

Minutes of the Hurricane City Council meeting held on August 21, 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, Drew Ellerman joined online at 6 p.m., and Joseph Prete.

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, Police Chief Kurt Yates, Public Works Director Mike Vercimak, Assistant Public Works Director Weston Walker, Streets Superintendent Hayden Roberts, City Planner Gary Cupp, Assistant Planner Fred Resch III, Power Director Mike Johns, Recreation Director Tiffani Wright, City Engineer Arthur LeBaron, Building Official Larry Palmer, HR Director Sel Lovell, and City Recorder Cindy Beteag.

AGENDA

3:30 p.m. Work Meeting

Discussion regarding water rates for failing infrastructure

Water Board Present: Mac Hall, Lea Thompson, Casey Lofthouse, and Bevin Johnson

Mayor Billings called the meeting to order and welcomed those in attendance, including the Water Board and Alpha Engineering. She explained that the City has been reviewing rates and costs to address the failed pipes in the Dixie Springs area, noting that most of the repair and maintenance budget is currently being used there. The pipe, which was installed in 2005, carried only a one-year warranty. She reminded the group that both the Council and the Water Board have discussed this issue many times, and she and staff have also taken it to State Legislators and the Department of Water. Ultimately, every recommendation points to adjusting rates in order to cover bond payments. Alpha Engineering has prepared a list of potential projects, and there may be opportunities to secure some funding from the State. However, concerns remain about the impact of higher rates on residents. The purpose of this joint meeting is to explore possible solutions.

Water Superintendent Ken Richins reported that staff has been working on this issue for some time and wanted to continue the discussion on how to resolve it. He noted that Councilman Fawcett has prepared detailed calculations on possible funding options. Glen Carnahan, representing Alpha Engineering, presented a summary of repair costs incurred since 2008. Water Supervisor Kory Wright clarified that these expenditures have been temporary measures rather than permanent fixes. Mr. Carnahan outlined the proposed costs to replace all pipelines, estimating the total at more than twenty-four million dollars. He also displayed a map of the Dixie Springs area and Sand Hollow Road, identifying which pipes have already been replaced. Mayor Billings confirmed that no problems have been reported with the newly installed pipe. Mr. Carnahan explained that replacing the lines would also require the City to extend replacements to meters in residents' yards and to fire hydrants. He noted the pipe was installed in 2005, problems appeared almost immediately, and failures have increased significantly over the years. Councilman Thomas asked what assurances the City has that this issue will not

happen again. Mr. Carnahan responded that the new pipe materials being used have proven reliable and the previous type of pipe is no longer in use. Councilman Thomas questioned why the supplier had not been sued. Mr. Richins explained that not all areas experienced failures, and that higher temperatures combined with chlorine in the system caused greater issues. Dayton Hall stated that the City accepted a one-year warranty. Mr. Wright added that other communities have had similar problems, but the one-year warranty is unlikely to be pursued. Councilman Prete stated he would be inclined to look further into the issue, as long-term pipe should not fail so quickly. Mr. Richins explained that manufacturers have since changed the pipe formula so chlorine no longer has the same effect. Councilman Prete stated the manufacturer should bear some responsibility and questioned what could have been done differently during annexation to protect the City. He asked whether the cost of replacement could be charged to that specific region. Mr. Hall responded that the City may charge different rates to different areas if costs can be tied directly to the service provided. In his opinion, if replacement costs can be linked to the Dixie Springs system, then a rate increase for that area may be justified.

Lea Thompson pointed out that Dixie Springs residents are not at fault. Councilman Fawcett added that the pipe was originally installed by the County, and the City had no knowledge of future problems. He stated that moving forward, annexation proposals should include an infrastructure analysis. Mr. Richins reported that the Water District would like Sky Ranch annexed into Hurricane City, but the City has required that they meet City standards first. He emphasized that staff is trying to plan ahead to prevent future issues. Bevin Johnson stated that the City is already limited on water availability and dependent on the Water District. Councilman Fawcett responded that the City does have access to water from the Water District through an agreement, the Regional Water Supply Agreement. Mr. Johnson noted that the Water District raises prices annually, forcing the City to raise its own rates in turn. Councilman Fawcett explained that the City attempted to change the terms of the agreement but had no other option at the time. Mayor Billings stated the main question is what the water rate should be in order to build reserves for future repair costs.

Mr. Carnahan continued reviewing the map, noting the areas that still need replacement, including transmission lines. Mr. Wright stated that while the Water Department can maintain residential lines, repairs on transmission lines are cost prohibitive, difficult to replace, and parts are hard to find. Both Mr. Wright and Mr. Carnahan emphasized that transmission lines should be the highest priority. Councilman Fawcett noted that the Elim Valley area will be addressed through upcoming development. Mr. Wright confirmed that staff has met with developers and explained that the lines must be replaced. Councilman Fawcett suggested deferring this section until development proceeds, and Mr. Carnahan agreed, noting that line is last on the priority list. Mayor Billings then referred to the handout of water rates, pointing out that all new construction falls into the first tier. She stated that rate increases may be necessary since Hurricane's rates are the lowest in the region. Mr. Carnahan explained that the tables provided were only for comparison with surrounding communities. Councilman Fawcett reported that he had prepared a spreadsheet showing rate changes over time and could model the financial

impact of adjustments. He noted that raising each tier by ten cents would generate an additional \$172,000 annually. He outlined some of the options discussed by the Water Board and stated they are seeking direction from the Council before proceeding further. Casey Lofthouse added that the Board had also considered bonding. He cautioned that raising rates may be difficult for residents who have paid similar rates for twenty years, many of whom are on fixed incomes. He noted the need to be careful in how changes are applied, and that a bond would allow citizens to collectively decide on the approach.

Mayor Billings stated that the amount currently being spent on repairs and maintenance could cover a bond payment, and questioned whether the increase to residents would be significant. She added that the State has asked the City to raise its rates in order to qualify for outside funding. Councilman Fawcett explained that such projects are typically funded with a revenue bond, but another option would be a general obligation bond that requires a public vote. He felt that if residents understand the problem, they may prefer a rate increase over a tax. Councilman Prete summarized the discussion as either continuing with ongoing repairs or pursuing full replacement. He suggested that there may be other approaches, such as a phased or accelerated replacement schedule. Mr. Richins agreed that beginning with the transmission lines is an option but highlighted that recommendations from the Council are needed. Mr. Johnson added that the City needs to determine the overall cost and the rate adjustments necessary to fund it. Councilman Hirschi stated he would like to hear specific recommendations from the Water Director and the Engineer. Mr. Wright responded that a ten-cent increase across all tiers would not be sufficient, and the exact amount must be determined. He stressed that transmission lines are lifelines, and losing them would result in even greater costs. He also reported that the City spends more than \$250,000 annually on residential repairs. Councilman Thomas expressed support for pursuing a bond to complete the work, noting that adequate water pressure in the lines is essential. Mr. Lofthouse added that current repair spending is essentially wasted, as it does not address the underlying problem. Councilman Fawcett stated that repair costs are now six to eight times higher than in the past and continue to rise. Councilman Prete said he did not support limiting costs to only the Dixie Springs area, suggesting instead that the issue be addressed citywide. Mr. Wright reminded the group that the State has made it clear the City must show it is willing to help itself before receiving additional assistance. While he expressed reluctance to raise both base and tiered rates, he believes that the City has an obligation to do so in order to cover situations like this.

