Minutes of the Hurricane City Council meeting held on November 6, 2025, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 3 p.m.

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

**Members Excused:** David Hirschi

**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, Street Superintendent Hayden Roberts, City Planner Gary Cupp, Assistant Planner Fred Resch III, Power Director Mike Johns, City Engineer Arthur LeBaron, Building Official Larry Palmer, HR Director Sel Lovell, Finance Director Paige Chapman, and City Recorder Cindy Beteag.

**AGENDA**

**3:00 p.m. Work Meeting**

Commissioners Present: Paul Farthing, Mark Sampson, Kelby Iverson, and Shelley Goodfellow.

1. Joint work meeting with the Planning Commission regarding the City Civic Center

Mayor Billings welcomed everyone and explained that during the recent Utah League conference, several Council and Planning Commission members participated in a discussion about the Civic Center property. With the City Office and Police Station currently in the design phase, she asked whether this is an appropriate time to revisit potential housing options on the adjacent property whose zoning was previously changed. She provided City Planner Gary Cupp with a few concepts that might be viable and asked whether the Council and Commissioners preferred to follow the General Plan—which designates the area for multifamily housing—or leave the property as-is for now. Mr. Cupp explained that he presented these ideas to the Planning Commission in October, but they felt there were still too many unanswered questions. They were unsure why the City would move forward without having a clear overall plan. Mayor Billings clarified that the City would not act as a landlord; the intent would be to lease the land rather than manage the housing. Mr. Cupp added that Commissioners wanted to understand the broader vision before considering any zone change. Mark Sampson noted that multifamily housing was originally included as part of the project only to help finance it. Now that financing is no longer an issue, he questioned whether multifamily is still needed. He suggested holding on to the property until the City decides on a future use. Kelby Iverson agreed, stating that the remaining land should be preserved so the City does not have to purchase additional land later. Current lease revenue would not be sufficient to justify future land purchases. Mayor Billings projected that additional City facilities will likely be needed in the next twenty-five years. She highlighted that she is not proposing to sell the land—only to consider leasing it. Mr. Iverson reiterated that he is not in favor of pursuing the housing option any further at this time.

Kaden DeMille explained that when the property was originally purchased, the intent was to find a way to monetize it to help pay for the new City buildings. Based on the concept approved by the Council, consultants indicated that the project did not have the necessary components to financially support the buildings without including housing units in a density comparable to that originally proposed by the consultants, as those units would drive the commercial development. He stated that the goal was for the land to help fund the buildings, but if that is no longer feasible, the City needs to determine the purpose of moving forward now. In his view, the only remaining justification for pursuing rezoning and development at this time would be to create additional affordable housing. Since funding for the two new buildings is already secured, he is comfortable leaving the remaining land undeveloped. Mr. Sampson added that many communities have vibrant central districts anchored around their city halls. He believes the City should think long-term and make the most of this opportunity. Shelley Goodfellow noted that the adjoining property has recently been rezoned to RA-0.5. Mayor Billings shared that several residents contacted her expressing frustration, saying they participated in the surveys and supported adding housing, yet no action was taken. She believes all public feedback should be considered. Developing a portion of the property could also help offset building costs, and she noted that affordable housing is a documented need in the community. Mr. Iverson cautioned that survey results can be difficult to rely on, as outcomes often depend on how questions are phrased. Mrs. Goodfellow then asked whether the proposed housing would be affordable or subsidized, how the City would regulate it, and whether it would be limited to City employees. Mr. DeMille responded that these options have not been explored because the Council had not previously shown interest. Mayor Billings clarified that the concept would be a LIHTC project, with the City only ground-leasing the property. She noted that no developer will pursue such a project unless the appropriate zoning is in place.

