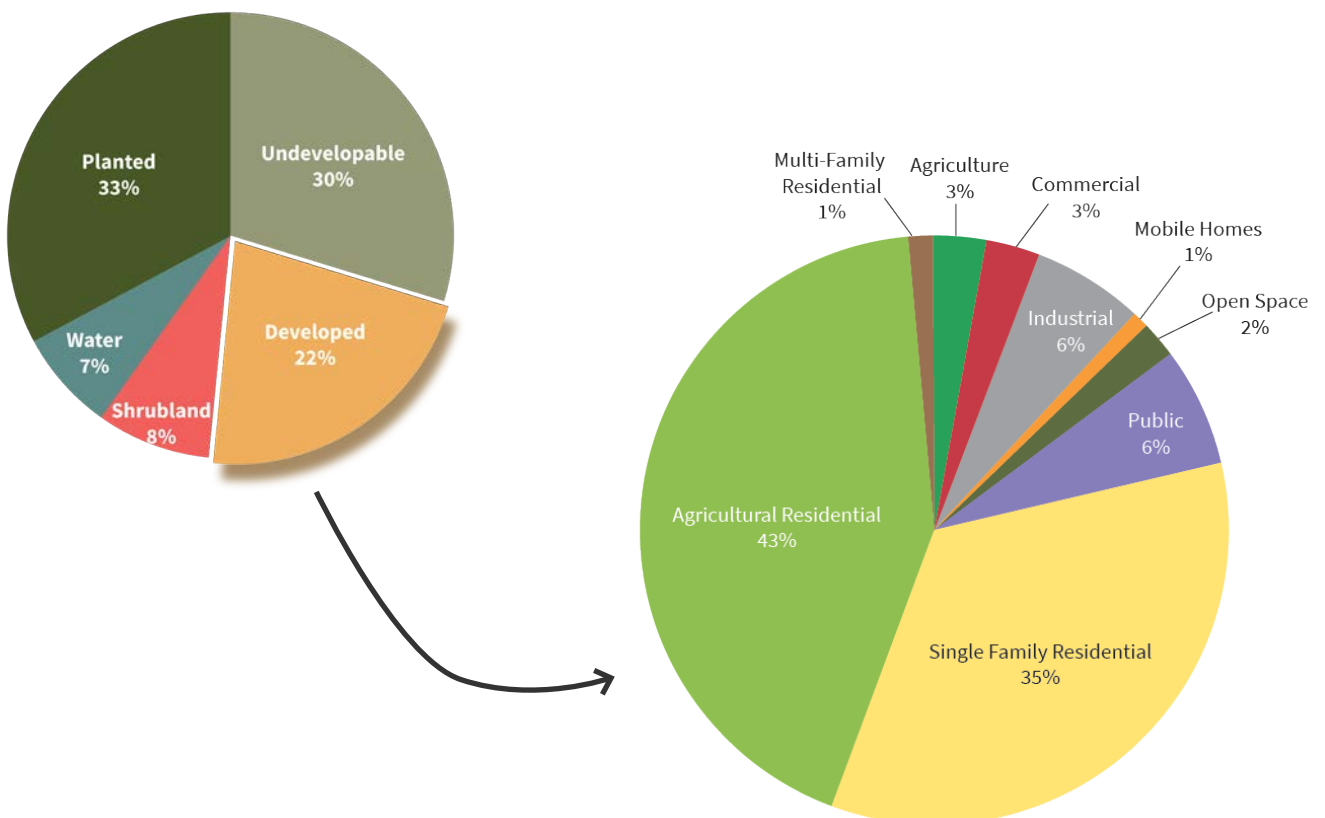
The zoning and actual use of the land in Hurricane are two different stories. With the exclusion of undeveloped land, undevelopable land, and water (70% of the City’s land in total), the most prominent remaining land uses are Single Family Housing and Agricultural Residential.

JOBS/HOUSING

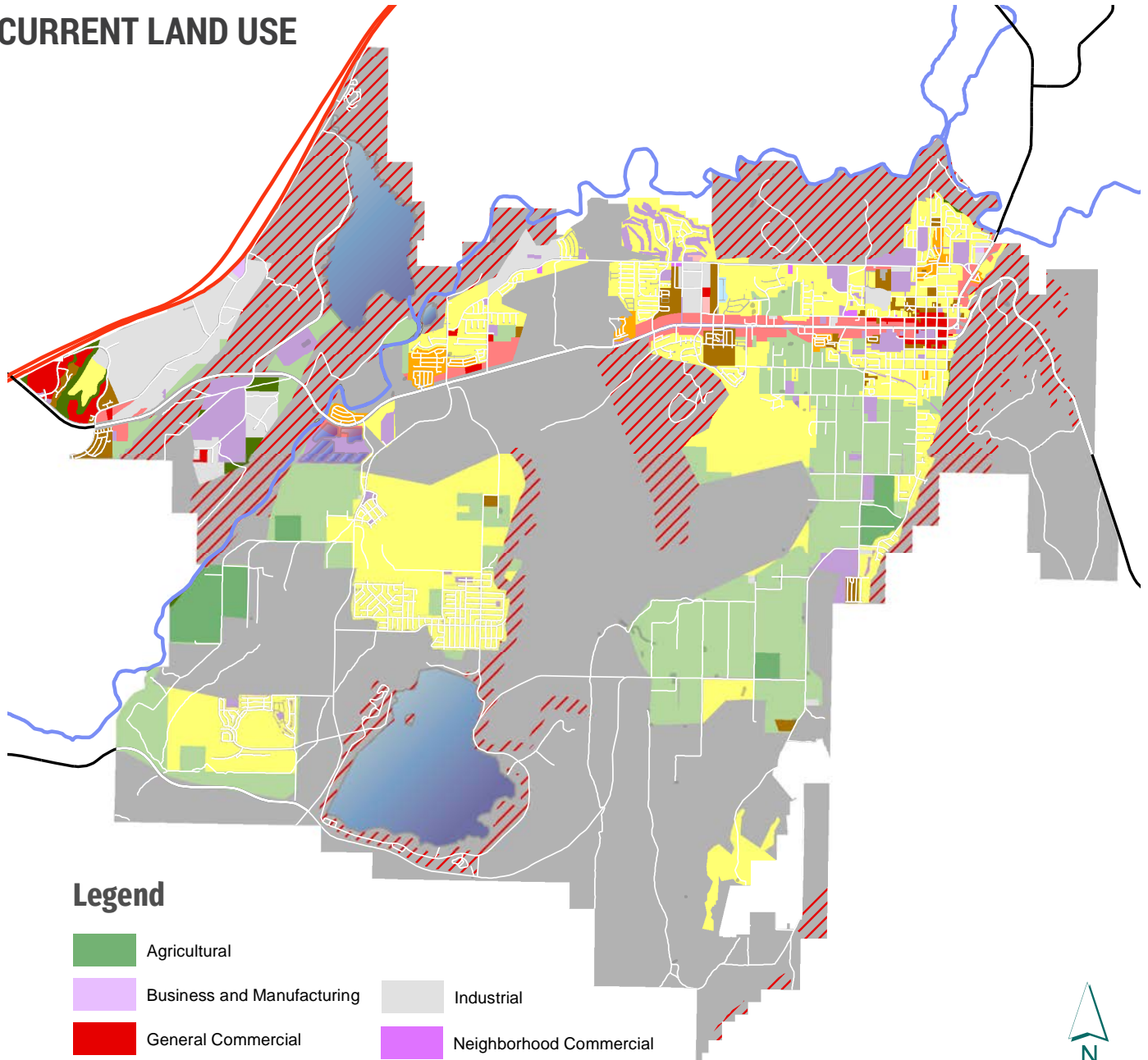
Comparing employment numbers with household data indicates whether a community is a net importer or exporter of employment. A ratio above 1.0 suggests that a community is a net importer while a ratio below 1.0 indicates that residents tend to work outside of the area due to a lack of local job opportunities, both in numbers and quality. Increasing this ratio in the future will indicate growing success as an employment center, leading to increased local tax revenues.

According to 2018 Census data, the number of primary jobs available within the City of Hurricane is about 5,719. The City has an estimated 5,765 households, resulting in a jobs to housing ratio of 0.99 jobs per household. This is slightly higher than the 2010 ratio of 0.85 jobs per household, indicating an increase in employment opportunities, closer to roughly one job available per household. With roughly 6,500 Hurricane residents currently employed (half of the working age population), there may be a need for more living wage jobs within the City.

HURRICANE LAND USE BREAKDOWN

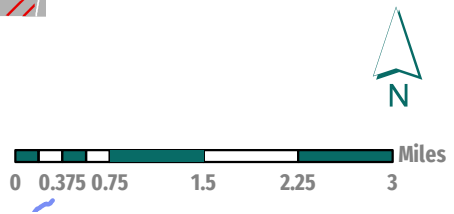


CURRENT LAND USE



Legend

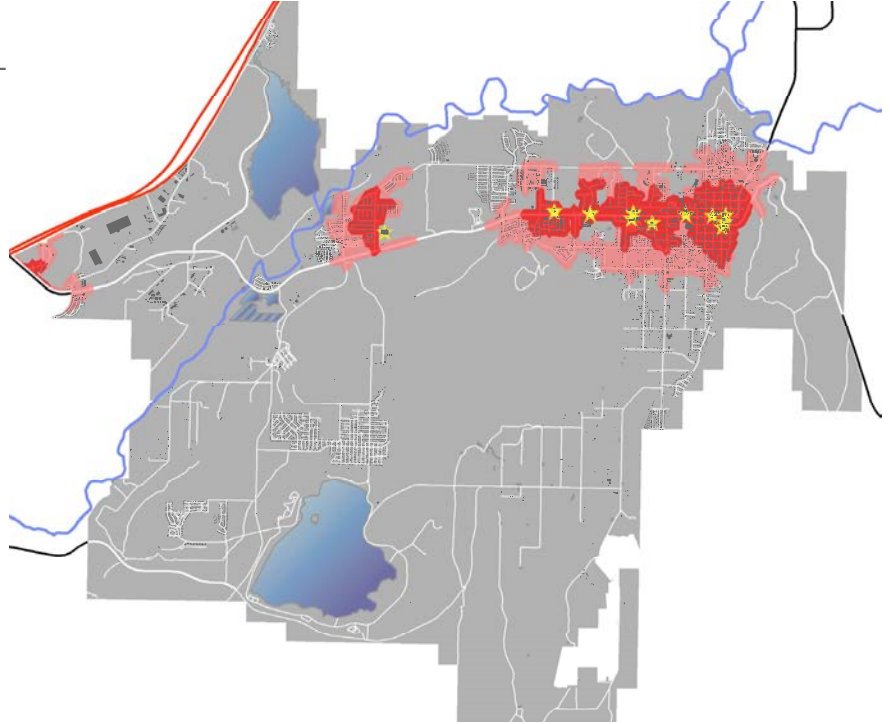
- | | |
|----------------------------|--------------------------|
| Agricultural | Industrial |
| Business and Manufacturing | Neighborhood Commercial |
| General Commercial | Open Space |
| Highway Commercial | Residential Agriculture |
| Planned Commercial | Multi-Family Residential |
| Planned Development | Resort Recreational |
| Public Facility | Undeveloped |
| Single Family Residential | Undevelopable |
| Mobile Homes | |



DISTANCE TO COMMERCIAL CENTERS

Legend

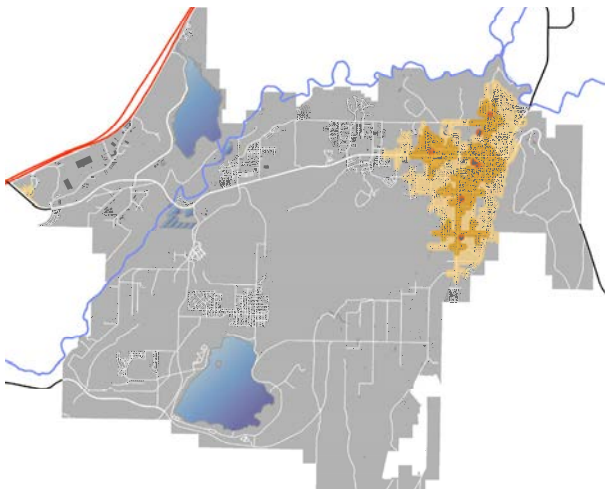
- 1/2 Mile Walk to a Commercial Center
- 1 Mile Walk to a Commercial Center
- Commercial Center



DISTANCE TO SCHOOLS

Legend

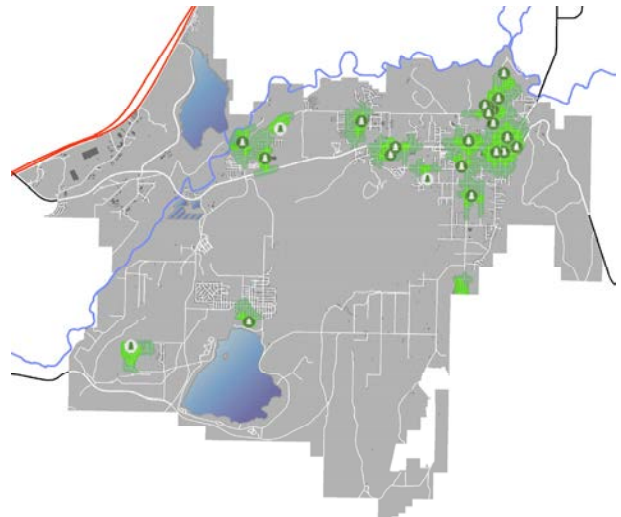
- 1/2 Mile Walk to a School
- 1 Mile Walk to a School
- School



DISTANCE TO CITY PARKS

Legend

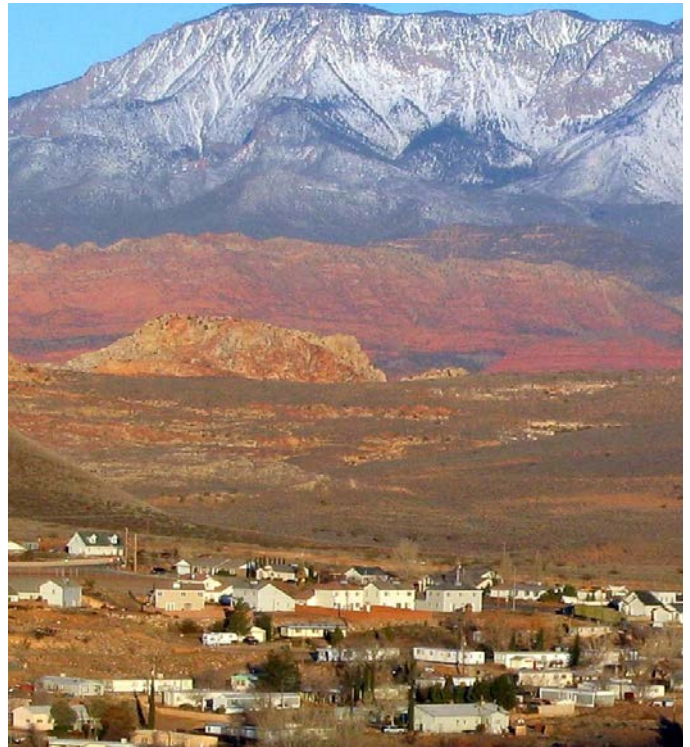
- Future City Park
- Existing City Park
- 1/4 Mile Walk to a City Park
- 1/2 Mile Walk to a City Park



HOUSEHOLDS DISTANCE TO...

A key metric when evaluating the land use of a community is understanding what amenities residents have reasonable access. For example, what percentage of residents can access schools, jobs, and recreation without a personal vehicle?

As shown on the map to the left, there are a few neighborhoods within the City that cannot walk a half-mile and be at a City-owned park facility. Because parks and open space are such a highly valued amenity to Hurricane residents, this may indicate a need for more parks, or a more connected trail system. This is true for residential access to schools and commercial centers as well. This distance has been expanded to a half mile walking distance. Planning for shorter walking distances from neighborhoods to schools and commercial centers is crucial in ensuring residents of all ages and abilities can navigate life in Hurricane without having to drive a personal vehicle. Additionally, planning key amenities and infrastructure near households can benefit residents by minimizing their transportation time and costs. Typically, a household's second largest expense is transportation; Hurricane is no exception to this statistic. According to the Center for Neighborhood Technology, the average household in Hurricane spends 26% of their monthly income on housing and 28% on transportation with an average of \$14,417 in annual transportation costs..



WHY DOES IT MATTER?

Hurricane has a lot of undeveloped land. Most of this land is zoned for Agricultural Residential, even though that may not be the desired use of the land.

Thinking ahead about land use now and understanding Hurricane's existing land use patterns helps determine what types of development the City is lacking and where these developments will be most appropriate in the future. Creating a healthy

balance of land uses ensures economic stability by creating jobs and sales tax; builds higher quality of life by giving residents safe access to recreation, services, education, and jobs; and helps preserve natural resources by determining where density belongs while minimizing the chance of development spreading into the natural landscape.



OUR LAND USE VISION

In 2030, Hurricane is forward-thinking with land use decisions, prioritizing transitional growth and access to amenities in local neighborhoods. Each new development adds to the quality of life of existing and future Hurricane residents with the necessary infrastructure, appropriately-sized buildings and lots, and consideration of local and regional trail systems. The balanced land use plan reinforces the City's economic stability, helps foster a vibrant downtown, and preserves key natural open space areas.

THIS MEANS:

- » Preserving open space
- » Creating “complete neighborhoods” with necessary amenities nearby
- » Expanding options for property owners
- » Planning for appropriate infrastructure
- » Ensuring local land regional trail connection
- » Planning new development with consideration of existing surrounding land uses

GOALS, POLICIES, AND STRATEGIES

The goals and policies in this section support and advance the vision for our land use and is supported by the existing conditions in this chapter. The policies in this section should be used for policy guidance and assist in decision making. The strategies are specific steps the City can take to achieve each goal. This

section should be used alongside the final chapter in this document, Implementation. The Implementation Chapter combines the land use strategies with strategies from other chapters and groups them together to ensure the most efficient use of City resources.

LAND USE GOAL 1: MANAGE GROWTH

The population of Hurricane has been steadily growing alongside the rest of Washington County, and it is anticipated that the growth trend will continue for the foreseeable future for a projected 2030 population of 27,927 according to Mountainland Association of Governments. The increasing population creates an increased demand for public services, utilities, roads, schools, shopping, recreation facilities, and other goods and services. It is vital that growth be managed in a way that allows the City to provide needed services effectively and efficiently and within the limits of available resources. The Hurricane Future Land Use Map identifies areas within the City where new development is anticipated, and generally describes the land uses and levels of development that would be appropriate for each area.

POLICIES

- 1.1. New development should be planned and designed to use the land area efficiently; allow for efficient delivery of utilities and services; avoid natural hazards; protect open spaces and natural features; and respect the historic context and character of the City.
- 1.2. New development should occur at intensities and in locations that can be reasonably served by existing City services and facilities to minimize the financial burden on existing residents. The costs of new development should be borne primarily by the developers.
- 1.3. New development should be compatible with existing surrounding land uses.
- 1.4. The City supports expansion and infill development in appropriate locations to utilize existing infrastructure and services efficiently.
- 1.5. The City encourages the development of complete neighborhoods with necessary amenities to emphasize a sense of community.
- 1.6. The City supports small scale, convenient neighborhood stores and services throughout the City to reduce the need for cross-town traffic.
- 1.7. Impact to existing or proposed residential should be considered in all development proposals, sites should be configured to mitigate impacts to adjacent existing residential and higher intensity uses should be buffered.



STRATEGIES

- 1.1. Consider amending the City code to require that all new developments larger than 20 acres be master planned to protect natural features and farmlands; provide open space; and utilize efficient development patterns.
- 1.2. For land development projects located within or near identified geologic or soils hazards, a geologist, soil scientist, or civil engineer will identify, delineate, and evaluate those hazards as they affect the project area. The City should review and update the Sensitive Lands and Hillside Development requirements to help preserve natural areas.
- 1.3. Update the capital facilities plans as needed to provide guidance in construction of public facilities.
- 1.4. Review and adjust, as necessary, fees to assure that new development pays the total cost of the expansion of public utilities and services to support the development.
- 1.5. Establish concurrency standards to require or secure the installation of required infrastructure as a condition of approving rezoning applications.
- 1.6. Evaluate areas within the City where development impact fees or the creation of service areas could finance needed infrastructure.
- 1.7. Pursue the addition and/or expansion of a public transportation system.
- 1.8. Regularly coordinate with public agencies regarding the provision of roads and utilities on public lands anticipated to be developed.
- 1.9. Ensure that development is coordinated to maintain the character of current land uses and is economically viable as part of the General Plan.



CHAPTER 3

OUR HERITAGE AND CULTURE

Hurricane City is a growing community with a large retiree population, a wide range of outdoor enthusiasts, agricultural roots, and a love for their surrounding natural open space.

Understanding the history and character of Hurricane helps to prioritize what matters most to residents. As a retired population is moving in seeking warm weather, scenic views, and outdoor activities, some long-time residents may be preparing to redevelop their agricultural land.

As opportunities are further identified and developed with the community, it will be important to discuss how to pursue changes while promoting healthy growth patterns that mitigate pressures on our community. Additionally, that the changes are conducive to strengthening Hurricane's economy, quality of life, and infrastructure.

OUR HERITAGE AND CULTURE IN 2020

HISTORIC ASSETS

Hurricane City is well known for its rich history and vibrant culture. Throughout history, the various groups that have called this place home have left their mark; from pictographs and petroglyphs to well-preserved canals and historic buildings. Historical assets in the region even include dinosaur tracks, just a couple miles south of the City border.

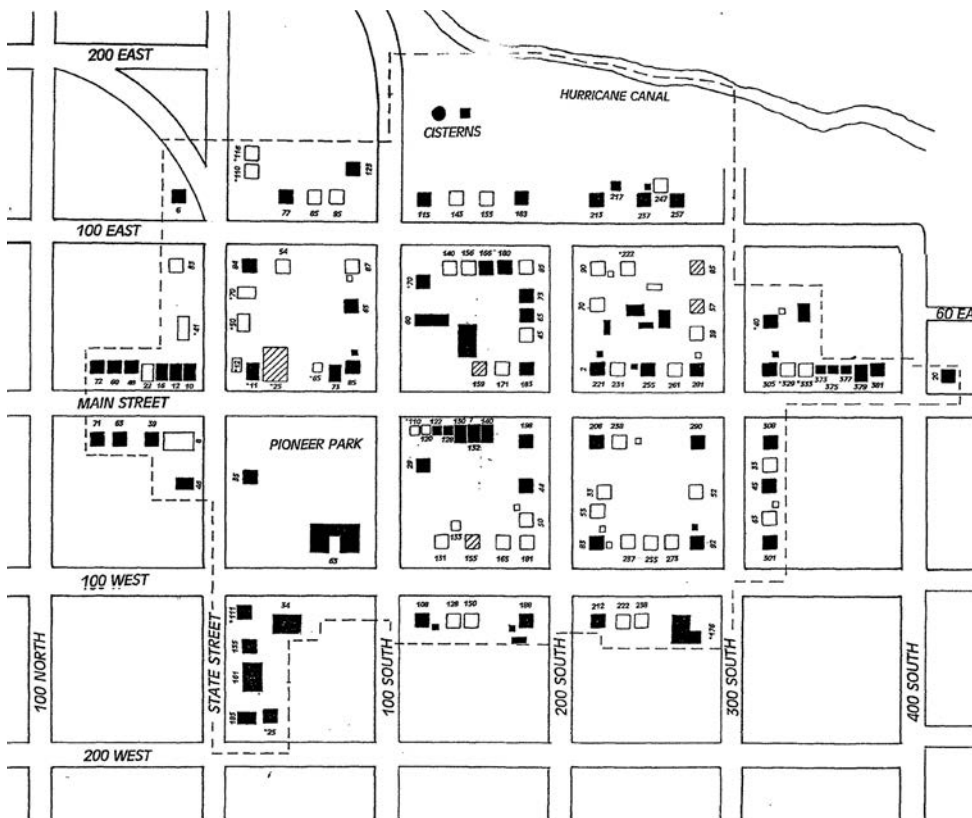
People have lived in Hurricane for several thousand years, leaving behind beautiful petroglyphs and house outlines. The Paiutes called this area home until the arrival of Euro-American settlers in the mid-1800s.

Today, historic buildings and homes from as early as 1906 can be seen in Hurricane’s Historic District which is on the National Register of Historic Places. The buildings are functioning and in-tact examples of

residential and commercial buildings from several different periods of the community’s early history. These buildings contribute to the unique character of Hurricane and are highly valued by residents.

Although Hurricane’s character is reflective of its agricultural roots, the region’s economic base has expanded with a strong industrial presence and the city’s culture and character have transformed.

In addition to Hurricane’s industrial presence, the region is supported by tourism and two large universities; Dixie State College in St. George and Southern Utah University in Cedar City. Hurricane has grown and transformed with the region and many cultural and historical assets have been preserved for future generations to enjoy.



HURRICANE HISTORIC DISTRICT
HURRICANE, WASHINGTON COUNTY, UTAH 1995

■ CONTRIBUTING
▨ NON-CONTRIBUTING
□ OUT-OF-PERIOD

← NORTH
NOT TO SCALE



Warner Valley Dinosaur Tracks
Source: Hike St. George



Little Black Mountain Hieroglyphs
Source: Back O' Beyond

CHARACTER - WHO ARE WE?

Although much of Hurricane’s history is tied to the surrounding region, in 2020 it stands on its own as a City with an estimated 17,212 residents, two state parks, a growing downtown, and engaging year-round events.

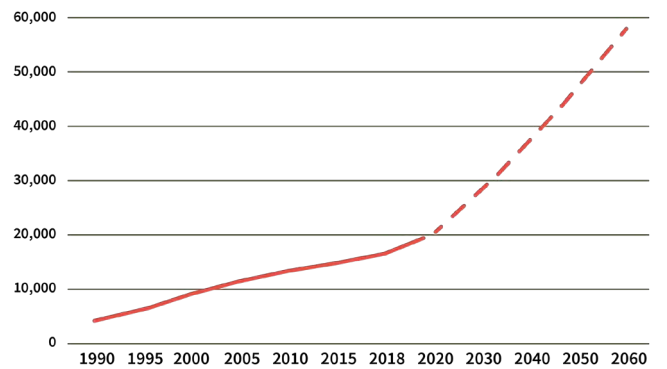
Over the last two decades, Hurricane’s population has grown significantly. Unlike most of the state, much of this population increase comes from net migration, meaning more people are moving to Hurricane than are being born there. Compared to counties with similar growth rates, Washington County has a significantly older group of people moving in, with the most common age group ranging from 60-75 years old in Washington County compared to 15-30 years old in many others. This plays a factor in bringing Hurricane’s median age to 39.2 compared to the states 30.7.

Although Hurricane’s population may be more mature than some places in Utah, the City is full of active residents and adventurous events. With year-round sunshine and warm weather, Hurricane can host many outdoor events that attract people from all corners of the state. Some of the most popular events include Peach Days, a Mountain Biking Festival, Concerts in the Park, a 4th of July Celebration, the Back2School Party, Movies in the Park and Pool, the Christmas Tree Festival, and multiple races such as the Hurricane Half Marathon and 5K, Neon Night Run, Hurricane Triathlon, and the Dam2Dam 10-Miler.



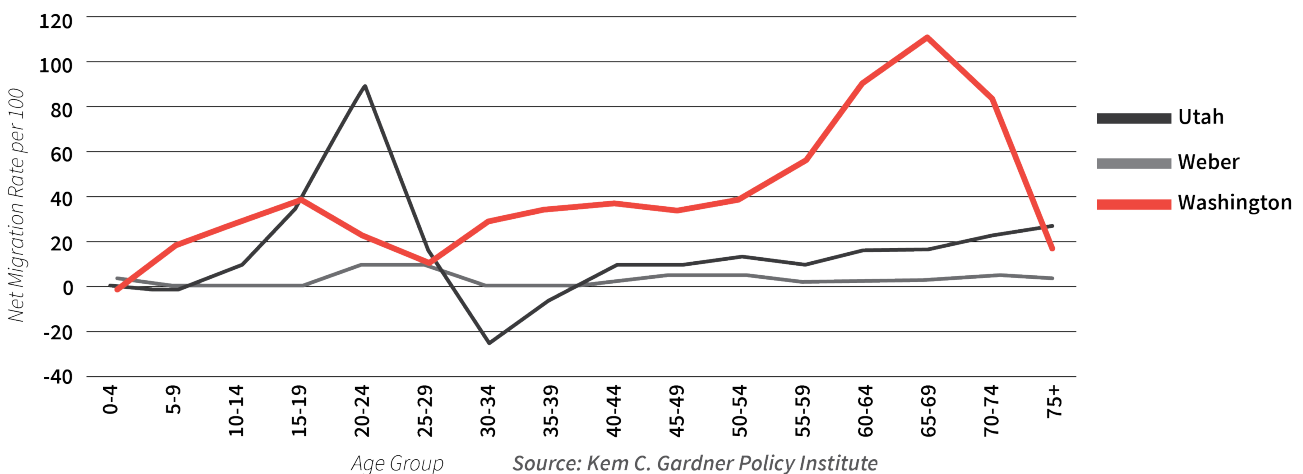
Sailing at Sand Hollow Source: Hurricane City

Hurricane City Population



Source: Mountainland Association of Governments

County Migration Rates by Age Group from 2000-2010



Source: Kem C. Gardner Policy Institute

NEIGHBORHOODS/AREAS

Hurricane is directly off Interstate-15 with State Route 9, or State Street, running through the City. Most of the high intensity uses such as industrial, commercial, and mid to high density residential is concentrated along this main route. However, State Route 7 is currently under construction, bringing a new north/south route that opens up swaths of undeveloped area. While some areas along these corridors consist of steep slopes and floodplains, others could soon be used to expand developed areas.

