



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

July 20, 2023
2:30 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.**

2:30 p.m. Eminent Domain Training

1. Agenda Summary

3:00 p.m. Work Meeting regarding 1150 West and 1100 West corridors

3:30 p.m. Closed Meeting regarding purchases 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

Minutes of the Regular City Council Meeting for June 1, 2023 and June 15, 2023 and special meeting June 6, 2023

Recognition of Life Saving Awards

Presentation from Washington County School District regarding a tax initiative

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 and decision regarding the **alignment and width of real property to purchase along 1150 West and 1100 West** corridors. -Mayor Billings
2. Consideration and possible approval of **updates to lease templates for leasing City hangar pads** at the City Airport. -Dave Houston
3. Resolution 2023-30: Consideration and possible approval of a **General Plan Amendment to adopt a Downtown Master Plan**.
4. Consideration and possible approval of **Ordinance 2023-APA-01 approving an agriculture protection zone** for parcels H-3-2-3-44, H-3-1-4-21011, H-3-1-10-4471, and H-3-2-3-3315. -Kenneth Heaton

NEW BUSINESS

1. Consideration and possible approval of **amending the airport noise policies and procedures**.
2. Ordinance ZC23-14: Consideration and possible approval of a **Zone Change Amendment request located at 800 W 100 N from HC, highway commercial, to PC, planned commercial**. Parcel number H-3-1-34-31401. Aaron Beard Applicant. Mike Beard Agent.
3. Ordinance ZC23-16: Consideration and possible approval of a **Zone Change Amendment request located at 2095 S 700 W from R1-6, residential one unit per 6,000 square feet, to M-1, light industrial**. Parcel number H-3-2-10-232. Julie Iverson Trust Applicant. Karl Rasmussen Agent.
4. Ordinance ZC23-17: Consideration and possible approval of a **Zone Change Amendment request located at 2250 S 5140 W from R1-10, residential one unit per 10,000 square feet, to PF, public facility**. Parcel number H-4-2-11-320112. Russ Condie Applicant. Alliance Consulting Agent.
5. Consideration and possible approval on an **amended final plat for Pecan Valley Resort Phase 1** located at 5210 W 2400 S. Chris Wyler Applicant.
6. Consideration and possible approval on an **amended final plat for Dixie Springs Phase E Lots 92 & 93 located at 3640 W and Dixie Springs Drive**. Brett Kee Applicant. Brandee Walker-Civil Science Agent.
7. Public Hearing to take comments on the following:
 - a. Petition to Disconnect parcels H-3403-C-2, H-3403-B-2, and adjacent roads 1200 W and 4500 South
 - b. ~~Ag protection overlay on parcels H-3-2-3-440 and H-3-2-3-345~~ **This public hearing has been moved to the August 3, 2023 agenda**
8. Consideration and possible approval of a **disconnection request for parcels H-3403-C-2, H-3403-B-2, and adjacent roads**-Sky Ranch Ph 6 L.C. applicant, Doug Durbano agent
9. Consideration and possible approval of Resolution 2023-32 adopting a **policy governing commercial electric vehicle charging stations**. -Scott Hughes
10. Consideration and possible approval of **Resolution 2023-33 adopting a new rate for commercial electric vehicle charging stations**. -Scott Hughes

11. Consideration and possible approval of **awarding a contract for the 600 North Trail**-Arthur LeBaron
12. Consideration and possible approval on **cost adjustments for the 2800 West project**-Arthur LeBaron
13. Discussion and decision on **300 West improvements for the Lone Pine subdivision** - Brad Neilson and Brad Winder
14. Ordinance ZC23-15: Consideration and possible approval of a **Zone Change Amendment request located at 1300 W 3000 S from RA-1, residential agriculture one unit per acre, to PF, public facility**. This change will affect a portion of parcel number H-3394-B-1. John Bramall Applicant. JJ Allred/Lance Hutchings Agent
15. Ordinance ZC23-18: Consideration and possible approval of a **Zone Change Amendment request located at 1147 W 400 S from RA-1, residential agricultural one unit per acre, to RA-0.5, residential agricultural one unit per half acre**. Parcel number H-3-2-3-4443. Ellen and Matthew Bentley Applicant. Buy Sell Build STG Construction Agent.
16. Ordinance ZC23-19: Consideration and possible approval of a **Zone Change Amendment request located at approximately 1000 W 3100 S from RA-0.5, residential agriculture one unit per half acre, to M-1, light industrial**. Parcel number H-3396-E. Scott Stratton Applicant. Karl Rasmussen Agent.
17. Resolution 2023-34: Consideration and possible approval of A **General Plan Amendment to amend the 2022 Moderate-Income Housing Plan**
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