

Minutes of the Hurricane City Council meeting held on April 17, 2025, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 3:30 p.m.

Members Present: Mayor Nanette Billings and **Council Members:** David Hirschi, Kevin Thomas, Clark Fawcett, and Joseph Prete.

Members Excused: Drew Ellerman

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, Police Chief Kurt Yates, Assistant Public Works Director Weston Walker, City Planner Gary Cupp, Assistant Planner Fred Resch III, Power Director Mike Johns, Recreation Director Tiffani Wright, City Engineer Arthur LeBaron, Water Superintendent Ken Richins, Finance Manager Paige Chapman, Parks Superintendent Darren Barney, Power Representative Jared Ross, and HR Director Sel Lovell.

AGENDA

3:30 p.m. Joint Work Meeting with the Planning Commissioners

1. Discussion with Washington County Water Conservancy District regarding Ultra Water Efficient Development Proposal

Planning Commissioners present: Kelby Iverson, Brad Winder, Mark Sampson, Paul Fathering, Shelley Goodfellow

Doug Bennett presented the Council with the Washington County Water Conservancy District's proposal for Ultra Water Efficient Development. He explained they are looking to come up with a new impact fee that would be smaller for someone with a smaller water footprint. The purpose of this proposal is to encourage people to use less water than the current standard. This is adaptable to various lot sizes. Because these developments would have less of an impact, it would be the City's discretion if secondary water was required. If secondary water isn't required, then it would save money on the overall cost of the home. He stated this proposal will be a requirement in the County jurisdiction, but each municipality will get to choose if they adopt it. Mr. Bennett stated they are asking developers to put CCR's in their development to ensure these water standards continue. Dayton Hall clarified if a city adopts this proposal, then they would be required to adopt a new surcharge. Mr. Bennett explained it would be based around a billing approach that the city is already doing for secondary water. He stated they are trying to find a way to encourage people to change or eliminate salt-based water softeners because as water is recycled that salt water will be the biggest contamination. He stated lawns are the biggest consumer of water. They are proposing each home limits the drip irrigation area. Swimming pools are not allowed on individual lots, but community parks are encouraged for residents to enjoy. Mr. Hall pointed out Hurricane City code doesn't currently address these community parks so before the District gives a reduction in the impact fee, he asked if there would there be an agreement between the City and the District on the requirements of the park. Mr. Bennett stated no. Mr. Hall asked how it would be required or

enforced. Mr. Bennett stated the city might not be able to compel it, but the developer may propose it. Mr. Hall stated he thinks a development agreement would be required to make this work. Mr. Bennett stated they wouldn't go to the District until everything has been approved with the City.

Mr. Bennett showed a model on water bills for each surcharge. Councilman Thomas stated it is easy for the developer to ask for this discount but the people that are moving here have no choice because that will be the only thing available. Mr. Bennett pointed out there are always new or existing homes to purchase. He stated there is no snowpack in the Virgin River basin. They have a prediction the river will flow at 30 % of its normal rate and that is our sole source of supply. Councilman Prete questioned if this money should be used for more development of water rather than offering a smaller impact fee. Mr. Bennett stated there is no other water to develop. He thinks the most important thing we can do right now is conserve, work on the reuse projects, and build more reservoir storage. He mentioned there will be a tour to Chief Toquer to see the progress, but they don't anticipate it holding water until 2028. There will be a workshop at the end of the month to discuss water leaks.

Mr. Bennett presented findings from a recent survey conducted among elected officials and technical staff across Washington County regarding drought preparedness and water conservation strategies. The focus was on a proposed drought response plan featuring four progressive stages—Stage 1 (Caution), Stage 2 (Restriction), Stage 3 (Alarm), and Stage 4 (Crisis)—based on precipitation, stream flows, and reservoir storage levels.

Currently, conditions place the region in Stage 1, which emphasizes public awareness and voluntary conservation. He highlighted the risks of complacency as spring progresses, noting concerns about premature overwatering. Survey results showed general alignment between elected officials and technical staff on when specific water use restrictions should be implemented, though elected officials tended to support earlier action. Measures discussed included limiting irrigation frequency, enforcing existing water waste policies, and delaying certain development activities in advanced drought stages.