The heart of the City is the old downtown, along State Street. Downtown is home to Hurricane City Leisure and Recreation, Hurricane Valley Heritage Park Museum, Pioneer Park, Pioneer Corner Museum, the Hurricane Library, Hurricane High School, and several local restaurants, shops, and tourist amenities. Many of Hurricane's events occur downtown and the area is rich with the City's historic agricultural character. Throughout public outreach, downtown was often brought up as a place the community loves, and a place the community sees as an area full of opportunity.

As you move south from downtown, much of the land is used as agricultural residential, with large lots and some small livestock, or traditional agriculture with

fields and large livestock. These areas are commonly known as South Fields and Bench Lake.

Hurricane is home to two major State Parks that attracts visitors from all over the western United States, Sand Hollow and Quail Creek. These two State Parks attract boaters, hikers, ATV riders, and many others year-round. These beautiful lake-centered parks are just a couple of examples of the natural beauty and adventurous spirit that Hurricane embodies. In the vicinity of Sand Hollow State Park are the Dixie Springs and Sand Hollow Resort, where large neighborhoods and recreation development provide ready access to the Park far from downtown.

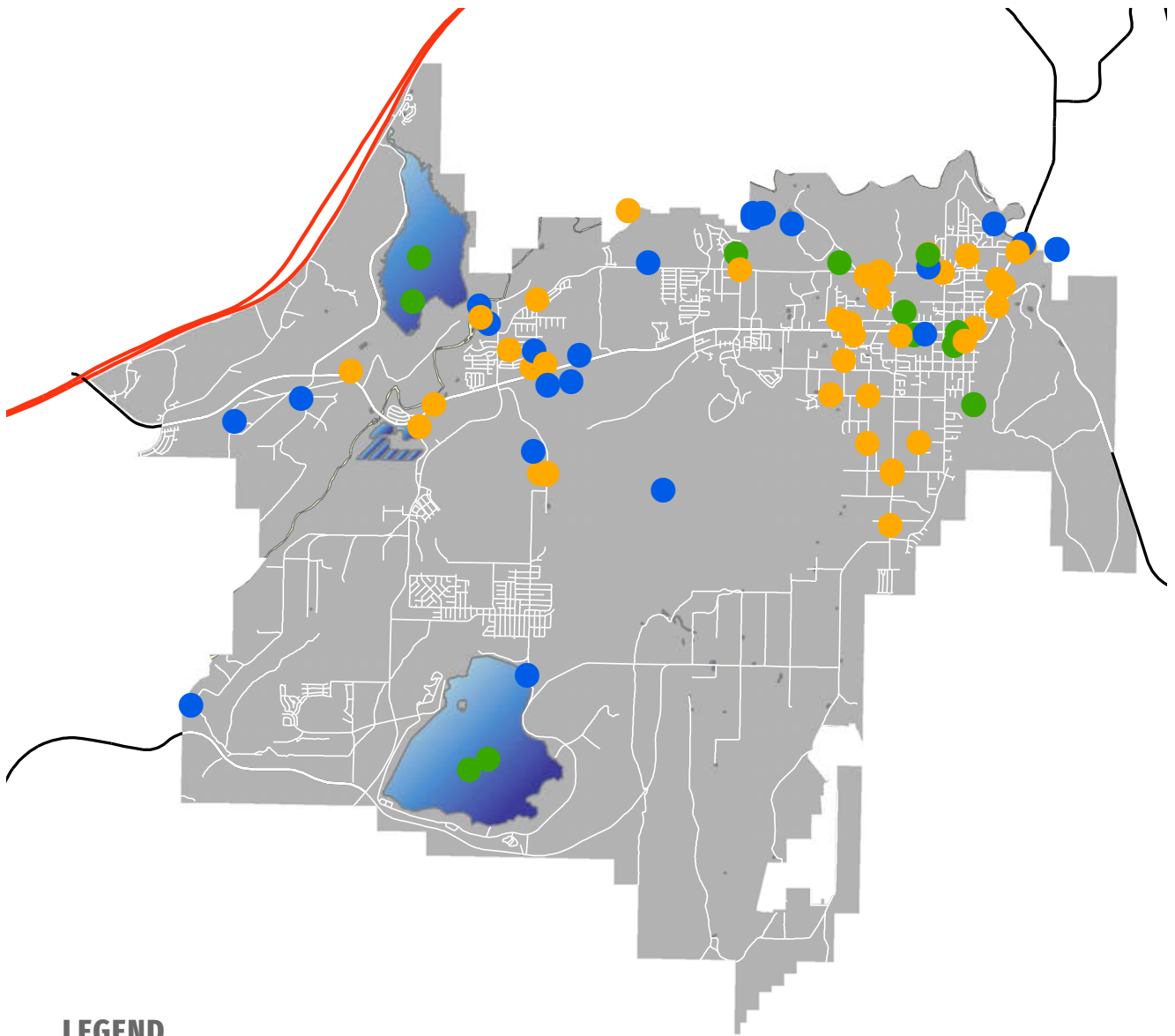
Other areas of interest include the Purgatory area with the County Legacy Park which includes a horse racing facility and county fairgrounds, state agency buildings, the county jail, and two industrial parks are located. Another exciting neighborhood area is around Grandpa's Park, a public fishing pond, where residents have easy access to shopping and the state roads.

WHY DOES THIS MATTER?

Understanding the history and character of Hurricane helps to prioritize what matters most to residents. Hurricane City is a growing community with a large retiree population, a wide range of outdoor enthusiasts, agricultural roots, and a love for their surrounding natural open space. As a retired population is moving in seeking warm weather, scenic views, and outdoor activities, some long-time residents may be preparing to redevelop their agricultural land. Balancing differing views on land use and character will be a key task of the General Plan.

As opportunities are further identified and developed with the community, it will be important to discuss how to pursue changes while promoting healthy growth patterns that mitigate pressures on our community (on housing prices, existing infrastructure, and future resources needs). Additionally, that the changes are conducive to strengthening Hurricane systems (government services, businesses, community organizations, and natural and built environments).

Places People Love



LEGEND

- Places People Love
- Places That Need Attention
- Place With Opportunity for Change

*According to an online survey tool April-May of 2020



*This map is provided for context only. Every reasonable effort is made to ensure the accuracy and completeness of the data provided.

A wooden sign is attached to a wire fence. The sign features several logos and text elements. On the left, there is a logo for 'WESTERN LEGACY FARM AND RANCH' with illustrations of a cow, a red barn, and three people on horseback. Below that is a logo for 'Cliff SIDE FARMS' with a barn illustration. At the bottom left, it says 'Hurricane, Utah' and 'ESTD 2018'. On the right side of the sign, the word 'FARM' is written in large, bold letters with a leafy branch graphic. Below it, the word 'fresh' is written in a cursive font. The word 'PEACHES' is written in very large, bold letters. At the bottom right, two phone numbers are listed: '435-669-4189' and '435-862-4290'.

WESTERN LEGACY
FARM AND RANCH

Cliff SIDE
FARMS

Hurricane, Utah
ESTD 2018

FARM
fresh
PEACHES

435-669-4189 435-862-4290

OUR HERITAGE AND CULTURE VISION

“In 2030, Hurricane values and celebrates its agricultural heritage and works to preserve the character, open space, and scenic qualities that residents treasure. Known as an adventurous, active, and family-friendly city, Hurricane has year-round events for all ages and strives to create a culture of inclusion. Hurricane’s vibrant downtown is a prime example of our heritage and culture, representative of where we’ve been and where we’re headed with beautifully repurposed historic buildings and modern amenities such as walkable streets.”

THIS MEANS:

- » Preserving agriculture
- » Incorporating heritage-based design elements in public places
- » Creating a vibrant downtown
- » Facilitating inclusive events
- » Preserving open space



GOALS, POLICIES, AND STRATEGIES

The goals and policies in this section support and advance the vision for our heritage and culture and is supported by the existing conditions in this chapter. The policies in this section should be used for policy guidance and assist in decision making. The strategies are specific steps the City can take to achieve each

goal. This section should be used alongside the final chapter in this document, Implementation. The Implementation Chapter combines the land use strategies with strategies from other chapters and groups them together to ensure the most efficient use of City resources.

HERITAGE AND CULTURE GOAL 1: PRESERVE HURRICANE'S AGRICULTURAL HERITAGE

Much of the land area of Hurricane is in open space and agricultural uses. These open areas provide a distinct sense of place and historical context that residents value. As Hurricane grows, some of these open areas will be put to different uses, while others will remain open or in agricultural uses indefinitely. The following policies and strategies are designed to protect the City's historical and agricultural character, while allowing for well-managed growth.

POLICIES

- 1.1. Hurricane encourages the preservation of farms and open pastures that recall the agricultural heritage of Hurricane and help provide a sustainable local food source.
- 1.2. The City encourages development within close proximity to existing services.
- 1.3. The City supports flexibility and some diversity in land uses in agricultural areas to promote continuing agricultural operations' economic viability. Uses such as produce stands, truck farms, event venues, agritourism, seasonal activities, and worker housing may be appropriate in some agricultural areas to supplement farmers' incomes.
- 1.4. The City supports conversion to higher value crops to keep lands in agricultural production.
- 1.5. The City will work with landowners to provide regulatory agricultural protections where desired and feasible.
- 1.6. The City will continue to facilitate low cost water and power to agricultural operations.

STRATEGIES

- 1.1. Develop regulatory criteria for reviewing and acting on applications for rezoning land from agricultural to other land uses.
- 1.2. Identify land uses that may be compatible with, and support, continued agricultural operations, and include them in the City Code land use tables.
- 1.3. Identify properties that could qualify for Green Belt Preservation and work with property owners to achieve that status.
- 1.4. Review City codes to identify barriers to continued agricultural production in the City
- 1.5. Consider long-term protection of farmlands and open spaces through acquisition, bonding, conservation easements, tax districts, impact fees, etc.
- 1.6. Encourage the use of and support applications for agricultural protection overlay zones.
- 1.7. Work with property owners in key agricultural areas, as shown on the General Plan Map, to adopt agriculture zoning to preserve current agricultural land uses.
- 1.8. Assist in the organization of an agricultural preservation committee.

HERITAGE AND CULTURE GOAL 2: MAINTAIN HURRICANE'S STRONG SENSE OF PLACE, QUALITY OF LIFE, AND UNIQUE CHARACTER

Hurricane's setting, history, and built and natural environments make the City unique and creates a sense of place that residents and visitors value. Key components that contribute to Hurricane's sense of place and quality of life include its spectacular geographic setting; open spaces including natural open lands and farm fields and orchards; its historic buildings and places; proximity and access to a variety of recreational activities; and its friendly small-town feel. The following policies and strategies are designed to support Hurricane's character and quality of life.

POLICIES

- 2.1. Hurricane supports the preservation, restoration, renovation, and adaptive re-use of historic buildings.
- 2.2. Hurricane's history and historic buildings should be accessible to the general public, through such means as historical markers, scenic tours, authentic re-creations, and enactments.
- 2.3. New development should be planned and designed to enhance the qualities and character that Hurricane residents and visitors value.
- 2.4. Hurricane will continue to support and encourage local events and celebrations that bring the community together and draw visitors, such as Peach Days, the Easter Car Show, the Mountain Bike Festival, equine events at the City's equine park, and other events.

STRATEGIES

- 2.1. Review and revise as necessary the City's codes to incorporate development design standards to protect scenic resources, historic structures and places, sensitive areas and open spaces.
- 2.2. Consider adopting design regulations (such as a form based code) in critical areas of the City and along key corridors such as SR-9 and SR-7 to ensure that new development in Hurricane's Historical core is compatible with the City's historical character.
- 2.3. Upgrade the Hurricane Historical Museum.
- 2.4. Develop a "self-guided history tour" highlighting Hurricane's historic landmarks.
- 2.5. Support and assist the City's new Farmer's Market to ensure its success.
- 2.6. As part of local development strategy, develop local trails, maps, and guides to promote Hurricane's adventurous atmosphere.

WHAT IS FORM-BASED CODE?

A form-based code offers a powerful alternative to conventional zoning regulation. Instead of regulating uses in a development (i.e. retail, restaurant, office), a form-based code specifies how the development should look.

Form-based codes focus heavily on the relationship between buildings and the public realm (i.e. sidewalk, parkstrips), the look and size of buildings in relation to one another, and the scale and types of streets and blocks.

The end result is predictable development styles, well-planned sidewalks, beautiful public spaces, and a specific and consistent character.

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.
- 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 Community Center Reimagined



Hurricane 100 West Street Reimagined

CHAPTER 4

OUR HOUSING

As Hurricane continues to develop homes, the City has opportunity to design and implement policies conducive to diverse housing options for families of difference sizes, age groups, and income levels.

Hurricane has a large proportion of elderly residents and young families with children. As a result, many households receive earnings from Social Security and/or retirement income. In many cases, Social Security income and retirement income are lower than the cost of living in most areas. This could be contributing to the high percentage of cost-burdened households. Planning for this group means ensuring the City has enough housing options that are not only affordable but also suited to age in place.

Hurricane's relatively new housing stock is an attractive factor for home buyers looking for modern, quality housing. However, the rising cost of housing is leaving 48% of local households without an opportunity to own a house.

Additionally, given the increasing popularity of second homes, the City has an opportunity to build mechanisms to safeguard the availability and attainability of rental options also for families of difference sizes, age groups, and income levels.

OUR HOUSING IN 2020

HOUSING STOCK

Hurricane City is located in Washington County which is considered one of the fastest-growing counties in the United States. As people move to Hurricane and Washington County from all over the country for the region’s warm climate, abundance of recreational opportunities, and beautiful natural landscape, the City has seen a significant growth in home construction. From 1990-2009, over 4,000 homes were constructed in the City. Roughly 800 homes have been constructed since 2010, with plans for more. Today, those 4,000 homes built between 1990 and 2009 make up roughly two thirds of Hurricane’s housing stock.

Hurricane has roughly 5,765 households. According to the 2018 Census, of those 5,765 households,

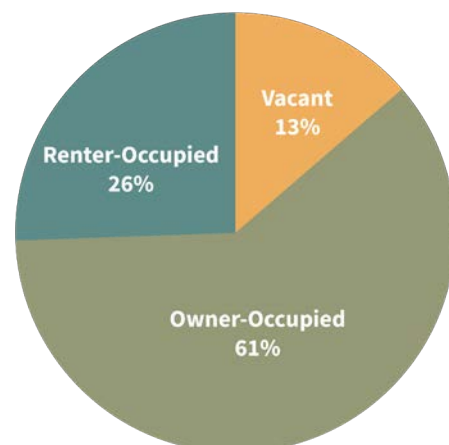
approximately 75% are single-family homes, 11% are manufactured/mobile homes, 9% are classified as townhomes, and about 5% are apartments. Because manufactured/mobile homes tend to be rented or sold at lower price points than other housing options, the high percentage of manufactured/mobile home parks appears to be serving lower-income residents, park and visitor service workers, and elderly residents. Hurricane also has a large proportion of three-bedroom and two-bedroom homes; three-bedroom homes comprise about 50% of the housing stock and two-bedroom homes another 18%. Two and three-bedroom homes are typically inhabited by families, especially families with multiple children.

HOUSEHOLD DEMOGRAPHICS

Hurricane has an occupancy rate of over 86%, which is slightly lower than the state and national average but higher than Washington County overall. Of all occupied housing units, roughly 70% are owner-occupied which is also higher than the county average, but lower than the state average. The overall high owner-occupied rate indicate a strong desire of residents to stay in Hurricane long-term and a low community turn-over.

A large portion of the 13% of vacant homes (roughly 70%) is classified as “seasonal, recreational, or occasional” occupancy. Overall, this makes up about 10% of the housing stock, indicating a strong and growing presence of second homeowners. There are roughly 250 short term or vacation rentals in Hurricane City listed on VRBO and Airbnb that may be included in this second home category. Though Hurricane’s share only makes up about 8% of Washington County’s vacation rentals and second homes, the City will need to pay close attention to this number. As homes are purchased by investors or as second homeowners convert their property to short-term rentals for additional income, the market can tighten and become more expensive for local residents who may struggle to find acceptable housing options.

The average persons per household in Hurricane is 2.72 and the average persons per family is 3.19. Families comprise nearly three-quarters of the households in Hurricane and nearly a third have children in their home. Hurricane also has a large retirement population, and over half of Hurricane household have an occupant that is 60 years old or older. The high proportion of households with children or elderly residents illustrates a trend towards multi-generational housing and potentially a lack of housing options for senior residents.

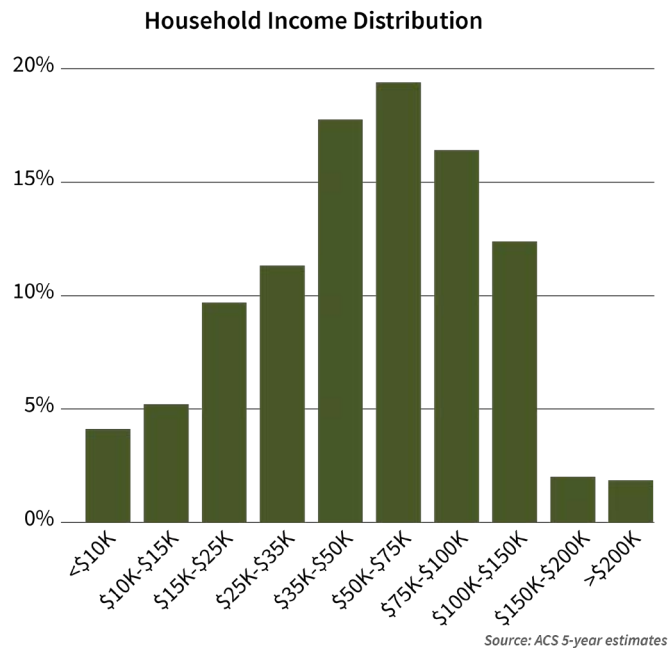


Source: Hurricane City

HOUSEHOLD INCOME

In 2018, the median household income in Hurricane was \$52,023, representing a 7% growth from 2016’s 48,500. Of 2018’s total 5,765 households, 16% make between \$75,000 and \$100,000 annually and an additional 10% make between \$60,000 and \$75,000 annually. However, according to 2018 Census Data, Hurricane has a large retirement and senior population, as shown by 43% of households receiving Social Security and 28% receiving retirement income. Another 7.7% of households receive Supplemental Nutrition Assistance Program “SNAP” (formerly Food Stamps) income and 3.1% receive Supplemental Security Income (SSI).

An important indicator of economic hardship is whether housing is affordable to the residents. Generally, residents should be spending 15-30% of their income on housing for it to be considered “affordable”. If residents spend less than 15% of their income on housing, housing is considered “highly affordable” and if residents spend more than 30% of their income on housing, households are cost-burdened and housing is considered “unaffordable”. In 2018, the median property value in Hurricane grew to \$214,700 from 2016’s value of \$181,200, an 18.5% increase. The median rental rate and median monthly mortgage rates also rose to \$1,019 and \$1,228 respectively, but the average household income only



increased by 7% from the previous year. As a result, 30% of home owners and 33% of renters are spending more than 30% of their income on rent. Housing is therefore, unaffordable to nearly a third of home owners and over a third of renters.

HOUSING AFFORDABILITY

Housing affordability analysis is used to compare the existing available housing with average wages in an area and then assess if there are home options available for all income categories. Closely following the guidelines above, US Department of Housing and Urban Development (HUD) guidelines suggest that no more than 30% of a household’s income should be spent on housing costs (rent, mortgage payment, insurance, property taxes and utilities).

Moderate income housing is defined by the state as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income (MGI) for households of the same size in the county in which the city is located.” For Hurricane City, that median gross income is \$48,764. This value is used when determining the total number of housing units currently locally-serving Hurricane for various income levels.

Below is a chart showing maximum annual and monthly incomes for each income group, the maximum monthly rent or mortgage payment each group can reasonably afford, the rough number of households in each income group, and the rough number of properties in the City that are reasonably affordable to each income group.

The determination of housing affordability at the AMI income of \$70,700 is calculated in this way:

- » \$70,700 annual income / 12 months = \$5,892 gross monthly income
- » \$5,892 monthly income with 30 percent allocated for housing = \$1,768 housing expense per month
- » \$1,768 housing expense minus an assumed average \$300 in non-mortgage or rental expenses (e.g. utilities, taxes, insurance) = \$1,468

Therefore, a moderate-income family in Hurricane can afford a monthly rent or mortgage payment of approximately \$1,468 per month. For property rental, this translates simply to a maximum rental payment of \$1,468. The analysis of affordability of home ownership is a bit more complex. To calculate an affordable house purchase price for the same family of three, the following calculations would apply:

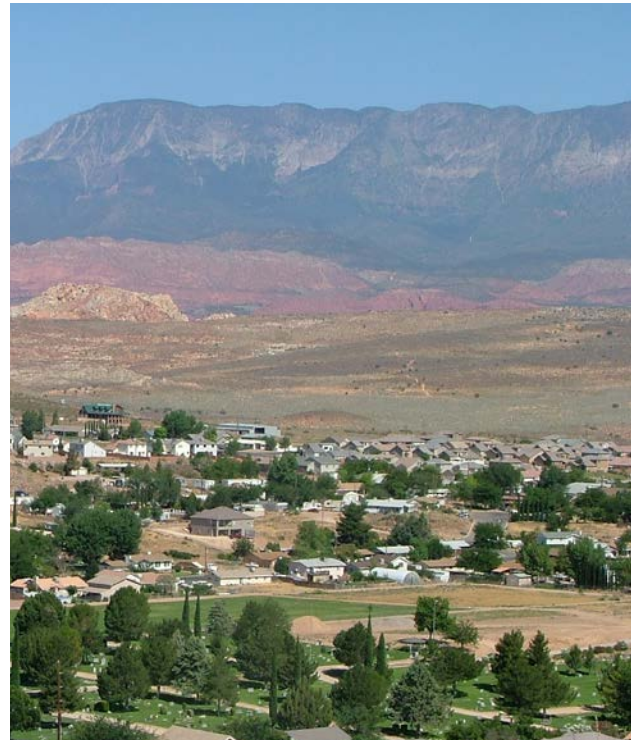
- » Expendable mortgage income (not including taxes and insurance) = \$1,468/month.
- » Current average interest rate of 4.5% on a 30-year loan.
- » Assuming a 10% down payment.

At the assumed interest rate, this family could afford a \$318,590 home with a 10% down payment leaving a mortgage of approximately \$353,989. A local household would need an income of just over \$51,250 to afford the median priced home that sold in the City in 2018, meaning roughly 30% of households in Hurricane cannot afford the median house price. Affordability will change if interest rates increase from their current historic lows, and homes will become less affordable unless area incomes (AMI) rise with the market.

	<30% AMI	30%-60% AMI	60%-80% AMI	80%-100% AMI	>100% AMI
Max Annual Income	21,210	42,420	56,560	70,700	NA
Max Monthly Rent	230.25	760.5	1,114	1,467.5	NA
Max Attainable Home Price	\$49,986.65	\$165,102.48	\$241,846.36	\$318,590.25	NA

CLOSEST ESTIMATED AVAILABILITY					
Households in AMI group*	537 under 15K	1,209 from 15K-35K	1,024 from 35K-50K	1,118 from 50K -75K	1,877
Homes Available*	165 under \$50K	861 from \$50K-\$150K	802 from \$150K-\$200K	1,292 from \$200K - \$300K	935

United States Census American Community Survey 2018



With a median property value of \$214,700, there are significant shortages in available housing stock for those making 80% of the average medium income or less, especially for households making below 30% of AMI. Households below 30% AMI typically cannot afford to purchase a home and rely on rental options; therefore, it is essential to have sufficient rental options for low-income households. In the past 3 years, over 984 new multi-family units have been approved and are in various stages of construction or occupation. Many of these units are planned to be renter-occupied.

Below is a chart from the City’s recent Moderate Income Housing Report showing the gap between

renter households and affordable rental units. There is an overall shortage of available units and the gap has grown since 2016, suggesting there is a greater need for affordable units.

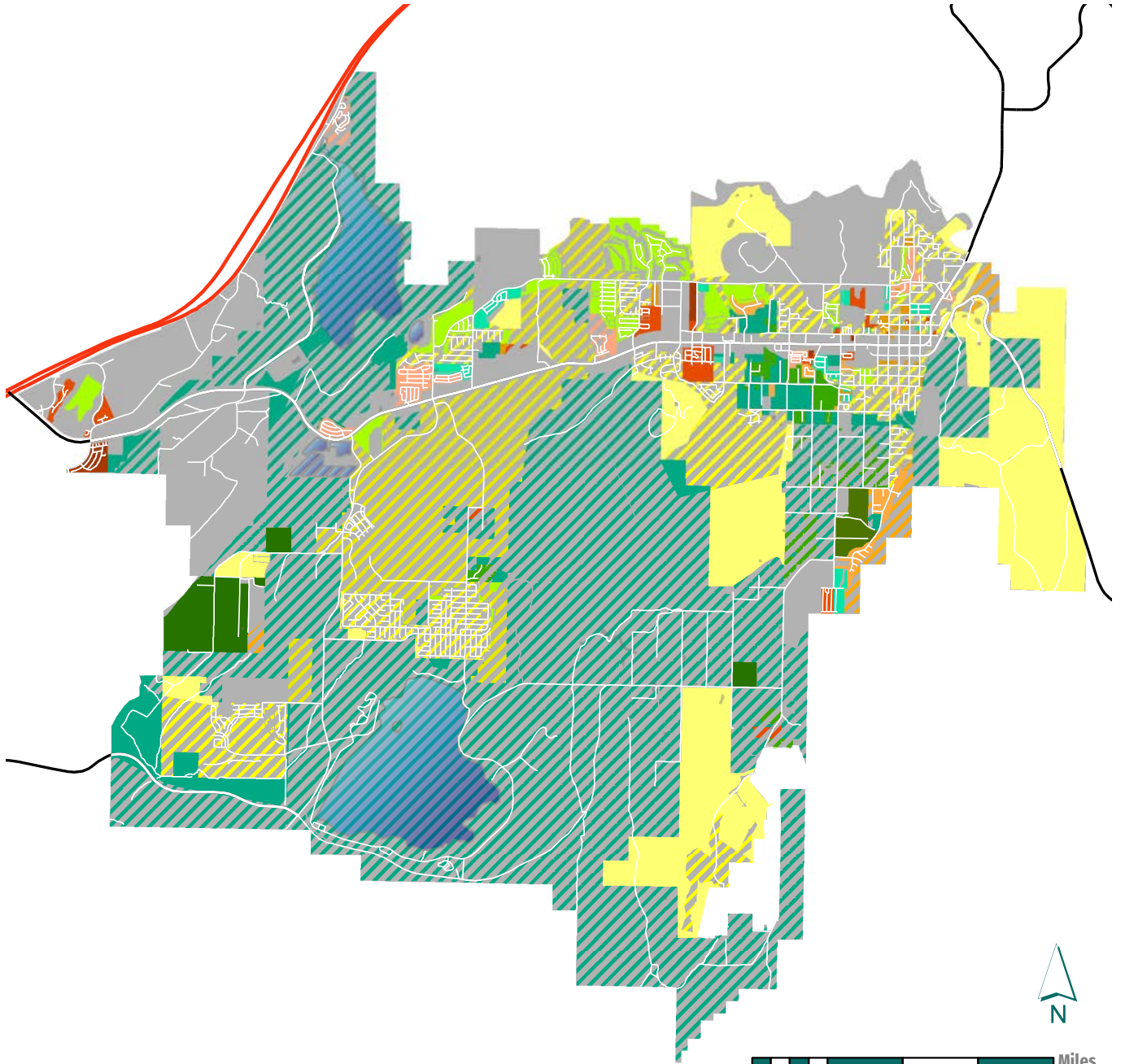
One way to ensure housing affordability is deed restriction; a mechanism for preserving the long-term affordability of housing units whose price was reduced to below-market levels through a government or philanthropic subsidy. There are currently 356 state and federal deed restricted housing units in the City, the City will need to provide opportunities for the development of additional units every year up to and including 2024.

2020 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units Gap	Available Units Gap
≤ 80% HAMFI	875	1,465	805	590	-70
≤ 50% HAMFI	615	500	270	-115	-345
≤ 30% HAMFI	405	205	70	-200	-335

Source: Hurricane City Moderate Income Housing Report 2019

CURRENT AND FUTURE HOUSING AND AGRICULTURE

*BASED ON HURRICANE CITY'S CURRENT ZONING MAP AND DEVELOPMENT STATUS



Legend

Agriculture 10 Acre	RA-1 Undeveloped	R1-10 Developed	Mobile Homes Developed
Agriculture 5 Acre	R1-6 Developed	R1-10 Undeveloped	Multifamily Undeveloped
RA-0.5 Developed	R1-6 Undeveloped	R1-15 Undeveloped	RM-1 Developed
RA-0.5 Undeveloped	R1-8 Developed	R1-15 Developed	RM-2 Developed
RA-1 Developed	R1-8 Undeveloped	Mobile Homes Undeveloped	RM-3 Developed

WHY DOES THIS MATTER?

