



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

August 3, 2023
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

1. Closed Meeting held pursuant to Utah Code section 52-4-205.
2. Agenda Summary

4:30 p.m. Training regarding the Budget/Fiscal Year

5:00 p.m. Pre-meeting

6:00 p.m. - Call to Order

Prayer

Thought

Pledge of Allegiance

Declaration of any conflicts of interest

Presentation of Washington County Water Conservancy District's 20 year water supply plan

Minutes of special meeting July 25, 2023

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 or denial of a proposed **letter of support to Washington County School District** regarding a tax initiative
2. Resolution 2023-30: Consideration and possible approval of a **General Plan Amendment to adopt a Downtown Master Plan**.
3. Consideration and possible approval of an **Asset Purchase Agreement Between Rocky Mountain Power and Hurricane City**. -Scott Hughes
4. 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
5. Consideration and possible approval of Resolution 2023-32 adopting a **policy governing commercial electric vehicle charging stations**. -Scott Hughes
6. Consideration and possible approval of **Resolution 2023-33 adopting a new rate for commercial electric vehicle charging stations**. -Scott Hughes
7. Consideration and possible approval on **cost adjustments for the 2800 West project**-Arthur LeBaron

NEW BUSINESS

1. Consideration and possible approval of a **local match for a Development Solutions Study** on SR-9 with UDOT and DMPO.
2. Consideration and possible approval of **Resolution 2023-26 updating Hurricane City power standards and specifications**. -Scott Hughes
3. Consideration and possible approval of **Resolution 2023-35 in opposition to EMS sales tax**
4. Ordinance ZC23-20: Consideration and possible approval of a **Zone Change Amendment request located at 560 N 1380 W from R1-10, residential one unit per 10,000 square feet, to NC, neighborhood commercial**. Parcel number H-3-1-33-1142. Roger and Leslie Coleman Applicant. April Gates and Marcia Pierce Rasmussen Agent.
5. Consideration and possible approval of a **final site plan for Coral Junction RV Resort, an RV park with 120 RV spots and 51 trailer spots located at 201 N Foothills Canyon Dr**. Derek Rowley Applicant. Deloss Hammon Agent.
6. Ordinance 2023-12: Consideration and possible approval of a **Land Use Code Amendment to adopt Title 10 Chapter 52 and amend Title 1 Chapter 4 with regards to inclusionary zoning and affordable housing**. Hurricane City Planning.
7. Consideration and possible approval for **501C3 Ignite Volleyball Club (Club) located in Hurricane to access school and (future) City facilities** for club activities (practices, etc.)
8. Consideration and possible approval of **Road Dedication Plats** for 2100 West, 2400 West, 2500 South, 2900 South, and 3000 South.
9. Consideration and possible approval of **directing the Zoning Administrator to issue a grading permit** for Black Ridge-Mark Horton

10. Consideration and possible approval of a **preliminary plat for The Adventus Phase 1**, a mixed use development consisting of Hotel condominiums, apartments, commercial, and restaurant space located at the corner of Abbey Road and Sand Hollow Road. Brent Moser Applicant. Karl Rasmussen Agent
11. **Public Hearing** to take comments on the following:
 - a. Ag protection overlay on parcels H-3-2-3-440 and H-3-2-3-345
12. Consideration and possible approval on an **Agricultural Protection Area for Donald Stratton** located at 900 S 1100 W. Donald Stratton Applicant.
13. Consideration and possible approval on an **Agricultural Protection Overlay for Bruce and Linda Zimmerman located at 890 S 1100 W**. Bruce and Linda Zimmerman Applicant.
14. Ordinance 2023-13: Consideration and possible approval of a **Land Use Code Amendment to Title 10 Chapter 3 and Chapter 43 regarding Park Model Developments and MH/RV zoning standards**.
15. Ordinance 2023-14: Consideration and possible approval on a Land Use Code Amendment to **Title 10 Chapter 7 regarding accessory dwelling units**.
16. Consideration and possible approval on a preliminary plat for **Buck's Ace Hardware, a four lot commercial subdivision located at 1447 W State St**. Buck Hurst Applicant. Jared Bates Agent.
17. Consideration and possible approval of an **amended final plat for Quail Creek Industrial Park Phase 5 located at 1100 S Regional Park Road**. Doug Dennett Applicant. Brandee Walker 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