



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

December 4, 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

Minutes of the Regular City Council Meeting for October 16, 2025, November 6, 2025, and Special Meeting November 18, 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 **Resolution 2025-39 Updating Building Permit Fee Calculations** - Larry Palmer

NEW BUSINESS

1. Consideration and possible approval of **City sponsorship for the Hurricane Utah Farmer's Market**

2. Public Hearing to take comments on the following;
 - a. Proposed amendments to the 2025-2026 Fiscal Year Budget
 - b. A Sensitive Land Application for an 80 lot single family subdivision located at 400 N 2800 West
 - c. The proposed creation of the ZRMC Public Infrastructure District
 - d. Secondary Water Impact Fee Facilities Plan, Impact Fee Analysis, and an increase to secondary water impact fee
3. Consideration and possible approval of **Resolution 2025-42 approving and adopting amendments** to the 2025-2026 budget - Paige Chapman
4. Consideration and possible approval of a **Preliminary Plat and Sensitive Lands Application** for Paraiso Phase 15-18, an 80 lot single family subdivision located at 400 N 2800 W; File No. PP25-10 and HIL25-02; JP Excavating, Applicant; American Land Consulting and Tony Carter, Agent.
5. Consideration and possible approval of Resolution **2025-43 of the City Council of Hurricane City, Utah, providing for the creation of ZRMC Public Infrastructure District** as an independent body corporate and politic: authorizing and approving a governing document, an interlocal agreement, and a notice of boundary action; and related matters -Western Mortgage & Realty Company
6. Consideration and possible approval of **Ordinance 2025-23 Approving a Secondary Water Impact Fee Facilities Plan, a Secondary Water Impact Fee Analysis, and an updated Impact Fee for secondary water** -Ken Richins
7. Consideration and possible approval of a **reimbursement agreement with RanLife Homes Cordero LLC and Kobalt Dev Group, LLC** for the purchase of 2400 West - Arthur LeBaron
8. Consideration and possible approval of **local consent for a bar establishment** at Pecan Valley Resort
9. Consideration and possible approval of **Resolution 2025-41 Amending and Adopting Land Use Application Fees**
10. Consideration and possible approval of the **2026 Annual Meeting schedule**
11. Mayor, Council, and staff reports
12. 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 December 3, 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.

