

Minutes of the Hurricane City Council meeting held on December 04, 2025, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 5 p.m.

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

**Also Present:** City Manager Kaden DeMille, City Attorney Dayton Hall, Assistant Public Works Director Weston Walker, Streets Superintendent Hayden Roberts, Water Superintendent Ken Richins, 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, City Recorder Cindy Beteag, Finance Director Paige Chapman, and Ash Creek Sewer District Manager Mike Chandler.

## **AGENDA**

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

Ken Richins stated the patch on 1300 South was done today. The repairs have been completed on the Dixie Springs Tank, and it is scheduled to be installed next week.

Mike Chandler stated Ash Creek will be holding the last board meeting of the year next week. There will be an item on the agenda to approve their upcoming budget and amendments to the current budget. There will also be an item on there to approve their new Capital Facilities Plan and updated impact fees. That Capital Facilities Plan includes many projects including the conversion of their lagoons to a mechanical treatment plant. They are in the winding down phases of starting Confluence Park. They are planning on the ribbon cutting on February 2<sup>nd</sup>. He explained it has been a big undertaking, but it will be an impressive facility.

Larry Palmer reported that since the last meeting, permits have been issued for ten single-family homes, twelve townhome units, and four commercial projects. The commercial permits include Golden West Credit Union, Ahee's, Golf Pro by Bucks, and a tenant improvement for a building at The Ropes.

Sel Lovell mentioned that the employee safety incentive event was held at Ace last night and had a strong turnout. He noted that many positions have recently been filled, with current openings limited to the Animal Shelter and a power electrical engineer position.

Paige Chapman reported that budget amendments are included on the agenda. She noted that she typically brings amendments forward midway through the fiscal year, with a second round presented in May. She also advised that the audit report will be included on the next agenda. Mayor Billings shared that she has received a request for an additional \$1,300 for Wreaths Across America. She noted that the City has already contributed \$4,500 to the program this year and asked whether the Council wished to consider additional funding as part of the amendments. Mrs. Chapman clarified that increasing this budget line is not permitted with the

amendments being considered tonight; however, if the Council supports the request, it could be addressed with the next set of amendments.

Weston Walker reported that the City is now receiving a significant number of plans digitally and that many projects are working to be completed before the end of the year. He also noted that a new locator, Shane Stirling, began just before Thanksgiving and is doing well.

Mike Johns stated that all Christmas lights and the Christmas tree have been installed. He noted that a Utah Barricades truck struck one of the City's vehicles while crews were installing the lights. Utah Barricades was determined to be at fault, and a claim will be filed to cover the repairs. He also stated that a Special Power Board meeting was held yesterday, with another meeting scheduled for next week. Additionally, he mentioned that he contacted the consultant regarding the capital facilities study earlier today but has not yet received a response.

Hayden Roberts stated that crack sealing is currently underway and progressing well. He also noted that materials are being crushed at the yard for use as road base. Mayor Billings asked whether all MS4 requirements for the year had been completed. Weston Walker confirmed that this year's requirements have been fully met and that staff are already working on preparations for next year.

Arthur LeBaron reported that several projects have been successfully advertised for bid, including the pool project, which will fully replace the existing pool, and the pickleball courts. He stated that bids will be opened and awarded at the next Council meeting. He noted that bids are opened on the Tuesday prior to the meeting, so they will not be included in the packet until the day before the meeting. Kaden DeMille explained that a site walk was held earlier in the week with twelve contractors in attendance; however, three have since withdrawn due to project lead times. As a result, staff is considering extending the project schedule. He noted that while this could delay completion, it may be worthwhile to ensure competitive and quality bids. Mayor Billings asked staff to follow up with those contractors to determine whether they would submit bids if the project were postponed. Mr. LeBaron added that if the bid is postponed, he would recommend delaying it by a full month due to the holidays. Mr. DeMille stated that the consultants will discuss the matter internally and determine the best course of action. Mr. LeBaron reiterated his recommendation to allow additional time, noting that receiving more bids typically results in more competitive and accurate pricing. He also reported that progress continues on the Sky Mountain Clubhouse project, with submittals expected to be provided to the City by January. He stated that the 1400 West, 100 South, 650 South, and Sand Hollow State Park second access projects are all currently in the design phase. Mr. DeMille added that construction of the four-court gym is scheduled for completion by December 22<sup>nd</sup>. Mayor Billings shared that Tiffani Wright indicated plans to host the alumni tournament on December 26<sup>th</sup>, contingent upon completion of the gym. She also noted receiving requests regarding the crosswalk at 870 West for north-south and east-west crossings. Mr. LeBaron explained that relocating the crosswalk was a well-supported decision and highlighted the importance of adhering to strict standards governing crosswalk placement.