A key finding was a strong consensus (average response of 8.7/10) that all cities in the region should coordinate their drought response efforts to maintain consistency and public trust. The Advisory and Administrative Committee (AAC), which includes local mayors and city managers, will review the proposed plan and make a recommendation to the Water District Board, which holds authority to declare drought conditions. Emphasis was also placed on considering economic impacts when selecting conservation measures, ensuring actions are both effective and equitable.

Mr. Bennett stated a topic of debate within the committee was whether municipalities should periodically report water use reductions for city facilities. Elected officials expressed strong support, emphasizing the importance of transparency and communicating conservation efforts to residents. In contrast, technical staff voiced concern over additional reporting burdens, citing existing state reporting requirements. It was clarified that no new formal reports are being

proposed; rather, the intent is to share information during drought periods to enhance public understanding and encourage participation.

He summarized that while there is overall alignment and consensus on many drought measures, some areas—such as golf course and park policies—may require further refinement and public input. There is strong agreement that cities should adopt a unified drought response plan. Measures with significant economic impact were generally favored for implementation in later drought stages; however, he cautioned that insufficient action early on could lead to more severe impacts in later stages, affecting both the economy and quality of life.

The AAC will review proposed incremental measures aimed at achieving water use reduction goals within each drought stage. Landscaping, which accounts for over half of regional water use, will be a key focus. Mr. Bennett also recommended further discussion with the golf industry to explore collaborative, goal-oriented strategies, and suggested engaging the public on how water use restrictions should apply to public spaces (e.g., parks) versus private decorative areas (e.g., business frontage lawns). Dayton Hall clarified that the District would want each city to adopt the principles of this plan. Ken Richins stated for areas that aren't going to be watered he thinks the City should adopt these Ultra Efficiency Standards.

5:00 p.m. Pre-meeting - Discussion of Agenda Items, Department Reports

Darren Barney addressed the recent email regarding the condition of Dixie Springs Park. He explained that the park has experienced ongoing issues with its irrigation system since installation. Approximately two weeks ago, a filter failed, resulting in significant flooding and damage. A new, upgraded filter has been ordered along with a regulator and pressure reducer; however, these parts have not yet arrived. As a result, the irrigation system remains off, but restoring water service is a top priority once the new components are received. Staff continue to focus on seasonal tasks, including preparing the baseball fields, cleaning landscape medians, and readying the splash pad for public use. He stated Matt Politte, the City's utility locator, will be transferring to the Parks Department to serve as the department's mechanic.

Ken Richins reported that Gardner Drilling will be starting on Goulds Wash Well in the next couple of weeks. He explained they will put up some barriers so hikers can still access the trailhead while they are drilling. There will be a pre job for the Sky Ranch Water Tank and if the Council awards the bid tonight for the Dixie Springs Well then there will be a pre job for that too. The irrigation project is moving forward and doing really well.

Chief Yates reported that two Hurricane City officers will attend SWAT school next week—commonly referred to as "Hell Week"—as part of their preparation to join the SWAT team. A third officer, who is a lateral transfer and has already completed the training, will also be joining the team. Chief Yates stated that this specialized training is a valuable asset to the department, as the trained officers are able to share their knowledge and skills with the rest of the team. He also noted that the department is preparing for a particularly busy week with both the Washington County Fair and the Easter Car Show taking place.

Sel Lovell reported that there are currently six open positions within the City. Interviews for the Power Director position are expected to be scheduled soon.

Tiffani Wright commended the various city departments for their support with the Recreation Center. She reported that the current show is going very well and that pool staff hiring is nearly complete. The pool is scheduled to open once the school year ends. She also announced that the Easter Egg Hunt will take place this Saturday at Three Falls Park. Mayor Billings added that the State of the City Address is scheduled for April 28th at 7 p.m.