Councilman Prete stated that any structures built on the property would remain long-term and could interfere with the City's future needs, so he would not support development at this time. Councilman Ellerman agreed, adding that the R1-8 zoning should adjoin the existing neighborhoods to provide appropriate protection for those areas, and the remainder of the property should be preserved for future City use. He emphasized that the land will be needed eventually. Councilman Thomas said he had only recently learned that the City no longer needs additional revenue to fund the new buildings. Because of that, he believes the property should remain undeveloped and available for future expansion. He also expressed concern that there are not enough units proposed to support a LIHTC project. In his view, the remaining area should not include R1-8 zoning and would be better suited as R1-4; he also commented that he wishes the Council had not restricted where R1-4 may be applied. Councilman Fawcett agreed that multifamily development is unnecessary. He noted that the concept had already been discussed with residents and changing course again could create confusion. He supports leaving the property in the Public Facility zone and keeping the remaining land vacant for future City needs. Paul Fathering observed that, with the financing issue resolved, the decision is now purely a policy matter. He commented that many residents are unaware of the City's long-term needs. He added that housing on the site could serve as a policy option to provide affordable units for City employees. Mayor Billings noted that the need for affordable housing extends well beyond employees. Mr. Sampson suggested that the City explore broader policy approaches to address affordable housing. Mr. Iverson responded that the City has already taken several steps in that direction. Mrs. Goodfellow added that rising Water District fees continue to price some residents out of their homes. Mr. Cupp concluded by confirming the group's consensus: aside from the civic buildings, no additional development on the property will be pursued at this time.

2. Discussion regarding economic development

Gary Cupp distributed the draft Economic Development Policy and explained that the document was originally being prepared as an ordinance but has since been shifted to a policy format. Under this approach, the Economic Committee would evaluate proposals and make recommendations to the Council regarding potential incentives. He then reviewed the incentives that have been discussed so far. Councilman Ellerman highlighted the importance of collaborating with the Planning Commissioners so they understand the intent of the policy and how certain projects may need to be fast-tracked. Mr. Cupp clarified that businesses would be required to meet specific criteria to qualify for an expedited review. The draft plan identifies key focus areas, though it does not restrict incentives exclusively to those locations. He noted that the policy still needs additional vetting and refinement. Mayor Billings requested that the draft be placed on the next Planning Commission agenda to gather their feedback before the Council reviews it. Mr. Cupp added that he is also waiting for input from City staff. Shelley Goodfellow commented that the City should consider areas that could be annexed in the future and potentially used for large industrial development.

**4:00 p.m. Work Meeting**

1. Discussion regarding Zion Regional Medical Center public infrastructure district application

Kaden DeMille explained that the DAC Committee met earlier and determined that more information is still needed. While it appears the Council is interested in pursuing the project further, the committee requires a clearer understanding of the financing plan before making any recommendation. Aaron Wade added that the committee is focused on understanding the underlying details of the financing plan. He plans to coordinate with DA Davidson to clarify what the bond funds will be used for and the hierarchy for deploying those funds. He also noted that recent changes to the State PID Act now allow financing of certain private improvements. The applicant has expressed interest in using a portion of the funds to construct some of the vertical buildings. Mayor Billings asked what would be required to move forward. Mr. DeMille responded that he believed the Council hoped to advance the project before the end of the year. However, the committee needs more detailed information on the financing, including a clear breakdown of costs and a better understanding of how the two PIDs would interact.

PID Representative Matt Ence stated that they have provided some information in response to specific questions regarding funding and the relationship between the two PIDs. He noted that an MOU was provided, but it was drafted to preserve flexibility. All numbers included are estimates, as costs are expected to change. While they are working to answer questions, they also need to maintain flexibility. Mr. Ence explained that the MOU cannot be signed until the PID is officially created. Dayton Hall asked if the intent of the MOU is for the hospital to be responsible for all improvements within its development and for the PID to cover everything outside the property line. Mr. Ence confirmed this understanding. He also mentioned that they are considering an amendment to the Gateway PID to adjust the tax rate. Mr. Hall pointed out that the MOU states it is non-binding and not enforceable. Mr. Ence clarified that what was provided is a starting point that can be amended to become a formal agreement between the entities, rather than the properties themselves. Councilman Fawcett noted that two types of bonds are being shown: a special assessment bond and a limited tax G.O. bond, and asked how they function. Mr. Wade explained that the PID can create a special assessment area, which would be invoiced separately from property taxes. The intent is to include as much of the debt as possible in the financing district, as it is a more cost-effective option. Councilman Fawcett then asked how the special assessments and PID taxes interact. Mr. Wade clarified that there would be a cap on the PID tax, while the special assessment would be independent of that tax and have its own separate cap.