Mr. Lofthouse stated that if Hurricane's rates matched those of neighboring communities, they would be nearly double the current amount. Councilman Fawcett agreed that rates are too low but noted that residents should only be charged what is necessary to cover costs. Members discussed the possibility of a hybrid approach, using both the base rate and the tiered rate. Mayor Billings asked Kaden DeMille whether bond figures had been calculated to determine the required rate increase. Mr. DeMille responded that calculations had not yet been completed but estimated the cost would be over one million dollars annually. He agreed that a hybrid approach would be preferable, noting that while repairs would not be eliminated, they would be reduced. He also reminded the group that rates are already scheduled to increase by

fifteen cents each year. Ms. Thompson stated that if rates are raised, the City should also apply to the State for assistance. She stated if the rates are already raised annually then we should apply for State funding, and then bond for the remaining costs. Councilman Fawcett proposed bonding specifically for the transmission lines, raising rates, and then approaching the State to request additional support. Mayor Billings added that the City should prepare a plan demonstrating how much water is being lost due to the failing system. Mac Hall recommended coordinating with the County regarding the failing infrastructure. Mayor Billings agreed and stated she would schedule a meeting.

Mr. Wright stated that with many water projects underway, it is important to first understand the current financial position of the Water Department. He explained that determining the department's needs should come before setting rates, rather than comparing rates to neighboring communities. Mr. DeMille noted that more funds are currently committed to water projects than he has ever seen, and the Dixie Springs Well is still not functioning. He stated that several projects are expected to come online and help relieve the budget, but until then it is difficult to calculate the City's exact financial standing. He added that, in his view, the majority of the group does not support bonding for a large amount, so he recommended identifying the most critical lines, calculating the associated costs, and then determining how to fund them. Mayor Billings stated that action is necessary but agreed that rates must first be determined. Mr. Richins summarized that the Water Department should prepare a priority list of projects, assign values to that list, and then bring it to the Water Board for a recommendation. Councilman Hirschi requested a cost estimate and timeline for the priority list. Councilman Prete stated that he would like to see an increased base rate that includes a set amount of water at no additional charge. Mr. DeMille reiterated that priorities must be finalized in order to calculate how funds will be allocated.

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

Mayor Billings announced that Chad Holt will be retiring next week and expressed appreciation for his many years of service. Chief Yates added that Mr. Holt's last day will be next Friday and recognized his significant contributions to the department. He described Mr. Holt as a loyal officer with a positive attitude who will be greatly missed, noting that it is difficult to lose someone with so many years of experience and knowledge.

Fred Resch III reported on a busy Planning Commission meeting held the previous week. Approvals included a final site plan for the new Mad Moose location on Sand Hollow Road, a preliminary plat for a townhome development in Sand Hollow, a townhome project on 100 North, a preliminary site plan for a micro hospital near the liquor store, and a small office building near IHC. He also noted that staff met with Maverik to discuss a proposed new location on Sand Hollow Road. Maverik representatives raised questions about sign limitations and expressed interest in exceeding the current 35-foot height restriction. Mayor Billings stated she would prefer addressing the request through a development agreement rather than amending the ordinance. Mr. Resch III added that he understood Maverik to be seeking one sign for the entire development located closer to SR-9. Councilman Fawcett commented that signs should

generally be placed on-site but acknowledged the reasoning behind the request for additional height. Mayor Billings stated she would like to know the exact height being requested before considering the matter further. Councilman Thomas expressed concern that allowing an exception could set a precedent, leading to additional requests. Mr. Resch III also reported that he has spoken with several property owners in Pecan Valley regarding complaints received about lighting.

Mike Johns thanked everyone that came to UAMPS conference. He reported that the power generators are currently running continuously.

Hayden Roberts stated that the Streets Department has been busy maintaining trees on 400 West, 650 South, and 300 North. He announced that Darin Wolsleger from Washington City has been hired for the supervisor position. Crews are also actively working on maintenance of the detention areas.

Weston Walker reported that the 100 North project is progressing on schedule, with paving of a portion planned for Monday. He noted that preparations for Peach Days are ongoing. Flora Tech Road was closed today. Staff are still working on integrating public works permits into the electronic system, which is expected to go live next week. Mr. Walker clarified that all stop signs will be located in the bulb-outs along 100 North. Councilman Hirschi expressed concern with the bulb-outs. Mr. Walker explained that they are designed for traffic calming, reducing vehicle speeds and limiting the time pedestrians are in the roadway. He added that a stop sign will be installed on Main Street, but 100 North will continue through that intersection, consistent with the traffic study. Councilman Thomas noted that the design is part of the approved downtown master plan. Councilman Hirschi stated he would like to explore alternative options, expressing continued dissatisfaction with both the bulb-outs and the stop sign on Main Street. Councilman Fawcett mentioned that the State is considering measures to slow traffic on State Street, which may offer similar solutions. He added that weeds in the Community Center parking lot need to be cleared before Peach Days.

Mike Vercimak stated that his department remains busy with ongoing development. He thanked all City departments for their diligent work and support.

Dave Zundel shared that he is settling in well at the Airport and that operations are progressing smoothly. He noted receiving significant support from other departments with weed removal and pothole repairs. He also reported positive engagement with SUU pilots, who have been respectful and cooperative.

Chief Yates discussed recent incidents involving fires. The first involved an individual in Confluence Park, intentionally setting multiple fires. A couple reported the activity and captured videos, which allowed the suspect to be apprehended quickly. Suppression costs are estimated at approximately \$20,000, and the individual will face arson charges. Another incident occurred at the high school, where a student set a toilet on fire. The student was arrested and will face charges. Students were evacuated but were able to return to class quickly. Chief Yates also noted staffing updates, mentioning that two records clerks started this

week. Previously, other employees had been working overtime to cover these duties, so filling these positions is a positive development. Additionally, the department conducted testing for officer candidates last week and identified two potential hires. If they pass background checks, they will be sent to training. Lastly, he mentioned UDOT will be removing graffiti along SR-59.

Tiffani Wright stated that fall programs have recently begun, with sports scheduled to start after Peach Days. She noted ongoing issues with the pool boiler, which was replaced last October but continues to malfunction due to not being built or rated for the elevation. The manufacturer has agreed to provide a replacement heater, though it will take several months to arrive. Mrs. Wright asked whether the Council would support funding temporary repairs until the pool closes. Mayor Billings requested that she obtain a cost estimate and bring it back for consideration. Mrs. Wright also thanked the Streets and Water Departments for removing the snack shack at the old rodeo grounds, which allowed them to asphalt the parking lot.

Ken Richins stated that the Water Department is actively working on multiple projects and ongoing leak repairs. The Three Falls Well is currently shut down for cleaning, but they are at a depth of approximately 200 feet. Work on the Sky Ranch Well has not yet begun, while excavation for the Sky Ranch Tank is nearing completion. The water line from the end of Sky Ranch to the tank has been installed down to the bottom of the hill. Parts for the Dixie Springs Well are expected to arrive Monday, and staff hope to have it operational within the next few weeks.

