

Minutes of the Hurricane City Council meeting held on September 4, 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, 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, Water Superintendent Ken Richens, and City Recorder Cindy Beteag.

## **AGENDA**

### **3:30 p.m. Work Meeting**

Discussion with Todd Brightwell from Southern Utah Alliance of Economic Development.

Mayor Billings explained she has spoken several times with the Southern Utah Alliance of Economic Development about different options for offering economic development incentives and invited them to present to the Council. Todd Brightwell stated the Alliance has been operating for over 30 years, supporting communities with business expansion and recruitment. They serve in a support role and provide valuable resources. He mentioned the recent meeting with Zions Bank regarding TIF financing and said the goal is to determine how the City can be proactive rather than reactive and establish clear steps moving forward. He emphasized that developers expect clarity and consistent messaging, and that a proactive approach leads to stronger outcomes. Mr. Brightwell also explained overlay zone concepts, including how they determine permitted uses and the criteria needed to establish them, noting this is a tool to help the City frame its opportunities for growth and development. Councilman Fawcett asked if overlays can be applied to commercial as well as industrial areas, and Mr. Brightwell confirmed they can. Councilman Thomas added that uncertainty creates challenges for prospective businesses and that having clear parameters benefits everyone.

Mr. Brightwell explained that they have partnered with Utah Tech to create a GIS map with layers showing developments, land ownership, and other key data. They would like to begin in Hurricane with students helping to define areas, supported by additional County resources. Councilmen Thomas and Fawcett noted they like the map because it highlights available property and existing infrastructure. Mr. Brightwell noted that incentives and TIF financing are only effective with clear priorities and discipline. Mayor Billings asked if funds should be included in the budget to hire someone for this work. Kaden DeMille responded that while he does not believe the City is ready to fund an economic director, using students and other resources would help get the effort started, adding that all taxing entities would need to be involved. Mr. Brightwell recommended hiring a consultant to help form a long-term plan.

Councilman Fawcett expressed interest in pursuing something specific for the downtown area, suggesting an overlay zone could provide flexibility. Mr. DeMille noted that the downtown master plan is only one part of a larger effort. He reminded the Council that \$40,000 had been set aside last year for a citywide economic master plan, which was not completed, and suggested including a leakage study to identify sales leaving the city and opportunities to attract businesses, along with other components to fully support the City's economic goals.

Mr. Brightwell stated that the key question now is, *"Where do we go from here?"* He outlined several next steps, including identifying target industries and company types, setting priorities for overlay zones and the GIS map, interviewing consultants, researching and engaging TIF firms, reviewing the General Plan, assigning responsibilities, and establishing follow-up actions. At the Mayor's request, he also presented ideas for where a diverse economy could develop within the City, suggesting areas such as light and advanced manufacturing, health care, distribution, outdoor recreation, mixed-use and workforce housing, and professional services. He noted that the top concerns he hears regarding economic development are housing, workforce development, and infrastructure, along with the need for accurate data and clear communication. He distributed a handout summarizing the discussion and highlighting key questions that he believes should serve as the framework moving forward, then reviewed each of those questions with the Council.

Mayor Billings asked the Council whether they preferred hiring a consultant, identifying priority areas, or creating a committee to determine areas and parameters to bring back for Council review. Councilmen Hirschi and Ellerman supported starting with a committee to assess the need first. Councilman Thomas agreed with a committee approach but noted that it should move forward efficiently. Mayor Billings then asked for volunteers for the committee; Councilmen Hirschi and Ellerman volunteered. She added that staff should also be involved, and Councilman Thomas suggested including one Planning Commission member. Gary Cupp noted that if funds are used for a consultant, the General Plan should be updated to incorporate economic development. Mayor Billings recommended first identifying priority areas to determine infrastructure needs, then hiring a consultant to develop incentives. Mr. Brightwell emphasized the importance of being prepared. Councilman Fawcett stated that having clear parameters allows the City to decide which projects to pursue and suggested evaluating multiple commercial areas rather than concentrating on a single street. Councilman Prete added that proactive planning is essential, as growth is inevitable. He supported the use of incentives but noted that understanding future development needs will require professional guidance.

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

Ken Richins stated that the Dixie Springs Well is nearing completion. There were some delays in obtaining the motor from Mexico, but they hope to install it on the 8th if it arrives on time. He also noted that the irrigation project remains on schedule.

Larry Palmer reported that, since the last meeting, the City has issued 14 single-family home permits and four commercial permits, including tenant improvements for Zeppes and Ace's fourth lot.

