



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

October 20, 2022

3:30 PM

City Council Chambers 147 N 870 W, Hurricane

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

3:30 p.m. Closed Meeting : Strategy session to discuss the purchase of real property

5:00 p.m. Pre-meeting

6:00 p.m. - Call to Order

Prayer

Thought

Pledge of Allegiance

Declaration of any conflicts of interest

Consent Agenda

Amended minutes for August 18, 2022

Amended minutes for special meetings February 2, 2022, April 5, 2022, April 13, 2022, and June 14, 2022 adding Doug Heideman as present

Minutes of the regular City Council meeting for September 15, 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. Discussion regarding a **Franchise Agreement between Hurricane City and Infowest**
2. Consideration and possible approval of **allocating funds to the Tourism Board-** April Gates/Doug Heideman
3. Ordinance 2022-53 Consideration and possible approval of a **Land Use Code Amendment request to Title 10 Chapter 21: Agriculture Protection Overlay, Title 10 Chapter 14: Residential Agriculture Zoning Standards, Title 10 Chapter 7 Section 9: Conditional Use Permit Standards, and Title 10 Chapter 12: Agriculture Zoning Standards.**
4. Reconsideration and possible approval of a **revised airport lease template-** Joseph Prete

NEW BUSINESS

1. Consideration and possible approval of a preliminary plat for **Southern Dunes Townhomes, a recreation resort 345 townhome development located at 2600 W and 4200 S.** Southern Dunes Townhomes Applicant. Bush & Gudgeon, Inc Agent
2. Consideration and possible approval of a proposed **amended final plat for Dixie Springs Plat E located at 2799 S 3680 W.** Kevin and Ralene Scott Applicant. Ryan Scholes Agent.
3. Ordinance 2022-59: Consideration and possible approval of a **Zone Change Amendment request located at approx.. 1436 W State Street** from the split zoning of HC, highway commercial, and RA-1, residential agricultural one unit per acre, to expand the HC, highway commercial, to develop the whole property with commercial type uses. Parcel Number: H-3-1-33-3217. Buck Hurst Applicant.
4. Consideration and possible approval of a proposed **preliminary plat for Peregrine Pointe West Phase 1A**, a three-lot residential subdivision located at 3000 W Cliffhanger Dr. Peregrine Pointe West Phase 1A Applicant. Greg Sant Agent.
5. Public Hearing to take comments on the following:
 - a. (A) The issuance and sale of not more than **\$1,000,000 aggregate principal amount of water revenue bonds**, series 2022 and (B) any **potential economic impact** that the project to be financed with the proceeds of the bonds issued under the act may have on the private sector; and related matters
 - b. A request for a **road abandonment on a 7-foot section of Turf Sod Rd.** between 5140 West and Antenna Avenue
 - c. A request for a **road abandonment of the north section of 2800 West** to allow for the realignment of the master planned road
6. Resolution 2022- 48: Consideration and possible approval of a **road abandonment on a 7-foot section of Turf Sod Rd.** between 5140 West and Antenna Avenue
7. Resolution 2022- 49: Consideration and possible approval of a **road abandonment of the north section of 2800 West** to allow for the realignment of the master-planned road

8. Consideration and possible approval of **purchasing a tractor for the Airport using CARES money**-Mike Vercimak
9. Consideration and possible approval of the **amended Capital Improvement Plan (CIP) for the Hurricane City Airport**-Mike Vercimak
10. Consideration and possible approval of **revoking the business license for DB HVAC**-Cindy Beteag
11. Consideration and possible approval of **revoking the business license for Lower Falls**-Cindy Beteag
12. Consideration and possible approval of Resolution 2022-47 **appointing temporary Justice Court Judges** for the Justice Court-Kaden DeMille
13. Consideration and possible approval of **Ordinance 2022-56 amending Title 1, Chapters 5, 6, and 8 regarding Administrative policies**-Cindy Beteag
14. Consideration and possible approval of **Ordinance 2022-57 amending Title 3, Chapter 1 regarding business licensing**-Cindy Beteag
15. Consideration and possible approval of a proposed **preliminary plat for Lone Pine subdivision**, a nine-lot residential subdivision located at 400 W 820 S. Brant Tuttle, Northern Engineering Applicant
16. Ordinance 2022-58: Consideration and possible approval of a **Zone Change Amendment request located at approx.. 29 N 1690 W** from R1-10, residential one unit per 10,000 square feet, to R1-8 with a PDO, residential one unit per 8,000 square feet with a planned development overlay. Parcel numbers H-3-1-33-3141 and H-3-1-33-4221. Richard & Kathleen Hinton Applicant.
17. Consideration and possible approval of a **proposed final site plan for Glampers Inn**, an RV park and commercial development located south of Sand Hollow Road. Blow Sand LLC Applicant. Scott Nielson Agent.
18. Consideration and possible approval of a **preliminary plat for Bash Resorts**, a 375-unit recreation resort development located north of Iron Bridge Blvd. Western Mortgage and Realty Co Applicant. Brent Moser Agent.
19. Consideration and possible approval of a **preliminary plat for Marla Phase 2**, a nine-unit recreation resort development located at approximately 1600 S Sand Hollow Road. Western Mortgage and Realty Company Applicant. Brent Moser Agent.
20. Ordinance 2022-60: Consideration and possible approval of a proposed **Zone Change Amendment request located at approx.. 5200 West and 2500 South** from A-5, agriculture one unit per 5 acres, to RM-1/PDO, multifamily 6 units per acre with a Planned Development Overlay, and RR, recreation resort. Parcel numbers: H-4138-B, H-4138-L, H-4138-E. Chris Wyler Applicant. Brandee Walker-Civil Science Agent.

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