Mr. Hall explained that the Gateway PID was approved based on cost assumptions for improvements that ultimately were underestimated, creating challenges. The committee simply wants more information to ensure a similar situation does not occur. He asked for confirmation that there are no plans to subdivide the property, and the representatives for the ZRMC project stated that the property would not be subdivided. Mr. DeMille noted that while the letter of intent shows total project costs, the bonding reflects a different amount, and the committee needs clarity on how funds are allocated. He also mentioned that page 7 of the materials is missing. Mr. Ence explained that it is uncommon for a PID to finance the entire project; the PID is expected to have a limited capacity. Mayor Billings noted that she did not see any details in the agreement regarding infrastructure access to the project. A ZRMC representative responded that they will not close on the property until infrastructure is in place. Mr. Hall added that the ZRMC group would want the PID approved before purchasing the property from Western Mortgage. Mr. Ence clarified that Western Mortgage is the entity that signed the petition to create the ZRMC PID. Mr. Wade explained that the next step, if the Council supports moving forward, is to collect the necessary financing information. Another way to advance the application is to begin preparing the governing document, which requires a public hearing noticed at least 14 days in advance before the Council can consider a resolution. Mr. Ence stated that a draft governing document is already prepared and can be sent immediately. Mayor Billings recommended providing the financing documents to the committee and then scheduling the public hearing for the Council. She noted that the earliest the Council could review the PID would be the first meeting in December, assuming the committee is prepared to make a recommendation.

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

Ken Richins reported that the Goulds Wash Well is currently at a depth of approximately 670 feet. He stated that concrete for the irrigation ponds is scheduled to be poured within the week. The Dixie Springs Well has experienced additional setbacks, but repairs are expected soon. He added that work on the South Water Tank is ready to begin, with concrete pouring set to start. Mr. Richins also noted that a Special Water Board meeting will be held to review the proposed water impact fee before it is presented to the Council.

Larry Palmer stated that, since the last meeting, thirty-five single-family home permits have been issued, along with three commercial building permits for Swig by Walmart, Dixie Man Caves, and Liberty Village Phase 2.

Paige Chapman stated that staff is proposing a review of the Streets Impact Fee. She explained that the last study was conducted in 2006, and the fees were enacted in 2008. In 2012, the Council approved the fee at 68% of the recommended amount, with a clause that it would increase annually; however, that clause was later removed, and the fee has not been updated since. Mrs. Chapman calculated what the fee would be if it had been set at 100% and allowed to increase annually—currently $2,294, it would now be $6,493. Mayor Billings asked if a new impact fee study is required. Mrs. Chapman responded that a new study is recommended, but in the meantime, staff wants to update the fee to what it would have been if the original clause had remained. This item will be on the next agenda for a decision, and she will provide comparables and a summary for review. She added that staff is also considering increasing building permit and planning fees to align more closely with surrounding communities, emphasizing the need to ensure all costs are covered. Mayor Billings asked for information on the actual cost to the City for reviewing these applications. Councilman Ellerman noted that a formal study would be required for precise numbers but indicated that adjusting the fees in the meantime is reasonable.

Chief Yates reported that Oliver Hagen began work this week and will be sworn in at the next Council meeting. He will start field training next week. The department also hired a new animal control worker, who is expected to begin next week. Regarding the dog that bit a child, Chief Yates explained that it was initially quarantined at a veterinarian’s office because it remained aggressive and vicious. The City has since relocated the dog to the Animal Shelter. There have been additional incidents of the dog attacking others, so the department served the owner with a notice of intent to euthanize the dog, giving them 15 days to contest the decision. He added that the child has experienced further complications, including additional jaw fractures, and is now running a fever.