Chief Yates reported that Peach Days and Labor Day weekend were very busy, including the parade and rodeo, but went smoothly with no major issues aside from some lost children. He noted the upcoming LDS church concert at Diamond Ranch Academy, expecting 1,100–2,500 attendees, with officers assisting with traffic and security. Carpooling and a waiting area at the Dixie Springs stake center will help manage traffic. He announced that Lieutenants Hall and Gray were accepted into the FBI Command College in October, a prestigious week-long leadership training. He also highlighted participation in a countywide operation with the U.S. Marshals to check on nearly 300 sex offenders, resulting in 10 arrests for failure to register, 21 noncompliant cases, and updates to the registry. Finally, he discussed the BE FAST task force, which provides law enforcement resources and coordination for high-priority fugitives and cases. He cited an example where BE FAST helped apprehend a robbery suspect from Las Vegas, emphasizing the task force's critical support for the department.

Sel Lovell mentioned that there are currently five to six job openings, keeping him busy reviewing applications. He also noted that next week is the employee golf tournament.

Tiffani Wright reported that Peach Days was another successful year, and staff are still completing cleanup. The pool heater is scheduled to ship on the 12th, but the pool remains open due to warm weather; it will be installed and used until the scheduled remodel. The new pool project is on track to begin in January. The design for the pickleball courts is nearly complete and will be going out to bid soon. During Peach Days, multiple leaks occurred in the Community Center roof, and staff hopes to replace it this winter. She also noted that *The Prince of Egypt* closes this Saturday.

John Postert reported that an open house for Merlin Spendlove's retirement is scheduled for the 22nd. He also noted that 911 celebrations will take place next week. Fire restrictions have been reduced to Class One, allowing campfires in designated areas. Additionally, Robert Cooper has been appointed as the new battalion chief.

Mike Chandler reported that the Confluence Park Treatment Plant is about 75% complete and expected to begin flowing water in December, with the Conservancy District reuse pump station coming online shortly after. Hurricane hasn't seen significant development but few city-led projects recently, aside from finishing the 200 South project before Peach Days. He provided an update on the Conservancy District's regional reuse program, which involves designing seven pipeline segments connecting the St. George wastewater treatment plant to Hurricane's lagoons and ultimately to diversions for irrigation. This five-year project is entering the design consultant selection phase. He noted that Hurricane's capital facilities plan is being updated, with adoption expected in October, and impact fees will increase due to higher-than-expected construction costs for the Confluence Park plant. Continued growth will also require moving forward with converting the Hurricane lagoons to a mechanical treatment plant, likely by 2026–2027, including advanced filtration to allow reuse of wastewater for irrigation and

other purposes. Councilman Prete mentioned concerns about a sewer odor at Farmstead. Mr. Chandler explained he will have someone look into it, but noted the primary cause is that Main Street Café does not have a grease trap. He explained the odor means deterioration of pipes.

Mike Johns reported that work on the 1100 West line is ongoing. The Sky Mountain substation project has been divided into two phases: the civil work for the control building and wall, followed by construction of the substation itself. He noted that the hospital plans to begin seeing patients within two years and that infrastructure has already been ordered. While generators are still in use, they nearing the end of the season. He also mentioned that power prices have increased slightly. Finally, he invited the Council to Wheeler’s annual department BBQ on the 10th.

Mike Vercimak reported that many employees contributed to the success of Peach Days and commended them for their efforts. He also noted that a few preconstruction meetings have been held since the last meeting.

Weston Walker explained that the annual MS4 report must be submitted by October 1st, noting that this is the final goal for the year. He added that the JUC will begin reviewing plans electronically next week. Councilman Ellerman inquired about the continued closure of 1760 West. Mr. Walker explained that significant storm drain improvements are underway, and Mr. Vercimak stated he will confirm the timeline and report back to the Council.

Hayden Roberts stated that the streets department has been busy with Peach Days. He noted that 600 North will be closed between 1400 and 2170 West for drainage repairs and tree trimming, and that detour signs will be in place.

Paige Chapman reported that she is preparing for the auditors, who will be arriving at the end of the month.

Arthur LeBaron reported that the Peach Days parade was a success, with 118 entries—about 20 more than previous years. He noted that some spectators left early, which will be addressed during wrap-up discussions, and requested any feedback or comments on the parade. Councilman Hirschi mentioned that ending the parade at 400 West instead of 300 West worked better. Mr. LeBaron expressed gratitude for the help with lighting, noting that Hurricane High School provided the lights, which require 150 batteries each time. He also provided updates on local projects: the Frog Hollow Dam project is nearly complete, and the draft EIS for Goulds Wash is available. An open house is scheduled for October 22nd at the Community Center, where maps will be provided to show alternatives.

Gary Cupp stated that the planning department continues to receive a steady stream of applications and noted that last week’s Planning Commission agenda was small.

Fred Resch III stated that code enforcement letters for vacation rentals were sent out last week and confirmed that there are currently no unlicensed rentals in Dixie Springs.

