



# HURRICANE CITY UTAH

**Mayor**

**City Manager**

Nanette Billings Kaden DeMille

## City Council

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

### **Hurricane City Council Meeting Agenda**

August 18, 2022  
4:00 PM

City Council Chambers 147 N 870 W, Hurricane

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

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**4:00 p.m. Work meeting with Interstate Homes**

**5:00 p.m. Pre-meeting**

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

Prayer

Thought

Pledge

Declaration of any conflict of interest

Minutes of the regular City Council Meeting for July 21, 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 **Ordinance 2022-36 amending Title 10, Chapter 3, Chapter 13, Chapter 33, and Chapter 34 and Title 4 Chapter 2- with regards to site plan design, open space and amenities, outdoor lighting, and parking in new developments.** Hurricane City Planning Applicant.

2. Consideration and possible approval of a **road access control gate that complies with IFCD103.5**
3. Discussion and possible **approval of theater productions for 2023**-Tiffani Wright

## **NEW BUSINESS**

1. Consideration and possible approval of **local consent for a single event liquor license for UTV Takeover**-Dan Staheli
2. Consideration and possible approval of **revoking a residential hosting license**-Cindy Beteag
3. **Public Hearing** to take comments on the following:
  - a. An **Agriculture Protection Overlay located approximately 1100 S 700 West parcels H-3-2-3-2416, H-3-2-3-2417, and H-3-2-3-2418**
4. Ordinance 2022-44: Consideration and possible approval of an **Agriculture Protection Area for Ruth and Annie Reeve**, located at approximately 1100 S 700 W. Ruth and Annie Reeve Applicant.
5. Ordinance 2022-45: Consideration and possible approval of a **Zone Change Amendment request located at 650 S and 850 W from RA-0.5, residential agriculture one unit per half acre, to R1-15, residential one unit per 15,000 square feet**. Pete Dratter Applicant. Chase Stratton Agent
6. Consideration and possible approval of **Resolution 2022-40 approving WaterSMART: Irrigation Metering Grant Funding**-Ken Richins
7. Consideration and possible approval of **Resolution 2022-41 approving a WaterSMART grant to finish installing the AMI Metering System**-Ken Richins
8. Discussion regarding **updates to the Franchise ordinance**-Dayton Hall
9. Consideration and possible approval on a **preliminary plat for Black Ridge Phase 1A-1C, a residential subdivision consisting of 84 single family units and 20 townhomes, located at 1760 W and Weeping Rock Road in the Black Ridge development**. Austin Overman Applicant. Rob Reid-Rosenberg Engineering Agent
10. Consideration and possible approval of a **General Plan Amendment to adopt a Moderate-Income Housing Plan**
11. Ordinance 2022-46: Consideration and possible approval of a **Zone Change Amendment request located at 3700 West and Stargate Ave. from RM-3, multifamily 15 units per acre, R1-6, residential one unit per 6,000 square feet, and R1-15, residential one unit per 15,000 square feet, all to be RM-3, multifamily 15 units per acre**. Located on the north portion of parcel number H-4-2-1-1112-GS1. Western Mortgage and Realty Co Applicant. Thomas Hunt Agent.
12. Ordinance 2022-47: Consideration and possible approval of a **Land Use Code Amendment request to Title 9, Chapter 1, Section 3: Issuance of Building Permits to require a geotechnical report**. Hurricane City Applicant

13. Consideration and possible approval of a **preliminary plat for Sand Hollow Townhomes, a townhome development consisting of approximately 60 townhome units, located at approximately 1200 S Sand Hollow Road**. Bob Hermanson Applicant. Bush & Gudgeon Agent.
14. Consideration and possible approval of a **preliminary plat for Quail Creek Industrial Park Phase 5-8, a 76 lot industrial subdivision located at Regional Park Road and 1000 S**. Dennett Construction Applicant. Civil Science-Brandee Walker Agent.
15. Consideration and possible **approval of multiple contracts with PacifiCorp to sell and purchase power**-Scott Hughes
16. **Closed Meeting** held pursuant to Utah Code section 52-4-205, upon request

### **Adjournment**

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

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

\_\_\_\_\_ for the City Recorder