Jared Ross reported a power outage occurred today in the Sky Ranch area. He noted good progress is being made on work along 2800 West. Additionally, the team plans to relocate transformers from the Anticline Substation next week.

Sam Lyttle stated that the Streets Department has been busy working on 3000 South and preparing for the Easter Car Show. The chip seal and slurry seal projects are progressing well. Weston Walker explained that 1100 West was temporarily closed to install drain culverts at the Frog Hollow crossing and reviewed the roads scheduled for chip and slurry sealing. Mr. Lyttle also noted that weed spraying is underway.

Weston Walker reported that the 100 North and 2050 S. projects are progressing. JUC held a couple preconstruction meetings this week.

Arthur LeBaron stated that the City has obtained the permit for the State Street cleanup. Volunteers aged 14 and older can meet at either the Community Center or Walmart to participate. He also noted that the sign approved by the Council for the SR-7 overpass is larger than UDOT's standard allows. He has contacted UDOT to request an exception. Additionally, he discovered an electrical box near the proposed sign location but is still assessing the cost implications. He is collaborating with the County on a grant application for a feasibility study on a multi-jurisdictional paved trail along the Virgin River Canyon.

Gary Cupp explained that oversight of blasting is delegated by the Fire Marshal to the local fire district, with permits containing strict requirements that are enforced. Mayor Billings added that blasting requires seismic monitoring by a separate company and the Fire Marshal's presence during the blast. Weston Walker noted ongoing communication with the fire district and that seismograph reports are being shared, indicating thorough compliance. Mr. Cupp reviewed questions from the previous meeting regarding whether the City should increase its involvement in blasting oversight. After researching surrounding cities' practices, he does not recommend further City action as current regulations are adequate. Councilman Hirschi confirmed that City Attorney Dayton Hall agrees. Mr. Cupp then presented on impact fees, describing them as one-time charges on new developments to offset their impact on public infrastructure, governed by the 1995 Act. Impact fees must be spent within six years and can fund water systems, wastewater, stormwater, power, roads, parks, trails, and public safety facilities. They cannot be used for jails, fire vehicles, fixing existing deficiencies, increasing service levels, or ongoing operations and maintenance, nor can they be applied to the general fund.

Fred Resch III provided an overview of the recent legislative session, noting that 582 bills were passed, approximately 25 of which relate to land use. He focused his update on those bills that will directly impact municipal planning and zoning practices.

Mr. Resch III reported the following highlights:

- **Transportation Planning (SB 195):** Cities located within Metropolitan Planning Organizations, including Hurricane, are required to update their transportation master plans by July 1, 2027. These updates must identify priority connections to address physical impediments (such as waterways or cliffs), include cost estimates, and identify potential funding sources.
- **Moderate Income Housing (HB 37):** While most housing plan requirements remain unchanged, a new compliance pathway was introduced. Cities that adopt one option from a new sub-menu of affordable homeownership strategies will meet the state's requirements for three years. Options include investment zones, density bonuses, and preferential buyer programs for essential workers.
- **Omnibus Housing Bill (HB 368):** This comprehensive bill introduces several changes:
 - Requires expedited review of identical house plans.
 - Mandates a 3-day screening period and a 14-day review timeline for building permits.
 - Limits when stormwater pollution prevention plans (SWPPP) can be required.
 - Requires bonds for public improvements to be released within 15 days of completion and that all earned interest be returned to the applicant.
 - Defines "ministerial" land use updates that only require website posting, rather than public noticing.
- **Land Use Appeals:** Public hearings are no longer permitted for land use appeals, as they are considered quasi-judicial proceedings. This change is already reflected in current City practice.
- **Maintenance of Public Improvements:** Cities may not require HOAs or other entities to maintain public trails or utilities in perpetuity, with exceptions for standard infrastructure like park strips and water/sewer lines.
- **Transfer of Development Rights (TDRs):** A new provision allows for TDRs between jurisdictions, contingent on interlocal agreement. Hurricane's size likely makes cross-jurisdictional participation unnecessary.
- **Parking Requirements (SB 181):** Establishes standardized parking space sizes for single-family homes, duplexes, and townhomes. Tandem spaces must be accepted, and garages cannot be required for affordable, owner-occupied housing. A minor

adjustment to Hurricane's ordinance may be necessary regarding multifamily tandem parking.