Dayton Hall requested a closed meeting to discuss the purchase of land and water rights.

**6:00 p.m. - Call to Order –**

Mayor Billings welcomed everyone and called the meeting to order.

Prayer, thought, and Pledge led by Mayor Billings.

Declaration of any conflicts of interest

None declared.

Minutes of the Special City Council Meeting for July 23, 2025, and regular meeting for August 7, 2025

Kevin Thomas motioned to approve the July 23, 2025, and August 7, 2025, minutes as written. Seconded by David Hirschi. Motion carried unanimously.

Recognition of Merlin Spendlove for his years of service

Mayor Billings recognized Merlin Spendlove for his more than thirty years of service with the Fire District and expressed the Council's appreciation for his dedication. Mr. Spendlove shared that he has served full-time since 1991, totaling 34 years with the district. He noted that during his first year, the department responded to 450 calls, compared to over 6,000 calls last year. Reflecting on the many changes he has witnessed, he expressed his gratitude for the community and said it has been an honor to serve the valley.

Presentation of the Golf Pro Shop Expansion Project

Kaden DeMille explained that the design phase had progressed to a point where it was appropriate to present the plans to the Council. Randen Campbell of Campbell Architect, a local firm, expressed his excitement to be working on the project. He reviewed the proposed site plan, which includes a new ADA-accessible ramp to the lower facility where the golf carts are stored, noting that such access does not currently exist but is needed. He also highlighted a new chipping and putting area, along with an assembly space that could accommodate multiple events. Golf Pro Cameron Hamill added that the outdoor assembly area would be ideal for post-tournament banquets. He explained that the new practice facility would double the current space and significantly enhance the overall experience. Mr. Campbell pointed out a proposed turnaround to improve access to the new floor, and he outlined the layout of the building, describing both the existing areas and the planned additions. These include converting the open tunnel into a vestibule. The proposed building will total 3,500 square feet. He also presented renderings of the exterior architecture. Mr. Hamill described the project as a major upgrade that would meet all their needs. The estimated budget is approximately \$2.2 million. Mr. DeMille confirmed this was within expectations and explained that the golf course operates as an enterprise fund. He commended the staff for managing it well and noted that funds have been set aside for years to prepare for this project. While confident the project could be paid for in cash, Mr. DeMille noted the importance of balancing priorities. He mentioned upcoming needs, including replacing water lines and upgrading the maintenance shed, which will follow this project. He also pointed out that parking is limited, preventing further expansion beyond the current proposal. He concluded by noting that the facility is already setting records and

deserves to continue growing. Mr. Hamill closed by stating that “this view deserves a facility to match it.”

### **Public Forum – Comments From Public**

#### **OLD BUSINESS**

1. 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. Following that discussion, the Council considered the approval of a potential development agreement at the August 21, 2025, Council meeting. However, at the meeting, the applicant requested that additional uses be permitted under the development agreement, including uses specified under the Utah Code that were unfamiliar to City staff. The Council continued the item to allow City staff to review the applicant’s requests. City staff have reviewed the matter further and a revised development agreement has been provided in the packet for possible approval. The development agreement would allow any products permitted as a cottage food product, plus chips, salsa, queso, and seasonings. The agreement also specifies that the owner may qualify for exemptions under the Home Consumption and Homemade Food Act (HB 181) regardless of the terms in the agreement. The proposed agreement also 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; provided, however, that the Altenas are permitted to transfer the property to an LLC or a trust.”

Harry Altena stated they agreed with everything in the proposed development agreement.

David Hirschi motioned to approve the Development Agreement with Pops Chips and Salsa as presented. Seconded by Joseph Prete. Motion carried unanimously.

2. Consideration and possible approval of Ordinance 2025-12 amending Title 10, Chapter 43 regarding site-built dwelling units in platted RV parks; Land Use Code Amendment No. LUCA25-04; Western CRE-Joby Venuti, Applicant; Rosenberg & Associates, Agent

Mayor Billings read the following summary written by Gary Cupp that was provided in the packet. “The applicant is requesting a change to the Hurricane City Land Use Code, Title 10, regarding development standards for permanent site-built dwellings (i.e., “stick-built” single-family homes) in platted RV parks such as Canyons RV. Generally, site-built units are not permitted in RV parks, since RV parks are intended for RV camping and limited manufactured home use. Canyons RV Park is unusual because it is a platted RV park subdivision that has been developed mostly with permanent residential units. This is because in 2019, the same applicant petitioned the City to change the code to allow stick-built dwelling units for lots in platted RV park subdivisions that were recorded prior to January 2020. The 2019 code change was adopted with the following language: *“However, a site built dwelling unit up to 900 square feet inclusive of covered porches not exceeding 15’ high shall be permitted on a deeded RV lot included in an RV subdivision recorded in the office of the County Recorder before January 2020 that is served by an individual water meter and individual power meter and that does not result in coverage of more than 50% of the lot in structures.”* However, the size and height limits have prevented the construction of garages on the site-built homes; therefore, the applicant is requesting that these restrictions be adjusted to facilitate garage construction. The height limit is proposed to be increased to 35 feet, and the 900-square-foot size limit is proposed to apply to the building footprint. These changes would allow the homes to expand to two stories in height and 1,250 to 1,400 square feet in size.”