Hurricane has a large proportion of elderly residents and young families with children. As a result, many households receive earnings from Social Security and/or retirement income. In many cases, Social Security income and retirement income are lower than the cost of living in most areas. This could be contributing to the high percentage of cost-burdened households. Planning for this group means ensuring the City has enough housing options that are not only affordable but also suited to age in place.

Hurricane's relatively new housing stock (with 2/3 of its homes constructed in the last 30 years) is an attractive factor for home buyers looking for modern, quality housing. However, the rising cost of housing is leaving 48% of local households without an opportunity to own a house. As Hurricane continues to develop homes, the City has opportunity to design and implement policies conducive to diverse housing options for families of difference sizes, age groups, and income levels.

Additionally, given the increasing popularity of second homes, the City has an opportunity to build mechanisms to safeguard the availability and attainability of rental options also for families of difference sizes, age groups, and income levels.





OUR HOUSING VISION

In 2030, Hurricane is a city that addresses their diverse housing needs with a wide range of housing options. A balance of stable single-family neighborhoods filled with full-time residents, retirement communities, affordable, well-designed multi-family developments, and residential agriculture provides options for families and individuals at all stages of life and allows residents to age-in-place.

THIS MEANS:

- » Allowing a mix of housing options such as accessory dwelling units to meet housing affordability needs
- » Providing high-quality senior housing options and smaller lots with less maintenance to allow residents to age-in-place
- » Preserving and investing in already established neighborhoods
- » Creating design standards for high-density housing
- » Managing short term/vacation rentals to mitigate potential impacts on the surrounding neighborhoods



GOALS, POLICIES, AND STRATEGIES

The goals and policies in this section support and advance the vision for our housing and is supported by the existing conditions in this chapter. The policies in this section should be used for policy guidance and assist in decision making. The strategies are specific steps the City can take to achieve each goal. This section should be used alongside the final chapter in this document, Implementation. The Implementation Chapter combines the land use strategies with strategies from other chapters and groups them together to ensure the most efficient use of City resources.

Many of the goals, policies, and strategies in this chapter are based on the City's [Moderate-Income Housing Plan](#) which was adopted in November of 2019 and the City's [Transportation Master Plan](#) which was adopted in December of 2019

Low to moderate income families are being priced out of the single family housing market based on an average sales price of \$295,600 and an affordable monthly payment of \$1291 including utilities. Allowing accessory dwelling units and the development of more small lot and multifamily housing are a couple methods the City expects to continue to facilitate

moderate to low income housing. Due to the large number of units already approved, 2021 will help the City examine the effect of these additional housing options on access to housing.

Housing stock and housing affordability can not be considered without looking at transportation. Hurricane, along with many communities in Wasatch County, is experiencing a rapidly increasing population and constantly rising annual visitation numbers to surrounding State and National Parks. These two factors combined pose challenges to the City and region's transportation systems.

As Hurricane's population continues to rise, it will become increasingly more important to consider how new housing developments are connected to recreation, education, employment opportunities, and necessary amenities.



HOUSING GOAL 1: PROVIDE CHOICE IN HOUSING OPTIONS

Over the past several years, annual population growth in Hurricane has been between 5.5% and 6.5%, with both “for sale” and rental prices having notably increased. The City desires to provide housing opportunities for a range of incomes and family sizes. Historically, most residential development in Hurricane has been for owner-occupied single family homes, and the large-lot rural residential development patterns in some areas of the City support the agricultural history and character of the area.

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.

In 2018, the City adopted the Hurricane Moderate Income Housing Plan. The Plan provides information on housing costs in Hurricane, local incomes, and the attainability of housing for City residents. The Plan also sets policies and identifies strategies to broaden housing availability. The 2019 Plan states:

“While the City cannot control the housing market, it can take steps to ensure housing options continue to be available for all residents of all income ranges and ages. These include locating appropriate land use designations for multi-family housing, manufactured home communities, and townhome development. Ensuring these land use designations are located in areas convenient to shopping, transportation, and jobs will help families keep transportation costs lower. The City will be starting an amendment of the entire General Plan in 2020 and will ensure consideration is given to these factors when finalizing the updated plan.”



POLICIES

- 1.1. The City encourages the preservation of areas suitable for a rural lifestyle consistent with the City's agricultural heritage.
- 1.2. The City supports the preservation and protection of stable existing residential neighborhoods.
- 1.3. The City encourages the development of affordable and proportionally priced and sized homes to meet all community residents and workers' needs.
- 1.4. The City encourages innovative approaches to provide affordable housing and will partner with developers to develop affordable housing implementation strategies. The city will consider available economic development tools and statewide resources to encourage development of affordable housing.
- 1.5. Medium and high density residential developments should be planned near support facilities such as collector and arterial roads, schools, shopping, and employment centers.
- 1.6. Medium and high density residential developments should be planned and designed to minimize impacts to nearby existing developments, while providing high-quality, attractive housing options.
- 1.7. Planning for the proposed St. George to Zion bus system should include housing options near projected stops along the route. These stops may be located in areas already built up with older housing stock that can be utilized by lower income households.
- 1.8. The City encourages well planned and managed manufactured homes as a way to provide affordable single family housing.
- 1.9. The City supports the development of senior living facilities that can accommodate different levels of care.
- 1.10. Housing developments should not be placed in close proximity to heavy industrial land uses where possible.
- 1.11. Mixed housing developments should be configured in a manner that preserves open space where possible.
- 1.12. The City encourages implementation of inclusive design standards that allow residents to comfortably age-in-place.
- 1.13. Housing developments should include a mix of housing types and densities to support households from a wide range of incomes.



STRATEGIES

- 1.1. Consider adopting regulations to provide a bonus of one additional housing unit for each affordable unit provided, up to 5% of the total number of residential units in certain zones.
- 1.2. Ensure that developments that receive incentives for affordable housing provide plans to maintain the affordability of the units beyond the first occupants or a set time period.
- 1.3. Allow for moderate income residential development in mixed-use zones and planned commercial and neighborhood commercial zones based on guaranteed low to moderate income rental or ownership rates for a set time period.
- 1.4. Zone for affordable housing near major corridors such as SR-9.
- 1.5. Continue to allow for accessory dwelling units for full-time and short-term renters, which provides revenue for City residents.
- 1.6. Consider revising the land use code for mixed use and planned commercial zones to set specific densities and percentages of residential uses in commercial zones, with density bonuses available for deed restricted rent and sales prices.
- 1.7. Begin a study on the per-acre density standards in multi-family zones and consider how to rewrite the land use code to more easily accommodate more single bedroom units with less parking on the same size parcels. Consider amending the land use code to adjust density per acre standards to be based on number of bedrooms and parking requirements rather than unit count.
- 1.8. Create a plan to enforce Short Term Rental violations with civil penalties to increase regulation authority.
- 1.9. Adopt a policy regarding the implementation of Public Infrastructure Districts (PIDs), as well as a vision for enacting Community Reinvestment Areas (CRAs) to support a variety of housing stock.
- 1.10. Consider the impact of a transferable developmental rights (TDR) program to ensure preservation of agricultural land and open space in exchange for increased intensity of uses in key, supportable areas.
- 1.11. The City will continually review the Moderate Income Housing Plan and update the goals and strategies to align with this 2021 General Plan and ensure the plan complies with state law.



TRANSPORTATION GOAL 1: PROVIDE EFFICIENT AND SAFE TRAVEL OPTIONS

POLICIES

- 1.1. New development should take into account surrounding sidewalk networks and provide a similar or higher level of comfort for pedestrians.
- 1.2. The City prioritizes sidewalk, trail, and pedestrian facility infill.
- 1.3. The City supports the development of walkable communities and neighborhoods.
- 1.4. The City supports programs that encourage the use of alternative modes of transportation.
- 1.5. The City supports the development of communities that are near employment and educational opportunities, recreational amenities, and retail necessities and that would result in decreased vehicle miles traveled within the city.
- 1.6. The City supports affordable, safe, and easy-to-use transit options for everyone with emphasis on seniors, youth, people with low income levels, people with mobility impairments, and other transit-reliant individuals.



STRATEGIES

- 1.1. Annually assess the fiscal feasibility of prioritized project recommendations outlined in the 2019 Transportation Master Plan.
- 1.2. Develop bicycle route and parking standards.
- 1.3. Designate, sign, and leverage recreational bicycle routes.
- 1.4. Develop an active transportation committee
- 1.5. Coordinate with Washington and St. George to include SunTran routes in Hurricane.
- 1.6. Consider locations for future park-and-ride lots for public transportation and ride sharing.
- 1.7. Consider developing transportation demand management programs and traffic control measures among businesses and employers which are substantial generators or attractors of traffic in order to reduce trip generation, traffic congestion, and air quality impacts.
- 1.8. Develop an Active Transportation Master Plan.



CHAPTER 5

OUR ECONOMY

Hurricane has strong service, retail/accommodation, educational, and health care industries drawing non-resident workers from neighboring communities. However, three-quarters of Hurricane residents travel to other communities for work.

Combined with the large percentage of job opportunities being in the accommodation and retail industries, this commute is likely due to lower paying jobs. When commuters are traveling to other cities for work, they are likely spending money on groceries and goods there before returning home to Hurricane.

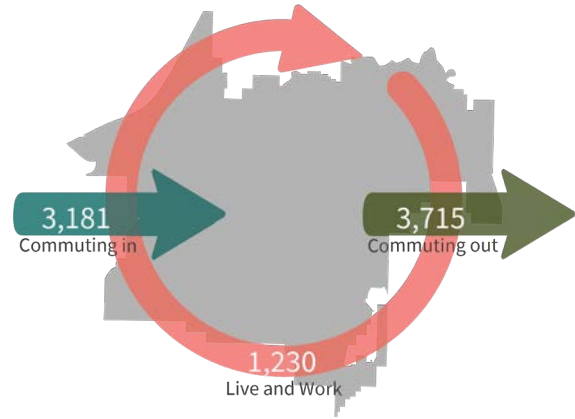
These workers may not be making Hurricane their home due to the current prices and shortages of housing options. Hurricane has an opportunity to develop workforce housing to provide a live/work balance for those who contribute to Hurricane's economy. Similarly, for the three-quarters of Hurricane residents who travel to other communities for work, the City has an opportunity to identify and attract industries that can help diversify local employment options, leading to secure, higher paying jobs. Balancing economic with housing efforts will not only increase revenue but also the quality of life of residents who can live, work, and play, right at home.

OUR ECONOMY IN 2020

WHERE DO WE WORK?

Employees in Hurricane on average have a shorter commute time than the normal US worker at 20.4 minutes compared to 25.1 minutes. However, 102 Hurricane households, 1.8% of the workforce, have “super commutes” in excess of 90 minutes and an additional 90 households commute 60-89 minutes for work. The average commute times indicate that there are a good number of jobs near Hurricane, but there are still residents who travel over an hour to and from work every day.

Interestingly, over 75% of Hurricane residents work outside of the city and 71% of Hurricane’s workforce commutes into Hurricane from the surrounding areas. Hurricane residents are primarily commuting west and over 37% of residents are traveling to St. George for work. Non-resident workers in Hurricane are also mainly commuting from St. George.



The high interchange of inflow and outflow workers, especially with St. George, highlights an opportunity for Hurricane to partner with other communities to provide transit options to serve those commuters better.

WHO DO WE EMPLOY?

Employment statistics illustrate the relative diversity of the economy and the degree of dependence on certain sectors. Occupation demographics offer additional information to describe what residents do for a living. Occupational information describes what people do, while employment by industry describes where people work.

The most common employment sectors for those who live in Hurricane, are Accommodation & Food Services, Retail Trade, and Health Care & Social Assistance. However, the highest paying industry is Real Estate & Rental & Leasing, averaging \$112,902 annually, Transportation & Warehousing and Transportation & Warehousing, & Utilities are the next highest paying industries, with median earnings at less than half those of the Real Estate industry (\$54,750 and \$52,414 respectively).

The most common occupations available in Hurricane are retail trade, education, healthcare, and accommodation and food services. The proximity of popular tourist destinations - to Zion National Park, Quail

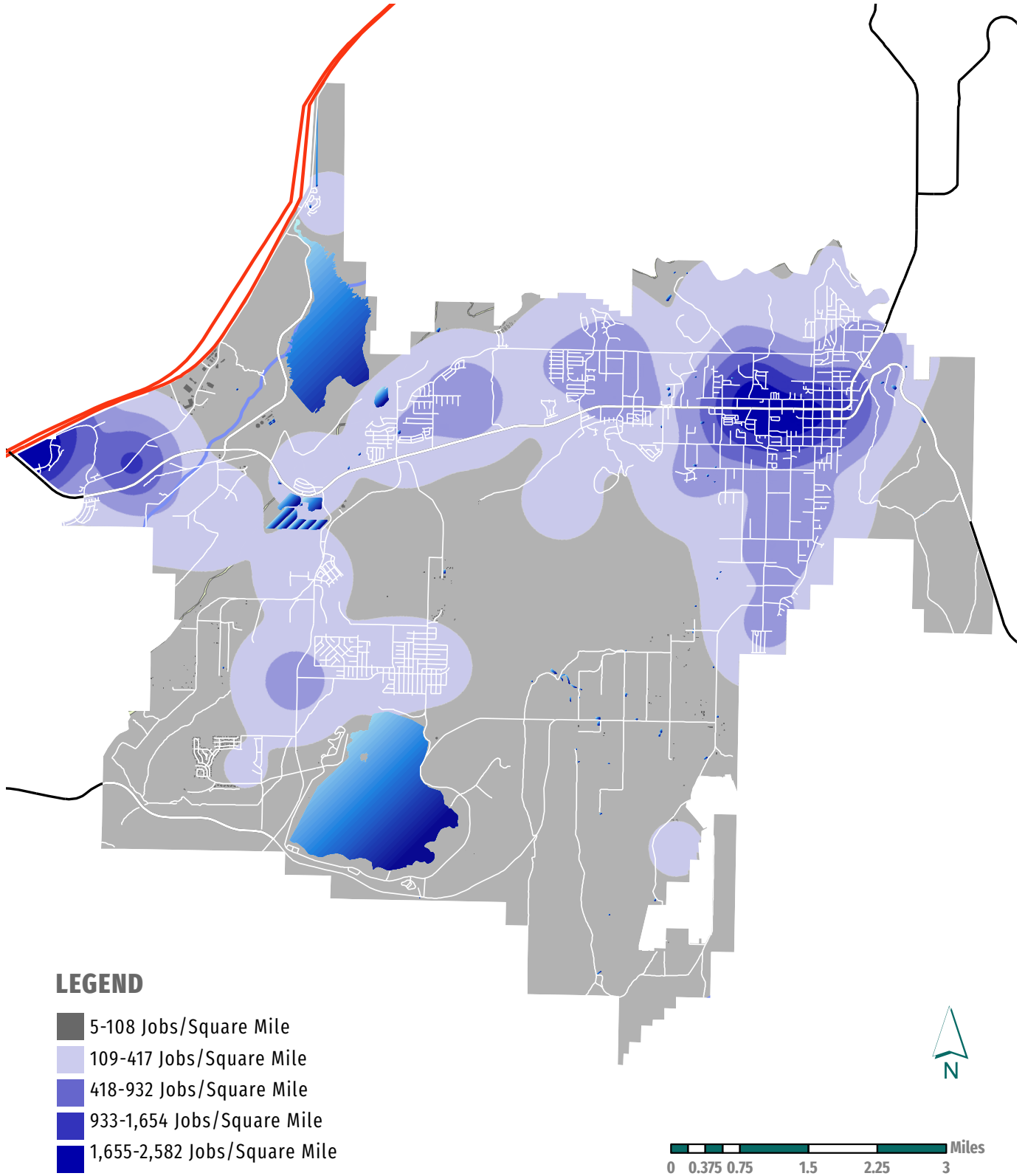
Creek and Sand Hollow State Parks, and Red Cliffs National Recreation Area- are likely contributing to the number of people in the accommodations & food services and retail industries. Unfortunately, these occupations tend to be among the lowest paying industries. For the third quarter of 2019, hospitality and service industry jobs in Washington County paid roughly \$1,500 to \$2,500 per month. The high number of jobs in the health care & social assistance industry and health care support occupations may be tied to the high number of retirees in the community or to the proximity to St. George Regional medical center, which serves northwestern Arizona, southeastern Nevada, and southern Utah.

Employment by Industry



United States Census American Community Survey 2018

Where People Work



EMPLOYMENT DEMOGRAPHICS

Income inequality in Hurricane is higher than the national average. Income inequality is measured using the Gini Index, which analyzes the distribution of income across income categories in a population. A higher Gini Index indicates greater inequality, with high income individuals receiving much larger percentages of the total income of the population. A low Gini index indicates lesser inequality. The Gini Index for Hurricane is 0.484, compared to the national average of 0.479. Additionally, the median household income in Hurricane is \$49,961, with males making an average of 1.53 times more than females.

Hurricane is a family community with a large population of retired residents. As such, half of Hurricane’s workforce is between the ages of 30 and 54. Other potential factors resulting in a high percentage of workers age 30-54 compared to other age groups are a lack of entry-level jobs that allow younger workers to enter the workforce, and an unwillingness for workers under the age of 29 to live in Hurricane and commute to work. Both reasons suggest an increase in the number of entry level jobs is needed to attract younger workers, especially as workers in senior level positions retire.

TOURIST ECONOMY

Recreation tourism is quickly becoming one of the United State’s largest economic sectors, according to the Outdoor Industry Association. The outdoor recreation industry generates \$887 billion in consumer spending annually, 4.6 million American jobs, \$65.3 billion in federal tax revenue, and \$59.2 billion in state and local tax revenue. The industry is third nationally in annual consumer spending, behind health care and financial services/ insurance.

A large amount of tourist trips in Utah are to State and National Parks. Annual visits to National Parks in Utah have increased dramatically over the last decade from 5.7 million in 2008 to 10.7 million in 2018 while annual ski trips in Utah have remained somewhat steady. Zion National Park alone saw roughly 4.3 Million visitors in 2018. Hurricane’s two state parks attracted nearly a million visitors in 2019 with Quail Creek finishing out the year (July 2018-June 2019) with 148,466 visitors and Sand Hollow 827,527 visitors. Though the traffic to these parks never stops, the busiest months are late spring and early summer, from April to July.

Utah is a leader in the national trend for recreational outdoor tourism, welcoming over 19 million visitors in 2018 alone (from in and out of state). Roughly 75% of trips in Utah are for leisure, as opposed to business, with about 15 million leisure trips in 2018. In 2018, Utah visitors spent \$9.75 billion, supporting 136,000 jobs and resulting in \$1.28 billion in state and local tax revenue. The top industries in which tourists spend their money are sports and recreation averaging \$1,070 per trip, adventure sports averaging \$880 per trip, and parks and gardens averaging \$867 per trip.

Hurricane is in a unique location with close proximity to several national and state parks and a celebrated network of mountain biking trails. Capitalizing on this national and state-wide trend will have huge economic benefits and can create hundreds of jobs each year.



WHY DOES THIS MATTER?

Hurricane has strong service, retail/accommodation, educational, and health care industries, drawing non-resident workers from neighboring communities. However, three-quarters of Hurricane residents travel to other communities for work. This may indicate a low amount of living wage jobs, with many job opportunities being in the accommodation and retail industries. When commuters are traveling to other cities for work, they are likely spending money on groceries and goods there before returning home to Hurricane. Additionally, long commutes translate into increased vehicles miles traveled (VMTs) which are associated with increasing emissions and automobile collisions, and decreasing physical activity.

These workers may not be making Hurricane their home due to the current prices and shortages of housing options. Hurricane has an opportunity to develop workforce housing to provide a live/work balance for those who contribute to Hurricane’s economy. Similarly, for the three-quarters of Hurricane residents who travel to other communities for work, the City has an opportunity to identify and attract industries that can help diversify local employment options, leading to secure, higher paying jobs. Balancing economic with housing efforts will not only increase revenue but also the quality of life of residents who can live, work, and play, right at home.



View of Zion National Park Source: Hurricane City



Quail Creek State Park Source: Logan Simpson



Sand Hollow State Park Source: Reddit



OUR ECONOMY VISION

In 2030, Hurricane has a strong and resilient economy that is supported by a variety of industrial and manufacturing, recreational tourism, local businesses, and healthcare facilities with employment opportunities that offer living-wage jobs. While there are many opportunities for living-wage jobs, and the City's downtown has activities, dining, and retail for residents, employees, and visitors to enjoy, the City maintains a small-town feel.

THIS MEANS:

- » Creating more opportunity for living-wage jobs
- » Capitalizing on local tourism industry to bring in new strings of revenue
- » Creating vibrant public places downtown for residents and visitors to gather
- » Encouraging development of a new health care facility
- » Encouraging more restaurants, bars, and retail options

GOALS, POLICIES, AND STRATEGIES

The goals and policies in this section support and advance the vision for our economy and is supported by the existing conditions in this chapter. The policies in this section should be used for policy guidance and assist in decision making. The strategies are specific steps the City can take to achieve each goal. This

section should be used alongside the final chapter in this document, Implementation. The Implementation Chapter combines the land use strategies with strategies from other chapters and groups them together to ensure the most efficient use of City resources.

ECONOMY GOAL 1: SUSTAIN A DIVERSE AND RESILIENT ECONOMY

POLICIES

- 1.1. The City supports the revitalization of the downtown area.
- 1.2. The City strives to create an environment that will attract new business and employment to Hurricane.
- 1.3. The City strives to attract clean, non-polluting industries.
- 1.4. The City supports industrial uses with convenient access to transportation and other services.
- 1.5. The City encourages commercial development in “walkable” (pedestrian - oriented) centers.
- 1.6. The City supports private investments in workforce development, training, technology, and education for the evolving needs of a diverse workforce and changing economy.
- 1.7. The City supports the redevelopment of existing commercial and industrial sites in both urban and rural areas.
- 1.8. The City supports provision of basic and enhanced services needed to foster local employment opportunities.
- 1.9. The City supports secondary-income options on agricultural land through home and accessory rural occupations.
- 1.10. The City supports the development of businesses that will pay living wage jobs.
- 1.11. School sites should be located in such a manner that they provide educational services in convenient and safe locations.
- 1.12. The City shall work with the School District to ensure that schools are designed to minimize negative impacts on surrounding neighborhoods.
- 1.13. The City shall continue to work with Dixie State College to expand programs and facilities in the Hurricane Valley.
- 1.14. The City continually collaborates with municipalities, economic development, business groups, non-profit organizations, and educational institutions on a coordinated regional approach to economic and workforce development.

STRATEGIES

- 1.1. Coordinate with health care companies to expand their medical facility in Hurricane.
- 1.2. Create a downtown master plan that will guide the City in redevelopment and recommend standards for public infrastructure, streets, sidewalks and trails, bike lanes, housing, and commercial uses.
- 1.3. Create an economic development master plan that will outline strategies for attracting business and retaining current business within the City and identify a council to execute and implement the plan.
- 1.4. Create a retail strategy plan that understands current sales tax generators and where areas of growth might be best accommodated.
- 1.5. Create a financial sustainability model that projects key future expenditures and revenues to best understand city capacity and future development potential/impacts.
- 1.6. Support creating commercial spaces in population Centers in the City to provide services to those areas.
- 1.7. Create a citywide understanding of the financial implications of each development type, clearly outlining fiscal impacts and costs of services for all commercial and residential uses.
- 1.8. Support mixed use developments in key areas to support future commercial growth. Require a minimum percentage of those developments be retained as commercial space.
- 1.9. Support continued industrial growth and zone changes in appropriate areas of the City.
- 1.10. Support the Zion Regional Collaborative to bring infrastructure improvements into the area that will help attract tourists.
- 1.11. Create activities in the downtown area to attract people to commercial sites.
- 1.12. Periodically review and update the City's policy regarding the implementation of Public Infrastructure Districts (PIDs), as well as a vision for enacting Community Reinvestment Areas (CRAs) to support a variety of commercial and residential properties.
- 1.13. Allow for Heavy Industrial in proper areas, ensure there is proper buffering between heavy industrial sites and residential areas.



CHAPTER 6

OUR OPEN SPACE AND TRAILS

Hurricane is widely known for breathtaking scenery, large agricultural properties, two state parks, and convenient access to world-class recreation opportunities. Naturally, it's these things that many residents recognize as some of the most important aspects of life in Hurricane City.

Parks and open space are a vital part of life in Hurricane. When surveyed, citizens ranked this the most important aspect of the community. When planning for Hurricane's future, open space and access to parks and recreation should be a top priority.

Given the presence of multi-generational households and of diverse visitors, the City of Hurricane has an opportunity to enhance the accessibility of parks and open spaces for people with different physical abilities. There is also an opportunity to enhance public spaces and events so they can be enjoyed by multi-generational families.

OUR OPEN SPACE AND TRAILS IN 2020

EXISTING AND PLANNED OPEN SPACE

In the first questionnaire of the Have Your Say Hurricane process, 76% of participants agreed that open space, trails, and parks are their favorite thing about Hurricane and 59% of those responses were in favor of natural open space. In the heart of Southern Utah, with stunning views of red rock bluffs, the Virgin River, two state parks, ready access to the Red Cliffs National Conservation Area and the Confluence Park, and proximity to Zion National Park; Hurricane’s natural beauty is unmatched. This deep love for and connection to the natural environment is a defining attribute of Hurricane’s culture.

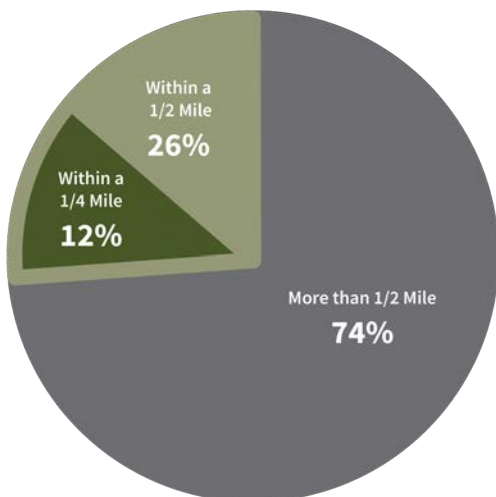
Currently, there are 17 formal city-owned parks and four more planned. Existing city-owned parks add up to roughly 88 acres of park space. With the four new planned parks, this number will increase to 147. Among city-owned parks, Hurricane has a dog park, a BMX park, two splash pads, a fishing pond, playgrounds, picnic areas, and various sports fields and courts for residents and visitors to use and enjoy. In addition to these city owned parks, Hurricane owns two golf courses, one City-run and one leased to

a local resort, and is home to an additional newly opened private golf course.

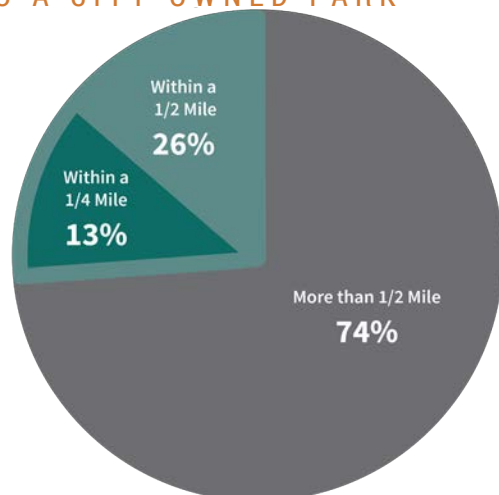
Hurricane City is also home to two state parks and surrounded by federally protected natural open space. Sand Hollow State Park is a 1,322-acre warm-water reservoir along the southern border of the City. Visitors come from all over the western United States to enjoy and Sand Hollow’s sandy red-rock beaches that lead directly to incredible sand dunes for off road activities. Among the most popular activities in the state park include skiing and wakeboarding, fishing, swimming, beach going, ATV riding, camping, and canoeing, just to name a few.

On the North end of the City is Quail Creek State Park with a 600-acre reservoir, also ice free year-round. While this state park lacks the sandy beaches of Sand Hollow, it provides beachside picnic areas, fish cleaning stations, dog friendly areas, mountain bike trails, lakeside camping, and a no wake area great for paddling of all kinds as well as shore fishing opportunities and a gear rental shop.