Sel Lovell stated that they are still conducting interviews for the open positions and will be holding a second round of interviews for the Utility Clerk position.

Mike Vercimak stated that the team has been addressing several flood-related issues caused by recent rain, working to improve conditions and better protect property in the future. He also noted that two preconstruction meetings were held today.

Weston Walker added that the recent rainstorm caused water intrusion in areas he had never seen before, and the issue was widespread across the town rather than localized. He noted that the Streets Department has been working diligently to address the impacts. Additionally, the team is progressing with digitizing plans. They recently met with MS4 to review plans, and the State has been conducting inspections, including our coordinator in the process to prepare him to take over responsibilities in the future.

Hayden Roberts stated that cleanup from the recent rainstorm is ongoing and that crack sealing is scheduled to begin tomorrow now that temperatures are dropping.

Mike Johns stated that the crew will begin installing Christmas decorations soon and noted that they completed hot line training this week.

Arthur LeBaron stated that road designs have begun for the approved projects on 100 South and 1400 West. He noted that diagonal parking on 100 South will not be possible if a landscape strip is installed, and a parking study will be conducted as part of the project to determine the appropriate configuration. He also shared that the Healthy Committee will host a Grown-Up Bike Rodeo on November 15th at 10 a.m. The event has generated significant interest, including strong involvement from local bike shops. Mr. LeBaron explained the classes that will be offered and mentioned that attendees can look forward to many great prizes.

Gary Cupp stated that there will be a Planning Commission meeting next week and that several ordinance changes will soon be coming to the Council, including updates to the sign ordinance to better manage election signs. Councilman Fawcett noted that advisement signs have been mixed in with political signs that also need regulation. Mayor Billings pointed out that Utah State law requires political signs to include a candidate’s name, and she wants to ensure that requirement is reflected in the City’s code. Councilman Fawcett added that it is clear more regulations are needed. Dayton Hall agreed, explaining that while the political sign regulations will be reviewed closely, the Council should also decide where such signs are allowed. The City can designate specific areas for political signs and prohibit them elsewhere, simplifying enforcement. Signs would still be permitted on private property with the owner’s permission. He stressed that the ordinance needs to be clear and enforceable. Councilman Fawcett also pointed out that many signs have been placed in landscaping strips, which are City property, and candidates often do not realize this; the rules need to be better explained. Mr. Cupp added that the allowable size of political signs will also need to be determined.

Fred Resch III added that some Planning Commissioners have raised concerns about the brightness of certain signs, which will be addressed as part of the ordinance updates. Councilman Ellerman recommended adopting the State regulations regarding brightness and animation. Existing lights are grandfathered in, but any updates will need to comply with the new standards. Mr. Resch III continued by reporting that the Planning Commission recently approved two commercial developments on Sand Hollow Road and Dixie Springs Drive, including a gas station and a couple of retail pads. He also attended legislative training today to learn about current initiatives; while he does not have major concerns at this time, he will continue to monitor developments. Councilman Ellerman requested that Mr. Resch III follow up on two local issues: the car dealership on 920 West and the trailer park on 100 North, where the trailer on the east end has been subdivided into three separate units.

Tyler Ames with the Fire District reported that call volume is up 10–12% compared to last year. He noted that crews have been conducting training in Toquerville over the past few weeks, including hazmat exercises. Ongoing development has led to continued blasting activity, and the wildland crew recently returned from California. Mayor Billings addressed complaints regarding the propane tanks at B&L Propane, explaining that the installation was approved by the State Fire Marshal and met all state requirements. Councilman Fawcett questioned whether the City's zoning code should be updated, noting that propane storage is an industrial use rather than a commercial one, and residents are concerned about its proximity to homes. Councilman Prete asked if the blasts are meeting state regulations. Mr. Ames confirmed that any blasting within 600 feet of a residence is carefully monitored to ensure compliance. Operators must submit a plan for approval and provide pre-blast notifications as required by law.