Gary Cupp announced that next week is the last Planning Commission meeting of the year. They have a good size agenda with seven items that could come to the Council meeting.

Dayton Hall updated the Council on a recent dog bite incident that had been reported in the media. He explained that Animal Control’s investigation determined the incident was not isolated. Following the bite, the dog was quarantined and continued to display aggressive behavior. The owners were subsequently served notice that the dog would be euthanized, which they appealed. He reported that a hearing was held today before an administrative law judge to review the evidence. The judge ruled in favor of the City, and the dog will be euthanized. He added that the dog has remained in the City’s custody since the incident.

**6:00 p.m. - Call to Order –**

Mayor Billings welcomed everyone and called the meeting to order.

Prayer: Councilman Hirschi

Thought and Pledge: Mayor Billings

Declaration of any conflicts of interest

None declared.

Minutes of the Regular City Council Meeting for October 16, 2025, November 6, 2025, and Special Meeting November 18, 2025

Kevin Thomas motioned to approve the October 16, 2025, November 6, 2025, and November 18, 2025, minutes as written. Seconded by Drew Ellerman. Motion carried unanimously.

**Public Forum – Comments From Public**

**OLD BUSINESS**

1. Consideration and possible approval of Resolution 2025-39 Updating Building Permit Fee Calculations - Larry Palmer

Mayor Billings read the following summary written by Cindy Beteag that was provided in the packet. “The Council first reviewed this item on November 20th. At that time, it was continued with recommendations to remove the automatic update clause, adjust the fee by taking the difference between the current fee and the recommended fee, dividing that amount in half, and adding it back to the current fee, and to require the item to return to the Council for review in one year. These revisions have now been incorporated into the resolution, and the updated exhibits are presented for consideration.”

Larry Palmer showed the valuation table “Exhibit B” that was updated he explained how the fees were calculated. He then showed the chart showing the 1997 fees compared to the 2021 fees and what the difference between them is.

Kevin Thomas motioned to approve Resolution 2205-39 Updating Building Permit Fee Calculations. Seconded by Clark Fawcett. Motion carried unanimously.

**NEW BUSINESS**

1. Consideration and possible approval of City sponsorship for the Hurricane Utah Farmer's Market

Mayor Billings read the following summary written by Cindy Beteag that was provided in the packet. “The Hurricane Utah Farmers Market, now entering its sixth year, is requesting City sponsorship for the 2026 season, including a waiver of rental fees and access to a pedestal power connection for the market musician at no cost. The market will operate on Saturdays from March 7–November 21, excluding April 4 (Easter Car Show) and September 5 (Peach Days). The manager also requested that business license requirements be waived for vendors; however, staff does not support this, noting that vendors operating exclusively at the market do not need a license, but those conducting business outside the market do.”

that the market generated more than \$240,500 in sales last year. She noted that \$7,000 was available through the food assistance program, with \$400 utilized in the senior market nutrition program, and that the market supports approximately seventy-five small businesses. She added that the market provides fresh, locally sourced food to the community and has helped four, soon to be five, vendors grow into independent businesses. Mayor Billings thanked Mrs. Spendlove for her efforts in organizing and supporting the market.

Kevin Thomas motioned to approve City sponsorship for the Hurricane Utah Farmer’s Market. Seconded by David Hirschi. Motion carried unanimously.