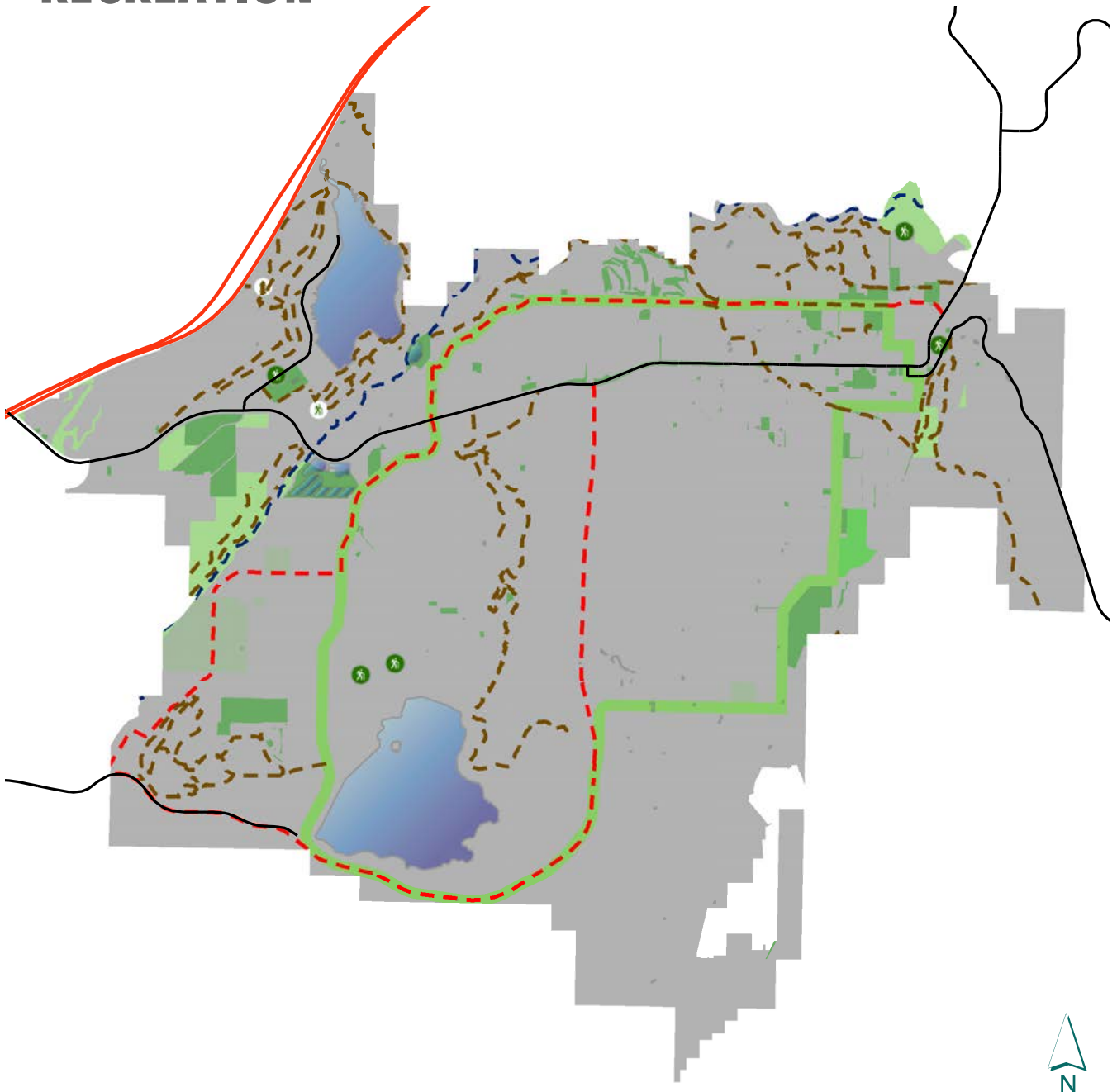
RESIDENTIAL WALKING DISTANCE TO A CITY-OWNED PARK













ALL PARCELS WALKING DISTANCE TO A CITY-OWNED PARK



RECREATION



Legend

- | | | |
|--|--|--|
|  Agricultural 10 Acre |  Virgin River Trail (planned) |  Shared Route |
|  Agricultural 5 Acre |  Separate Facility Paved |  Existing Trail Heads |
|  Open Space |  Separate Facility (planned) |  Planned Trail Head |
|  Public Facility | | |

OPEN SPACE PER CAPITA

Parks and open space are a high priority for Hurricane residents, and trails are crucial to ensuring that all residents have safe and convenient access to these outdoor amenities. Currently, Hurricane City maintains 88 acres of City-owned park space and has 18,205 residents. This makes about 4.8 acres of parks per 1,000 residents. With planned parks totaling 147 acres and accounting for a future population in 2050 of 47,039 (Mountainland Association of Governments), this ratio changes to 3.12 acres per thousand.

Adding in state and federally owned land dramatically increases the amount of parks and open space available per capita in Hurricane. Hurricane City is bursting with open space and recreation opportunities inside and outside the City boundary, but much of this land is state or federally owned. Including the state owned (3,772.5 acres) and planned additional parks, there will be 3,919 acres of parks within Hurricane City limits, making roughly 83 acres per thousand residents. The issue with including this land in per capita and walkability statistics is that this land often has additional regulations and/or fees that can make them less accessible.

EXISTING AND PLANNED TRAILS

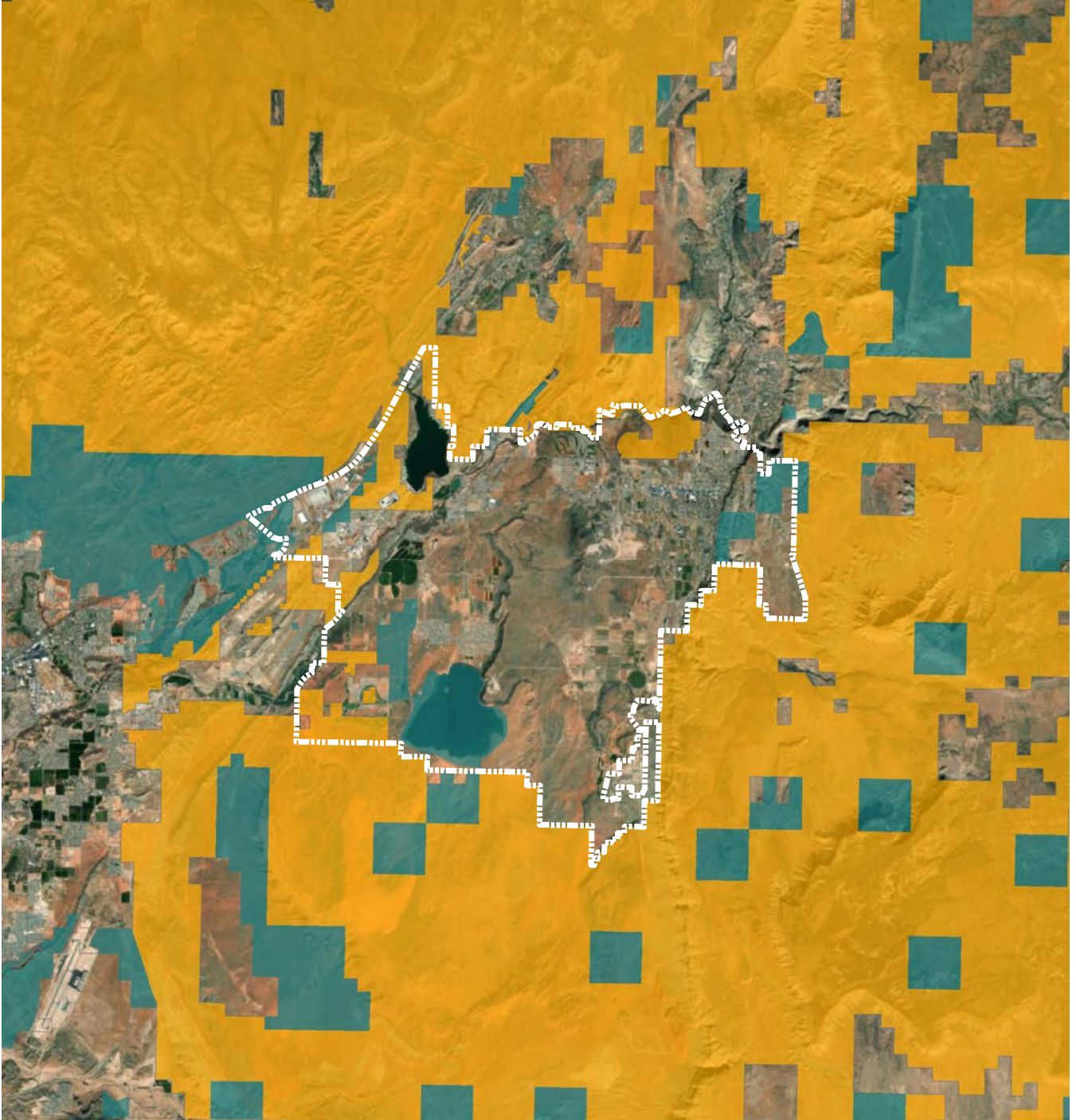
Hurricane City is known as a “home base” for a wide range of hiking and biking trails in Southern Utah. Inside City borders, Hurricane has 153 miles of trails existing and planned to connect residents and visitors locally and regionally. Plans include 11 miles for bike-only trails, 41 for hike-only trails, and 101 miles for bike/hike/equestrian trails.

WHY DOES THIS MATTER?




Parks and open space are a vital part of life in Hurricane. When surveyed, citizens ranked this the most important aspect of the community. When planning for Hurricane’s future, open space and access to parks and recreation should be a top priority.

Given the presence of multi-generational households and of diverse visitors, the City of Hurricane has an opportunity to enhance the accessibility of parks and open spaces for people with different physical abilities. There is also an opportunity to enhance public spaces and events so they can be enjoyed by multi-generational families.

LAND OWNERSHIP



Legend

-  Federal
-  State
-  Private





OUR OPEN SPACE AND TRAILS VISION

In 2030, Hurricane is surrounded by scenic red-rock open space and trails for hiking, biking, walking, and OHV, and the many City-owned parks offer a wide range of activities for all ages. The City's internal sidewalk and trail system connects seamlessly to regional trails and recreation opportunities, offering endless possibilities for adventure. The City coordinates closely with state and federal organizations on Quail Creek and Sand Hollow State Parks and the surrounding BLM land, to ensure the preservation of natural open space and the continuation of unique recreation opportunities.

THIS MEANS:

- » Collaborate regionally to ensure connected trail systems
- » Connect internal trail systems and enhance pedestrian/bike crossings
- » Continue to support natural open space preservation
- » Evaluate new locations for parks where residents do not have reasonable walking access
- » Evaluate the feasibility of expanding recreational activities



GOALS, POLICIES, AND STRATEGIES

The goals and policies in this section support and advance the vision for our open space and trails and is supported by the existing conditions in this chapter. The policies in this section should be used for policy guidance and assist in decision making. The strategies are specific steps the City can take to achieve

each goal. This section should be used alongside the final chapter in this document, Implementation. The Implementation Chapter combines the land use strategies with strategies from other chapters and groups them together to ensure the most efficient use of City resources.

OPEN SPACE AND TRAILS GOAL 1: INCREASE ACCESS TO RECREATION AMENITIES

POLICIES

- 1.1. The City will work to provide a variety of park types and sizes to meet the broadest possible spectrum of recreational needs, readily available to serve all residents of the City.
- 1.2. The City promotes joint development of City/School park sites and facilities.
- 1.3. The City supports the transition of 100 West (from State Street to 100 South) from a vehicular road to a plaza, provided that the transition is accompanied by the development of additional, adequate parking.

STRATEGIES

- 1.1. Evaluate the locations, amount, and quality of recreation and open space frequently to assure that current and future populations have adequate access to these amenities.
- 1.2. Periodically review development impact fees and/or land dedication requirements to ensure they accurately reflect the true costs to the City of providing parks and recreation facilities for its residents.
- 1.3. Consider cost effective and self-sustaining upgrades to/expansion of the Community Recreation Center or a phased approach to expansion.
- 1.4. Review standards for level of service, proximity and service areas for pocket/neighborhood parks to expand residential access to recreation.
- 1.5. Explore feasibility of using 100 West (from State Street to 100 South) as a pedestrian oriented plaza.
- 1.6. Update Hurricane's Sensitive Land and Hillside Ordinance to ensure the protection of sensitive lands and open space.

OPEN SPACE AND TRAILS GOAL 2: INTERCONNECTED TRAIL SYSTEM

POLICIES

- 2.1. The City encourages the development of walking and bike paths/lanes in new development to contribute to an interconnected system that links major destinations.
- 2.2. Neighborhoods should be designed to provide safe pedestrian connectivity. This may include trails between lots, wider sidewalks, and connections through open space, parks, and common areas.
- 2.3. The City encourages pedestrian connectivity to improve safety and quality of life, enhance the sense of community, encourage people to walk or bike, and increase the opportunity for neighbors to interact.
- 2.4. New trail systems shall provide access to adjacent neighborhoods, open spaces, and employment centers and tie in with the Washington County and adjacent city trails systems.
- 2.5. The City coordinates closely with surrounding land owners, such as BLM, to ensure local and regional trail systems are connected.

STRATEGIES

- 2.1. Update the City's trails and active transportation master plan to include:
 - a. Timeline, funding, and partners for proposed/planned trail projects
 - b. Identify trailheads for upgrades
 - c. Identify key locations and trailheads for wayfinding signage and maps
 - d. Standards for bike lanes and locations for future bike routes
- 2.2. Consider revising City codes to require master planning to provide open spaces and recreation facilities for all residential projects larger than 5 acres.
- 2.3. Improve key intersections where trails cross major roads with enhanced crosswalks.
- 2.4. Coordinate with canal companies to explore the possibility of canal trails.
- 2.5. Apply for grants to achieve trail connectivity goals.
- 2.6. Propose an annual trail development and acquisition budget.
- 2.7. Pursue purchasing or dedication of waterways, floodplains, and washes for trails within the City.
- 2.8. Assist in the organization of an Active Transportation Committee for hikers and bikers to engage the community in trails planning.

CHAPTER 7

OUR NATURAL RESOURCES

Hurricane City is nestled in the middle of a beautiful red-rock desert and surrounded by State and Federally Protected lands that are nationally recognized for their unique beauty. Hurricane has the opportunity to capitalize on the beautiful and abundant natural resources Southern Utah has to offer.

Moving forward, as the City continues to develop, it will be important to preserve critical viewsheds that connect residents to their scenic landscape. Additionally, understanding the effect of water availability and cost to new developments is crucial.

Water is a valuable resource, especially in semi-arid climate. As a land use that requires plenty of water, agricultural uses should be closely evaluated. Agriculture is an important part of Hurricane's history and many residents call it a defining part of the City's character. Understanding the role agriculture plays in Utah's economy and how the market for locally-grown produce is evolving and can bring light to new opportunities for agricultural preservation in Hurricane and inform decisions that will make the most of this high-water-use land. As Hurricane continues to develop, the City has an opportunity to strengthen food security and resilience by incorporating food networks (urban farms, community gardens, etc) into development projects.

OUR NATURAL RESOURCES IN 2020

OUTDOOR RESOURCES

Hurricane City is known for their stunning views and close proximity to natural open space. Outdoor resources in the City are highly valued by residents.

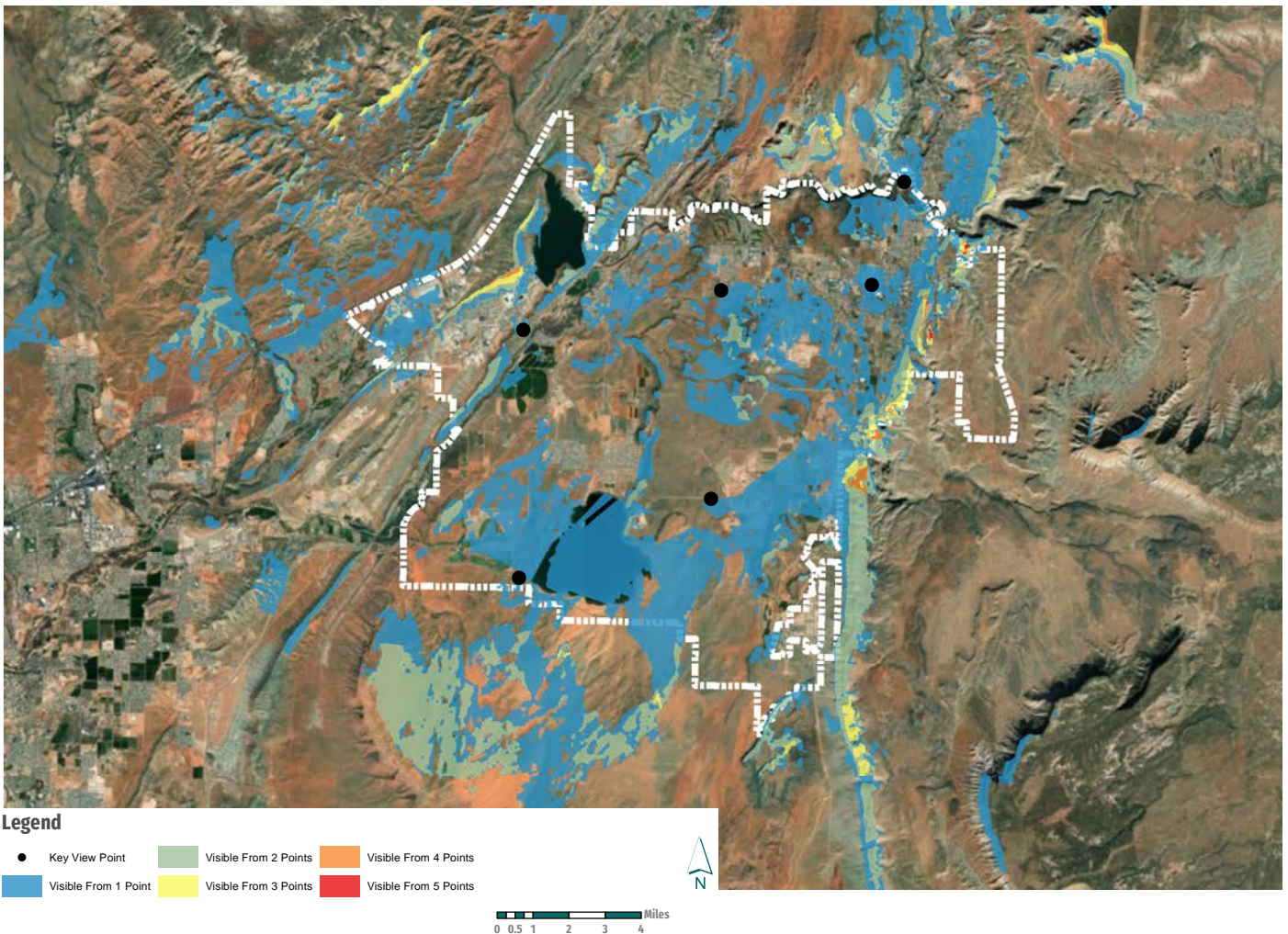
Some of the other abundant outdoor resources in the City include the water supply, agricultural land, and dark night skies.

VIEWSHEDS

One thing that all Hurricane residents can agree on is that the view is unbeatable. In the heart of Southern Utah, Hurricane’s red rock bluffs, sky blue reservoirs, and historic charm are all highly valued assets in the community. Since a large percentage of the City is currently undeveloped, the views of this landscape are rarely interrupted.

regions color-coded by how many of these viewpoints have visibility of the region. This map helps determine which viewsheds are likely to be the most important to a community, as areas that can be seen from several points in the City may be more valuable. This map shows that the ridge to the Southeast of the City can be seen from almost anywhere in town, indicating that it may be an important view to preserve as new development occurs.

The map below shows several “viewpoints” scattered through town (represented as black dots) and several



WATER SUPPLY

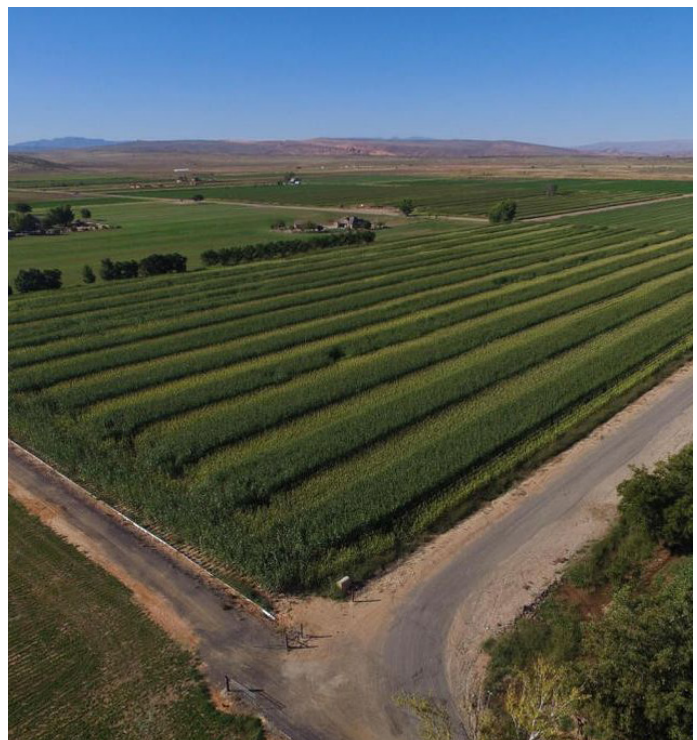
Our beautiful desert landscape also comes with an extra awareness of water supply and quality. Hurricane City’s water department is responsible for the culinary and pressurized irrigation systems for the community and maintains several springs and wells along with water lines, meters, tanks, etc. The

City also has a Water Board that is responsible for reviewing the City’s water supply and distribution system. An agreement with the Washington County Water Conservancy District for wholesale water delivery helps cover areas and times when municipal supplies cannot keep up with demand.

AGRICULTURAL RESOURCES

In a study conducted by Envision Utah in 2014, an astounding 97% of Utahans favored scenarios where Utah increases production in agriculture and consumes more locally grown food, even though Utahans are exporting locally-grown produce and consuming more out-of-state food. In fact, according to the American Planning Association of Utah, “roughly 3% of fruits and 2% of vegetables consumed by Utahans are grown in-state ... In contrast, Utahans produce 95% of grains, 134% of protein (beef, pork, chicken, turkey, eggs), and 26% of dairy, but not all of that production is consumed by Utahans, in part due to the lack of processing facilities.” (APA Admin)

Behind livestock and dairy, alfalfa hay is by far the most abundant agricultural resource produced in Utah and it’s certainly the most common crop, in 2017 the state produced over two million tons of it. In 2017 Washington County alone had 8,507 acres of alfalfa fields followed by 114 acres of vegetable fields and 70 acres of peach fields.



Hurricane Agriculture Source: Realtor.com

Economic Contribution of Utah’s Production Agriculture to the Utah Economy in 2014				
	Direct	Indirect	Induced	Total
Output (\$ Millions)	\$2,375	\$732	\$369	\$3,477
Employment	17,968	5,141	2,762	25,871
Labor Income (\$ Millions)	\$130	\$130	\$109	\$538
Total Value Added (\$Millions)	\$1,392	\$361	\$200	\$1,953

Source: IMPLAN Analysis with revised 2014 ag receipts

DARK SKIES

Over the last several years, many rural communities or communities surrounding large areas of protected land, such as national parks have been pushing to reduce light pollution. There are few areas left in the United States where you can see the Milky Way.

In addition to the cultural and sentimental effects of losing our night skies, light pollution has a dramatic effect on natural ecosystems. For billions of years, plants and animals have been able to count on a predictable pattern of day and night and have adapted to this schedule. This schedule determines important patterns and behaviors for reproduction, sleep, protection from predators, and access to food and nourishment. As light pollution spills past city limits into natural habitats, it disrupts this pattern by lighting the night and can have deadly effects on many species.

Research scientist Christopher Kyba stated that, for nocturnal animals, “the introduction of artificial light probably represents the most drastic change human beings have made to their environment... Predators use light to hunt, and prey species use darkness as cover.” Kyba further explains that “near cities, cloudy skies are now hundreds, or even thousands of times brighter than they were 200 years ago. We are only beginning to learn what a drastic effect this has had on nocturnal ecology.”

WHY DOES THIS MATTER?

Hurricane has the opportunity to capitalize on the beautiful and abundant natural resources Southern Utah has to offer. Moving forward, as the City continues to develop, it will be important to preserve critical viewsheds that connect residents to their scenic landscape. Additionally, understanding the effect of water availability and cost to new developments is crucial in Southern Utah’s semi-arid climate. The City has an opportunity to review development standards, specifically in regards to landscaping, to ensure water is being used wisely and is somewhat consistent with the natural vegetation.

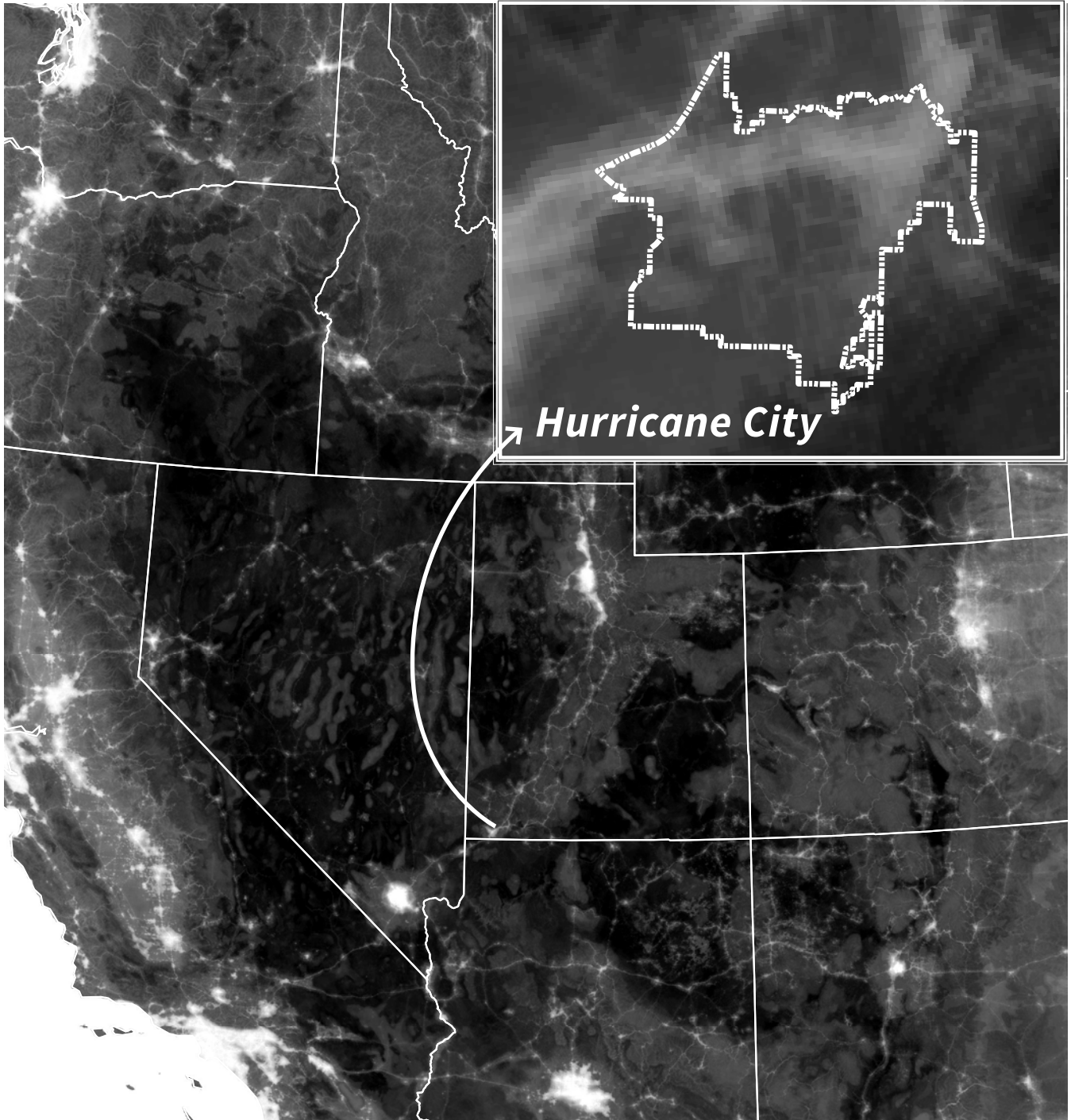
Water is a valuable resource, especially in semi-arid climate. As a land use that requires plenty of water,

Utah is lucky enough to have 16 certified dark-sky communities and parks. To become an International Dark Sky Park certified by the International Dark-Sky Association, a park must “demonstrate robust community support for dark sky protection and document designation-specific program requirements.” The closest certified dark sky park to Hurricane is Cedar Breaks National Monument, which is about an hour drive from Hurricane City or Kaibab Indian Reservation, which is roughly 45 miles to the south, just over the Arizona border.

Though Hurricane is not certified as a Dark-Sky Park or Community, it is still a common place for “astro-tourism”. Stargazing and astrotourism are becoming increasingly more popular as urban areas continue to develop and light pollution spills further into urban communities. Protecting these night skies provides a beautiful natural asset to the community, but it can also offer an economic advantage. Since most light pollution comes from unnecessary outdoor lighting, or lighting that is not properly shielded, eliminating excess outdoor lighting can improve visibility of the night sky and save millions of dollars.

agricultural uses should be closely evaluated. Agriculture is an important part of Hurricane’s history and many residents call it a defining part of the City’s character. Understanding the role agriculture plays in Utah’s economy and how the market for locally-grown produce is evolving can bring light to new opportunities for agricultural preservation in Hurricane and inform decisions that will make the most of this high-water-use land. As Hurricane continues to develop, the City has an opportunity to strengthen food security and resilience by incorporating food networks (urban farms, community gardens, etc) into development projects.

LIGHT POLLUTION



Legend

 State Boundaries


Darker Brighter



 Miles
0 35 70 140 210 280



OUR NATURAL RESOURCES VISION

In 2030, Hurricane is aware of its unique location in the heart of an arid climate and strives to minimize negative impacts on the surrounding environment. The City's policies reflect a desire to protect the scenic views, natural open space, quality of our limited water supply, and the wildlife and natural habitats surrounding our city.

THIS MEANS:

- » Creating new and enhanced regulations for water use
- » Preserving key views
- » Preserving agriculture
- » Preserving natural open space
- » Creating dark Sky regulations

GOALS, POLICIES, AND STRATEGIES

The goals and policies in this section support and advance the vision for our natural resources and is supported by the existing conditions in this chapter. The policies in this section should be used for policy guidance and assist in decision making. The strategies are specific steps the City can take to achieve

each goal. This section should be used alongside the final chapter in this document, Implementation. The Implementation Chapter combines the land use strategies with strategies from other chapters and groups them together to ensure the most efficient use of City resources.

