



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

November 20, 2025
5:00 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.**

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

Swearing in of Officer Hagen Oliver

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 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

NEW BUSINESS

1. Consideration and possible approval of **Resolution 2025-40 authorizing the issuance and sale of not more than \$8,000,000 aggregate principal amount of Sales Tax Revenue Bonds, Series 2026; and related matters**
2. Consideration and possible approval of **Resolution 2025-39 Updating Building Permit Fee Calculations** - Larry Palmer
3. Consideration and possible approval of a **purchase agreement between Hurricane City and G&R Development LLC**
4. Consideration and possible approval of a **reimbursement agreement for system improvements by Self Help Homes**
5. Discussion and possible **direction regarding the Sunwood Canyon Villas** development
6. **Public Hearing** to take comments on the following:
 - a. Amending the Street Impact Fee Ordinance to account for inflation
7. Consideration and possible approval of **Ordinance 2025-22 Amending the Street Impact Fee**
8. Consideration and possible approval of **right-of-way acquisition** by Hurricane City on the 2400 West corridor
9. Consideration and possible approval of **Zone Change Amendment Ordinance No. ZC25-22**, a proposed zone change located at 340 N Park View Dr. from Single Family Residential R1-8 to Multiple Family RM-1; parcel H-4-1-36-2000; PM Development Corp., Applicant; Chase Statton, agent.
10. Consideration and possible approval of **Zone Change Amendment Ordinance No. ZC25-20**, a proposed zone change located at 804 S 180 W from Residential Agricultural RA-1 to Single Family Residential R1-10; parcel H-3-2-3-1221; Maag Family Trust, Applicant; Kyson Spendlove, agent.
11. Consideration and possible approval of a **General Plan Amendment to adopt and add a Water Element** to the General Plan pursuant to Utah Code 10-20-404(2)(b). -Gary Cupp
12. Consideration and possible approval of an **Economic Development Policy** - Gary Cupp
13. Consideration and possible approval of a **new IPA Representative**
14. Mayor, Council, and staff reports
15. 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 November 19, 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.