Mayor Billings asked whether the RV lots were larger than others in the city. Joby Venuti confirmed they were, noting the smallest lot measures 35 feet wide by 70 feet deep, which is how the allowable square footage was determined. In response to a question about whether the garage would be included in the square footage, Mr. Venuti explained that all units are currently one story. However, if the footprint remained the same and a second level was added, the garage would then be included. When asked if the lots would be sold individually, Mr. Venuti stated that he sells the lots, and the builders are responsible for selling the homes. He also noted that he had not yet discussed the proposal with the homeowners’ board, as he wanted to wait until Council had made a decision. Councilman Thomas stated he had no concerns with the proposed building height and was glad to hear the footprint would not be expanded.

Councilman Ellerman noted that the proposed lots do not meet the size requirements outlined in the ordinance and that the plat would need to be amended. He also stated that the project would no longer qualify as RV pads but instead as a subdivision. Mr. Venuti then read a letter included in the meeting packet. In it, he requested that table 10-43-1 be updated to align with R-1-4 zoning standards, including a minimum 4,000-square-foot lot size, 15-foot separation, and a 30-foot height limitation for two-story structures. The letter also acknowledged that the subdivision is located within a PDO, which could allow for a density bonus. Lot sizes in the 3,500-square-foot range and 20-foot front setbacks have been discussed, but these would require additional conditions such as completion of the common area under a Development Agreement specific to the subdivision. Mr. Venuti explained that while the common area has

not been completed, he does not currently have control over it because he does not hold declarant rights. He further noted that if the request is approved, it will also need to be presented to the HOA board for approval.

Mr. Venuti requested that the chart in section 10-43-1 be amended to reduce the minimum lot size from 5,700 square feet to 4,000 square feet. He noted that this would need to be addressed through a development agreement. Mayor Billings clarified that a development agreement would be required so that amenities would not be mandated. Mr. Venuti explained that the smaller 35'x70' lots do not meet the size requirements, even with a density bonus, and therefore will remain restricted to 900-square-foot stick-framed homes with a maximum height of 15 feet under the current standards. He also acknowledged that several other issues would need to be worked out directly with the HOA. Dayton Hall advised that the ordinance could not be changed during this meeting because the proposal was not in writing. If the Council is supportive, they can provide direction and bring the matter back for consideration at the next meeting. He further stated that if the Council wishes to adopt R-1-4 standards for a specific set of homes, it should be done through a text amendment rather than simply updating the chart. Councilman Ellerman expressed concern with allowing building heights up to 35 feet and stated he would prefer a 25-foot limit. Mr. Venuti agreed to that adjustment.

Drew Ellerman motioned to continue Ordinance 2025-12 amending Title 10, Chapter 43 regarding site-built dwelling units in platted RV parks to September 29<sup>th</sup> and directed staff to prepare an ordinance update with the changes discussed. Seconded by Joseph Prete. Motion carried unanimously.

## **NEW BUSINESS**

1. Consideration and possible approval of Resolution 2025-34 appointing members to the Beautification Committee

Mayor Billings read the following summary written by Cindy Beteag that was provided in the packet. "There was a vacant seat on the Beautification Committee. The proposed resolution appoints a person to fill this vacancy and also adds a new seat to the board." Mayor Billings announced that she has asked Hope Foster and Shem Foster, who live in the Dixie Springs area, to serve on the board and noted that they are interested in being part of the committee.

David Hirschi motioned to approve Resolution 2025-34 appointing members to the Beautification Committee. Seconded by Drew Ellerman. Motion carried unanimously.

2. Consideration and possible approval of the composition of an RFQ relating to financing and incentives relating to economic development

Mayor Billings explained that the Council held a work meeting to discuss the item but is not yet ready to make a decision, so the item can be tabled.

David Hirschi motioned to table the composition of an RFQ relating to financing and incentives relating to economic development until after the committee meets. Seconded by Drew Ellerman. Motion carried unanimously.

**3. Consideration and possible approval of a proclamation supporting the Hey Put It Down campaign**

Mayor Billings read the following summary written by Cindy Beteag that was provided in the packet. “At the last Council meeting, the Council viewed the 'Hey Put It Down' campaign promoting no texting and driving and expressed support for passing a proclamation to show their backing. The proposed proclamation reflects that support.” Dayton Hall read the proposed proclamation.

