



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

November 17, 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.**

3:40 - 4:00 p.m. Closed Meeting regarding potential purchase of real property and the character, professional competence, or physical or mental health of an individual

4:00 -4:30 p.m. Presentation from United We Pledge and discussion of Liberty Village

4:30-5:00 p.m. Discussion regarding tourism and distributing information regarding City events and tourism

5:00 p.m. Pre-meeting

6:00 p.m. - Call to Order

Prayer

Thought

Pledge of Allegiance

Declaration of any conflicts of interest

Minutes of the Regular City Council Meeting for November 4, 2021, December 2, 2021 and October 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. Consideration and possible approval of a **donation to the Hurricane High School's robotics team Black Ops**
3. Consideration and possible approval **to fund \$3,000 for Wreaths Across America in memory of 528 Veterans Graves**
4. Ordinance 2022-54 Consideration and possible approval of a **A Zone Change Amendment request for Steward Land Holdings located at approx.. 3112 West State Street from HC, highway commercial, to PC, planned commercial.** Parcel number H-3-1-31-3009. Steward Land Holdings Applicant. Brad Brown Agent.
5. Consideration and possible approval of **allocating funds to the Tourism Board-April Gates/Doug Heideman**
6. 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.
7. 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

NEW BUSINESS

1. Consideration and possible approval of **a new use and new lease for Motive Aero LLC** at City Airport unit 6S
2. Consideration and possible approval of **a new use and a new hangar lease at Lot 13 S 5 E**-Steve Young
3. Consideration and possible approval of **a new hangar lease at lot 3 S**-Steve Lemmon
4. Consideration and possible approval of **a new use and new hangar lease for eleven pad sites on plot 47** at the City Airport-Steve Lemmon
5. Public Hearing to take comments on the following:
 - a. Increasing the **power impact fee recovery rate** from 75% to 100 %
 - b. A request for disposal of property located along the north side of 3270 South for parcel #H-3395-A-P-2
6. Consideration and possible approval to **increase power impact fees from the existing impact fee facilities plan from a 75% recovery rate to a 100% recovery rate**-Scott Hughes
7. Consideration and possible approval of **awarding the foundation and control bid for the Three Falls Substation**-Jared Ross
8. Consideration and possible approval **of a reimbursement agreement for Painted Sands Ph 4** for the additional widening of 600 N. Ryan Wilde Applicant

9. 2022-PP-26: Consideration and possible approval on a **preliminary plat for Desert Sky Estates, a 73 lot residential subdivision located at 2100 W and 3350 S.** Desert Sky Estates Applicant. Ben Wilits and Tony Carter Agents.
10. 2022-ZC-36: Consideration and possible approval on a **Zone Change Amendment request located at the first bend headed south on Sand Hollow Road** to alter the zoning boundaries between RR, recreation resort, and RM-3, multifamily 15 units per acre, to align with the new road, Resort Drive, as well as RR, recreation resort, and GC, general commercial, to allow for the realignment of Sand Hollow Road.
11. 2022-ZC-37: Consideration and possible approval on a **Zone Change Amendment request located at 677 N State St from M-1, light industrial, to HC, highway commercial.** Myka Desormier Applicant. Dennis Parker Agent.
12. Consideration and possible approval of **disposing of property located along the north side of 3270 South** for parcel #H-3395-A-P-2
13. Consideration and possible approval of **revoking the business license for Las Juntas Autos-** Cindy Beteag
14. Consideration and possible approval of an **easement agreement modifying an existing easement on the north side of City-owned property located on 700 West Street** near State Street, affecting parcel numbers H-3-1-34-3217 and H-HVHC-1 through 5 - Arthur LeBaron
15. Consideration and possible approval of a **Memorandum of Understanding (MOU) between Hurricane City and Ash Creek Sewer District**
16. Consideration and possible approval of a **policy governing the Hurricane American Legion Equestrian Park-**Tiffani Wright/Darren Barney
17. Consideration and possible approval of a **Pass Through Funds Agreement with Utah Department of Transportation (UDOT)** for the 600 North multi-use trail- Arthur LeBaron
18. Consideration and possible approval of the **renewal of the distributing license for Carlson Distributing-** Cindy Beteag
19. Closed Meeting held pursuant to Utah Code section 52-4-205, upon request

Adjournment

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

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

_____ for the City Recorder