John Postert announced that the third annual 911 Celebration will be held on September 11th. He distributed a flyer outlining the day's planned events and invited everyone to attend. He noted that crews began training today at the old Ace building, with sessions continuing over the next few weeks. The department has handled over 600 calls in recent weeks. The next board meeting is scheduled for September 8th. Mayor Billings invited the Fire Department to attend the next Council meeting to celebrate Merlin Spendlove's upcoming retirement.

Larry Palmer stated that since the last meeting, the City has issued twenty single-family permits, one commercial permit, and an eighteen-unit condominium permit. He noted ongoing work with the Collier Real Group on a potential retail center. Over the past few years, building permits have been issued for 1,850 single-family units, 831 townhomes, 189 condominium units, 276 commercial buildings, 48 apartment units, and 138 accessory dwelling units.

Gary Cupp stated that the Zoning Review Committee (ZRC) has requested to be on the September 18th agenda to present the updated Zion Corridor Scenic Byway Corridor Management Plan, which aims to designate SR-9 as a scenic byway. He also noted that the bulb-outs in the downtown area were designed to promote a walkable community by slowing traffic and enhancing the sense of community.

Cindy Beteag reminded the Council of the canvass meeting scheduled for the 26th at 5 p.m. She also asked members to notify Millie Anderson by tomorrow if they plan to attend the Utah League conference.

6:00 p.m. - Call to Order –

Mayor Billings welcomed everyone and called the meeting to order.

Prayer, Thought, and Pledge led by Mark Sampson

Declaration of any conflicts of interest

None declared.

Approval of Minutes for July 3, 2025

Clark Fawcett motioned to approve the July 3, 2025, minutes as written. Seconded by David Hirschi. Motion carried unanimously.

Mayor Billings presented the “Hey, Put It Down” campaign video, which focuses on the dangers of texting and driving. Jeff Adams, the high school driver’s education teacher, attended to represent the campaign in the creator’s absence. He shared an incident from a few years ago when students observed a driver using two phones simultaneously. Mr. Adams noted that he regularly witnesses distracted driving and emphasized that texting and driving contributes to numerous fatalities. He also mentioned that the school district recently implemented a policy prohibiting phone use in classrooms, which has caused some parental frustration, and stressed that action is needed to address the issue.

Presentation from Red Rock Media regarding the 4th of July Firework Show

Mike Evans thanked the Council for the opportunity to attend and noted that Red Rock Media has enjoyed working with the City over the past three years. He described the company as a local media business and explained that they were contacted to help market the 4th of July show. They attended the meeting for a performance evaluation and provided a recap of the 2025 event. Mr. Evans noted that in the first year the music did not fully align with the fireworks, but improvements have been made each year. Mayor Billings stated that feedback she has received has been very positive, especially regarding the recognition of first responders during the show. She mentioned that three businesses have expressed interest in becoming sponsors and asked whether they would support increasing the fireworks display. Mr. Evans presented the investments Red Rock Media has made in the partnership and highlighted their goal to grow the event into a larger community-focused celebration. He noted that first responders help keep communities safe and that highlighting them is a key part of the event. Mr. Evans added that they are open to additional sponsors and have explored the possibility of incorporating drone shows, though wind conditions make this difficult. He stated that 2026 will mark America’s 250th anniversary and their company is committed to expanding the event with additional community activities. He expressed interest in discussing whether the City might match sponsorships and indicated a desire to continue investing in and growing the program. Mayor Billings requested that Red Rock Media come back with specific ideas or proposals for further discussion. Mr. Evans inquired about extending the partnership for an additional three years. Mayor Billings explained that any extension would require a future Council vote, as this meeting item was listed only as a presentation. Dayton Hall noted that because the State Park owns the land, the festival and related activities are subject to State Park approval. Mr. Evans

suggested exploring ways for the County to assist with cleanup and reiterated his interest in continuing the partnership.

Presentation from the Small Business Development Center

A representative was not present to present this item.

Public Forum – Comments From Public

David Hirschi thanked everyone who has participated in election campaigns and congratulated those moving forward. He addressed concerns regarding negativity during the campaigns, noting that it has distracted candidates from discussing their plans and ideas. He encouraged everyone to focus on constructive dialogue, cut people some slack, and highlight the candidates' proposals. Mr. Hirschi pointed out that the local community operates differently than the national level and urged everyone to maintain a more positive approach.

OLD BUSINESS

1. Consideration and possible approval of an amendment to the Kachina Ridge Development Agreement - Kent Stephens

Mayor Billings read the following summary written by Dayton Hall that was provided in the packet. "This item was discussed on August 7, 2025, with only three Council members present, and was continued to this meeting. This item is a request by HS Properties, LLC to adjust and extend the termination date within the Kachina Ridge Development Agreement. The subject property is 75.9 acres on the Hurricane Hill north of Highway 59." Mayor Billings explained that developments typically receive a preliminary entitlement at the approval of a preliminary plat, but the development agreement as currently drafted states that the entitlements may expire if a final plat is not approved by a certain date. The development is taking longer than expected because UDOT is now requiring more infrastructure which has to be redesigned. Because of that, the applicant would like the development agreement updated to say that the agreement may be terminated if a preliminary plat is not approved by the deadline, instead of a final plat. She feels like this is a better option. Councilman Thomas stated he doesn't have a problem with the changes. It is only fair. Councilman Ellerman agreed with Councilman Thomas but voiced reservations because the state changed the law so preliminary plats no longer have to go to the council. Mr. Hall stated the Council can require Council approval of plats in a development agreement if the landowner consents to it. Councilman Ellerman clarified there is one year expiration date on preliminary plats. Councilman Prete stated he has never liked this proposal, and he sees some real traffic problems in this area. He doesn't like approving a zone change before the infrastructure is in place so he would love to see it go back to what it was before. However, he is torn because there needs to be a sense of fairness for the work that has already been done.

Kevin Thomas motioned to approve the amendment to the Kachina Ridge Development Agreement as presented in the packet. Seconded by Clark Fawcett. Motion carried with Kevin

Thomas, Clark Fawcett, and Drew Ellerman voting aye. David Hirschi and Joseph Prete voted nay.

NEW BUSINESS

1. Consideration and possible approval of a proclamation designating September 17 through 23 as Constitution Week - Karen Shuman, Daughters of American Revolution

Debbie Jacobs noted that it has been 237 years since the signing of the Constitution, which established the fundamental laws and principles of the new nation and limited government power through a system of checks and balances. Over time, the Daughters of the American Revolution recognized that awareness of these principles was beginning to diminish, and they petitioned for a designated week to be observed as Constitution Week. On behalf of the Color County Chapter, she expressed appreciation to the Council for issuing the proclamation.

Kevin Thomas motioned to approve the proclamation designating September 17 through 23 as Constitution Week. Seconded by Joseph Prete. Motion carried unanimously.

2. Consideration and possible approval of Resolution 2025-32 appointing Lacey Jessop to the Airport Board

Mayor Billings explained that a new airport board manager has been appointed. Since the individual previously served on the airport board, he cannot hold both positions. The Airport Board unanimously recommended approval.

Clark Fawcett motioned to approve Resolution 2025-32 appointing Lacey Jessop to the Airport Board. Seconded by Joseph Prete. Motion carried unanimously.