- **Private Airports (HB 44):** Cities must now record notice with the County Recorder for all properties within 2,500 feet of significant private airport runways, as determined by UDOT.
- **Security Improvements for Protected Persons (SB 340):** Individuals under credible threat may install certified security improvements exempt from local regulations, provided they are approved by the Department of Public Safety. This bill is not expected to have major local implications.
- **New Business Classifications (SB 179):** Cities are required to adopt an ordinance outlining the process for evaluating new or unlisted business uses. The ordinance must include a defined timeframe for City Council consideration and allow for appeals, which may require clarification due to inconsistencies in state law.
- **Short-Term Rentals:** Listings may be used as evidence of illegal use when supported by other documentation. Cities may request listing platforms to remove illegal listings and may also use listing data for tax compliance. It remains to be seen how cooperative platforms will be in removing such listings.
- **Billboards:** New regulations govern billboard relocations resulting from highway expansions. These changes may become relevant during future SR-9 projects but have limited immediate impact.
- **Gravel Pit Operations:** Gravel operators may expand onto contiguous land owned prior to May 7, 2025, without municipal approval, provided safety requirements are met. Most local gravel operations are already built out or approved.

In conclusion, Mr. Resch III noted that while many bills were passed, relatively few require immediate ordinance changes. Most impact administrative procedures or specific situational responses. He also encouraged a review of the recently released Utah State Housing Plan, which is expected to guide future legislative efforts.

6:00 p.m. - Call to Order –

Mayor Billings welcomed everyone and called the meeting to order.

Prayer: Robert Iverson

Thought & Pledge: Julie Iverson

Declaration of any conflicts of interest

None declared.

Public Forum – Comments From Public

Myrna Trump, representing the Hurricane Peach Days Committee, informed the Council that 2025 marks the 100th anniversary of the "H" on the hill, first placed in 1925. To celebrate,

Hurricane High School will continue its tradition of the “H Run” the Friday before school starts. She explained students run from the high school to the “H” and back, with alumni and parents lining the streets upon their return. Mrs. Trump asked the City to help promote the event on its website and social media, encouraging the community to come out around 8:00 a.m. to cheer as the students return for breakfast. The school is also seeking donations from alumni to provide athletes with a commemorative 100-year “H Run” shirt featuring the slogan “*Loyal to the Soil – Hurricane City.*” Community members may also be invited to join the breakfast with a donation.

Councilman Fawcett asked whether the City would be making a donation. Mayor Billings recommended placing the item on a future agenda for discussion and a formal decision.

OLD BUSINESS

1. Consideration and possible approval of Ordinance 2025-04 Approving a Power Impact Fee Facilities Plan, a Power Impact Fee Analysis, and an Impact Fee for Power on Development

Dayton Hall stated the Council was provided with a copy of Southern Utah Builder’s Association’s (SUBA) questions and comments and it was also forwarded to ICP, the engineering firm that generated the impact fee study and analysis. ICP is asking for more time so they can address the questions. Mr. Hall stated that since the author of this document is requesting more time, he would recommend the Council continuing the item. Mayor Billings recommended having a discussion tonight so they can address any questions the Council has too.

Stacey Young, Director for SUBA, thanked the Council for extending the hearing and allowing time for a more thorough review of the impact fee study. He expressed concern that the data does not clearly show whether fee payers are being charged for facilities that fall outside the allowable impact fee period, particularly in the later years of the plan (2031–2033), where approximately \$11 million in facilities are projected.