NATURAL RESOURCES GOAL 1: PRESERVE HURRICANE'S NATURAL BEAUTY

POLICIES

- 1.1. New development should minimize obstruction of views of scenic vistas and the natural quality of the SR-9 and SR-7 City gateways.
- 1.2. New development should preserve ridges, escarpments, river washes, and other natural features where possible; and provide open spaces for natural and public benefit.
- 1.3. The City supports and encourages the preservation of natural open space.

STRATEGIES

- 1.1. Review and revise City codes, as necessary, to implement project planning and design standards to protect scenic vistas, natural open spaces, and wildlife habitats.
- 1.2. Continue to monitor air quality standards set by the State Board of Air Quality and petition for standards particular to Washington County.
- 1.3. Develop a sensitive areas master plan that addresses preservation of key natural spaces and wildlife corridors.
- 1.4. Update Hurricane's Sensitive Land and Hillside Ordinance to ensure the protection of sensitive lands and open space.

NATURAL RESOURCES GOAL 2: PRESERVE HURRICANE'S DARK NIGHT SKIES

POLICIES

- 2.1. The City values its night-sky views and recognizes our regional role in preserving them.
- 2.2. New development should utilize outdoor lighting that is shielded downwards to minimize upward light dispersal.
- 2.3. The City supports the conversion of street lighting to energy efficient LEDs.

STRATEGIES

- 2.1. Develop a "dark hours campaign" encouraging commercial properties to shut off bright, unused interior lights.
- 2.2. Convert street lighting to energy efficient LED bulbs.
- 2.3. Ensure outdoor lighting on City properties uses energy efficient LED lighting and is directed downward.
- 2.4. Develop a palette of Dark Sky friendly lighting fixtures for new development.
- 2.5. Consider updating current Dark Sky ordinances to contain "shall" wording, including exceptions for safety and security lighting.

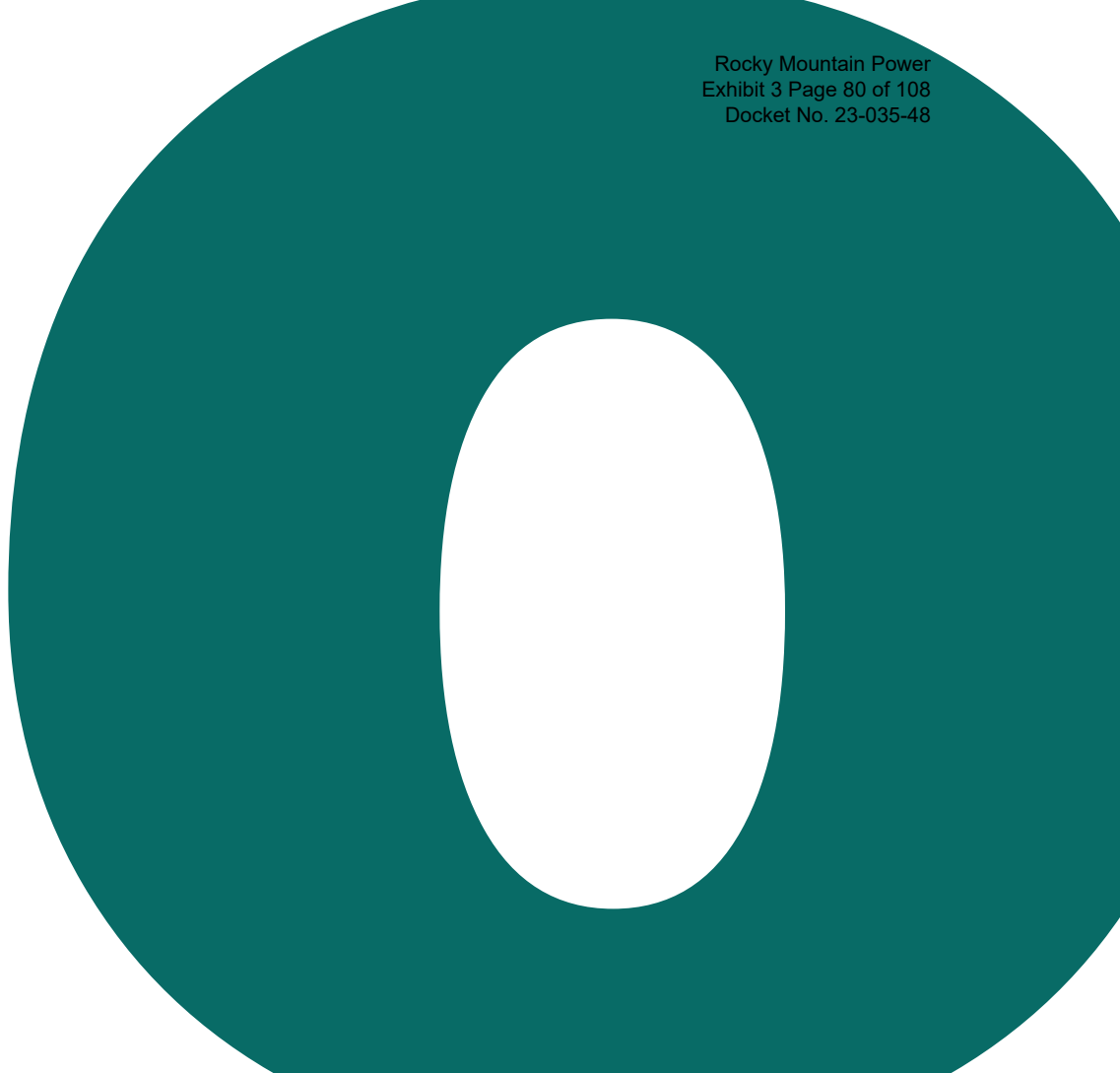
NATURAL RESOURCES GOAL 3: WATER QUALITY PROTECTION AND CONSERVATION

POLICIES

- 3.1. Development projects that could have adverse impacts on significant wetlands should be designed to eliminate or adequately mitigate such adverse impacts.
- 3.2. Ensure that City properties use xeriscaping as appropriate and water-wise irrigation methods.
- 3.3. New development should use native or low water use landscaping elements where possible to minimize the amount of water needed.

STRATEGIES

- 3.1. Work with the Corps of Engineers to obtain advance wetland identification to aid in prevention of wetland encroachment by public and private projects.
- 3.2. Coordinate closely with the Washington County Conservancy District to educate residents and promote available water-wise incentives to the public and to developers.
- 3.3. Consider updating the City's landscaping and irrigation standards to conserve water usage and encourage new development to use low water-use landscaping. Techniques could include landscaping standards, approved plant lists, rainwater harvesting (where allowed), encouraging use of hydrozones, and others.





CHAPTER 8

IMPLEMENTATION



FUTURE LAND USE PLAN

PLANNING FOR THE DEVELOPMENT WE WANT

The geographic area of Hurricane is approximately 34,323 acres. Approximately 70% of that land within the City is undeveloped or is not developable due to land ownership, hazards, and/or environmental sensitivities. Unlike other, more compact municipalities, the “buildout” of the City is years, likely decades in the future. As the City develops, it will be important to ensure that development patterns and the mix of land uses continue to support the objectives of the General Plan, and to work to balance residential and commercial land uses to maintain financial sustainability.

Hurricane City has a unique opportunity as a rapidly growing municipality to implement key measures to ensure a proper balance of residential and commercial development. The “commercial” land use categories generally include all non-residential uses such as retail sales, offices, employment centers, and industrial uses. Historical trends in some communities have shown an ability to quickly add residences while commercial opportunities lag. This results in what are known as “bedroom communities,” or cities which are primarily residential, while employment and shopping for residents are found elsewhere. Challenges for these communities include relatively

high annual household transportation costs, high commute times, limited access to employment, and traffic issues that result from traveling to obtain services available primarily in surrounding areas.

At present, Hurricane shows characteristics of a community that may have a slight imbalance of commercial and residential options. Average commute times are 20.8 minutes for Hurricane, which is slightly higher than most built-out communities throughout Utah that have a more balanced mixture of use types. St. George shows an average commute time of 14.2 minutes, suggesting a better balance of residential and commercial uses, while Cedar City commutes average 13.3 minutes.

Annual transportation costs per household for Hurricane average \$14,417, which is notably higher than the costs for St. George at \$13,161. This difference is largely due to the differing commute times for the two cities, and reflects that there are fewer job opportunities on a per capita basis in Hurricane than in St. George. Roughly 10,015 jobs are available within a square mile in St. George (as measured from a center point), while approximately 1,506 jobs are available in Hurricane within a square mile.



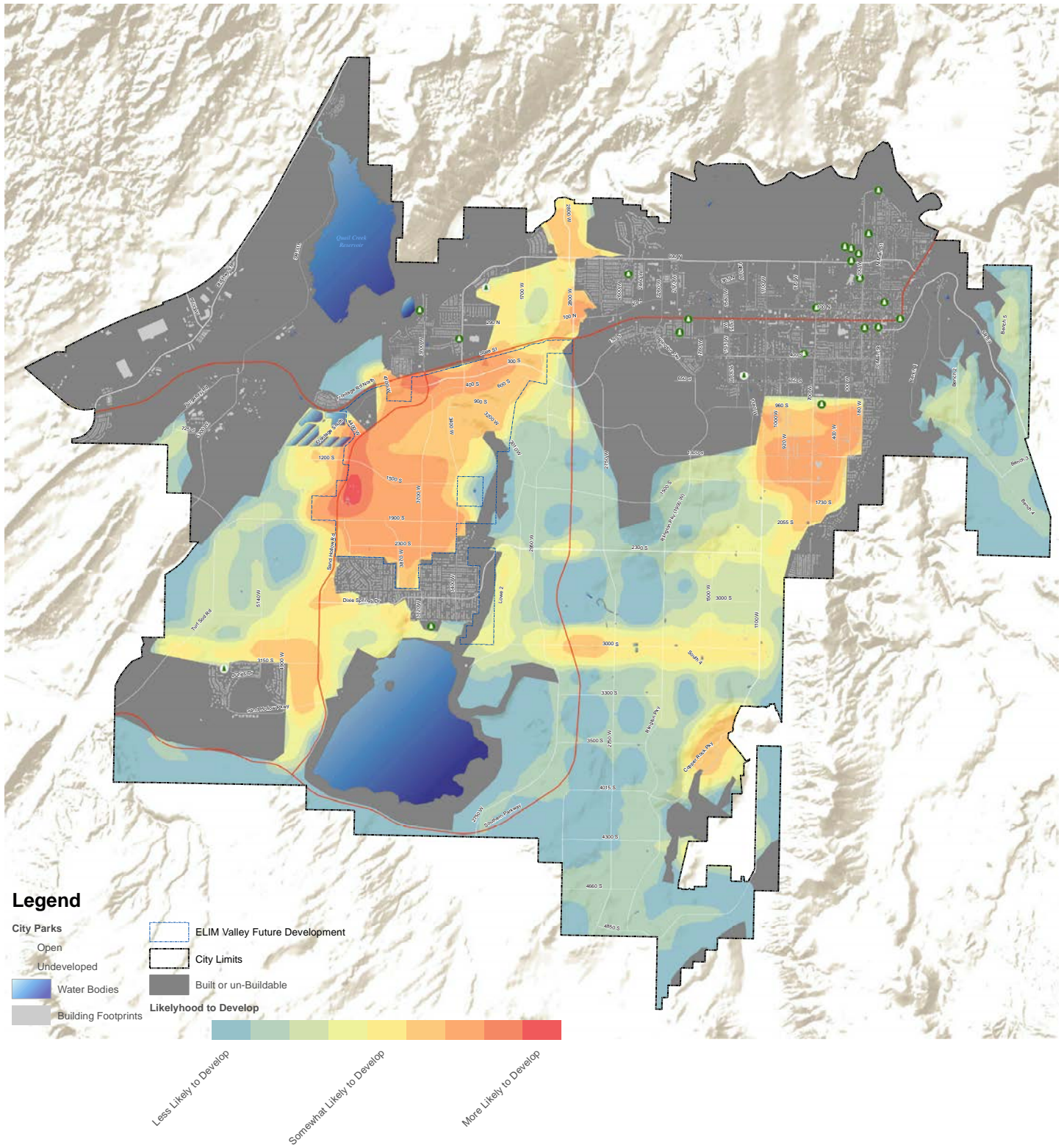
The difference in transportation costs is also notable in that it results in reduced disposable income for residents of Hurricane, as compared to St. George. This has an impact on retail spending power and retail desirability characteristics for potential commercial tenants. Additionally, the near \$1,250 difference in transportation costs between Hurricane and St. George has an impact on housing attainability. Financing institutions now look more closely at the relationship of total household income to be spent on housing and transportation as criteria for mortgage financing. A family that could afford a \$300,000 home could qualify for a \$340,000 home with the addition of \$1,250 per year in saved transportation costs. Consequently, this metric is important to follow in understanding all the life-cycle housing options and the relationship of the amount of residential versus commercial (employment) options within a city.

A key metric for Hurricane to track going forward will be the total commercial space per household and total retail space per capita. For the latter, commercial space needs (including office and industry) have been at about 200 square feet per household and for retail, that number is about 60 square feet per household. However, retail space need is trending downward as market conditions change and more retail activity

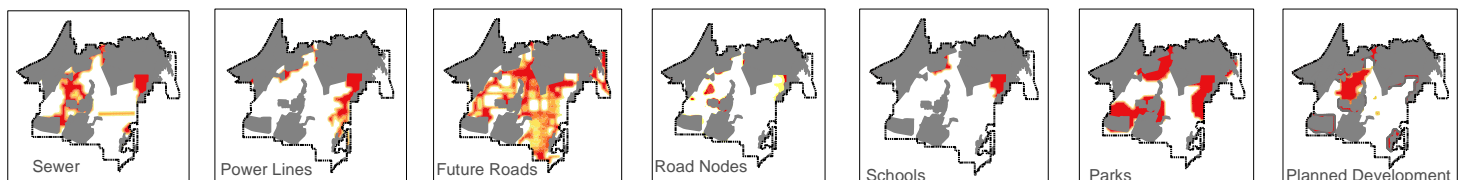
is done online. Most communities throughout the Intermountain West are planning for retail needs of 15 square feet per person. Areas which capitalize on tourism traffic and highway accessibility may see increased needs over this metric. Hurricane currently has about 1,400 square feet of developed commercial per household, this number is inclusive of several large distribution warehouses. The future land use plan herein allows for roughly 200-400 square feet per household depending on the rate of development and the development market. It will be critical for the city to continuously monitor this ratio as new development is proposed to ensure a viable community.

With only about 22% of Hurricane's land having been developed at the time of this plan, it is important to determine not only WHAT land uses we want to pursue in the remaining areas, but WHEN we want to pursue them. New development in Hurricane comes with expanded infrastructure. The following map shows development potential based on existing infrastructure such as sewer and water, power, existing and future road networks, schools, and parks. Areas that are labeled "more likely to develop" have access to more of this infrastructure than areas that are labeled "less likely to develop".

Infrastructure and Facility Supported Development



DETERMINING FACTORS:



TOOLS TO HELP US GET THERE

As described above, key indicator for Hurricane to track and manage will be the amount of newly developed commercial floor space per residence, with a separate consideration for the amount of retail space per capita. To maintain or establish a community balance, Hurricane should monitor these metrics in relation to the numbers of new residential units. As developers will largely prefer to build residential over commercial in the current market (due to greater available returns for residential from limited risk), the potential for imbalance will persist. Hurricane should consider implementing some specific policies to help establish a proper ratio of commercial and residential space. These may include the following:

Public Infrastructure District (PID) – This development tool allows the city to establish specific requirements and guidelines for new construction. A PID is a financing tool that permits a property owner to issue bond against tax revenues or assessments created from the development. It requires 100 percent property ownership approval, so it typically relates to single-ownership developments. A city can require specific development in “exchange” for approval of a PID, thereby allowing the city to have notable say in what type of development occurs at key sites. Hurricane City recently adopted a PID ordinance in December of 2020 that should be periodically reviewed and updated as necessary.

Community Reinvestment Area (CRA) – A CRA is an economic development tool that permits for capturing new increases in taxable values, with those gains to be spent with a defined project area. This tool is intended to aid projects that would not otherwise be built with existing market conditions. A city creates a project area plan for defined boundaries and outlines key objectives and purposes of the planned tax financing. Hurricane may choose to incentivize specific types of commercial development, or make requirements that for residential development to receive funding assistance, a certain amount of commercial space also be added.

Transferable Development Rights (TDRs) – this economic development and preservation tool allows for concentrated areas of development focus within a city. Development rights in areas of high sensitivity (environmental, neighborhood pressures, etc.) can be “transferred” via an open market to areas that are capable of supporting more development. The exchange of rights does not need to be equivalent (1:1), thereby resulting in the option of buoying up key areas with increased density while preserving others. This tool could prove useful in maintaining a proper balance of residential space, and providing a population boost to key retail areas to ensure their success.

These three tools can operate independently or collectively. They can be used to balance land uses in Hurricane, gauge development impact on key quality of life characteristics such as reducing commute times and transportation costs; and will increase the number of local options for employment.

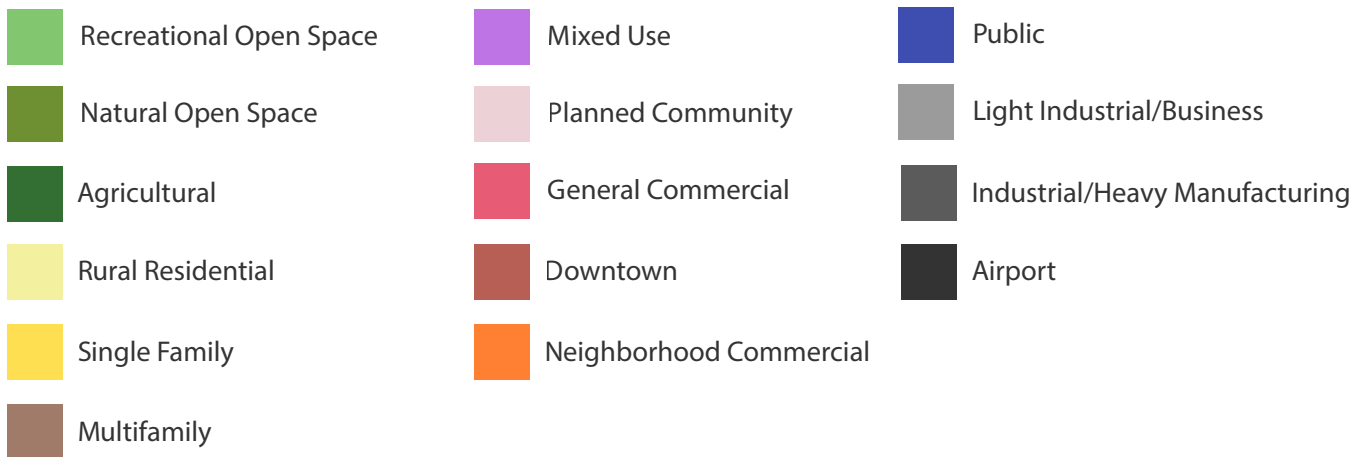
OUR FUTURE LAND USE MAP

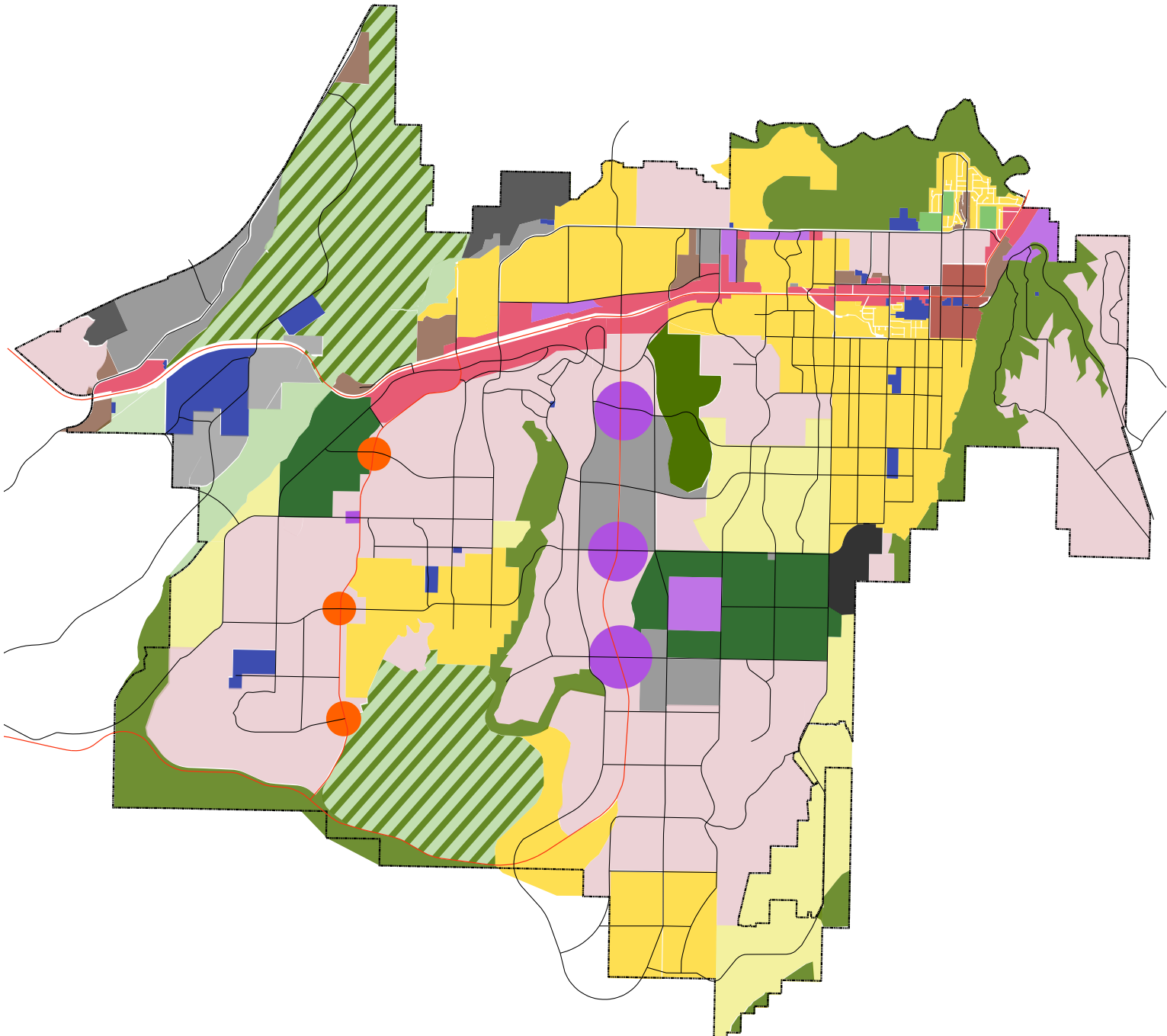
The utility of the Future Land Use Map (FLUM) is to identify areas that are currently zoned to support current and anticipated future uses, and distinguish those from areas where current zoning is anticipated to change in the future to accommodate desired and planned future uses. In Hurricane, the developed and developing areas have current zoning that supports current and near-term future uses. The main areas of the City in which land uses are anticipated to change in the future, and where zoning is expected to change to accommodate new uses, are the areas currently zoned RA-1, Residential Agriculture, which provides for agricultural uses and residences at up to one unit per acre and undeveloped areas.

Future Land Use is separate from Zoning and doesn't change the City's existing land uses. The purpose of a FLUM is to guide future development and growth in a direction the City can support and in a way that enhances the quality of life of existing and future

residents. FLUM land use categories should be general enough to allow for some design flexibility, but specific enough to give landowners and developers some direction as to what the City is looking for in uses and style and patterns of future development. The FLUM should also recognize and acknowledge the expectations of current landowners with regard to allowable future zone changes, while providing an understanding of the City's own expectations.

The approach to developing a new FLUM is generally two-fold. The first step was to revise and clarify the future land use category descriptions to provide guidance regarding desired land development patterns, land uses and "neighborhood" types. The City's new FLUM describes land uses in four main categories; residential land uses, commercial land uses, office and industry land uses, and public and open space. The land use descriptions can be found on the following pages.







RESIDENTIAL LAND USES

RURAL RESIDENTIAL

These areas should serve as a transition from agricultural to traditional neighborhoods or commercial uses. Appropriate residential densities for this land use include from one unit per 40 acres to RA-.5 and RA-1

SINGLE FAMILY RESIDENTIAL

Residential neighborhoods characterized by single-family homes. These uses should be located near supporting community uses such as, but not limited to churches, schools, and parks. Appropriate densities for this land use include R1-15, R1-10, R1-8, and R1-6.

MULTIFAMILY RESIDENTIAL

Residential neighborhoods with a combination of small-lot single family and multifamily residences that include designated shared open spaces. Each development should consider proximity of transportation, schools, shopping, etc. The specific conditions for each project would be addressed during the approval process. Appropriate densities for this land use include RM-1, RM-2, and RM-3.

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.

COMMERCIAL LAND USES

MIXED USE

Mixed use areas should be developed as small districts or community centers offering a mix of retail, dining, entertainment, employment, and supporting residential. These developments should be easy and safe to navigate on foot and located in areas with access to major roads and surrounded with appropriate residential densities to support these uses.

GENERAL COMMERCIAL

Commercial uses that provide retail, employment and service uses for the City. These developments should be located along major corridors.

NEIGHBORHOOD COMMERCIAL

Retail and service uses scaled to surrounding existing and planned future residential uses at strategic locations throughout the City.

DOWNTOWN

This land use is concentrated in Hurricane's historic downtown district. Desired uses downtown include retail, residential, dining, public, and entertainment. Development in this area should build on Hurricane's unique character and heritage, reusing existing buildings where possible. This area is held to a higher standard of design and strives to create a safe and inviting environment for pedestrians.



OFFICE AND INDUSTRY

LIGHT INDUSTRIAL/BUSINESS

Uses including general business operations, employment centers, and small-scale warehousing or assembly facilities with automobile and truck access. BMP and M-1 zone designations are most appropriate for this use.

INDUSTRIAL/HEAVY MANUFACTURING

Uses including heavy manufacturing and large-scale warehousing within large, predominately single or two story, structures. Use includes vehicular access for large trucks for raw materials and finished product shipping. The M-2 zone designation is most appropriate for this land use.

AIRPORT

Land uses in the area around the Hurricane Airport are limited in both use and scale to protect area residents and ensure safe use the airport.

PUBLIC AND OPEN SPACE

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.

PUBLIC

Uses including municipal services, public or private schools and campuses, playing fields, recreational facilities and similar public facilities.

NATURAL OPEN SPACE

Areas within the City of undeveloped open space, such as hillsides, ridge lines, river corridors, habitat, and drainage channels left in a predominately undisturbed state with minimal use impacts. These areas may include uses such as trails, trailheads, and small pavilions.

RECREATIONAL OPEN SPACE

Areas designated for private or public open space used for managed recreational activities including but not limited to playgrounds, splash pads, golf courses, and sports fields.

IMPLEMENTATION

In this section you will find implementation strategies (strategies) and key actions (actions). Implementation strategies must be relevant, adaptive, and decisive in order to realize the vision, goals, and policies of the General Plan. Strategies to implement this plan are included in Chapters 2-7 alongside goals and policies. The same strategies are included as a table in this chapter with specific information on timeline, responsibility, and anticipated cost.

STRATEGY TYPE

Supporting Plan or Study: These strategies include initiatives that may require additional support and direction at a more detailed level than what is established in this General Plan. These could include site-specific development guidelines, feasibility studies, master plans, subarea plans, or additional funding mechanisms.

Regulatory Changes: These strategies point to existing development regulations and standards will need to be updated to ensure consistency with the goals and policies of the General Plan.

Capital Project: These strategies include major infrastructure investments and funding partnerships are specifically relevant to the implementation of the General Plan goals and policies, but should be considered in conjunction with other capital improvements to determine priorities, project efficiencies, and timing of capital improvement expenditures.

Administrative: These strategies do not require regulatory changes, additional plans, or projects. They may require City staff supporting types of projects or development, close ongoing coordination with other agencies, or include minor projects that do not need major investment such as forming a committee.

STRATEGY TIMELINE

Short Term: 0-5 years

Mid Term: 5-10 years

Long Term: 5-20+ years

STRATEGY ANTICIPATED COST

Low: Anticipated cost to the City is less than \$20,000

Mid: Anticipated cost to the City is \$20,000-\$100,000

High: Anticipated cost to the City is \$100,000 or more

STRATEGY LEAD

Responsible parties and agencies to lead and organize the completion of these strategies can include The City of Hurricane (City) and associated departments and resources, Utah Department of Transportation (UDOT), Washington County (County), Bureau of Land Development (BLM), State of Utah (Utah), Washington County Water Conservancy District (WCWCD), or others.

The strategies in this document have been consolidated into key actions for more effective and efficient implementation starting on page 101 of this document. These actions include projects the city would like to take on, development code and other regulatory updates, and supplemental plans or studies.

The implementation section of this document should be reviewed and updated frequently to monitor the City's progress and updated to reflect the community's priorities and changing economic climate.