Mayor Billings reported that legislators met last month to discuss redistricting. She explained that there are seven criteria they must follow when redrawing districts, and the finalized maps and approvals must be submitted by next week. She also noted that there is a ballot initiative aimed at returning redistricting authority to the legislators.

Cindy Beteag reminded the Council that the election canvass will take place on November 18th at 5:00 p.m.

**6:00 p.m.** - **Call to Order** –

Mayor Billings welcomed everyone and called the meeting to order.

Prayer, Thought, and Pledge led by Councilman Thomas

Mayor Billings reported DL Builders is donating the time and material for the insulation of the bathroom building at the Veteran's Park.

Declaration of any conflicts of interest

None declared.

Presentation and update from St. George Regional Hospital

Natalie Ashby and John Cottam presented a slideshow with updates from St. George Regional Hospital. Mr. Cottam highlighted that the hospital operates as a nonprofit, which allows them to offer a broader range of services. Ms. Ashby concluded the presentation by reviewing key statistics and highlights from the past few years, as well as upcoming community health needs.

**Public Forum – Comments From Public**

None.

**OLD BUSINESS**

1. Consideration and possible approval of a Preliminary Plat for Sand Hollow Mesa Neighborhood Six, a 579 lot subdivision located at 3800 S 2200 W. Toquerville Enterprises, Applicant. Karl Rasmussen, Agent

Mayor Billings stated that staff has requested to continue this item to allow additional time for review.

Kevin Thomas motioned to continue the Preliminary Plat for Sand Hollow Mesa Neighborhood Six to the next meeting. Seconded by Clark Fawcett. Motion carried unanimously.

**NEW BUSINESS**

1. Public Hearing to take comments on the following:

    a. A request for disposal of city property along 850 West, adjacent to parcels #H-3-1-34-3228 and H-PMSD-4-A (approximately around 150 South)

Clark Fawcett motioned to go into a Public Hearing at 6:20 p.m. Seconded by Kevin Thomas. Motion carried unanimously.

No comments.

Kevin Thomas motioned to go out of a Public Hearing at 6:21 p.m. Seconded by Joseph Prete. Motion carried unanimously.

2. Consideration and possible approval of Resolution 2025-38 disposing of surplus city property along 850 West

Mayor Billings read the following summary written by Arthur LeBaron that was provided in the packet. "In 1993 the Pecan Meadows Subdivision - Phase II plat was recorded, establishing the alignment of a portion of 850 West in a straight North direction. In 1995 the Pecan Meadows Subdivision Phase 3 was recorded, extending 850 West in a Northeasterly direction, which created an unused dedicated street parcel. At the present time the property owner is working on a development project along the frontage of the unused parcel and is requesting the City abandon it. The request has been evaluated by Public Works, Planning, and Engineering Staff and have found the following: * The parcel in question is not necessary to the City for future roadway improvements. * Utilities exist along the back of sidewalk within the boundaries of the subject parcel, so a public utility easement is necessary if the City disposes of the property. It is recommended that if the City Council disposes of the property, it should be subject to the standard 10-foot wide Public Utility Easement that is required along dedicated streets in subdivisions. As long as this is the case, Staff has no other reservations regarding the proposed disposal." Dayton Hall clarified that the proposed resolution includes the needed findings and reservations, so they do not need to be specifically included in the motion if the draft resolution is adopted.

Drew Ellerman motioned to approve Resolution 2025-38 disposing of surplus city property along 850 West. Seconded by Joseph Prete. Motion carried unanimously.

3. Mayor, Council, and staff reports

Kaden DeMille reported that the construction drawings for the pool are approximately 90% complete. He anticipates presenting a parameters resolution at the next Council meeting. If the resolution is approved, a public hearing will be required on December 18th. He noted that while this meeting has occasionally been canceled in the past, it is necessary to maintain the timeline for reopening the pool. He also stated that a plan of finance will be presented at the next meeting for the Council's review. The Council expressed support for moving forward.

4. 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 6:30 p.m. Seconded by Drew Ellerman. Motion carried unanimously.