He noted that projections far into the future are inherently uncertain and emphasized the importance of ensuring fees align with the actual impact period. He also addressed the recurring issue of being behind on infrastructure needs despite collecting impact fees. He explained that while there may be existing capacity in the system, growth across various areas of the city can lead to sudden, large infrastructure demands. Because impact fees are collected gradually, they can lag behind actual needs, unlike bonds which provide immediate funding based on projected revenue. He acknowledged the City’s challenges with rapid growth and inflation and offered to meet with the City’s consultants to discuss the remaining questions in more detail.

Fred Philpot acknowledged the concerns raised by Stacy Young, particularly regarding projects scheduled beyond the six-year expenditure window and how they relate to the calculated

impact fees. He clarified that while the Impact Fee Act requires funds to be spent within six years, planning can extend beyond that. However, he agreed the issue warrants further review. He plans to discuss the allocation percentages with Matt Levorsen and his team, who conducted the calculations, to evaluate whether long-term projects are appropriately balanced with demand projections. He suggested the Council could consider adopting a shorter planning horizon—such as five years instead of ten—especially if updates to the plan are made more frequently. He pointed out that adjusting the planning period would affect both project costs and projected demand, and recommended allowing additional time to refine the proportionate share calculations to ensure accuracy and fairness.

Councilman Fawcett asked whether, for large projects like a substation, a portion of the cost—based on the percentage of expected use within the planning period—could be included in the current impact fee, with the remaining cost allocated to future updates. Mr. Philpot responded that this concern is addressed through the IFFP percentages, which aim to allocate project costs based on expected use. He agreed the question warrants further review and stated he would work with Mr. Levorsen to evaluate whether adjusting the planning window or reallocating costs for later-year projects would impact overall percentages, especially given the need to account for 40 megawatts of added capacity. Mayor Billings asked who determines when or what we need for capacity and how do we add a capital project. Mr. Philpot explained that impact fees are governed by the Impact Fee Facilities Plan (IFFP), which can be amended if changes occur in development trends, construction costs, or growth projections. Depending on the extent of those changes, cities may either amend the existing plan or conduct a full update. He emphasized that determining necessary project adjustments is typically a collaborative effort between staff and consultants, based on evolving infrastructure needs. Mr. Levorsen agreed, adding that it is primarily driven by the power department. Power Board Chairman Mac Hall explained that impact fees are based on projected growth and are used to fund necessary infrastructure like transmission lines and substations, particularly in undeveloped areas. While he personally finds impact fees burdensome for developers and homeowners, he acknowledged they are essential to avoid shifting costs onto existing ratepayers.

Mayor Billings explained that the City is in the process of hiring a new Power Director and recommended postponing the discussion until the new director is in place and there has been an opportunity for all parties to review the questions together.

David Hirschi motioned to continue approval of Ordinance 2025-04 Approving a Power Impact Fee Facilities Plan, a Power Impact Fee Analysis, and an Impact Fee for Power on Development until May 1st. Seconded by Kevin Thomas. Motion carried unanimously.

NEW BUSINESS

1. Consideration and possible approval of a design and engineering contract for the downtown pickleball courts - Darren Barney

Mayor Billings stated that once the contract is awarded, she would like City staff and the engineering team to meet with a few avid pickleball players to gather input on desired court features. Darren Barney agreed, noting that one of the Sunrise Engineering team members is also a passionate player with valuable ideas. He explained that the proposed contract for designing the new courts is \$116,700 and recommended its approval. Dayton Hall expressed no concerns with the contract. Mr. Barney added that a preliminary cost estimate is included in the packet. Mayor Billings commented that the estimate seems high and believes the project can be completed for less. Kaden DeMille agreed, noting the estimate is significantly higher than expected and emphasized the need to reassess priorities once the final cost is known, as the pool project still faces a funding shortfall.

Clark Fawcett motioned to award the contract for the design and engineering of the downtown pickleball courts to Sunrise Engineering in the amount of \$116,700. Seconded by Joseph Prete. Motion carried unanimously by a roll call vote.

