

Minutes of the Hurricane City Council special meeting held on June 24, 2025, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 4 p.m.

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

**Planning Commissioners Present:** Brad Winder, Paul Fathering, Mark Sampson, Shelley Goodfellow, Michelle Smith, Kelby Iverson, and Amy Werrett.

**Also Present:** City Manager Kaden DeMille, City Attorney Dayton Hall, City Planner Gary Cupp, Assistant Planner Fred Resch III, City Recorder Cindy Beteag, Water Supervisor Kory Wright, Finance Manager Paige Chapman, and Public Relations Millie Anderson.

## **AGENDA**

### **4:00 p.m. Joint Work Meeting with the Planning Commission**

Mayor Billings welcomed everyone and called the meeting to order. Kevin Thomas offered an opening prayer and led the Pledge of Allegiance. Mayor Billings then introduced the guests in attendance, including Susie Becker and Mark Anderson from Zions Bank, Darren Prince from Washington County Economic Development, and Todd Brightwell and Nicole Black from the State Economic Development Group, all of whom joined the meeting virtually.

#### 1. Discussion regarding economic development

Mayor Billings explained that there has been a request to create a Redevelopment Agency (RDA) in the Coral Springs PID area, specifically for a retail development on 19 of the 42 available acres. She noted that, historically, RDA incentives in the area have been granted to industrial projects rather than retail. Mayor Billings also referenced recent legislation—HB151 and SB280, both passed in 2025—which outlines updated guidelines on the use of RDAs. She introduced Susie Becker, who would be giving a presentation to clarify what is currently allowed under the new laws to help everyone gain a better understanding.

Susie Becker shared her screen and provided an overview of Redevelopment Areas (RDAs), including how project areas are identified, how taxable value and incremental tax revenues are calculated, and the process of establishing a project area budget and interlocal agreements. She noted the importance of public education regarding incremental taxes. She also reviewed the specific requirements for offering retail incentives under current state law, such as inclusion in a mixed-use development, location within a low-income area, and qualifications based on county classification (4th, 5th, or 6th class counties) with fewer than 30 employees. Todd Brightwell noted two key considerations: first, whether the proposed development qualifies for RDA support, and second, whether the City is open to considering it. Councilman Fawcett expressed concern about providing incentives to retail businesses, as they often compete with

existing local stores. He stated that any proposal would need to offer something truly significant to warrant consideration and emphasized the need for more information, especially on eligibility for RDA designation. Mayor Billings reassured the group that all necessary information would be gathered before any decisions are made. Mr. Brightwell acknowledged that they typically do not work with retail projects but noted this opportunity is unique, with the retail organization operating approximately 180 stores nationwide. Councilman Hirschi was excused from the meeting at 4:35 p.m. Michelle Smith asked whether the business would bring its own employees or hire locally. Mayor Billings responded that while management would likely be brought in, local hiring would occur. She reiterated to Mr. Brightwell that the City would need additional information before moving forward with any decision.

Mayor Billings requested clarification on the engineering plans for improvements to 920 West, expressing concern about the narrow width of the road. She noted that including landscape strips would further reduce available space, potentially bringing some homes uncomfortably close to the roadway. She asked the Council whether they wanted to consider revising the current standards. Councilman Fawcett commented that the standards were likely intended for newly constructed roads and may not be appropriate for redesigning existing ones. He suggested a review of all roads currently being redesigned. Paul Fathering agreed, stating that removing the landscape strip would be a reasonable compromise in this situation. Mayor Billings directed Mr. Cupp to bring the applicable code back to both the Planning Commission and City Council for review. She also instructed him to notify the City Engineer that potential changes are pending to avoid finalizing designs before the code is updated.

Mayor Billings informed the Council that representatives from the Elim Valley group had contacted her regarding plans to build two hotels along SR-9, between Sand Hollow Road and the proposed hospital site. They are requesting approval for an increased building height of up to 55 feet, indicating that they would not proceed with the project if the additional height is not granted. Mr. Fathering noted that most hotels in St. George are four stories tall and suggested that allowing increased height may be necessary to attract high-quality hotel developments. Councilman Fawcett expressed that while he supports the hospital's height due to its specific location, he is hesitant to set a precedent that could lead to taller buildings being allowed throughout the city. Dayton Hall offered two possible approaches: one would be to allow additional height through a development agreement tied to a zone change application, giving the City more control on a case-by-case basis; the other would be to permit greater height through a conditional use permit, though he cautioned that if applicants meet the criteria, the City would be obligated to approve it. He recommended the development agreement route for more flexibility and oversight. Councilman Prete said he is open to allowing taller buildings in the area surrounding the hospital but shared similar concerns about extending that permission citywide.

Mayor Billings informed the Council that a resident had contacted her requesting a change to the multifamily (RM-2) zoning to allow additional units. Gary Cupp provided context, explaining that the request stems from a single-family home located within an RM-2 zone where residential hosting licenses (such as for accessory dwelling units, or ADUs) are currently not

permitted. He asked the Council whether they would consider allowing such uses for single-family homes within multifamily zones. Councilman Fawcett expressed support for allowing it in this specific circumstance. However, Mayor Billings noted that lot sizes in RM-2 zones are typically smaller, which could raise concerns about density and compatibility. Dayton Hall clarified that under the City's current policy, an owner must be the primary occupant of the home to rent out an ADU. He emphasized that the intent of the policy was to help homeowners generate supplemental income while living on-site. He cautioned against expanding the allowance to multifamily zones, suggesting it would deviate from the original purpose of the regulation. Mayor Billings added that the homeowner claimed they were not informed of the restriction when purchasing the property and built the unit under the assumption they could use it as an ADU. Councilman Prete expressed concern, stating he already disagreed with allowing ADUs on all lots and felt this proposal would take the policy even further in the wrong direction.

Mayor Billings reported that she received a call from Trent Staggs, who oversees small business development, regarding a situation involving a commercial kitchen built inside a residential home. Mr. Cupp explained that the resident, located in a single-family zone, had constructed a commercial-grade kitchen. While the individual currently holds a cottage food license to produce popcorn, they were denied a business license for producing chips and salsa because the setup is classified as a commercial kitchen, which is not permitted in that zone. Councilman Ellerman noted that recent changes in state law have shifted in favor of supporting small businesses, potentially opening the door for more flexibility. Mayor Billings confirmed that the group is open to reviewing the existing code to determine whether updates could be made to accommodate this type of home-based business.

Mayor Billings announced that Zac Renstrom, with the Washington County Water Conservancy District, has signed the agreement for the 3200 West project to move forward with the design of the on-off ramps for the lake. She concluded by noting that the Department of Natural Resources has sent a letter concerning groundwater management.

**Adjournment:** Clark Fawcett motioned to adjourn at 5:05 p.m. seconded by Kevin Thomas. Motion carried unanimously.