



Mayor  
John Bramall

City Manager  
Kaden DeMille

City of Hurricane

City Council  
Nanette Billings  
Darin Larson  
Joseph Prete  
Dave Sanders  
Kevin Tervort

## Hurricane City Council Meeting Agenda

August 19, 2021

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. This meeting will also be available via GoToMeeting. To join the meeting you can do the following: 1.

**Download the GoToMeeting app and enter Access Code 111653501 2. Visit**

**<https://global.gotomeeting.com/join/111653501> 3. Dial 1(872) 240-3212 and enter Access Code 111653501**

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.**

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### AGENDA

**4:00 p.m. Work Meeting with Scott Stratton**

**5:00 p.m. Pre-meeting - Discussion of Agenda Items, Department Reports**

**6:00 p.m. - Call to Order**

#### **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 proposed **zone change amendment request on 327 acres from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet. Parcel ID's H-3402 and H-3401-A.** Silver Flats LLC/ Duane Fielding Applicant, Jon Jensen Agent.
2. Consideration and possible approval on an **amended final plat application for Hurricane Storage Units Partial Amendment A (Lot 4), a 17 lot subdivision located at 130 N Old Highway 91.** Jeff Andrus/Jasco Ind. Park, Ryan Scholes Agent
3. Consideration and possible approval on a **zoning map amendment request located at 122 S 200 W from GC, general commercial, to RM-3, multifamily 15 units per acre.** Parcel H-92-A-1-A-1. Sunnie LLC Applicant, Scott Stratton Agent.
4. Consideration and possible approval for a **preliminary plat, Bench Lake Townhomes, a 172-unit townhome development located on 1100 W and south of 3000 S.** Blue Mountain Property Enterprise LLC, Scott Stratton Agent
5. Consideration and possible approval of a proposed **zone change amendment request located at approx. 160 W and 1200 S, parcel numbers H-L-1-2-B and H-L-1-D-1 to contain a PDO, planned development overlay.** Stormi LLC Applicant, Scott Stratton Agent.

**NEW BUSINESS**

1. **Canvassing of the Primary Election**
  2. Consideration and possible approval of the **Active Transportation Master Plan**
  3. Consideration and possible approval of a **proclamation designating September 17 through 23 as Constitution Week**-Karen Shuman, Daughters of American Revolution
  4. Consideration and possible approval of **local consent for Red Bull Rampage Reception**-Pig's Ear American Bistro
  5. Consideration and possible approval to **donate lot 38 In Falcon Ridge to Habitat for Humanity**
  6. Consideration and possible approval to **combine parcels H-3-1-33-3311 and H-3-1-33-33123**-Jared Higgins
  7. Consideration and possible **approval of a Resolution appointing Scott Hughes as UAMPS Hurricane Representative**-Dave Imlay
  8. Consideration and possible approval of a **preliminary plat, Dratter Estates**, located at 650 S and 840 W, containing 8 lots. Peter J Dratter Applicant, Colt D Stratton Agent.
  9. **Public Hearing** to comments on the following:
    - a. **A Sensitive Land application for Copper Rock Estates** located at 1100 West and Copper Rock Parkway containing 30 lots
  10. Consideration and possible approval of a **preliminary plat, Copper Rock Estates, located at 1100 W and just north of Copper Rock Parkway**, for a 30-lot subdivision and a sensitive lands application for hillside. DAF Development LLC Applicant, Rick Richardson Agent.
  11. *Consideration and possible approval for a General Plan Map Amendment request located at 3071 S 1100 W on 57.5 acres from Rural Residential to Single Family Residential.* Parcel numbers: H-3343-A-4, H-3343-A-1, H-3396-A, H-3396-C, H-3396-D, H-3396-E. Troy Catoor and Diamond Edge Construction LLC and Moses Russ and Judy Applicants. Scott Stratton Agent.
  12. Consideration and possible approval for a **Zone Change and preliminary site plan request on 37 acres from RA-1, residential agriculture 1 unit per acre, to R1-8, residential 1 unit per 8,0000 square feet, with a PDO, planned development overlay.** Parcel H-3386-B. Louise P Spendlove Applicant. Tyler Meyers Agent.
  13. Consideration and possible approval for a **General Plan Map Amendment request located at approx. 2100 W and 2500 S from agriculture to Rural Residential.** Parcels H-3345 and H-3346. Nielsen, Kristin L TR Applicant, Neil Walter Agent.
  14. Consideration and possible approval of a **proposed zone change amendment request located at approx. 2170 W and 600 N. with parcel numbers H-3-1-33-4401 and H-3-1-33-441 from R1-6, residential one unit per 6,000 square feet, to RR, recreation resort. While parcel number H-3-1-33-4420 is from R1-10, residential one unit per 10,000 square feet, to contain a split zoning of NC, neighborhood commercial, and RR, recreation resort.** Zion Village Resort LLC, Jay Rice Applicant, Alpha Engineering, Jared Madsen PE Agent.
  15. Consideration and possible approval of a **proposed zone change amendment request located at 475 N State St from HC, highway commercial, to RR, recreation resort.** Parcel ID's H-286-A-1 and part of H-30252-A. Shamo Christen D and Charo S and Corporation of the Episcopal Church in Utah Applicant. Matt Lowe Agent.
  16. Discussion regarding **abandoning the eastern portion of 300 North**-Stephen Nelson
  17. Consideration and possible approval to **purchase historical markers for National Day of Service on September 11, 2021**-Nanette Billings
  18. Consideration and possible approval of a **proclamation designating September 13 through 20 as Ironman Volunteer Week**
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**19.** Consideration and possible approval of **electric golf car lease with DLL Finance LLC, in the amount of \$8,098.48-Kaden DeMille**

**20.** Consideration and possible approval of a **resolution adjusting building permit rates.**

**21.** *Mayor, Council and Staff reports*

**22. Adjournment**

I hereby certify that the above notice was posted to the city website, ([www.cityofhurricane.com](http://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

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