Joseph Prete motioned to go into a Public Hearing at 6:15 pm. Seconded by Kevin Thomas. Motion carried unanimously.

2. Public Hearing to take comments on the following;
  - a. Proposed amendments to the 2025-2026 Fiscal Year Budget
  - b. A Sensitive Land Application for an 80 lot single family subdivision located at 400 N 2800 West
  - c. The proposed creation of the ZRMC Public Infrastructure District
  - d. Secondary Water Impact Fee Facilities Plan, Impact Fee Analysis, and an increase to secondary water impact fee

No comments.

Kevin Thomas motioned to go out of Public Hearing at 6:16 p.m. Seconded by David Hirschi. Motion carried unanimously.

3. Consideration and possible approval of Resolution 2025-42 approving and adopting amendments to the 2025-2026 budget - Paige Chapman

Mayor Billings read the following summary written by Paige Chapman that was provided in the packet. “Most of these amendments are due to increased revenues, such as interest, grants, and scholarships. When we increase revenues on the general fund side we have to make equal increases on the expense side. Majority of the increased expenses are due to personnel related items like Police being down employees which means overtime goes up, building department had some changes last FY and needing to adjust the budgeting process to reflect that, and in Recreation more credit cards are being used to pay for programs and equipment. More credit card usage means we have to pay more fees. Some of the bigger items outside of the General Fund is the Parks Impact fund due to more impact fees being collected, Fund 43, 47, 49, 50, and 51 due to earning more interest. We’ve also had some big grants with big projects. The Pressurized Irrigation Fund and Water Funds have ongoing pressurized irrigation expansion and AMI (Meters) project that are mostly reimbursed. Drainage Fund just finished up the Frog Hollow Dam that was also a small cost share with reimbursements. We are planning on transferring \$3 million from the general fund to the City Campus fund. We were over the audit threshold of 35% of expenses that we are allowed to keep in our fund balance, so this will help us be in compliance. The Golf Fund will also be moving some money in the Golf Equipment fund to help the maintenance department having equipment when needed, while paying the fund back to help purchase equipment in the future.”

Paige Chapman reviewed the purpose of each fund included in the budget amendments. Mayor Billings noted that the City should be receiving additional funding from NRCS. Mrs. Chapman explained that revenue and corresponding expenses were added to the Police budget to account for a victim advocate position funded by a grant. While staff believes this funding will be ongoing, it is currently approved as a one-year grant. Mayor Billings mentioned that LaVerkin has utilized a similar program for some time and has consistently received renewed grant funding. Kaden DeMille expressed confidence that the grant will continue, noting it has been funded for several years. Councilman Prete confirmed that the proposed amendments are routine. Mrs. Chapman clarified that the only amendment differing from prior practice is a \$3 million transfer from the General Fund to the City Campus Fund. She explained that the City is intended to maintain reserves equal to 35 percent of expenses and that current reserves exceed this level. As a result, the City could receive an audit finding for retaining excess funds. Councilman Fawcett added that grant revenues cannot be included in the budget until they are formally received. Mr. DeMille noted that while recent years have benefited from unusually strong interest earnings, staff does not want to rely on that revenue in case conditions change in the future.

Clark Fawcett motioned to approve Resolution 2025-42 approving and adopting amendments to the 2025-2026 budget. Seconded by Drew Ellerman. Motion carried unanimously by a roll call vote.

Mayor Billings explained that any increase in funding for Wreaths Across America would need to be included in the next round of budget amendments. Councilman Thomas stated he preferred not to increase the amount, noting that the City has already made a contribution.

Mayor Billings suggested waiting and exploring additional support by reaching out to other potential contributors.

4. Consideration and possible approval of a Preliminary Plat and Sensitive Lands Application for Paraiso Phase 15-18, an 80 lot single family subdivision located at 400 N 2800 W; File No. PP25-10 and HIL25-02; JP Excavating, Applicant; American Land Consulting and Tony Carter, Agent.