Kevin Thomas motioned to approve the proclamation supporting the Hey Put It Down campaign. Seconded by David Hirschi. Motion carried unanimously.

**4. Consideration and possible approval of Resolution 2025-35 amending the facility rates for gymnasium rentals - Tiffani Wright**

Mayor Billings read the following summary written by Tiffani Wright that was provided in the packet. “Updates the fee schedule for gymnasium rentals at the Hurricane City Athletic Campus. City and school district programs remain free, while club/competitive teams, tournaments, and special events will be charged set hourly rates, with possible discounts for resident teams and bulk scheduling.”

Tiffani Wright explained that the proposal reflected direction given at the previous meeting. Under the proposal, there would be no charge for City-run programs or school district events. She reviewed the proposed pricing structure and noted that a discount clause had been added for bulk reservations. Councilman Prete asked about scheduling priorities. Mrs. Wright responded that it is difficult to manage once reservations are made. Councilman Hirschi recalled that the Council had previously discussed limiting teams to two practices per week. Mayor Billings clarified that Councilman Prete’s concern was to give local teams scheduling priority. Councilman Hirschi added that this would require local teams to book first. Mrs. Wright stated they could work with local teams by letting them know when the calendar opens. Councilman Fawcett suggested giving local teams about a week of advance access before opening reservations to outside teams. Mrs. Wright concluded by explaining that reservations are only accepted up to three months in advance.

David Hirschi motioned to approve Resolution 2025-35 amending the facility rates for gymnasium rentals. Seconded by Kevin Thomas. Motion carried with David Hirschi, Kevin Thomas, Clark Fawcett, and Drew Ellerman voting aye. Joseph Prete abstained.

5. Consideration and possible approval of Resolution 2025-36 Supporting America250 Utah

Mayor Billings read the following summary written by Cindy Beteag that was provided in the packet. “This resolution establishes the Hurricane Utah250 Community Committee to commemorate Hurricane City’s role in America’s 250th anniversary. It formalizes the City’s partnership with America250 Utah, authorizes the Mayor to appoint committee members, and affirms the Council’s support for local projects that educate, engage, and unite the community while promoting tourism and economic development.” Mayor Billings added that the City will be hosting America250 events next year in addition to changing the City logo to incorporate the America250 theme.

Clark Fawcett motioned to approve Resolution 2025-36 Supporting America250 Utah. Seconded by Kevin Thomas. Motion carried unanimously.

6. Consideration and possible approval of the Logo Usage Agreement and Memorandum of Understanding for use of the America250 logo

Kaden DeMille explained that the agreement would allow the City to incorporate “America 250” into its logo. While colors could be adjusted without the agreement, as other communities have done, the agreement provides the option to officially add “America 250.” Mayor Billings asked staff to return with different logo ideas for Council approval. Dayton Hall further explained that under the agreement, the State would design the logo and provide some funding. In return, the City agrees not to misuse the logo, to establish a committee, and to promote the initiative through its social media channels.

Drew Ellerman motioned to approve the Logo Usage Agreement and Memorandum of Understanding for the use of the America250 logo. Seconded by Joseph Prete. Motion carried unanimously.

7. Consideration and possible approval of Zone Change Amendment Ordinance No. ZC25-09, a proposed zone change located at approximately 200 N and 300 E from Highway Commercial to Single Family Residential R1-10; parcel numbers H-226-A-2, H-226-B, and H-230-A; the LeBaron Children Family Partnership, applicant; Ed LeBaron, agent.

Mayor Billings read the following summary written by Gary Cupp that was provided in the packet. “The applicant is requesting a zone change from Highway Commercial (HC) to Single Family Residential R1-10 on 2.61 acres located east of State St spanning from 200 N to 300 N, near the base of the Hurricane Cliffs. Based on a review of available records, it appears this property has been zoned Highway Commercial since the late 1990s. The applicant has indicated their intention to initially construct one single-family home, followed by the potential development of additional single-family residences on the site. 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 discussed the item and felt that even though some commercial land would be lost if the zone change were approved, that it was unlikely to be developed commercially. They also felt that the property is better suited for residential development due to the mostly residential nature of the surrounding blocks. The Planning Commission voted unanimously to recommend approval of the zone change by the City Council subject to staff and JUC comments.”

Ed LeBaron stated that he believes this area would be a good fit for the proposed use. He acknowledged that the Council is generally hesitant to give up commercial zoning, but noted that this location is not ideal for commercial development. He added that some issues would need to be addressed with the JUC committee, but he feels they can be resolved. Gary Cupp confirmed that the property is located approximately 200 feet from State Street. Councilman Ellerman noted that this setback makes residential development appropriate for the area.

