



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

September 29, 2025
3:00 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.**

3:00 p.m. Work Meeting

1. Discussion regarding economic development
2. Agenda Summary

5:00 p.m. Pre-meeting

6:00 p.m. - Call to Order

Prayer

Thought

Pledge of Allegiance

Declaration of any conflicts of interest

Minutes of the Special City Council Meeting August 26, 2025, Regular City Council Meeting August 21, 2025, and September 4, 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 **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

2. Consideration and possible approval of **Zone Change Amendment Ordinance No. ZC25-12**, a proposed zone change located at 184 N State Street from Single Family Residential R1-10 to Multiple Family RM-3; parcel H-178; White Glove Construction - Kevin Hanson, Applicant.

NEW BUSINESS

1. Consideration and possible approval of **Resolution 2025-37 adopting the Zion Scenic Byway Corridor Management Plan**
2. Consideration and possible approval of a **Domestic Violence Awareness Proclamation** - DOVE Center
3. Consideration and possible approval of the **reassignment of the Ray Shureman lease to Kelly Ashcroft** for a hangar pad located at 5S at the Hurricane Airport
4. Consideration and possible approval of a **First Amended Private Hangar Lease Agreement** with Legend Air Lease LLC for hangar pad 2N 1E - Scott Stratton
5. Consideration and possible **decision and direction to staff regarding an economic development** general plan update, associated incentives, and consultation services - Mayor Billings
6. Consideration and possible approval of **Ordinance 2025-17 amending Title 10, Chapters 3, 7, 13-17, & 37** regarding accessory buildings in front yards; LUCA25-06; Hurricane City, applicant. -Gary Cupp
7. Consideration and possible approval of a **Purchase Contract with Utah Department of Transportation** regarding property at approximately 515 N 350 East - Arthur LeBaron
8. Consideration and possible approval of a **Land Transfer and Development Agreement** with Interstate Rock Products
9. Consideration and possible approval of a **Memorandum of Understanding regarding the UDOT interchange** for the Kachina Ridge development
10. Mayor, Council, and staff reports
11. Closed Meeting held pursuant to Utah Code section 52-4-205, upon request

Adjournment

The undersigned City Recorder does hereby certify that the agenda was posted to the city website, posted to the state public notice website, and at the following locations: the City office, the post office, and the library on September 26, 2025. Cindy Beteag, City Recorder

REASONABLE ACCOMMODATION: Hurricane City will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs, please contact the City Recorder, 435-635-2811 x 106, at least 24 hours in advance if you have special needs.