3. Consideration and possible approval of adding Dave Zundel as the contact person for the SUU MOU

Mayor Billings explained that Scott Freeman and Kaden DeMille had previously been designated as airport contacts. With the appointment of an airport board manager, Dave Zundel will now replace Mr. Freeman, while Mr. DeMille will continue in his role. Councilman Fawcett commented that Mr. Zundel will do an excellent job.

Clark Fawcett motioned to approve adding Dave Zundel as the contact person for the SUU MOU. Seconded by Kevin Thomas. Motion carried unanimously.

4. Consideration and possible approval to accept a FAA grant to design the reconstruction of the south apron

Mike Vercimak explained that funding from the federal infrastructure bill passed under President Biden has been allocated to Hurricane for specific uses. One identified need at the Hurricane Airport is the reconstruction and rebuilding of the taxiway and aprons. The grant will cover engineering and dirt work, as well as a portion of the apron improvements within the allotted amount. He noted that the FAA will fund 95% of the project, with the City and the State each contributing 2.5%.

Clark Fawcett motioned to approve accepting the FAA grant to design the reconstruction of the south apron. Seconded by Joseph Prete. Motion carried unanimously.

5. Consideration and possible approval of Zone Change Amendment Ordinance No. ZC25-07, a proposed zone change for portions of the future Hurricane Civic Center property, located between the current city offices and 1150 W, from Single Family Residential R1-10 and Public Facility to Single Family Residential R1-4, Public Facility, and General Commercial; Parcel Numbers H-3-1-34-4210, H-3-1-34-4320, H-3-1-34-4331, H-3-1-34-4332; Hurricane City, Applicant. - Gary Cupp

Mayor Billings read the following summary written by Gary Cupp that was provided in the packet. “Hurricane City is initiating a zone change on 20 acres located along 100 N between 870 W and 1150 W adjacent to, and including, the property housing the existing city offices. The proposed zone change is in preparation for development of the Hurricane City Civic Center Project. The police department has grown significantly and is currently housed in an aging, inadequate building that was not designed for use as a police station. Similarly, city administration has outgrown existing administrative office space. Therefore, rezoning the property is critical for beginning construction of a new police station and city hall in order to meet the City’s current and future municipal needs. Multiple community workshops, surveys, and public outreach initiatives aimed at gathering input on the future use of the site were conducted, and that input was carefully considered in advance of this action. The proposed zoning also reflects the City's goal of creating a centralized civic hub that integrates essential community services with commercial and residential uses that are intended to offset the financial burden on the taxpayers for construction of these new public facilities. At a joint work meeting with the Planning Commission on June 19, 2025, the City Council directed staff to proceed with a zone change application for the Hurricane City Civic Center Project with the following proposed zoning designations: (Note: the acreages are approximations that will need to be adjusted to best fit the 20-acre property.) Approximately 3 acres to be rezoned from the existing Single Family Residential R1-10 to Single Family Residential R1-4. Approximately 8 acres to be rezoned to Public Facility (PF) to accommodate a new police station, city administrative offices, parking areas, and public park space. Approximately 5 acres to be rezoned to General Commercial (GC) for future commercial development along the prominent 100 North corridor. The remaining approximately 4 acres of the property north of the current city offices will essentially retain its mostly Single Family Residential R1-10 zoning designation for the present

time; although, it will likely be rezoned in the future to accommodate a future component of the Civic Center master plan. No Planned Development Overlay ("PDO") is proposed at this time.

At the Planning Commission meeting a public hearing on the proposed zone change was held at the July 10, 2025, Planning Commission meeting. Twelve (12) verbal public comments were received at the hearing, and five (5) written comments were also received. All the comments were in opposition to the zone change, particularly, in respect to the R1-4 and commercial zones. The public objections included concerns about negative impacts to adjacent neighbors from high density housing, traffic, parking, and increased enrollment at nearby schools. Notwithstanding, many of the public in attendance did express support for approval of the Public Facility zone and construction of the new police station and city offices. During the Planning Commission's discussion of the item, the commissioners shared the public's concerns regarding the proposed R1-4 and commercial zones. Michelle Smith thought R1-4 would create parking issues. Kelby Iverson stated that none of the property should be rezoned to R1-4, and that the proposed park areas should be zoned Open Space instead of Public Facility. Amy Werrett recommended approval of the Public Facility zone but does not want the commercial and R1-4 zones. Ralph Ballard suggested roadways should be incorporated in the park and commercial areas to relieve traffic impacts. Ralph Ballard also asked if the R1-4 lots were to be sold or rented. Staff replied that based on the last work meeting with the City Council none of the property was currently being considered for sale, to which Councilman Thomas stated that the R1-4 area has always been intended to be sold. Ralph Ballard and Mark Sampson both asked if there were any detailed development plans for the R1-4 and commercial sites. Staff replied that there are no imminent plans for any of the site except for the construction of the new police station and city offices. The Planning Commission voted 4 to 2 to make the following recommendations to the City Council regarding the proposed zone change: The Planning Commission recommends that only the Public Facility zone be approved at this time, with the rest of the property to remain in its existing R1-10 zoning classification. The Planning Commission requests more discussion with the City Council before approval of any commercial or R1-4 zones on the Civic Center property. The Planning Commission recommends that no commercial or R1-4 zones be approved on the Civic Center property without a traffic study and a specific development plan being in place for such zones. The Planning Commission recommends that the park areas shown on the Civic Center master plan should be zoned Open Space instead of Public Facility.

Findings: *Staff finds that the request adequately satisfies the four approval standards for zone changes: Is the proposed amendment consistent with the goals, objectives, and policies of the city's General Plan?* The Future Land Use Map for this area designates the property as "Public Use" and "Multifamily," with which the inclusion of the proposed R1-4 zoning and civic uses of the property will be compatible. Additionally, the General Plan encourages the appropriate use of land and the efficient placement of public facilities to support the City's growth and service needs. By consolidating municipal services, such as a new police station, city offices, and park space, into a centralized location, the City is implementing the General Plan's objective to provide needed public infrastructure cost-effectively. The inclusion of R-1-4 zoning is intended

to introduce more flexible residential options that support the Moderate Income Housing Plan's goal to diversify housing types and affordability. Additionally, the General Commercial zoning along the 100 North corridor will further develop an economic area of the City that is consistent with the General Plan's strategy to promote commercial development in appropriate, high-visibility locations. The zone change reflects a balanced approach to land use planning that supports civic, residential, and economic priorities while also incorporating the public input that was gathered through previous community-outreach surveys. ***Is the proposed amendment harmonious with the overall character of existing development in the vicinity of the subject property?*** The proposed amendment is harmonious with the character of existing development in the vicinity of the subject property. The areas surrounding the site include a mix of public facilities, residential neighborhoods, and commercial uses, making it well-suited for the proposed combination of civic, residential, and commercial zoning. The planned civic improvements, including a new police station and city offices, would be a natural extension of the existing municipal presence in the area. The R1-4 zone will introduce single-family homes on smaller lots, which provides more housing options in the community. Additionally, the commercial zoning along the 100 North corridor is compatible with surrounding commercial uses and will enhance that corridor's role as an economic and transportation route. ***Will the proposed amendment adversely affect adjacent property?*** The proposed amendment is not expected to adversely affect adjacent properties. Each component of the civic center master plan has been designed to ensure compatibility with surrounding land uses. The Public Facility zoning will support essential municipal functions, such as a police station, city offices, and park space, which are generally considered compatible with both the residential and commercial neighbors. The Single Family Residential R1-4 zoning will allow for smaller single-family lots at a moderate density that will serve as a reasonable transition from the larger lot developments nearby. The commercial zoning is proposed along 100 North, which is a major roadway already developed with, and suited for, commercial activity. As proposed, the amendment is designed to integrate with adjacent development. ***Are public facilities and services adequate to serve the subject property?*** The subject property is centrally located within a developed area and currently has access to all necessary public utilities and services. Existing infrastructure, including water, sewer, power, and roads, is available onsite or immediately adjacent to the site.