David Hirschi motioned to approve ZC25-09 a proposed zone change located at approximately 200 N and 300 E from Highway Commercial to Single Family Residential R1-10 based on the findings that it is harmonious with the overall character of the surrounding development, it is compatible with the current General Plan, it will not have an adverse impact on the surrounding area, there are adequate facilities to support it, and because commercial use is not a good fit in that location. Seconded by Kevin Thomas. Motion carried unanimously.

8. Consideration and possible approval of Zone Change Amendment Ordinance No. ZC25-10, a proposed zone change located at 235 N 1580 W from Residential Agriculture RA-1 to Single Family Residential R1-10; parcel H-CWE-6; George Love, Applicant; Tim Scott, Agent.

Mayor Billings read the following summary written by Gary Cupp that was provided in the packet. “The applicant is requesting a zone change from Residential Agriculture RA-1 to Single Family Residential R1-10 on a 0.989-acre property located at 235 N 1580 W. A public hearing on the proposed zone change was held at the August 28, 2025, Planning Commission meeting and several in-person comments objecting to the zone change were received. Also, several written public comments objecting to the proposed zone change were received and are attached to the packet. The comments primarily objected to changing to a zone that would allow smaller lots than one acre. The Planning Commission had no substantial discussion on the item and voted unanimously to recommend approval of the zone change by the City Council subject to staff and JUC comments. Findings: Staff finds that the request adequately satisfies the four approval standards for zone changes: The General Plan Map shows this area as “Single Family.” The proposal meets the General Plan consistency standards for Single Family development. The proposal is compatible with the surrounding development of single-family homes. The proposed amendment will not adversely impact the area, since it is similar in scope to the surrounding development in the vicinity. Services and public facilities are adequate to

support any future development. Recommendation: Staff recommends approval subject to staff and JUC comments.”

Tim Scott explained that the purpose of the request is to facilitate a lot line adjustment with the lot to the west. This adjustment would reduce the size of the lot, causing it to no longer meet current requirements. Councilman Thomas asked why the request is for R1-10 zoning rather than RA-0.5. Mr. Scott responded that they were trying to match the zoning of adjacent properties. He noted that a block wall currently separates the area where the house is located from the portion of the property intended for sale. Councilman Ellerman observed that a lot line adjustment could be made without a zone change, but it would result in a nonconforming lot. A zone change would only be necessary if future improvements are planned. He acknowledged that the situation is not ideal, but believes it is preferable to changing the zone. Councilman Thomas expressed a preference for RA-0.5 rather than R1-10, and Mr. Scott stated he has no objection to that approach.

Kevin Thomas motioned to approve ZC25-10 a proposed zone change located at 235 N 1580 West from Residential Agriculture RA -1 to Residential Agriculture RA-0.5 based on the findings that it is harmonious with the overall character of the surrounding development, it is compatible with the current General Plan, it will not have an adverse impact on the surrounding area, and there are adequate facilities to support it. Seconded by David Hirschi. Motion carried unanimously.

9. Consideration and possible approval of Zone Change Amendment Ordinance No. ZC25-12, a proposed zone change located at 184 N State Street from Single Family Residential R1-10 to Multiple Family RM-3; parcel H-178; White Glove Construction - Kevin Hanson, 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 R1-10 to Multiple Family RM-3 on a 1.22-acre property located at 184 N State Street. A public hearing on the proposed zone change was held at the August 28, 2025, Planning Commission meeting and one public comments objecting to the proposed zone change was received. The commenter stated that RM-3 would be too dense. The Planning Commission discussed the item and also said that RM-3 would be too dense and felt that RM-2 would be more appropriate for the site. The vote was unanimous to recommend approval of a zone change to RM-2 to the City Council subject to staff and JUC comments. Findings: Staff finds that the request adequately satisfies the four approval standards for zone changes: The General Plan Map shows this area as “Multifamily.” The proposal meets the General Plan consistency standards for multiple family development. The proposal is compatible with surrounding development of townhomes and closely clustered single-family homes. The proposed amendment will not adversely impact the area, since it is similar in scope and zoning to the

surrounding development in the vicinity. Services and public facilities are adequate to support any future development. Recommendation: Staff recommends approval subject to staff and JUC comments. “

Applicants Thersa Riemhofer and Tonya Winona explained that the property has been in their family for ninety years. Ms. Winona noted that their father purchased it from his siblings after their grandfather passed, originally to provide for their handicapped brother, who has since passed. They shared that maintaining the property has become overwhelming and they feel it is time to let it go. They hope to create something beautiful and cohesive with the surrounding development. The builder they have chosen produces high-quality work and plans to name one of the streets in honor of their grandfather. Ms. Riemhofer highlighted that they want the best use of the property, minimizing impact on neighbors and avoiding the constant traffic that commercial development would bring.