Mayor Billings read the following summary written by Gary Cupp that was provided in the packet. “The applicant is applying for a 80 lot single family subdivision located along 2800 W between the Paraiso and Sky View developments. The zone change and PDO were approved in 2022 as “Frei Residential PDO”. Due to hillsides in the area, a sensitive lands application has been submitted, and therefore requires City Council approval, even though the Planning Commission is typically the approval authority for preliminary plats. Hurricane City Code section 10-24-4(B) assigns the authority to approve developments located within sensitive lands to the City Council. This delegation of authority is also consistent with Utah Code §10-20-806.2. The Planning Commission had no substantial discussion on the item. Since the request adequately meets the required considerations for and voted unanimously to recommend approval of the zone change by the City Council subject to staff and JUC comments. As permitted by the sensitive lands and hillside ordinance section 10-24-3 of the City Code, the applicant has proposed an alternative solution that protects the sensitive lands by reducing the originally proposed number of lots, and designing the development to avoid the steep terrain. The alternative was reviewed by the engineering and planning departments and found to be based on sound and generally accepted engineering and land development principles. Therefore, the alternative is expected to result in equal or better protection of the sensitive lands. The alternative design is also found to be consistent with the general plan policies affecting sensitive lands. From Arthur LeBaron: The City needs to secure an additional easement along the frontage of 2800 West from Middon LLC for the power transmission line that is planned to extend from 600 North and down South past 3000 South. Approval of the project should be subject to the acquisition of this easement. Staff recommends approval.”

Gary Cupp explained that the original application included a design that impacted sensitive land; however, it has since been revised to affect only a small area. Two lots located on the slope were removed, and an engineered plan has been provided to properly address the terrain.

Clark Fawcett motioned to approve the Preliminary Plat and Sensitive Lands Application for Paraiso Phase 15-18 subject to a fifteen-foot easement for the powerline. Seconded by Joseph Prete. Motion carried unanimously.

5. Consideration and possible approval of Resolution 2025-43 of the City Council of Hurricane City, Utah, providing for the creation of ZRMC Public Infrastructure District as an independent body corporate and politic: authorizing and approving a governing

document, an interlocal agreement, and a notice of boundary action; and related matters -Western Mortgage & Realty Company

Mayor Billings read the following summary written by Dayton Hall that was provided in the packet. “Western Mortgage and Realty Company has petitioned the City Council to authorize the creation of a PID for the Zion Regional Medical Center (“ZRMC”). The property proposed to be subject to the ZRMC PID is approximately 39.5 acres within the existing Gateway PID. A governing document for the ZRMC PID that is acceptable to the applicant, the City staff, and the City’s PID legal representation has been created and is included in the Council’s packet for the Council’s review and approval. Based on prior discussions with the Council, the governing document includes the following summarized provisions: Improvements financed by the PID will be limited to medical buildings and supporting infrastructure. Improvements permitted to be financed by the PID will include, in addition to public infrastructure to be dedicated to the City, private improvements that will not be dedicated to the City. Considering the overlapping PIDs, the aggregate limit (for both PIDs) is 0.015 per dollar of taxable value of taxable property. No debt may be issued by the PID on or after June 19, 2030, and if a building permit is not issued on the property by that date, the PID must be dissolved. The applicant has not provided additional financial information as discussed in the last work meeting, so the plan of finance is still unclear. However, given that the property will not be subdivided and will not have any residential component, the City staff are not overly concerned that the plan of finance is not fully developed.”

Tyler King with Snow Jensen & Reese explained that the rest of the working group had prior commitments and were unable to attend the meeting. Councilman Prete asked what the highest mill levy previously approved by the City had been. Aaron Wade with Gilmore Bell stated that the City had approved 10 mills for Coral Junction, while other districts are at 4.5 mills. Councilman Prete then asked how this would affect the property tax rate. Mr. Wade explained that the aggregate rate for Hurricane is about 7 mills, so this would effectively triple the rate for the area in question. He noted that some cities have recently received notices from their auditors requiring justification for the components of approved PIDs. To address this concern, he suggested that the City could make the District self-appointing, which would eliminate reporting requirements for the City. Kaden DeMille stated that the auditor’s notice was unexpected, as the City has always been advised that PIDs remain off its books. He confirmed that staff will coordinate with Gilmore Bell to address the requirement. Mr. Wade recommended that any motion approving the PID could be made subject to final revisions by the City Manager and City Attorney. Dayton Hall asked how making the board self-appointing would differ from the current procedure. Mr. Wade explained that under the Governing Document, the Board of Trustees is currently appointed by the City Council, but it could be changed so the Board appoints its own members. Mr. Hall stated that if the Council intends to approve the PID, he would support Mr. Wade’s recommendation to make the motion contingent on implementing this change, noting that it is prudent to keep the district off the City’s books.