Recommendation: ***Based on the project findings, staff recommends approval of the zone change as proposed.*** But, staff recognizes the Planning Commission's concerns regarding the lack of specific development plans for the commercial and residential aspects of the master plan, and would also support rezoning for only the Public Facility portions of the master plan."

Mayor Billings noted there had been mention of a traffic study but clarified that a traffic study has never been required for a zone change, adding that the road is already designed to handle traffic. She reported that Michelle Smith recommended locating the park adjacent to the existing neighborhood and placing the R1-4 zoning near the commercial area, while Mac Hall suggested adding industrial uses instead of housing. Mark Sampson commented that the most difficult aspect of the proposal is determining what the residential portion should look like. He

noted there was no opposition to the public facilities. The Planning Commission recommended moving forward immediately with the public facilities while postponing discussion on the remaining components. Mayor Billings then asked Kaden DeMille to share his concerns with proceeding only on the public facilities. Mr. DeMille explained that the housing component was simply a recommendation for financing the development and that R1-4 housing was only a concept, not a requirement. He stated he was not in favor of selling the property and suggested removing the housing portion if it was preventing progress. He added that the goal was to provide affordable housing, and that commercial development on 100 North is consistent with good planning practices. However, he cautioned that eliminating the residential component could affect financing, since the intent was for the property to help fund the buildings. He explained that although savings have been set aside, they are not keeping up with inflation, and the longer the project is delayed, the more expensive it will become. He stated the overall vision is to create a walkable area at minimal cost to residents.

Mayor Billings reported that another suggestion from Mac Hall was to allow apartments above the commercial development on 100 North. Councilman Fawcett stated that while he understood the concern of approving a zone change without a concrete plan, he also recognized the importance citizens place on ensuring the park is built. He suggested he would support designating that area as open space. Mayor Billings added that Mac Hall also recommended designing the commercial area in an “L” shape to break it up visually. Mac Hall commented that the process had become stalled with Zion’s proposal, but he believed adjustments could address concerns. He suggested moving the park closer to the existing homes and felt that something beneficial could still be accomplished. Councilman Hirschi agreed with relocating the park, while Councilman Thomas noted that placing the park adjacent to the public facilities would allow both to be used together. Mac Hall clarified that designing the commercial in an “L” shape would still allow the park and facilities to connect. Mayor Billings stated she did not believe there was support for high-density housing but asked what steps would be required to amend the proposal to PDO zoning. Dayton Hall explained that this would require the City to start over with a new zone change application, Planning Commission review, and a public hearing. Councilman Fawcett asked if simply adjusting some of the proposed zoning lines would require the same process. Mr. Hall clarified that as long as the approved zoning remained consistent with what had been advertised, the legal requirements had been met. Mr. DeMille reminded the Council that the numbers from Zion were only estimates and that their proposal was one option to fund the project. He explained that if that approach was not acceptable, it could be removed entirely, but highlighted the need to preserve space for the buildings and future expansion.

Councilman Thomas suggested designating the public facility zone from the proposed R1-4 line to the east while keeping the commercial, noting that any housing above commercial would require different zoning. Councilman Hirschi expressed a preference to leave the commercial designation off until potential businesses had been identified, focusing only on the public facility zone for now. Mayor Billings pointed out that businesses would be unlikely to consider

the property without the commercial zoning already in place. Councilman Ellerman agreed, noting that pre-established commercial zoning would carry significant weight with developers. He cited St. George as an example where commercial zoning helped attract development. While he supported moving forward on the public facility, he felt the commercial zoning should remain. Councilman Prete stated he did not understand why discussion continued to focus on the park since that concept had already been rejected. He emphasized the need for a larger public facility area and stated it did not make sense to extend the public facility zoning all the way to 1150 West.

Valorie Douglas, a resident adjacent to the proposed development, read the standards for R1-4 zoning and noted it is not permitted next to R1-10 zoning. She stated that the proposed zone would be in violation of the City's code. In response, Gary Cupp explained that the master plan designating that area as high density single family residential housing was approved prior to the adoption of the R1-4 zoning designation and would therefore be grandfathered in.

Donna Shouse stated she has lived on 250 for twenty years and she will miss the views if this area is developed. She would like to advocate for a grant to plant trees in between her and the development.

Kevin Thomas motioned to approve the Zone Change Amendment Ordinance ZC25-07 for a portion of the future Hurricane Civic Center property including the east side (adjacent to the current building) L shape as public facility and the southwest corner as general commercial but leave the rest as is. Councilman Fawcett would like to add that a public hearing will take place to receive public comment before a specific commercial use is approved. Councilman Thomas amended his motion to include Councilman Fawcett's addition. Seconded by Clark Fawcett. Motion carried unanimously.

6. Consideration and possible approval of local consent for a full service liquor restaurant license for Coral Cliffs Entertainment

Mayor Billings read the following summary written by Cindy Beteag that was provided in the packet. "Coral Cliffs Entertainment is currently constructing a complex that will include a food establishment, bowling, and other activities. They are requesting a full-service restaurant liquor license. Staff has completed a background check on the individual overseeing daily operations and has no concerns with issuing the license. A separate business license will be required for the building before construction is complete." She explained this will be in the restaurant separate from the bowling alley and laser tag areas.

Clark Fawcett motioned to approve the local consent for a full service liquor restaurant license for Coral Cliffs Entertainment. Seconded by Kevin Thomas. Motion carried unanimously.

7. Consideration and possible approval of local consent for a full service liquor restaurant license for Applebee's

Mayor Billings read the following summary written by Cindy Beteag that was provided in the packet. "Applebee's is currently building a new location in Hurricane and offers beer and spirits on its menu. They are requesting local consent for a full-service restaurant liquor license. Staff has completed a background check on the individual overseeing daily operations and has no concerns with granting local consent." Chief Yates explained the State does the on-premise checks for underage sales. He has reached out to them to confirm that they will notify the City if there are any sales.

Kevin Thomas motioned to approve the local consent for a full service liquor restaurant license for Applebee's. Seconded by Drew Ellerman. Motion carried unanimously.