Dori Tharp stated that she has lived in the area for thirty-four years and loves the community. She expressed concern about the lack of street lighting, noting that it is unsafe to walk at night. She noted the need for safer spaces for children to play and additional lighting in the neighborhood. Ms. Tharp also highlighted heavy traffic in the area and suggested installing a traffic light on either 100 N or 300 N. She requested that the proposed development be reduced to 6–8 units, noting that lower density would help address limited street parking and be welcomed by the neighborhood.

Rena Thompson stated her family owns property from 100 N to 200 N. She expressed concern that townhomes should never have been allowed in the area, noting the adverse impact on the street, including excessive on-street parking and a trailer that is always parked there. Her biggest worry is there is nowhere for the kids to play unless they come up into the surrounding properties. If this is allowed, then it should be a lower density. She mentioned discussing the project with the applicants and believes a solution could be reached that satisfies everyone. She suggested basements instead of two stories because she has no privacy in her yard anymore. She noted the street is very busy, making it difficult for children to safely reach the park due to the lack of crosswalks. She asked them to table the application until the neighbors can talk it through with the applicants. She added that on a dead-end road there can only be a certain number of homes. This would limit how many homes could be built on 200 N because it is a cul-de-sac too.

Councilman Hirschi agreed with Mrs. Thompson, stating he would prefer the property be divided into two lots rather than developed as multifamily. Councilman Ellerman clarified that RM-2 zoning would allow 12 units, while RM-3 would permit 18 units. Councilman Fawcett noted that creating a single-family lot on this site would be difficult. He expressed a preference for fewer units and additional parking. Fred Resch III explained that required amenities are determined by the number of units, and no amenities would be required under RM-2. Councilman Fawcett stated he would only support the project with a development agreement

that includes a park or additional parking. Councilman Thomas observed that the General Plan designates the area as multi-family and that costs would ultimately fall on homeowners, but noted that neither RM-2 nor RM-3 would provide affordable units. Councilman Fawcett questioned the rationale for allowing higher density if affordability is not achievable.

Kevin Hanson stated that the property owners' interests should be considered. While commercial development could be an option on this busy street, they are aiming for a project that fits with the surrounding properties. He noted that the sisters need a viable plan so they can retire and explained that RM-3 zoning was proposed as a buffer. Mr. Hanson presented a map showing two potential development options. Dayton Hall reminded the Council that the handout represents a conceptual plan and that, if the zone change is approved, any use permitted under that zone could be developed. Mr. Hanson asked whether the development could be restricted to residents 55 and older. Mayor Billings explained that such a restriction could not be applied with a zone change alone; it would require a development agreement. Mr. Hanson added that the proposed options would require two-story buildings and noted that this development would be similar to the adjacent project. Councilman Fawcett expressed concern that these types of developments lack sufficient parking and create related problems.

Councilman Hirschi expressed appreciation for the comments and acknowledged that the Council cannot force the applicants to take a specific approach. However, he noted that many citizens would prefer half-acre lots, placing the Council in a difficult position of representing all residents. He reiterated that the proposed development would not be affordable and expressed concern that while property owners want to maximize their return, the Council must also consider the broader community. He recommended that the applicants return with a different plan, stating he is not willing to approve such a high-density development. Mr. Hanson pointed out that the General Plan designates the area as multifamily, meaning Councilman Hirschi's recommendation would conflict with the plan. Councilman Prete clarified that RM-1 zoning allows six units per acre, and Councilman Ellerman confirmed that private streets are not permitted in R1-4 zones. Mayor Billings added that a public street would be preferable so residents would not have to maintain it, though it would need to meet City standards. Ms. Winona responded that they disagreed with Mrs. Thompson's comments, expressing that they feel singled out. She stated that neighbors have historically blocked their efforts and that they feel pressured to sell the property at a reduced price.

Councilman Hirschi suggested tabling the item to allow further discussion with the neighbors. Mayor Billings explained that if the request is denied, the applicants could not return for a year unless substantial changes are made. Mr. Hanson asked about alternatives to RM-2 or RM-3 zoning. Councilman Ellerman noted a new R1-4 zoning option, which would allow up to 8 units with a city street, providing yard space for each lot. He pointed out that the previously handed-out drawing would not meet hammerhead turnaround requirements and emphasized the importance of adequate parking, citing existing problems with the neighboring units.

Mr. Hanson confirmed that the Council appears more favorable to an 8-unit development under R1-4 zoning with a public street running through the property. Councilman Prete stated his preference would be to leave the property as is or convert it to commercial; if neither option is feasible, he would support RM-1 zoning.

Joseph Prete motioned to continue ZC25-12 a zone change request located at 184 N State Street from Single Family Residential R1-10 to Multiple Family RM-3 to the next meeting. Seconded by Clark Fawcett. Motion carried unanimously.