Councilman Prete noted that projects do not always go as planned and asked what would happen if the hospital project fails and the PID no longer makes sense. Mr. Wade explained that Mr. Hall structured the agreement so that its expiration is tied to the expiration of the height variation. If the hospital is not completed by that time, the District would be dissolved. He added that other provisions also tie the PID specifically to the hospital, preventing it from being used for unrelated developments. Councilman Fawcett asked what would happen if the project began but then failed. Mr. Wade acknowledged that this is always a risk. While investors could lose part of their investment, the City itself would not bear the loss. When asked who would absorb the loss, Mr. Wade explained that the Governing Documents limit the District's ability to issue bonds to a 31-year term, but allow up to a 40-year tax imposition period from the first issuance. This means that if payments were not made for several years, the County could foreclose on the property and sell it at auction to recover funds.

Councilman Prete noted that this project would overlap two PIDs and expressed concern about potential conflicts between the two districts. He asked what assurances exist that responsibilities are clearly defined and requested a timeline for the development and purchase of the land. Mr. King stated that an interlocal agreement has been prepared between the two districts, clarifying responsibilities: ZRMC is responsible for hospital-related improvements, while the Gateway District is responsible for the infrastructure leading to the hospital. Mayor Billings noted that the hospital will not purchase any property until all agreements are finalized. When asked about the timing of the purchase, Mr. King explained that it is contingent on PID approval. Councilman Prete asked Brent Moser from the Gateway District if he had any comments. Mr. Moser stated that the teams have been working on this for months and are confident that outstanding issues can be resolved. He confirmed that they are actively advancing the necessary infrastructure. Councilman Prete questioned whether the mill levy needed to be set so high, noting that it represents a 50% increase over previous PIDs. Kirra from DA Davidson explained that ZRMC is requesting 10.5 mills, with the aggregate 15 mills representing the combined total between the two Districts. She added that she would need to speak with the sponsor to see if the rate could be lowered. Mr. Wade noted that PID debt would only cover part of the project, so reducing the mill levy would require borrowing additional funds under less favorable terms. Councilman Prete asked if any other PIDs in Southern Utah have a limit of 15 mills. Mr. Wade stated that the only similar PID he is aware of is Black Desert at 10 mills, though in Provo, a medical school PID was approved at 15 mills under comparable circumstances. Councilman Fawcett noted that for residential PIDs, the cost is passed on to homeowners, but in this case, it will be the same property owner, making it a more favorable rate for them. Councilman Prete asked what would happen if the project fails and the property is converted to residential—would the owner be stuck with the higher rate? Mayor Billings clarified that the Council would need to approve any changes. Mr. Wade added that under state law and bond documents, property cannot be removed from the District until any issued bonds are repaid. He also noted that it is common to have a separate agreement between the City and the developer specifying that no other uses would be approved once the bonds are issued.

Drew Ellerman motioned to approve Resolution 2025-43 providing for the creation of ZRMC Public Infrastructure District subject to revisions to the governing documents removing the reporting requirements, making the Board self-appointing, and removing the requirement for specific bond counsel and municipal advisors, in a form that is approved by Gilmore Bell and City Attorney Dayton Hall. Seconded by Clark Fawcett. Motion carried with Joseph Prete, Drew Ellerman, Clark Fawcett, and Kevin Thomas voting aye. David Hirschi abstained.

