



Hurricane City Council Meeting Agenda

December 2, 2021

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. 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 604736877 2. Visit

<https://global.gotomeeting.com/join/604736877> 3. Dial 1(646) 749-3129 and enter Access Code 604736877

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.

AGENDA

3:30 p.m. Work Meeting to discuss the proposed Public Infrastructure District Sand Hollow Mesa and Bench Lake

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

6:00 p.m. - Call to Order

Approval of minutes: August 5, 2021

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 **preliminary plat for Red Cliff Preliminary Plat, a 31 lot duplex development, located at 2170 W 600 N.** Jay Rice- Red Cliff Development Applicant. Jared Madsen- Alpha Engineering Agent.
2. 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.

NEW BUSINESS

1. Consideration and possible approval of **waiving the impact fees for Washington County**
2. Consideration and possible approval of the **revocation of the business license for Big Nail Construction-Cindy Beteag**
3. Consideration and possible approval of the **Memorandum of Understanding with SUU**
4. Consideration and possible approval to **swap land and purchase additional acreage** for a substation- Scott Hughes

5. Consideration and possible approval of a proposed **zone change amendment request located at 367 West 300 North from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre**, to add to the existing Silver Leaf Townhome development Parcel number H-334-14-A-1. Isom Clinton Floyd and Lillian Jones Family LLC Applicant, Rick Bennion Agent.
6. Consideration and possible approval of a proposed **zone change request located at 600 North and 2800 West to contain a PDO**, planned development overlay, with an underlying zone of R1-8, residential one unit per 8,000 square feet. Parcel Numbers: H-3-1-31-1106, H-3-1-31-1107, H-3-1-31-1108 DAF Development LLC Applicant.
7. Consideration and possible approval of a proposed **zone change request located at 1117 W 600 N from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre on the north end, R1-6, residential one unit per 6,000 square feet on the south end, and open space in the middle all to contain a PDO**, planned development overlay. GVS Holdings LLC, Applicant. Dwain Schallenberger, Agent.
8. Consideration and possible approval of a **preliminary plat for Pecan Valley Estates**, containing 43 lots, located at approx. 5140 W and future Dixie Springs Drive. Chris Wyler Applicant, Civil Science Agent
9. **Public Hearing** to comments on the following;
 - a. A Sensitive Land application for Cliff Shadow Phase 2 located at 1200 South and Angell Heights Drive.
 - b. A Sensitive Land application for Mountain View Estates located at 1300 West and 650 South
10. Consideration and possible approval on a **preliminary plat and sensitive lands application, for Cliff Shadow Phase 2** located at the north end of Angell Heights Drive. Todd Trane Applicant.
11. Consideration and possible approval of a **preliminary plat and sensitive lands application for Mountain View Estates**, a 35 lot subdivision, located at 1300 W 650 S. Virginia Ashton Trust Applicant. Craig Engel RAC Inc Agent.
12. Consideration and possible approval of an **amended final plat for Stonebrook Townsquare**, located at 1350 W and State Street. Comida Rapida LLC Applicants. Steve Kemp Agent.
13. Consideration and possible approval of a **preliminary plat for Crocker Enterprises**, a 9 lot industrial subdivision located at approx. on Old Hwy 91 and 492 N. Crocker Enterprises Applicant. Brady Shakespear Agent.
14. *Mayor, Council and Staff reports*
15. **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