



HURRICANE CITY UTAH

Mayor

Nanette Billings

City Manager

Kaden DeMille

City Council

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

Hurricane City Council Meeting Agenda

August 7, 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 with the County Commissioners

5:00 p.m. Pre-meeting

1. Agenda Summary

6:00 p.m. - Call to Order

Prayer

Thought

Pledge of Allegiance

Declaration of any conflicts of interest

Minutes of the Regular City Council Meeting for May 15, 2025, June 5, 2025, June 19, 2025, and Special Meeting June 24, 2025

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 ~~Zone Change Amendment Ordinance ZC25-11~~, a request for a zone change located at 2400 W and Liberty Way from Light Industrial (M-1) to Single Family Residential (R1-10/PDO) and to update the overall PDO for the Balance of Nature Gardens property; Parcel Number H-3373-

NP-BL; Douglas Howard, Owner; EPS Group, Inc., Agent **APPLICANT
WITHDREW APPLICATION**

2. Consideration and possible approval of **Ordinance 2025-12 amending Title 10, Chapter 43** regarding site-built dwelling units in platted RV parks; Land Use Code Amendment No. LUCA25-04; Western CRE-Joby Venuti, Applicant; Rosenberg & Associates, Agent

NEW BUSINESS

1. ~~Consideration and possible approval of **Zone Change Amendment Ordinance No. ZC25-07**, a proposed zone change for portions of the future Hurricane Civic Center property, located between the current city offices and 1150 W, from Single Family Residential R1-10 and Public Facility to Single Family Residential R1-4, Public Facility, and General Commercial; Parcel Numbers H-3-1-34-4210, H-3-1-34-4320, H-3-1-34-4331, H-3-1-34-4332; Hurricane City, Applicant. — Gary Cupp~~ **APPLICANT REQUESTED ITEM TO BE MOVED TO THE AUGUST 21ST AGENDA**
2. Consideration and possible approval of **local consent for a beer garden** for Trail Hero - Rich Klein
3. Consideration and possible approval of a **letter of support** for USU Desert Resource Center and Washington County - Paul Hill
4. Consideration and possible approval of a **Reimbursement Agreement for Cole West Cielo Subdivision** repaving of Foothills Drive - Arthur LeBaron
5. Discussion to consider a possible **Land Use Code Update to the Home Based Business Ordinance** to allow commercial kitchens in residential zones
6. Consideration and possible approval of an **amendment to the Kachina Ridge Development Agreement** - Kent Stephens
7. **Public Hearing** to take comments on the following:
 - a. A request to vacate a portion of Flora Tech Road
8. Consideration and possible approval of **Resolution 2025-29 abandoning a portion of Flora Tech Road**
9. Consideration and possible approval of **Resolution 2025-30 Amending the Power Connection Fees** - Mike Johns
10. Consideration and possible approval of **Resolution 2025-31 Amending the Residential Power Analog Meter Rate** - Mike Johns
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