2. Discussion and possible direction to the staff for the City Civic Center zoning and determine questions for the survey

Mayor Billings read the following explanation of why the Civic Center is needed. “Hurricane City has outgrown its current Police Station and City Office Building and needs larger facilities. The City has purchased 20 acres of property adjacent to its current City Office Building in anticipation of building new Civic Center facilities at that location, and the City is exploring options to finance the construction of a new City Office Building and Police Station. One option under consideration is a public-private partnership to develop portions of the 20 acres into residential or commercial spaces, with private developers leasing and building out the residential and commercial areas to generate revenue to finance the Police Station and City Office Building.” She explained that public projects like a Civic Center are typically funded through sources such as bonds, sales or property taxes, existing city and county revenues, tax increment financing, and state or federal grants. However, there is no current proposal or intention to raise taxes. Another option could be for the City to retain ownership of the land and lease it, with the developer providing the facilities. She presented a few questions for the Council to consider, noting they are simply a starting point for discussion and can be modified. She added that if the Council isn’t supportive of the concept, there would be no need to proceed with a community survey.

Councilman Thomas shared that he is also working on a list of potential survey questions. He noted that, while he doesn’t claim to have all the answers, he has been exploring ideas using AI. He submitted a detailed explanation of the challenges and asked for thought-provoking public survey questions, receiving a lengthy and helpful response. He expressed interest in refining those ideas and combining them with what others come up with, asking for time to further explore and develop the survey content. Mayor Billings noted that there is a work meeting

scheduled with the Planning Commission on Monday to discuss the survey, and she asked the Council to submit their ideas by Friday so she can compile them in advance. Councilman Fawcett pointed out the importance of informing the public about the reasons for the project and the available options. Councilman Prete added that the City buildings must be completed and a method of funding them must be determined.

3. Consideration and possible approval of Ordinance 2025-07 amending Title 10 Chapter 28 regarding development standards in rockfall zones; LUCA25-02; Hurricane City, Applicant.

Mayor Billings explained that concerns about the rock fall zone along the cliffs in Hurricane were first raised by Scott Stratton and his engineer last September. After consultation with City staff, a \$25,000 geotechnical report confirmed the area was in a rock fall zone and outlined necessary mitigation measures. The issue was later discussed in a joint work meeting with the Planning Commission and City Council, which included input from a state expert involved in the original rock fall study. Since then, the Planning Commission has met several times and proposed ordinance updates, including provisions to indemnify the City from liability if homeowners choose to build in the designated rock fall zone, which is already identified in the state's survey. She read the following from the proposed ordinance update. "For any development proposed in a rock fall hazard zone as determined by Utah Geological Survey Special Study 127, a geotechnical engineering report shall acknowledge the existence of the hazard and identify where the proposed development is located within the rockfall hazard zone. Platted developments must depict the rockfall hazard zone boundary with a notice to property owners on the recorded plat. Prior to receiving building permit approval on properties within a rockfall hazard zone, the property owner shall record a waiver of liability, in a form approved by the City Attorney, that acknowledges the existence of the rockfall hazard and indemnifies the City against any claims, damages, or liabilities resulting from or related to the rockfall hazard zone, any development therein, and any rockfall event affecting the property at any level of severity."

Councilman Fawcett stated the waiver works for the first buyer but questioned how it is carried over to the future buyers. Dayton Hall explained the form would be recorded against the property and will state it will apply to the successors and interest to this property. Councilman Prete expressed concern about the City's potential liability in the event of a major rockfall-related incident, noting that indemnification often becomes meaningless when businesses go bankrupt or disappear. Mayor Billings responded by referencing data shared by Arthur LeBaron, which showed only 18 rockfall-related fatalities in the past 170 years, suggesting the risk is relatively low compared to other dangers like traffic accidents. She questioned whether it's necessary to require expensive geotechnical reports when the state has already identified the rockfall zones. Councilman Prete acknowledged that point but reiterated his concern about liability, pointing out the need to balance realistic risk assessment with responsible regulation, while avoiding excessive bureaucracy. Mr. LeBaron stated that the proposed language is

valuable because it formally puts property owners on notice about the rock fall hazard, regardless of whether they sign an indemnification. He explained that having a note on the plat and a recorded waiver ensures the risk is documented on the property title and visible during any future title search. He also noted that a significant portion of the community is already developed within the rock fall hazard zone.

