



HURRICANE CITY UTAH

City Council

*Joseph Prete
Dave Sanders
David Hirschi
Kevin Thomas
Doug Heideman*

Mayor

City Manager

Nanette Billings Kaden DeMille

Hurricane City Council Meeting Agenda

April 21, 2022

4:00 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.

4:00 p.m. Discussion regarding 2022-23 budget

5:00 p.m. Pre-meeting

6:00 p.m. - Call to Order

Minutes of the Special City Council Meeting for March 23, 2022, April 5, 2022 and April 13, 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. Ordinance 2022-12: Consideration and possible approval of a **Land Use Code Amendment to Title 10, Chapter 15, regarding Planned Commercial development standards**
2. Ordinance 2022-08: Consideration and possible approval of a proposed **Zone Change Amendment request located at approx. 3150 South 1100 West to contain a PDO, planned development overlay with the currently underlying zone of RM-2, multifamily 10 units per acre.** Parcel numbers H-3394-H, H-3394-J-1, and H-3394-B-1-B. Blue Mountain Property Enterprises LLC Applicant. Scott Stratton Agent.

3. Ordinance 2022-09: Consideration and possible approval of a proposed **Zone Change Amendment request located at 284 W 1080 S from RA-1, residential agriculture one unit per acre, to R1-15, residential one unit per 15,000 square feet** to allow for a lot split. Parcel number H-3-2-3-2126. Michelle Stratton Shumway Applicant
4. Consideration and possible approval of an **amended final plat for Pecan Valley Phase 3 located at 5200 W 2500 S**. Chris Wyler Applicant. Civil Science Agent
5. Consideration and possible approval of a **development agreement with LaRae Ellsworth Stout Revocable Trust** regarding 11.95 acres of parcel H-3350-A- Karl Rasmussen
6. Consideration and possible approval of a **reimbursement agreement for the Cordero Development**, to provide impact fee vouchers for reimbursement for master plan roadways and waterlines.
7. Ordinance 2022-10: Consideration and possible approval of a proposed **Land Code Use Amendment to Title 10, Chapter 3, Chapter 7, Chapter 41, and Chapter 51 - all regarding ADU's, accessory dwelling units**. Hurricane City Planning Applicant
8. Consideration and possible approval of **Resolution 2022- updating various power related fees**-Scott Hughes
9. Consideration and possible approval for a **preliminary plat for Gateway at Sand Hollow Commercial, a 6 lot commercial subdivision**, located between SR-9 and Sand Hollow Road. Western MTG and Realty Co Applicant. Brent Moser Agent.

NEW BUSINESS

1. Resolution 2022-19: Discussion and consideration of **approval to appoint Brad Winder to the Planning Commission** to fulfill the remaining term of former Planning Commissioner Dayton Hall.
2. Discussion of an **ordinance updating code 7-1-8 Off Highway vehicles**
3. Public Hearing to take comments on the following:
 - a. Title 3, Chapter 10, Section 11 **Short term vacation rentals**
4. Ordinance 2022-14: Consideration and possible approval of an **ordinance updating changes to the short term rental ordinance**-Fred Resch III
5. Public Hearing to take comments on the following:
 - a. A **sensitive land application** for Hideaway Ridge Phase 1 and 2, a 22-lot subdivision, located at approximately 1150 S Angell Heights Dr.
6. Consideration and possible approval of a **preliminary plat for Hideaway Ridge Phase 2, a three lot single family subdivision located at 1150 S Angell Heights Dr. and sensitive lands updated application for Hideaway Ridge Phase 1 and 2**. Tim & Kris Eden and Todd Trane-Millhaven Development Applicant Todd Trane-Millhaven Development Agent.
7. Consideration and possible approval of a **grading permit for Balance of Nature**-Bruce Waldron

8. **Ordinance 2022-15:** Consideration and possible approval of a **Zone Change Amendment request located at approx.. 1250 South and 1150 West from RA-1, residential one unit per acre, with an Agriculture Overlay Protection Zone, to PF,** public facility for a power substation. Parcel number H-3-2-3-3319. Hurricane City Power Applicant. Jared Ross Agent
9. Consideration and possible **approval of the bid award for the 3 Falls Substation site** and site access - Jared Ross
10. **Ordinance 2022-16:** Consideration and possible approval of a **Zone Change Amendment request located at approx.. 27 North 2800 West from R1- 8, residential one unit per 8,000 square feet, to HC, highway commercial.** Parcel number H-3-1-32-440112. Swiss Seven LLC Applicant. Kent Frei Agent.
11. **Ordinance 2022-17:** Consideration and possible approval of a **Zone Change Amendment request on a portion of 5584 West 720 South from M-1, light industrial, to HC, highway commercial, to match the adjacent property to allow an RV park.** Parcel number H-QCIP-3-16. Dennett Construction Applicant. Civil Science-Brandee Walker Agent.
12. **Ordinance 2022-18:** Consideration and possible approval of a **Zone Change Amendment request located at 208 South Main Street from R1-10, residential one unit per 10,000 square feet, to GC, general commercial,** for the property to be used as a vacation rental or a commercial retail or restaurant space. Parcel number H-55. Jeremy and Laurie Scholzen Applicant.
13. **Ordinance 2022-19:** Consideration and possible approval of a proposed **Zone Change Amendment request located at approx. 465 North 2800 West from RA-1, residential agriculture one unit per acre, to R1-8,** residential one unit per 8,000 square feet, containing a PDO, planned development overlay, to match the adjacent zones. Parcel number H-3-1-31-1104. Swiss Seven LLC Applicant. Kent Frei Agent.
14. Consideration and possible approval of a **preliminary plat for Desert Bloom, a 576 lot subdivision, located at 600 S and 3500 W.** DR Horton (Don Beam) Applicant. Adam Allen Agent
15. Consideration and possible approval of a **preliminary plat for Quail Creek Industrial Phase 5-8, a 63 lot industrial subdivision located at Regional Park Road and 1000 S.** Dennett Construction Applicant. Civil Science-Brandee Walker Agent.
16. Consideration and possible approval of a **preliminary plat for Sky Valley West, a 24 lot single family subdivision,** located at 600 N and 3400 W. Frank Lindhardt/Shoshone Land Company Applicant.
17. Consideration and possible approval of a **preliminary plat for Cordero Phase 2, a 40 lot subdivision,** located at 2100 W 3900 S. Brant Tuttle, Northern Engineering Applicant.
18. Consideration and possible approval of a **preliminary plat for Horseman's Edge, a 40 lot single family subdivision,** located at 3053 S 1100 W. Diamond Edge Construction Applicant. Scott Stratton Agent.

19. Ordinance 2022-20: Consideration and possible approval of a **proposed Land Code Use Amendment to Title 10, a section of Chapter 7 - regarding conditional use permits and Chapter 15 regarding Highway Commercial building standards**. Ishraj Singh Applicant. Steve Beesley Agent.
20. Consideration and possible approval a **Proclamation regarding the discharge of fireworks**-Cindy Beteag

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