8. Consideration and possible approval of a Development Agreement with Pops Chips and Salsa

Mayor Billings read the following summary written by Dayton Hall that was provided in the packet. "At the City Council meeting on August 7, 2025, the Council discussed the possibility of permitting commercial kitchens in residential zones as a home-based business. The discussion was triggered by the Altenas' business called Pop's Chips and Salsa. Due to the way businesses are classified by the State, the Altenas' production of salsa required a commercial license, which the City Code does not permit as a home-based business. Instead of a general code amendment to allow all businesses classified as commercial kitchens to operate as a home-based business, it was suggested that a development agreement permitting the use for the Altenas would be more appropriate. Based on that suggestion, this agenda item is for the possible approval of such a development agreement for the Altenas' property. The proposed agreement limits the use of the kitchen to the production of chips and salsa, it requires compliance with all other requirements of home-based businesses, it requires Building Official approval of the kitchen, it does not allow the expansion of the kitchen beyond its current size, and the ability to operate a commercial kitchen shall terminate when the Altenas no longer own the property."

Harry Altena expressed appreciation for the Council's time but voiced concern about limiting the kitchen's operations. He explained that in addition to chips and salsa, he also produces items such as seasonings and queso, and noted that state regulations already limit what can be made in a home kitchen. Dayton Hall clarified that the concern was allowing uses consistent with a full commercial kitchen. Mr. Altena requested that he be permitted to produce anything authorized under a cottage license. Mr. Hall suggested the agreement could be amended to specify all uses permitted by a cottage license, plus chips and salsa. Mr. Altena added that HB181 also allows additional products for sale at farmer's markets and requested that those be included. Mr. Hall confirmed the Council was in favor of allowing chips, salsa, seasonings, and

queso under the development agreement. Mr. Altena asked to further expand the agreement to include any foods permitted under a farmer's market license. Luke Hepworth then explained the differences between cottage kitchen allowances and farmer's market regulations. Mr. Hall advised the Council that he was unfamiliar with HB181 and farmer's market licenses, and he suggested that the item be continued to allow staff to review the new request and revise the proposed development agreement.

Kevin Thomas motioned to continue the Development Agreement with Pops Chips and Salsa for two weeks to allow time for the City Attorney to review the state code. Seconded by David Hirschi. Motion carried unanimously.

9. Discussion about the new traffic flow on 100 North - Dan Zaleski

Dan Zaleski reminded the Council that he had previously spoken during the public forum about traffic concerns at 100 North and Main Street, including his request to reinstall the stop signs, repair existing signage, and post traffic change notices. He stated conditions have worsened and again asked the Council to reinstall the stop signs at the intersection. Mr. Zaleski explained that removing them has made 100 North function more as a thoroughfare than SR-9. He circulated a petition in support of reinstating the stop signs and obtained 17 signatures, which he read to the Council. He expressed concerns about speeding, noting that a neighbor who posted "slow down" signs had them stolen. He requested access to the traffic study referenced and stated that, in his experience living there, traffic on Main Street is worse than on 100 North. He further argued that if 100 North has only one stop sign while State Street has three, drivers will increasingly use 100 North, despite it being a residential street. He questioned whether the Council had formally approved the change and noted that there had been no public input before the stop signs were removed. Councilman Hirschi stated he would like the issue brought back to the Council for a vote.

Luke Hepworth stated there is currently no signage notifying drivers of the recent traffic change. He noted that navigation apps such as Google will now direct traffic to 100 North instead of State Street because it is faster. He expressed concern for his two children, explaining that reaching the park now requires traveling an additional four blocks. He added that increased traffic on 100 North would also cause drivers to bypass businesses on State Street. For both community safety and economic impact, he urged the Council to reinstate the stop signs, stating that he had not experienced issues before the change but has had many since.

Mayor Billings read the following summary written by Arthur LeBaron that was provided in the packet. "Mr. Zaleski addressed the Council at the last meeting during public forum. One concern that was brought up was the change in traffic control for the intersection at 100 N Main Street. Prior to the project the North-South movement was prioritized and the East-West movement was stopped. During the design of the project a traffic analysis was completed at the key intersections of 100 North Main as well as 200 West 100 North. It was determined that the

East-West movement had higher numbers at 100 North Main, and should thus be prioritized over the North-South Movement. Additionally, it was determined that the traffic on 200 West was essentially balanced during the study period, so a 4-Way stop control has been implemented at that intersection. Another issue that was brought up is the location of stop signs at Main Street. Since the last Council meeting the stop signs have been installed and they are very visible and effective. I have received several comments about the bulbouts that are being installed. I first want to reiterate that the bulbouts are part of the approved downtown master plan. They are an important intersection element of downtown streets for a few reasons: *Bulbouts reduce the crossing length for pedestrians, increasing pedestrian safety. *Bulbouts have a traffic calming effect at intersections. *Bulbouts help prohibit parking in close proximity to a corner, thus maximizing sight distance and intersection safety. The design for this project has been very thoughtful and the repercussions of these traffic control decisions have been weighed by Public Works and Engineering Staff prior to being implemented and Staff stands behind the decisions that have been made.”

Mayor Billings explained that the City will wait until all related work is completed to observe how traffic flows before determining if another study is necessary. The matter can then be brought back to the Council for review. Councilman Hirschi agreed, noting that the change will likely increase traffic on 100 North compared to State Street. Councilman Fawcett commented that the traffic pattern should have remained unchanged until all work was completed.

10. Consideration and possible approval of Zone Change Amendment Ordinance No. ZC25-08, a proposed zone change request located at 3000 W 400 N from Single Family Residential R1-8 to Single Family Residential R1-6 and Multiple Family RM-2; Parcel number H-3-1-31-3000; Chase Stratton, Applicant.

Mayor Billings read the following summary written by Gary Cupp that was provided in the packet. “The applicant is requesting a zone change from Single Family Residential R1-8 to Single Family Residential R1-6 and Multiple Family Residential RM-2 for property located east of the existing Lava Knolls subdivision. In 2022, the applicant transferred 8.74 acres within the planned subdivision to the Washington County School District for use as a future elementary school, which required a redesign of the later phases of the development. As part of this redesign, the applicant proposes to rezone approximately 12 acres from R1-8 to R1-6, and 2.756 acres from R1-8 to RM-2. A public hearing on the proposed zone change was held at the August 14, 2025, Planning Commission meeting and no public comments or objections to the proposed zone change were received. The Planning Commission had no concerns about the proposal nor any discussion on the matter and voted unanimously to recommend approval of the zone change by the City Council. Findings: Staff finds that the request adequately satisfies the four approval standards for zone changes: a. ***Is the proposed amendment consistent with the City's General Plan's goals, objectives, and policies?*** The General Plan Map shows this area as “Single Family,” which intends for development to be consistent with the following description: “*These uses should be located near supporting community uses such as, but not*

limited to churches, schools, and parks. Appropriate densities for this land use include R1-15, R1-10, R1-8, and R1-6.” The change to R1-6 would be compliant with the General Plan Map; however, the RM-2 portion would not. Notwithstanding, this is an area of town with several townhome developments underway and it is near major roadways and schools. Furthermore, the General Plan encourages a range of housing types and densities in appropriate locations, such as close to schools and commercial developments like Walmart, to support population growth and provide increased housing choice. The proposed mix of R1-6 and RM-2 zoning introduces additional flexibility in housing types, while still maintaining compatibility with surrounding development. Thus, staff finds the zone change request to be substantially consistent with the General Plan. **b. *Is the proposed amendment harmonious with the overall character of existing development in the subject property’s vicinity?*** The proposed zoning is harmonious with the character of existing development in the vicinity. The area is adjacent to the existing Lava Knolls subdivision, which includes single-family residential development. The proposed R1-6 zoning maintains a similar residential character, while the limited RM-2 zoning (2.756 acres) is modest in scale and is adjacent to other planned townhome developments. **c. *Will the proposed amendment adversely affect the adjacent property?*** The proposed amendment is unlikely to adversely affect adjacent properties. At this time, most of the adjacent property is undeveloped. The new school planned for the area is likely to have a larger use impact than this planned residential development. Major planned roadways in the area will mitigate any traffic concerns from the residential development. As discussed below in the staff comments, the proposed site plan is less dense than what was originally proposed for the area, and if the density depicted in the conceptual site plan is formalized through a development agreement, it would assure a lower development impact. **d. *Are public facilities and services adequate to serve the subject property?*** All public utilities are in the immediate vicinity and are adequate to serve the subject property. Recommendation: Staff recommends approval of the requested zone change.”

