



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 18, 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 November 20, 2025

Recognition of Detective Johnson

Recognition of the outgoing Mayor and Council

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 2025-17 amending Title 10, Chapters 3, 12-17, & 37** regarding accessory buildings in front yards; LUCA25-06; Hurricane City, applicant -Gary Cupp

NEW BUSINESS

1. Consideration and possible approval of an **appeal of the denial of a vacation rental license** - Kris Olmore
2. Discussion and possible action to **amend the City gym rates** for Hurricane citizen club team tournament use - Haylee Prete
3. Consideration and possible approval of **Ordinance 2025-24 amending Title 10 Chapter 37 Section 10** regarding the definition of front yards on flag lots; LUCA25-12; Hurricane City, Applicant -Gary Cupp
4. Consideration and possible approval of the **expansion of the future airport lease boundaries** to include all areas developed and construction for the project
5. Consideration and possible approval of a **Private Hangar Lease Agreement** with Stormi LLC for hangar pad 2 N 4 E
6. Consideration and possible approval of **Zone Change Amendment Ordinance No. ZC25-21**, a proposed zone change on 7.27 acres located at 2300 S and 1100 W from Residential Agricultural RA-0.5 to Light Industrial M-1; Parcel number H-3-2-10-3391; Scott Stratton, Applicant. Karl Rasmussen, Agent
7. Consideration and possible approval of a **shade lease on Plot 50 at Hurricane Airport** for Steve Lemmon
8. Consideration and possible approval of a **Power Line Extension request** for Kachina Ridge - Kent Stephens
9. Consideration and possible approval of **local consent for a restaurant full liquor license** for Touch of Tuscany - John Hendleman
10. Public Hearing to take comments on the following;
 - a. The issuance of the Series 2026 Bonds and any potential impact that the Project financed with the proceeds of the Series 2026 Bonds may have on the private sector
11. Consideration and possible approval of **awarding the bid to construct** the new pool facility
12. Consideration and possible approval of **Resolution 2025-45 Authorizing and approving a preliminary official statement and an official statement, an official notice of bond sale, and all other documents** required in connection with the issuance and sale of not more than \$8,000,000 aggregate principal amount of Sales Tax Revenue Bonds, Series 2026 (the "Series 2026 Bonds"), and other documents required in connection therewith; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by the resolution; and related matters
13. Consideration and possible approval of **awarding the bid to construct** the pickleball courts - Darren Barney
14. Consideration and possible approval of **Zone Change Amendment Ordinance No. ZC25-16**, a proposed zone change located at approximately 2241 S 5400 W from Agricultural A-5 to Single Family Residential R1-6 and R1-8; Parcel number H-4138-J; Andrew Hall, Applicant; Ryan Lay, Agent

15. Consideration and possible approval of **Zone Change Amendment Ordinance No. ZC25-17**, a proposed zone change located at 100 N and Black Rock Rd. from Mobile Home/RV Park (MH/RV(PDO)) to General Commercial (GC); Parcels H-CRV-1-1 through H-CRV-1-18; Western Commercial Real Estate, Applicant; Joby Venuti, Agent
16. Discussion regarding using **reimbursement agreements to address future power needs**
17. Consideration and possible approval of **Ordinance 2025-25 amending Title 10, Chapters 7, 11, and 13** regarding development standards for Single Family Residential R1-4 zones; LUCA25-13; Hurricane City, Applicant -Gary Cupp
18. Consideration and possible approval of **Ordinance 2025-26 amending Title 10 Chapter 6 Section 10-6-5** regarding compensation for the Appeals Board; LUCA25-14; Hurricane City, Applicant - Gary Cupp
19. Consideration and possible approval of **Resolution 2025-46 Adopting a compensation schedule** for the Appeals Board members
20. Consideration and possible approval of the **renewal of all liquor licenses**
21. Mayor, Council, and staff reports
22. 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 17, 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.