



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

February 2, 2023
5:00 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.**

5:00 p.m. Pre-meeting

6:00 p.m. - Call to Order

Prayer

Thought

Pledge of Allegiance

Declaration of any conflicts of interest

Agenda Summary

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.

Consent Agenda

1. Consideration and possible approval of **local consent for an off-premise beer license-Gas Stop Hurricane**
2. Consideration and possible approval of **local consent for 6 events held at Sand Hollow Resort-Jennifer**
3. Consideration and possible approval of **local consent for the Washington County Fair-Sui Lafaele**

4. Consideration and possible approval of **Ordinance 2023-03 amending Chapter 8 Section Utility rate and fees**
5. Consideration and possible approval of an **Amended Resolution 2022-01 regarding fees for utilities**
6. Consideration and possible approval of **Resolution 2023-10 reappointing members to the Planning Commission**
7. Minutes of the Regular **City Council meeting for January 19, 2023**

OLD BUSINESS

1. Ordinance 2022-61 Consideration and possible approval of an amendment to Hurricane City Code **Title 10 Chapter 7 Section 9 Conditional Use Permit Standards, Title 10 Chapter 12 Agriculture Zoning Standards and Title 10 Chapter 14 Residential Agriculture Standards** to amend the code to allow Reception Centers as a conditional use within Agriculture and Residential Agriculture Zones.
2. Ordinance 2022-62 Consideration and possible approval on a **Land Use Code Amendment Request to Title 10-Chapter 3-Subsection 4 and 10, Title 10-Chapter 15-Subsection 3, Title 10-Chapter 41, and Title 10-Chapter 51; and Title 3 Chapter 10** to make changes regarding short-term rental standards within residential areas, residential hosting standards, and short-term rental standards in commercial zones. Hurricane City Applicant.
3. Consideration and possible approval of an **appeal to the denial of a residential hosting application** - Kelly Ashcroft
4. Consideration and possible approval of **Resolution 2023-05 adopting the Washington County Water Conservancy excess water surcharges**

NEW BUSINESS

1. Consideration and possible approval of a **conditional donation from Scott Nielson**
2. Consideration and possible approval of **revoking the residential hosting license at 2640 S 3480 West**-Cindy Beteag
3. Consideration and possible approval of **revoking the residential hosting license at 3445 W 120 North**-Cindy Beteag
4. Consideration and possible **approval of support for United We Pledge Art Show**-Dennis Leavitt
5. Consideration and possible approval of allowing a **building permit to be issued for Quail Creek Industrial Phase 5 lot #501**. Dennet Construction Applicant
6. Consideration and possible approval of 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.
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

8. Consideration and possible approval of a **preliminary plat for Dixie Meadows, a 238 lot single family subdivision, located at approximately 4392 W 2400 S.** Western Mortgage and Realty Co-Brent Moser Applicant. ProValue Engineering-Karl Rasmussen Agent.
9. Consideration and possible approval for a **preliminary plat for Bench Lake Townhomes, a 196 unit townhome development located at approximately 3145 S 1100 W.** Blue Mountain Property Enterprises LLC and Diamond Edge Construction, LLC-Scott Stratton Applicant. ProValue Engineering-Karl Rasmussen Agent.
10. Consideration and possible approval for the Planning Director to **issue a grading permit for Cordero Phase 2**-Brant Tuttle
11. Ordinance 2023-04: Consideration and possible approval of a **Land Use Code Amendment request to Title 10 Chapter 32: Landscaping and Screening to make updates to water conservation standards.** Hurricane City Applicant.
12. Discussion and possible direction to staff on whether to **proceed with the purchase of a natural gas generator** -Scott Hughes
13. Consideration and possible approval of an **updated policy governing power generation by customers connected to the City's power grid.** -Scott Hughes
14. Consideration and possible approval of a **MOU with the Utah Department of Workforce Services** regarding the Five County HEAT program
15. Consideration and possible approval of a **Cost Sharing and Reimbursement Agreement with DAF Development and Richardson Brothers** for 2800 West. - Mike Vercimak
16. Consideration and possible approval of **Resolution 2023-09 authorizing and directing the retention of an outside engineering firm** to perform development plan reviews. -Mayor Billings
17. Discussion and possible decision regarding the **maintenance of the park area behind the LDS Stake Center** at 677 S 700 West
18. 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