

Minutes of the Special Joint Hurricane City Council and Planning Commission meeting held on April 21, 2025, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 5 p.m.

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

Members Excused: Drew Ellerman

Planning Commission Members: Brad Winder, Kelby Iverson, Mark Sampson, Paul Farthing, and Michelle Smith

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, Planning Director Gary Cupp, and Planning Assistant Fred Resch III

AGENDA

5:00 p.m. Call to Order

Mayor Billings welcomed everyone and called the meeting to order.

A prayer was offered, followed by the congregation reciting the Pledge of Allegiance.

Discussion on the City Civic Center zoning

Mayor Billings explained that the City Council previously discussed the potential purchase of property for a future City Hall and Police Department campus during a closed session held between 2020 and 2021. Portions of the property acquisition were funded using ARPA funds and parks impact fees. At the time, city code did not permit public buildings within the Public Facility zone, so the ordinance was amended to allow for such uses. She noted that the next step is to determine the most appropriate zoning designation for the property moving forward. While consultants conducted a survey last year, she clarified that their questions primarily focused on the aesthetic design rather than land use. Mayor Billings shared several new questions with the group for discussion, which could help guide a future public survey. She pointed out that both City Administration and the Police Department have outgrown their current facilities. The Mayor also reviewed the amount the City has saved for this project and outlined potential funding sources. One financing strategy under consideration includes leasing a portion of the property for commercial development to help offset project costs.

Mayor Billings stated the survey will be mailed to every residence, with an additional option to complete it online via a QR code. Surveys must be submitted by May 15th at midnight. The City Council and Planning Commission then reviewed and discussed the proposed survey questions. City Manager Kaden DeMille explained that the purpose of the proposed land lease option is to allow for future expansion of civic facilities. In 20 or more years, when additional space is

needed, the City could remove any commercial buildings and repurpose the land for public use. Planning Commissioner Kelby Iverson clarified that under the lease model, the City would retain ownership of the land, while private entities would own any structures built on it. He added that the current City building has served for over 30 years, and with the rapid growth driven by new residents, a larger facility is now necessary—emphasizing that new growth should help pay for the expansion. Councilmember Fawcett noted that state law prohibits the use of impact fees for civic buildings, limiting funding options. During the meeting, a resident suggested conducting a traffic study to evaluate the potential impact on surrounding roads. Mayor Billings responded that a traffic study will be completed once the zoning for the site is finalized. Councilmember Fawcett also pointed out that if the City moves forward with leasing the land, that revenue could offset project costs. However, if significant changes are made to the current proposal, it could increase the likelihood of a tax increase.

During the discussion, a resident suggested relocating the library and community center to the proposed site, transforming the area into a full Civic Center rather than limiting it to just administrative and police facilities. She also recommended incorporating rentable event spaces as a potential source of ongoing revenue for the City. Another resident expressed concern about the impact of increased traffic, noting that 100 North is already a heavily traveled road and could be further burdened by additional development on the site. Mayor Billings concluded the meeting by encouraging everyone to watch for the upcoming survey and to ensure it is completed and returned by the deadline.

Adjournment: Kevin Thomas motioned to adjourn at 7:20 p.m. Seconded by David Hirschi. Motion carried unanimously.