



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

October 16, 2025

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. [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.**

4:00 p.m. Work Meeting

1. Reports from the Utah League conference
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 Regular City Council Meeting for September 29, 2025

Presentation from Small Business Development Center - Jackie Hobson

Presentation on schematic design and elevation profiles for the City Hall and Police Station

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 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.
2. 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
3. Consideration and possible approval of a **walking path through the City property** for Valley Academy students - Bryan Hall

NEW BUSINESS

1. Consideration and possible approval of a **Proclamation designating October 23-31 as Red Ribbon Week** - The Elks National Drug Awareness Program
2. Consideration and possible approval of a **proclamation joining Washington County Youth Coalition (WCYC) in a 2025-2026 Alcohol-Free School Year** for Youth
3. Consideration and possible approval of a **Memorandum of Understanding (MOU) for a continued partnership** regarding the Stars and Stripes 4th of July Firework Show - RedRock Media
4. Public Hearing to take comments on the following:
 - a. Adoption of a Joint Agency Regional Water Conservation Plan
5. Consideration and possible approval of **Resolution 2025-20 adopting the 2025 Joint Agency Water Conservation Plan**
6. Consideration and possible approval of a **contract with Avenue Consultants for design services** for the Sand Hollow State Park Second Access project
7. Consideration and possible approval of a **contract with J-U-B Engineers for design services** for the 100 South project
8. Consideration and possible approval of a **contract with Sunrise Engineering for design services** for the Pah Tempe Virgin River Canyon Trail Feasibility Study project
9. Consideration and possible approval of a **contract with Sunrise Engineering for design services** for the 650 South project
10. Consideration and possible approval of a **contract with Rosenberg Associates for design services** for the 1400 West project
11. Consideration and possible approval of a **Cooperative Agreement with UDOT** for funding on Purgatory Road
12. Consideration and possible approval of a **Cooperative Agreement with UDOT** for the Sand Hollow Interchange Drainage Improvements
13. Consideration and possible **decision and direction to staff regarding an economic development** general plan update, associated incentives, and consultation services - Mayor Billings
14. Consideration and possible approval of **Resolution 2025-38 Authorizing the Fremont Solar PPA Project**

15. Consideration and possible approval of **Zone Change Amendment Ordinance No. ZC25-18**, a proposed zone change request, located at 505 S Sand Hollow Rd., from PC planned commercial to GC general commercial; Scott Nielson, Applicant
16. Consideration and possible approval of **Zone Change Amendment Ordinance No. ZC25-19**, a proposed zone change request, located at approximately 650 S Mountain View Dr., from RA-1 (residential agriculture one unit per acre) to R1-10 (residential one unit per 10,000 square feet); Andrew Kay, Applicant; Brandee Walker, Agent
17. Consideration and possible approval of a **Preliminary Plat for Sand Hollow Mesa Neighborhood Six**, a 579 lot subdivision located at 3800 S 2200 W. Toquerville Enterprises, Applicant. Karl Rasmussen, Agent
18. Consideration and possible approval of **Ordinance 2025-20 to amend Title 10 Chapters 3, 12-17, 26, 34, 49, and 51** regarding transient lodging facilities. Land Use Code Amendment LUCA25-10. Hurricane City, Applicant
19. Consideration and possible approval of **Ordinance 2025-21 to amend Title 10 Chapter 39** regarding bonding for off-site improvements. Land Use Code Amendment LUCA25-11. Hurricane City, Applicant
20. Mayor, Council, and staff reports
21. 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 October 15, 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.