**10. Consideration and possible approval of a local consent for a single event beer garden for Pecan Valley Clubhouse**

Mayor Billings read the following summary written by Cindy Beteag that was provided in the packet. “The applicant is requesting local consent for a beer garden as part of the Trail Hero Appreciation event. A background check has been completed, and there are no concerns from staff or the Police Department regarding issuance of local consent. Pecan Valley currently holds a restaurant liquor license restricted to the bottom floor of the clubhouse; however, the applicant is requesting to serve alcohol on the second level for this event.”

Joseph Prete motioned to approve local consent for a single event beer garden for Pecan Valley Clubhouse. Seconded by Kevin Thomas. Motion carried unanimously.

**11. Discussion regarding allowing a walking path through the City property for Valley Academy students - Bryan Hall**

Mayor Billings read the following summary written by Cindy Beteag that was provided in the packet. “Valley Academy owns property located to the north of the current City Office property and recently purchased and opened a second location directly to the south of the City Office building. The school is requesting permission for students to walk across City property to travel between the two locations. Staff has placed this item on the agenda for Council discussion to receive direction. If the Council is in favor, an agreement will need to be drafted for review.”

Bryan Hall clarified that the request is not simply for a path between two locations, but specifically for the running club to have trails. He stressed that it is intended as a running path, not a general walking path, and stated that the school is willing to sign an indemnification agreement if access is granted. He explained that they seek to access City property just west of the building along the chain-link fence. Addressing the concern about dirt sluffing, Mr. Hall indicated he does not expect it to be an issue. He also noted that the mountain bike club would like similar access and that no fences would need to be moved. Kaden DeMille commented that connectivity is important and likely to occur in the future as the City develops the property. He noted that the City has tried for many years to connect 325 North to the north, and with the school’s current approval request, this may be a good opportunity. However, he cautioned that

access could not be limited to the running club alone; if opened, all students could use the trails. Mayor Billings agreed that connecting 325 North is needed and noted that the City has met with the school numerous times, but the project has repeatedly been delayed.

Bryan Hall asked them to separate the two issues. The running club needs this. He doesn't think kids will use this as a path. He mentioned when construction is started this wouldn't be allowed anyway so this would probably only be used this year. Councilman Fawcett stated he would like to see pathways through the civic center property. He agrees with Mr. DeMille to an extent that other people will use it too although he doesn't see it as a big issue. He would like to separate the two issues, but the road will eventually be required and Valley Academy should be equally concerned about providing access. He expressed confusion over why the school has not developed the road. Mayor Billings pointed out that the City offered to buy the property and install the road. Bryan Hall explained they don't want to divide their property. Councilman Thomas clarified that the planned road is intended to go around the school property, not through it. Bryan Hall explained he just needs to connect to their property for the trails not all the way to 325 North. Mayor Billings asked the Council for direction. Councilman Thomas stated that any discussion about extending the road should return to the Council before approving the trail access. The Council agreed to hear the school's perspective before making any decisions.

**12. Consideration and possible approval of Ordinance 2025-19 Amending section 8-4-2 regarding the Municipal Power Board - Mike Johns**

Mike Johns stated they want to change the Power Board meeting from the first Wednesday to the second Wednesday to better align with the Council's agenda. To give adequate time for the Council to review items.

Drew Ellerman motioned to approve Ordinance 2025-19 Amending section 8-4-2 regarding the Municipal Power Board. Seconded by David Hirschi. Motion carried unanimously.

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

David Hirschi motioned to go into a closed meeting at 9:20 p.m. to discuss water and property purchase. Seconded by Joseph Prete. Motion carried unanimously.

**14. Mayor, Council, and staff reports**

Mayor Billings explained that Mechelle Kelin, owner of MeMe's Cafe in Springdale, reached out regarding her interest in purchasing the building just north of Hurricane Rental Equipment on 520 West to open a tavern. She is considering two options: a beer-only tavern or a full-liquor establishment. The location meets the required distance requirements, and she is flexible, seeking guidance from the Council before submitting an application at the next meeting. She

provided a proposal from the current owner, indicating that the establishment would be indoor only. The Council agreed they are not in favor of allowing a tavern at this location. However, they indicated support if she chooses to operate a restaurant with a liquor license. Mayor Billings also discussed Sand Hollow Offroad, which has been paying significant fees to host events in the State Park. They approached the Water District about creating an RV park on their property to host the event outside the Park. She explained that the plan includes developing an event center with 50 dedicated truck and trailer parking spots, restrooms, and 75–100 vendor spaces with additional parking. Councilman Ellerman requested a concept plan before making a decision, and Mayor Billings stated that she would have the applicant present it in a public forum.

**Adjournment:** Kevin Thomas motioned to adjourn at 9:50 p.m. Seconded by David Hirschi. Motion carried unanimously.