Karl Rasmussen reported that he has been coordinating with staff on an easement needed to bring the first phase of power in front of the bowling alley. He submitted the easement to facilitate the connection, noting that this is the initial phase required to extend the transmission line.

6. Consideration and possible approval of Ordinance 2025-23 Approving a Secondary Water Impact Fee Facilities Plan, a Secondary Water Impact Fee Analysis, and an updated Impact Fee for secondary water -Ken Richins

Mayor Billings read the following summary written by Ken Richins that was provided in the packet. “On June 15, 2023, Hurricane City Council adopted an impact fee for secondary water. As the city continues to grow at a rapid pace it is necessary for the Hurricane City secondary impact fee to be updated. Most of our current secondary impact fee is concentrated on the older part of the city and preparation for future use of reclaimed water. The updated impact fee concentrates on three separate areas. The canal company service area south to 1500 South, the Gateway PID area near Dixie Springs/Sand Hollow, and the rest of Hurricane City excluding the east bench and west of the Virgin River. In the excluded areas, it would be difficult to serve, and we hope they will concentrate on some type of desert landscaping. Glen Carnahan from Alpha Engineering will be present at the City Council meeting to present the updated plans and answer questions. On 12/2/24 the Capital Facilities Plan and the Impact Fee Analysis were presented to the Hurricane City Water Board for a recommendation to the City Council. The motion to recommend the City Council adopt the updated facilities plan and impact fee was unanimous by the voting members in attendance. I personally want to recommend that the City Council adopt the new impact fee schedule.”

Glen Carnahan with Alpha Engineering explained that the major changes to the impact fee are primarily driven by modifications to the District’s regional reuse plan, which outlines how secondary water will be provided. The previous plan did not require additional water sources, but growth in the area has created a need. They have divided the service area into three zones, which the Council discussed in detail. The existing canal area carries the lowest rate, while the Sand Hollow service area has the highest. Mr. Carnahan explained that while some areas will pay a lower fee for infrastructure, they will incur higher fees to the District for water acquisition. Councilman Prete asked about monitoring the three zones, and Ken Richins stated that it will be consistent with the Water Department’s current practices. Mayor Billings noted that a chart has been created to outline the schedule for each area. Mr. Richins added that if the City takes over and manages it properly, it could result in cost savings for citizens. Mac Hall noted a few changes that seemed necessary for the Canal Company, but Mr. Carnahan

confirmed those issues have been resolved, so he has no major concerns. Kaden DeMille confirmed that the numbers presented are exact and not rounded, unlike what was previously shown to the Water Board. He also noted that the documents referenced one bond but not another. Mr. Carnahan clarified that the second bond does not need to be included, as it is a new bond and would not require crediting.

David Hirschi motioned to approve Ordinance 2025-23 Approving a Secondary Water Impact Fee Facilities Plan, a Secondary Water Impact Fee Analysis, and an updated Impact Fee for secondary water. Seconded by Kevin Thomas. Motion carried unanimously by a roll call vote.

**7. Consideration and possible approval of a reimbursement agreement with RanLife Homes Cordero LLC and Kobalt Dev Group, LLC for the purchase of 2400 West - Arthur LeBaron**

Mayor Billings read the following summary written by Arthur LeBaron that was provided in the packet. “RanLife Homes Cordero LLC and Kobalt Dev Group, LLC have requested a reimbursement agreement for system improvement costs. The items under consideration for this agreement include costs for surveying, appraisal work, and property acquisition for the right-of-way of 2400 West. This right-of-way is necessary for roadway improvements that provide for a regional second access to support developments that have been approved and are anticipated to be approved in the near future. Since the expenditures are for a master planned roadway that will serve multiple developments, the applicant is eligible to reimbursement for the costs listed. The amount is \$261,576. Staff recommends approval of the reimbursement agreement.”

Arthur LeBaron commented that the master plan serves as a framework for guiding development. He noted that the developers have put significant effort into bringing the projects to this point and expressed his appreciation for their work. Councilman Ellerman confirmed that these are all impact fee vouchers and that the City is not issuing any direct payments.