IMPLEMENTATION STRATEGIES

LAND USE					
STRATEGY	TYPE	TIMEFRAME	COST	LEAD	
1.1	Consider amending the City code to require that all new developments larger than 20 acres be master planned to protect natural features and farmlands; provide open space; and utilize efficient development patterns.	Regulatory Changes	Short	Low	City Planning
1.2	For land development projects located within or near identified geologic or soils hazards, a geologist, soil scientist, or civil engineer will identify, delineate, and evaluate those hazards as they affect the project area. The City should review and update the Sensitive Lands and Hillside Development requirements to help preserve natural areas.	Regulatory Changes/Supporting Plan or Study	Short	Mid	City Planning, City Engineering
1.3	Update the capital facilities plans as needed to provide guidance in construction of public facilities.	Supporting Plan or Study	Short	Low	City Planning, City Engineering
1.4	Review and adjust, as necessary, fees to assure that new development pays the total cost of the expansion of public utilities and services to support the development.	Regulatory Changes	Short	Low	City Planning
1.5	Establish concurrency standards to require or secure the installation of required infrastructure as a condition of approving rezoning applications.	Regulatory Changes	Short	Low	City Planning
1.6	Evaluate areas within the City where development impact fees or the creation of service areas could finance needed infrastructure.	Regulatory Changes	Short	Low	City Planning, City Administration
1.7	Pursue the addition and/or expansion of a public transportation system	Capital Project	Mid	High	City Planning, City Engineering, St. George City, SunTran, UDOT

LAND USE					
STRATEGY	TYPE	TIMEFRAME	COST	LEAD	
1.8	Regularly coordinate with public agencies regarding the provision of roads and utilities on public lands anticipated to be developed.	Administrative	Short	Low	City Planning, City Engineering, UDOT
1.9	Ensure that development is coordinated to maintain the character of current land uses and is economically viable as part of the General Plan.	Administrative/ Regulatory Changes	Short	Low	City Planning

HERITAGE AND CHARACTER					
STRATEGY	TYPE	TIMEFRAME	COST	LEAD	
1.1	Develop regulatory criteria for reviewing and acting on applications for rezoning land from agricultural to other land uses.	Regulatory Changes	Short	Low	City Planning, City Engineering
1.2	Identify land uses that may be compatible with, and support, continued agricultural operations, and include them in the City Code land use tables.	Regulatory Changes	Short	Low	City Planning
1.3	Identify properties that could qualify for Green Belt Preservation and work with property owners to achieve that status.	Supporting Plan or Study	Mid	Mid	City Planning, Property Owners
1.4	Review City codes to identify barriers to continued agricultural production in the City	Regulatory Changes	Short	Low	City Planning
1.5	Consider long-term protection of farmlands and open spaces through acquisition, bonding, conservation easements, tax districts, impact fees, etc.	Regulatory Changes	Short	Low	City Planning, Property Owners
1.6	Encourage the use of and support applications for agricultural protection overlay zones.	Administrative	Short	Low	City Planning
1.7	Work with property owners in key agricultural areas, as shown on the General Plan Map, to adopt agriculture zoning to preserve current agricultural land uses.	Regulatory Changes	Short	Low	City Planning, Property Owners
1.8	Assist in the organization of an agricultural preservation committee.	Administrative	Short	Low	City Planning
2.1	Review and revise as necessary the City's codes to incorporate development design standards to protect scenic resources, historic structures and places, sensitive areas and open spaces.	Regulatory Changes	Mid	Low	City Planning, County Historical Society

HERITAGE AND CHARACTER					
STRATEGY	TYPE	TIMEFRAME	COST	LEAD	
2.2	Consider adopting design regulations (such as a form based code) in critical areas of the City and along key corridors such as SR-9 and SR-7 to ensure that new development in Hurricane’s Historical core is compatible with the City’s historical character.	Regulatory Changes	Mid	Mid	City Planning, County Historical Society, City Recreation
2.3	Upgrade the Hurricane Historical Museum.	Capital Project	Mid	High	City Admin
2.4	Develop a "self-guided history tour" highlighting Hurricane’s historic landmarks.	Administrative	Short	Low	City Planning, County Historical Society
2.5	Support and assist the City’s new Farmer’s Market to ensure its success.	Administrative	Short	Low	City Recreation
2.6	As part of local development strategy, develop local trails, maps, and guides to promote Hurricane’s adventurous atmosphere.	Administrative	Short	Low	City Recreation, City Planning, City GIS
3.1	"Develop a Downtown/historic main street master plan and accompanying zoning or overlay development standards to address: Mixed Uses; Design Standards; Infill Standards; Building Facades; Public Realm Enhancements; Gathering Places"	Supporting Plan or Study	Short	High	City Planning
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.	Supporting Plan or Study	Mid	Mid	City Planning, City Recreation, City Parks

HERITAGE AND CHARACTER

STRATEGY	TYPE	TIMEFRAME	COST	LEAD
<p>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.</p>	<p>Capital Project</p>	<p>Long</p>	<p>High</p>	<p>City Admin</p>
<p>3.4 Explore funding grants such as CDBG Block Grants to accomplish downtown vibrancy goals.</p>	<p>Administrative</p>	<p>Mid</p>	<p>Low</p>	<p>City Planning</p>
<p>3.5 Develop a Downtown community arts program and district to display public art.</p>	<p>Administrative</p>	<p>Short</p>	<p>Mid</p>	<p>City Planing, City Recreation, Public Arts Committee</p>
<p>3.6 Create a Parking Plan for the Downtown area.</p>	<p>Supporting Plan or Study</p>	<p>Short</p>	<p>Mid</p>	<p>City Planning, City Engineering</p>
<p>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: Consider a Downtown District form-based code, Evaluate parking requirements, Waive or reduce local development fees, Review project permitting processes for redundancies/inefficiencies, Consider a grant program to help local businesses update facades on buildings or provide for additional updates.</p>	<p>Regulatory Changes</p>	<p>Short</p>	<p>Low</p>	<p>City Planning</p>

HOUSING					
STRATEGY	TYPE	TIMEFRAME	COST	LEAD	
1.1	Consider adopting regulations to provide a bonus of one additional housing unit for each affordable unit provided, up to 5% of the total number of residential units in certain zones.	Regulatory Changes	Short	Low	City Planning
1.2	Ensure that developments that receive incentives for affordable housing provide plans to maintain the affordability of the units beyond the first occupants or a set time period.	Regulatory Changes	Short	Low	City Planning
1.3	Allow for moderate income residential development in mixed-use zones and planned commercial and neighborhood commercial zones based on guaranteed low to moderate income rental or ownership rates for a set time period.	Regulatory Changes	Short	Low	City Planning
1.4	Zone for affordable housing near major corridors such as SR-9.	Regulatory Changes	Mid	Low	City Planning
1.5	Continue to allow for accessory dwelling units for full-time and short-term renters, which provides revenue for City residents	Regulatory Changes	Short	Low	City Planning
1.6	Consider revising the land use code for mixed use and planned commercial zones to set specific densities and percentages of residential uses in commercial zones, with density bonuses available for deed restricted rent and sales prices.	Regulatory Changes	Mid	Low	City Planning

HOUSING					
STRATEGY	TYPE	TIMEFRAME	COST	LEAD	
1.7	Begin a study on the per-acre density standards in multifamily zones and consider how to rewrite the land use code to more easily accommodate more single bedroom units with less parking on the same size parcels, Consider amending the land use code to adjust density per acre standards to be based on number of bedrooms and parking requirements rather than unit count.	Regulatory Changes	Mid	Low	City Planning
1.8	Create a plan to enforce Short Term Rental violations with civil penalties to increase regulation authority.	Regulatory Changes	Mid	Low	City Planning
1.9	Adopt a policy regarding the implementation of Public Infrastructure Districts (PIDs), as well as a vision for enacting Community Reinvestment Areas (CRAs) to support a variety of housing stock.	Regulatory Changes	Mid	Low	City Planning, City Engineering
1.10	Consider the impact of a transferable developmental rights (TDR) program to ensure preservation of agricultural land and open space in exchange for increased intensity of uses in key, supportable areas.	Supporting Plan or Study	Mid	Mid	City Planning, City Admin
1.11	The City will continually review the Moderate Income Housing Plan and update the goals and strategies to align with this 2021 General Plan and ensure the plan complies with state law.	Supporting Plan or Study	Short	Low	City Planning, City Admin

TRANSPORTATION					
STRATEGY	TYPE	TIMEFRAME	COST	LEAD	
1.1	Annually assess the fiscal feasibility of prioritized project recommendations outlined in the 2019 Transportation Master Plan.	Administrative	Short	Low	City Planning, City Engineering
1.2	Develop bicycle route and parking standards.	Regulatory Changes	Mid	High	City Planning, City Engineering
1.3	Designate, sign, and leverage recreational bicycle routes.	Capital Project	Long	Mid	City Planning, City Recreation
1.4	Develop an active transportation committee	Administrative	Short	Low	City Planning, City Recreation
1.5	Coordinate with Washington and St. George to include SunTran routes in Hurricane.	Capital Project/ Administrative	Mid	High	City Planning, City Engineering, St. George City, SunTran, UDOT
1.6	Consider locations for future park-and-ride lots for public transportation and ride sharing.	Supporting Plan or Study	Mid	Mid	City Planning, City Engineering, St. George City, SunTran, UDOT
1.7	Consider developing transportation demand management programs and traffic control measures among businesses and employers which are substantial generators or attractors of traffic in order to reduce trip generation, traffic congestion, and air quality impacts.	Regulatory Changes/Supporting Plan	Mid	Mid	City Planning, City Engineering, UDOT
1.8	Develop an Active Transportation Master Plan	Supporting Plan or Study	Short	Mid	City Planning, City Recreation, City Engineering

ECONOMY					
STRATEGY	TYPE	TIMEFRAME	COST	LEAD	
1.1	Coordinate with health care companies to expand their medical facility in Hurricane.	Capital Project/ Administrative	Short	Low	City Planning
1.2	Create a downtown master plan that will guide the City in redevelopment and recommend standards for public infrastructure, streets, sidewalks and trails, bike lanes, housings, and commercial uses.	Supporting Plan or Study	Mid	High	City Planning
1.3	Create an economic development master plan that will outline strategies for attracting business and retaining current business within the City and identify a council to execute and implement the plan.	Supporting Plan or Study	Mid	High	City Planning
1.4	Create a retail strategy plan that understands current sales tax generators and where areas of growth might be best accommodated.	Supporting Plan or Study	Mid	High	City Planning
1.5	Create a financial sustainability model that projects key future expenditures and revenues to best understand city capacity and future development potential/ impacts.	Supporting Plan or Study	Mid	Mid	City Planning
1.6	Support creating commercial spaces in population Centers in the City to provide services to those areas.	Administrative	Short	Low	City Planning
1.7	Create a citywide understanding of the financial implications of each development type, clearly outlining fiscal impacts and costs of services for all commercial and residential uses.	Supporting Plan or Study	Mid	Mid	City

ECONOMY					
STRATEGY	TYPE	TIMEFRAME	COST	LEAD	
1.8	Support mix uses developments in key areas to support future commercial growth. Require a minimum percentage of those developments be retained as commercial space.	Supporting Plan or Study	Short	Low	City Planning
1.9	Support continued industrial growth and zone changes in appropriate areas of the City.	Supporting Plan or Study	Short	Low	City Planning
1.10	Support the Zion Regional Collaborative to bring infrastructure improvements into the area that will help attract tourists.	Administrative	Short	Low	City Planning
1.11	Create activities in the downtown area to attract people to commercial sites.	Administrative/ Capital Project	Short	Mid-High	City Planning
1.12	Periodically review and update the City’s policy regarding the implementation of Public Infrastructure Districts (PIDs), as well as a vision for enacting Community Reinvestment Areas (CRAs) to support a variety of commercial and residential properties.	Supporting Plan or Study	Short	Mid	City Planning, City Admin
1.13	Allow for Heavy Industrial in proper areas, ensure there is proper buffering between heavy industrial sites and residential areas.	Regulatory Changes	Short	Low	City Planning, City Admin

OPEN SPACE AND TRAILS

STRATEGY	TYPE	TIMEFRAME	COST	LEAD
1.1	The City will evaluate the locations, amount, and quality of recreation and open space frequently to assure that current and future populations have adequate access to these amenities.			
	Capital Project	Short	Low	City Planning, City Recreation
1.2	The City will periodically review development impact fees and/or land dedication requirements to ensure they accurately reflect the true costs to the City of providing parks and recreation facilities for its residents.			
	Regulatory Changes	Short	Low	City Planning, City Recreation, City Administration
1.3	Consider cost effective and self-sustaining upgrades to/ expansion of the Community Recreation Center or a phased approach to expansion.			
	Capital Project	Mid	High	City Admin, City Recreation
1.4	Review standards for level of service, proximity and service areas for pocket/neighborhood parks to expand residential access to recreation.			
	Regulatory Changes	Mid	Low	City Planning, City Recreation
1.5	Explore feasibility of using 100 West (from State Street to 100 South) as a pedestrian oriented plaza.			
	Capital Project	Mid	High	City Admin, City Planning, City Recreation
2.1	Update the City's trails and active transportation master plan to include: Timeline, funding, and partners for proposed/planned trail projects Identify trailheads for upgrades Identify key locations and trailheads for wayfinding signage and maps Standards for bike lanes and locations for future bike route			
	Supporting Plan or Study	Short	Mid	City Planning, City Recreation, City Engineering

OPEN SPACE AND TRAILS

STRATEGY	TYPE	TIMEFRAME	COST	LEAD	
2.2	Consider revising City codes to require master planning to provide open spaces and recreation facilities for all residential projects larger than 20 acres.	Regulatory Changes	Short	Mid	City Planning, City Recreation
2.3	Improve key intersections where trails cross major roads with enhanced crosswalks.	Project	Long	High	City Planning, City Recreation, City Engineering
2.4	Coordinate with canal companies to explore the possibility of canal trails.	Project	Long	Mid	City Planning, City Recreation, Hurricane Canal Company
2.5	Apply for grants to achieve trail connectivity goals.	Project	Short	Low	City Planning, City Recreation
2.6	Propose an annual trail development and acquisition budget.	Regulatory Changes	Short	Low	City Planning, City Recreation
2.7	Pursue purchasing or dedication of waterways, floodplains, and washes for trails within the City.	Capital Project	Long	High	City Planning, City Recreation, City Engineering
2.8	Assist in the organization of an Active Transportation Committee for hikers and bikers to engage the community in trails planning.	Administrative	Short	Low	City Planning, City Recreation

NATURAL RESOURCES					
STRATEGY	TYPE	TIMEFRAME	COST	LEAD	
1.1	Review and revise City codes, as necessary, to implement project planning and design standards to protect scenic vistas, natural open spaces, and wildlife habitats.	Regulatory Changes	Short	Low	City Planning
1.2	The City will continue to monitor air quality standards set by the State Board of Air Quality and petition for standards particular to Washington County.	Administrative	Short	Low	City Planning
1.3	Develop a sensitive areas master plan that addresses preservation of key natural spaces and wildlife corridors	Supporting Plan or Study	Mid	Mid	City Planning, City Engineering
1.4	Update Hurricane’s Sensitive Land and Hillside Ordinance to ensure the protection of sensitive lands and open space.	Regulatory Changes	Mid	Mid	City Planning, City Engineering
2.1	Develop a "dark hours campaign" encouraging commercial properties to shut off bright, unused interior lights.	Regulatory Changes	Short	Low	City Planning
2.2	Convert street lighting to energy efficient LED bulbs.	Capital Project	Short	Mid	City Planning
2.3	Ensure outdoor lighting on City properties uses energy efficient LED lighting and is directed downward.	Capital Project/ Regulatory Changes	Short	Low	City Admin, City Planning
2.4	Develop a palette of Dark Sky friendly lighting fixtures for new development.	Regulatory Changes	Short	Low	City Planning
2.5	Consider updating current Dark Sky ordinances to contain “shall” wording, including exceptions for safety and security lighting.	Regulatory Changes	Short	Low	City Planning

NATURAL RESOURCES					
STRATEGY	TYPE	TIMEFRAME	COST	LEAD	
2.6	Consider adding Dark Sky components to the Residential Zoning Code for new residential developments, including exceptions for safety and security lighting.	Regulatory Changes	Short	Low	City Planning
3.1	Work with the Corps of Engineers to obtain advance wetland identification to aid in prevention of wetland encroachment by public and private projects.	Supporting Plan or Study	Mid	Mid	City Planning, City Engineering, Corps of Engineerings
3.2	Coordinate closely with the Washington County Water Conservancy District to educate residents and promote available water-wise incentives to the public and to developers.	Administrative	Short	Low	City Planning, WCWCD
3.3	Consider updating the City’s landscaping and irrigation standards to conserve water usage and encourage new development to use low water-use landscaping. Techniques could include landscaping standards, approved plant lists, rainwater harvesting (where allowed), encouraging use of hydrozones, and others.	Regulatory Changes	Short	Low	City Planning

KEY ACTIONS

PROJECTS

The geographic area of Hurricane is approximately 34,323 acres. Approximately 70% of that land within the City is undeveloped or is not developable due to land ownership, hazards, and/or environmental sensitivities.

DOWNTOWN HURRICANE

- » Upgrade the Hurricane Historical Museum. Develop a “self-guided history tour” highlighting Hurricane’s historic landmarks. Support and assist the City’s new Farmer’s Market to ensure its success.
- » Develop local trails, maps, and guides to promote Hurricane’s adventurous atmosphere.
- » 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. 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. Explore funding grants such as CDBG Block Grants to accomplish downtown vibrancy goals. Develop a Downtown community arts program and district to display public art. Create a Parking Plan for the Downtown area. Explore the feasibility of using 100 West (from State Street to 100 South) as a pedestrian oriented plaza.

TRANSPORTATION

- » Update the Capital Facilities Plans as needed to provide guidance in construction of public facilities. Pursue the addition and/or expansion of a public transportation system. Coordinate with Washington and St. George to include SunTran routes in Hurricane. Consider locations for future park-and-ride lots for public transportation and ride sharing.

ECONOMIC DEVELOPMENT

- » Create an economic development master plan that will outline strategies for attracting business and retaining current business within the City. Support continued industrial growth and zone changes in appropriate areas of the City. Support the Zion Regional Collaborative to bring infrastructure improvements into the area that will help attract tourists. Create activities in the downtown area to attract people to commercial sites. Support the expansion of health care facilities in Hurricane.

RECREATION

- » Evaluate the locations, amount, and quality of recreation and open space frequently to assure that current and future populations have adequate access to these amenities. Consider cost effective upgrades to/ expansion of the Community Recreation Center or a phased approach to expansion.
- » Review standards for level of service, proximity and service areas for pocket/neighborhood parks to expand residential access to recreation. Complete the update to the City’s trails and active transportation plan.
- » Improve key intersections where trails cross major roads with enhanced crosswalks. Coordinate with canal companies to explore the possibility of canal trails. Apply for grants to achieve trail connectivity goals. Propose an annual trail development and acquisition budget. Pursue purchasing or dedication of waterways, floodplains, and washes for trails within the City.

CONSERVATION

- » Ensure that City properties use xeriscaping, as appropriate, and water-wise irrigation methods.
- » Develop a “dark hours campaign” encouraging commercial properties to shut off bright, unused interior lights.
- » Convert street lighting to energy efficient LED bulbs. Ensure that outdoor lighting on City properties uses energy efficient LED lighting and is directed downward.

PLANNING AND DEVELOPMENT CODE

A primary implementation tool for general plans is a city's zoning and development ordinances, and the Future Land Use Map. The following tasks have been identified in the Hurricane General Plan to conduct additional planning and to review and consider updates to the City's codes:

SUPPLEMENTAL PLANNING

- » Develop a Downtown/historic main street master plan and accompanying zoning or overlay development standards to address: Mixed uses; Design Standards; Building Facades; Public Realm Enhancements; Gathering Places.
- » Evaluate areas within the City where development impact fees or the creation of service areas could finance needed infrastructure.
- » Begin a study on the per-acre density standards in multi-family zones and consider how to rewrite the land use code to more easily accommodate more single bedroom units with less parking on the same size parcels. Consider amending the land use code to adjust density per acre standards to be based on number of bedrooms and parking requirements rather than unit count.

DEVELOPMENT CODE REVIEW AND AMENDMENT

Zoning - Review and supplement regulatory criteria for reviewing and acting on applications for rezoning land from agricultural to other land uses. Support creating commercial spaces in population Centers in the City to provide services to those areas.

Project Planning - Consider amending the City code to require that all new developments larger than 20 acres be master planned to protect natural features and farmlands; provide open space and recreational amenities; and utilize efficient development patterns. Review and revise City codes, as necessary, to implement project planning and design standards to protect scenic vistas, natural open spaces, and wildlife habitats. Development projects that could have adverse impacts on significant wetlands should be designed to eliminate or adequately mitigate such adverse impacts. Periodically review development impact fees and/or land dedication requirements to ensure they accurately reflect the true costs to the City of providing parks and recreation facilities for its residents.

Establish code requirements for land development projects located within or near identified geologic or soils hazards to require that a geologist, soil scientist, or civil engineer identify, delineate, and evaluate those hazards as they affect the project area. Review and update the Sensitive Lands and Hillside Development requirements to ensure the protection of sensitive lands and open space.

Consider revising the land use code for mixed use and planned commercial zones to set specific densities and percentages of residential uses in commercial zones, with density bonuses available for deed restricted rent and sales prices.

Design Standards - Review, and revise as necessary, the City's codes to incorporate development design standards to protect scenic resources, historic structures and places, sensitive areas and open spaces. Consider adopting design regulations in identifies areas of the City and along key corridors such as SR-9 and SR-7 to ensure that new development is compatible with the City's historical character.

Downtown development and redevelopment - Create a downtown master plan that will guide the City in redevelopment and recommend standards for public infrastructure, streets, sidewalks and trails, bike lanes, housings, and commercial uses.

DEVELOPMENT CODE REVIEW AND AMENDMENT

Agriculture - Review City codes to identify barriers to continued agricultural production in the City. Identify additional land uses that may be compatible with, and support, continued agricultural operations, and include them in the City Code land use tables. Identify properties that could qualify for Green Belt Preservation and work with property owners to achieve that status. Consider long-term protection of farmlands and open spaces through acquisition, bonding, conservation easements, tax districts, impact fees, etc.

Infrastructure - Review and adjust, as necessary, fees to assure that new development pays the total cost of the expansion of public utilities and services to support the development. Establish concurrency standards to require or secure the installation of required infrastructure as a condition of approving rezoning applications.

Affordable Housing - Consider adopting regulations to provide a bonus of one additional housing unit for each affordable unit provided, up to 5% of the total number of residential units. 2. Ensure that developments that receive incentives for affordable housing provide plans to maintain the affordability of the units beyond the first occupants or a set time period. Allow for moderate income residential development in mixed-use zones and planned commercial and neighborhood commercial zones based on guaranteed low to moderate income rental or ownership rates for a set time period. Zone for affordable housing near major investment corridors such as SR-9. Continue to allow for accessory dwelling units for full-time renters and short-term renters, which provides revenue for City residents. Allow for single bedroom occupancy developments with lower parking requirements. Create a plan to enforce Short Term Rental violations with civil penalties to increase regulation authority

Conservation - Consider revisions to the City codes to require that new developments use turf grass sparingly, eliminating it where possible to reduce water use. Update the City's landscaping and irrigation standards to conserve water usage. Techniques could include landscaping standards, approved plant lists, rainwater harvesting (where allowed), encouraging use of hydrozones, and other techniques. The City will coordinate closely with the Washington County Conservancy District to educate residents and promote available water-wise incentives to the public and to developers.

Dark Skies - Develop a pallet of Dark Sky friendly lighting fixtures for new development. Update current Dark Sky ordinances to contain "shall" wording.



Exhibit 4

RESOLUTION NO. R-2022-2931

A RESOLUTION FORMALLY RECOMMENDING ANNEXATION OF A COUNTY PENINSULA INTO ADJACENT HURRICANE CITY PURSUANT TO UTAH CODE ANN. § 10-2-418(8)(c)

WHEREAS, the Washington County (the County) has reviewed the possible annexation of a county peninsula into Hurricane City (the City), because the area is surrounded on three sides by the City, and the City has expressed an intent to seek annexation of the area;

WHEREAS, the City has provided roadway access to this area outside the peninsula for many years, and in addition the County has provided roadway access inside the peninsula;

WHEREAS, the area in question is approximately 470 acres, as is further represented on the map attached hereto as Exhibit A which is incorporated herein;

WHEREAS, the area also encompasses the following county subdivisions: Adobe Hills, Cliffdwellers Ranch, Copper Cliffs, Grassy Meadows Sky Ranch, and Hurricane Cliff Estates;

WHEREAS, the subdivisions have an approximate population of 218 based on 2020 official census figures;

WHEREAS, the County makes the following findings regarding the proposed annexation of the entire peninsula into the City:

1. The area to be annexed can be served more efficiently by the City than by the County, because the City anticipates that its municipal services will reach the annexation area due to future development.
2. Without annexation of the peninsula, future development of the annexation area would be limited, because the County is unable to provide the types of services in this location that are better provided by a municipal entity.
3. Without annexation of the peninsula, the types of services provided by the County would result in the wasteful overlap of governmental functions, including safety and police functions, roadway access and maintenance, and other governmental functions like community development services.
4. Annexation of the peninsula into the City will result in a more equitable distribution of community resources and obligations between the City and the County, and it will correct the wasteful overlap of community services.
5. The historic development in the peninsula area is suburban in nature, and not proximate to the City center. For this reason, the peninsula developed as a separate community, remote from any City core. It was not a natural area for the City to annex until future urban and suburban development came closer to this location.
6. The natural terrain and geographic features in the area also support City annexation. Particularly, a bluff to the east of the county peninsula is a natural boundary for the City, and the peninsula is inside the topographic area which should logically be

RESOLUTION NO. R-2022-2931
Page 12


included in the City. These natural features limit future development of the City area beyond the eastern bluff.

WHEREAS, annexation of the entire peninsula and all of its *existing* land and existing subdivisions is in the best interest of the County, and is for the present and future benefit of its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF WASHINGTON COUNTY, UTAH, that it formally recommends annexation of the entire peninsula described above into Hurricane City pursuant to Utah Code Ann. § 10-2-418(8)(c), based on the findings included herein, and further finds that the County will assist in facilitating the annexation as needed.

VOTED UPON AND PASSED BY THE WASHINGTON COUNTY COMMISSION AT A REGULAR MEETING HELD ON THE 15th DAY OF MARCH, 2022.

WASHINGTON COUNTY COMMISSION


VICTOR IVERSON, Chairman
Washington County Commission

ATTEST:


Susan Erk/Auditor

Commissioner Iverson voted Y
Commissioner Snow voted Y
Commissioner Almquist voted Q

Approved as to Form:


Deputy Washington County Attorney



Legend

- D Proposed Annexation
- Municipalities

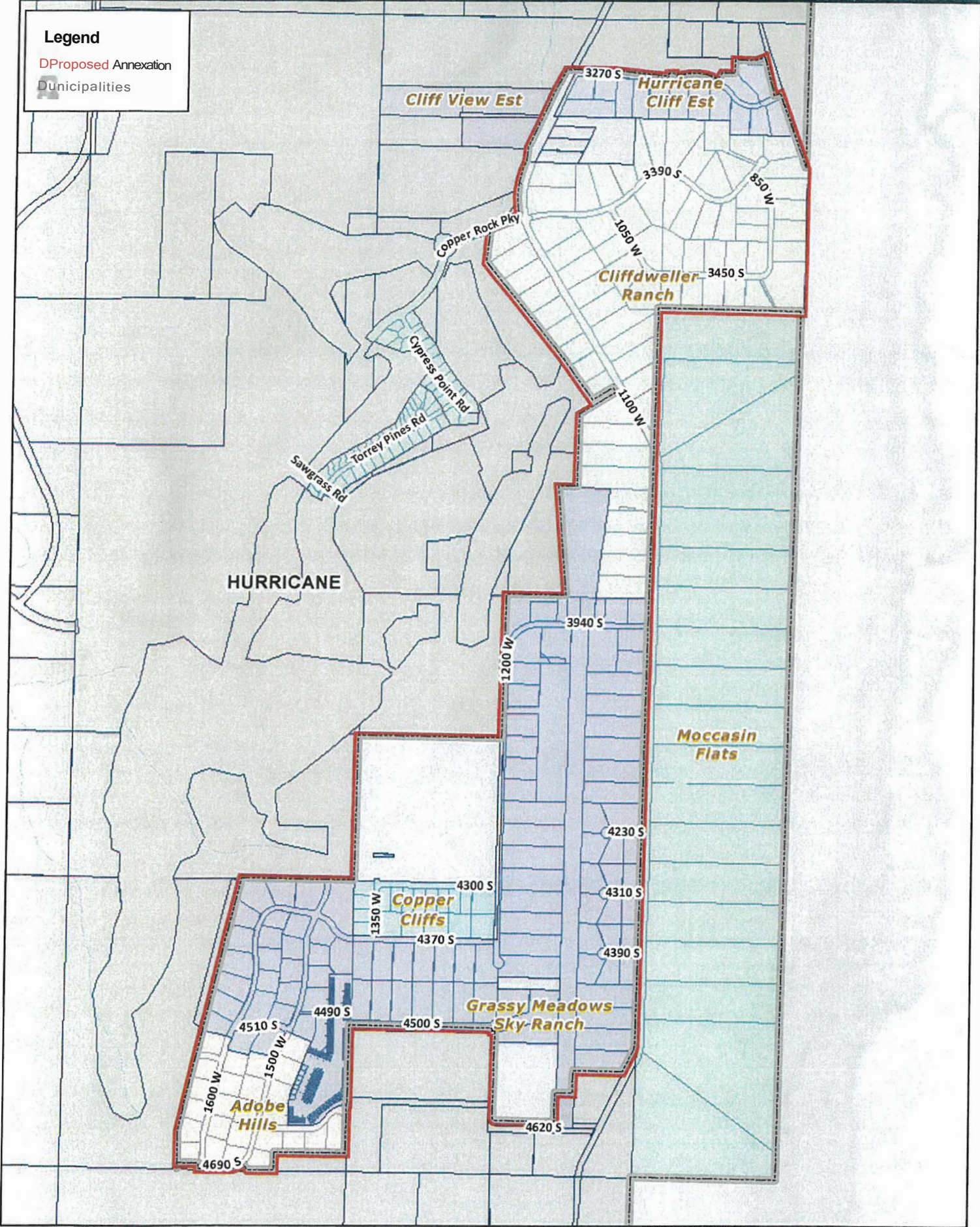


Exhibit 5

WO #8299066

**ASSET PURCHASE AGREEMENT
BETWEEN
ROCKY MOUNTAIN POWER
AND
HURRICANE CITY**

This Asset Purchase Agreement (the "Agreement"), dated this 3rd day of August 2023 is between Hurricane City, a Utah municipal corporation ("Buyer"); and PacifiCorp, an Oregon corporation doing business in Utah as Rocky Mountain Power ("Rocky Mountain Power"). Rocky Mountain Power and Buyer are sometimes referred to collectively as "Parties" and individually as "Party."