Chase Stratton explained that the School District sought to have students closer to the school, resulting in a property trade. Councilman Fawcett questioned why this should be approved. He could understand approving it if they gave the School District the property, but they traded. He asked how this proposal aligns with the general plan. Gary Cupp explained that the area is designated mixed-use and that the request aligns with overall goals. Councilman Fawcett disagreed. Fred Resch III presented a map showing surrounding uses. Mr. Cupp noted that while the RM-2 designation is not entirely compatible with adjacent single-family uses, the overall request is consistent with the larger area. Councilman Fawcett stated he wants to ensure lots are provided for affordable housing when higher density is approved. Dayton Hall explained that state law prohibits requiring a set percentage of affordable housing, but a development agreement could designate a portion as deed-restricted affordable housing. Councilman Prete expressed support for walkability to the school but raised concerns about traffic and questioned whether the location is suitable. Mayor Billings noted that the streets are standard and adequate for pedestrian traffic. Mr. Stratton added that school access would be provided from the northwest corner of the site. Councilman Thomas agreed that a

development agreement for affordable housing is appropriate but noted the need to define the terms first. Councilman Fawcett expressed that current incentives are insufficient and suggested requiring 15% of units as affordable housing in exchange for granting 15% additional density. Mr. Stratton noted that previous attempts to infill with deed restrictions had been denied, but he believes increased density can help create more affordable housing.

Councilman Fawcett stated that some families with children cannot afford current housing rates and expressed a desire for the City to work with developers in a partnership to address affordable housing. Mr. Stratton noted he would explore options, expressing frustration that a prior LIHTC plan was denied, which he believed could have addressed some issues. Councilman Fawcett feels that affordable housing should be distributed throughout the community to avoid concentrated areas. Mr. Stratton added that higher-density housing, such as three-story units, can serve as a transitional option before moving to single-family zones, and expressed support for infill projects, noting prior requests had been denied. Mayor Billings asked if the applicant would consider exploring alternative options and returning to the Council. Mr. Stratton indicated willingness to make the proposed three-plex units deed-restricted but questioned how to enforce this if the property is sold. Dayton Hall confirmed that such details can be addressed within a development agreement. Councilman Fawcett stated he has no objection to rental units, recognizing the need, but reiterated that affordable units should be spread throughout developments to foster supportive neighborhoods. He also noted that proximity to schools promotes walkability and provides safe areas for children to play. Mayor Billings added that traffic concerns will be addressed during the preliminary plat review.

Councilman Hirschi motioned to continue the item until all details are finalized. Mr. Stratton requested approval contingent upon the three-plex units being deed-restricted, with the remaining details to be worked out with staff. Dayton Hall noted that any agreement would need to align with the current affordable housing ordinance. Councilman Ellerman inquired about the acreage of the RM-2 portion and the proposed number of units. Mr. Stratton stated the request is for 10 units per acre on 2.7 acres. Councilman Ellerman indicated he is comfortable with the applicant's proposal.

David Hirschi motioned to approve the Zone Change Amendment Ordinance ZC25-08, a proposed zone change request located at 3000 W 400 North subject to a development agreement that designates three of the units in the RM-2 zone as affordable housing as defined by Hurricane City Code Title 10, Chapter 52, with those three units being constructed in the first phase. Seconded by Clark Fawcett. Motion carried unanimously.

Council requested the affordable housing ordinance to be emailed to them.

11. Consideration and possible approval of Resolution 2025-33 amending the fees for Community Center Programs and Youth Sports - Tiffani Wright

Mayor Billings read the following summary written by Tiffani Wright that was provided in the packet. “This resolution proposes an increase in fees for select recreation programs and sports. The adjustment is necessary for two primary reasons: Outdated Fee Structure – Several programs have been running for nearly 20 years without any fee increase, despite rising operational costs. Improved Staffing Quality – We aim to hire older, more experienced youth staff and referees. Offering only minimum wage is not competitive for the age group we are seeking. A modest fee increase will allow for slightly higher wages, which we anticipate will attract and retain more skilled, reliable employees and improve overall program quality.”

Tiffani Wright explained they raised fees by \$5 for everything that happens at the Community Center. The sports stayed the same, other than they added a non-resident fee that is \$5 more. Councilman Prete thinks we should have a larger cap between resident versus non-resident. Mrs. Wright stated about 20% of participants that sign up for sports are non-residents.

Joseph Prete motioned to approve Resolution 2025-33 amending the fees for Community Center Programs and Youth Sports. Seconded by David Hirschi. Motion carried unanimously.

12. Discussion on gym rental space for club ball groups - Tiffani Wright

Mayor Billings read the summary written by Tiffani Wright that was provided in the packet. “I am seeking the council's guidance on rental pricing for the new Fourplex gymnasium and the Lichfield gym. Our current rental rates (per hour) are: Full court: \$30 (resident) / \$40 (non-resident). Half court: \$20 (resident) / \$25 (non-resident). I would like your direction on whether we should: Maintain current rates for private tournament rentals. Offer a lower rate to Hurricane-based teams reserving courts. Provide bulk discounts to clubs reserving courts over an extended period. Introduce a nonprofit rate for groups with a verified 501(c)(3) status. Your input will help us establish consistent and fair rental guidelines moving forward.

Haylee Prete, a local 501(c)(3) club owner, expressed support for the direction proposed by Mrs. Wright. She explained that clubs are typically started for two reasons: to provide a career and source of income, or to support the community and local teams. Mrs. Prete noted that she has never received a salary, only reduced rates for her own children to play sports. She stated that in order to remain competitive, teams must be able to play year-round, and most local club owners are parents trying to support their children while keeping costs affordable. Mrs. Prete reported that she currently operates eight teams and is operating in the red due to gym rental costs. She highlighted the need for bulk rates and preferential scheduling to address the high demand for court time.

Tiffani Wright distributed a proposal outlining rental rates and priorities. She explained that the proposed priority order is: first, City programs; second, the School District; third, competitive club teams; and fourth, tournaments or special events. She noted that a block rate for half-day

rentals was considered, but full-day rentals would receive a discounted rate. Approved club teams would also receive a discount for bulk rentals. Mayor Billings suggested offering lower rates for local children to ensure affordability. Mrs. Wright responded that club or competitive sports should not be subsidized, as doing so would not even cover staff costs. Councilman Fawcett stated his preference to provide affordable access for local citizens and expressed concern about other communities taking advantage of lower rates.