Kevin Thomas motioned to approve the reimbursement agreement with RanLife Homes Cordero LLC and Kobalt Dev Group, LLC for the purchase of 2400 West. Seconded by David Hirschi. Motion carried unanimously by a roll call vote.

**8. Consideration and possible approval of local consent for a bar establishment at Pecan Valley Resort**

Mayor Billings read the following summary written by Cindy Beteag that was provided in the packet. “Pecan Valley Resort received a full-service restaurant liquor license in August 2024, limited to the first floor, to allow the City to monitor for any issues before considering approval for both levels. Since then, no violations or concerns have been reported. The applicant is now requesting local consent to establish a bar on the second level of the clubhouse. State regulations prohibit anyone under 21 from entering the bar area and restrict alcohol from leaving designated zones. Provided these regulations are followed, staff has no concerns with

the Council granting local consent. One consideration for the Council is that this would become the only bar establishment within Hurricane City.”

Samantha Gurgong was present to represent the applicant. Councilman Fawcett noted that when the application was first presented, the Council had expressed a desire to keep alcohol separate from areas designated for children and confirmed that this would remain the case. Councilman Thomas stated that he is not in favor of bars in the area. While he understands the need for restaurants to serve alcohol, he does not believe it is appropriate in a recreational resort setting. Councilmen Hirschi and Ellerman agreed. Councilman Prete commented that the staff summary discussing the prior alcohol license at this location suggested a trial period for the existing license, which does not match his recollection. He noted that Hurricane is a family-friendly community and that alcohol should not be intermixed with kid-focused areas. Dayton Hall explained that while State code requires local consent, it does not provide specific parameters. However, best practice is to provide reasonable justification if the Council chooses not to grant local consent for the application.

Kevin Thomas motioned to deny local consent for a bar establishment at Pecan Valley Resort based on the finding that it is not an appropriate place for a bar as explained in the Council’s discussion. Seconded by Joseph Prete. Motion carried unanimously.

**9. Consideration and possible approval of Resolution 2025-41 Amending and Adopting Land Use Application Fees**

Mayor Billings read the following summary written by Gary Cupp that was provided in the packet. “The Planning Department proposes to update the City’s fee schedule for the purpose of adding land use and zoning permit categories that are currently not included on the schedule. The planning department has application fees that are routinely collected that are not shown on the fee schedule. Conversely, there are applications that are being processed without charge because a fee was never established. These fees are now being proposed to be added to the fee schedule. Lastly, it is recommended that the land use fees be increased to the general level of those of other jurisdictions in the local area. Staff recommends approval of the proposed adjustments to the fee schedule.”

Gary Cupp explained that some fees are currently collected but not listed on the official fee schedule, while other applications are reviewed without a fee being collected. He then reviewed each of the fees in detail. Mayor Billings asked how long it takes to review each type of application. Mr. Cupp noted that this is difficult to determine because three different departments are involved, in addition to taking the mylar to the recorder’s office. Councilman Ellerman agreed, stating that the recommended fees are reasonable. He added that while some applications may require several hours to process, others are quicker, so using an average makes the most sense. Mr. Cupp also presented an analysis showing that departmental revenues are currently less than their expenses.

Drew Ellerman motioned to approve Resolution 2025-41 Amending and Adopting Land Use Application Fees as shown. Seconded by Joseph Prete. Motion carried unanimously.

**10.** Consideration and possible approval of the 2026 Annual Meeting schedule

Joseph Prete motioned to approve the 2026 Annual Meeting schedule. Seconded by Drew Ellerman. Motion carried unanimously.

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

Councilman Ellerman reported that the Fire District met on Monday and approved a \$12 million budget. During the same meeting, they also approved a budget amendment, generating over \$2 million by sending crews out of state to assist with firefighting efforts. He expressed support for deploying the wildfire units, noting that it helps save money for taxpayers. He added that the State recently passed a tax, so the property tax previously approved for the Fire District will be reduced by next year.

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

A closed meeting was not held.

**Adjournment:** Kevin Thomas motioned to adjourn at 8:14 p.m. Seconded by David Hirschi. Motion carried unanimously.