Kevin Thomas motioned to approve Ordinance 2025-07 amending Title 10 Chapter 28 regarding development standards in rockfall zones. Seconded by David Hirschi. Motion carried unanimously.

4. Consideration and possible approval of contract award for the Dixie Springs Well, Pump Station Project, and the Dixie Springs Well Pump Materials Supply.

Ken Richins reported that bids for the Dixie Springs well project were opened on April 15th. Interstate Rock was the sole bidder for the pump station, submitting a bid of \$1,080,639.50. He explained that this project will allow the City to utilize its own water rights, reducing reliance on water purchased from the District, and noted it is an investment that will pay for itself within a few years. The second component of the project—providing the pump and motor for the well—received two bids, with the lowest at \$160,558. The booster station will be constructed in phases. Councilman Fawcett confirmed that once both bids are awarded and completed, the system will be fully connected.

David Hirschi motioned to award the bid for the Dixie Springs Well Pump Station to Interstate Rock in the amount of \$1,080,639.50 and the Dixie Springs Well Pump Materials Supply to Nickerson Company in the amount of \$160,558.00. Seconded by Kevin Thomas. Motion carried unanimously by a roll call vote.

5. Mayor, Council, and staff reports

David Hirschi mentioned he met with the Golf Pro Shop staff today and they are going to present the engineering for the pro shop remodel to the Council. He thinks the new facility will increase the worth of the golf course. Staff is proposing some wage increases to keep it competitive. There are some job descriptions and titles that might need to be looked at further. He supports everything that the staff is proposing. Kaden DeMille asked if Councilman Hirschi could send him what they are proposing so they can review it. Councilman Hirschi added that they would like to start the project by September.

Clark Fawcett noted that an item he intended to discuss from the Water District Board agenda was continued, but he still wanted to raise the issue. He explained that the District often serves residents outside city limits, with the County typically approving such development and later pushing for annexation, as it lacks the capacity to provide full city services. Currently, the District requires applicants to consult with the city first, and if annexation isn't possible, the

District will serve them. He suggested it would be better to establish a firm policy preventing development unless it's within city limits but said he wouldn't pursue it without Council support. Mayor Billings agreed, pointing out that she had questioned the District last year for issuing a ten-year will-serve letter when the City only grants one-year letters. She expressed her support, and the Council agreed.

Joseph Prete commented that it's important for the Council to recognize that it's okay to say no to proposed developments and that they are not obligated to accommodate every project, especially when considering the broader impact on the community.

Mayor Billings provided Chief Yates with a handout from Five Counties outlining resources available for officers. She reported that the Solid Waste District has completed Phase 2 of its development—including the scale, scale house, and road improvements—but they were unable to secure CIB funding. A ribbon cutting is scheduled for June 6th at 9 a.m., and all are invited. She encouraged the Council to contact legislators about planning for SR-9 flyovers and shared updates on HB70, which allowed the state to purchase the IPP power plant near Delta. Zion National Park will no longer permit larger vehicles, prompting the state to explore alternatives, including a possible shuttle system. She noted several legislative updates: a new food labeling bill, increased senior tax exemption thresholds to \$90,000, Washington County's reclassification to a third-class county, a new law requiring students to watch a firearm safety video three times during their education, and an urban farming bill offering property tax reductions for qualifying producers. She also mentioned reaching out to Council members individually about SB67 and received support from three members to send a letter to the Governor regarding the emergency services sales tax. The State of the City Address is scheduled for April 28th at 7 p.m.

6. Continued training for municipal officials

No training was needed.

7. Closed Meeting held pursuant to Utah Code section 52-4-205, upon request

A closed meeting was not necessary.

Adjournment: Kevin Thomas motioned to adjourn at 7:40 p.m. Seconded by Clark Fawcett. Motion carried unanimously.