Weston Walker, a team coach, stated that he does not charge for his time but does collect entry fees. He explained that his team previously practiced at Stout's Gym but was displaced due to high demand. He suggested it would be beneficial to offer a reduced rate for teams based in Hurricane.

Mayor Billings asked for recommendations regarding fees for local teams. Mrs. Wright questioned how such a policy could be regulated. Mrs. Prete explained that while older competitive teams may include a few players from outside the area, younger teams are typically all local. Councilman Hirschi suggested lowering the fee slightly for local competitive sports teams, recommending \$20 per hour for Hurricane-based sports clubs. Councilman Prete inquired about preferential scheduling for local teams. Councilman Hirschi noted that the discussion included limiting teams to two practices per week. Mayor Billings proposed designating a specific time block for club teams and recreation. Mrs. Wright outlined what other organizations charge for tournaments and special events. The Council recommended a rate of \$100 per hour for tournaments. Councilman Prete suggested offering a bulk discount in addition to a lower fee. Mrs. Wright confirmed that the Council's direction was to charge \$20 per hour for residents and \$50 per hour for nonresidents.

- 13.** Consideration and possible approval of Ordinance 2025-18 to create Title 9 Chapter 7 and to amend Title 10 Section 10-7-23 regarding MS4 storm water control regulations; Land Use Code Amendment No. LUCA25-09; Hurricane City, Applicant. -Gary Cupp

Mayor Billings explained that compliance with the Clean Water Act requires the City to follow both state and federal regulations. The Planning Commission recommended approval of the proposal. Weston Walker noted that this represents the final action needed to meet the City's goals for the year and confirmed that all departments have reviewed the proposal.

Clark Fawcett motioned to approve Ordinance 2025-18 creating Title 9, Chapter 7 and amending Title 10 Section 10-7-23 regarding MS4 storm water control regulations. Seconded by David Hirschi. Motion carried with David Hirschi, Kevin Thomas, Clark Fawcett, and Drew Ellerman voting aye. Joseph Prete was absent.

- 14.** Consideration and possible approval of an amended tuition policy for employees - Sel Lovell

Mayor Billings explained that the policy allows employees to pursue educational opportunities to improve their position without necessarily obtaining a degree. Councilman Fawcett asked about the “limitations set forth” referenced in the reimbursement section, noting that no specifics were listed, and suggested prorating reimbursement based on the number of years an employee remains with the City. Sel Lovell explained that for long-term employees, such as those with 25 years of service, full repayment is not expected, and he preferred not to include prorating language to prevent potential abuse. Councilman Fawcett acknowledged this concern but suggested establishing a set period of required employment after which reimbursement would be prorated. He also recommended clearly defining the policy’s limitations rather than using vague language. Mayor Billings stated that continuing education required for the employee’s position should be covered by the City and not subject to this policy. Kaden DeMille confirmed that continuing education would be exempt. Councilman Prete suggested wording the requirement as seven years of employment or until retirement and clarified that the policy applies only to employee-initiated education related to their position. Dayton Hall added that all educational opportunities must be pre-approved by the City.

Joseph Prete motioned to approve the amended tuition policy for employees subject to a revision that a seven year or retirement provision regarding payback is added. Seconded by Clark Fawcett. Motion carried unanimously.

**15. Consideration and possible approval of consultant selection for the design of 100 South
- Arthur LeBaron**

Mayor Billings read the following summary written by Arthur LeBaron that was provided in packet. “The 100 South project includes the reconstruction of the road and utilities, together with new asphalt, curb and gutter, and landscaping improvements. The City received 8 Statements of Qualifications for the design of this project. The City's selection team consisted of Public Works and Engineering staff and one City Council Member.” Mayor Billings continued stating that JUB Engineers had the highest score at 94.48 and the selection committee has recommended them as the consultants.

Councilman Prete asked how scoring points are determined. Weston Walker explained that a four-person committee evaluates four different areas, and the average score is calculated. Councilman Prete confirmed that past work experience is considered in the evaluation. Councilman Thomas added that the advertisement specifies the desired qualifications, and reviewers assess each submittal against these criteria. Each reviewer assigns up to 100 points, and the final score is the average of all reviewers’ scores.

David Hirschi motioned to award the 100 South design to JUB Engineers. Seconded by Kevin Thomas. Motion carried unanimously.

**16. Consideration and possible approval of consultant selection for the design of 650 South
- Arthur LeBaron**

Mayor Billings read the following summary written by Arthur LeBaron that was provided in packet. “The 650 South project includes the reconstruction of the road and utilities, together with new asphalt, curb and gutter, and landscaping improvements. The City received 10 Statements of Qualifications for the design of this project. The City's selection team consisted of Public Works and Engineering staff and one City Council Member.” She added that this project will go from 700 West to about 1580 West. The highest score among the remaining candidates is Sunrise Engineering, with an average of 93.50 points. The selection committee is recommending Sunrise Engineering for approval.

Kevin Thomas motioned to award the 650 South design to Sunrise Engineering. Seconded by David Hirschi. Motion carried unanimously.

**17. Consideration and possible approval of consultant selection for the design of 1400 West
- Arthur LeBaron**

Mayor Billings read the following summary written by Arthur LeBaron that was provided in packet. “The 1400 West project includes constructing a new portion of 1400 West between 400 South and SR-9. Also included is the design of the south half of 150 South that would complete the connection between 1515 West and Ace Hardware.” She added that Rosenberg Associates received the highest score, with an average of 96.75 points.

Kevin Thomas motioned to award the 1400 West design to Rosenberg Associates. Seconded by David Hirschi. Motion carried unanimously.

18. Consideration and possible approval of consultant selection for the design of the Sand Hollow State Park South Access - Arthur LeBaron

Mayor Billings acknowledged all the groups that contributed to advancing this project. She explained that this item concerns the consultant selection for designing the second access to Sand Hollow State Park off SR-7, including the on- and off-ramps to the west, queuing lanes, and park access. Avenue Consultants received the highest score, with an average of 92.75 points.

David Hirschi motioned to award the Sand Hollow State Park South Access design to Avenue Consultants. Seconded by Joseph Prete. Motion carried unanimously.

19. Mayor, Council, and staff reports

Mayor Billings stated that the County requested the City form a committee for America's 250th anniversary, which would require a Council resolution. The City must submit a proposal outlining planned celebrations and create a logo using the County's template. Councilman Fawcett suggested incorporating this theme into the Peach Days seed display. Kaden DeMille noted that the template has been provided and can be placed on the next agenda. Mayor Billings also reminded the Council that the "One Kind Act a Day" meeting is scheduled for August 26th and encouraged attendance. She reported that consultants are working on the water impact fee and capital facilities plan for secondary water and proposed a work meeting to discuss rates and impact fees. The Council scheduled the meeting for September 18th at 3:30 p.m. Finally, Mayor Billings asked if the Council was interested in issuing a resolution or proclamation for the "Hey Put It Down" campaign. The Council confirmed their interest and requested that a proclamation be added to the next agenda.

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

A closed meeting was not necessary.

Adjournment: Joseph Prete motioned to adjourn at 10:08 p.m. Seconded by Kevin Thomas. Motion carried unanimously.