WHEREAS, Rocky Mountain Power owns certain Assets located in Hurricane, Utah;
and

WHEREAS, Buyer has agreed to purchase the Assets from Rocky Mountain Power and Rocky Mountain Power hereby agrees to sell the Assets to Buyer in accordance with and subject to all of the terms and conditions of sale as expressed herein; and

NOW, THEREFORE, for and in consideration of the mutual promises and covenants and conditions set forth in this Agreement, the sufficiency of which is hereby mutually acknowledged and accepted, the Parties hereto agree as follows:

1. Definitions.

For purposes of this Agreement, the following terms used herein but not otherwise defined herein shall have the following meaning when used with initial capitalization, whether singular or plural:

1.1 "Assets" means those assets owned by Rocky Mountain Power, as set forth in Exhibit A. A map showing the location of the Assets is attached as Exhibit B.

1.2 "Commission" means the Utah Public Service Commission.

1.3 "Purchase Price" means the price Buyer will pay to Rocky Mountain Power in exchange for the Assets, pursuant to Section 2 herein.

1.4 "Transfer Date" means the date upon which Rocky Mountain Power conveys to Buyer the bill of sale for the Assets.

2. Sale and Purchase of Assets.

2.1 Assets to Be Sold. Subject to all of the terms and conditions of this Agreement, Rocky Mountain Power agrees to sell and Buyer agrees to buy all of Rocky Mountain Power's right, title and interest in the Assets.

2.2 Purchase Price. The Purchase Price for the Assets shall be TWO HUNDRED & SIX THOUSAND DOLLARS (\$206,000).

2.3 Payment. The Purchase Price shall be paid to Rocky Mountain Power by Buyer within fifteen (15) days of the date this Agreement is executed by both Parties; such payment shall be by check.

2.4 Instruments of Conveyance and Transfer. Subject to the satisfaction of the conditions precedent set forth in Section 8 below, and pursuant to all of the terms and conditions of this Agreement, Rocky Mountain Power shall execute and deliver to Buyer a bill of sale to vest in Buyer good and marketable title to the Assets, subject to no security interests, liens or encumbrances, and substantially in the form of the unexecuted bill of sale attached hereto as Exhibit C.

2.5 Proration of Personal Property Taxes. Rocky Mountain Power shall be responsible for personal property taxes owed as of the Transfer Date. If Buyer, as a municipal corporation, is required to pay any personal property taxes, it shall be responsible all such taxes after the Transfer Date. Buyer shall reasonably cooperate with Rocky Mountain Power to account for any personal property taxes assessed and paid by Rocky Mountain Power for periods after the Transfer Date.

2.6 Sales, Transfer and Other Taxes. Any sales, excise, transfer, purchase, use, or similar tax which may be payable by reason of the sale of all or a portion of the Assets shall be borne and paid by Rocky Mountain Power.

3. Ownership; Disconnect and Reconnection Obligations; Operation and Maintenance; Risk of Loss

3.1 Ownership. Rocky Mountain Power shall own the Assets until the Transfer Date.

3.2 Operation and Maintenance; Risk of Loss. After the Transfer Date, Buyer shall own and be solely responsible for the operation and maintenance of the Assets and risk of loss of the Assets. Prior to the transfer date, Rocky Mountain Power shall be responsible for the operation and maintenance of the Assets. For the life of the Assets, Buyer shall at all times operate and maintain the Assets in accordance with prudent utility practice.

3.3 Disconnect and Reconnection Obligations. The Parties shall each be separately responsible for their own costs in effectuating the transfer of Assets to Buyer and the separation of the connections between Buyer's and Rocky Mountain Power's respective systems. Rocky Mountain Power shall be responsible for separating the connection between the Assets and Rocky Mountain Power's distribution system. Buyer shall be responsible to reconnect the Assets to Buyer's own distribution feeder. The Parties shall coordinate and cooperate to this end.

4. Representations and Warranties of Rocky Mountain Power.

Rocky Mountain Power represents and warrants as follows:

4.1 Organization and Powers of Rocky Mountain Power. Rocky Mountain Power is an Oregon corporation, duly organized and validly existing under the laws of the State of Oregon, and is duly qualified to do business in the State of Utah. Rocky Mountain Power has all requisite power and authority to own the Assets.

4.2 Authority Relative to Agreement; Governmental Authorization. Rocky Mountain Power has the power and authority to execute and deliver this Agreement and to consummate the transactions contemplated hereby. This Agreement has been duly and validly authorized and constitutes the valid and binding obligation of Rocky Mountain Power enforceable in accordance with its terms, except as enforcement may be limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws affecting the enforcement of creditors' rights generally and except that the availability of the equitable remedies of specific performance and injunctive relief are subject to the discretion of the court before which any proceeding may be brought. No declaration, filing or registration with, or notice to, or authorization, consent or approval of, any governmental or regulatory body or authority is necessary for the execution and delivery of this Agreement by Rocky Mountain Power or the consummation by Rocky Mountain Power of the transactions contemplated by this Agreement, provided that Rocky Mountain Power makes no representation or warranty with respect to approvals which may be required from the Utah Public Service Commission or the Federal Energy Regulatory Commission.

4.3 Non-Contravention; Approvals. The execution and delivery of this Agreement and the consummation of the transactions contemplated hereby will not violate, conflict with or result in a breach of any provision of, or constitute a default under, or result in the termination of any note, bond, mortgage, indenture, deed of trust, contract, lease or other instrument, obligation or agreement of any kind to which Rocky Mountain Power is now a Party or by which any of its assets may be bound or affected.

4.4 Title to the Assets. Rocky Mountain Power has good and marketable title to the Assets free and clear of all liens, mortgages, pledges, claims, charges, security interests or other encumbrances.

4.5 Condition of Assets. The Assets will be sold to Buyer "AS IS, WHERE IS." Rocky Mountain Power hereby disclaims and excludes herefrom, (a) any express or implied representation or warranty as to the value, condition, design, operation, or quality of the materials or workmanship in, or any defects in, the Assets, (b) any express or implied warranty of merchantability or fitness for use or for a particular purpose, or (c) any express or implied representation, guarantee, obligation, liability or warranty of Rocky Mountain Power, express or implied, of any kind, arising by law or from course of performance, course of dealing, or usage of trade.

5. Representations and Warranties of Buyer.

Buyer represents and warrants as follows:

5.1 Organization and Powers of Buyer. Buyer is a Utah municipal corporation duly qualified to do business in the State of Utah. Buyer has all requisite power and authority to own the Assets.

5.2 Authority Relative to Agreement; Governmental Authorization. Buyer has the power and authority to execute and deliver this Agreement and to consummate the transactions contemplated hereby. This Agreement has been duly and validly authorized and constitutes the valid and binding obligation of Buyer enforceable in accordance with its terms, except as enforcement may be limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws affecting the enforcement of creditors' rights generally and except that the availability of the equitable remedies of specific performance and injunctive relief are subject to the discretion of the court before which any proceeding may be brought. No declaration, filing or registration

with, or notice to, or authorization, consent or approval of, any governmental or regulatory body or authority is necessary for the execution and delivery of this Agreement by Buyer or the consummation by Buyer of the transactions contemplated by this Agreement, provided that Buyer makes no representation or warranty with respect to approvals which may be required from the Utah Public Service Commission or the Federal Energy Regulatory Commission.

5.3 Non-Contravention; Approvals. The execution and delivery of this Agreement and the consummation of the transactions contemplated hereby will not violate, conflict with or result in a breach of any provision of, or constitute a default under, or result in the termination of any note, bond, mortgage, indenture, deed of trust, contract, lease or other instrument, obligation or agreement of any kind to which Buyer is now a Party or by which any of its assets may be bound or affected.

5.4 Condition of Assets. The Assets will be purchased by Buyer "AS IS, WHERE IS." Buyer acknowledges that Rocky Mountain Power disclaims and excludes here from, (a) any express or implied representation or warranty as to the value, condition, design, operation, or quality of the materials or workmanship in, or any defects in, the Assets, (b) any express or implied warranty of merchantability or fitness for use or for a particular purpose, or (c) any express or implied representation, guarantee, obligation, liability or warranty of Rocky Mountain Power, express or implied, of any kind, arising by law or from course of performance, course of dealing, or usage of trade.

6. Covenants of Rocky Mountain Power.

Rocky Mountain Power covenants and agrees as follows:

6.1 Conduct of Business. Rocky Mountain Power shall own and operate the Assets for the time periods set forth in Section 3 herein in accordance with its past practices and shall engage in no material transactions relating to the Assets out of the ordinary course of business, including entering into any contract or financing arrangement that limits Rocky Mountain Power's ability to sell the Assets to Buyer.

6.2 Insurance. Until the Transfer Date, Rocky Mountain Power shall continue to self-insure or carry insurance currently in effect related to the Assets, adequate to insure the Assets against loss or damage by fire and other risks, and public liability consistent with and in accordance with its past practices.

6.3 Reasonable Efforts. Subject to the terms of this Agreement and fiduciary obligations under applicable law, Rocky Mountain Power shall use commercially reasonable efforts to effectuate the transactions contemplated by this Agreement and to fulfill all of the conditions of the Parties' obligations under this Agreement and shall do all such acts and things as reasonably may be required to carry out Rocky Mountain Power's obligations hereunder and to complete the transaction contemplated by this Agreement.

6.4 Notification. Rocky Mountain Power will give Buyer prompt written notice of any event, condition or fact arising prior to the Transfer Date that would cause any of its representations and warranties in this Agreement to be untrue in any material respect.

6.5 Access to Assets. Until the Transfer Date, Rocky Mountain Power shall allow Buyer and its authorized agents and representatives reasonable access to the Assets.

7. Covenants of Buyer.

Buyer covenants and agrees as follows:

7.1 Conduct of Business. Prior to the Transfer Date, Buyer shall operate the Assets for the time periods set forth in Section 3 herein in accordance with Rocky Mountain Power's instructions, if any, and Rocky Mountain Power's past practices. Prior to the Transfer Date, Buyer shall engage in no material transactions relating to the sale or disposition of the Assets in whole or in part.

7.2 Insurance. After the Transfer Date, Buyer shall carry insurance adequate to insure the Assets against loss or damage by fire and other risks, and public liability consistent with and in accordance with its past practices for like assets.

7.3 Reasonable Efforts. Subject to the terms of this Agreement and fiduciary obligations under applicable law, Buyer shall use commercially reasonable efforts to effectuate the transactions contemplated by this Agreement and to fulfill all of the conditions of the Parties' obligations under this Agreement and shall do all such acts and things as reasonably may be required to carry out Buyer's obligations hereunder and to complete the transaction contemplated by this Agreement.

7.4 Notification. Buyer will give Rocky Mountain Power prompt written notice of any event, condition or fact arising prior to the Transfer Date that would cause any of its representations and warranties in this Agreement to be untrue in any material respect.

7.5 Access to Assets. Until the Transfer Date, Buyer shall allow Rocky Mountain Power and its authorized agents and representatives reasonable access to the Assets.

7.6 Indemnity. Buyer shall defend, indemnify, and hold harmless Rocky Mountain Power, its officers, directors, employees, and agents, from and against any and all liability, loss, damage, claims, suit or cause of action arising out of or relating to Buyer's ownership, operation or maintenance of the Assets. This obligation shall survive the termination of this Agreement and completion of the transactions contemplated by this Agreement.

7.7 Rights-of-way. Buyer represents and warrants that it has secured all easements or other real property rights, licenses, or permissions ("rights-of-way") necessary to connect and provide power to the existing system comprised of the Assets. Rocky Mountain Power assigns and conveys to Buyer all rights-of-way occupied by the Assets, and Rocky Mountain Power agrees to execute additional documents as reasonably necessary to effectuate the transfer and confirmation of such rights-of-way.

7.8 Operation, Maintenance, Repair, or Replacement of the Assets. Buyer has or will arrange for qualified personnel to operate, maintain, and repair the Assets, and will in no way rely on Rocky Mountain Power for such services. Buyer has or is prepared to locate and procure on its own behalf, replacement components, including transformers, in the event of failure of any or all of the Assets at any time. Buyer takes full responsibility for the installation of such replacement components.

8. Conditions Precedent; Bill of Sale.

All of the obligations of Rocky Mountain Power under this Agreement, including its obligation to transfer title to the Assets to Buyer by providing Buyer with the bill of sale contemplated herein, are subject to the fulfillment, prior to and upon the Transfer Date, of each of the following conditions:

8.1 Representations, Warranties and Covenants of Buyer. All representations and warranties made in this Agreement by Buyer shall be true and correct in all material respects as of the Transfer Date as fully as though such representations and warranties had been made on and as of the Transfer Date, and as of the Transfer Date, Buyer shall have complied in all material respects with all covenants made by it in this Agreement.

8.2 Litigation. At the Transfer Date, there shall not be in effect any order, decree, or injunction of a court of competent jurisdiction restraining, enjoining, or prohibiting the consummation of the transactions contemplated by this Agreement (each Party hereby agreeing to use its reasonable efforts, including reasonable appeals to higher courts, to have any such order, decree or injunction set aside or lifted), and no action shall have been taken, and no statute, rule, or regulation shall have been enacted, by any state or federal government or governmental agency in the United States which would prevent the consummation of such transactions.

8.3 Payment of Purchase Price. Buyer shall have paid to Rocky Mountain Power the Purchase Price.

8.4 Termination of Load Service Contracts. (a) The Parties shall have agreed in writing to the termination of the following contracts: (i) that certain Load Service Contracts for PacifiCorp load on meters 82140348 and 51615022, dated January 31, 2023; and (ii) that certain Load Service Contract for City of Hurricane load on meters 82140348 and 66686456, dated January 31, 2023; and (b) with respect to the Load Service Contract described in (a)(ii) of this Section 8.4, the termination of such contract was accepted for filing by the Federal Energy Regulatory Commission.

8.5 Conveyance of Bill of Sale. No later than thirty (30) days after the date upon which all of the conditions in Sections 8.1 through 8.4 have been satisfied, Rocky Mountain Power shall convey to Buyer the bill of sale for the Assets.

9. Survival of Representations and Warranties.

All representations and warranties of the Parties, and all liability therefor, shall survive for a period of one year past the Transfer Date, at which time the obligations under this agreement shall cease and expire. Notwithstanding the forgoing, obligations under Section 7.06 shall continue indefinitely.

10. Termination.

10.1 Termination. This Agreement may be terminated and abandoned at any time prior to the Transfer Date if:

(a) The Parties agree in writing to terminate this Agreement by mutual consent; or

(b) Buyer delivers a written notice to Rocky Mountain Power to the effect that Rocky Mountain Power has defaulted in a material respect under one or more of its covenants and

agreements contained herein (which shall be specified in detail in such notice), and such condition or conditions have not been satisfied or such default or defaults have not been remedied (or waived by Buyer) within thirty (30) days after the date such notice is delivered by Buyer to Rocky Mountain Power; or

(c) Rocky Mountain Power delivers a written notice to Buyer to the effect that Buyer has defaulted in a material respect under one or more of its covenants and agreements contained herein (which shall be specified in detail in such notice), and such condition or conditions have not been satisfied or such default or defaults have not been remedied (or waived by Rocky Mountain Power) within thirty (30) days after the date such notice is delivered by Rocky Mountain Power to Buyer; or

(d) The Transfer Date shall not have occurred on or before November 1, 2023, or such later date to which the term of this Agreement may be extended pursuant to mutual agreement of the Parties, provided that one of the Parties gives notice to the other so terminating this Agreement and that the Party seeking such termination has not defaulted in a manner responsible for delaying the Transfer Date past November 1, 2023.

10.2 Effect of Termination. Except where specific terms and conditions of this Agreement provide that such terms and conditions survive termination of this Agreement, any termination pursuant to this Section 10 shall relieve both Parties hereto of their obligations set forth herein, and any such termination constitutes a failure of the conditions to the obligations of the Parties to implement this Agreement, except that nothing herein will relieve any Party from liability for any breach of this Agreement.

11. Termination of Load Service Contracts. The Parties agree that effective upon the Transfer Date, the service obligations of each Party under the following contracts shall cease and such contracts shall, subject to any required regulatory filings and approvals, terminate and be of no further force and effect: (i) that certain Load Service Contracts for PacifiCorp load on meters 82140348 and 51615022, dated January 31, 2023; and (ii) that certain Load Service Contract for City of Hurricane load on meters 82140348 and 66686456, dated January 31, 2023.

12. Assignment.

Neither Party may assign its rights under this Agreement to any third party without the written consent of the other Party.

13. Jurisdiction of Regulatory Authorities.

In the event that the Commission or any other state, federal, or municipal authority determines that any provision of this Agreement conflicts with or is in violation of applicable law, or issues any rules, regulations, or orders which require Rocky Mountain Power to alter or amend any of the provisions of this Agreement or to terminate this Agreement, or that otherwise preclude or materially interfere with or rescind the transfer of assets contemplated herein, this Agreement automatically shall be amended to comply with such determination, amendment, rule, regulation, or order; or, if so ordered, this Agreement shall terminate without effecting transfer of the Assets to Buyer, or the Assets and the purchase price shall be returned if transfer has already occurred; and in any of the foregoing events, Rocky Mountain Power shall not be liable to Buyer for damages or losses of any kind whatsoever, including consequential damages, which Buyer may sustain as a

result of such determination, amendment, rule, regulation, or order, or modification or termination of this transaction.

14. Miscellaneous.

14.1 Amendment. This Agreement may be amended only by an instrument in writing executed by the Parties which expressly refers to this Agreement and states that it is an amendment hereto.

14.2 Section and Paragraph Headings. The Section and Subsection headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement.

14.3 Waiver. Any of the terms or conditions of this Agreement may be waived at any time and from time to time, in writing, by the Party entitled to the benefit of such terms or conditions.

14.4 Notices. All notices, requests, demands, and other communications given by Buyer or Rocky Mountain Power shall be in writing and shall be deemed to have been duly given when telecopied, when delivered personally in writing or when deposited into the United States mail, to the following addresses:

If to Rocky Mountain Power: Rocky Mountain Power
Attn: Renee Tuckett
Business Analyst
70 North 200 East
American Fork, Utah 84003

With a copy to: Rocky Mountain Power
Attn: Jason Hoffman
Customer & Regulatory Liaison
825 NE Multnomah, Suite 800
Portland, OR 97232

If to Buyer: Hurricane Power
Attn: Scott Hughes
147 North 870 West
Hurricane, Utah 84737

With a copy to: Hurricane City Attorney's Office
Attn: Dayton Hall
147 North 870 West
Hurricane, Utah 84737

or to such other address as Buyer or Rocky Mountain Power may designate in writing.

14.5 Integrated Agreement. This Agreement, when executed, constitutes the entire agreement between the Parties hereto, and supersedes and negates all prior line extension

agreements and understandings, oral and written, between the Parties hereto with respect to the Assets.

14.6 Counterparts. This Agreement may be executed in two counterparts, each of which shall for all purposes be deemed to be an original and both of which shall constitute one and the same instrument.

15. Jury Waiver. To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this Agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

16. Governing Law and Jurisdiction. This Agreement, and the application or interpretation thereof, shall be governed exclusively by its terms and by the laws of the State of Utah. The parties hereby agree to bring any such action before the Fifth Judicial District Court, Washington County, State of Utah and, in addition, to submit themselves to the jurisdiction of the Courts in the State of Utah.

IN WITNESS WHEREOF, the Parties have signed this Agreement as of the date first above written.

BUYER:

By:

Name:

Title:

Nanette Billings
Nanette Billings
Mayor

ROCKY MOUNTAIN POWER

By:

Name:

Title:

Chris Spencer
Managing Director, T&D Operations

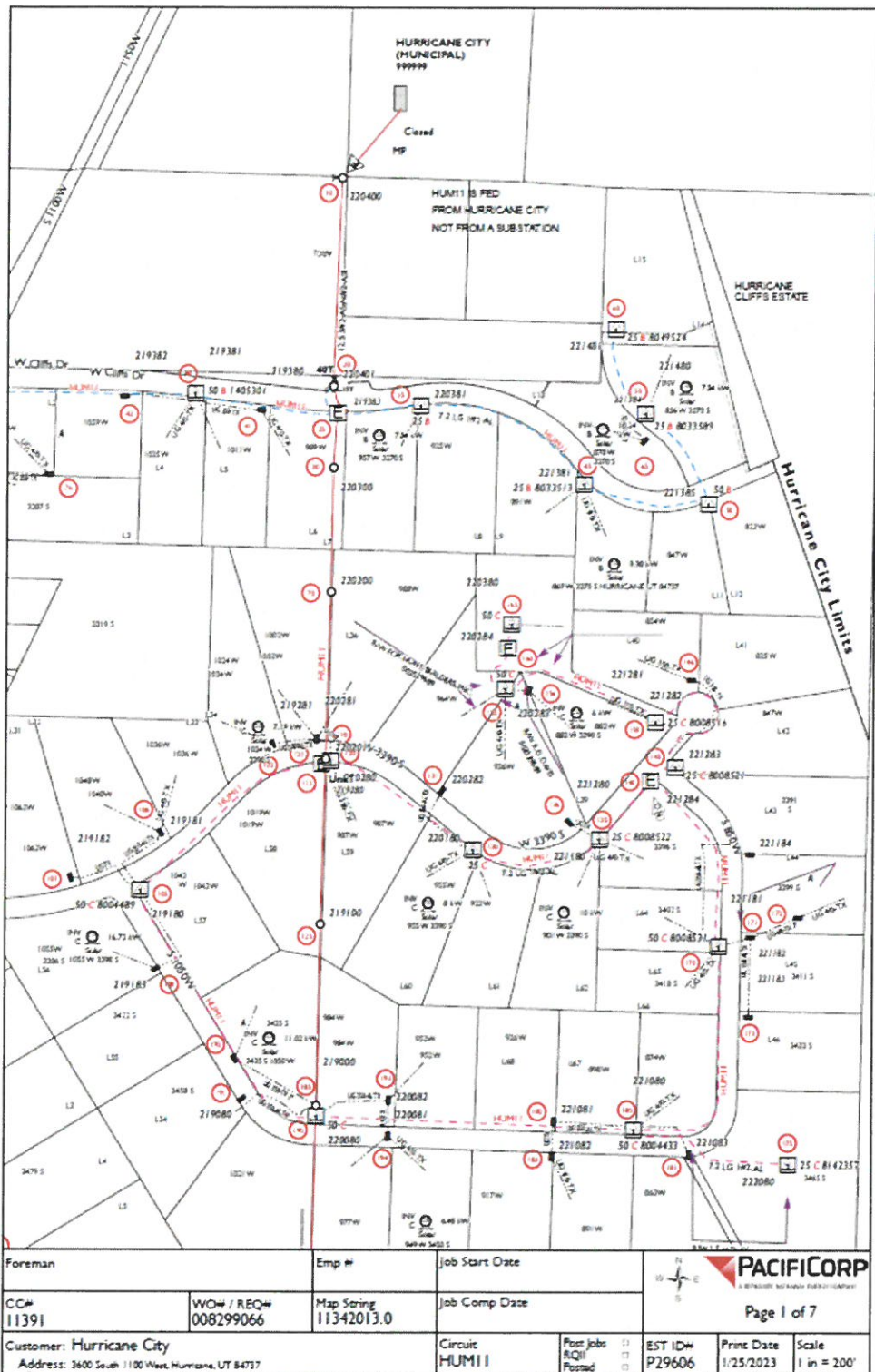
**EXHIBIT A
 DESCRIPTION OF ASSETS**

**Property Valuation
 Sale In Place - Distribution Facilities
 For: Sky Ranch, Hurricane, Utah
 Asset Valuation
 Requested by: Nathan Bailey
 Material List**

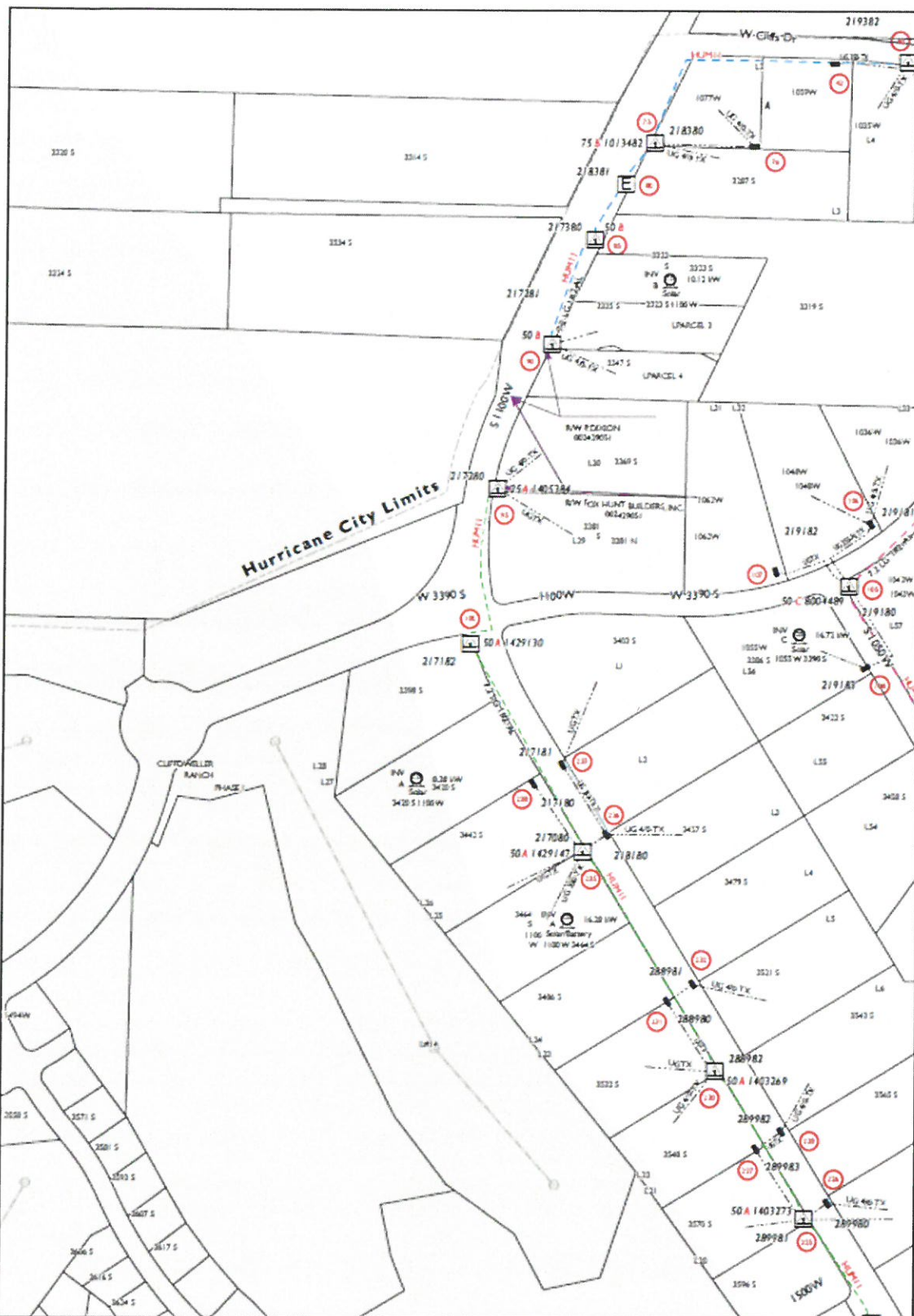
Asset Description	FERC ACCOUNT	ASSET CLASS	Vintage	QUANTITY	Sales Price
#2 1-phase pri ovh wire	365		1968	800	542
#2 Alum 1-Phase Pri Urd Cable	367		1994	20,525	42,412
#2 Alum 1-Phase Pri Urd Cable	367		1997	100	221
#2 Alum 1-Phase Pri Urd Cable	367		1999	550	1,271
#2 Alum 1-Phase Pri Urd Cable	367		2002	3,375	8,307
#2 Alum 1-Phase Pri Urd Cable	367		2004	1,375	3,526
#2 Alum 1-Phase Pri Urd Cable	367		2005	775	2,027
#2 Alum 1-Phase Pri Urd Cable	367		2006	170	454
#2 Alum 1-Phase Pri Urd Cable	367		2007	275	748
#2 Alum 1-Phase Pri Urd Cable	367		2008	4,175	11,580
#2 Alum 1-Phase Pri Urd Cable	367		2009	425	1,202
#2 Alum 1-Phase Pri Urd Cable	367		2010	75	216
#2 Alum 1-Phase Pri Urd Cable	367		2015	250	788
#2 Alum 1-Phase Pri Urd Cable	367		2019	800	2,700
#2 Alum 1-Phase Pri Urd Cable	367		2020	375	1,287
#2 Alum 1-Phase Pri Urd Cable	367		2021	800	2,790
#2 Alum 3-Phase Pri Ovh Wire	365		1968	5,525	7,014
#2 Alum 3-Phase Pri Ovh Wire	365		1991	400	775
#2 Alum 3-Phase Pri Ovh Wire	365		1997	200	426
#2 Alum 3-Phase Pri Ovh Wire	365		2002	410	940
#2 Alum 3-Phase Pri Ovh Wire	365		2014	400	1,077
#2 Alum 3-Phase Pri Ovh Wire	365		2021	400	1,173
1/0 1-Phase Pri Urd Cable	367		2019	100	445
1/0 1-Phase Pri Urd Cable	367		2020	500	2,263
1/0 1-Phase Pri Urd Cable	367		2022	50	234
1-Phase Ground Sleeve	366		1994	7	7,232
1-Phase Ground Sleeve	366		2005	1	1,308
1-Phase Ground Sleeve	366		2008	3	4,161
1-Phase Ground Sleeve	366		2010	1	1,440
1-Phase Ground Sleeve	366		2019	1	1,687
1-Phase Ground Sleeve	366		2020	3	5,146
25kva 1-Phase Pad mount Xmr	368		1980	17	16,040
25kva 1-Phase Pad mount Xmr	368		1999	1	1,486
25kva 1-Phase Pad mount Xmr	368		2002	5	7,908
25kva 1-Phase Pad mount Xmr	368		2005	1	1,679
25kva 1-Phase Pad mount Xmr	368		2007	1	1,746
25kva 1-Phase Pad mount Xmr	368		2015	1	2,017
25kva 1-Phase Pad mount Xmr	368		2020	1	2,192
25kva 1-Phase Pad mount Xmr	368		2022	1	2,264
350 alum triples urd sec cable	367		1994	6,215	8,918
350 alum triplex urd sec cable	367		1994	900	1,291

