



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

City Council

*David Hirschi
Kevin Thomas
Clark Fawcett
Drew Ellerman
Joseph Prete*

Hurricane City Council Meeting Agenda

May 15, 2025
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. Work Meeting

1. Discussion regarding Zion Regional Medical Center
2. Agenda Summary

4:15 p.m. Work Meeting

1. Discussion regarding the City Civic Center

5:00 p.m. Pre-meeting

6:00 p.m. - Call to Order

Prayer

Thought

Pledge of Allegiance

Congratulate Local National Civic Bee Competition Winners: Megan Kane and Zoey Mecham

Declaration of any conflicts of interest

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 3 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 12:00 p.m. the Tuesday one week before the Council meeting.

OLD BUSINESS

1. Consideration and possible approval of **Ordinance ZC24-07 Zone Change and Preliminary Site Plan** request from NC, Neighborhood Commercial to R1-8 (PDO), Single Family Residential R1-8 with a Planned Development Overlay, located at 2230-2254 W 600 N. Parcel H-3-1-29-2213, H-3-1-29-2214. 317 Sycamore LLC, Applicant. Beau Ogzewalla, Agent
2. Consideration and possible approval of **Ordinance 2025-08 amending Title 10, Chapters 3, 7, 12, and 14** regarding farm stands; LUCA25-03; Hurricane City, Applicant
3. Consideration and possible approval of Ordinance **2025-04 Approving a Power Impact Fee Facilities Plan, a Power Impact Fee Analysis, and an Impact Fee** for Power on Development
4. Consideration and possible approval of **Ordinance 2025-09 creating term limits** for elected municipal officers -Mayor Billings

NEW BUSINESS

1. Consideration and possible approval of **waiving all City impact fees** for Washington County's EOC/Parks Building - Commissioner Iverson
2. Consideration and possible approval of **waiving the City water impact fee** for Washington County's Legacy Park trailer hookups - Commissioner Iverson
3. Discussion regarding the **City Civic Center** and informational notice to public that Civic Center survey closes at midnight on May 15, 2025
4. **Public Hearing** to take comments on the following:
 - a. A potential Real Estate Purchase and Construction Agreement, which includes the disposal of City-owned parcel numbers H-QCIP-2-7; H-QCIP-2-8; H-QCIP-2-9; H-QCIP-2-10; H-QCIP-2-11; H-QCIP-2-12; H-QCIP-3-20 located within the Quail Creek Industrial Park area
5. Consideration and possible approval of a **Real Estate Purchase and Construction Agreement** with D & G Property Holdings, LLC and Washington County Council of Governments - Arthur LeBaron
6. Consideration and possible **revocation of the Virgin River Massage** business license
7. Consideration and possible approval of **Resolution No. 2025-23 approving an increase in billing rates for culinary water usage** in Hurricane City - Ken Richins
8. Consideration and possible approval of **Resolution 2025-24 Appointing Mark Maag to the Power Board**
9. Consideration and possible approval of a **Power Line Extension request** for Zion Regional Medical Center
10. Consideration and possible approval of **awarding the contract for drilling and developing of the Sky Ranch well project**, to Gardner Brothers Drilling for the amount of \$1,308,985.00 - Ken Richins
11. Mayor, Council, and staff reports
12. 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