



HURRICANE CITY UTAH

Mayor

Nanette Billings

City Manager

Kaden DeMille

City Council

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

Hurricane City Council Meeting Agenda

April 7, 2022
4:30 PM

City Council Chambers 147 N 870 W, Hurricane

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

4:30 PM Work Meeting

1. Discussion regarding Canyons RV

5:00 p.m. Pre-meeting

6:00 p.m. - Call to Order

Prayer

Pledge

Consideration and possible approval of sponsoring money for Girls State - Diane Nay

Presentation of awards for community service-Rowdy Reeve

Council Reports

Minutes of the Special City Council Meeting for 2/2/2022 and Regular meeting 3/3/2022

Public Forum – Comments from Public

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

OLD BUSINESS

1. Consideration and possible approval of a **Franchise Agreement between Hurricane City and Infowest**

2. Ordinance 2022-13: Consideration and possible approval of an **ordinance updating changes to the short term rental ordinance**-Nanette Billings
3. Consideration and possible approval of an **Interlocal Cooperation Agreement with Greater Zion regarding Ironman**
4. Ordinance 2022-12: Consideration and possible approval of a **Land Code Use Amendment to Title 10, Chapter 15, regarding Planned Commercial development standards**
5. Ordinance 2022-04: Consideration and possible approval of a proposed **Zone Change Amendment request located at approximately 600 S 3500 W from R1-6, residential one unit per 6,000 square feet; R1-8, residential one unit per 8,000 square feet; R1-10, residential one unit per 10,000 square feet; R1-15, residential one unit per 15,000 square feet, to R1-6, residential one unit per 6,000 square feet and R1-8, residential one unit per 8,000 square feet.** Parcel number H-4-2-12-1102. D. R. Horton (Don Bean) Applicant. Adam Allen Agent.
6. Consideration and possible approval of **water acknowledgment statement to be required as part of land use applications.**
7. Ordinance 2022-06: Consideration and possible approval of a proposed **zone change located at 4700 S and 2600 W from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet.** Parcel numbers: H-3-2-32-330 and H-3-2-32-321. Calypso Ridge Properties Applicant. Karl Rasmussen Agent.
8. Consideration and possible approval of **awarding the bid for the Sand Hollow well**

NEW BUSINESS

1. Consideration and possible approval of **renewing the lease with Hurricane Air Monitoring Station**
2. Discussion **regarding vacation rentals**- Jacquie Slade
3. Consideration and possible approval of **annual State Fraud Risk Assessment**- Paige Chapman
4. Consideration and possible approval of an **amended final plat for North Slope at Copper Rock Phase 2** located at 1952 W Cedar Breaks Drive. Fairway Vista Estates Applicant. Alliance Consulting (Mike Bradshaw) Agent
5. Consideration and possible approval of a **preliminary plat for Sky View, a 155 lot residential subdivision**, located at the southwest corner of 2800 W and 600 N. DAF DEV, LLC Applicant. Charles Hammon Agent.
6. Ordinance 2022-07: Consideration and possible approval of a proposed **Zone Change Amendment request located at 366 West 300 North from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre, to build a duplex.** Larry Loveless Applicant.
7. Discussion regarding the **realignment of 1100 West and the property abutting it** owned by Hurricane City and Diamond Edge Construction - Scott Stratton

8. Ordinance 2022-08: Consideration and possible approval of a proposed **Zone Change Amendment request located at approx. 3150 South 1100 West to contain a PDO, planned development overlay with the currently underlying zone of RM-2, multifamily 10 units per acre.** Parcel numbers H-3394-H, H-3394-J-1, and H-3394-B-1-B. Blue Mountain Property Enterprises LLC Applicant. Scott Stratton Agent.
9. Ordinance 2022-09: Consideration and possible approval of a proposed **Zone Change Amendment request located at 284 W 1080 S from RA-1, residential agriculture one unit per acre, to R1-15, residential one unit per 15,000 square feet** to allow for a lot split. Parcel number H-3-2-3-2126. Michelle Stratton Shumway Applicant
10. Consideration and possible approval of an **amended final plat for Seville Lots 1A and 1B**, located at 952 W 325 S. Harmony Vanderhorst Applicant
11. Consideration and possible approval of an **amended final plat for Pecan Valley Phase 3 located at 5200 W 2500 S.** Chris Wyler Applicant. Civil Science Agent
12. Consideration and possible approval of a **preliminary plat and of approval of a preliminary site plan for SKRE, a 2 lot commercial subdivision, located at 2545 W 60 S.** SKRE Applicant. Karl Rasmussen Agent.
13. Consideration and possible approval of a **development agreement with LaRae Ellsworth Stout Revocable Trust** regarding 11.95 acres of parcel H-3350-A- Karl Rasmussen
14. Consideration and possible approval for staff to process a **grading permit application for off-site grading for the Southern Shores Subdivision.** Cody Larkin Agent
15. Consideration and possible approval for staff to process a **grading permit application for off-site grading for the Intermountain Health Care Expansion.** Denny Spencer Agent
16. Consideration and possible approval of a **reimbursement agreement for the Cordero Development**, to provide impact fee vouchers for reimbursement for master plan roadways and waterlines.
17. Ordinance 2022-10: Consideration and possible approval of a proposed **Land Code Use Amendment to Title 10, Chapter 3, Chapter 7, Chapter 41, and Chapter 51 - all regarding ADU's, accessory dwelling units.** Hurricane City Planning Applicant
18. Ordinance 2022-11: Consideration and possible approval of a **Land Code Use Amendment to adopt Water Conservation standards** within Title 10 Chapter 39 - Subdivisions, Chapter 32 - Landscaping and Screening, Chapter 23 - Planned Development Overlay, and Chapter 33 - Design and Compatibility Standards.
19. Discussion regarding **updating various power related fees**
20. Discussion regarding the **Firework Proclamation for 2022** - Cindy Beteag

Adjournment

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

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

_____ for the City Recorder