350 Alum Triplex Urd Sec Cable	367	1994	22,665	66,999
350 Alum Triplex Urd Sec Cable	367	2006	425	1,622
350 Alum Triplex Urd Sec Cable	367	2008	1,400	5,754
350 Alum Triplex Urd Sec Cable	367	2014	50	222
350 Alum Triplex Urd Sec Cable	367	2015	75	338
350 Alum Triplex Urd Sec Cable	367	2021	325	1,621
350 Alum Triplex Urd Sec Cable	367	2022	375	1,901
350 Alum Triplex Urd Svc Cable	367	2010	150	618
350 Alum Triplex Urd Svc Cable	367	2020	300	1,117
4'0 Alum Triplex Urd Svc Cable	367	2006	300	834
4'0 Alum Triplex Urd Svc Cable	367	2007	300	850
4'0 Alum Triplex Urd Svc Cable	367	2009	150	442
4'0 Alum Triplex Urd Svc Cable	367	2015	150	493
4'0 Alum Triplex Urd Svc Cable	367	2019	150	527
4'0 Alum Triplex Urd Svc Cable	367	2021	300	1,090
40' 1-phase dead end pole	364	1994	1	506
40' 3-phase dead end pole	364	1968	15	9,533
40' 3-Phase Tangent Pole	364	1994	1	1,078
40' 3-Phase Tangent Pole	364	2002	1	1,231
40' 3-Phase Tangent Pole	364	2014	1	1,468
40' 3-Phase Tangent Pole	364	2021	1	1,609
40' Pole	364	1968	2	1,271
40' Pole	364	1997	1	1,134
50kva 1-Phase Padmount Xmr	368	1980	15	18,461
50kva 1-Phase Padmount Xmr	368	2004	4	8,591
50kva 1-Phase Padmount Xmr	368	2008	4	9,281
50kva 1-Phase Padmount Xmr	368	2009	1	2,364
50kva 1-Phase Padmount Xmr	368	2010	1	2,408
50kva 1-Phase Padmount Xmr	368	2019	1	2,813
50kva 1-Phase Padmount Xmr	368	2021	2	5,812
50kva 1-phase pole-mount Xmr	368	1952	1	479
50kva 1-phase pole-mount Xmr	368	2014	1	2,585
75kva 1-Phase Padmount Xmr	368	1983	6	8,255
75kva 1-Phase Padmount Xmr	368	2006	2	4,616
75kva 1-Phase Padmount Xmr	368	2008	2	4,795
75kva 1-phase pole-mount xmr	368	1986	1	1,484
Total			335,139	

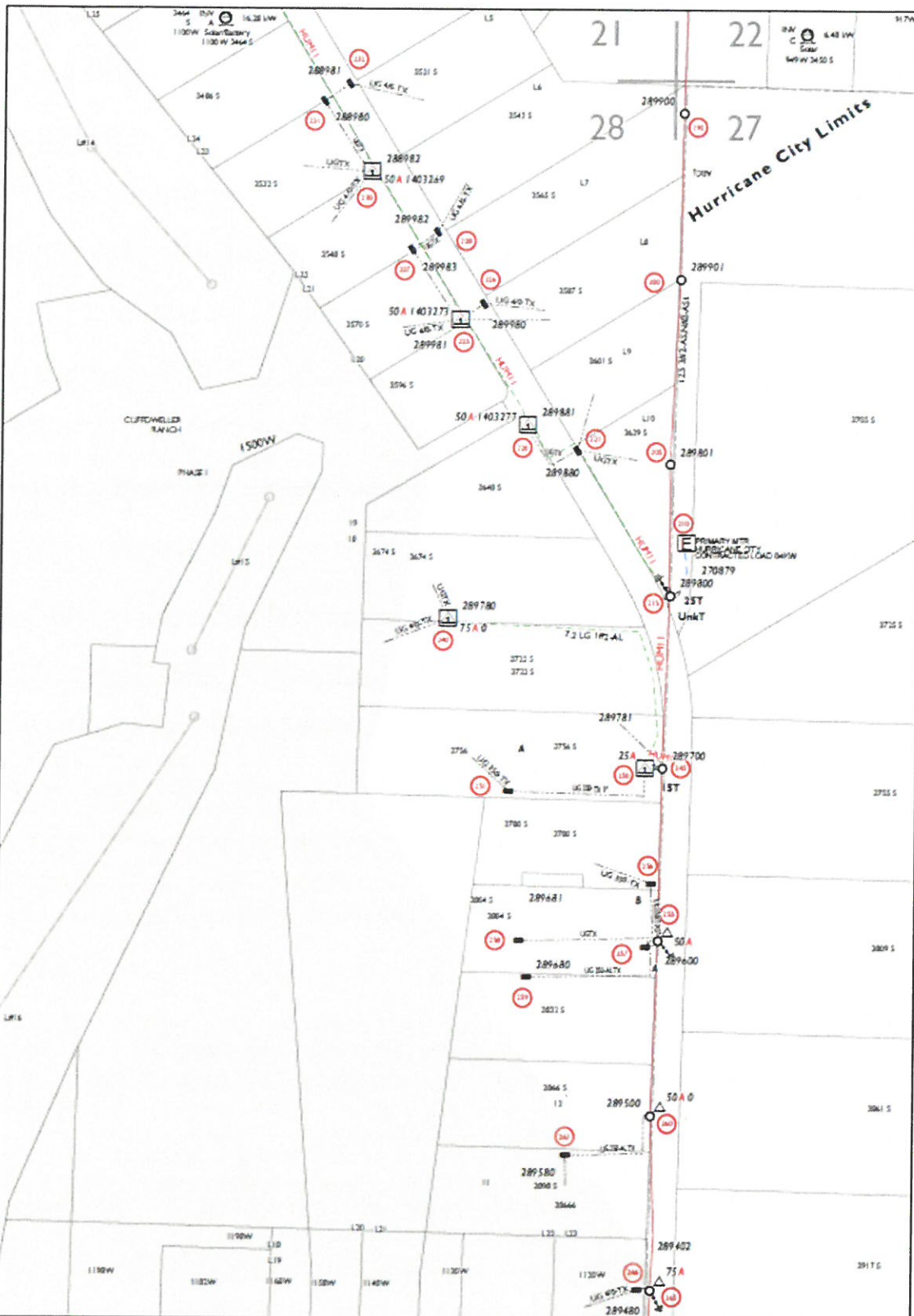
EXHIBIT B (Map of Facilities)




Foreman		Emp #	Job Start Date	 Page 1 of 7
CC# 11391	WO# / REQ# 008299066	Map Spring 11342013.0	Job Comp Date	
Customer: Hurricane City Address: 3600 South 1100 West Hurricane, UT 84737		Circuit HUM11	Post Jobs ACQ'd Posted	EST ID# P29606
				Print Date 1/25/2023
				Scale 1 in = 200'

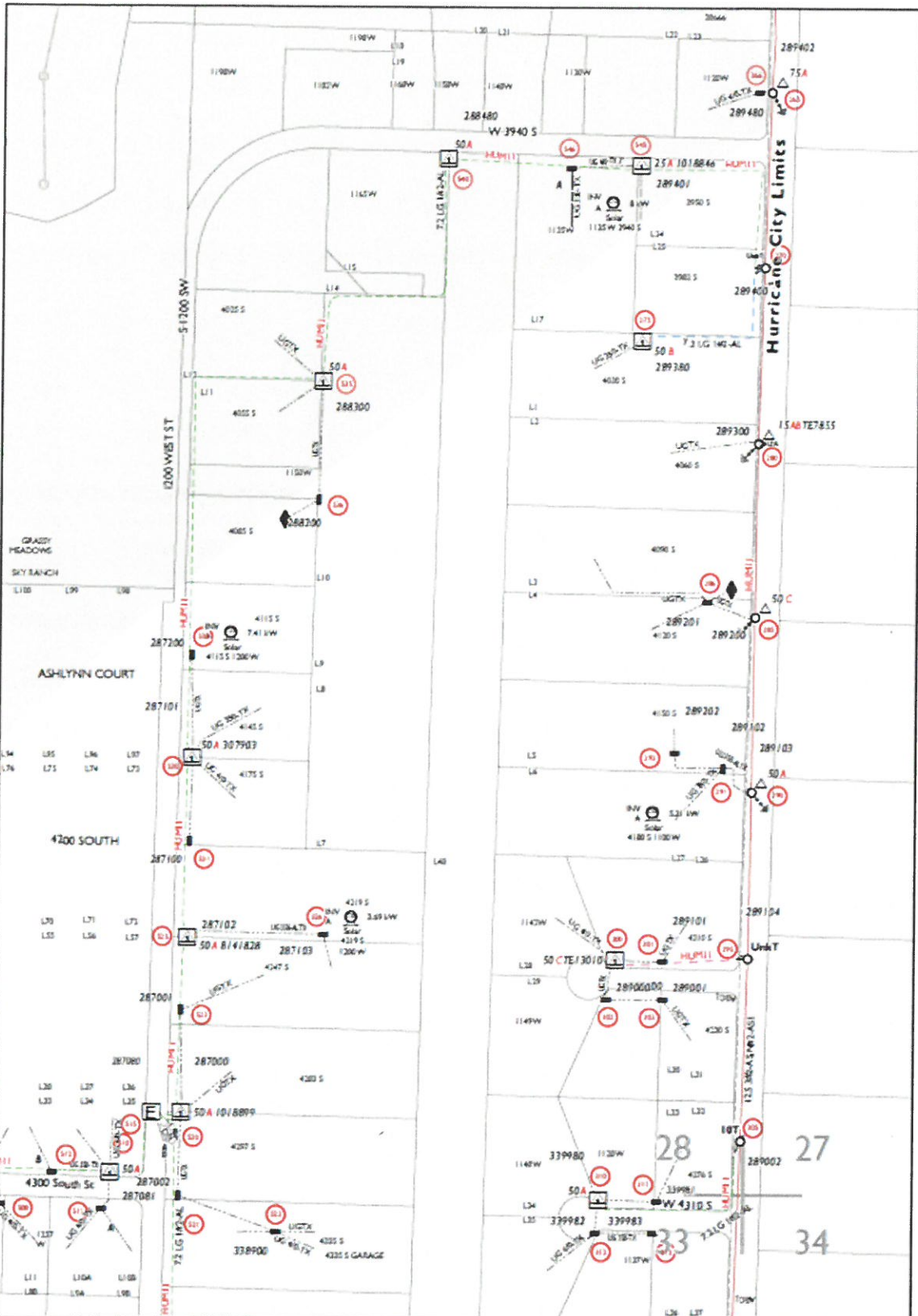



Foreman		Emp #	Job Start Date	 PACIFICORP <small>A DIVISION OF ROCKY MOUNTAIN ENERGY SERVICES</small>
CC# 11391	WO# / REQ# 008299066	Map Spring 11342013.0	Job Comp Date	
Customer: Hurricane City Address: 3600 South 1100 West, Hurricane, UT 84737		Circuit HUM II	Post Jobs RQII <input type="checkbox"/> Postad <input type="checkbox"/>	EST ID# P29606
				Print Date 1/25/2023
				Scale 1 in = 200'



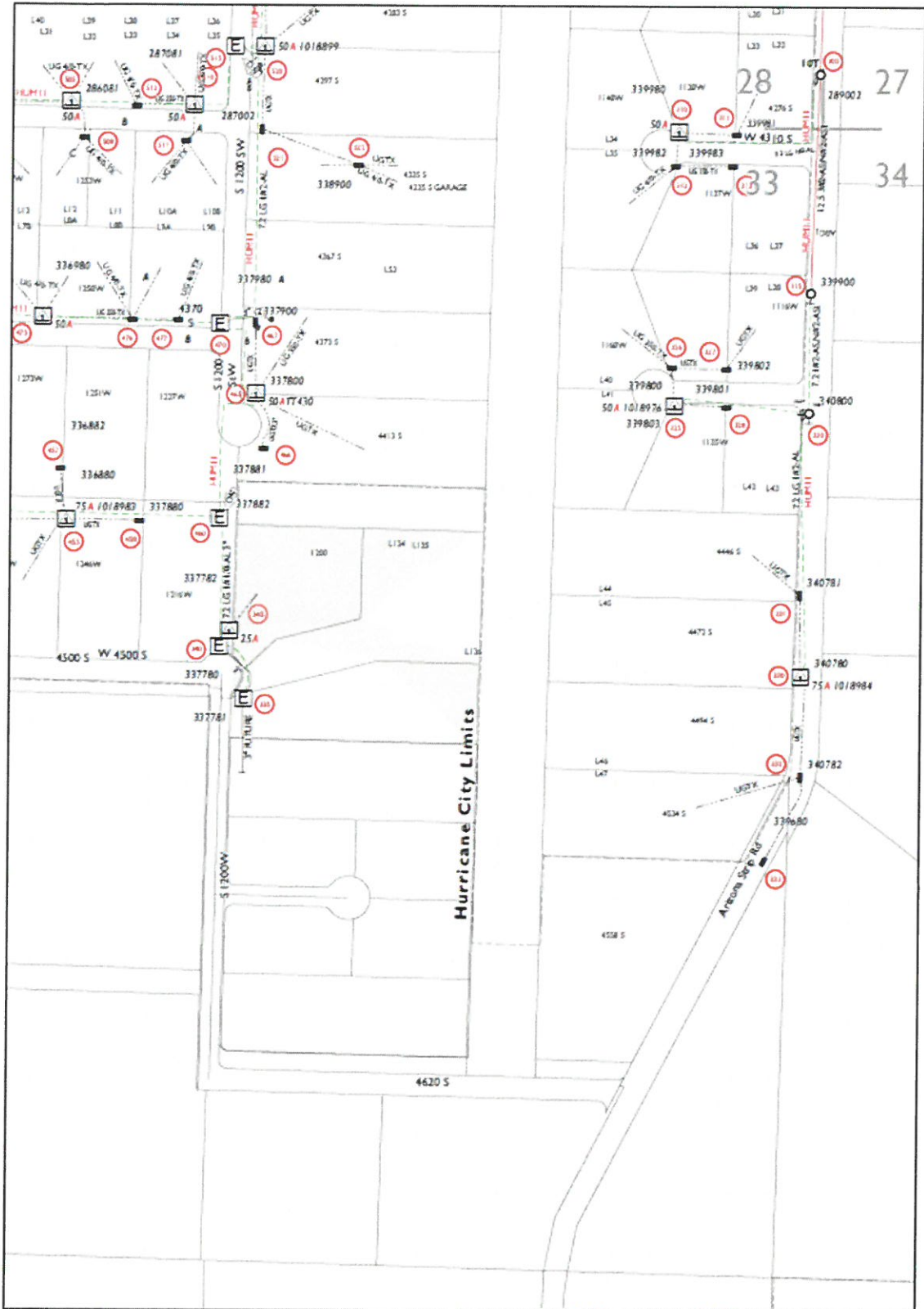
Foreman		Emp #	Job Start Date	 A BETHLEHEM COMPANY
CC# 11391	WO# / REQ# 008299066	Map String 11342013.0	Job Comp Date	
Customer: Hurricane City Address: 3600 South 1100 West, Hurricane, UT 84737		Circuit HUM11	Post Jobs <input type="checkbox"/> RQ# <input type="checkbox"/> Posted <input type="checkbox"/>	EST ID# P29606 Print Date 1/25/2023 Scale 1 in = 200'


Cust
 Asset Purchase Agreement

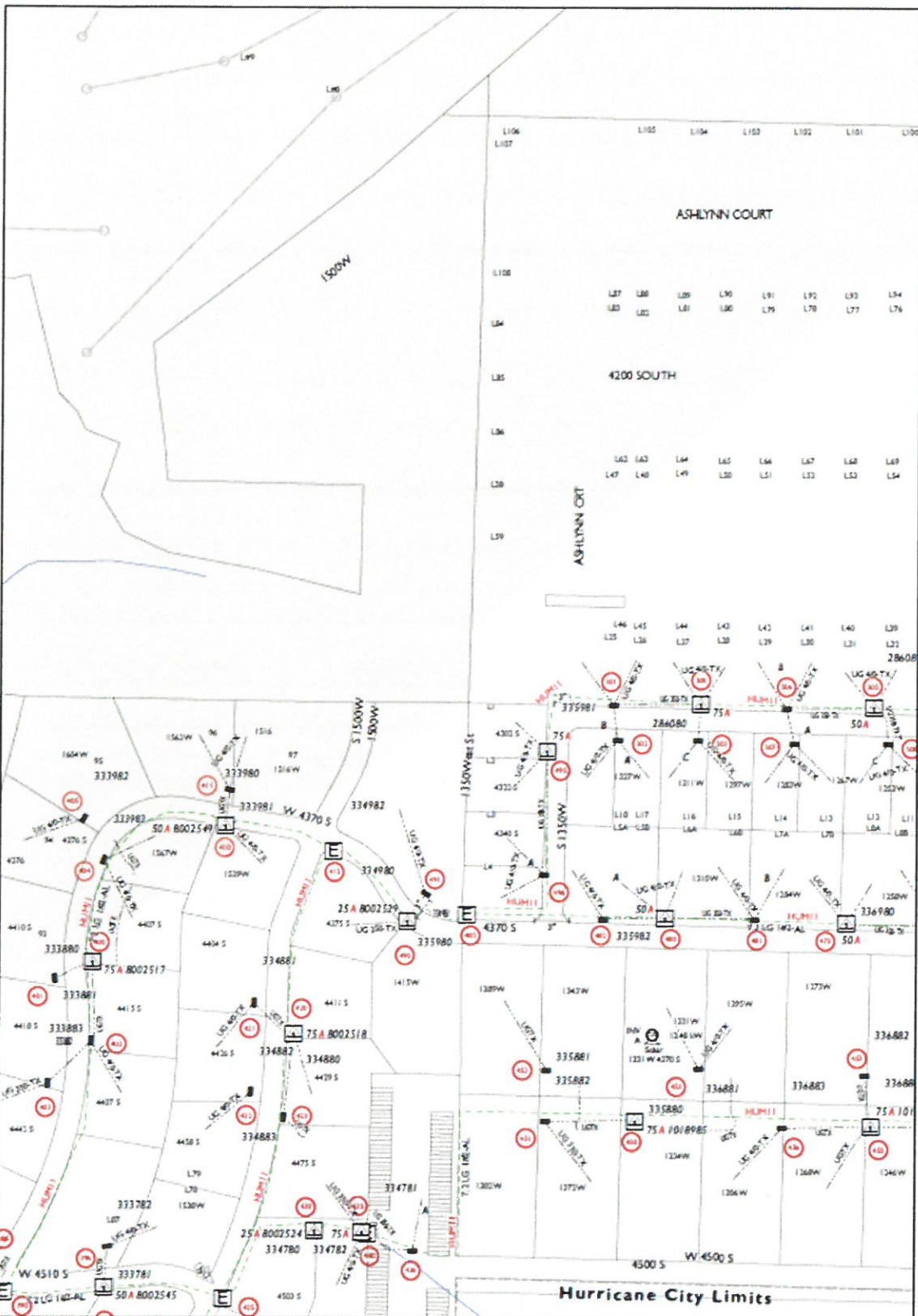



Foreman		Emp #	Job Start Date		 Page 4 of 7		
CC# 11391	WO# / REQ# 008299066	Map String 11342013.0	Job Comp Date				
Customer: Hurricane City Address: 3600 South 1100 West, Hurricane, UT 84737			Circuit HUM11	Post Jobs RCU <input type="checkbox"/> Postcard <input type="checkbox"/>	EST IDW P29606	Print Date 1/25/2023	Scale 1 in = 200'

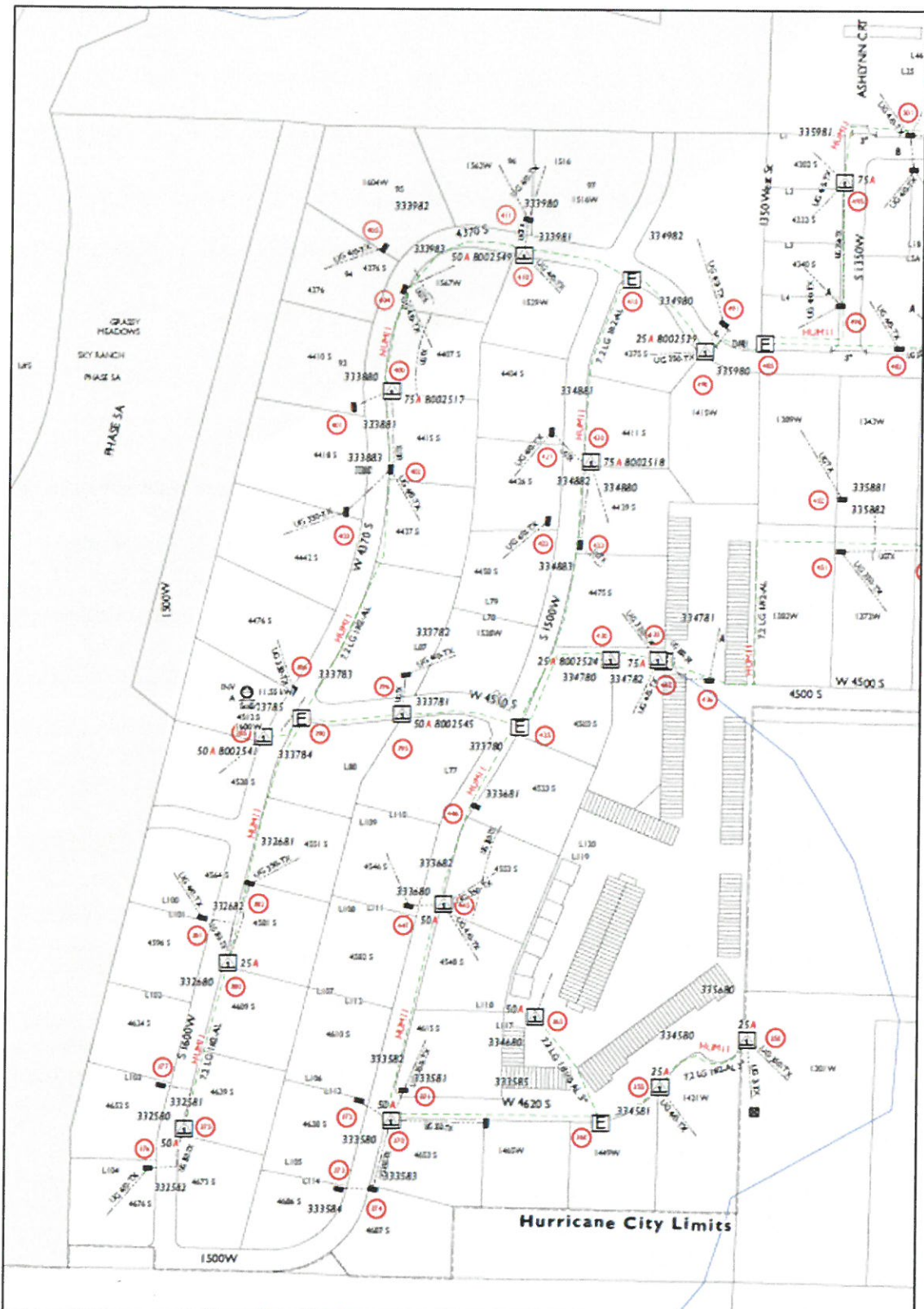
Asset Purchase Agreement



Foreman		Emp #	Job Start Date	 PACIFICORP <small>A WEATHER RESILIENT CORPORATION</small>
CC# 11391	WO# / REQ# 008299066	Map String 11342013.0	Job Comp Date	
Customer: Hurricane City Address: 3600 South 1100 West, Hurricane, UT 84737			Circuit HUM11	Post Jobs <input type="checkbox"/> RQM <input type="checkbox"/> Posted <input type="checkbox"/>
				EST ID# P29606
				Print Date 1/25/2023
				Scale 1 in = 200'



Foreman		Emp #	Job Start Date	 A BRIDGEMOUNTAIN ENERGY COMPANY		
CC# 11391	WO# / REQ# 008299066	Map String 11342013.0	Job Comp Date			
Customer: Hurricane City Address: 3600 South 1100 West, Hurricane, UT 84737		Circuit HUM11	Post Jobs <input type="checkbox"/> RQ# <input type="checkbox"/> Posted <input type="checkbox"/>	EST ID# P29606	Print Date 1/25/2023	Scale 1 in = 200'




Foreman		Emp #	Job Start Date	 PACIFICCORP <small>A WEATHERS AND WARD ENERGY COMPANY</small>
CC# 11391	WO# / REQ# 008299066	Map Spring 11342013.0	Job Comp Date	
Customer: Hurricane City Address: 3600 South 1100 West, Hurricane, UT 84737			Circuit HUM11	Post Jobs <input type="checkbox"/> RQII <input type="checkbox"/> Postcard <input type="checkbox"/>
			EST ID# P29606	Print Date 1/25/2023 Scale 1 in = 200'

EXHIBIT C
BILL OF SALE

SELLER: ROCKY MOUNTAIN POWER
BUYER: HURRICANE POWER

FOR VALUABLE CONSIDERATION totaling TWO HUNDRED & SIX THOUSAND DOLLARS (\$206,000) The receipt of which is hereby acknowledged, Rocky Mountain Power ("Seller"), hereby grants, bargains, sells and delivers to Hurricane City, a Utah municipal corporation ("Buyer"), pursuant to an Asset Purchase Agreement dated as of August __, 2023, all of its right, title, and interest in and to all of the Assets listed on Exhibit A, attached to said Asset Purchase Agreement, and presently in the possession of Seller.

THE ASSETS ARE SOLD AND DELIVERED TO BUYER "AS IS, WHERE IS."

ROCKY MOUNTAIN POWER HEREBY DISCLAIMS AND EXCLUDES HEREFROM, (A) ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY AS TO THE VALUE, CONDITION, DESIGN, OPERATION, OR QUALITY OF THE MATERIALS OR WORKMANSHIP IN, OR ANY DEFECTS IN, THE ASSETS, (B) ANY EXPRESS OR IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR USE OR FOR A PARTICULAR PURPOSE, OR (C) ANY EXPRESS OR IMPLIED REPRESENTATION, GUARANTEE, OBLIGATION, LIABILITY OR WARRANTY OF SELLER, EXPRESS OR IMPLIED, OF ANY KIND, ARISING BY LAW OR FROM COURSE OF PERFORMANCE, COURSE OF DEALING, OR USAGE OF TRADE

DATED this 9 of August 2023.

ROCKY MOUNTAIN POWER

By: 
Name: Christopher Spencer
Title: Managing Director Operations

CERTIFICATE OF SERVICE

Docket No. 23-035-48

I hereby certify that on November 15, 2023, a true and correct copy of the foregoing was served by electronic mail to the following:

Complaint

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ocs@utah.gov

Division of Public Utilities

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Assistant Attorney General

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Robert Moore rmoore@agutah.gov

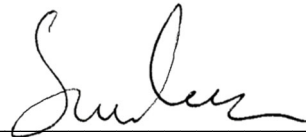
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Rocky Mountain Power

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Coordinator, Regulatory Operations